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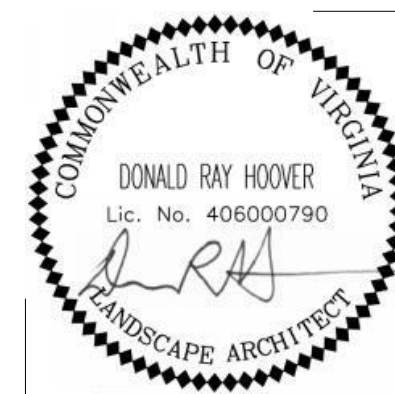
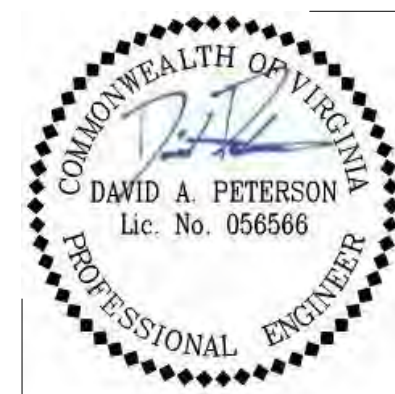
4.1 SUBMISSION #6

11.07.22

10TH & IRVING

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6	11.07.22	4.1	SUBMISSION #6
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2	03.12.20	PRELIM 4.1	SUBMISSION #2
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DRAWING TITLE

PRELIMINARY LEED SCORECARD

SEAL	DATE:
	10.01.19
	DRAWN BY:
	AP
	CHECKED BY:
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DRAWING NO:	PROJECT NO:
	2017-91.00

A0-02

LEED for Homes v4: Multifamily Mid-Rise
10th & Irving
October 13, 2022

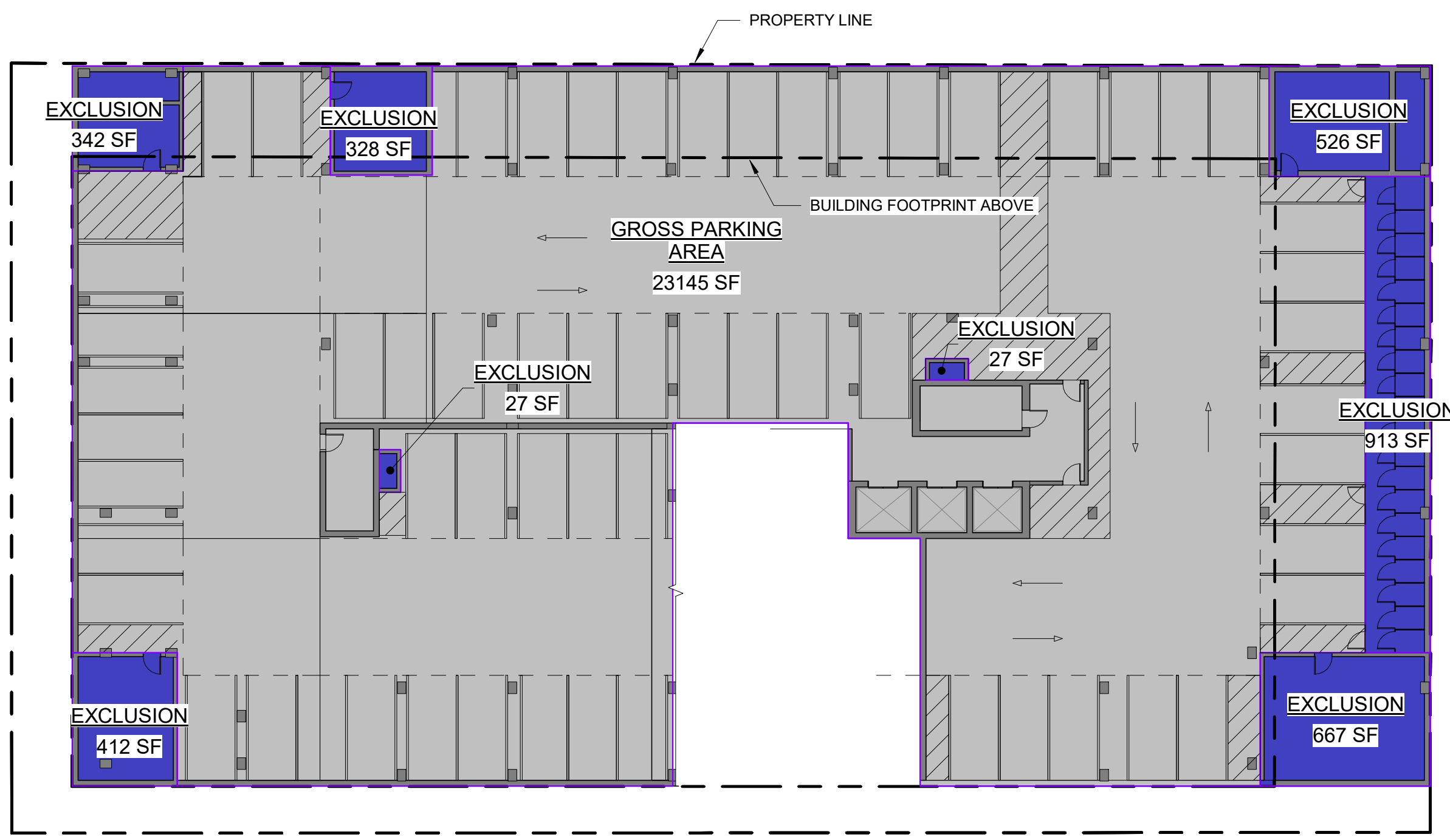
SUSTAINABLE BUILDING PARTNERS

Code	Requirement	Points	Requirement	Points
2.0.0 Integrative Process Possible Points: 5				
Y	Integrative Process	5		
14.1.0 Location and Transportation Possible Points: 15				
Y	Site Selection	8		
Y	Proximity to Public Transportation	3		
Y	Compact Development	3		
Y	Community Resources	2		
Y	Access to Transit	2		
4.3.0 Sustainable Sites Possible Points: 7				
Y	Construction Activity Pollution Prevention	2		
Y	No Invasive Plants	2		
Y	Heat Island Reduction	2		
Y	Rainwater Management	3		
Y	Non-Toxic Pest Control	2		
5.3.0 Water Efficiency Possible Points: 13				
Y	Water Metering	12		
Y	Tap Water Line	1		
20.7.11 Energy and Atmosphere Possible Points: 37				
Y	Minimum Energy Performance	12		
Y	Energy Modeling	12		
Y	Education of the Homeowner, Tenant or Building Manager	12		
Y	Annual Energy Use	50		
Y	Efficient Hot Water Distribution	5		
Y	Advanced Utility Tracking	2		
3.5.1.4 Materials and Resources Possible Points: 9				
Y	Certified Tropical Wood	1		
Y	Durability Management	1		
Y	Durability Management Verification	1		
Y	Environmentally Preferable Products	5		
Y	Construction Waste Management	3		
7.3.5 Indoor Environmental Quality Possible Points: 18				
Y	Ventilation	2		
Y	Combustion Venting	2		
Y	Garage Pollutant Protection	2		
Y	Radon-Resistant Construction	2		
Y	Air Filtration	2		
Y	Environmental Tobacco Smoke	2		
Y	Compartmentalization	2		
Y	Enhanced Ventilation	2		
Y	Contaminant Control	2		
Y	Enhanced Heating and Cooling Distribution Systems	3		
Y	Enhanced Compartmentalization	3		
Y	Enhanced Combustion Venting	2		
Y	Enhanced Garage Pollutant Protection	1		
Y	Low Emitting Products	3		
Y	No Environmental Tobacco Smoke	1		
8.1.0 Innovation Possible Points: 4				
Y	Innovation	5		
Y	LEED AP Homes	1		
3.1.0 Regional Priority Credits Possible Points: 4				
Y	Site Selection (5 pts)	1		
Y	Community Resources	1		
Y	Rainwater Management	1		
Y	Access to Transit (2 pts)	1		
23.1.5.18 Possible Points: 110				

Note:
- min 8 points total in LE and EA required
- min 3 points in WE required
- min 3 points in EQ required

FOR ADDITIONAL INFORMATION, REFERENCE THE ENERGY PERFORMANCE ANALYSIS REPORT AND LEED BD+C: HOMES AND MULTIFAMILY v4 WORKBOOK

SUSTAINABILITY CONSULTANT:
SUSTAINABLE BUILDING PARTNERS
2701 PROSPERITY AVENUE, SUITE 100
FAIRFAX, VA 22031



GFA TABULATIONS					
FLOOR	GROSS PARKING AREA (1)	GARAGE EXCLUSIONS (2)	GROSS FLOOR AREA (RETAIL)	GROSS FLOOR AREA (RESI)	GROSS FLOOR AREA (TOTAL)
R	0	0	0	195	195
11	0	0	0	11,916	11,916
10	0	0	0	11,915	11,915
9	0	0	0	18,803	18,803
8	0	0	0	18,803	18,803
7	0	0	0	19,181	19,181
6	0	0	0	19,181	19,181
5	0	0	0	19,181	19,181
4	0	0	0	19,181	19,181
3	0	0	0	19,181	19,181
2	0	0	0	13,206	13,206
1	4,378	0	3,639	13,971	17,610
P1	24,805	4,181	0	0	0
P2	26,459	2,327	0	0	0
P3	23,145	3,242	0	0	0
TOTAL	78,587	9,750	3,639	184,714	188,353

(1) Gross Parking Area includes parking garage, parking garage ramp, loading, & bike room.
 (2) Garage Exclusions include Storage, Mechanical shafts, and dedicated MEP spaces.

LOADING TABULATIONS			
FLOOR	RESIDENTIAL	RETAIL	SHARED (RET/RES)
LEVEL 1	1	0	1
TOTAL	1	0	1
TOTAL LOADING 2			
TOTAL RESIDENTIAL UNITS 241			
REQ'D RESI LOADING RATIO 1/200			
PROPOSED RESI LOADING 2			
PROPOSED RESI LOADING 2			
TOTAL RETAIL AREA 3,639			
REQ'D RETAIL LOADING RATIO (6) 1 / >3000 SF			
1 / >15,000 SF			
REQ'D RETAIL LOADING 1			
PROPOSED RETAIL LOADING 1			

(6) Over 3,000 sq. ft. of floor area designed or adaptable for retail business purposes. One loading space; one additional space for more than 15,000 sq. ft.

FAR CALCULATIONS		
	FAR	AREA (SF)
TOTAL SITE AREA		32,102.00
SITE AREA ALLOCATED TO COMMERCIAL		1,070.29
SITE AREA ALLOCATED TO RESIDENTIAL		31,031.71
BASE DENSITY	3.00	96,306.00
BASE DENSITY GFA - COMMERCIAL		3,210.88
BASE DENSITY GFA - RESIDENTIAL		93,095.12
LEED GOLD BONUS	0.40	12,840.80
LEED GOLD BONUS DENSITY GFA - COMM		428.12
LEED GOLD BONUS DENSITY GFA - RES		12,412.68
TOTAL FAR/GFA WITH LEED GOLD	3.40	109,146.80
COMMERCIAL GFA		3,639.00
RESIDENTIAL GFA		105,507.80
ADDITIONAL COMMUNITY BENEFIT BONUS	2.47	79,206.20
TOTAL PROPOSED FAR/GFA	5.87	188,353.00

PARKING TABULATIONS			
FLOOR	TYPE	RESIDENTIAL (R)	RETAIL (M)
P1	F	18	7
	F-VISITOR	12	0
	C	1	0
	EV	8	0
	ADA	1	1
P2	ADA-VAN	1	0
	F	60	0
	C	4	0
	ADA	2	0
	ADA-VAN	0	0
P3	F	54	0
	C	4	0
	ADA	1	0
	ADA	1	0
	ADA-VAN	0	0
TOTAL		166	8
		TOTAL PARKING	176
		TOTAL ADA PARKING	6
TOTAL RESIDENTIAL UNITS 241			
PROPOSED RESI PARKING 154			
PROPOSED RESI PARKING RATIO 0.64			
PROPOSED RESI VISITOR PARKING 12			
PROPOSED RESI VISITOR PARKING RATIO 0.05			
TOTAL RETAIL AREA 3,639			
REQ'D RETAIL PARKING RATIO 1 / 580 SF			
REQ'D RETAIL PARKING 7			
PROPOSED RETAIL PARKING 8			
PROPOSED RETAIL PARKING RATIO 1455			

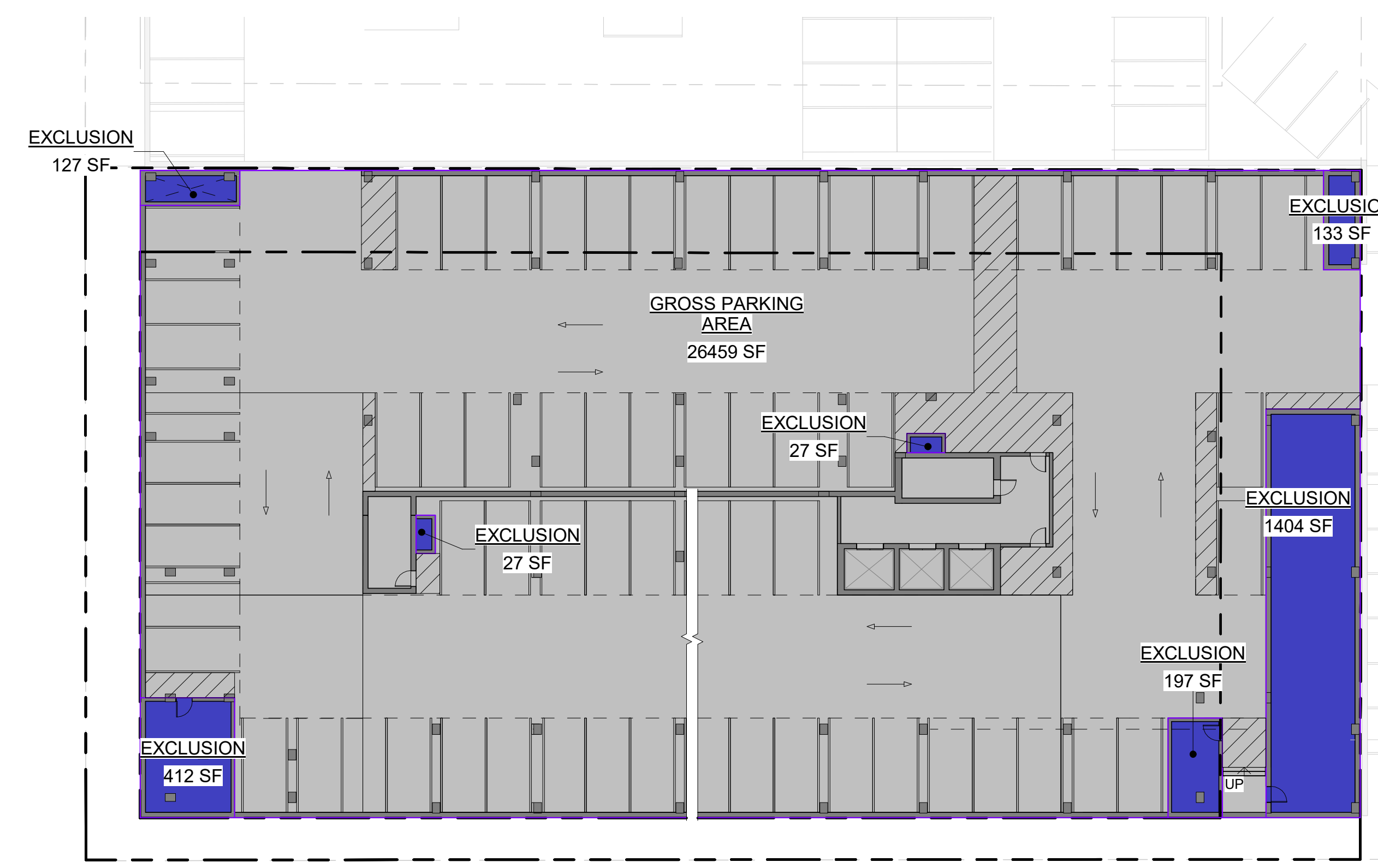
(1) Rosslyn-Ballston Metro Corridor recommended parking ratio is not established for the 10th & Irving project site, however is assumed to be 0.4 for this tabulation.
 (2) 2 parking spaces are unassigned.

UNIT TABULATIONS							
FLOOR	STUDIO	JR 1BR	1BR	JR 2BR	2BR	3BR	TOTAL
11	1	7	4	0	3	1	16
10	1	6	4	0	2	1	14
9	1	10	9	1	4	1	26
8	1	11	9	1	4	1	27
7	1	11	8	2	4	1	27
6	1	11	8	2	4	1	27
5	1	11	8	2	4	1	27
4	1	11	8	2	4	1	27
3	1	11	8	2	4	1	27
2	0	6	6	1	1	2	16
1	0	2	3	1	0	1	7
TOTAL	9	97	75	14	34	12	241
% MIX	3.7%	40.2%	31.1%	5.8%	14.1%	5.0%	100.0%

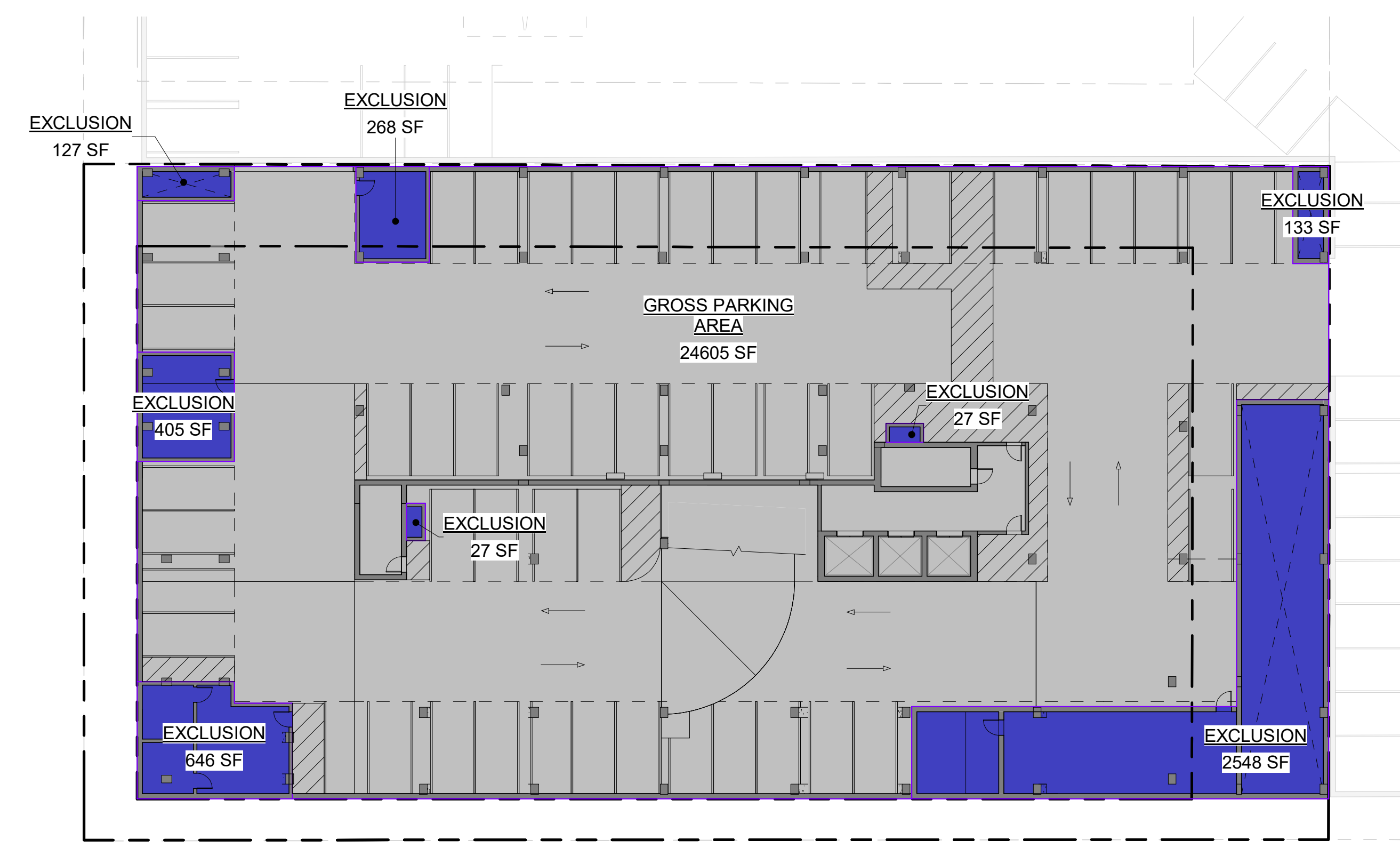
BIKE PARKING TABULATIONS		
FLOOR	CLASS I	CLASS III
LEVEL 1	100	10
TOTAL	100	10
TOTAL BIKE PARKING 110		
TOTAL RESIDENTIAL UNITS 241		
REQ'D RESI BIKE RATIO 2/5		
REQ'D RESI BIKE PARKING 97		
TOTAL RETAIL AREA 3,639		
REQ'D RETAIL BIKE RATIO 1 / 25,000 SF		
REQ'D RETAIL BIKE PARKING 1		
REQUIRED CLASS I BIKE PARKING 98		
PROPOSED CLASS I BIKE PARKING (4) 100		
TOTAL RESIDENTIAL UNITS 241		
REQ'D RESI VISITOR BIKE RATIO 1/50		
REQ'D RESI VISITOR BIKE PARKING 5		
TOTAL RETAIL AREA 3,639		
REQ'D RETAIL VISITOR BIKE RATIO 1 / 5,000 SF		
REQ'D RETAIL VISITOR BIKE PARKING 1		
REQUIRED CLASS III BIKE PARKING 6		
PROPOSED CLASS III BIKE PARKING (5) 10		

(4) See Sheet A4-01 for bike room plans and details.
 (5) See Landscape plan for streetbike parking locations.

1 GFA PLAN - P3
 A0-11 1" = 20'-0"



2 GFA PLAN - P2
 A0-11 1" = 20'-0"



3 GFA PLAN - P1
 A0-11 1" = 20'-0"

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DRAWING TITLE
AREA & PARKING TABULATIONS

SEAL
 COMMONWEALTH OF VIRGINIA
 JOSEPH M. ANTUNOVICH
 0491009550
 ARCHITECT

DATE: 10.01.19
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 CHECKED BY: MD
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A0-11

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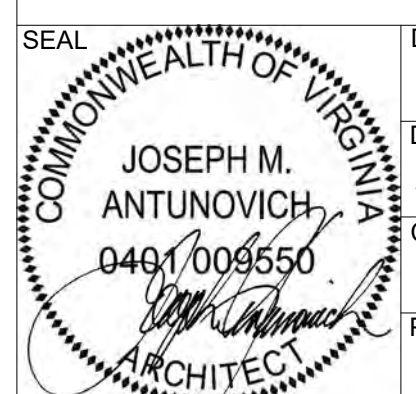
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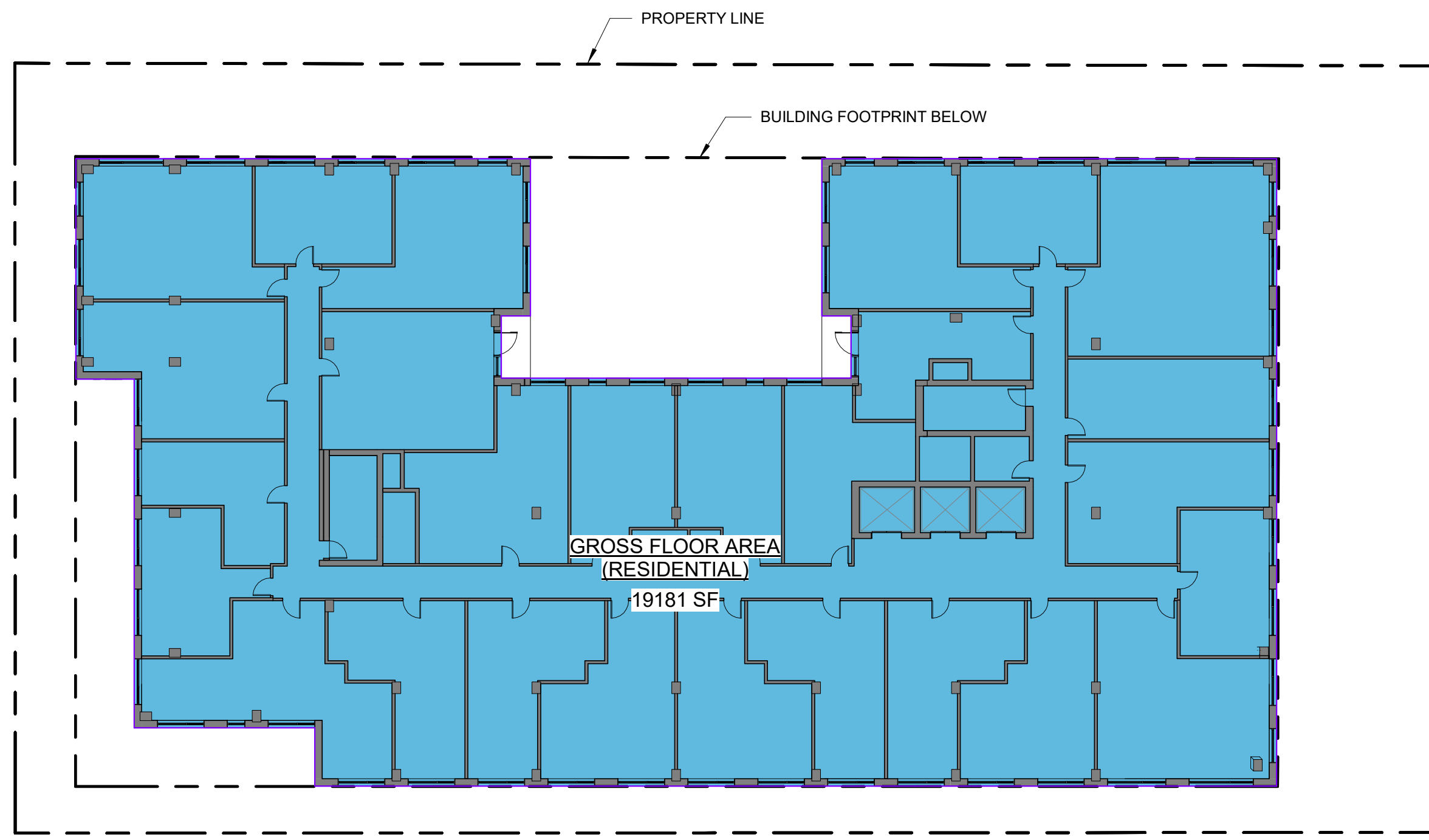
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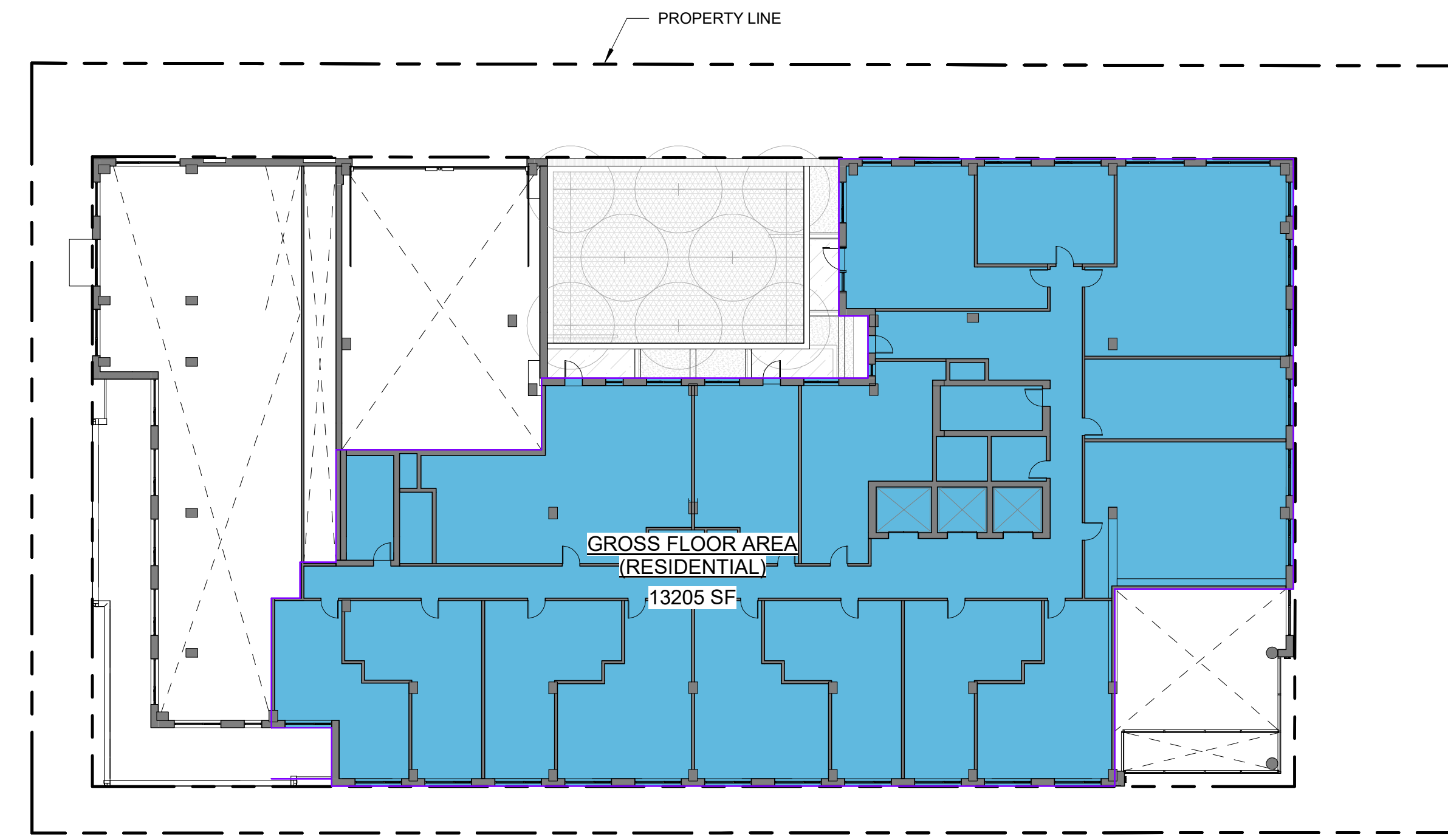
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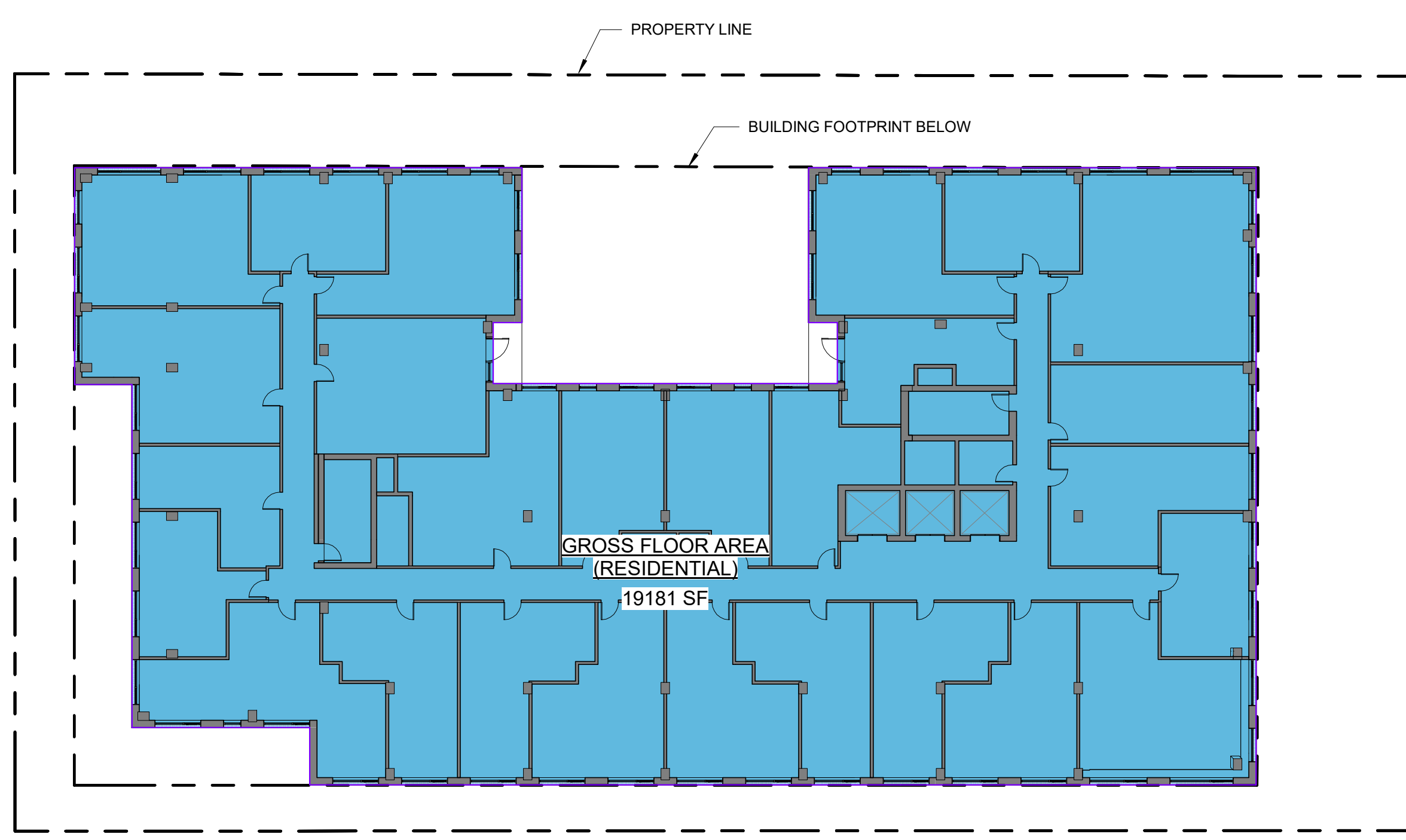
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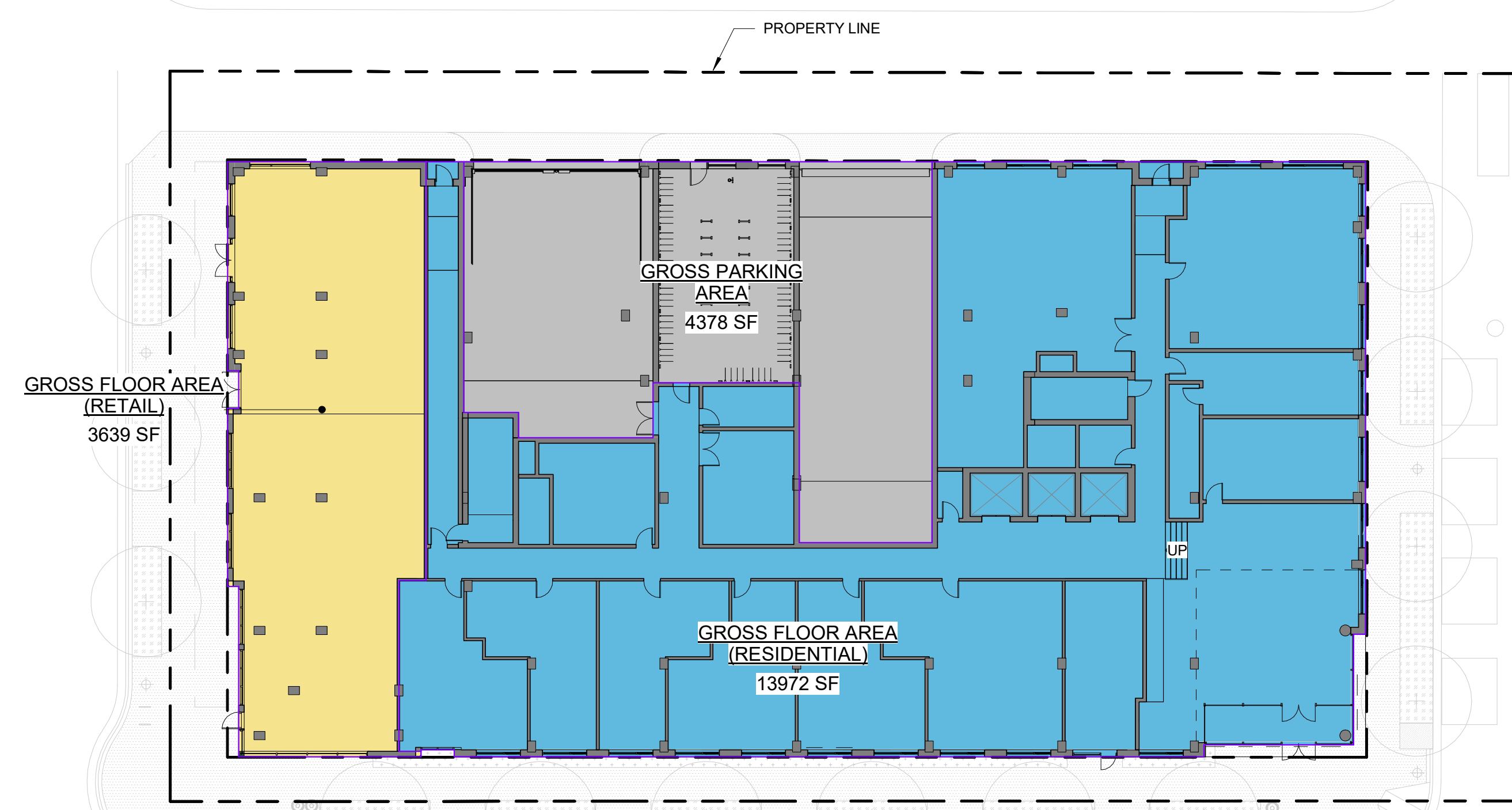
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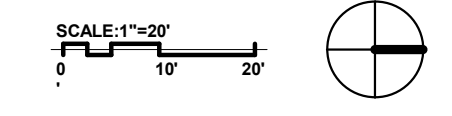
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 A0-12 1" = 20'-0"



3 GFA PLAN - LEVEL 3
 A0-12 1" = 20'-0"



1 GFA PLAN - LEVEL 1
 A0-12 1" = 20'-0"



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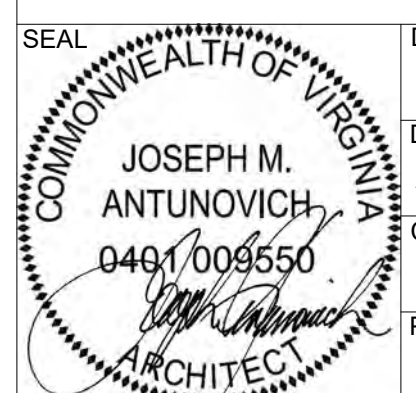
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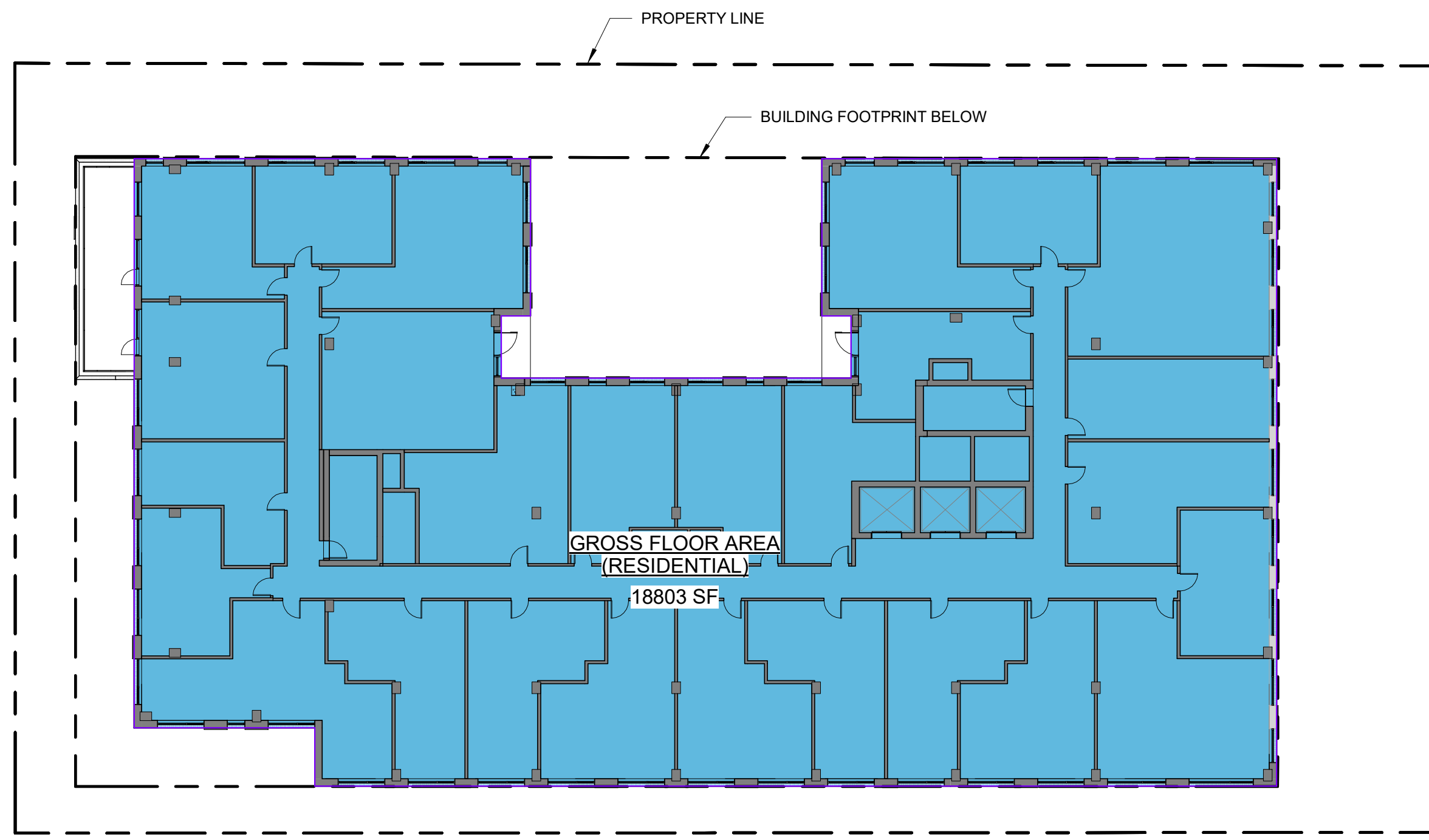
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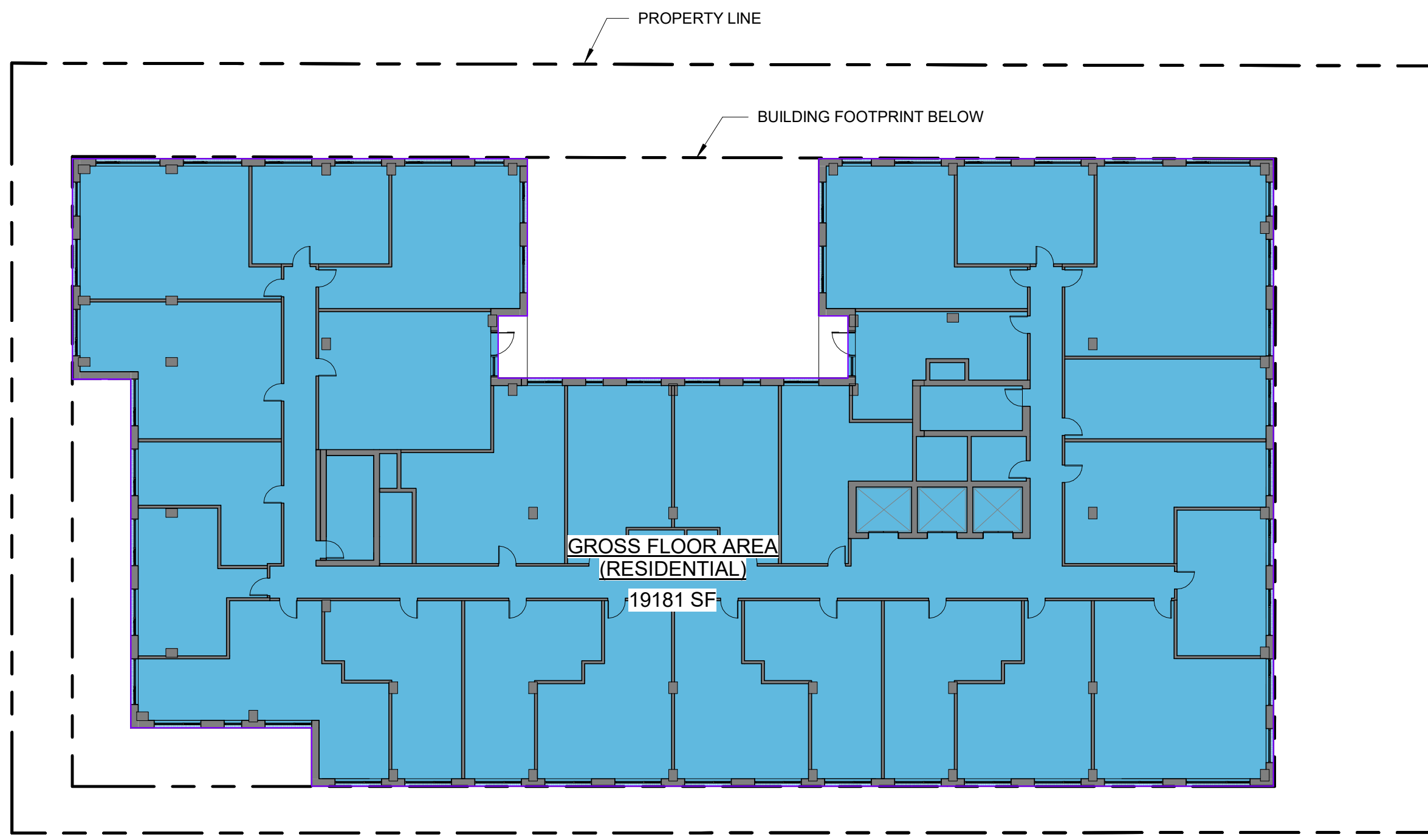
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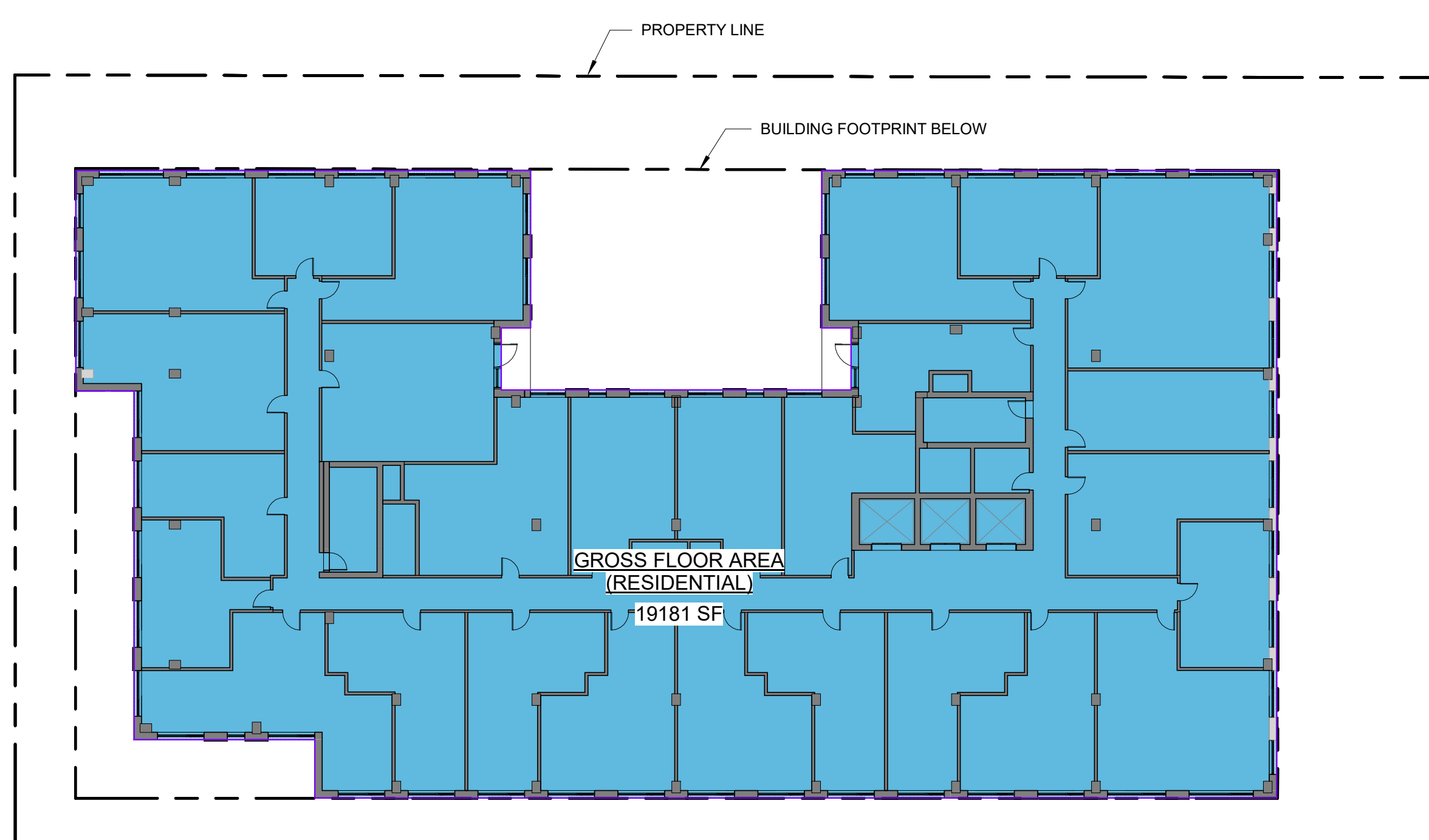
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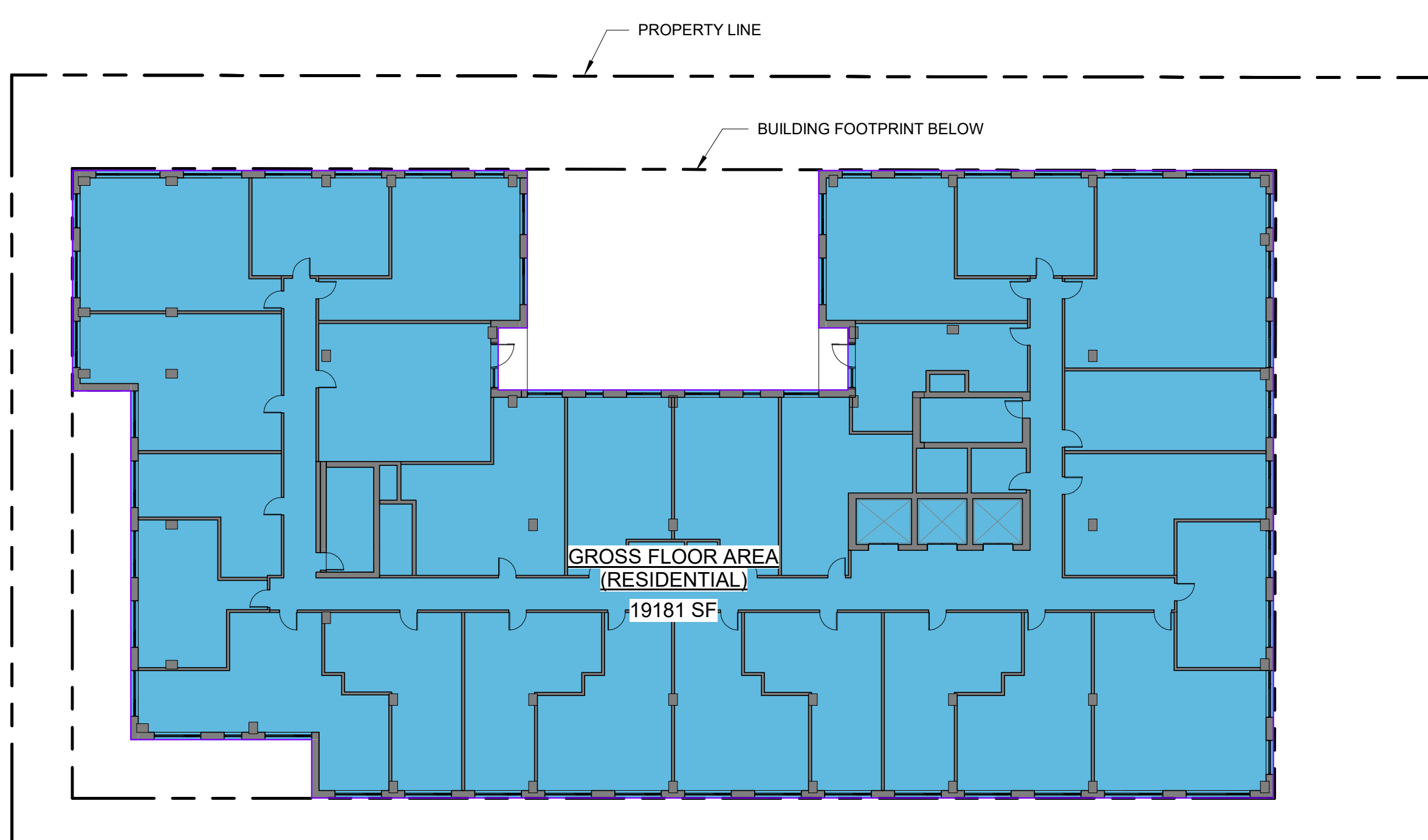
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A0-13 1" = 20'-0"



