



CONCEPTUAL RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

SENECA  
GROUP

JBG SMITH

ZGF  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

VIKA

Thornton  
Tomasetti

GHT  
LIMITED  
CONSULTING ENGINEERS

Studio39



# METROPOLITAN PARK PHASES 6, 7, AND 8

## 4.1 SUBMISSION - OCTOBER 28, 2019

### OWNER'S CONSULTANT

SENECA GROUP  
1191 SECOND AVE  
SUITE 1500  
SEATTLE, WA 98101

### DEVELOPMENT MANAGER

JBG SMITH PROPERTIES  
4445 WILLARD AVENUE  
SUITE 400  
CHEVY CHASE, MD 20815

### ARCHITECT

ZGF ARCHITECTS, LLP  
1800 K STREET NW  
SUITE 200  
WASHINGTON, DC 20006

### CIVIL ENGINEER

VIKA  
8180 GREENSBORO DRIVE  
SUITE 200  
TYSONS, VA 22102

### STRUCTURAL

THORNTON TOMASETTI  
2001 K STREET, NW  
SUITE 600 North  
WASHINGTON, DC 20006

### MEP

GHT LIMITED CONSULTING  
ENGINEERS  
1110 NORTH GLEBE ROAD, SUITE 300  
ARLINGTON, VA 22201

### LANDSCAPE

STUDIO 39  
6416 GROVEDALE DRIVE  
SUITE 100-A  
ALEXANDRIA, VA 22310

### LAND USE ATTORNEY

WALSH, COLUCCI, LUBELEY &  
WALSH, P.C.  
2200 CLARENDON BLVD, SUITE 1300  
ARLINGTON, VA 22201

### TRANSPORTATION ENGINEER

GOROVE/SLADE ASSOCIATES, INC  
1140 CONNECTICUT AVE NW  
SUITE 600  
WASHINGTON, DC 20036





NO.	NAME	4.1 SUBMISSION
A0	COVER	•
A0.00	DRAWING INDEX	•
CIVIL		
C-01	CERTIFIED SURVEY PLAT	•
C-02	CERTIFIED SURVEY PLAT	•
C-03	VACATION EXHIBIT	•
C-04	SUBDIVISION PLAT	•
C-05	ENCROACHMENT EXHIBIT	•
C-05A	ENCROACHMENT EXHIBIT	•
C-06	EXISTING TREE PRESERVE / REPLACEMENT PLAN	•
C-06A	DETAILED EXISTING TREE PRESERVE / REPLACEMENT...	•
C-06B	DETAILED EXISTING TREE PRESERVE / REPLACEMENT...	•
C-07	EXISTING TREE PRESERVE INVENTORY	•
C-07A	EXISTING TREE PRESERVE INVENTORY	•
C-07B	EXISTING TREE PRESERVE INVENTORY	•
C-08	EXISTING TREE PRESERVE DETAILS AND NOTES	•
C-09	AERIAL CONTEXT PLAN	•
C-10	OVERALL CONTEXT PLAN	•
C-11	OVERALL PLOT AND LOCATION PLAN	•
C-12	DETAILED PLOT AND LOCATION PLAN	•
C-13	DETAILED PLOT AND LOCATION PLAN	•
C-14	DETAILED PLOT AND LOCATION PLAN	•
C-15	DETAILED PLOT AND LOCATION PLAN	•
C-16	OVERALL PRESENTATION PLAN	•
C-17	DETAILED PRESENTATION PLAN	•
C-18	DETAILED PRESENTATION PLAN	•
C-19	DETAILED PRESENTATION PLAN	•
C-20	DETAILED PRESENTATION PLAN	•
C-21	OVERALL STRIPING AND MARKING PLAN	•
C-22	DETAILED STRIPING AND MARKING PLAN	•
C-23	DETAILED STRIPING AND MARKING PLAN	•
C-24	DETAILED STRIPING AND MARKING PLAN	•
C-25	DETAILED STRIPING AND MARKING PLAN	•
C-26	EXISTING STREET SECTIONS	•
C-27	PROPOSED STREET SECTIONS	•
C-28	PRELIMINARY GRADING AND UTILITY PLAN	•
C-29	FIRE LANE MARKING PLAN	•
C-30	PRE-SWM BMP MAP	•
C-31	POST STORM SWM MAP	•
C-32	PRELIMINARY SWM COMPUTATIONS	•
C-33	PRELIMINARY BMP COMPUTATIONS	•
C-34	PRELIMINARY BMP COMPUTATIONS & DETAILS	•
C-35	ADEQUATE OUTFALL	•
C-36	PDSP EXHIBIT	•
C-37	AUTOTURN EXHIBIT	•
C-38	AUTOTURN EXHIBIT	•
C-39	AUTOTURN EXHIBIT	•
C-40	AUTOTURN EXHIBIT	•
C-41	AUTOTURN EXHIBIT	•
C-42	AUTOTURN EXHIBIT	•
LANDSCAPE ARCHITECTURE		
L0.01	GENERAL NOTES	•
L1.01	HARDSCAPE PLAN	•
L1.02	PRELIMINARY PARK EASEMENT PLAN	•
L2.01	HARDSCAPE DETAILS AND PRECEDENT IMAGES	•
L3.01	LANDSCAPE PLAN	•
L4.01	LANDSCAPE DETAILS	•

NO.	NAME	4.1 SUBMISSION
ARCHITECTURAL		
A0.01	SYMBOLS AND ABBREVIATIONS	•
A0.02	GENERAL AND CODE INFORMATION	•
A0.03	TABULATIONS	•
A0.04	TABULATIONS	•
A0.21	MASSING DIAGRAMS	•
A1.01	SITE PLAN	•
A1.11	SITE ELEVATIONS	•
A1.21	SITE SECTIONS	•
A2.P4	OVERALL FLOOR PLAN - LEVEL P4	•
A2.P3	OVERALL FLOOR PLAN - LEVEL P3	•
A2.P2	OVERALL FLOOR PLAN - LEVEL P2	•
A2.P1	OVERALL FLOOR PLAN - LEVEL P1	•
A2.01	OVERALL FLOOR PLAN - LEVEL 1	•
A2.01A	OVERALL FLOOR PLAN - MEZZANINE	•
A2.02	OVERALL FLOOR PLAN - LEVEL 2	•
A2.03	OVERALL FLOOR PLAN - LEVEL 3	•
A2.04	OVERALL FLOOR PLAN - LEVEL 4	•
A2.09	OVERALL FLOOR PLAN - LEVEL 9	•
A2.15	OVERALL FLOOR PLAN - LEVEL 15	•
A2.19	OVERALL FLOOR PLAN - LEVEL 19	•
A2.23	OVERALL FLOOR PLAN - ROOF LEVEL	•
A2.24	OVERALL FLOOR PLAN - PENTHOUSE ROOF LEVEL	•
A3.01	OVERALL EXTERIOR ELEVATIONS	•
A3.02	OVERALL EXTERIOR ELEVATIONS	•
A3.03	OVERALL EXTERIOR ELEVATIONS	•
A3.04	OVERALL EXTERIOR ELEVATIONS	•
A3.11	OVERALL BUILDING SECTIONS	•
A3.12	OVERALL BUILDING SECTIONS	•
A3.13	OVERALL BUILDING SECTIONS	•
N.A3.21	METS 6 - GARAGE SECTIONS	•
S.A3.21	METS 78 - GARAGE SECTIONS	•
N.A3.31	METS 6 - RETAIL ELEVATIONS	•
N.A3.32	METS 6 - RETAIL ELEVATIONS	•
N.A3.33	METS 6 - RETAIL ELEVATIONS	•
S.A3.31	METS 78 - RETAIL ELEVATIONS	•
S.A3.32	METS 78 - RETAIL ELEVATIONS	•
S.A3.33	METS 78 - RETAIL ELEVATIONS	•
S.A3.34	METS 78 - RETAIL ELEVATIONS	•
A3.41	ENLARGED ELEVATIONS	•
A3.42	ENLARGED ELEVATIONS	•
A3.43	ENLARGED ELEVATIONS	•
A3.44	ENLARGED ELEVATIONS	•
N.A6.01	METS 6 - ENLARGED PLANS - BIKE/LOCKER ROOMS	•
N.A6.02	METS 6 - ENLARGED PLANS - LOADING DOCK	•
S.A6.01	METS 78 - ENLARGED PLANS, BIKE/LOCKER ROOMS	•
S.A6.02	METS 78 - ENLARGED PLANS, LOADING DOCK	•

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

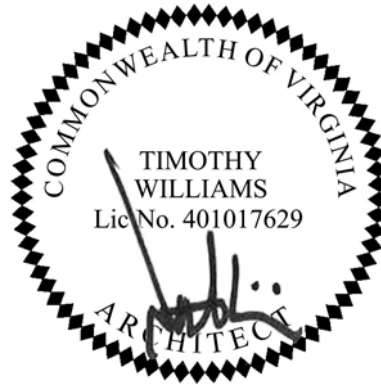
1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	09/13/19
3	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

DRAWING INDEX



Date: 05/15/2019

Job No: 24171.06

Drawn By:

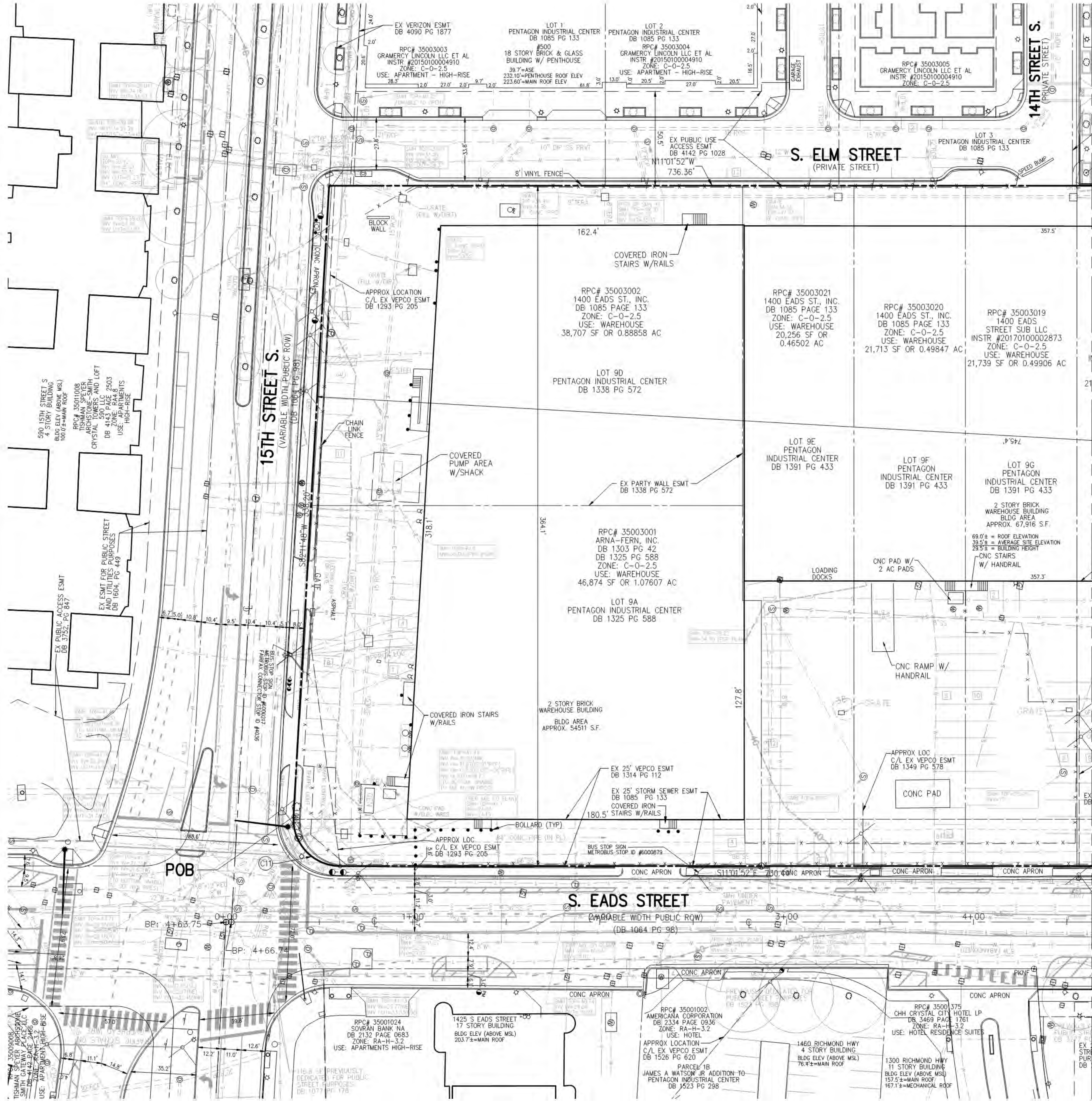
Checked By:

Drawing No.

A0.00

4.1 SUBMISSION





NOTES:

- THE SUBJECT PROPERTIES ARE IDENTIFIED ON ARLINGTON COUNTY TAX MAP AS REAL PROPERTY CODE (RPC) #35003001, #35003002, #35003015 THRU #35003021 AND #35003023 AND ARE ZONED C-0-2.5.
- THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51013C0081C, COMMUNITY PANEL 515520 0081 C, FOR ARLINGTON COUNTY, VIRGINIA, DATED AUGUST 19, 2013. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
- THE SUBJECT PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF, 1400 EADS STREET SUB LLC AS RECORDED IN INSTRUMENT NO. 20160100028678 AND INSTRUMENT NO. 20170100002873; 1400 EADS ST. INC. AS RECORDED IN DEED BOOK 1085 AT PAGE 133; AND ARNA-FERN, INC. AS RECORDED IN DEED BOOK 1303 AT PAGE 42, AND CORRECTED IN DEED BOOK 1325 AT PAGE 588 ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PREPARE BY VIKI VIRGINIA, LLC, LAST FIELD DATE: OCTOBER 8, 2018.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AS COMPUTED FROM A FIELD RUN BOUNDARY AND CONTROL SURVEY.
- THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
- THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY.
- CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
- THE SUBJECT PROPERTIES DO NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS, AND RESOURCE PROTECTION AREAS MAP DATED 2007.
- THE SUBJECT PROPERTIES ARE NOT LOCATED IN A HISTORIC DISTRICT ACCORDING TO ARLINGTON COUNTY HISTORIC DISTRICT MAP.
- THE AVERAGE SITE ELEVATION TAKEN AT THE PERIMETER OF THE SUBJECT PROPERTY IS 39.49'.
- BUILDING HEIGHT CALCULATIONS FOR THE SUBJECT PROPERTY ARE BASED UPON THE VERTICAL DIFFERENCE BETWEEN THE ROOF ELEVATION AND THE AVERAGE SITE ELEVATION (39.49'). BUILDING HEIGHT CALCULATIONS FOR THE ADJACENT PROPERTIES ARE SHOWN AS THE ELEVATION ABOVE MEAN SEA LEVEL.
- THESE PROPERTIES ARE SUBJECT TO THE CONTROL OF SITE PLAN #105 APPROVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA ON FEBRUARY 21, 2009, AND AMENDED ON SEPTEMBER 26, 2009, AND APPROVAL OF THIS PLAT NEITHER ENLARGES NOR REDUCES THE OBLIGATIONS IMPOSED BY THIS SITE PLAN, AND ANY AMENDMENTS, AS THEY RELATE TO THESE PROPERTIES. SITE PLAN #105 IS ON FILE IN THE OFFICE OF THE ZONING ADMINISTRATOR OF ARLINGTON COUNTY, VIRGINIA.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C11	40.68'	25.00'	093°13'40"	26.45'	S35°34'58"W	36.34'

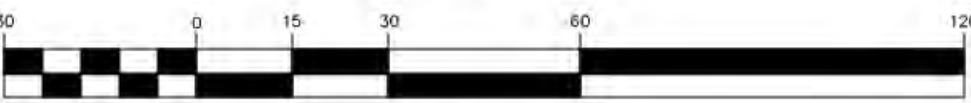
AREA TABULATION:

LOT 9A	46,874 SF OR 1.07607 AC	ZONE: C-0-2.5
LOT 9B	38,707 SF OR 0.88858 AC	ZONE: C-0-2.5
LOT 9C	20,256 SF OR 0.46502 AC	ZONE: C-0-2.5
LOT 9D	21,713 SF OR 0.49846 AC	ZONE: C-0-2.5
LOT 9E	21,739 SF OR 0.49906 AC	ZONE: C-0-2.5
LOT 9F	21,695 SF OR 0.49805 AC	ZONE: C-0-2.5
LOT 9G	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9H	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9I	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9J	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9K	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9L	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9M	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9N	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9O	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9P	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9Q	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9R	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9S	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9T	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9U	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9V	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9W	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9X	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9Y	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
LOT 9Z	21,688 SF OR 0.49789 AC	ZONE: C-0-2.5
TOTAL	271,672 SF OR 6.23673 AC	



VA STATE  
GRID NORTH  
(VSC 83)

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

CERTIFIED SURVEY PLAT  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 30' SHEET: C-01



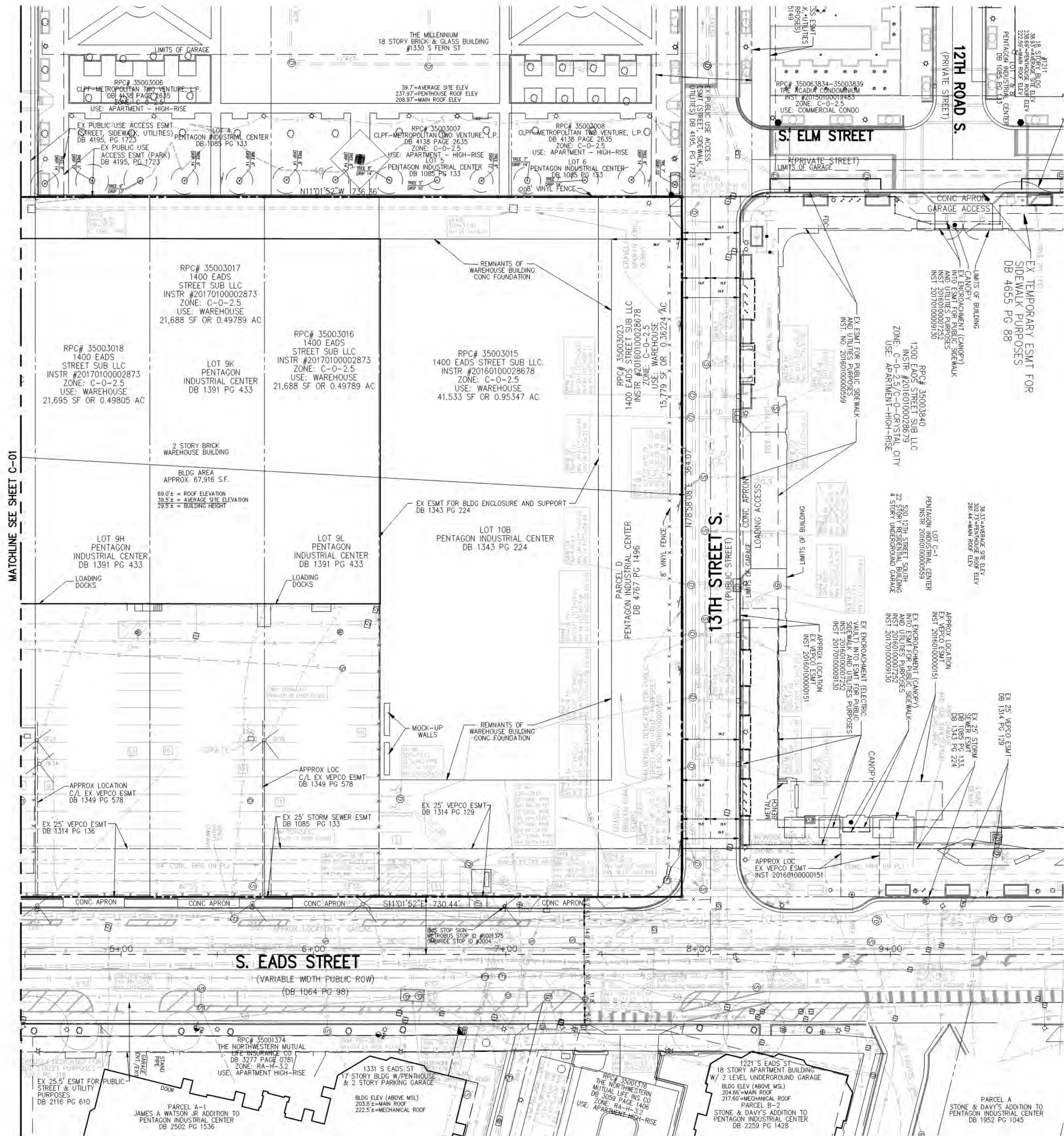
VIKA REVISIONS

COUNTY REVISIONS		
NO.	DATE	DESCRIPTION
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
2	07/12/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
4	10/29/2019	4.1 COMMENTS RESPONSE
SUBMITTED DATE: MAY 15, 2019		
DESIGNED: LMG		
CHECKED: FEJ		
PROJECT/FILE NO. VV6518ZZ		

**VIKA**  
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING  
VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKI.COM

VER. 10.24





MATCHLINE SEE SHEET C-01

### LEGAL DESCRIPTION:

BEING ALL OF LOT 9A, PENTAGON INDUSTRIAL CENTER AS RECORDED IN DEED BOOK 1325 AT PAGE 588, THE SAME BEING A PORTION OF THE PROPERTY ACQUIRED BY ARNA-FERN, INC., AS RECORDED IN DEED BOOK 1303 AT PAGE 42 AND DEED BOOK 1325 AT PAGE 588; LOT 9D, PENTAGON INDUSTRIAL CENTER, AS RECORDED IN DEED BOOK 1338 AT PAGE 572, THE SAME BEING A PORTION OF THE PROPERTY ACQUIRED BY 1400 EADS STREET, INC. AS RECORDED IN DEED BOOK 1085 AT PAGE 133; LOTS 9E AND 9F PENTAGON INDUSTRIAL CENTER AS RECORDED IN DEED BOOK 1391 AT PAGE 433, BEING A PORTION OF THE PROPERTY ACQUIRED BY 1400 EADS STREET, INC. AS RECORDED IN DEED BOOK 1085 AT PAGE 133; LOTS 9G, 9H, 9K, AND 9L, PENTAGON INDUSTRIAL CENTER AS RECORDED IN DEED BOOK 1391 AT PAGE 433, BEING A PORTION OF THE PROPERTY ACQUIRED BY 1400 EADS STREET SUB LLC, AS RECORDED INSTRUMENT #20170100002873; LOT 10B, PENTAGON INDUSTRIAL CENTER AS RECORDED IN DEED BOOK 1343 AT PAGE 224, AS ACQUIRED BY 1400 EADS STREET SUB LLC, AS RECORDED INSTRUMENT #20160100028678; AND PARCEL D, PENTAGON INDUSTRIAL CENTER AS RECORDED IN DEED BOOK 4767 AT PAGE 1496, AS ACQUIRED BY 1400 EADS STREET SUB LLC, AS RECORDED IN INSTRUMENT #20160100028678, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT MARKING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SOUTH EADS STREET (VARIABLE WIDTH PUBLIC ROW) AND THE NORTHERLY RIGHT OF WAY LINE OF 15TH STREET SOUTH (VARIABLE WIDTH PUBLIC ROW); THENCE RUNNING WITH SAID NORTHERLY RIGHT OF WAY LINE OF 15TH STREET SOUTH

1. SOUTH 82°11'48" WEST, 338.20 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF LOT 1, PENTAGON INDUSTRIAL CENTER AS RECORDED IN DEED BOOK 1085 AT PAGE 133 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF 15TH STREET SOUTH (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND RUNNING WITH SAID LOT 1, PENTAGON INDUSTRIAL CENTER AND CONTINUING WITH LOTS 2 THRU 6, PENTAGON INDUSTRIAL CENTER AS RECORDED IN AFORESAID DEED BOOK 1085 AT PAGE 133
2. NORTH 11°01'52" WEST, 736.36 FEET TO A POINT MARKING THE WESTERLY TERMINUS OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 13TH STREET SOUTH (VARIABLE WIDTH PUBLIC ROW) AS RECORDED AS INSTRUMENT NO. 20160100000559 AMONG THE AFORESAID LAND RECORDS; THENCE RUNNING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 13TH STREET SOUTH
3. NORTH 78°58'08" EAST, 364.07 FEET TO A POINT MARKING THE INTERSECTION OF THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF 13TH STREET SOUTH (VARIABLE WIDTH PUBLIC ROW) AND THE AFORESAID WESTERLY RIGHT OF WAY LINE OF SOUTH EADS STREET (VARIABLE WIDTH PUBLIC ROW); THENCE RUNNING WITH SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH EADS STREET
4. SOUTH 11°01'52" EAST, 730.44 FEET TO A POINT OF CURVATURE (TANGENT); THENCE
5. 40.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 35°34'58" WEST, 36.34 FEET TO THE POINT OF BEGINNING AND HAVING 271,672 SQUARE FEET OR 6.23673 ACRES, MORE OR LESS.



VA STATE  
GRID NORTH  
(VSC 83)

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

CERTIFIED SURVEY PLAT  
**METROPOLITAN PARK PHASES 6, 7, AND 8**  
4.1 SUBMISSION  
Arlington County, Virginia



VIKA REVISIONS

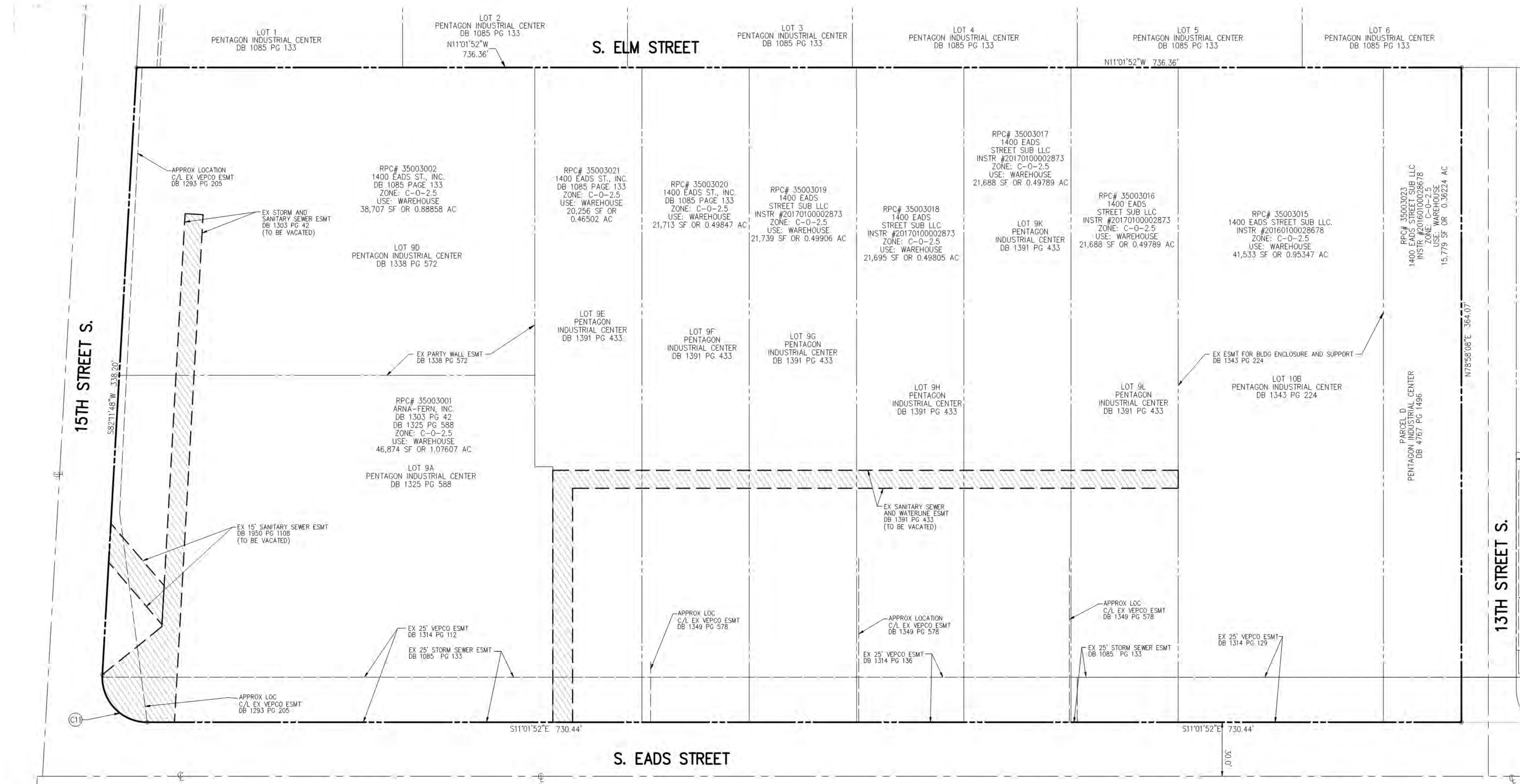
SCALE: 1" = 30' SHEET: C-02

COUNTY REVISIONS		PROJECT/FILE NO.
NO.	DATE	
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
SUBMITTED DATE: MAY 15, 2019		DESIGNED: LMG
		CHECKED: FEJ
		VV6518ZZ

**VIKA**  
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING  
VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKACOM

VER. 10.24

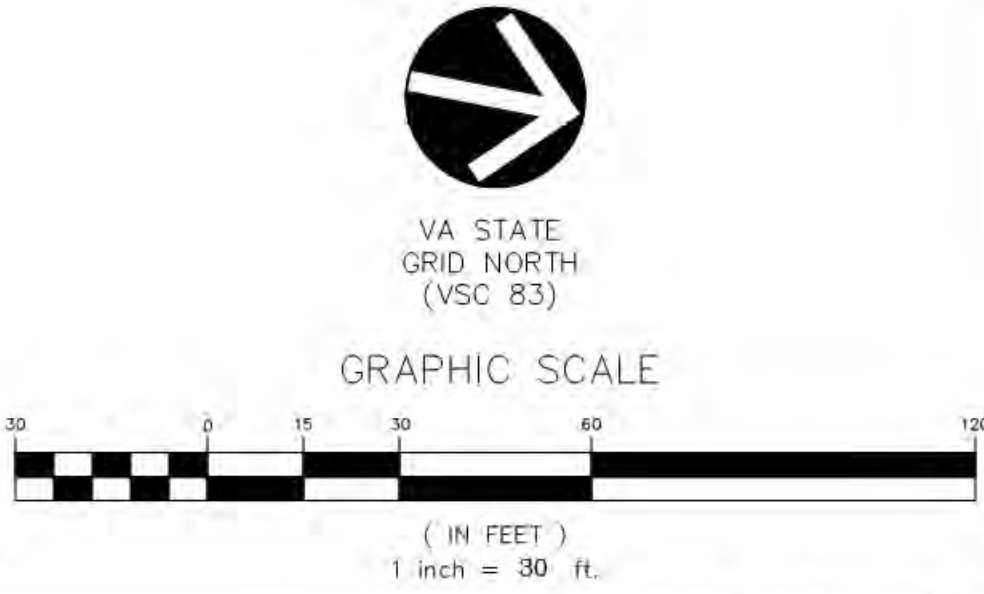




NOTES:

- THE SUBJECT PROPERTIES ARE IDENTIFIED ON ARLINGTON COUNTY TAX MAP AS REAL PROPERTY CODE (RPC) #35003001, #35003002, #35003015 THRU #35003021 AND #35003023 AND ARE ZONED C-0-2.5.
- THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5101300081C, COMMUNITY PANEL 515520 0081 C, FOR ARLINGTON COUNTY, VIRGINIA, DATED AUGUST 19, 2013. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
- THE SUBJECT PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF, 1400 EADS STREET SUB LLC AS RECORDED IN INSTRUMENT NO. 20160100028678 AND INSTRUMENT NO. 20170100002873; 1400 EADS ST. INC. AS RECORDED IN DEED BOOK 1085 AT PAGE 133; AND ARNA-FERN, INC. AS RECORDED IN DEED BOOK 1303 AT PAGE 42, AND CORRECTED IN DEED BOOK 1325 AT PAGE 588 ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PREPARE BY VIKI VIRGINIA, LLC, LAST FIELD DATE: OCTOBER 8, 2018.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AS COMPUTED FROM A FIELD RUN BOUNDARY AND CONTROL SURVEY.
- THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
- THE SUBJECT PROPERTIES DO NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS, AND RESOURCE PROTECTION AREAS MAP DATED 2007.
- THE SUBJECT PROPERTIES ARE NOT LOCATED IN A HISTORIC DISTRICT ACCORDING TO ARLINGTON COUNTY HISTORIC DISTRICT MAP.
- THESE PROPERTIES ARE SUBJECT TO THE CONTROL OF SITE PLAN #105 APPROVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA ON FEBRUARY 21, 2009, AND AMENDED ON SEPTEMBER 26, 2009, AND APPROVAL OF THIS PLAT NEITHER ENLARGES NOR REDUCES THE OBLIGATIONS IMPOSED BY THIS SITE PLAN, AND ANY AMENDMENTS, AS THEY RELATE TO THESE PROPERTIES. SITE PLAN #105 IS ON FILE IN THE OFFICE OF THE ZONING ADMINISTRATOR OF ARLINGTON COUNTY, VIRGINIA.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C11	40.68'	25.00'	093°13'40"	26.45'	S35°34'58"W	36.34'



VIKA VIRGINIA, LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKAVIRGINIA.COM

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

COUNTY REVISIONS		
NO.	DATE	DESCRIPTION
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
SUBMITTED DATE: MAY 15, 2019		
DESIGNED: LMG		
CHECKED: FEJ		
PROJECT/FILE NO. VV65182Z		



ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

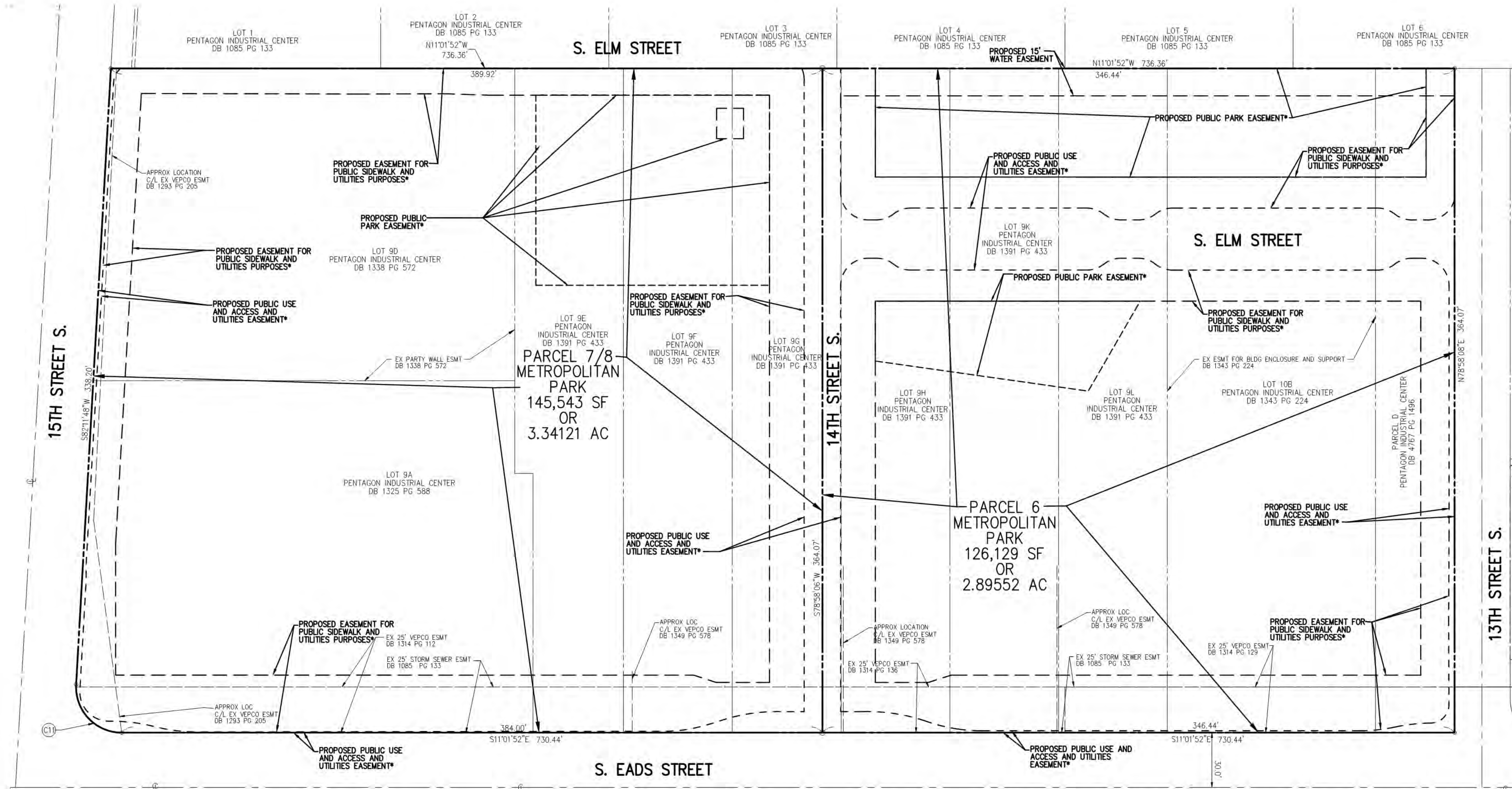
VACATION EXHIBIT  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 30'

SHEET: C-03

VER. 10.24





AREA TABULATION:

EXISTING	
LOT 9A	46,874 SF OR 1.07607 AC
LOT 9D	38,707 SF OR 0.88858 AC
LOT 9E	20,256 SF OR 0.46502 AC
LOT 9F	21,713 SF OR 0.49846 AC
LOT 9G	21,739 SF OR 0.49906 AC
LOT 9H	21,695 SF OR 0.49805 AC
LOT 9K	21,688 SF OR 0.49789 AC
LOT 9L	21,688 SF OR 0.49789 AC
LOT 10B	41,533 SF OR 0.95347 AC
PARCEL D	15,779 SF OR 0.36224 AC

TOTAL EXISTING 271,672 SF OR 6.23673 AC

PROPOSED

PARCEL 6	126,129 SF OR 2.89552 AC
PARCEL 7/8	145,543 SF OR 3.34121 AC

TOTAL PROPOSED 271,672 SF OR 6.23673 AC

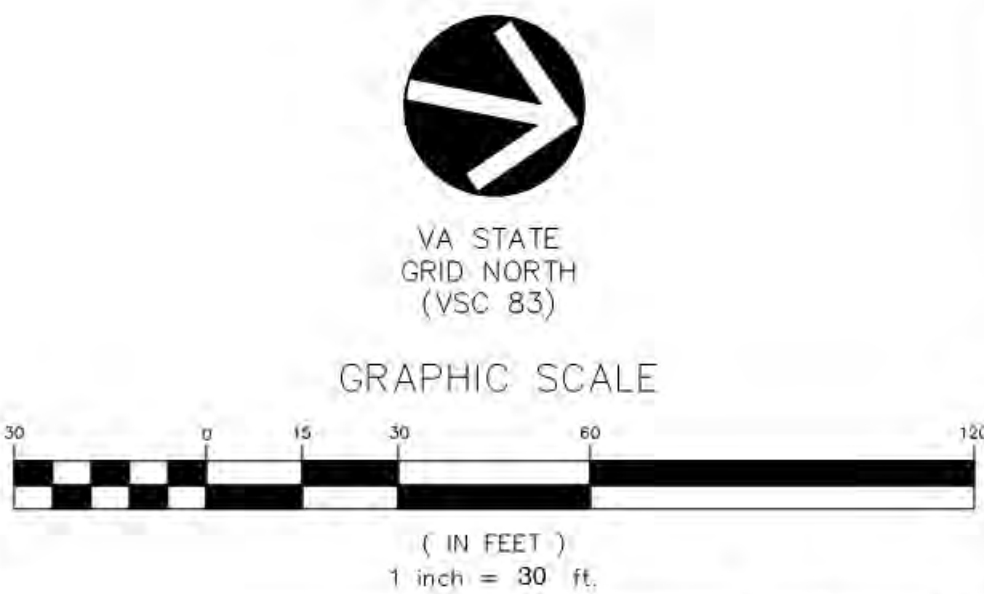
NOTES:

- \* PROPOSED EASEMENTS OVER THE PROPOSED GARAGE WILL HAVE A LOWER VERTICAL LIMIT BEING THE TOP OF THE GARAGE SLAB.

NOTES:

- THE SUBJECT PROPERTIES ARE IDENTIFIED ON ARLINGTON COUNTY TAX MAP AS REAL PROPERTY CODE (RPC) #35003001, #35003002, #35003015 THRU #35003021 AND #35003023 AND ARE ZONED C-0-2.5.
- THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51013C0081C, COMMUNITY PANEL 515520 0081 C, FOR ARLINGTON COUNTY, VIRGINIA, DATED AUGUST 19, 2013. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
- THE SUBJECT PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF, 1400 EADS STREET SUB LLC AS RECORDED IN INSTRUMENT NO. 20160100028678 AND INSTRUMENT NO. 20170100002873; 1400 EADS ST. INC. AS RECORDED IN DEED BOOK 1085 AT PAGE 133; AND ARNA-FERN, INC. AS RECORDED IN DEED BOOK 1303 AT PAGE 42, AND CORRECTED IN DEED BOOK 1325 AT PAGE 588 ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PREPARE BY VIKI VIRGINIA, LLC, LAST FIELD DATE: OCTOBER 8, 2018.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AS COMPUTED FROM A FIELD RUN BOUNDARY AND CONTROL SURVEY.
- THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
- THE SUBJECT PROPERTIES DO NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS, AND RESOURCE PROTECTION AREAS MAP DATED 2007.
- THE SUBJECT PROPERTIES ARE NOT LOCATED IN A HISTORIC DISTRICT ACCORDING TO ARLINGTON COUNTY HISTORIC DISTRICT MAP.
- THESE PROPERTIES ARE SUBJECT TO THE CONTROL OF SITE PLAN #105 APPROVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA ON FEBRUARY 21, 2009, AND AMENDED ON SEPTEMBER 26, 2009, AND APPROVAL OF THIS PLAT NEITHER ENLARGES NOR REDUCES THE OBLIGATIONS IMPOSED BY THIS SITE PLAN, AND ANY AMENDMENTS, AS THEY RELATE TO THESE PROPERTIES. SITE PLAN #105 IS ON FILE IN THE OFFICE OF THE ZONING ADMINISTRATOR OF ARLINGTON COUNTY, VIRGINIA.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C11	40.68'	25.00'	093°13'40"	26.45'	S35°34'58"W	36.34'



VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102  
(703) 442-7800 FAX (703) 761-2787  
WWW.VIKI.VIRGINIA.COM

4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
NO.	DATE	DESCRIPTION
COUNTY REVISIONS		
SUBMITTED DATE: MAY 15, 2019		DESIGNED: LMG CHECKED: FEJ
		PROJECT/FILE NO. VV65182Z

VER. 10.24



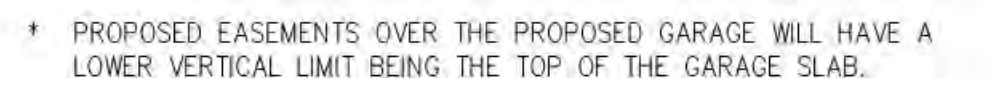
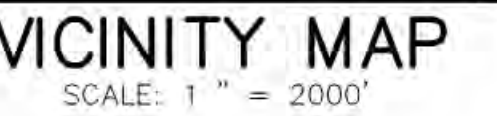
VIKA REVISIONS

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUBDIVISION PLAT  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

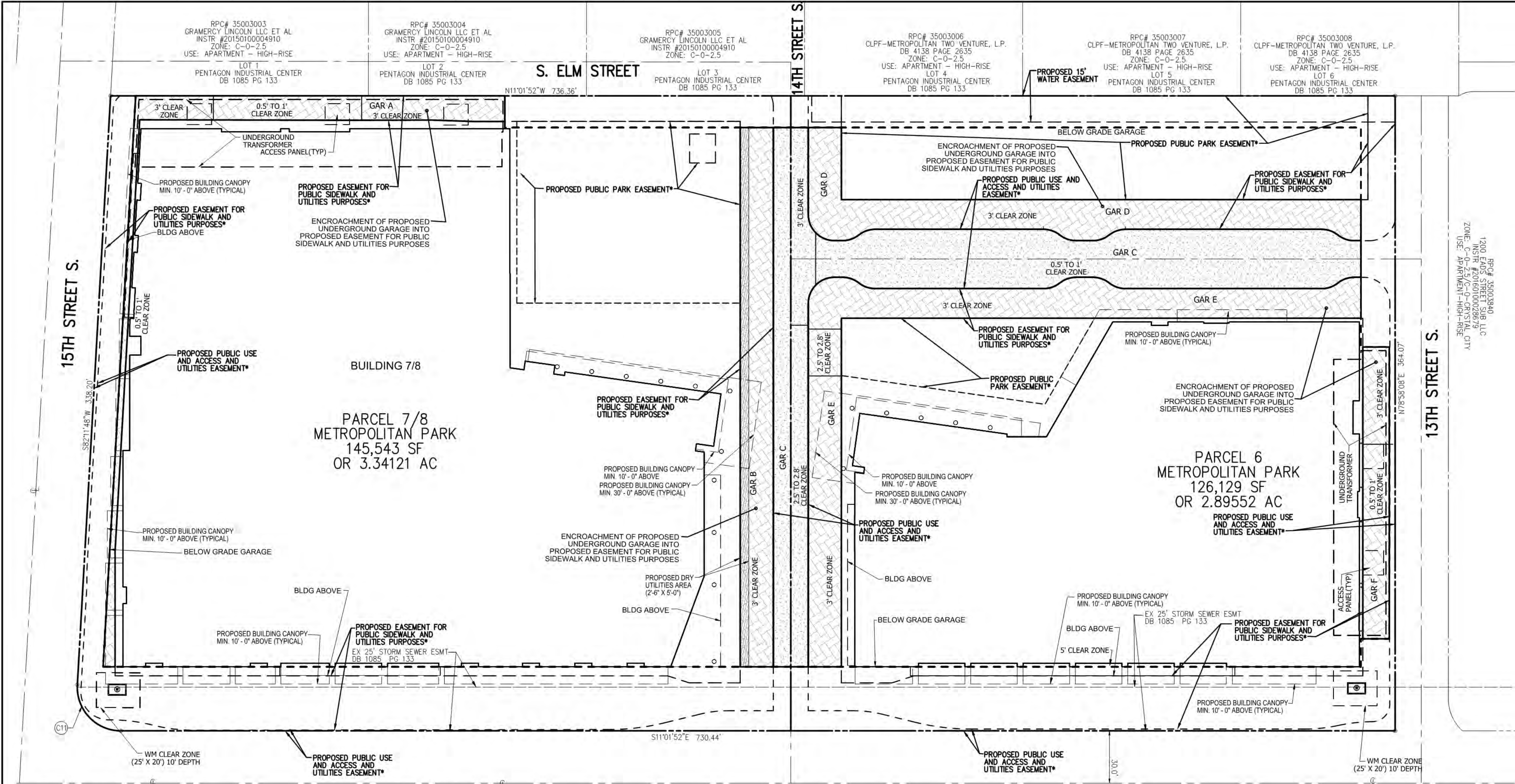
SCALE: 1" = 30' SHEET: C-04





SHEET: C-05





NOTES:

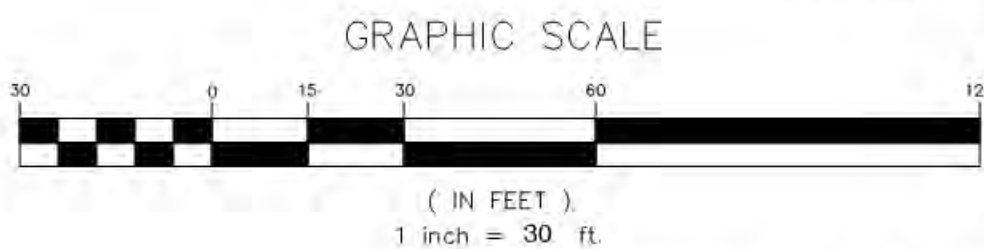
\* PROPOSED EASEMENTS OVER THE PROPOSED GARAGE WILL HAVE A LOWER VERTICAL LIMIT BEING THE TOP OF THE GARAGE SLAB.

ENCROACHMENT TABULATION

S. EADS STREET

Identity	Encroachment Type	Area (sq. ft.)	Size (W X D)	Height (above/below ground)	Materials	Permanent/Removable	Easement Type
6A	Canopy	872	50'2" X 9'8" - 18'9"	Min. 3'0" Above	Varies (Fabric, Wood, Metal, Glass)	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
6B	Canopy	29		1'0"	Steel or Aluminum	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
6C	Canopy	43	32'8" X 0'8" - 4'4"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
6D	Canopy	124	26'7" X 4'6"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
6E	Canopy	124	26'7" X 4'6"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
6F	Canopy	124	26'7" X 4'6"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
6G	Canopy	124	26'7" X 4'6"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
6H	Canopy	124	26'7" X 4'6"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
6I	Canopy	123	26'5" X 4'6"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
6J	Canopy	223	48'0" X 4'6"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
6K	Canopy	533	108'8" X 4'9"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
6L	Outdoor Cafe Area	4,421	234'8" X 14'9" - 18'	n/a	n/a	n/a	Proposed Easement for Public Sidewalk and Utilities Purposes
7A	Blg Above	217	94'1" X 2'3"	Min. 18' ± Above	n/a	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
7B	Canopy	532	108'5" X 5'0"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
7C	Canopy	137	32'0" X 3'6" - 5'2"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
7D	Canopy	167	41'3" X 2'5" - 5'2"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
7E	Canopy	135	28'1" X 4'0" - 5'6"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
7F	Canopy	138	27'0" X 4'9" - 5'8"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
7G	Canopy	148	27'0" X 5'5"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
7H	Canopy	383	80'7" X 4'8" - 5'5"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
7I	Canopy	128	27'0" X 4'8"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
7J	Canopy	107	23'0" X 4'6"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
7K	Canopy	130	27'1" X 4'6"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
7L	Canopy	124	26'7" X 4'8"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
7M	Canopy	137	29'5" X 4'8"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
7N	Canopy	597	128'0" X 4'6"	Min. 1'0" Above	Varies (Fabric, Wood, Metal, Glass)	Removable	Proposed Easement for Public Sidewalk and Utilities Purposes
7O	Canopy	498	50'2" X 5'2" - 12'2"	Min. 3'0" Above	Varies (Fabric, Wood, Metal, Glass)	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
7P	Outdoor Cafe Area	5,846	314'2" X 12'1" - 18'7"	n/a	n/a	n/a	Proposed Easement for Public Sidewalk and Utilities Purposes

Identity	Encroachment Type	Area (sq. ft.)	Size (W X D)	Height (above/below ground)	Materials	Permanent/Removable	Easement Type
GAR A	Underground Garage	4,055	327'0" X 3'1" - 14'7"	Min. 0'5" - 3'0" Below	n/a	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
GAR B	Underground Garage	5,875	309'2" X 19'0"	Min. 3'0" Below	n/a	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
GAR C	Underground Garage	16,137	637'7" X 20'0" - 34'0"	Min. 0'5" - 3'0" Below	n/a	Permanent	Proposed Public Access Easement
GAR D	Underground Garage	6,581	339'2" X 19'0" - 23'5"	Min. 3'0" Below	n/a	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
GAR E	Underground Garage	9,595	297'7" X 17'0" - 23'5"	Min. 2'5" - 3'0" Below	n/a	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
GAR F	Underground Garage	2,545	167'3" X 16'2"	Min. 0'5" - 3'0" Below	n/a	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
T1	Transformer Vault	2,527	247'4" X 1'1" - 12'7"	Min. 0'5" - 3'0" Below	n/a	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
T2	Transformer Vault	2,157	183'3" X 13'2"	Min. 0'5" - 3'0" Below	n/a	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

Vika Virginia LLC  
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.CO.M

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

ENCROACHMENT EXHIBIT  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 30' SHEET: C-05A

10/29/2019  
LISA M. GOODWIN  
Lic. No. 3364  
LAND SURVEYOR

VIKA REVISIONS

NO.	DATE	DESCRIPTION
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION

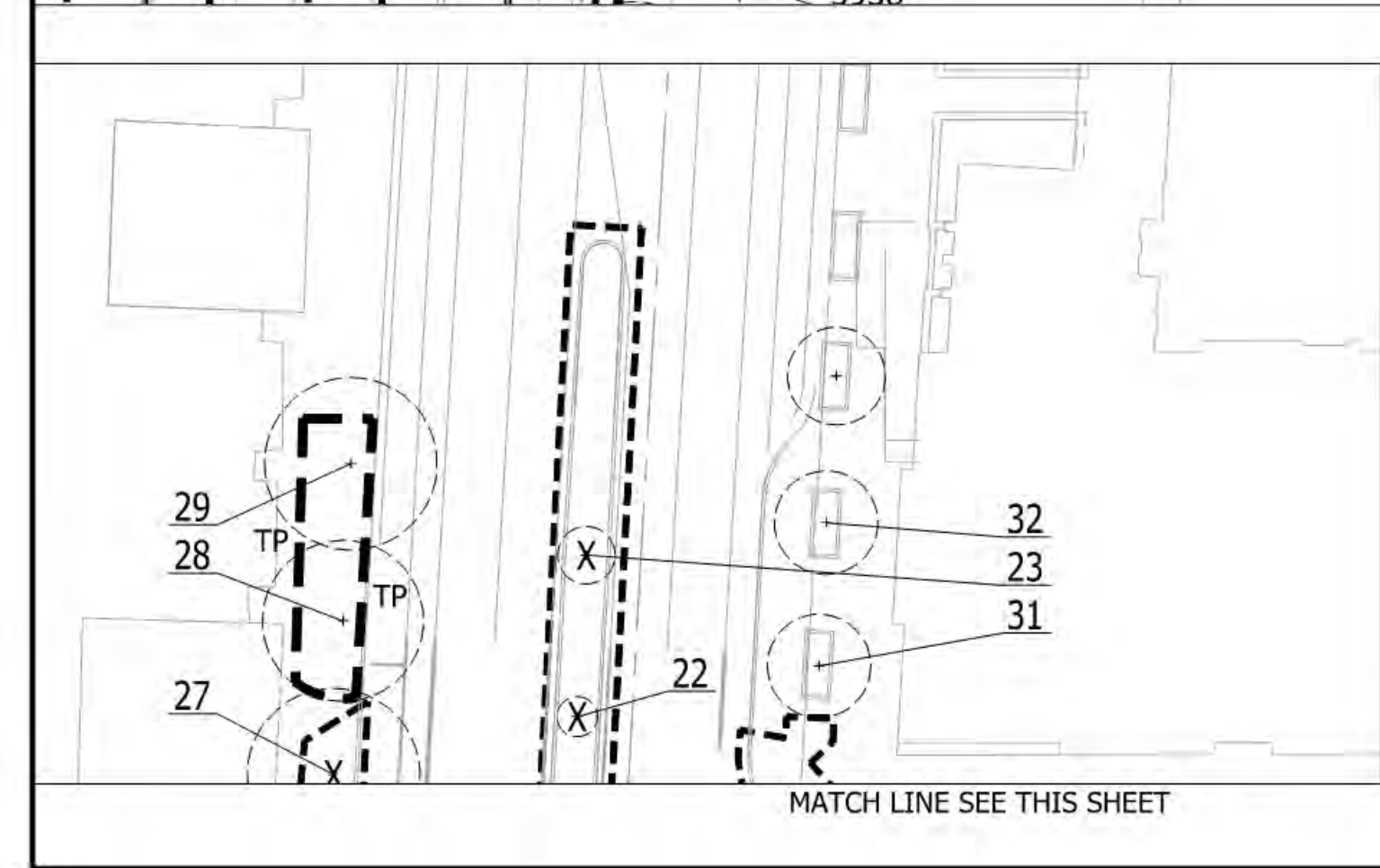
SUBMITTED DATE: MAY 15, 2019

DESIGNED: LMG  
CHECKED: FEJ

PROJECT/FILE NO.: VV6518ZZ

VER. 10.24





**VIKA**


ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC

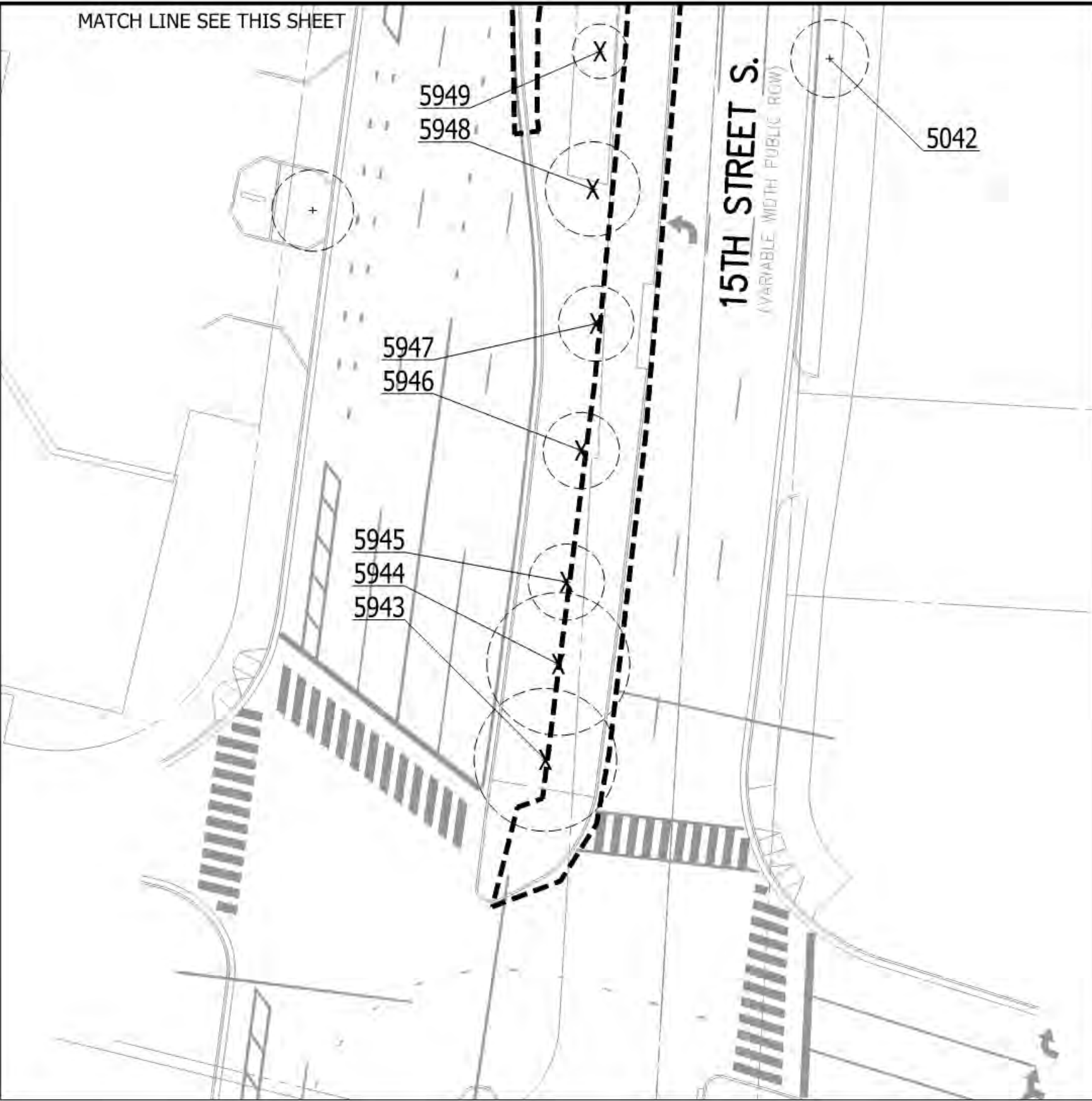
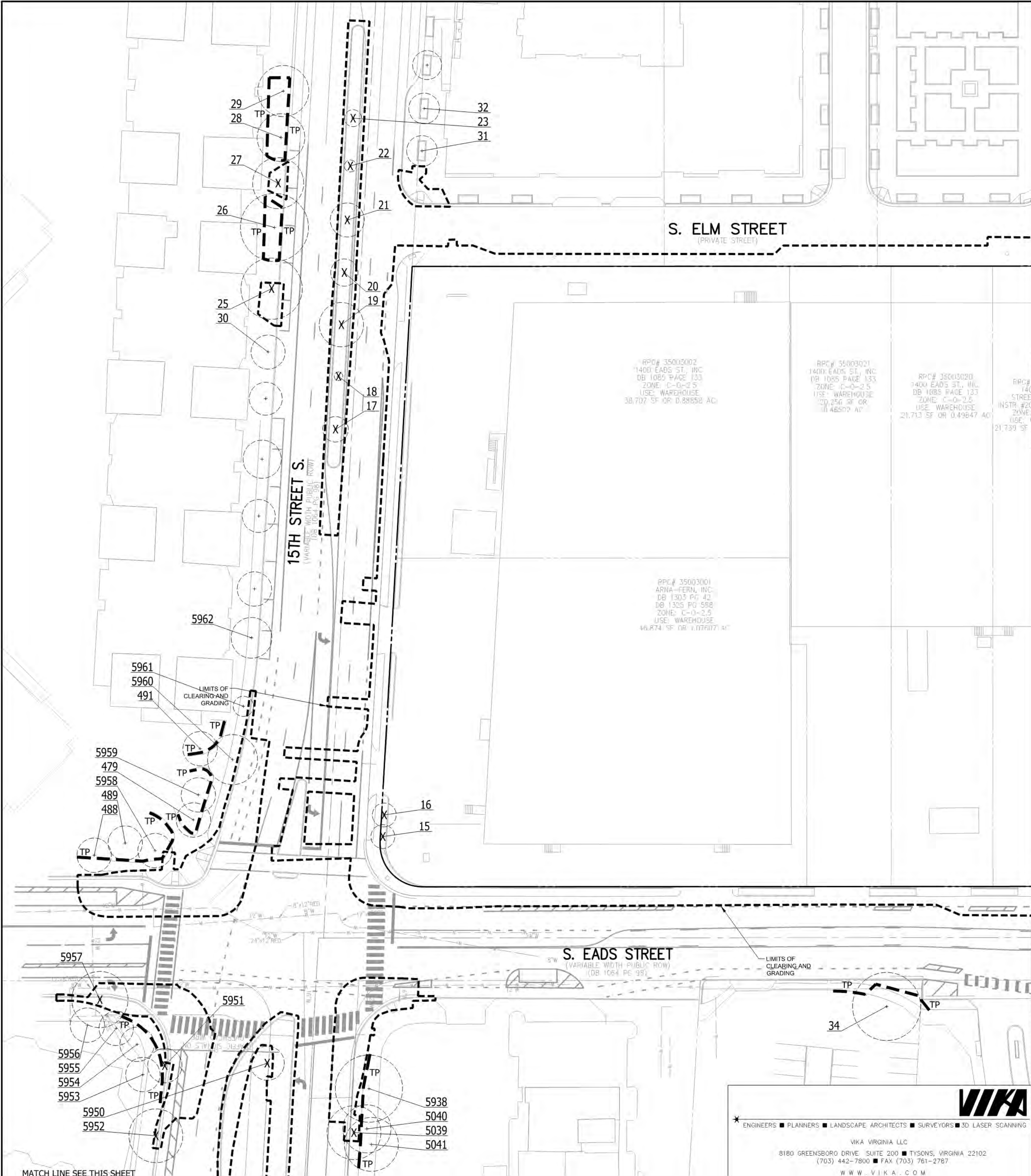
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787

W W W . V I K A . C O M

[illegible]

ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES		
EXISTING TREE PRESERVE / REPLACEMENT PLAN <b>METROPOLITAN PARK PHASES 6, 7, AND 8</b> 4.1 SUBMISSION Arlington County, Virginia		
SCALE: 1" = 30'	SHEET: C-06	
		



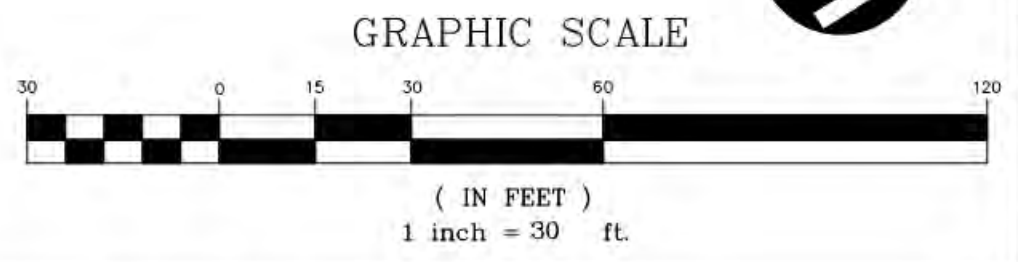


MATCH LINE SEE SHEET 6B

LEGEND:

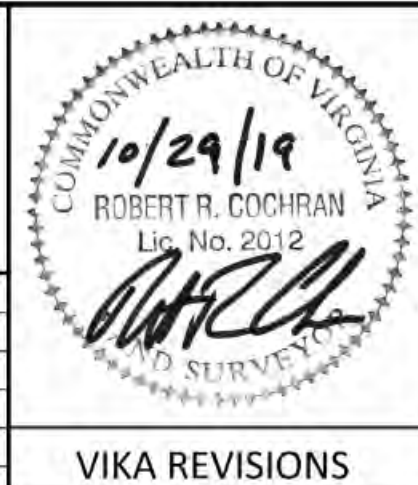
- 5 EXISTING TREE TO PRESERVE
- X EXISTING TREE TO BE REMOVED
- TP 6 FT CHAIN LINK TREE PROTECTION FENCE
- TP LIMITS OF CLEARING AND GRADING

NORTH (VCS 83)



PLAN PREPARED BY: NELSON P. KIRCHNER, RLA  
ISA CERTIFIED ARBORIST No. MA-4720AM  
SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

COUNTY REVISIONS		
NO.	DATE	DESCRIPTION
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
SUBMITTED DATE: MAY 15, 2019		
DESIGNED: NPK		PROJECT/FILE NO. VV6518ZZ
CHECKED: NPK		



ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

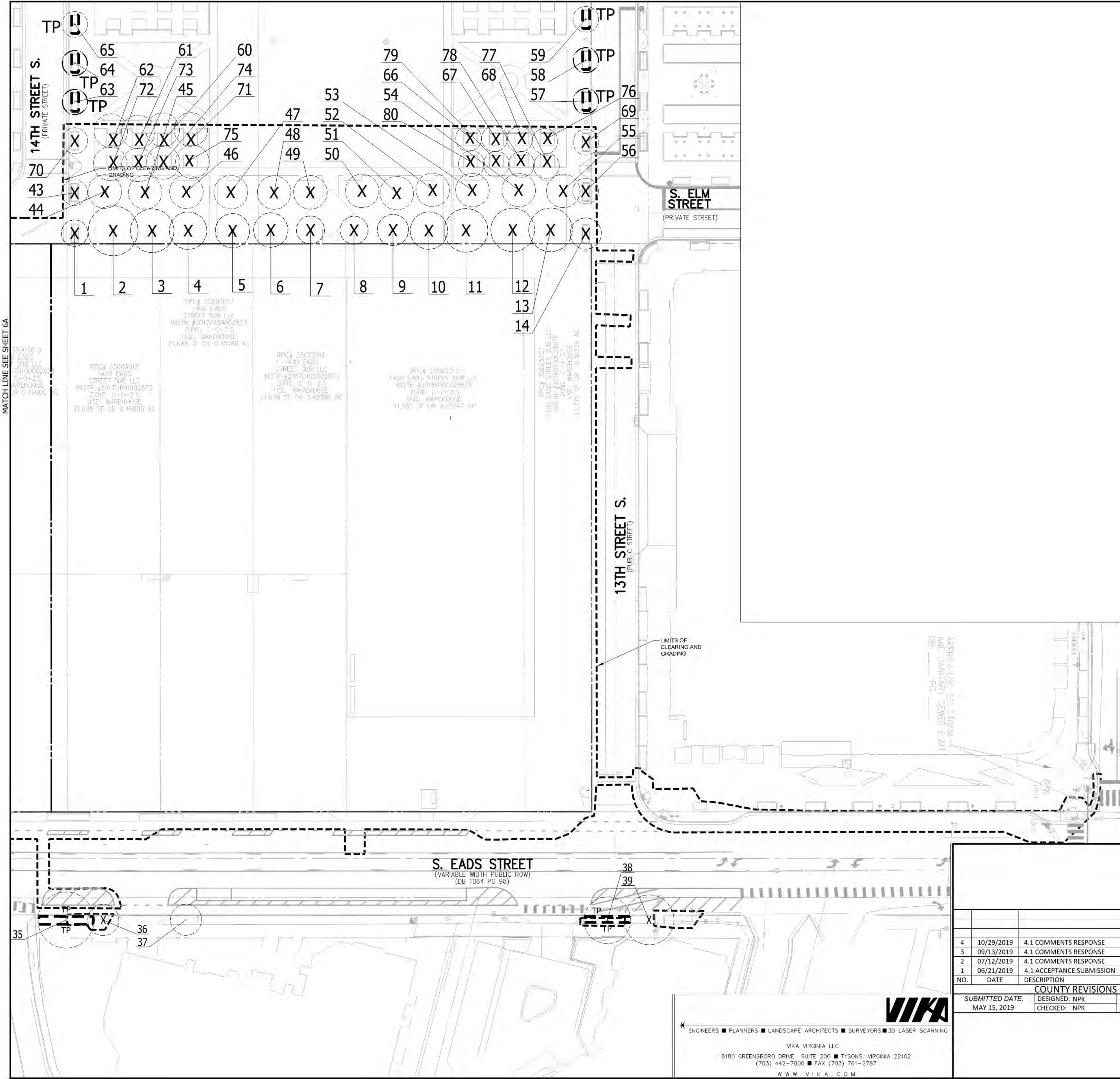
EXISTING TREE PRESERVE / REPLACEMENT PLAN  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 30' SHEET: C-06A

VIKI VIRGINIA LLC  
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

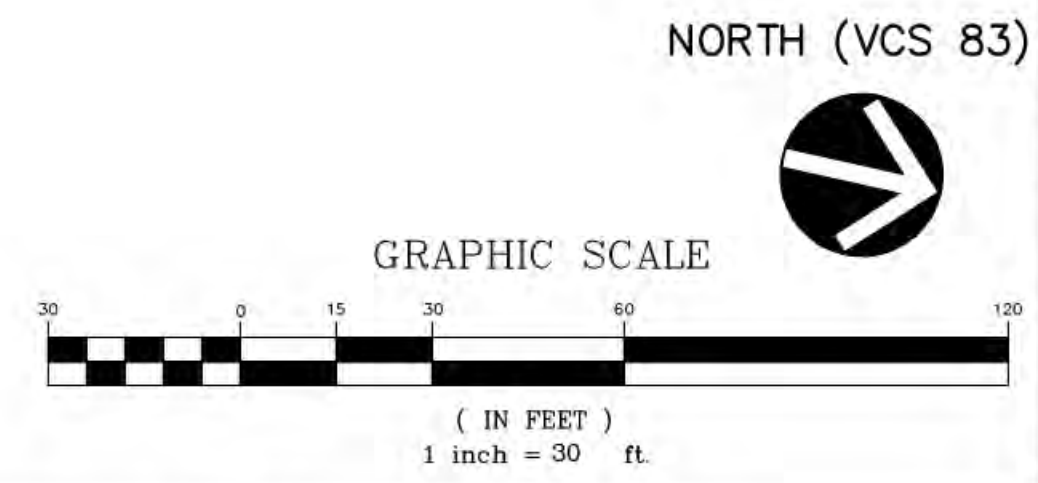
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING





LEGEND:

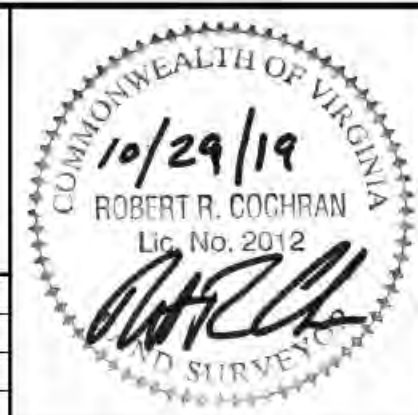
- 5 EXISTING TREE TO PRESERVE
- X EXISTING TREE TO BE REMOVED
- TP 6 FT CHAIN LINK TREE PROTECTION FENCE
- TP-2 1 TP-2
- LIMITS OF CLEARING AND GRADING



PLAN PREPARED BY: NELSON P. KIRCHNER, RLA  
ISA CERTIFIED ARBORIST No. MA-4720AM  
SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

S. EADS STREET  
(VARIABLE WIDTH PUBLIC ROW)  
(DB 1064 Pg 98)

COUNTY REVISIONS		
NO.	DATE	DESCRIPTION
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION



VIKA REVISIONS

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

EXISTING TREE PRESERVE / REPLACEMENT PLAN  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 30' SHEET: C-06B

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

VER. 10.24

MATCH LINE SEE SHEET 6A





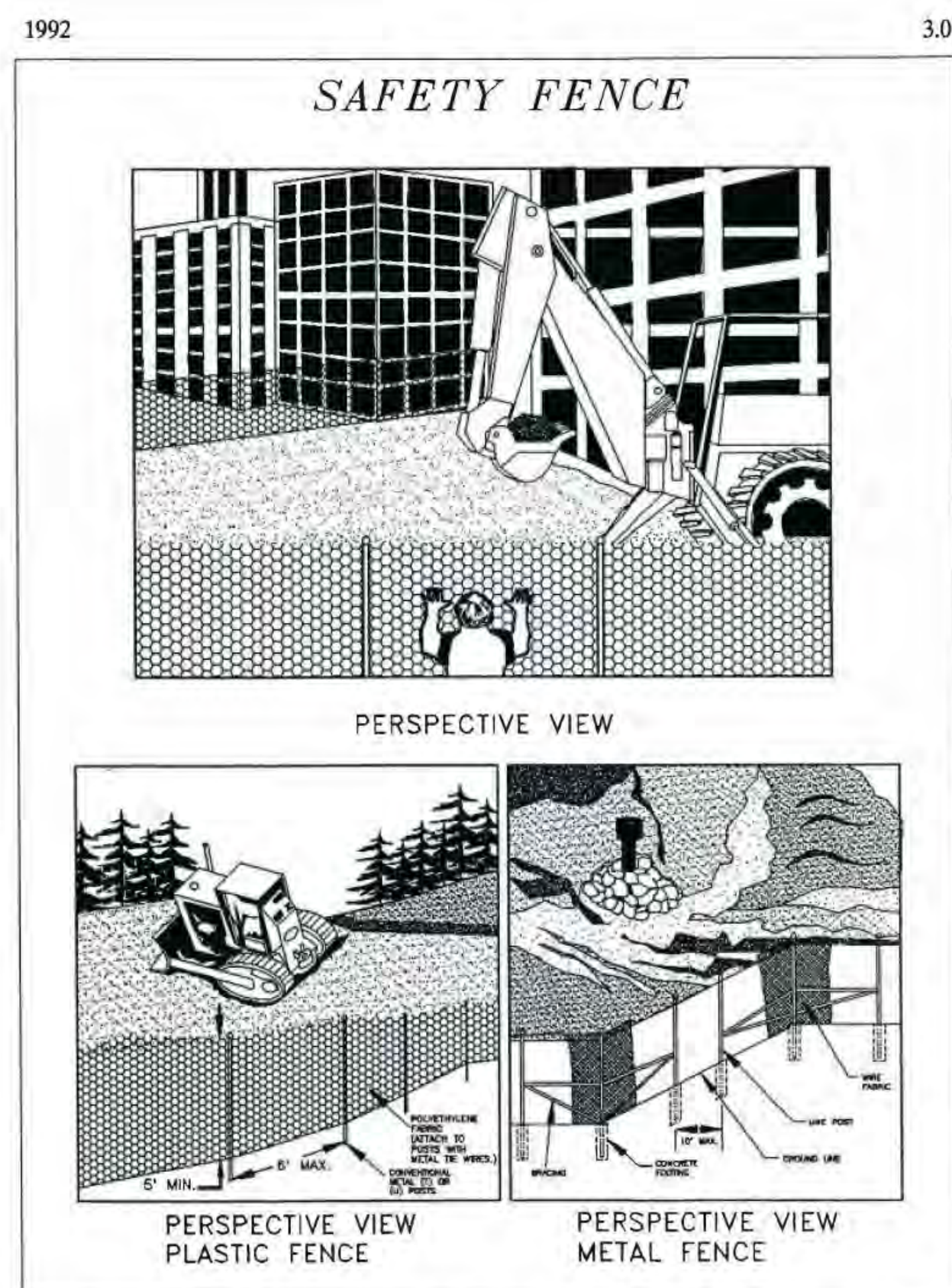
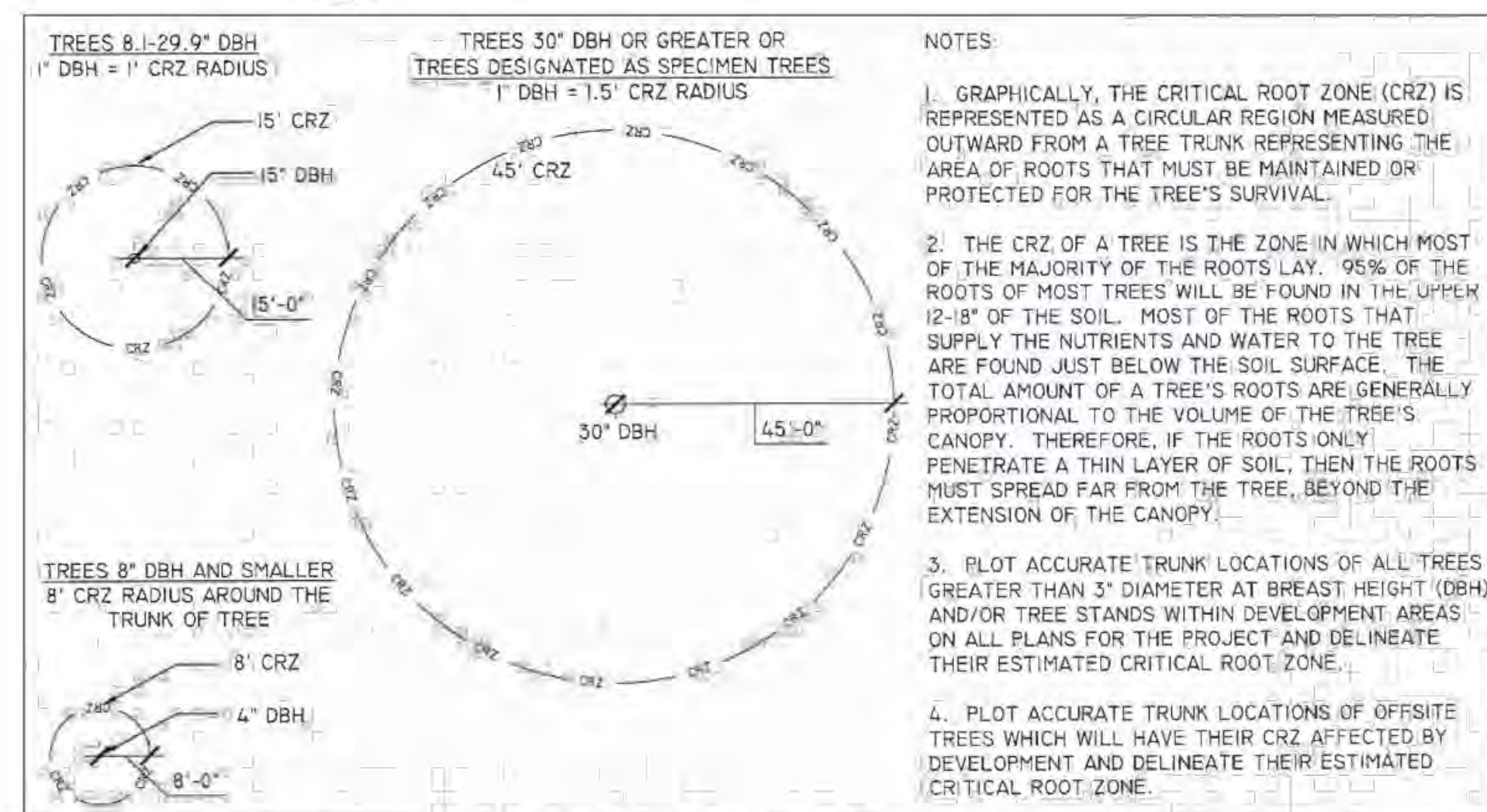
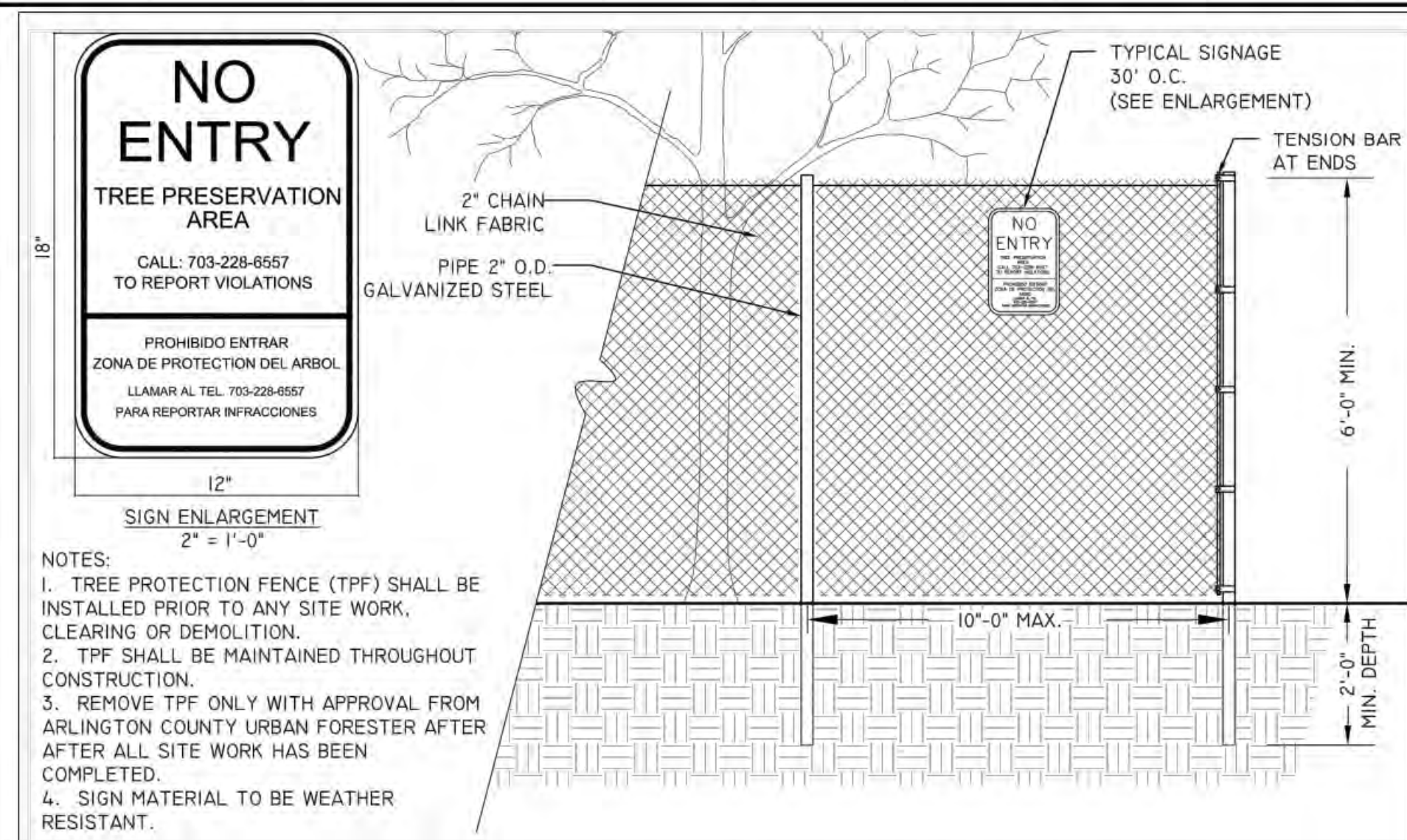












**TREE PRESERVATION NOTES**

ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS AS MOST RECENTLY PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AND/ OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY ARLINGTON COUNTY URBAN FORESTER

1. BEFORE ANY GRADING, DEMOLITION, OR OTHER DISTURBANCE, TREE PROTECTION NEEDS TO BE INSTALL PER PLAN, AND INSPECTED BY AN ARLINGTON COUNTY PARKS AND RECREATION URBAN FORESTER. EROSION AND SEDIMENT CONTROLS ARE INSPECTED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
2. THE TREE PROTECTION PLAN MUST BE APPROVED BY ARLINGTON COUNTY PRIOR TO ISSUANCE OF A CLEARING AND GRADING PERMIT.
3. USE CRITICAL ROOT ZONE DETAIL (2 TP-2) AS A MINIMUM REQUIREMENT FOR THE AREA TO BE PROTECTED. SPECIMEN TREES WILL BE DESIGNATED BY THE URBAN FORESTER AND PROTECTED ACCORDING TO DETAIL R-7.7. (TREES 30" DBH AND GREATER)
4. TREE PROTECTION FENCING SHALL BE ERRECTED AT THE CRITICAL ROOT ZONE OR BEYOND PRIOR TO START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY. SIGNS STATING "NO ENTRY, TREE PROTECTION AREA, CALL 703-228-6557 TO REPORT VIOLATIONS" ARE TO BE POSTED IN BOTH ENGLISH AND SPANISH. SEE DETAIL (2 TP-2)
5. TREE PROTECTION SHALL BE A MINIMUM OF 4' HIGH CHAIN LINK FENCE MOUNTED ON VERTICAL PIPES DRIVEN 2' INTO THE GROUND WITH NO GATES (4 TP-2)
6. SUBMIT PHOTOGRAPHIC RECORD (2 PICTURES) OF ALL TREES TO BE PRESERVED OVER 3" DBH AFTER FENCE IS INSTALLED. (1 TP-2)
7. NO PERSON, MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREA. ANY VIOLATION OF THIS REQUIREMENT MAY RESULT IN A FINE OF \$500 PER DAY OF VIOLATION.
8. ANY DAMAGE TO A TREE BEING PRESERVED SHALL RESULT IN A PAYMENT BY THE OWNER/DEVELOPER TO THE COUNTY FOR THE AMOUNT OF DAMAGE BASED ON THE LATEST EDITION OF "THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS GUIDE FOR PLANT APPRAISALS" PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL TREES ARE TO BE VALUED AS LANDSCAPE TREES. FOR FURTHER GUIDANCE, SEE ARLINGTON COUNTY TREE APPRAISAL POLICY, ADOPTED BY THE ARLINGTON COUNTY BOARD OCTOBER 2004.
9. TREE PROTECTION SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.
10. WHEN EXCAVATION IS TO TAKE PLACE WITHIN THE CRITICAL ROOT ZONE, THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ARBORIST TO ROOT PRUNE IMMEDIATELY BEYOND THE LIMITS OF EXCAVATION TO A DEPTH OF 18 INCHES, PRIOR TO EXCAVATION.
11. ANY EXCEPTIONS TO THE ABOVE REQUIREMENTS, SUCH AS CONSTRUCTION WITHIN THE CRITICAL ROOT ZONE, MUST BE APPROVED IN ADVANCE BY ARLINGTON COUNTY BY WAY OF THE TREE PRESERVATION PLAN.
12. ADDITIONAL REQUIREMENTS MAY BE NECESSARY ON A CASE-BY-CASE BASIS.
13. USE OF MOTORIZED EQUIPMENT IN TREE PRESERVATION AREAS SHALL BE LIMITED TO HAND-OPERATED EQUIPMENT SUCH AS CHAINSAWS, WHEEL BARROWS, RAKE AND SHOVELS. ANY WORK THAT REQUIRES THE USE OF MOTORIZED EQUIPMENT, SUCH AS TREE TRANSPLANTING SPACES, SKID LOADERS, TRACTORS, TRUCKS, STUMP-GRINDERS, ETC., OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO THIS TYPE OF EQUIPMENT SHALL NOT OCCUR UNLESS PRE-APPROVED BY ARLINGTON COUNTY URBAN FORESTER.
14. CONTRACTOR SHALL NOT STORE BUILDING MATERIALS OR EQUIPMENT WITHIN THE TREE PROTECTION AREAS TO ENSURE NO COMPACTION OCCURS WITHIN THE DRIPLINE OF THE TREES TO BE SAVED.

