Minor Amendment to SP#193

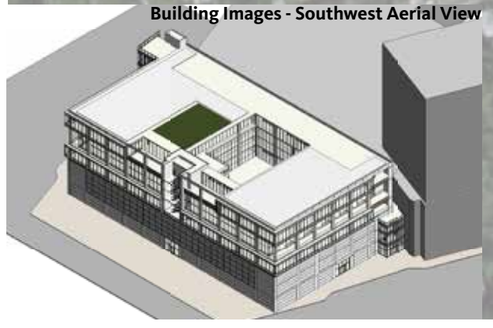
Office Building Above Macy's, 685 N Glebe Road
06/23/2015

Ballston Air Rights Acquisition, LLC

Gensler

Building Images - Northwest Aerial View

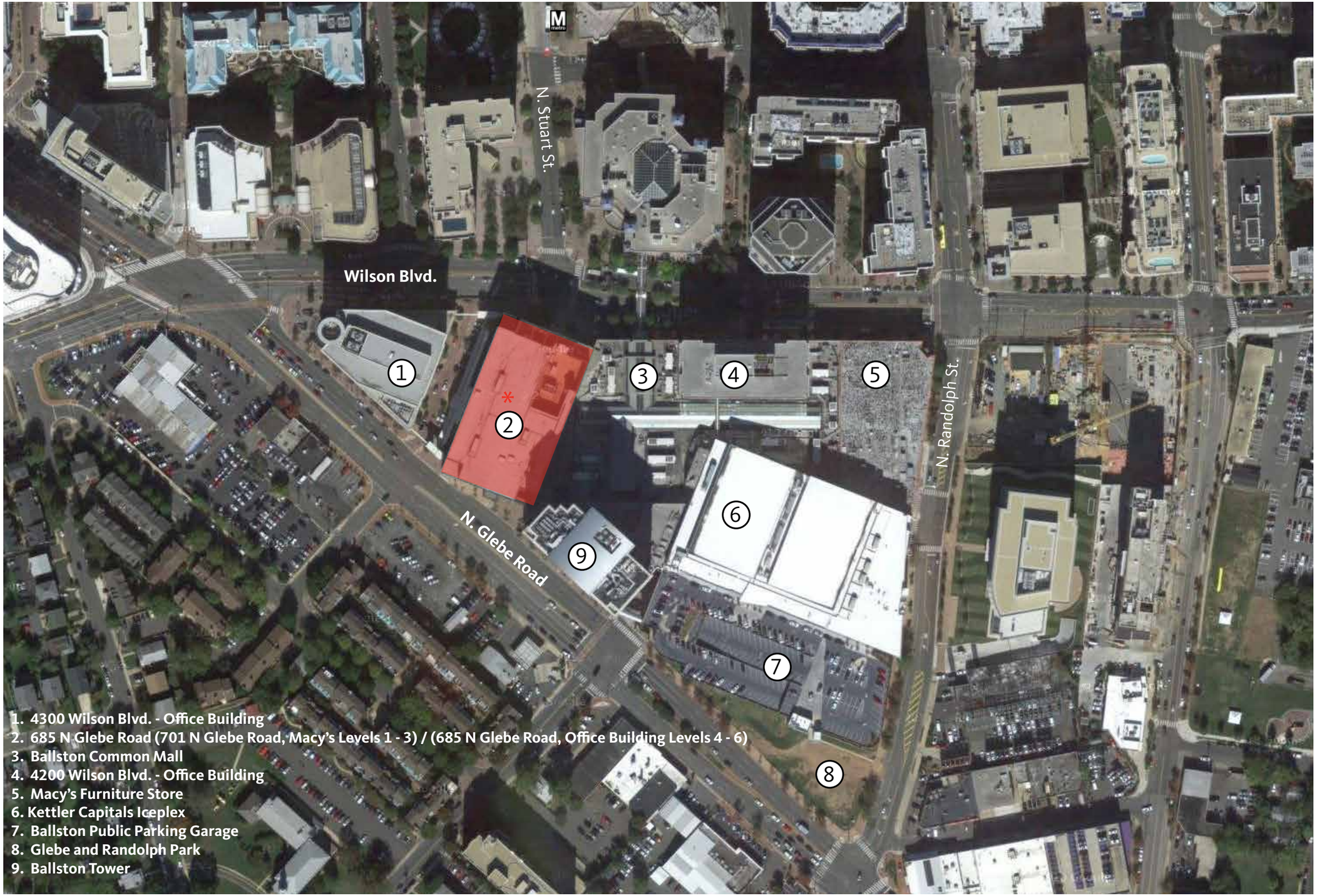
Building Images - Southwest Aerial View



Ballston Air Rights Acquisition Group, LLC

Minor Amendment to SP#193

Table of Contents



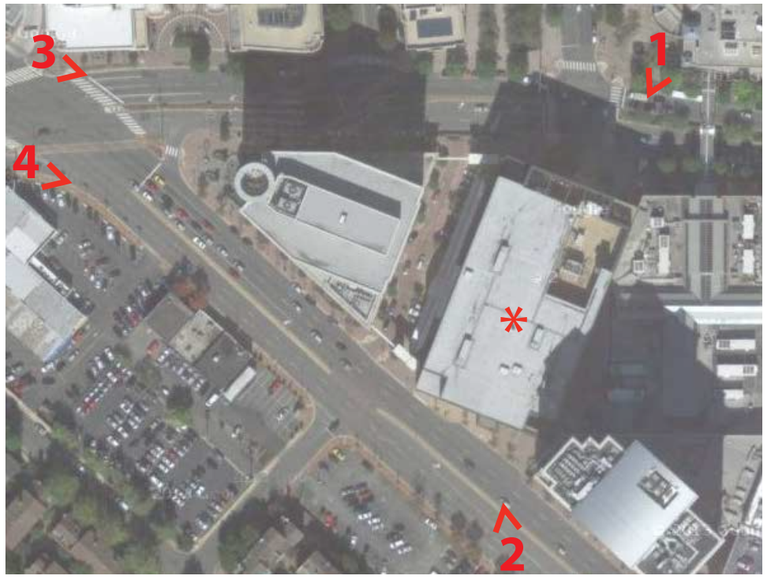
Ballston Air Rights Acquisition Group, LLC

Minor Amendment to SP#193

Existing Site Photographs

1. Existing Wilson Blvd. Facade - North Elevation

2. Existing Glebe Road Facade - South Elevation



Existing Aerial View

3. Existing Wilson Blvd. Facade - West Elevation

4. Existing Glebe Road Facade - West Elevation

Existing View - NW Corner

Sheet Notes:

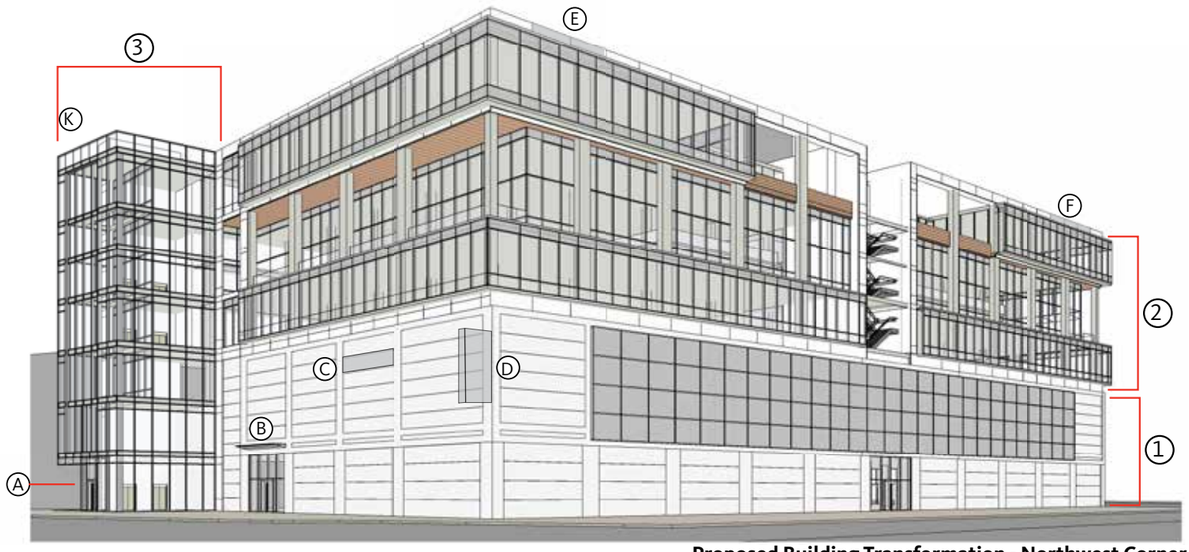
1. Existing adjacent facade
2. Reclad office levels 4 - 6
3. New office entry tower

Signage Notes:

A. Address Sign
B. Retail Sign
C. Retail/ Tenant Sign
D. Retail/ Tenant Sign
E. Rooftop/ Office Tenant Sign
F. Rooftop/ Office Tenant Sign
G. Address Sign -
H. Retail/ Tenant Sign
I. Retail/ Tenant Sign
J. Rooftop/ Office Tenant Sign
K. Rooftop/ Office Tenant Sign

Proposed signs are shown for illustrative purposes only. Signs will be subject to a future application.

Existing View - SW Corner



Proposed Building Transformation - Northwest Corner

Proposed Building Transformation - Southwest Corner

Ballston Air Rights Acquisition Group, LLC

Minor Amendment to SP#193

Proposed Building Transformation

NOTES:

1.) THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON ARLINGTON COUNTY REAL PROPERTY MAP 052-16 AS RPC #'S 14059030 AND IS ZONED C-O-2.5.