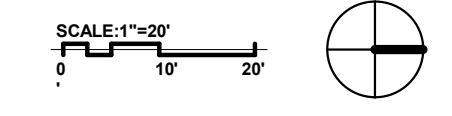
2 GFA PLAN - LEVEL 6
A0-13 1" = 20'-0"



3 GFA PLAN - LEVEL 7
A0-13 1" = 20'-0"



1 GFA PLAN - LEVEL 5
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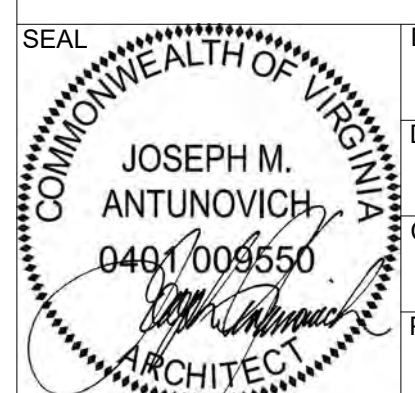
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 1420 SPRING HILL ROAD, #610
 TYSONS, VA 22102
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 FAX: 703.917.0739
 WWW.WELLSANDASSOCIATES.COM

LAND USE
WALSH COLUCCI LUBELEY & WALSH
 2200 CLARENDON BLVD, #1300
 ARLINGTON, VA 22201
 MAIN: 703.528.4700
 FAX: 703.525.3197
 WWW.THELANDLAWYERS.COM

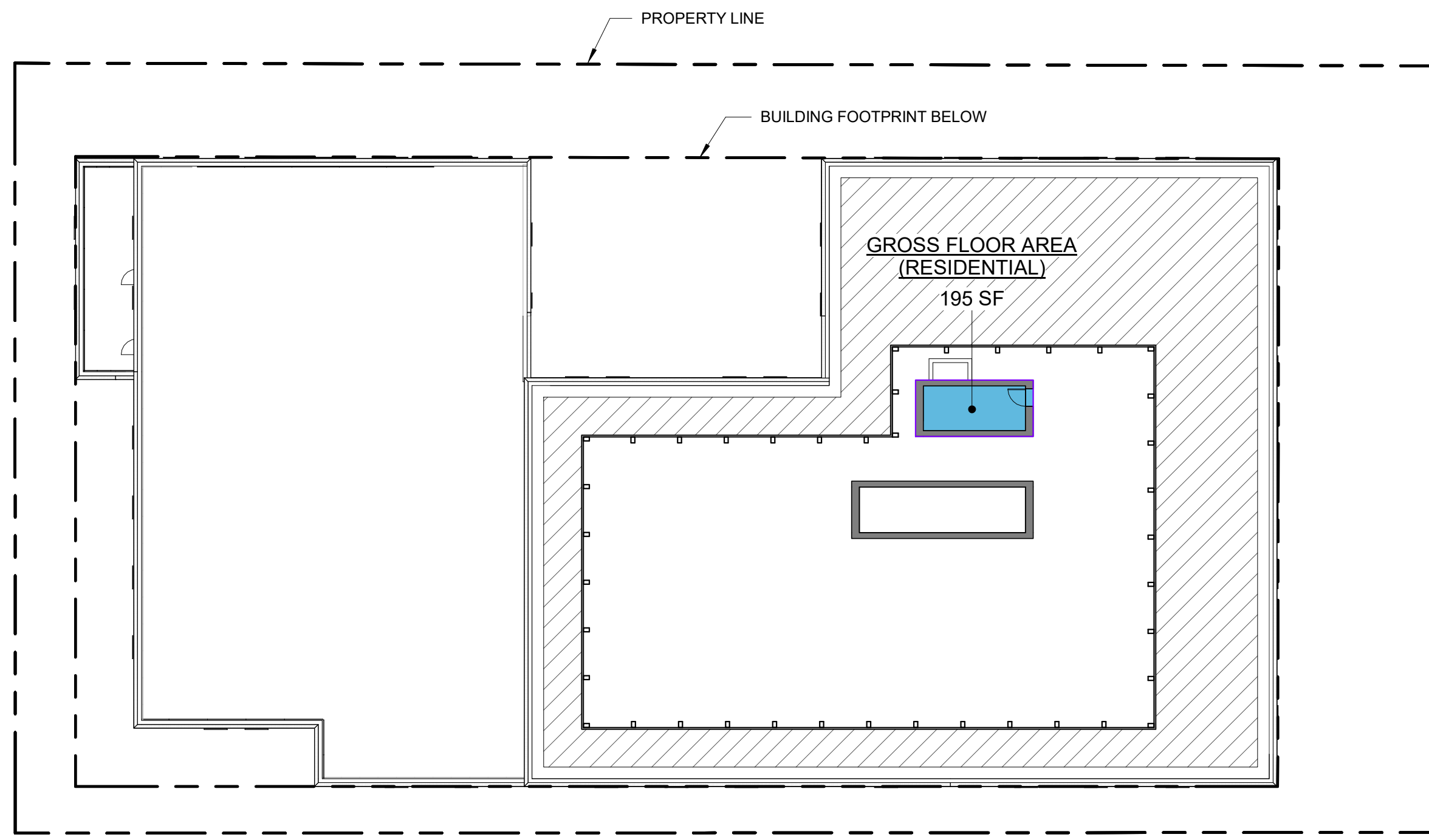
PROJECT LOCATION
10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

DRAWING TITLE
AREA & PARKING TABULATIONS

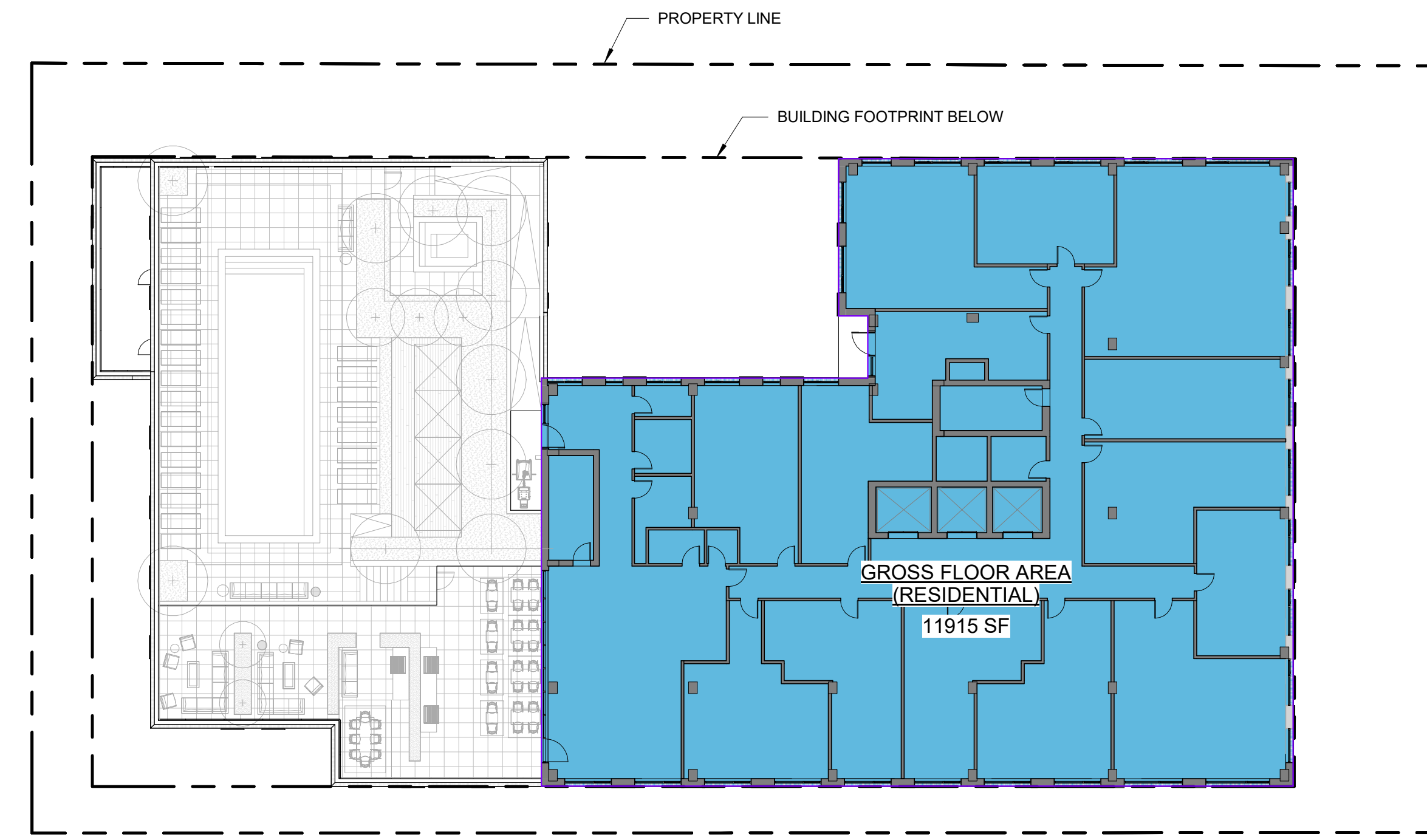
SEAL:  DATE: 10.01.19
 DRAWN BY: AP
 CHECKED BY: MD
 PROJECT NO: 2017-91.00

A0-14

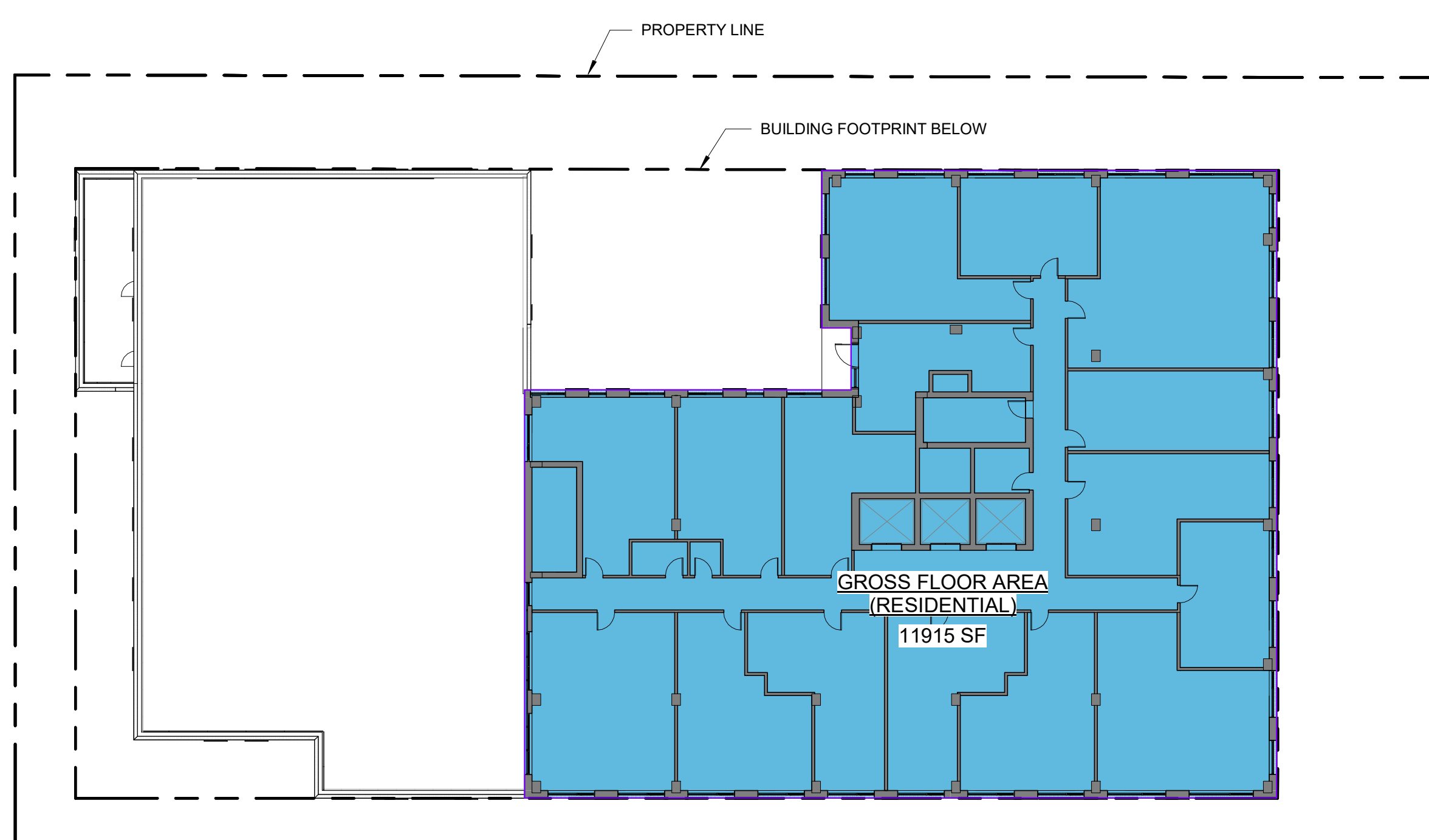
COPYRIGHT 2022



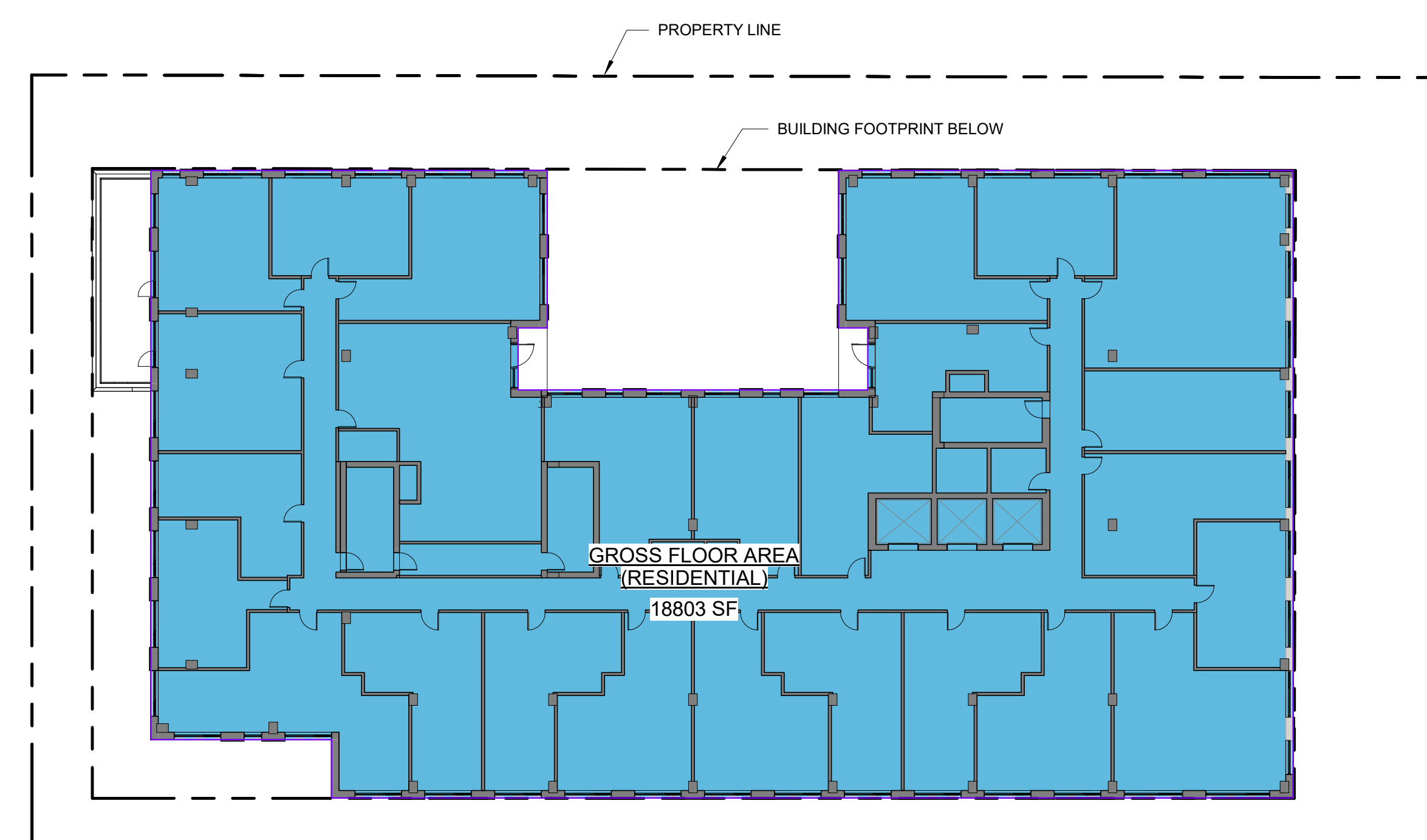
4 GFA PLAN - ROOF
 A0-14 1" = 20'-0"



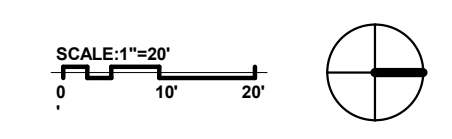
2 GFA PLAN - LEVEL 10
 A0-14 1" = 20'-0"



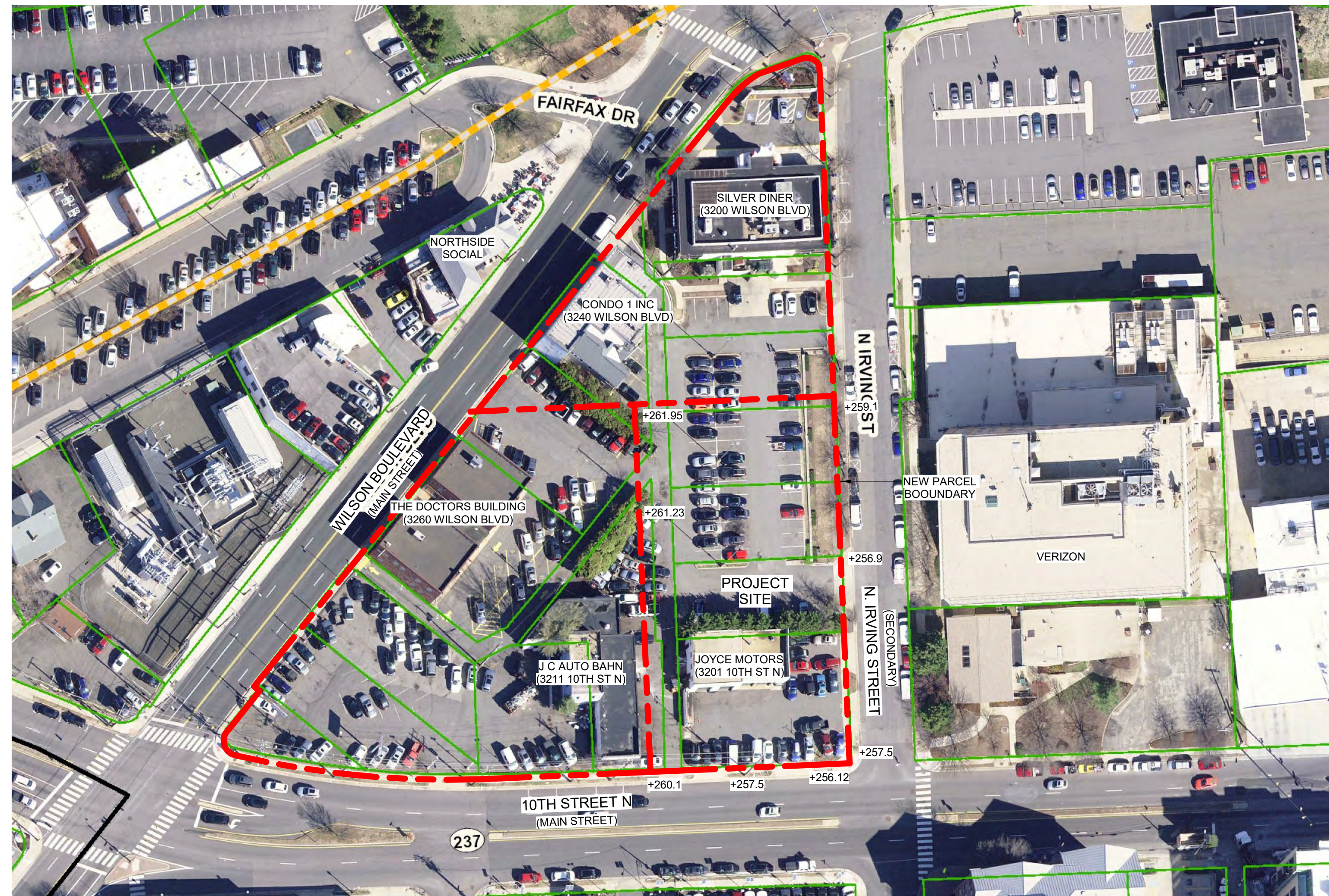
3 GFA PLAN - LEVEL 11
 A0-14 1" = 20'-0"



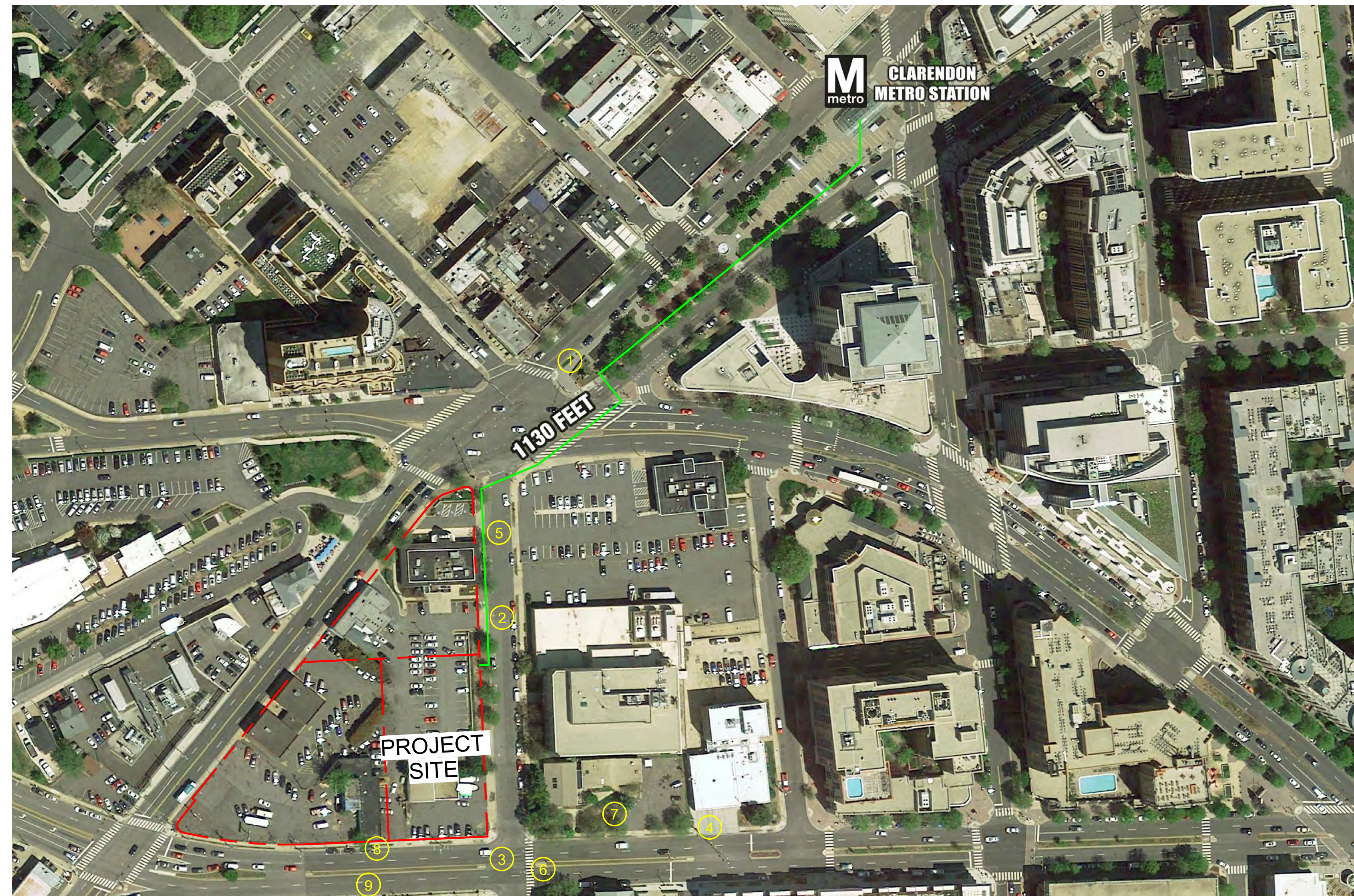
1 GFA PLAN - LEVEL 9
 A0-14 1" = 20'-0"



11/4/2025 11:22:52 AM



2 SURROUNDING ROADS & ADJACENT PROPERTIES



1 PROXIMITY TO CLARENDON METRO STATION

NOTE: NUMBERS ON PLAN CORRESPOND TO SITE CONTEXT PHOTOS ON SHEET A0-32

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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FAX: 703.289.2101
WWW.ORRPARTNERS.COM

CIVIL

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PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

SITE CONTEXT - EXISTING CONDITIONS

SEAL	DATE:
	10.01.19
	DRAWN BY:
	AP
	CHECKED BY:
MD	PROJECT NO:
	2017-91.00

DRAWING NO.

A0-31



9) CAR RENTAL BUILDING ACROSS 10TH ST N FROM THE PROJECT SITE. VIEW FACING SOUTH.



6) INTERSECTION OF 10TH ST N AND N IRVING STREET. VIEW LOOKING SOUTHEAST AT 10TH ST OFFICE & APARTMENT BUILDINGS.



3) INTERSECTION OF 10TH ST N AND N IRVING STREET. VIEW LOOKING NORTHWEST AT THE JOYCE MOTORS BUILDING.



8) VIEW FROM THE EXISTING ALLEY LOOKING NORTHEAST AT THE JOYCE MOTORS BUILDING.



5) SILVER DINER BUILDING TO THE NORTH OF PROJECT SITE. VIEW FROM INTERSECTION OF WASHINGTON BLVD AND N IRVING STREET.



2) EXISTING PARKING LOTS TO THE NORTH OF THE PROJECT SITE. VIEW LOOKING WEST FROM N IRVING ST.



7) EXISTING STRUCTURE TO THE EAST OF THE PROJECT SITE.



4) ARLINGTON COUNTY FIRE STATION 4 TO THE EAST OF THE PROJECT SITE.



1) CLARENDON WAR MEMORIAL AT THE INTERSECTION OF CLARENDON & WILSON BLVD, TO THE NORTH OF THE SILVER DINER BUILDING.

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
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1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

SITE CONTEXT - EXISTING CONDITIONS

SEAL: COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

DRAWING NO.

A0-32

GENERAL HISTORIC NOTES:

- ALL WORK ON THE HISTORIC JOYCE MOTORS FACADE TO BE PERFORMED IN STRICT ACCORDANCE WITH THE HISTORIC PRESERVATION PLAN. WORK INCLUDES, BUT IS NOT LIMITED TO: DISASSEMBLY, STORAGE, REPAIR, REPLACEMENT, INSTALLATION, AND CLEANING OF ALL HISTORIC COMPONENTS.
- ENAMELED PORCELAIN METAL PANELS ARE TO BE REUSED WHEREVER POSSIBLE. AS NEEDED, PANELS ARE TO BE REPAIRED OR REPLACED-IN KIND AS DESCRIBED IN THE HISTORIC PRESERVATION PLAN. OVERPAINT TO BE REMOVED FROM THE EXISTING ENAMELED PANELS TO EXPOSE THE HISTORIC ENAMEL COATING.
- HISTORIC GREEN AND WHITE COLORING TO BE RESTORED ON ALL EXISTING ENAMELED PANELS AND MATCHED ON ALL REPAIRED AND REPLACED-IN-KIND PANELS.
- NEW FACADE GLAZING TO BE INSTALLED TO REPLICATE THE HISTORIC SHOWROOM PLATE GLASS.
- ALL GARAGE DOORS ARE TO BE REPLACED WITH NEW ENERGY-EFFICIENT STOREFRONT SYSTEMS OR FOLD-UP DOORS TO RECREATE THE AESTHETIC OF THE HISTORIC DOORS. OPENING SIZES AND MULLION SPACING ON THE NEW STOREFRONTS ARE TO MATCH THE HISTORIC FACADE IN DIMENSION AND PROPORTION.
- CORNER BUMPERS TO BE RE-USED IF POSSIBLE OR REPLACED-IN-KIND.
- TRIPLE SPEEDLINES TO BE RE-USED IF POSSIBLE OR REPLACED-IN KIND.

WHERE POSSIBLE, HISTORIC PANELS TO BE SALVAGED, REPAIRED, AND REINSTALLED ON NEW EXTERIOR WALL PARTITIONS

SHOWROOM GLAZING TO BE DEMOLISHED AND REPLACED TO MATCH HISTORIC PLATE GLASS ON NEW EXTERIOR WALL PARTITIONS

GREEN AND WHITE COLOR SCHEME TO BE MAINTAINED. WHERE POSSIBLE, SPEEDLINES TO BE REPAIRED AND REINSTALLED ON NEW EXTERIOR WALLS

WHERE POSSIBLE, CORNER BUMPERS TO BE SALVAGED AND REINSTALLED ON NEW EXTERIOR WALL PARTITIONS



JOYCE MOTORS FRONT DOOR



JOYCE MOTORS EAST FACADE



CORNER BUMPERS

(4) NON-HISTORIC GARAGE DOORS TO BE DEMOLISHED. NEW BUILDING FACADE TO RE-CREATE THE AESTHETIC OF THE HISTORIC GARAGE DOORS USING A NEW ENERGY EFFICIENT STOREFRONT GLAZING SYSTEM OR FOLD-UP DOORS.

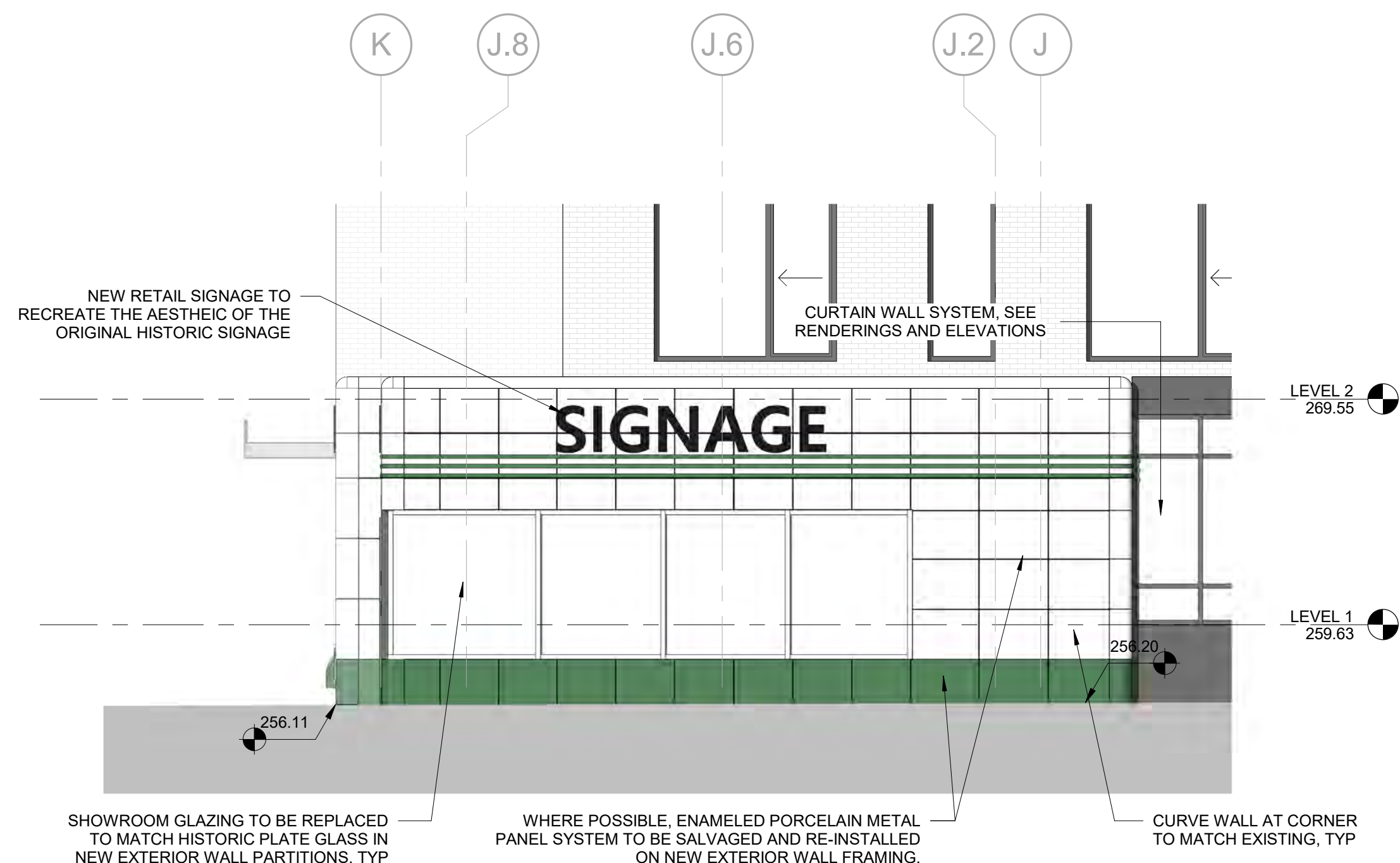
WHERE POSSIBLE, HISTORIC PANELS TO BE SALVAGED, REPAIRED, AND REINSTALLED ON NEW EXTERIOR WALL PARTITIONS



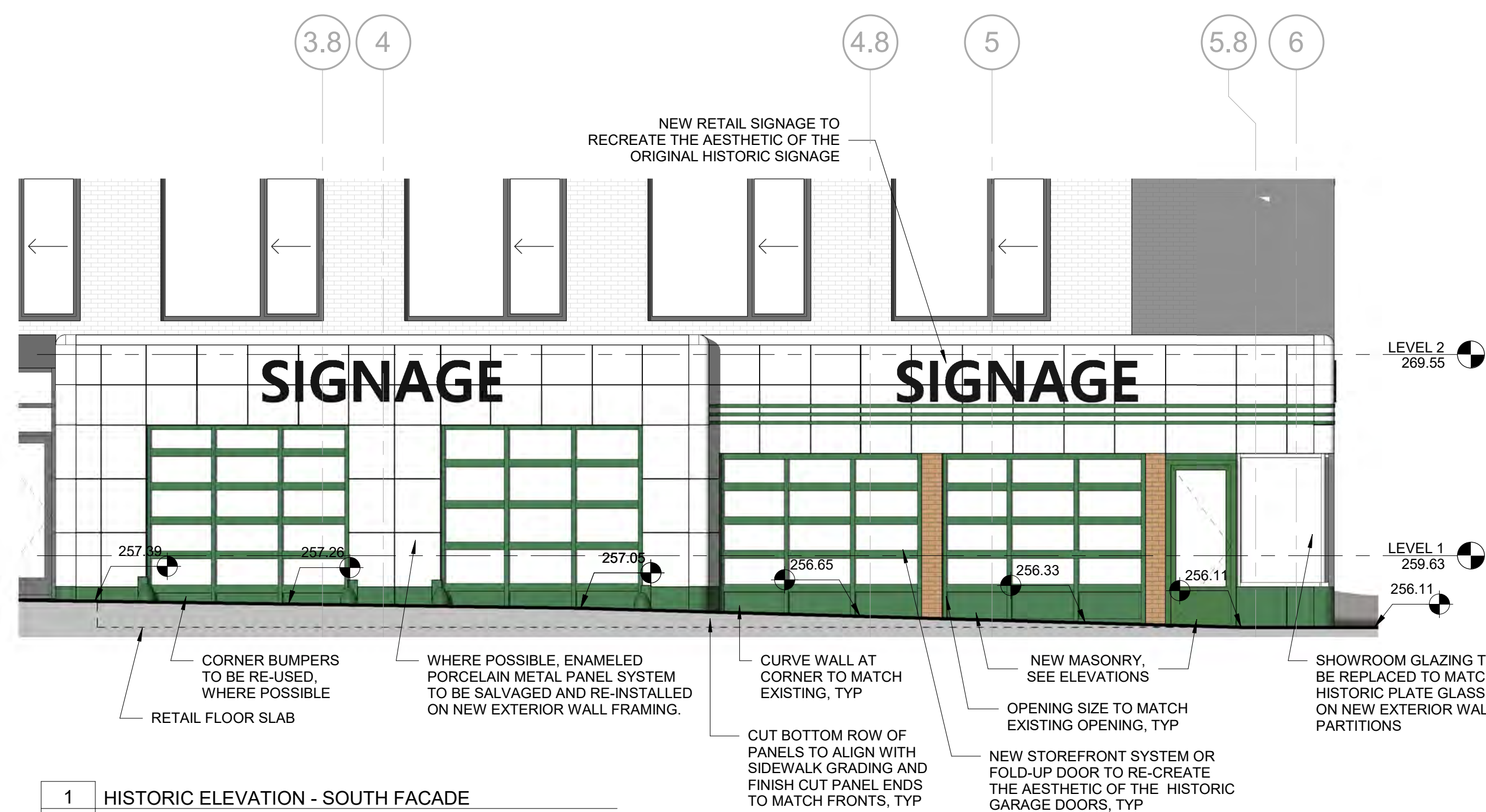
JOYCE MOTORS SOUTH FACADE



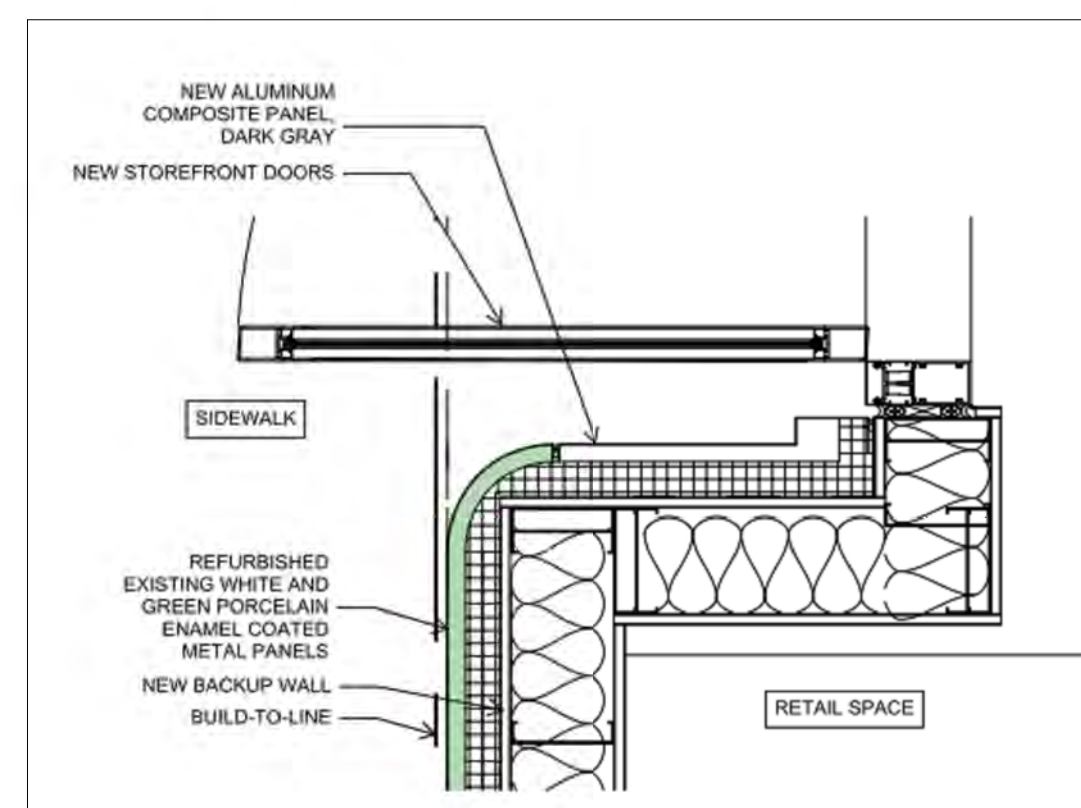
ENAMELED PORCELAIN PANELS



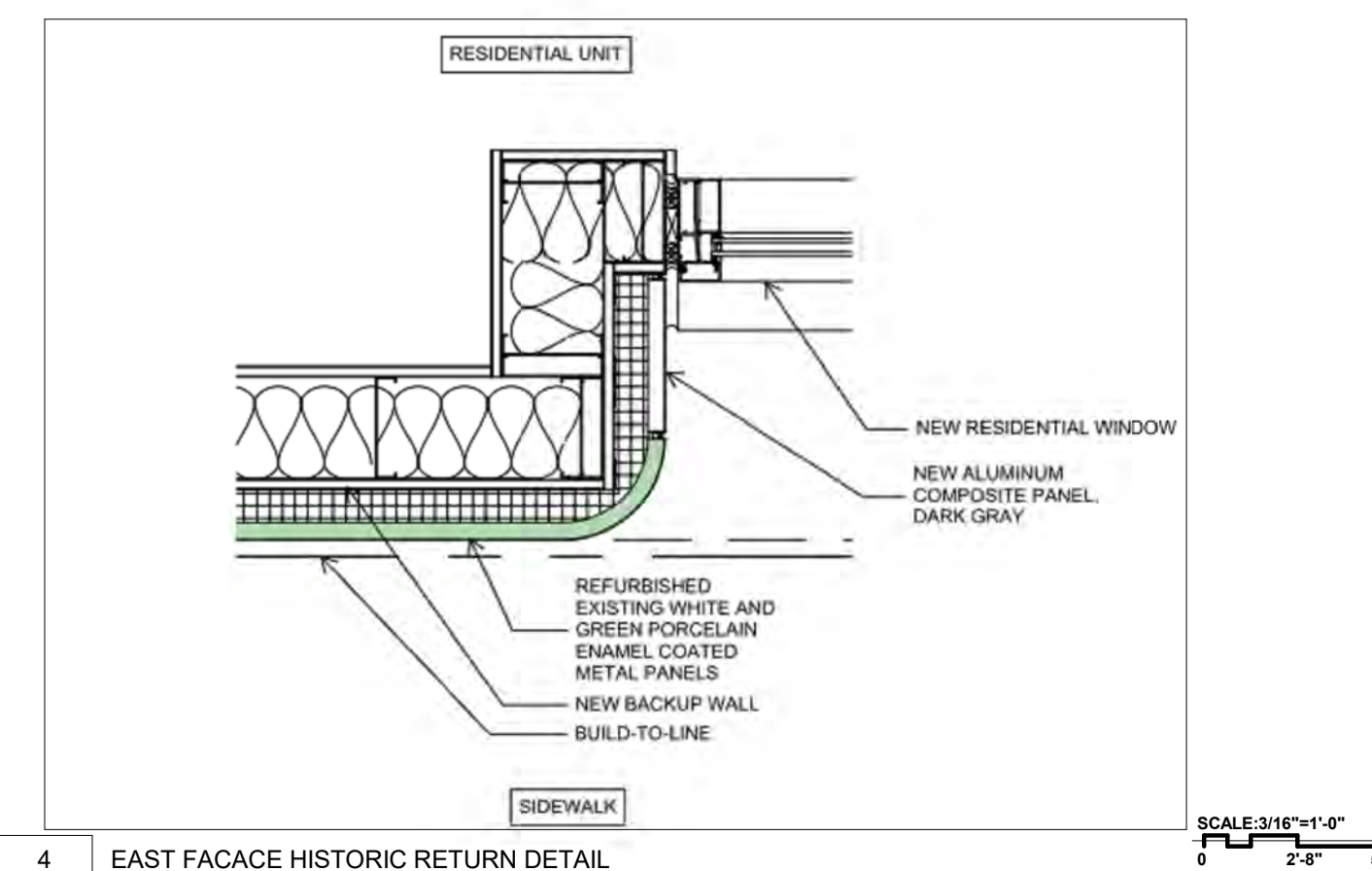
2 HISTORIC ELEVATION - EAST FACADE
A0-41 3/16" = 1'-0"