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA  
ISA CERTIFIED ARBORIST No. MA-4720AM

SIGNATURE \_\_\_\_\_

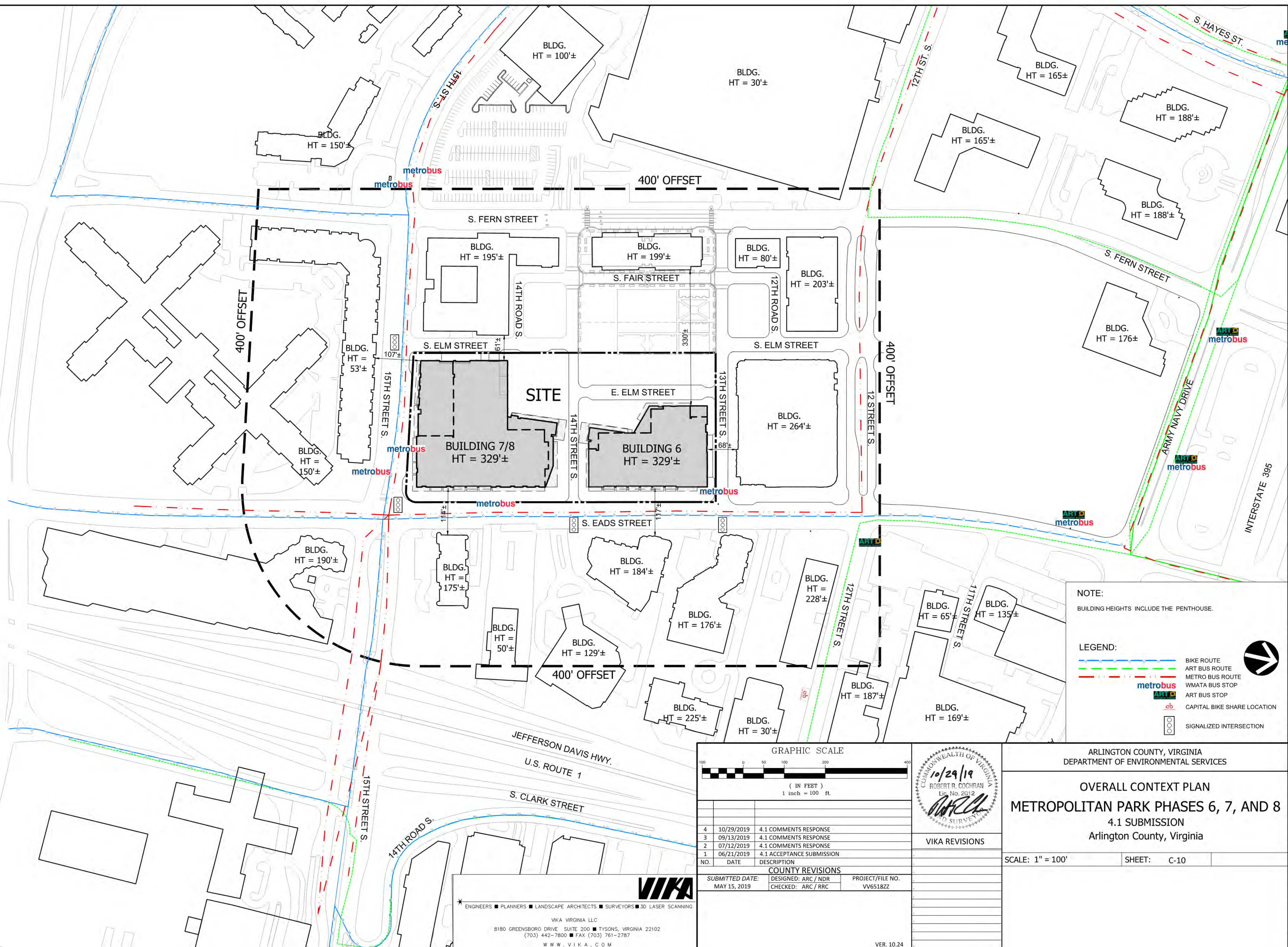
DATE \_\_\_\_\_

[illegible]





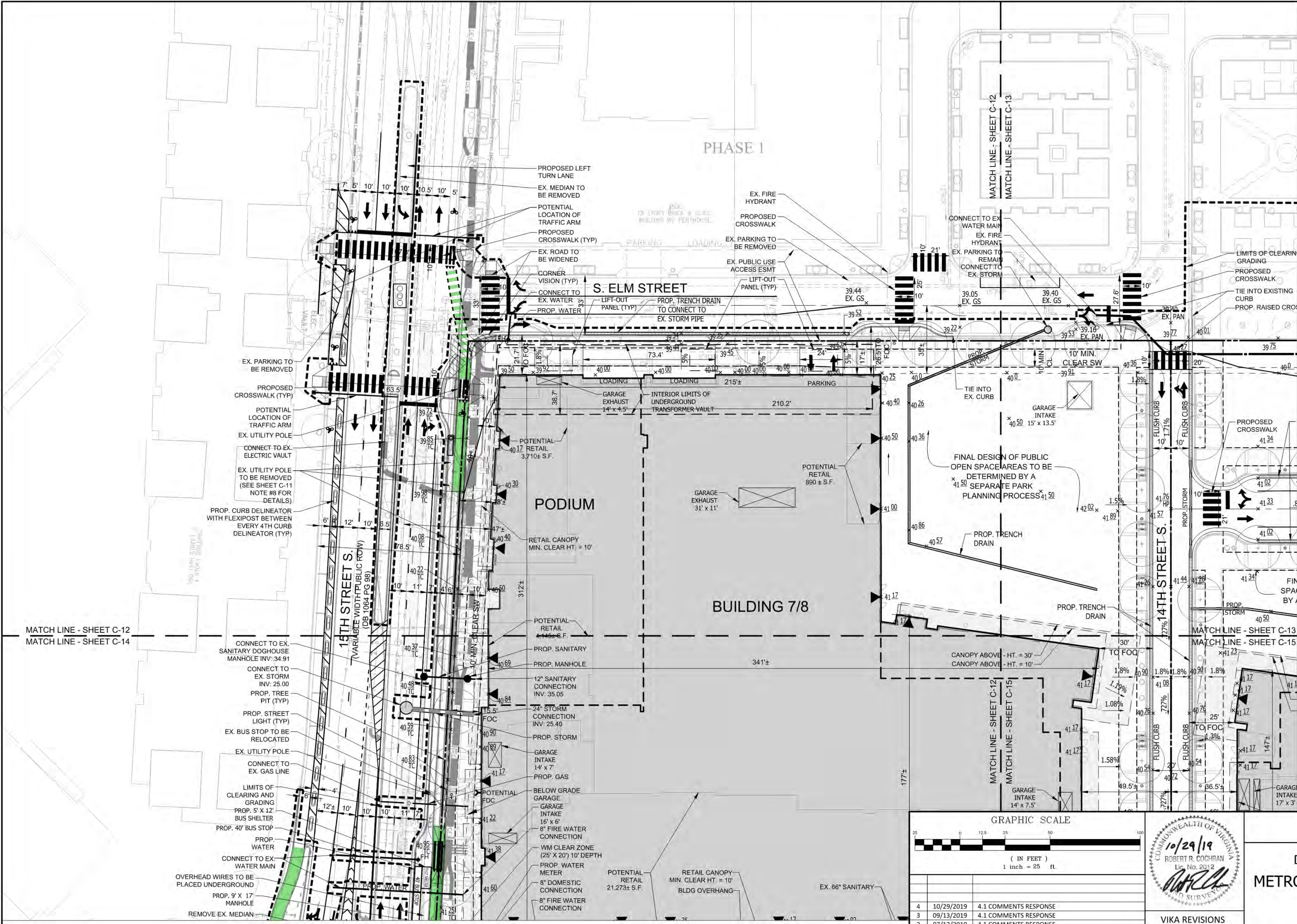






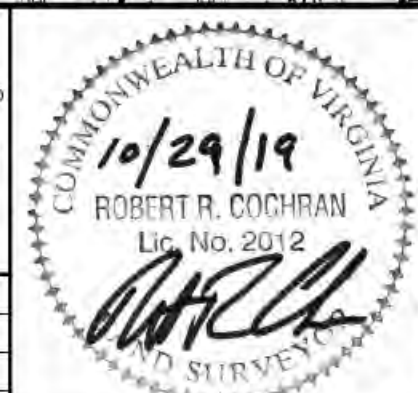
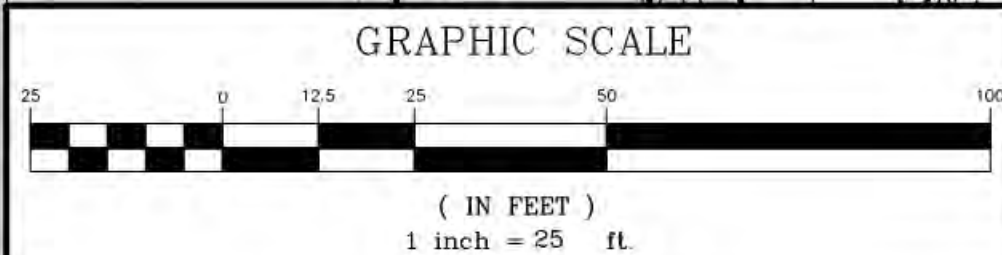






**LEGEND**

- PROPOSED BUILDING PODIUM
- PROPOSED BUILDING TOWER
- PROPOSED VEHICLE/PEDESTRIAN ENTRANCE
- SIGNALIZED INTERSECTION



ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**DETAILED PLOT AND LOCATION PLAN**  
**METROPOLITAN PARK PHASES 6, 7, AND 8**  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: AS NOTED SHEET: C-12

NO.	DATE	DESCRIPTION
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION

VIKA REVISIONS

SUBMITTED DATE: MAY 15, 2019		
DESIGNED: ARC / NDR	PROJECT/FILE NO. VV6518ZZ	
CHECKED: ARC		

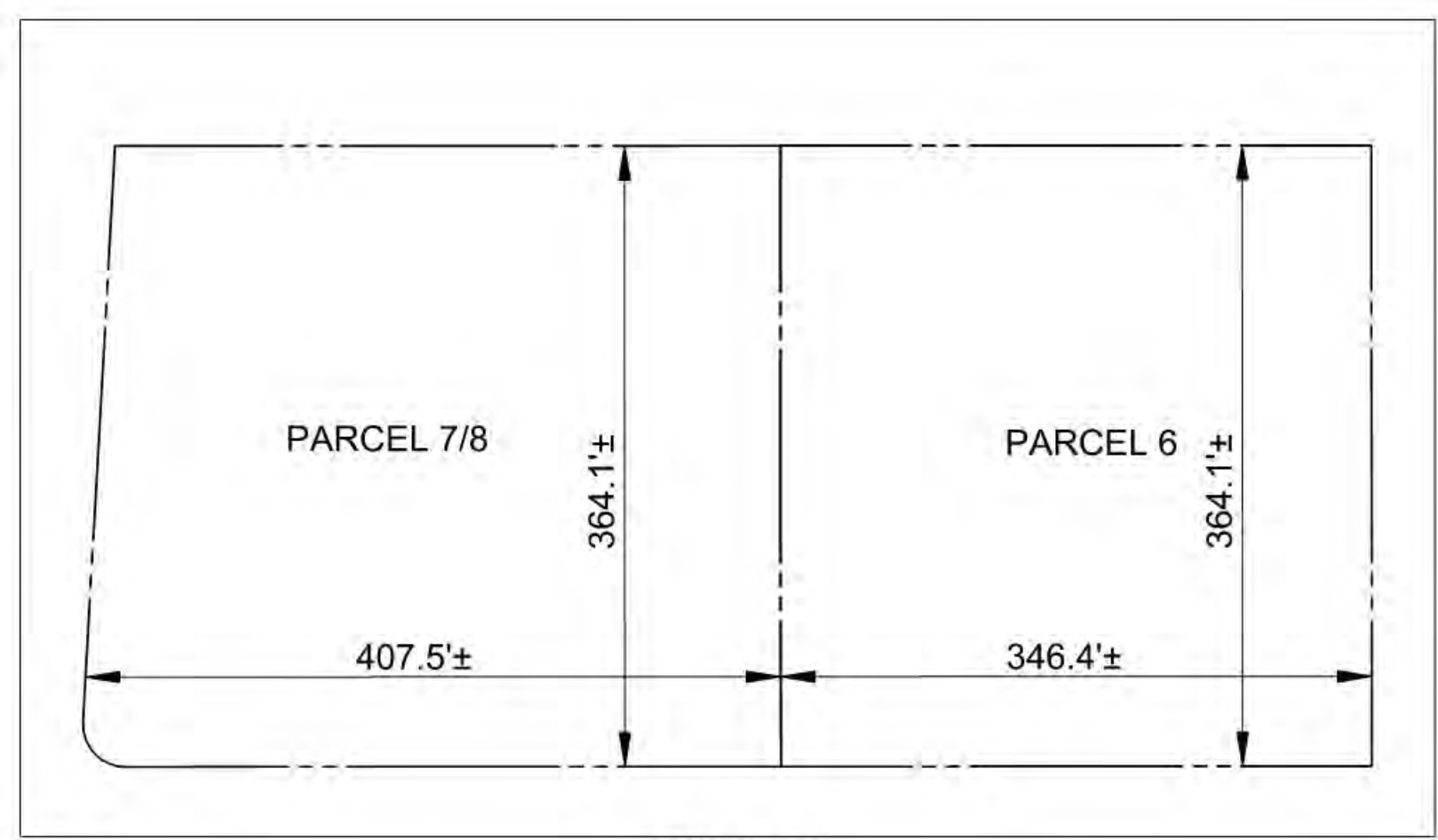
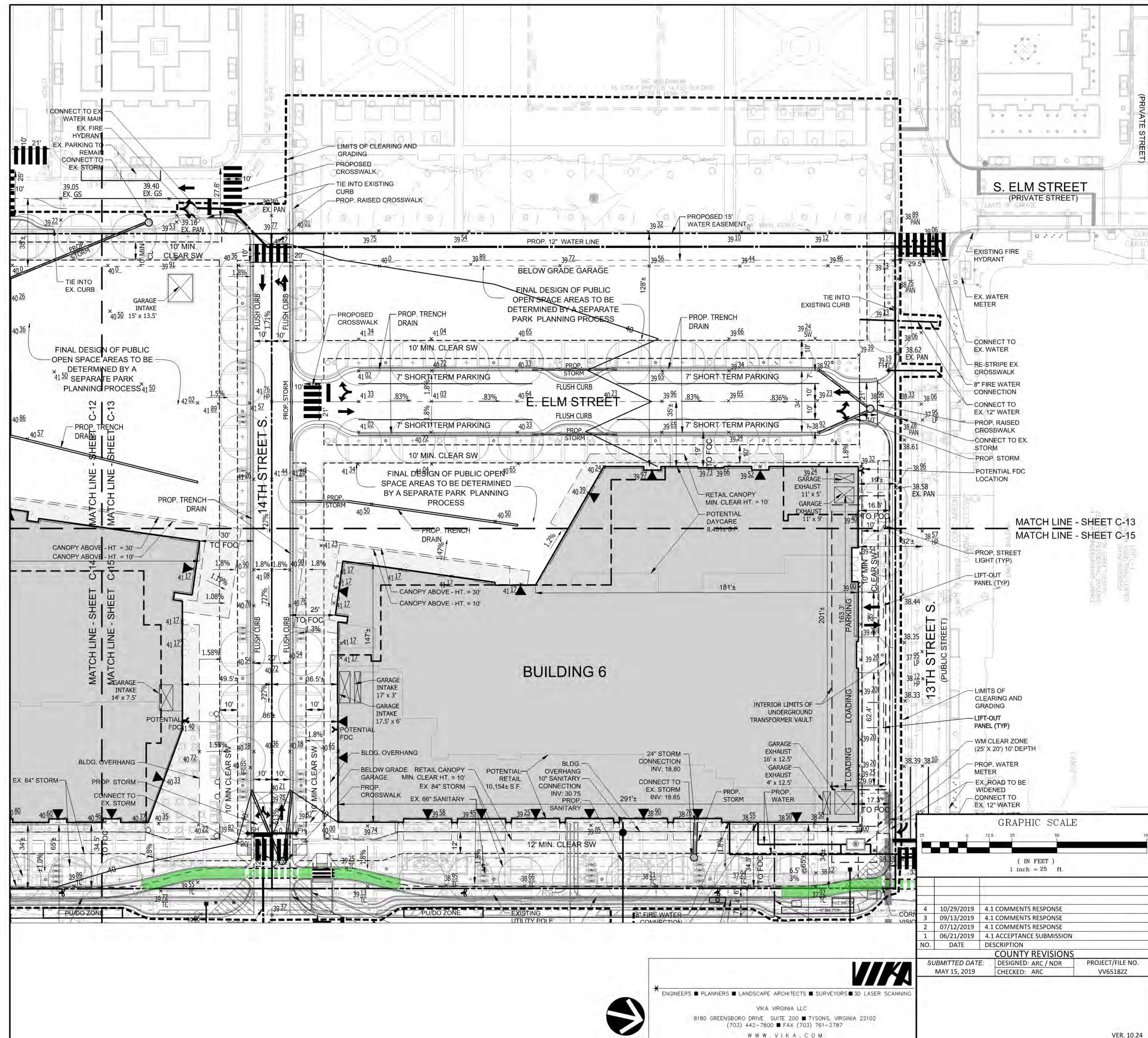
**VIKA**

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM



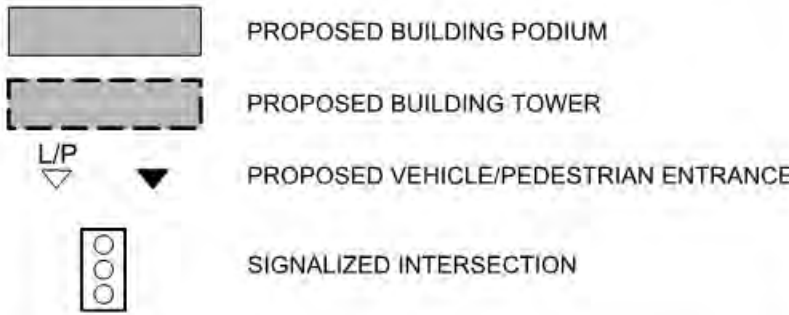




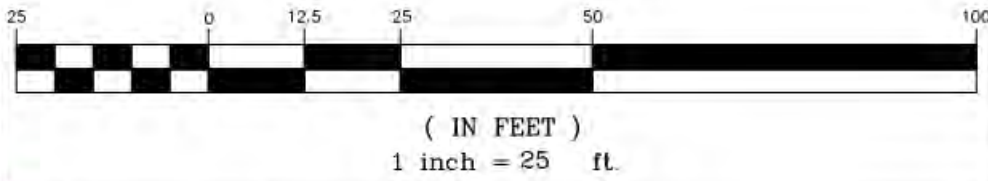
PROPOSED AREA TABULATION:

PARCEL 6	126,129 SF OR 2.89552 AC
PARCEL 7/8	145,543 SF OR 3.34121 AC
<hr/>	
TOTAL PROPOSED	271,672 SF OR 6.23673 AC

## LEGEND



GRAPHIC SCALE



4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
NO.	DATE	DESCRIPTION
<b>COUNTY REVISIONS</b>		
<b>SUBMITTED DATE:</b> MAY 15, 2019	<b>DESIGNED:</b> ARC / NDR <b>CHECKED:</b> ARC	<b>PROJECT/FILE NO.</b> VV6518Z2

VER. 10.24

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

DETAILED PLOT AND LOCATION PLAN  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1"=25'      SHEET: C-13

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

V I K A VIRGINIA LLC

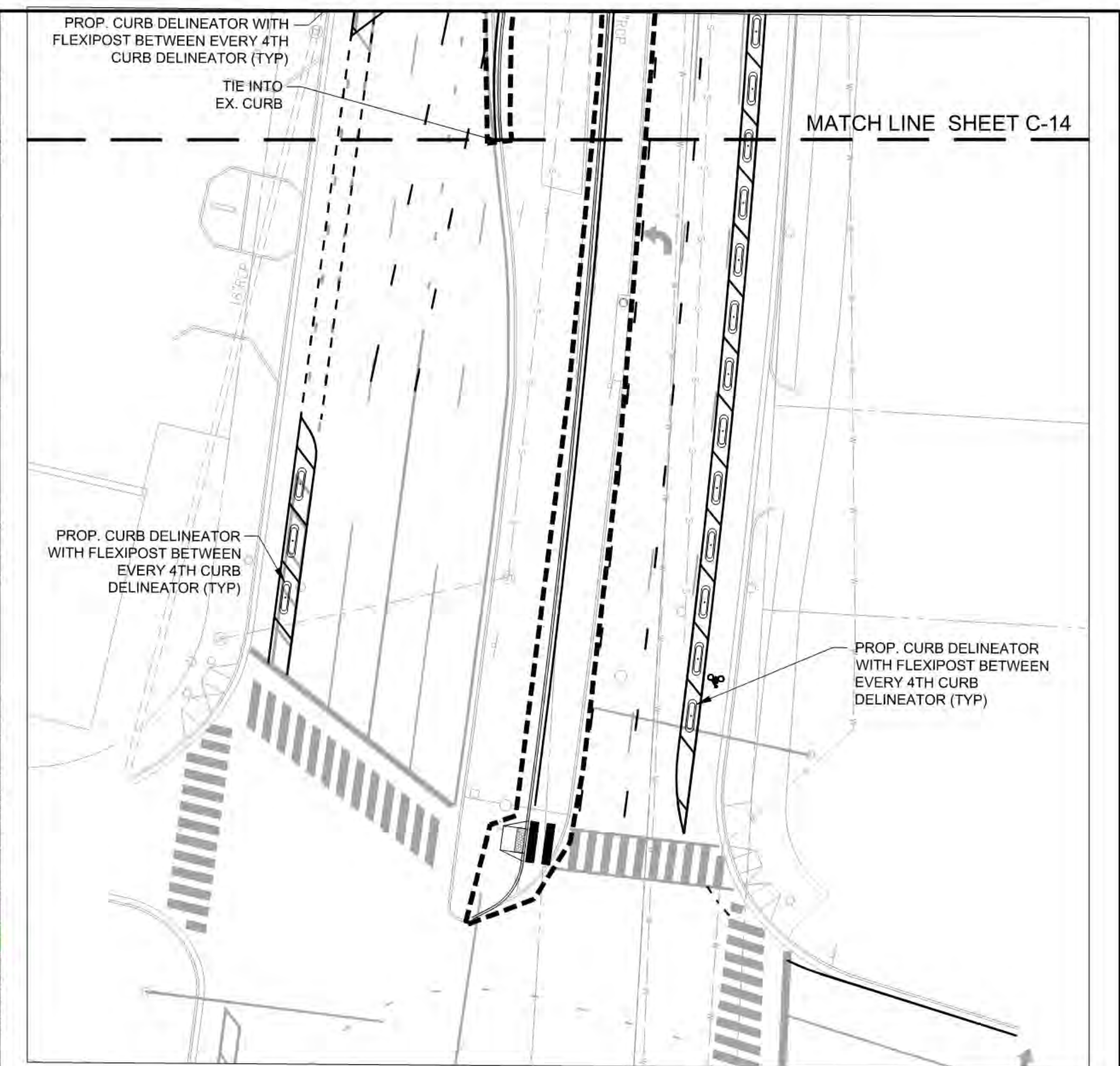
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787

W W W . V I K A . C O M






VER. 10.24

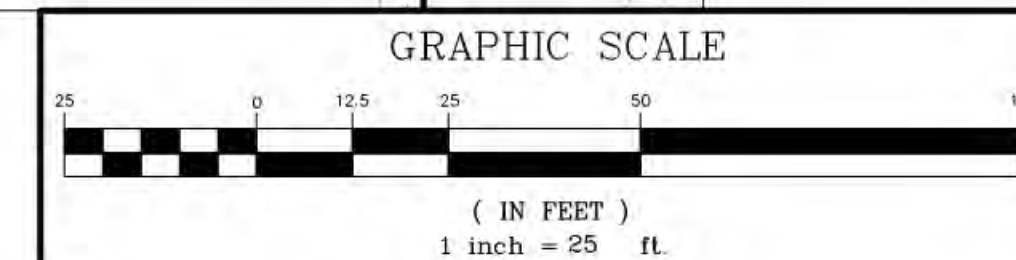
FILE: P:\projects\6518\6518ZZ\CADD\PLANNING\DRAWINGS\6518ZZ\_PLOT AND LOCATION PLAN.dwg USER: Richardson DATE: October 28, 2019 TIME: 5:22:27 PM





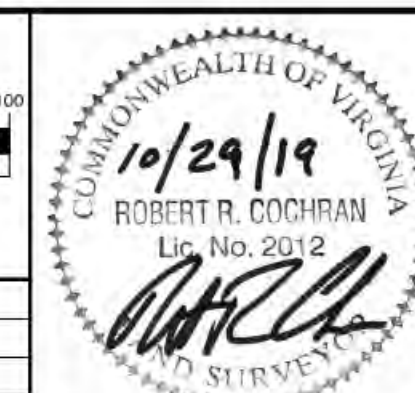
**LEGEND**

-  PROPOSED BUILDING PODIUM
-  PROPOSED BUILDING TOWER
-   PROPOSED VEHICLE/PEDESTRIAN ENTRANCE
-  SIGNALIZED INTERSECTION



4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
NO.	DATE	DESCRIPTION

COUNTY REVISIONS		
SUBMITTED DATE: MAY 15, 2019	DESIGNED: ARC / NDR	PROJECT/FILE NO.
	CHECKED: ARC	VV6518ZZ



## VIKA REVISIONS

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

DETAILED PLOT AND LOCATION PLAN  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1"=25'

SHEET:	C-14
--------	------



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

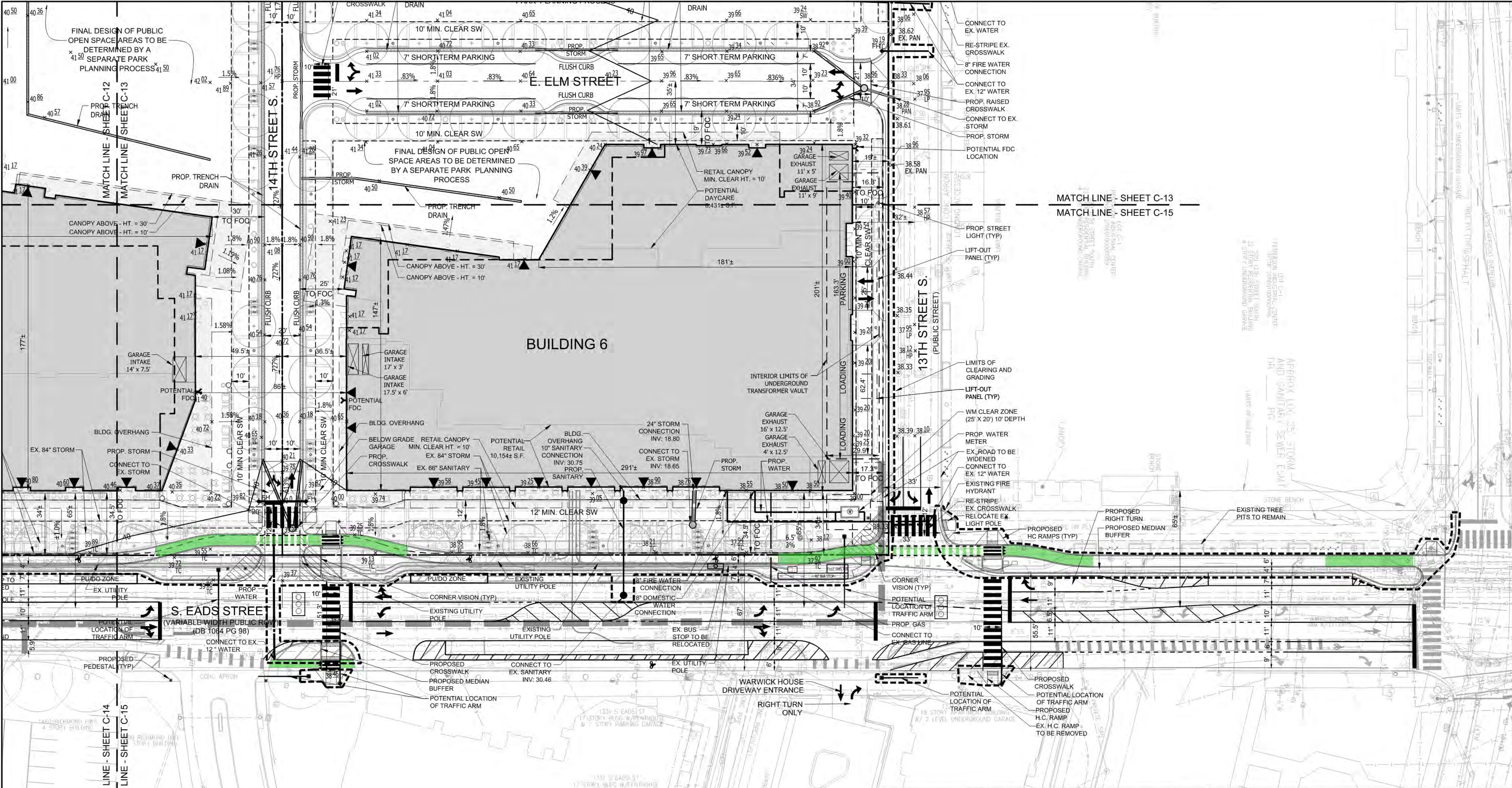
VKA VIRGINIA LLC

8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787

W W W . V I K A . C O M

VER. 10.24





- LEGEND**
- PROPOSED BUILDING PODIUM
  - PROPOSED BUILDING TOWER
  - PROPOSED VEHICLE/PEDESTRIAN ENTRANCE
  - SIGNALIZED INTERSECTION

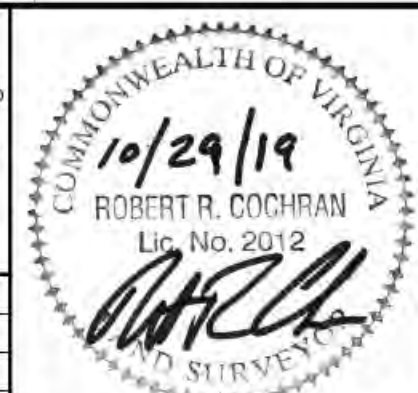


**Vika**

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

Vika Virginia LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

GRAPHIC SCALE		
( IN FEET ) 1 inch = 25 ft.		
VIKA REVISIONS		
NO.	DATE	DESCRIPTION
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
COUNTY REVISIONS		
SUBMITTED DATE: MAY 15, 2019		DESIGNED: ARC / NDR CHECKED: ARC
		PROJECT/FILE NO. VV6518ZZ



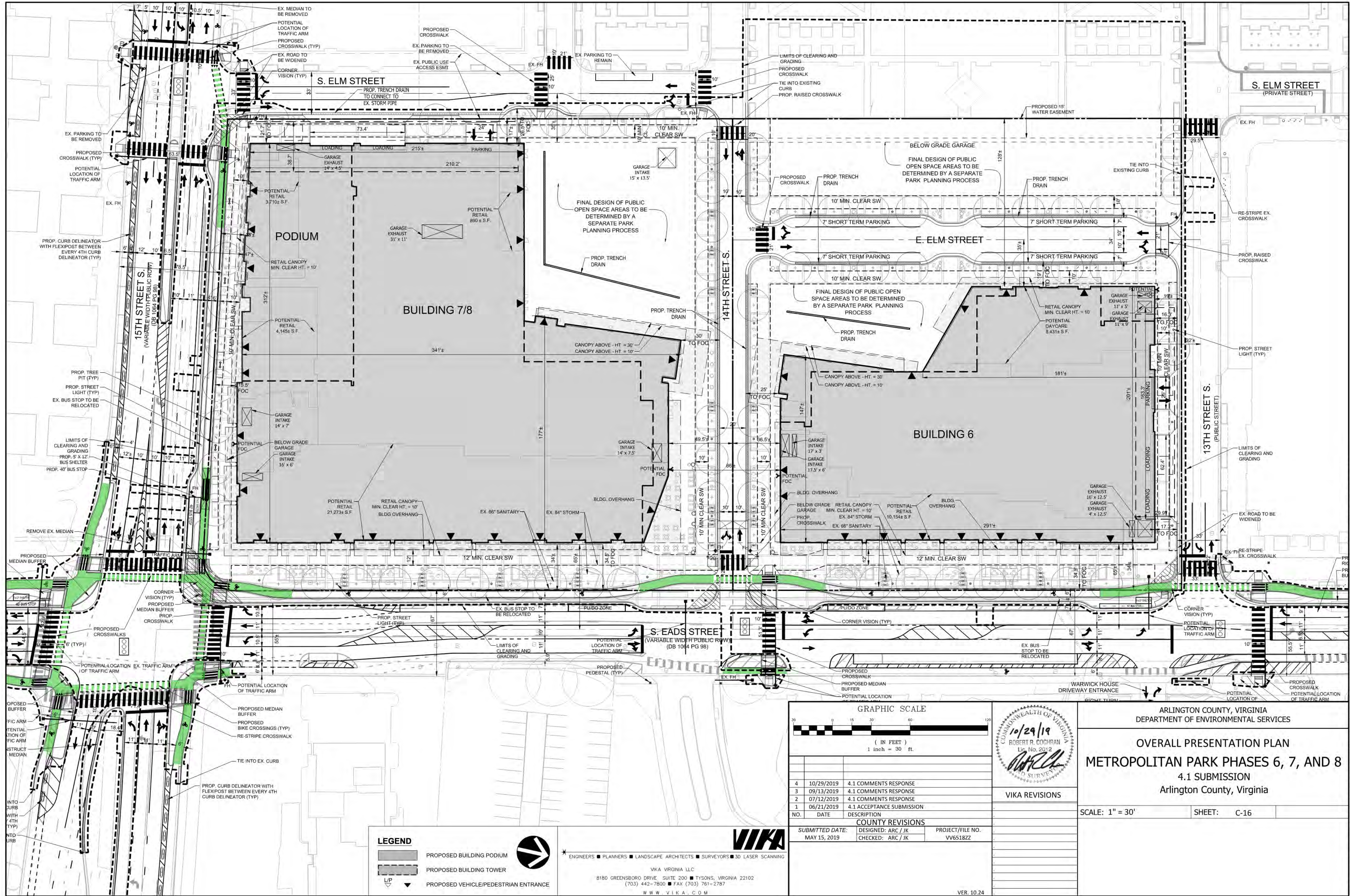
ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**DETAILED PLOT AND LOCATION PLAN**  
**METROPOLITAN PARK PHASES 6, 7, AND 8**  
4.1 SUBMISSION  
Arlington County, Virginia

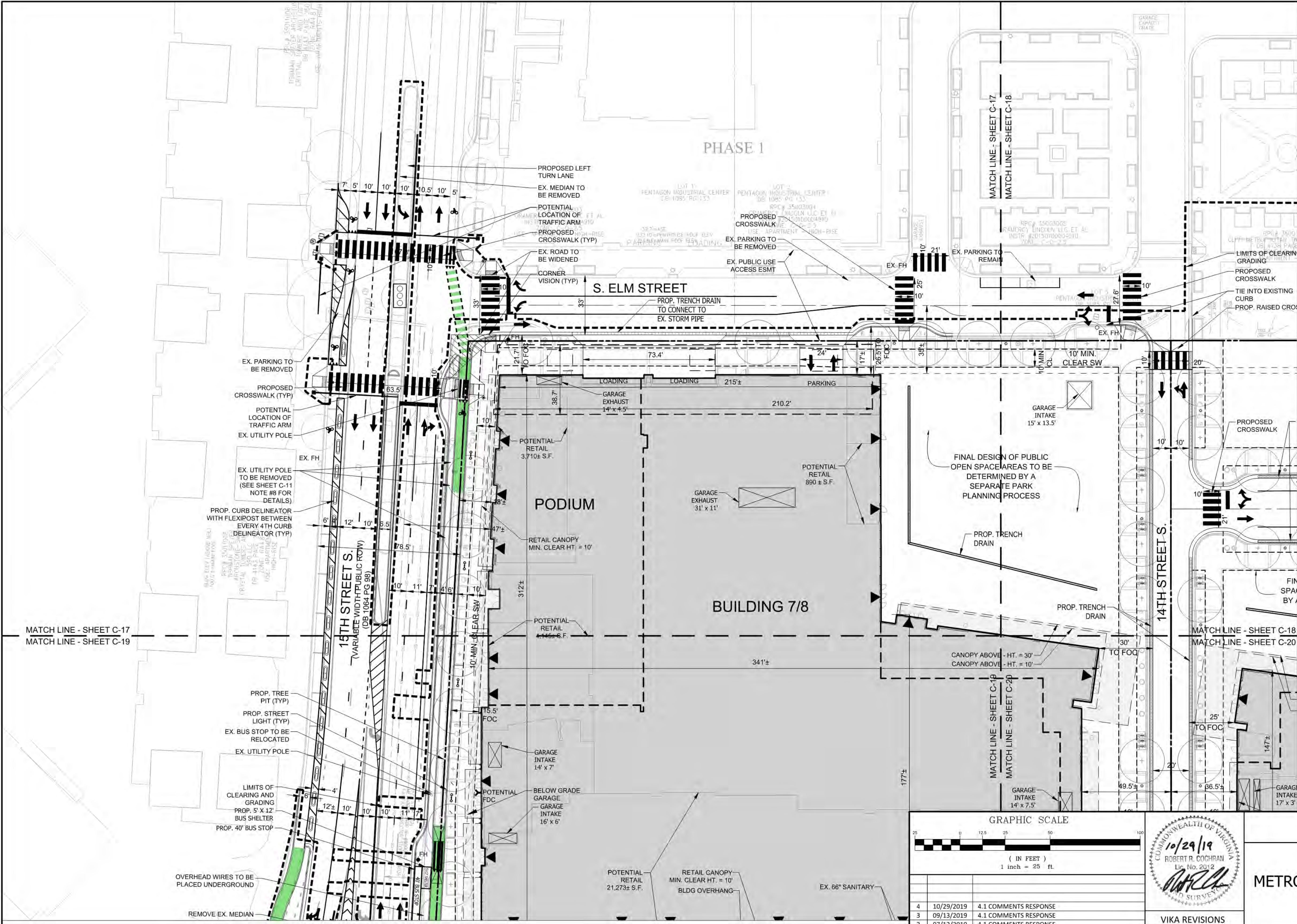
SCALE: 1"=25'      SHEET: C-15

FILE: P:\projects\651818\651818ZZ\_CADD\PLANNING\DRAWINGS\651818ZZ\_PLOT AND LOCATION PLAN.dwg USER: Richardson DATE: October 28, 2019 TIME: 5:22:27 PM



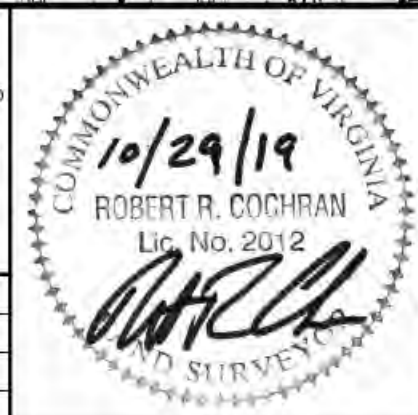
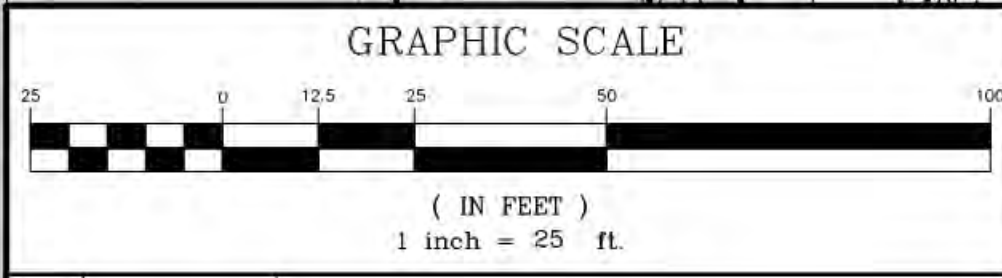






**LEGEND**

- PROPOSED BUILDING PODIUM
- PROPOSED BUILDING TOWER
- PROPOSED VEHICLE/PEDESTRIAN ENTRANCE



ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**DETAILED PRESENTATION PLAN**  
**METROPOLITAN PARK PHASES 6, 7, AND 8**  
4.1 SUBMISSION  
Arlington County, Virginia

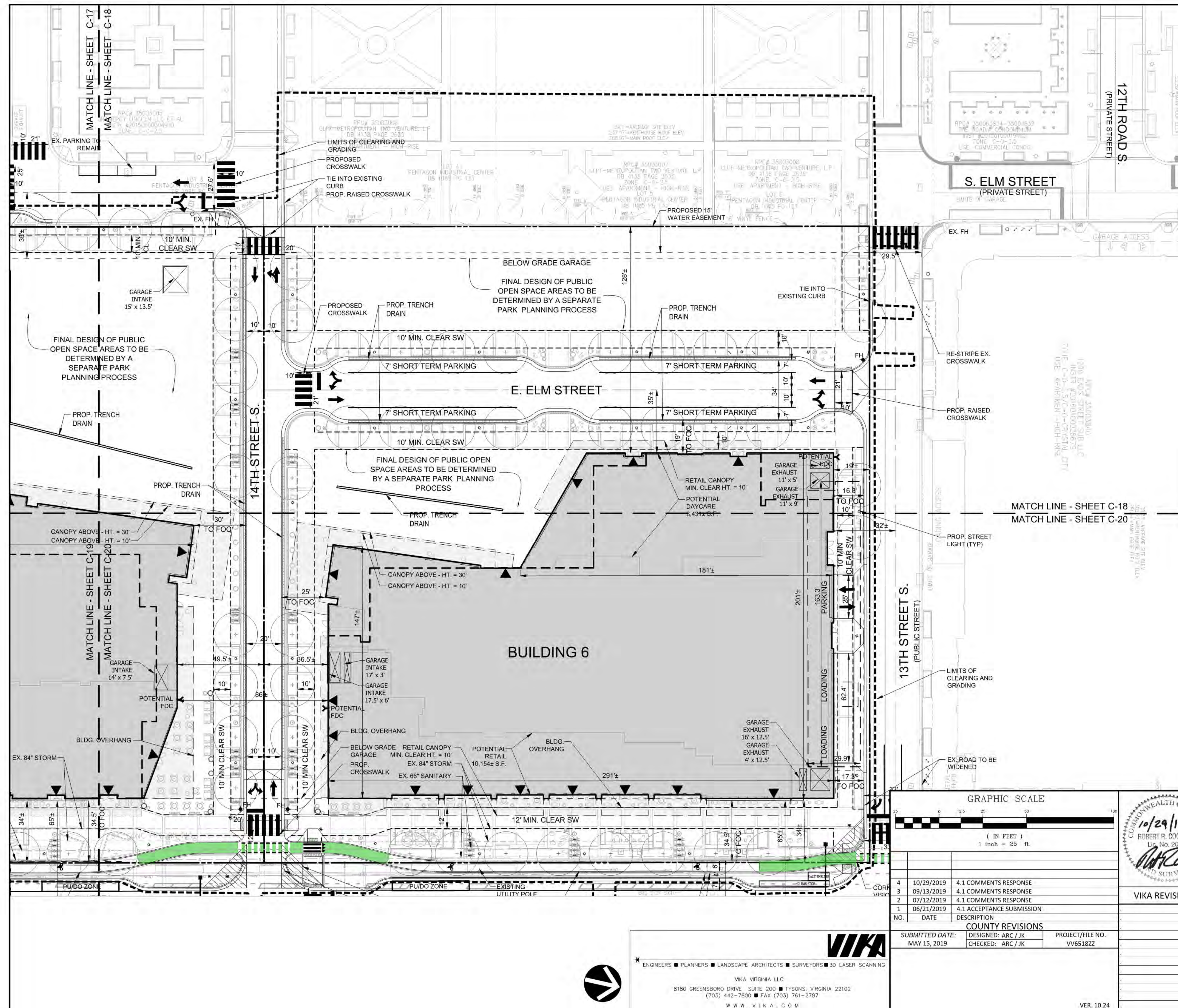
VIKA REVISIONS	
4	10/29/2019 4.1 COMMENTS RESPONSE
3	09/13/2019 4.1 COMMENTS RESPONSE
2	07/12/2019 4.1 COMMENTS RESPONSE
1	06/21/2019 4.1 ACCEPTANCE SUBMISSION
NO.	DATE
DESCRIPTION	
SUBMITTED DATE: MAY 15, 2019	
DESIGNED: ARC / JK	
CHECKED: ARC / JK	
PROJECT/FILE NO. VV6518ZZ	

**VIKA**





ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

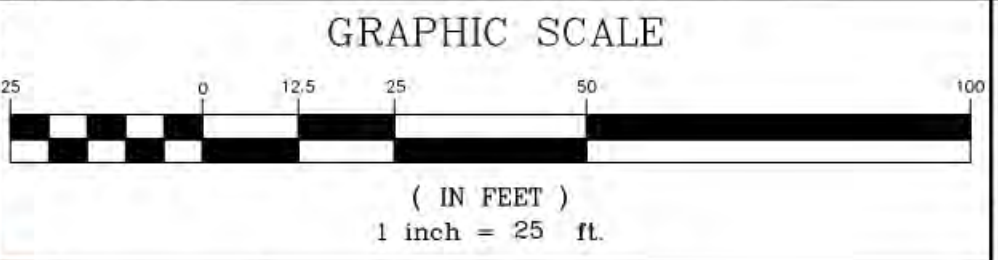
VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM





## LEGEND

 PROPOSED BUILDING PODIUM  
 PROPOSED BUILDING TOWER  
  PROPOSED VEHICLE/PEDESTRIAN ENTRANCE



4	10/29/2019	4.1 COMMENTS RESPONSE	
3	09/13/2019	4.1 COMMENTS RESPONSE	
2	07/12/2019	4.1 COMMENTS RESPONSE	
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION	
NO.	DATE	DESCRIPTION	
<b>COUNTY REVISIONS</b>			
SUBMITTED DATE:		DESIGNED: ARC / JK	PROJECT/FILE NO. VV65182Z
MAY 15, 2019		CHECKED: ARC / JK	

VER. 10.24

COMMONWEALTH OF VIRGINIA  
10/29/19  
ROBERT R. COCHRAN  
Lic. No. 2012  
[Signature]  
DIVISION OF HIGHWAYS

VIKA REVISIONS

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

DETAILED PRESENTATION PLAN  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 25'	SHEET: C-18	
-----------------	-------------	--

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC

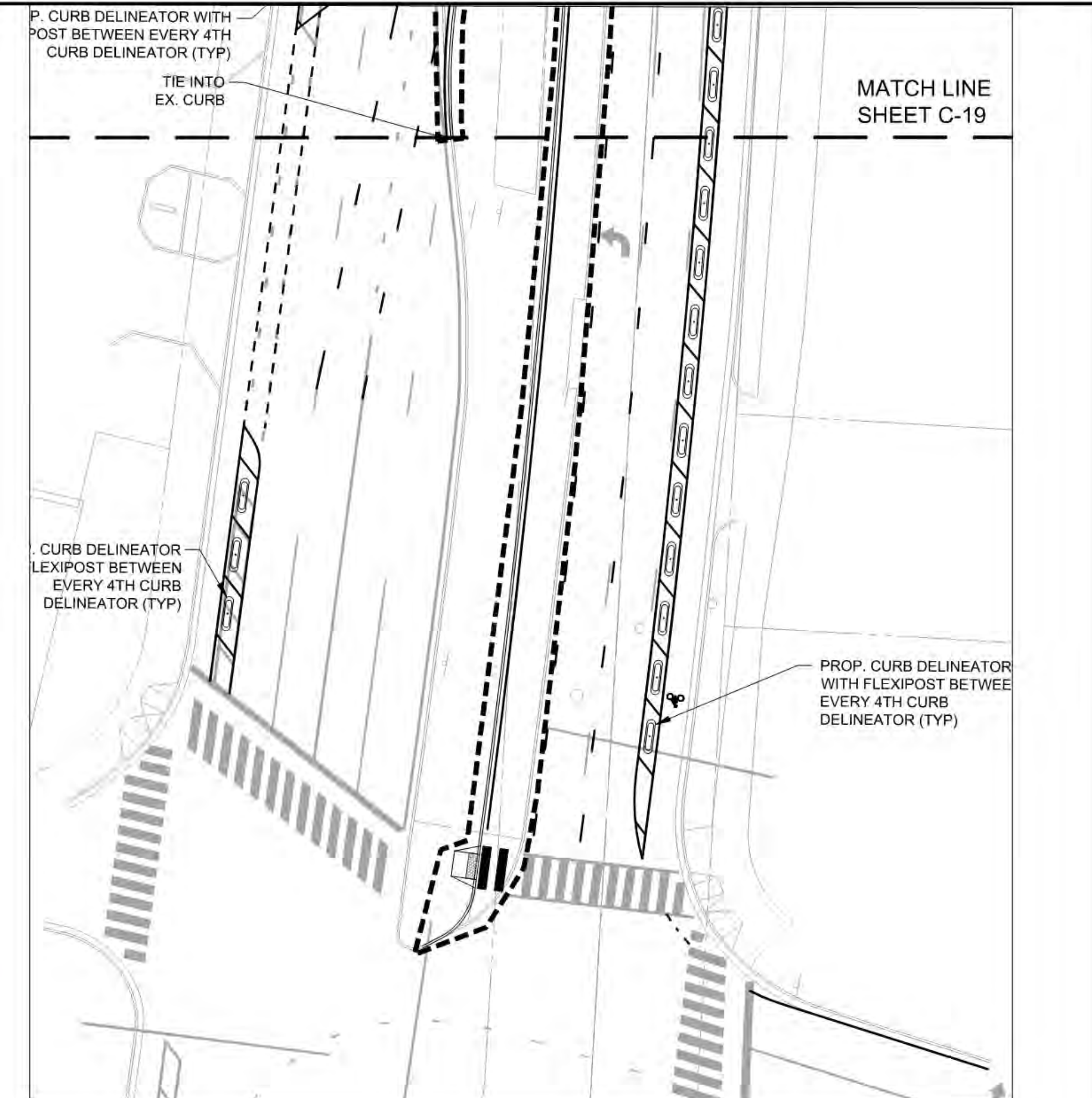
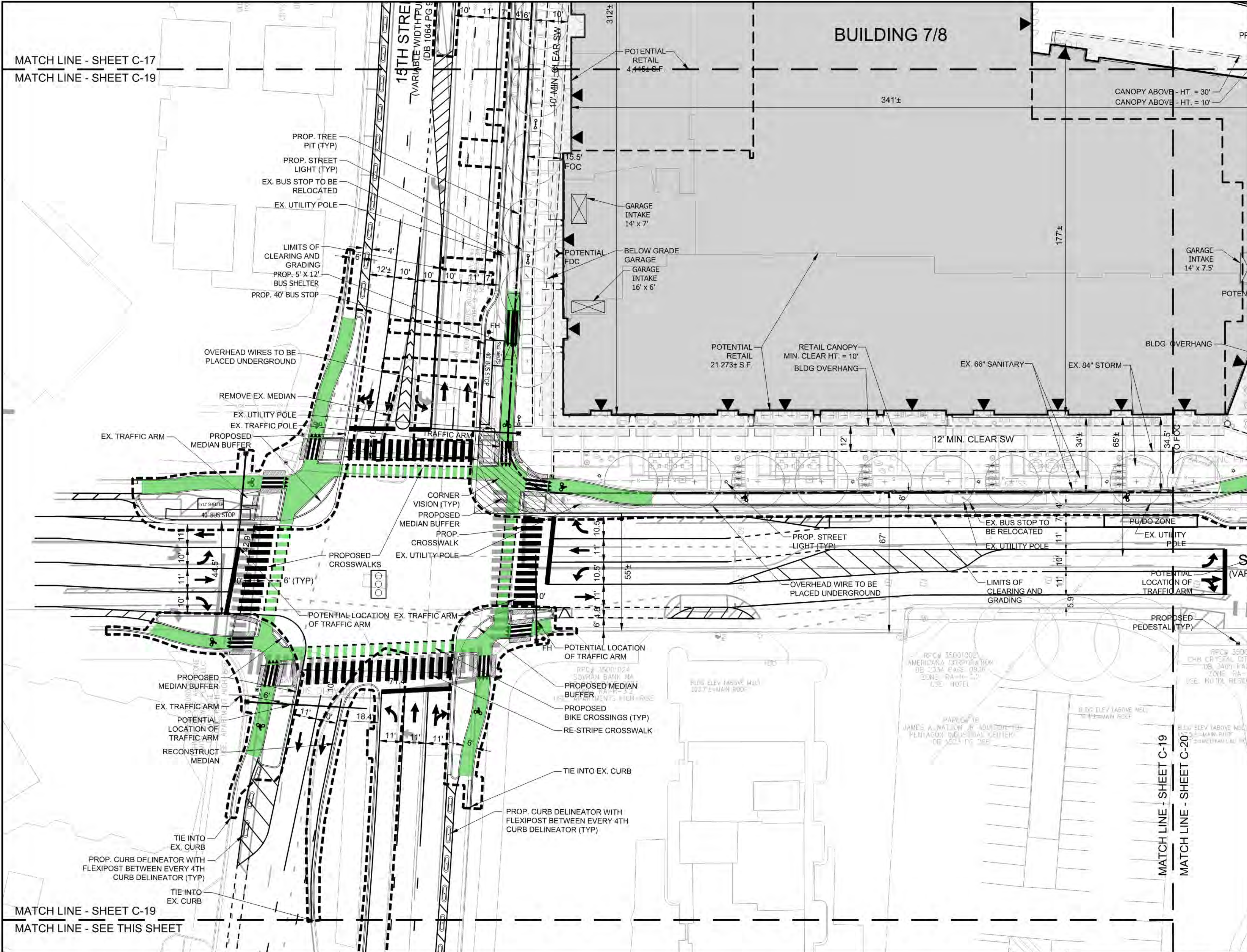
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787

W W W . V I K A . C O M

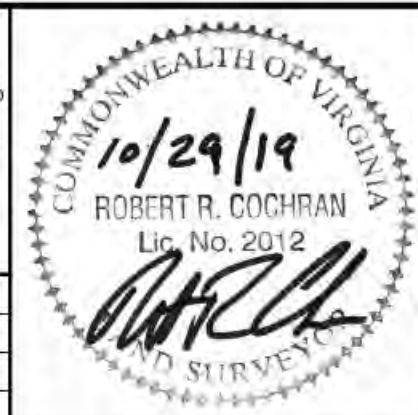
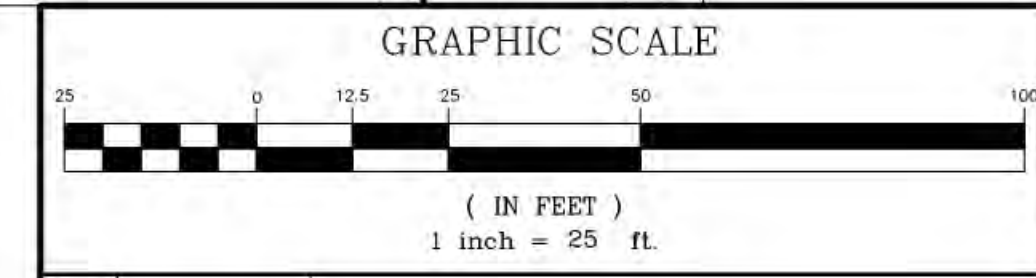
VER. 10.24

FILE: P:\projects\6518\6518ZZ\CADD\PLANNING\DRAWINGS\6518ZZ\_PRESENTATION PLAN.dwg USER: Richardson DATE: October 28, 2019 TIME: 5:27:44 PM





- LEGEND**
- PROPOSED BUILDING PODIUM
  - PROPOSED BUILDING TOWER
  - PROPOSED VEHICLE/PEDESTRIAN ENTRANCE



ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**DETAILED PRESENTATION PLAN**  
**METROPOLITAN PARK PHASES 6, 7, AND 8**  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 25' SHEET: C-19

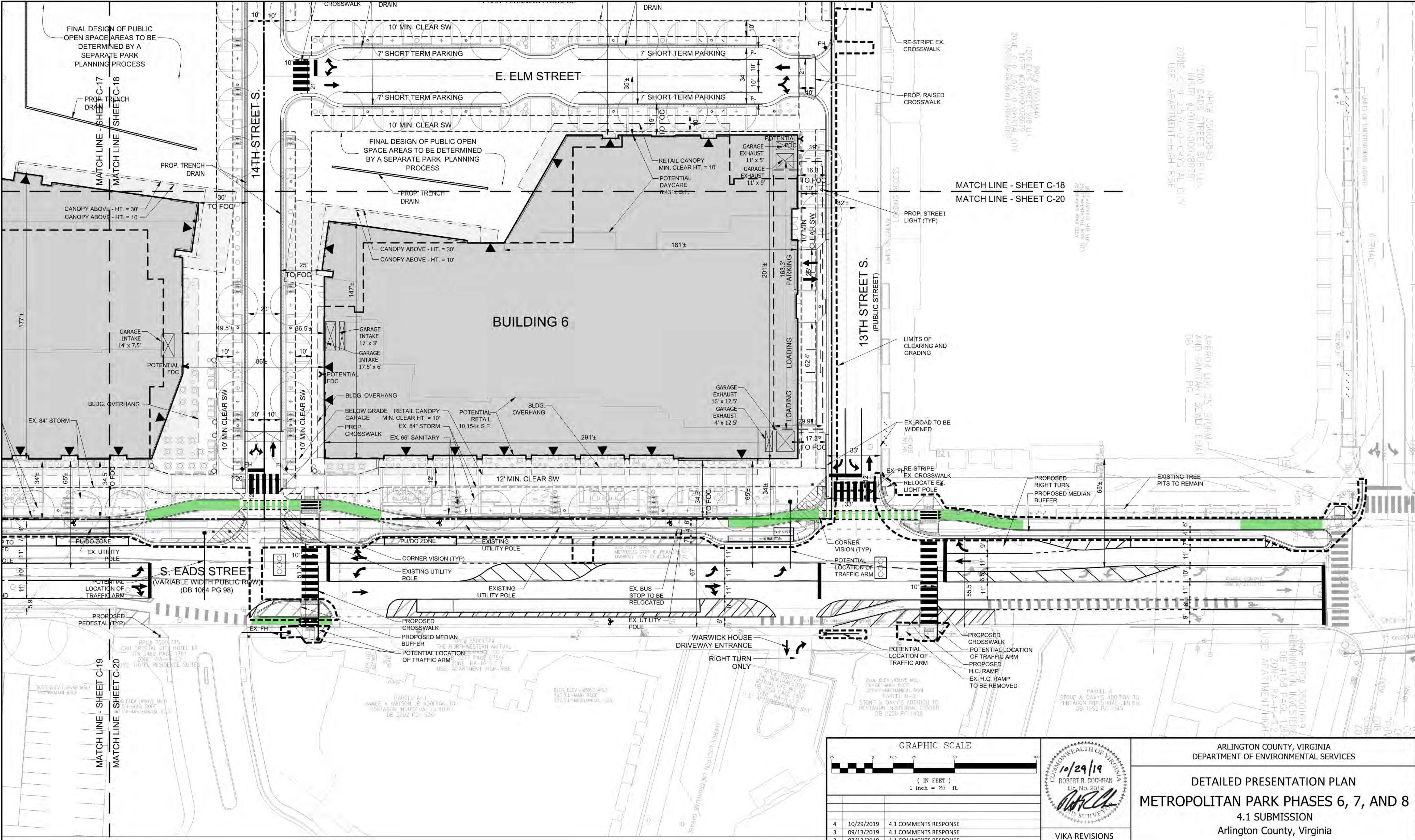
VIKA REVISIONS	
4	10/29/2019 4.1 COMMENTS RESPONSE
3	09/13/2019 4.1 COMMENTS RESPONSE
2	07/12/2019 4.1 COMMENTS RESPONSE
1	06/21/2019 4.1 ACCEPTANCE SUBMISSION
NO.	DATE
COUNTY REVISIONS	
SUBMITTED DATE:	DESIGNED: ARC / JK
MAY 15, 2019	CHECKED: ARC / JK
PROJECT/FILE NO.	
VV6518ZZ	

**VIKA**

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM





- LEGEND**
- PROPOSED BUILDING PODIUM
  - PROPOSED BUILDING TOWER
  - PROPOSED VEHICLE/PEDESTRIAN ENTRANCE

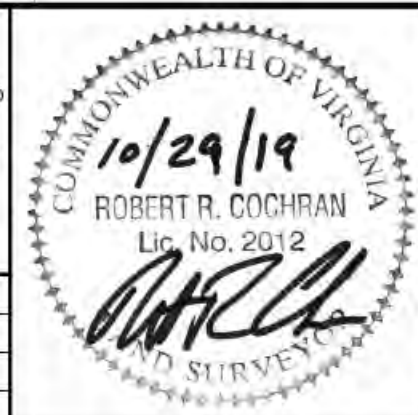


**Vika**

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

Vika Virginia LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

GRAPHIC SCALE		
( IN FEET ) 1 inch = 25 ft.		
NO.	DATE	DESCRIPTION
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
COUNTY REVISIONS		
SUBMITTED DATE: MAY 15, 2019		DESIGNED: ARC / JK CHECKED: ARC / JK
		PROJECT/FILE NO. VV6518ZZ

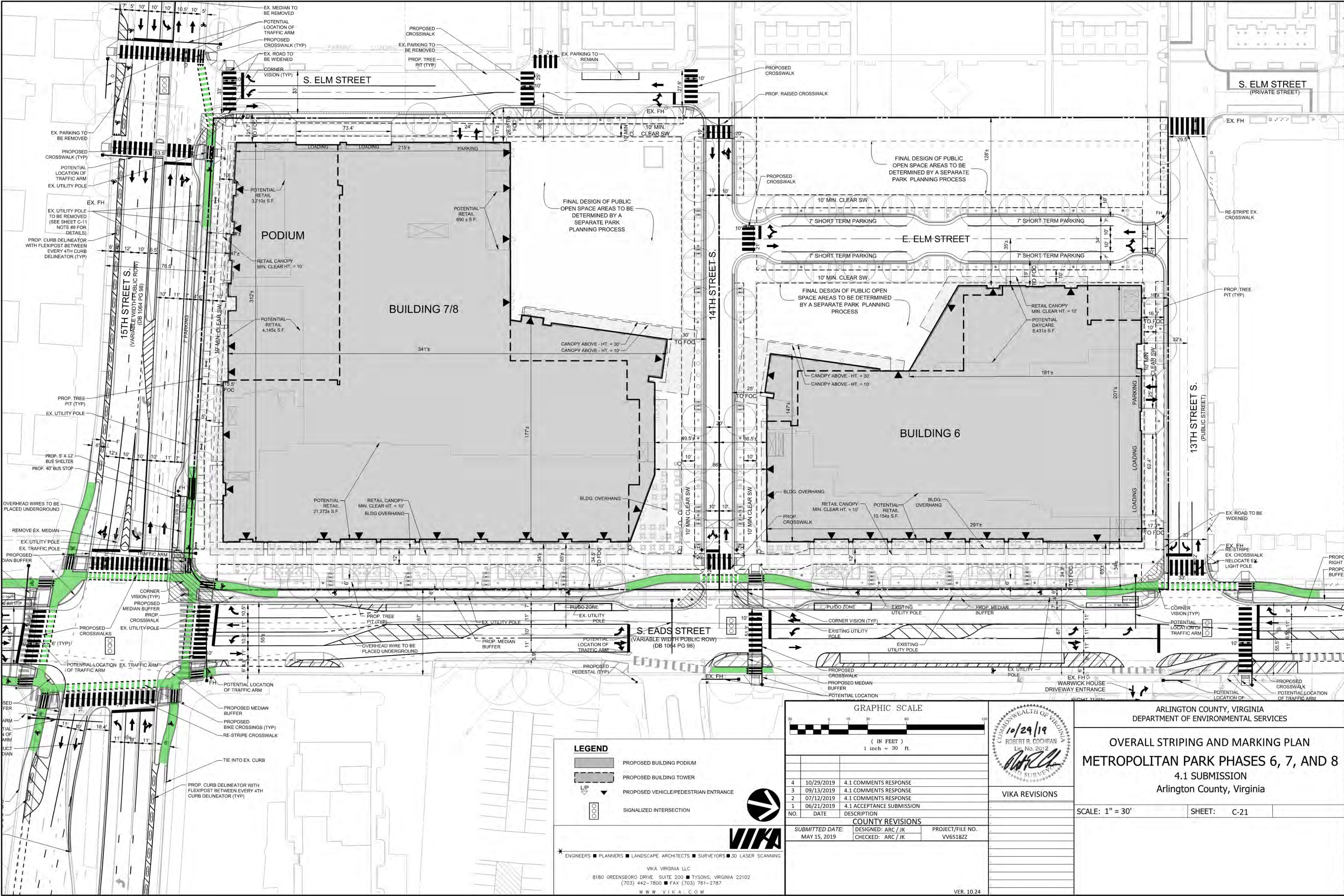


ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**DETAILED PRESENTATION PLAN**  
**METROPOLITAN PARK PHASES 6, 7, AND 8**  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 25'      SHEET: C-20





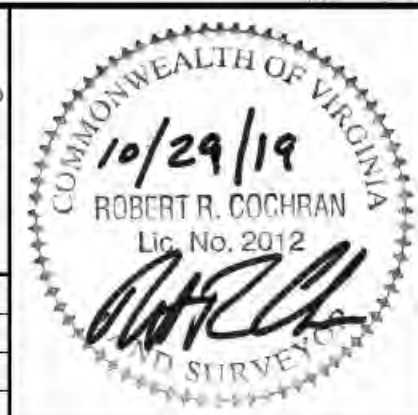
- LEGEND**
- PROPOSED BUILDING PODIUM
  - PROPOSED BUILDING TOWER
  - PROPOSED VEHICLE/PEDESTRIAN ENTRANCE
  - SIGNALIZED INTERSECTION



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

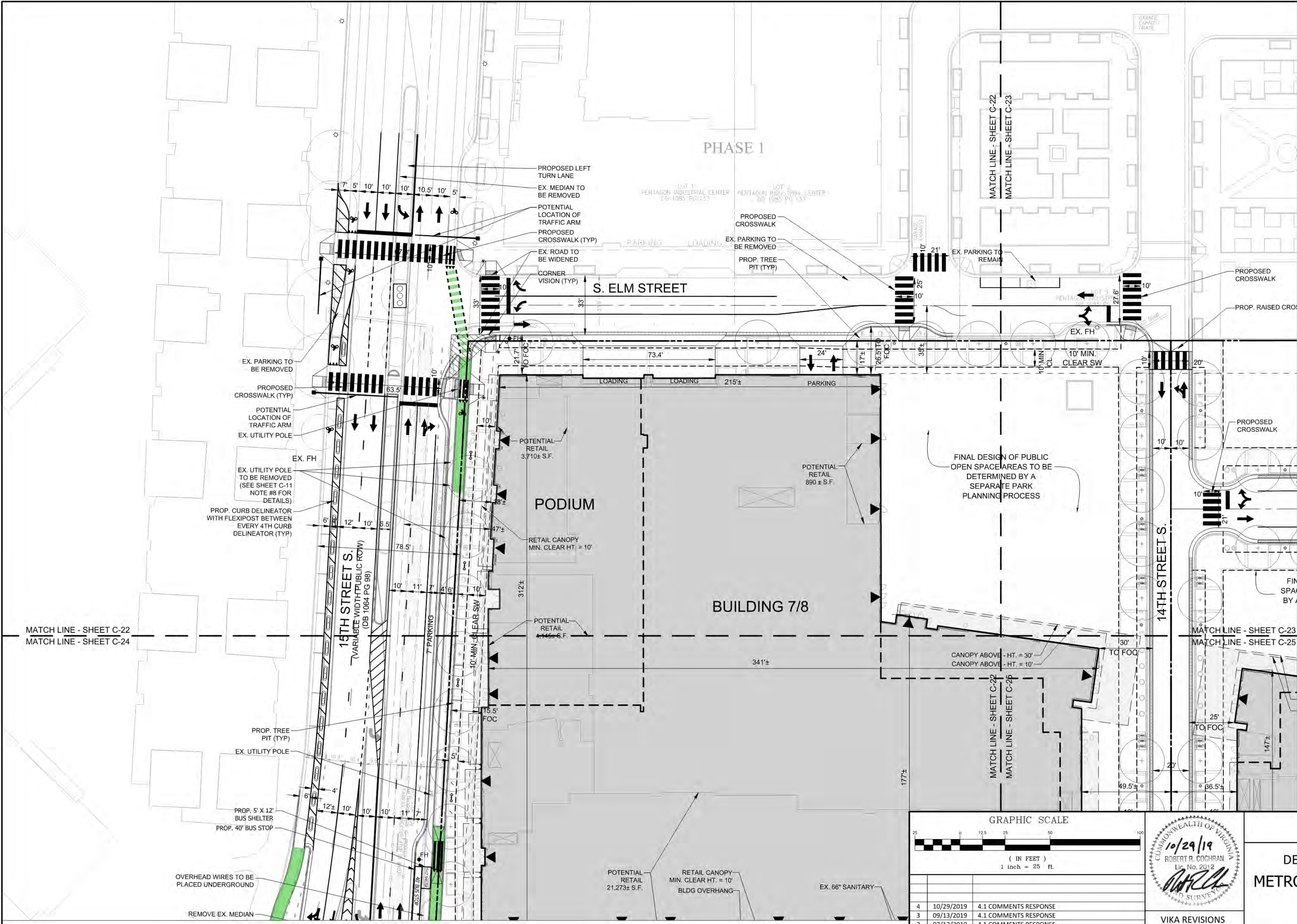
GRAPHIC SCALE		
( IN FEET )		
1 inch = 30 ft.		
NO.	DATE	DESCRIPTION
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
COUNTY REVISIONS		
SUBMITTED DATE:		PROJECT/FILE NO.
MAY 15, 2019		VV6518ZZ
DESIGNED: ARC / JK		
CHECKED: ARC / JK		



VIKA REVISIONS

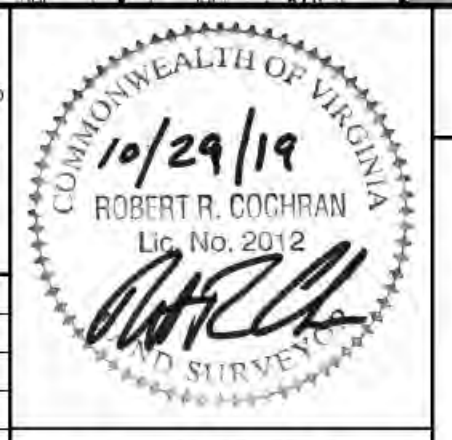
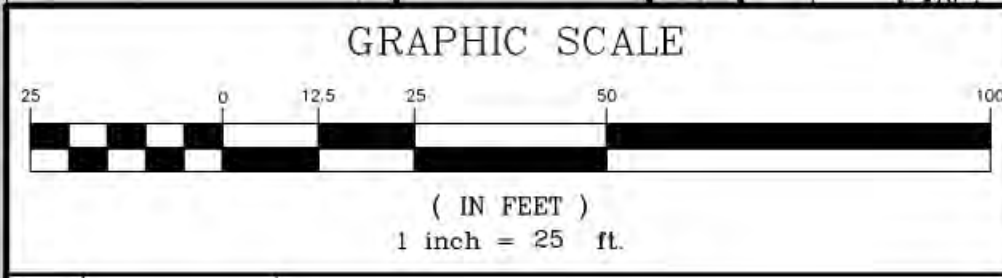
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	
OVERALL STRIPING AND MARKING PLAN METROPOLITAN PARK PHASES 6, 7, AND 8 4.1 SUBMISSION Arlington County, Virginia	
SCALE: 1" = 30'	SHEET: C-21





**LEGEND**

- PROPOSED BUILDING PODIUM
- PROPOSED BUILDING TOWER
- PROPOSED VEHICLE/PEDESTRIAN ENTRANCE
- SIGNALIZED INTERSECTION



ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**DETAILED STRIPING AND MARKING PLAN**  
**METROPOLITAN PARK PHASES 6, 7, AND 8**  
4.1 SUBMISSION  
Arlington County, Virginia

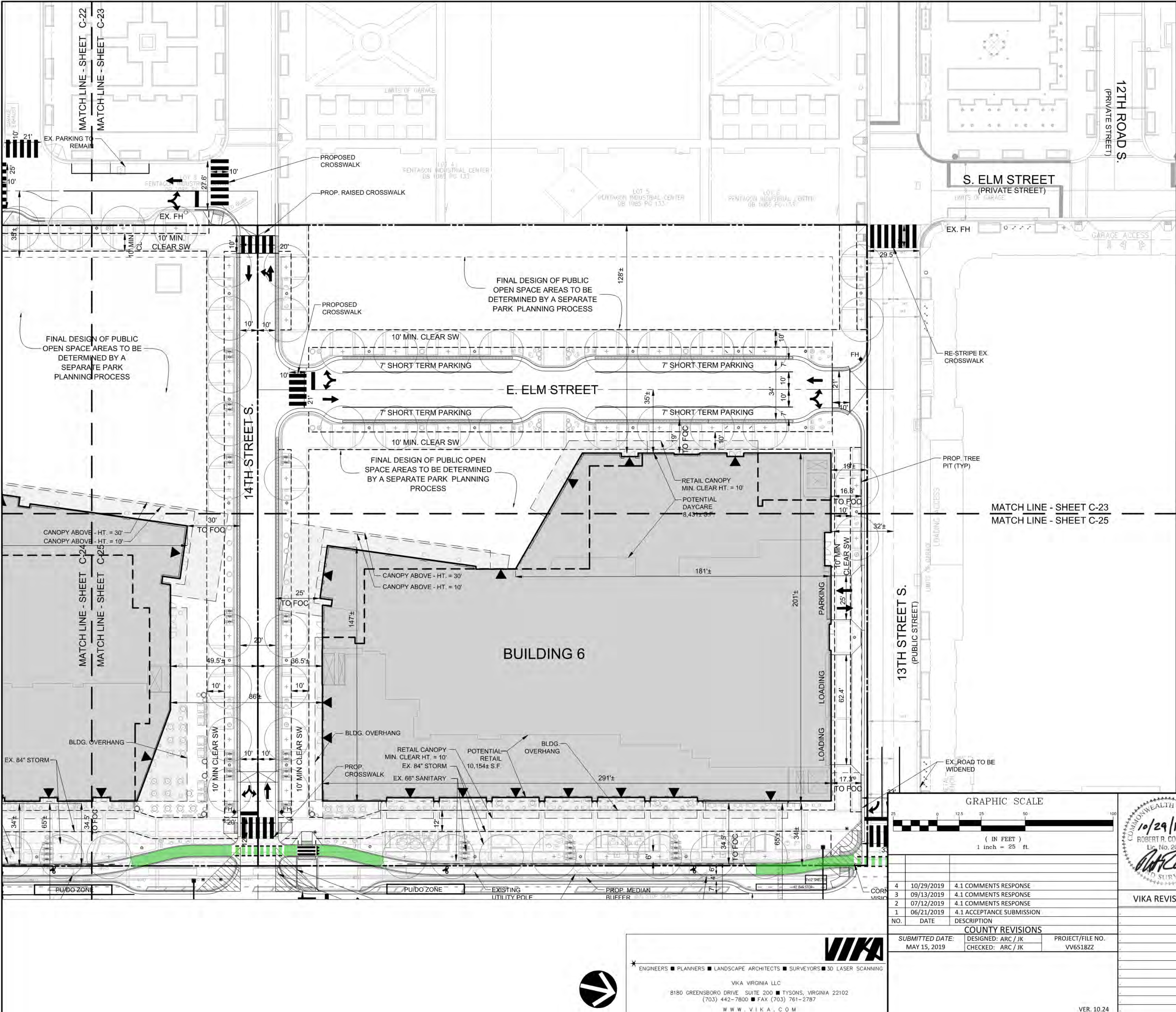
VIKA REVISIONS		
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
NO.	DATE	DESCRIPTION
COUNTY REVISIONS		
SUBMITTED DATE: MAY 15, 2019		DESIGNED: ARC / JK CHECKED: ARC / JK
		PROJECT/FILE NO.: VV6518ZZ

**VIKA**

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

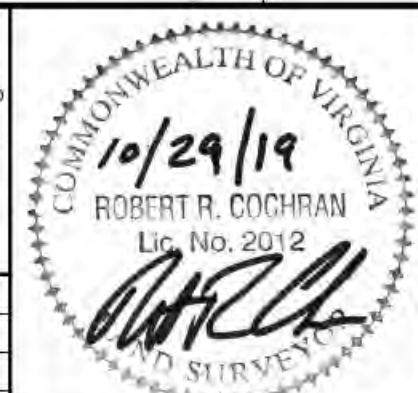
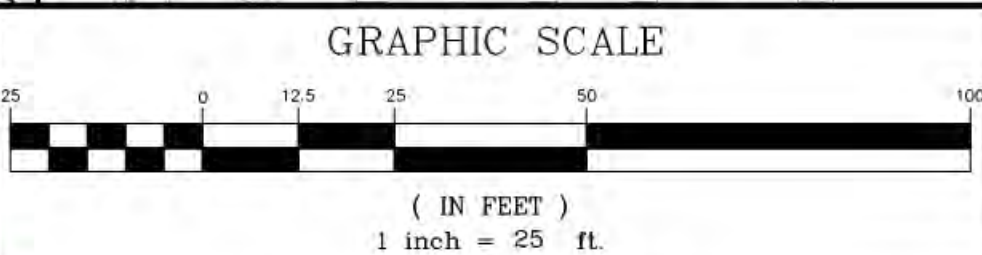
VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM





**LEGEND**

- PROPOSED BUILDING PODIUM
- PROPOSED BUILDING TOWER
- PROPOSED VEHICLE/PEDESTRIAN ENTRANCE
- SIGNALIZED INTERSECTION



ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**DETAILED STRIPING AND MARKING PLAN**  
**METROPOLITAN PARK PHASES 6, 7, AND 8**  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 25'	SHEET: C-23
-----------------	-------------

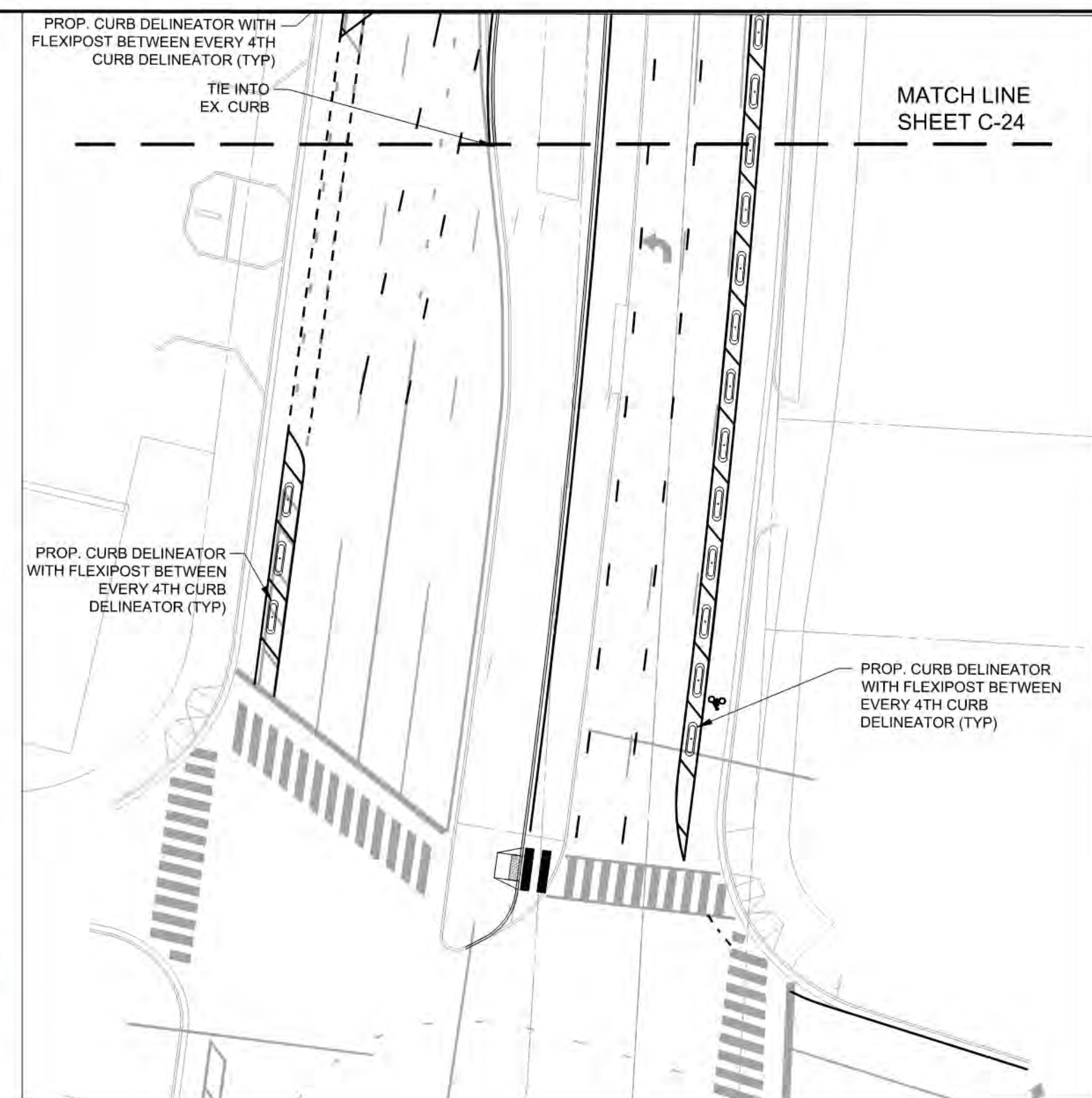
VIKA REVISIONS		
NO.	DATE	DESCRIPTION
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
COUNTY REVISIONS		
SUBMITTED DATE:	DESIGNED: ARC / JK	PROJECT/FILE NO.
MAY 15, 2019	CHECKED: ARC / JK	VV6518ZZ

**VIKA**

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

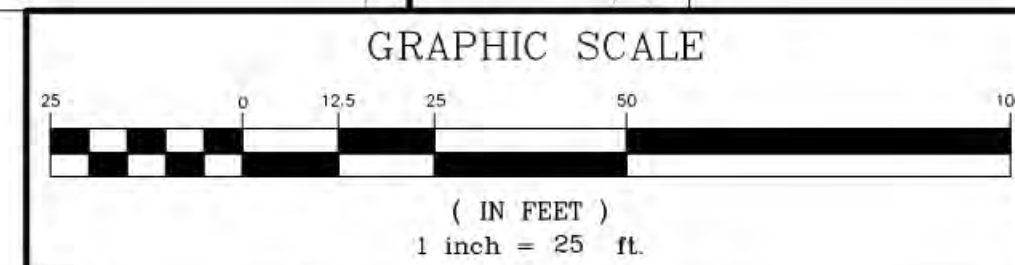
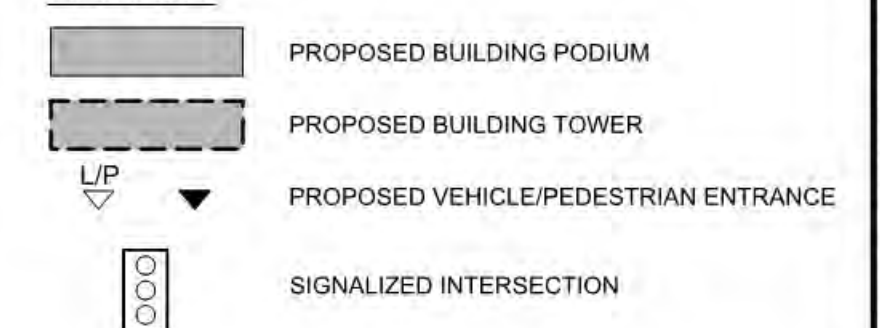
VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM





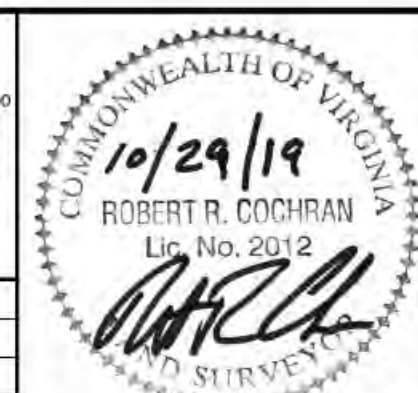
1. ALL EXISTING BRICK CROSSWALKS AT THE INTERSECTION OF S. EADS ST. AND 15TH ST. ARE TO BE TO REMOVED AND REPLACED WITH HIGH VISIBILITY CROSSWALKS.