2.) THE SUBJECT PROPERTY SHOWN HEREON WAS ACQUIRED BY THE MAY DEPARTMENT STORES COMPANY BY DEED RECORDED IN DEED BOOK 1594 AT PAGE 91 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA. (NOW MACY'S RETAIL HOLDINGS, INC. SUCCESSOR BY NAME CHANGE)

3.) THE HORIZONTAL DATUM SHOWN HEREON, RECORD NORTH, BASED ON A PLAT OF SUBDIVISION ENTITLED 'PLAT SHOWING A RESUBDIVISION OF PARCELS 'A' THRU 'I', THE HECHT COMPANY PROP. & GLEBEWOOD TERRACE LOT 4', RECORDED IN DEED BOOK 2149 AT PAGE 100 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

4.) THE SUBJECT PROPERTY IS LOCATED IN ZONE 'C' AREA OF MINIMAL FLOODING AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL 515520 0010 B FOR ARLINGTON COUNTY, VIRGINIA, DATED MAY 3, 1982. ZONE 'C' IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.

5.) THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON A GPS SURVEY PERFORMED BY VIKA ON MARCH 15, 2012.

6.) THE INFORMATION SHOWN HEREON IS A COMPILATION OF RECORD INFORMATION, GIS DATA AND A FIELD RUN SURVEY.

7.) ALL DIMENSIONS FROM THE PROPERTY ARE GIVEN TO THE BUILDING AT GROUND LEVEL.

8.) CONTOUR INTERVAL = 2'

9.) AVERAGE SITE ELEVATION = 270.93

TITLE REPORT NOTE:

TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 11-001481 WITH AN EFFECTIVE DATE OF APRIL 2, 2013, REVISED MAY 17, 2013 AND HAS BEEN INCORPORATED INTO THIS SURVEY.

THE FOLLOWING ITEMS LISTED IN SCHEDULE B - SECTION II OF THE AFOREMENTIONED TITLE COMMITMENT AFFECT THE SUBJECT PROPERTY AND ARE GRAPHICALLY SHOWN OR NOTED HEREON:

ITEM #4 EASEMENTS GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF VIRGINIA RECORDED IN DEED BOOK 159 AT PAGE 24. **(NOT SHOWN HEREON DUE TO A LACK OF A MEETS AND BOUNDS DESCRIPTION, APPEARS TO BE BLANKET IN NATURE)**

ITEM #5 EASEMENTS GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF VIRGINIA RECORDED IN DEED BOOK 159 AT PAGE 41. **(NOT SHOWN HEREON DUE TO A LACK OF A MEETS AND BOUNDS DESCRIPTION, APPEARS TO BE BLANKET IN NATURE)**

ITEM #6 EASEMENTS GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF VIRGINIA RECORDED IN DEED BOOK 159 AT PAGE 43. **(NOT SHOWN HEREON DUE TO A LACK OF A MEETS AND BOUNDS DESCRIPTION, APPEARS TO BE BLANKET IN NATURE)**

ITEM #7 EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 1022 AT PAGE 475. **(SHOWN HEREON)**

ITEM #8 EASEMENT FOR THE PURPOSE OF A WATER MAIN GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA RECORDED IN DEED BOOK 1024 AT PAGE 55. **(SHOWN HEREON)**

ITEM #9 TERMS, PROVISIONS AND EASEMENTS CONTAINED IN EASEMENT AGREEMENT RECORDED IN DEED BOOK 2178 AT PAGE 1438. **(SHOWN HEREON)**

ITEM #10 TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS MADE BY THE MAY DEPARTMENT STORES COMPANY RECORDED IN DEED BOOK 2153 AT PAGE 629; AS AMENDED BY FIRST AMENDMENT TO COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN DEED BOOK 2494 AT PAGE 1319; AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN DEED BOOK 3114 AT PAGE 1599; AS FURTHER AMENDED BY THE MAY-COUNTY SEPARATE AGREEMENT RECORDED IN DEED BOOK 3114 AT PAGE 1645; AS FURTHER AMENDED BY THIRD AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN DEED BOOK 3835 AT PAGE 1100. **(ALL NOT SHOWN HEREON DUE TO A LACK OF A MEETS AND BOUNDS DESCRIPTION, APPEARS TO BE BLANKET IN NATURE)**