1 HISTORIC ELEVATION - SOUTH FACADE
A0-41 3/16" = 1'-0"



3 SOUTH FACADE HISTORIC RETURN DETAIL
A0-41



4 EAST FACADE HISTORIC RETURN DETAIL
A0-41

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
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SUBMISSIONS & REVISIONS

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LANDSCAPE

OCULUS
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TRAFFIC

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2200 CLARENDON BLVD, #1300
ARLINGTON, VA 22201
MAIN: 703.528.4700
FAX: 703.525.3197
WWW.THELANDLAWYERS.COM

PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

HISTORIC EXHIBIT

SEAL: COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00
DRAWING NO:

A0-41

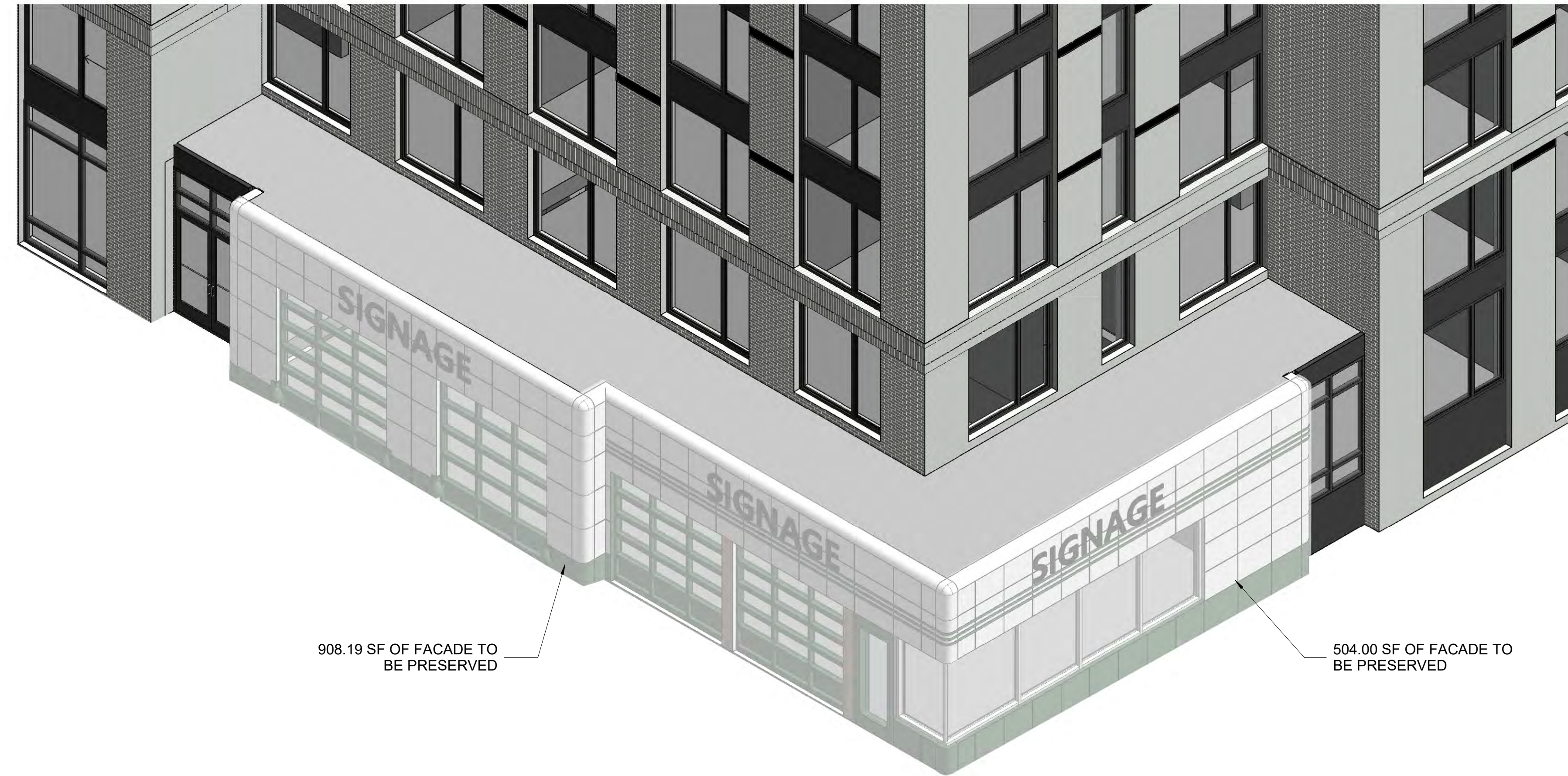
GENERAL HISTORIC NOTES:

1. ALL WORK ON THE HISTORIC JOYCE MOTORS FACADE TO BE PERFORMED IN STRICT ACCORDANCE WITH THE HISTORIC PRESERVATION PLAN. WORK INCLUDES, BUT IS NOT LIMITED TO, DISASSEMBLY, STORAGE, REPAIR, REPLACEMENT, INSTALLATION, AND CLEANING OF ALL HISTORIC COMPONENTS.
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3. HISTORIC GREEN AND WHITE COLORING TO BE RESTORED ON ALL EXISTING ENAMELED PANELS AND MATCHED ON ALL REPAIRED AND REPLACED-IN-KIND PANELS.
4. NEW FACADE GLAZING TO BE INSTALLED TO REPLICATE THE HISTORIC SHOWROOM PLATE GLASS.
5. ALL GARAGE DOORS ARE TO BE REPLACED WITH NEW ENERGY-EFFICIENT STOREFRONT SYSTEMS OR FOLD-UP DOORS TO RECREATE THE AESTHETIC OF THE HISTORIC DOORS. OPENING SIZES AND MULLION SPACING ON THE NEW STOREFRONTS ARE TO MATCH THE HISTORIC FACADE IN DIMENSION AND PROPORTION.
6. CORNER BUMPERS TO BE RE-USED IF POSSIBLE OR REPLACED-IN-KIND.
7. TRIPLE SPEEDLINES TO BE RE-USED IF POSSIBLE OR REPLACED-IN KIND.

SOUTH FACADE
AREA PRESERVED: 908.19 SF

EAST FACADE
AREA PRESERVED: 504.99 SF

TOTAL FACADE
1,413.18 SF



HISTORIC FACADE AXON



JOYCE MOTORS SOUTH FACADE



JOYCE MOTORS EAST FACADE

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5

SUBMISSIONS & REVISIONS

OWNER

ORR PARTNERS
1180 SUNRISE VALLEY DRIVE, #200
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CIVIL

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WWW.THELANDLAWYERS.COM

PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

HISTORIC EXHIBIT

SEAL	DATE:
	08.08.22
	DRAWN BY:
	AP
	CHECKED BY:
KC	PROJECT NO:
	2017-91.00

DRAWING NO.

A0-42

MASSING DIAGRAM

75' MAXIMUM HEIGHT LIMIT
STEP-BACK ABOVE HISTORIC FACADE
95' MAXIMUM HEIGHT LIMIT



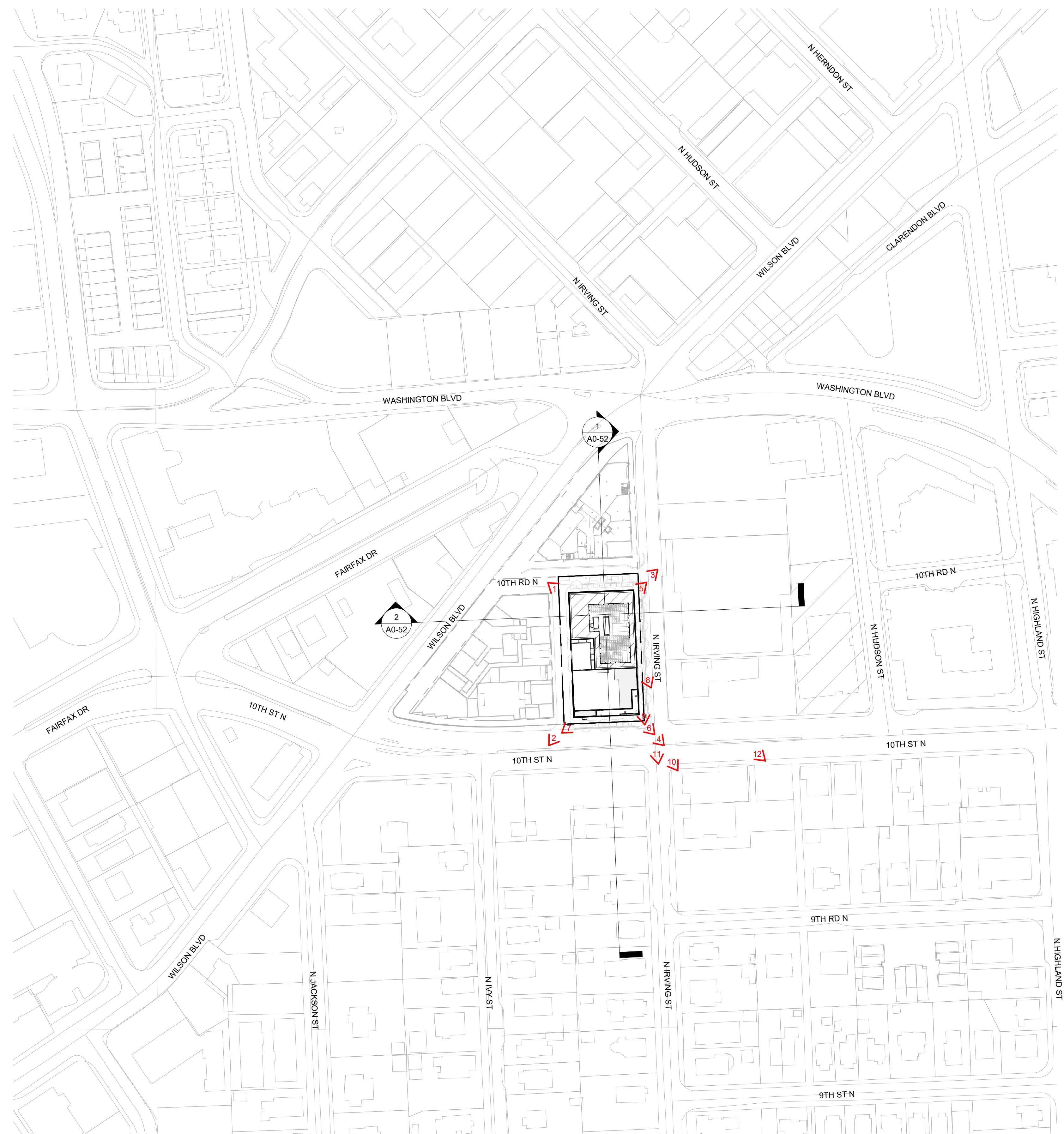
MASSING AERIAL VIEW

ADJACENT DEVELOPMENT NOT IN SCOPE
CLARENDON METRO STATION
ADJACENT DEVELOPMENT NOT IN SCOPE
10TH & IRVING (JOYCE MOTORS ASSEMBLAGE)



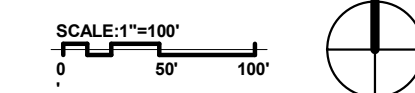
ADJACENT DEVELOPMENT NOT IN SCOPE
FUTURE 5-STORY (55') BUILDING PER CLARENDON SECTION PLAN, NOT IN SCOPE

FOR REFERENCE ONLY



NOTE: CALL-OUTS CORRESPOND TO RENDERINGS ON SHEETS A9-01 TO A9-03

1 SITE PLAN
A0-51 1" = 100'-0"



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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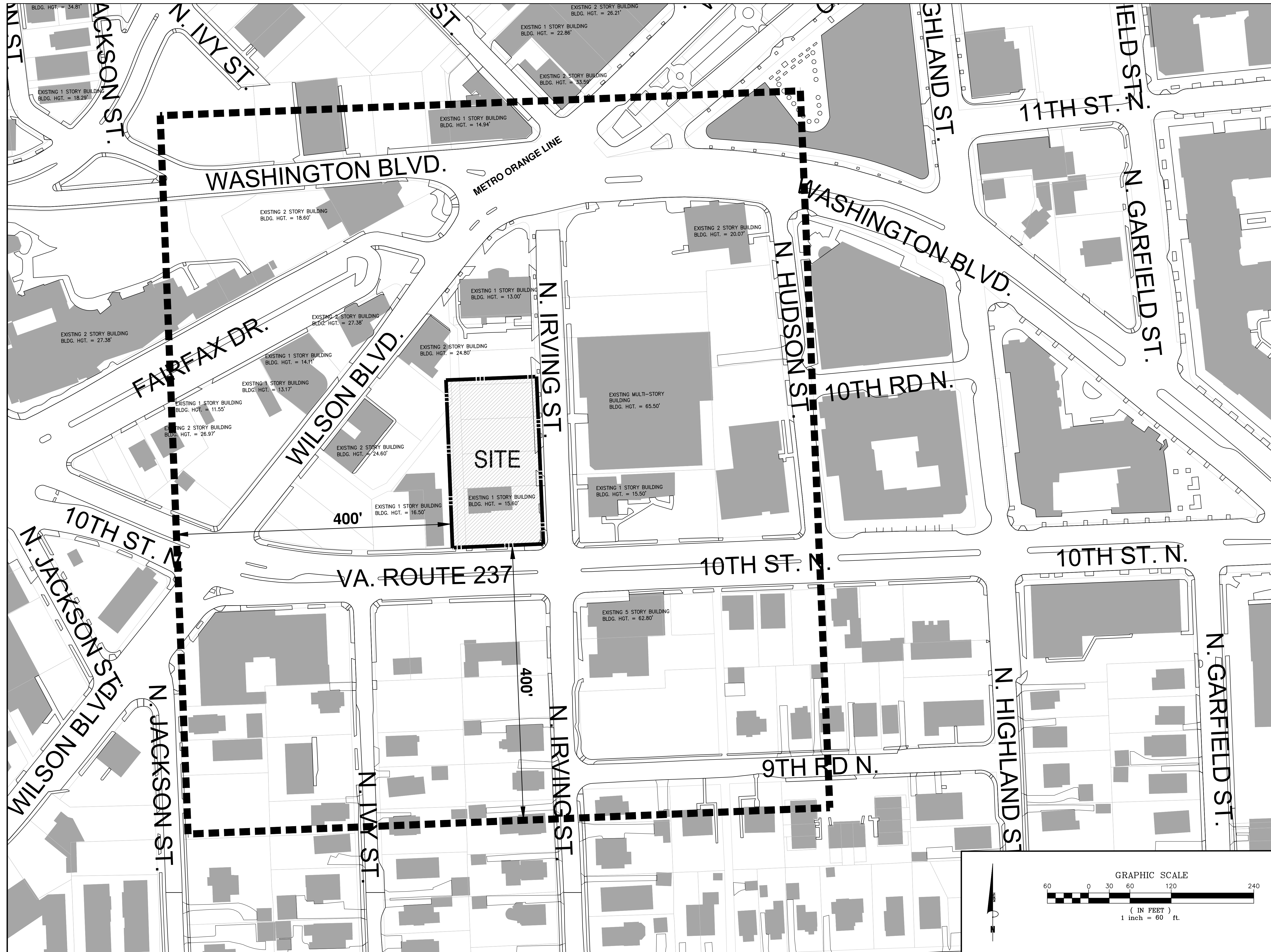
PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE
ARCHITECTURAL SITE PLAN & MASSING

SEAL: COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

DRAWING NO: **A0-51**



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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PROJECT LOCATION

10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

DRAWING TITLE

CONTEXTUAL PLAN

SEAL

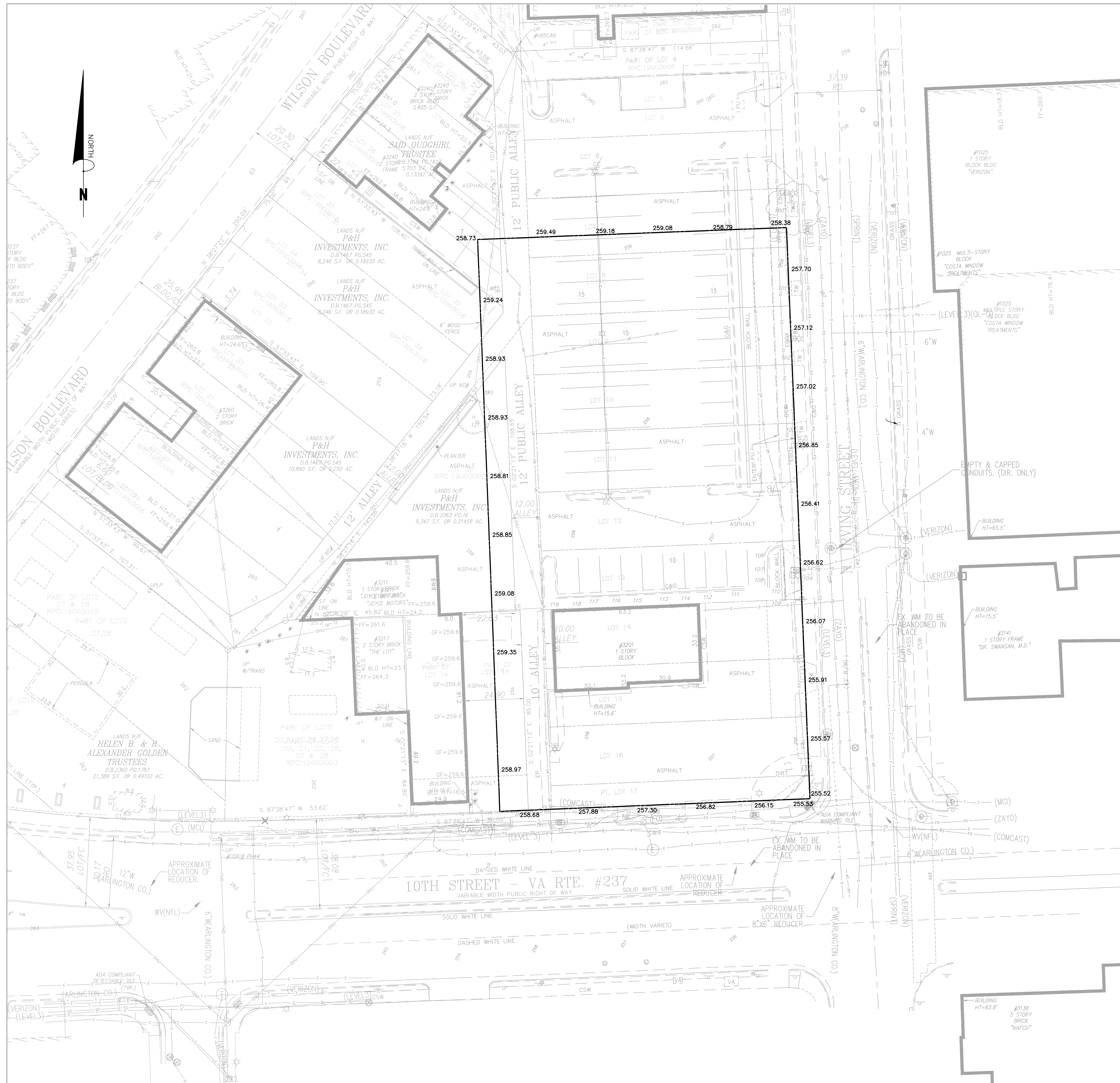
COMMONWEALTH OF VIRGINIA
 DAVID A. PETERSON
 Lic. No. 056668
 PROFESSIONAL ENGINEER

DATE: 08.19.22
 DRAWN BY: DP
 CHECKED BY: DP
 PROJECT NO: 2123-02-001

DRAWING NO: **C1.1**

GRAPHIC SCALE
 60 0 30 60 120 240
 (IN FEET)
 1 inch = 60 ft.

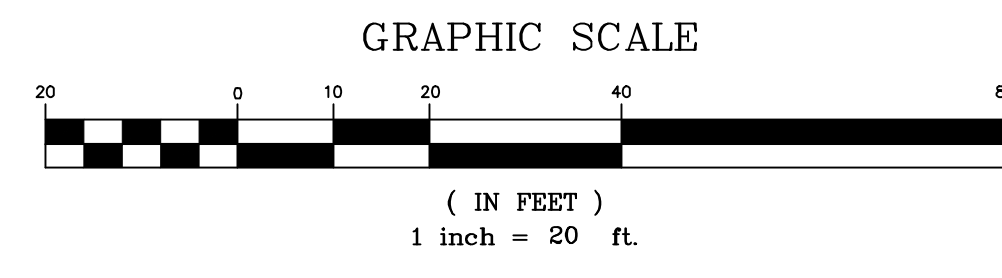
P:\002123\002123-02-001 (ENG) - Clarendon-10th and N. Irving Street\Engineering\Plan\4.1\2123-D-PR-001-C1.1-CONTEXT-PLAN.dwg



STARTING ON THE NORTHERN MOST CURVE AT THE INTX. OF WILSON BLVD, WASHINGTON BLVD AND N. IRVING ST. moving clockwise

These elevations came from adding pts to the surface along the property line every 25' in civil

255.5314
256.1506
256.822
257.3021
257.8818
258.6779
258.968
259.07
259.3537
259.0841
258.855
258.8091
258.9272
258.9257
259.2413
258.7319
259.488
259.1794
259.0778
258.7857
258.3773
257.6955
257.1233
257.0229
256.8531
256.4067
256.6218
256.0651
255.9145
255.5723
257.88



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
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3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

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FAX: 703.289.2101
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ARLINGTON, VA 22201
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FAX: 703.525.3197
WWW.THELANDLAWYERS.COM

PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

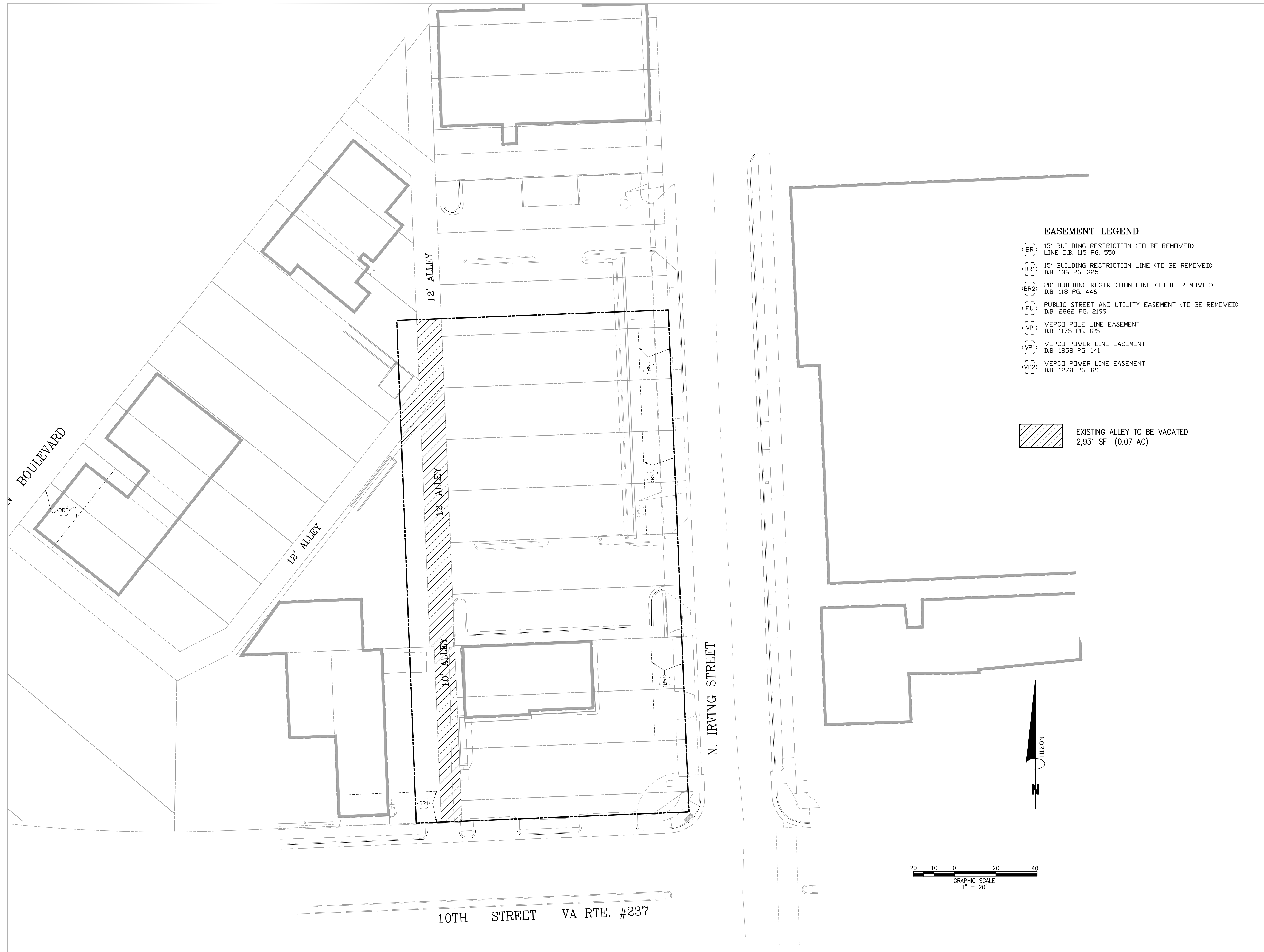
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AVERAGE SITE ELEVATION EXHIBIT

SEAL
DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER

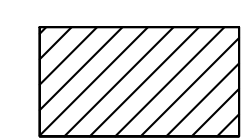
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CHECKED BY: DP
PROJECT NO: 2123-02-001

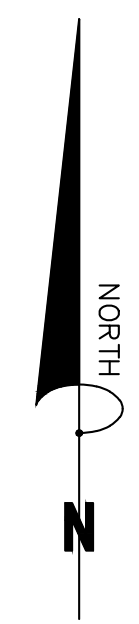
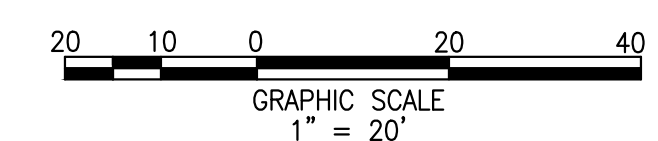
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- EASEMENT LEGEND**
- (BR) 15' BUILDING RESTRICTION (TO BE REMOVED)
LINE D.B. 115 PG. 550
 - (BR1) 15' BUILDING RESTRICTION LINE (TO BE REMOVED)
D.B. 136 PG. 325
 - (BR2) 20' BUILDING RESTRICTION LINE (TO BE REMOVED)
D.B. 118 PG. 446
 - (PU) PUBLIC STREET AND UTILITY EASEMENT (TO BE REMOVED)
D.B. 2862 PG. 2199
 - (VP) VEPCO POLE LINE EASEMENT
D.B. 1175 PG. 125
 - (VP1) VEPCO POWER LINE EASEMENT
D.B. 1858 PG. 141
 - (VP2) VEPCO POWER LINE EASEMENT
D.B. 1278 PG. 89

 EXISTING ALLEY TO BE VACATED
2,931 SF (0.07 AC)



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LAND USE

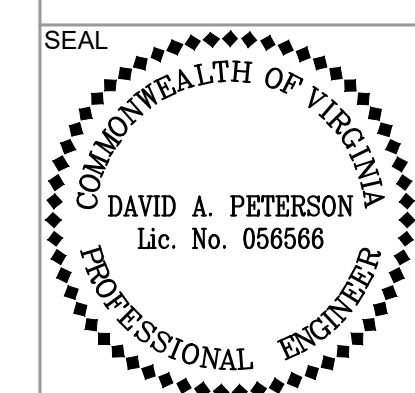
WALSH COLUCCI LUBELEY & WALSH
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ARLINGTON, VA 22201
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PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

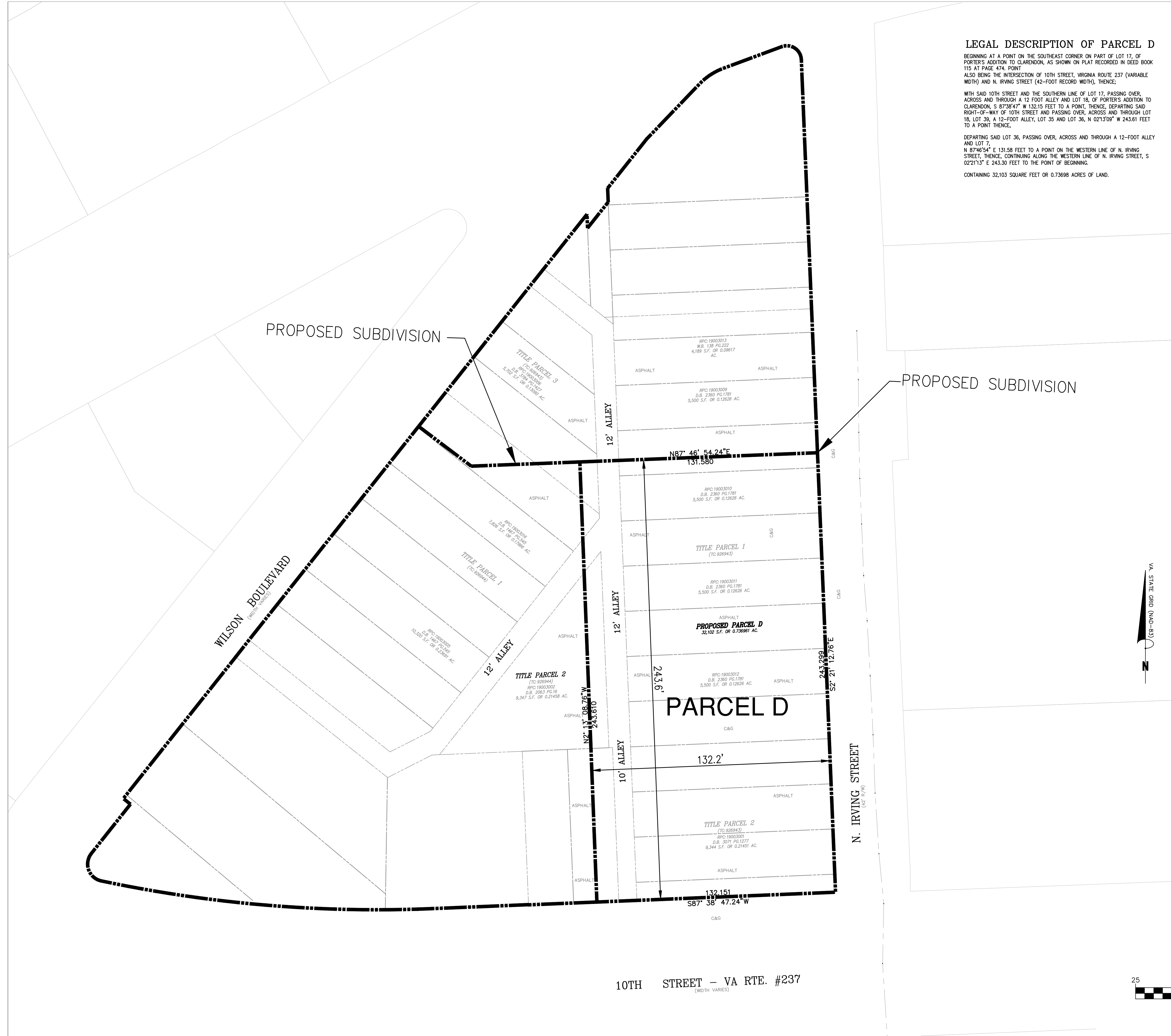
EASEMENT VACATION EXHIBIT

<p>SEAL</p> 	<p>DATE:</p> <p>08.19.22</p> <p>DRAWN BY:</p> <p>DP</p> <p>CHECKED BY:</p> <p>DP</p> <p>PROJECT NO:</p> <p>2123-02-001</p>
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DRAWING NO:

C3.0

P:\002123\002123-02-001 (ENG) - Clarendon-10th and N. Irving Street\Engineering\Engineering Plans\4.1\2123-D-PR-001-C3.0-VACATION EXHIBIT.dwg



LEGAL DESCRIPTION OF PARCEL D

BEGINNING AT A POINT ON THE SOUTHEAST CORNER ON PART OF LOT 17, OF PORTER'S ADDITION TO CLARENDON, AS SHOWN ON PLAT RECORDED IN DEED BOOK 115 AT PAGE 474, POINT
 ALSO BEING THE INTERSECTION OF 10TH STREET, VIRGINIA ROUTE 237 (VARIABLE WIDTH) AND N. IRVING STREET (42-FOOT RECORD WIDTH), THENCE;
 WITH SAID 10TH STREET AND THE SOUTHERN LINE OF LOT 17, PASSING OVER, ACROSS AND THROUGH A 12 FOOT ALLEY AND LOT 18, OF PORTER'S ADDITION TO CLARENDON, S 87°38'47" W 132.15 FEET TO A POINT, THENCE, DEPARTING SAID RIGHT-OF-WAY OF 10TH STREET AND PASSING OVER, ACROSS AND THROUGH LOT 18, LOT 39, A 12-FOOT ALLEY, LOT 35 AND LOT 36, N 02°13'09" W 243.61 FEET TO A POINT THENCE,
 DEPARTING SAID LOT 36, PASSING OVER, ACROSS AND THROUGH A 12-FOOT ALLEY AND LOT 7,
 N 87°46'54" E 131.58 FEET TO A POINT ON THE WESTERN LINE OF N. IRVING STREET, THENCE, CONTINUING ALONG THE WESTERN LINE OF N. IRVING STREET, S 02°21'13" E 243.30 FEET TO THE POINT OF BEGINNING.
 CONTAINING 32,103 SQUARE FEET OR 0.73698 ACRES OF LAND.

EXISTING AREA TABULATION

PARCELS	AREA
RPC: 19003007 RPC: 19003008 RPC: 19003013 RPC: 19003009 RPC: 19003010 RPC: 19003011 RPC: 19003012 RPC: 19003001 RPC: 19003006 RPC: 19003016 RPC: 19003005 RPC: 19003015 RPC: 19003014 RPC: 19003004 RPC: 19003003 RPC: 19003002	104,436 S.F. (2.40 AC.)

PROPOSED AREA TABULATION

PARCELS	AREA
PARCEL D RPC: 19003010 RPC: 19003011 RPC: 19003012 RPC: 19003001	32,102 S.F. (0.74 AC.)
REMAINING PARCELS RPC: 19003007 RPC: 19003008 RPC: 19003013 RPC: 19003005 RPC: 19003015 RPC: 19003014 RPC: 19003004 RPC: 19003003	72,333 S.F. (1.66 AC.)

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PROJECT LOCATION

10TH & IRVING
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 ARLINGTON, VA 22201

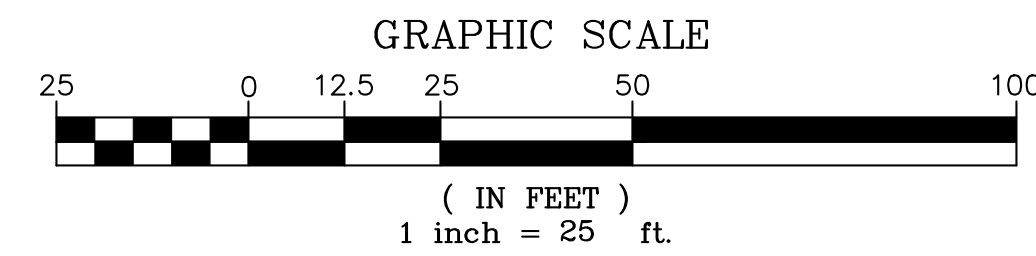
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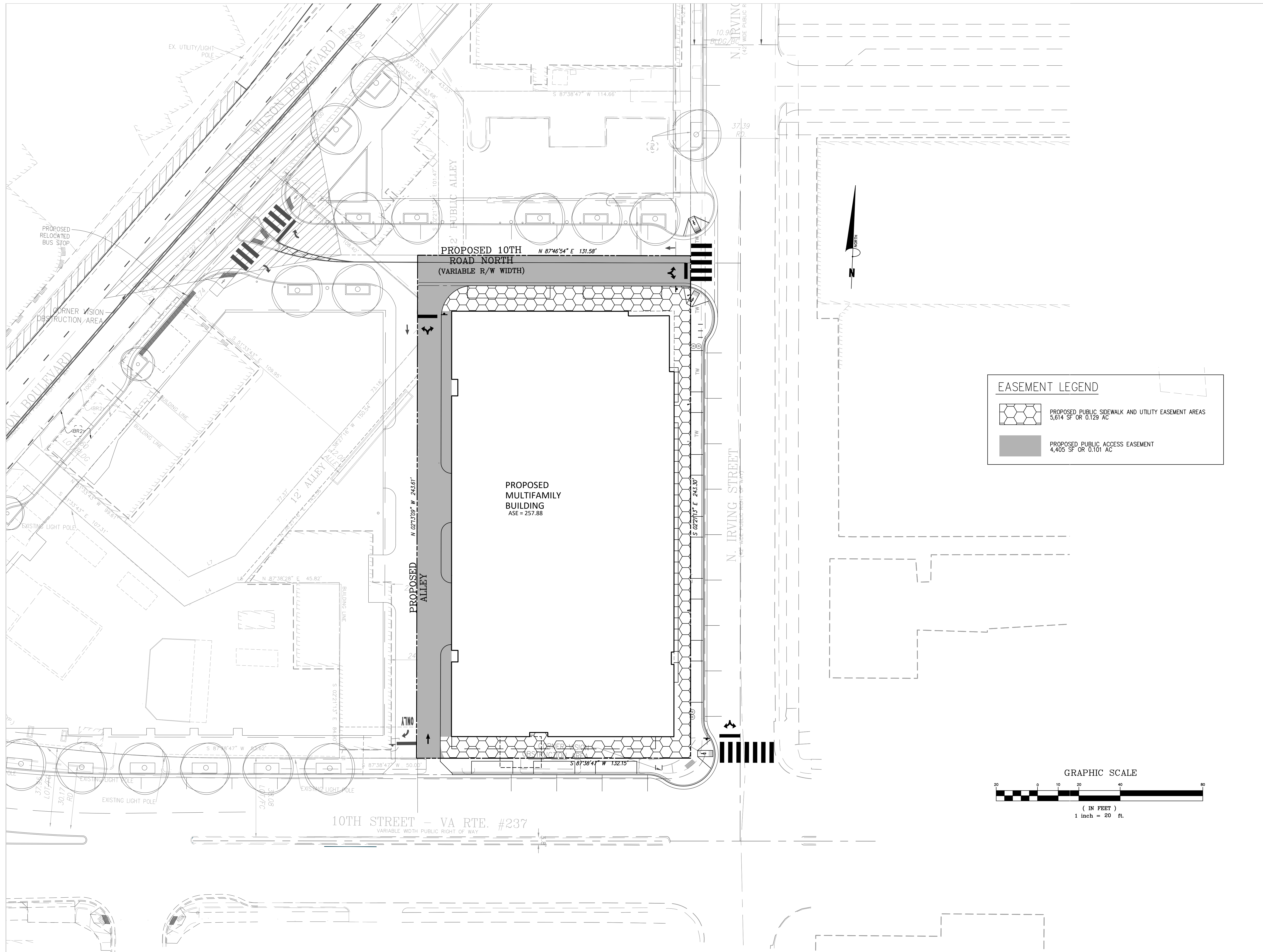
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SEAL 	DATE: 08.19.22
DRAWN BY: DP	CHECKED BY: DP
PROJECT NO: 2123-02-001	

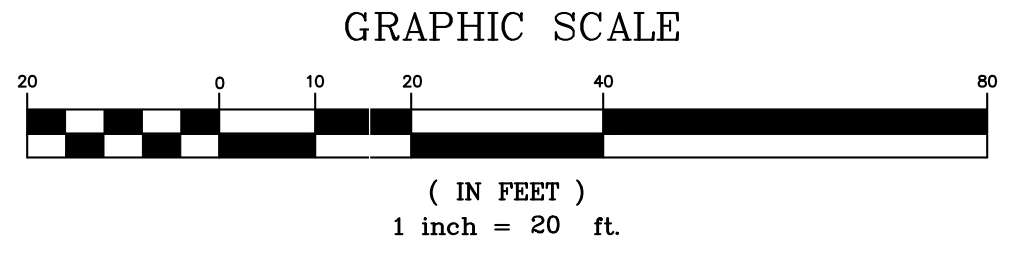
DRAWING NO:

C3.1





EASEMENT LEGEND	
	PROPOSED PUBLIC SIDEWALK AND UTILITY EASEMENT AREAS 5,614 SF OR 0.129 AC
	PROPOSED PUBLIC ACCESS EASEMENT 4,405 SF OR 0.101 AC



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FAX: 703.525.3197
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PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

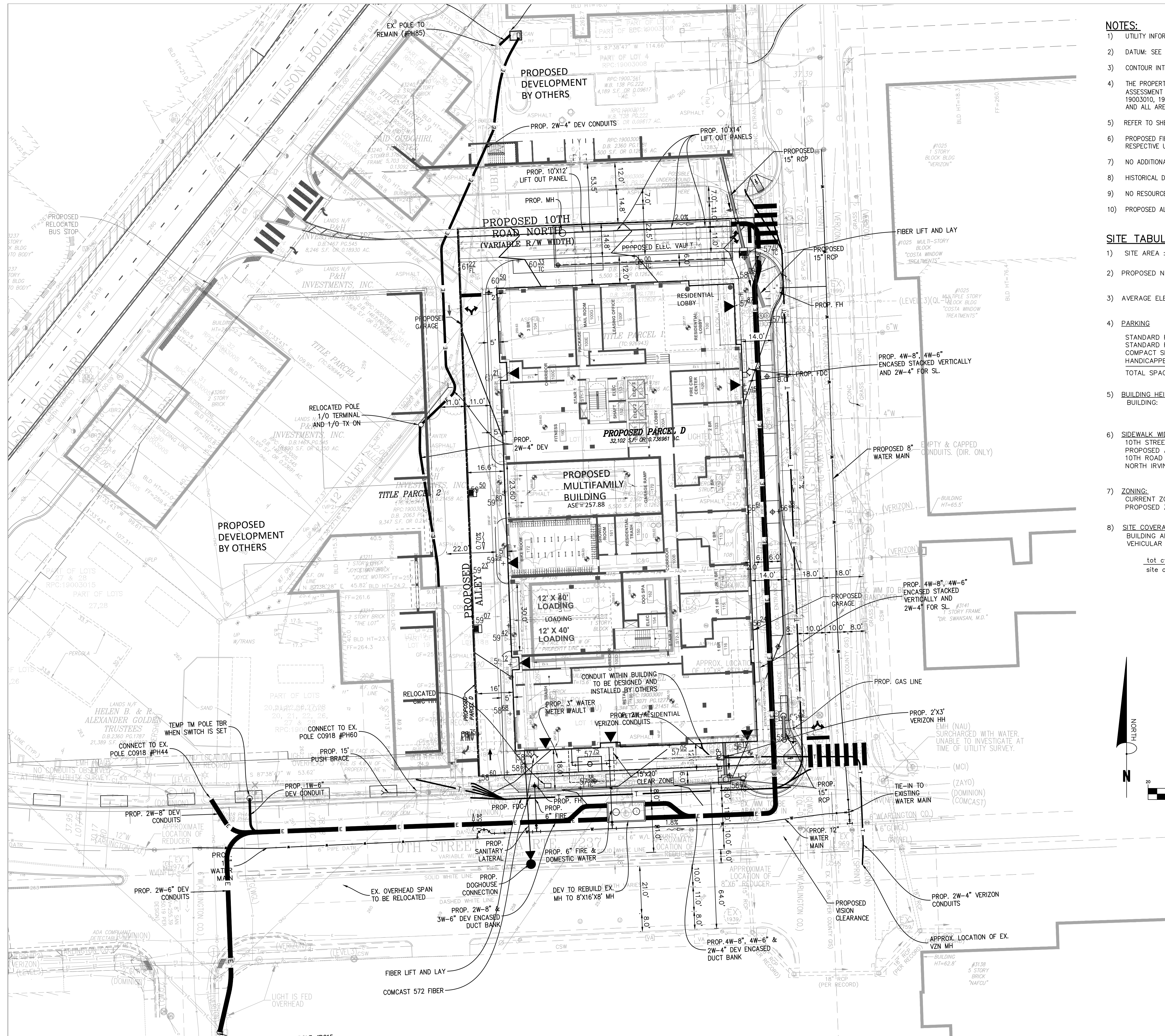
DRAWING TITLE

DEDICATION EASEMENT EXHIBIT

SEAL	DATE:
	08.19.22
	DRAWN BY:
	DP
	CHECKED BY:
DP	PROJECT NO:
	2123-02-001

DRAWING NO:

C3.2



- NOTES:**
- UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY
 - DATUM: SEE CERTIFIED SURVEY PLAT ON SHEET C2.0
 - CONTOUR INTERVAL IS SHOWN AT A 1 FOOT INTERVAL
 - THE PROPERTY SHOWN HEREON IS LOCATED ON ARLINGTON COUNTY TAX ASSESSMENT MAP #53-NE, REAL PROPERTY CODES (RPC) 19003001, 19003009, 19003010, 19003011, 19003012, 19003006, 19003005, 19003016, AND 19003002 AND ALL ARE ZONED C-3.
 - REFER TO SHEET C5.0 FOR PROPOSED ROADWAY STRIPING AND MARKING PLAN
 - PROPOSED FIBER OPTIC, AND CABLE LOCATIONS TO BE COORDINATED WITH EACH RESPECTIVE UTILITY COMPANY AT THE TIME OF FINAL SITE ENGINEERING.
 - NO ADDITIONAL BUS SHELTERS ARE PROPOSED FOR THIS SITE.
 - HISTORICAL DISTRICTS OR BUILDINGS ARE KNOWN TO BE LOCATED ON THIS SITE.
 - NO RESOURCE PROTECTION AREAS (RPA'S) ARE ON THE SITE.
 - PROPOSED ALLEY SHALL BE MAINTAINED BY ADJOINING PROPERTIES.