### LEGEND



4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
NO.	DATE	DESCRIPTION

COUNTY REVISIONS		
SUBMITTED DATE: MAY 15, 2019	DESIGNED: ARC / JK	PROJECT/FILE NO. VV65182Z
	CHECKED: ARC / JK	



VIKA REVISIONS

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

DETAILED STRIPING AND MARKING PLAN  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 25'

SHEET:	C-24
--------	------

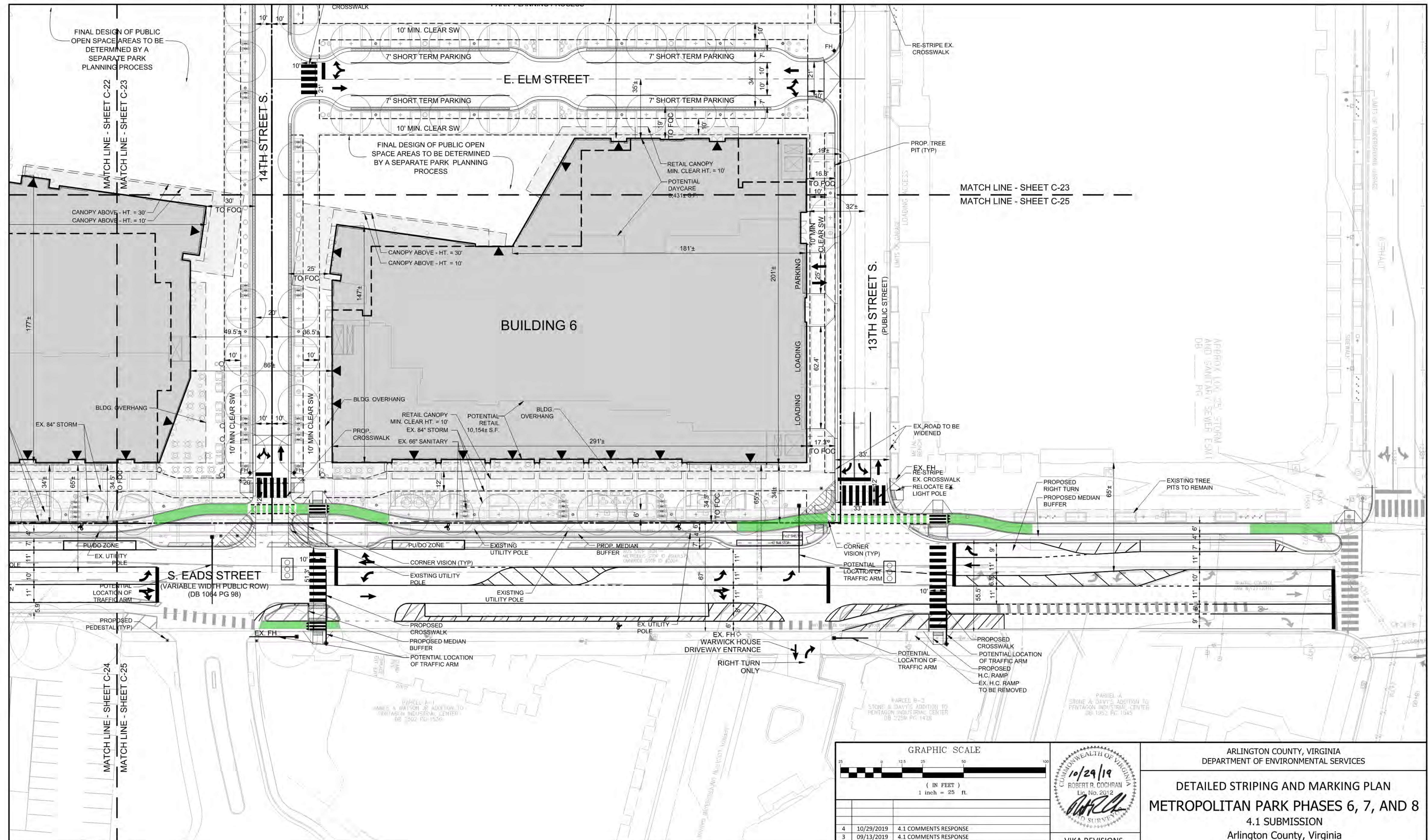


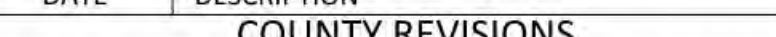
★ ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

VER. 10.24









GRAPHIC SCALE		
25	0	12.5      25      50      100
		
( IN FEET )		
1 inch = 25 ft.		
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
NO.	DATE	DESCRIPTION
COUNTY REVISIONS		
SUBMITTED DATE:	DESIGNED: ARC / JK	PROJECT/FILE NO. VV6518ZZ
MAY 15, 2019	CHECKED: ARC / JK	

COMMONWEALTH OF VIRGINIA  
10/29/19  
ROBERT R. COCHRAN  
Lic. No. 2012  
[Signature]  
AND SURVEYOR

ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES		
DETAILED STRIPING AND MARKING PLAN <b>METROPOLITAN PARK PHASES 6, 7, AND 8</b> 4.1 SUBMISSION Arlington County, Virginia		
SCALE: 1" = 25'	SHEET: C-25	

[illegible]

### LEGEND

- |   |                                      |
|---|--------------------------------------|
|  | PROPOSED BUILDING PODIUM             |
|  | PROPOSED BUILDING TOWER              |
|  | PROPOSED VEHICLE/PEDESTRIAN ENTRANCE |
|  | SIGNALIZED INTERSECTION              |



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

V I K A VIRGINIA LLC

8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102

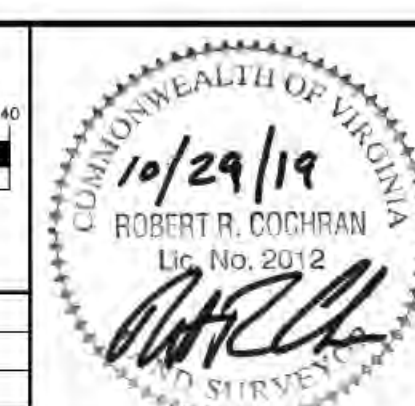
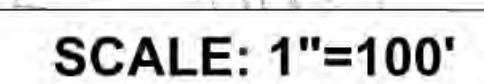
(703) 442-7800 ■ FAX (703) 761-2787

W W W . V I K A . C O M

**VIKA**

VER. 10.24



VIKA REVISIONS

EXISTING STREET SECTIONS  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

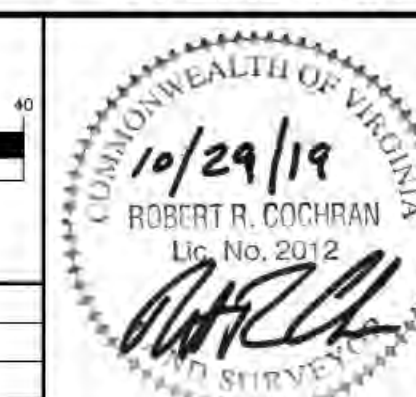
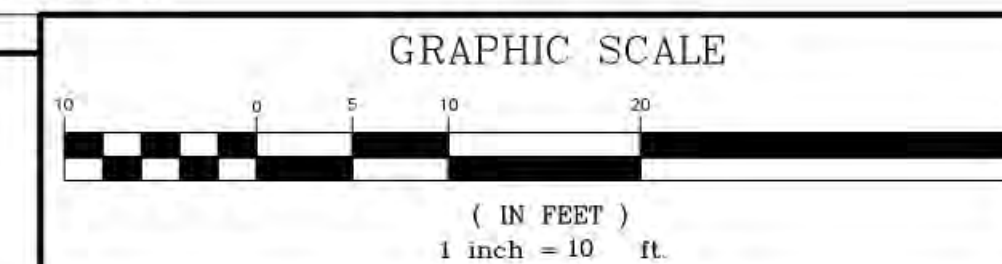
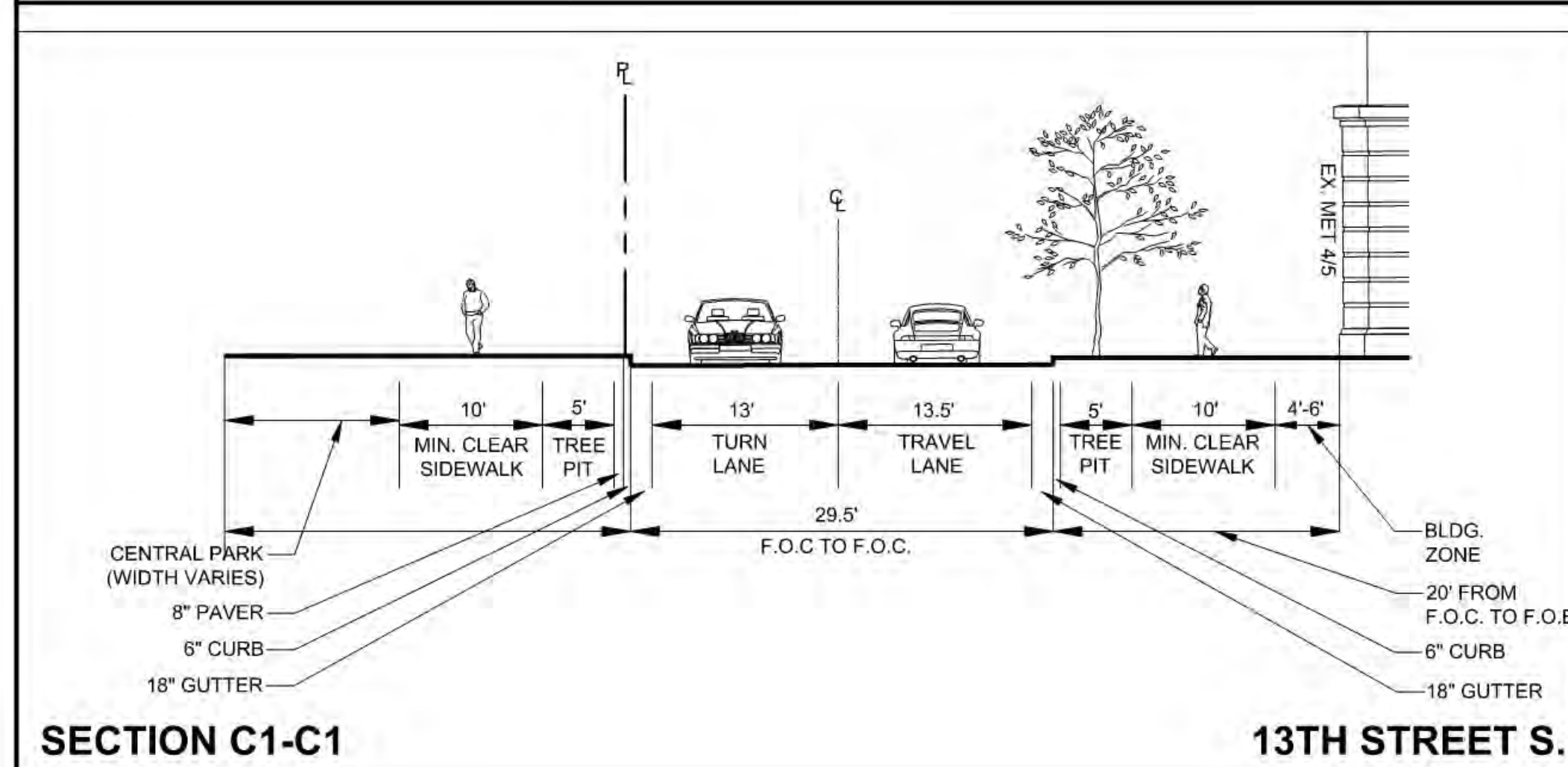
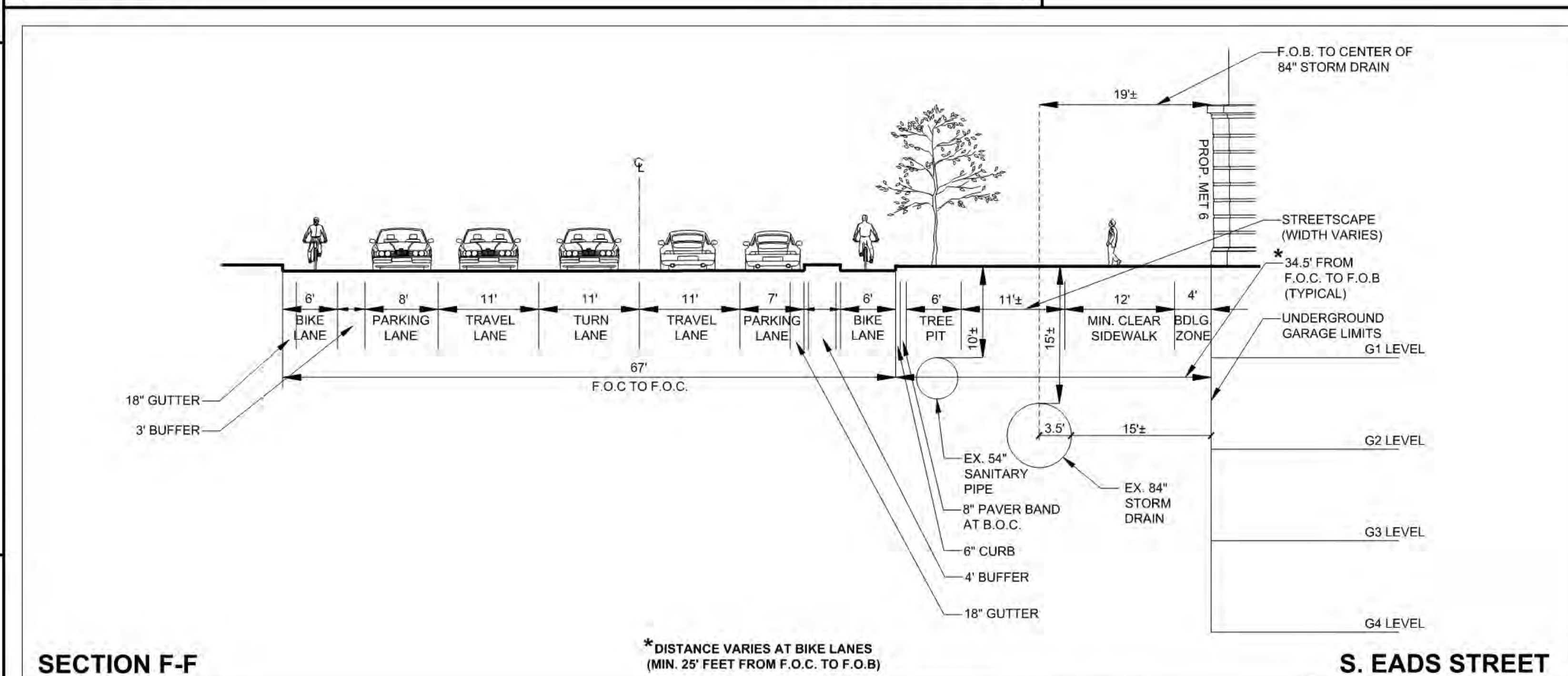
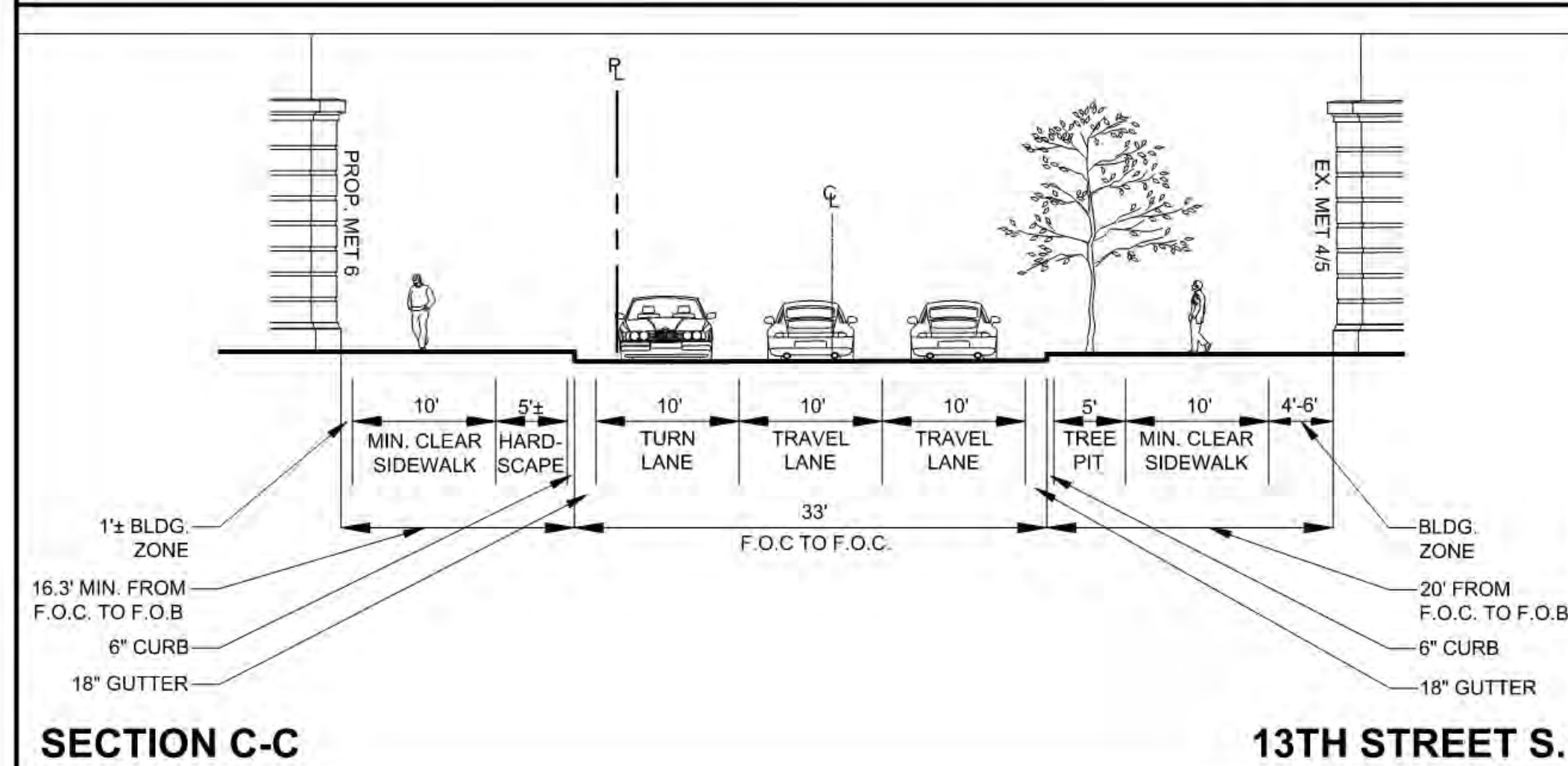
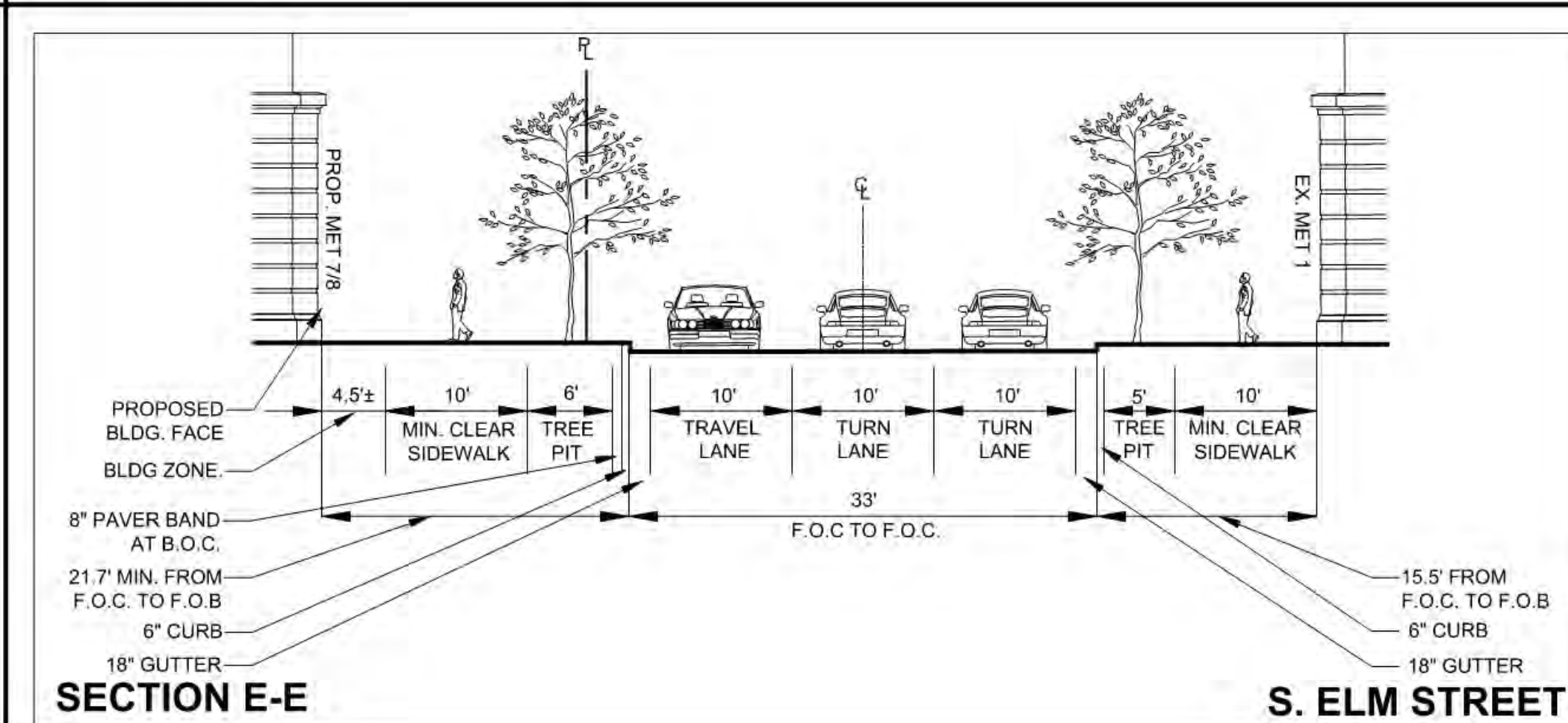
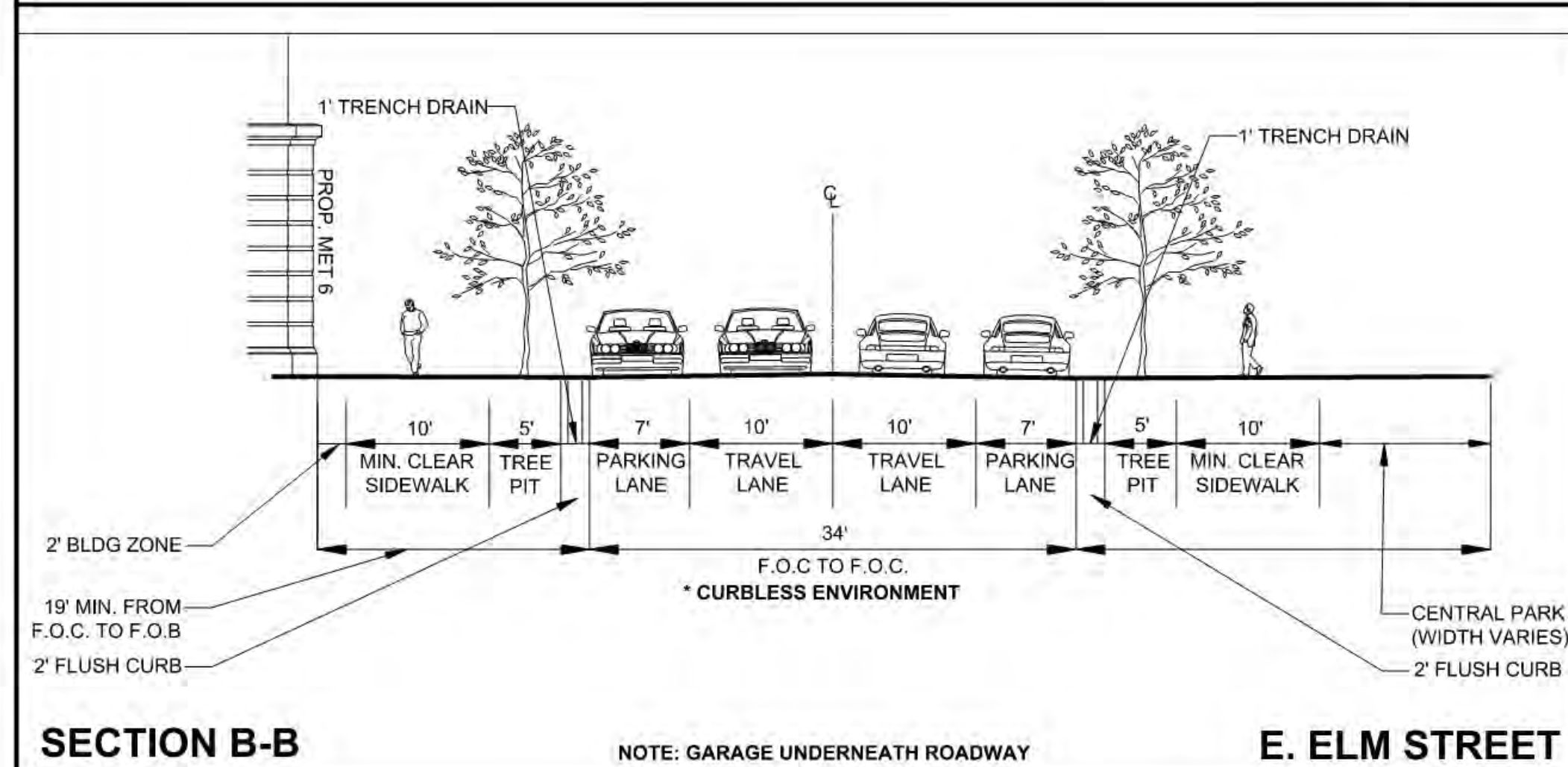
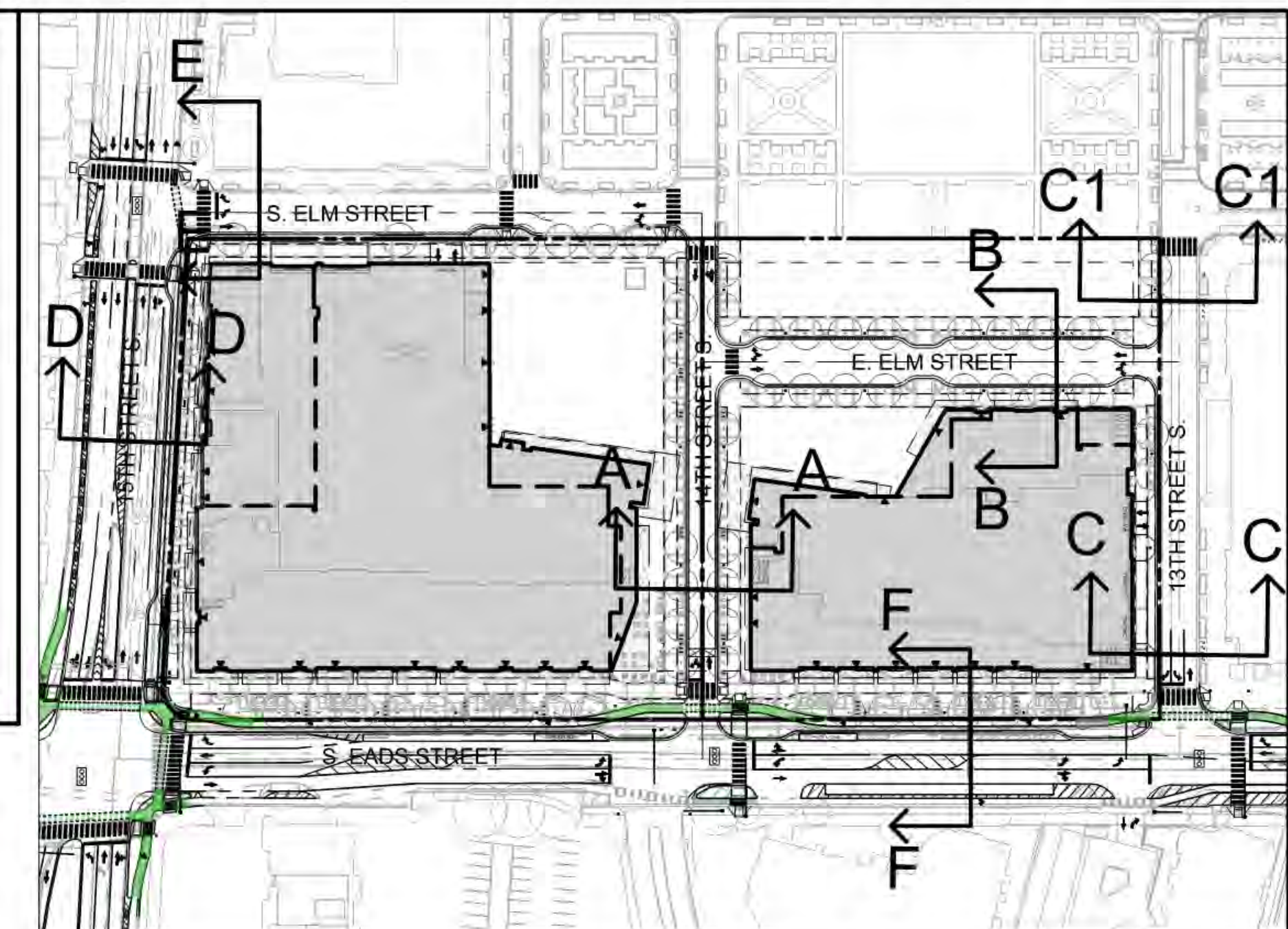
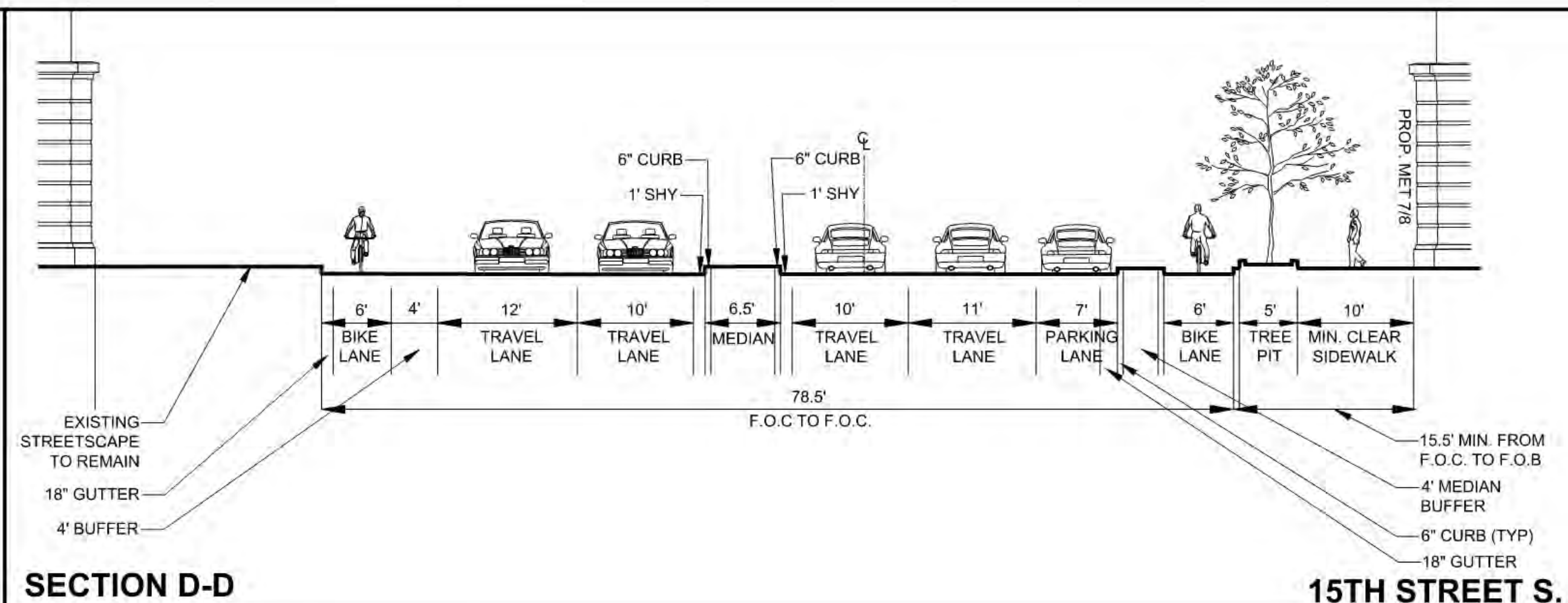
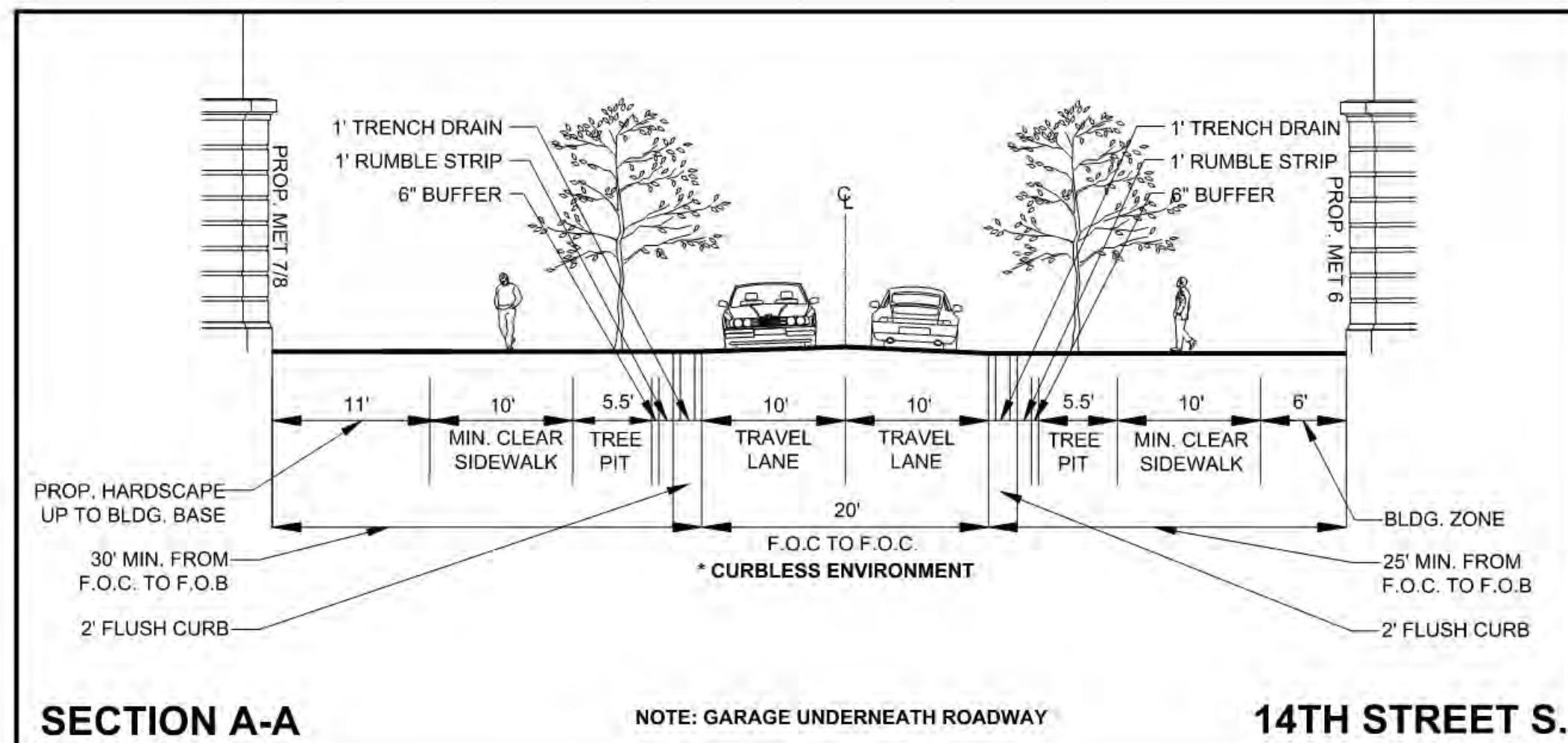
SHEET:	C-26
--------	------

WWW.VIKA.COM

PROJECT/FILE NO.  
VV6518ZZ

VER. 10.24





VIKA REVISIONS

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

PROPOSED STREET SECTIONS  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

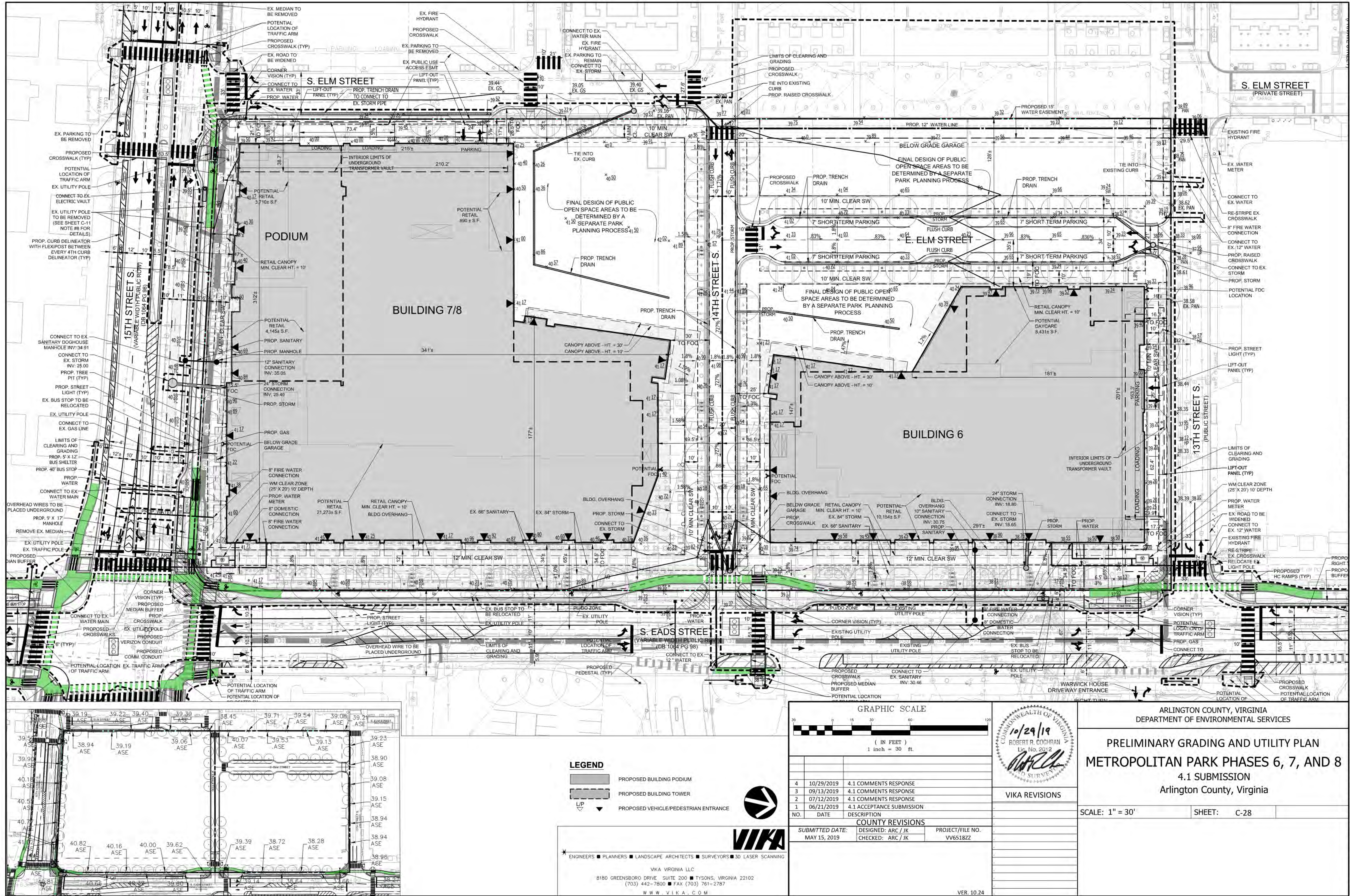
SCALE: AS NOTED	SHEET: C-27
-----------------	-------------

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

VER. 10.24

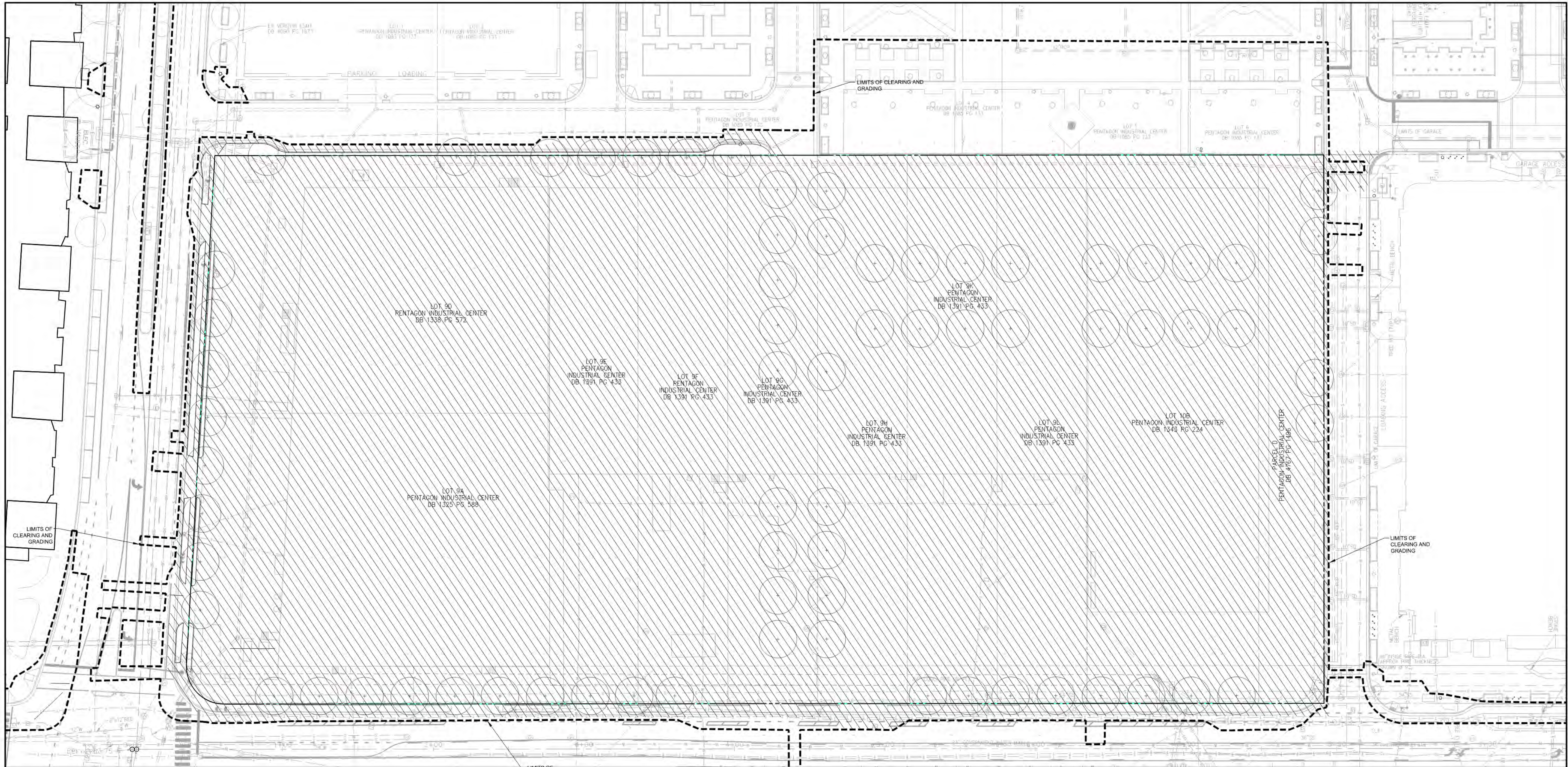






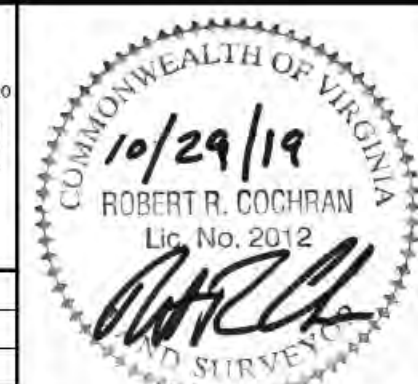
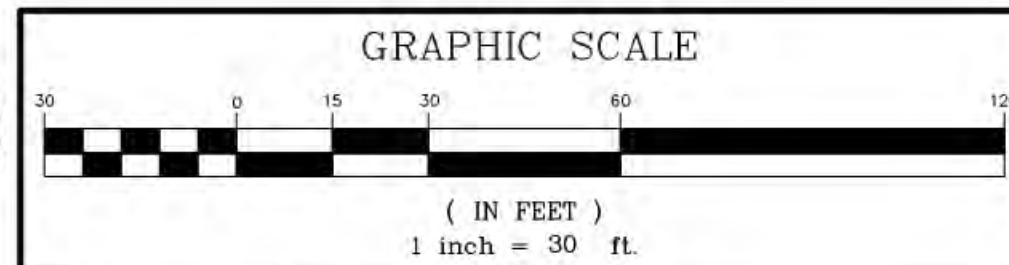






EXISTING IMPERVIOUS AREA = 6.594 AC  
EXISTING MANAGED TURF AREA = 0.063 AC  
TOTAL AREA = 6.657 AC

**LEGEND**  
[Hatched Box] EXISTING IMPERVIOUS AREA  
[Dashed Line] LIMITS OF DISTURBANCE (289,979 SF)



VIKA REVISIONS

NO.	DATE	DESCRIPTION
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION

**COUNTY REVISIONS**

SUBMITTED DATE:	DESIGNED: BAJ	PROJECT/FILE NO.
MAY 15, 2019	CHECKED: JDA	VV6518ZZ

**VIKA**  
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING  
VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

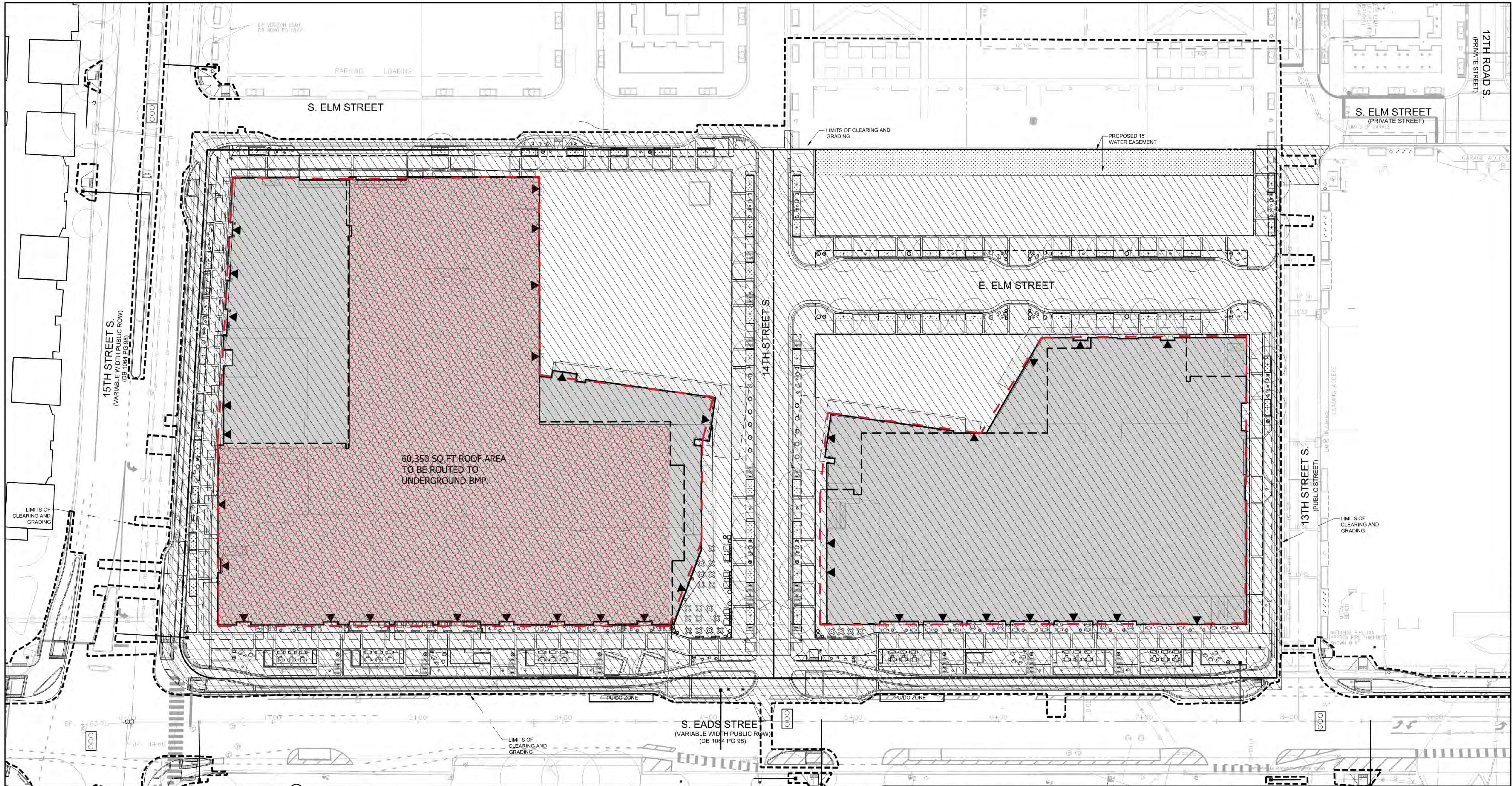
VER. 10.24

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**PRE-SWM BMP MAP**  
**METROPOLITAN PARK PHASES 6, 7, AND 8**  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 30' SHEET: C-30





PROPOSED IMPERVIOUS AREA = 6.473 AC  
PROPOSED MANAGED TURF AREA = 0.184 AC  
TOTAL AREA = 6.657 AC

- LEGEND**
- PROPOSED IMPERVIOUS AREA
  - PROPOSED BMP TREATMENT AREA
  - PROPOSED MANAGED TURF/TREE PITs
  - LIMITS OF DISTURBANCE (289,958 SF)

**Vika**  
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING  
Vika Virginia LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM



GRAPHIC SCALE		
( IN FEET ) 1 inch = 30 ft.		
NO.	DATE	DESCRIPTION
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
COUNTY REVISIONS		
SUBMITTED DATE: MAY 15, 2019		PROJECT/FILE NO. VV6518ZZ
DESIGNED: BAJ CHECKED: JDA		



VIKA REVISIONS

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**POST SWM MAP**  
**METROPOLITAN PARK PHASES 6, 7, AND 8**  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 30'

SHEET: C-31

VER. 10.24



EXISTING CONDITIONS

WinTR-55 Current Data Description

--- Identification Data ---

User:bjacob  
Project:Met 6-8 National Landing  
SubTitle:Existing  
State:Virginia  
County:Arlington  
Filename:P:\projects\6518\6518ZZ\DATA\SWM\Existing TR-55.w55

Date:7/25/2019  
Units:English  
Areal Units:Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Existing	Outlet		6.66	98	0.1

Total area: 6.66 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
.0	.0	4.84	.0	.0	.0	2.69

Storm Data Source: User-provided custom storm data  
Rainfall Distribution Type: NOAA\_C  
Dimensionless Unit Hydrograph: <standard>

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
.0	.0	4.84	.0	.0	.0	2.69

Storm Data Source: User-provided custom storm data  
Rainfall Distribution Type: NOAA\_C  
Dimensionless Unit Hydrograph: <standard>

Sub-Area Peak Flow by Rainfall Return Period

Sub-Area or Reach Identifier	10-Yr (cfs)	1-Yr (cfs)
SUBAREAS Existing	34.85	19.15
REACHES		
OUTLET	34.85	19.15

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	10-Yr (cfs) (hr)	1-Yr (cfs) (hr)
SUBAREAS Existing	34.85 12.12	19.15 12.12
REACHES		
OUTLET	34.85 12.12	19.15

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Existing	6.66	0.100	98	Outlet	

Total Area: 6.66 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Existing							
SHEET	100	1.0000	0.011				0.003
SHALLOW	200	1.0000	0.025				0.001
CHANNEL	113	1.0000	0.013	1.27	3.93	31.389	
CHANNEL	739	1.0000	0.013	38.48	21.99	205.278	
							0.001
							0.1

Time of Concentration

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Existing	Open space; grass cover 50% to 75% (fair)	D	.063	84
	Paved parking lots, roofs, driveways	D	6.594	98
	Total Area / Weighted Curve Number		6.66	98

PROPOSED CONDITIONS

WinTR-55 Current Data Description

--- Identification Data ---

User:bjacob  
Project:Met 6-8 National Landing  
SubTitle:Proposed  
State:Virginia  
County:Arlington  
Filename:P:\projects\6518\6518ZZ\DATA\SWM\Proposed TR-55.w55

Date:7/25/2019  
Units:English  
Areal Units:Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Proposed	Outlet		6.66	96	0.100

Total area: 6.66 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
.0	.0	4.84	.0	.0	.0	2.69

Storm Data Source: User-provided custom storm data  
Rainfall Distribution Type: NOAA\_C  
Dimensionless Unit Hydrograph: <standard>

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
.0	.0	4.84	.0	.0	.0	2.69

Storm Data Source: User-provided custom storm data  
Rainfall Distribution Type: NOAA\_C  
Dimensionless Unit Hydrograph: <standard>

Sub-Area Peak Flow by Rainfall Return Period

Sub-Area or Reach Identifier	10-Yr (cfs)	1-Yr (cfs)
SUBAREAS Proposed	34.30	18.38
REACHES		
OUTLET	34.30	18.38

Sub-Area Peak Flow and Peak Time (hr) by Rainfall Return Period

Sub-Area or Reach Identifier	10-Yr (cfs) (hr)	1-Yr (cfs) (hr)
SUBAREAS Proposed	34.30 12.11	18.38 12.12
REACHES		
OUTLET	34.30 12.11	18.38

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Proposed	6.66	0.100	96	Outlet	

Total Area: 6.66 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Proposed							
SHEET	100	1.0000	0.011				0.004
SHALLOW	300	1.0000	0.025				
CHANNEL	434	1.0000	0.013	38.48	29.99	120.556	
							0.001
							0.100

Time of Concentration

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Proposed	CN directly entered by user	-	6.66	96
	Total Area / Weighted Curve Number		6.66	96

Runoff Volume and Curve Number Calculations

Enter design storm rainfall depths (in):

1-year storm	2-year storm	10-year storm
2.69	3.11	4.84

Use NOAA Atlas 14 (<http://hdsc.nws.noaa.gov/hdsc/pdfs/>)

\*Notes (see below):

[1] The curve numbers and runoff volumes computed in this spreadsheet for each drainage area are limited in their applicability for determining and demonstrating compliance with water quantity requirements. See VRRM User's Guide and Documentation for additional information.

[2] Runoff Volume (RV) for pre- and post-development drainage areas must be in volumetric units (e.g., acre-feet or cubic feet) when using the Energy Balance Equation. Runoff measured in watershed-inches and shown in the spreadsheet as RV(watershed-inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise RV(watershed-inch) must be multiplied by the drainage area.

[3] Adjusted CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roofs is included in BMP specification No. 5.

Drainage Area Curve Numbers and Runoff Depths\*

Curve numbers (CN, CNadj) and runoff depths (RV<sub>Developed</sub>) are computed with and without reduction practices.

Drainage Area A		A Soils	B Soils	C Soils	D Soils	Total Area (acres): 6.6570 Runoff Reduction Volume (ft <sup>3</sup> ): 4,299.9375
Forest/Open Space – undisturbed, protected forest/open space or reforested land	Area (acres)	0.0000	0.0000	0.0000	0.0000	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.0000	0.0000	0.0000	0.1840	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.0000	0.0000	0.0000	6.4730	
	CN	98	98	98	98	
CN (D.A. A)						98
		1-year storm	2-year storm	10-year storm		
RV <sub>Developed</sub> (watershed-inch) with no Runoff Reduction*		2.4597	2.8778	4.6034		
RV <sub>Developed</sub> (watershed-inch) with Runoff Reduction*		2.2818	2.6999	4.4255		
Adjusted CN*		96	96	96		

\*See Notes above

NOTE:  
COMPUTATIONS HEREON ARE BASED ON APPROXIMATIONS OF PROPOSED PERVIOUS/IMPERVIOUS AREA, AT THE TIME OF FINAL CONSTRUCTION PLANS, BASED ON FINAL PERVIOUS/IMPERVIOUS AREAS, THE FINAL SWM VOLUME REQUIREMENTS WILL BE DETERMINED. THE METHODOLOGY USED SHALL BE CONSISTENT WITH THAT SHOWN HEREON

ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN

ALL STORMWATER MANAGEMENT FACILITIES MUST BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED BEFORE THE CONSTRUCTION PLAN IS APPROVED.

EXISTING CONDITIONS COMPUTATION NOTE:  
ALL EXISTING CONDITIONS WERE MODELED USING WINTR-55 SOFTWARE. EXISTING LAND COVER WAS TAKEN FROM FIELD SURVEY DATA AND THEN INPUTTED INTO TR-55 TO COMPUTE THE CURVE NUMBER AND PEAK FLOW RATES FOR THE 1-YEAR, 2-YEAR, AND 10-YEAR 24 HOUR STORMS.

PROPOSED CONDITIONS COMPUTATION NOTE:  
ALL PROPOSED CONDITIONS WERE MODELED USING WINTR-55 SOFTWARE. TR-55 WAS USED TO DETERMINE THE PROPOSED CONDITION CURVE NUMBER AND PEAK RUNOFF FLOW RATE FOR BOTH THE 1 YEAR 24 HOUR STORM AND THE 10 YEAR 24 HOUR STORM.

SWM NARRATIVE:  
SWM MANAGEMENT FOR THIS SITE WILL BE PROVIDED VIA A RAINWATER HARVESTING SYSTEM. ROOF RUNOFF WILL BE CAPTURED AND USED TO SUPPLEMENT THE WATER REQUIREMENTS OF THE COOLING TOWERS IN THE PROPOSED BUILDING. THIS WILL BE USED TO PROVIDE WATER QUALITY TREATMENT. PLEASE SEE VRRM WORKSHEET ON SHEET C-33. STORM WATER DETENTION AND WATER QUALITY IS PROVIDED VIA A STORAGE TANK LOCATED IN THE PARKING GARAGE. THIS TANK WILL BE A MINIMUM OF 7650 CF IN ORDER TO MEET CHANNEL PROTECTION REQUIREMENTS. SEE SHEET C-35 FOR ENERGY BALANCE DETAILS. CURVE NUMBER AND PEAK RUNOFF FLOW WERE COMPUTED FOR BOTH EXISTING CONDITION AND PROPOSED CONDITION USING WIN TR-55. COMPUTED CURVE NUMBERS AND FLOW RATES WERE THEN INPUTTED INTO A SWM WATER QUANTITY WORKSHEET UTILIZING THE TR-55 SHORTCUT METHOD TO DETERMINE THE ALLOWABLE RELEASE RATES AND STORAGE REQUIRED FOR FLOOD CONTROL.

NOTE:  
PRELIMINARY SIZING IS BASED ON EQUATIONS FOUND IN TR-55 USER MANUAL (1986, REVISED 1999) APPENDIX F.



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM



ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

PRELIMINARY SWM COMPUTATIONS  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: N/A SHEET: C-32



Project SWM #	LDA Permit #	Disturbed Area (acres)	% Impervious	% Post-Impervious	Pre-Development TP load (lb/yr)	Post-Development TP load (lb/yr)	TP load reduction achieved (lb/yr)	Pre-Development TN load (lb/yr)	Post-Development TN load (lb/yr)	TN load reduction achieved (lb/yr)	Total Site Area (acres)	Pre-Forest Area (acres)	Pre-Turf Area (acres)	Pre-Impervious Area (acres)	Post-Forest Area (acres)	Post-Turf Area (acres)	Post-Impervious Area (acres)	Pre-Runoff Volume	Post-Runoff Volume	Runoff Volume Reduction Achieved	Site Latitude (Decimal Degrees)	Site Longitude (Decimal Degrees)	Anticipated Start Date
	6.6680	99.1	97.2	14.32	14.13	2.70	102.46	101.08	19.31	6.6570	0.0000	0.0630	6.5940	0.0000	0.1840	6.4730	#####	#####	#####				

Project Name: Met 6-8 National Landing

Date: 9/12/2019

CLEAR ALL

(Ctrl+Shift+R)

data input cells

constant values

calculation cells

final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 6.6680

Maximum reduction required: 20%

The site's net increase in impervious cover (acres) is: 0.0000

Post-Development TP Load Reduction for Site (lb/yr): 2.6714

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.0630	0.0630
Impervious Cover (acres)				6.5940	6.5940
					6.6570

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.1840	0.1840
Impervious Cover (acres)				6.4730	6.4730
Area Check	OK	OK	OK	OK	6.6570

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted <sup>1</sup>
Forest/Open Space Cover (acres)	0.0000	0.0000
Weighted Rv(forest)	0.0000	0.0000
% Forest	0%	0%
Managed Turf Cover (acres)	0.0630	0.0630
Weighted Rv(turf)	0.2500	0.2500
% Managed Turf	1%	1%
Impervious Cover (acres)	6.5940	6.5940
Rv(impervious)	0.9500	0.9500
% Impervious	99%	99%
Total Site Area (acres)	6.6570	6.6570
Site Rv	0.9434	0.9434

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.5233	0.5233
Pre-ReDevelopment Treatment Volume (cubic feet)	22,796.5815	22,796.5815
Pre-ReDevelopment TP Load (lb/yr)	14.3230	14.3230
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.1500	2.1500
Baseline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-redevelopment area excluding previous land proposed for new impervious cover)		2.7294

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)		
Post ReDev. & New Impervious		
Forest/Open Space Cover (acres)	0.0000	
Weighted Rv(forest)	0.0000	
% Forest	0%	
Managed Turf Cover (acres)	0.1840	
Weighted Rv (turf)	0.2500	
% Managed Turf	3%	
Impervious Cover (acres)	6.4730	
Rv(impervious)	0.9500	
% Impervious	97%	
Total ReDev. Site Area (acres)	6.6570	
Final Post Dev Site Rv	0.9307	

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.5163	
Final Post-Development Treatment Volume (cubic feet)	22,489.1205	
Final Post-Development TP Load (lb/yr)	14.1299	
Final Post-Development TP Load per acre (lb/acre/yr)	2.1200	
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	2.6714	
TP Load Reduction Required for New Impervious Area (lb/yr)		0

Adjusted Land Cover Summary:

Pre-ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lb/acre/yr).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) 2.6714

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr) 102.468

Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr) 101.0828

### Drainage Area A

Drainage Area A Land Cover (acres)						
	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.0000	0.0000	0.0000	0.1840	0.1840	0.2500
Impervious Cover (acres)	0.0000	0.0000	0.0000	6.4730	6.4730	0.9500
Total	6.6570					

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	14.1299
Post Development Treatment Volume in D.A. A (ft³)	22,489.1205

### Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
2. Rooftop Disconnection (RR)													
2.a. Simple Disconnection to A/B Soils (Spec #1)	50			0.0000	0.0000	0.0000	0.0000	0	0.0000	0.0000	0.0000	0.0000	
2.b. Simple Disconnection to C/D Soils (Spec #1)	25			0.0000	0.0000	0.0000	0.0000	0	0.0000	0.0000	0.0000	0.0000	
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	50			0.0000	0.0000	0.0000	0.0000	0	0.0000	0.0000	0.0000	0.0000	
2.d. To Dry Well or French Drain #1, Micro-Infiltration #1 (Spec #8)	50			0.0000	0.0000	0.0000	0.0000	25	0.0000	0.0000	0.0000	0.0000	
2.e. To Dry Well or French Drain #2, Micro-Infiltration #2 (Spec #8)	90			0.0000	0.0000	0.0000	0.0000	25	0.0000	0.0000	0.0000	0.0000	
2.f. To Rain Garden #1, Micro-Bioretentation #1 (Spec #9)	40			0.0000	0.0000	0.0000	0.0000	25	0.0000	0.0000	0.0000	0.0000	
2.g. To Rain Garden #2, Micro-Bioretentation #2 (Spec #9)	80			0.0000	0.0000	0.0000	0.0000	50	0.0000	0.0000	0.0000	0.0000	
2.h. To Rainwater Harvesting (Spec #6)	90			0.0000	4,299.9375	477.7708	4,777.7083	0	0.0000	2.9984	2.6986	0.2998	
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40		1.3854	0.0000	0.0000	0.0000	0.0000	25	0.0000	0.0000	0.0000	0.0000	

### Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER (ac)	6.4730	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER TREATED (ac)	1.3854	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA (ac)	0.1840	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA TREATED (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	
Site Treatment Volume (ft³) 22,489.1205						
Runoff Reduction Volume and TP By Drainage Area						
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	4,299.9375	0.0000	0.0000	0.0000	0.0000	4,299.9375
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	14.1299	0.0000	0.0000	0.0000	0.0000	14.1299
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.6986	0.0000	0.0000	0.0000	0.0000	2.6986
TP LOAD REMAINING (lb/yr)	11.4313	0.0000	0.0000	0.0000	0.0000	11.4313
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 19.3052						
Total Phosphorus						
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	14.1299					
TP LOAD REDUCTION REQUIRED (lb/yr)	2.6714					
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.6986					
TP LOAD REMAINING (lb/yr):	11.4313					
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.0000	**				
** TARGET TP REDUCTION EXCEEDED BY 0.0272 LB/YEAR **						
Total Nitrogen (For Informational Purposes)						
POST-DEVELOPMENT LOAD (lb/yr)	101.0828					
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	19.3052					
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	81.7776					

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

PRELIMINARY BMP COMPUTATIONS  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: N/A SHEET: C-33

10/29/19  
COMMONWEALTH OF VIRGINIA  
ROBERT R. COCHRAN  
Lic. No. 2912  
LAND SURVEYOR

VIKA REVISIONS

COUNTY REVISIONS

SUBMITTED DATE: MAY 15, 2019 DESIGNED: BAJ PROJECT/FILE NO. VV6518ZZ

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM



## VIRGINIA CISTERN DESIGN SPREADSHEET

### Input

v. March 2013

#### REGIONAL LOCATION

What region will the rainwater harvesting system be located closest to?  
(click drop down menu in turquoise cell on the right for directions to appear)  
Target Storm (inches)

2  
1

#### ROOF AREA CAPTURED

How big is the roof footprint area to be captured (square feet)?

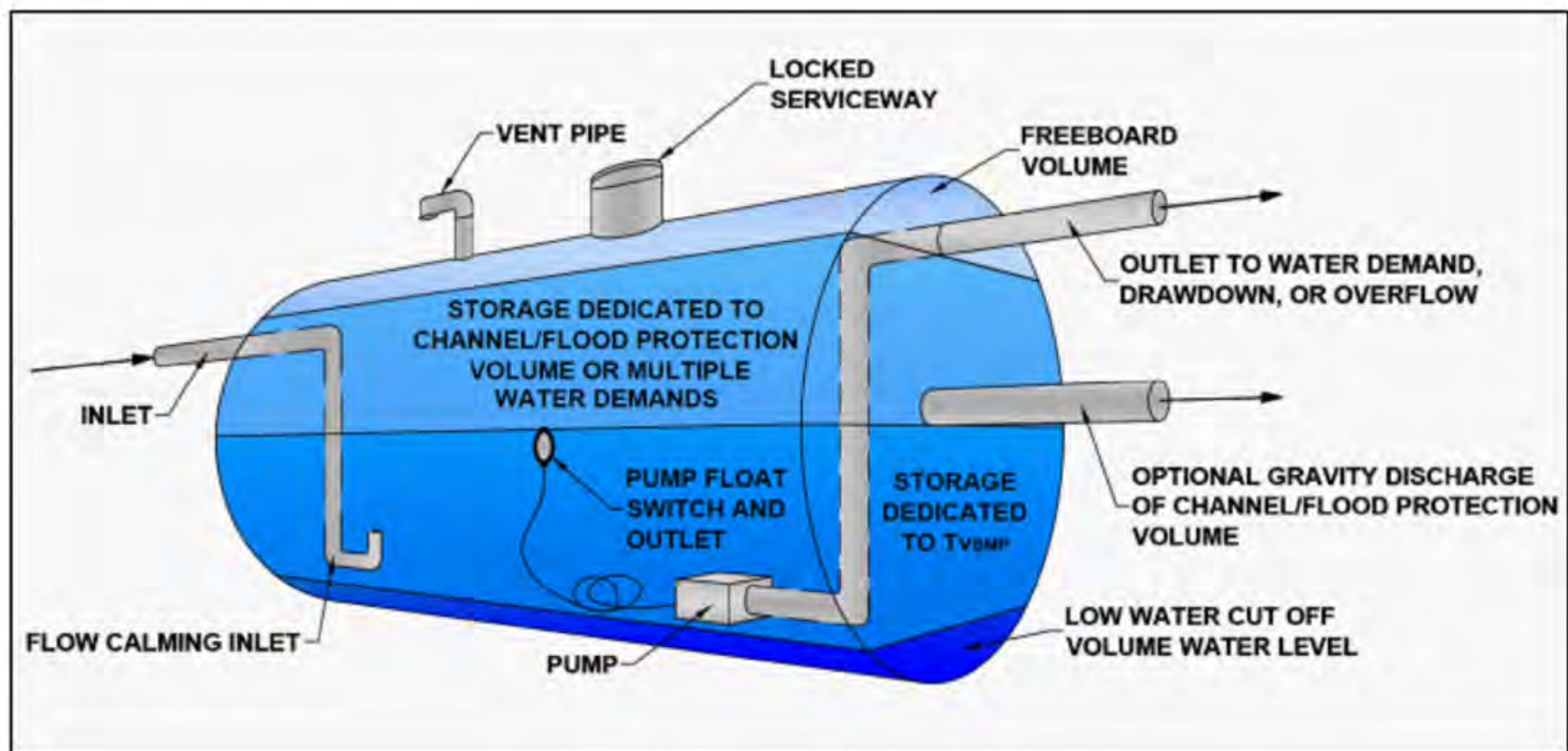
60,350

#### COOLING TOWERS

If water is to be used for cooling towers (for large scale projects)

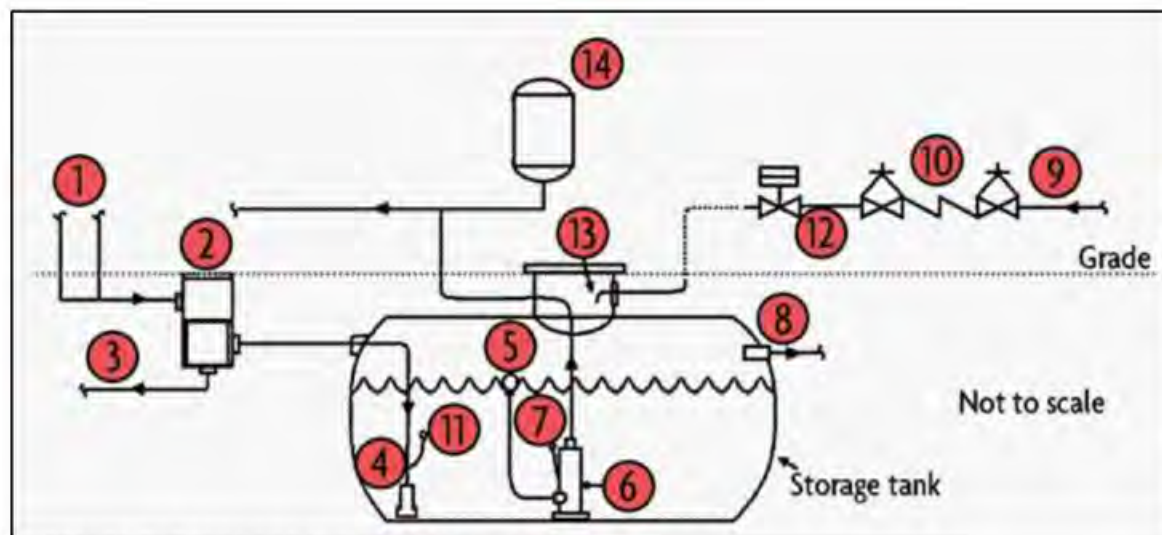
Enter the average daily demand for each month throughout the year. (gallons/day)

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1322956	1440136	1729728	1778787	2005725	2173068	2695717	2833716	2435921	2143723	1246055	1,246,055



#### NOTES:

- FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
- SUPPORT AND REINFORCING FOR VAULTS PER STRUCTURAL ENGINEERING PLANS.
- OUTFALL MAY BE PUMPED AS REQUIRED WITH FINAL SITE PLAN



### SWM/REUSE VAULT TYPICAL DETAIL

NOT TO SCALE

#### BMP NOTE:

THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE WILL PROVIDE A PHOSPHOROUS REMOVAL RATE AS REQUIRED BY DEQ, AT A MINIMUM. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE LID TECHNIQUES (PER THE DESIGN SPECIFICATION OF THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND AS AMENDED/MODIFIED BY ARLINGTON DES) OR THE USE OF MANUFACTURED BMPs IN ACCORDANCE WITH THE BMP CLEARINGHOUSE, OR A COMBINATION THEREOF. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY DES.

#### NOTE:

COMPUTATIONS HEREON ARE BASED ON APPROXIMATIONS OF PROPOSED PERVIOUS/IMPERVIOUS AREA. AT THE TIME OF FINAL CONSTRUCTION PLANS, BASED ON FINAL PERVIOUS/IMPERVIOUS AREAS, THE FINAL SWM VOLUME REQUIREMENTS WILL BE DETERMINED. THE METHODOLOGY USED SHALL BE CONSISTENT WITH THAT SHOWN HEREON.

ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN.

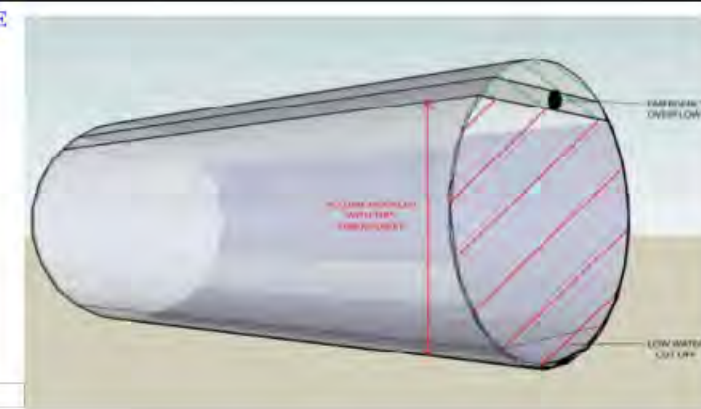
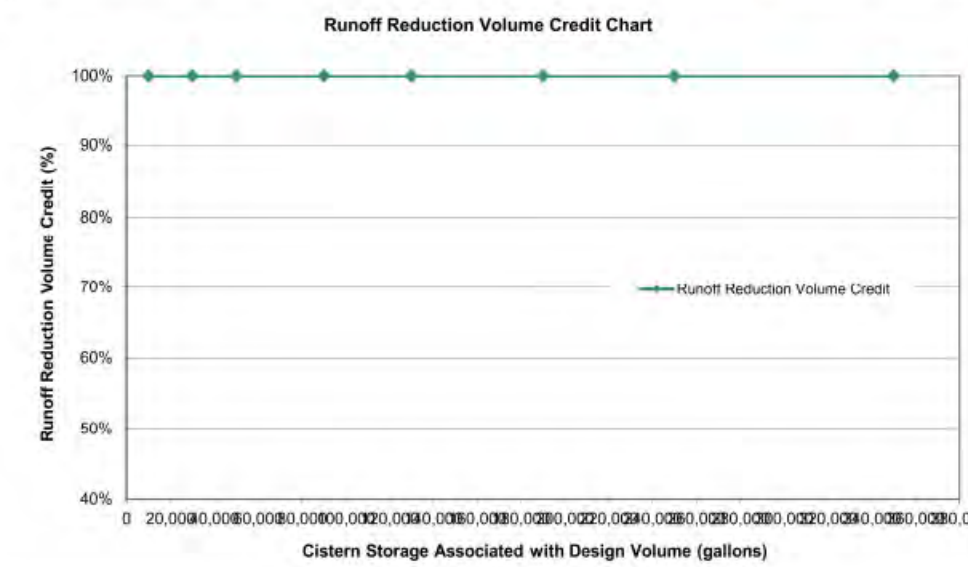
ALL STORMWATER MANAGEMENT FACILITIES MUST BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED.

### RUNOFF REDUCTION VOLUME: RESULTS FOR PRECIP <=1" WITH YEAR-ROUND USE

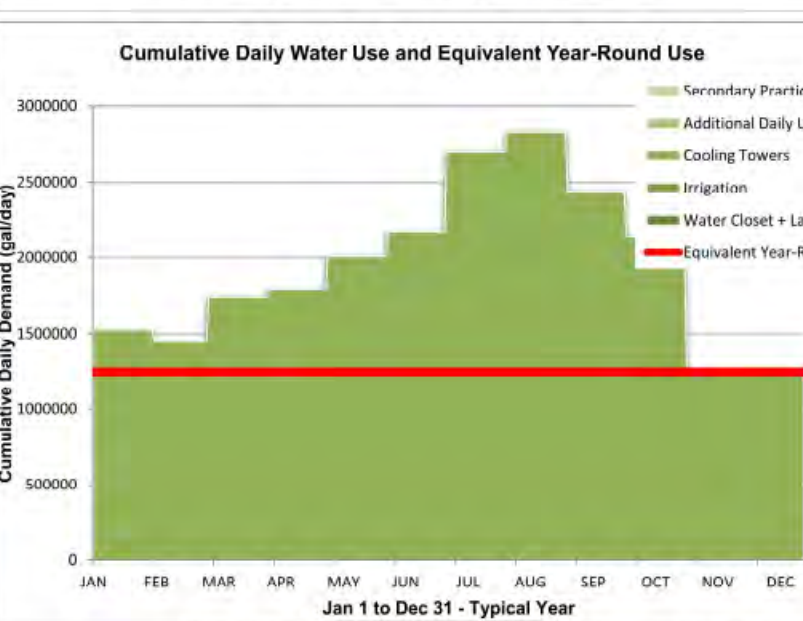
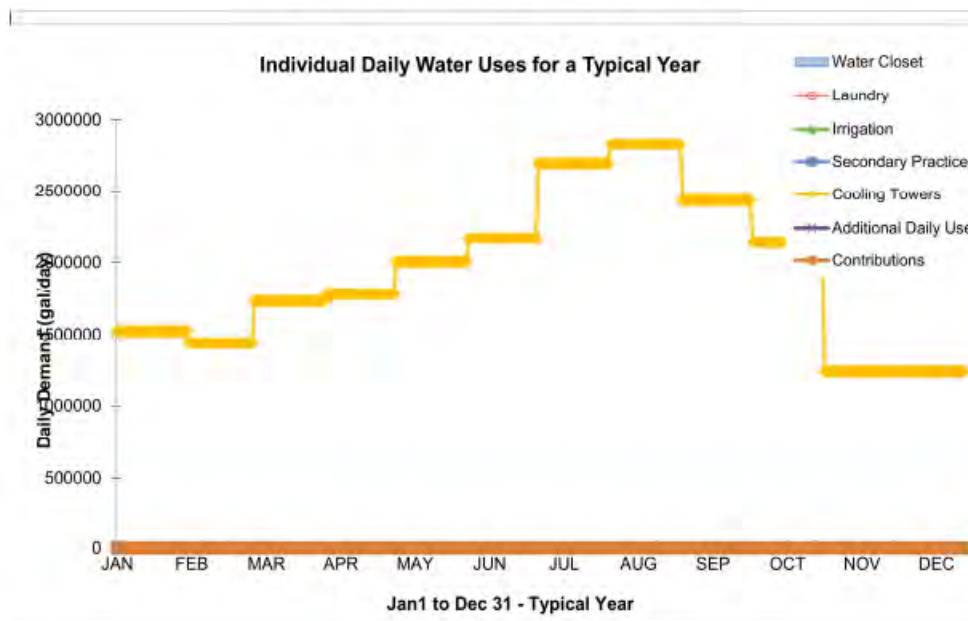
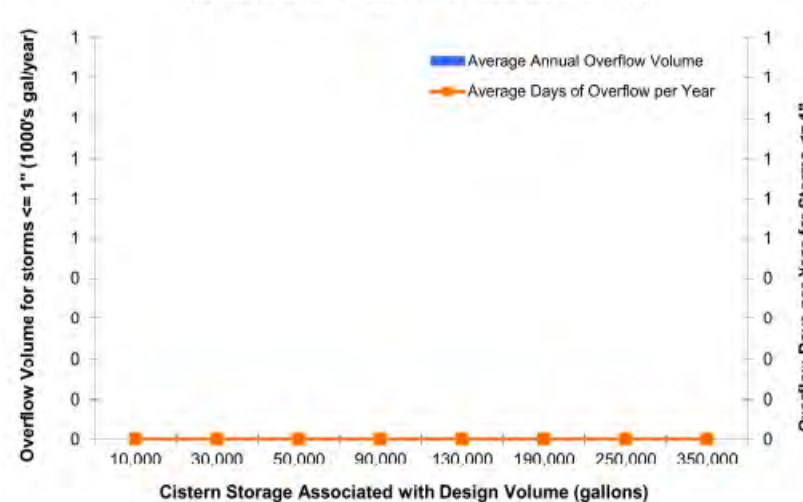
Cistern Storage Associated with Design Volume (gallons)	Average Annual Overflow days for storms <=1" (days/year)*	Average Annual Overflow Volume for storms <=1" (1000's gal/year)*	Runoff Reduction Volume Credit
10,000	0	0	100%
30,000	0	0	100%
50,000	0	0	100%
90,000	0	0	100%
130,000	0	0	100%
190,000	0	0	100%
250,000	0	0	100%
350,000	0	0	100%

Total Annual Volume contributed to system inlet by storms <=1" (1000's gal/year) = 727

\* NOTE: Calculations on this sheet exclude overflow for storms > 1" and only considers real and equivalent year-round uses.



#### Overflow: Average Annual Overflow Volume & Number of Overflow Days per Year for Storms <= 1" (Year-Round Uses)

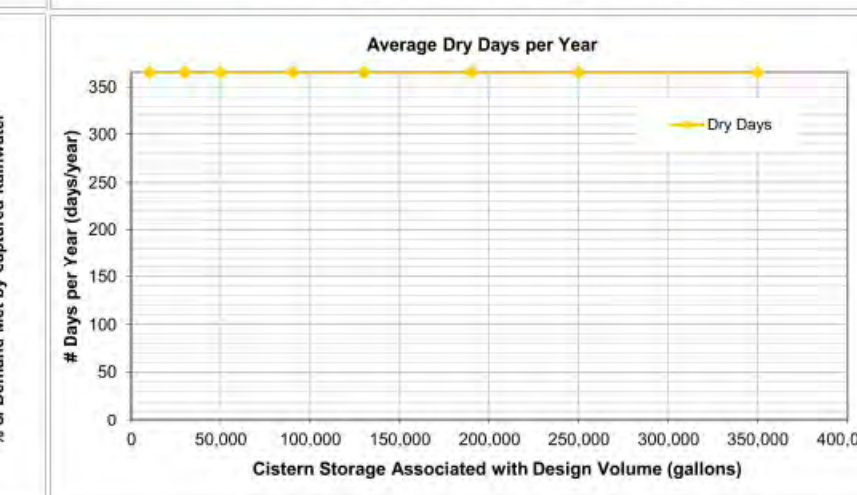
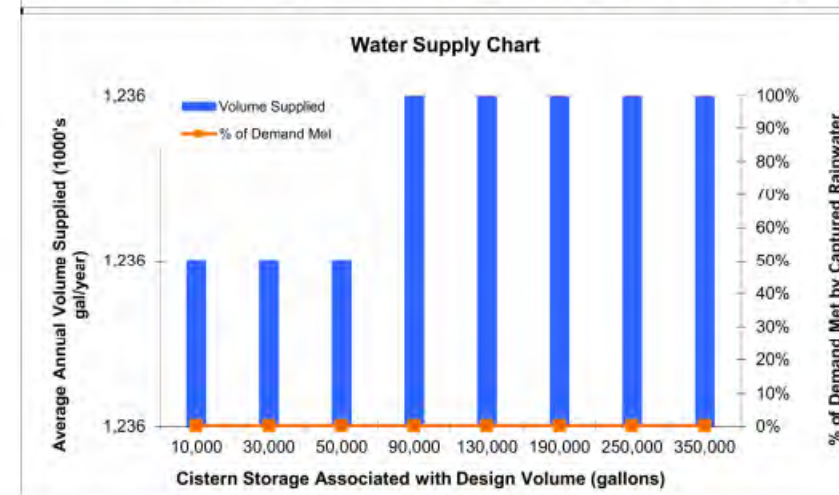
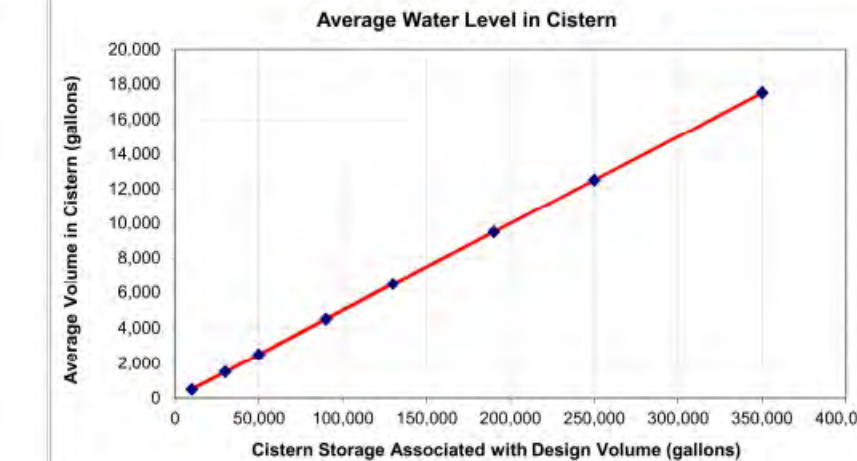
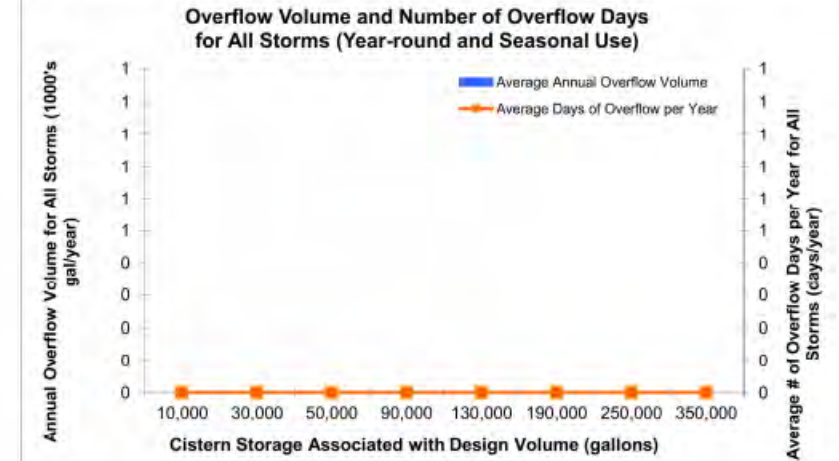
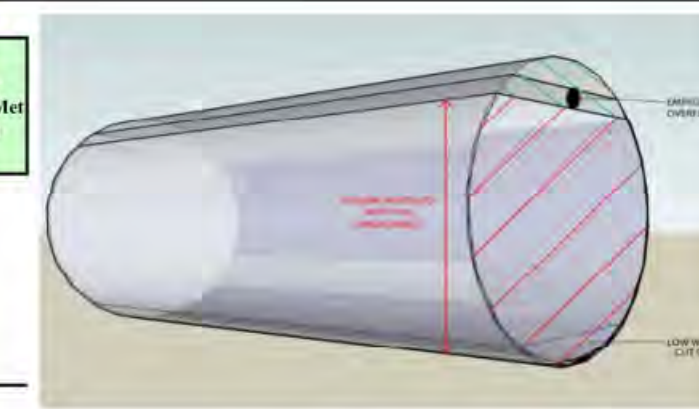


NOTE: Chart is an approximation of cumulative and equivalent year-round uses, actual values may vary; contributions from other sources not shown.

### RESULTS: USING PRECIP DATA FROM ALL STORMS WITH YEAR-ROUND AND SEASONAL USES

Cistern Storage Associated with Design Volume (gallons)	Average Annual Overflow days for all storms (1000's gal/year)	Average Annual Overflow Volume for all storms (1000's gal/year)	Average Annual "Dry" days (days/year)	Average Cistern Volume (1000's gal/year)	% of Demand Met by Captured Rainwater	Annual Volume Supplied, Demand Met (1000's gal/year)
10,000	0	0	365	500	0%	1,236
30,000	0	0	365	1,500	0%	1,236
50,000	0	0	365	2,500	0%	1,236
90,000	0	0	365	4,500	0%	1,236
130,000	0	0	365	6,500	0%	1,236
190,000	0	0	365	9,500	0%	1,236
250,000	0	0	365	12,500	0%	1,236
350,000	0	0	365	17,500	0%	1,236

NOTE: Calculations on this sheet include all precipitation events and all water uses (year-round and seasonal)

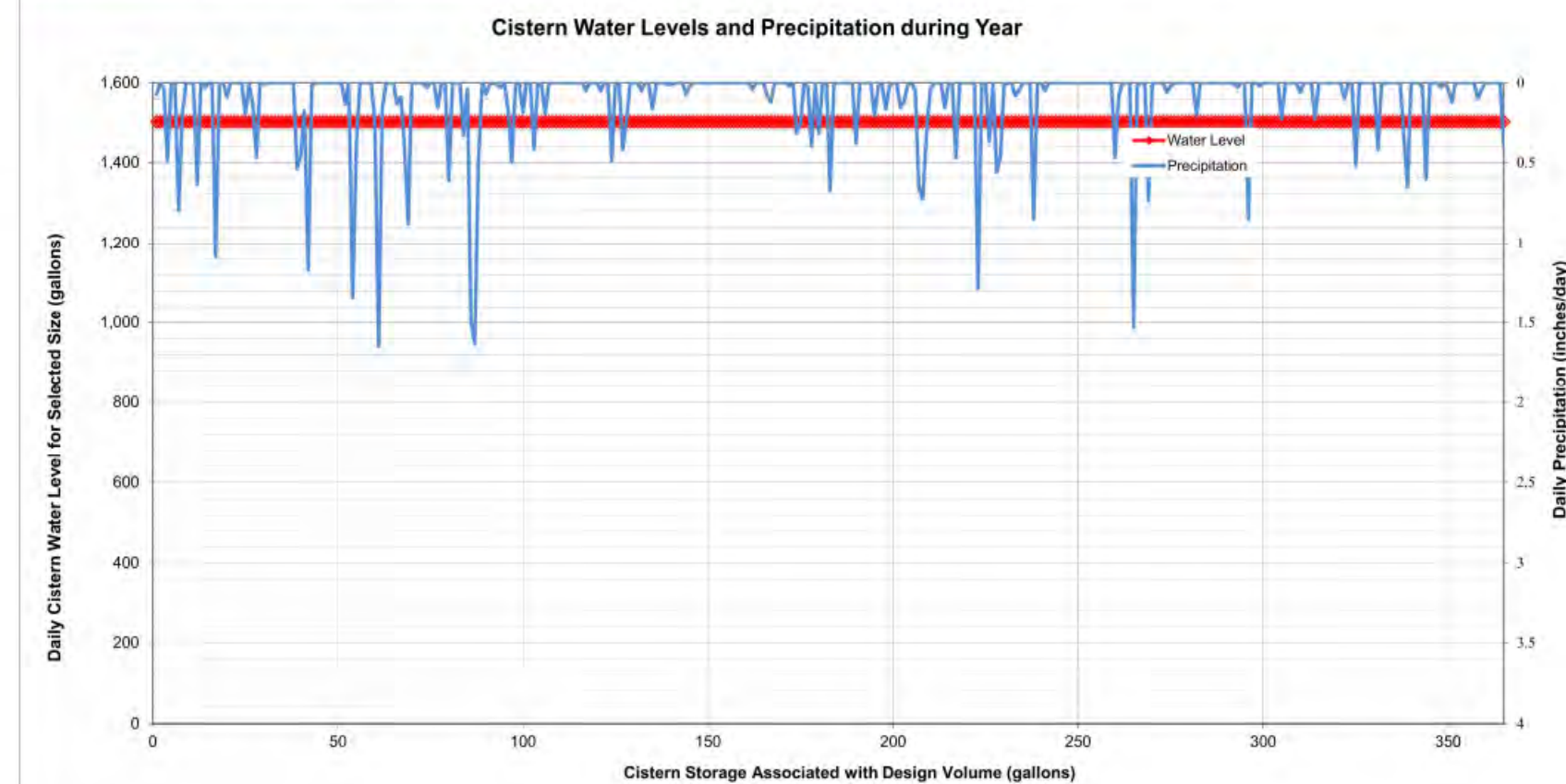



#### SELECT THE CISTERN SIZE

SELECT TYPE OF RAINFALL YEAR

#### SELECT SIZE MULTIPLIER:

Avg. Annual Rainfall = 42.5 inches/year



			
4	10/29/2019	4.1 COMMENTS RESPONSE	
3	09/13/2019	4.1 COMMENTS RESPONSE	
2	07/12/2019	4.1 COMMENTS RESPONSE	
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION	
NO.	DATE	DESCRIPTION	
COUNTY REVISIONS			
SUBMITTED DATE:		DESIGNED: BAJ	PROJECT/FILE NO.
MAY 15, 2019		CHECKED: JDA	VV6518ZZ

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA

VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

## PRELIMINARY BMP COMPUTATIONS & DETAILS METROPOLITAN PARK PHASES 6, 7, AND 8 4.1 SUBMISSION Arlington County, Virginia

SCALE: N/A

SHEET: C-34



ADEQUATE OUTFALL NARATIVE:

THE PROPOSED REDEVELOPMENT IS APPROXIMATELY 6.66 ACRES AND THE OUTFALL HAS BEEN STUDIED AS OUTLINED IN IN SECTION 2.3.2 OF THE ARLINGTON COUNTY STORMWATER MANUAL. THIS APPLICATION HAS A SINGLE OUTFALL POINT INTO AN EXISTING CLOSED CONDUIT STORM SEWER SYSTEM LOCATED ON THE NORTH EAST SIDE OF S. EADS ST. FLOW ENTERS THIS SYSTEM AT POINT 'B' AND FLOWS IN A EASTERN DIRECTION THROUGH AN UNDERGROUND CONVEYANCE SYSTEM RANGING FROM 84-144" DIAMETER FOR APPROXIMATELY 1860'. FROM THERE THE FLOW OUTLETS AT POINT 'A' INTO AN EXISTING WATER RESERVOIR. AT THIS POINT THE CONTRIBUTING DRAINAGE AREA IS ONLY 479 ACRES AND DOES NOT EXCEED THE "1%" RULE. THEREFORE ADEQUATE OUTFALL IS DETERMINED VIA ENERGY BALANCE ANALYSIS. (SEE THIS SHEET FOR DRAINAGE MAP AND ENERGY BALANCE SPREADSHEET).

CHANNEL PROTECTION:

CHANNEL PROTECTION REQUIREMENTS HAVE BEEN ANALYZED THE ENERGY BALANCE SPREADSHEET SEEN BELOW. PER ENERGY BALANCE, 7,609 CF OF STORAGE IS REQUIRED TO MEET CHANNEL PROTECTION NEEDS. A MINIMUM OF 7650 CF OF STORAGE WILL BE PROVIDED IN THE RAINWATER HARVESTING VAULT THEREBY SATISFYING CHANNEL PROTECTION REQUIREMENTS.

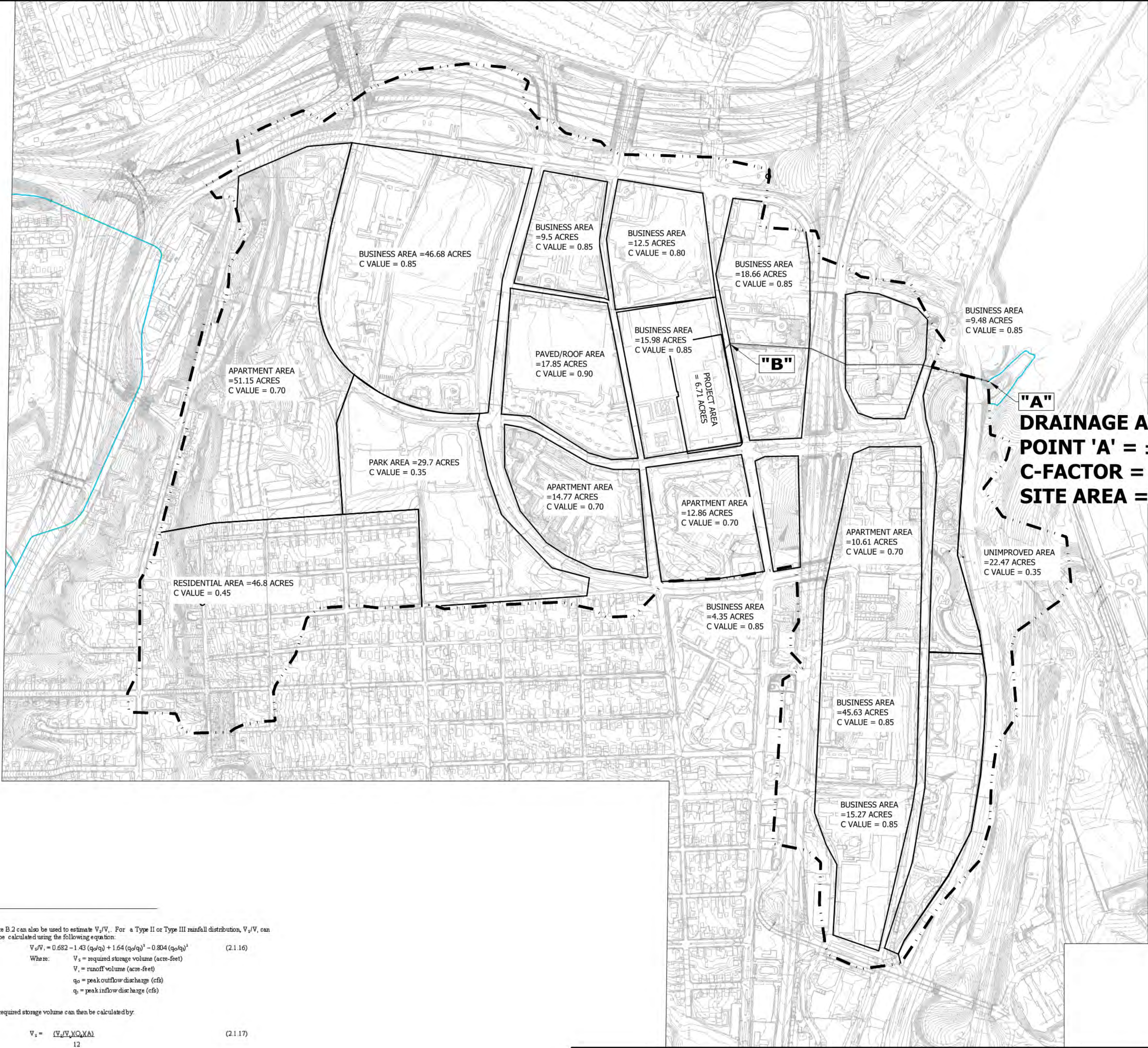
FLOOD CONTROL:

FLOOD CONTROL REQUIREMENTS HAVE BEEN ANALYZED THE ENERGY BALANCE SPREADSHEET SEEN BELOW. PER ENERGY BALANCE, 5,712 CF OF STORAGE IS REQUIRED TO MEET FLOOD PROTECTION NEEDS. A MINIMUM OF 7,650 CF OF STORAGE WILL BE PROVIDED IN THE RAINWATER HARVESTING VAULT THEREBY SATISFYING FLOOD PROTECTION REQUIREMENTS.

THE DOWNSTREAM CONDUIT SYSTEM HAS BEEN STUDIED FOR CAPACITY USING THE RATIONAL METHOD. AN OVERALL C-FACTOR OF 0.65, WHICH IS CONSISTENT WITH THE EXISTING LAND USE, WAS APPLIED TO THE ENTIRE DRAINAGE AREA. THE TIME OF CONCENTRATION WAS ESTIMATED TO BE APPROXIMATELY 20 MINUTES. THE ASSOCIATED RAINFALL INTENSITY (10 YEAR STORM) OF 2.48 IN/HR WAS THEN USED TO COMPUTE AN ESTIMATED RUNOFF FLOW RATE OF 785 CFS. THE EXISTING 144" CONDUIT SYSTEM AT A 1% SLOPE HAS AN APPROXIMATE CAPACITY OF 2,870 CFS. FLOOD CONTROL IS SATISFIED BY THE ENERGY BALANCE SHOWN BELOW. FLOOD CONTROL IS ACHIEVED VIA THE REDUCTION OF POST DEVELOPMENT FLOWS IN ADDITION TO ON SITE STORAGE VIA THE RAINWATER HARVESTING VAULT.

SHEET FLOW NOTE:

SHEET FLOW FROM THE SITE SHALL RUNOFF FROM STREET-SCAPE AREAS DIRECTLY INTO THE ROADWAY CURB & GUTTER AND DRAIN INTO STORM DRAIN INLETS, AS SUCH, THERE SHALL BE NO ADVERSE IMPACTS.