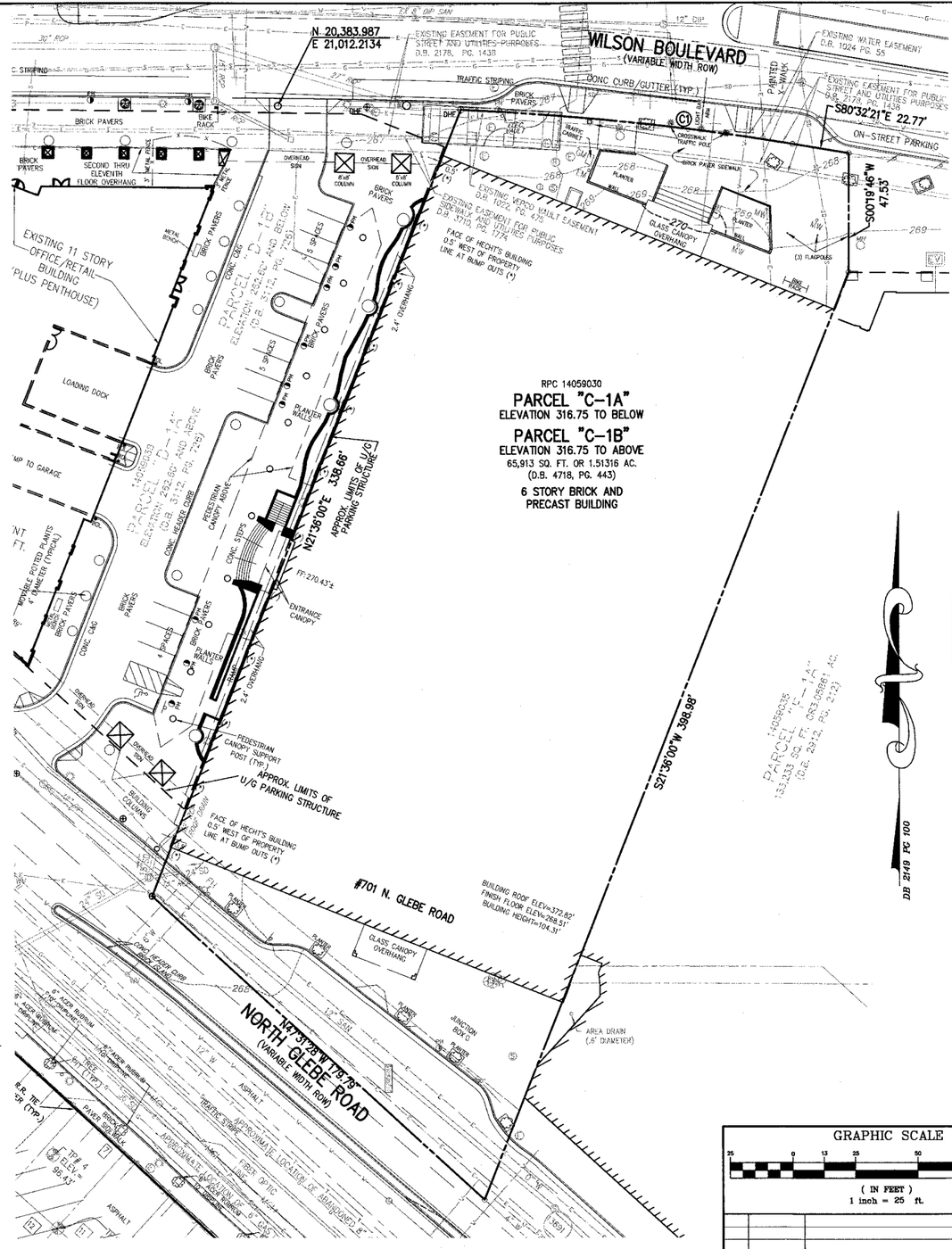
ITEM #11 TERMS AND PROVISIONS CONTAINED IN BASIC AGREEMENT BY AND AMONG ARLINGTON COUNTY, VIRGINIA, MAYS CENTERS, INC., A MISSOURI CORPORATION, THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, AND BALLSTON COMMON ASSOCIATES, L.P., A DELAWARE LIMITED PARTNERSHIP, RECORDED IN DEED BOOK 2153 AT PAGE 708; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN DEED BOOK 2357 AT PAGE 429 AS AMENDED BY FIRST AMENDMENT TO BASIC AGREEMENT RECORDED IN DEED BOOK 3114 AT PAGE 1637; AS FURTHER AMENDED BY SECOND AMENDMENT TO BASIC AGREEMENT RECORDED IN DEED BOOK 3835 AT PAGE 1134. **(ALL NOT SHOWN HEREON DUE TO A LACK OF A MEETS AND BOUNDS DESCRIPTION, APPEARS TO BE BLANKET IN NATURE)**

ITEM #12 TERMS, CONDITIONS, PROVISIONS AND EASEMENTS CONTAINED IN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT BY AND AMONG BALLSTON COMMON ASSOCIATES, L.P., J.C. PENNEY COMPANY, INC., J.C. PENNEY PROPERTIES, INC., AND THE MAY DEPARTMENT STORES COMPANY RECORDED IN DEED BOOK 2178 AT PAGE 1466, AS AMENDED BY FIRST AMENDMENT TO CONSTRUCTION OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED BOOK 2960 AT PAGE 1611; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED BOOK 3055 AT PAGE 1567; AS FURTHER AMENDED BY THE SECOND AMENDMENT TO CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED BOOK 3114 AT PAGE 1627; AS FURTHER AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN DEED BOOK 3215 AT PAGE 919. **(ALL NOT SHOWN HEREON DUE TO A LACK OF A MEETS AND BOUNDS DESCRIPTION, APPEARS TO BE BLANKET IN NATURE)**