SITE TABULATIONS

- SITE AREA : 32,102 S.F. ± (0.74 AC. ±)
- PROPOSED NUMBER OF DWELLING UNITS: RESIDENTIAL 241 UNITS
- AVERAGE ELEVATIONS AT PERIMETERS OF SITE ARE: SITE: 257.88
- PARKING

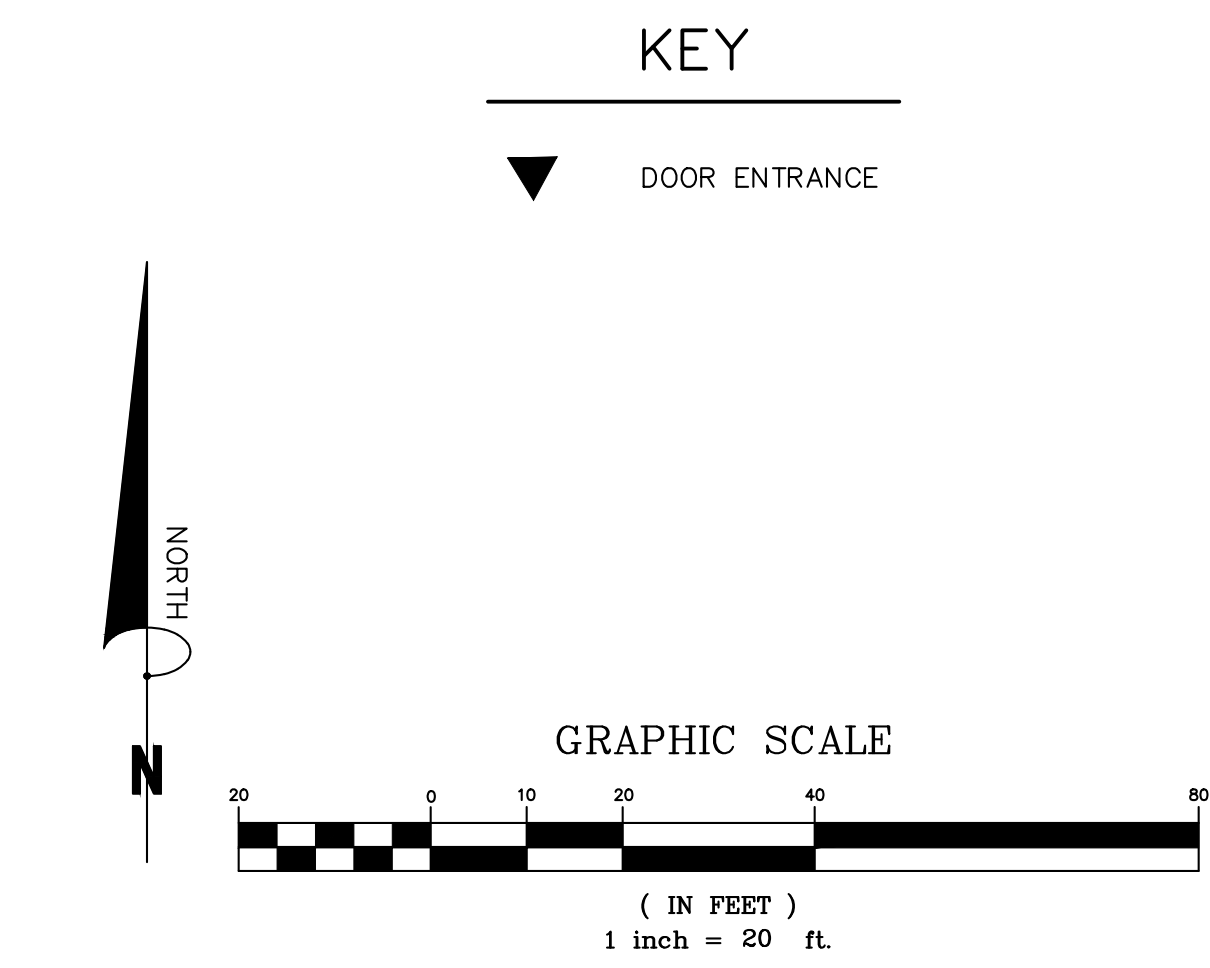
STANDARD RETAIL SPACES:	4 SPACES
STANDARD RESIDENTIAL SPACES:	127 SPACES
COMPACT SPACES:	9 SPACES
HANDICAPPED RESIDENTIAL SPACES:	4 SPACES
TOTAL SPACES:	144 SPACES
- BUILDING HEIGHT (ASF TO MAIN ROOF): BUILDING: 110'-0" ± MAIN ROOF
- SIDEWALK WIDTHS:

10TH STREET NORTH	18' MIN.
PROPOSED ALLEY	5' MIN.
10TH ROAD WEST	12' MIN.
NORTH IRVING STREET	14' MIN.
- ZONING:

CURRENT ZONING:	C-3
PROPOSED ZONING:	C-3
- SITE COVERAGE:

BUILDING AREA:	22,251 SF
VEHICULAR AREA:	4,814 SF

$$\frac{\text{tot cvrg SF}}{\text{site area SF}} = \frac{27,065 \text{ SF}}{32,102 \text{ SF}} = 84.31\% \text{ COVERAGE}$$



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PROJECT LOCATION

10TH & IRVING
1000 N IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

PLOT AND LOCATION PLAN

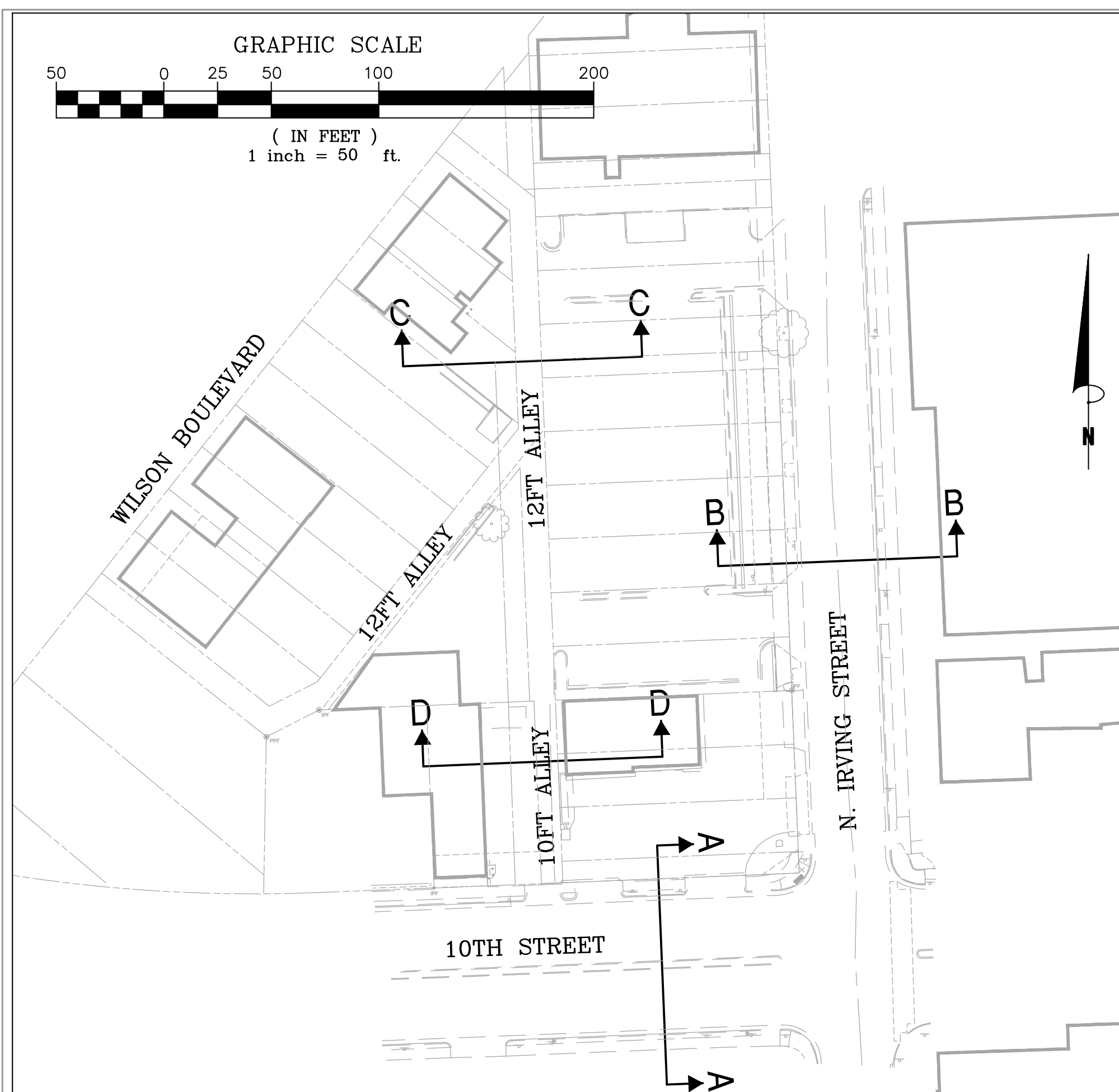
SEAL

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056666
PROFESSIONAL ENGINEER

DATE: 08.19.22
DRAWN BY: DP
CHECKED BY: DP
PROJECT NO: 2123-02-001

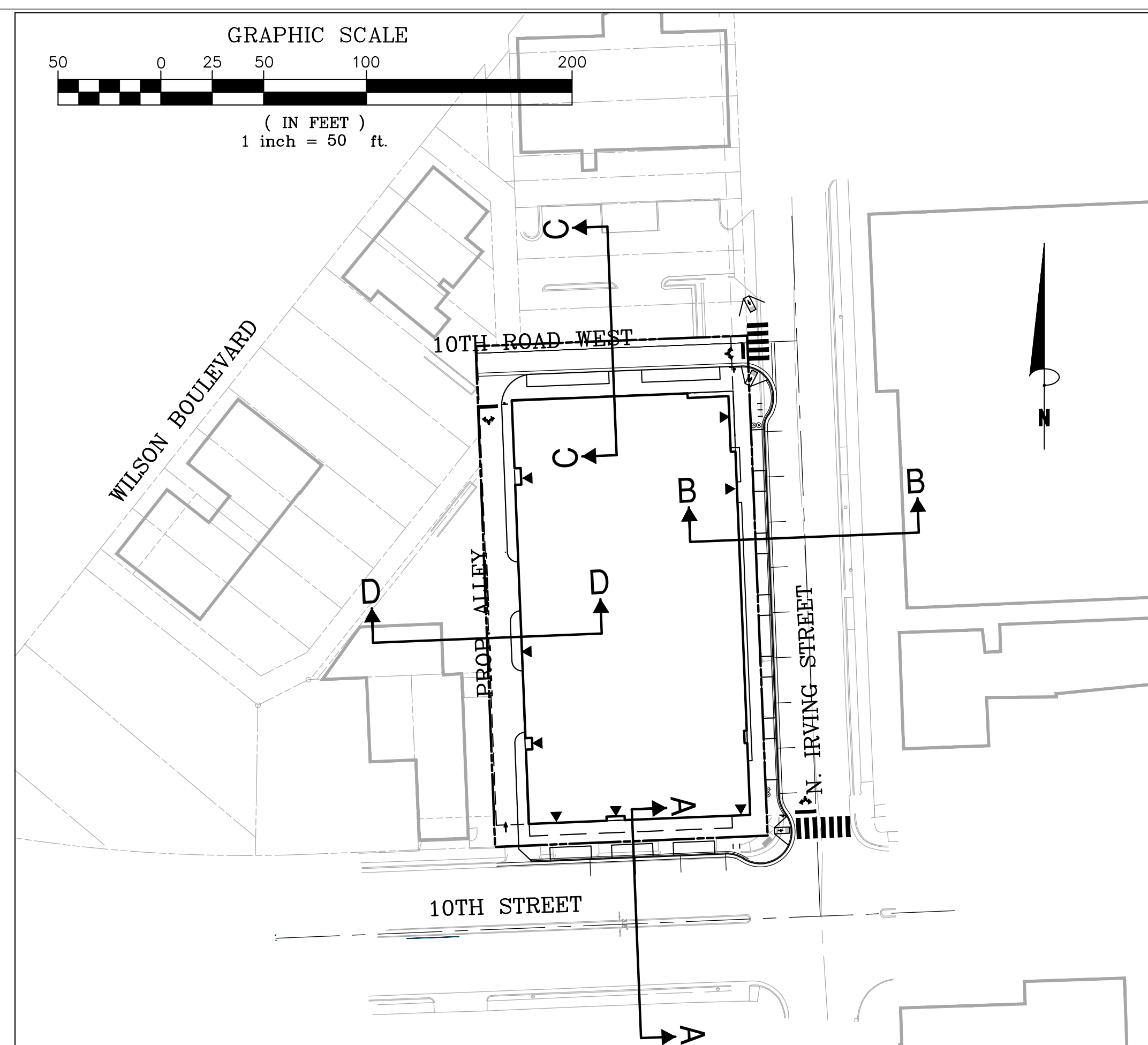
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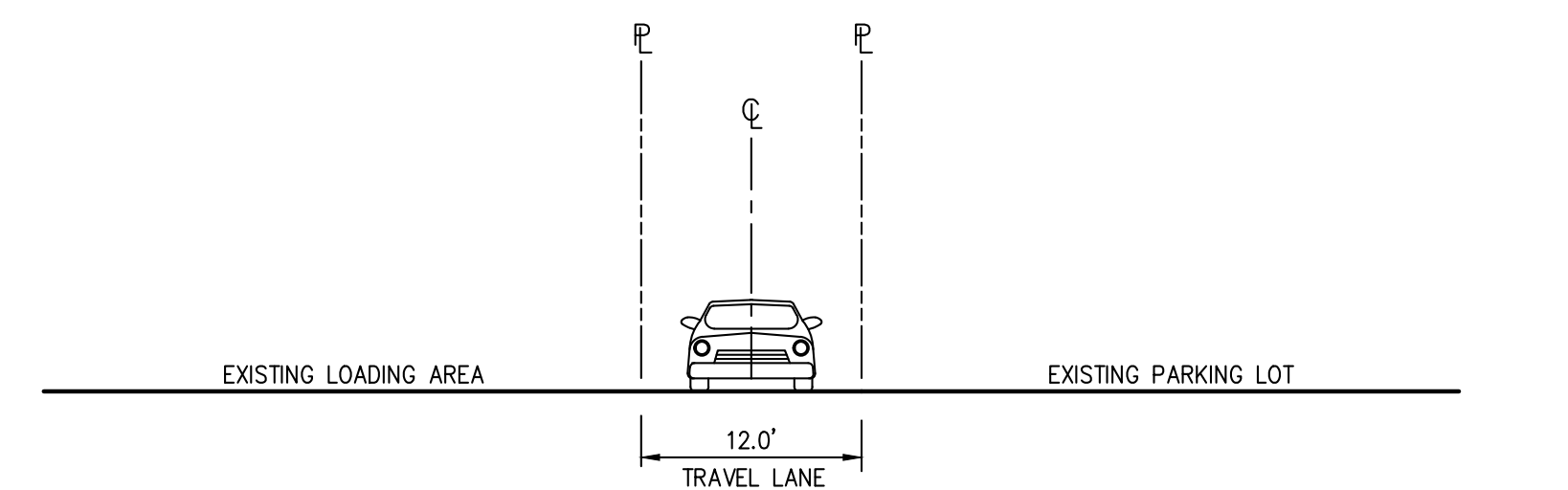
EXISTING CONDITIONS KEY PLAN

SCALE: 1"=50'



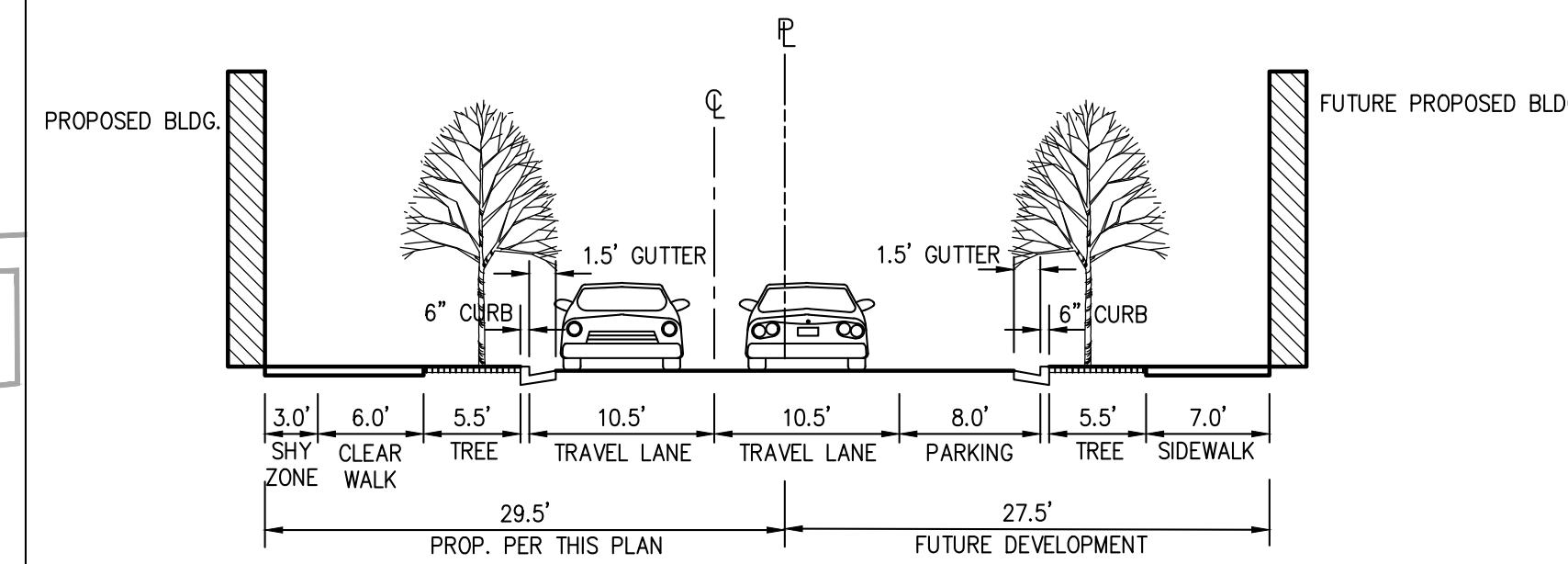
PROPOSED CONDITIONS KEY PLAN

SCALE: 1"=50'



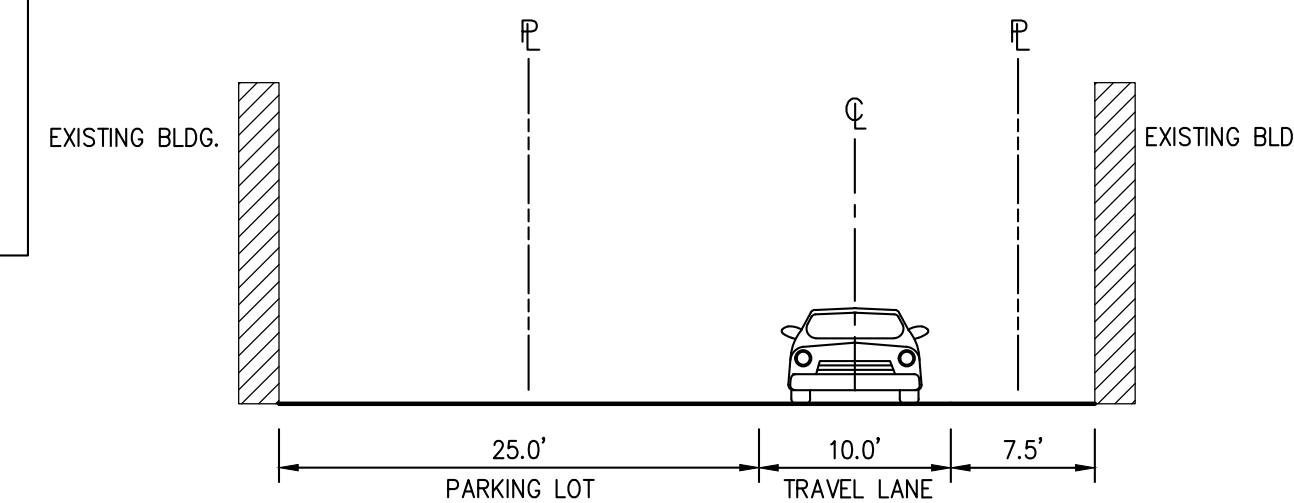
**EXISTING "12FT ALLEY" CROSS SECTION C-C
LOOKING NORTH**

SCALE: 1"=10'



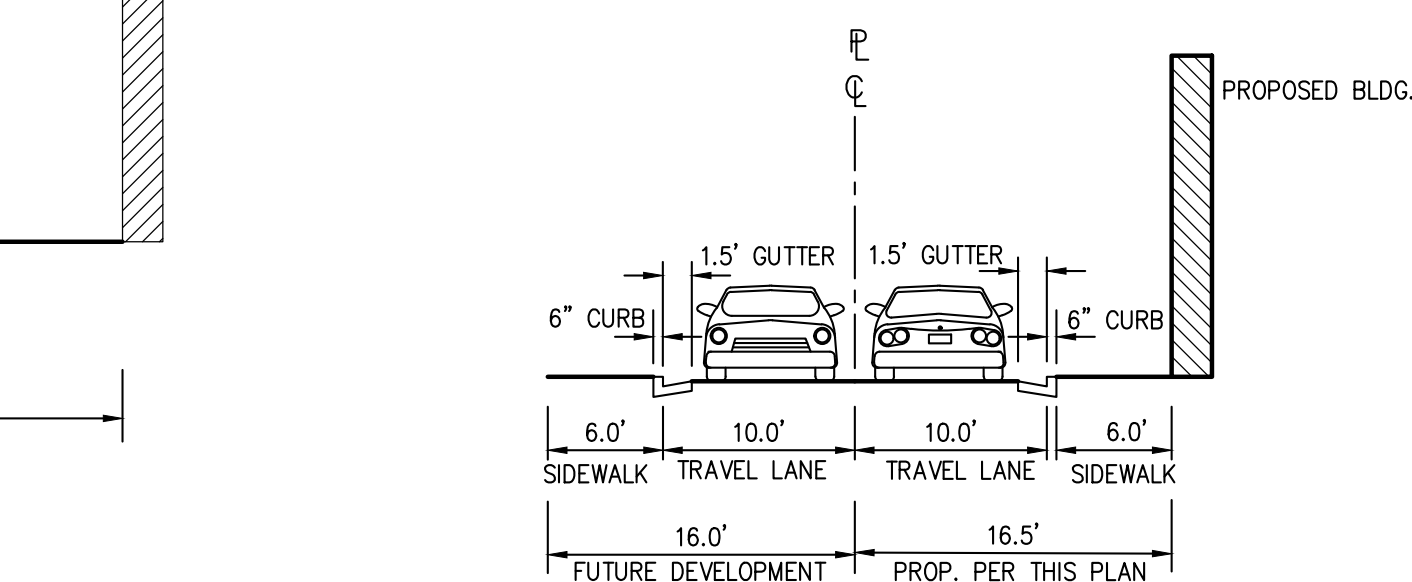
**PROPOSED "10TH ROAD WEST" CROSS SECTION C-C
LOOKING WEST**

SCALE: 1"=10'



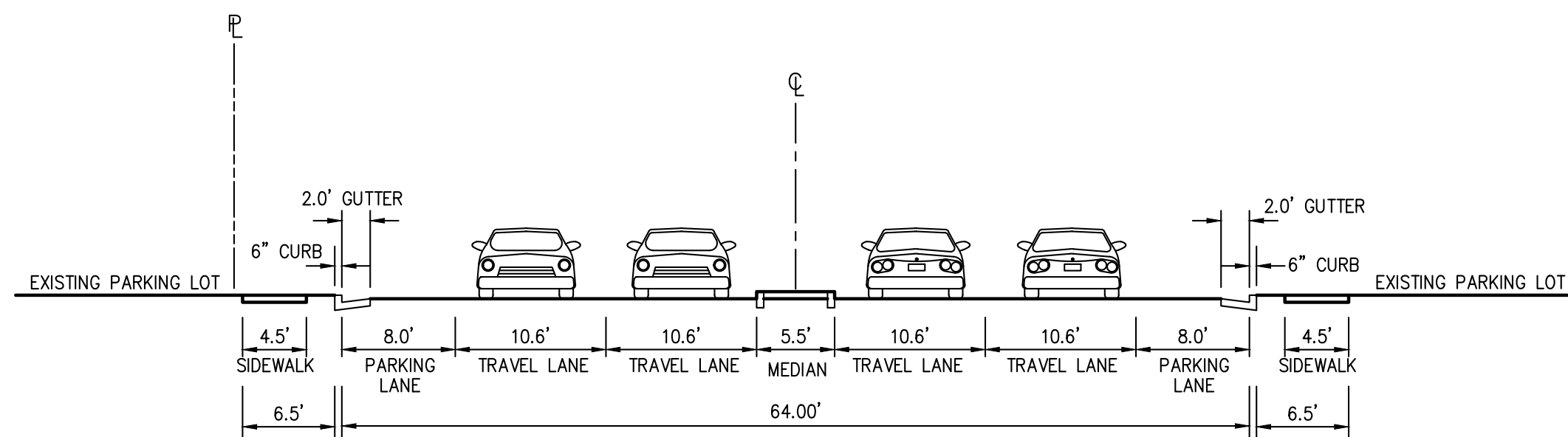
**EXISTING "10FT ALLEY" CROSS SECTION D-D
LOOKING NORTH**

SCALE: 1"=10'



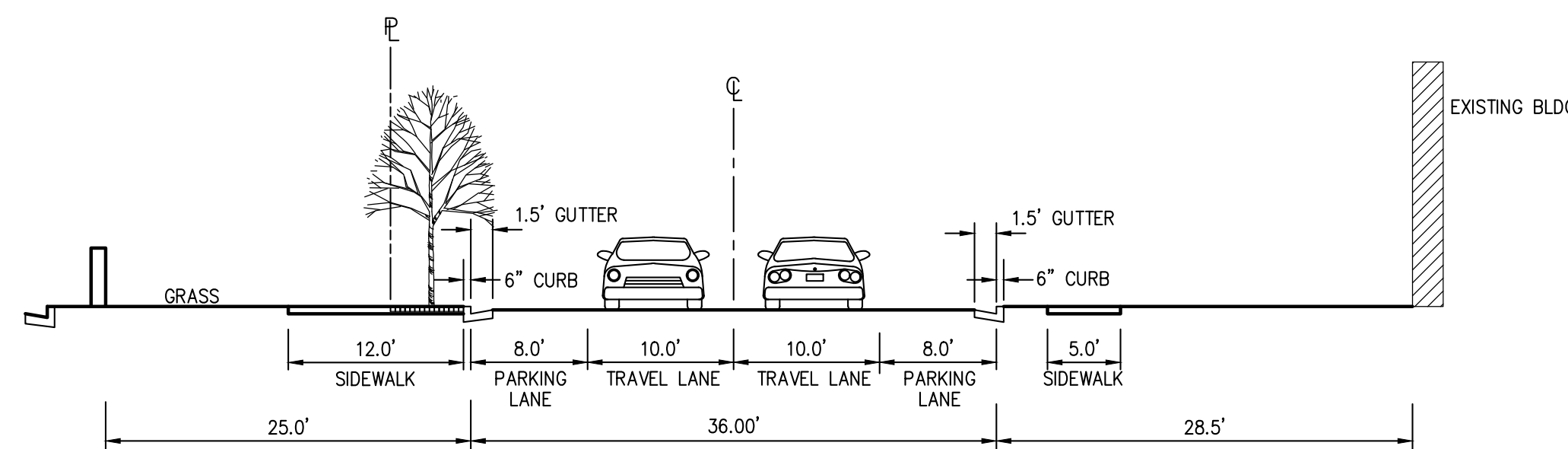
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LOOKING NORTH**

SCALE: 1"=10'



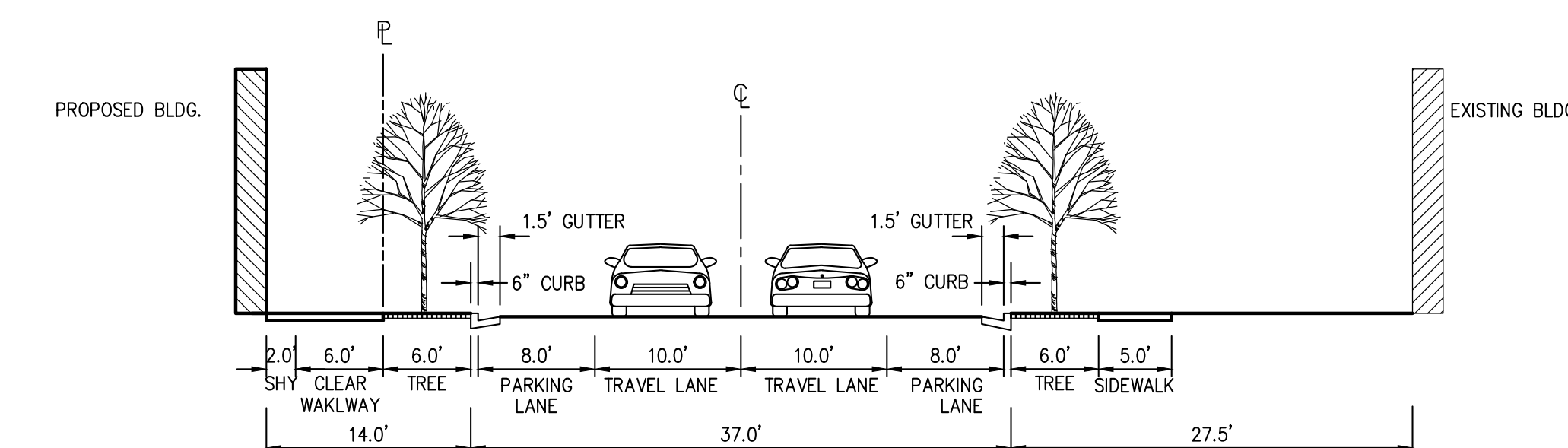
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LOOKING EAST**

SCALE: 1"=10'



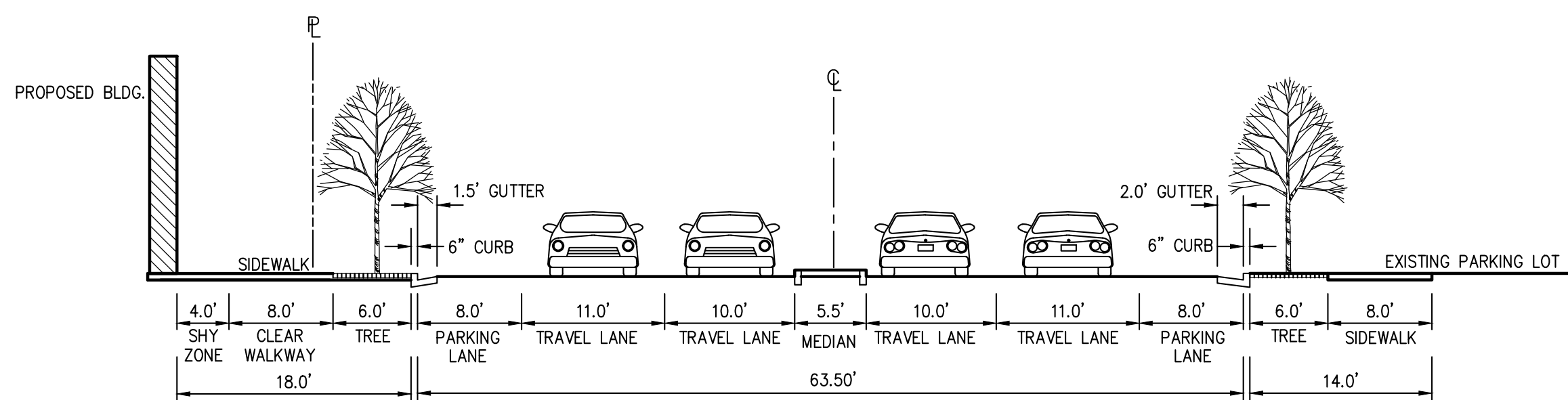
**EXISTING "N. IRVING STREET" CROSS SECTION B-B
LOOKING NORTH**

SCALE: 1"=10'



**PROPOSED "N. IRVING STREET" CROSS SECTION B-B
LOOKING NORTH**

SCALE: 1"=10'



**PROPOSED "10TH STREET" CROSS SECTION A-A
LOOKING EAST**

SCALE: 1"=10'

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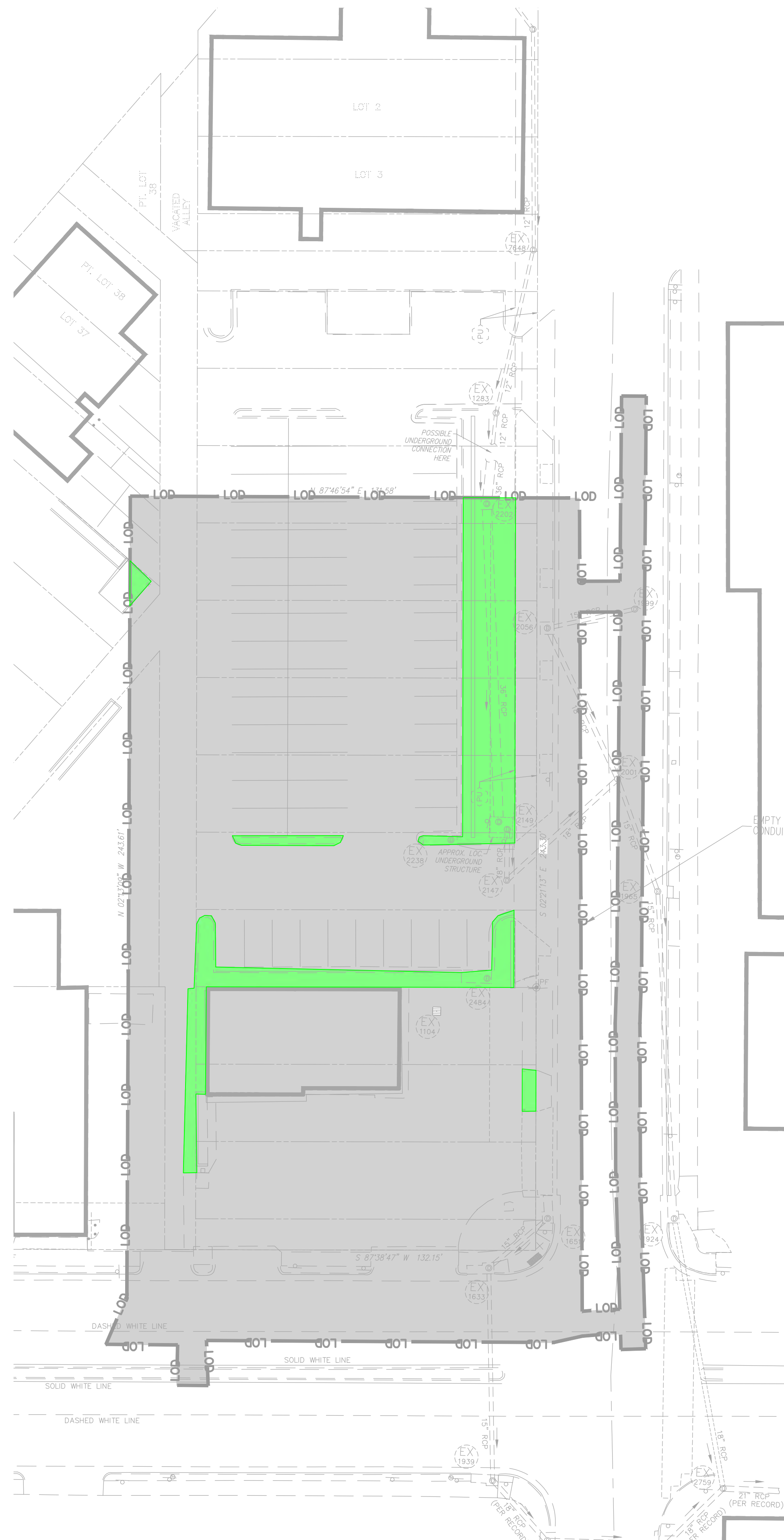
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STREET SECTIONS

SEAL
COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER

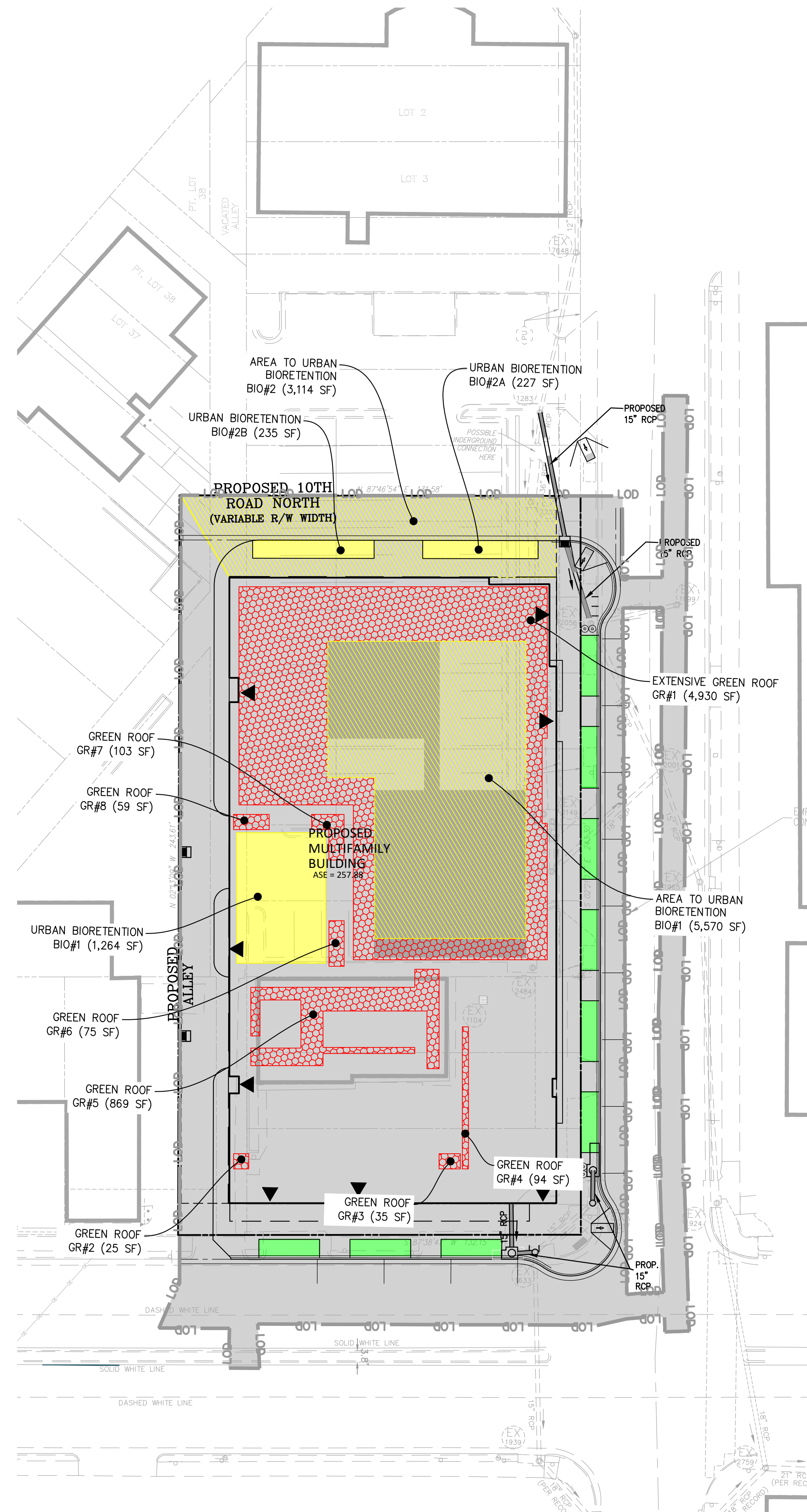
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DRAWING NO.:
C6.0

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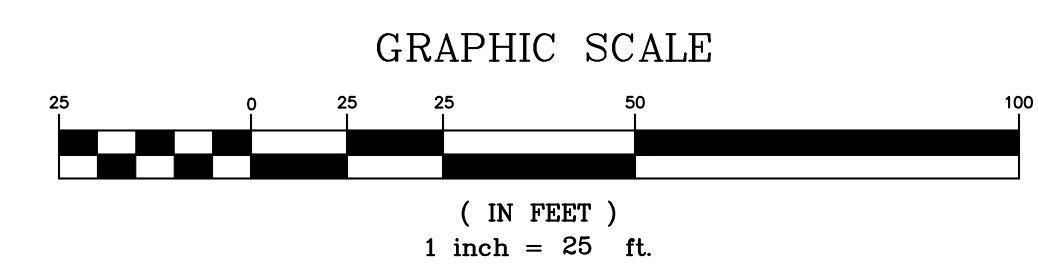
PRE-DEVELOPMENT



POST-DEVELOPMENT

KEY

- IMPERVIOUS AREA
EXISTING = 39,574 SF (0.9085 AC)
PROPOSED = 40,159 SF (0.9219 AC)
- PERVIOUS AREA
EXISTING = 3,274 SF (0.0752 AC)
PROPOSED = 962 SF (0.0221 AC)
- GREEN ROOF AREA
LEVEL 1 = 4,930 SF (0.1132 AC)
LEVEL 2 = 1,260 SF (0.0289 AC)
- BIORETENTION DRAINAGE AREA
PROPOSED = 8,221 SF (0.1887 AC)
- BIORETENTION SURFACE AREA
PROPOSED = 1,727 SF (0.0396 AC)



NOT FOR CONSTRUCTION

No.	Date	Description
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

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PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE
SWM PLAN

SEAL:
DATE: 08.19.22
DRAWN BY: DP
CHECKED BY: DP
PROJECT NO: 2123-02-001

DRAWING NO: **C7.0**

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VIRGINIA RUNOFF REDUCTION METHOD COMPUTATIONS

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Summary

Project Title: 10th & Irving 4.1
Date: 4/4/2022

Total Rainfall (in):	4.3
Total Disturbed Acreage:	0.9837

Site Land Cover Summary

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.0000	0.0000	0.0000	0.0617	0.0617	6.2754
Impervious Cover (acres)	0.0000	0.0000	0.0000	0.9085	0.9085	92.3595
				0.9837	0.9837	100.0000

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.0000	0.0000	0.0000	0.0617	0.0617	6.2754
Impervious Cover (acres)	0.0000	0.0000	0.0000	0.9219	0.9219	93.7245
				0.9837	0.9837	100.0000

Site Ty and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post- Re-Development (New Impervious)	Post- Development (New Impervious)	Adjusted Pre- Re-Development
Site Ty	0.9061	0.9055	0.9500	0.9055
Treatment Volume (ft ³)	3,235.2899	3,188.9830	46.3070	3,188.9830
TP Load (lb/yr)	2.0327	2.0036	0.0291	2.0036

Pre- Re-Development TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
2.0700	2.0700	2.0700

Total TP Load Reduction Required (lb/yr)	0.2240	0.2004	0.0236
--	--------	--------	--------

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre- Re-Development
TP Load (lb/yr)	14.5418	14.3854

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
---	-----

Total Runoff Volume Reduction (ft ³)	596.0126
Total TP Load Reduction Achieved (lb/yr)	0.4589
Total TN Load Reduction Achieved (lb/yr)	3.6471
Remaining Post Development TP Load (lb/yr)	1.5738
Remaining TP Load Reduction (lb/yr) Required	0.0000

**** TARGET TP REDUCTION EXCEEDED BY 0.235 LB/YEAR ****

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.0617	0.0000	0.0000	0.0000	0.0000	0.0617
Impervious Cover (acres)	0.9219	0.0000	0.0000	0.0000	0.0000	0.9219
Total Area (acres)	0.9837	0.0000	0.0000	0.0000	0.0000	0.9837

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.4589	0.0000	0.0000	0.0000	0.0000	0.4589
TN Load Reduced (lb/yr)	3.6471	0.0000	0.0000	0.0000	0.0000	3.6471

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0
Managed Turf (acres)	0.0000	0.0000	0.0000	0.0617	0.0617	6
Impervious Cover (acres)	0.0000	0.0000	0.0000	0.9219	0.9219	94
				0.9837	0.9837	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
1.a. Vegetated Roof #1 (Spec #5)		0.1132	390.3702		0.2450	0.1102	0.1347	6.a. Bioretention #1
1.b. Vegetated Roof #2 (Spec #5)		0.0289	99.6517		0.0525	0.0375	0.0250	
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	0.0396	0.1887	901.3726	0.1347	0.4309	0.3111	0.2546	

Total Impervious Cover Treated (acres)	0.3308
Total Turf Area Treated (acres)	0.0396
Total TP Load Reduction Achieved in D.A. (lb/yr)	0.4589
Total TN Load Reduction Achieved in D.A. (lb/yr)	3.6471

HYDROCAD COMPUTATION REPORTS

10TH AND IRVING Type II 24-hr 1-yr Rainfall=2.57"
Prepared by Bowman Consulting Printed 10/24/2022
HydroCAD® 10.20-2b s/n 09954 © 2021 HydroCAD Software Solutions LLC Page 1

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-development Runoff Area=1.060 ac 92.92% Impervious Runoff Depth>2.09"
Tc=5.0 min CN=97 Runoff=3.79 cfs 0.184 af

Subcatchment 2S: Post-development Runoff Area=0.984 ac 0.00% Impervious Runoff Depth>1.91"
Tc=5.0 min CN=95 Runoff=3.34 cfs 0.156 af

Subcatchment 4S: DA CONTROLLED Runoff Area=0.597 ac 100.00% Impervious Runoff Depth>2.17"
Tc=5.0 min CN=98 Runoff=2.18 cfs 0.108 af

Subcatchment 5S: DA UNCONTROLLED Runoff Area=0.594 ac 100.00% Impervious Runoff Depth>2.17"
Tc=5.0 min CN=98 Runoff=2.17 cfs 0.108 af

Pond 3P: SWM VAULT Peak Elev=28.49' Storage=1,602 cf Inflow=2.18 cfs 0.108 af
Outflow=0.92 cfs 0.107 af

Total Runoff Area = 3.235 ac Runoff Volume = 0.556 af Average Runoff Depth = 2.06"
32.74% Pervious = 1.059 ac 67.26% Impervious = 2.176 ac

10TH AND IRVING Type II 24-hr 10-yr Rainfall=4.77"
Prepared by Bowman Consulting Printed 10/24/2022
HydroCAD® 10.20-2b s/n 09954 © 2021 HydroCAD Software Solutions LLC Page 8

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-development Runoff Area=1.060 ac 92.92% Impervious Runoff Depth>4.09"
Tc=5.0 min CN=97 Runoff=7.22 cfs 0.361 af

Subcatchment 2S: Post-development Runoff Area=0.984 ac 0.00% Impervious Runoff Depth>3.91"
Tc=5.0 min CN=95 Runoff=6.57 cfs 0.321 af

Subcatchment 4S: DA CONTROLLED Runoff Area=0.597 ac 100.00% Impervious Runoff Depth>4.16"
Tc=5.0 min CN=98 Runoff=4.09 cfs 0.207 af

Subcatchment 5S: DA UNCONTROLLED Runoff Area=0.594 ac 100.00% Impervious Runoff Depth>4.16"
Tc=5.0 min CN=98 Runoff=4.07 cfs 0.206 af

Pond 3P: SWM VAULT Peak Elev=29.32' Storage=2,079 cf Inflow=4.09 cfs 0.207 af
Outflow=3.96 cfs 0.206 af

Total Runoff Area = 3.235 ac Runoff Volume = 1.095 af Average Runoff Depth = 4.06"
32.74% Pervious = 1.059 ac 67.26% Impervious = 2.176 ac

RUNOFF VOLUME AND CN CALCULATIONS

Runoff Volume and CN Calculations

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
	2.57	3.10	4.77

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN	97	0	0	0	0	0
RR (ft ³)	596.0126	0.0000	0.0000	0.0000	0.0000	0.0000
1-year return period	RV w/ RR (w/rr)	2.7328	0.0000	0.0000	0.0000	0.0000
	RV w/ RR (w/rr)	2.0659	0.0000	0.0000	0.0000	0.0000
	CN adjusted	95	0	0	0	0
2-year return period	RV w/ RR (w/rr)	2.7574	0.0000	0.0000	0.0000	0.0000
	RV w/ RR (w/rr)	2.5955	0.0000	0.0000	0.0000	0.0000
	CN adjusted	95	0	0	0	0
10-year return period	RV w/ RR (w/rr)	4.4179	0.0000	0.0000	0.0000	0.0000
	RV w/ RR (w/rr)	4.2510	0.0000	0.0000	0.0000	0.0000
	CN adjusted	95	0	0	0	0

STORMWATER MANAGEMENT NARRATIVE

THE DISTURBED AREA WAS DETERMINED TO BE 0.9837 ACRES. AREAS CONSIDERED TO BE DISTURBED ARE THE AREAS THAT ARE LOCATED OUTSIDE EXISTING SUBSURFACE LIMITS. AREAS LOCATED WITHIN THE PROPERTY BOUNDARIES THAT ARE REPLACING LANDSCAPE WITH HARDSCAPE WERE INCLUDED IN THE LIMITS OF DISTURBANCE PER COUNTY DIRECTION.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS USED TO DETERMINE THE REQUIRED PHOSPHORUS REMOVAL. SEE THE COMPUTATIONS ON THIS SHEET. THE POST DEVELOPMENT TOTAL PHOSPHORUS LOADING WAS COMPUTED TO BE 2.0327 LBS/YR. TOTAL PHOSPHORUS REQUIRED TO BE REMOVED DUE TO THE PROPOSED SITE IMPROVEMENTS WAS DETERMINED TO BE 0.2240 LBS/YR. THE PROPOSED STORMWATER DESIGN WILL REMOVE 0.4589 LBS/YR OF TOTAL PHOSPHORUS.