"A"  
DRAINAGE AREA AT  
POINT 'A' = ±429 AC  
C-FACTOR = 0.65  
SITE AREA = 6.71 AC

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre)	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	98	96	98	96
S=1000/CN-10	0.20	0.42	0.20	0.42
0.25	0.04	0.08	0.04	0.08
RV=(P-0.25)/(P-0.25)+S	2.46	2.25	4.60	4.37

QPost Development <= I.F.\* (Qpre-development\* RVpre-development)/RVDeveloped)

I.F.	0.8
CHANNEL PROTECTION	
Qpre-development	19.15
QPost Development	18.38
RVPost Development (with runoff reduction)	2.2818
Qallowable	16.51

FLOOD CONTROL	
Qpre-development	34.85
QPost Development	34.3
RVPost Development (with runoff reduction)	4.4255
Qallowable	36.25

Qallowable/QPost Development	0.90
Vs/Vr	0.14
Vs	0.31
Storage required (cf)	7609

Fig 11.7 of DEQ Manual

Qallowable/QPost Development	1.06
Vs/Vr	0.05
Vs	0.24
Storage required (cf)	5712

SEE COMPS BELOW

Figure B.2 can also be used to estimate  $V_s/V_r$ . For a Type II or Type III rainfall distribution,  $V_s/V_r$  can also be calculated using the following equation:

$$V_s/V_r = 0.082 - 1.43 (q_p/q_1) + 1.64 (q_p/q_1)^2 - 0.004 (q_p/q_1)^3 \quad (2.1.16)$$

Where:

- $V_s$  = required storage volume (acre-feet)
- $V_r$  = runoff volume (acre-feet)
- $q_p$  = peak outflow discharge (cfs)
- $q_1$  = peak inflow discharge (cfs)

The required storage volume can then be calculated by:

$$V_s = \frac{(V_s/V_r)(Q_p)(A)}{12} \quad (2.1.17)$$

Where:  $V_s$  and  $V_r$  are defined above  
 $Q_p$  = the post-developed runoff for the design storm (inches)  
 $A$  = total drainage area (acres)



GRAPHIC SCALE



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

COUNTY REVISIONS		
SUBMITTED DATE:	DESIGNED: BAJ	PROJECT/FILE NO.
MAY 15, 2019	CHECKED: JDA	VV6518ZZ
NO.	DATE	DESCRIPTION
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
VIKA REVISIONS		
VER. 10.24		

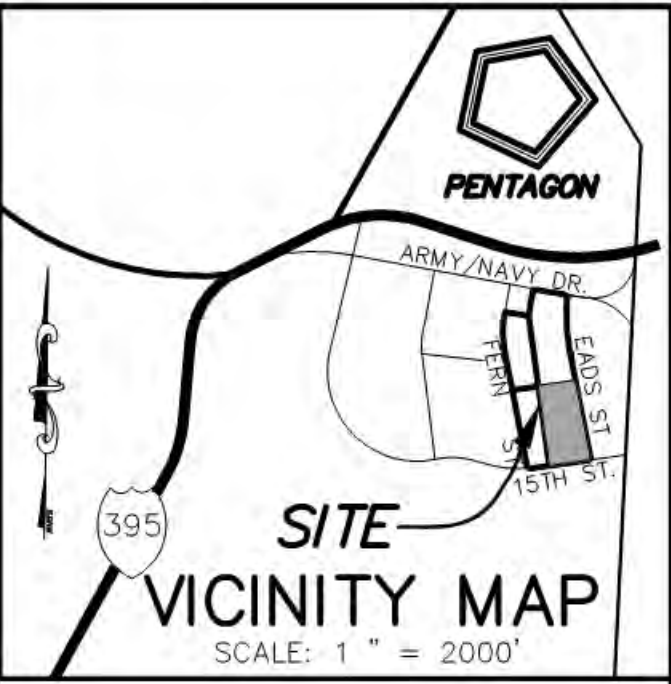
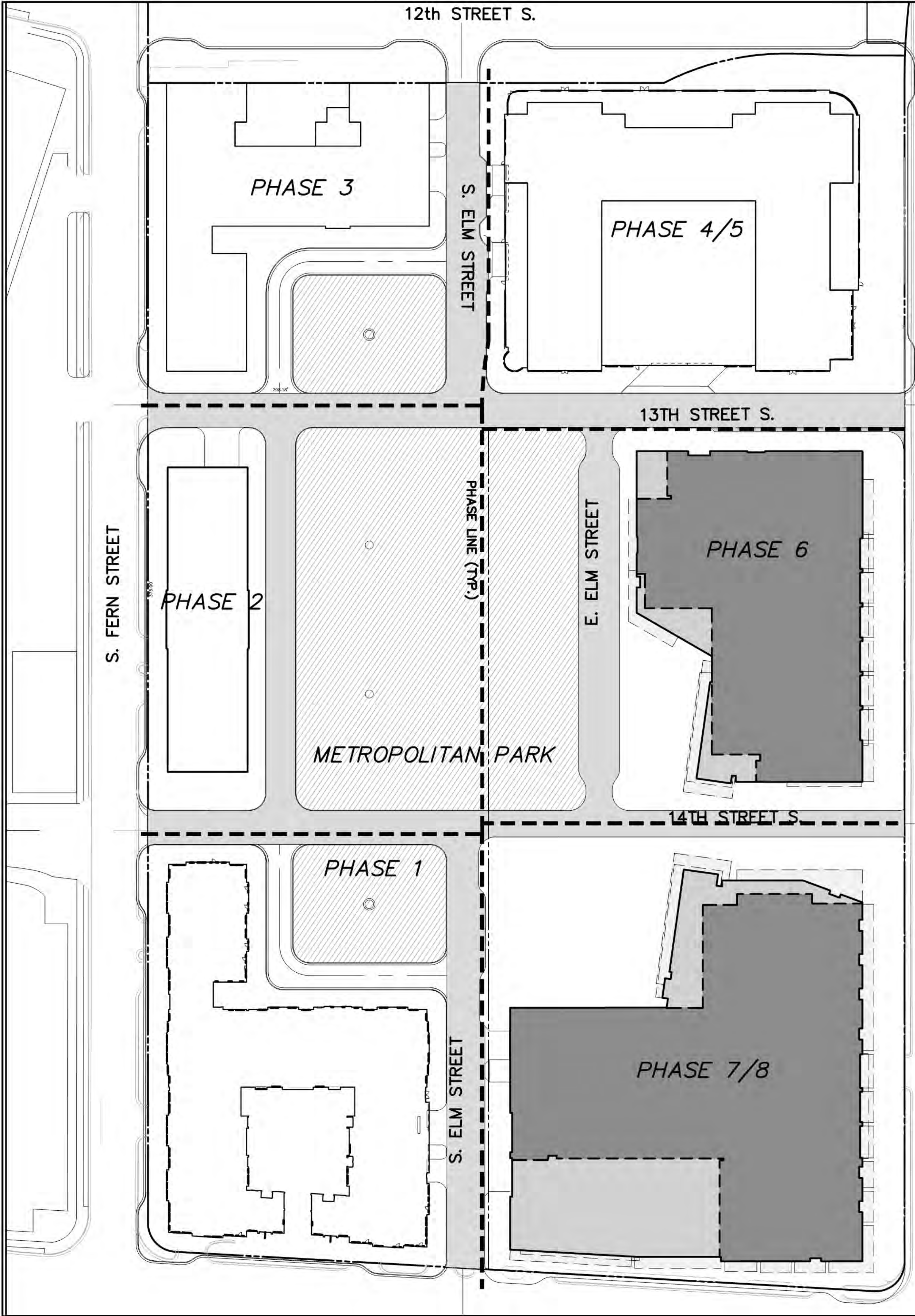


ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

ADEQUATE OUTFALL  
METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 400' SHEET: C-35





METROPOLITAN PARK  
UNIT COUNT RUNNING TABULATION

PHASE	RESIDENTIAL UNIT COUNT		OFFICE/RETAIL GFA
	DESIGN GUIDELINES	EXISTING	PROPOSED
1	400	399	
2	285	300	
3	425	411	
4 & 5	734	699	
6	520	N/A	926,564
7 & 8	848	N/A	1,255,546
TOTAL	3212		2,152,111

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

Vika Virginia LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION

NO.	DATE	DESCRIPTION
COUNTY REVISIONS		
SUBMITTED DATE:		DESIGNED: ARC / JK
MAY 15, 2019		CHECKED: ARC / JK
		PROJECT/FILE NO.
		VV6518ZZ

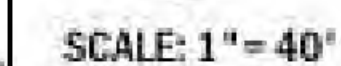
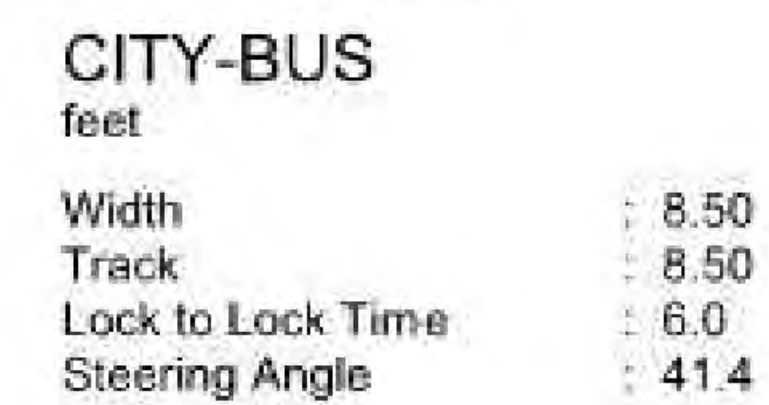
Vika Revisions

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

METROPOLITAN PARK PHASES 6, 7, AND 8  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: 1" = 50' SHEET: C-36





ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES		
AUTOTURN EXHIBIT METROPOLITAN PARK PHASES 6, 7, AND 8 4.1 SUBMISSION Arlington County, Virginia		
SCALE: NOT TO SCALE	SHEET: C-37	





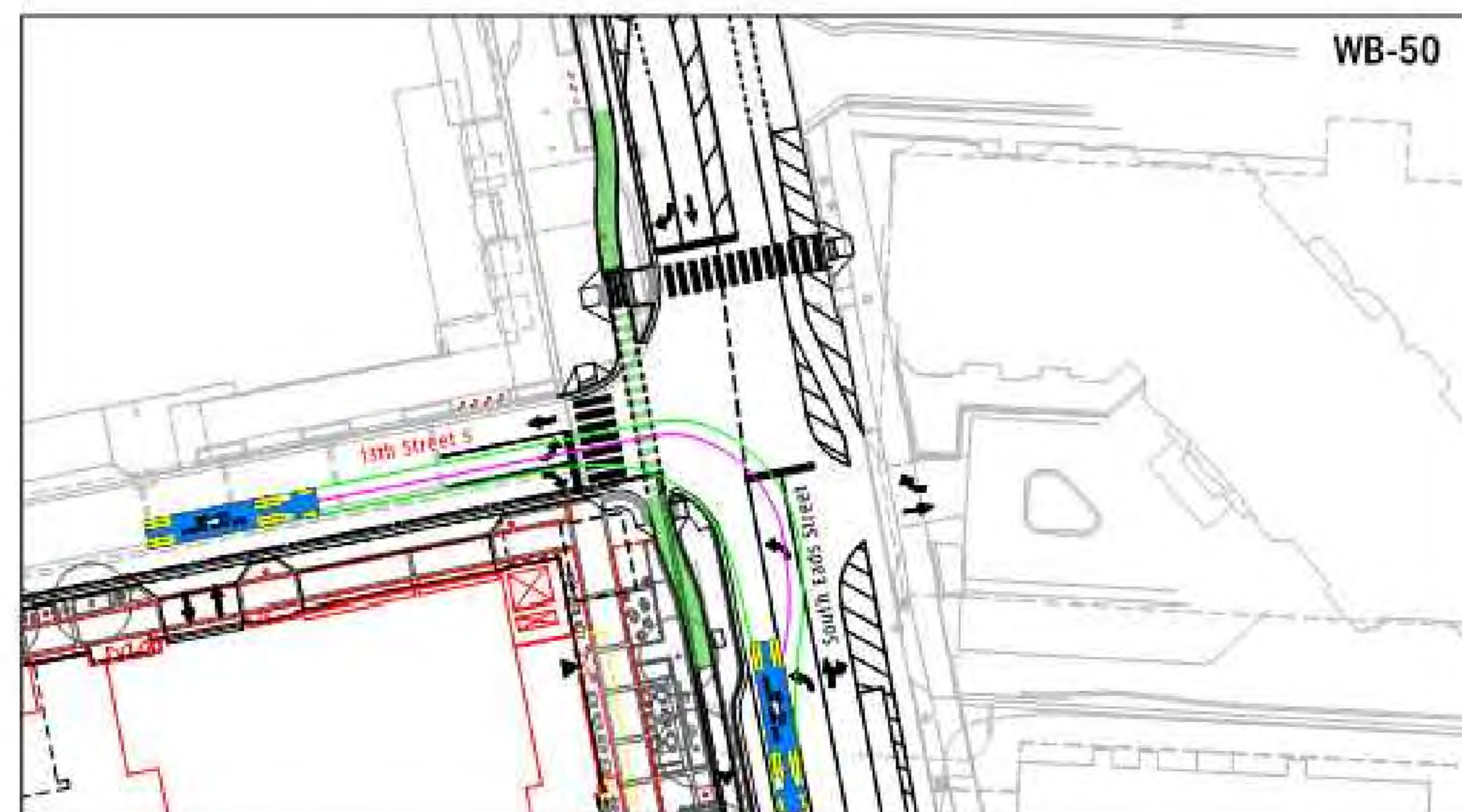
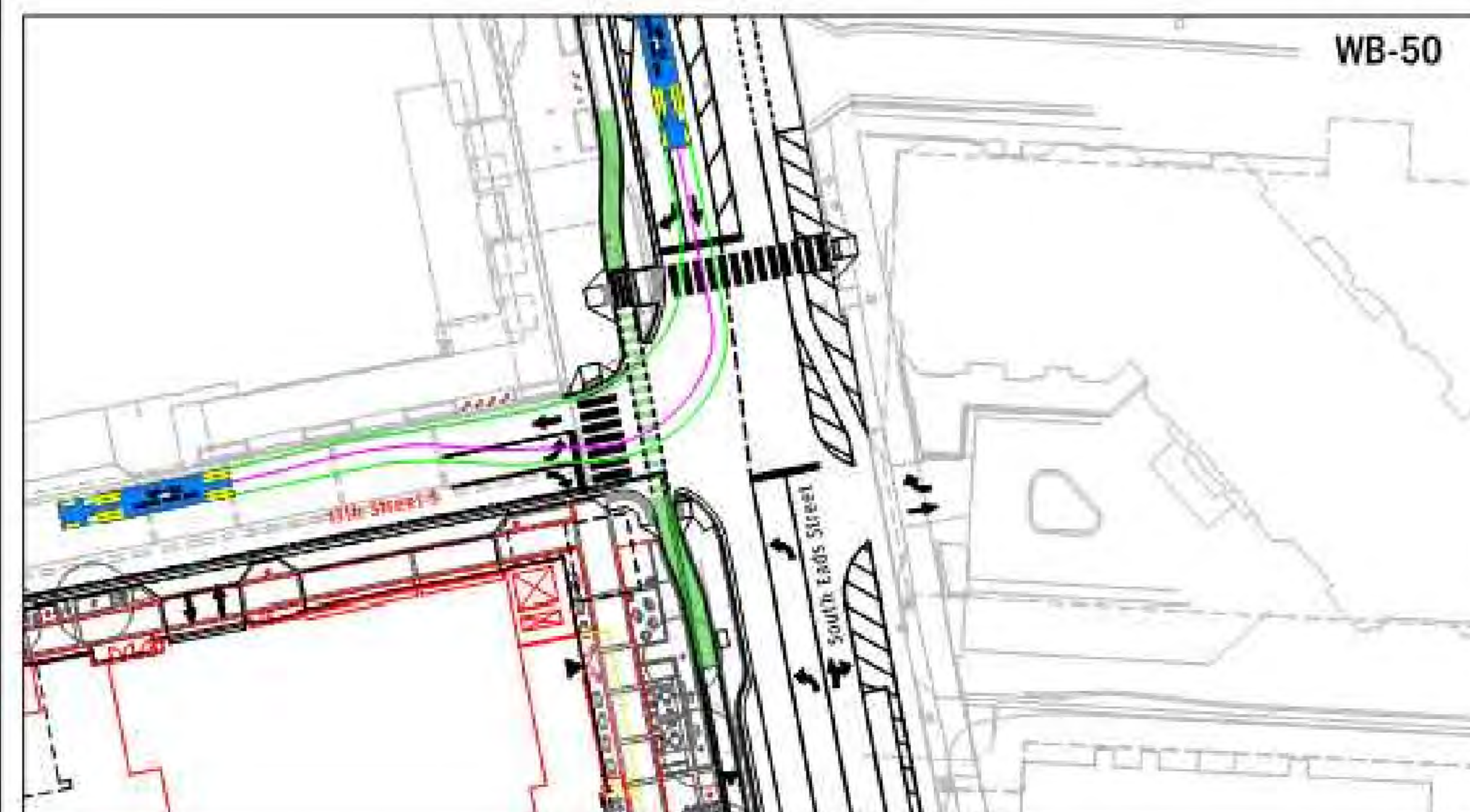
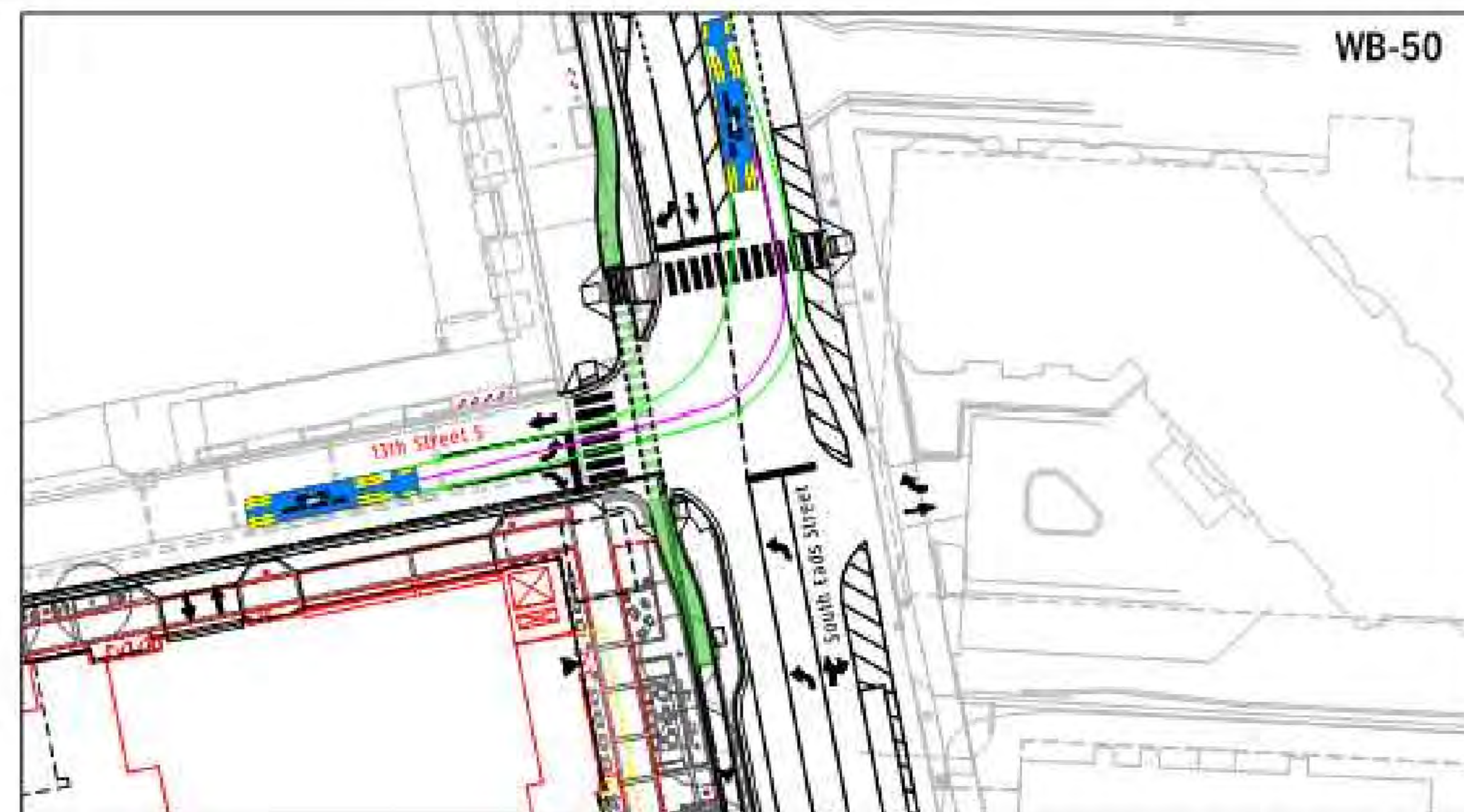
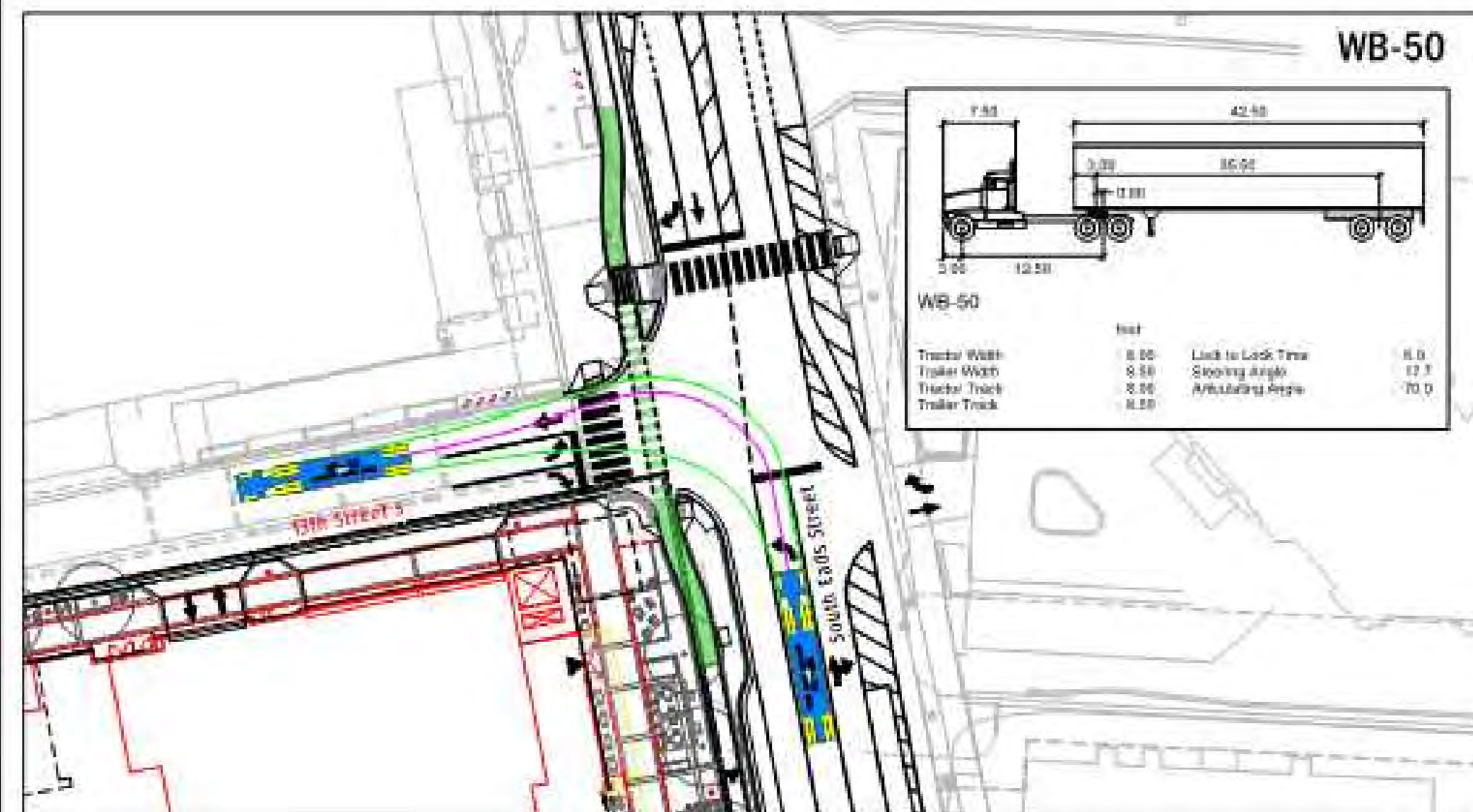












**GOROVE / SLADE**  
 Transportation Planners and Engineers

**Met Park: Turning Analysis - 13th Street S and South Eads Street**  
 JBG Smith  
 October 28, 2019

Arlington, VA  
 SCALE: 1" = 60'

P:\ST54-G11 MetPark\_6,7,8\CADD\GIS Autoturn 10.28.2019\Met Park 10.28.2019\_08 Loading.dwg - 10/28/2019 1:28 PM

**Vika**  
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING  
 Vika Virginia LLC  
 8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
 (703) 442-7800 ■ FAX (703) 761-2787  
 WWW.VIKA.COM

COUNTY REVISIONS		
NO.	DATE	DESCRIPTION
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION

SUBMITTED DATE: MAY 15, 2019  
 DESIGNED: ARC / JK  
 CHECKED: ARC / JK  
 PROJECT/FILE NO. VV6518ZZ

**VIKA REVISIONS**

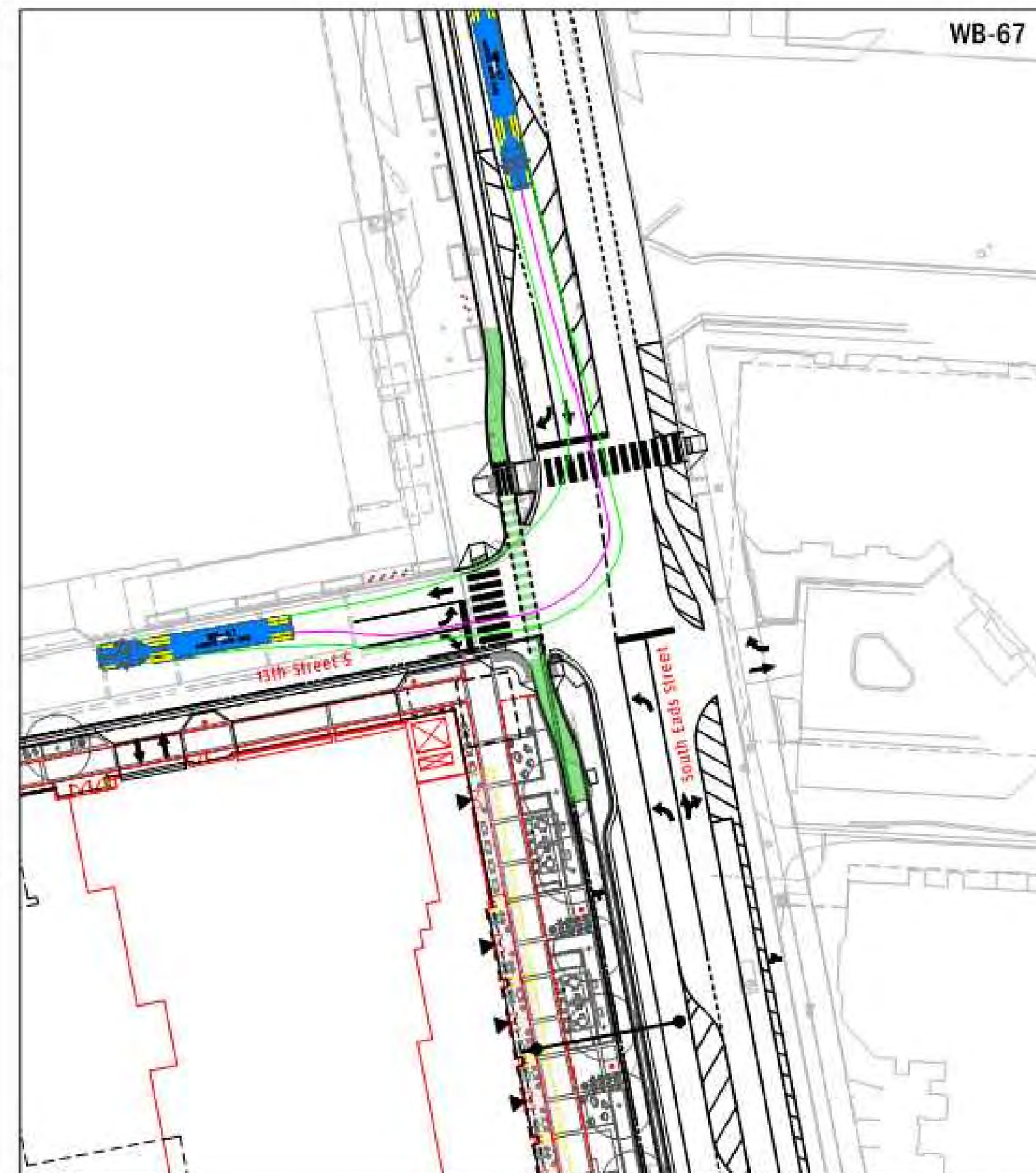
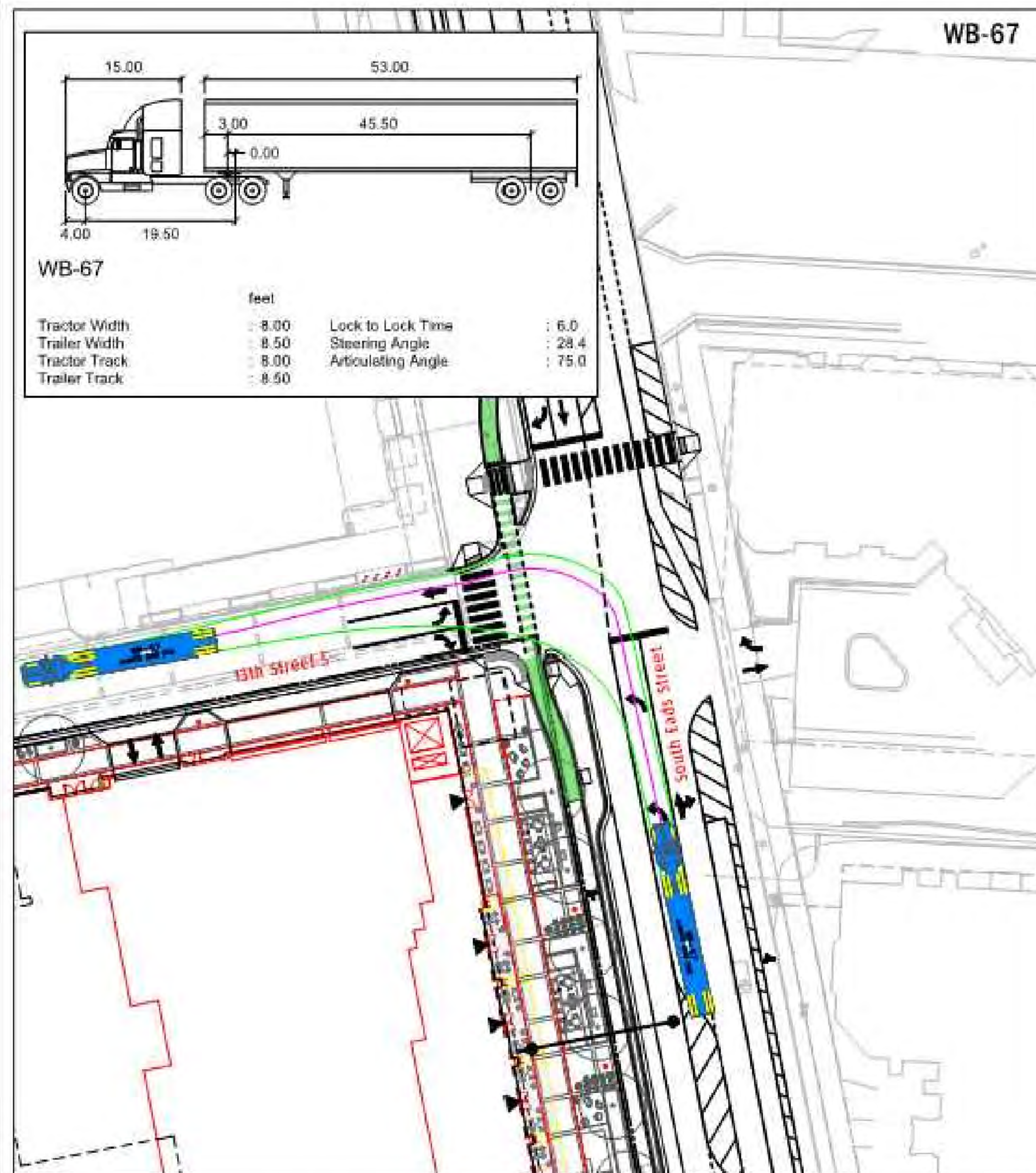
ARLINGTON COUNTY, VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL SERVICES

**AUTOTURN EXHIBIT**  
**METROPOLITAN PARK PHASES 6, 7, AND 8**  
 4.1 SUBMISSION  
 Arlington County, Virginia

SCALE: NOT TO SCALE    SHEET: C-41

FILE: P:\projects\6518\6518ZZ\CADD\PLANNING\DRAWINGS\6518ZZ\_AUTOTURN.dwg USER: jacob DATE: October 28, 2019 TIME: 2:25:25 PM





**GOROVE / SLADE**  
Transportation Planners and Engineers

**Met Park: Turning Analysis - 13th Street S and South Eads Street**

JBG Smith  
October 28, 2019

Arlington, VA



P:\17754\011 MetPark 6,7\8\CADD\Arlington 10-28-2019\Met Park 10-28-2019\_GS Loading.dwg - 10/28/2019 1:20 PM

**VIA**  
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING  
VIA VIRGINIA LLC  
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIA.COM

10/29/19 COMMONWEALTH OF VIRGINIA ROBERT R. COCHRAN Lic. No. 2012		
VIKA REVISIONS		
4	10/29/2019	4.1 COMMENTS RESPONSE
3	09/13/2019	4.1 COMMENTS RESPONSE
2	07/12/2019	4.1 COMMENTS RESPONSE
1	06/21/2019	4.1 ACCEPTANCE SUBMISSION
NO.	DATE	DESCRIPTION
COUNTY REVISIONS		
SUBMITTED DATE: MAY 15, 2019		
DESIGNED: ARC / JK CHECKED: ARC / JK		
PROJECT/FILE NO. VV6518ZZ		
VER. 10.24		

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**AUTOTURN EXHIBIT**  
**METROPOLITAN PARK PHASES 6, 7, AND 8**  
4.1 SUBMISSION  
Arlington County, Virginia

SCALE: NOT TO SCALE SHEET: C-42

FILE: P:\projects\6518\6518ZZ\CADD\PLANNING\DRAWINGS\6518ZZ\_AUTOTURN.dwg USER: jacob DATE: October 28, 2019 TIME: 2:25:25 PM



COMMON ABBREVIATIONS							
A	A/C	AIR CONDITIONING	I	ID	INSIDE DIAMETER		
	AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSPORTATION. OFFICIALS		INSTL	INSTALLATION		
	AB	ANCHOR BOLT		INV	INVERT		
	ABRSV	ABRASIVE		IP	IRON PIPE		
	ABV	ABOVE		J	JST	JOIST	
	AC	ACRE			JT	JOINT	
	ACD	ACCESS DOOR		L	LAM	LAMINATED	
	AD	AREA DRAIN			LB	POUND	
	ADA	AMERICAN WITH DISABILITIES ACT			LBR	LUMBER	
	ADEN	ADDENDA, ADDENDUM			LH	LEFT HAND	
	ADD	ADDITIONAL			LOD	LIMITS OF DISTURBANCE	
	ADH	ADHESIVE			LOS	LINE OF SIGHT	
	ADJ	ADJACENT			LOW	LIMITS OF WORK	
	ADJT	ADJUSTABLE			LTP	LIGHT POLE	
	A-E	ARCHITECT-ENGINEER			LP	LOW POINT	
	AFF	ABOVE FINISH FLOOR			LS	LANDSCAPE	
	AFG	ABOVE FINISH GRADE		LT	LIGHT		
	AGGR	AGGREGATE		LTG	LIGHTING		
	ALUM	ALUMINUM		LVL	LEVEL		
	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE		M	MAS	MASONRY	
APPROX	APPROXIMATE	MATL	MATERIAL				
APT	APARTMENT	MAX	MAXIMUM				
ASPH	ASPHALT	MECH	MECHANICAL				
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	MED	MEDIUM				
AVE	AVENUE	MET	METAL				
		METB	METAL BASE				
		MFG	MANUFACTURING				
		MH	MANHOLE				
		MIN	MINIMUM				
B	B&B	BALL AND BURLAP	MISC	MISCELLANEOUS			
	BC	BOTTOM OF CURB, BOTTOM OF COLUMN	MLDG	MOLDING			
	BE	BEAM	MTG	MOUNTING			
	BITUM	BITUMINOUS	MULL	MULLION			
	BL	BASELINE	MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES			
	BLDG	BUILDING	N	N	NORTH		
	BLK	BLOCK		N/A	NOT APPLICABLE		
	BLVD	BOULEVARD		NIC	NOT IN CONTRACT		
	BM	BENCHMARK		NO	NUMBER		
	BMP	BEST MANAGEMENT PRACTICES		NOM	NOMINAL		
	BOC	BACK OF CURB		NTS	NOT TO SCALE		
	BP	BREAK POINT		O	OA	OVERALL	
	BRK	BRICK			OC	ON CENTER	
	BRKT	BRACKET			OD	OUTSIDE DIAMETER	
	BRL	BUILDING RESTRICTION LINE			OPNG	OPENING	
	BS	BOTTOM OF STEP	OPT		OPTIONAL		
	BSMT	BASEMENT	ORIG		ORIGINAL		
	BTWN	BETWEEN	P		PAR	PARALLEL	
	BW	BOTTOM OF WALL			PERP	PERPENDICULAR	
	BEV	BEVEL			PI	POINT OF INTERSECTION	
		PIE			PUBLIC IMPROVEMENT EASEMENT		
		PKWY		PARKWAY			
		PL		PROPERTY LINE			
		PLBG		PLUMBING			
		PLYWD		PLYWOOD			
		PNL		PANEL			
		PNT		PAINT			
C	CB	CATCH BASIN	POB	POINT OF BEGINNING			
	CC	CENTER TO CENTER	PR	PAIR			
	CEM	CEMENT	PROST	PRECAST			
	CI	CAST IRON	PRELIM	PRELIMINARY			
	CIP	CAST IRON PIPE	PRKG	PARKING			
	CIPC	CAST-IN-PLACE CONCRETE	PROP	PROPOSED			
	CJ	CONTROL JOINT	PSF	POUNDS PER SQUARE FOOT			
	CL	CENTER LINE	PSI	POUNDS PER SQUARE INCH			
	CLO	CLOSET	PT	PRESSURE TREATED			
	CLR	CLEAR	PTD	PAINTED			
	CMU	CONCRETE MASONRY UNIT	PUE	PUBLIC UTILITY EASEMENT			
	COL	COLUMN	PVMT	PAVEMENT			
	CONC	CONCRETE	R	R	RISER, RADIUS		
	CONN	CONNECTION		RC	REINFORCED CONCRETE		
	CONST	CONSTRUCTION		RD	ROAD		
	CONT	CONTINUOUS		RDWY	ROADWAY		
	COORD	COORDINATE		REC	RECESSED		
				REF	REFERENCE		
				REQD	REQUIRED		
				RFD	ROOF DRAIN		
		RH		RIGHT HAND			
		RIM		DRAIN INLET RIM ELEVATION			
		RLG	RAILING				
D	DF	DRINKING FOUNTAIN	RM	ROOM			
	DIA	DIAMETER	RND	ROUND			
	DIM	DIMENSION	ROW	RIGHT OF WAY			
	DIST	DISTANCE	RP	RADIUS POINT			
	DR	DRIVE	RPA	RESOURCE PROTECTION AREA			
	DRN	DRAIN	RTE	ROUTE			
	DWG	DRAWING	S	S	SOUTH		
	DEMO	DEMOLITION		SD	SURFACE DRAIN		
	DET	DETAIL		SECT	SECTION		
	DI	DROP INLET		SGL	SINGLE		
	DN	DOWN		SJ	SCORED JOINT		
	DS	DOWNSPOUT		SLP	SLOPE		
	DT	DRAIN TILE		SM	SMOOTH		
	DWL	DOWEL		SPEC	SPECIFICATION		
				SQ FT	SQUARE FOOT		
				SQ IN	SQUARE INCH		
	E	EA	EAST	SST	STAINLESS STEEL		
		EACH	EACH	ST	STREET		
		ELEC	ELECTRICAL	STA	STATION POINT		
		ELEC P	ELECTRICAL PANEL	STD	STANDARD		
ELEV		ELEVATION	STL	STEEL			
ENCL		ENCLOSURE	STM	STORM DRAIN			
ENTR		ENTRANCE	SW	SIDEWALK			
EP		EDGE OF PAVEMENT	SWM	STORM WATER MANAGEMENT			
EQ		EQUAL	T	T&G	TONGUE AND GROOVE		
EQL SP		EQUALLY SPACED		TC	TOP OF CURB, TOP OF COLUMN		
EQUIP		EQUIPMENT		TD	TRENCH DRAIN		
ESMT		EASEMENT		TEMP	TEMPORARY		
ETD		EXISTING TO BE DEMOLISHED		TS	TOP OF STEP		
ETR		EXISTING TO REMAIN		TW	TOP OF WALL		
ETRL		EXISTING TO BE RELOCATED		TXT	TEXT		
ETRP		EXISTING TO BE REPLACED		TYP	TYPICAL		
EW		EACH WAY		U	UNFIN	UNFINISHED	
EX		EXISTING			V	VERT	VERTICAL
EXP		EXPANSION	W			W	WEST
EXT		EXTERIOR				WD	WOOD
		WI				WROUGHT IRON	
		WLD				WELDED	
		WP				WATER PROOFING	
		WR				WATER RESISTANT	
		WWM				WELDED WIRE MESH	
		WWR				WELDED WIRE REINFORCEMENT	
		Y		YD		YARD DRAIN	
F	FAR	FLOOR AREA RATIO					
	FBD	FIBER BOARD					
	FD	FLOOR DRAIN					
	FDN	FOUNDATION					
	FFE	FINISHED FLOOR ELEVATION					
	FIN	FINISH					
	FIN FL	FINISH FLOOR					
	FIN GR	FINISH GRADE					
	FN	FENCE					
	FOC	FRONT OF CURB					
	FT	FOOT/FEET					
	FTG	FOOTING					
	FUT	FUTURE					
	FXTR	FIXTURE					
	G	GA	GAUGE				
GAB		GRADED AGGREGATE BASE					
GALV		GALVANIZED					
GC		GENERAL CONTRACTOR					
GDR		GUARD RAIL					
GFA		GROSS FLOOR AREA					
GIP		GALVANIZED IRON PIPE					
GL		GLASS					
GP		GUTTER PAN					
GVL		GRAVEL					
H	HB	HOSE BIBB					
	HC	HANDICAP PARKING SPACE					
	HDPE	HIGH DENSITY POLYETHYLENE PIPE					
	HDWD	HARDWOOD					
	HDWE	HARDWARE					
	HT	HEIGHT					
	HNDRL	HANDRAIL					
	HORZ	HORIZONTAL					
	HP	HIGH POINT					
	HS	HARDSCAPE					

PROFESSIONAL TITLES			
ARCH	ARCHITECT		
CIVIL	CIVIL ENGINEER		
ENGR	ENGINEER		
GC	GENERAL CONTRACTOR		
ID	INTERIOR DESIGNER		
MEP	MECHANICAL/ELECTRICAL/PLUMBING		
LA	LANDSCAPE ARCHITECT		
LC	LANDSCAPE CONTRACTOR		
STR	STRUCTURAL ENGINEER		

MATERIAL GRAPHICS			
	CONCRETE		FABRIC SEPARATOR
	COMPACTED AGGREGATE SUB-BASE		STEEL / IRON
	SAND		ALUMINUM
	MORTAR		BRASS / BRONZE / COPPER
	MORTAR NEXT TO SAND SETTING BED		WOOD
	BRICK / PAVER		MULCH
	DRAINAGE GRAVEL		PLASTIC
	SOIL / COMPACTED SOIL / UNDISTURBED SUBGRADE		ARCHITECTURAL PRECAST
	STRUCTURAL / PLANTING / LIGHTWEIGHT SOIL		WELDED WIRE REINFORCEMENT
	EXPANSION JOINT W/ BACKER ROD		CMU
	REBAR		RIGID INSULATION W/ OPEN JOINTS FOR DRAINAGE
	STONE		BRICK / CONCRETE PAVER RUNNING BOND
	ASPHALT CONCRETE W/ NEOPRENE TACK COAT		BRICK / CONCRETE PAVER HERRINGBONE

LEGEND	
	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	ELEVATION
	STATION POINT
	EASEMENT (PUE, PIE, ETC.)
	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY
	LOT LINE
	CENTER LINE OF SWALE
	EXPANSION JOINT
	STEP
	EXISTING LIGHT
	PROPOSED POLE LIGHT
	PROPOSED PEDESTRIAN LIGHT
	PROPOSED WALL LIGHT
	PROPOSED BOLLARD
	PROPOSED FOUNTAIN LIGHT
	PROPOSED FLOODLIGHT
	PROPOSED UPLIGHT
	PROPOSED STEP LIGHT
	SLAB DRAIN
	SURFACE DRAIN / YARD DRAIN
	TRENCH DRAIN
	PLANT CALLOUT
	MATERIAL OR DETAIL CALLOUT
	ELEVATION CALLOUT
	SECTION CALLOUT

GENERAL NOTES	
<u>GENERAL LAYOUT NOTES:</u>	
1.	BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY BOWMAN CONSULTING.
2.	DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY BOWMAN CONSULTING.
3.	UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
4.	DO NOT SCALE THESE DRAWINGS.
5.	DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO LANDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS; FROM EDGE OF PAVEMENT TO FACE OF WALL UNLESS OTHERWISE SPECIFIED.
6.	ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
7.	ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
8.	CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
9.	CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS AND ANY CONFLICTS ENCOUNTERED IN FIELD.
10.	QUANTITIES REFERENCED IN PLANS ARE SHOWN AS A COURTESY ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
11.	CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
12.	ALL WALLS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
13.	CONTRACTOR IS RESPONSIBLE FOR ALL WIRING, CONDUIT, FOOTINGS, PERMITS, ETC. NECESSARY TO COMPLETE SITE LIGHTING INSTALLATION. CONTRACTOR TO COORDINATE POWER CONNECTIONS WITH ELECTRICAL ENGINEER AND OWNER.
14.	BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.

ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VKA

STRUCTURAL  
THORNTON TOMASETTI

MEP  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE  
STUDIO 39

Revisions

4.1 ACCEPTANCE SUBMISSION 06/21/20

METROPOLITAN  
PARK PHASES  
6, 7, AND 8

ARLINGTON, VIRGINIA

Drawing Title

GENERAL  
NOTES

COMMONWEALTH OF VIRGINIA

JOSEPH J. PLUMPE

Lic.No.000802

LANDSCAPE ARCHITECT

Date: 05/15/2019

Job No: 18067

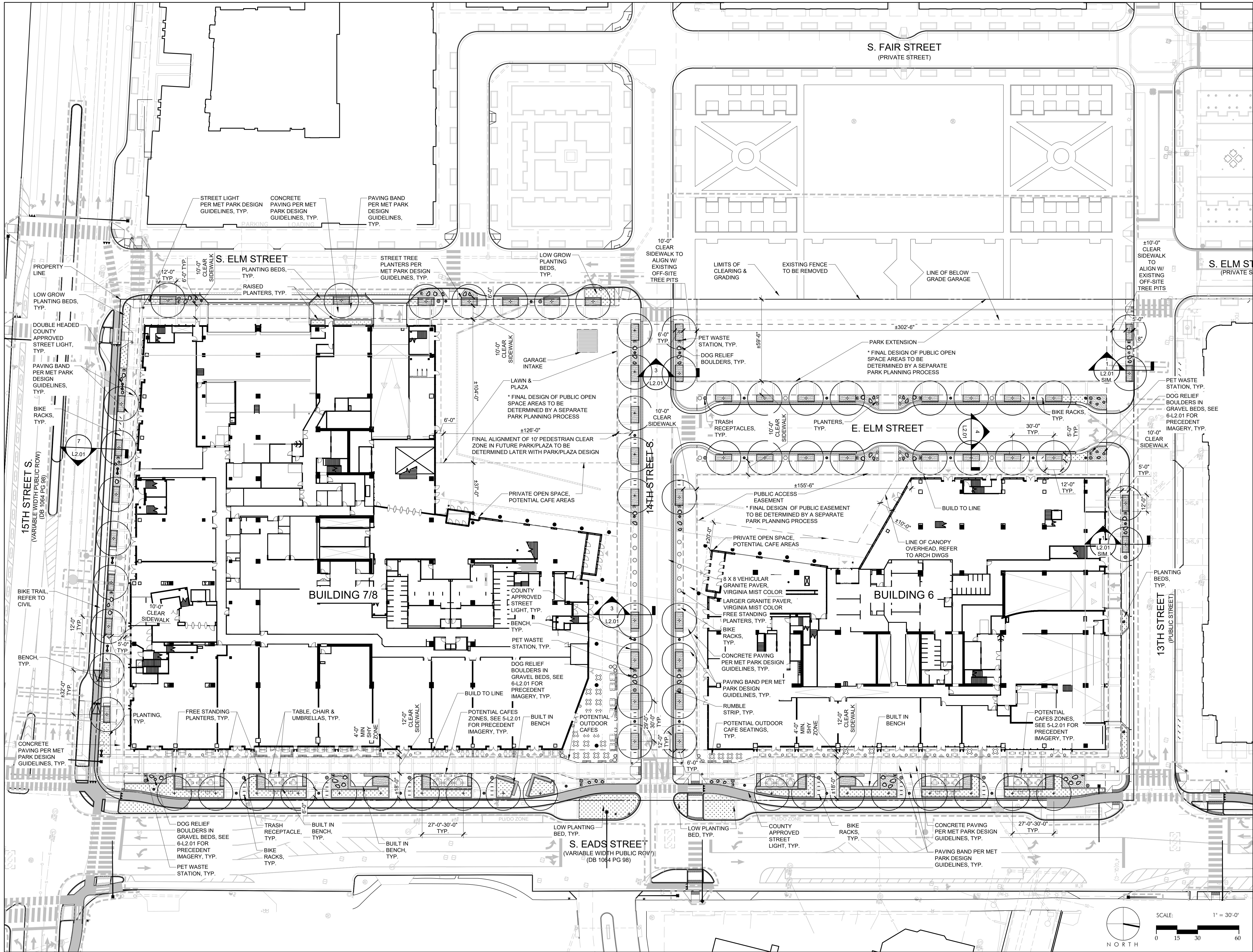
Drawn By: YJ

Checked By: LH

Drawing No.

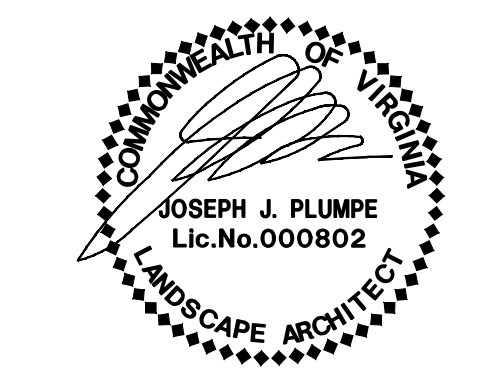
L0.01  
4.1 SUBMISSION





METROPOLITAN  
PARK PHASES 6,  
7, AND 8  
ARLINGTON, VIRGINIA

Drawing Title  
HARDSCAPE  
PLAN



Date: 05/15/2019  
Job No: 18067  
Drawn By: YJ  
Checked By: LH  
Drawing No.



800 K Street NW  
Suite 200  
Washington, DC 20006  
202 380 3120  
202 380 3128  
[www.zgf.com](http://www.zgf.com)

consultants

CIVIL ENGINEER  
IKA

STRUCTURAL  
HORNTON TOMASETTI

HT LIMITED CONSULTING ENGINEERS

LANDSCAPE  
STUDIO 39

## Revisions

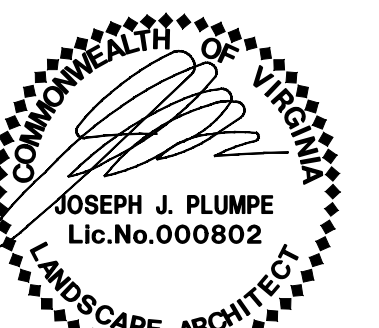
1 ACCEPTANCE SUBMISSION	06/21/2019
1 COMMENTS RESPONSE	07/12/2019
1 COMMENTS RESPONSE	09/13/2019
ESUBMISSION	10/28/2019

## METROPOLITAN PARK PHASES 6, 7, AND 8

ARLINGTON, VIRGINIA

Drawing Title

# PRELIMINARY PARK MEASUREMENT PLAN

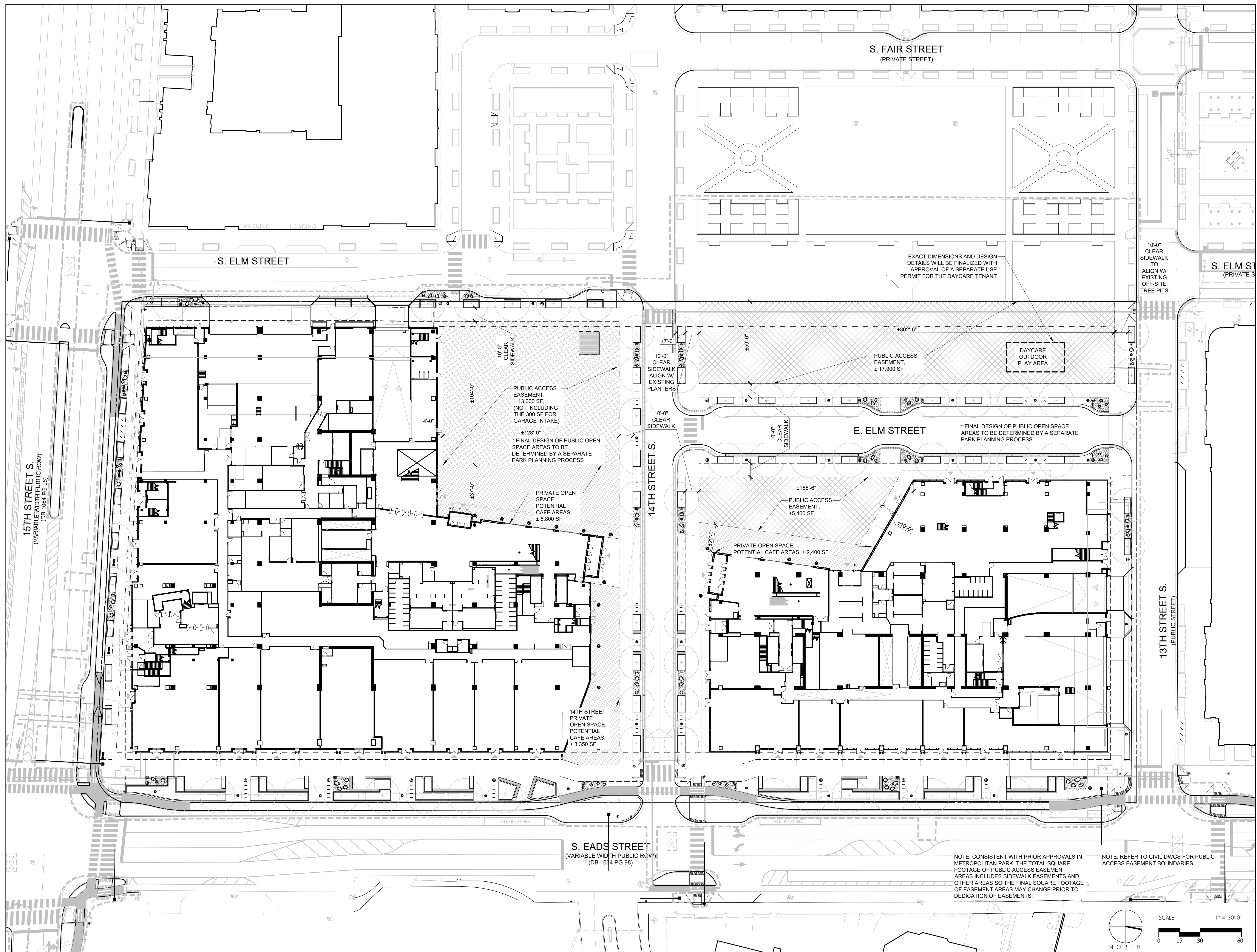


Date: 05/15/2019  
Job No: 18067  
Drawn By: YJ  
Checked By: LH

Drawing No.

# L1.02

## 4.1 SUBMISSION



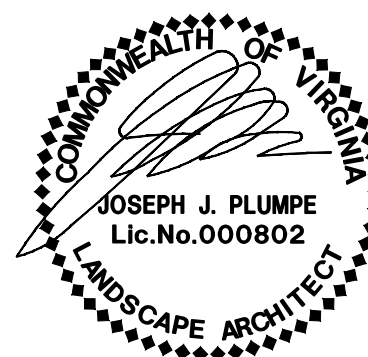


## METROPOLITAN PARK PHASES 6, 7, AND 8

ARLINGTON, VIRGINIA

Drawing Title

HARDSCAPE  
DETAILS  
&  
PRECEDENT  
IMAGES



Date: 05/15/2019

Job No: 18067

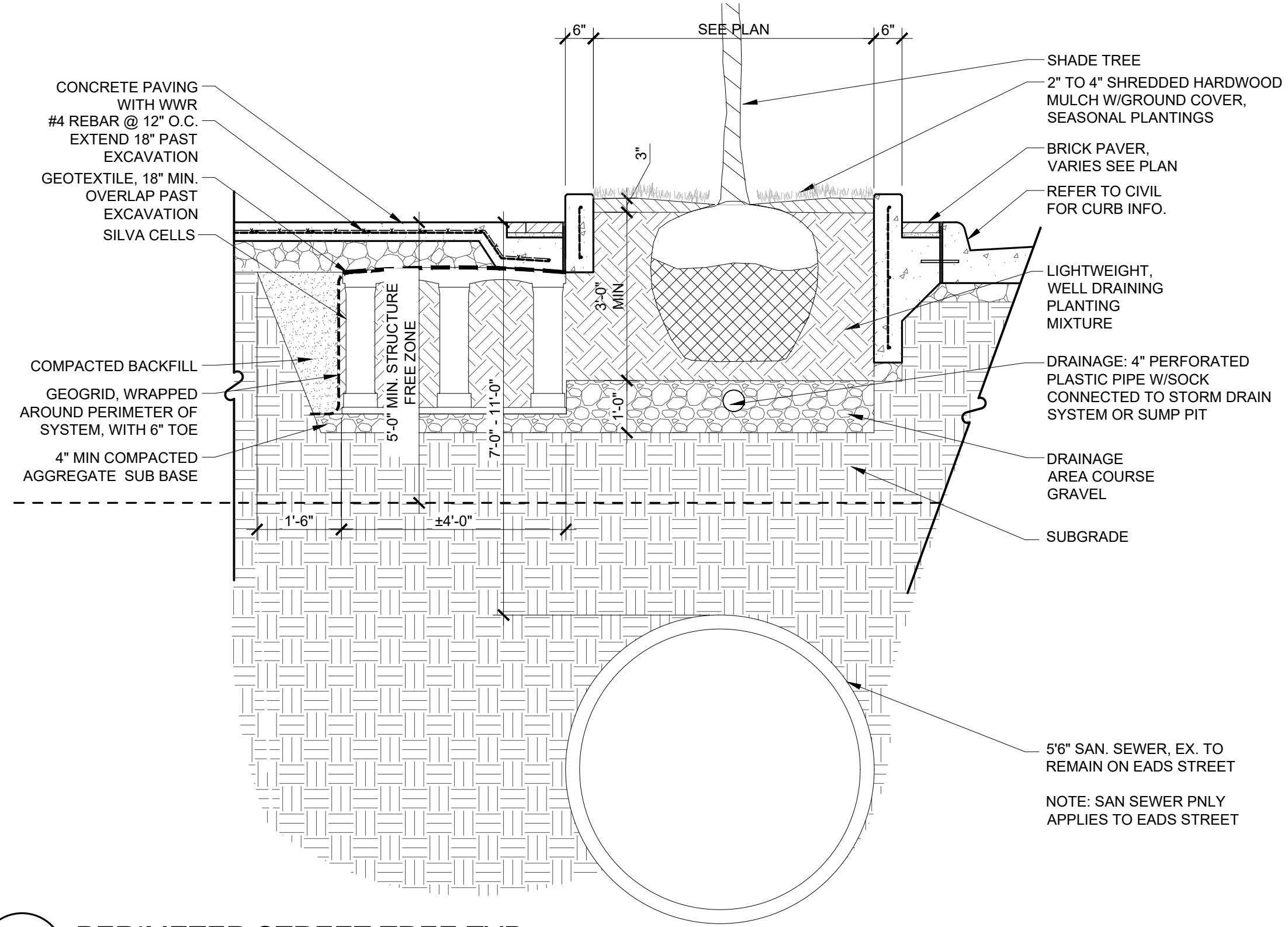
Drawn By: YJ

Checked By: LH

Drawing No.

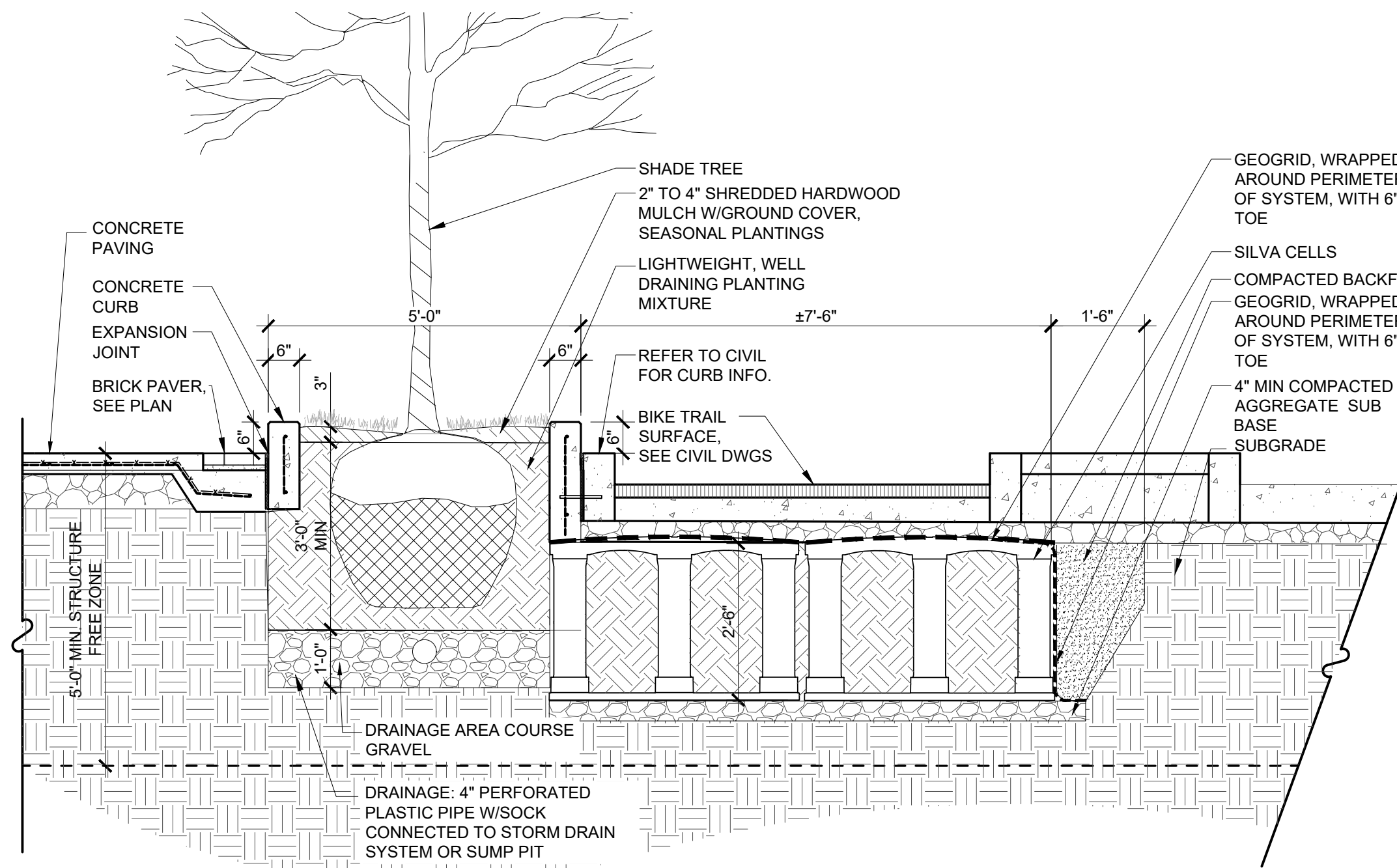
# L2.01

## 4.1 SUBMISSION



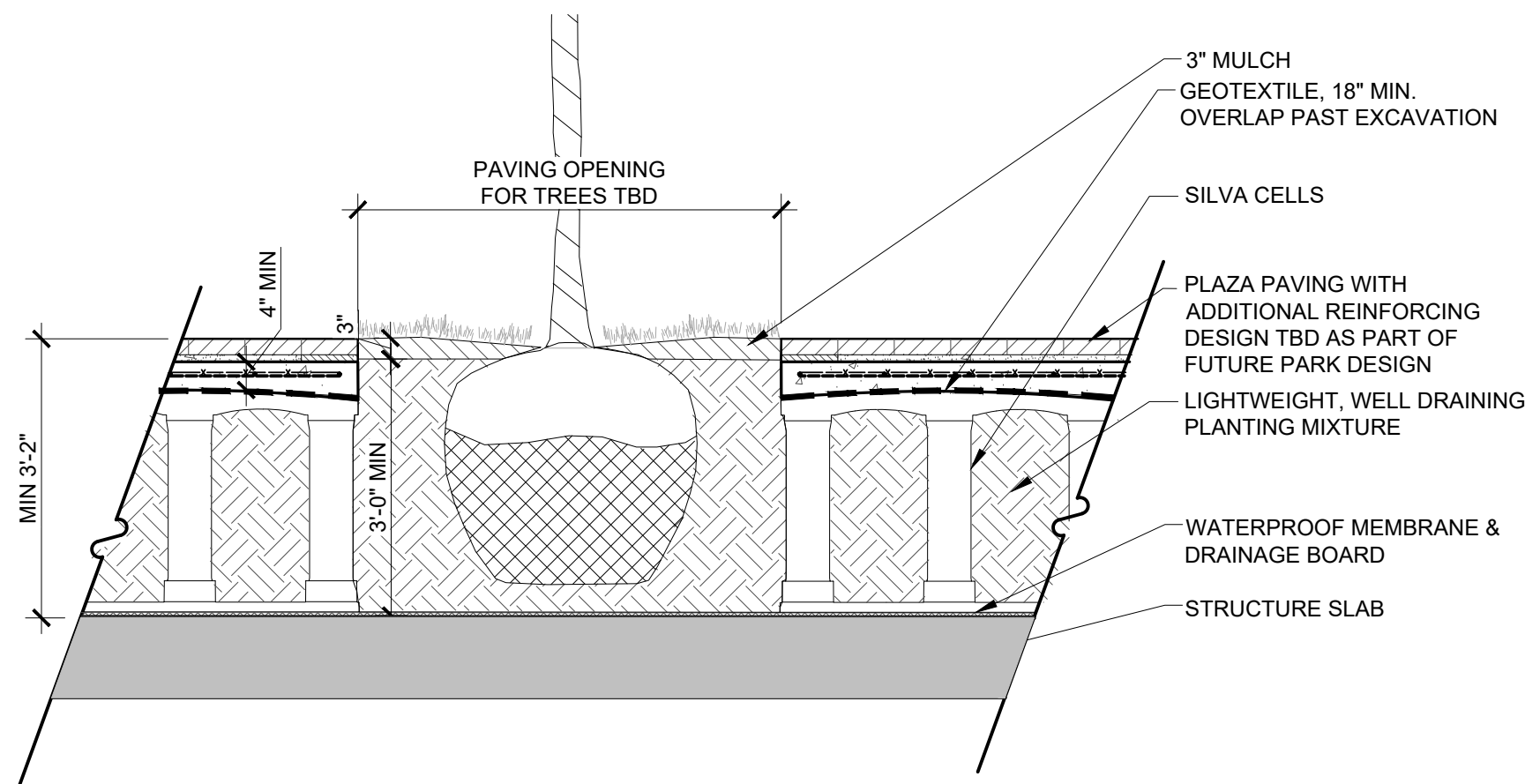
1 PERIMETER STREET TREE TYP.  
L2.01 Scale: 1/2" = 1'-0"

ILLUSTRATIVE SECTION



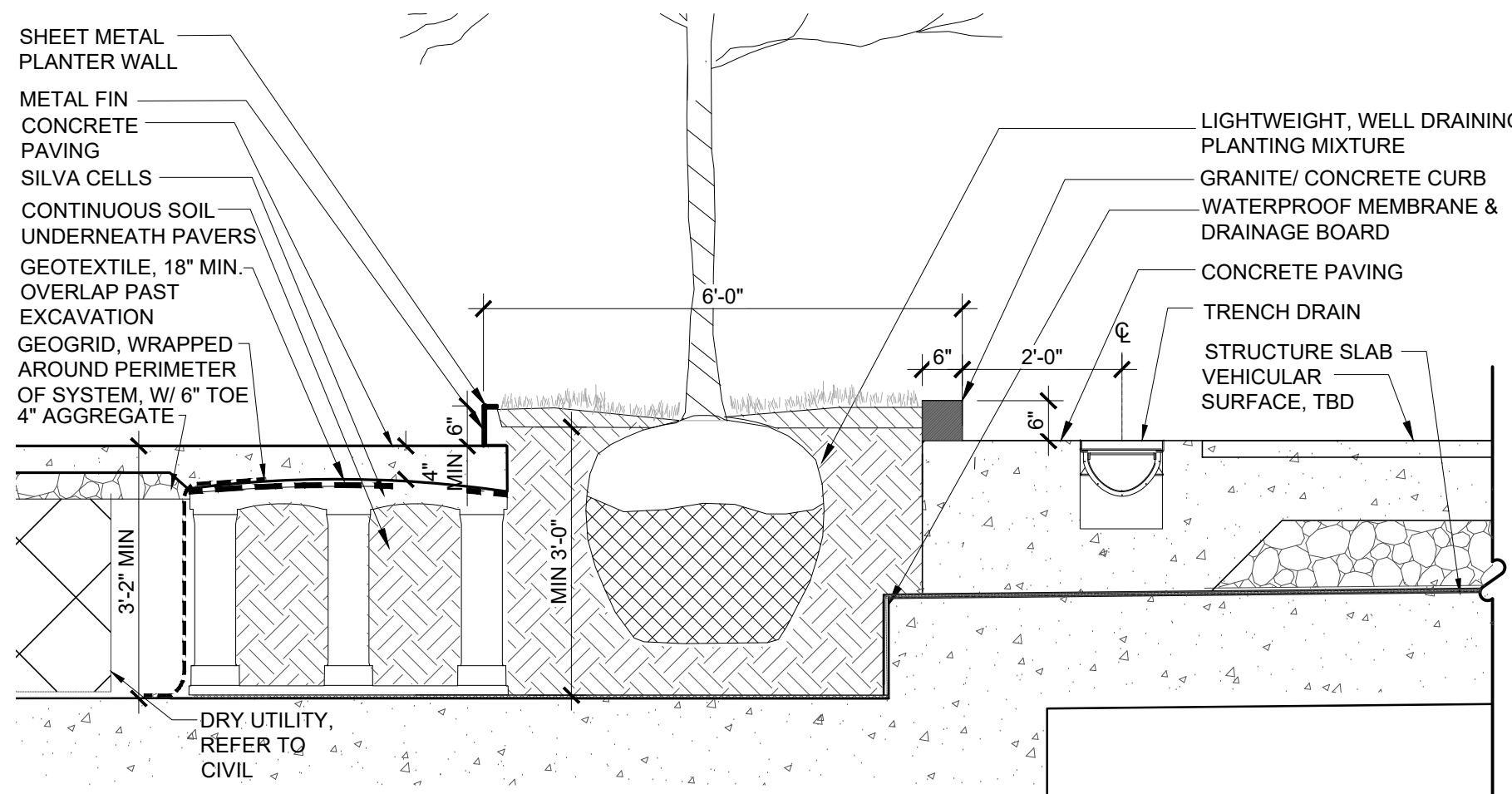
7 15TH STREET TREE  
L2.01 Scale: 1/2" = 1'-0"

SECTION



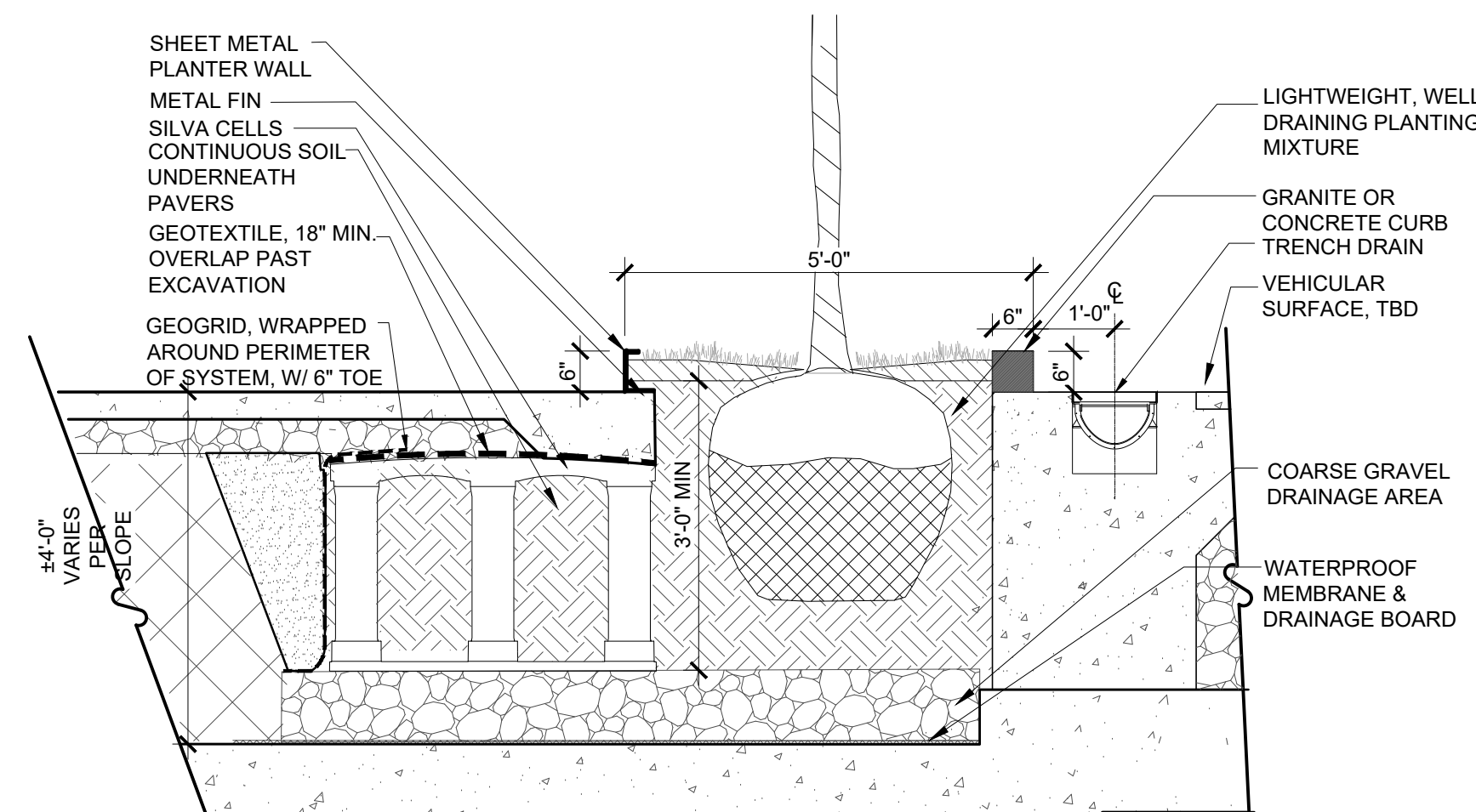
2 FUTURE PLAZA TREES TYP.  
L2.01 Scale: 1/2" = 1'-0"

ILLUSTRATIVE SECTION



3 14TH STREET TREE  
L2.01 Scale: 1/2" = 1'-0"

ILLUSTRATIVE SECTION



4 E. ELM STREET TREE  
L2.01 Scale: 1/2" = 1'-0"

ILLUSTRATIVE SECTION



5 EADS STREET PRECEDENT IMAGERY  
L2.01 Scale: N.T.S.

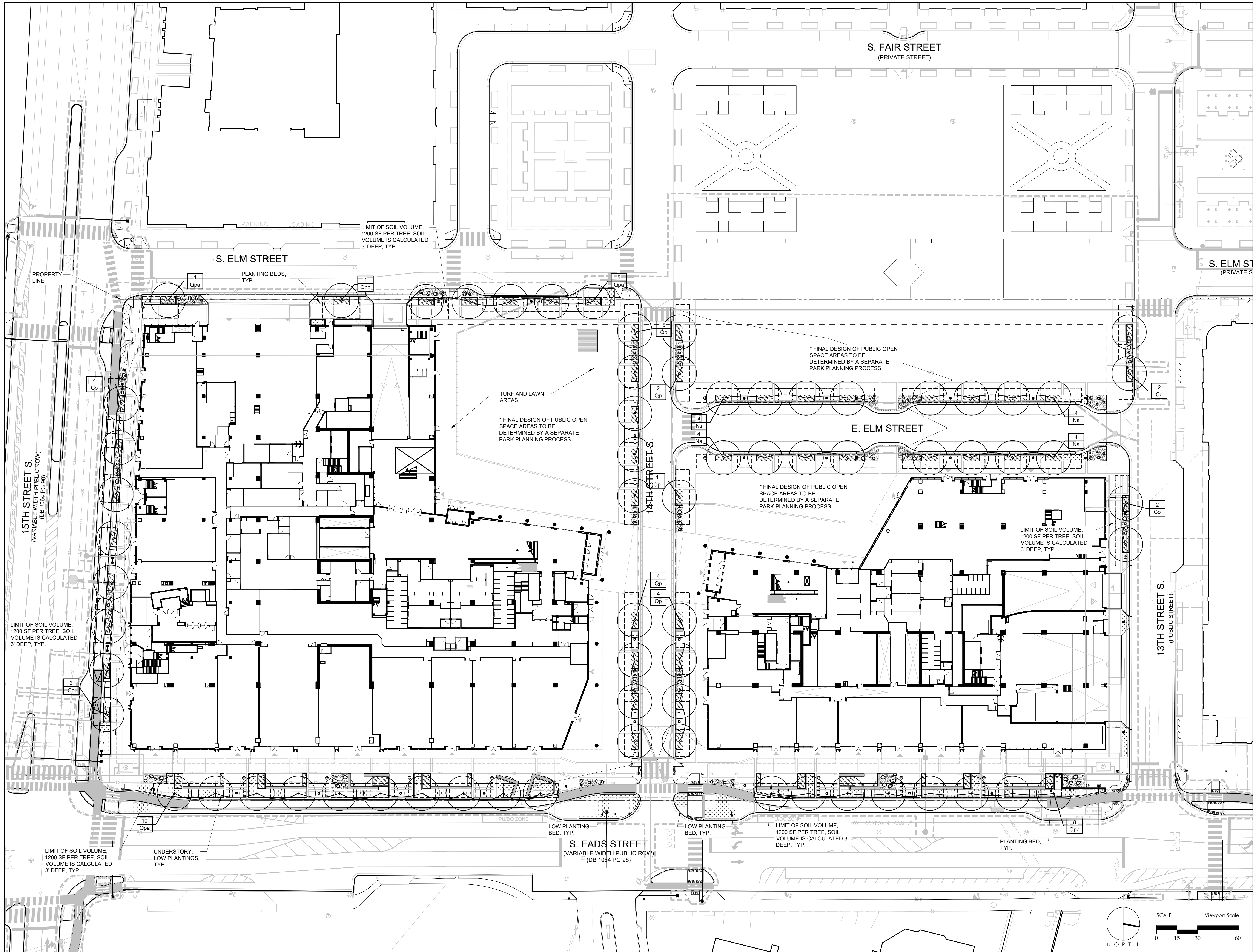
IMAGES



6 DOG RELIEF PRECEDENT IMAGERY  
L2.01 Scale: N.T.S.

IMAGES





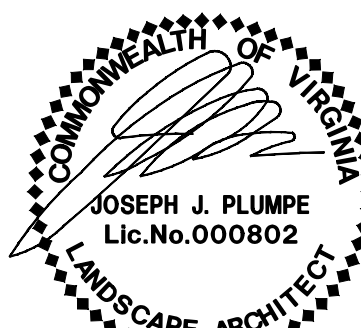
4.1 ACCEPTANCE SUBMISSION	06/21/2019
4.1 COMMENTS RESPONSE	07/12/2019
4.1 COMMENTS RESPONSE	09/13/2019
RESUBMISSION	10/28/2019

## METROPOLITAN PARK PHASES 6, 7, AND 8

ARLINGTON, VIRGINIA

Drawing Title

LANDSCAPE  
PLAN



Date: 05/15/2019  
Job No: 18067  
Drawn By: YJ  
Checked By: LH

Drawing No.

**L3.01**  
**4.1 SUBMISSION**



STREET TREES:

SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
Co	12	Celtis occidentalis	Common Hackberry	14'-16"	3" - 3 1/2"	B&B, full uniform crown, symmetrical branching, full specimen
Ns	16	Nyssa sylvatica	Sour Gum	14'-16"	3" - 3 1/2"	B&B, full uniform crown, symmetrical branching, full specimen
Qpa	25	Quercus palustris	Pin Oak	14'-16"	3" - 3 1/2"	B&B, full uniform crown, symmetrical branching, full specimen
Qp	16	Quercus phellos	Willow Oak	14'-16"	3" - 3 1/2"	B&B, full uniform crown, symmetrical branching, full specimen

UNDERSTORY PLANT PALETTE:

SHRUBS

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	SPREAD	REMARKS
-	ARA	Abelia	x grandiflora	'Confetti'	Confetti Glossy Abelia	12 - 15"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	CAH	Clethra	alnifolia	'Hummingbird'	Hummingbird Clethra	18 - 24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established
-	COS	Cornus	sericea		Red Twig Dogwood	24 - 36"	24 - 36"	#5 cont., healthy, vigorous, well-rooted & established
-	CSS	Cotoneaster	salicifolius	'Scarlet Leader'	Scarlet Leader Cotoneaster	18 - 24"	18 - 24"	#3 cont., full specimen, healthy, vigorous, well-rooted and established
-	FGM	Fothergilla	gardenii	'Mt. Airy'	Mt. Airy Fothergilla	18 - 24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	HAA	Hydrangea	arborescens	'Anabelle'	Anabelle Hydrangea	18 - 24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	IGS	Ilex	glabra	'Shamrock'	Shamrock Inkberry	24 - 30"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	IVL	Itea	virginica	'Little Henry'	Little Henry Itea	15 - 18"	15 - 18"	#3 cont., healthy, vigorous, well-rooted & established in container
-	JAN	Jasminum	nudiflorum		Winter Jasmine	18 - 24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	LIB	Lindera	benzoin		Spicebush	24 - 36"	24 - 36"	#5 cont., healthy, vigorous, well-rooted & established in container
-	MYC	Myrica	carifera		Wax Myrtle	30 - 36"	30 - 36"	#7 cont., healthy, vigorous, well-rooted & established
-	FJD	Fieria	japonica	'Dorothy Wyckoff'	Dorothy Wyckoff Fieria	24 - 30"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	FLO	Prunus	laurocerasus	'Otto Luykens'	Otto Luykens Cherry Laurel	18 - 24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	FLS	Prunus	laurocerasus	'Schipkaensis'	Schip Laurel	24 - 30"	18 - 24"	B4B, healthy, vigorous, well-rooted & established
-	RGC	Rhododendron		'Girard's Crimson'	Girard's Crimson Azalea	15 - 18"	15 - 18"	#3 cont., healthy, vigorous, well-rooted & established in container
-	RAO	Rhododendron		'Osakazuki'	Osakazuki Azalea	15 - 18"	15 - 18"	#3 cont., healthy, vigorous, well-rooted & established in container
-	VIC	Viburnum	awabuki	'Chindo'	Chindo Viburnum	24 - 36"	18 -24"	B4B, healthy, vigorous, well-rooted & established
-	VJ	Viburnum	x Juddii		Juddii Viburnum	24 - 36"	18 - 24"	B4B, healthy, vigorous, well-rooted & established

PERENNIALS/ORNAMENTAL GRASSES / GROUND COVERS

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	SIZE	COLOR	REMARKS
-	AMT	Amsonia	tabernaemontana		Eastern Bluestar	#1 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	CST	Carex	stricta		Tussock Sedge	#1 cont.		18" o.c., full specimen, healthy, vigorous, well-rooted and established
-	ERG	Eragrostis	spectabilis		Purple Love Grass	#3 cont.		36" o.c., full specimen, healthy, vigorous, well-rooted and established
-	HAK	Hakonechloa	macra		Japanese Forest Grass	#1 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	HB	Hellebore	sp.			#1 cont.		-
-	HLD	Helianthus	salicifolius	'Low Down'	Dwarf Perennial Sunflower			18" o.c., full specimen, healthy, vigorous, well-rooted and established
-	HHR	Hemerocallis		'Happy Returns'	Happy Returns Daylily	#1 cont.	Lemon yellow	18" o.c., full specimen, healthy, vigorous, well-rooted and established
-	MUH	Muhlenbergia	capillaris		Pink Muhly Grass			30" o.c., full specimen, healthy, vigorous, well-rooted and established
-	NT	Nassella	tenuissima		Stipa Tenuissima	#1 cont.		15" o.c., full specimen, healthy, vigorous, well-rooted and established
-	PVH	Panicum	virgatum	'Heavy Metal'	Heavy Metal Switch Grass	#3 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	PVS	Panicum	virgatum	'Shenandoah'	Shenandoah Switch Grass	#3 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	PRK	Phlox	paniculata	'Katherine'	Katherine Garden Phlox	#1 cont.		15" o.c., full specimen, healthy, vigorous, well-rooted and established
-	SEN	Senecio	aurus		Golden Groundsel		Yellow	12" o.c., full specimen, healthy, vigorous, well-rooted and established
-	SIS	Sisyrinchium	angustifolium	'Lucerne'	Blue-eyed Grass			8" o.c., full specimen, healthy, vigorous, well-rooted and established
-	HYC	Hypericum	calycinum		Aaron's Beard	1 qt.		12" o.c., full specimen, healthy, vigorous, well-rooted and established
-	CGB	Carex	glauca	Blue Zinger	Blue Sedge	#1 Cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established

NOTE:

FINAL PLANT QUANTITIES AND SPECIES WILL BE GIVEN WITH FINAL LANDSCAPE DRAWINGS.

CHESAPEAKE BAY CANOPY COVERAGE			
SITE AREA =		271,670 SF	
CANOPY COVERAGE REQUIRED (10%)		27,167 SF	
TREE TYPE	QTY	COVERAGE	TOTAL COVERAGE
Celtis occidentalis	12	393.75 SF	4,725 SF
Nyssa sylvatica	16	312.50 SF	5,000 SF
Quercus palustris	25	312.50 SF	7,813 SF
Quercus phellos	16	312.50 SF	5,000 SF
		CURRENT COVERAGE =	22,538 SF
		Future Canopy conerage=	4,629 SF

TREE CANOPY REPLACMENT

REFER TO CIVIL DRAWING C-06, C-06A, C-06B, C-07, C-07A, C-07B FOR EXISTING TREE PRESERVE INVENTORY/ REPLACEMENT PLAN

TOTAL REPLACEMENT REQUIRED =	64
TOTAL TREES PROVIDED =	69

Consultants

CIVIL ENGINEER  
Vika

STRUCTURAL  
THORNTON TOMASETTI

MEP  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE  
STUDIO 39

Revisions

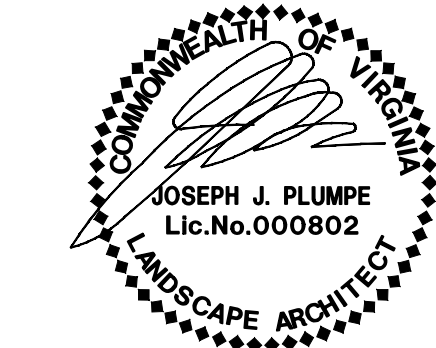
4.1 ACCEPTANCE SUBMISSION	06/21/2019
4.1 COMMENTS RESPONSE	09/13/2019
RESUBMISSION	10/28/2019

METROPOLITAN  
PARK PHASES 6,  
7, AND 8

ARLINGTON, VIRGINIA

Drawing Title

LANDSCAPE  
DETAILS



Date: 05/15/2019  
Job No: 18067  
Drawn By: YJ  
Checked By: LH

Drawing No.







1

PROJECT DESCRIPTION

22 STORY OFFICE BUILDING, FULLY SPRINKLERED.

2

APPLICABLE CODES

FEDERAL REGULATIONS  
OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)  
U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS (EPA)  
AMERICANS WITH DISABILITIES ACT (ADA)  
  
VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC):  
2015 VIRGINIA CONSTRUCTION CODE (VCC)  
2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL PLUMBING CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL FUEL GAS CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2014 NFPA 70  
  
2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI 117.1)

3

BUILDING AREA AND NUMBER OF STORIES BY BUILDING

REFER TO "AREA TOTALS BY ZONING USE" CHART ON A0.03

4

USE AND OCCUPANCY CLASSIFICATION

IBC; CHAPTER 3  
  
OFFICE BUILDING ABOVE GRADE WITH NON-SEPARATED MIXED USE GROUPS A-2, A-3, B, M, I-4, AND E. THE BUILDING WILL ALSO HAVE TYPE H-3 BELOW GRADE.  
(4) LEVELS OF BELOW-GRADE GARAGE AS S-2 USE GROUP.

5

CONSTRUCTION TYPE

IBC; CHAPTER 6  
  
CONSTRUCTION TYPE IA, PER TABLE 504.3.

6

ALLOWABLE HEIGHTS AND BUILDING AREA

IBC; TABLE 504.3 & 504.4  
  
PROJECT HAS AN AUTOMATIC WET SPRINKLER SYSTEM THROUGHOUT BUILDING AND IS CONSTRUCTION TYPE IA WITH OCCUPANCY TYPE B PER IBC, TABLE 504.3 & 504.4, THEREFORE WE WILL HAVE UNLIMITED BUILDING AREA PER STORY AND UNLIMITED STORIES ABOVE GRADE PLANE.

8

FIRE RESISTANCE RATINGS

IBC; TABLE 601 - CONSTRUCTION TYPE IA, WITH REDUCTION, PER 403.2.1, TO IB FOR WALLS, FLOORS, AND ROOF FOOTNOTE C IS BEING INVOKED FOR THE MEETING CENTER ROOF.