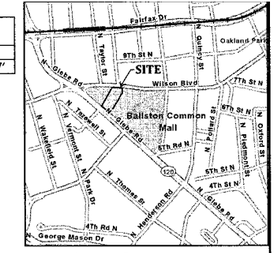
ITEM #13 TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN SECOND DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS MY BY THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION RECORDED IN DEED BOOK 2178 AT PAGE 1653; AS AMENDED BY FIRST AMENDMENT TO SECOND DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN DEED BOOK 3114 AT PAGE 1614; AS FURTHER AMENDED BY THE MAY-COUNTY SEPARATE AGREEMENT RECORDED IN DEED BOOK 3114 AT PAGE 1645; AS FURTHER AMENDED BY SECOND AMENDMENT TO SECOND DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN DEED BOOK 3835 AT PAGE 1119. **(ALL NOT SHOWN HEREON DUE TO A LACK OF A MEETS AND BOUNDS DESCRIPTION, APPEARS TO BE BLANKET IN NATURE)**

ITEM #14 TERMS, CONDITION AND PROVISIONS FOR COSTS CONTAINED IN ADVISORY COMMITTEE AGREEMENT BY AND AMONG THE BALLSTON COMMON ASSOCIATES, L.P., J.C. PENNEY PROPERTIES, INC., AND THE MAY DEPARTMENT STORES COMPANY RECORDED IN DEED BOOK 2178 AT PAGE 1730; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN DEED BOOK 3215 AT PAGE 919. **(ALL NOT SHOWN HEREON DUE TO A LACK OF A MEETS AND BOUNDS DESCRIPTION, APPEARS TO BE BLANKET IN NATURE)**

ITEM #15 TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS MADE BY THE MAY DEPARTMENT STORES COMPANY RECORDED IN DEED BOOK 3114 AT PAGE 1659. **(ALL NOT SHOWN HEREON DUE TO A LACK OF A MEETS AND BOUNDS DESCRIPTION, APPEARS TO BE BLANKET IN NATURE)**



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	133.45'	1119.93'	6°49'38"	66.80'	S83°57'10"E	133.37'



VICINITY MAP SCALE: 1"=2000'

LEGAL DESCRIPTION:
DESCRIPTION OF PARCEL C-1

ALL OF PARCEL "C-1", BALLSTON COMMON, AS THE SAME IS SHOWN ON A PLAT ATTACHED TO THE DEED OF RESUBDIVION RECORDED IN DEED BOOK 2149 AT PAGE 100, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY R/W LINE OF NORTH GLEBE ROAD, SAID POINT BEING NORTH 47°31'28" WEST, 655.41 FEET FROM A POINT MARKING THE MOST WESTERLY CORNER OF LOT 4, GLEBEWOOD TERRACE SUBDIVISION; THENCE WITH THE NORTHWESTERLY R/W LINE OF NORTH GLEBE ROAD NORTH 47°31'28" WEST, 179.79 FEET TO A POINT; THENCE DEPARTING FROM THE ROAD AND RUNNING THROUGH THE PROPERTY OF THE MAY DEPARTMENT STORES COMPANY NORTH 21°36'00" EAST, 338.66 FEET TO A POINT ON THE SOUTHERLY R/W LINE OF WILSON BOULEVARD; THENCE WITH THE SOUTHERLY R/W LINE OF WILSON BOULEVARD WITH A CURVE TO THE RIGHT WHOSE RADIUS IS 1119.93 FEET (AND WHOSE CHORD IS SOUTH 83°57'10" EAST, 133.37 FEET) AN ARC DISTANCE OF 133.45 FEET AND SOUTH 80°32'21" EAST, 22.77 FEET TO A POINT; THENCE DEPARTING FROM WILSON BOULEVARD AND RUNNING THROUGH THE PROPERTY OF THE MAY DEPARTMENT STORES COMPANY SOUTH 00°19'46" WEST, 47.53 FEET AND SOUTH 21°36'00" WEST, 398.98 FEET TO THE POINT OF BEGINNING, CONTAINING 1.51316 ACRES OF LAND.

AREA TABULATION:

PARCEL "C-1A"	65,913 SQ. FT. OR 1.51316 AC. (BELOW THE ELEVATION OF 316.75')
PARCEL "C-1B"	65,913 SQ. FT. OR 1.51316 AC. (AT AND ABOVE THE ELEVATION OF 316.75')
TOTAL AREA	65,913 SQ. FT. OR 1.51316 AC.