THE PROPOSED STORMWATER BMP PRACTICES INCLUDES LEVEL 1 AND LEVEL 2 VEGETATED ROOFS AND URBAN BIORETENTION THAT WILL COLLECT PORTIONS OF THE PROPOSED 10TH ROAD WEST AND ROOFTOP RUNOFF.

THE SCS METHOD WAS UTILIZED TO DETERMINE WATER QUANTITY REQUIREMENTS. THE DISTURBED AREA HAS A CN VALUE OF 97 IN THE PRE-DEVELOPMENT CONDITION. WITHOUT ANY STORMWATER MANAGEMENT, THE POST-DEVELOPMENT CONDITION WITHIN THE LIMITS OF DISTURBANCE HAS A CN VALUE OF 97. HOWEVER THROUGH THE USE OF THE DESCRIBED RUNOFF REDUCTION PRACTICES (VEGETATED ROOF AND URBAN BIORETENTION) AN ADJUSTED CN VALUE OF 95 IS REALIZED FOR THE 1 YEAR AND 10 YEAR STORMS.

ACCORDING TO THE ARLINGTON COUNTY ENERGY BALANCE CALCULATIONS, THE POST-DEVELOPMENT 1-YEAR FLOWRATE (3.34 CFS) IS LESS THAN THE ALLOWABLE POST-DEVELOPMENT FLOWRATE OF 3.69 CFS. THEREFORE, CHANNEL PROTECTION HAS BEEN MET FOR THE SITE.

THE POST-DEVELOPMENT 10-YEAR FLOWRATE (6.57 CFS) IS LESS THAN THE ALLOWABLE POST-DEVELOPMENT FLOWRATE OF 7.50 CFS FOR THE SITE. THEREFORE, FLOOD PROTECTION HAS BEEN MET FOR THE SITE.

PER ENERGY BALANCE AND VIRGINIA RUNOFF REDUCTION METHOD AS SHOWN ON THIS SHEET, STORMWATER MANAGEMENT IS MET.

NOTE:

1. THIS PLAN IS CONCEPTUAL IN NATURE. THE AMOUNT, SIZE, AND TYPE OF PROPOSED STORMWATER MANAGEMENT PRACTICES ARE SUBJECT TO MODIFICATION UPON FINAL ENGINEERING. AT A MINIMUM, THE APPLICANT WILL MEET THE REQUIREMENTS AS SET FORTH BY ARLINGTON COUNTY STORMWATER MANAGEMENT ORDINANCE, RELEVANT COUNTY CODES, AND APPLICABLE REGULATIONS AS STIPULATED BY THE COMMONWEALTH OF VIRGINIA.

ENERGY BALANCE COMPUTATIONS

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre)	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.57	2.57	4.77	4.77
CN	97	95	97	95
S=1000/CN-10	0.31	0.53	0.31	0.53
0.25	0.06	0.11	0.06	0.11
RV=(P-0.25) ² /(P-0.25)+S	2.23	2.03	4.42	4.19

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

I.F. 0.9		CHANNEL PROTECTION		FLOOD CONTROL	
Qpre-development	3.79	From TR55	Qpre-development	7.22	
QPost Development	3.34	From TR55	QPost Development	6.57	
RVPost Development (with runoff reduction)	2.0659	From RRM	RVPost Development (with runoff reduction)	4.2510	
Qallowable	3.69		Qallowable	7.50	
Qallowable/QPost Development	1.10		Qallowable/QPost Development	1.14	
Vs/Vr	0.18	Fig 11.7 of DEQ Manual	Vs/Vr	0.18	
Vs	0.37		Vs	0.77	
Storage required (cf)	1328		Storage required (cf)	2732	

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

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PROJECT LOCATION

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1000 N. IRVING ST
ARLINGTON, VA 22201

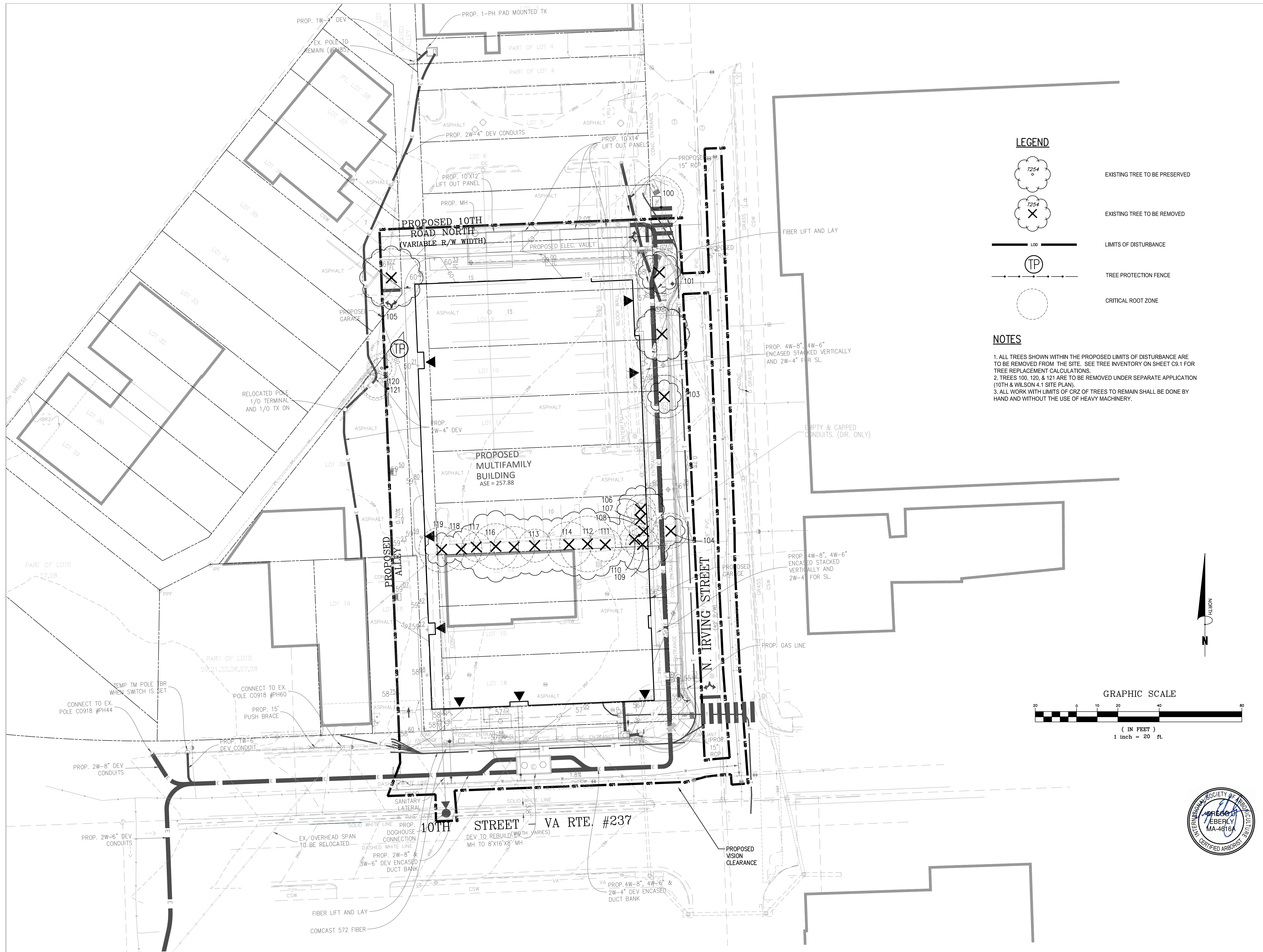
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SWM CALCULATIONS

SEAL	DATE: 08.19.22
	DRAWN BY: DP
	CHECKED BY: DP
	PROJECT NO: 2123-02-001

DRAWING NO:

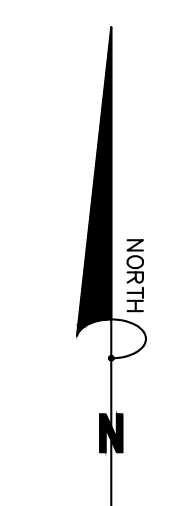
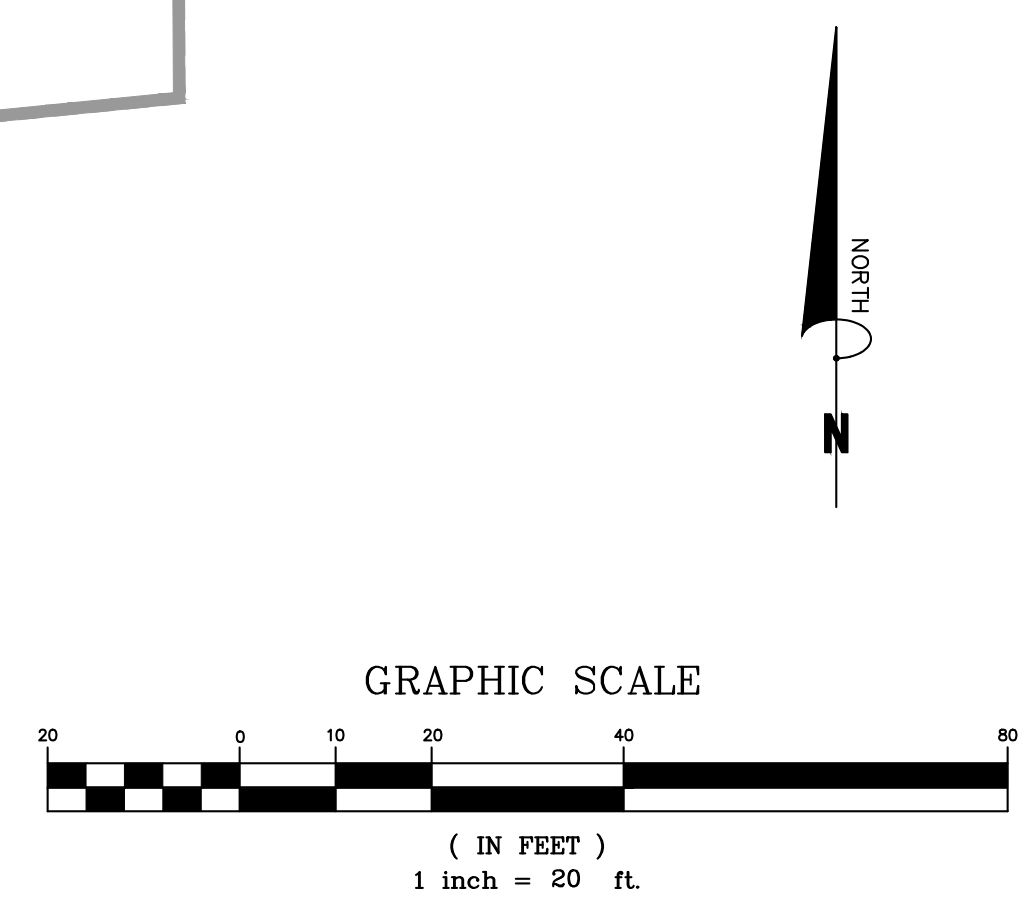
C7.1



LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- CRITICAL ROOT ZONE

- NOTES**
1. ALL TREES SHOWN WITHIN THE PROPOSED LIMITS OF DISTURBANCE ARE TO BE REMOVED FROM THE SITE. SEE TREE INVENTORY ON SHEET C9.1 FOR TREE REPLACEMENT CALCULATIONS.
 2. TREES 100, 120, & 121 ARE TO BE REMOVED UNDER SEPARATE APPLICATION (10TH & WILSON 4.1 SITE PLAN).
 3. ALL WORK WITH LIMITS OF CRZ OF TREES TO REMAIN SHALL BE DONE BY HAND AND WITHOUT THE USE OF HEAVY MACHINERY.



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
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10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

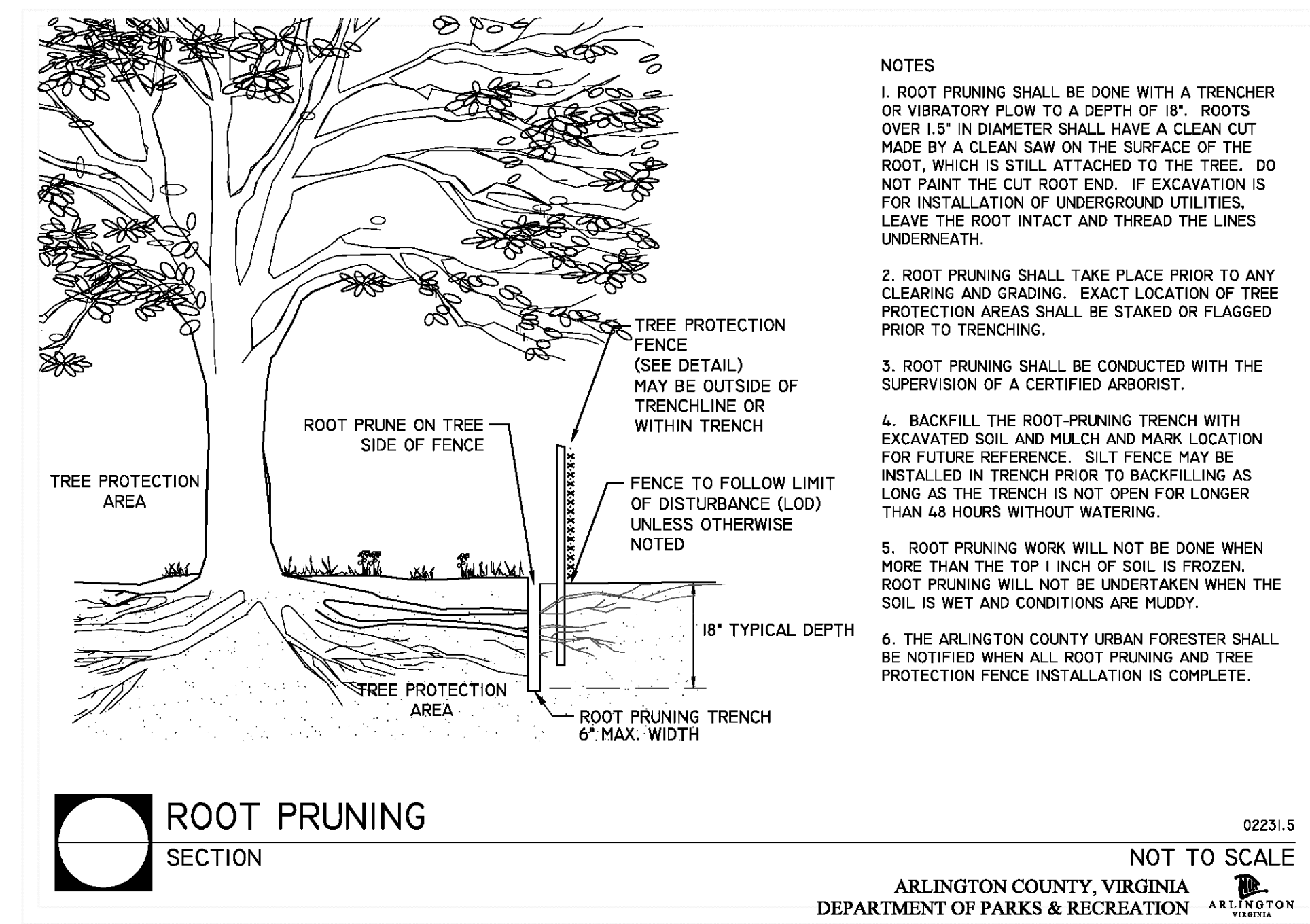
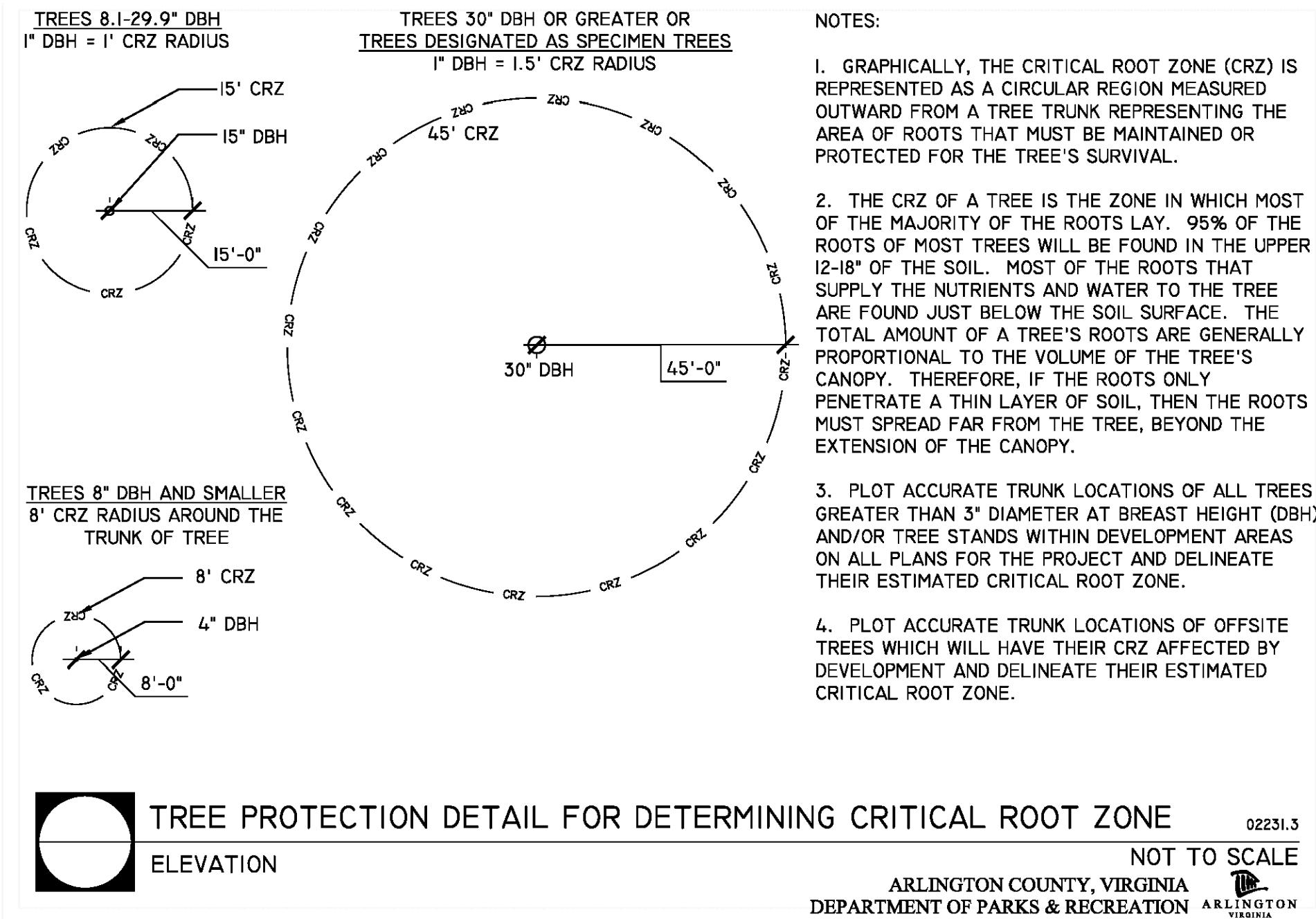
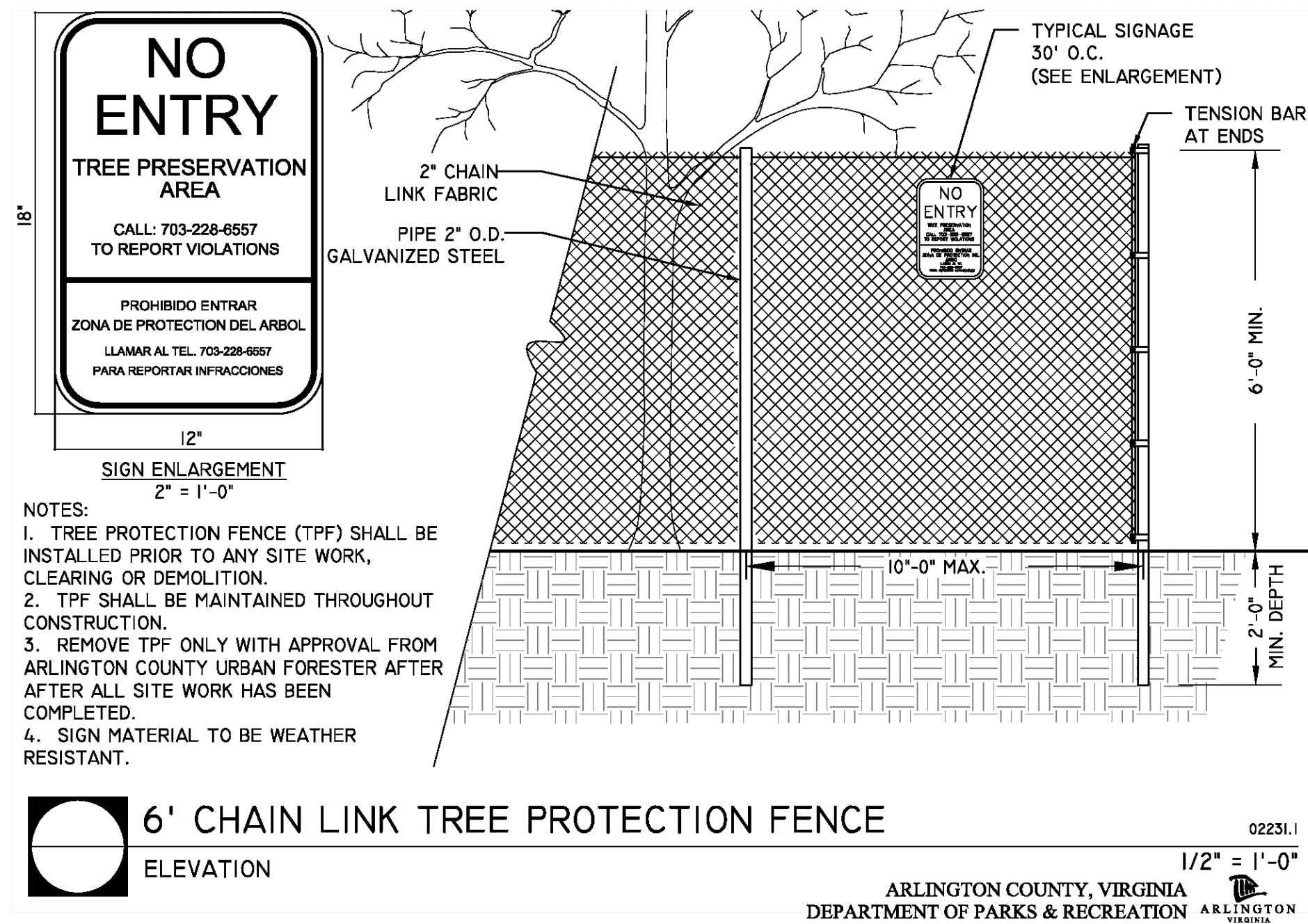
TREE PRESERVATION PLAN

SEAL	DATE:
	08.19.22
	DRAWN BY:
	DP
	CHECKED BY:
	DP
	PROJECT NO:
	2123-02-001

DRAWING NO:

C8.0

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ARLINGTON COUNTY TREE PRESERVATION NOTES

- PROPERTY OWNER SHALL SUBMIT A TREE INVENTORY DRAWING INDICATING DBH (DIAMETER BREAST HEIGHT SPECIES AND LOCATION FOR ALL TREES OVER 3" IN DIAMETER ON THE PROPERTY TO BE DEVELOPED AND ANY TREES ON ADJACENT PROPERTY WHOSE CRITICAL ROOT ZONES EXTEND ONTO THE PROPERTY TO BE DEVELOPED.
- PROPERTY OWNER SHALL SUBMIT A TREE PROTECTION PLAN DESIGNATING TREES TO BE PRESERVED AND TREES TO BE REMOVED ON SUBJECT AND ADJACENT PROPERTY AND REPLACEMENT TREES FOR THOSE REMOVED IN ACCORDANCE WITH MANDATORY ARLINGTON COUNTY TREE REPLACEMENT GUIDELINES. RESULTS OF TREE REPLACEMENT GUIDELINES MUST BE SHOWN IN TABULAR FORM AS ILLUSTRATED IN SAID GUIDELINES.
- THE TREE PROTECTION PLAN MUST BE APPROVED BY ARLINGTON COUNTY PRIOR TO ISSUANCE OF A CLEARING AND GRADING PERMIT.
- USE CRITICAL ROOT ZONE DETAIL AS A MINIMUM REQUIREMENT FOR THE AREA TO BE PROTECTED. SPECIMEN TREES WILL BE DESIGNATED BY THE URBAN FORESTER AND PROTECTED ACCORDING TO DETAIL R-7.7.
- 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 IIA.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.
- SUBMIT PHOTOGRAPHIC RECORD (2 SHOTS) OF ALL TREES TO BE PRESERVED OVER 3" DBH AFTER FENCE IS INSTALLED.
- NO PERSON, MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREA. ANY VIOLATION OF THE REQUIREMENT MAY RESULT IN A FINE OF \$500 PER DAY OF VIOLATION.
- 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 ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE). ALL TREES ARE TO BE VALUED AS LANDSCAPE TREES. FOR FURTHER GUIDANCE, SEE ARLINGTON COUNTY TREE APPRAISAL POLICY, ADOPTED BY THE ARLINGTON COUNTY BOARD OCTOBER, 2004.
- TREE PROTECTION SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.
- 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.
- 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.
- ADDITIONAL REQUIREMENTS MAY BE NECESSARY ON A CASE-BY-CASE BASIS.

TREE INVENTORY

10th & Wilson Blvd., Arlington, VA
Date of site visit: August 03, 2019
Certified Arborist: Gregg D. Eberly (MA-4616A)

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Total Rating	CRZ % Impact	Replacements Required	Preserve/Remove
100	Quercus phellos	Willow Oak	13	0.80	0.70	7.3	0%	0	Preserve
101	Quercus phellos	Willow Oak	11.5	0.80	0.70	6.4	100%	2	Remove
102	Quercus phellos	Willow Oak	13	0.80	0.70	7.3	100%	2	Remove
103	Quercus phellos	Willow Oak	10.5	0.80	0.70	5.9	100%	2	Remove
104	Quercus phellos	Willow Oak	8.5	0.70	0.70	4.2	100%	1	Remove
105	Alnus altissima	Tree of Heaven	14	0.70	0.30	2.9	100%	1	Remove
106	Quercus phellos	Willow Oak	7	0.70	0.70	3.4	100%	1	Remove
107	Quercus phellos	Willow Oak	4	0.60	0.70	1.7	100%	1	Remove
108	Juniperus virginiana	Eastern Red Cedar	7	0.70	0.70	3.4	100%	1	Remove
109	Juniperus virginiana	Eastern Red Cedar	8	0.70	0.70	3.9	100%	1	Remove
110	Prunus serotina	Black Cherry	7	0.65	0.45	2.0	100%	1	Remove
111	Juniperus virginiana	Eastern Red Cedar	8	0.70	0.70	3.9	100%	1	Remove
112	Juniperus virginiana	Eastern Red Cedar	13.5	0.70	0.70	6.6	100%	2	Remove
113	Juniperus virginiana	Eastern Red Cedar	8	0.70	0.70	3.9	100%	1	Remove
114	Juniperus virginiana	Eastern Red Cedar	11	0.65	0.70	5.0	100%	2	Remove
115	Juniperus virginiana	Eastern Red Cedar	10	0.70	0.70	4.9	100%	1	Remove
116	Juniperus virginiana	Eastern Red Cedar	11	0.70	0.70	5.4	100%	2	Remove
117	Juniperus virginiana	Eastern Red Cedar	8	0.70	0.70	3.9	100%	1	Remove
118	Juniperus virginiana	Eastern Red Cedar	10	0.70	0.70	4.9	100%	1	Remove
119	Juniperus virginiana	Eastern Red Cedar	11	0.65	0.70	5.0	100%	2	Remove
120	Morus alba	White Mulberry	5	0.70	0.40	1.4	0%	0	Preserve
121	Alnus altissima	Tree of Heaven	6	0.70	0.40	1.7	0%	0	Preserve

TOTAL TREE REPLACEMENTS: 26

- Notes:
- Condition Rating based on formula provided by the *Guide for Plant Appraisal* published by the ISA.
 - Species Rating based on formula provided by the *Guide for Plant Appraisal* published by the ISA.
 - All trees with a minimum 3" D.B.H. were inventoried and rated.
 - Trees 3"- 0" DBH are automatically replaced at a rate of one for one.
 - The developer agrees to make a contribution to the County's Tree Canopy Fund of at least \$2,400 per tree, or a greater amount if the contribution policy changes at the time of payment, for every tree that cannot be planted onsite. The contribution shall be required when tree planting requirements cannot be met on the property. The payment shall be delivered to the Department of Parks and Recreation Office prior to the issuance of the Excavation/Sheeting and Shoring Permit.

APPROVAL STAMPS:
NOT FOR CONSTRUCTION

No.	Date	Description
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE
TREE PRESERVATION NOTES & DETAILS

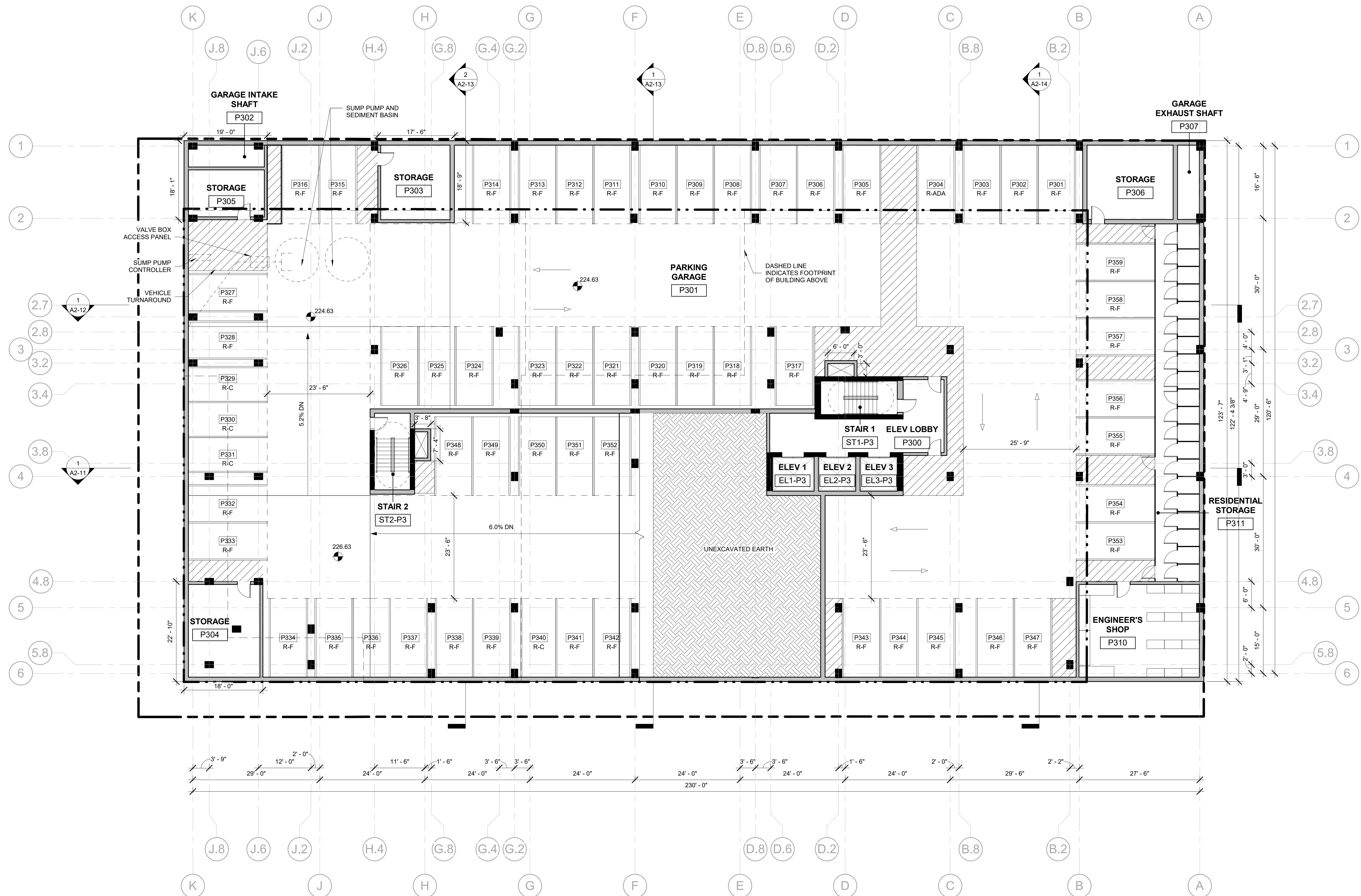
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	DRAWN BY: DP
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	PROJECT NO: 2123-02-001

DRAWING NO:
C8.1

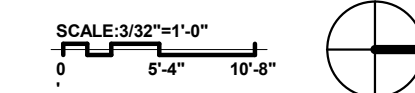


LEGEND

- PROPERTY LINE
- - - BUILDING LINE



1 FLOOR PLAN - LEVEL P3
A1-00A 3/32" = 1'-0"



APPROVAL STAMPS:

6	11.07.22	4.1	SUBMISSION #6
5	08.08.22	4.1	SUBMISSION #5
4	04.29.22	4.1	SUBMISSION #4
3	04.20.20	4.1	SUBMISSION #3
2	03.12.20	PRELIM 4.1	SUBMISSION #2
1	10.01.19	PRELIM 4.1	SUBMISSION #1
No.	Date		Description

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PROJECT LOCATION
10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

DRAWING TITLE
FLOOR PLAN - LEVEL P3

SEAL
 COMMONWEALTH OF VIRGINIA
 JOSEPH M. ANTUNOVICH
 0491009550
 ARCHITECT

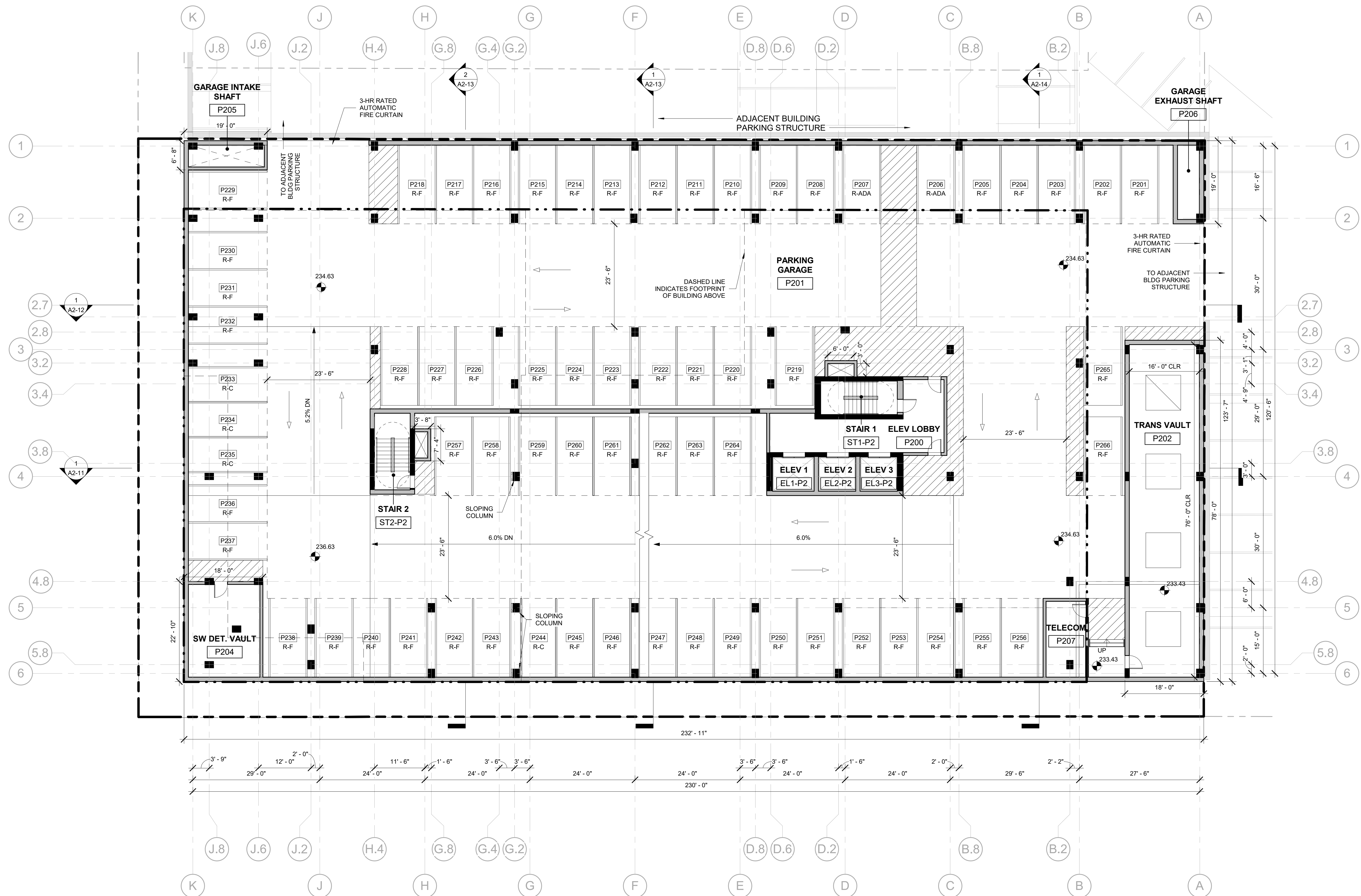
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DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

DRAWING NO:
A1-00A

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LEGEND

- PROPERTY LINE
- - - BUILDING LINE



1 FLOOR PLAN - LEVEL P2
A1-00B 3/32" = 1'-0"

SCALE 3/32" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

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PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE
FLOOR PLAN - LEVEL P2

SEAL
COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE:
10.01.19

DRAWN BY:
AP

CHECKED BY:
MD

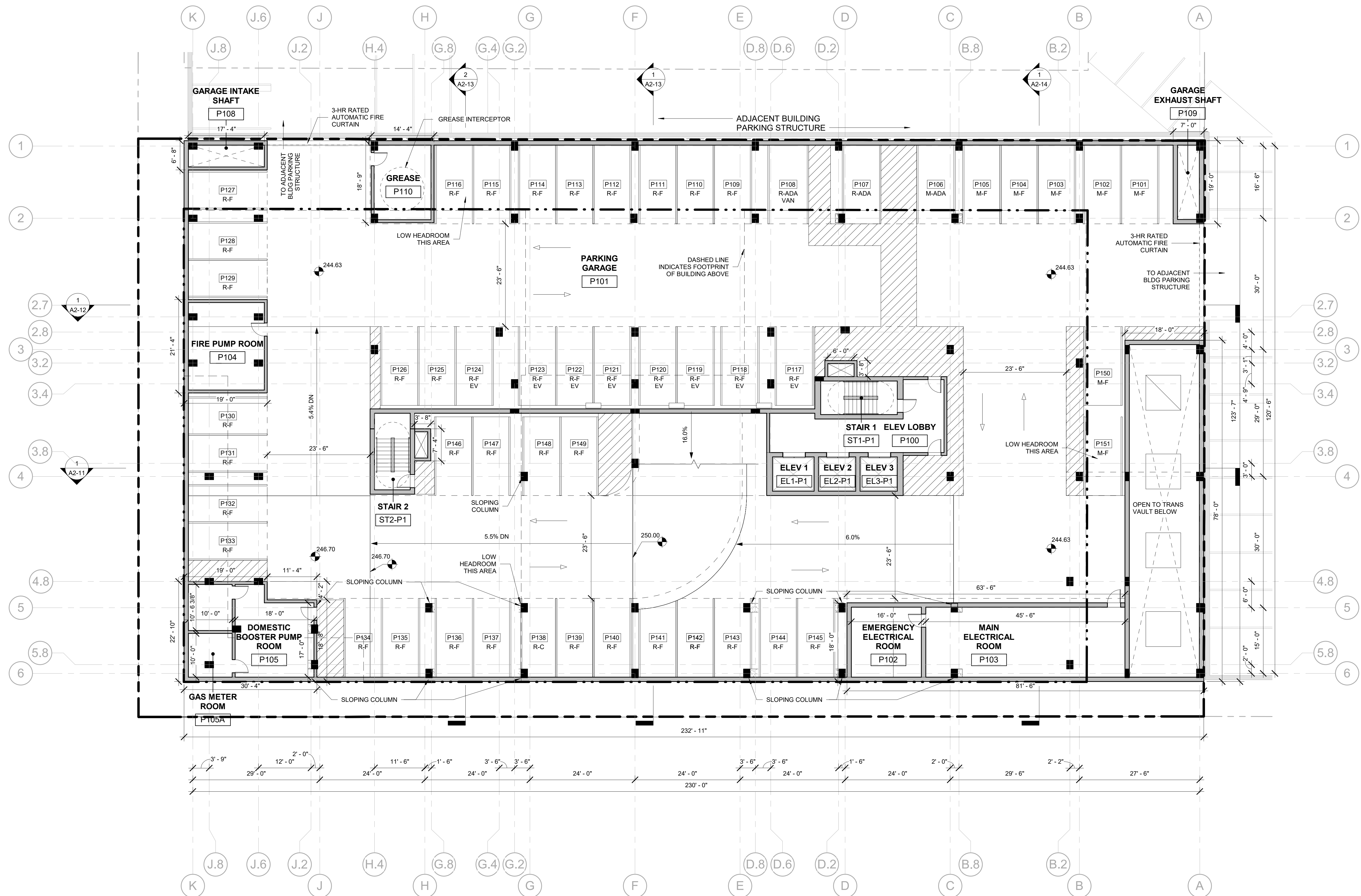
PROJECT NO:
2017-91.00

DRAWING NO.
A1-00B

LEGEND

--- PROPERTY LINE

--- BUILDING LINE



1 FLOOR PLAN - LEVEL P1
3/32" = 1'-0"

SCALE 3/32"=1'-0"



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

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PROJECT LOCATION
10TH & IRVING
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DRAWING TITLE
FLOOR PLAN - LEVEL P1

SEAL
COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE:
10.01.19

DRAWN BY:
AP

CHECKED BY:
MD

PROJECT NO:
2017-91.00

DRAWING NO.
A1-00C

LEGEND

- PROPERTY LINE
- BUILDING LINE

- ▼ PEDESTRIAN BUILDING ENTRY POINT
- ▽ VEHICULAR BUILDING ENTRY POINT

ROOM SCHEDULE - LEVEL 1

Name	Count
JR 1 BR	2
1 BR	3
JR 2 BR	1
3 BR	1
UNIT TOTAL:	7

APPROVAL STAMPS:

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

NOT FOR CONSTRUCTION

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 FAX: 703.525.3197
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PROJECT LOCATION

10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

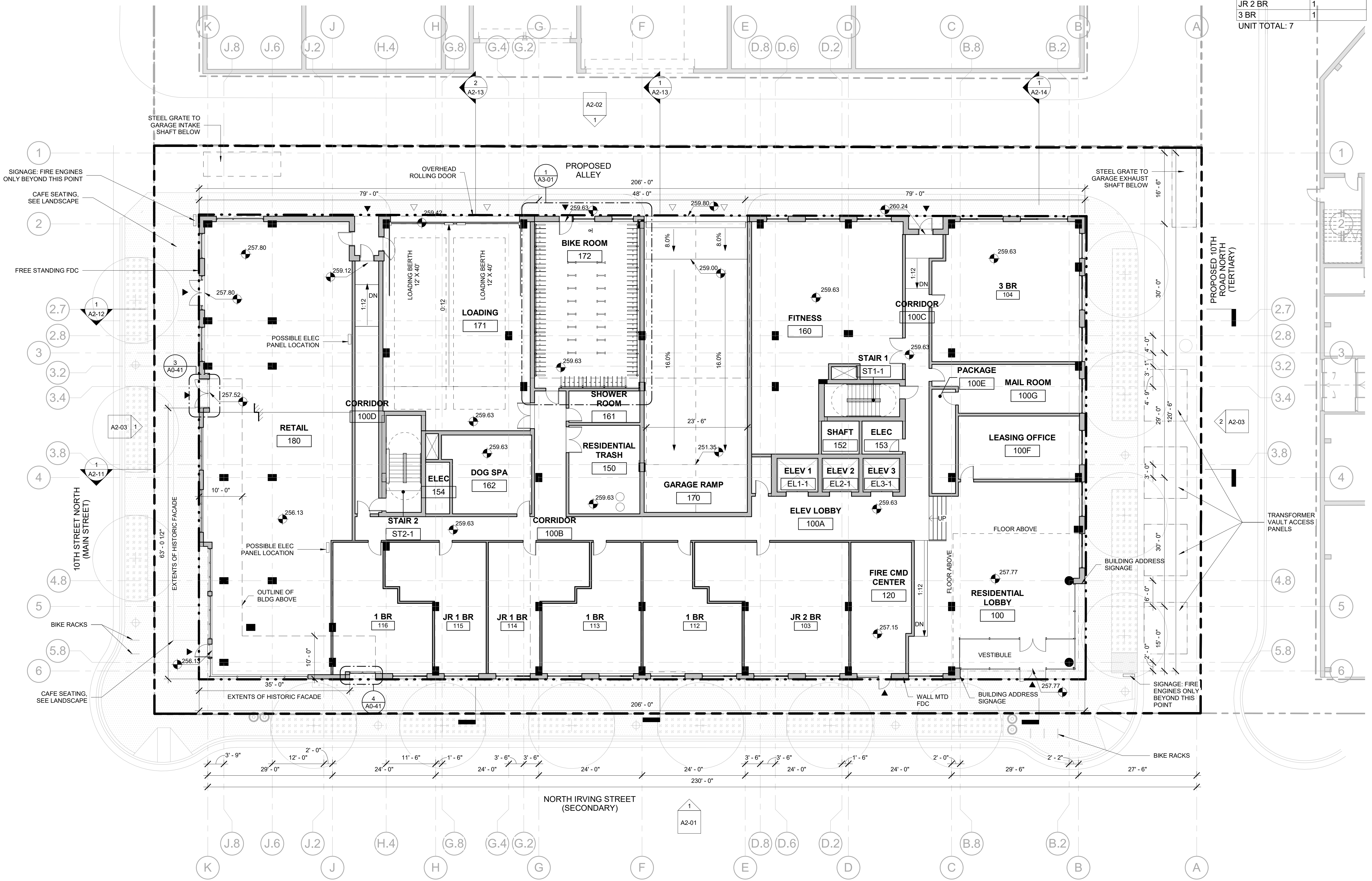
DRAWING TITLE

FLOOR PLAN - LEVEL 1

SEAL: **COMMONWEALTH OF VIRGINIA**
JOSEPH M. ANTUNOVICH
 0491009550
 ARCHITECT

DATE: 10.01.19
 DRAWN BY: AP
 CHECKED BY: MD
 PROJECT NO: 2017-91.00

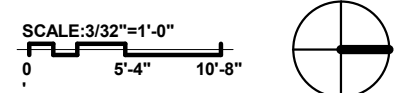
DRAWING NO: **A1-01**



- 1 SIGNAGE: FIRE ENGINES ONLY BEYOND THIS POINT
- 2 CAFE SEATING. SEE LANDSCAPE
- 3 FREE STANDING FDC
- 4 10TH STREET NORTH (MAIN STREET)
- 5 BIKE RACKS
- 6 CAFE SEATING. SEE LANDSCAPE