BUILDING ELEMENT	FIRE RATING
COLUMNS SUPPORTING FLOORS	3 HR
ALL OTHER PARTS OF PRIMARY STRUCTURAL FRAME	2 HR
BEARING WALLS: EXTERIOR & INTERIOR	2 HR
NON-BEARING EXTERIOR WALLS	SEE TABLE 602
NON-BEARING INTERIOR WALLS	0 HR
FLOOR CONSTRUCTION	2 HR
ROOF CONSTRUCTION	1 HR

PER IBC, SECTION 713.4 AND IN ACCORDANCE WITH IBC, TABLE 707.3.10

SHAFT ENCLOSURES IN TYPE A, B, E, M, I-4, S-2	2 HR
---	------

PER A, B, E, M, I-4, S-2 OCCUPANCY AND SPRINKLERS (IBC, TABLE 1020.1)

CORRIDORS IN TYPE A, B, E, M, I-4, S-2	0 HR
--	------

9

EXTERIOR WALL RATINGS

IBC TABLE 602  
  
PER TABLE 602, NO EXTERIOR WALLS ARE REQUIRED TO HAVE A FIRE RATING.

13

EXIT AND EXIT ACCESS

IBC CHAPTER 10  
  
**AREA OF REFUGE** NOT REQUIRED BY IBC, SECTION 1009.3 EXCEPTION 5 IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH IBC, SECTION 903.3.1.1 OR 903.3.1.2  
PROJECT EXITING CALCULATIONS ARE BASED ON IBC; SECTION 1003, TABLE 1004.1.2 AND ILLUSTRATED ON THE FOLLOWING LIFE SAFETY DRAWING SHEETS.  
**EGRESS STAIR WIDTH** PER OCCUPANT PER 1005.3.1, EXCEPTION 1:  
0.2 INCHES (5.1 MM).  
**EGRESS DOOR WIDTH** PER OCCUPANT, PER 1005.3.2, EXCEPTION 1:  
0.15 INCHES (3.8 MM).  
**SEPARATION DISTANCE:** PER VCC, WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-FOURTH OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

PER IBC TABLE 1006.2.1: **MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE:**  
OCCUPANCY TYPE A, E, M, I-4: 75' WITH SPRINKLER SYSTEM.  
OCCUPANCY TYPE B, S-2: 100' WITH SPRINKLER SYSTEM.

PER IBC TABLE 1017.2, **MAXIMUM EXIT ACCESS TRAVEL DISTANCE:**  
OCCUPANCY TYPE A, E, M: 250' WITH SPRINKLER SYSTEM.  
OCCUPANCY TYPE B: 300' WITH SPRINKLER SYSTEM.  
OCCUPANCY TYPE S-2: 400' WITH SPRINKLER SYSTEM.  
OCCUPANCY TYPE I-4: 200' WITH SPRINKLER SYSTEM.

PER IBC 1020.4, **DEADEND CORRIDORS:**  
OCCUPANCY TYPE A, I-4: SHALL NOT EXCEED 20'.  
OCCUPANCY TYPE B, E, M, S-2: SHALL NOT EXCEED 50' WITH SPRINKLER SYSTEM.

14

ZONING DATA AND TABULATIONS

ZONE OF SITE: C-0-2.5, MIXED USE DISTRICT  
  
STREET FRONTAGE: SOUTH EADS STREET, SOUTH ELM STREET, 15TH STREET SOUTH, 14TH STREET SOUTH, 13TH STREET SOUTH  
  
USE: MIXED USE INCLUDING OFFICE, PARKING, RETAIL, AND OTHER USES  
  
HEIGHT IN STORIES: ALLOWED: 22 STORIES PER PDSP  
PROVIDED: 2 TO 22 STORIES  
  
LOT SIZE: 271,672 SF  
  
AREA: EXCLUSION 234,696 SF  
GROSS PARKING AREA 847,923 SF  
OFFICE 2,082,566 SF  
PENTHOUSE 34,984 SF  
RETAIL 69,545 SF  
  
.  
  
**PARKING**  
PROPOSED BELOW GRADE PARKING:

86	WIDE COMPACT
1815	STANDARD
49	COMPACT
7	ACCESSIBLE VAN
26	ACCESSIBLE

  
1983 TOTAL PARKING SPACES  
  
**PARKING RATIOS:**  
RETAIL PARKING RATIO : 1:1,087 SF (64 SPACES PER 69,545 SF OF RETAIL)  
OFFICE PARKING RATIO: 1: 1,085 SF (1,919 SPACES PER 2,082,566 SF OF OFFICE)  
  
NOTE: REFERENCE SHEET A0.04 FOR BREAKDOWN OF QUANTITY AND TYPE OF PARKING SPACES BY LEVEL.

14

ZONING DATA AND TABULATIONS CONTINUED

LOADING

		METS 78	METS 6
OFFICE GFA		1,183,879	898,687
RETAIL GFA		41,667	27,878
\$14.3.8 C OF THE ACZO	OVER 6,000 SQ. FT. OF SPACE FOR OFFICES AND PERSONAL SERVICES ESTABLISHMENTS, INCLUDING PRESCRIPTION FILLING OUT-PATIENT CLINICS AND SCHOOLS, NOT ADAPTABLE FOR THE USE OF RETAIL PURPOSES: ONE LOADING SPACE.	1	1
\$14.3.8.D OF THE ACZO	OVER 3,000 SQ FT OF FLOOR AREA DESIGNED OR ADAPTABLE FOR RETAIL BUSINESS PURPOSES: ONE LOADING SPACE	1	1
	ONE ADDITIONAL SPACE FOR MORE THAN 15,000 SQ. FT.	1	-
	ONE ADDITIONAL SPACE FOR MORE THAN 50,000 SQ. FT.	-	-
	AND ONE ADDITIONAL SPACE FOR EACH 100,000 SQ.F.T OF SUCH FLOOR AREA	-	-
TOTAL LOADING SPACES REQUIRED		3	2
TOTAL LOADING SPACES PROVIDED*		4	3

NOTE: #30, B. OF THE STANDARD SITE PLAN CONDITIONS REQUIRES AT LEAST ONE LOADING SPACE TO HAVE A MINIMUM 40' CLEAR LENGTH. PROJECT PROVIDES (1) 12'X40' LOADING SPACE IN EACH BUILDING. ALL OTHER LOADING SPACES PROVIDED ARE 12'X35'.

BIKE PARKING, SHOWER, AND LOCKER FACILITIES PER THE STANDARD SITE PLAN CONDITIONS:  
**SECURE BICYCLE PARKING (CLASS I):**  
PER #24 A.3.ja.  
ONE (1) EMPLOYEE BICYCLE PARKING SPACE IS REQUIRED FOR EVERY 6,000 FEET OF OFFICE FLOOR AREA.  
PER #24 A.3.jc.  
ONE (1) EMPLOYEE BICYCLE PARKING SPACE IS REQUIRED FOR EVERY 25,000 SQUARE FEET OF RETAIL FLOOR AREA.  
**VISITOR BICYCLE PARKING (CLASS II, CLASS III):**  
PER #19 B.9.ja.  
ONE (1) VISITOR SPACE FOR EVERY 20,000 SQUARE FEET, OR PORTION THEREOF, OF OFFICE FLOOR AREA.  
PER #19 B.9.jc.  
TWO (2) VISITOR SPACES FOR EVERY 10,000 SQUARE FEET OR PORTION THEREOF, OF THE FIRST 50,000 SQUARE FEET OF RETAIL FLOOR AREA; AND ONE (1) ADDITIONAL VISITOR SPACE FOR EVERY 12,500 SQUARE FEET, OR PORTION THEREOF, OF ADDITIONAL RETAIL FLOOR AREA.  
**SHOWER FACILITIES:**  
PER #24 A.4.ja.  
FOR OFFICE/RETAIL/HOTEL BUILDINGS GREATER THAN 300,000 SQUARE FEET OF GFA. (3) SHOWERS PER GENDER, PLUS (1) SHOWER PER GENDER FOR EACH ADDITIONAL 100,000 SF OF GFA OR PORTION THEREOF ABOVE THE FIRST 300,000 SF OF BUILDING GFA.  
PER #24 A.4.je.  
IF RETAIL EMPLOYEES WILL NOT HAVE ACCESS TO SHOWER FACILITIES REQUIRED FOR OFFICE OR HOTEL EMPLOYEES, SHOWER FACILITIES FOR RETAIL EMPLOYEES SHALL BE PROVIDED IN ACCORDANCE WITH THE RATIOS SPECIFIED IN CONDITION #24 A.4).d.:  
#24 A.4).d. IN RESIDENTIAL BUILDINGS, FOR RETAIL USES EQUAL TO OR GREATER THAN 25,000 SQUARE FEET OF GFA AND LESS THAN 50,000 SQUARE FEET OF GFA, A MINIMUM OF (1) UNISEX SHOWER; FOR RETAIL USES EQUAL TO OR GREATER THAN 50,000 SQUARE FEET OF GFA, A MINIMUM OF ONE (1) SHOWER PER GENDER  
**LOCKER FACILITIES:**  
PER #24 A.4.jf.  
FOR EVERY REQUIRED EMPLOYEE BICYCLE PARKING SPACE, EITHER 1) A MINIMUM OF (1) CLOTHES STORAGE LOCKER PER GENDER SHALL BE INSTALLED IN GENDER-SPECIFIC CHANGING ROOMS, OR 2) A MINIMUM OF (1) CLOTHES LOCKER SHALL BE INSTALLED ADJACENT TO, BUT OUTSIDE OF CHANGING ROOMS.

BIKE PARKING, SHOWER, AND LOCKER FACILITIES CALCULATIONS PER STANDARD SITE PLAN CONDITIONS:

PER 24.A OF STANDARD SITE PLAN CONDITIONS: DESIGN OF CLASS I SECURE BICYCLE PARKING, SHOWER, AND LOCKER FACILITIES				
GFA TYPE	SF	SECURE BIKE SPACES REQUIRED	SHOWERS REQUIRED (PER GENDER)	LOCKERS REQUIRED (TOTAL)
TOTAL GFA - METS 78	1,225,546	n/a	13	n/a
RETAIL - MET 78	41,667	2	1	4
OFFICE - MET 78	1,183,879	198	(SHOWERS INCLUDED ABOVE)	396
TOTAL REQUIRED		200	13 PER GENDER + 1	400
TOTAL PROVIDED		300	16 PER GENDER + 2 FOR RETAIL	400
TOTAL GFA - METS 6	926,564	n/a	10	n/a
RETAIL - MET 6	27,878	2	NA	4
OFFICE - MET 6	898,687	150	(SHOWERS INCLUDED ABOVE)	300
TOTAL REQUIRED		152	10 PER GENDER	304
TOTAL PROVIDED		200	12 PER GENDER + 2	304

PER 19.B.9 OF STANDARD SITE PLAN CONDITIONS: VISITOR BICYCLE PARKING (CLASS II OR III) REQUIRED

GFA TYPE	SF	VISITOR BIKE SPACES REQUIRED
RETAIL - MET 78	41,667	10
OFFICE - MET 78	1,183,879	60
TOTAL METS 78		70
REQUIRED		70
PROVIDED		70
RETAIL - MET 6	27,878	6
OFFICE - MET 6	898,687	45
TOTAL METS 6		51
REQUIRED		51
PROVIDED		51
TOTAL REQUIRED		121
TOTAL PROVIDED		121

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	09/13/19
3	4.1 RESUBMISSION	10/28/19

GENERAL AND CODE INFORMATION

COMMONWEALTH OF VIRGINIA  
TIMOTHY WILLIAMS  
Lic No. 401017629  
ARCHITECT

Date: 05/15/2019  
Job No: 24171.06  
Drawn By:  
Checked By:

Drawing No.

A0.02

4.1 SUBMISSION



1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	09/13/19
3	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

TABULATIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

Drawing No.

A0.03

4.1 SUBMISSION

### AREA TOTALS BY ZONING USE

METS 6									METS 78									PARKING									ELEVATIONS		
LEVEL	EXCLUSION (SF)	GROSS PARKING AREA (SF)	OFFICE (SF)	RETAIL (SF)	PENTHOUSE (SF)	GROSS SQUARE FOOTAGE (SF)*	GROSS FLOOR AREA (SF)**	GARAGE AREA (SF)	EXCLUSION (SF)	GROSS PARKING AREA (SF)	OFFICE (SF)	RETAIL (SF)	PENTHOU SE (SF)	GROSS SQUARE FOOTAGE (SF)*	GROSS FLOOR AREA (SF)**	GARAGE TOTAL (SF)	STANDARD	COMPACT	WIDE COMPACT	ACCESSIBLE	ACCESSIBLE VAN	TOTAL PARKING	FLOOR-TO-FL OOR HEIGHT (FT)	ELEVATION (FT)	ELEVATION FROM ASE (39.49FT)				
	A	B	C	D	E	A+B+C+D+E	C+D	A+B	A	B	C	D	E	A+B+C+D+E	C+D	A+B	F	G	H	I	J	F+G+H+I+J		K	K-34.49				
LEVEL P4	3,016	97,707						100,722	3,844	115,640						119,484	495	15	29	8		547	10	-4	(43.49)				
LEVEL P3	3,464	97,258						100,722	3,813	115,683						119,496	502	12	31	8		553	10	6	(33.49)				
LEVEL P2	8,695	94,735						103,430	22,072	101,285						123,356	447	15	24	8		494	10	16	(23.49)				
LEVEL P1	17,270	86,172						103,442	32,187	91,168						123,356	371	7	2	2	7	389	15	26	(13.49)				
LEVEL 1	613	19,956	9,500	18,752		48,821	28,252		829	28,320	24,297	31,086		84,533	55,383								20	41	1.51				
MEZZANINE	29,042		10,805	9,126		48,973	19,931		59,641		14,588	10,581		84,811	25,170								NA	NA	NA				
LEVEL 2	2,906		47,071			49,977	47,071		4,644		82,758			87,402	82,758								15	61	21.51				
LEVEL 3	1,565		47,047			48,612	47,047		10,747		72,800			83,547	72,800								15	76	36.51				
LEVEL 4	516		45,041			45,557	45,041		8,568		64,621			73,189	64,621								13	91	51.51				
LEVEL 5	521		45,028			45,549	45,028		637		64,953			65,590	64,953								13	104	64.51				
LEVEL 6	518		45,031			45,549	45,031		630		64,959			65,590	64,959								13	117	77.51				
LEVEL 7	518		45,031			45,549	45,031		635		64,955			65,590	64,955								13	130	90.51				
LEVEL 8	518		45,031			45,549	45,031		635		64,955			65,590	64,955								13	143	103.51				
LEVEL 9	518		45,031			45,549	45,031		636		60,977			61,613	60,977								13	156	116.51				
LEVEL 10	518		45,031			45,549	45,031		639		60,974			61,613	60,974								13	169	129.51				
LEVEL 11	518		45,031			45,549	45,031		633		60,979			61,613	60,979								13	182	142.51				
LEVEL 12	518		43,477			43,996	43,477		635		55,316			55,950	55,316								13	195	155.51				
LEVEL 13	518		43,557			44,075	43,557		641		55,385			56,025	55,385								13	208	168.51				
LEVEL 14	518		43,557			44,075	43,557		640		55,387			56,027	55,387								13	221	181.51				
LEVEL 15	519		40,623			41,142	40,623		611		44,135			44,746	44,135								13	234	194.51				
LEVEL 16	516		40,660			41,176	40,660		630		44,115			44,745	44,115								13	247	207.51				
LEVEL 17	517		40,659			41,176	40,659		629		44,117			44,746	44,117								13	260	220.51				
LEVEL 18	499		40,677			41,176	40,677		613		44,132			44,745	44,132								13	273	233.51				
LEVEL 19	507		32,691			33,198	32,691		556		34,854			35,411	34,854								13	286	246.51				
LEVEL 20	500		32,697			33,197	32,697		550		34,875			35,425	34,875								13	299	259.51				
LEVEL 21	501		32,696			33,197	32,696		551		34,874			35,425	34,874								13	312	272.51				
LEVEL 22	500		32,711			33,211	32,711		552		34,872			35,424	34,872								14	325	285.51				
ROOF	301		-		18,880	19,181	-		673		-		16,104	16,777	-								NA	339	299.51				
TOTAL:	76,627	395,828	898,687	27,878	18,880	1,009,581	926,564	408,317	158,070	452,096	1,183,879	41,667	16,104	1,366,124	1,225,546	485,692	1815	49	86	26	7	1983							

\*GROSS SQUARE FOOTAGE INCLUDES ALL BUILDING AREAS

\*\*GROSS FLOOR AREA INCLUDES THE SUM OF OFFICE AND RETAIL AREAS

GRAND TOTAL GARAGE AREA: 894,008  
GRAND TOTAL GSF: 2,375,706

#### PRELIMINARY BONUS DENSITY

	SF
SITE AREA	271,672
TOTAL GROSS FLOOR AREA	2,152,111
OFFICE	2,082,566
RETAIL	69,545
CONVERSION OF 1,403 RESIDENTIAL UNITS AT 1,100 SF PER UNIT	1,543,300
REMAINING RETAIL ALLOCATED TO PARCEL 3 BY PENTAGON CITY PDSP	23,064
TOTAL BONUS DENSITY REQUIRED	585,747
LEED PLATINUM BONUS DENSITY	149,420
REMAINING DENSITY REQUIRED	436,327

#### NOTE:

- GFA EXCLUDES THE FOLLOWING:
  - SHARED STORAGE AND BUILDING SERVICE BELOW GRADE THAT DO NOT CONTRIBUTE TO THE PROJECT'S VISUAL DENSITY
  - SHAFTS
  - AREAS WITHOUT FLOOR THAT ARE OPEN TO BELOW
  - AND OTHER AREAS AS DETERMINED DURING THE SITE PLAN REVIEW PROCESS
- AREAS MARKED AS "RETAIL" SHALL BE EITHER RETAIL, RETAIL/EQUIVALENT, AND/OR DAYCARE

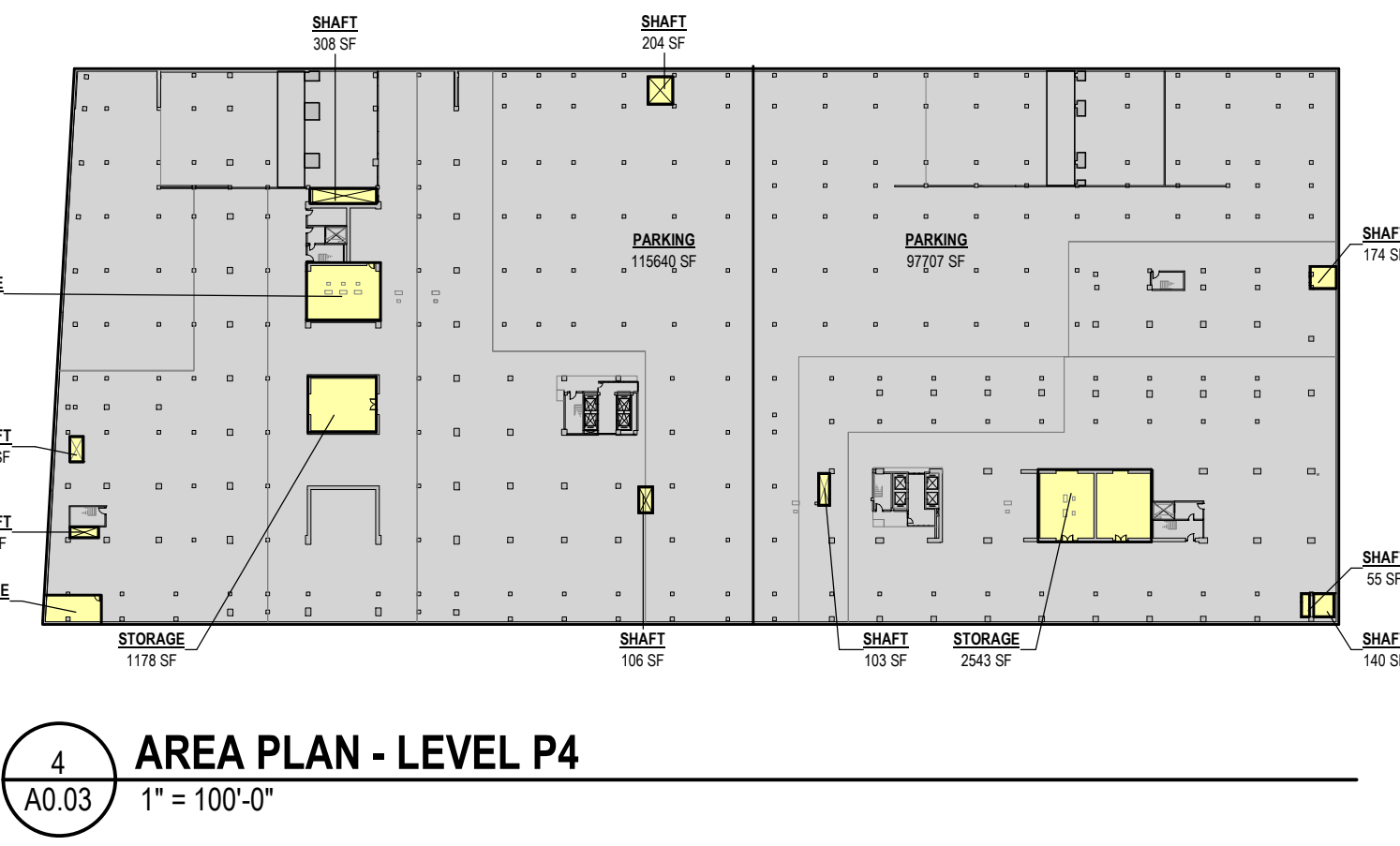
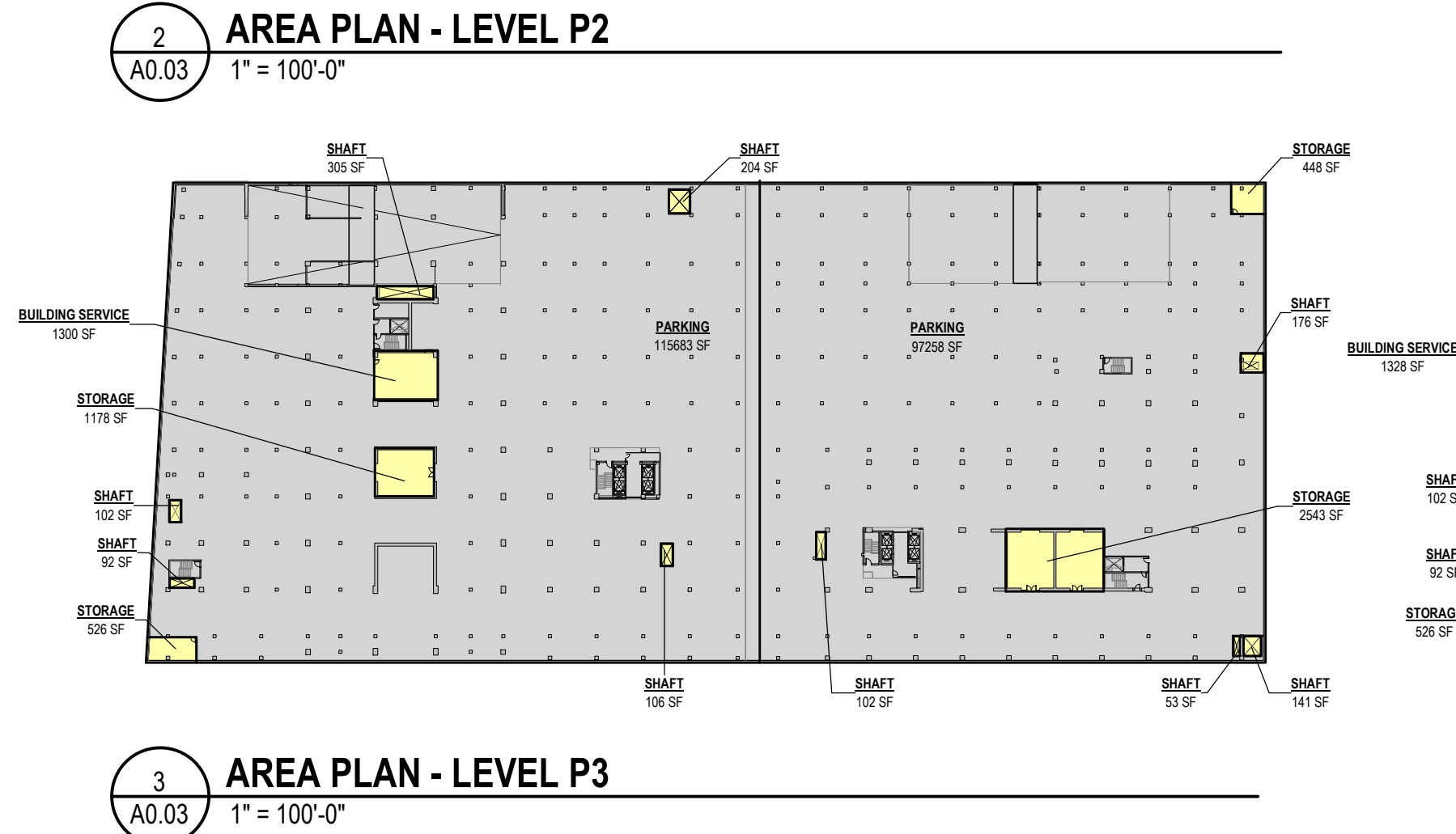
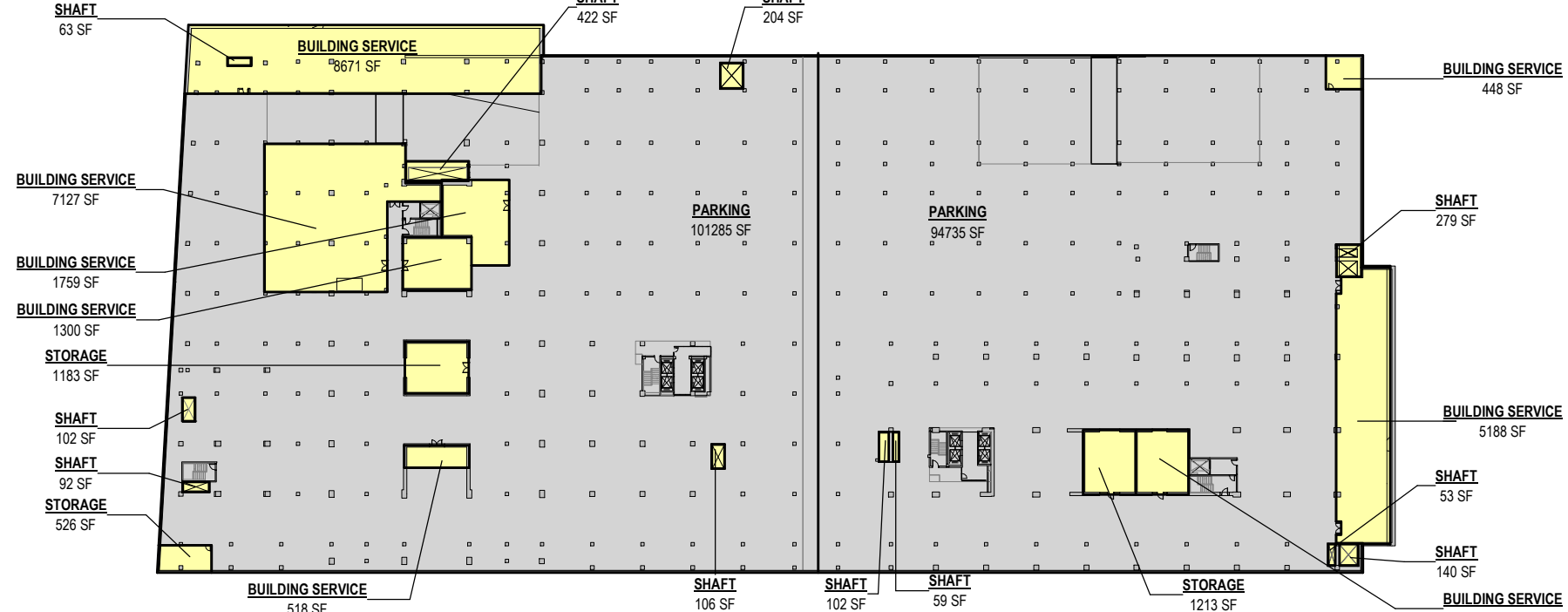
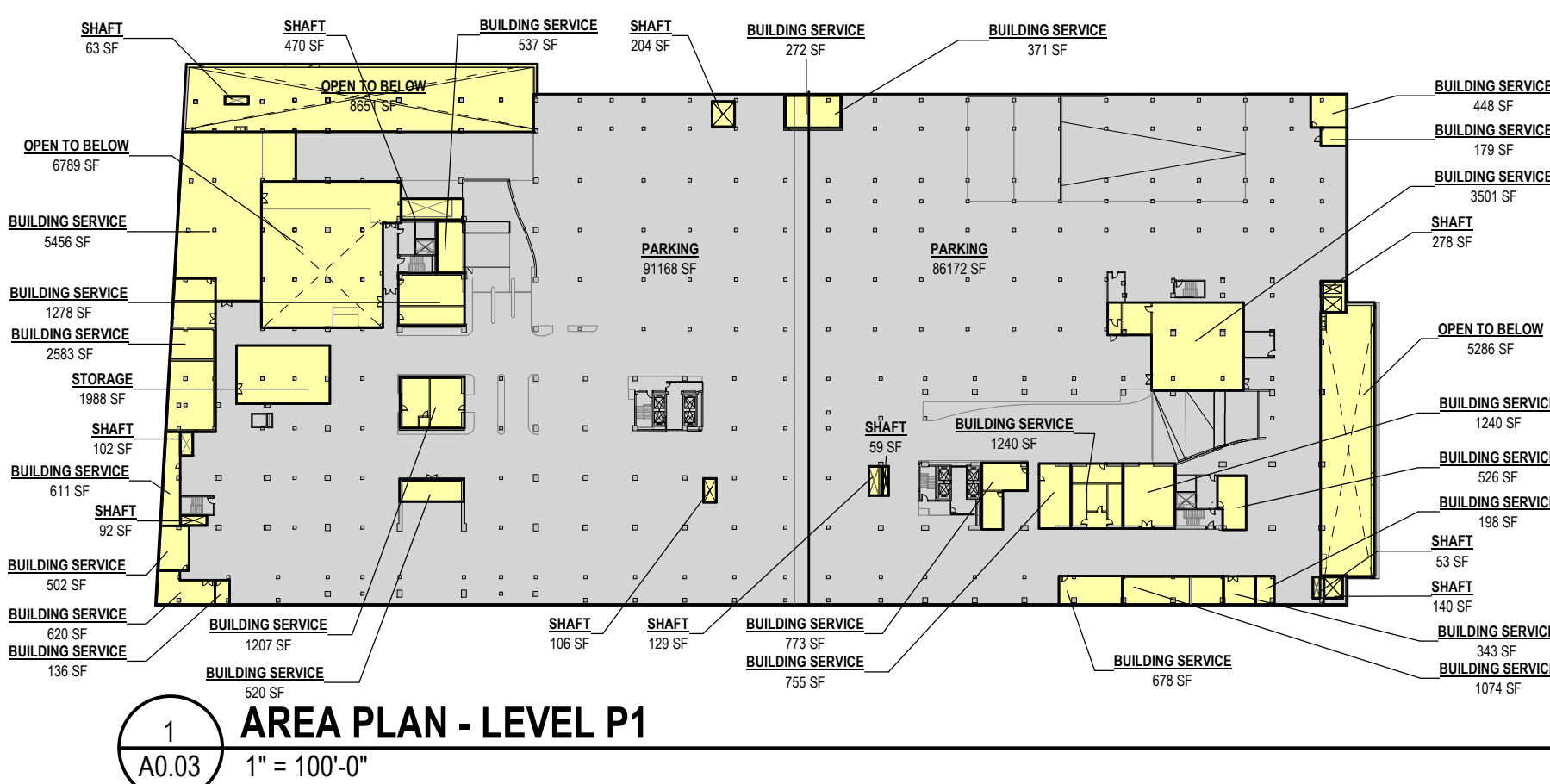
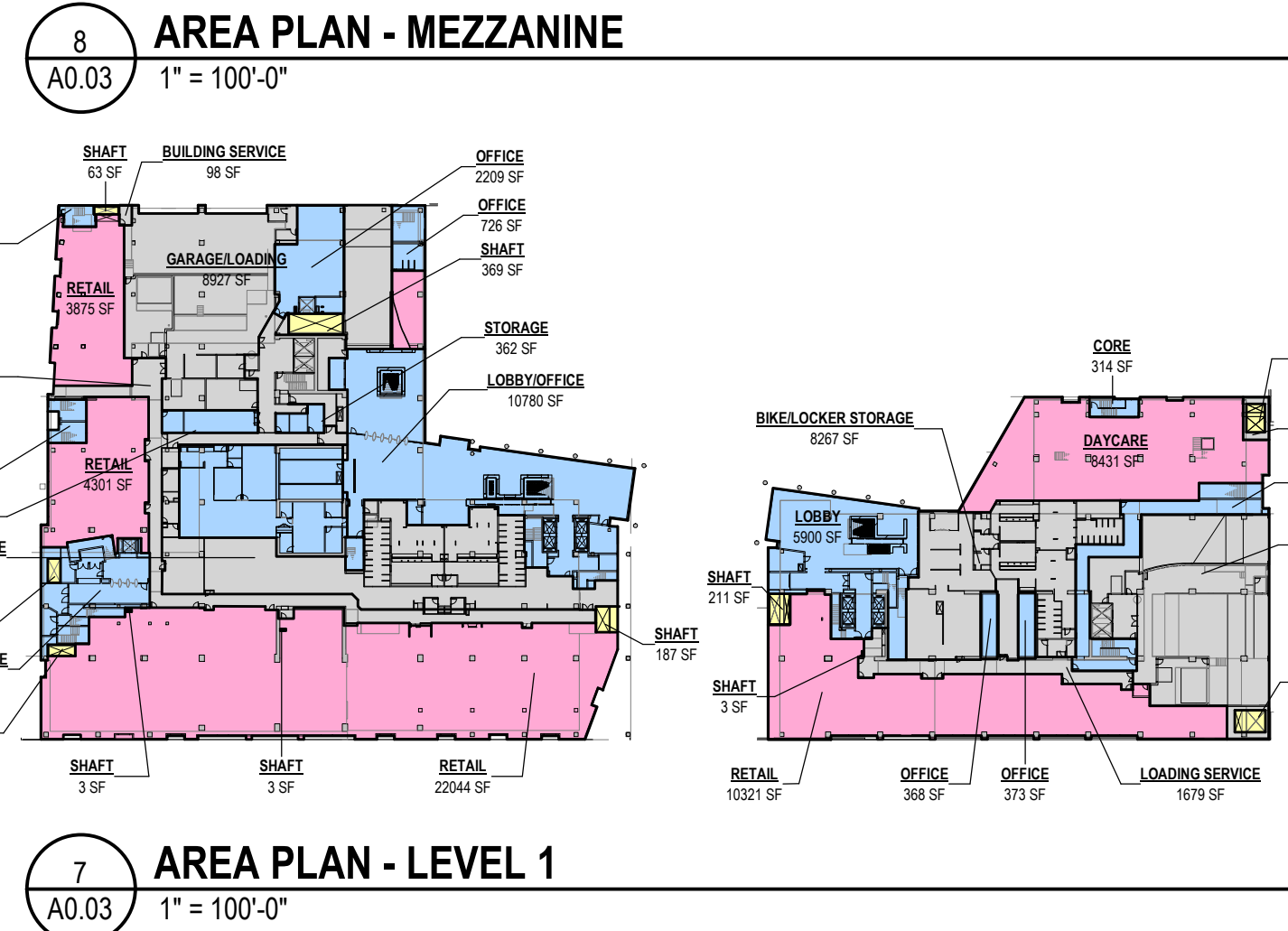
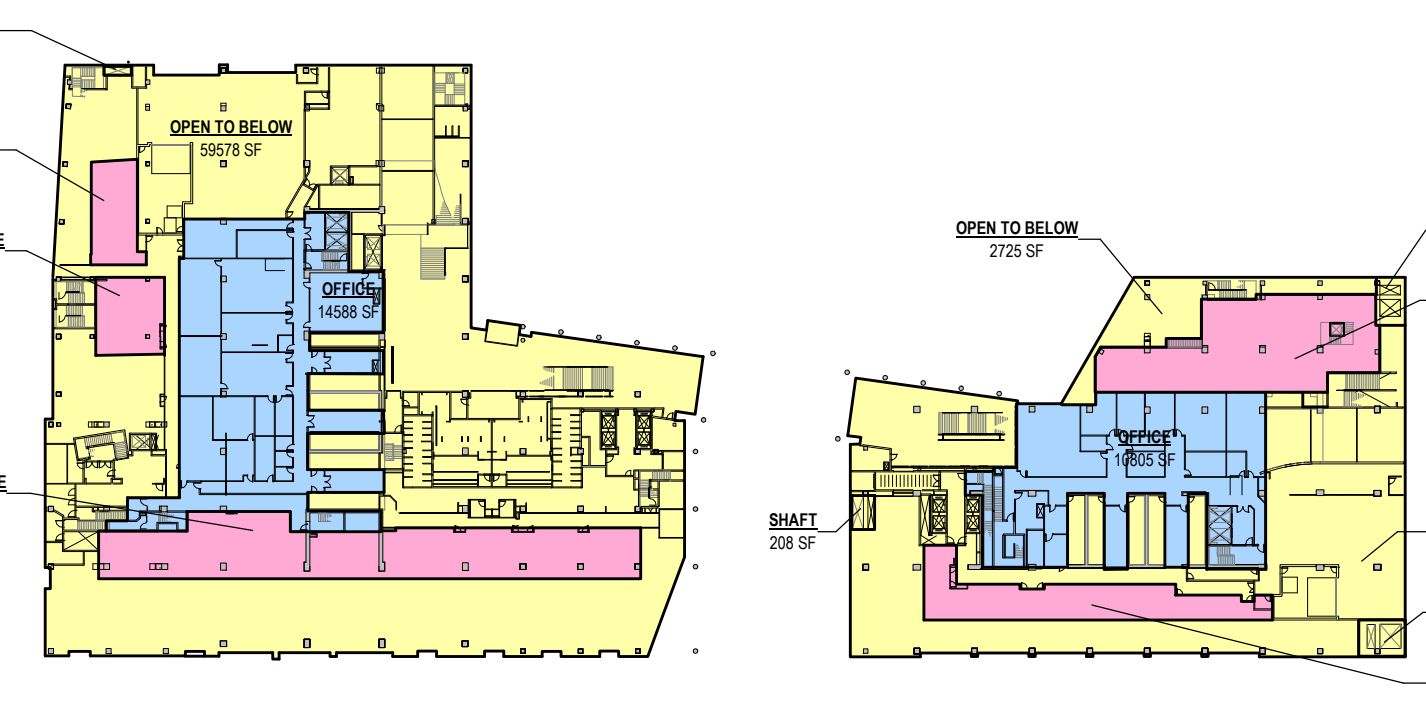
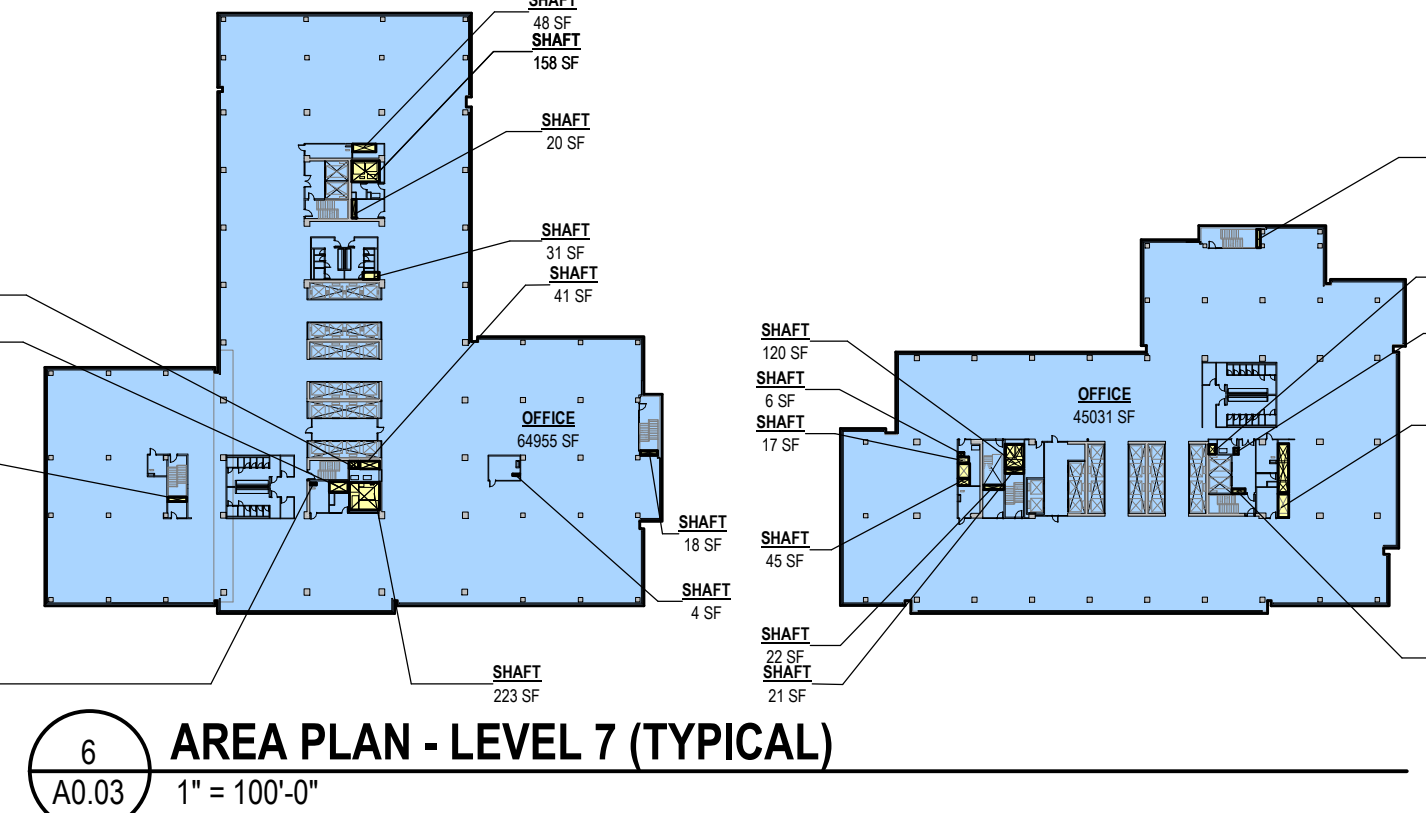
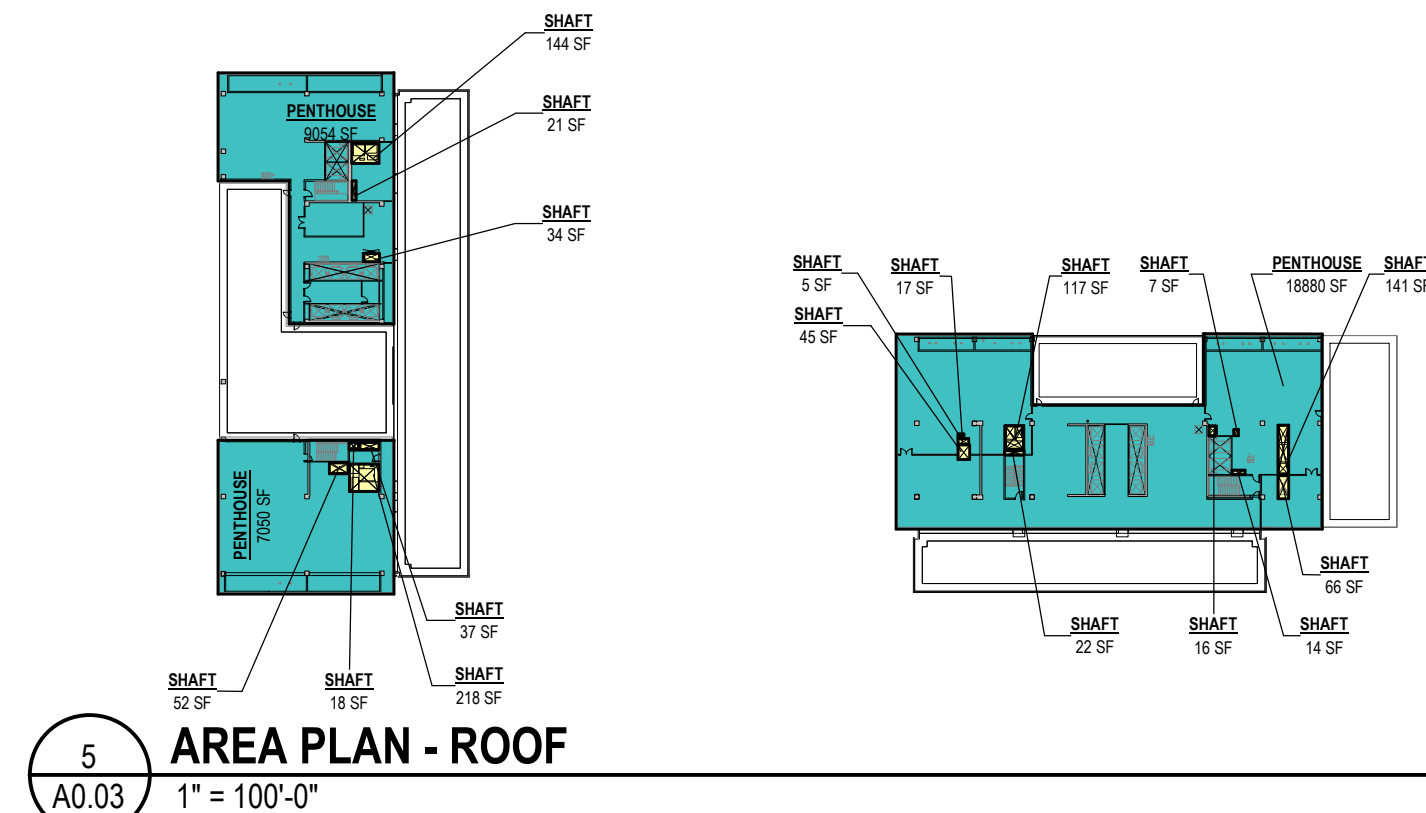
REFER TO FULL SITE PLAN APPLICATION FOR MORE INFORMATION

#### AREA EXCLUSIONS SUMMARY

EXCLUSION AREA TYPE	TOTAL AREA (SF)
BUILDING SERVICE	53,897 SF
OPEN TO BELOW	134,589 SF
SHAFT	32,357 SF
STORAGE	13,853 SF

#### AREA TYPE LEGEND

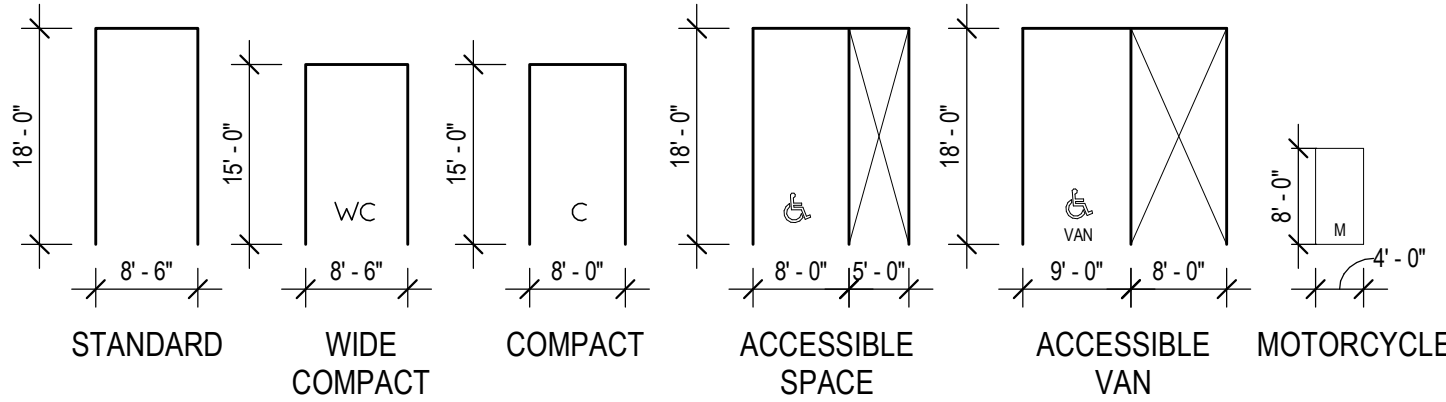
- EXCLUSION
- GROSS PARKING AREA
- OFFICE
- PENTHOUSE
- RETAIL





10/28/2019 6:24:39 PM

PARKING KEY



VEHICLE PARKING SCHEDULE

TYPE	QUANTITY
LEVEL P4	
WIDE COMPACT	29
STANDARD	495
COMPACT	15
ACCESSIBLE	8
LEVEL P3	
WIDE COMPACT	31
STANDARD	502
COMPACT	12
ACCESSIBLE	8
LEVEL P2	
WIDE COMPACT	24
STANDARD	447
COMPACT	15
ACCESSIBLE	8
LEVEL P1	
WIDE COMPACT	2
STANDARD	371
COMPACT	7
ACCESSIBLE VAN	7
ACCESSIBLE	2
TOTAL UNDERGROUND PARKING: 1983	

TYPE	QUANTITY	%
WIDE COMPACT	86	4.34%
STANDARD	1815	91.53%
COMPACT	49	2.47%
ACCESSIBLE VAN	7	0.35%
ACCESSIBLE	26	1.31%
TOTAL UNDERGROUND PARKING: 1983		

NOTE:  
1. PREFERRED PARKING FOR FEV SHALL BE 5% OF SPACES AND LEVEL 2 240V EV CHARGING SHALL BE 2% OF SPACES.  
2. OWNER RESERVES THE RIGHT TO REDUCE PARKING COUNTS SHOWN TO THE MINIMUM REQUIRED

ABOVE GRADE PARKING AT LEVEL 1:  
SPACES EXISTING: 31 SPACES  
SPACES PROPOSED: 47 SPACES (25 STANDARD, 22 SHORT-TERM)  
NET NEW: 16 SPACES  
REFER TO CIVIL DRAWINGS FOR LOCATIONS

MINIMUM ROOM HEIGHTS

AREA	MINIMUM HEIGHT
RETAIL	18'-0" FLOOR-TO-FLOOR*
LOADING DOCK	14'-0" CLEAR
TRASH REMOVAL AREA	18'-0" CLEAR
GARAGE DRIVE AISLES	7'-0" CLEAR
GARAGE PARKING SPACES	6'-8" CLEAR
ACCESSIBLE VAN SPACES (INCLUDING PATH TO AND FROM)	8'-2" CLEAR

\* EXCEPT AT MEZZANINES

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 RESUBMISSION	10/28/19

METROPOLITAN  
PARK PHASES 6,  
7, AND 8

Arlington, VA

Drawing Title

TABULATIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

Drawing No.





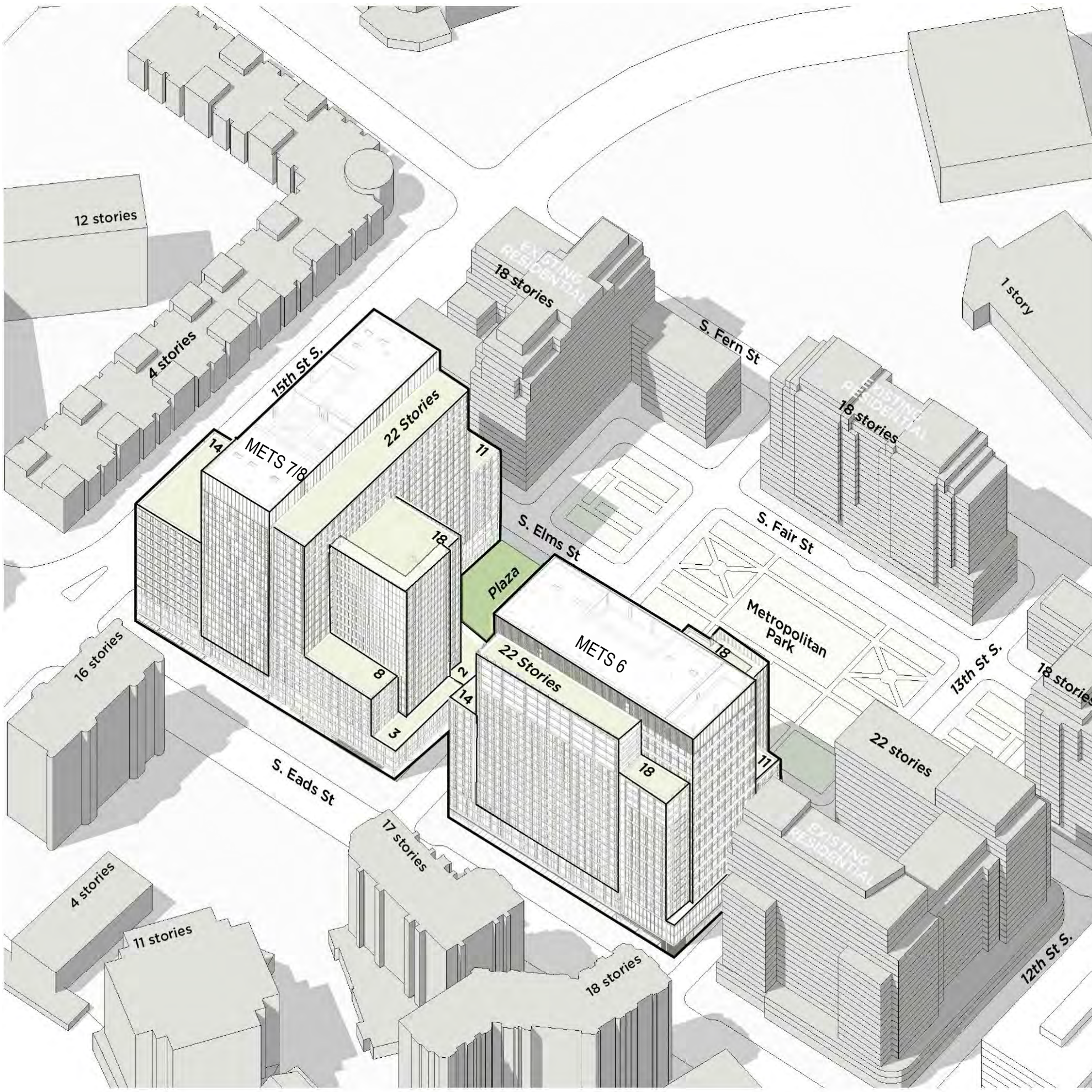
AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING SOUTHEAST



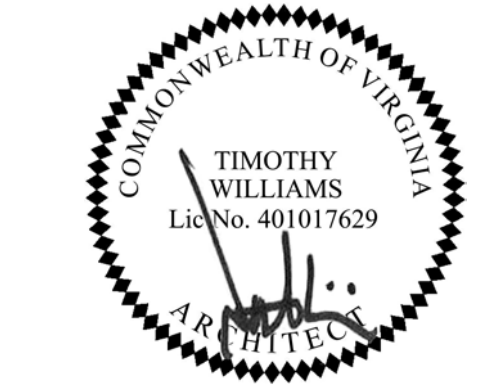
AERIAL VIEW LOOKING SOUTHWEST

Revisions		
1	4.1 COMMENTS RESPONSE	07/12/19
2	4.1 RESUBMISSION	10/28/19

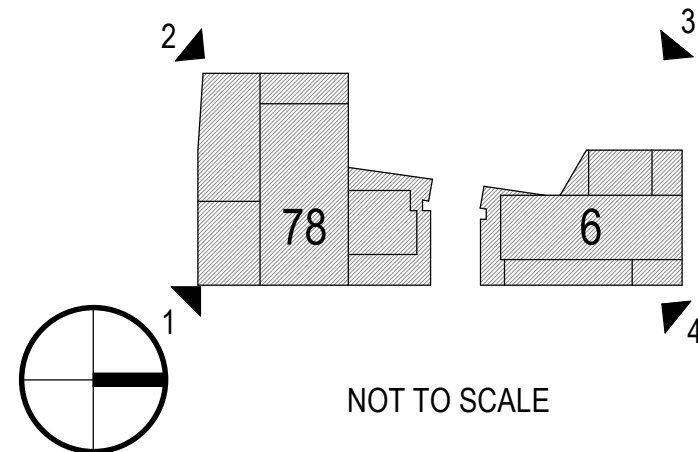
## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title  
**MASSING DIAGRAMS**



Date: 05/15/2019  
Job No: 24171.06  
Drawn By:  
Checked By:  
Drawing No:



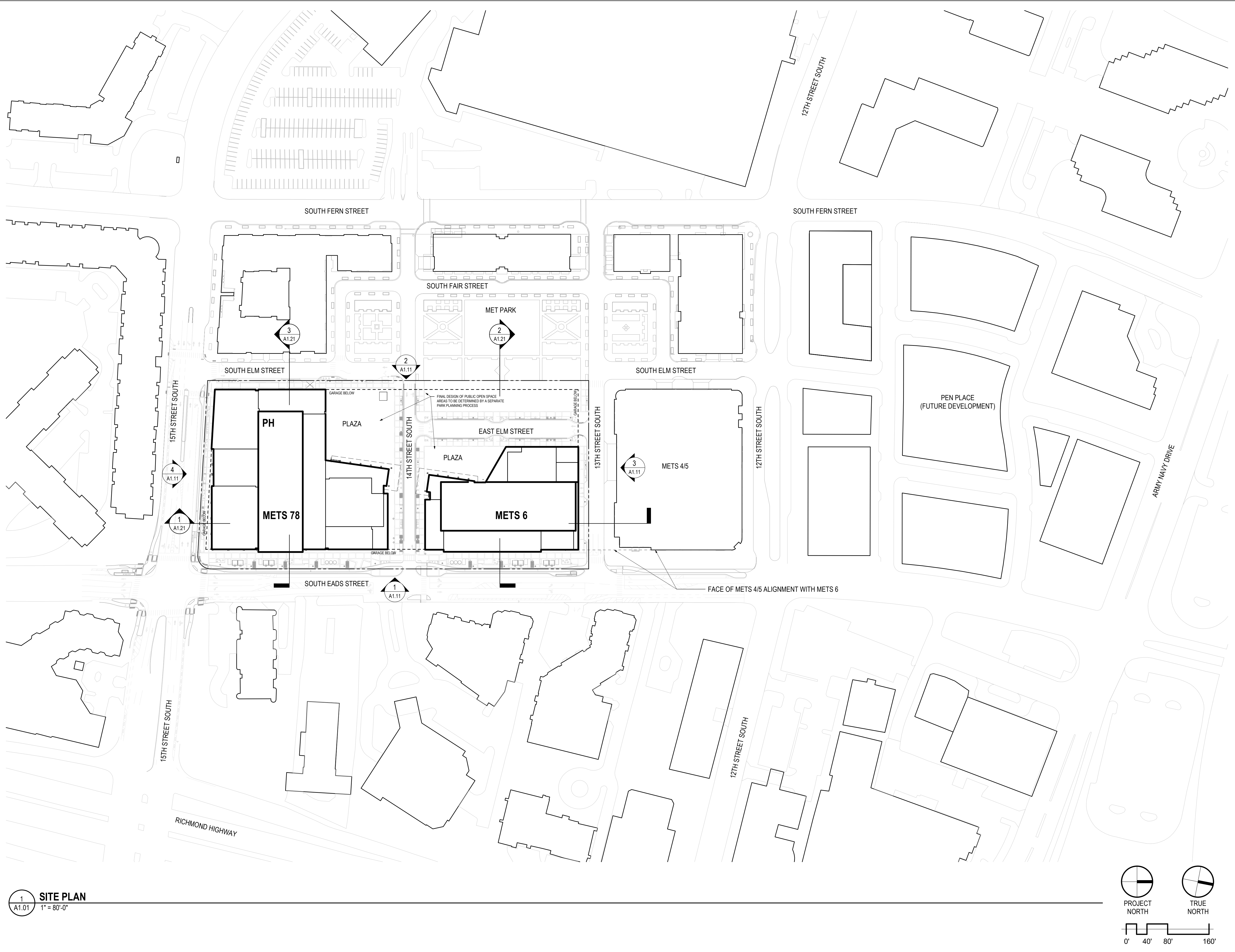
# A0.21

4.1 SUBMISSION



10/28/2019 6:24:49 PM

1  
A1.01  
SITE PLAN  
1" = 80'-0"



Revisions		
1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	07/12/19
3	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title  
SITE PLAN



Date: 05/15/2019  
Job No: 24171.06  
Drawn By:  
Checked By:  
Drawing No.

A1.01

4.1 SUBMISSION



Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

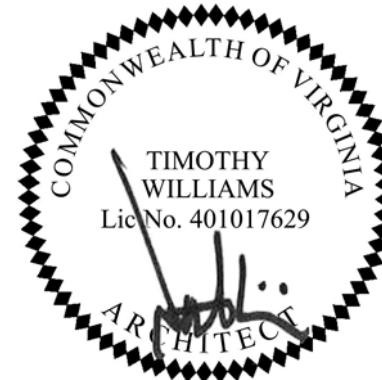
1	4.1 COMMENTS RESPONSE	07/12/19
2	4.1 RESUBMISSION	10/28/19

METROPOLITAN  
PARK PHASES 6,  
7, AND 8

Arlington, VA

Drawing Title

SITE ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

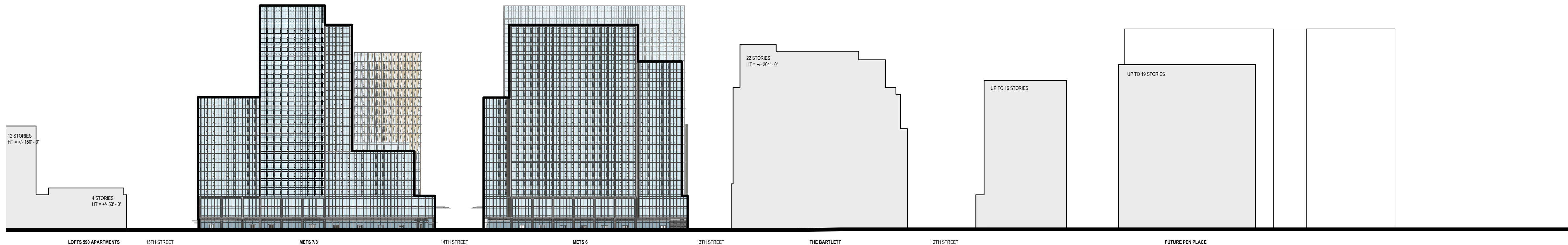
Drawn By:

Checked By:

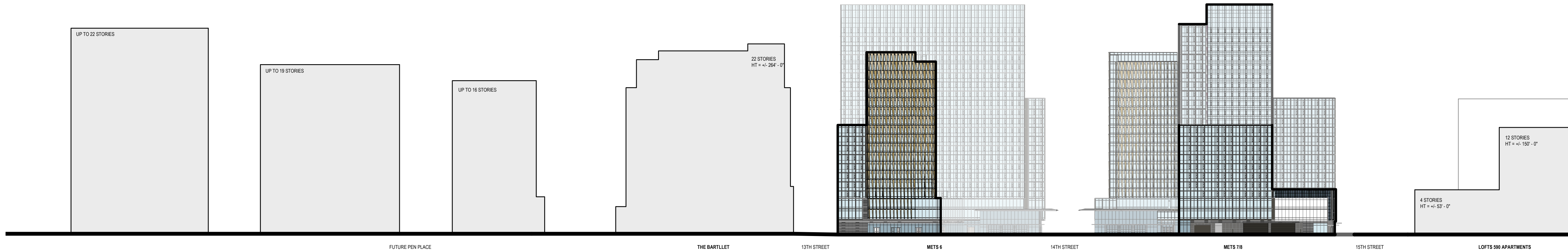
Drawing No.

A1.11

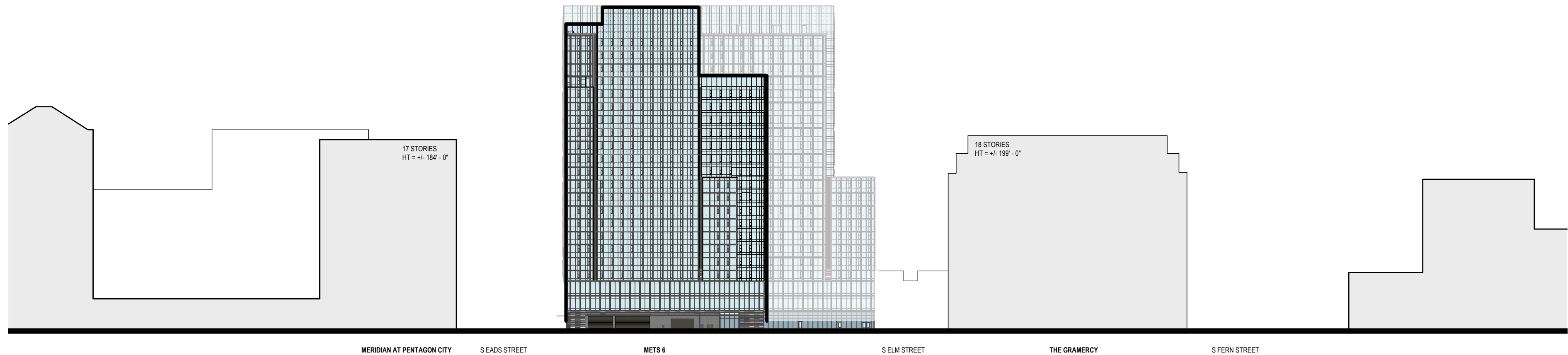
4.1 SUBMISSION



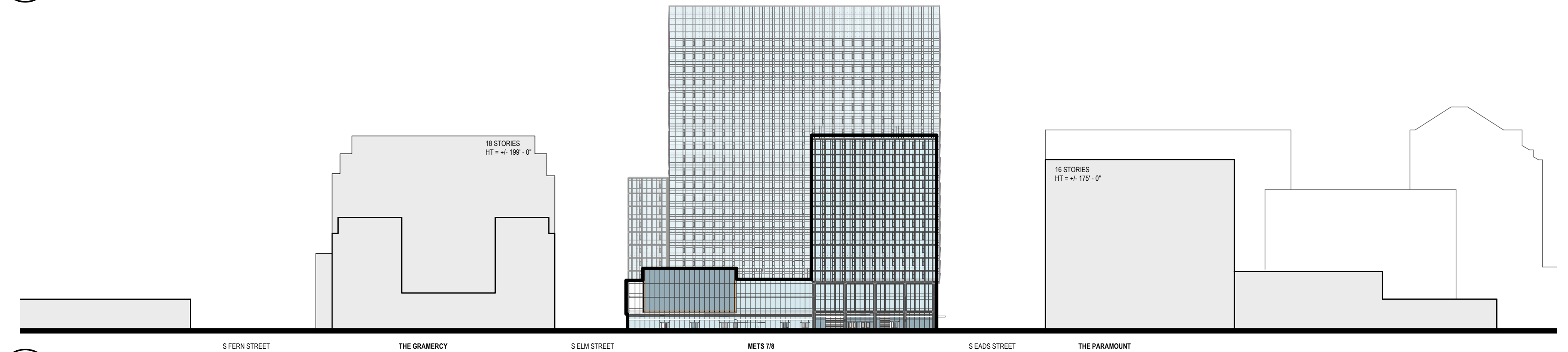
1  
A1.11  
SITE ELEVATION - LOOKING WEST  
1" = 80'-0"



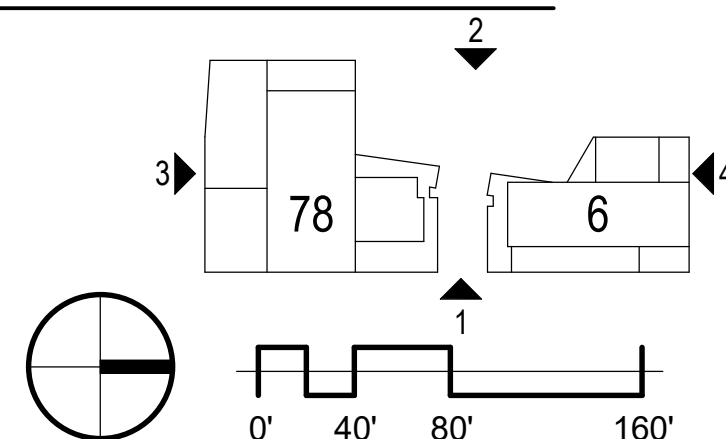
2  
A1.11  
SITE ELEVATION - LOOKING EAST  
1" = 80'-0"



3  
A1.11  
SITE ELEVATION - LOOKING SOUTH  
1" = 80'-0"



4  
A1.11  
SITE ELEVATION - LOOKING NORTH  
1" = 80'-0"





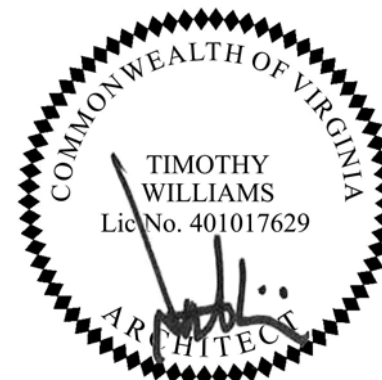
1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	07/12/19
3	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

SITE SECTIONS



Date: 05/15/2019

Job No: 24171.06

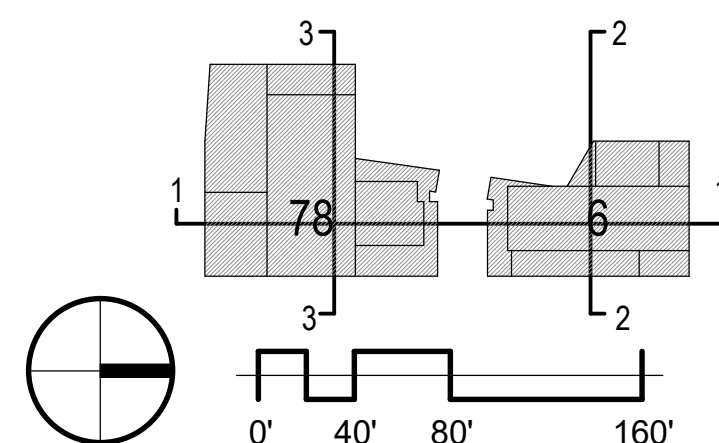
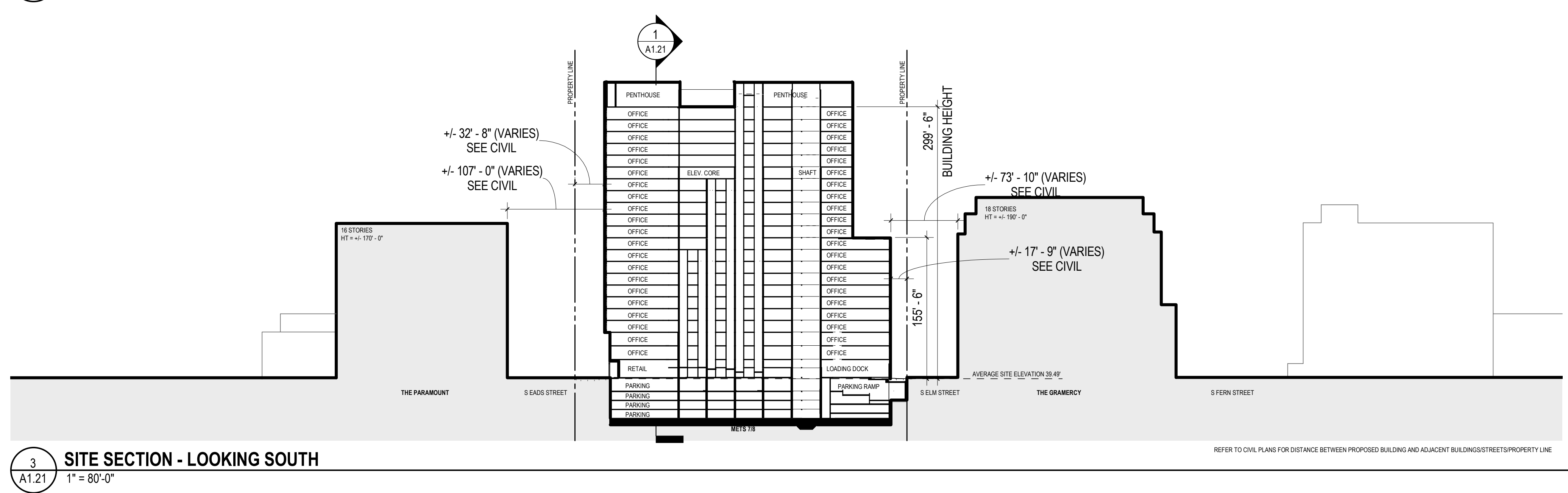
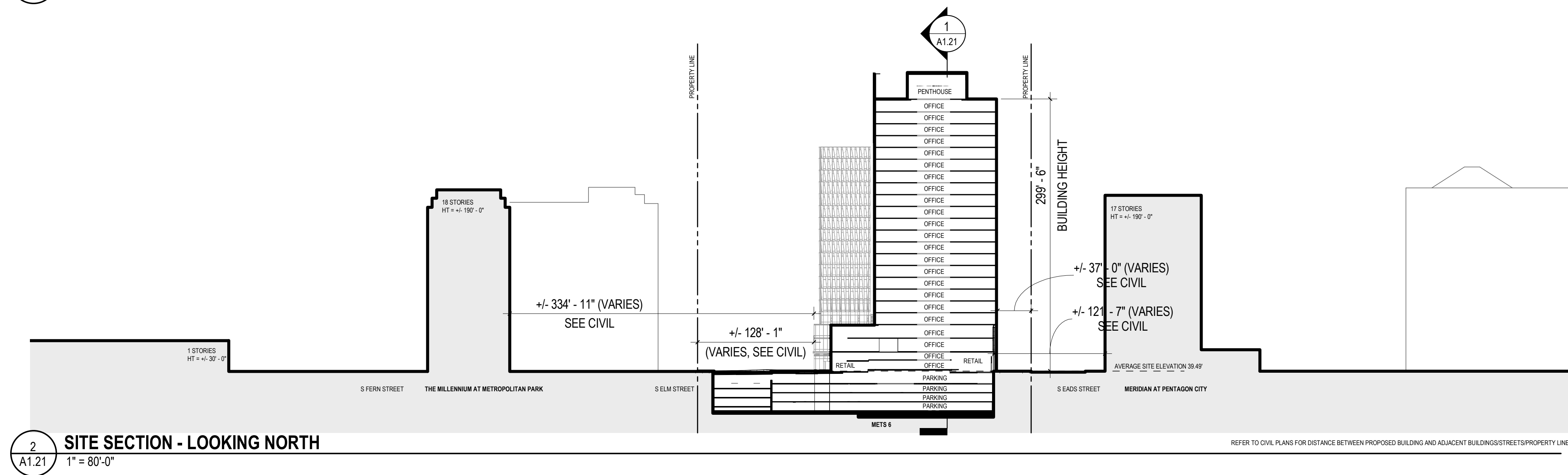
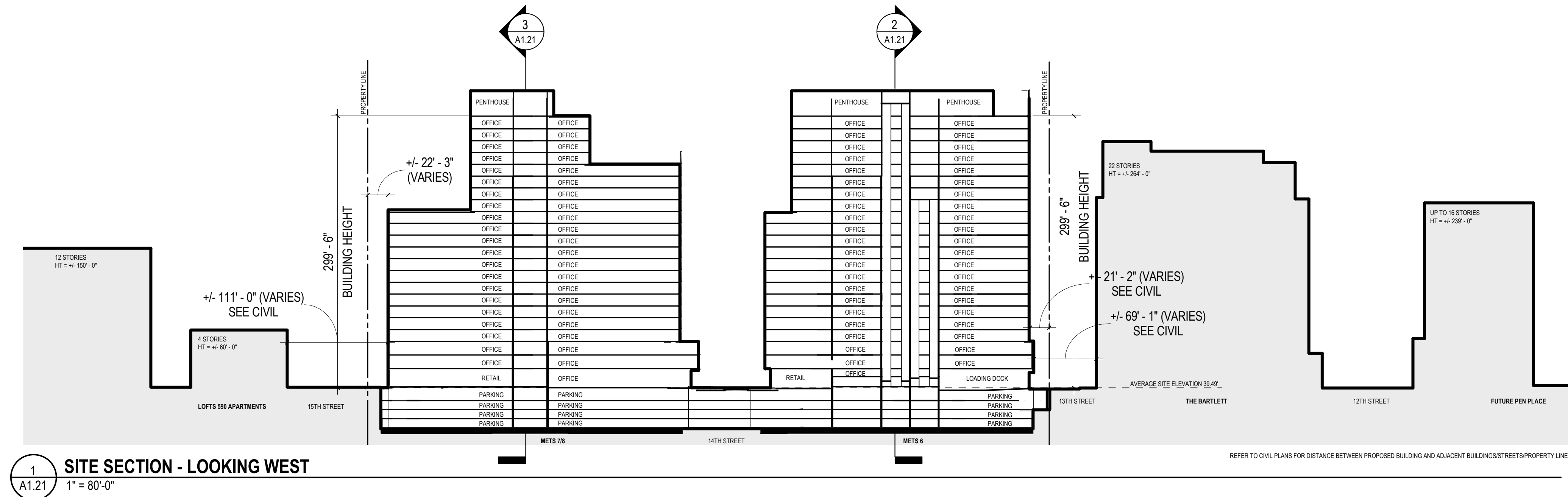
Drawn By:

Checked By:

Drawing No.

A1.21

4.1 SUBMISSION



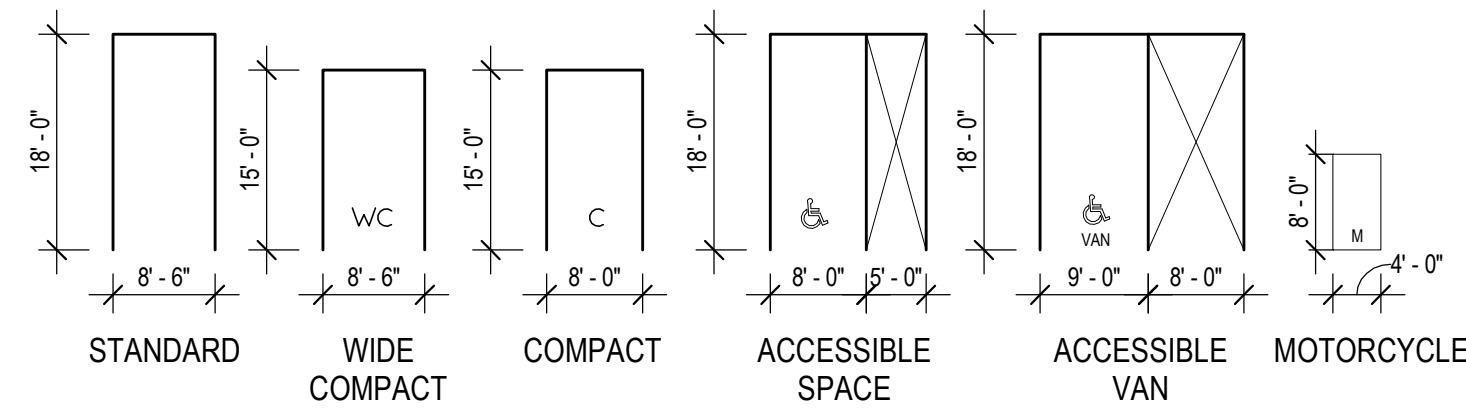


10/28/2019 6:27:54 PM

### VEHICLE PARKING SCHEDULE

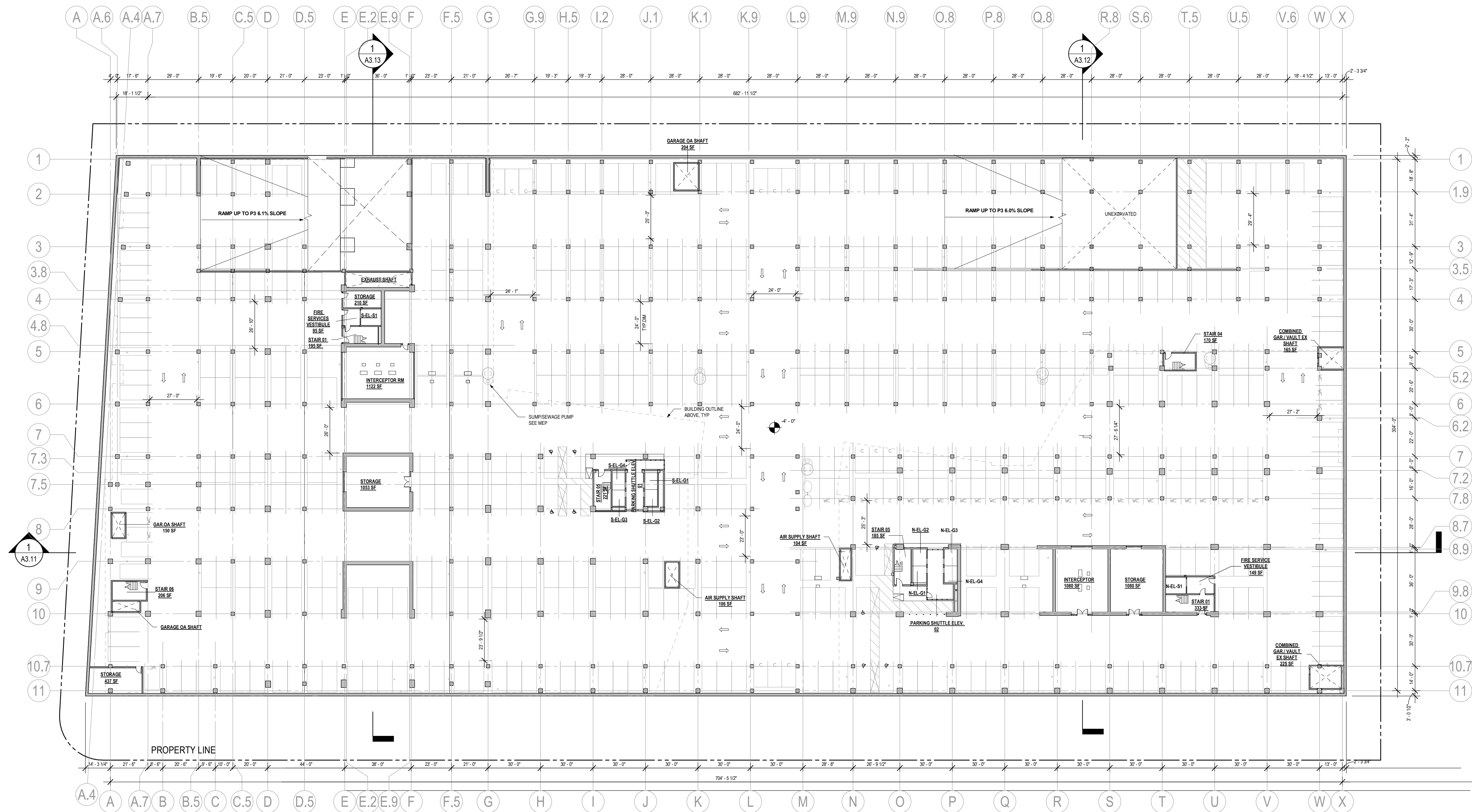
TYPE	QUANTITY
LEVEL P4	
WIDE COMPACT	29
STANDARD	495
COMPACT	15
ACCESSIBLE	8
TOTAL: 547	

### PARKING KEY

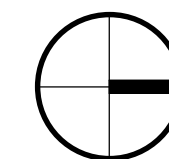
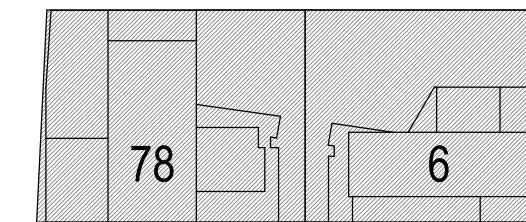


### GENERAL NOTES

1. CORE ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. REFER TO A0.02 AND A0.03 FOR SQUARE FOOTAGE TABULATIONS.
3. ALL PARKING SPACES NOT LABELED ARE STANDARD SPACES.
4. APPLICANT RESERVES THE RIGHT TO REVISE GARAGE AND PARKING SPACE LAYOUT PURSUANT TO ARLINGTON COUNTY REGULATIONS.



1 OVERALL FLOOR PLAN - LEVEL P4  
A2.P4 1/32" = 1'-0"



0' 8' 16' 32' 64'



PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

- |   |                           |          |
|---|---------------------------|----------|
| 1 | 4.1 ACCEPTANCE SUBMISSION | 06/21/19 |
| 2 | 4.1 RESUBMISSION          | 10/28/19 |

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL FLOOR PLAN - LEVEL P4



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

Drawing No.

# A2.P4

4.1 SUBMISSION

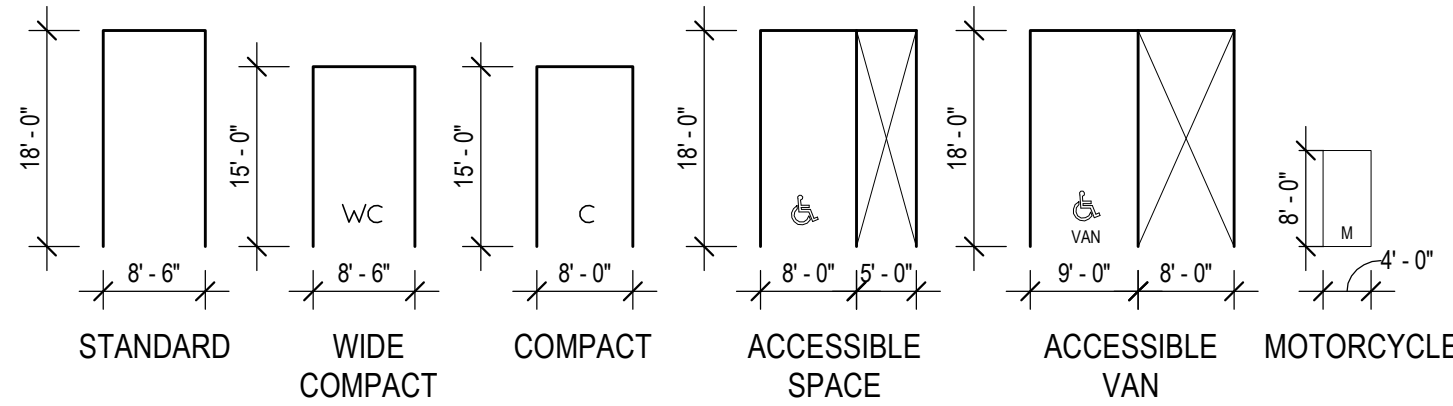


10/28/2019 6:27:48 PM

VEHICLE PARKING SCHEDULE

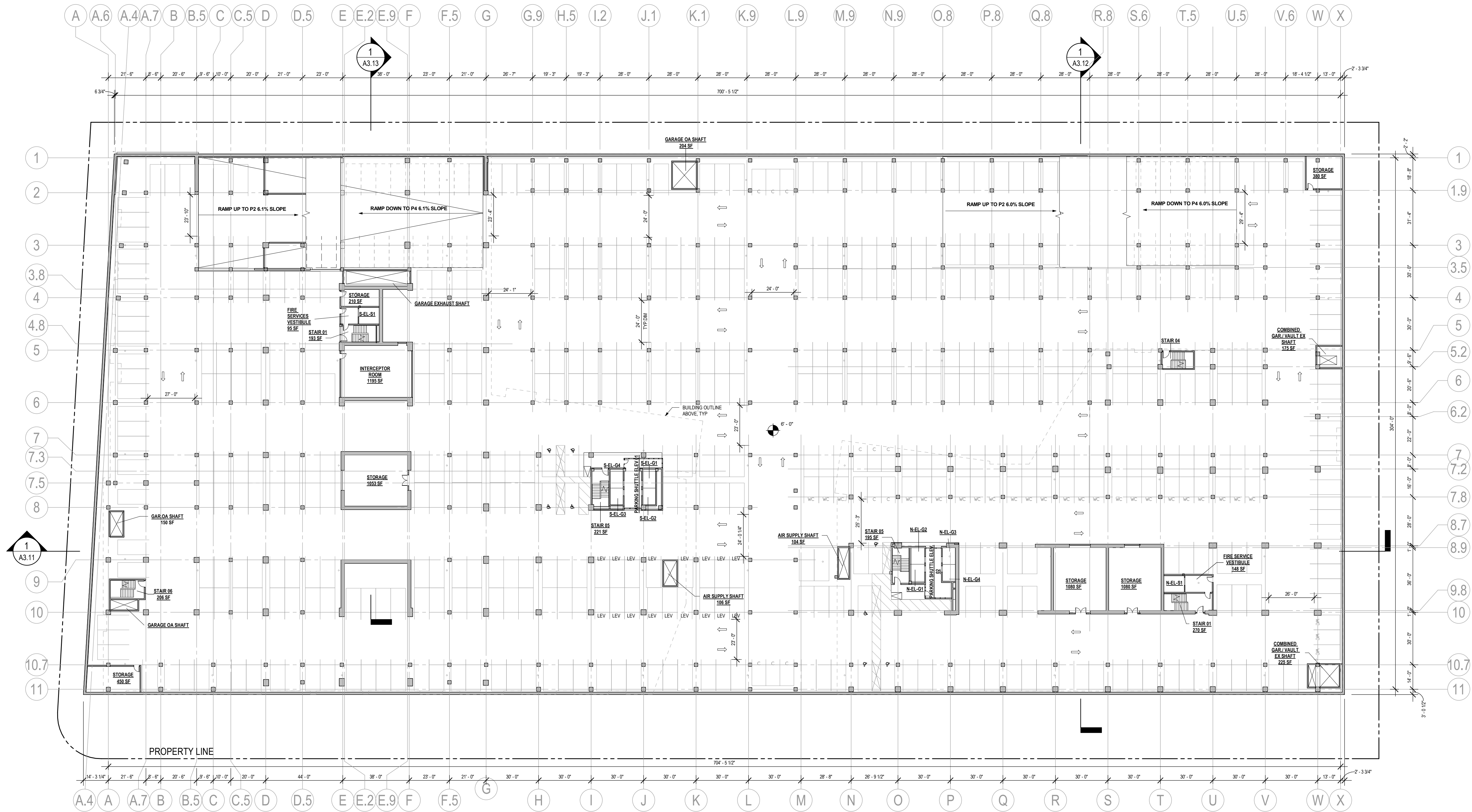
TYPE	QUANTITY
LEVEL P3	
WIDE COMPACT	31
STANDARD	502
COMPACT	12
ACCESSIBLE	8
TOTAL: 553	

PARKING KEY

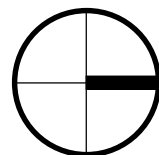
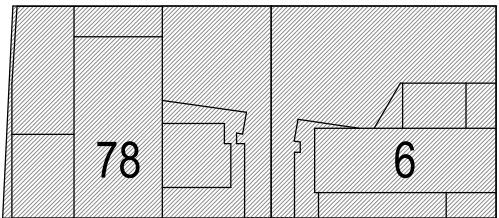


GENERAL NOTES

1. CORE ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. REFER TO A0.02 AND A0.03 FOR SQUARE FOOTAGE TABULATIONS.
3. ALL PARKING SPACES NOT LABELED ARE STANDARD SPACES.
4. APPLICANT RESERVES THE RIGHT TO REVISE GARAGE AND PARKING SPACE LAYOUT PURSUANT TO ARLINGTON COUNTY REGULATIONS.



1 OVERALL FLOOR PLAN - LEVEL P3  
A2.P3 1/32" = 1'-0"



Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

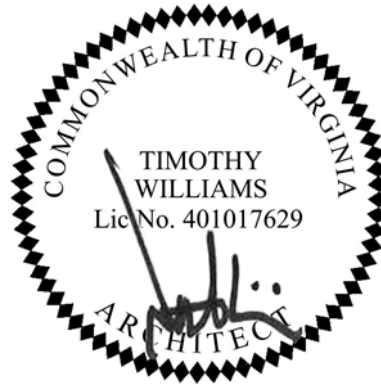
- |   |                           |          |
|---|---------------------------|----------|
| 1 | 4.1 ACCEPTANCE SUBMISSION | 06/21/19 |
| 2 | 4.1 RESUBMISSION          | 10/28/19 |

METROPOLITAN  
PARK PHASES 6,  
7, AND 8

Arlington, VA

Drawing Title

OVERALL FLOOR  
PLAN - LEVEL P3



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

Drawing No.