LEGEND

	BUILDING LINE	+CO	SANITARY CLEANOUT		SANITARY MANHOLE	CONC.	CONCRETE
C	CABLE TELEVISION CONDUIT		STORM DRAIN MANHOLE		TRAFFIC CONTROL BOX	C&G	CURB AND GUTTER
E	ELECTRICAL CONDUIT		ELECTRICAL JUNCTION BOX		TRAFFIC SIGNAL POLE	BLDG.	BUILDING
	EDGE OF PAVEMENT		ELECTRICAL MANHOLE		TREE	SYT.	STORY
X	FENCE LINE		FIRE DEPARTMENT CONNECTION	CATV	CABLE TELEVISION PEDESTAL	TRANS.	ELECTRICAL TRANSFORMER
G	NATURAL GAS CONDUIT		FIRE HYDRANT		UNKNOWN UTILITY MANHOLE	ASPH.	ASPHALT
OHW	OVERHEAD WIRES		GAS MANHOLE		WATER METER	ESMT.	EASEMENT
P	TELEPHONE/COMMUNICATIONS CONDUIT		GUY POLE		WATER MANHOLE	RCP	REINFORCED CONCRETE PIPE
	PROPERTY LINES		GAS VALVE		WATER VALVE	CMP	CORRIGATED METAL PIPE
	PUBLIC UTILITIES EASEMENTS		LIGHT POLE	BOL	BOLLARD	BRL	BUILDING RESTRICTION LINE
S	SANITARY SEWER CONDUIT		PHONE PEDESTAL		SIGN POST	R/W	RIGHT-OF-WAY
SD	STORM DRAIN CONDUIT		PHONE MANHOLE		WOOD POST	(R)	RECORD INFORMATION
W	WATER CONDUIT		UTILITY POLE		INLETS CURB INLET	(M)	MEASURED INFORMATION
						(OBS)	OBSERVED ANGLE OR BEARING

(N)	NORTH
(S)	SOUTH
(E)	EAST
(W)	WEST
(F)	FACE
H.C.	HANDICAP RAMP
F.L.	FENCE LINE
SUB. BK.	SUBDIVISION BOOK
PG.	PAGE

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

GRAPHIC SCALE
25 0 13 25 50 100
(IN FEET)
1 inch = 25 ft.