- 1 PROPOSED 10TH ROAD NORTH (TERTIARY)
- 2 TRANSFORMER VAULT ACCESS PANELS
- 3 BIKE RACKS
- 4 BIKE RACKS
- 5 BIKE RACKS
- 6 BIKE RACKS

1 FLOOR PLAN - LEVEL 1
 A1-01 3/32" = 1'-0"

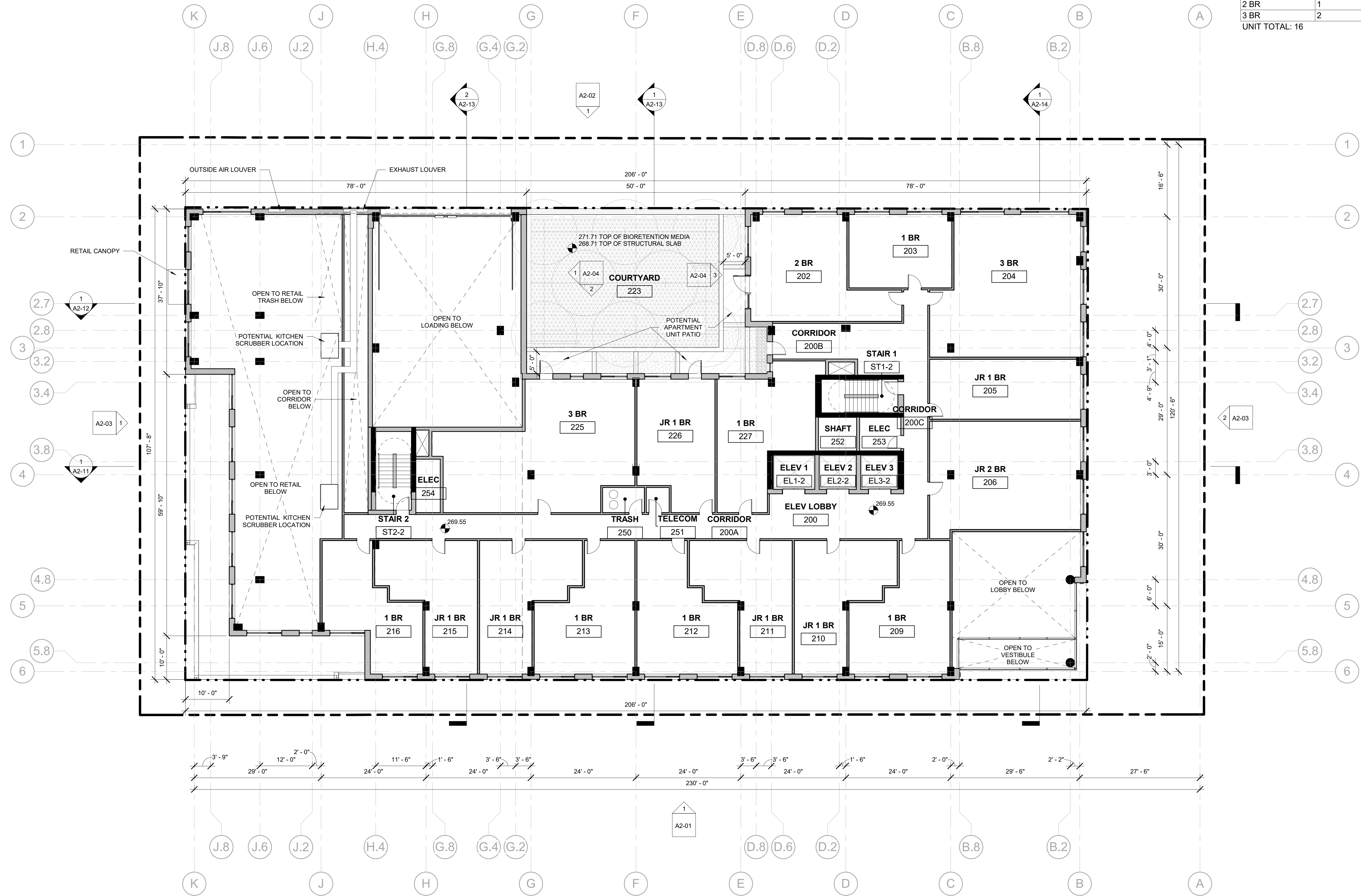


LEGEND

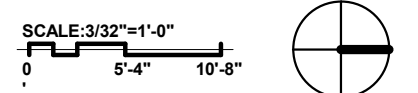
- PROPERTY LINE
- - - BUILDING LINE

ROOM SCHEDULE - LEVEL 2

Name	Count
JR 1 BR	6
1 BR	6
JR 2 BR	1
2 BR	1
3 BR	2
UNIT TOTAL:	16



1 FLOOR PLAN - LEVEL 2
A1-02 3/32" = 1'-0"



APPROVAL STAMPS:

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

NOT FOR CONSTRUCTION

SUBMISSIONS & REVISIONS

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 FAX: 703.525.3197
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PROJECT LOCATION

10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

DRAWING TITLE

FLOOR PLAN - LEVEL 2

SEAL
 COMMONWEALTH OF VIRGINIA
 JOSEPH M. ANTUNOVICH
 0491009550
 ARCHITECT

DATE:
 10.01.19

DRAWN BY:
 AP

CHECKED BY:
 MD

PROJECT NO:
 2017-91.00

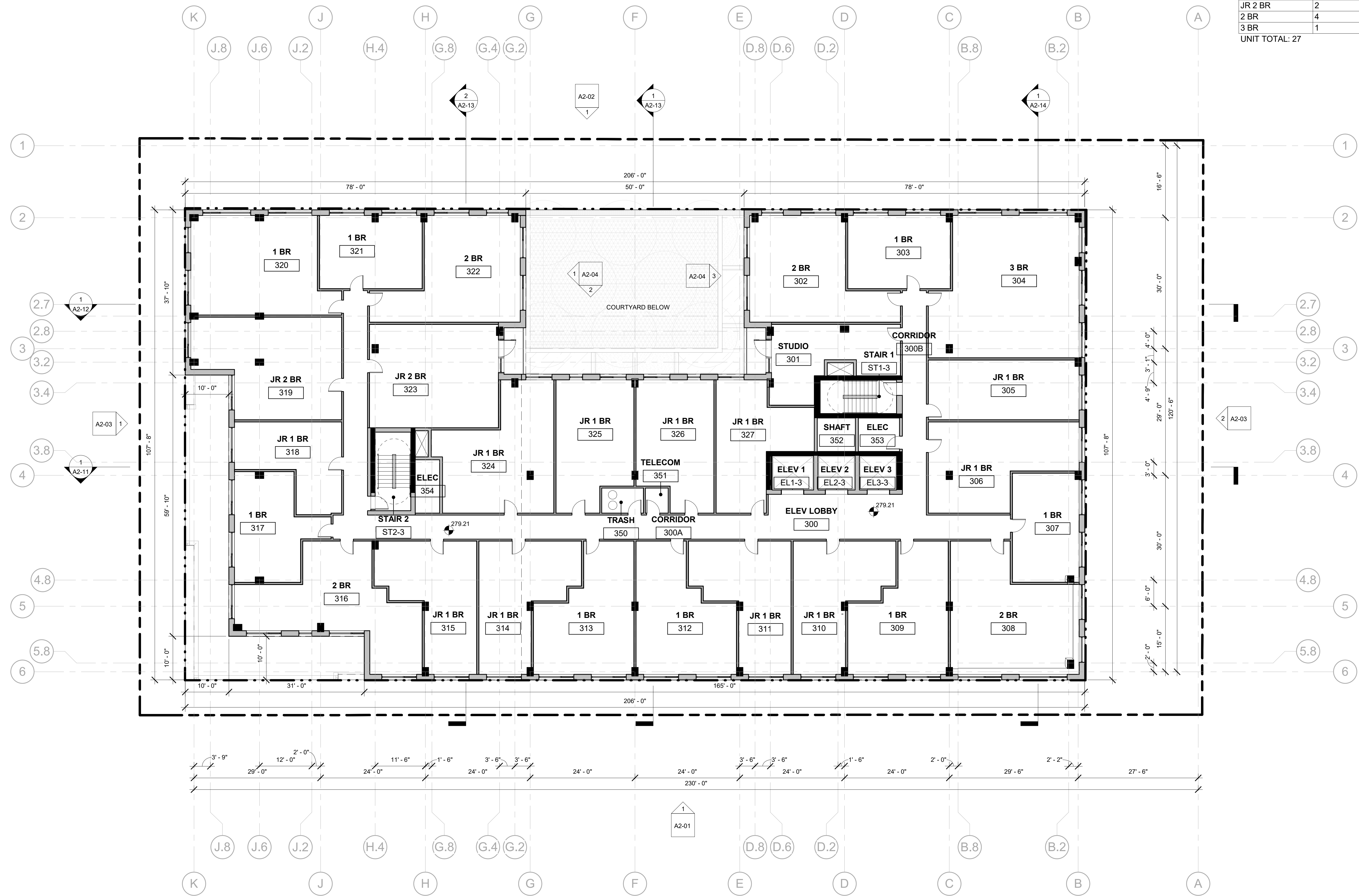
DRAWING NO.
A1-02

LEGEND

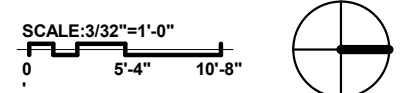
- PROPERTY LINE
- BUILDING LINE

ROOM SCHEDULE - LEVEL 3

Name	Count
STUDIO	1
JR 1 BR	11
1 BR	8
JR 2 BR	2
2 BR	4
3 BR	1
UNIT TOTAL: 27	



1 FLOOR PLAN - LEVEL 3
A1-03 3/32" = 1'-0"



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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ORR PARTNERS
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LANDSCAPE

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PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

FLOOR PLAN - LEVEL 3

SEAL: COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

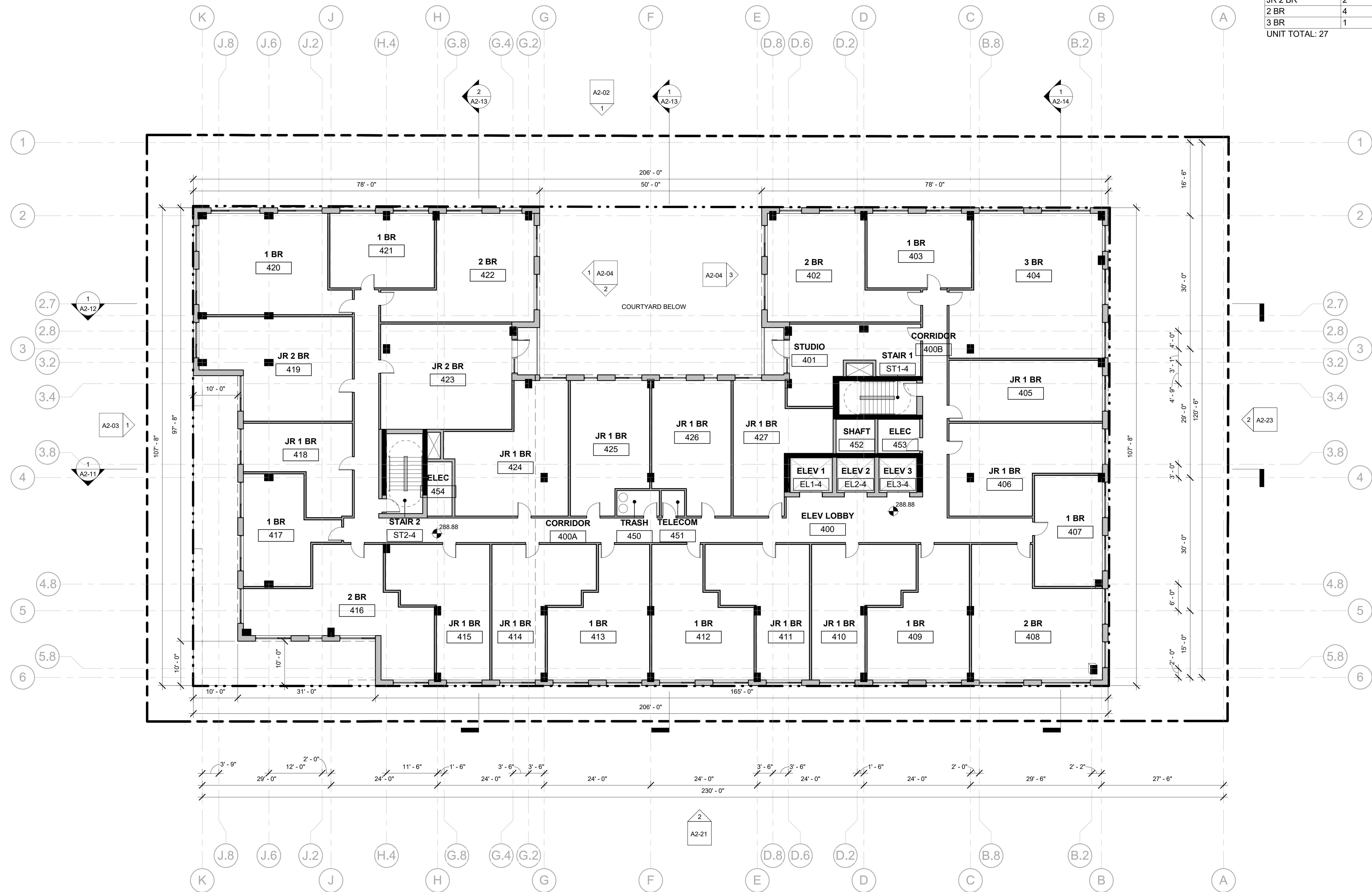
DRAWING NO: **A1-03**

LEGEND

- PROPERTY LINE
- BUILDING LINE

ROOM SCHEDULE - LEVEL 4

Name	Count
STUDIO	1
JR 1 BR	11
1 BR	8
JR 2 BR	2
2 BR	4
3 BR	1
UNIT TOTAL: 27	



1 FLOOR PLAN - LEVEL 4
A1-04 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"
0 2'-0" 4'-0" 10'-0"

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

FLOOR PLAN - LEVEL 4

SEAL: COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

DRAWING NO.

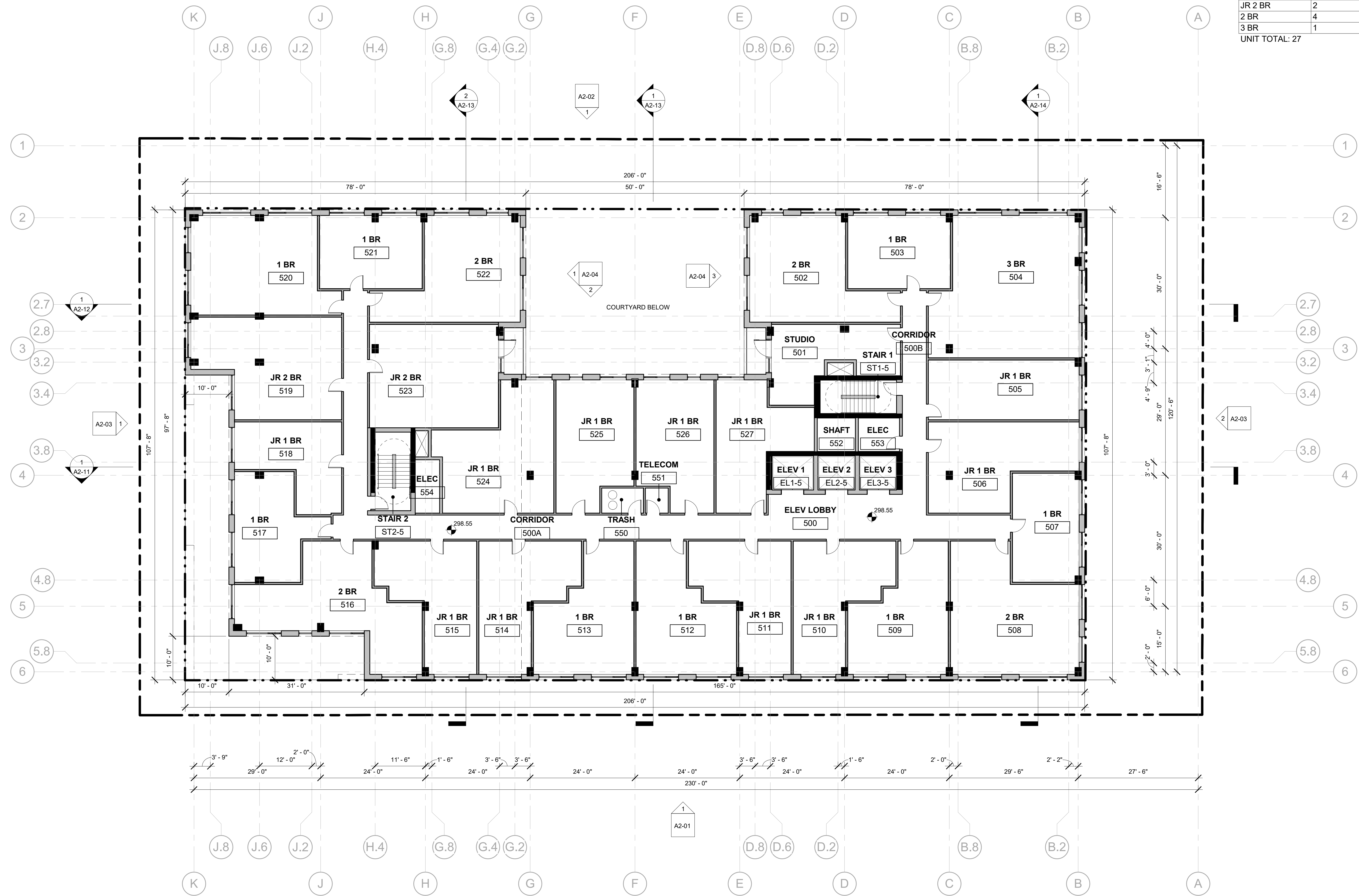
A1-04

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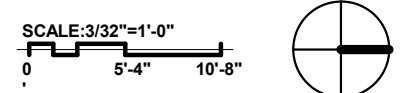
- PROPERTY LINE
- BUILDING LINE

ROOM SCHEDULE - LEVEL 5

Name	Count
STUDIO	1
JR 1 BR	11
1 BR	8
JR 2 BR	2
2 BR	4
3 BR	1
UNIT TOTAL:	27



1 FLOOR PLAN - LEVEL 5
A1-05 3/32" = 1'-0"



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

FLOOR PLAN - LEVEL 5

SEAL: COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00
DRAWING NO:

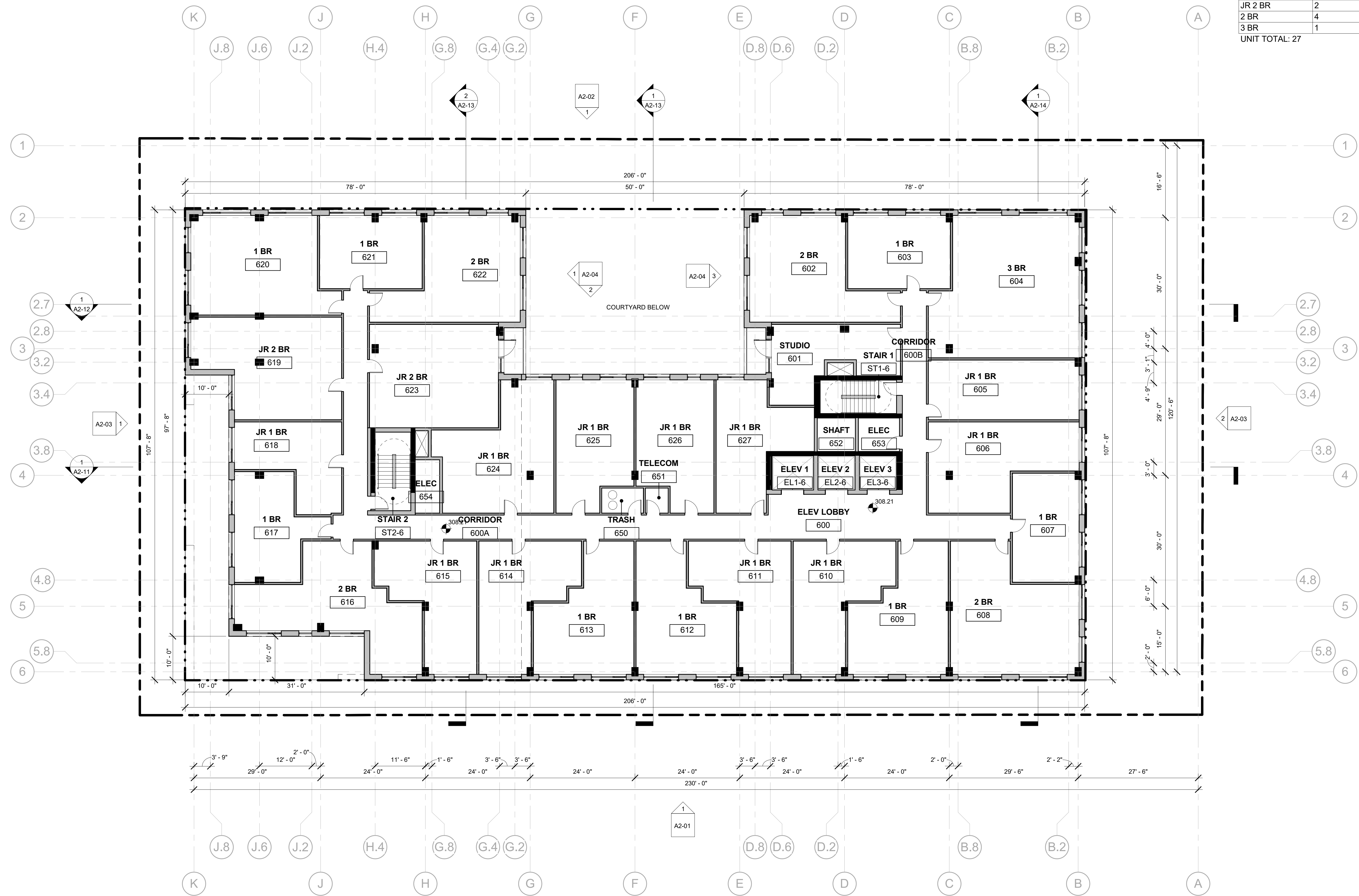
A1-05

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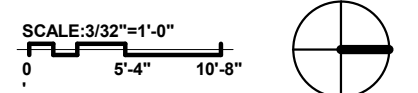
- PROPERTY LINE
- BUILDING LINE

ROOM SCHEDULE - LEVEL 6

Name	Count
STUDIO	1
JR 1 BR	11
1 BR	8
JR 2 BR	2
2 BR	4
3 BR	1
UNIT TOTAL:	27



1 FLOOR PLAN - LEVEL 6
A1-06 3/32" = 1'-0"



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

FLOOR PLAN - LEVEL 6

SEAL: COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

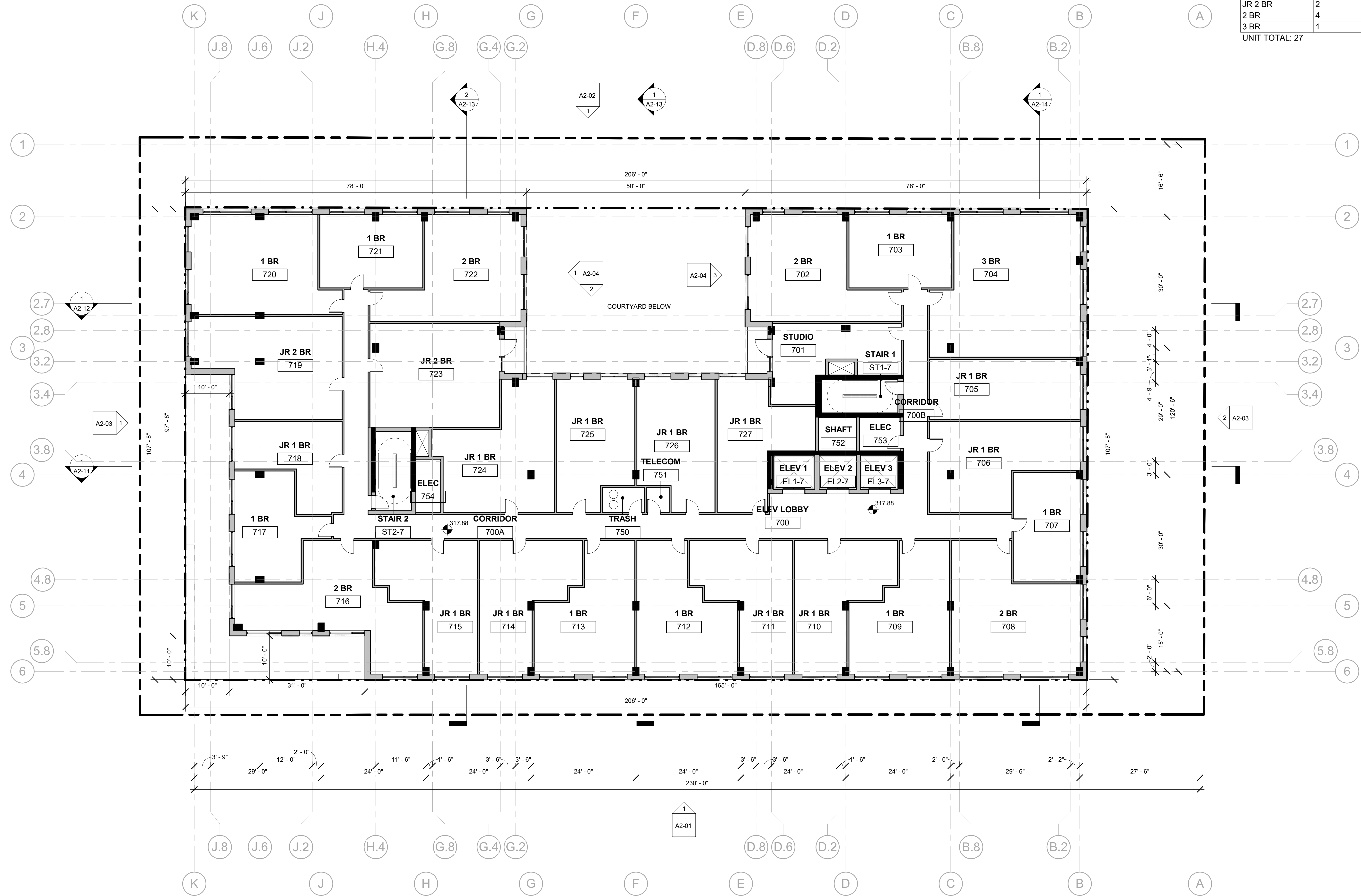
DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00
DRAWING NO: A1-06

LEGEND

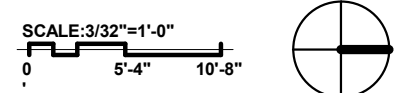
- PROPERTY LINE
- - - BUILDING LINE

ROOM SCHEDULE - LEVEL 7

Name	Count
STUDIO	1
JR 1 BR	11
1 BR	8
JR 2 BR	2
2 BR	4
3 BR	1
UNIT TOTAL:	27



1 FLOOR PLAN - LEVEL 7
A1-07 3/32" = 1'-0"



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
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2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

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PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE
FLOOR PLAN - LEVEL 7

SEAL
COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

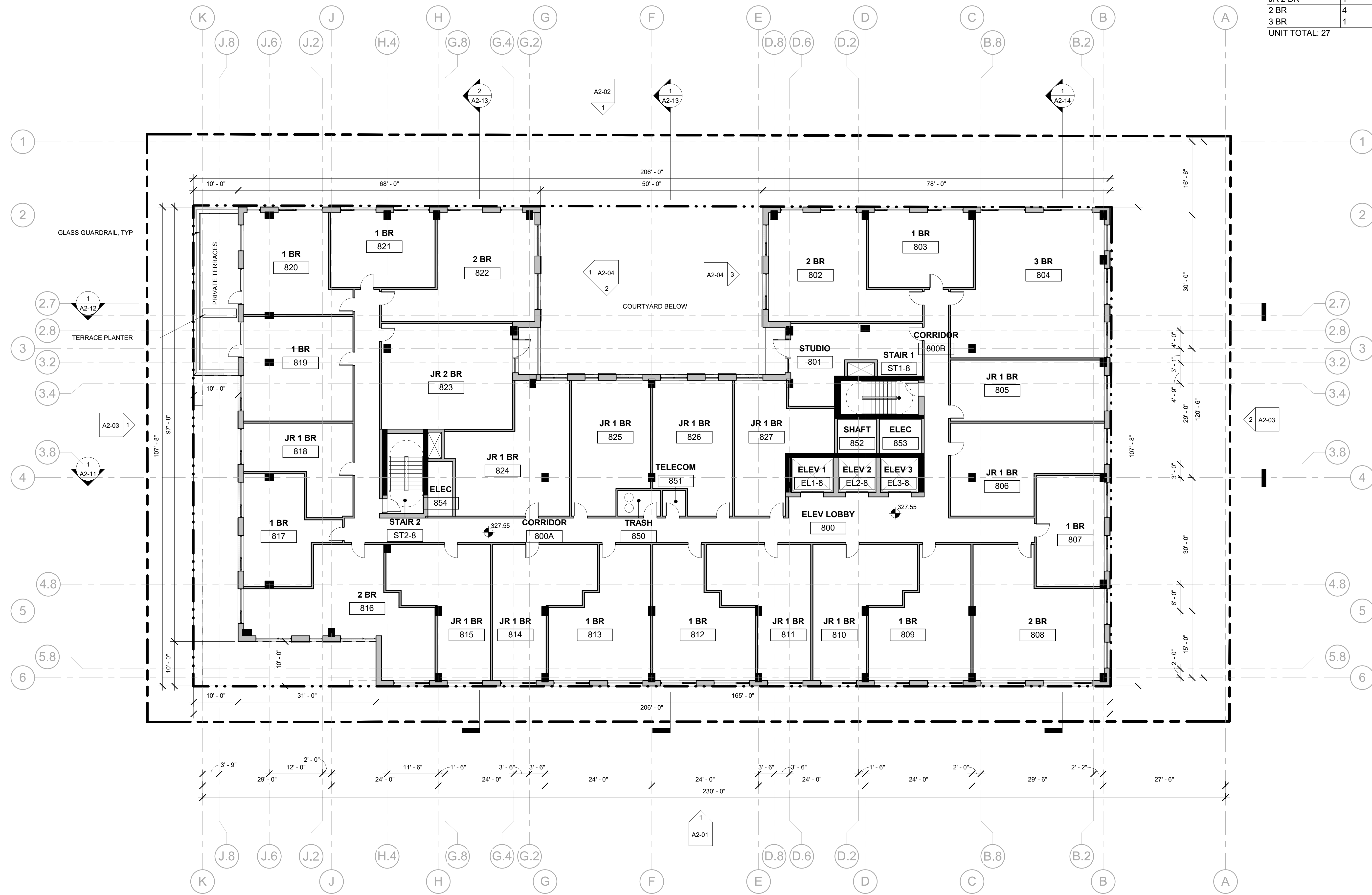
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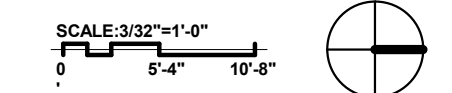
- PROPERTY LINE
- BUILDING LINE

ROOM SCHEDULE - LEVEL 8

Name	Count
STUDIO	1
JR 1 BR	11
1 BR	9
JR 2 BR	1
2 BR	4
3 BR	1
UNIT TOTAL: 27	



1 FLOOR PLAN - LEVEL 8
A1-08 3/32" = 1'-0"



APPROVAL STAMPS:

No.	Date	Description
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

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PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE
FLOOR PLAN - LEVEL 8

SEAL
COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

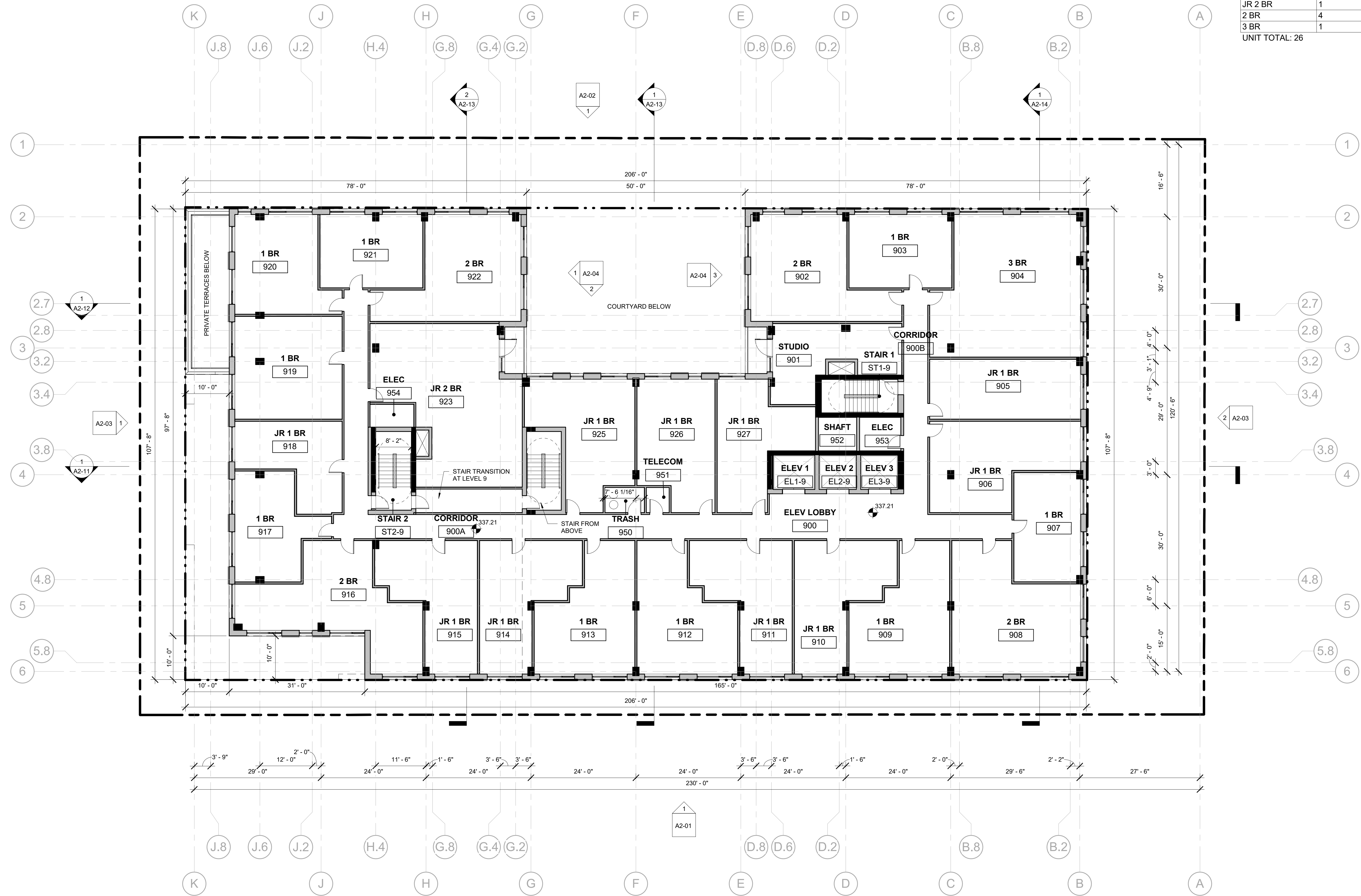
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A1-08

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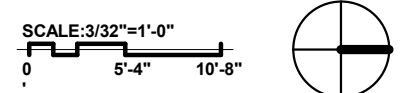
- PROPERTY LINE
- BUILDING LINE

ROOM SCHEDULE - LEVEL 9

Name	Count
STUDIO	1
JR 1 BR	10
1 BR	9
JR 2 BR	1
2 BR	4
3 BR	1
UNIT TOTAL: 26	



1 FLOOR PLAN - LEVEL 9
A1-09 3/32" = 1'-0"



APPROVAL STAMPS:

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE
FLOOR PLAN - LEVEL 9

SEAL
COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00
DRAWING NO:

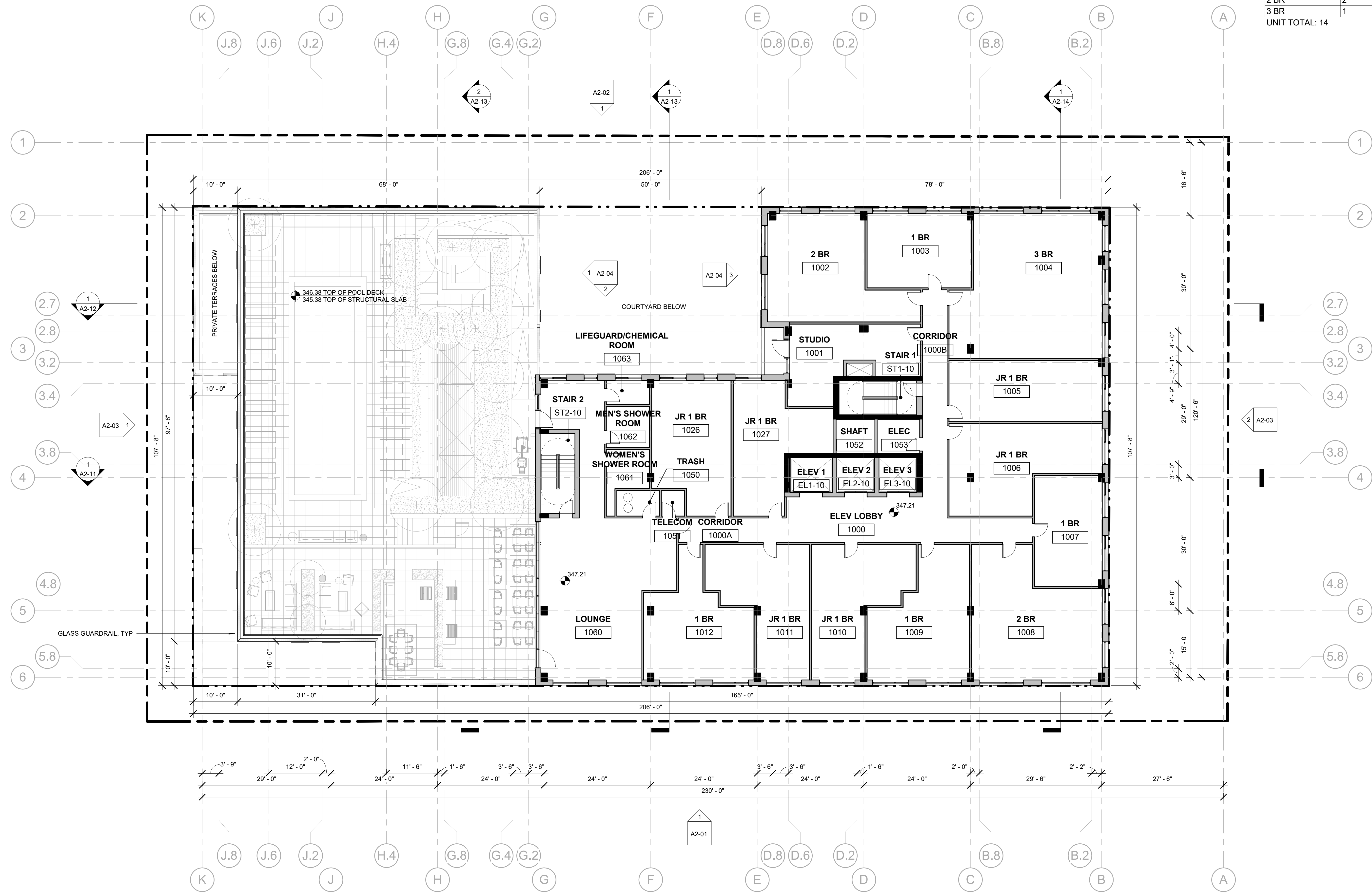
A1-09

LEGEND

- PROPERTY LINE
- BUILDING LINE

ROOM SCHEDULE - LEVEL 10

Name	Count
STUDIO	1
JR 1 BR	6
1 BR	4
2 BR	2
3 BR	1
UNIT TOTAL:	14



1 FLOOR PLAN - LEVEL 10
A1-10 3/32" = 1'-0"

SCALE 3/32" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE
FLOOR PLAN - LEVEL 10

SEAL
COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

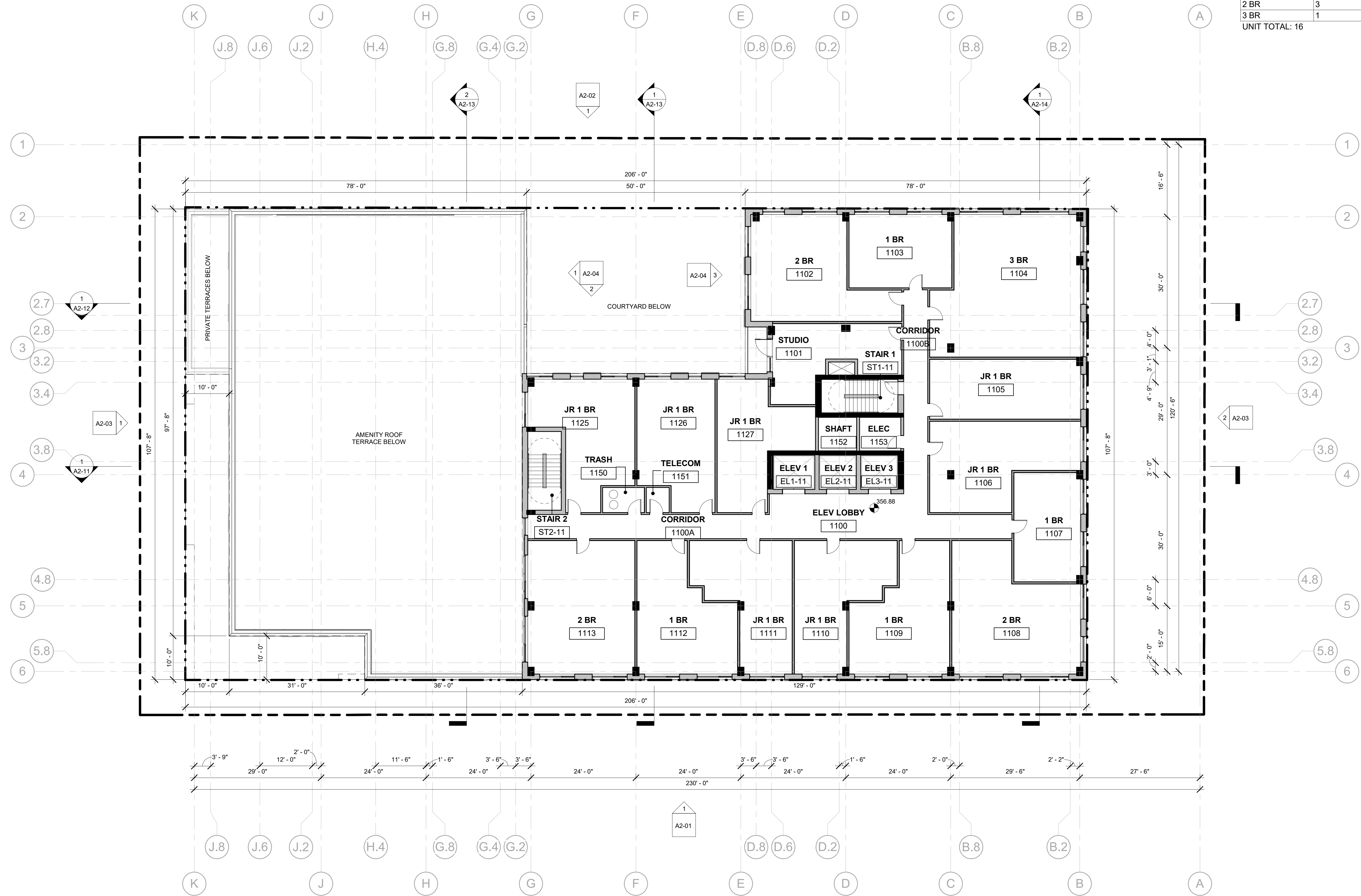
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A1-10

LEGEND

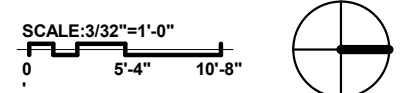
- PROPERTY LINE
- BUILDING LINE

ROOM SCHEDULE - LEVEL 11

Name	Count
STUDIO	1
JR 1 BR	7
1 BR	4
2 BR	3
3 BR	1
UNIT TOTAL:	16



1 FLOOR PLAN - LEVEL 11
A1-11 3/32" = 1'-0"



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
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SUBMISSIONS & REVISIONS

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PROJECT LOCATION

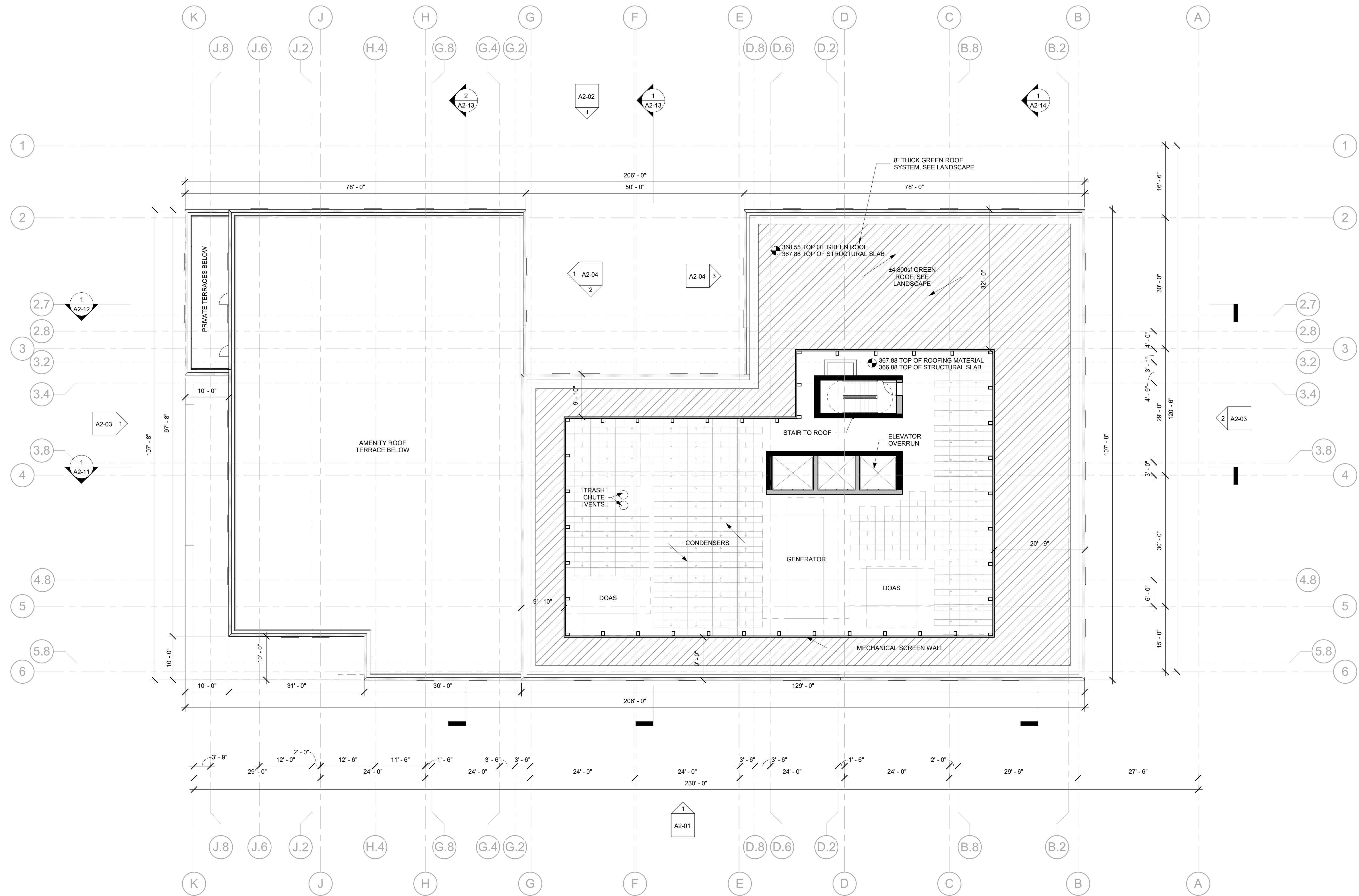
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

FLOOR PLAN - LEVEL 11

SEAL: DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

DRAWING NO: **A1-11**



1 FLOOR PLAN - ROOF PLAN
A1-12 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"
0 2'-4" 10'-0"

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
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PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE
FLOOR PLAN - ROOF LEVEL

SEAL: COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

DRAWING NO: **A1-12**

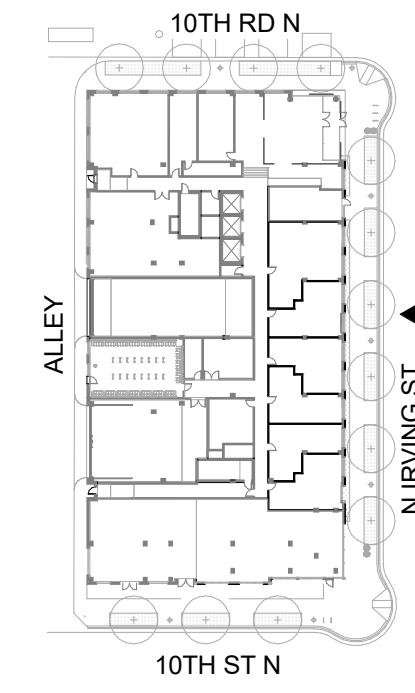
GROUND FLOOR TRANSPARENCY - EAST FACADE

APPROXIMATE FACADE AREA: ±2,631 SF
 APPROXIMATE OPENING AREA: ±1,138 SF
 APPROXIMATE OPENING PERCENTAGE: 43%

NOTE: AREA FOR TRANSPARENCY CALCULATION MEASURES FROM GROUND PLANE TO TOP OF 2ND FLOOR SLAB.