A2.P3

4.1 SUBMISSION

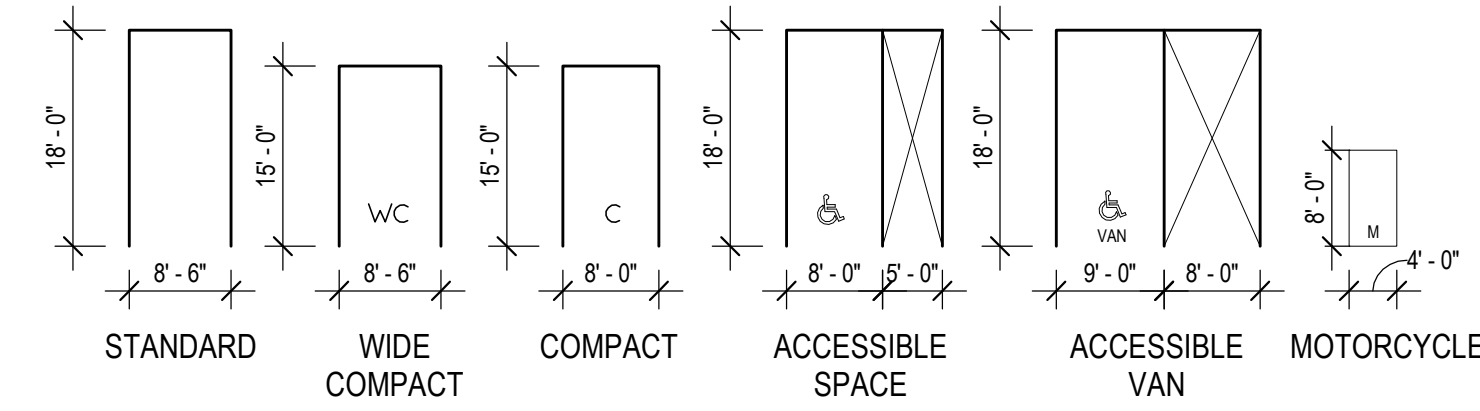


10/28/2019 6:27:43 PM

### VEHICLE PARKING SCHEDULE

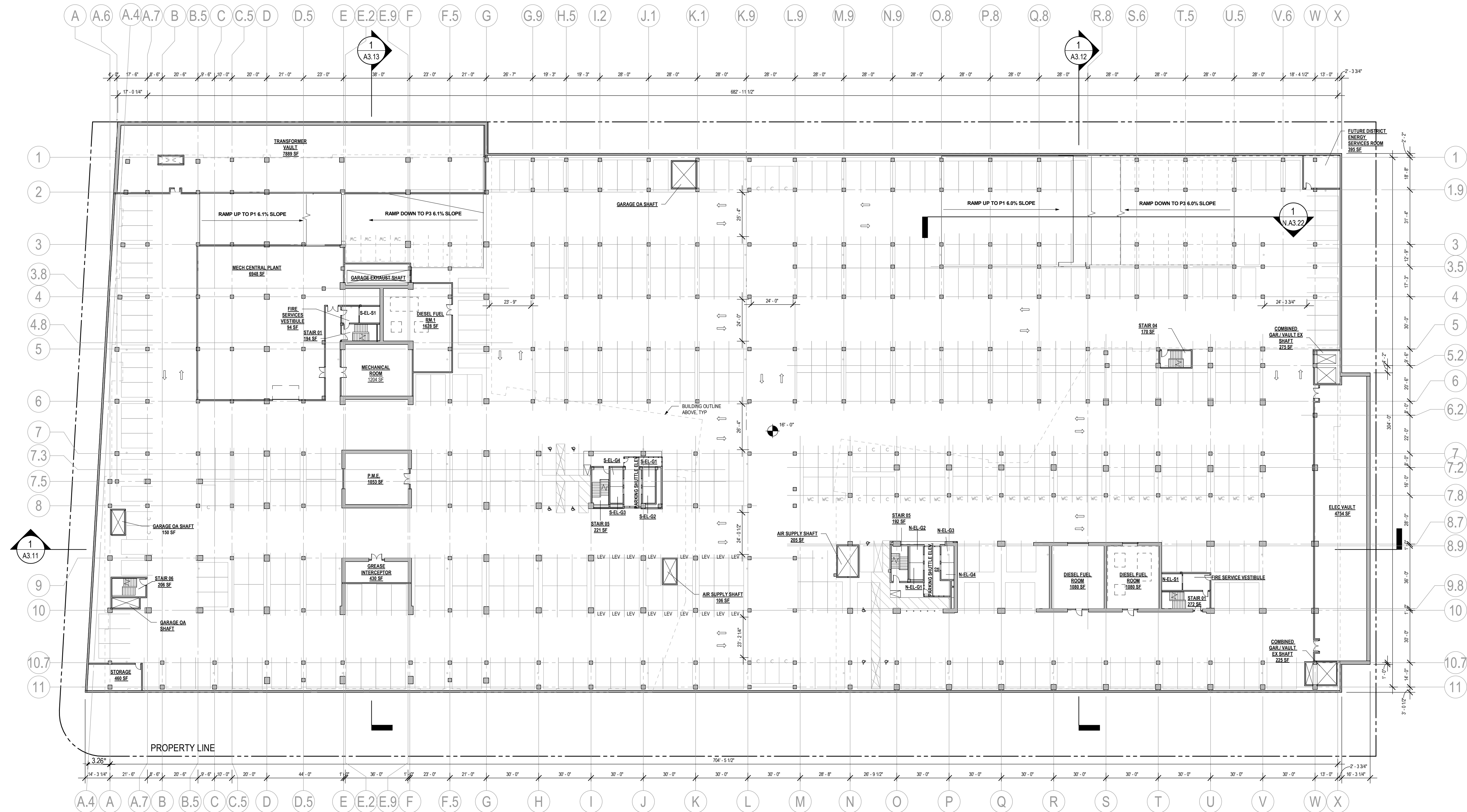
TYPE	QUANTITY
LEVEL P2	
WIDE COMPACT	24
STANDARD	447
COMPACT	15
ACCESSIBLE	8
TOTAL: 494	

### PARKING KEY

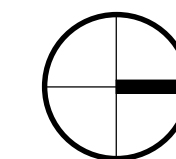
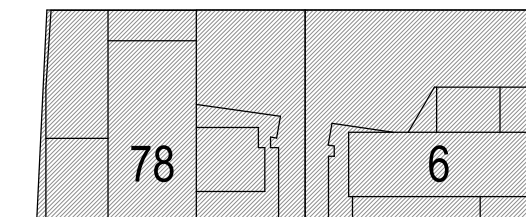


### GENERAL NOTES

1. CORE ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. REFER TO A0.02 AND A0.03 FOR SQUARE FOOTAGE TABULATIONS.
3. ALL PARKING SPACES NOT LABELED ARE STANDARD SPACES.
4. APPLICANT RESERVES THE RIGHT TO REVISE GARAGE AND PARKING SPACE LAYOUT PURSUANT TO ARLINGTON COUNTY REGULATIONS.



1 OVERALL FLOOR PLAN - LEVEL P2  
A2.P2 1/32" = 1'-0"



**ZGF**  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

- |   |                           |          |
|---|---------------------------|----------|
| 1 | 4.1 ACCEPTANCE SUBMISSION | 06/21/19 |
| 2 | 4.1 RESUBMISSION          | 10/28/19 |

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL FLOOR PLAN - LEVEL P2



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

Drawing No.

A2.P2

4.1 SUBMISSION



TYPE	QUANTITY	%
WIDE COMPACT	86	4.34%
STANDARD	1815	91.53%
COMPACT	49	2.47%
ACCESSIBLE VAN	7	0.35%
ACCESSIBLE	26	1.31%
TOTAL UNDERGROUND PARKING: 1983		

TYPE	QUANTITY
LEVEL P1	
WIDE COMPACT	2
STANDARD	371
COMPACT	7
ACCESSIBLE VAN	7
ACCESSIBLE	2
TOTAL: 389	

1. CORE ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. REFER TO A0.02 AND A0.03 FOR SQUARE FOOTAGE TABULATIONS.
3. ALL PARKING SPACES NOT LABELED ARE STANDARD SPACES.
4. APPLICANT RESERVES THE RIGHT TO REVISE GARAGE AND PARKING SPACE LAYOUT PURSUANT TO ARLINGTON COUNTY REGULATIONS.

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

**1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
[www.zgf.com](http://www.zgf.com)**

## Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

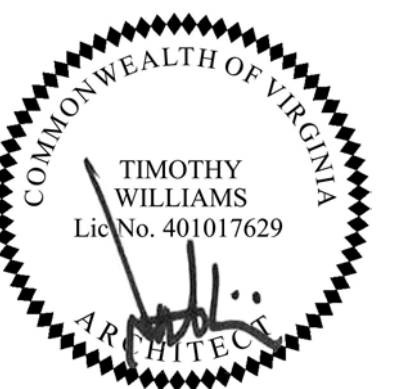
## Revisions

1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 RESUBMISSION	10/28/19

Arlington, VA

Drawing Title

OVERALL FLOOR  
PLAN - LEVEL P1



Date: 05/15/2019

Job No: 24171.06

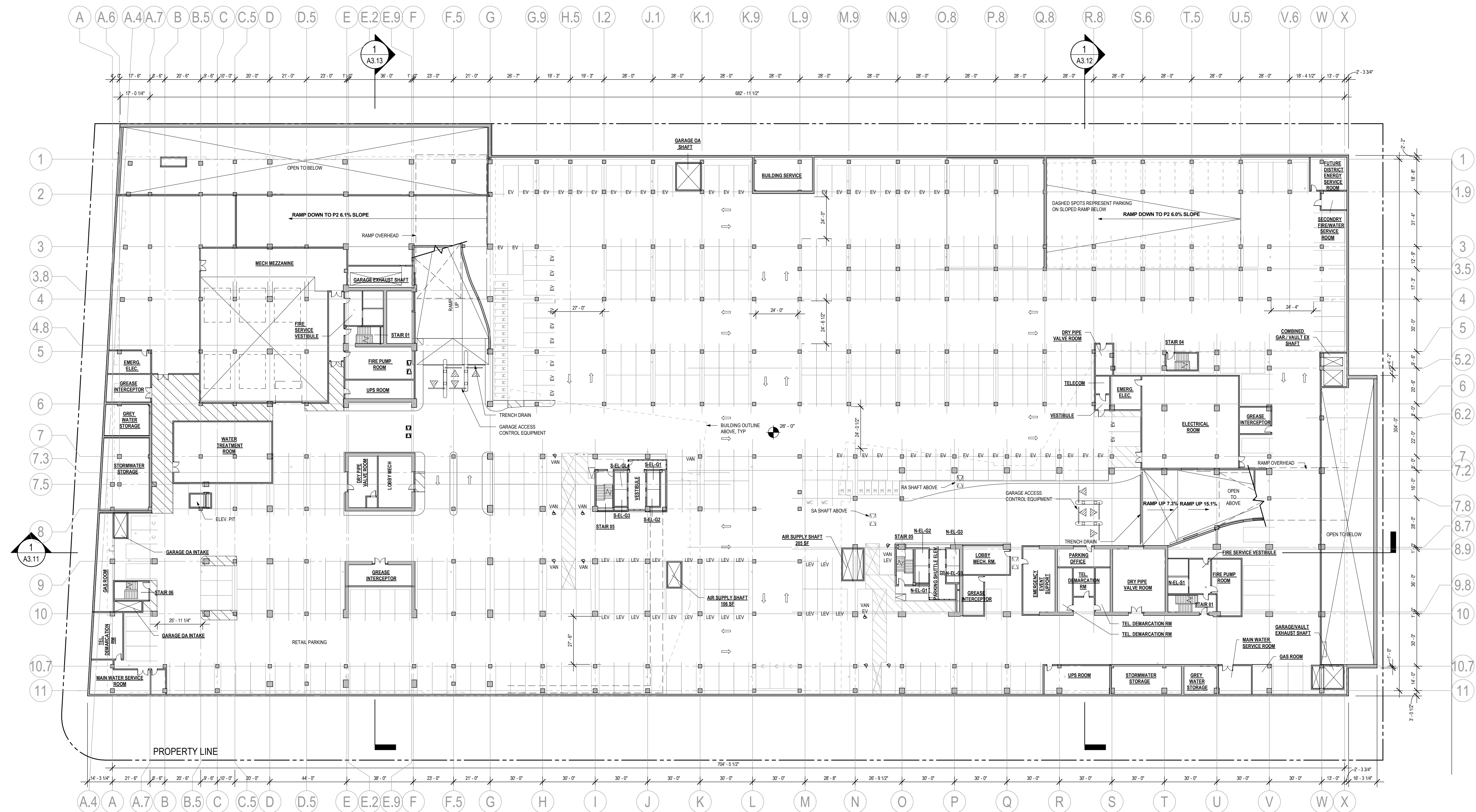
Drawn By:

Checked By:

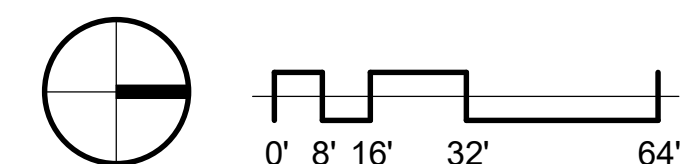
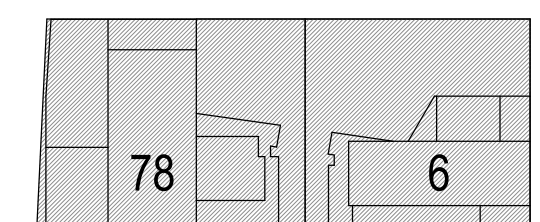
Drawing No. \_\_\_\_\_

## A2.P1

## 4.1 SUBMISSION

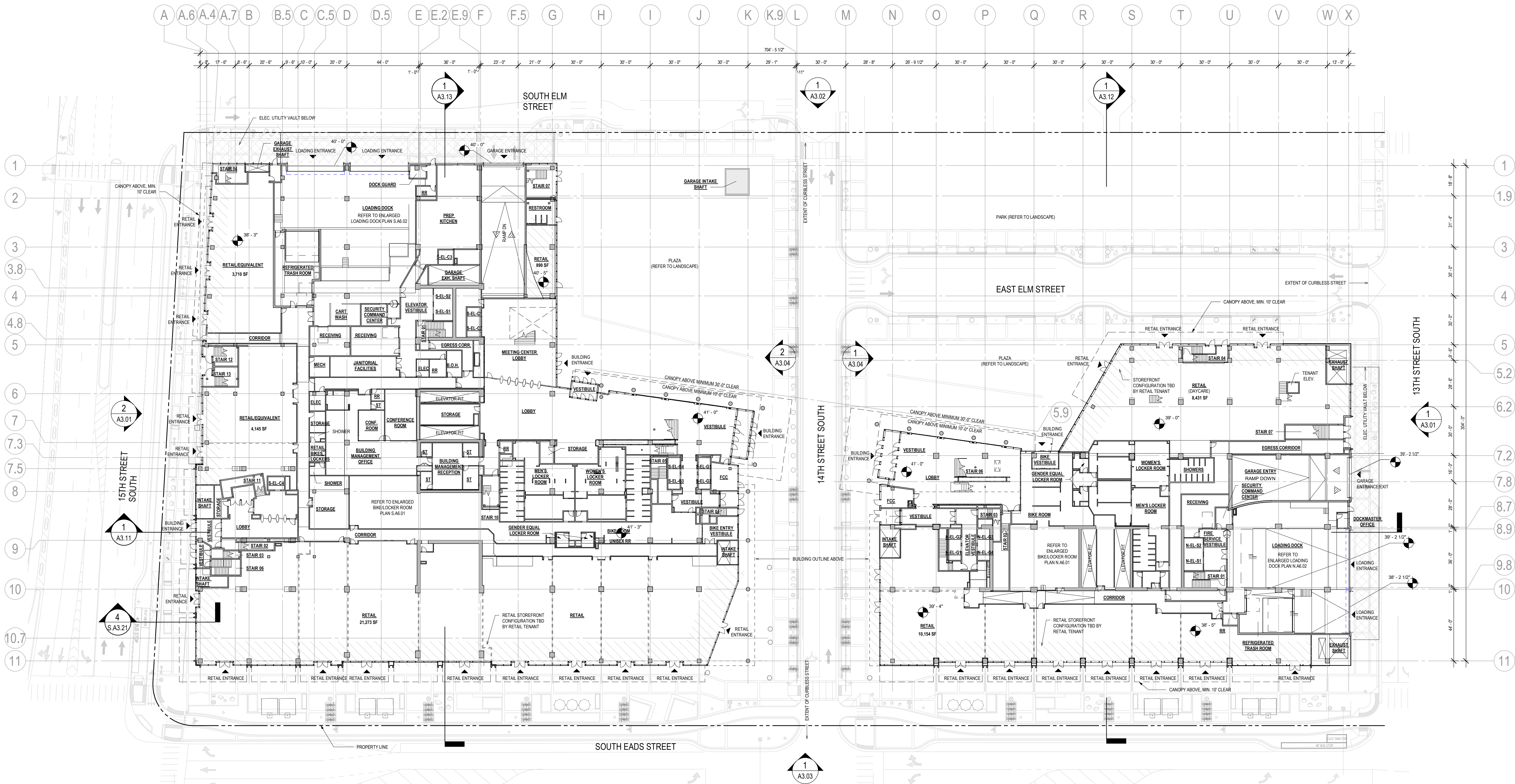


**OVERALL FLOOR PLAN - LEVEL P1**  
1/32" = 1'-0"





10/28/2019 6:26:23 PM



1 OVERALL FLOOR PLAN - LEVEL 1  
A2.01 1/32" = 1'-0"

## GENERAL NOTES

1. CORE ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. REFER TO A0.02 AND A0.03 FOR SQUARE FOOTAGE TABULATIONS.
3. OCCUPIED ROOF MATERIALS MAY INCLUDE A COMBINATION OF PAVERS, DECKING, PLANTING, AND FURNITURE ELEMENTS.
4. UNOCCUPIED ROOFS SHALL HAVE HIGH-ALBEDO MATERIALS, WHICH MAY INCLUDE A COMBINATION OF PAVERS, BALLAST, OR PLANTING.
5. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATIONS OF OCCUPIED AND UNOCCUPIED ROOFS FOR FUTURE SITE PLAN AMENDMENTS.

**ZGF**  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

- |   |                           |          |
|---|---------------------------|----------|
| 1 | 4.1 ACCEPTANCE SUBMISSION | 06/21/19 |
| 2 | 4.1 COMMENTS RESPONSE     | 09/13/19 |
| 3 | 4.1 RESUBMISSION          | 10/28/19 |

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL FLOOR PLAN - LEVEL 1



Date: 05/15/2019

Job No: 24171.06

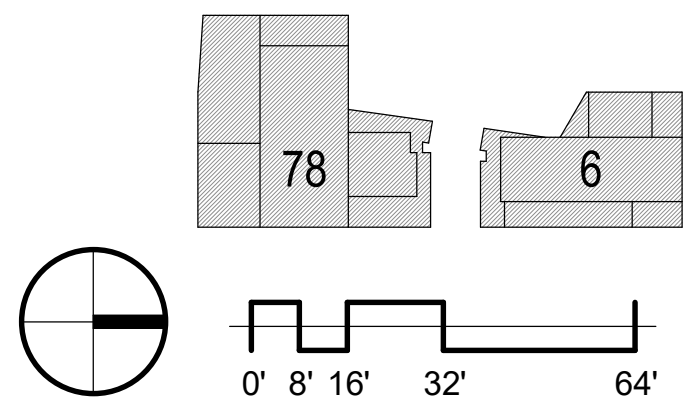
Drawn By:

Checked By:

Drawing No.

A2.01

4.1 SUBMISSION





800 K Street NW  
Suite 200  
Washington, DC 20006  
202 380 3120  
202 380 3128  
[www.zgf.com](http://www.zgf.com)

consultants

CIVIL ENGINEER  
MIKA

SENIOR ENGINEER  
LIGHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

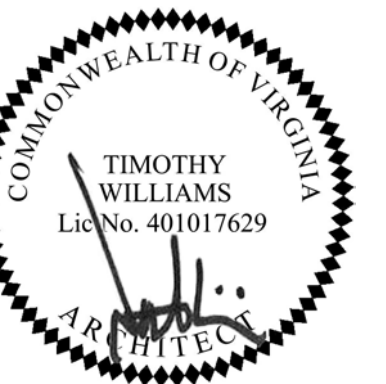
evisions

1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	09/13/19
3	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL FLOOR  
PLAN - MEZZANINE

Date: 05/15/2019

Job No: 24171.06

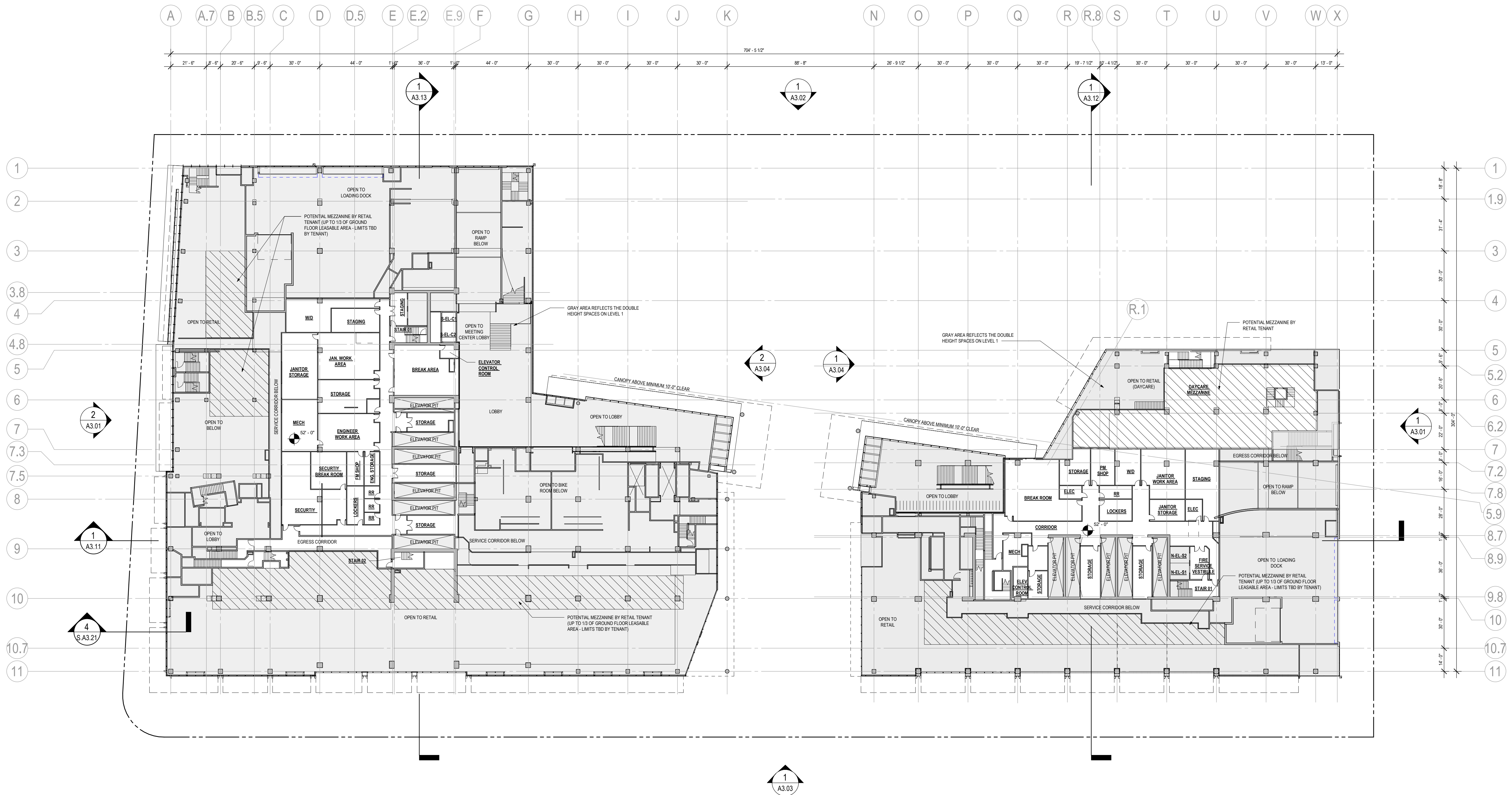
Drawn By:

Checked By:

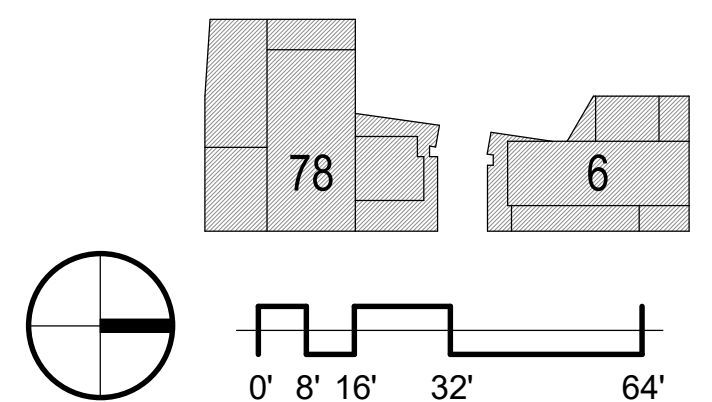
Drawing No. \_\_\_\_\_

## A2.01A

## 4.1 SUBMISSION



**OVERALL FLOOR PLAN - MEZZANINE**





800 K Street NW  
Suite 200  
Washington, DC 20006  
202 380 3120  
202 380 3128  
[www.zgf.com](http://www.zgf.com)

consultants

CIVIL ENGINEER  
IIKA

SENIOR ENGINEER  
LIGHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

evisions

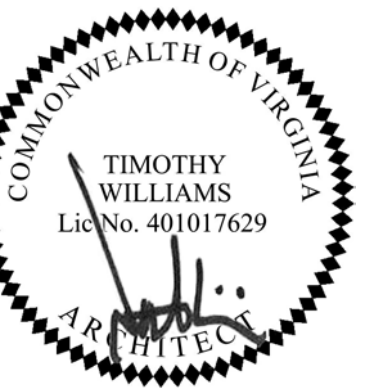
1	4.1 COMMENTS	07/12/19
	RESPONSE	
2	4.1	10/28/19
	RESUBMISSION	

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL FLOOR  
PLAN - LEVEL 2



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

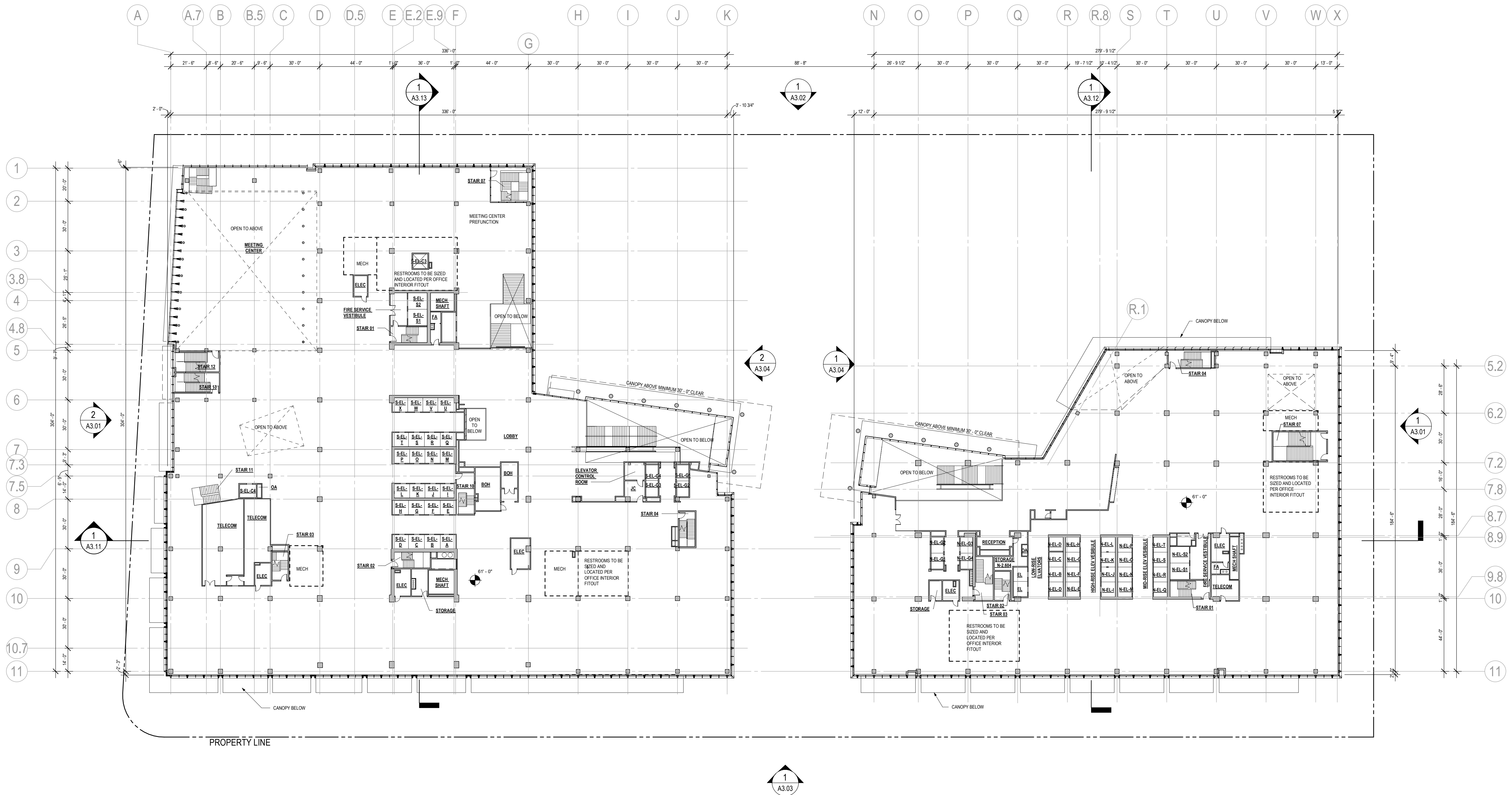
Drawing No. \_\_\_\_\_

## A2.02

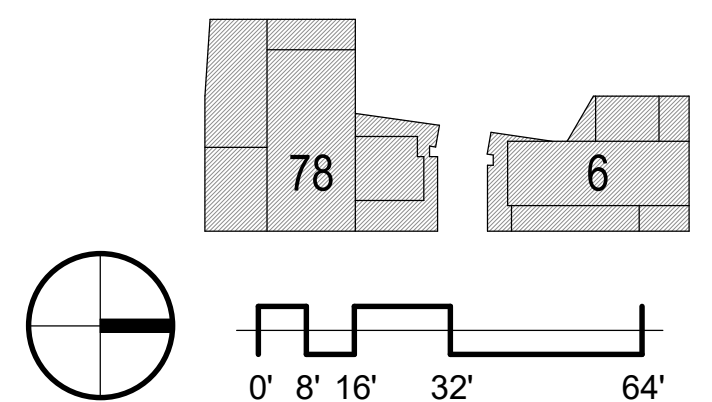
## 4.1 SUBMISSION

## GENERAL NOTES

1. CORE ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. REFER TO A0.02 AND A0.03 FOR SQUARE FOOTAGE TABULATIONS.
3. OCCUPIED ROOF MATERIALS MAY INCLUDE A COMBINATION OF PAVERS, DECKING, PLANTING, AND FURNITURE ELEMENTS.
4. UNOCCUPIED ROOFS SHALL HAVE HIGH-ALBEDO MATERIALS, WHICH MAY INCLUDE A COMBINATION OF PAVERS, BALLAST, OR PLANTING.
5. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATIONS OF OCCUPIED AND UNOCCUPIED ROOFS FOR FUTURE SITE PLAN AMENDMENTS.

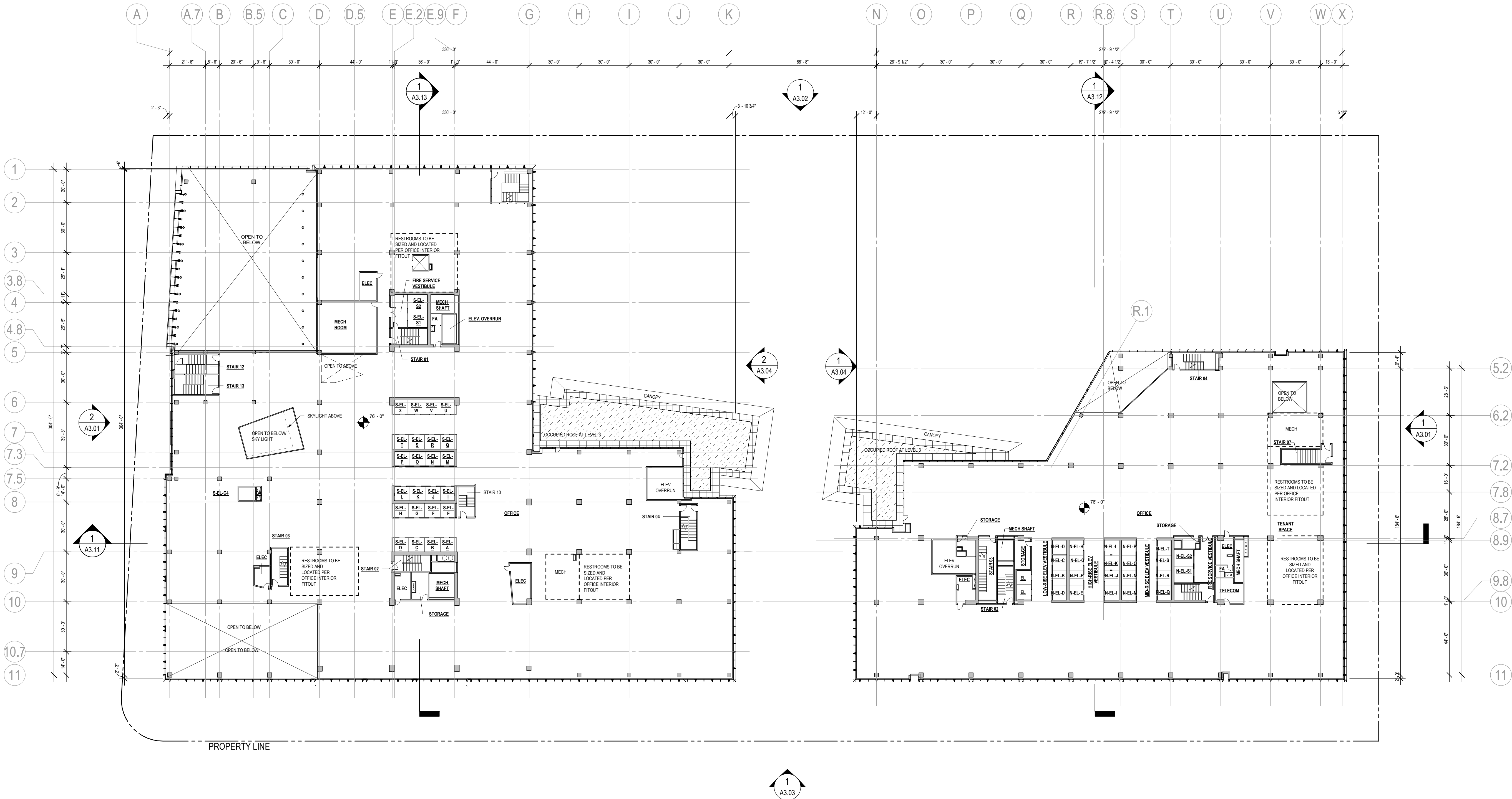


**OVERALL FLOOR PLAN - LEVEL 2**





10/28/2019 6:26:49 PM



1  
A2.03  
OVERALL FLOOR PLAN - LEVEL 3  
1/32" = 1'-0"

### GENERAL NOTES

1. CORE ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. REFER TO A0.02 AND A0.03 FOR SQUARE FOOTAGE TABULATIONS.
3. OCCUPIED ROOF MATERIALS MAY INCLUDE A COMBINATION OF PAVERS, DECKING, PLANTING, AND FURNITURE ELEMENTS.
4. UNOCCUPIED ROOFS SHALL HAVE HIGH-ALBEDO MATERIALS, WHICH MAY INCLUDE A COMBINATION OF PAVERS, BALLAST, OR PLANTING.
5. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATIONS OF OCCUPIED AND UNOCCUPIED ROOFS FOR FUTURE SITE PLAN AMENDMENTS.

**ZGF**  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

1	4.1 COMMENTS RESPONSE	07/12/19
2	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL FLOOR PLAN - LEVEL 3



Date: 05/15/2019

Job No: 24171.06

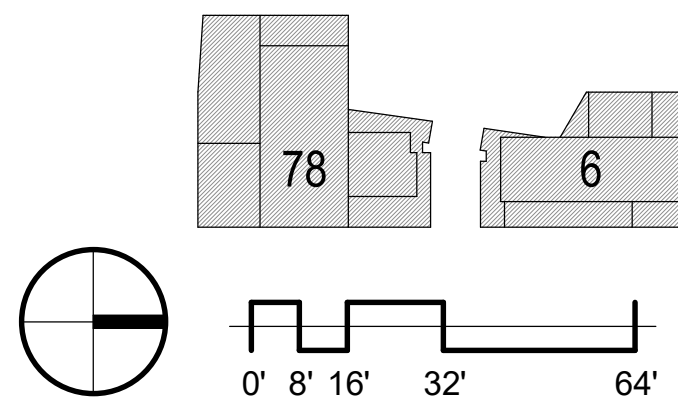
Drawn By:

Checked By:

Drawing No.

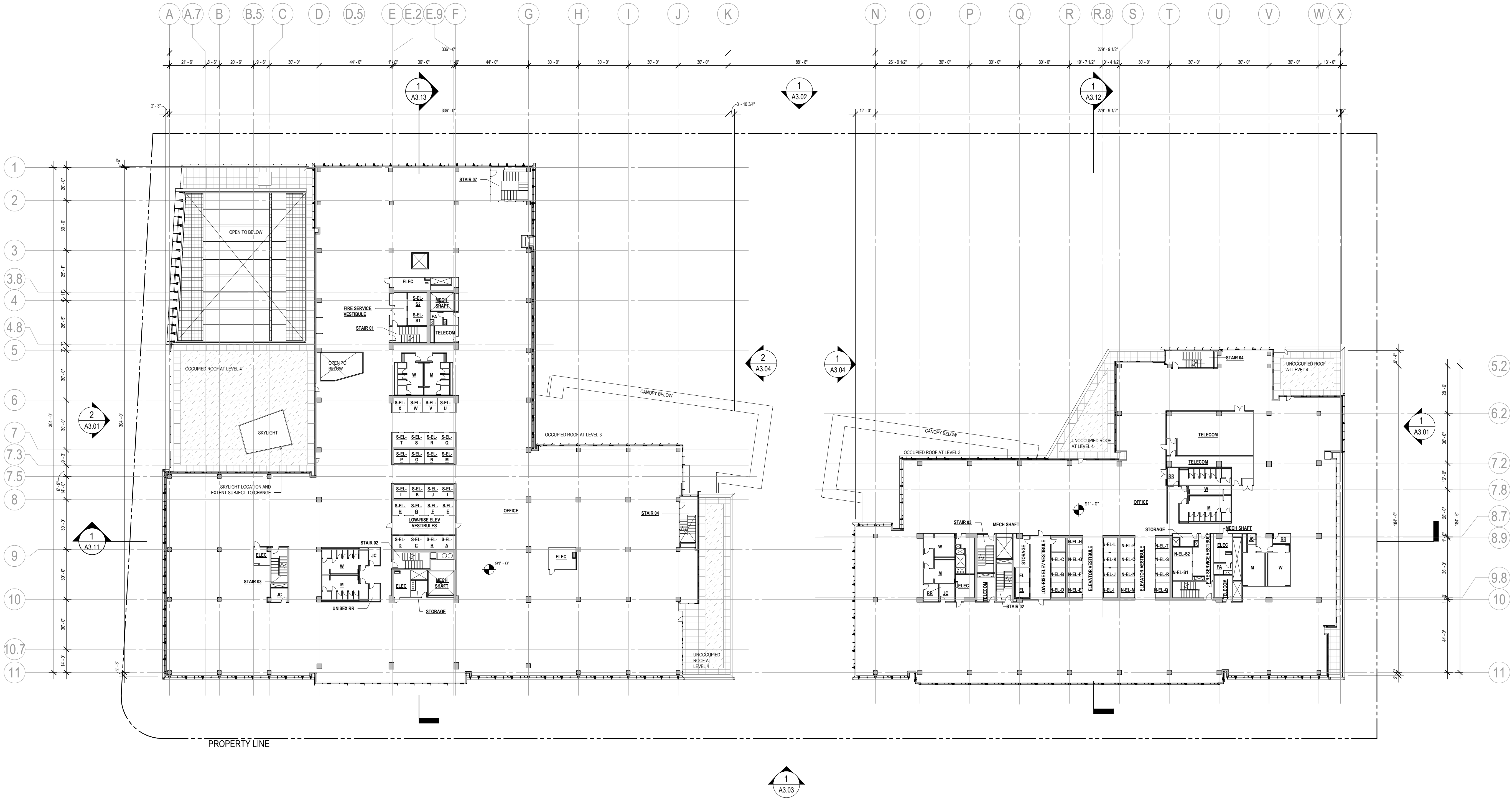
A2.03

4.1 SUBMISSION





10/28/2019 6:26:57 PM



1 OVERALL FLOOR PLAN - LEVEL 4 NOTE: METS 6 AND METS 78 LEVELS 5-8 SIMILAR  
A2.04 1/32" = 1'-0"

## GENERAL NOTES

1. CORE ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. REFER TO A0.02 AND A0.03 FOR SQUARE FOOTAGE TABULATIONS.
3. OCCUPIED ROOF MATERIALS MAY INCLUDE A COMBINATION OF PAVERS, DECKING, PLANTING, AND FURNITURE ELEMENTS.
4. UNOCCUPIED ROOFS SHALL HAVE HIGH-ALBEDO MATERIALS, WHICH MAY INCLUDE A COMBINATION OF PAVERS, BALLAST, OR PLANTING.
5. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATIONS OF OCCUPIED AND UNOCCUPIED ROOFS FOR FUTURE SITE PLAN AMENDMENTS.

**ZGF**  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

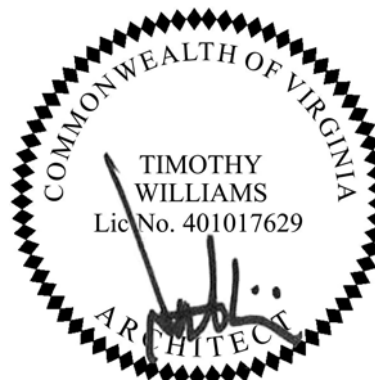
- |   |                       |          |
|---|-----------------------|----------|
| 1 | 4.1 COMMENTS RESPONSE | 07/12/19 |
| 2 | 4.1 RESUBMISSION      | 10/28/19 |

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL FLOOR PLAN - LEVEL 4



Date: 05/15/2019

Job No: 24171.06

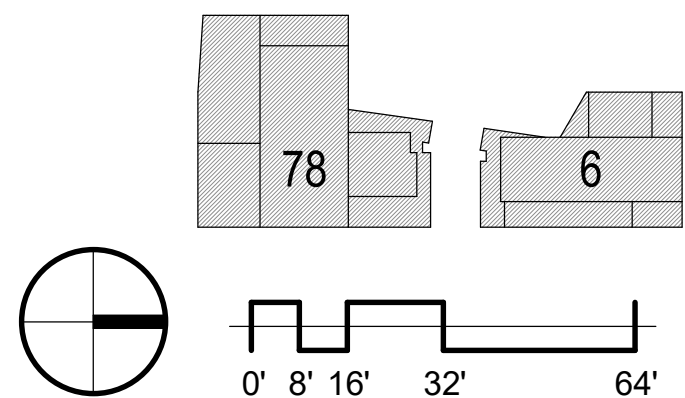
Drawn By:

Checked By:

Drawing No.

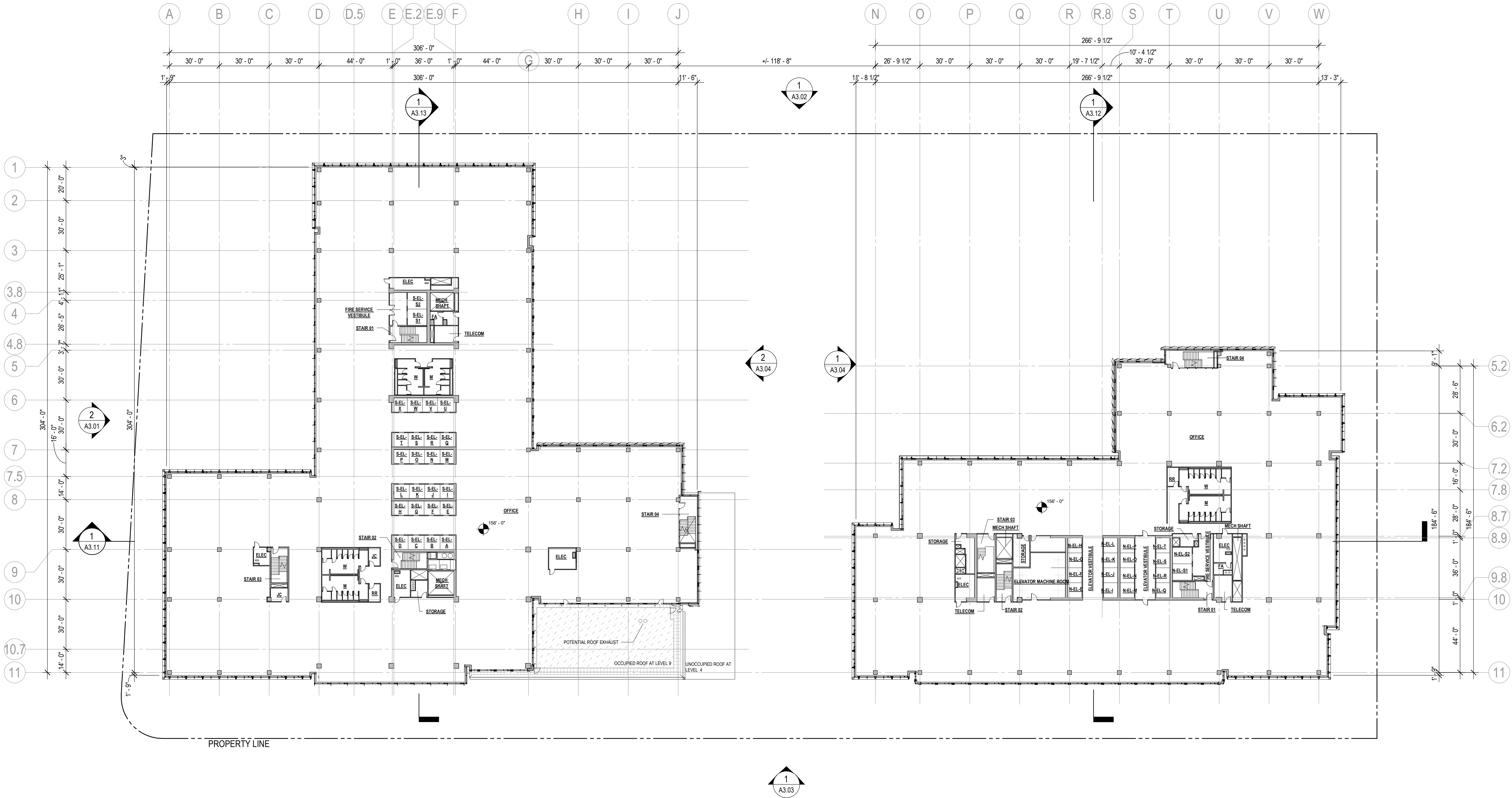
A2.04

4.1 SUBMISSION





10/28/2019 6:27:04 PM



1 OVERALL FLOOR PLAN - LEVEL 9  
A2.09 1/32" = 1'-0"

### GENERAL NOTES

1. CORE ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. REFER TO A0.02 AND A0.03 FOR SQUARE FOOTAGE TABULATIONS.
3. OCCUPIED ROOF MATERIALS MAY INCLUDE A COMBINATION OF PAVERS, DECKING, PLANTING, AND FURNITURE ELEMENTS.
4. UNOCCUPIED ROOFS SHALL HAVE HIGH-ALBEDO MATERIALS, WHICH MAY INCLUDE A COMBINATION OF PAVERS, BALLAST, OR PLANTING.
5. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATIONS OF OCCUPIED AND UNOCCUPIED ROOFS FOR FUTURE SITE PLAN AMENDMENTS.

**ZGF**  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

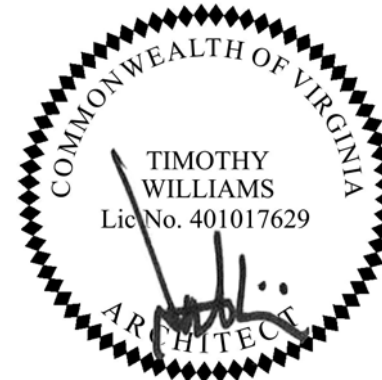
- |   |                           |          |
|---|---------------------------|----------|
| 1 | 4.1 ACCEPTANCE SUBMISSION | 06/21/19 |
| 2 | 4.1 RESUBMISSION          | 10/28/19 |

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL FLOOR PLAN - LEVEL 9



Date: 05/15/2019

Job No: 24171.06

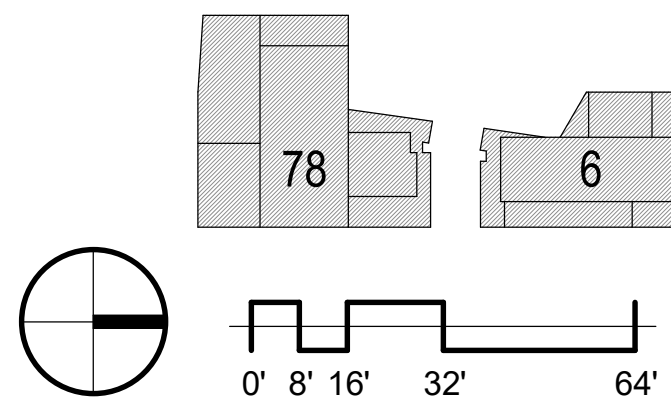
Drawn By:

Checked By:

Drawing No.

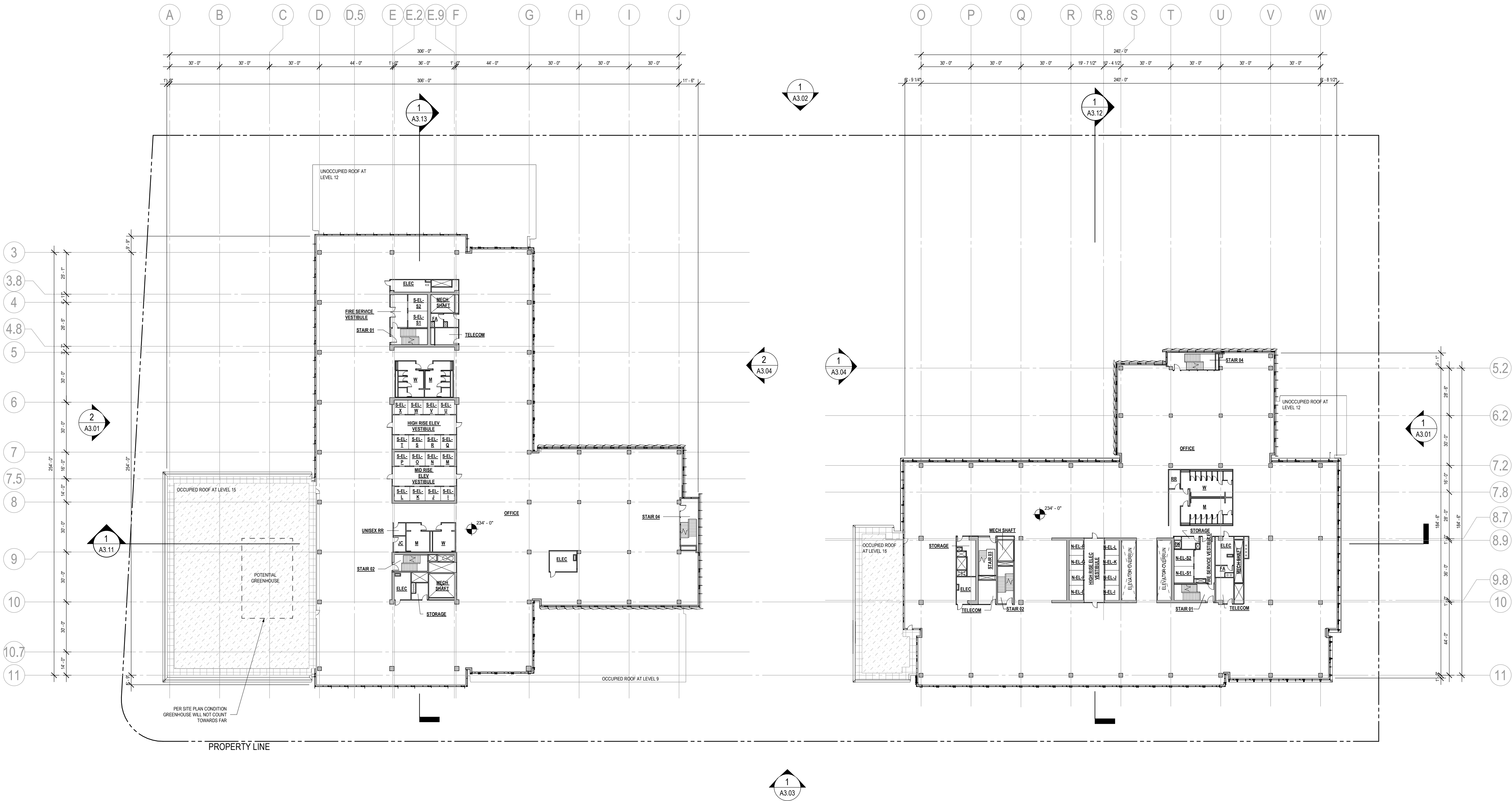
A2.09

4.1 SUBMISSION





10/28/2019 6:27:12 PM



1 OVERALL FLOOR PLAN - LEVEL 15  
A2.15 1/32" = 1'-0" NOTE: METS 6 LEVELS 12-18 SIMILAR; METS 78 LEVELS 16-18 SIMILAR

## GENERAL NOTES

1. CORE ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. REFER TO A0.02 AND A0.03 FOR SQUARE FOOTAGE TABULATIONS.
3. OCCUPIED ROOF MATERIALS MAY INCLUDE A COMBINATION OF PAVERS, DECKING, PLANTING, AND FURNITURE ELEMENTS.
4. UNOCCUPIED ROOFS SHALL HAVE HIGH-ALBEDO MATERIALS, WHICH MAY INCLUDE A COMBINATION OF PAVERS, BALLAST, OR PLANTING.
5. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATIONS OF OCCUPIED AND UNOCCUPIED ROOFS FOR FUTURE SITE PLAN AMENDMENTS.

**ZGF**  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

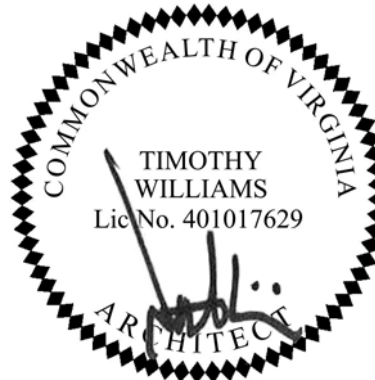
- |   |                           |          |
|---|---------------------------|----------|
| 1 | 4.1 ACCEPTANCE SUBMISSION | 06/21/19 |
| 2 | 4.1 RESUBMISSION          | 10/28/19 |

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL FLOOR PLAN - LEVEL 15



Date: 05/15/2019

Job No: 24171.06

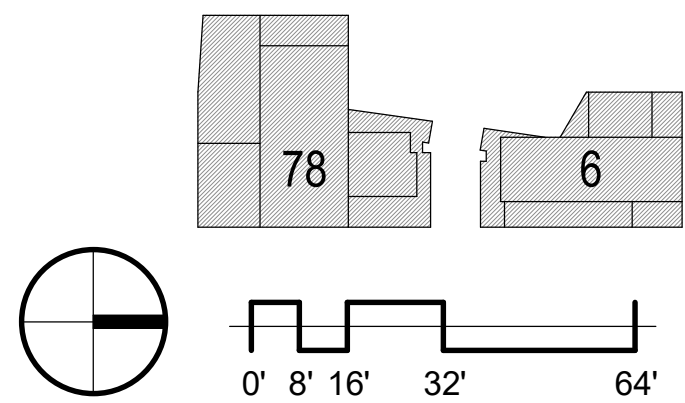
Drawn By:

Checked By:

Drawing No.

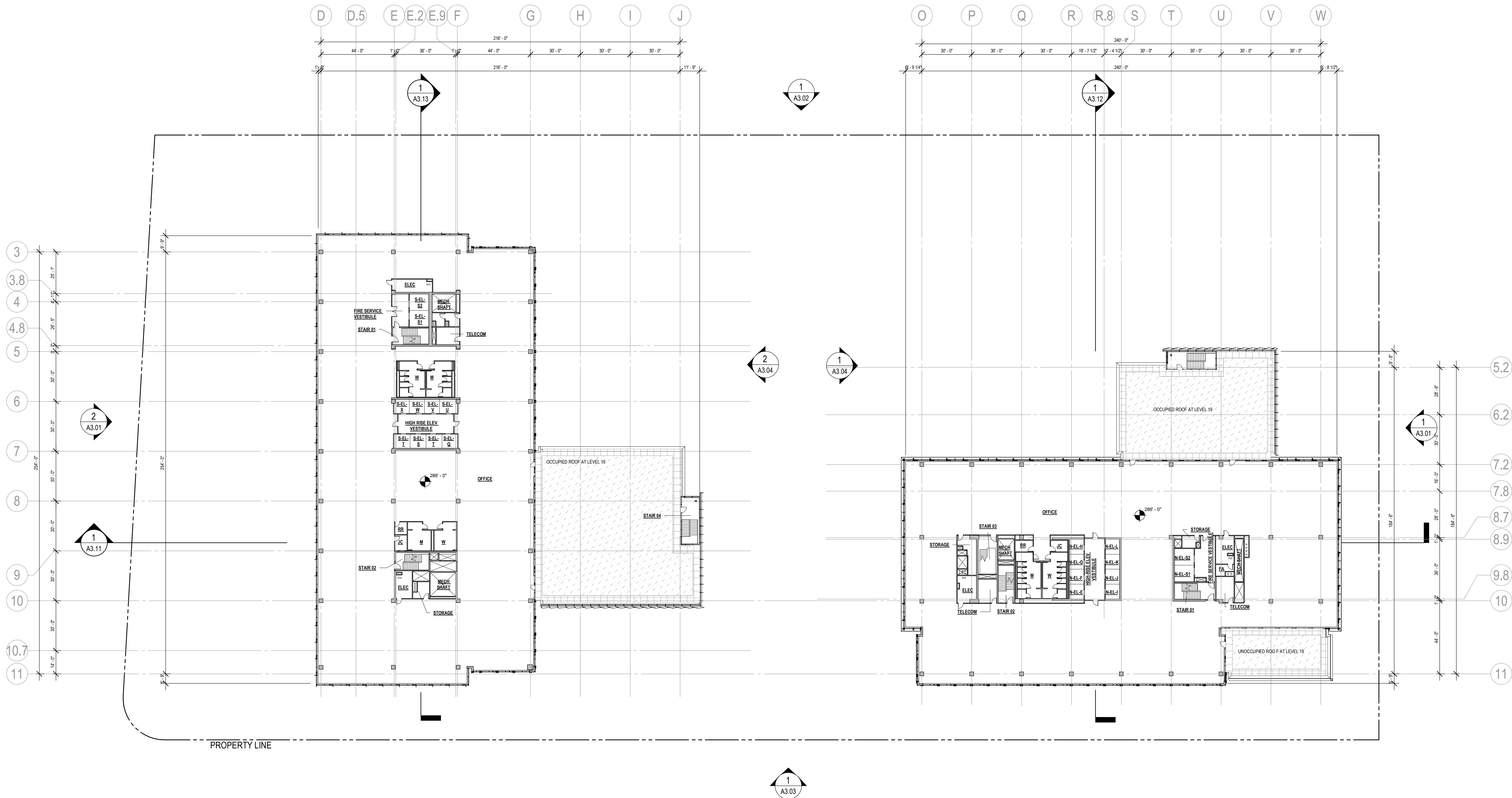
A2.15

4.1 SUBMISSION





10/28/2019 6:27:18 PM



1 OVERALL FLOOR PLAN - LEVEL 19 NOTE: METS 6 AND METS 78 LEVELS 20-22 SIMILAR  
A2.19 1/32" = 1'-0"

## GENERAL NOTES

1. CORE ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. REFER TO A0.02 AND A0.03 FOR SQUARE FOOTAGE TABULATIONS.
3. OCCUPIED ROOF MATERIALS MAY INCLUDE A COMBINATION OF PAVERS, DECKING, PLANTING, AND FURNITURE ELEMENTS.
4. UNOCCUPIED ROOFS SHALL HAVE HIGH-ALBEDO MATERIALS, WHICH MAY INCLUDE A COMBINATION OF PAVERS, BALLAST, OR PLANTING.
5. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATIONS OF OCCUPIED AND UNOCCUPIED ROOFS FOR FUTURE SITE PLAN AMENDMENTS.

**ZGF**  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

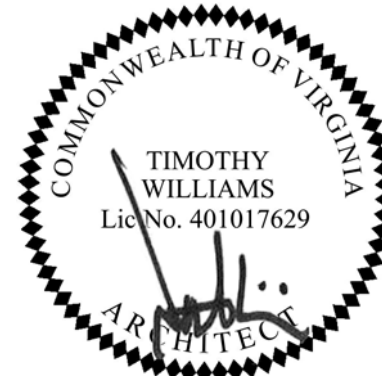
- |   |                           |          |
|---|---------------------------|----------|
| 1 | 4.1 ACCEPTANCE SUBMISSION | 06/21/19 |
| 2 | 4.1 RESUBMISSION          | 10/28/19 |

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL FLOOR PLAN - LEVEL 19



Date: 05/15/2019

Job No: 24171.06

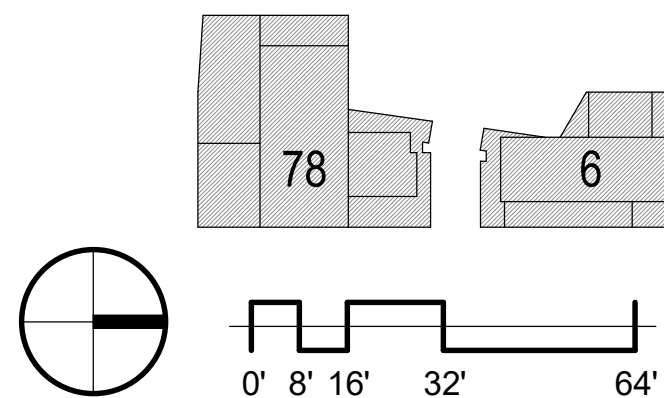
Drawn By:

Checked By:

Drawing No.

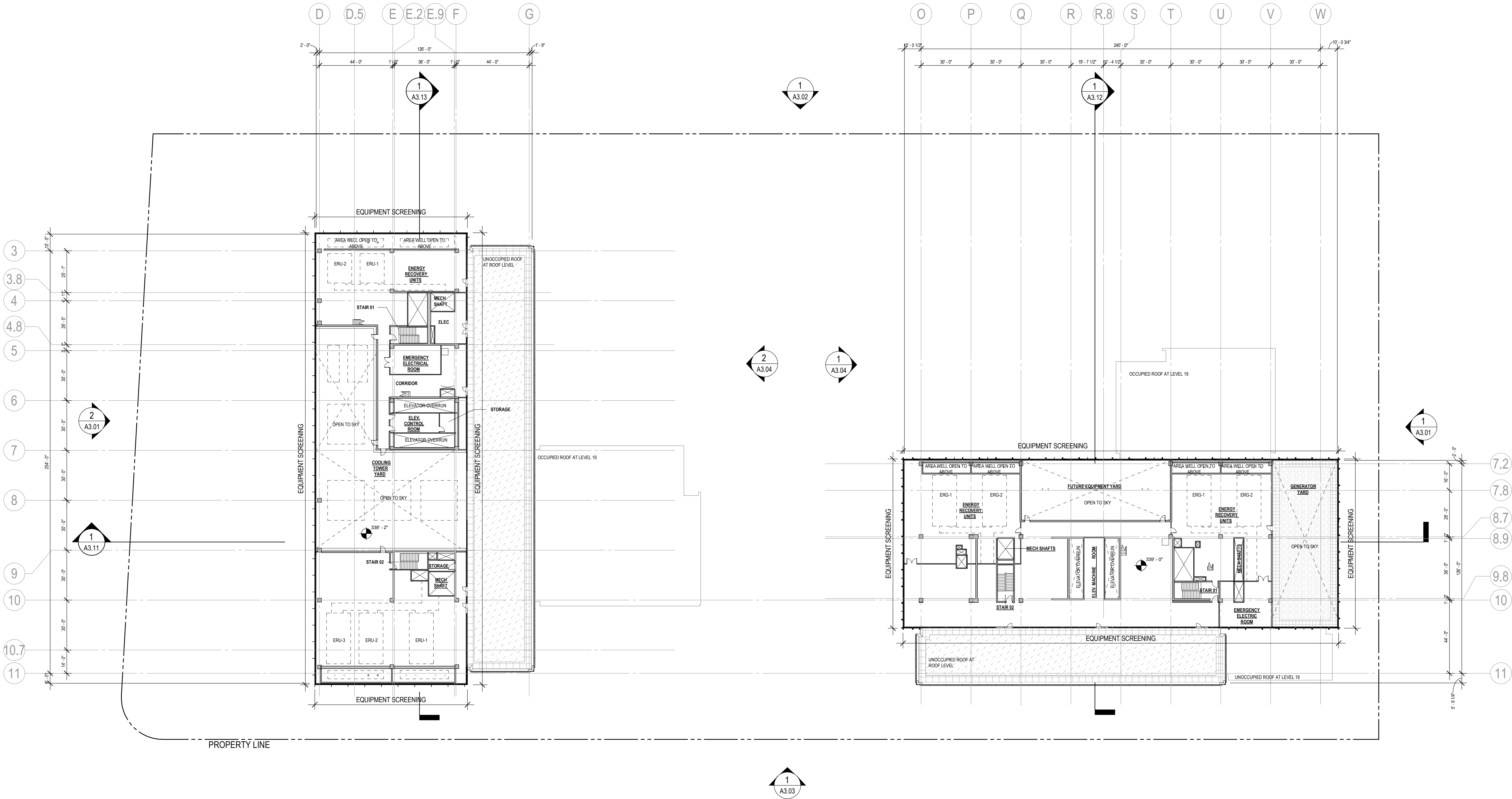
A2.19

4.1 SUBMISSION





10/28/2019 6:27:24 PM



1 OVERALL FLOOR PLAN - ROOF LEVEL  
A2.23 1/32" = 1'-0"

#### GENERAL NOTES

1. CORE ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. REFER TO A0.02 AND A0.03 FOR SQUARE FOOTAGE TABULATIONS.
3. OCCUPIED ROOF MATERIALS MAY INCLUDE A COMBINATION OF PAVERS, DECKING, PLANTING, AND FURNITURE ELEMENTS.
4. UNOCCUPIED ROOFS SHALL HAVE HIGH-ALBEDO MATERIALS, WHICH MAY INCLUDE A COMBINATION OF PAVERS, BALLAST, OR PLANTING.
5. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATIONS OF OCCUPIED AND UNOCCUPIED ROOFS FOR FUTURE SITE PLAN AMENDMENTS.

**ZGF**  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

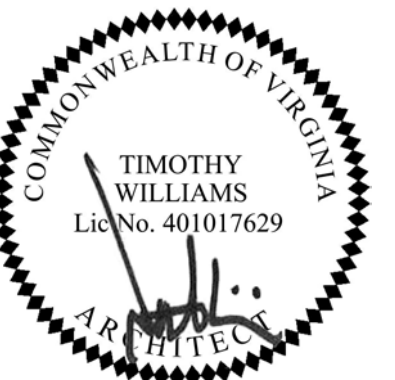
1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL FLOOR PLAN - ROOF LEVEL



Date: 05/15/2019

Job No: 24171.06

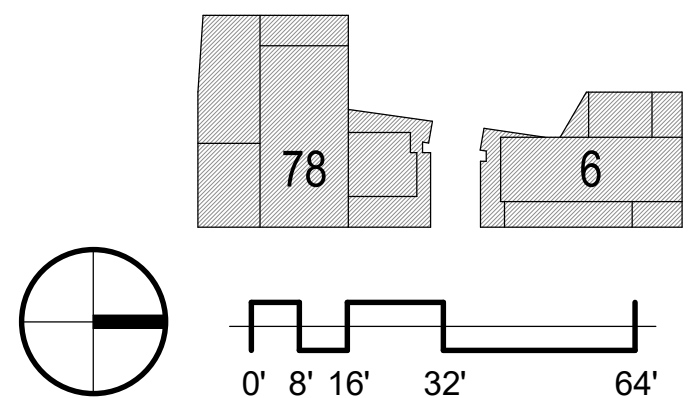
Drawn By:

Checked By:

Drawing No.

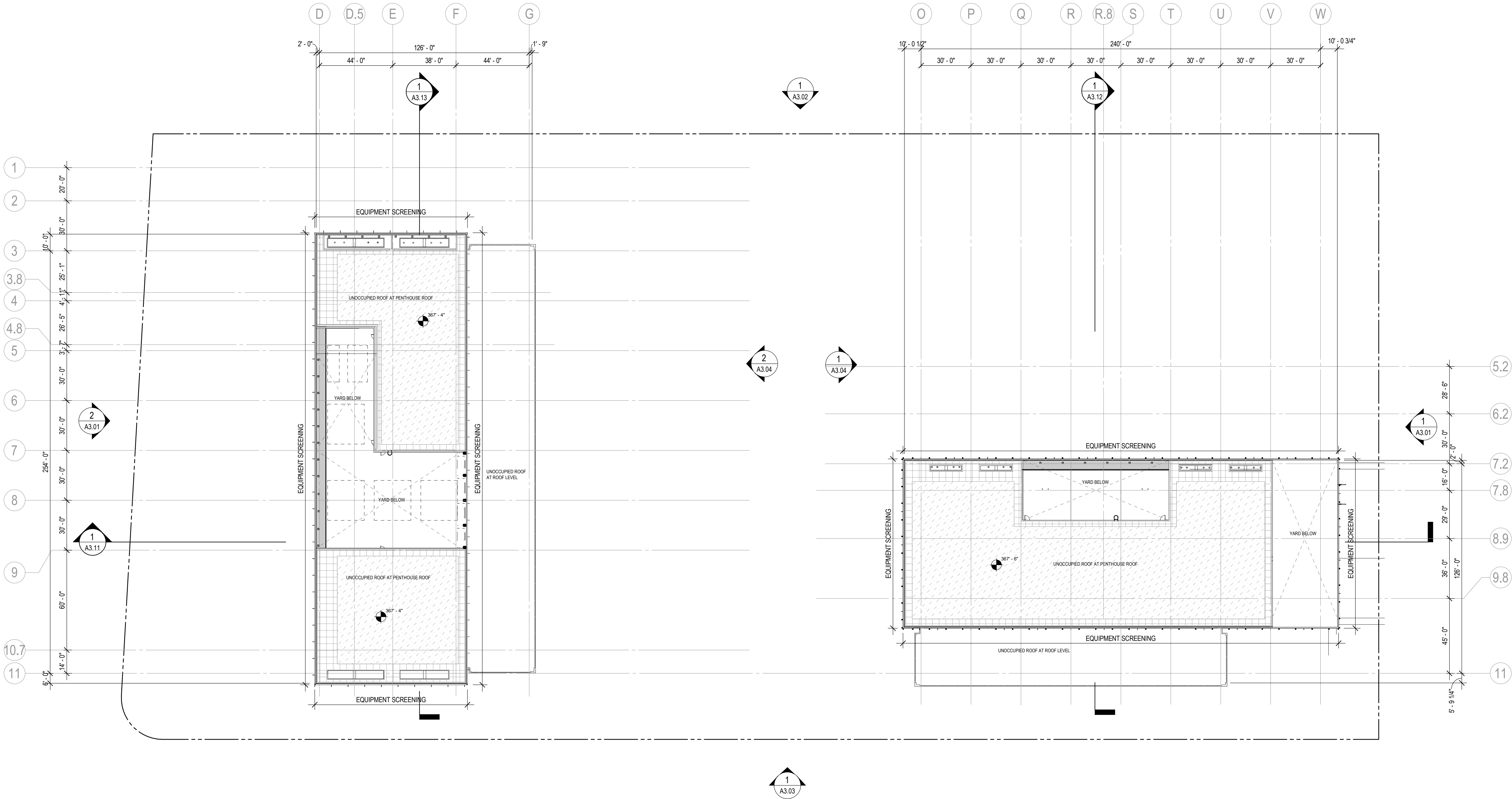
A2.23

4.1 SUBMISSION





10/28/2019 6:27:30 PM



1 OVERALL FLOOR PLAN - PENTHOUSE ROOF LEVEL  
A2.24 1/32" = 1'-0"

## GENERAL NOTES

1. CORE ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
2. REFER TO A0.02 AND A0.03 FOR SQUARE FOOTAGE TABULATIONS.
3. OCCUPIED ROOF MATERIALS MAY INCLUDE A COMBINATION OF PAVERS, DECKING, PLANTING, AND FURNITURE ELEMENTS.
4. UNOCCUPIED ROOFS SHALL HAVE HIGH-ALBEDO MATERIALS, WHICH MAY INCLUDE A COMBINATION OF PAVERS, BALLAST, OR PLANTING.
5. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATIONS OF OCCUPIED AND UNOCCUPIED ROOFS FOR FUTURE SITE PLAN AMENDMENTS.

**ZGF**  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

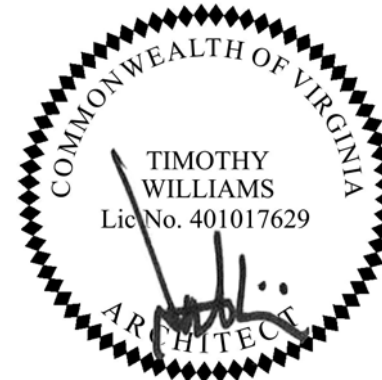
1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL FLOOR PLAN -  
PENTHOUSE  
ROOF LEVEL



Date: 05/15/2019

Job No: 24171.06

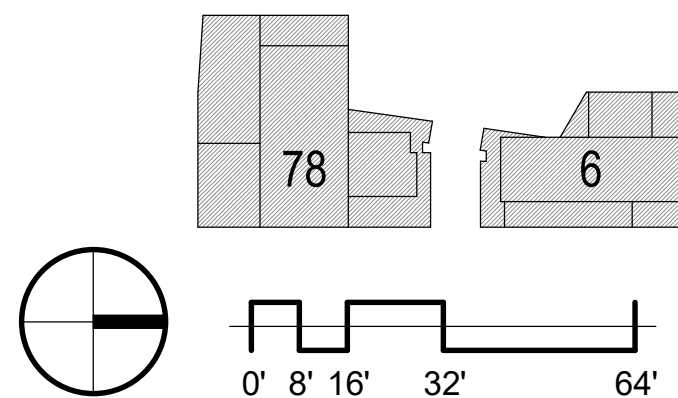
Drawn By:

Checked By:

Drawing No.

A2.24

4.1 SUBMISSION





10/28/2019 6:28:03 PM

OVERALL EXTERIOR MATERIAL LEGEND

CODE	DESCRIPTION
C-01	CAST-IN-PLACE CONCRETE
GL-01	NOT USED
GL-02	SPANDREL GLAZING
GL-03	VISION GLASS
SD-01	FIN ELEMENT, COLOR VARIES
SD-02	FIN ELEMENT, TRANSLUCENT, COLOR VARIES
SD-03	PERFORATED PANEL SYSTEM
SD-04	NOT USED
SD-05	METAL FIN
LV-01	TERRACOTTA LOUVER
MT-01	METAL PANEL TO MATCH AL-01
MT-03	METAL - COLOR 1
AL-01	MULLION - COLOR 1
AL-02	** MULLION - COLOR 2
ST-01	STONE - GRAY
TC-01	* PROFILE - DARK GRAY - TERRACOTTA
PR-01	*** PROFILE - LIGHT GRAY - METAL PANEL
PR-02	*** PROFILE - MEDIUM GRAY - METAL PANEL
* FINISHED: NATURAL OR GLAZED	
** INTERIOR C/W MULLION FINISH	
*** PROFILE TO BE EITHER TERRACOTTA OR METAL PANEL WITH VARIED TONAL RANGE	

GENERAL NOTES

1. PERCENTAGE OF GLAZING (BUILDING WALL OPENINGS) RANGES FROM 75% TO 85% ON LEVEL 1, 70% TO 80% ON LEVELS 2-3, 50% TO 70% ON LEVELS 4-22.
2. SEE A3.41 - A3.44 FOR MATERIAL AND WALL TYPE INFORMATION.
3. LOCATION AND CONFIGURATION OF LOUVERS, FINS, AND OTHER SUN SHADING DEVICES ARE FLEXIBLE AND TO BE DETERMINED BASED ON FURTHER ANALYSIS.

ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

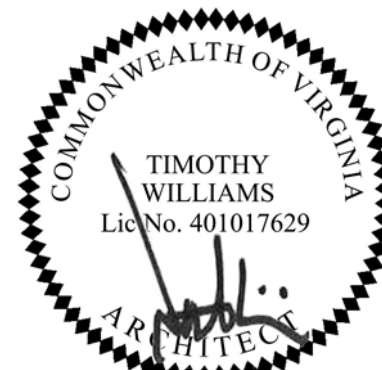
- |   |                           |          |
|---|---------------------------|----------|
| 1 | 4.1 ACCEPTANCE SUBMISSION | 06/21/19 |
| 2 | 4.1 RESUBMISSION          | 10/28/19 |

METROPOLITAN  
PARK PHASES 6,  
7, AND 8

Arlington, VA

Drawing Title

OVERALL  
EXTERIOR  
ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

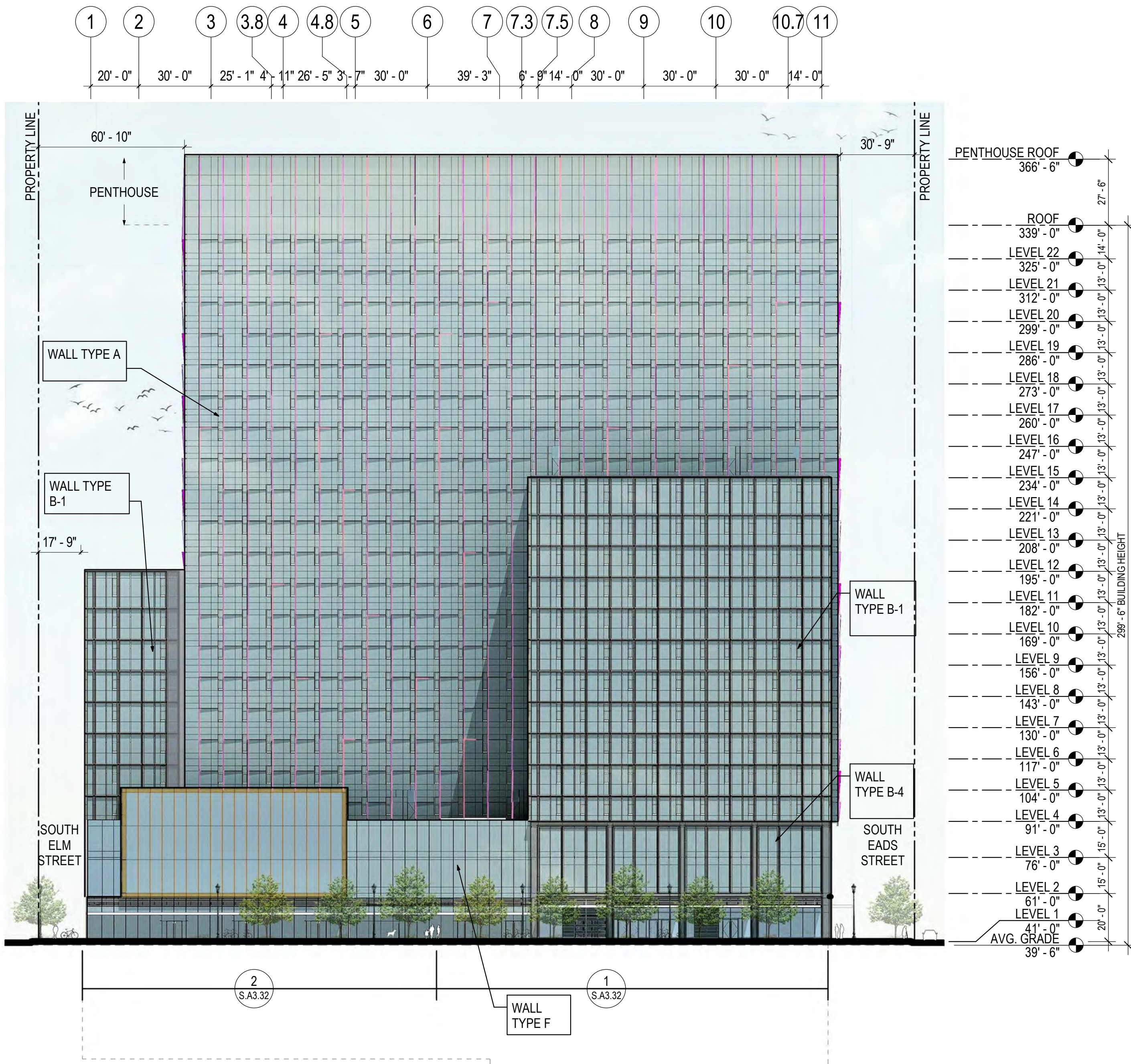
Drawn By:

Checked By:

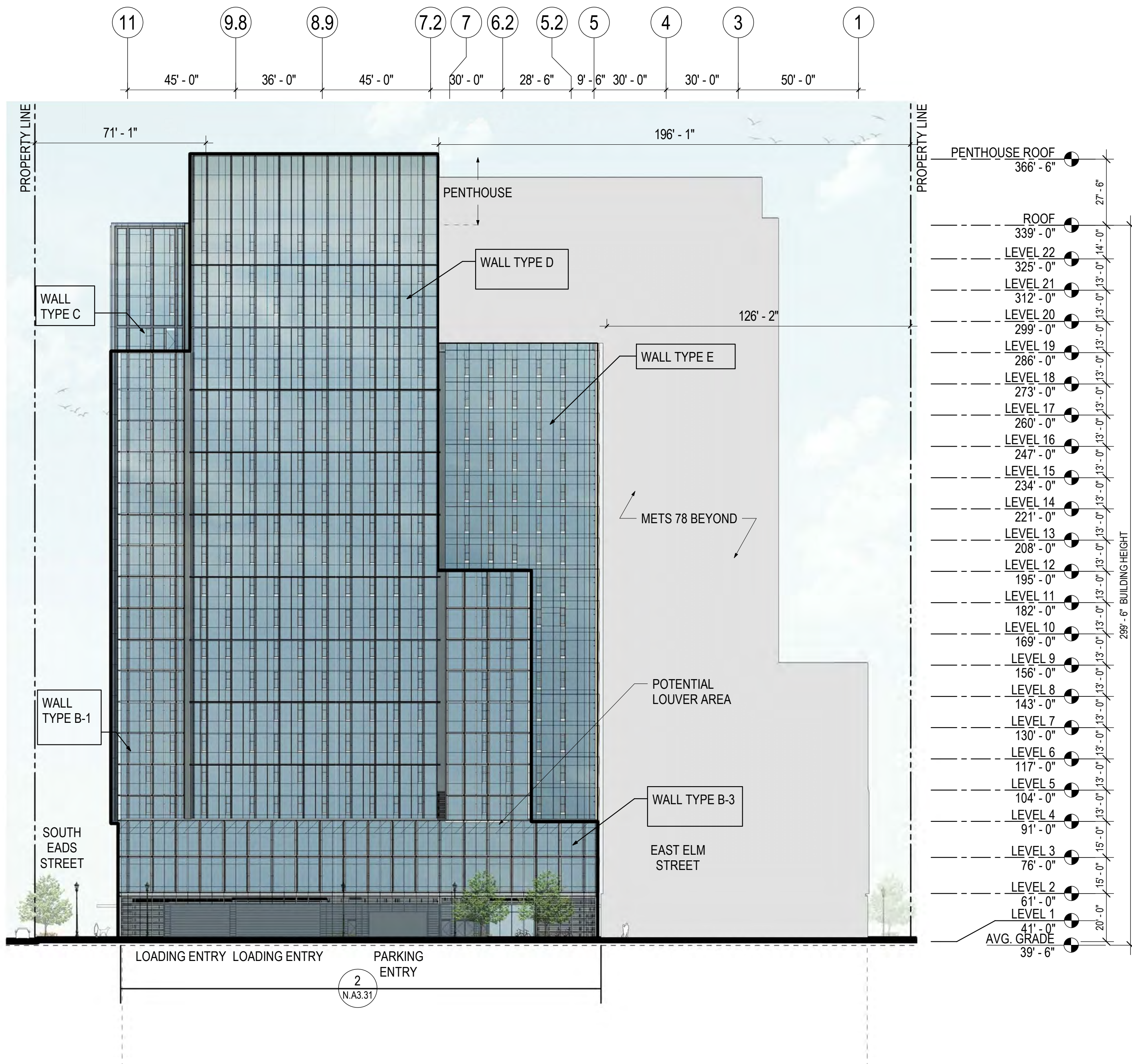
Drawing No.

A3.01

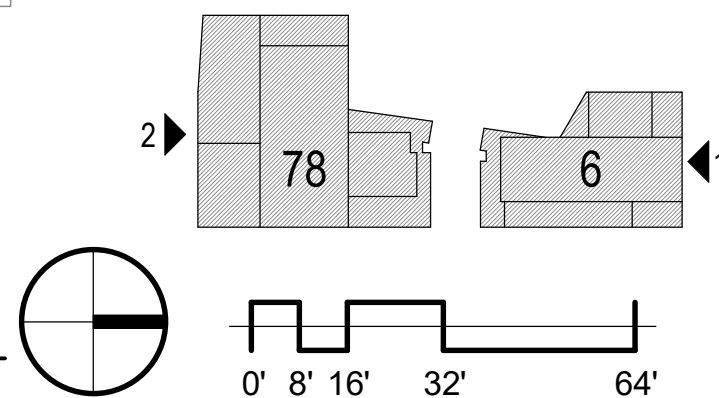
4.1 SUBMISSION



2 OVERALL EXTERIOR ELEVATION - METS 78 SOUTH  
A3.01 1/32" = 1'-0"



1 OVERALL EXTERIOR ELEVATION - METS 6 NORTH  
A3.01 1/32" = 1'-0"





10/28/2019 6:28:10 PM

OVERALL EXTERIOR MATERIAL LEGEND

CODE	DESCRIPTION
C-01	CAST-IN-PLACE CONCRETE
GL-01	NOT USED
GL-02	SPANDREL GLAZING
GL-03	VISION GLASS
SD-01	FIN ELEMENT, COLOR VARIES
SD-02	FIN ELEMENT, TRANSLUCENT, COLOR VARIES
SD-03	PERFORATED PANEL SYSTEM
SD-04	NOT USED
SD-05	METAL FIN
LV-01	TERRACOTTA LOUVER
MT-01	METAL PANEL TO MATCH AL-01
MT-03	METAL - COLOR 1
AL-01	MULLION - COLOR 1
AL-02	** MULLION - COLOR 2
ST-01	STONE - GRAY
TC-01	* PROFILE - DARK GRAY - TERRACOTTA
PR-01	*** PROFILE - LIGHT GRAY - METAL PANEL
PR-02	*** PROFILE - MEDIUM GRAY - METAL PANEL
	* FINISHED: NATURAL OR GLAZED
	** INTERIOR C/W MULLION FINISH
	*** PROFILE TO BE EITHER TERRACOTTA OR METAL PANEL WITH VARIED TONAL RANGE

GENERAL NOTES

1. PERCENTAGE OF GLAZING (BUILDING WALL OPENINGS) RANGES FROM 75% TO 85% ON LEVEL 1, 70% TO 80% ON LEVELS 2-3, 50% TO 70% ON LEVELS 4-22.
2. SEE A3.41 - A3.44 FOR MATERIAL AND WALL TYPE INFORMATION.
3. LOCATION AND CONFIGURATION OF LOUVERS, FINS, AND OTHER SUN SHADING DEVICES ARE FLEXIBLE AND TO BE DETERMINED BASED ON FURTHER ANALYSIS.

ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

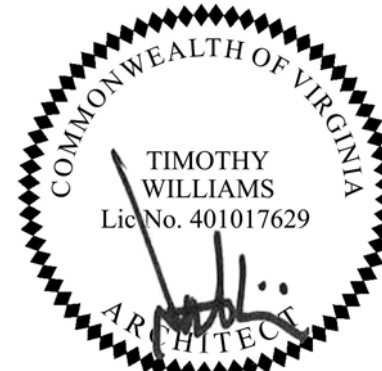
- |   |                           |          |
|---|---------------------------|----------|
| 1 | 4.1 ACCEPTANCE SUBMISSION | 06/21/19 |
| 2 | 4.1 COMMENTS RESPONSE     | 07/12/19 |
| 3 | 4.1 RESUBMISSION          | 10/28/19 |

METROPOLITAN  
PARK PHASES 6,  
7, AND 8

Arlington, VA

Drawing Title

OVERALL  
EXTERIOR  
ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

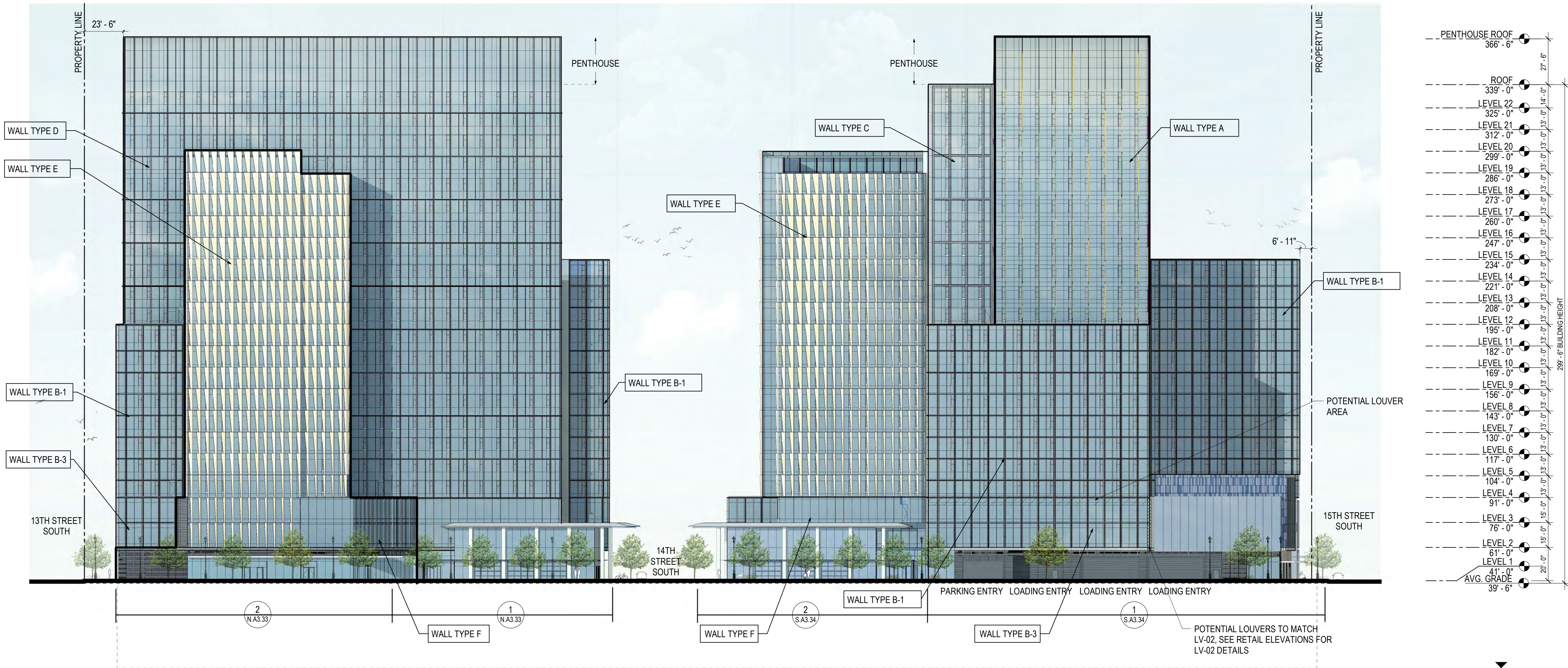
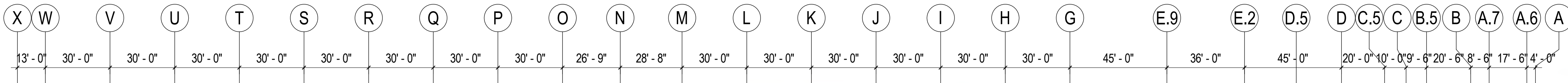
Drawn By:

Checked By:

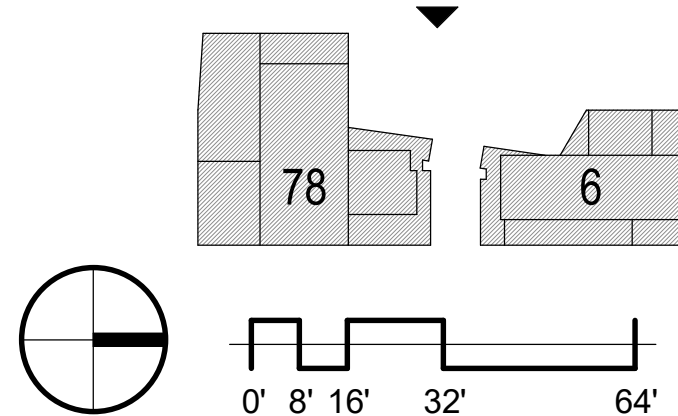
Drawing No.

A3.02

4.1 SUBMISSION



1  
A3.02  
OVERALL EXTERIOR ELEVATION - WEST  
1/32" = 1'-0"





10/28/2019 6:28:18 PM

OVERALL EXTERIOR MATERIAL LEGEND

CODE	DESCRIPTION
C-01	CAST-IN-PLACE CONCRETE
GL-01	NOT USED
GL-02	SPANDREL GLAZING
GL-03	VISION GLASS
SD-01	FIN ELEMENT, COLOR VARIES
SD-02	FIN ELEMENT, TRANSLUCENT, COLOR VARIES
SD-03	PERFORATED PANEL SYSTEM
SD-04	NOT USED
SD-05	METAL FIN
LV-01	TERRACOTTA LOUVER
MT-01	METAL PANEL TO MATCH AL-01
MT-03	METAL - COLOR 1
AL-01	MULLION - COLOR 1
AL-02	** MULLION - COLOR 2
ST-01	STONE - GRAY
TC-01	* PROFILE - DARK GRAY - TERRACOTTA
PR-01	*** PROFILE - LIGHT GRAY - METAL PANEL
PR-02	*** PROFILE - MEDIUM GRAY - METAL PANEL
* FINISHED: NATURAL OR GLAZED	
** INTERIOR C/W MULLION FINISH	
*** PROFILE TO BE EITHER TERRACOTTA OR METAL PANEL WITH VARIED TONAL RANGE	

GENERAL NOTES

1. PERCENTAGE OF GLAZING (BUILDING WALL OPENINGS) RANGES FROM 75% TO 85% ON LEVEL 1, 70% TO 80% ON LEVELS 2-3, 50% TO 70% ON LEVELS 4-22.
2. SEE A3.41 - A3.44 FOR MATERIAL AND WALL TYPE INFORMATION.
3. LOCATION AND CONFIGURATION OF LOUVERS, FINS, AND OTHER SUN SHADING DEVICES ARE FLEXIBLE AND TO BE DETERMINED BASED ON FURTHER ANALYSIS.

ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

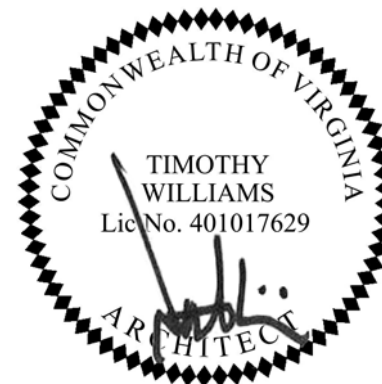
- |   |                       |          |
|---|-----------------------|----------|
| 1 | 4.1 COMMENTS RESPONSE | 07/12/19 |
| 2 | 4.1 RESUBMISSION      | 10/28/19 |

METROPOLITAN  
PARK PHASES 6,  
7, AND 8

Arlington, VA

Drawing Title

OVERALL  
EXTERIOR  
ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

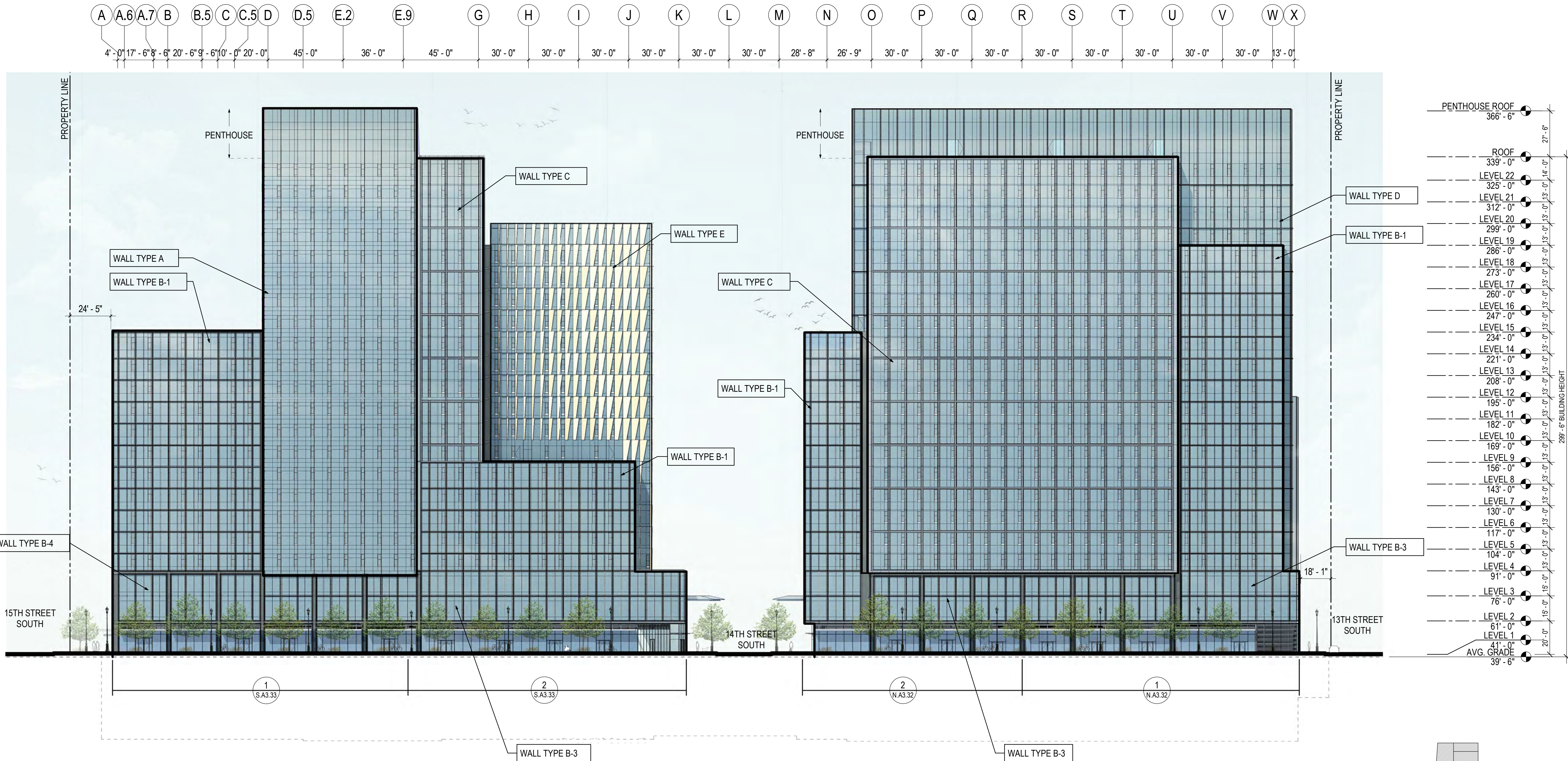
Drawn By:

Checked By:

Drawing No.

A3.03

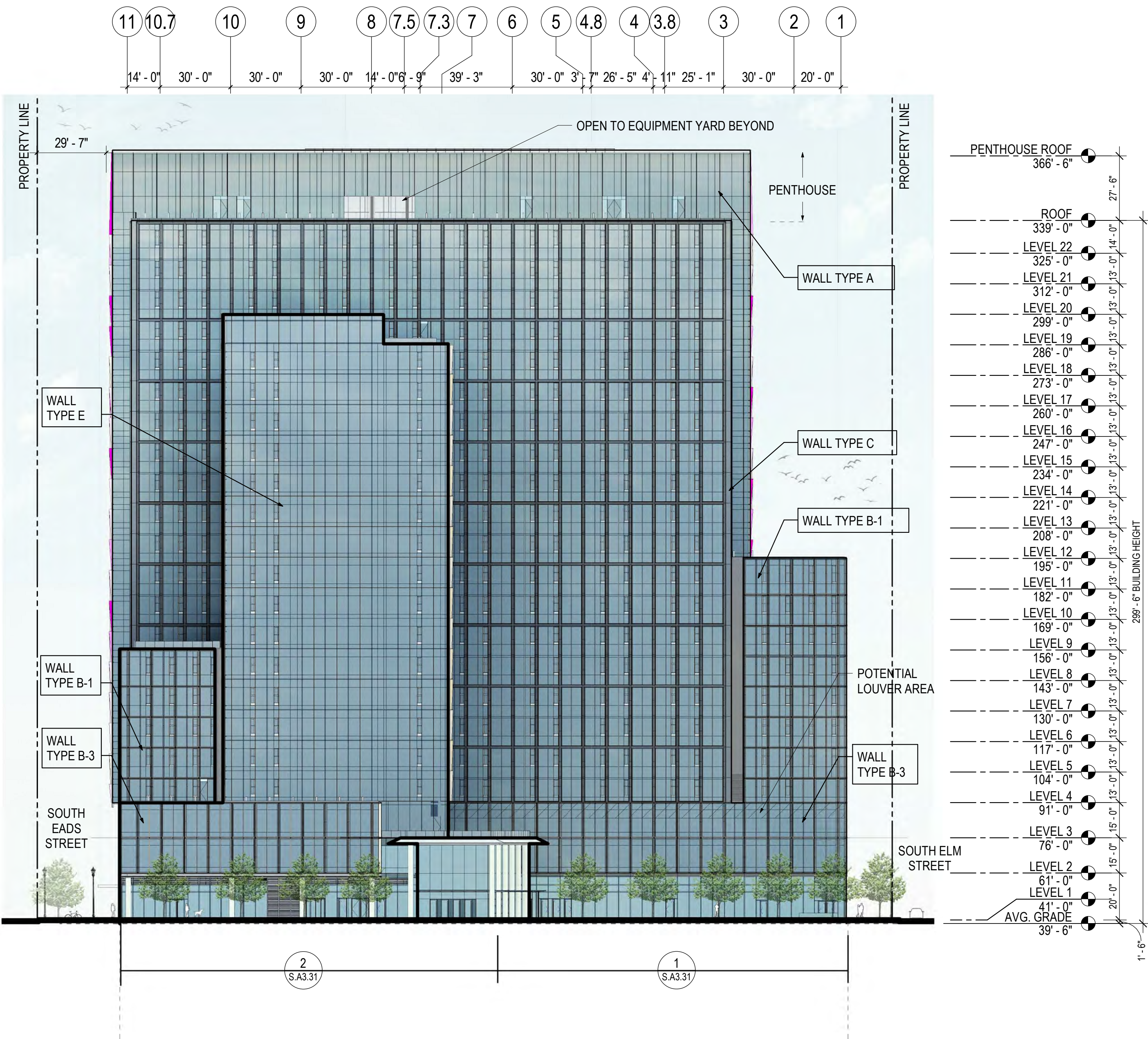
4.1 SUBMISSION



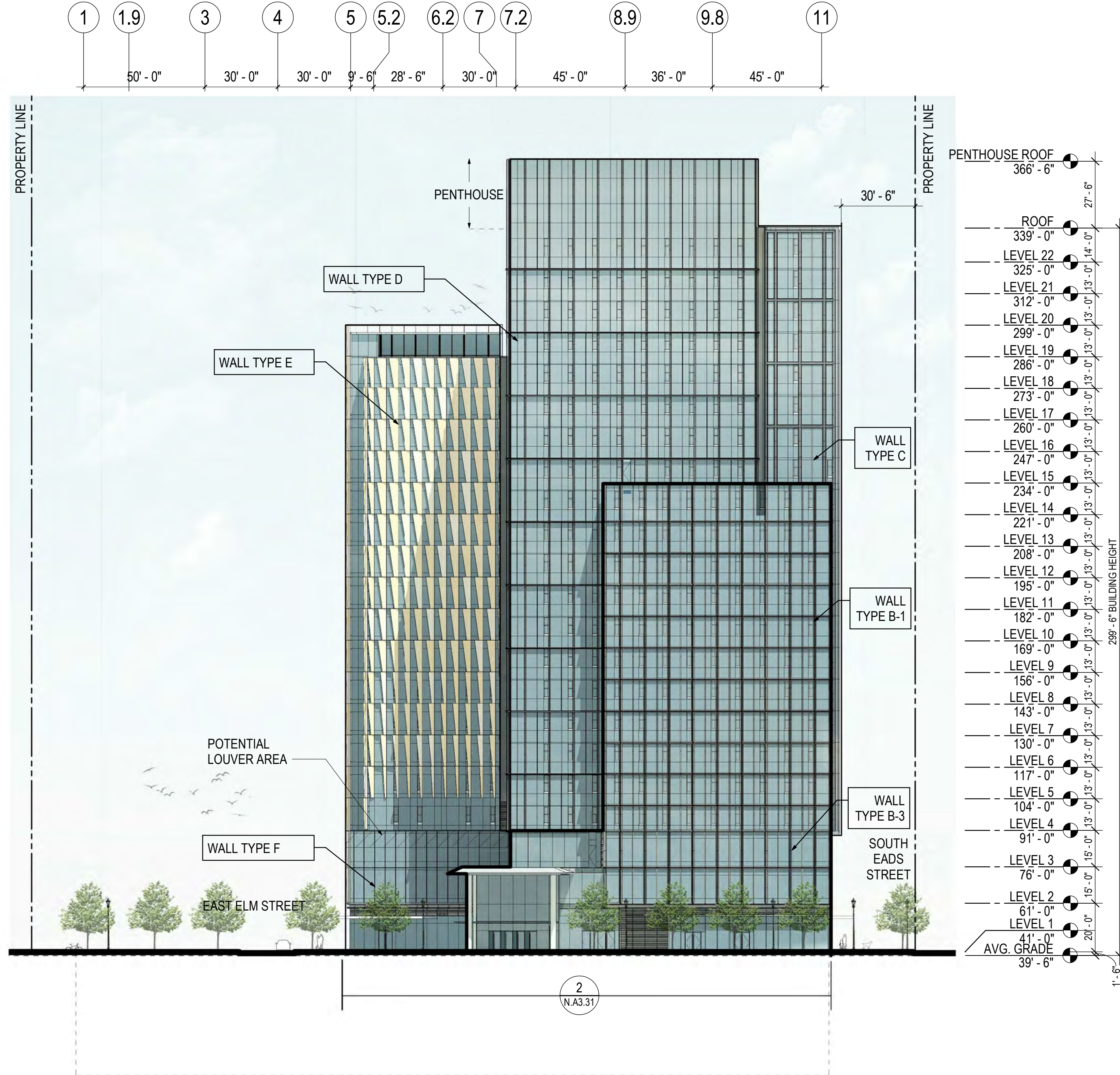
1  
A3.03  
OVERALL EXTERIOR ELEVATION - EAST  
1/32" = 1'-0"



10/28/2019 6:28:27 PM



2 OVERALL EXTERIOR ELEVATION - METS 78 NORTH  
A3.04 1/32" = 1'-0"



1 OVERALL EXTERIOR ELEVATION - METS 6 SOUTH  
A3.04 1/32" = 1'-0"

### OVERALL EXTERIOR MATERIAL LEGEND

CODE	DESCRIPTION
C-01	CAST-IN-PLACE CONCRETE
GL-01	NOT USED
GL-02	SPANDREL GLAZING
GL-03	VISION GLASS
SD-01	FIN ELEMENT, COLOR VARIES
SD-02	FIN ELEMENT, TRANSLUCENT, COLOR VARIES
SD-03	PERFORATED PANEL SYSTEM
SD-04	NOT USED
SD-05	METAL FIN
LV-01	TERRACOTTA LOUVER
MT-01	METAL PANEL TO MATCH AL-01
MT-03	METAL - COLOR 1
AL-01	MULLION - COLOR 1
AL-02	** MULLION - COLOR 2
ST-01	STONE - GRAY
TC-01	* PROFILE - DARK GRAY - TERRACOTTA
PR-01	*** PROFILE - LIGHT GRAY - METAL PANEL
PR-02	*** PROFILE - MEDIUM GRAY - METAL PANEL
* FINISHED - NATURAL OR GLAZED	
** INTERIOR CW MULLION FINISH	
*** PROFILE TO BE EITHER TERRACOTTA OR METAL PANEL WITH VARIED TONAL RANGE	

### GENERAL NOTES

1. PERCENTAGE OF GLAZING (BUILDING WALL OPENINGS) RANGES FROM 75% TO 85% ON LEVEL 1, 70% TO 80% ON LEVELS 2-3, 50% TO 70% ON LEVELS 4-22.
2. SEE A3.41 - A3.44 FOR MATERIAL AND WALL TYPE INFORMATION.
3. LOCATION AND CONFIGURATION OF LOUVERS, FINS, AND OTHER SUN SHADING DEVICES ARE FLEXIBLE AND TO BE DETERMINED BASED ON FURTHER ANALYSIS.

ZGF  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

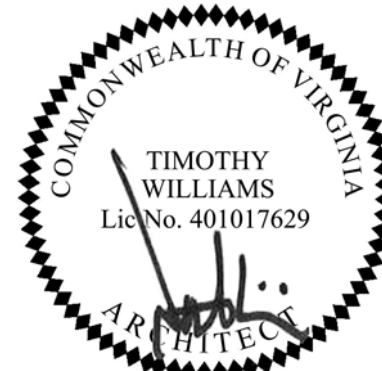
- |   |                       |          |
|---|-----------------------|----------|
| 1 | 4.1 COMMENTS RESPONSE | 07/12/19 |
| 2 | 4.1 RESUBMISSION      | 10/28/19 |

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL EXTERIOR ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

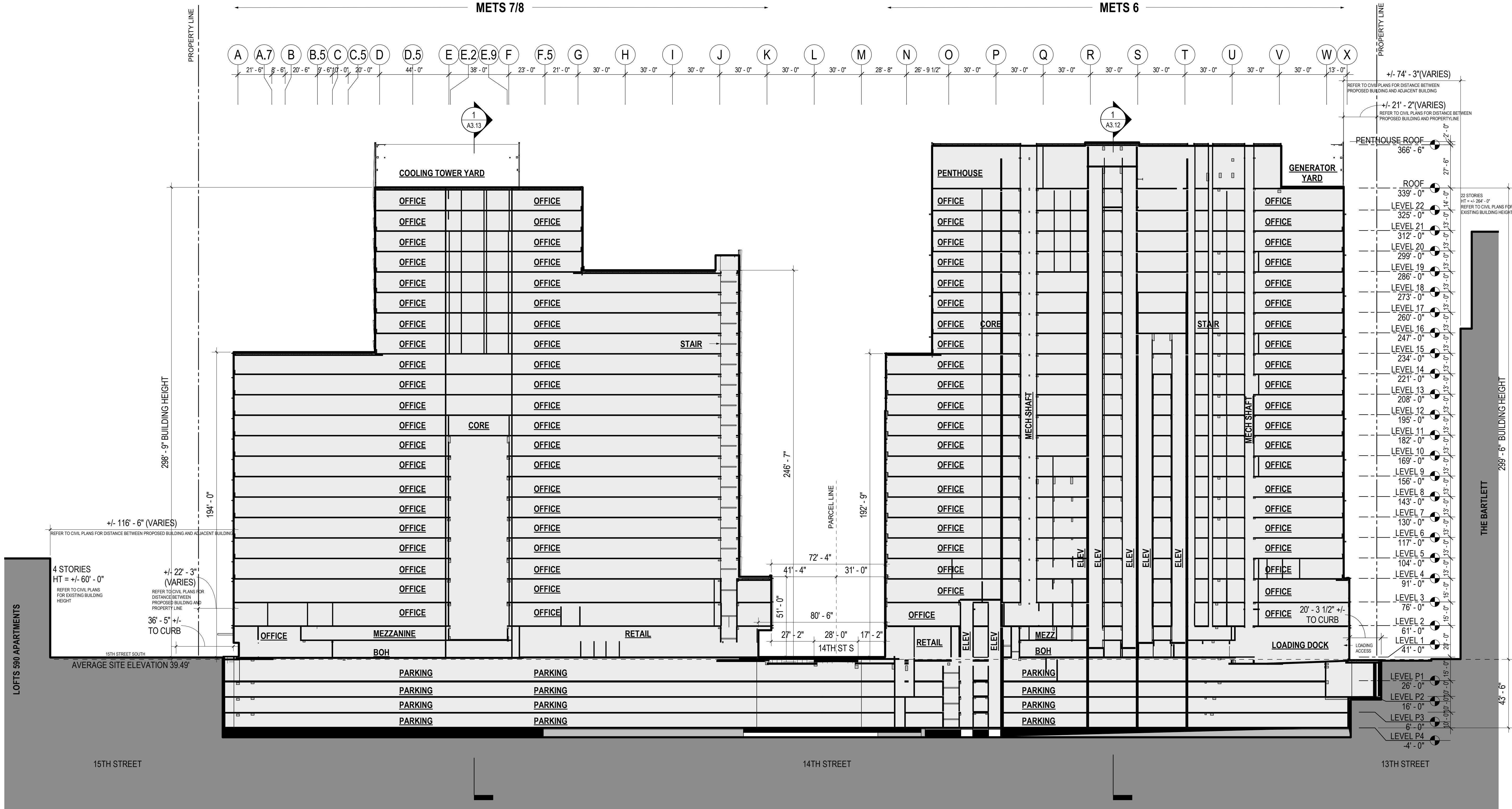
Drawing No.

A3.04

4.1 SUBMISSION



10/28/2019 6:28:33 PM



1 OVERALL BUILDING SECTION - LOOKING WEST  
A3.11 1/32" = 1'-0"

## GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SOIL DEPTHS AND FINISH GRADE ELEVATIONS.
2. REFER TO CIVIL FOR DISTANCES BETWEEN PROPOSED BUILDINGS AND ADJACENT STREETS.

**ZGF**  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

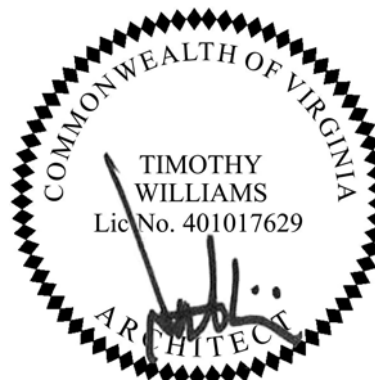
- |   |                           |          |
|---|---------------------------|----------|
| 1 | 4.1 ACCEPTANCE SUBMISSION | 06/21/19 |
| 2 | 4.1 COMMENTS RESPONSE     | 07/12/19 |
| 3 | 4.1 COMMENTS RESPONSE     | 09/13/19 |
| 4 | 4.1 RESUBMISSION          | 10/28/19 |

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

OVERALL  
BUILDING  
SECTIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

Drawing No.

A3.11

4.1 SUBMISSION



10/28/2019 6:28:38 PM

GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SOIL DEPTHS AND FINISH GRADE ELEVATIONS.
2. REFER TO CIVIL FOR DISTANCES BETWEEN PROPOSED BUILDINGS AND ADJACENT STREETS.

ZGF  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

- |   |                       |          |
|---|-----------------------|----------|
| 1 | 4.1 COMMENTS RESPONSE | 07/12/19 |
| 2 | 4.1 RESUBMISSION      | 10/28/19 |

METROPOLITAN  
PARK PHASES 6,  
7, AND 8

Arlington, VA

Drawing Title

OVERALL  
BUILDING  
SECTIONS



Date: 05/15/2019

Job No: 24171.06

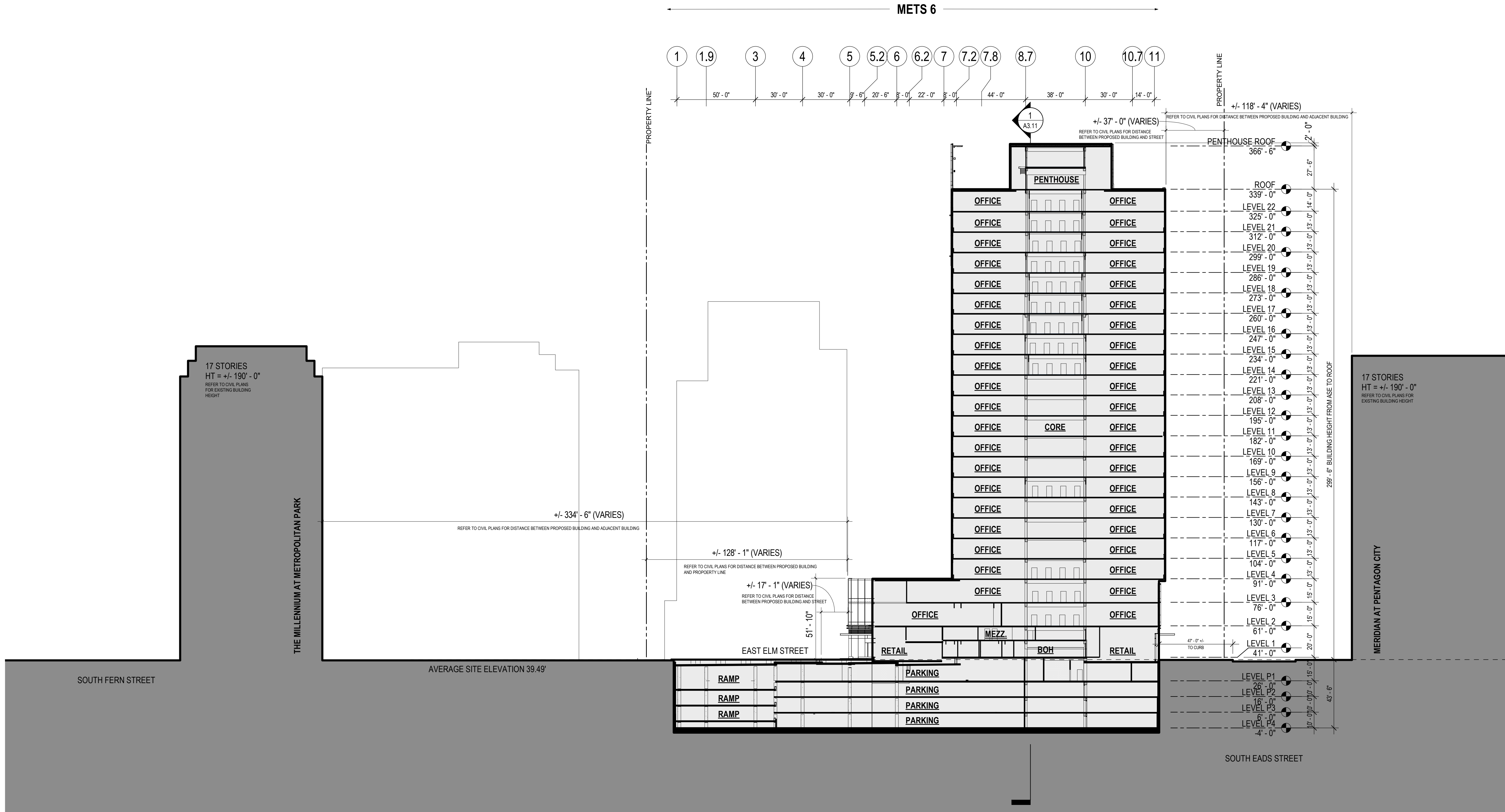
Drawn By:

Checked By:

Drawing No.

A3.12

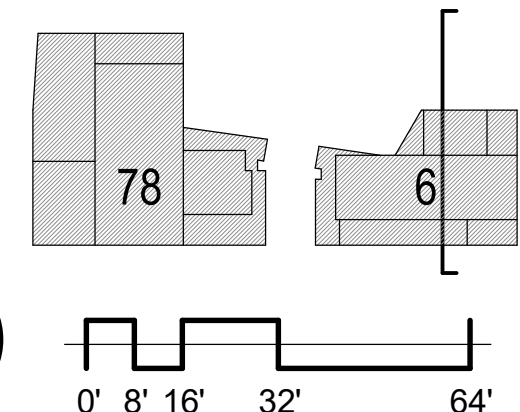
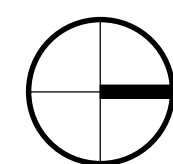
4.1 SUBMISSION



1  
A3.12

OVERALL BUILDING SECTION - LOOKING NORTH - METS 6

1/32" = 1'-0"





1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
[www.zgf.com](http://www.zgf.com)

## Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
IGHT LIMITED CONSULTING ENGINEERSLANDSCAPE ARCHITECT  
STUDIO 39

## Revisions

1	4.1 COMMENTS	07/12/19
	RESPONSE	
2	4.1	10/28/19
	RESUBMISSION	

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

## OVERALL BUILDING SECTIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

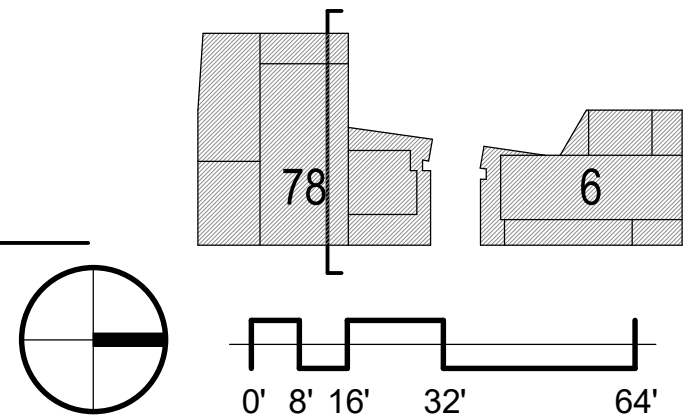
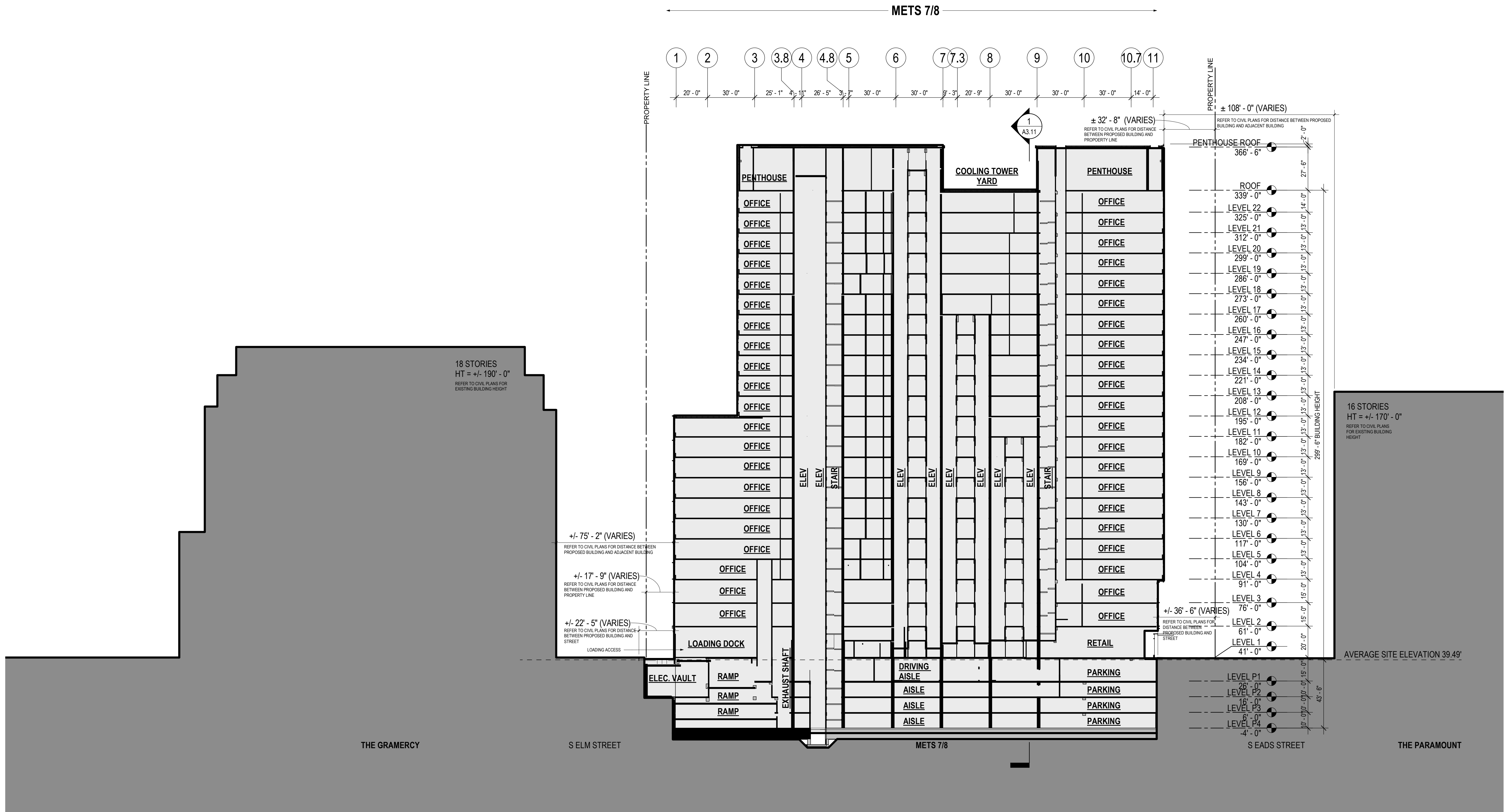
Drawing No. \_\_\_\_\_

# A3.13

## 4.1 SUBMISSION

## GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SOIL DEPTHS AND FINISH GRADE ELEVATIONS.
2. REFER TO CIVIL FOR DISTANCES BETWEEN PROPOSED BUILDINGS AND ADJACENT STREETS.





1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

### METS 6 - GARAGE SECTIONS



Date: 05/15/2019

Job No: 24171.06

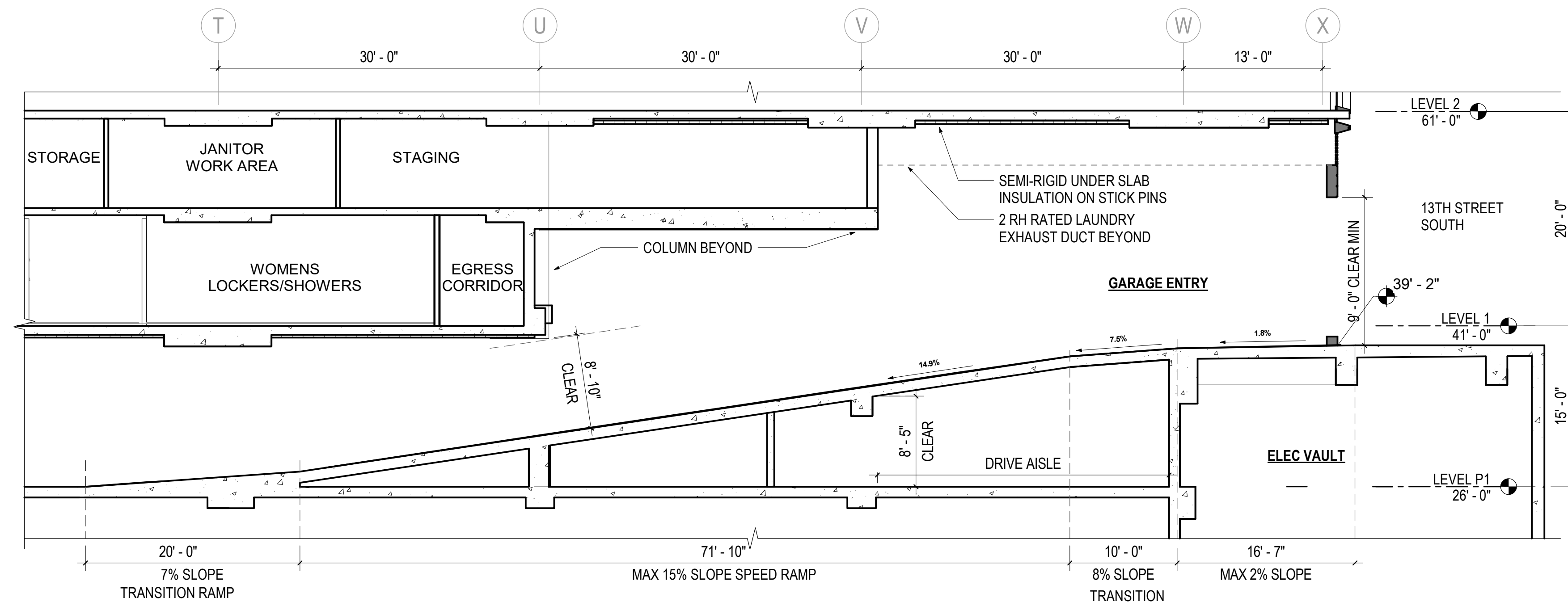
Drawn By:

Checked By:

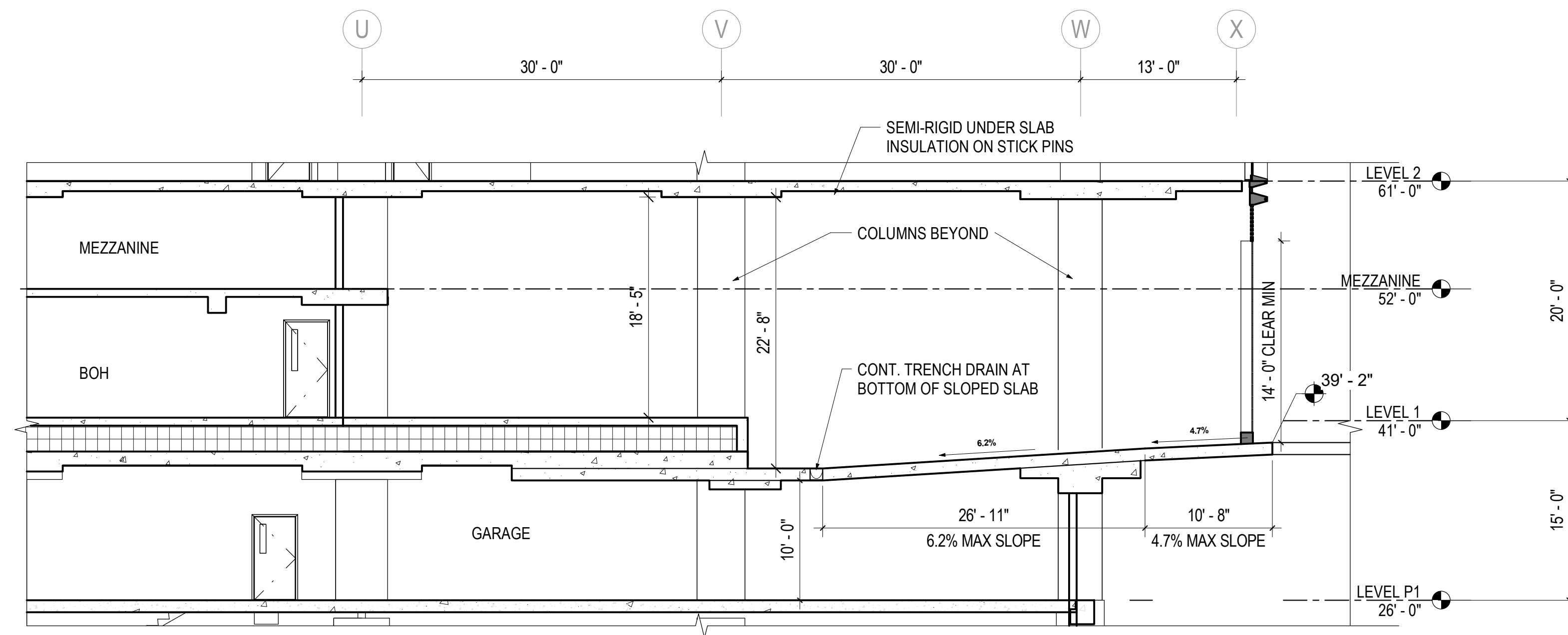
Drawing No.

N.A3.21

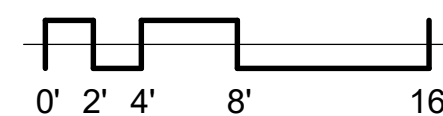
4.1 SUBMISSION



1 GARAGE NORTH ENTRY RAMP  
N.A3.21 1/8" = 1'-0"



2 LOADING NORTH  
N.A3.21 1/8" = 1'-0"





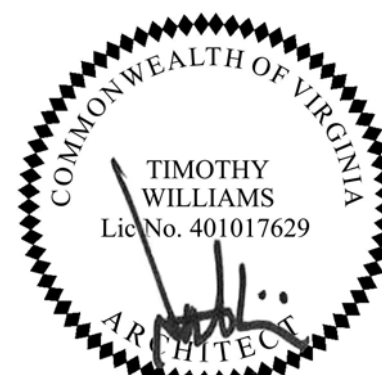
1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	09/13/19
3	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

### METS 78 - GARAGE SECTIONS



Date: 05/15/2019

Job No: 24171.06

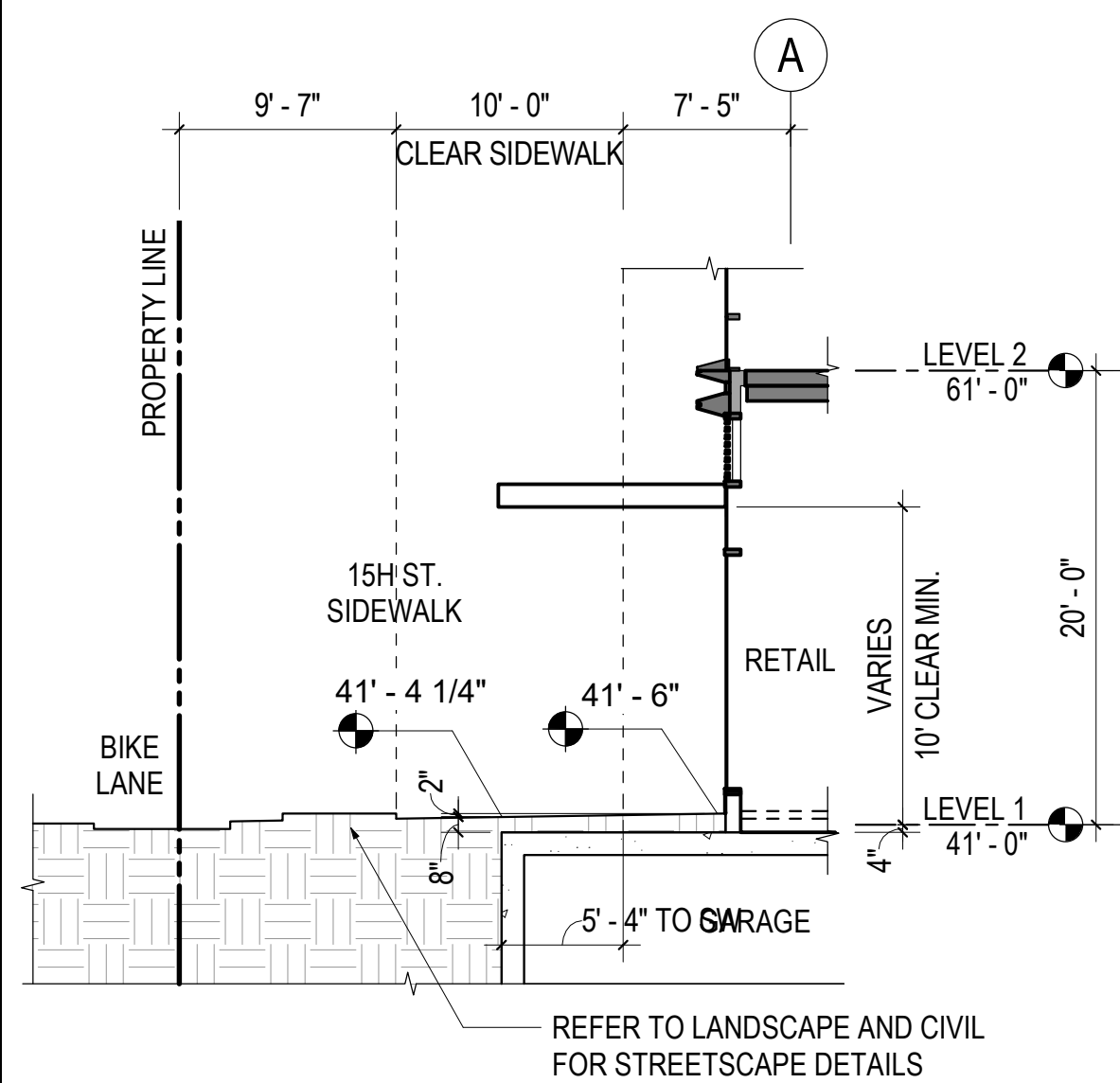
Drawn By:

Checked By:

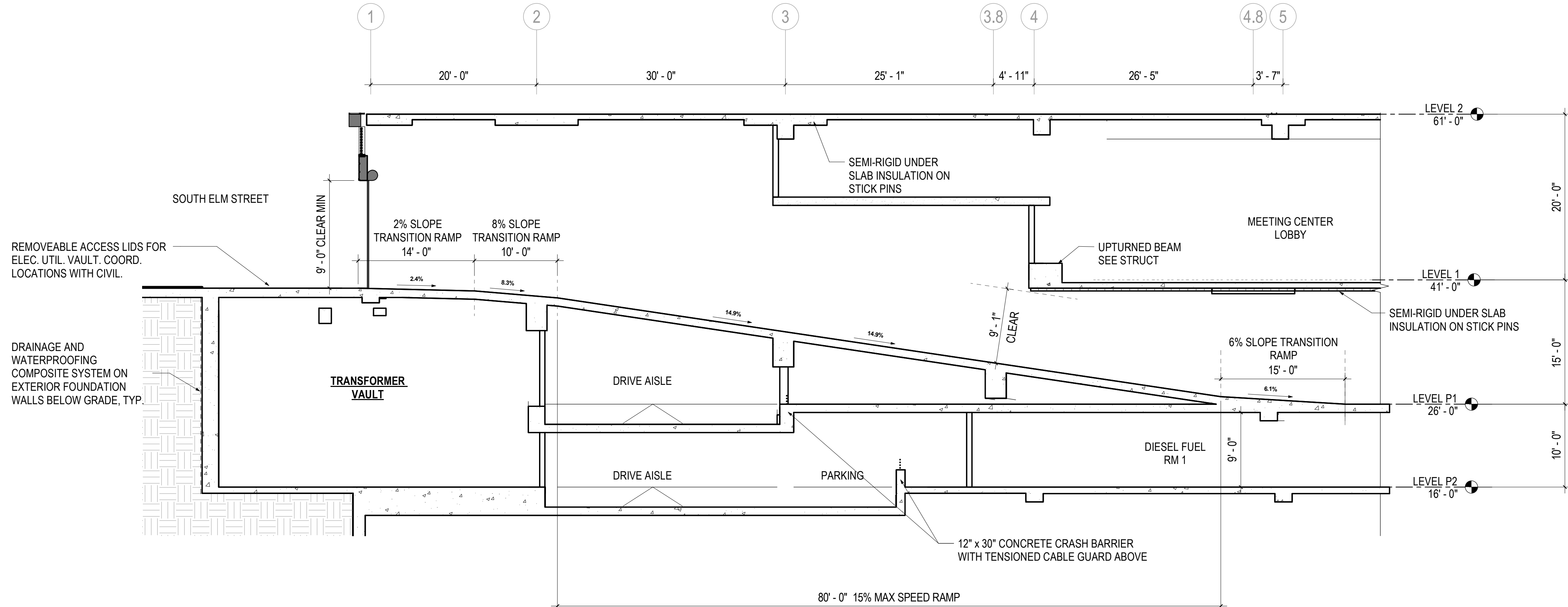
Drawing No.

# S.A3.21

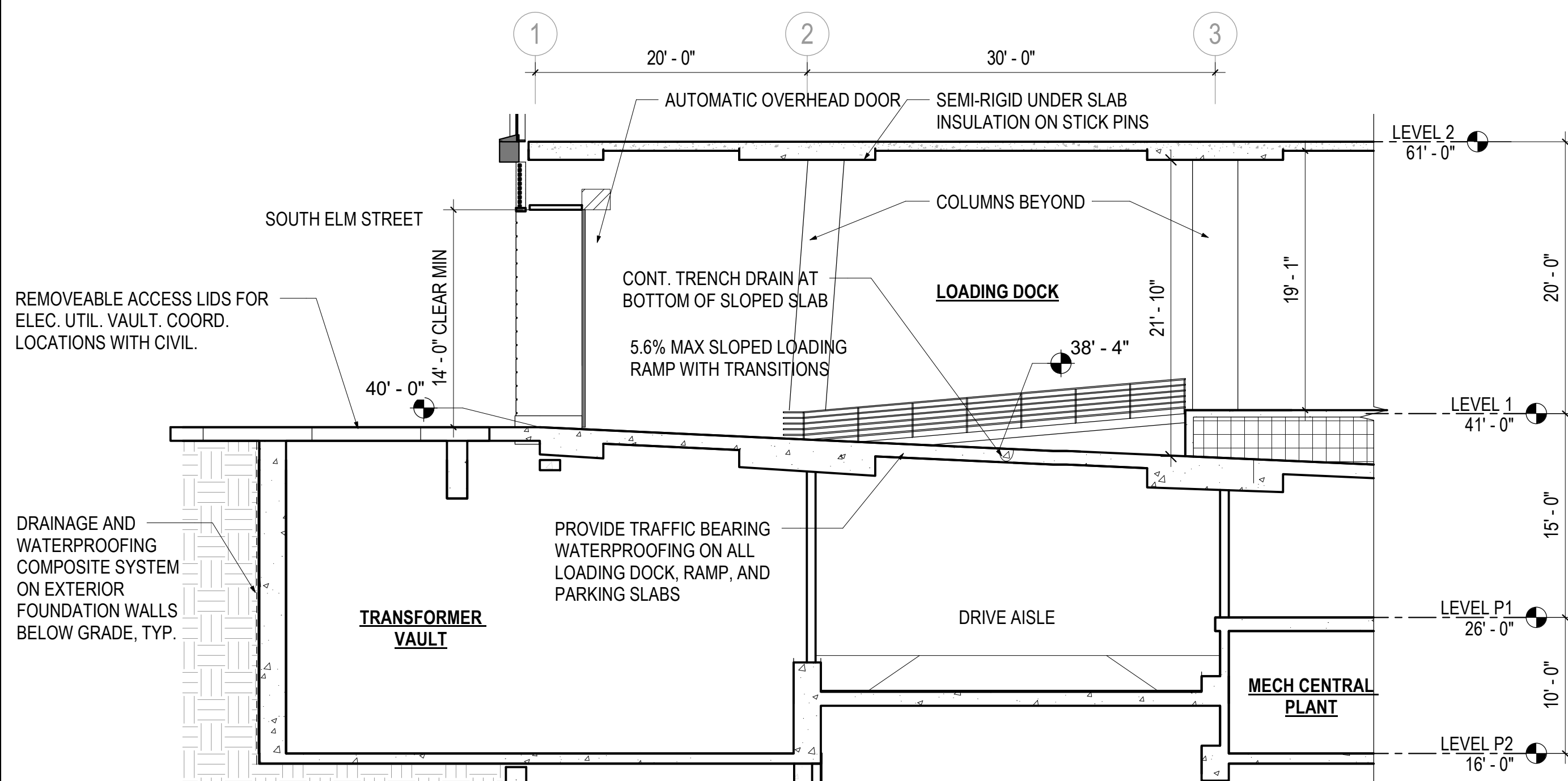
4.1 SUBMISSION



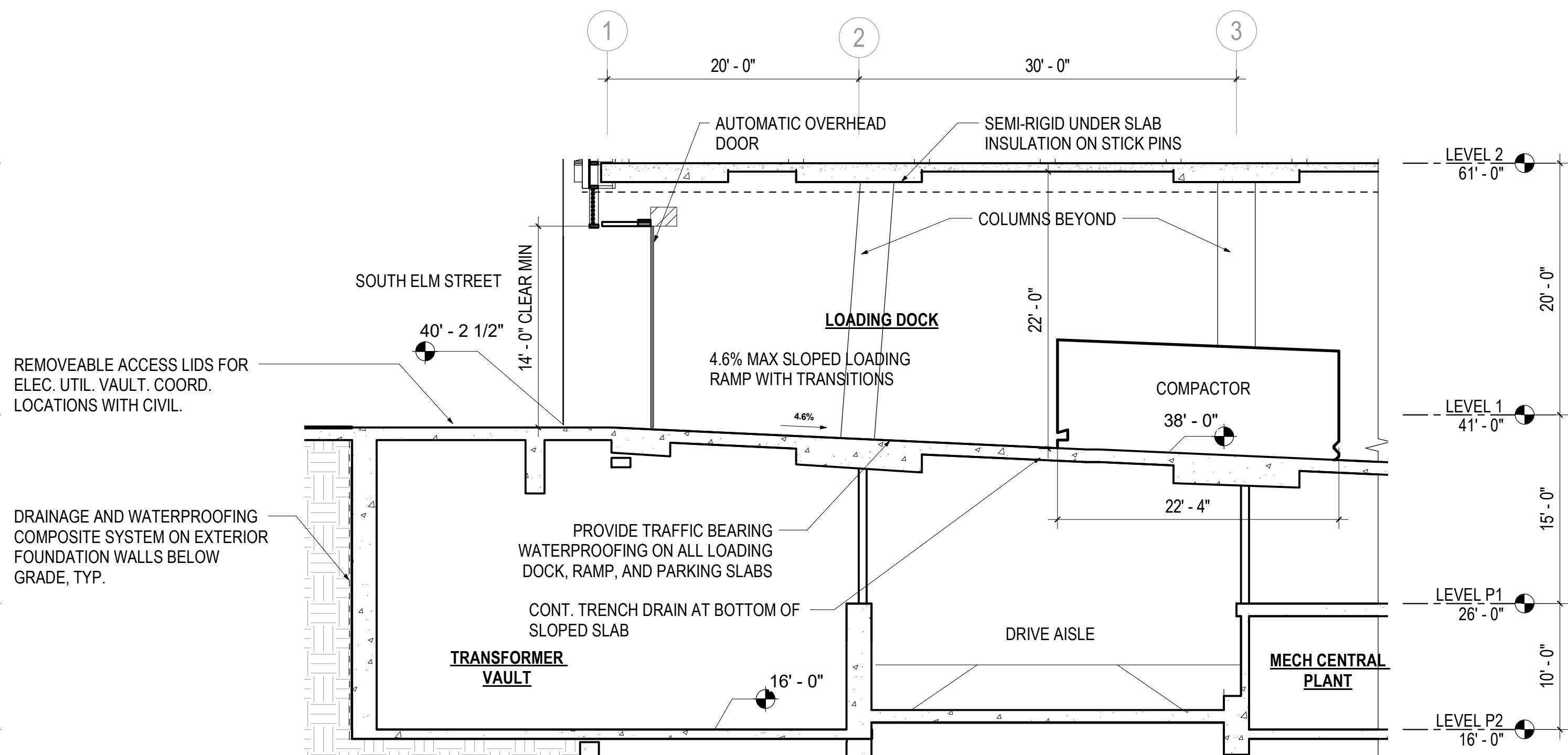
4 GARAGE WEST SECTION  
S.A3.21 1/8" = 1'-0"



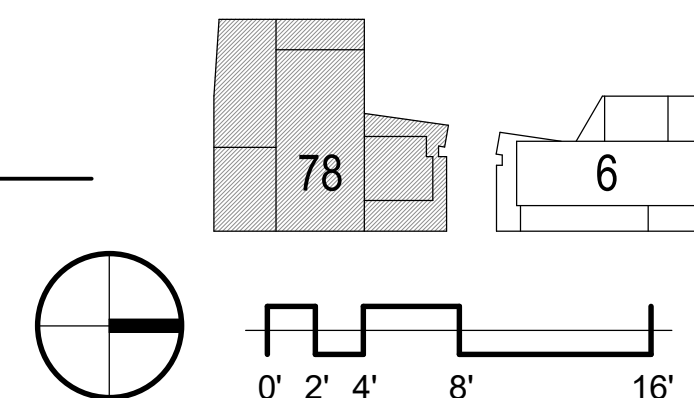
1 GARAGE WEST ENTRY RAMP  
S.A3.21 1/8" = 1'-0"



3 LOADING DOCK  
S.A3.21 1/8" = 1'-0"

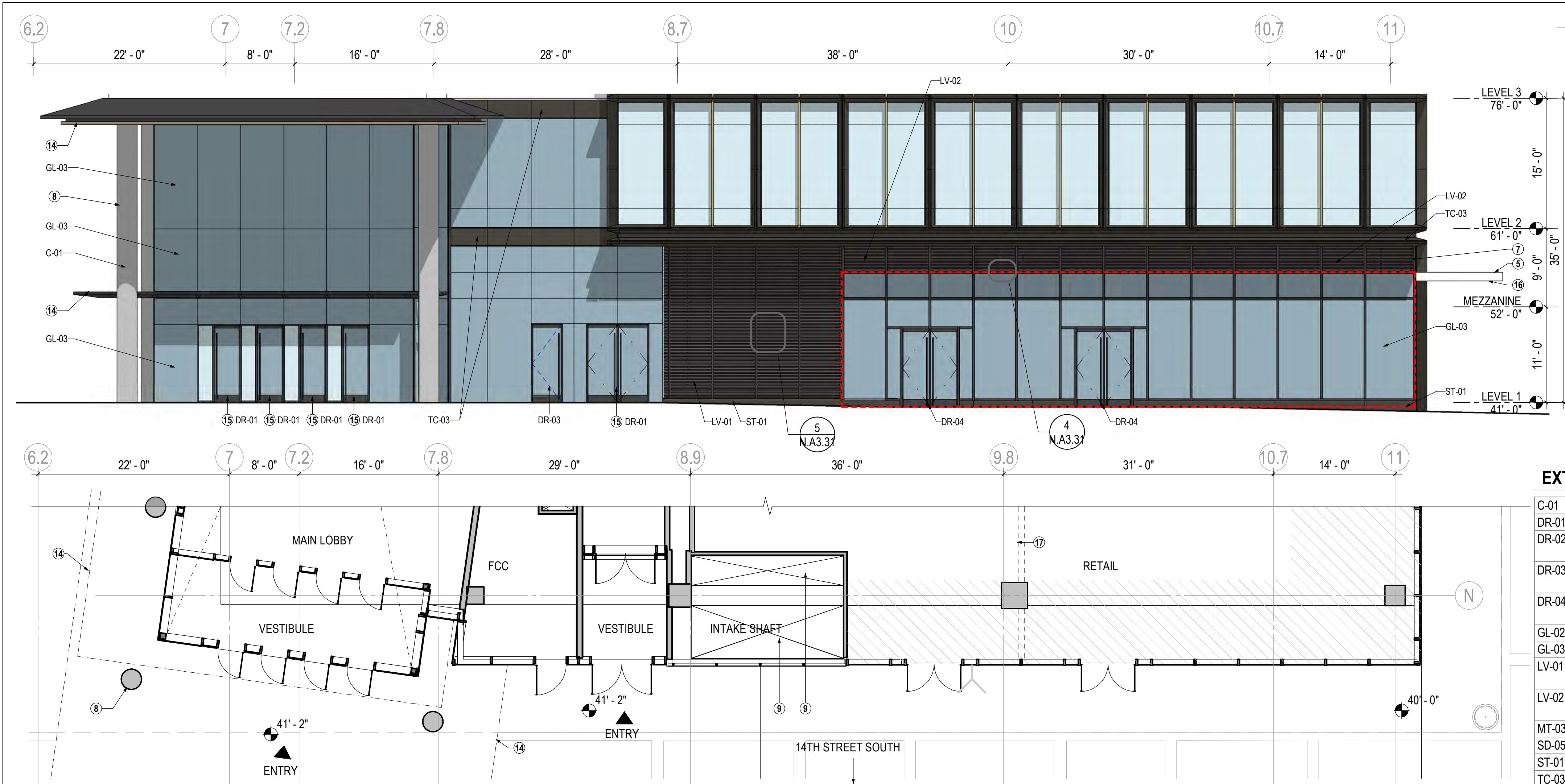


2 LOADING DOCK - COMPACTOR SECTION  
S.A3.21 1/8" = 1'-0"

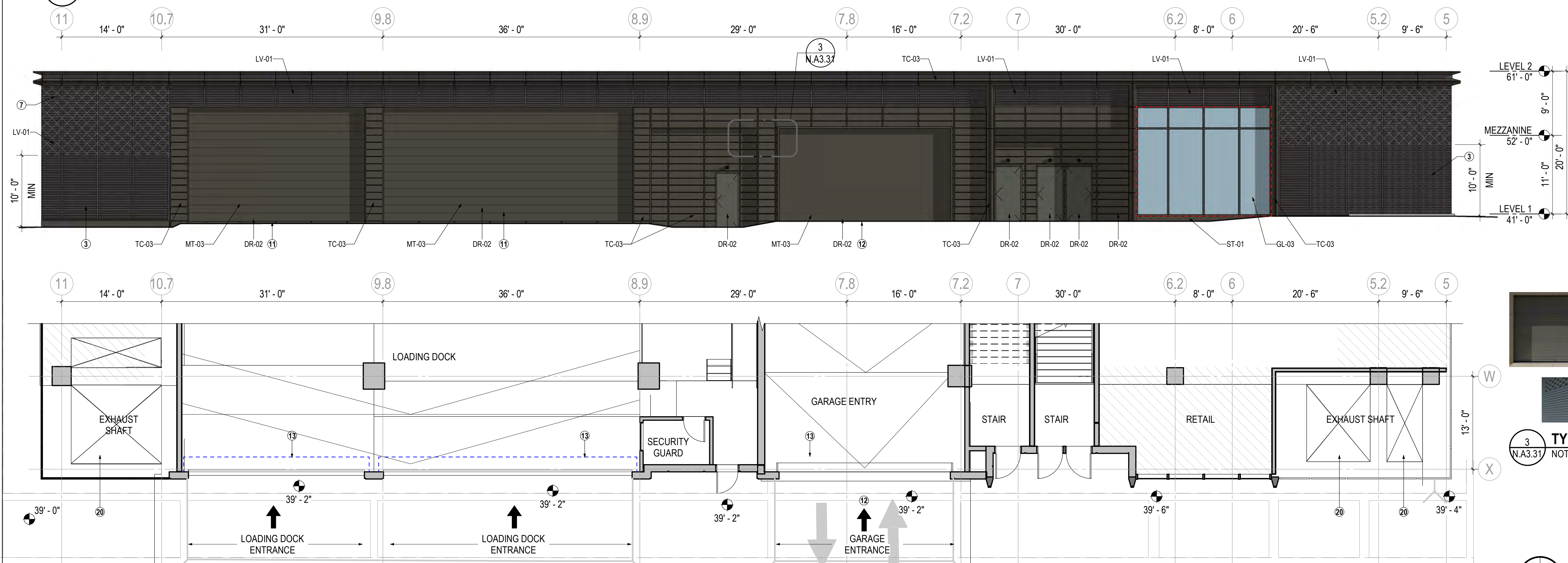




10/28/2019 6:29:51 PM



2 METS 6 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - SOUTH  
1/8" = 1'-0"



1 METS 6 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - NORTH  
1/8" = 1'-0"

#### LEGEND

- AREAS TO BE DESIGNED BY TENANT IN WHOLE OR IN PART. THESE AREAS MAY BE BUILT AS SHOWN OR MAY BE REVISED BY TENANT.
- ACTIVE EXHAUST LOUVER AREA FOR BASE BUILDING
- ALLOWABLE STOREFRONT ZONE. FINAL DESIGN AND LOCATION BY TENANT.
- BUILDING ENTRANCE
- VEHICLE ENTRANCE (GARAGE/LOADING)



TYPICAL AT LV-01:  
TERRACOTTA LOUVERS,  
COLOR TO MATCH  
ADJACENT STOREFRONT

5 TYP DETAIL  
NOT TO SCALE

#### EXTERIOR MATERIALS

C-01	CAST-IN-PLACE CONCRETE
DR-01	DOOR; ALUMINUM AND VISION GLAZING
DR-02	DOOR; METAL PAINTED TO MATCH ADJACENT FINISH
DR-03	DOOR; ALUMINUM AND TRANSLUCENT GLAZING
DR-04	POTENTIAL RETAIL DOOR, TBD BY RETAIL TENANT
GL-02	SPANDREL GLASS
GL-03	VISION GLASS
LV-01	TERRACOTTA LOUVER, PAINTED TO MATCH ADJACENT FINISH
LV-02	ALUMINUM LOUVER, PAINTED TO MATCH ADJACENT FINISH
MT-03	METAL - COLOR 1
SD-05	METAL FIN
ST-01	STONE - GRAY
TC-03	*PROFILE - DARK GRAY - TERRACOTTA

\* FINISHED: NATURAL OR GLAZED

#### GENERAL NOTES

- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE INFORMATION.
- ALL EXTERIOR OPENING DIMENSIONS INDICATE ROUGH OPENING SIZE UNO.
- REFER TO GROUND FLOOR PLANS FOR SLAB ELEVATION CHANGES.
- RETAIL STOREFRONT AREAS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE BY FUTURE RETAIL TENANTS.
- ADMINISTRATIVE CHANGE MAY BE APPROVED TO MODIFY RETAIL FRONTAGE IN WHOLE OR IN PART IN ACCORDANCE WITH THESE DRAWINGS.
- TEMPORARY ENCLOSURE MAY BE LOCATED AT THE GROUND LEVEL PRIOR TO FINALIZING RETAIL FRONTAGE DESIGN.
- EXTERIOR CANOPY HEIGHTS AND DEPTHS ARE SUBJECT TO CHANGE, BUT WILL COMPLY WITH COUNTY ENCROACHMENT REGULATIONS.
- INTERIOR SLAB ELEVATIONS AT RETAIL SPACES ARE SHOWN LOWER THAN FINISHED FLOOR, ELEVATION TBD BY RETAIL TENANT.

#### SHEET NOTES

1	BUILDING FOOTPRINT ABOVE
2	SERVICE DOOR
3	MECHANICAL LOUVER
4	POTENTIAL RETAIL ENTRY BY TENANT
5	EXTERIOR CANOPY CONFIGURATION TBD BY RETAIL TENANT
6	SEE ELEVATION FOR WALL TYPES
7	MECHANICAL LOUVER BAND
8	EXTERIOR COLUMN
9	GARAGE INTAKE SHAFT
10	SLAB ELEVATION CHANGE
11	LOADING DOCK ENTRANCE
12	GARAGE VENTELATED DOOR
13	ROLL-UP DOOR ENCLOSURE ABOVE
14	ENTRANCE CANOPY
15	BUILDING ENTRANCE
16	METAL PANEL FINISH AT UNDERSIDE OF CANOPY
17	POTENTIAL FUTURE DEMISING WALL FOR UTILITY AND EGRESS PLANNING. DOES NOT REFLECT ACTUAL LOCATION FOR CONSTRUCTION.
18	BIKE ROOM ENTRANCE
19	LAUNDRY EXHAUST LOCATION
20	GARAGE EXHAUST SHAFT

#### Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

#### Revisions

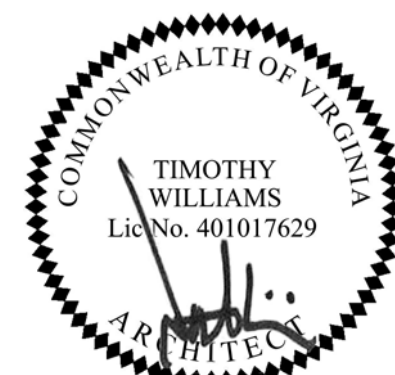
1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	09/13/19
3	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

### METS 6 - RETAIL ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

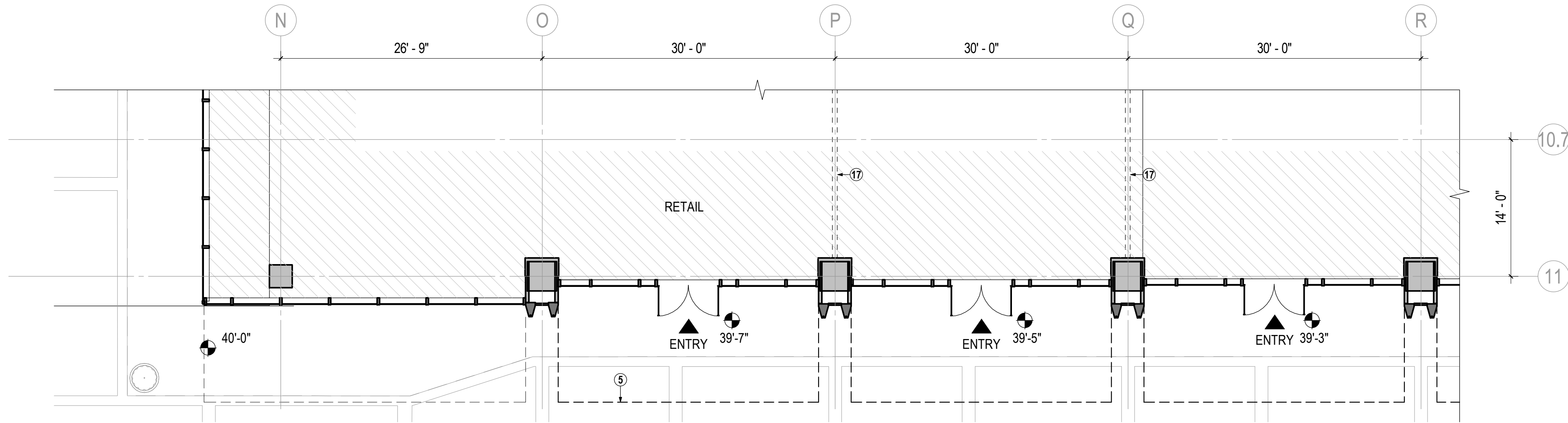
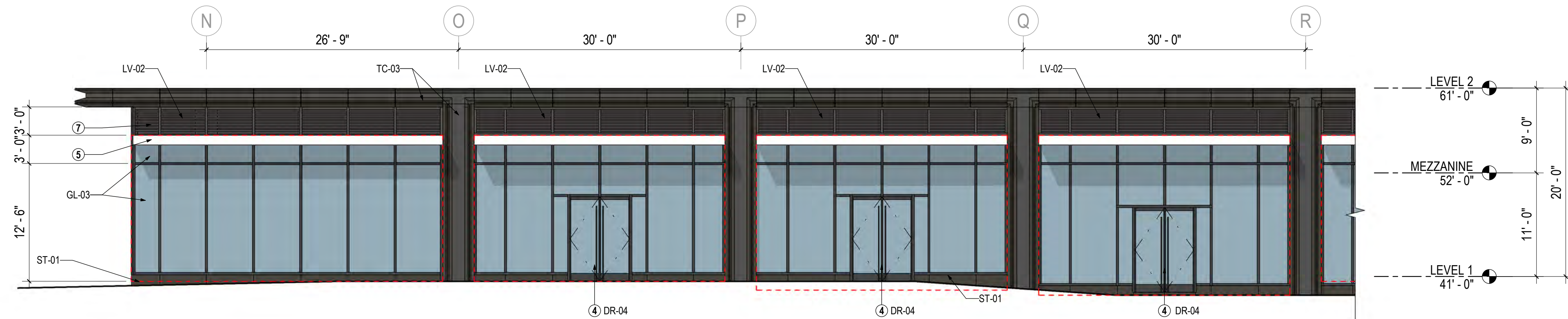
Checked By:

Drawing No.

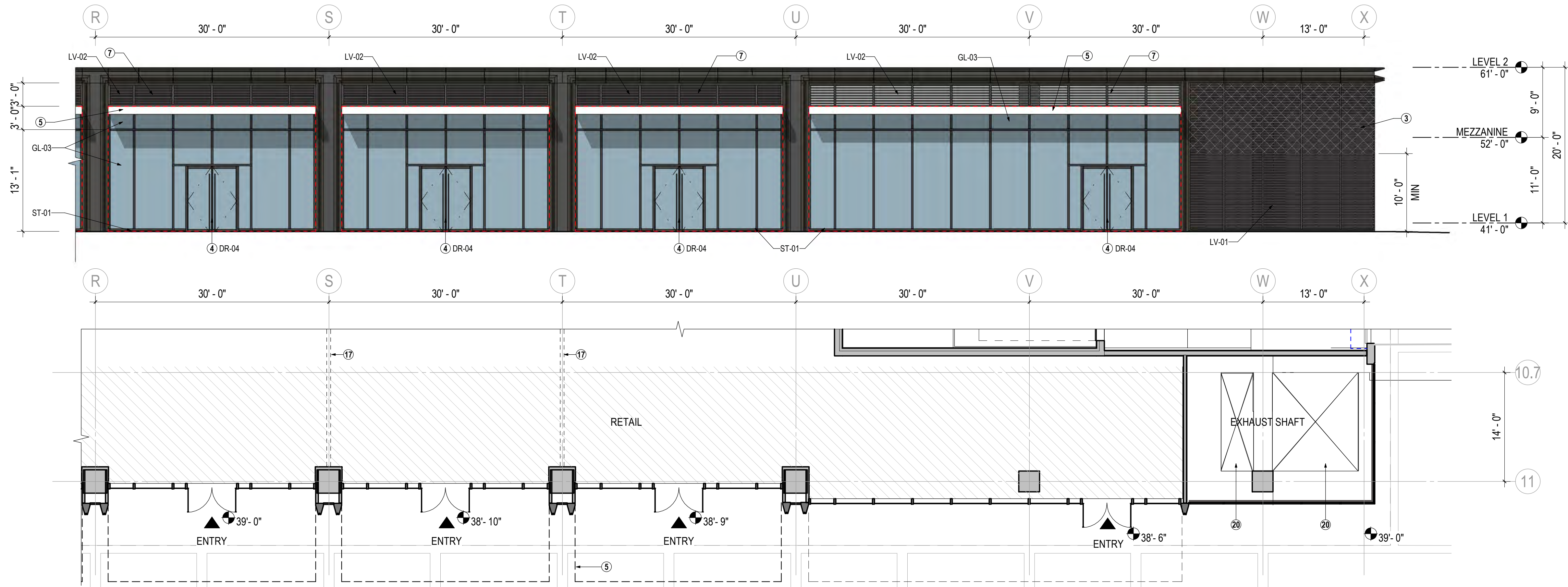
N.A3.31

4.1 SUBMISSION





2 METS 6 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - EAST A  
N.A3.32 1/8" = 1'-0"



1 METS 6 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - EAST B  
N.A3.32 1/8" = 1'-0"

## GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE INFORMATION.
2. ALL EXTERIOR OPENING DIMENSIONS INDICATE ROUGH OPENING SIZE UNO.
3. REFER TO GROUND FLOOR PLANS FOR SLAB ELEVATION CHANGES.
4. RETAIL STOREFRONT AREAS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE BY FUTURE RETAIL TENANTS.
5. ADMINISTRATIVE CHANGE MAY BE APPROVED TO MODIFY RETAIL FRONTAGE IN WHOLE OR IN PART IN ACCORDANCE WITH THESE DRAWINGS.
6. TEMPORARY ENCLOSURE MAY BE LOCATED AT THE GROUND LEVEL PRIOR TO FINALIZING RETAIL FRONTAGE DESIGN.
7. EXTERIOR CANOPY HEIGHTS AND DEPTHS ARE SUBJECT TO CHANGE, BUT WILL COMPLY WITH COUNTY ENCROACHMENT REGULATIONS.
8. INTERIOR SLAB ELEVATIONS AT RETAIL SPACES ARE SHOWN LOWER THAN FINISHED FLOOR, ELEVATION TBD BY RETAIL TENANT.

## LEGEND

- AREAS TO BE DESIGNED BY TENANT IN WHOLE OR IN PART. THESE AREAS MAY BE BUILT AS SHOWN OR MAY BE REVISED BY TENANT.
- ACTIVE EXHAUST LOUVER AREA FOR BASE BUILDING
- ALLOWABLE STOREFRONT ZONE. FINAL DESIGN AND LOCATION BY TENANT.
- BUILDING ENTRANCE
- VEHICLE ENTRANCE (GARAGE/LOADING)

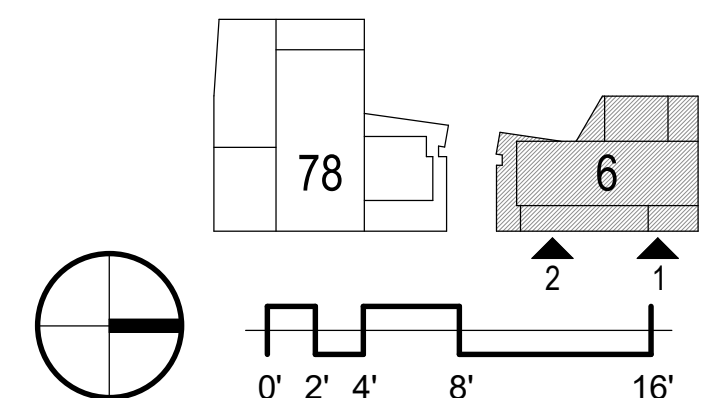
## EXTERIOR MATERIALS

C-01	CAST-IN-PLACE CONCRETE
DR-01	DOOR; ALUMINUM AND VISION GLAZING
DR-02	DOOR; METAL PAINTED TO MATCH ADJACENT FINISH
DR-03	DOOR; ALUMINUM AND TRANSLUCENT GLAZING
DR-04	POTENTIAL RETAIL DOOR, TBD BY RETAIL TENANT
GL-02	SPANDREL GLASS
GL-03	VISION GLASS
LV-01	TERRACOTTA LOUVER, PAINTED TO MATCH ADJACENT FINISH
LV-02	ALUMINUM LOUVER, PAINTED TO MATCH ADJACENT FINISH
MT-03	METAL - COLOR 1
SD-05	METAL FIN
ST-01	STONE - GRAY
TC-03	*PROFILE - DARK GRAY - TERRACOTTA

\* FINISHED: NATURAL OR GLAZED

## SHEET NOTES

1	BUILDING FOOTPRINT ABOVE
2	SERVICE DOOR
3	MECHANICAL LOUVER
4	POTENTIAL RETAIL ENTRY BY TENANT
5	EXTERIOR CANOPY CONFIGURATION TBD BY RETAIL TENANT
6	SEE ELEVATION FOR WALL TYPES
7	MECHANICAL LOUVER BAND
8	EXTERIOR COLUMN
9	GARAGE INTAKE SHAFT
10	SLAB ELEVATION CHANGE
11	LOADING DOCK ENTRANCE
12	GARAGE VENTELATED DOOR
13	ROLL-UP DOOR ENCLOSURE ABOVE
14	ENTRANCE CANOPY
15	BUILDING ENTRANCE
16	METAL PANEL FINISH AT UNDERSIDE OF CANOPY
17	POTENTIAL FUTURE DEMISING WALL FOR UTILITY AND EGRESS PLANNING. DOES NOT REFLECT ACTUAL LOCATION FOR CONSTRUCTION.
18	BIKE ROOM ENTRANCE
19	LAUNDRY EXHAUST LOCATION
20	GARAGE EXHAUST SHAFT



ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	09/13/19
3	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

## METS 6 - RETAIL ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

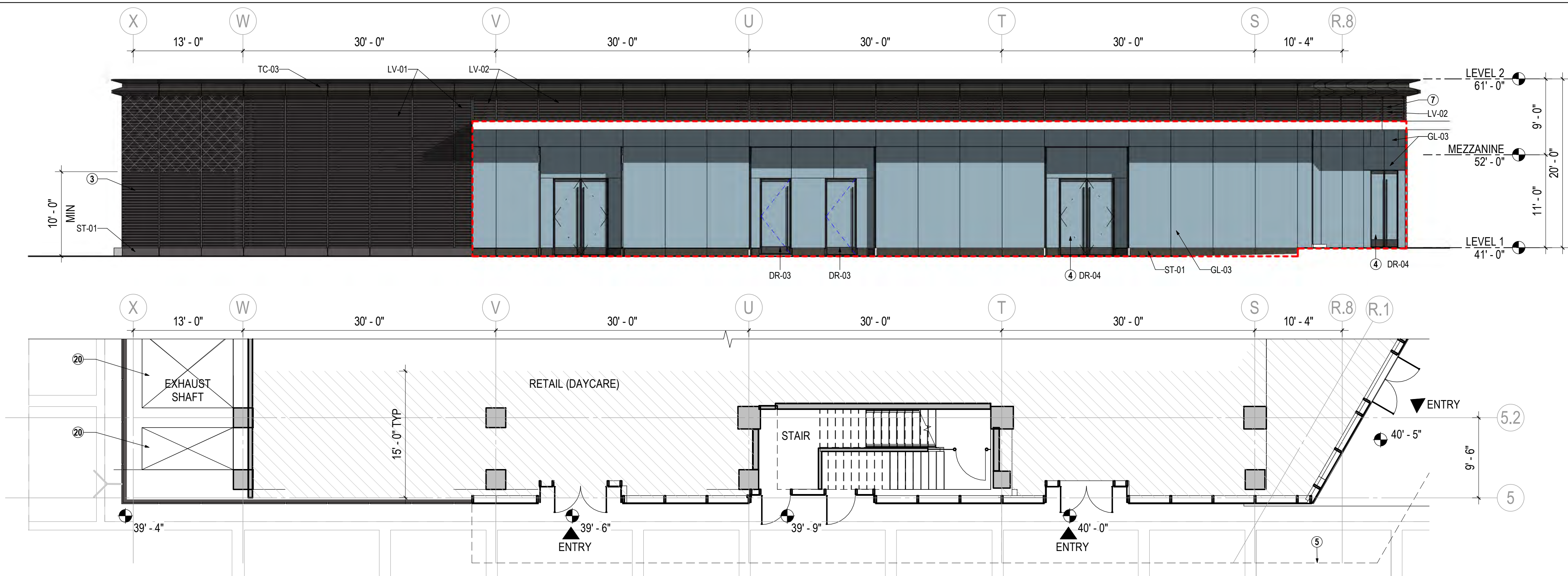
Drawing No.

N.A3.32

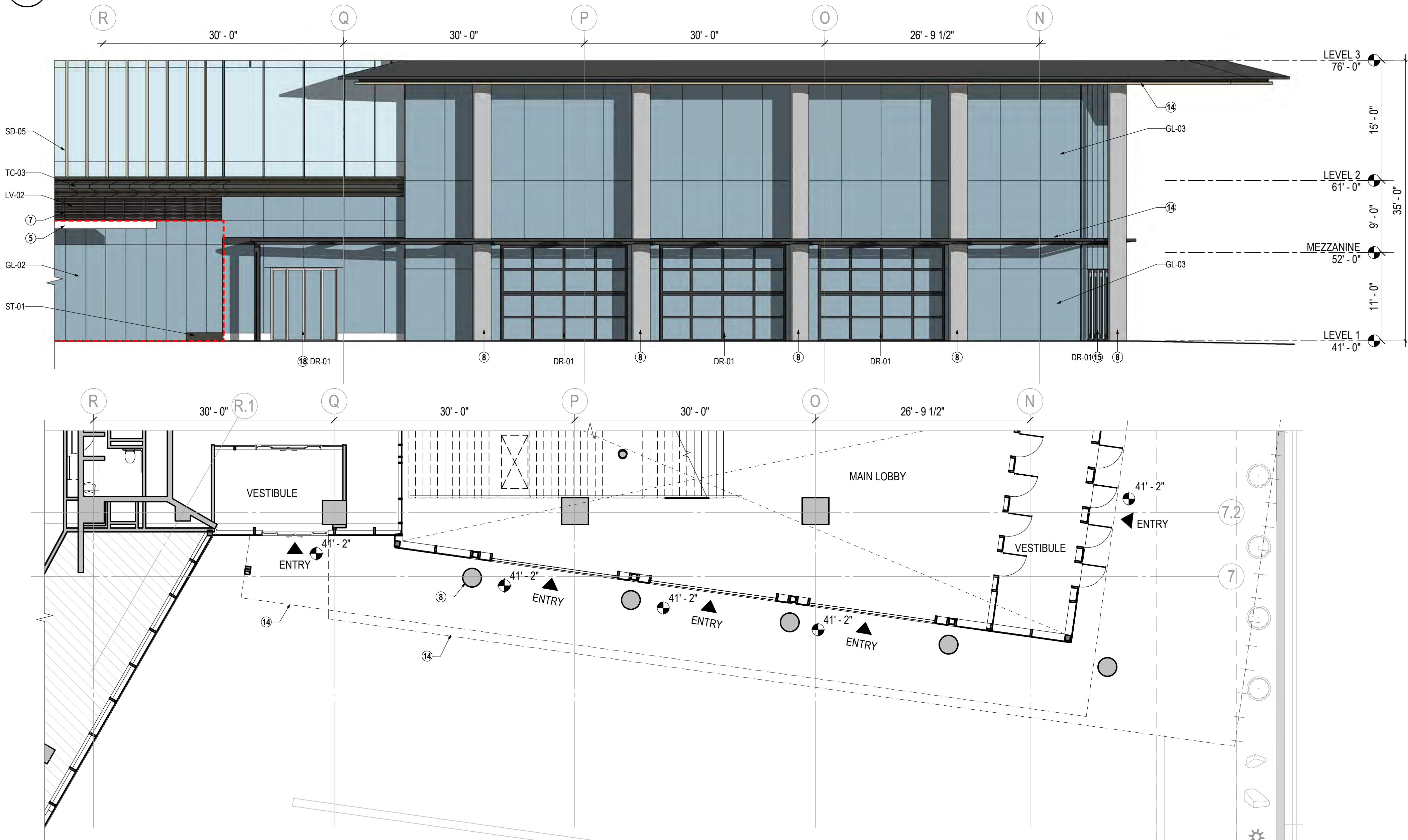
4.1 SUBMISSION



10/28/2019 6:30:25 PM



**METS 6 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - WEST A**  
1/8" = 1'-0"



**METS 6 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - WEST B**  
1/8" = 1'-0"

## GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE INFORMATION.
2. ALL EXTERIOR OPENING DIMENSIONS INDICATE ROUGH OPENING SIZE UNO.
3. REFER TO GROUND FLOOR PLANS FOR SLAB ELEVATION CHANGES.
4. RETAIL STOREFRONT AREAS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE BY FUTURE RETAIL TENANTS.
5. ADMINISTRATIVE CHANGE MAY BE APPROVED TO MODIFY RETAIL FRONTAGE IN WHOLE OR IN PART IN ACCORDANCE WITH THESE DRAWINGS.
6. TEMPORARY ENCLOSURE MAY BE LOCATED AT THE GROUND LEVEL PRIOR TO FINALIZING RETAIL FRONTAGE DESIGN.
7. EXTERIOR CANOPY HEIGHTS AND DEPTHS ARE SUBJECT TO CHANGE, BUT WILL COMPLY WITH COUNTY ENCROACHMENT REGULATIONS.
8. INTERIOR SLAB ELEVATIONS AT RETAIL SPACES ARE SHOWN LOWER THAN FINISHED FLOOR, ELEVATION TBD BY RETAIL TENANT.

## LEGEND

- AREAS TO BE DESIGNED BY TENANT IN WHOLE OR IN PART. THESE AREAS MAY BE BUILT AS SHOWN OR MAY BE REVISED BY TENANT.
- ACTIVE EXHAUST LOUVER AREA FOR BASE BUILDING
- ALLOWABLE STOREFRONT ZONE. FINAL DESIGN AND LOCATION BY TENANT.
- BUILDING ENTRANCE
- VEHICLE ENTRANCE (GARAGE/LOADING)

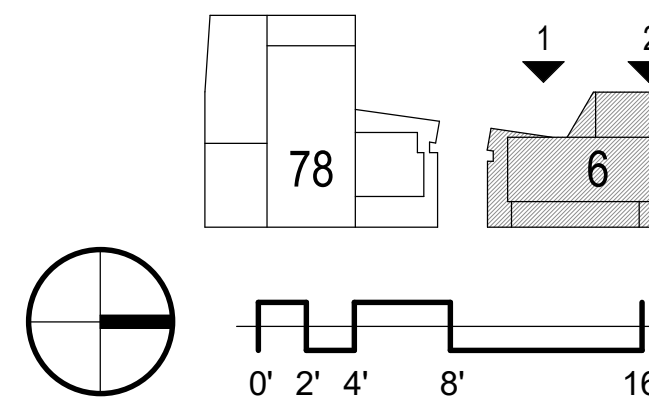
## EXTERIOR MATERIALS

C-01	CAST-IN-PLACE CONCRETE
DR-01	DOOR; ALUMINUM AND VISION GLAZING
DR-02	DOOR; METAL PAINTED TO MATCH ADJACENT FINISH
DR-03	DOOR; ALUMINUM AND TRANSLUCENT GLAZING
DR-04	POTENTIAL RETAIL DOOR, TBD BY RETAIL TENANT
GL-02	SPANDREL GLASS
GL-03	VISION GLASS
LV-01	TERRACOTTA LOUVER, PAINTED TO MATCH ADJACENT FINISH
LV-02	ALUMINUM LOUVER, PAINTED TO MATCH ADJACENT FINISH
MT-03	METAL - COLOR 1
SD-05	METAL FIN
ST-01	STONE - GRAY
TC-03	*PROFILE - DARK GRAY - TERRACOTTA

\* FINISHED: NATURAL OR GLAZED

## SHEET NOTES

1	BUILDING FOOTPRINT ABOVE
2	SERVICE DOOR
3	MECHANICAL LOUVER
4	POTENTIAL RETAIL ENTRY BY TENANT
5	EXTERIOR CANOPY CONFIGURATION TBD BY RETAIL TENANT
6	SEE ELEVATION FOR WALL TYPES
7	MECHANICAL LOUVER BAND
8	EXTERIOR COLUMN
9	GARAGE INTAKE SHAFT
10	SLAB ELEVATION CHANGE
11	LOADING DOCK ENTRANCE
12	GARAGE VENTELATED DOOR
13	ROLL-UP DOOR ENCLOSURE ABOVE
14	ENTRANCE CANOPY
15	BUILDING ENTRANCE
16	METAL PANEL FINISH AT UNDERSIDE OF CANOPY
17	POTENTIAL FUTURE DEMISING WALL FOR UTILITY AND EGRESS PLANNING. DOES NOT REFLECT ACTUAL LOCATION FOR CONSTRUCTION.
18	BIKE ROOM ENTRANCE
19	LAUNDRY EXHAUST LOCATION
20	GARAGE EXHAUST SHAFT



**ZGF**  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

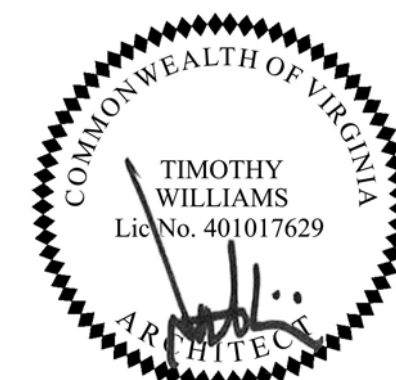
1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	09/13/19
3	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

METS 6 - RETAIL ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

Drawing No.