COMMONWEALTH OF VIRGINIA
4/19/2014
FRANKLIN E. JENKINS
LIC. NO. 2040
LAND SURVEYOR

VIKA REVISIONS

NO.	DATE	DESCRIPTION
1	11/19/2014	RESUBMIT

COUNTY REVISIONS

SUBMITTED DATE:	DESIGNED: CP	PROJECT/FILE NO.
JULY 25, 2014	CHECKED: FEJ	VV6535L

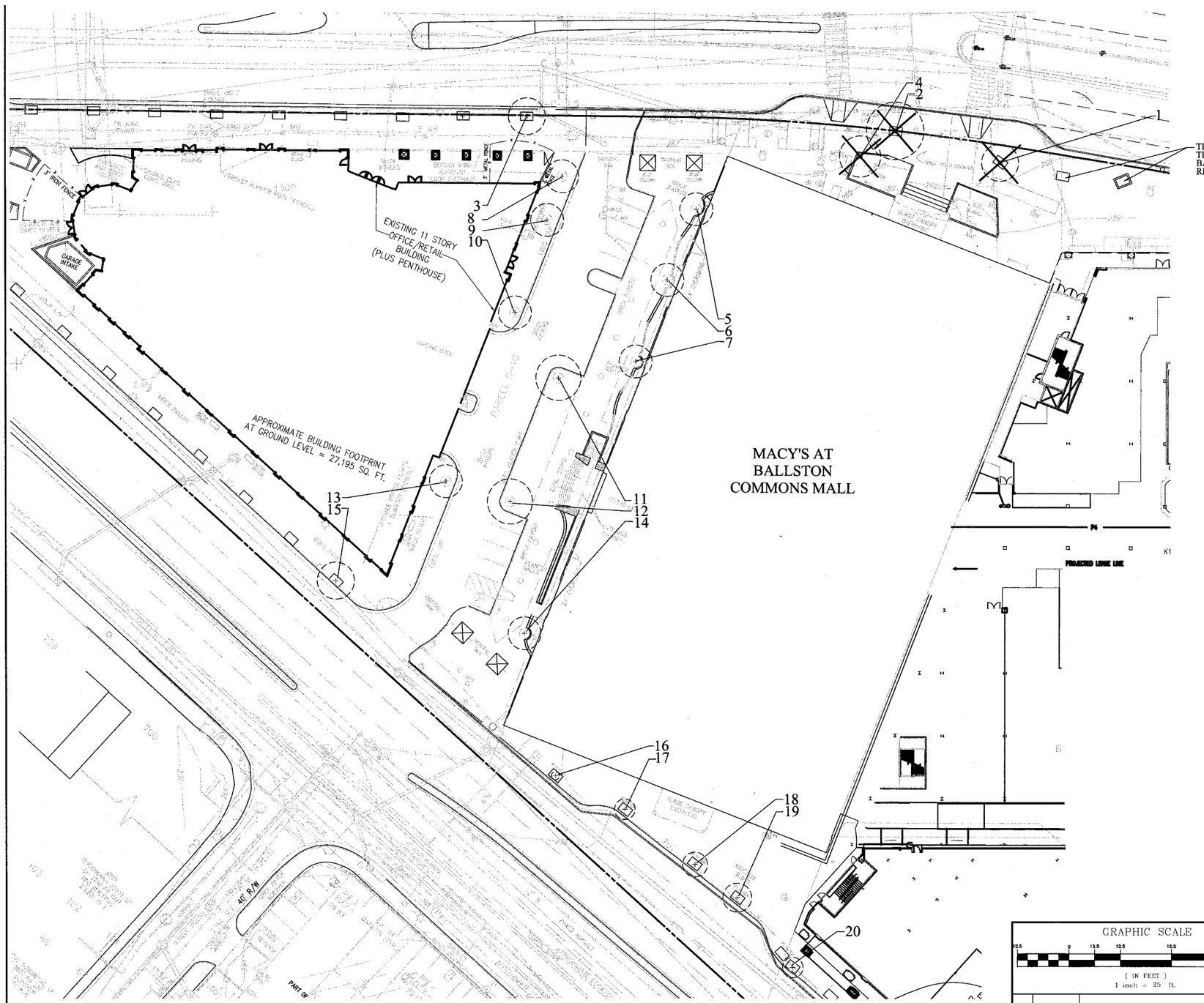
VER. 10.24

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

EXISTING CONDITIONS
BALLSTON CENTER – MACY'S
MINOR SITE PLAN AMENDMENT
Arlington County, Virginia

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

P:\Surveys\JOB-PROJECTS\6535SH-SV\dwg\6535SH-SV MACYS.dwg 7/25/2014 8:17:39 AM EDT



LEGEND

EXISTING TREE TO BE PRESERVED

10

EXISTING TREE TO BE REMOVED

4

FOR COMPLETE TABULATION OF THE EXISTING TREE INVENTORY AND REPLACEMENT CALCULATIONS, SEE SHEET C-3

NORTH (VCS 83)

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VIKA VIRGINIA LLC

8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102

(703) 442-7800 ■ FAX (703) 761-2787

WWW.VIKA.COM

GRAPHIC SCALE

12.5 0 12.5 12.5 12.5 12.5

(IN FEET)

1 inch = 25 ft.