LEGEND - BUILDING ELEVATIONS

- RESIDENTIAL LOUVER
- RETAIL LOUVER
- B-1 MASONRY - LIGHT
- MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE)
- MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN)
- MP-3 METAL PANEL - DARK
- GL-1 GLASS - TRANSPARENT, SPANDREL
- PROPERTY LINE



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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ORR PARTNERS
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 RESTON, VA 20191
 MAIN: 703.289.2100
 FAX: 703.289.2101
 WWW.ORRPARTNERS.COM

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BOWMAN CONSULTING
 13481 SUNRISE VALLEY DRIVE, #500
 HERNDON, VA 20151
 MAIN: 703.464.1000
 FAX: 703.481.9720
 WWW.BOWMANCONSULTING.COM

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 ARCHITECTURE - PLANNING - INTERIOR DESIGN
 1144 3RD STREET NE
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 WWW.ANTUNOVICH.COM

LANDSCAPE
OCULUS
 1611 CONNECTICUT AVE. NW
 WASHINGTON, DC 20009
 MAIN: 202.588.5454
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TRAFFIC
WELLS & ASSOCIATES
 1420 SPRING HILL ROAD, #610
 TYSONS, VA 22102
 MAIN: 703.917.6620
 FAX: 703.917.0739
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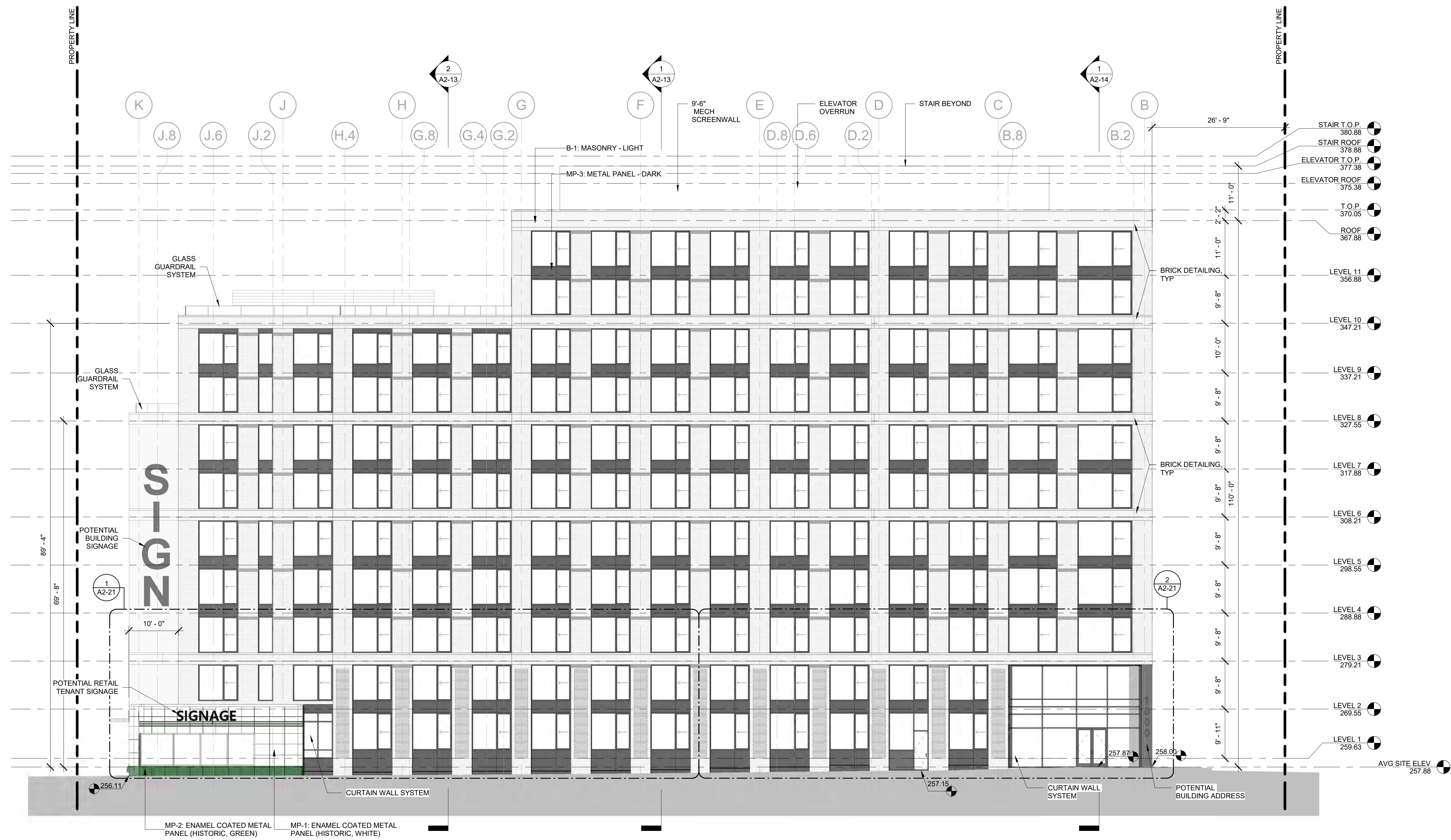
LAND USE
WALSH COLUCCI LUBELEY & WALSH
 2200 CLARENDON BLVD, #1300
 ARLINGTON, VA 22201
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 FAX: 703.525.3197
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PROJECT LOCATION
10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

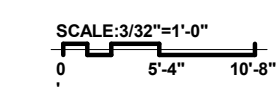
DRAWING TITLE
BUILDING ELEVATIONS - EAST FACADE

SEAL: DATE: 10.01.19
 DRAWN BY: AP
 CHECKED BY: MD
 PROJECT NO: 2017-91.00

DRAWING NO: **A2-01**



1 BUILDING ELEVATION - EAST FACADE
 A2-01 3/32" = 1'-0"



11/4/2025 11:23:51 AM

GROUND FLOOR TRANSPARENCY - SOUTH FAÇADE

APPROXIMATE FAÇADE AREA: ± 1,329 SF
 APPROXIMATE OPENING AREA: ± 733 SF
 APPROXIMATE OPENING PERCENTAGE: ±55%

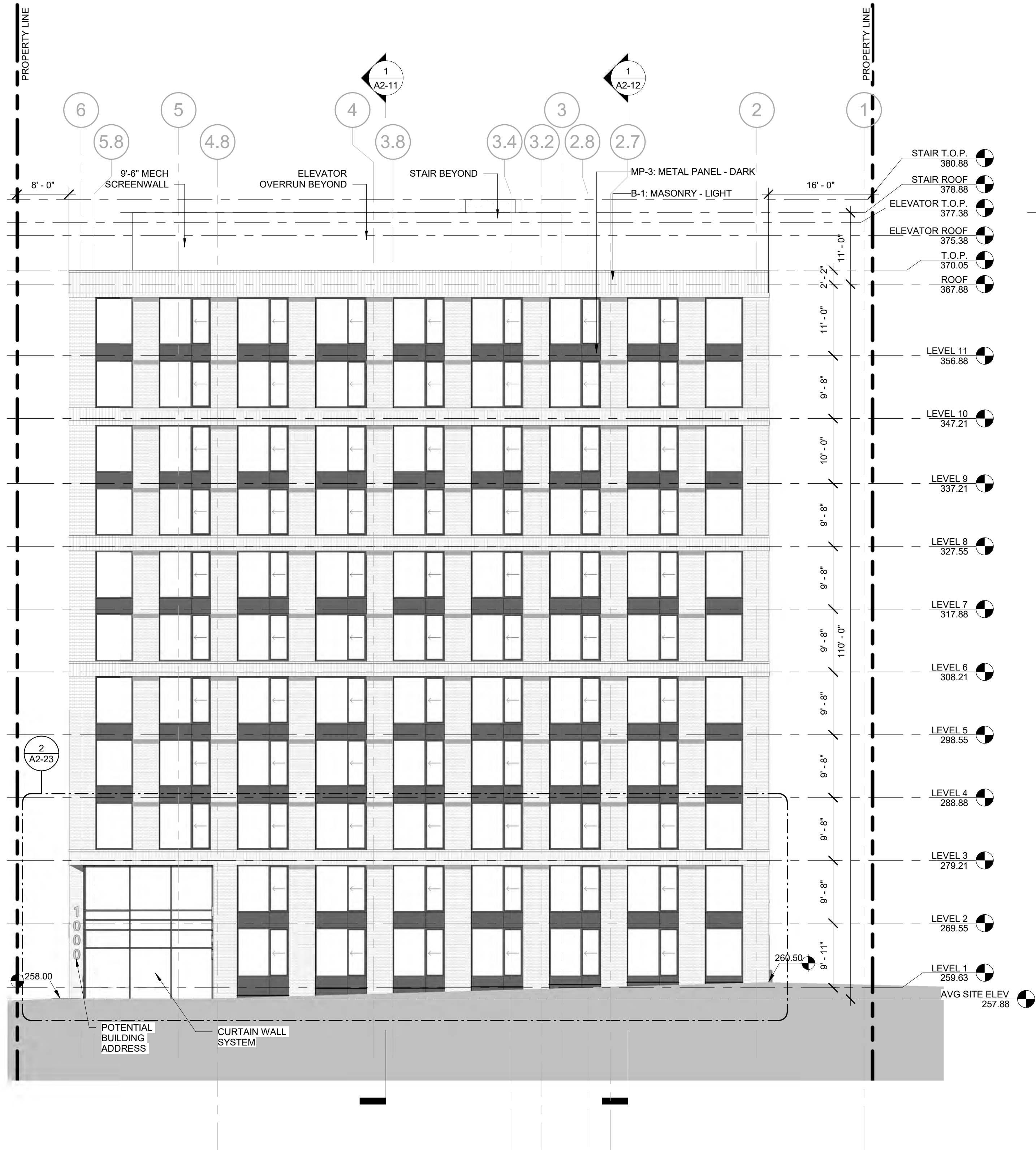
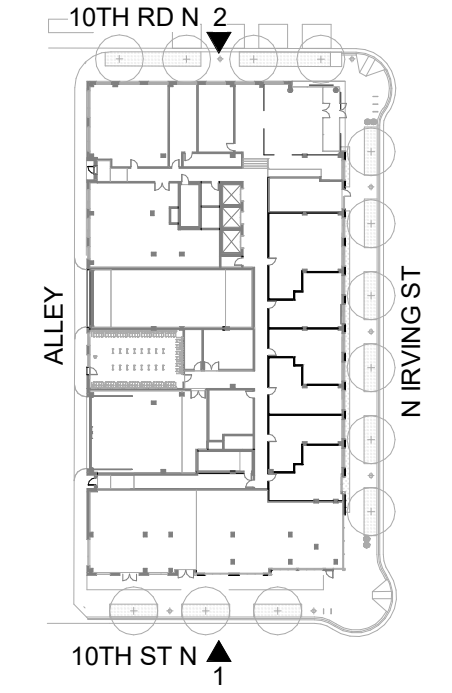
GROUND FLOOR TRANSPARENCY - NORTH FAÇADE

APPROXIMATE FAÇADE AREA: ± 1,136 SF
 APPROXIMATE OPENING AREA: ± 639 SF
 APPROXIMATE OPENING PERCENTAGE: ±56%

NOTE: AREA FOR TRANSPARENCY CALCULATION MEASURES FROM GROUND PLANE TO TOP OF 2ND FLOOR SLAB.

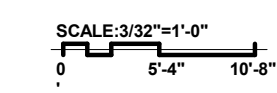
LEGEND - BUILDING ELEVATIONS

- RESIDENTIAL LOUVER
- RETAIL LOUVER
- B-1 MASONRY - LIGHT
- MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE)
- MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN)
- MP-3 METAL PANEL - DARK
- GL-1 GLASS - TRANSPARENT, SPANDREL
- PROPERTY LINE



2 BUILDING ELEVATION - NORTH FAÇADE
 A2-03 3/32" = 1'-0"

1 BUILDING ELEVATION - SOUTH FAÇADE
 A2-03 3/32" = 1'-0"



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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PROJECT LOCATION
10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

DRAWING TITLE
BUILDING ELEVATIONS - NORTH & SOUTH FAÇADE

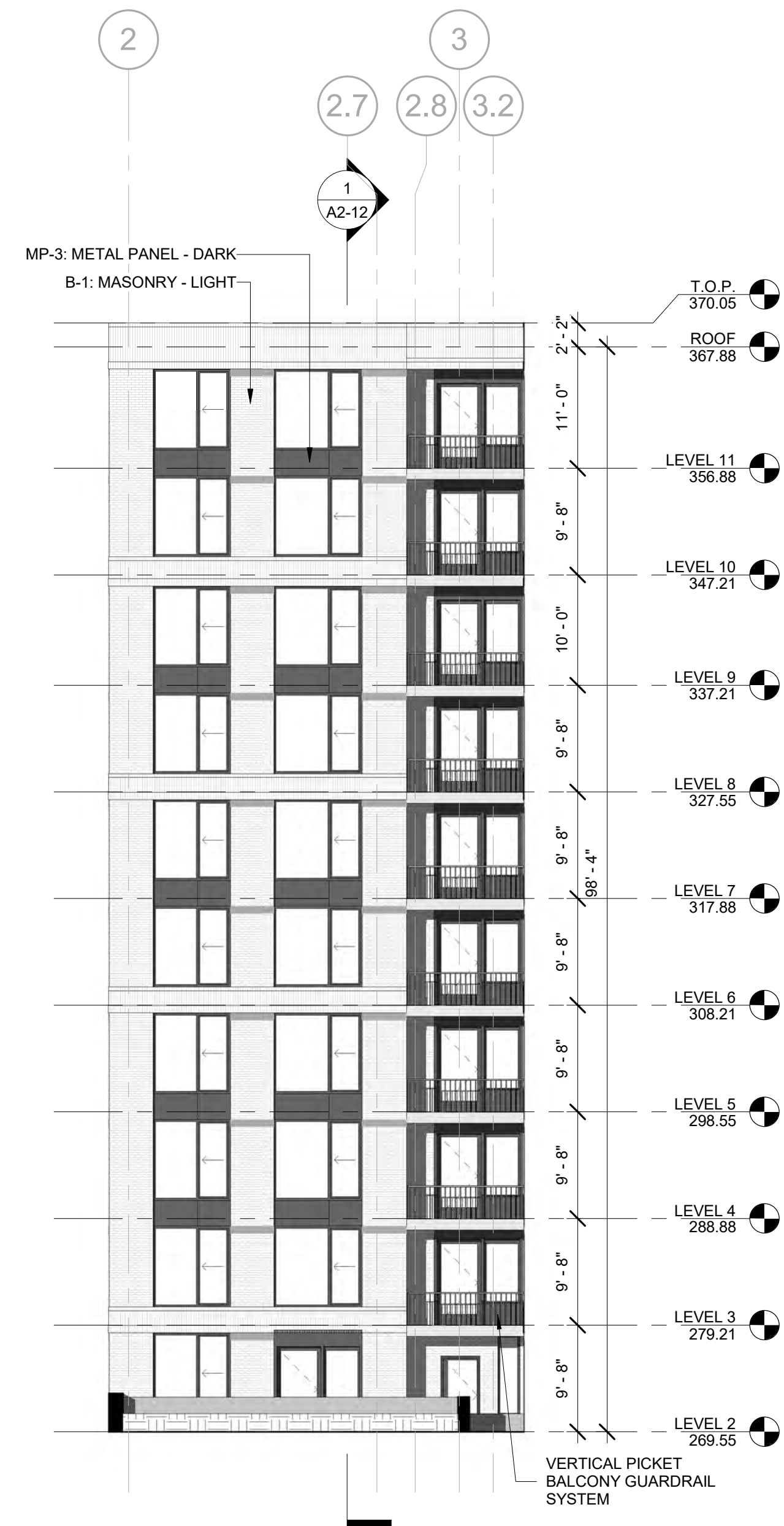
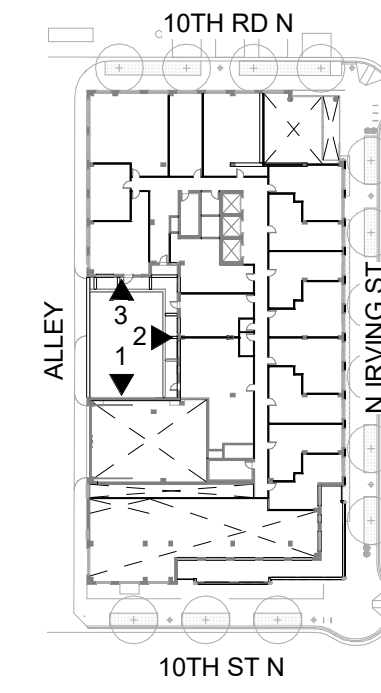
SEAL: COMMONWEALTH OF VIRGINIA
 JOSEPH M. ANTUNOVICH
 0491009550
 ARCHITECT

DATE: 10.01.19
 DRAWN BY: AP
 CHECKED BY: MD
 PROJECT NO: 2017-91.00

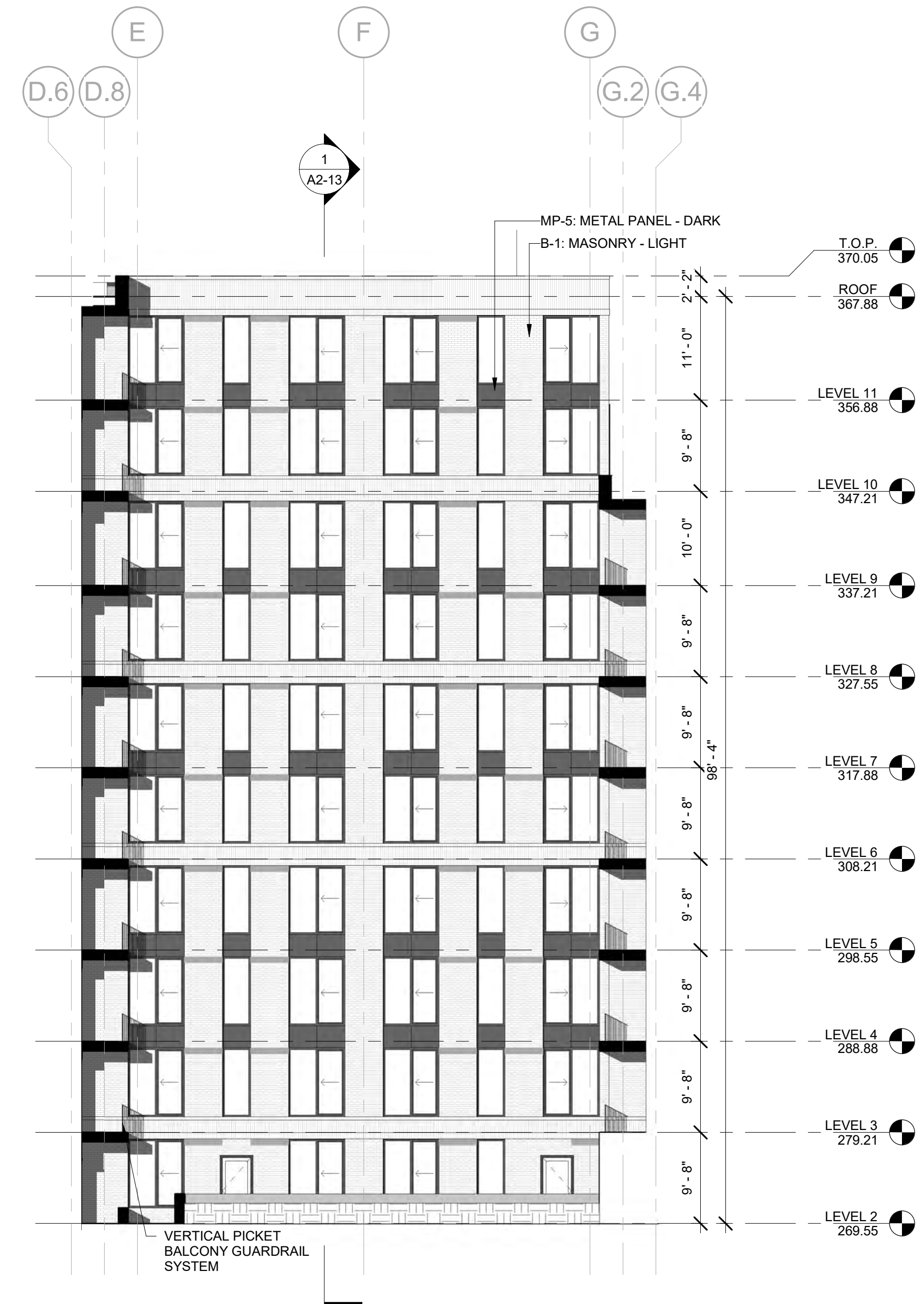
DRAWING NO: **A2-03**

LEGEND - BUILDING ELEVATIONS

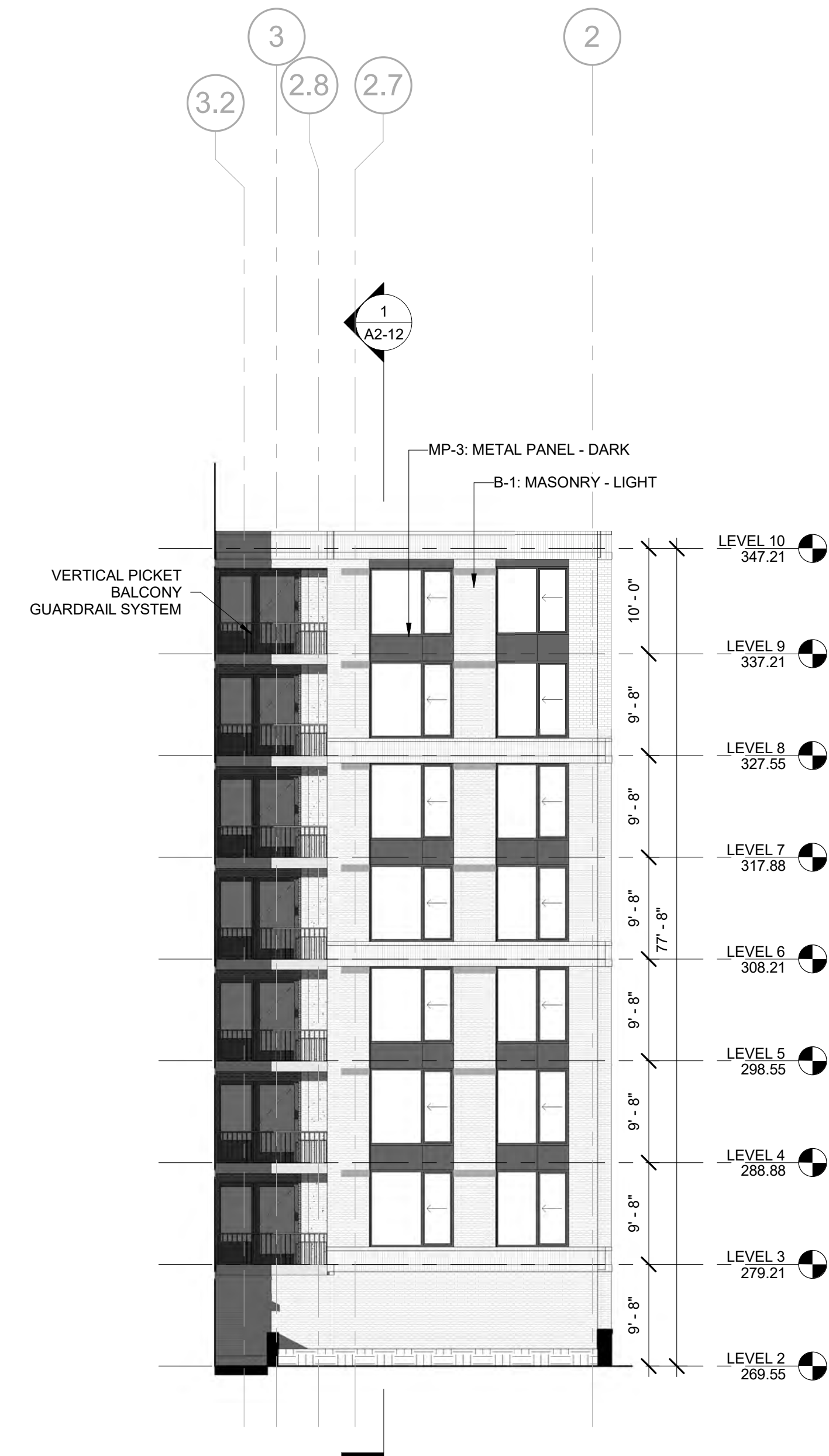
	RESIDENTIAL LOUVER		PROPERTY LINE
	RETAIL LOUVER		MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN)
	B-1 MASONRY - LIGHT		MP-3 METAL PANEL - DARK
	MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE)		GL-1 GLASS - TRANSPARENT, SPANDREL



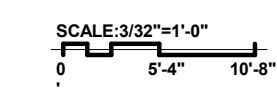
3 BUILDING ELEVATION - NORTH COURTYARD
A2-04 3/32" = 1'-0"



2 BUILDING ELEVATION - EAST COURTYARD
A2-04 3/32" = 1'-0"



1 BUILDING ELEVATION - SOUTH COURTYARD
A2-04 3/32" = 1'-0"



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

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PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE
BUILDING ELEVATIONS - COURTYARD

SEAL: COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

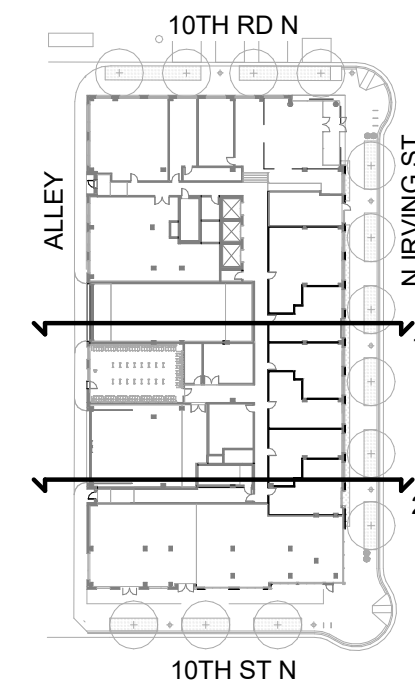
DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

DRAWING NO: **A2-04**

LEGEND

--- PROPERTY LINE

--- BUILDING LINE



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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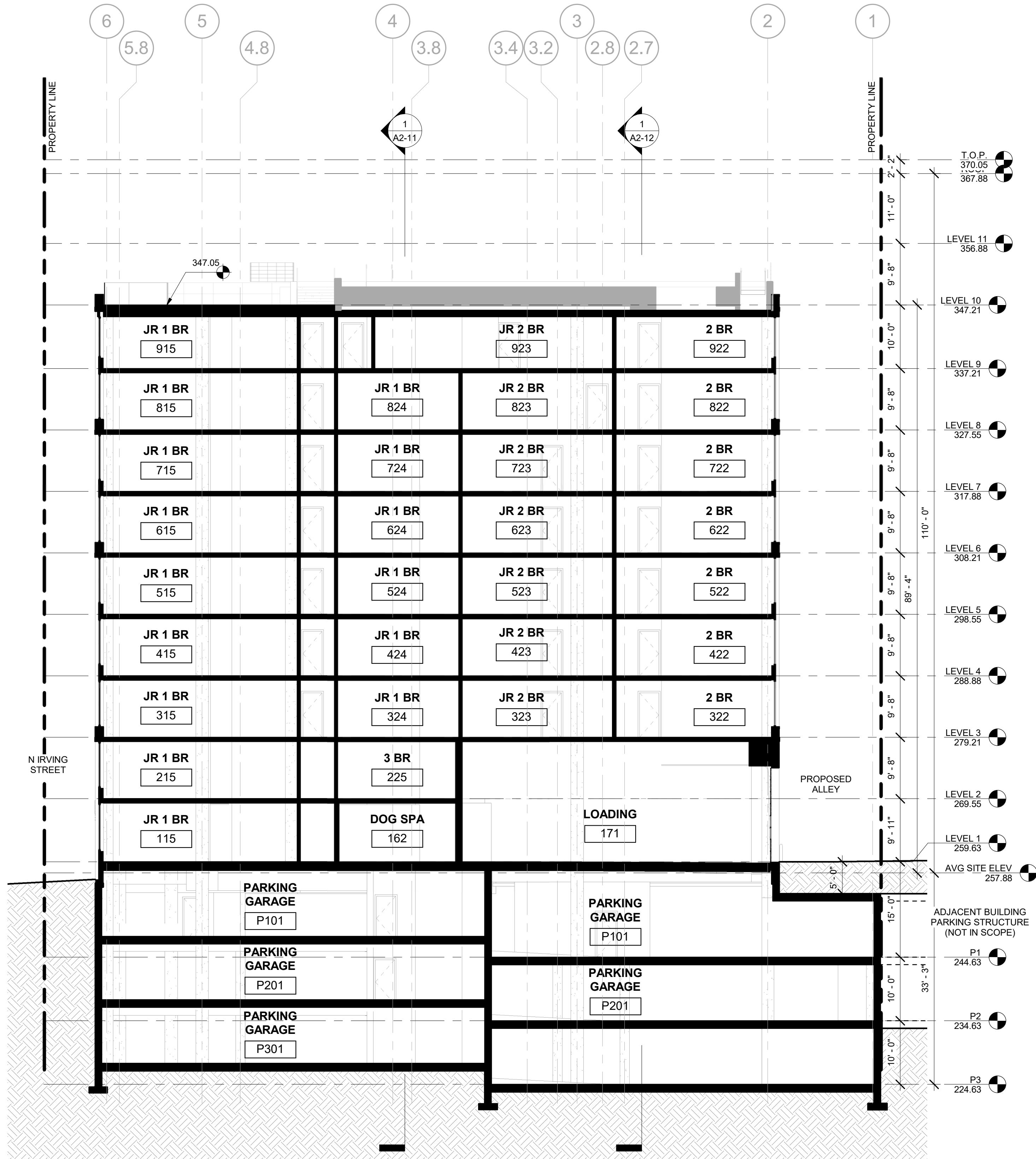
PROJECT LOCATION
10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

DRAWING TITLE
BUILDING SECTIONS - TRANSVERSE

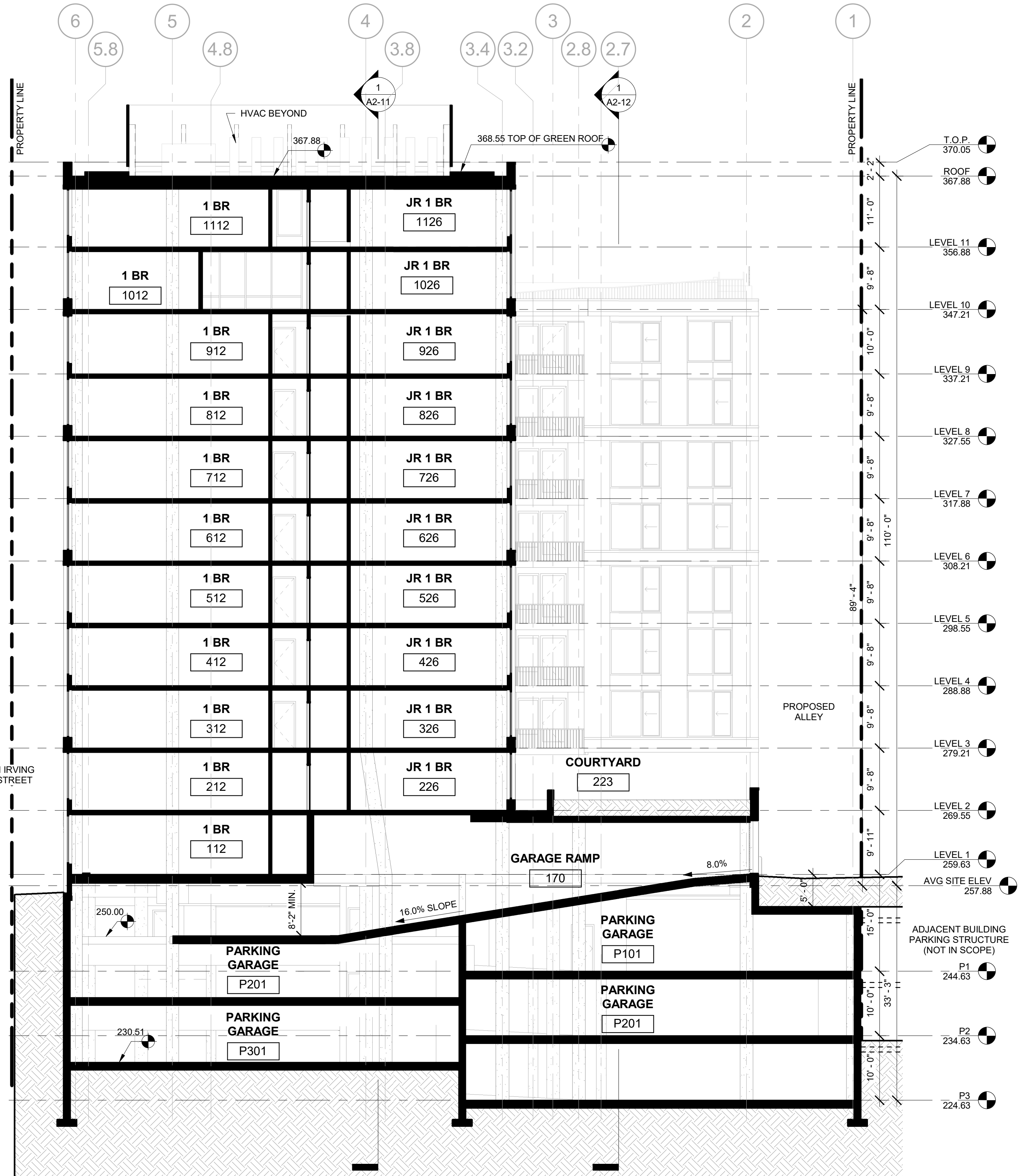
DATE: 10.01.19
 DRAWN BY: AP
 CHECKED BY: MD
 PROJECT NO: 2017-91.00

DRAWING NO: **A2-13**

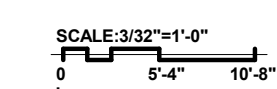
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2 BUILDING SECTION - TRANSVERSE
 A2-13 3/32" = 1'-0"



1 BUILDING SECTION - TRANSVERS
 A2-13 3/32" = 1'-0"

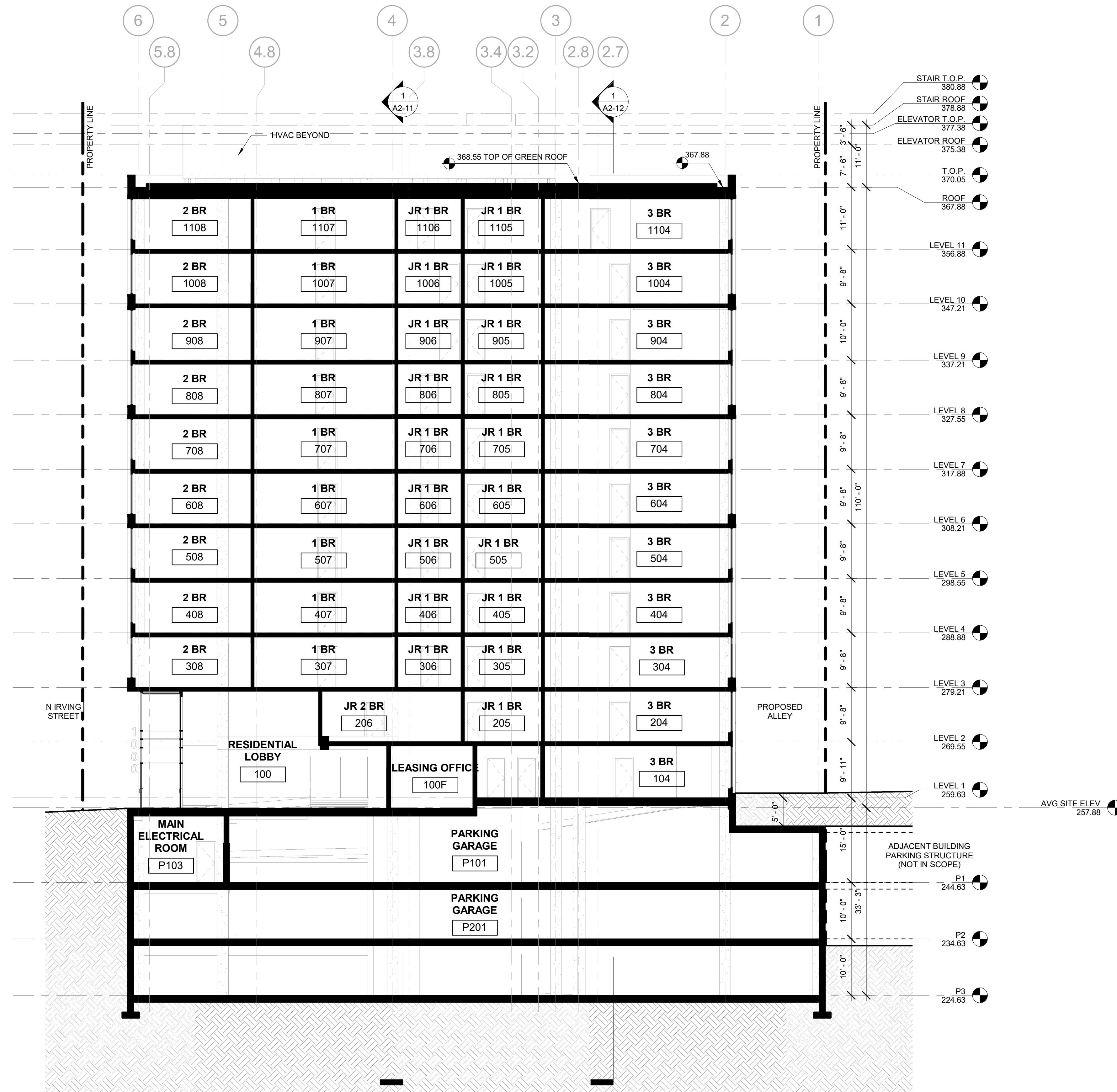
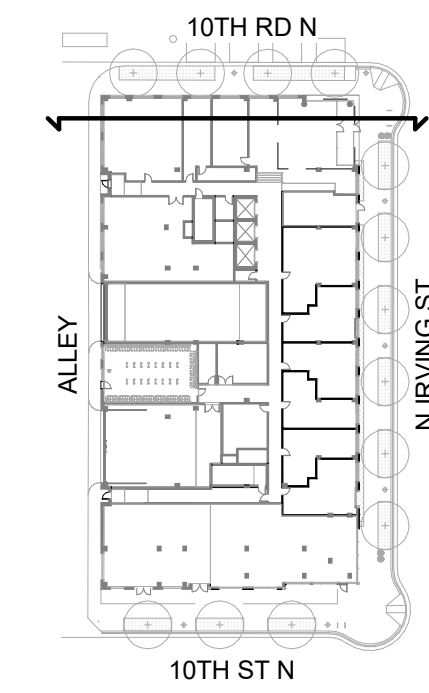


11/4/2022 11:24:30 AM

LEGEND

--- PROPERTY LINE

--- BUILDING LINE



1 BUILDING SECTION - TRANSVERSE
A2-14 3/32" = 1'-0"

SCALE 3/32" = 1'-0"
0 2'-4" 10'-4"

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE
BUILDING SECTIONS - TRANSVERSE

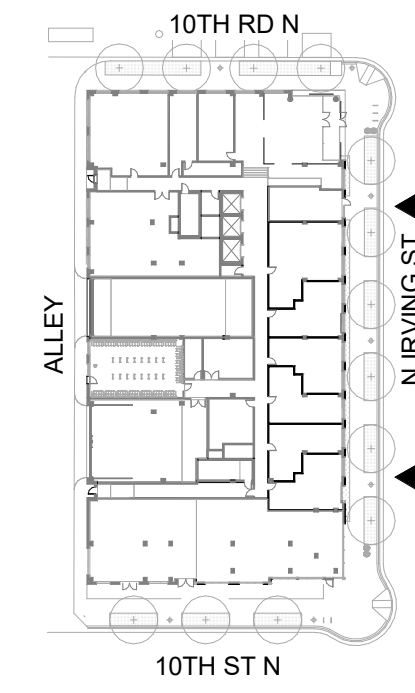
SEAL
COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

DRAWING NO. **A2-14**

LEGEND - BUILDING ELEVATIONS

	RESIDENTIAL LOUVER		PROPERTY LINE
	RETAIL LOUVER		MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN)
	B-1 MASONRY - LIGHT		MP-3 METAL PANEL - DARK
	MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE)		GL-1 GLASS - TRANSPARENT, SPANDREL



2 ENLARGED ELEVATION - EAST
A2-21 3/16" = 1'-0"



1 ENLARGED ELEVATION - EAST
A2-21 3/16" = 1'-0"

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
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2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

OWNER

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PROJECT LOCATION

10TH & IRVING

1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

ENLARGED ELEVATIONS - STREETScape EAST

SEAL

COMMONWEALTH OF VIRGINIA
JOSEPH M. ANTUNOVICH
0491009550
ARCHITECT

DATE:

10.01.19

DRAWN BY:

AP

CHECKED BY:

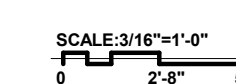
MD

PROJECT NO:

2017-91.00

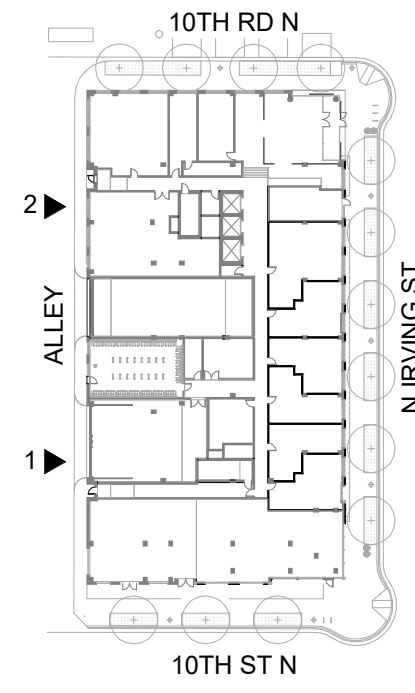
DRAWING NO.