**N.A3.33**

**4.1 SUBMISSION**



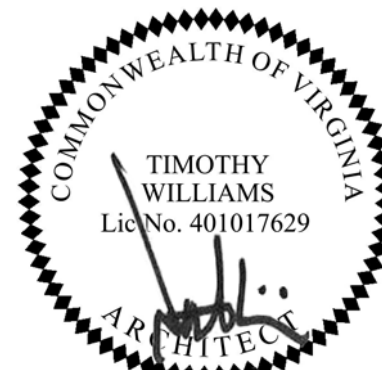
1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	09/13/19
3	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

METS 78 - RETAIL ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

Drawing No.

# S.A3.31

4.1 SUBMISSION

### GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE INFORMATION.
2. ALL EXTERIOR OPENING DIMENSIONS INDICATE ROUGH OPENING SIZE UNO.
3. REFER TO GROUND FLOOR PLANS FOR SLAB ELEVATION CHANGES.
4. RETAIL STOREFRONT AREAS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE BY FUTURE RETAIL TENANTS.
5. ADMINISTRATIVE CHANGE MAY BE APPROVED TO MODIFY RETAIL FRONTAGE IN WHOLE OR IN PART IN ACCORDANCE WITH THESE DRAWINGS.
6. TEMPORARY ENCLOSURE MAY BE LOCATED AT THE GROUND LEVEL PRIOR TO FINALIZING RETAIL FRONTAGE DESIGN.
7. EXTERIOR CANOPY HEIGHTS AND DEPTHS ARE SUBJECT TO CHANGE, BUT WILL COMPLY WITH COUNTY ENCROACHMENT REGULATIONS.
8. INTERIOR SLAB ELEVATIONS AT RETAIL SPACES ARE SHOWN LOWER THAN FINISHED FLOOR, ELEVATION TBD BY RETAIL TENANT.

### LEGEND

- AREAS TO BE DESIGNED BY TENANT IN WHOLE OR IN PART. THESE AREAS MAY BE BUILT AS SHOWN OR MAY BE REVISED BY TENANT.
- ACTIVE EXHAUST LOUVER AREA FOR BASE BUILDING
- ALLOWABLE STOREFRONT ZONE. FINAL DESIGN AND LOCATION BY TENANT.
- BUILDING ENTRANCE
- VEHICLE ENTRANCE (GARAGE/LOADING)

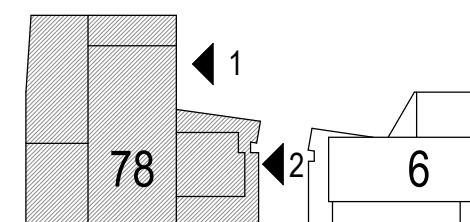
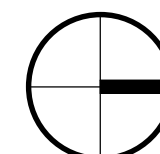
### EXTERIOR MATERIALS

C-01	CAST-IN-PLACE CONCRETE
DR-01	DOOR; ALUMINUM AND VISION GLAZING
DR-02	DOOR; METAL PAINTED TO MATCH ADJACENT FINISH
DR-03	DOOR; ALUMINUM AND TRANSLUCENT GLAZING
DR-04	POTENTIAL RETAIL DOOR, TBD BY RETAIL TENANT
GL-02	SPANDREL GLASS
GL-03	VISION GLASS
LV-01	TERRACOTTA LOUVER, PAINTED TO MATCH ADJACENT FINISH
LV-02	ALUMINUM LOUVER, PAINTED TO MATCH ADJACENT FINISH
MT-03	METAL - COLOR 1
SD-05	METAL FIN
ST-01	STONE - GRAY
TC-03	*PROFILE - DARK GRAY - TERRACOTTA

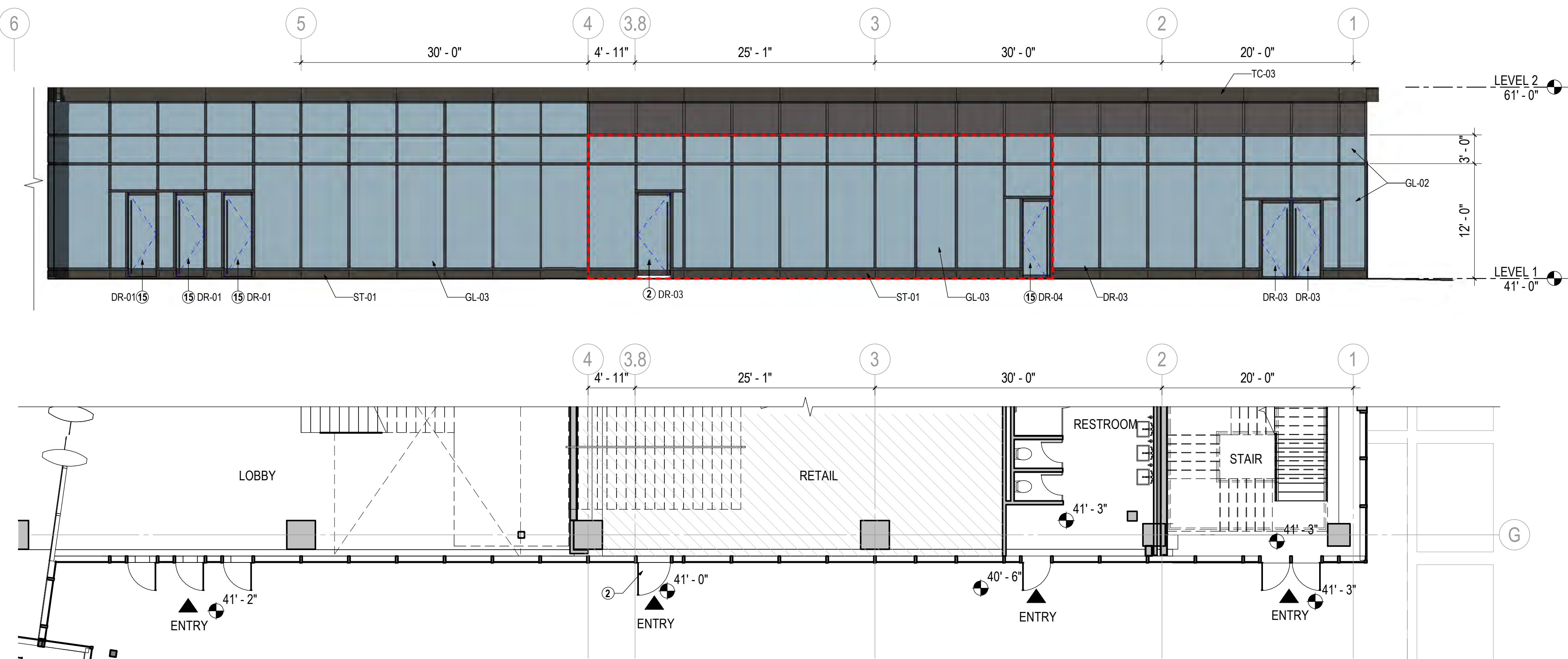
\* FINISHED: NATURAL OR GLAZED

### SHEET NOTES

1	BUILDING FOOTPRINT ABOVE
2	SERVICE DOOR
3	MECHANICAL LOUVER
4	POTENTIAL RETAIL ENTRY BY TENANT
5	EXTERIOR CANOPY CONFIGURATION TBD BY RETAIL TENANT
6	SEE ELEVATION FOR WALL TYPES
7	MECHANICAL LOUVER BAND
8	EXTERIOR COLUMN
9	GARAGE INTAKE SHAFT
10	SLAB ELEVATION CHANGE
11	LOADING DOCK ENTRANCE
12	GARAGE VENTELATED DOOR
13	ROLL-UP DOOR ENCLOSURE ABOVE
14	ENTRANCE CANOPY
15	BUILDING ENTRANCE
16	METAL PANEL FINISH AT UNDERSIDE OF CANOPY
17	POTENTIAL FUTURE DEMISING WALL FOR UTILITY AND EGRESS PLANNING. DOES NOT REFLECT ACTUAL LOCATION FOR CONSTRUCTION.
18	BIKE ROOM ENTRANCE
19	LAUNDRY EXHAUST LOCATION
20	GARAGE EXHAUST SHAFT



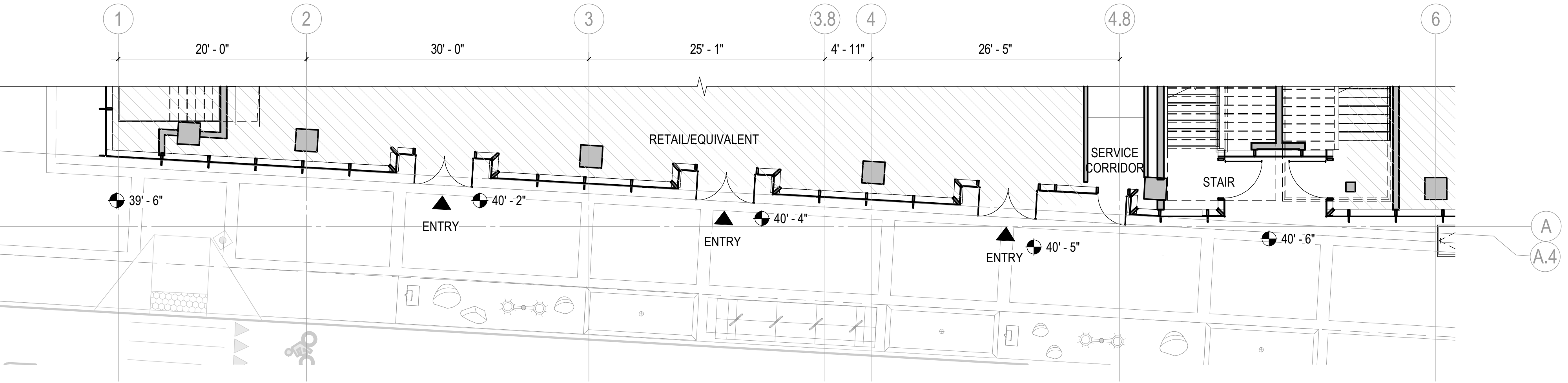
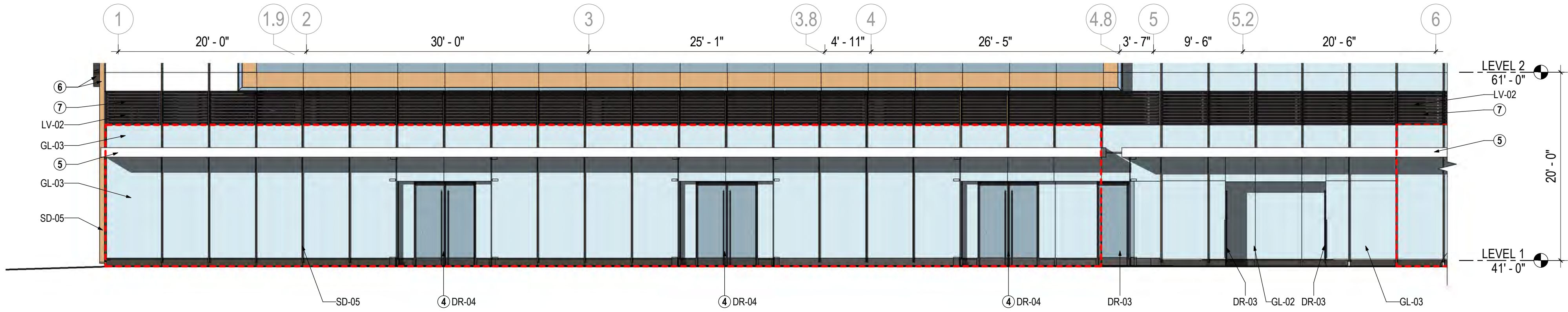
2 S.A3.31 METS 78 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - NORTH A  
1/8" = 1'-0"



1 S.A3.31 METS 78 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - NORTH B  
1/8" = 1'-0"

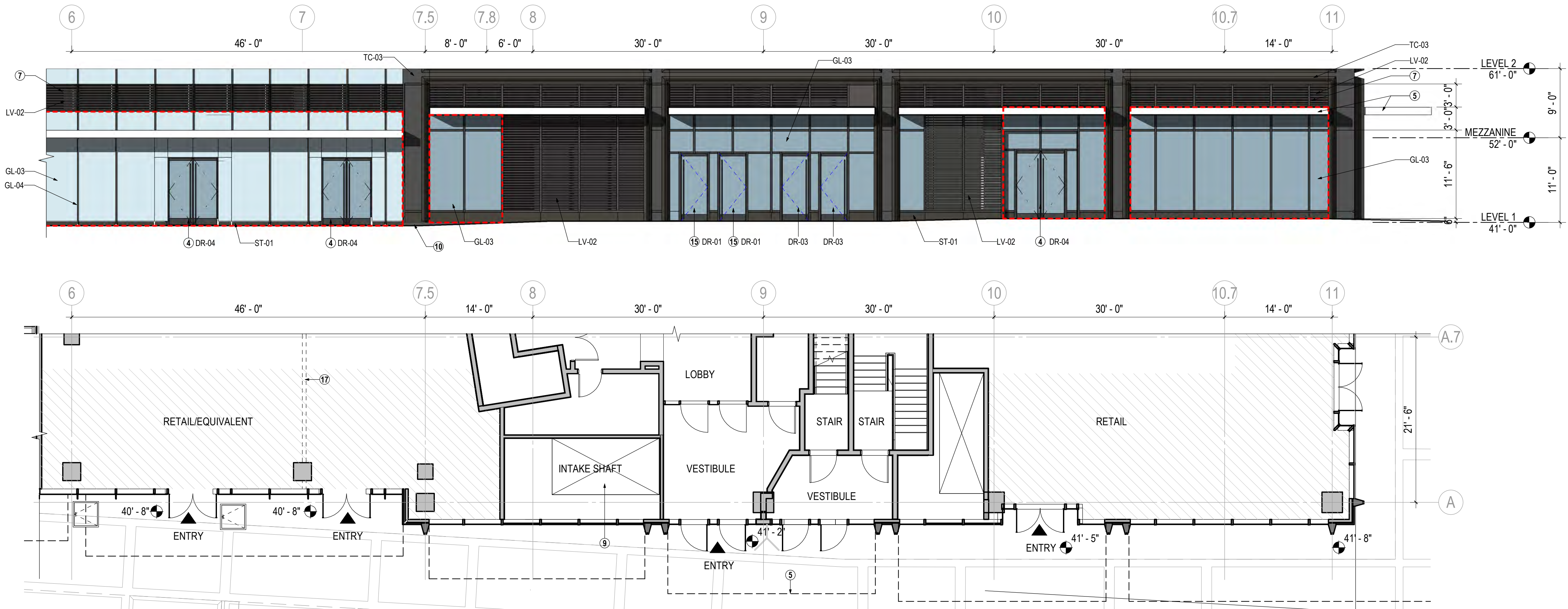


10/28/2019 6:31:26 PM



2  
S.A3.32  
1/8" = 1'-0"

**METS 78 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - SOUTH A**



1  
S.A3.32  
1/8" = 1'-0"

**METS 78 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - SOUTH B**

## GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE INFORMATION.
2. ALL EXTERIOR OPENING DIMENSIONS INDICATE ROUGH OPENING SIZE UNO.
3. REFER TO GROUND FLOOR PLANS FOR SLAB ELEVATION CHANGES.
4. RETAIL STOREFRONT AREAS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE BY FUTURE RETAIL TENANTS.
5. ADMINISTRATIVE CHANGE MAY BE APPROVED TO MODIFY RETAIL FRONTAGE IN WHOLE OR IN PART IN ACCORDANCE WITH THESE DRAWINGS.
6. TEMPORARY ENCLOSURE MAY BE LOCATED AT THE GROUND LEVEL PRIOR TO FINALIZING RETAIL FRONTAGE DESIGN.
7. EXTERIOR CANOPY HEIGHTS AND DEPTHS ARE SUBJECT TO CHANGE, BUT WILL COMPLY WITH COUNTY ENCROACHMENT REGULATIONS.
8. INTERIOR SLAB ELEVATIONS AT RETAIL SPACES ARE SHOWN LOWER THAN FINISHED FLOOR, ELEVATION TBD BY RETAIL TENANT.

## LEGEND

- AREAS TO BE DESIGNED BY TENANT IN WHOLE OR IN PART. THESE AREAS MAY BE BUILT AS SHOWN OR MAY BE REVISED BY TENANT.
- ACTIVE EXHAUST LOUVER AREA FOR BASE BUILDING
- ALLOWABLE STOREFRONT ZONE. FINAL DESIGN AND LOCATION BY TENANT.
- BUILDING ENTRANCE
- VEHICLE ENTRANCE (GARAGE/LOADING)

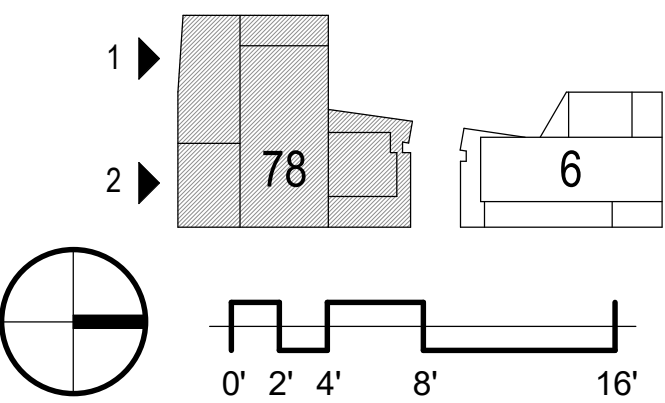
## EXTERIOR MATERIALS

C-01	CAST-IN-PLACE CONCRETE
DR-01	DOOR; ALUMINUM AND VISION GLAZING
DR-02	DOOR; METAL PAINTED TO MATCH ADJACENT FINISH
DR-03	DOOR; ALUMINUM AND TRANSLUCENT GLAZING
DR-04	POTENTIAL RETAIL DOOR, TBD BY RETAIL TENANT
GL-02	SPANDREL GLASS
GL-03	VISION GLASS
LV-01	TERRACOTTA LOUVER, PAINTED TO MATCH ADJACENT FINISH
LV-02	ALUMINUM LOUVER, PAINTED TO MATCH ADJACENT FINISH
MT-03	METAL - COLOR 1
SD-05	METAL FIN
ST-01	STONE - GRAY
TC-03	*PROFILE - DARK GRAY - TERRACOTTA

\* FINISHED: NATURAL OR GLAZED

## SHEET NOTES

1. BUILDING FOOTPRINT ABOVE
2. SERVICE DOOR
3. MECHANICAL LOUVER
4. POTENTIAL RETAIL ENTRY BY TENANT
5. EXTERIOR CANOPY CONFIGURATION TBD BY RETAIL TENANT
6. SEE ELEVATION FOR WALL TYPES
7. MECHANICAL LOUVER BAND
8. EXTERIOR COLUMN
9. GARAGE INTAKE SHAFT
10. SLAB ELEVATION CHANGE
11. LOADING DOCK ENTRANCE
12. GARAGE VENTELATED DOOR
13. ROLL-UP DOOR ENCLOSURE ABOVE
14. ENTRANCE CANOPY
15. BUILDING ENTRANCE
16. METAL PANEL FINISH AT UNDERSIDE OF CANOPY
17. POTENTIAL FUTURE DEMISING WALL FOR UTILITY AND EGRESS PLANNING. DOES NOT REFLECT ACTUAL LOCATION FOR CONSTRUCTION.
18. BIKE ROOM ENTRANCE
19. LAUNDRY EXHAUST LOCATION
20. GARAGE EXHAUST SHAFT



# ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

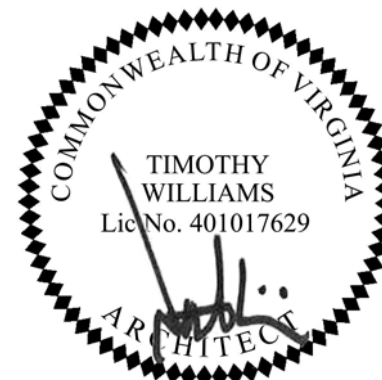
- |   |                           |          |
|---|---------------------------|----------|
| 1 | 4.1 ACCEPTANCE SUBMISSION | 06/21/19 |
| 2 | 4.1 COMMENTS RESPONSE     | 09/13/19 |
| 3 | 4.1 RESUBMISSION          | 10/28/19 |

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

**METS 78 - RETAIL ELEVATIONS**



Date: 05/15/2019

Job No: 24171.06

Drawn By:

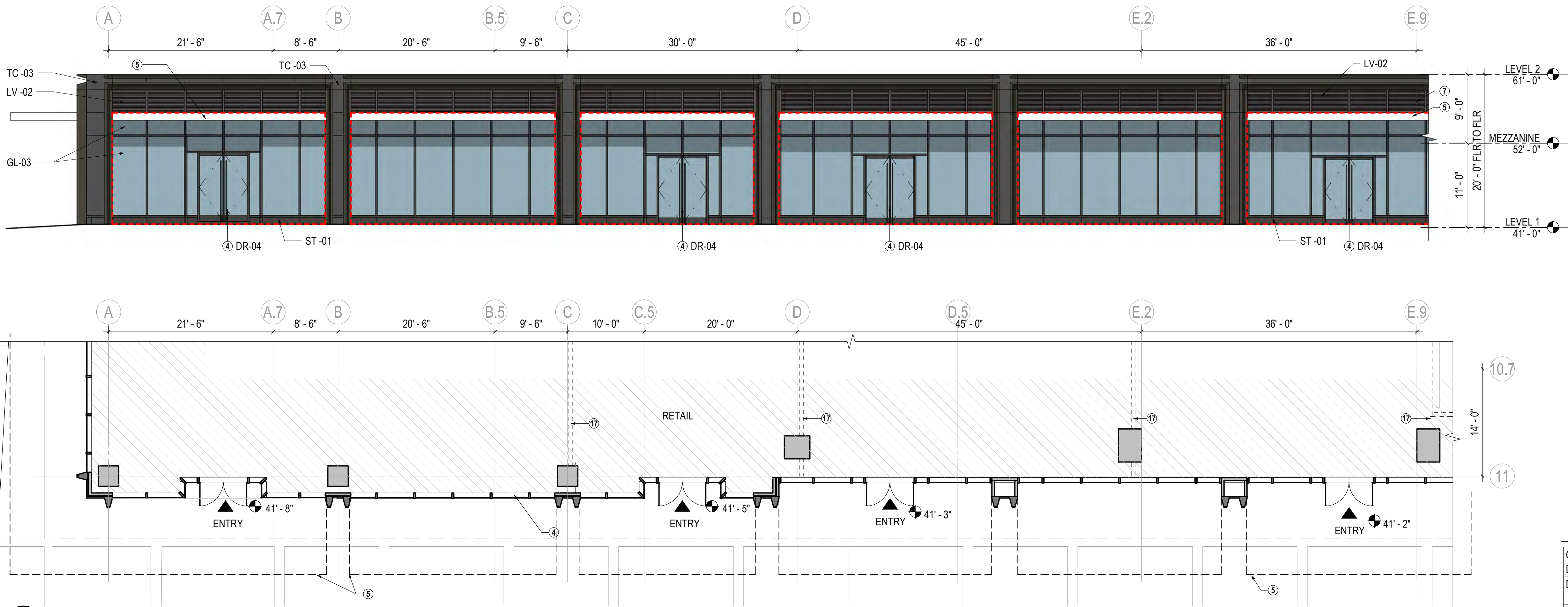
Checked By:

Drawing No.

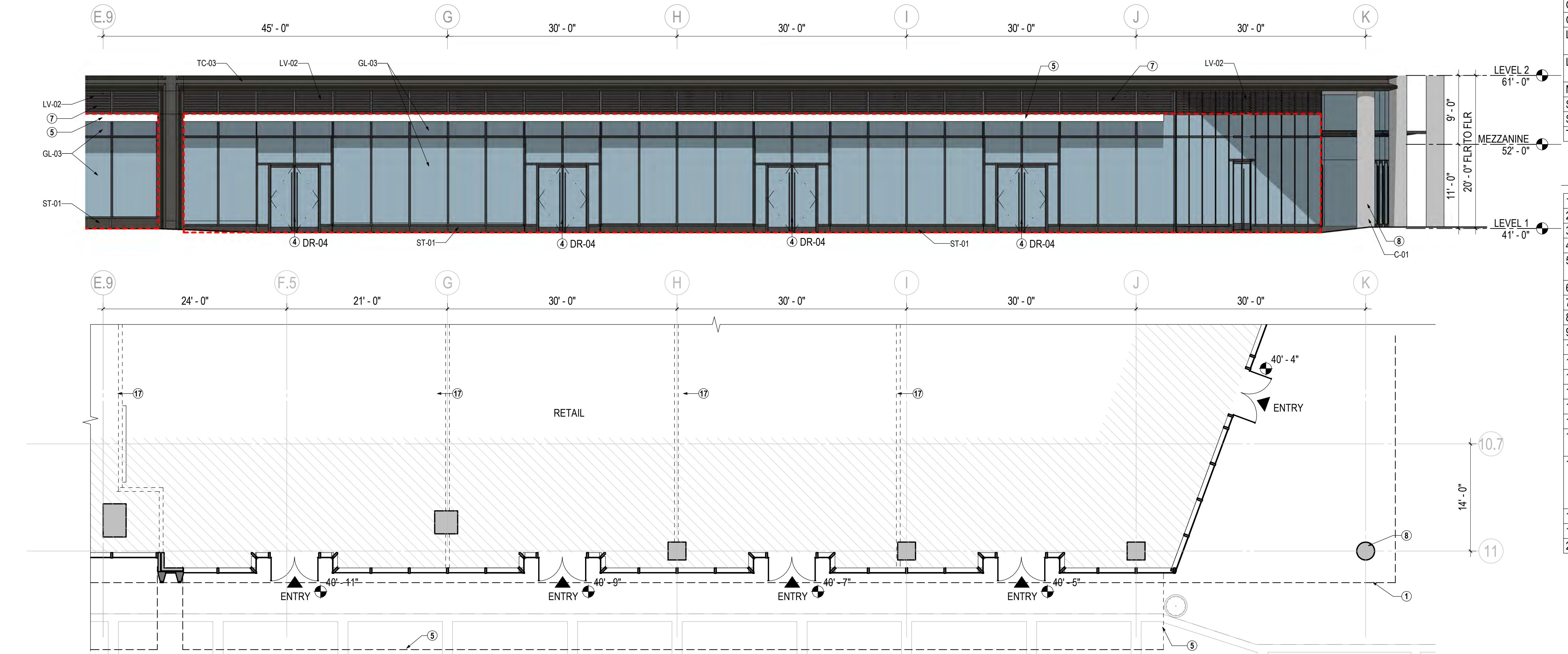
# S.A3.32

**4.1 SUBMISSION**





2 METS 78 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - EAST A  
S.A3.33 1/8" = 1'-0"



1 METS 78 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - EAST B  
S.A3.33 1/8" = 1'-0"

## GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE INFORMATION.
2. ALL EXTERIOR OPENING DIMENSIONS INDICATE ROUGH OPENING SIZE UNO.
3. REFER TO GROUND FLOOR PLANS FOR SLAB ELEVATION CHANGES.
4. RETAIL STOREFRONT AREAS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE BY FUTURE RETAIL TENANTS.
5. ADMINISTRATIVE CHANGE MAY BE APPROVED TO MODIFY RETAIL FRONTAGE IN WHOLE OR IN PART IN ACCORDANCE WITH THESE DRAWINGS.
6. TEMPORARY ENCLOSURE MAY BE LOCATED AT THE GROUND LEVEL PRIOR TO FINALIZING RETAIL FRONTAGE DESIGN.
7. EXTERIOR CANOPY HEIGHTS AND DEPTHS ARE SUBJECT TO CHANGE, BUT WILL COMPLY WITH COUNTY ENCROACHMENT REGULATIONS.
8. INTERIOR SLAB ELEVATIONS AT RETAIL SPACES ARE SHOWN LOWER THAN FINISHED FLOOR, ELEVATION TBD BY RETAIL TENANT.

## LEGEND

- AREAS TO BE DESIGNED BY TENANT IN WHOLE OR IN PART. THESE AREAS MAY BE BUILT AS SHOWN OR MAY BE REVISED BY TENANT.
- ACTIVE EXHAUST LOUVER AREA FOR BASE BUILDING
- ALLOWABLE STOREFRONT ZONE. FINAL DESIGN AND LOCATION BY TENANT.
- BUILDING ENTRANCE
- VEHICLE ENTRANCE (GARAGE/LOADING)

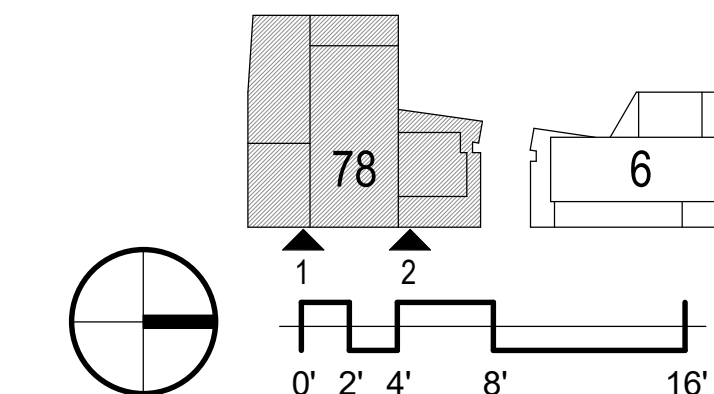
## EXTERIOR MATERIALS

C-01	CAST-IN-PLACE CONCRETE
DR-01	DOOR; ALUMINUM AND VISION GLAZING
DR-02	DOOR; METAL PAINTED TO MATCH ADJACENT FINISH
DR-03	DOOR; ALUMINUM AND TRANSLUCENT GLAZING
DR-04	POTENTIAL RETAIL DOOR, TBD BY RETAIL TENANT
GL-02	SPANDREL GLASS
GL-03	VISION GLASS
LV-01	TERRACOTTA LOUVER, PAINTED TO MATCH ADJACENT FINISH
LV-02	ALUMINUM LOUVER, PAINTED TO MATCH ADJACENT FINISH
MT-03	METAL - COLOR 1
SD-05	METAL FIN
ST-01	STONE - GRAY
TC-03	*PROFILE - DARK GRAY - TERRACOTTA

\* FINISHED: NATURAL OR GLAZED

## SHEET NOTES

1	BUILDING FOOTPRINT ABOVE
2	SERVICE DOOR
3	MECHANICAL LOUVER
4	POTENTIAL RETAIL ENTRY BY TENANT
5	EXTERIOR CANOPY CONFIGURATION TBD BY RETAIL TENANT
6	SEE ELEVATION FOR WALL TYPES
7	MECHANICAL LOUVER BAND
8	EXTERIOR COLUMN
9	GARAGE INTAKE SHAFT
10	SLAB ELEVATION CHANGE
11	LOADING DOCK ENTRANCE
12	GARAGE VENTELATED DOOR
13	ROLL-UP DOOR ENCLOSURE ABOVE
14	ENTRANCE CANOPY
15	BUILDING ENTRANCE
16	METAL PANEL FINISH AT UNDERSIDE OF CANOPY
17	POTENTIAL FUTURE DEMISING WALL FOR UTILITY AND EGRESS PLANNING. DOES NOT REFLECT ACTUAL LOCATION FOR CONSTRUCTION.
18	BIKE ROOM ENTRANCE
19	LAUNDRY EXHAUST LOCATION
20	GARAGE EXHAUST SHAFT



# ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	09/13/19
3	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

METS 78 - RETAIL ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

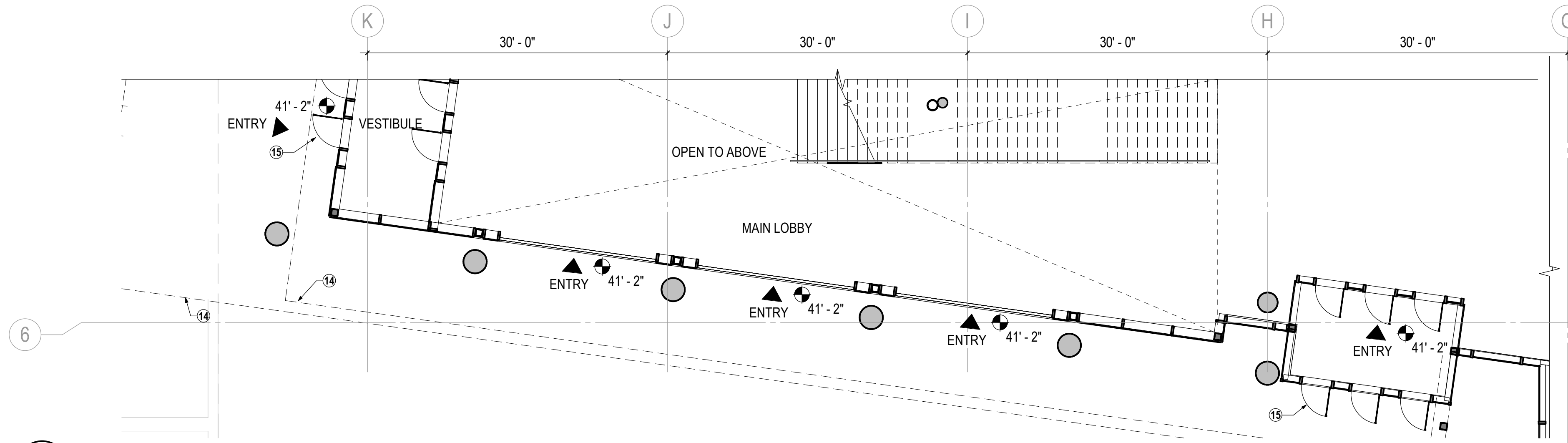
Drawing No.

# S.A3.33

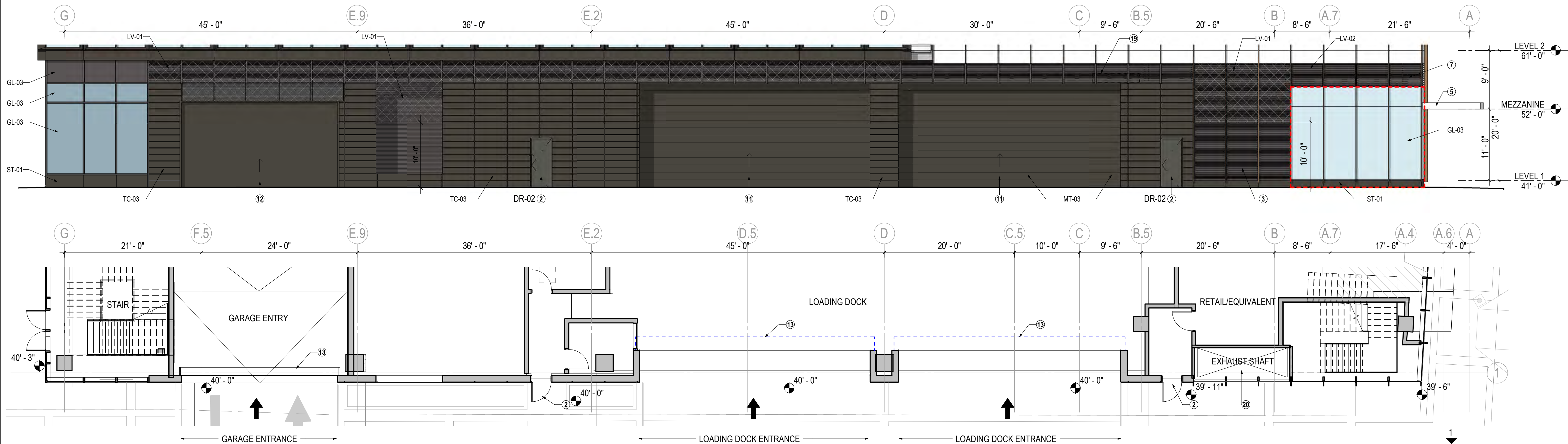
4.1 SUBMISSION



10/28/2019 6:32:08 PM



2 METS 78 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - WEST A  
S.A3.34 1/8" = 1'-0"



1 METS 78 - ENLARGED PLAN AND ELEVATION - GROUND FLOOR - WEST B  
S.A3.34 1/8" = 1'-0"

## GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE INFORMATION.
2. ALL EXTERIOR OPENING DIMENSIONS INDICATE ROUGH OPENING SIZE UNO.
3. REFER TO GROUND FLOOR PLANS FOR SLAB ELEVATION CHANGES.
4. RETAIL STOREFRONT AREAS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE BY FUTURE RETAIL TENANTS.
5. ADMINISTRATIVE CHANGE MAY BE APPROVED TO MODIFY RETAIL FRONTAGE IN WHOLE OR IN PART IN ACCORDANCE WITH THESE DRAWINGS.
6. TEMPORARY ENCLOSURE MAY BE LOCATED AT THE GROUND LEVEL PRIOR TO FINALIZING RETAIL FRONTAGE DESIGN.
7. EXTERIOR CANOPY HEIGHTS AND DEPTHS ARE SUBJECT TO CHANGE, BUT WILL COMPLY WITH COUNTY ENCROACHMENT REGULATIONS.
8. INTERIOR SLAB ELEVATIONS AT RETAIL SPACES ARE SHOWN LOWER THAN FINISHED FLOOR, ELEVATION TBD BY RETAIL TENANT.

## SHEET NOTES

1	BUILDING FOOTPRINT ABOVE
2	SERVICE DOOR
3	MECHANICAL LOUVER
4	POTENTIAL RETAIL ENTRY BY TENANT
5	EXTERIOR CANOPY CONFIGURATION TBD BY RETAIL TENANT
6	SEE ELEVATION FOR WALL TYPES
7	MECHANICAL LOUVER BAND
8	EXTERIOR COLUMN
9	GARAGE INTAKE SHAFT
10	SLAB ELEVATION CHANGE
11	LOADING DOCK ENTRANCE
12	GARAGE VENTELATED DOOR
13	ROLL-UP DOOR ENCLOSURE ABOVE
14	ENTRANCE CANOPY
15	BUILDING ENTRANCE
16	METAL PANEL FINISH AT UNDERSIDE OF CANOPY
17	POTENTIAL FUTURE DEMISING WALL FOR UTILITY AND EGRESS PLANNING. DOES NOT REFLECT ACTUAL LOCATION FOR CONSTRUCTION.
18	BIKE ROOM ENTRANCE
19	LAUNDRY EXHAUST LOCATION
20	GARAGE EXHAUST SHAFT

## EXTERIOR MATERIALS

C-01	CAST-IN-PLACE CONCRETE
DR-01	DOOR; ALUMINUM AND VISION GLAZING
DR-02	DOOR; METAL PAINTED TO MATCH ADJACENT FINISH
DR-03	DOOR; ALUMINUM AND TRANSLUCENT GLAZING
DR-04	POTENTIAL RETAIL DOOR, TBD BY RETAIL TENANT
GL-02	SPANDREL GLASS
GL-03	VISION GLASS
LV-01	TERRACOTTA LOUVER, PAINTED TO MATCH ADJACENT FINISH
LV-02	ALUMINUM LOUVER, PAINTED TO MATCH ADJACENT FINISH
MT-03	METAL - COLOR 1
SD-05	METAL FIN
ST-01	STONE - GRAY
TC-03	*PROFILE - DARK GRAY - TERRACOTTA

\*FINISHED: NATURAL OR GLAZED

ZGF  
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK

1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
www.zgf.com

Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

Revisions

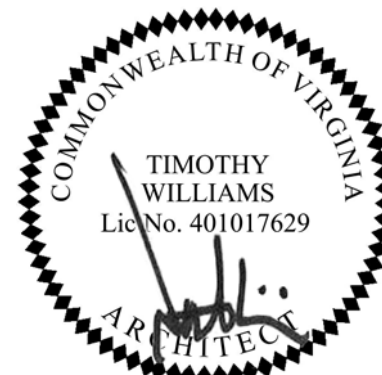
1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	09/13/19
3	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

METS 78 - RETAIL ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

Drawing No.

S.A3.34

4.1 SUBMISSION



800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
[www.zgf.com](http://www.zgf.com)

## consultants

CIVIL ENGINEER  
IKA

STRUCTURAL ENGINEER  
HORNTON TOMASETTI

SENIOR ENGINEER  
LIGHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

evisions

1	4.1 ACCEPTANCE	06/21/19
	SUBMISSION	
2	4.1	10/28/19
	RESUBMISSION	

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

# rawing Title

## ENLARGED ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

Drawing No.

## A3.41

## 4.1 SUBMISSION

1. FOR FULL SCOPE OF SHADING DEVICES, SEE OVERALL ELEVATIONS.
2. LOCATION AND CONFIGURATION OF LOUVERS, FINS, AND OTHER SUN SHADING DEVICES ARE FLEXIBLE AND TO BE DETERMINED BASED ON FURTHER ANALYSIS.

CODE	DESCRIPTION
GL-02	SPANDREL GLAZING
GL-03	VISION GLAZING
SD-01	FIN ELEMENT, COLOR VARIES
SD-02	FIN ELEMENT, TRANSLUCENT, COLOR VARIES
SD-03	PERFORATED PANEL SYSTEM
MT-01	METAL PANEL TO MATCH AL-01
AL-01	MULLION - COLOR 1
AL-02	** MULLION COLOR 2
TC-01	* PROFILE - DARK GRAY - TERRACOTTA
PR-01	*** PROFILE - LIGHT GRAY - METAL PANEL
PR-02	*** PROFILE - MEDIUM GRAY - METAL PANEL
	* FINISHED NATURAL OR GLAZED
	** INTERIOR CW MULLION FINISH
	*** PROFILE TO BE EITHER TERRACOTTA OR METAL PANEL WITH VARED TONAL RANGE





**1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
[www.zgf.com](http://www.zgf.com)**

## Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

## Revisions

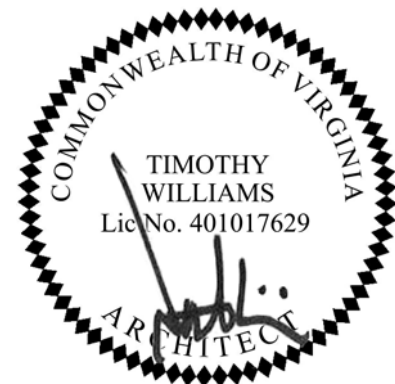
1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 RESUBMISSION	10/28/19

# METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

## ENLARGED ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

Drawing No. \_\_\_\_\_

## A3.42

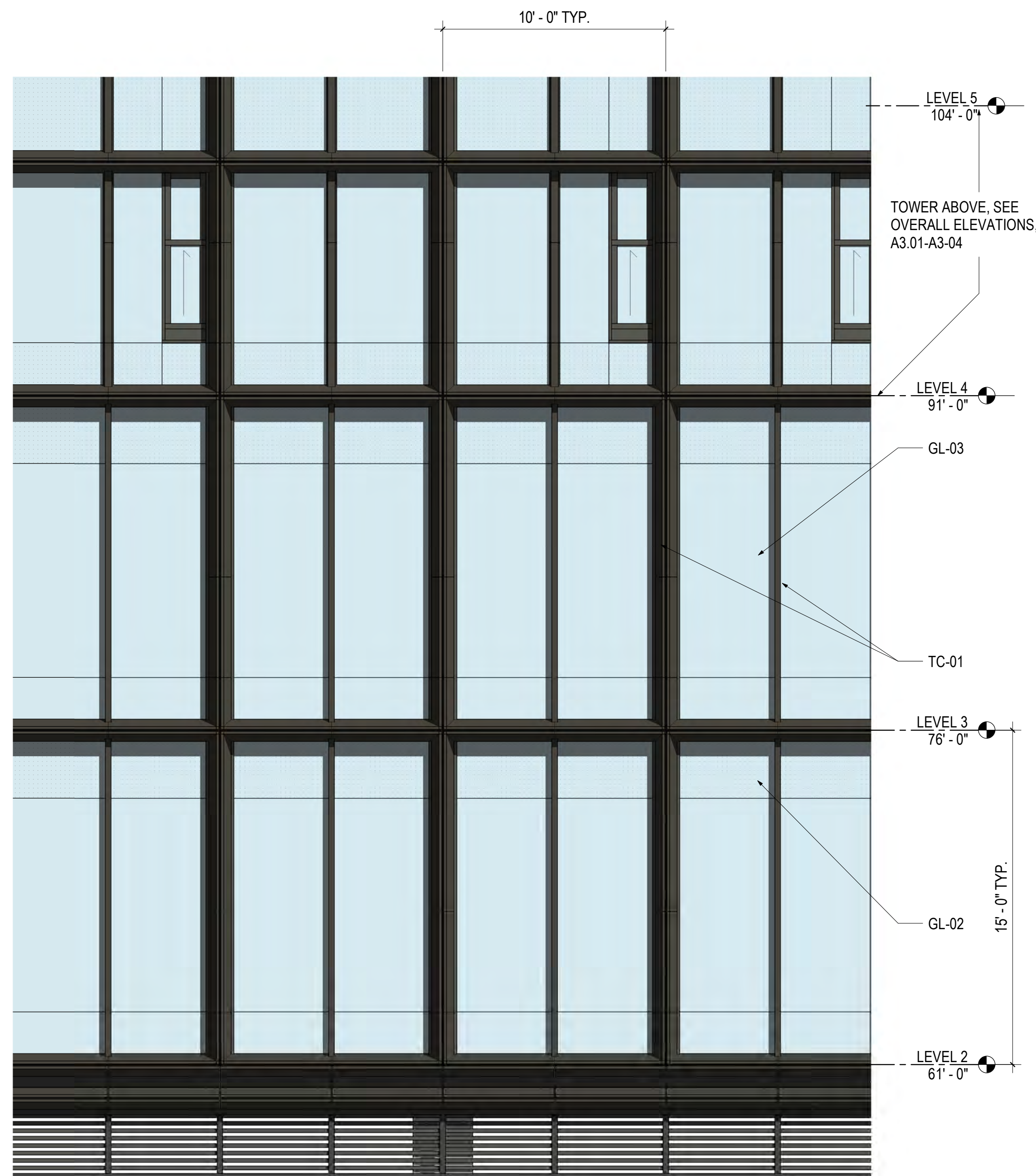
## 4.1 SUBMISSION

## GENERAL NOTES

1. FOR FULL SCOPE OF SHADING DEVICES, SEE OVERALL ELEVATIONS.
2. LOCATION AND CONFIGURATION OF LOUVERS, FINS, AND OTHER SUN SHADING DEVICES ARE FLEXIBLE AND TO BE DETERMINED BASED ON FURTHER ANALYSIS.

## EXTERIOR MATERIAL LEGEND

CODE	DESCRIPTION
GL-02	SPANDREL GLAZING
GL-03	VISION GLAZING
SD-01	FIN ELEMENT, COLOR VARIES
SD-02	FIN ELEMENT, TRANSLUCENT, COLOR VARIES
SD-03	PERFORATED PANEL SYSTEM
MT-01	METAL PANEL TO MATCH AL-01
AL-01	MULLION - COLOR 1
AL-02	** MULLION COLOR 2
TC-01	* PROFILE - DARK GRAY - TERRACOTTA
PR-01	*** PROFILE - LIGHT GRAY - METAL PANEL
PR-02	*** PROFILE - MEDIUM GRAY - METAL PANEL
	*
	* FINISHED "NATURAL OR GLAZED"
	** INTERIOR CW MULLION FINISH
	*** PROFILE TO BE EITHER TERRACOTTA OR METAL PANEL WITH VARED TONAL RANGE



2  
A3.42

**ENLARGED ELEVATION - FACADE TYPE B-3**

1/4" = 1'-0"



1  
A3.42

**TYPICAL ENLARGED ELEVATION - FACADE TYPE B-4**

1/4" = 1'-0"



**1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
[www.zgf.com](http://www.zgf.com)**

## Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

## Revisions

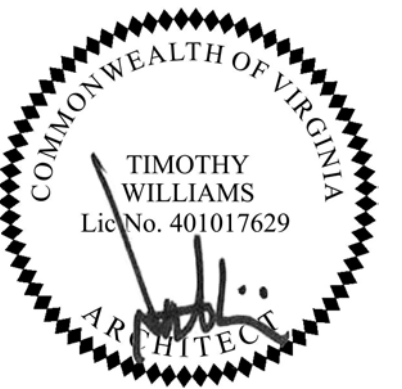
1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 RESUBMISSION	10/28/19

# METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

## ENLARGED ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

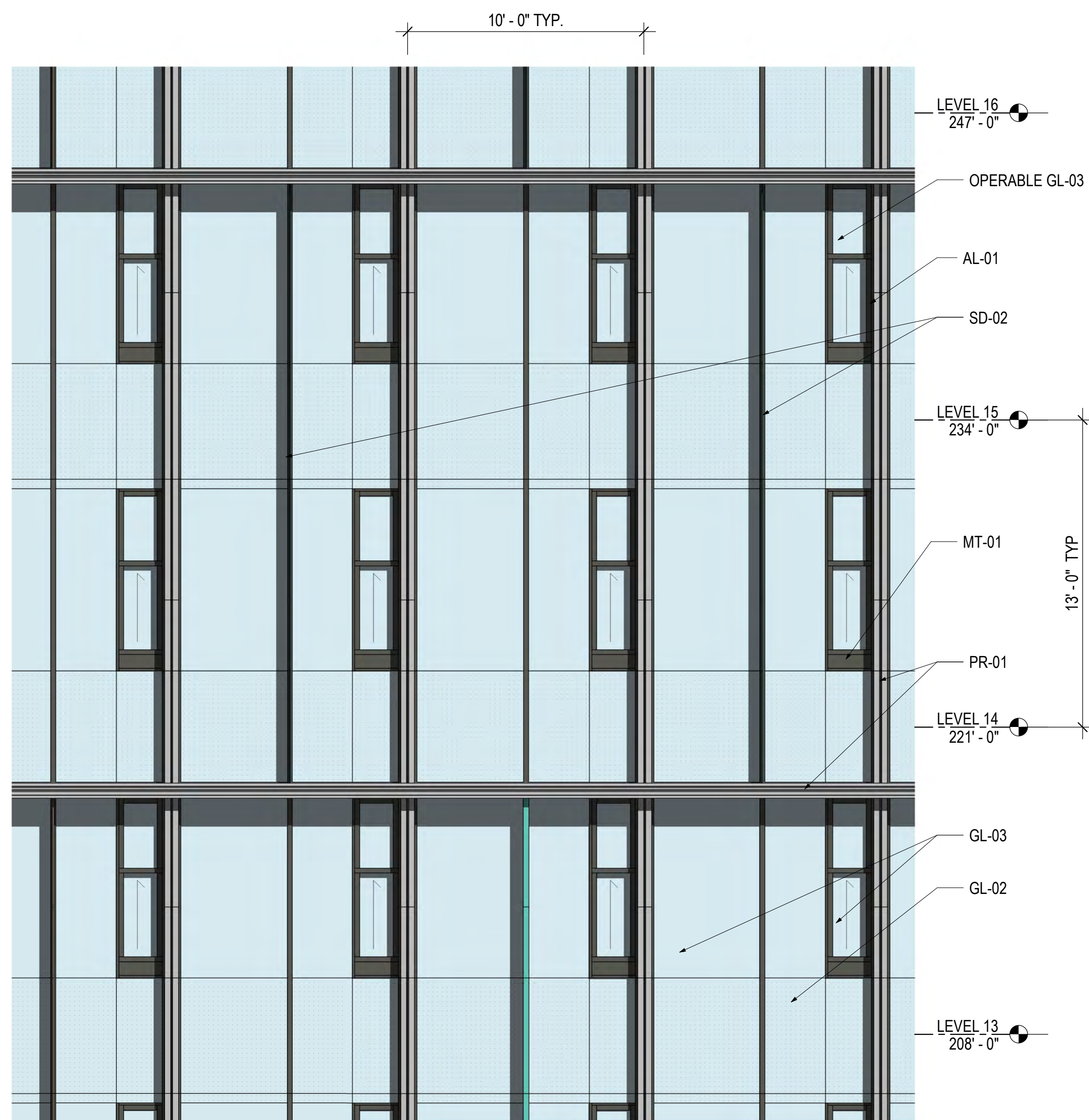
Drawing No.

A3.43

## 4.1 SUBMISSION

1. FOR FULL SCOPE OF SHADING DEVICES, SEE OVERALL ELEVATIONS.
2. LOCATION AND CONFIGURATION OF LOUVERS, FINs, AND OTHER SUN SHADING DEVICES ARE FLEXIBLE AND TO BE DETERMINED BASED ON FURTHER ANALYSIS.

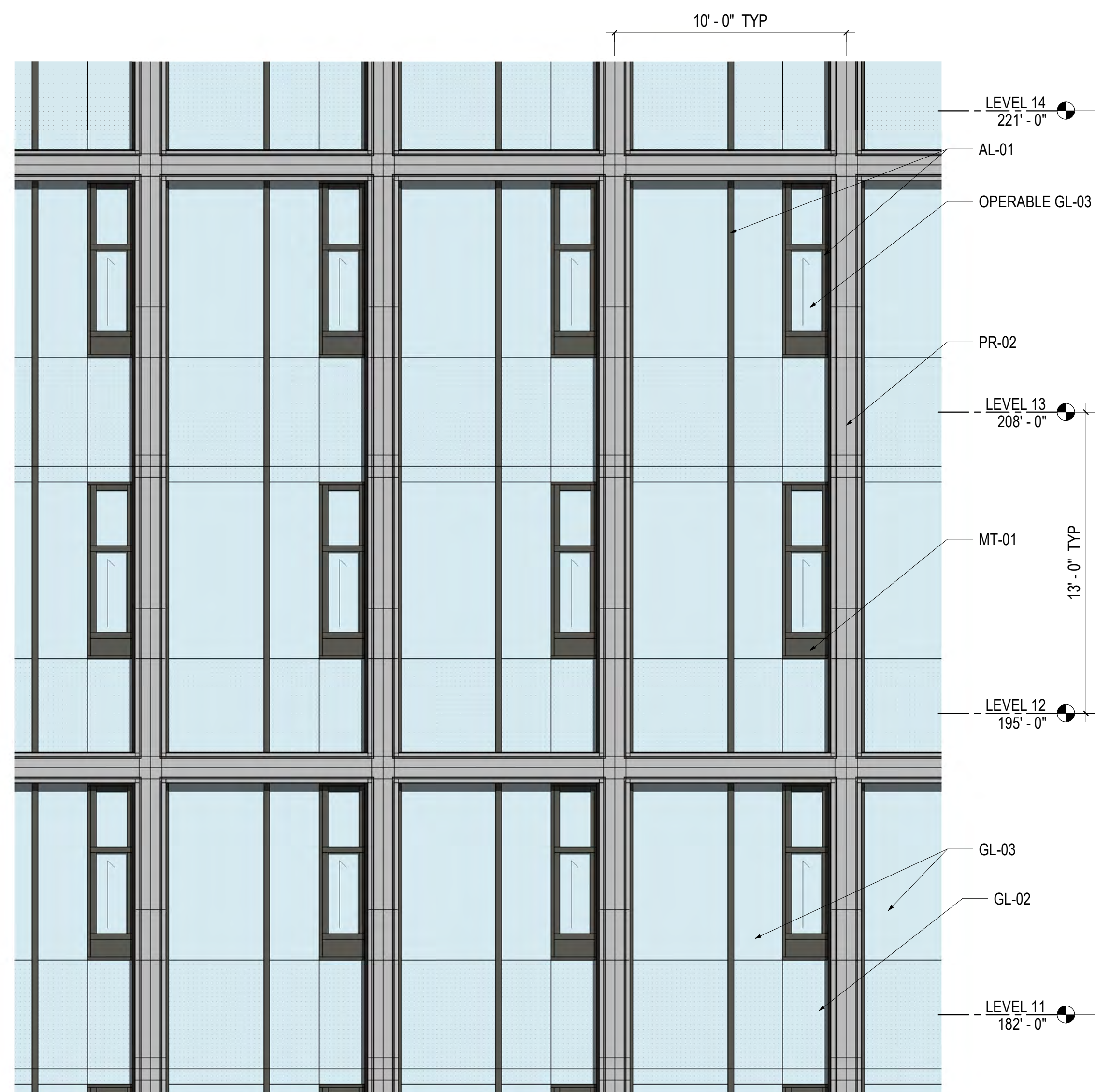
CODE	DESCRIPTION
GL-02	SPANDREL GLAZING
GL-03	VISION GLAZING
SD-01	FIN ELEMENT , COLOR VARIES
SD-02	FIN ELEMENT , TRANSLUCENT, COLOR VARIES
SD-03	PERFORATED PANEL SYSTEM
MT-01	METAL PANEL TO MATCH AL-01
AL-01	MULLION - COLOR 1
AL-02	** MULLION COLOR 2
TC-01	* PROFILE - DARK GRAY - TERRACOTTA
PR-01	*** PROFILE - LIGHT GRAY - METAL PANEL
PR-02	*** PROFILE - MEDIUM GRAY - METAL PANEL
	* FINISHED, NATURAL OR GLAZED
	** INTERIOR CW MULLION FINISH
	*** PROFILE TO BE EITHER TERRACOTTA OR METAL PANEL WITH VARED TONAL RANGE



2  
A3.43

**TYPICAL ENLARGED ELEVATION - FACADE TYPE D**

1/4" = 1'-0"



1  
A3.43

**TYPICAL ENLARGED ELEVATION - FACADE TYPE C**

1/4" = 1'-0"



**1800 K Street NW  
Suite 200  
Washington, DC 20006  
T 202 380 3120  
F 202 380 3128  
[www.zgf.com](http://www.zgf.com)**

## Consultants

CIVIL ENGINEER  
VIKA

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

MEP ENGINEER  
GHT LIMITED CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
STUDIO 39

## Revisions

1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

## ENLARGED ELEVATIONS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

Checked By:

Drawing No.

### A3.44

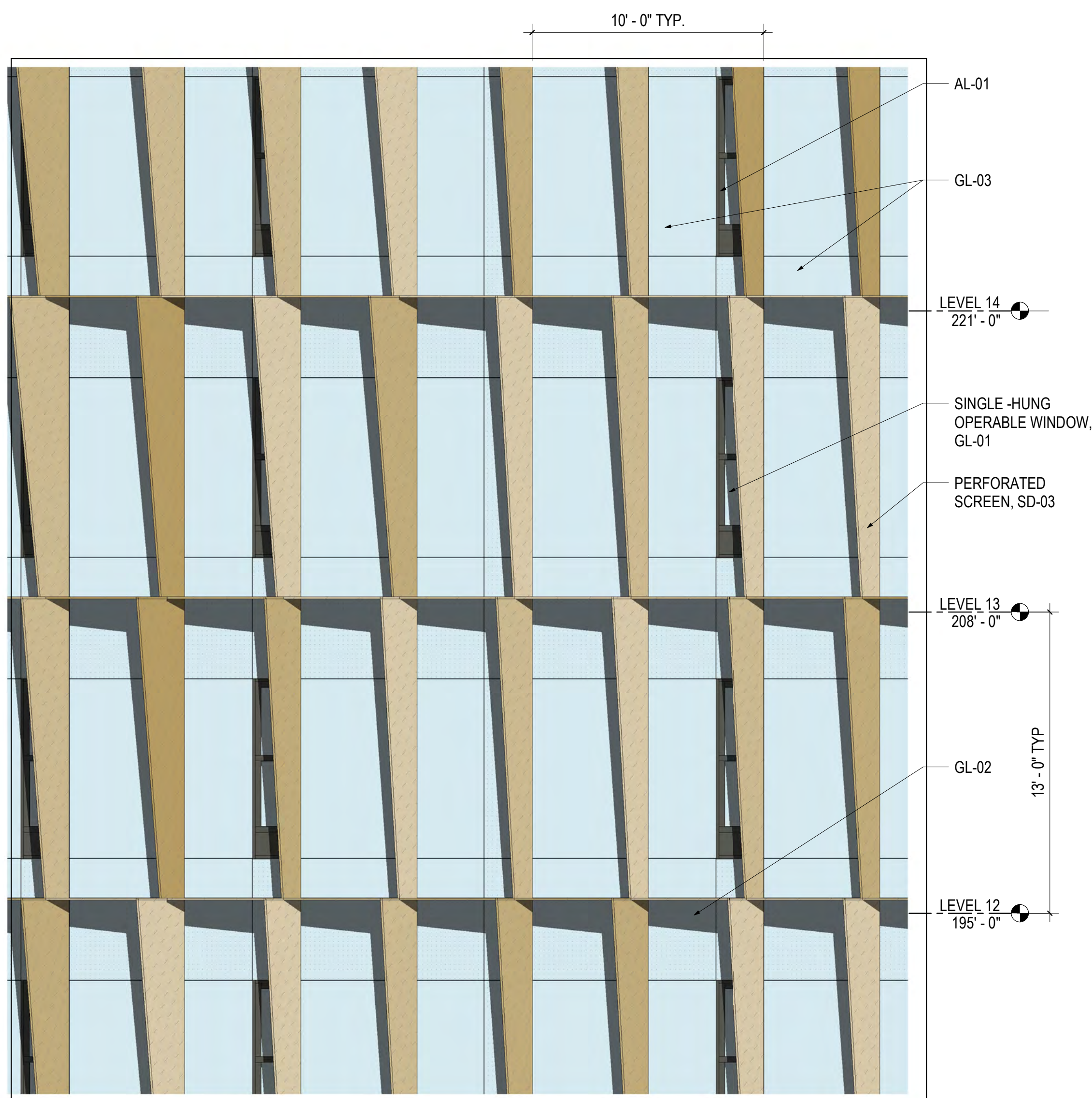
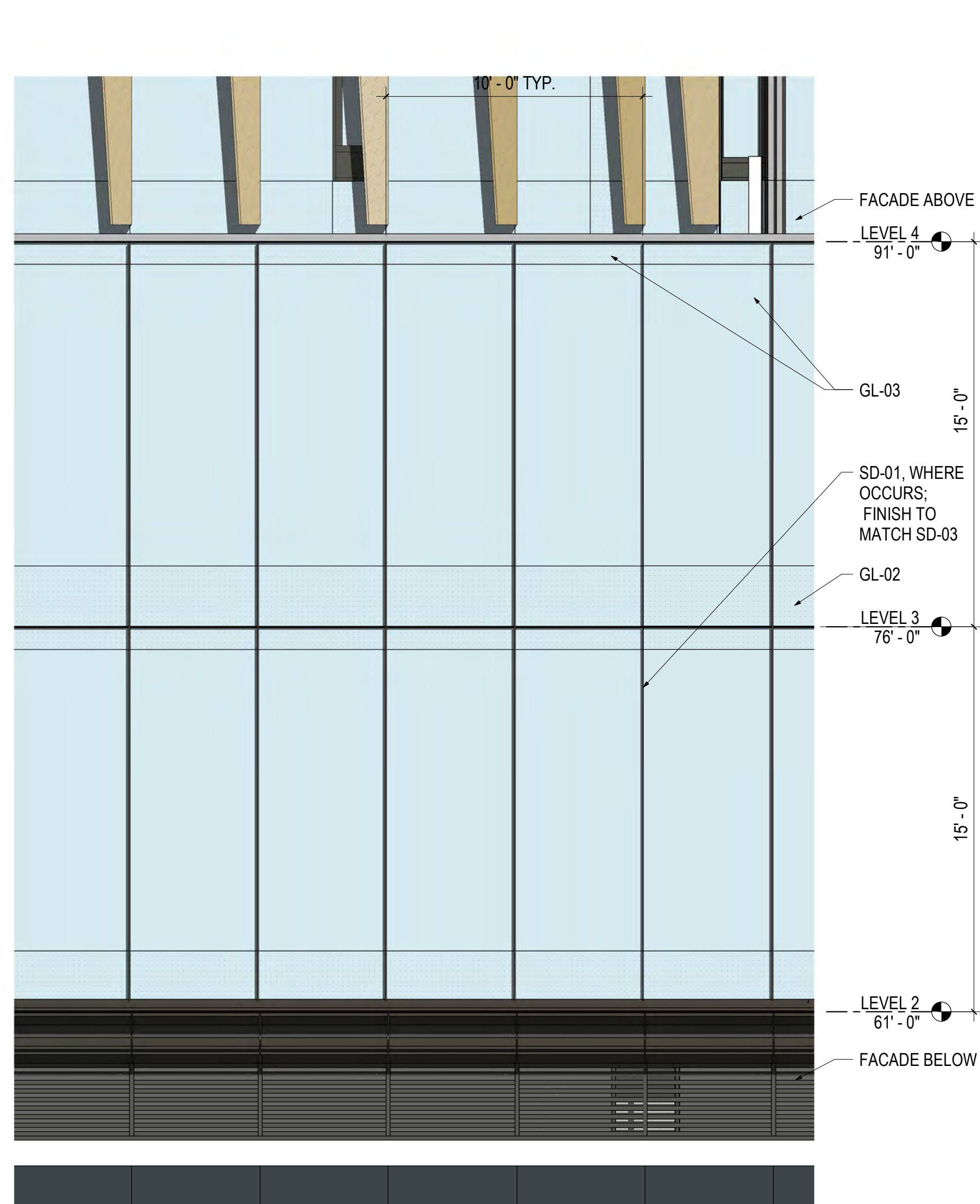
## 4.1 SUBMISSION

## GENERAL NOTES

1. FOR FULL SCOPE OF SHADING DEVICES, SEE OVERALL ELEVATIONS.
2. LOCATION AND CONFIGURATION OF LOUVERS, FINS, AND OTHER SUN SHADING DEVICES ARE FLEXIBLE AND TO BE DETERMINED BASED ON FURTHER ANALYSIS.

## EXTERIOR MATERIAL LEGEND

CODE	DESCRIPTION
GL-02	SPANDREL GLAZING
GL-03	VISION GLAZING
SD-01	FIN ELEMENT, COLOR VARIES
SD-02	FIN ELEMENT, TRANSLUCENT, COLOR VARIES
SD-03	PERFORATED PANEL SYSTEM
MT-01	METAL PANEL TO MATCH AL-01
AL-01	MULLION - COLOR 1
AL-02	** MULLION COLOR 2
TC-01	* PROFILE - DARK GRAY - TERRACOTTA
PR-01	*** PROFILE - LIGHT GRAY - METAL PANEL
PR-02	*** PROFILE - MEDIUM GRAY - METAL PANEL
	*
	FINISHED "NATURAL OR GLAZED"
	** INTERIOR CW MULLION FINISH
	*** PROFILE TO BE EITHER TERRACOTTA OR METAL PANEL WITH VARIED TONAL RANGE



2  
A3.44

**TYPICAL ENLARGED ELEVATION - FACADE TYPE F**

1/4" = 1'-0"

1  
A3.44

**TYPICAL ENLARGED ELEVATION - FACADE TYPE E**

1/4" = 1'-0"



10/28/2019 6:30:31 PM

METROPOLITAN  
PARK PHASES 6,  
7, AND 8

Arlington, VA

Drawing Title  
  
METS 6 -  
ENLARGED PLANS  
- BIKE/LOCKER  
ROOMS



Date: 05/15/2019  
Job No: 24171.06  
Drawn By:  
Checked By:  
Drawing No.

N.A6.01

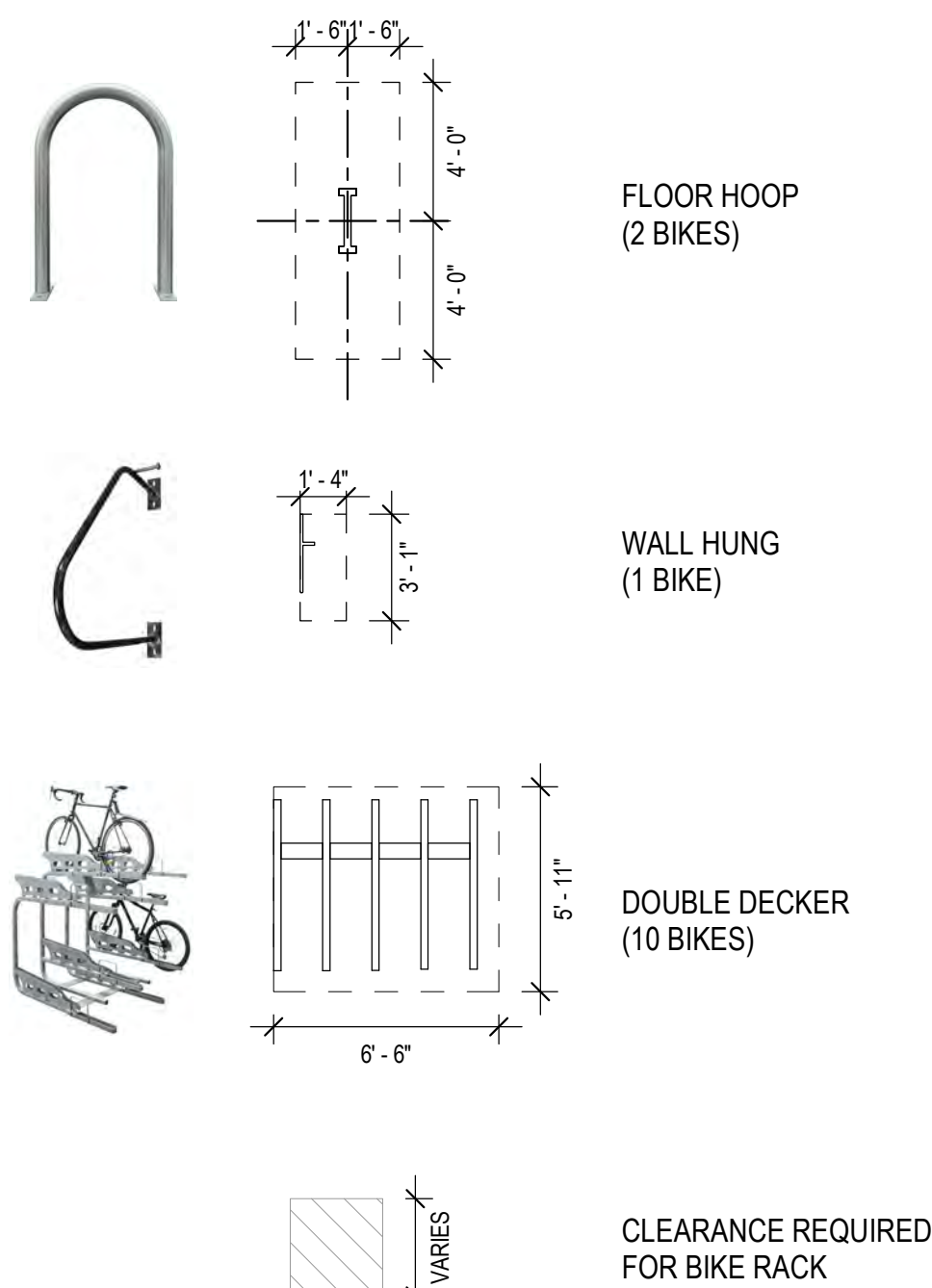
4.1 SUBMISSION

	METS 6		
	BIKES	LOCKERS	SHOWERS
COUNTY REQUIRED	152	2: BIKE MIN (304 MIN)	9 EA
PROVIDED IN PLAN	200	304 TOTAL* (150 EACH + 4 SHARED)	12 EA + 2

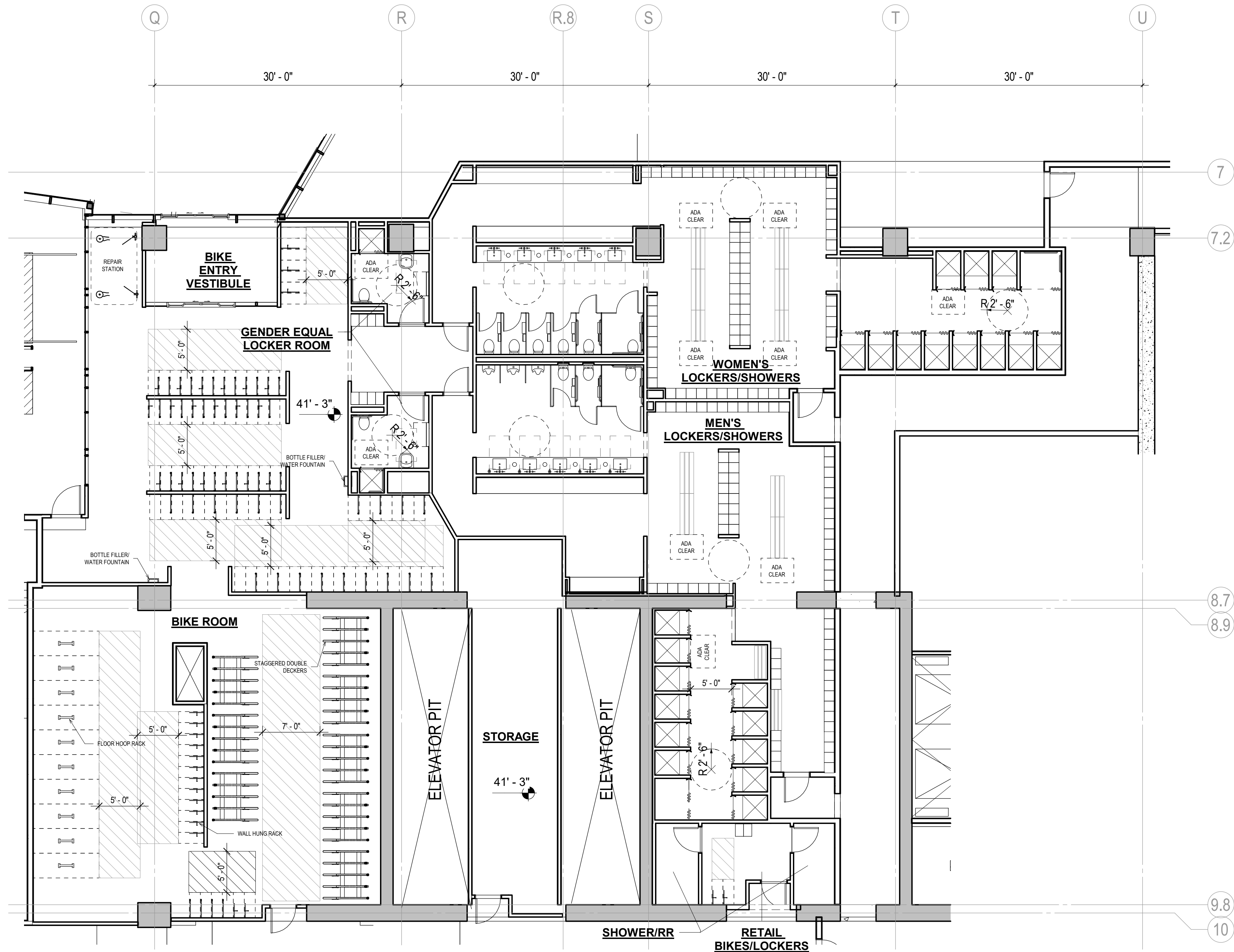
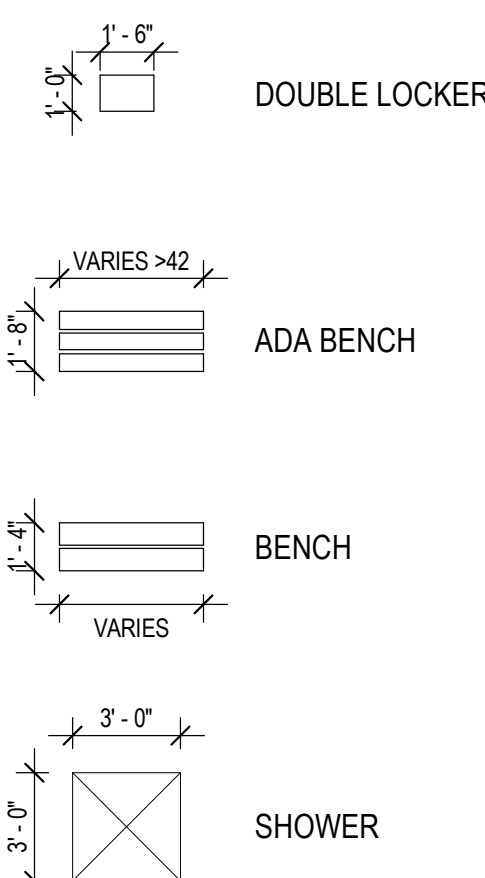
\* AT LEAST 5% OF LOCKERS ARE ADA COMPLIANT  
NOTE: REFER TO SHEET A0.02 FOR MORE INFORMATION

BIKE RACK TYPE	BIKE RACK COUNT	BIKES PER RACK	FLOOR LEVEL HORIZ./RACK	TOTAL BIKES	FLOOR LEVEL HORIZ. TOTAL
FLOOR HOOP	10	2	2	20	20
DOUBLE DECKER	8	10	5	80	40
WALL HUNG	100	1	0	100	0
TOTAL	-	-	-	200	60 (=30% OF TOTAL)

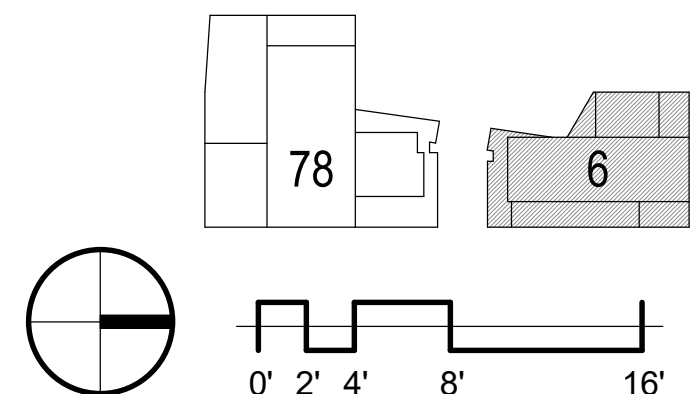
BIKE RACK TYPE



LOCKER ROOM



1 METS 6 - ENLARGED PLAN - BIKE / LOCKER ROOMS  
N.A6.01 1/8" = 1'-0"





1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	09/13/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

METS 6 -  
ENLARGED PLANS  
- LOADING DOCK



Date: 05/15/2019

Job No: 24171.06

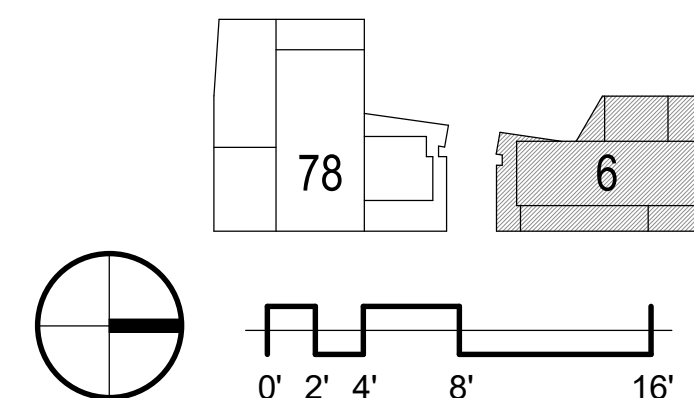
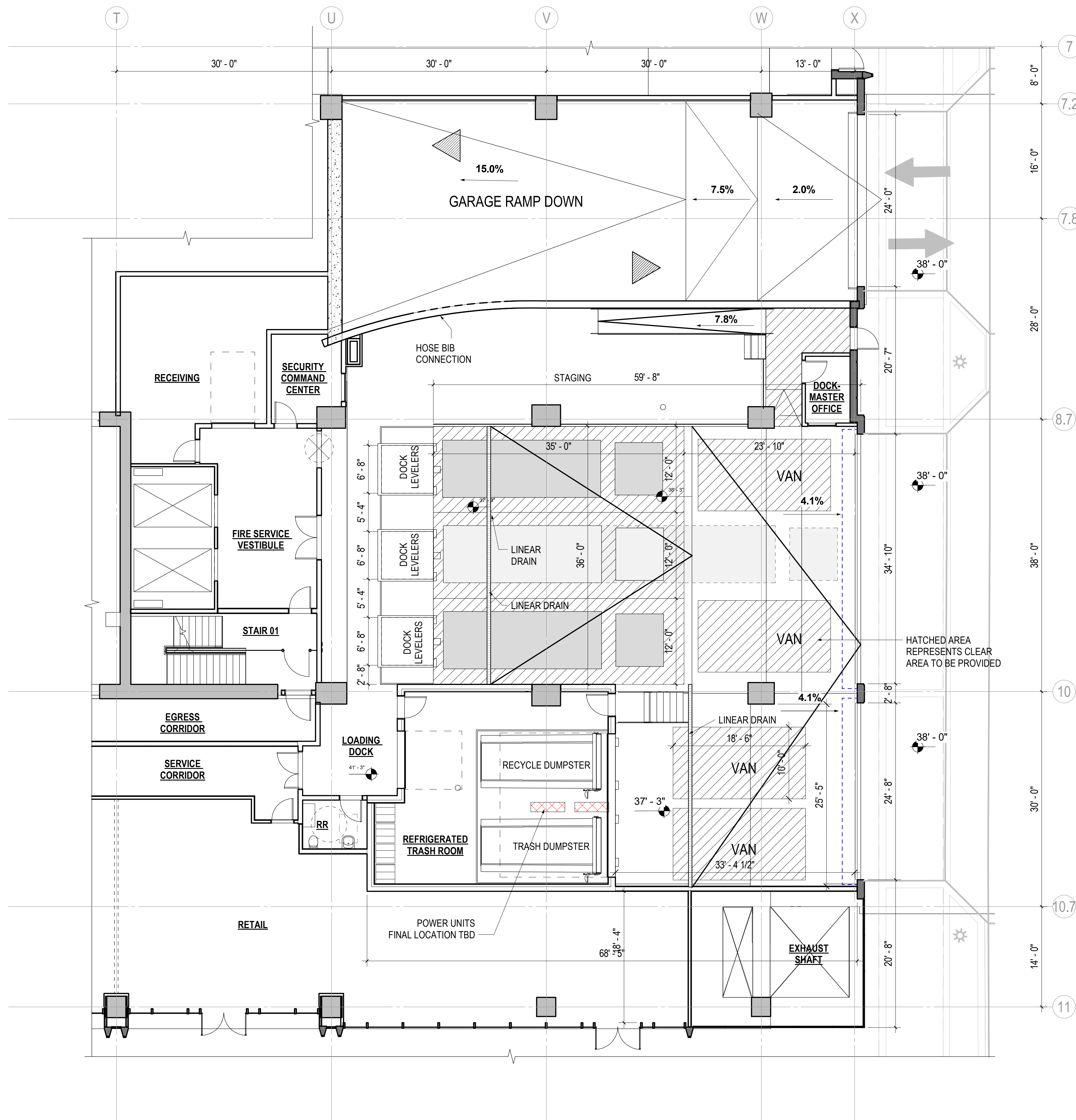
Drawn By:

Checked By:

Drawing No.

# N.A6.02

## 4.1 SUBMISSION





1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 RESUBMISSION	10/28/19

## METROPOLITAN PARK PHASES 6, 7, AND 8

Arlington, VA

Drawing Title

METS 78 -  
ENLARGED  
PLANS,  
BIKE/LOCKER  
ROOMS



Date: 05/15/2019

Job No: 24171.06

Drawn By:

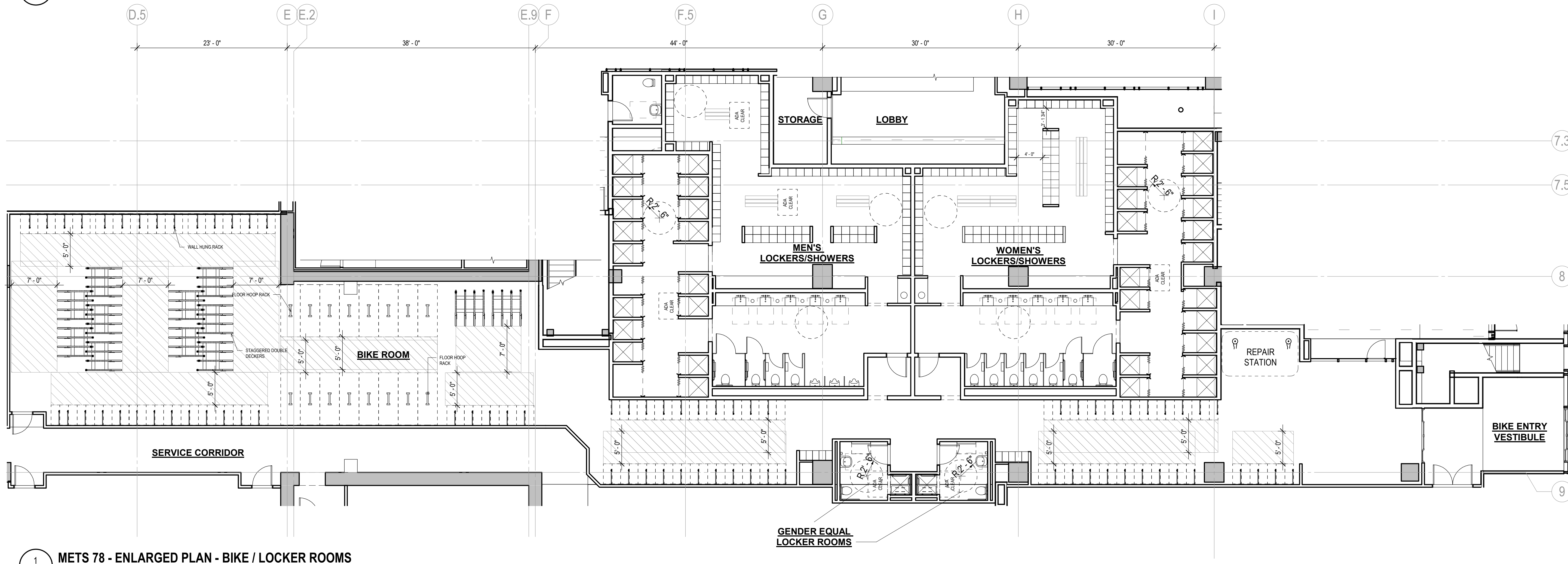
Checked By:

Drawing No.

S.A6.01

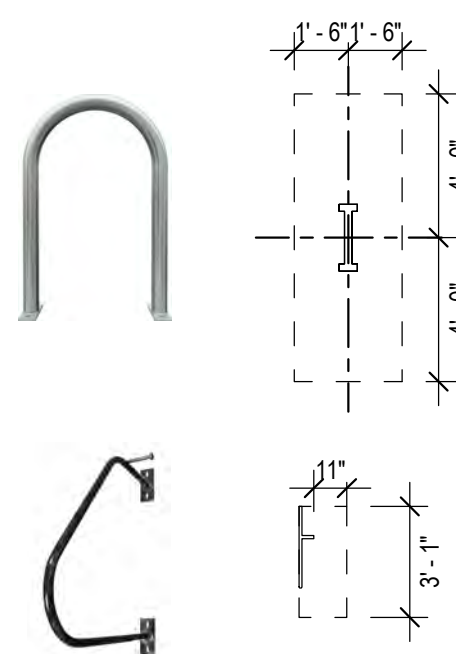
4.1 SUBMISSION

2  
S.A6.01  
METS 78 - ENLARGED PLAN - RETAIL BIKE / LOCKER ROOMS  
1/8" = 1'-0"



1  
S.A6.01  
METS 78 - ENLARGED PLAN - BIKE / LOCKER ROOMS  
1/8" = 1'-0"

### BIKE RACK TYPE

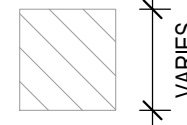


FLOOR HOOP  
(2 BIKES)

WALL HUNG  
(1 BIKE)

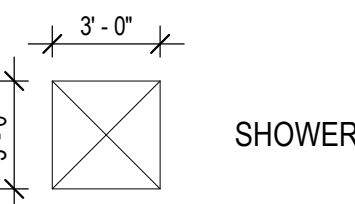
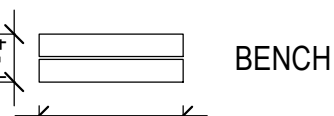
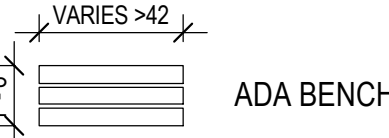
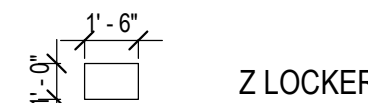


DOUBLE DECKER  
(10 BIKES)



CLEARANCE REQUIRED  
FOR BIKE RACK

### LOCKER ROOM

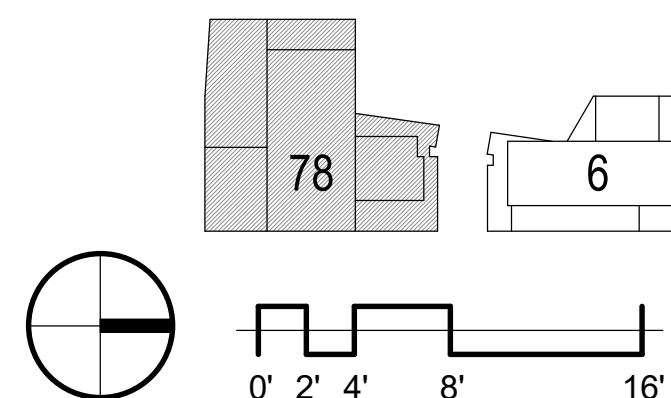


	METS 78		
	BIKES	LOCKERS	SHOWERS
COUNTY REQUIRED	200	2: BIKE MIN (400 MIN)	13 EA + 1 UNISEX
PROVIDED IN PLAN	300	304 TOTAL* (150 EA + 4 SHARED)	16 EA + 2

\*AT LEAST 5% OF LOCKERS ARE ADA COMPLIANT

NOTE: REFER TO SHEET A0.02 FOR MORE INFORMATION

BIKE RACK TYPE	BIKE RACK COUNT	BIKES PER RACK	FLOOR LEVEL HORIZ./RACK	TOTAL BIKES	FLOOR LEVEL HORIZ. TOTAL
FLOOR HOOP	16	2	2	32	32
DOUBLE DECKER	12	10	5	120	60
WALL HUNG	148	1	0	148	0
TOTAL	-	-	-	300	92 (> 30% OF TOTAL)





## Consultants

STRUCTURAL ENGINEER  
THORNTON TOMASETTI

LANDSCAPE ARCHITECT  
STUDIO 39

## Revisions

1	4.1 ACCEPTANCE SUBMISSION	06/21/19
2	4.1 COMMENTS RESPONSE	09/13/19
3	4.1 RESUBMISSION	10/28/19

Arlington, VA

Drawing Title

METS 78 -  
ENLARGED  
PLANS, LOADING  
DOCK



Checked By:

Drawing No\_

## 4.1 SUBMISSION