A2-21



LEGEND - BUILDING ELEVATIONS

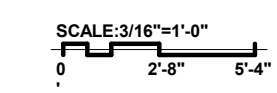
	RESIDENTIAL LOUVER		PROPERTY LINE
	RETAIL LOUVER		MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN)
	B-1 MASONRY - LIGHT		MP-3 METAL PANEL - DARK
	MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE)		GL-1 GLASS - TRANSPARENT, SPANDREL



2 ENLARGED ELEVATION - WEST
A2-22 3/16" = 1'-0"



1 ENLARGED ELEVATION - WEST
A2-22 3/16" = 1'-0"



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
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4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
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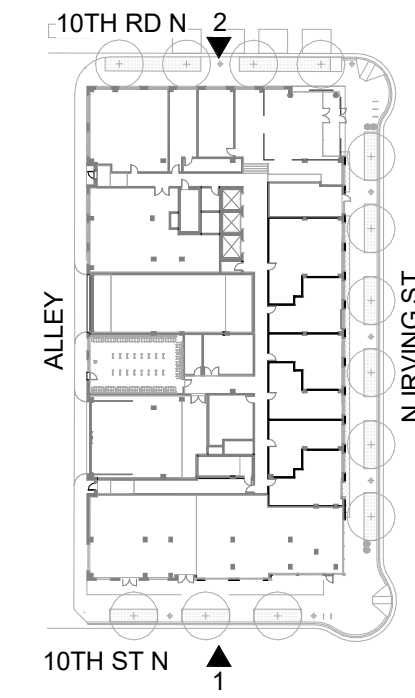
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ENLARGED ELEVATIONS - STREETScape WEST

SEAL: DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

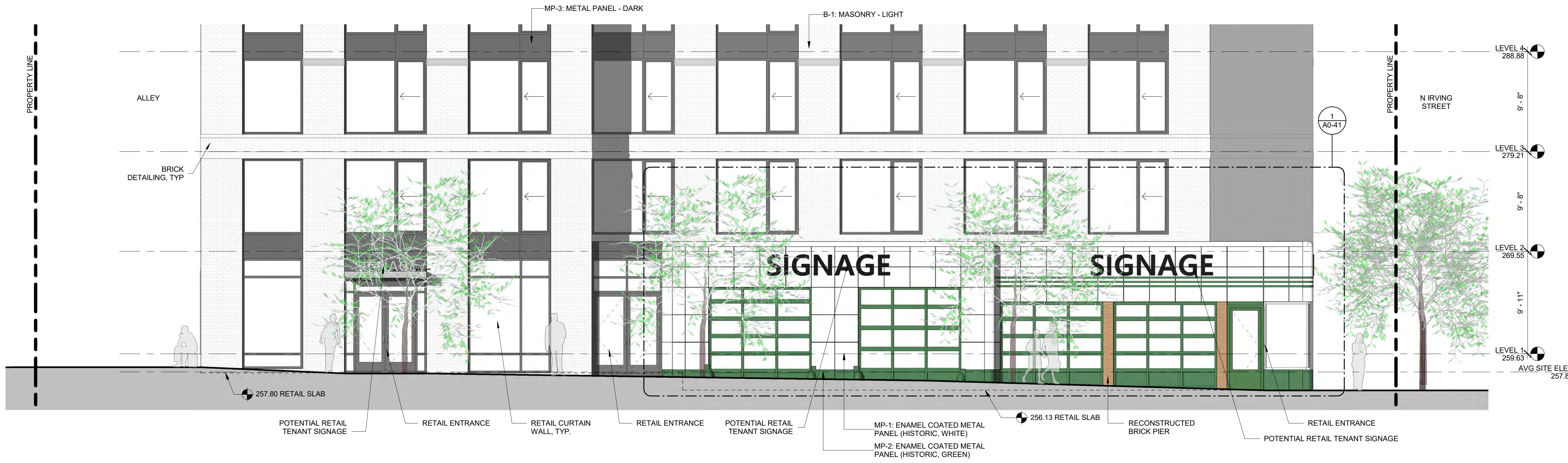
DRAWING NO: **A2-22**

LEGEND - BUILDING ELEVATIONS

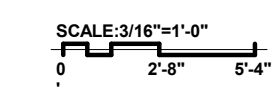
	RESIDENTIAL LOUVER		PROPERTY LINE
	RETAIL LOUVER		MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN)
	B-1 MASONRY - LIGHT		MP-3 METAL PANEL - DARK
	MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE)		GL-1 GLASS - TRANSPARENT, SPANDREL



2 ENLARGED ELEVATION - NORTH
A2-23 3/16" = 1'-0"



1 ENLARGED ELEVATION - SOUTH
A2-23 3/16" = 1'-0"



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	08.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

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PROJECT LOCATION
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ARLINGTON, VA 22201

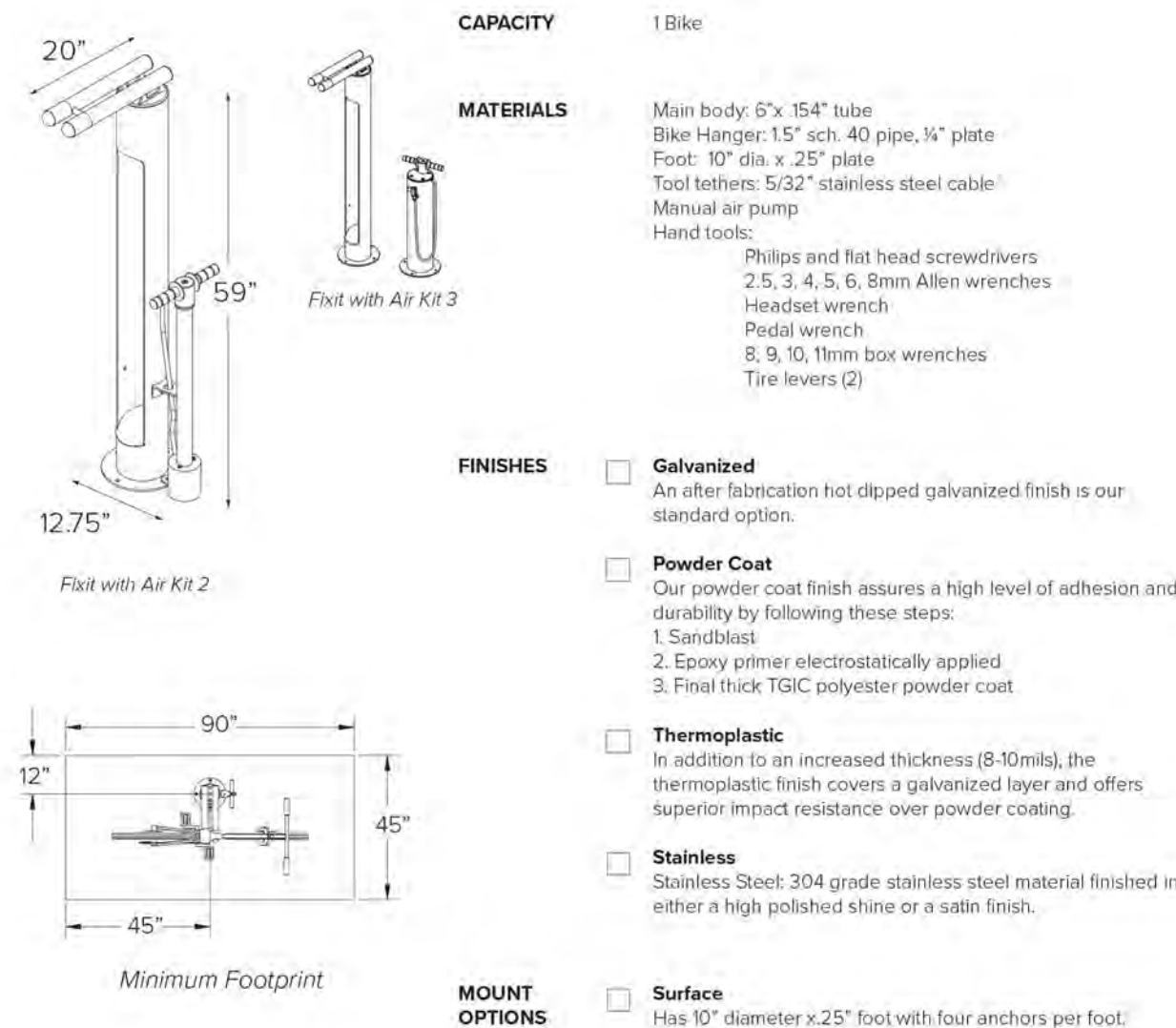
DRAWING TITLE
ENLARGED ELEVATIONS - STREETScape NORTH & SOUTH

SEAL: DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

DRAWING NO: **A2-23**

BIKE RACK CUT SHEETS

FIXIT
Submittal Sheet



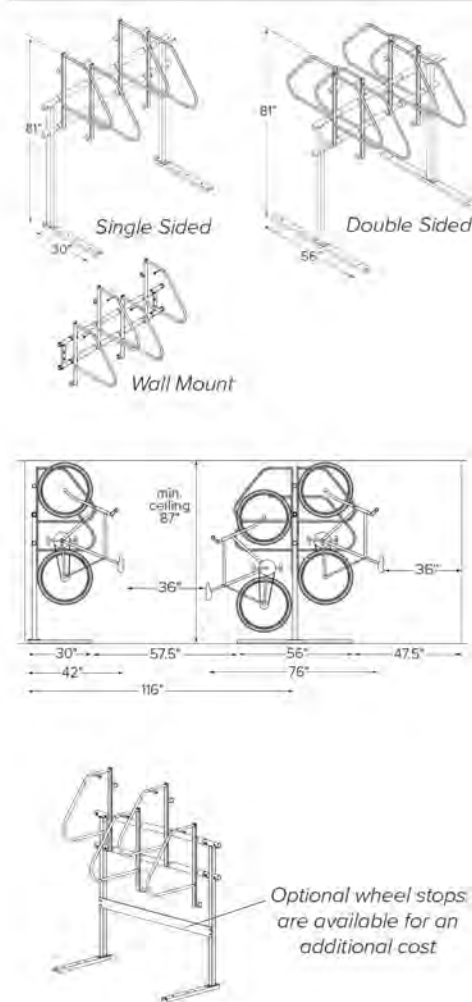
- CAPACITY** 1 Bike
- MATERIALS**
Main body: 6" x 1.54" tube
Bike Hanger: 1.5" sch. 40 pipe, 1/4" plate
Foot: 10" dia. x .25" plate
Tool levers: 5/32" stainless steel cable
Manual air pump
Hand tools:
Phillips and flat head screwdrivers
2.5, 3, 4, 5, 6, 8mm Allen wrenches
Headset wrench
Pedal wrench
8, 9, 10, 11mm box wrenches
Tire levers (2)
- FINISHES**
- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
 - Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
 - Thermoplastic**
In addition to an increased thickness (8-10mil), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
 - Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
 - Surface**
Has 10" diameter x 2.5" foot with four anchors per foot.
- MOUNT OPTIONS**



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ULTRA SPACE SAVER
Submittal Sheet



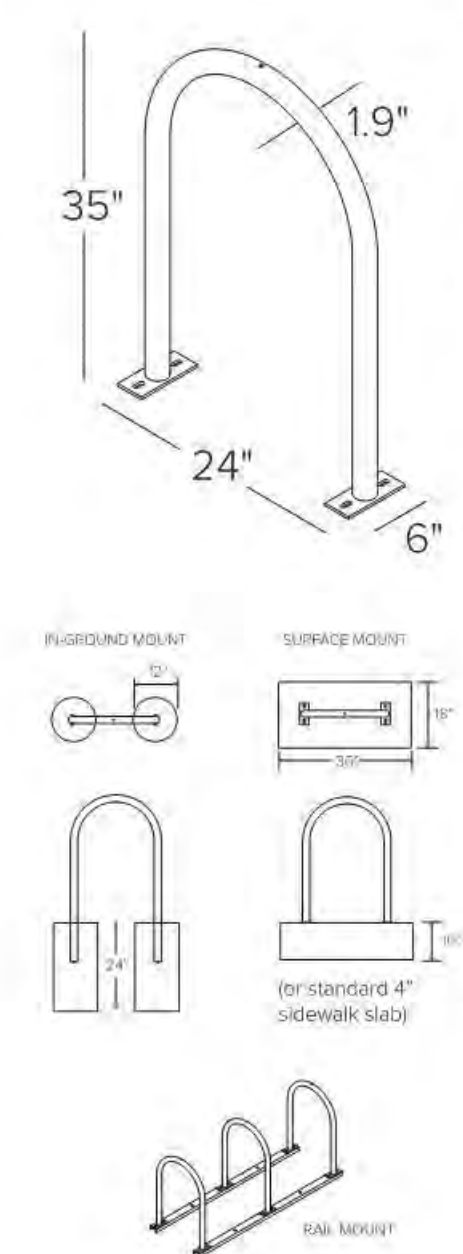
- CAPACITY** Modular construction
1 Bike per arm
- MATERIALS**
Hanger is 1" diameter tube with 1/2" steel rod and retaining disk at each end.
Upright is 2" square tube.
Feet are AISI C3 x 41 galvanized steel channel.
Crossbeams are 1.25" sch. 40 galvanized pipe (1.660" OD)
Spacers are 2.375" OD plastic tubes with .218" wall thickness.
- FINISHES**
Black powder coat
Cross bars: hot dipped galvanized
Hanger rods: rubber coated
Spacers: plastic
- Powder Coat (Interior Use)**
Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Sandblast
2. Final thick TGIC polyester powder coat
 - Powder Coat (Exterior Use) Additional Cost**
Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
- MOUNT OPTIONS**
- Floor Mount**
Ultra Space Savers have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.
 - Wall Mount**
A wall mounted unit which contains special brackets is also available.
 - Include optional wheelstops
- WHEEL STOPS**
- As a general guideline, this space can fit approximately 60 bicycles.
- The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 40" from the wall.



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HOOP RACK
Submittal Sheet



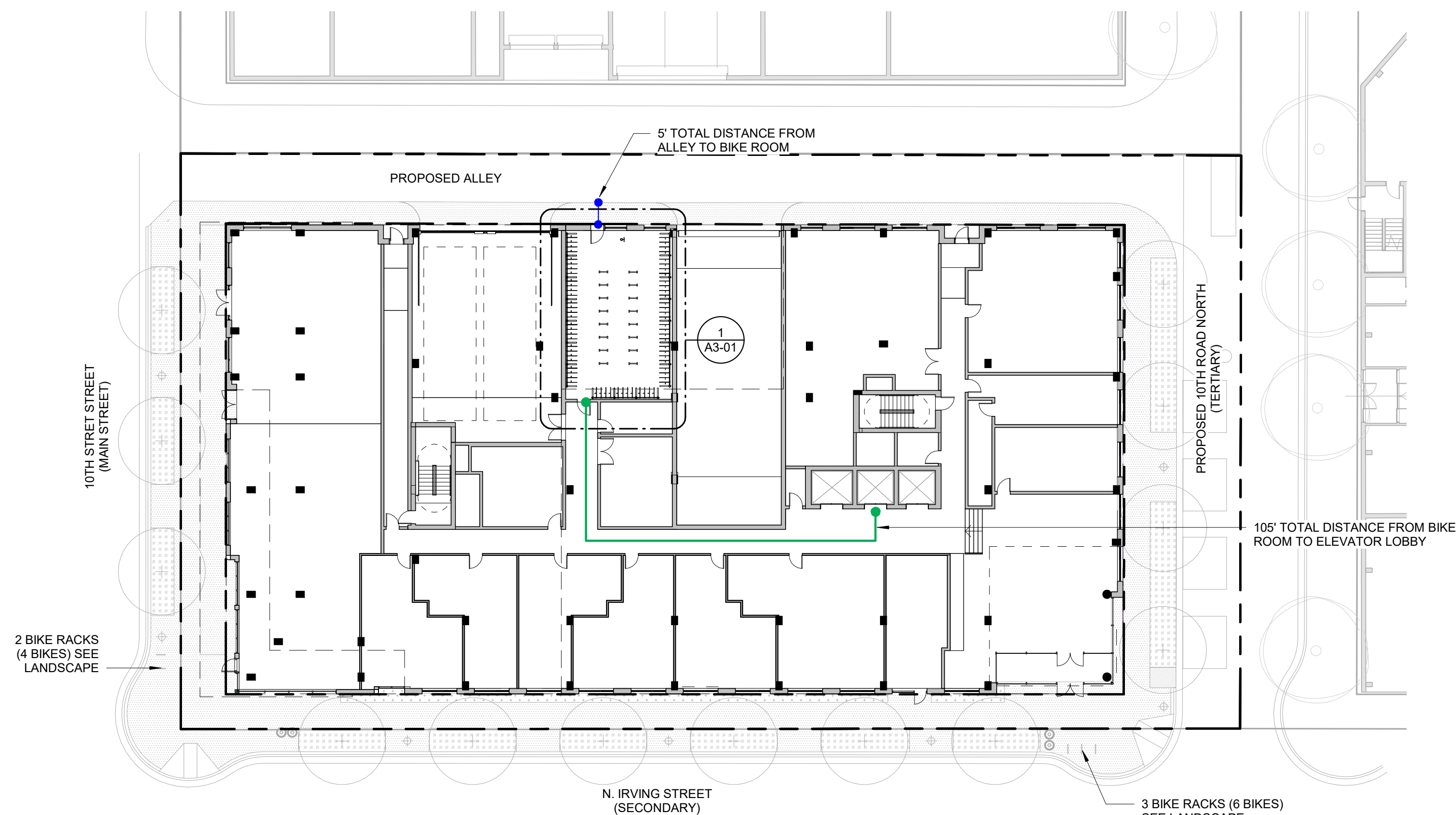
- CAPACITY** 2 Bikes
- MATERIALS**
- Standard**
1.5" schedule 40 pipe (1.9" OD)
 - Lightweight**
Powder coat or galvanized only, Surface mount only
1.5" schedule 10 pipe (1.9" OD)
- FINISHES**
- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
 - Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
 - PVC Dip (plastic)**
Other colors available by special order (minimum orders apply)
 - Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
- MOUNT OPTIONS**
- In-ground**
In ground mount is embedded into concrete base. Specify in ground mount for this option.
 - Surface**
Foot Mount has two 2.5"x6"x2.5" feet with two anchors per foot. Specify foot mount for this option.
 - Rail**
Rail Mounted Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.
- Rack Angle:** 90° 60°
- OPTIONAL LEAN BAR**
- Add Lean Bar**



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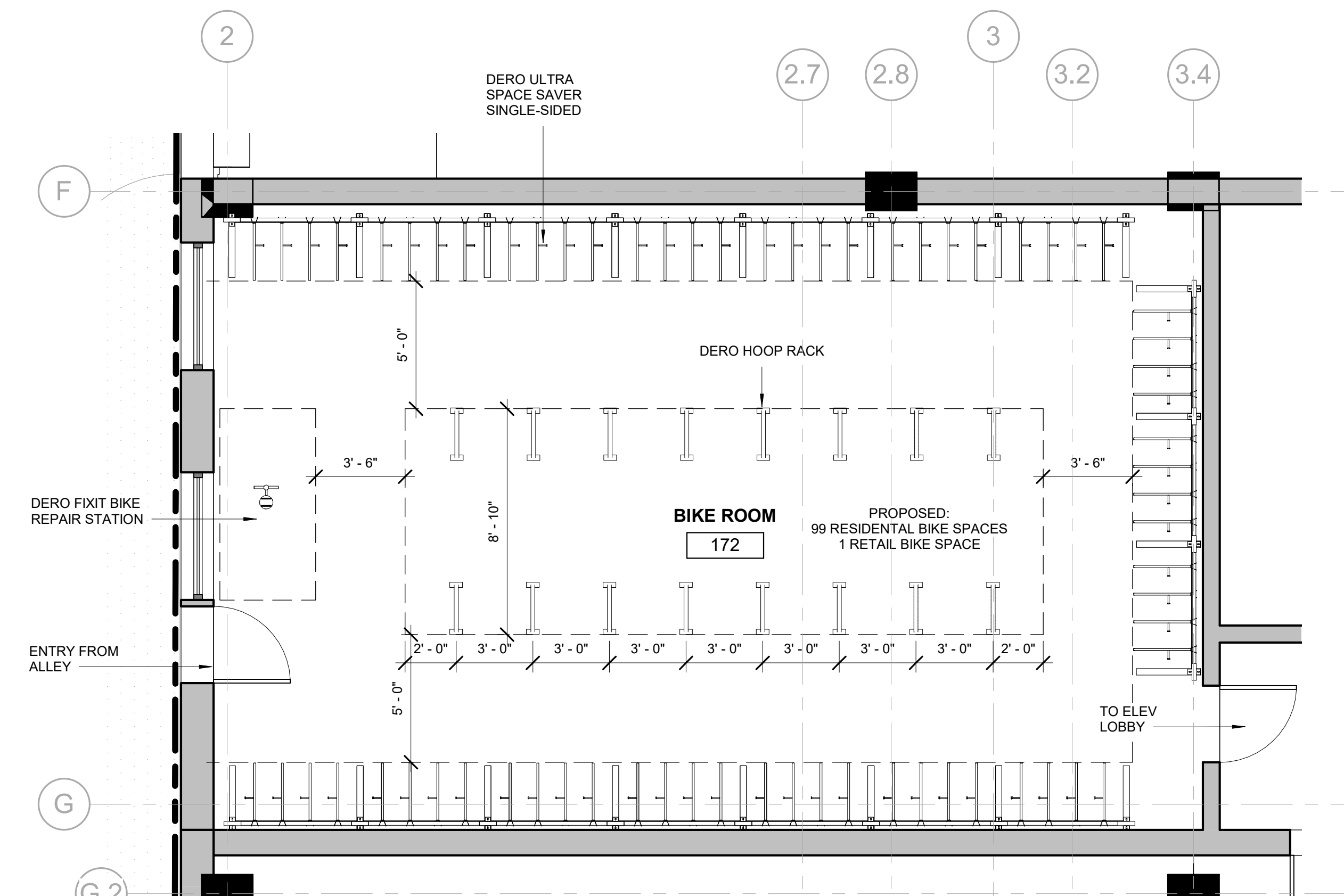
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BIKE ROOM ACCESS PLAN



2 BIKE ROOM ACCESS PLAN
A3-01 3/64" = 1'-0"

BIKE ROOM ENLARGED PLAN



1 ENLARGED FLOOR PLAN - BIKE ROOM
A3-01 1/4" = 1'-0"

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



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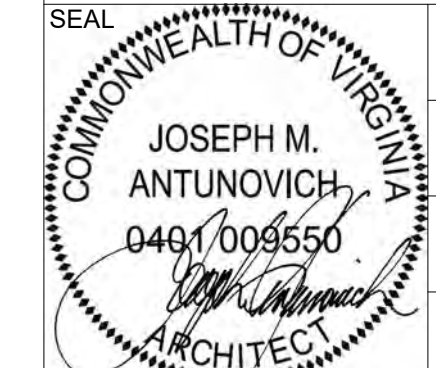
PROJECT LOCATION

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ARLINGTON, VA 22201

DRAWING TITLE

ENLARGED FLOOR PLANS - BIKE ROOM

SEAL



DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

DRAWING NO.

A3-01



4 3D RENDERING FROM SE CORNER
A9-01 NOT TO SCALE



2 3D RENDERING FROM SW CORNER
A9-01 NOT TO SCALE



3 3D RENDERING FROM NE CORNER
A9-01 NOT TO SCALE



1 3D RENDERING FROM NW CORNER
A9-01 NOT TO SCALE

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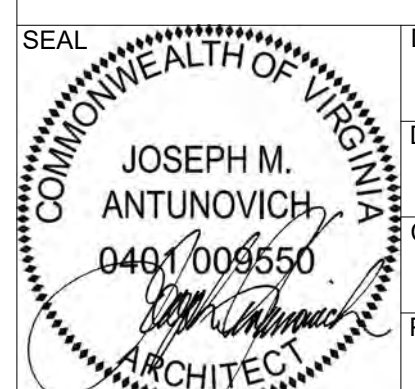
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DRAWING TITLE

**MASSING
CONTEXT -
RENDERINGS**

SEAL:  DATE: 10.01.19
DRAWN BY: AP
CHECKED BY: MD
PROJECT NO: 2017-91.00

DRAWING NO.

A9-01

NOTE: SEE SHEET A0-51 SITE PLAN FOR RENDERING VANTAGE POINTS



8 N IRVING STREETSCAPE VIEW
A9-02 NOT TO SCALE



6 SOUTHEAST STREETSCAPE VIEW
A9-02 NOT TO SCALE



7 SOUTHWEST STREETSCAPE VIEW
A9-02 NOT TO SCALE



5 NORTHEAST STREETSCAPE VIEW
A9-02 NOT TO SCALE

APPROVAL STAMPS:

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DRAWING TITLE

**MASSING
CONTEXT -
RENDERINGS**

SEAL	DATE:
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	DRAWN BY:
	AP
	CHECKED BY:
MD	PROJECT NO:
	2017-91.00

DRAWING NO.

A9-02

NOTE: SEE SHEET A0-51 SITE PLAN FOR RENDERING VANTAGE POINTS



12 3D RENDERING SE SITE RENDERING
A9-03 NOT TO SCALE



10 3D RENDERING SITE RENDERING
A9-03 NOT TO SCALE



11 3D RENDERING 10TH ST SITE RENDERING
A9-03 NOT TO SCALE



9 3D RENDERING N IRVING SITE RENDERING
A9-03 NOT TO SCALE

APPROVAL STAMPS:

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1	10.01.19	PRELIM 4.1 SUBMISSION #1

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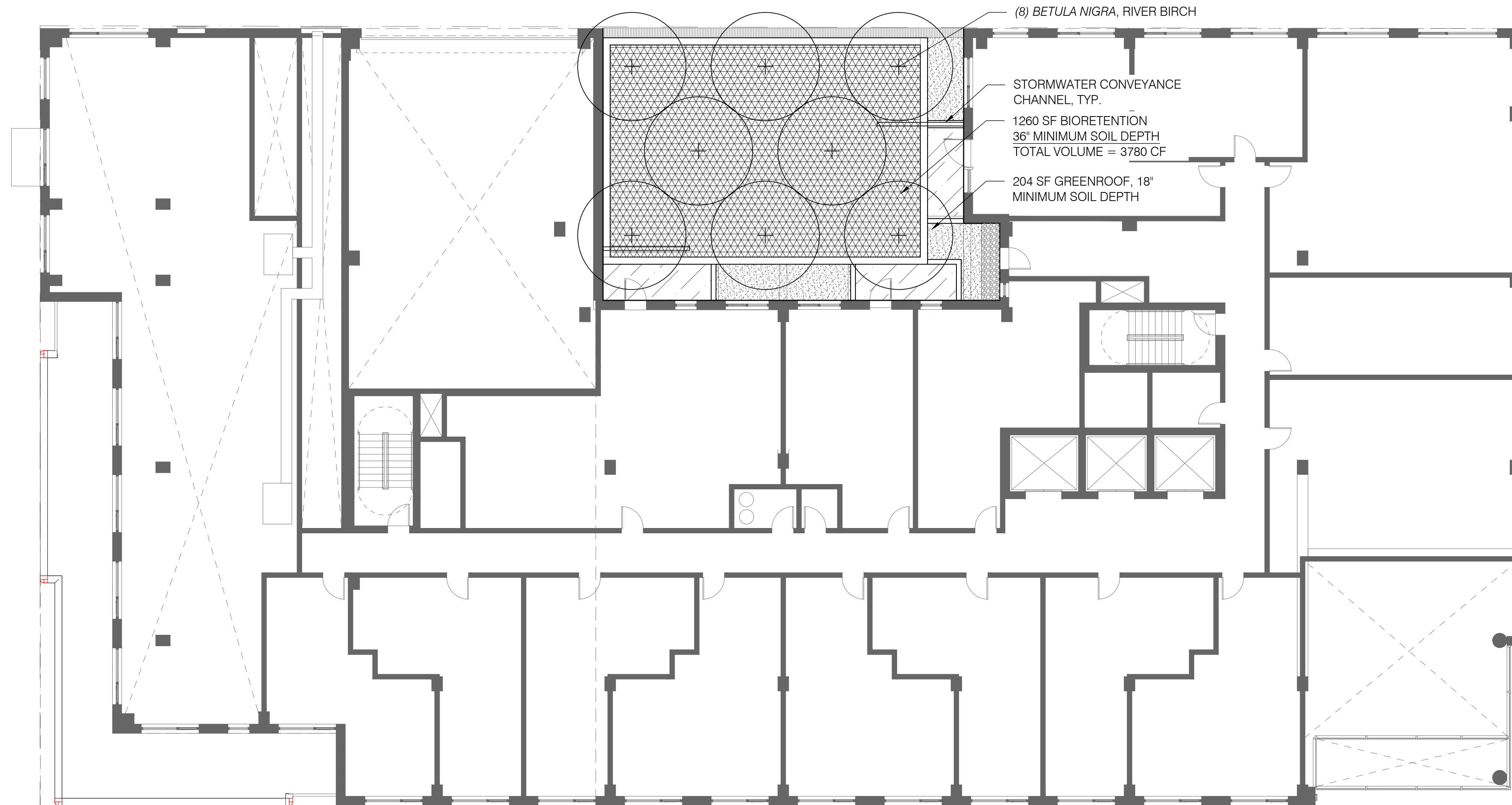
**MASSING
CONTEXT -
RENDERINGS**

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	10.01.19
	DRAWN BY:
	AP
	CHECKED BY:
MD	PROJECT NO:
	2017-91.00

DRAWING NO.

A9-03

NOTE: SEE SHEET A0-51 SITE PLAN FOR RENDERING VANTAGE POINTS



LEGEND

	BIORETENTION PLANTING
	ROOF PLANTING
	COMMON SPACE TERRACE PAVING
	PRIVATE SPACE TERRACE PAVING



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	8.08.22	4.1 SUBMISSION #5
4	04.28.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

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PROJECT LOCATION

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 ARLINGTON, VA 22201

DRAWING TITLE

SECOND LEVEL LANDSCAPE PLAN

SCALE: 1" = 10'

SEAL	DATE: 08.08.22
	DRAWN BY: AH
	CHECKED BY:
	PROJECT NO: W1909

DRAWING NO:
L1.2

25 SF GREENROOF, 30" MINIMUM SOIL DEPTH

(2) *AMELANCHIER CANADENSIS*, SERVICEBERRY

808 SF GREENROOF, 36" MINIMUM SOIL DEPTH
TOTAL VOLUME = 2424 CF

(6) *CHIONANTHUS VIRGINICUS*, FRINGETREE

POOL

57'-3"

15'-0"

6' POOL GATE

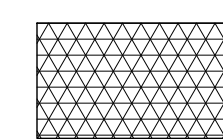
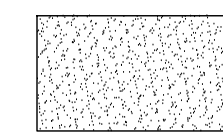
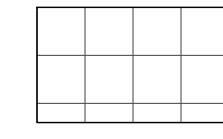

PLANTER

GRILL STATIONS

35 SF GREENROOF, 30" MINIMUM SOIL DEPTH

FIRE PIT, TYP.

LEGEND

-  BIORETENTION PLANTING
-  ROOF PLANTING
-  COMMON SPACE TERRACE PAVING
-  PRIVATE SPACE TERRACE PAVING

NOT FOR CONSTRUCTION

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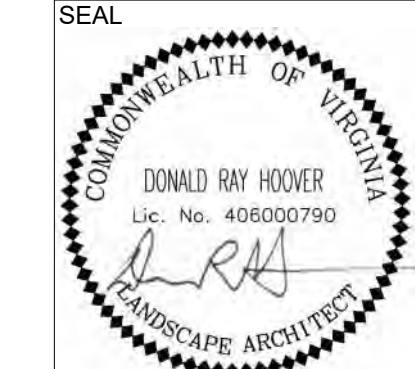
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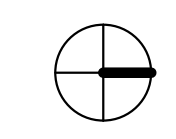
PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

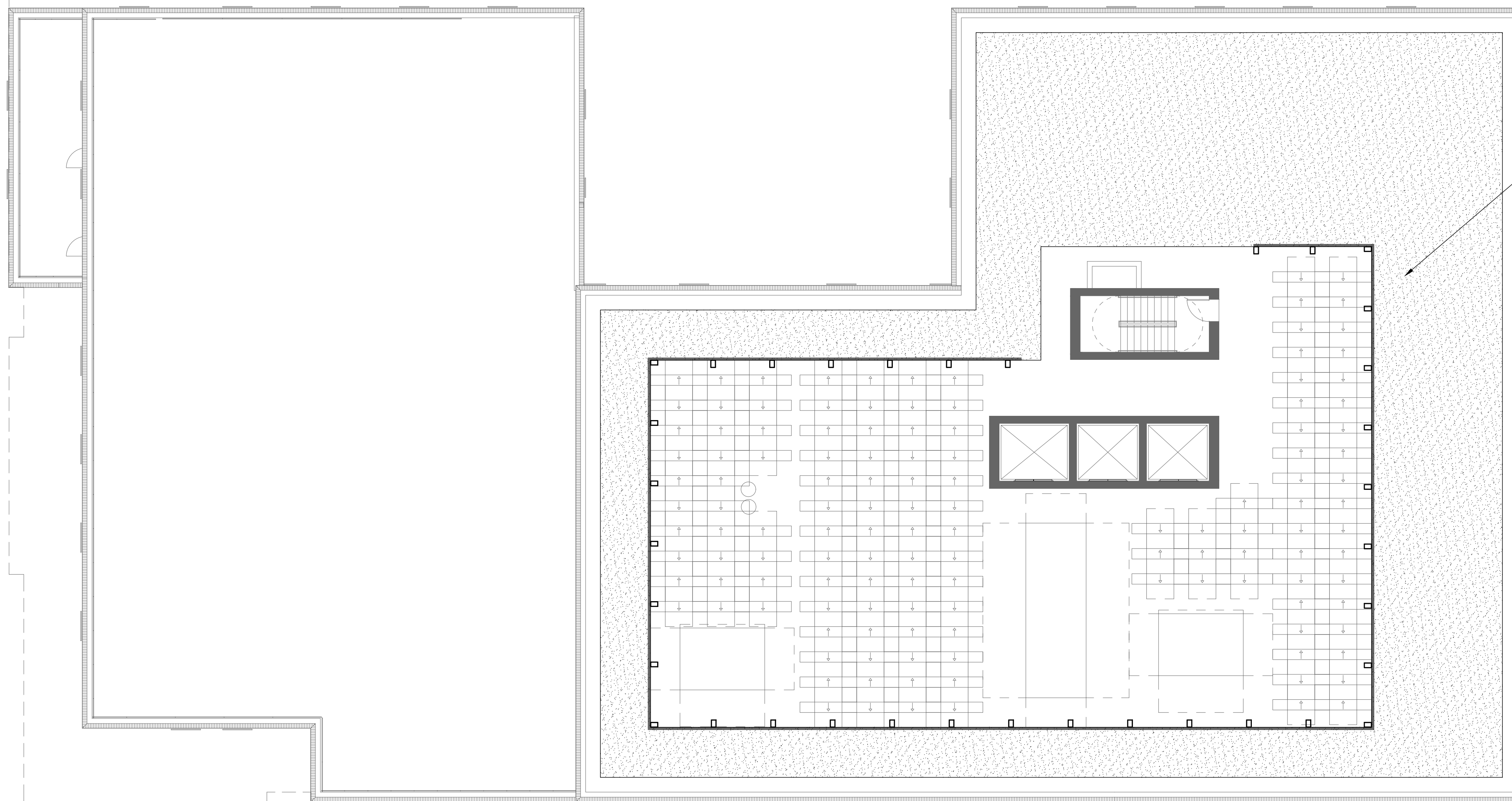
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TENTH LEVEL LANDSCAPE PLAN

SCALE: 1" = 10'

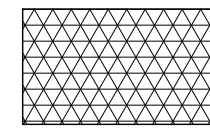
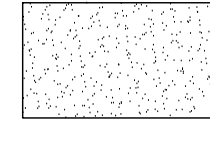
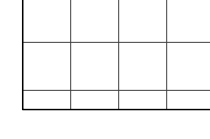

SEAL

DATE: 08.08.22
DRAWN BY: AH
CHECKED BY: AH
PROJECT NO: W1909

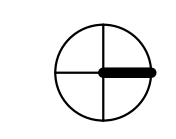
DRAWING NO:
L1.4





4890 SF EXTENSIVE GREENROOF,
8' MINIMUM

- LEGEND**
-  BIORETENTION PLANTING
 -  ROOF PLANTING
 -  COMMON SPACE TERRACE PAVING
 -  PRIVATE SPACE TERRACE PAVING



APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
5	8.08.22	4.1 SUBMISSION #5
4	04.28.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

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LANDSCAPE
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 1611 CONNECTICUT AVE, NW
 WASHINGTON, DC 20009
 MAIN: 202.588.5454
 WWW.OCULUS.INFO

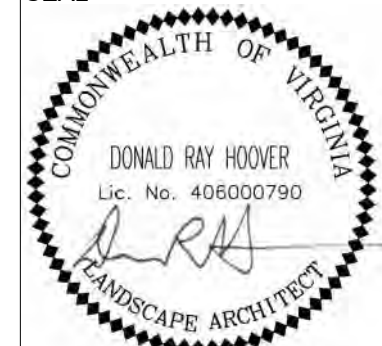
TRAFFIC
WELLS & ASSOCIATES
 1420 SPRING HILL ROAD, #610
 TYSONS, VA 22102
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 FAX: 703.525.3197
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PROJECT LOCATION
10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

DRAWING TITLE
ROOF LANDSCAPE PLAN

SCALE: 1" = 10'

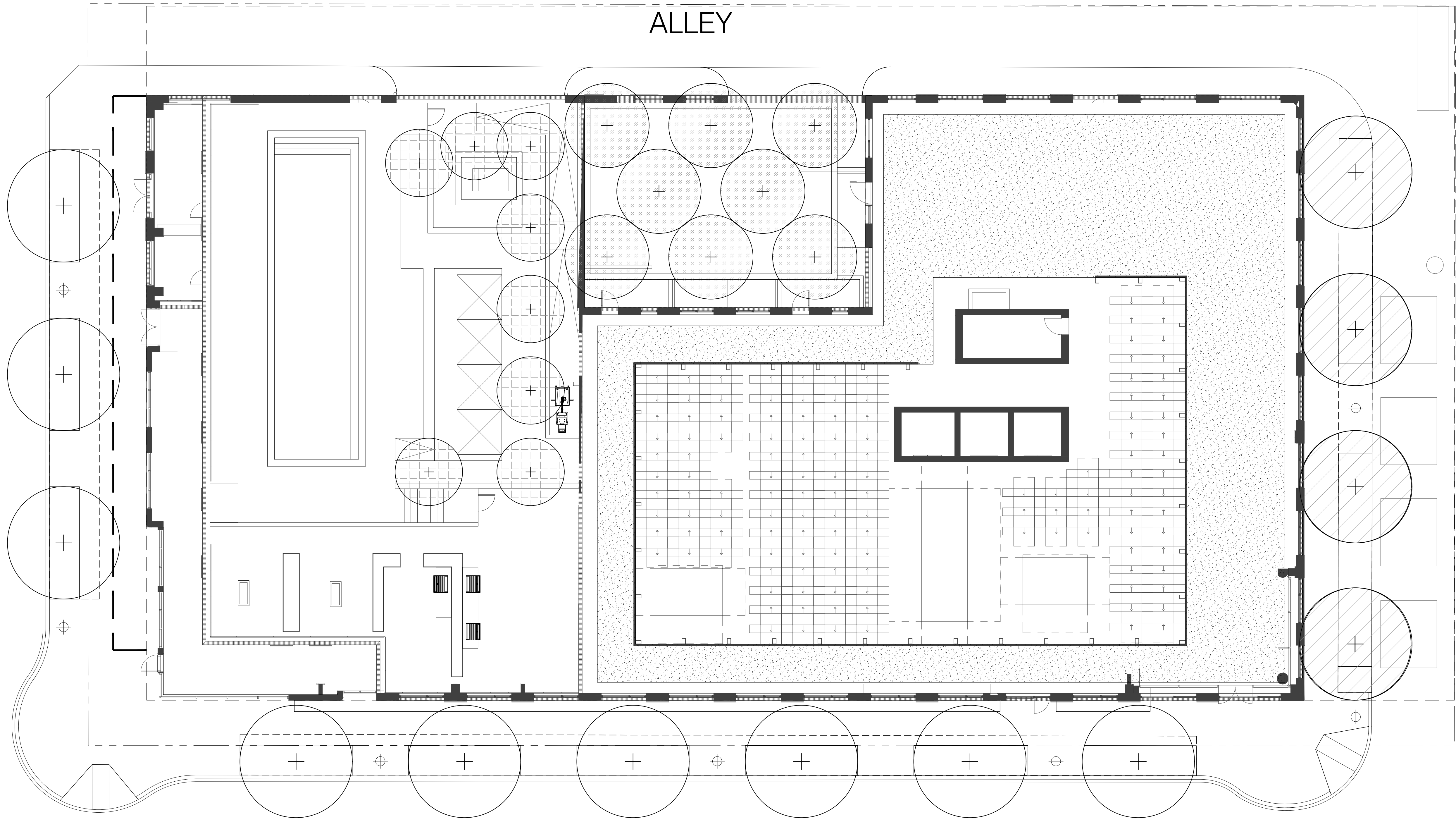
SEAL	DATE: 08.08.22
	DRAWN BY: AH
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	PROJECT NO: W1909

DRAWING NO:
L1.5

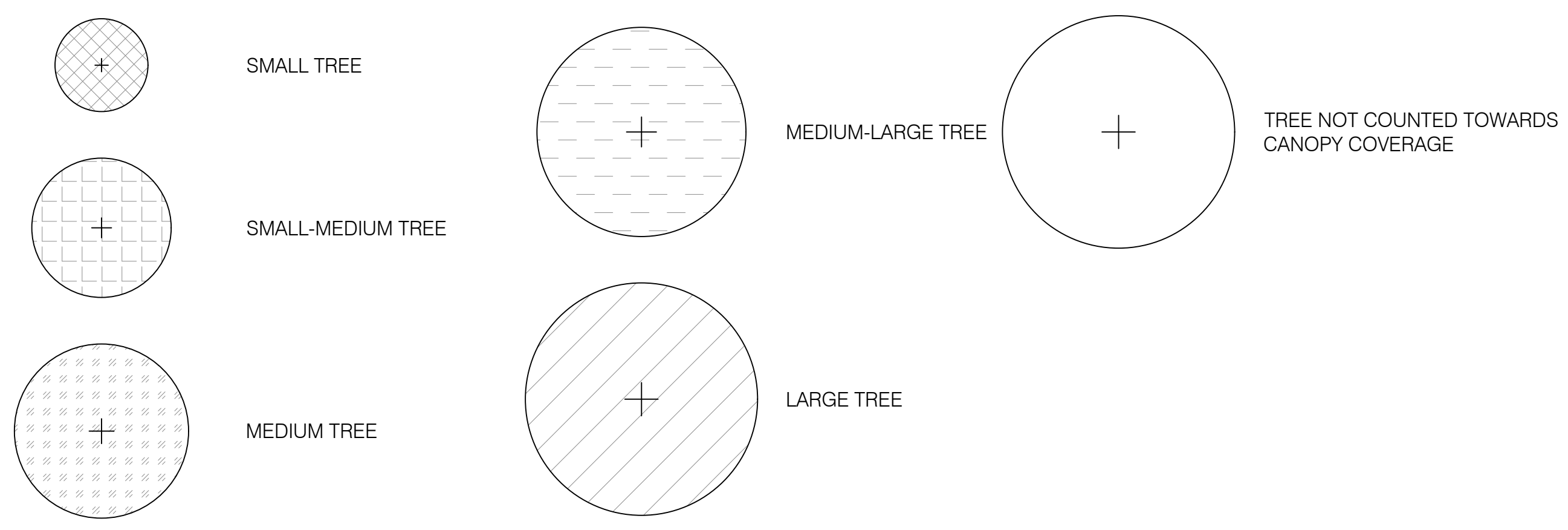
10th STREET

ALLEY

10th ROAD NORTH



LEGEND



TREE REPLACEMENT REQUIREMENTS		
TREE REPLACEMENT REQUIRED (Refer to sheet C8.1 for Tree Preservation Plan)		
		26
	Trees provided on site	Replacement Value
Shade Trees (1:1 ratio)	4	4.00
Ornamental Trees (3:1 ratio)	16	5.33
Total		9.33

TREE CANOPY COVER REQUIREMENTS	
GROSS SITE AREA (SF)	26528
PROPOSED ZONING	R/RA
TREE CANOPY REQUIRED (SF)	3979
TREE CANOPY PROVIDED (SF)	4425
Total Site Area	32103
Proposed Public Easements Subtracted (see sheet C3.2)	5575
Canopy Coverage Site Area	26528

TREE CANOPY PROVIDED			
	QTY.	20 YEAR COVERAGE (SF)	TOTAL
LARGE TREES		315	0
NATIVE LARGE TREES	4	393.75	1575
MEDIUM-LARGE TREES		250	0
NATIVE MEDIUM-LARGE TREES		312.5	0
MEDIUM TREES		175	0
NATIVE MEDIUM TREES	8	218.75	1750
SMALL-MEDIUM TREES		110	0
NATIVE SMALL-MEDIUM TREES	8	137.5	1100
SMALL TREES	0	50	0
Total			4425

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2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

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PROJECT LOCATION
10TH & IRVING
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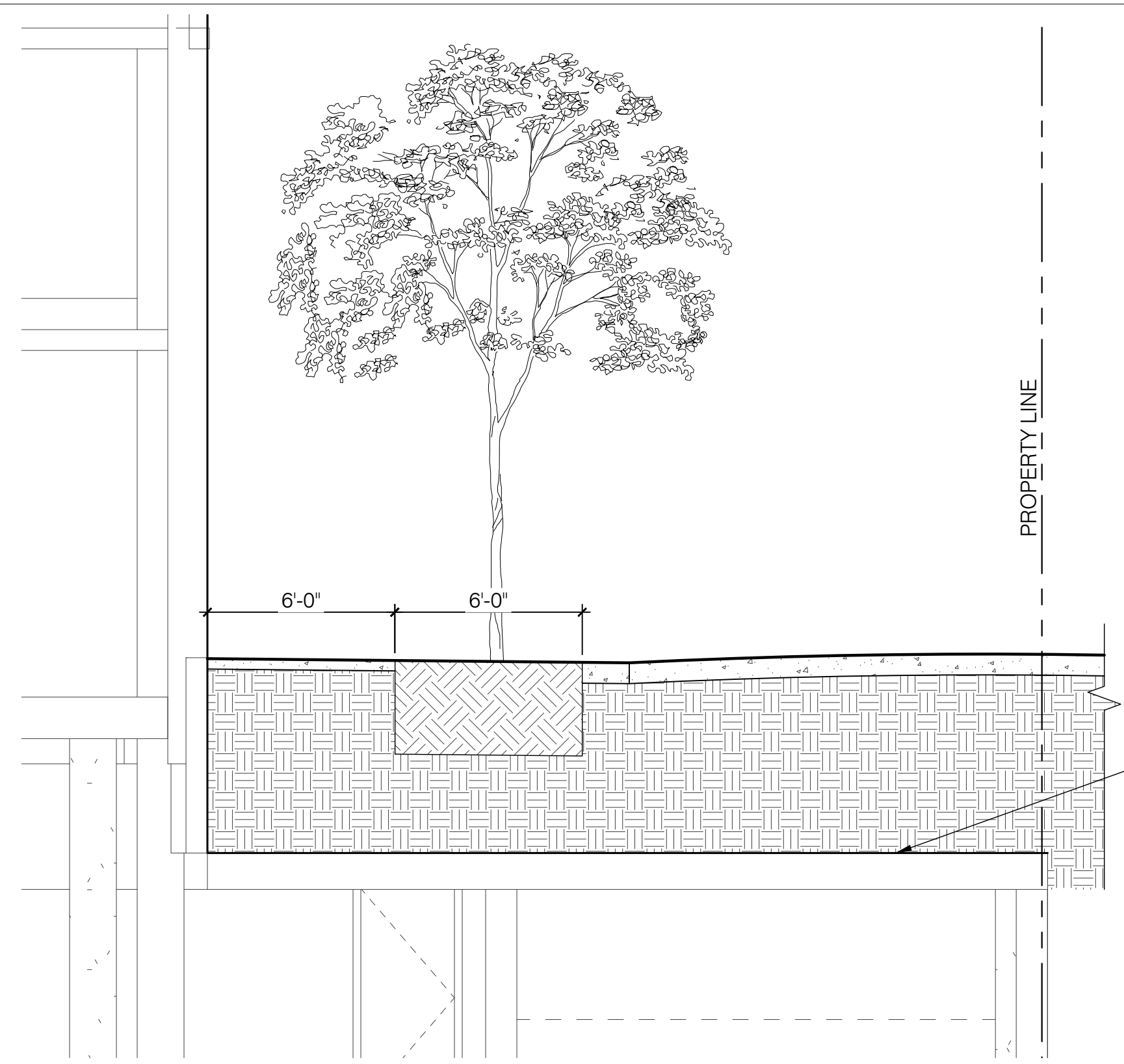
DRAWING TITLE
TREE COVERAGE CALCULATIONS

SCALE: 1" = 10'

SEAL
DONALD RAY HOOVER
Lic. No. 408000790
LANDSCAPE ARCHITECT

DATE: 08.08.22
DRAWN BY: AH
CHECKED BY: AH
PROJECT NO: W1909

DRAWING NO:
L2.1



1 STREETScape AT VAULT
 SCALE: 1/4" = 1'-0" SECTION

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
6	11.07.22	4.1 SUBMISSION #6
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4	04.28.22	4.1 SUBMISSION #4
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1	10.01.19	PRELIM 4.1 SUBMISSION #1

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DRAWING TITLE
SITE SECTIONS

SCALE: SEE DWGS

SEAL	DATE: 08.08.22
	DRAWN BY:
	CHECKED BY: AH
	PROJECT NO: W1909

DRAWING NO:
L3.1