NO.	DATE	DESCRIPTION
1	11/19/2014	MINOR SITE PLAN AMENDMENT- ADDRESS COMMENTS

COUNTY REVISIONS

SUBMITTED DATE:	DESIGNED: NPK	PROJECT/FILE NO.
JULY 25, 2014	CHECKED: NPK	VV6535L

VER. 10.24

COMMONWEALTH OF VIRGINIA JOHN P. MATETTI Lic. No. 17447 11/19/14 PROFESSIONAL ENGINEER

VIKA REVISIONS

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

TREE INVENTORY AND PRESERVATION PLAN

BALLSTON CENTER - MACY'S

MINOR SITE PLAN AMENDMENT
Arlington County, Virginia

SCALE: 1"=25' | SHEET: C-2

Tree No.	Species	Size	CRZ	Field Condition	Species Rating	Canopy Position	Total Score	Status	Replacement trees	Activites						Existing Tree Condition Observations
										Root Prune	Tree Protection	Crown Clean	Crown Reduction	Crown Raising	Remove Invasive	
		*DBH (in)	R (ft)	%												
1	Quercus phellos, Willow Oak	6.5	7.00	0.55	0.75	Codominant	2.68	Remove	1							33% canopy ratio. No observable biotic or mechanical issues. Poor to fair scaffold branching.
2	Quercus phellos, Willow Oak	11.25	11.00	0.57	0.75	Codominant	4.81	Remove	1							40% canopy ratio. No observable biotic or mechanical issues. Fair scaffold branching.
3	Quercus phellos, Willow Oak	7	7.00	0.60	0.75	Codominant	3.15	Preserve	0							60% canopy ratio. No observable biotic or mechanical issues. Good scaffold branching.
4	Lagerstroemia indica, Crapemyrtle	–	4.60	0.60	0.78	Intermediate	.	Remove	1							8-Stem clump (3"~5"). No observable biotic issues. Planted in a 44"H x 54"Dia Pot.
5	Lagerstroemia indica, Crapemyrtle	–	4.50	0.55	0.78	Intermediate	1.93	Preserve	0							5-Stem clump (2"). No observable biotic issues. Planted in a 44"H x 54"Dia Pot.
6	Lagerstroemia indica, Crapemyrtle	–	4.50	0.52	0.78	Intermediate	1.83	Preserve	0							3-Stem clump (2"). No observable biotic issues. Planted in a 44"H x 54"Dia Pot.
7	Lagerstroemia indica, Crapemyrtle	–	4.50	0.55	0.78	Intermediate	1.93	Preserve	0							3-Stem clump (2.5"). No observable biotic issues. Planted in a 44"H x 54"Dia Pot.
8	Lagerstroemia indica, Crapemyrtle	–	4.50	0.55	0.78	Intermediate	1.93	Preserve	0							3-Stem clump (2.5"). No observable biotic issues. Planted in a 44"H x 54"Dia Pot.
9	Lagerstroemia indica, Crapemyrtle	–	4.50	0.55	0.78	Intermediate	1.93	Preserve	0							2-Stem clump (2.5"). No observable biotic issues. Planted in a 44"H x 54"Dia Pot.
10	Lagerstroemia indica, Crapemyrtle	–	4.50	0.55	0.78	Intermediate	1.93	Preserve	0							3-Stem clump (2.5"). No observable biotic issues. Planted in a 44"H x 54"Dia Pot.
11	Cornus kousa, Kousa Dogwood	4	4.50	0.58	0.88	Intermediate	2.04	Preserve	0							90% canopy ratio. No observable biotic or mechanical issues. Fair to good scaffold branching. Planted in a 44"H x 54"Dia Pot.
12	Cornus kousa, Kousa Dogwood	5	4.50	0.58	0.88	Intermediate	2.55	Preserve	0							90% canopy ratio. No observable biotic or mechanical issues. Fair to good scaffold branching. Planted in a 44"H x 54"Dia Pot.
13	Lagerstroemia indica, Crapemyrtle	–	4.50	0.55	0.78	Intermediate	1.93	Preserve	0							5-Stem clump (1.5"). No observable biotic issues. Planted in a 44"H x 54"Dia Pot.
14	Lagerstroemia indica, Crapemyrtle	–	4.50	0.55	0.78	Intermediate	1.93	Preserve	0							5-Stem clump (1.5"). No observable biotic issues. Planted in a 44"H x 54"Dia Pot.
15	Acer rubrum, red Maple	6.5	7.00	0.25	0.70	Intermediate	1.14	Preserve	0							Exfoliating bark on low to mid trunk stem. Trunk stem canker. Tree shows decline.
16	Acer rubrum, red Maple	2	2.00	0.35	0.70	Intermediate	0.49	Preserve	0							Exfoliating bark at root crown. Root ball remains wrapped plastic fabric. No mulch. Tree show aspects of stress.
17	Acer rubrum, red Maple	4	4.00	0.25	0.70	Intermediate	0.70	Preserve	0							Trunk stem canker from mid to upper trtunk stem. Lower trunk stem shows exfoliating bark. Poor scaffold branching.
18	Acer rubrum, red Maple	5.5	6.00	0.10	0.70	Intermediate	0.39	Preserve	0							Trunk stem had open canker with splits from root crown to upper trunk stem. Root ball remains wrapped plastic fabric.Poor scaffold branching. Tree is in decline.
19	Acer rubrum, red Maple	5.5	6.00	0.10	0.70	Intermediate	0.39	Preserve	0							Trunk stem had open canker with splits from root crown to upper trunk stem. Root ball remains wrapped plastic fabric.Poor scaffold branching. Tree is in decline.
20	Acer rubrum, red Maple	5	5.00	0.05	0.70	Intermediate	0.18	Preserve	0							Trunk stem had open canker with splits from root crown to upper trunk stem. Root ball remains wrapped plastic fabric. Poor scaffold branching. Tree is in decline.
							Computed Replacement Tree Total:		3							

DBH = Diameter at Breast Height (measured 4.5 feet above existing grade or as noted).

* = Diameter measurement as recorded at the root crown where tree has a codominant, or mulit-stem trunk which precludes a measurement at 4.5 ft above existing grade.

CRZ = Critical Root Zone (1 foot of radius per inch of tree diameter) CRZ for trees with multiple stems were calculated based on the diameter of a tree with the basal area equal to the sum of the basal areas for all stems measured.

Conditions Ratings provided as percentages as based on methods outlined in the 9th edition of the "Guide for Plant Appraisal", published by the International Socielty of Arboriculture.

X:\DATA\6000-6999\6535\VV6535L\[Arl Co Tree Invtory--7.25.2014.xls]Sheet1

FOR CORRESPONDING EXISTING TREE INVENTORY GRAPHIC , SEE SHEET C-2

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VIKA VIRGINIA LLC
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W W W . V I K A . C O M

NO.	DATE	DESCRIPTION
1	11/19/2014	MINOR SITE PLAN AMENDMENT- ADDRESS COMMENTS

COUNTY REVISIONS

SUBMITTED DATE:	DESIGNED: NPK	PROJECT/FILE NO.
JULY 25, 2014	CHECKED: NPK	VV6535L

VER. 10.24

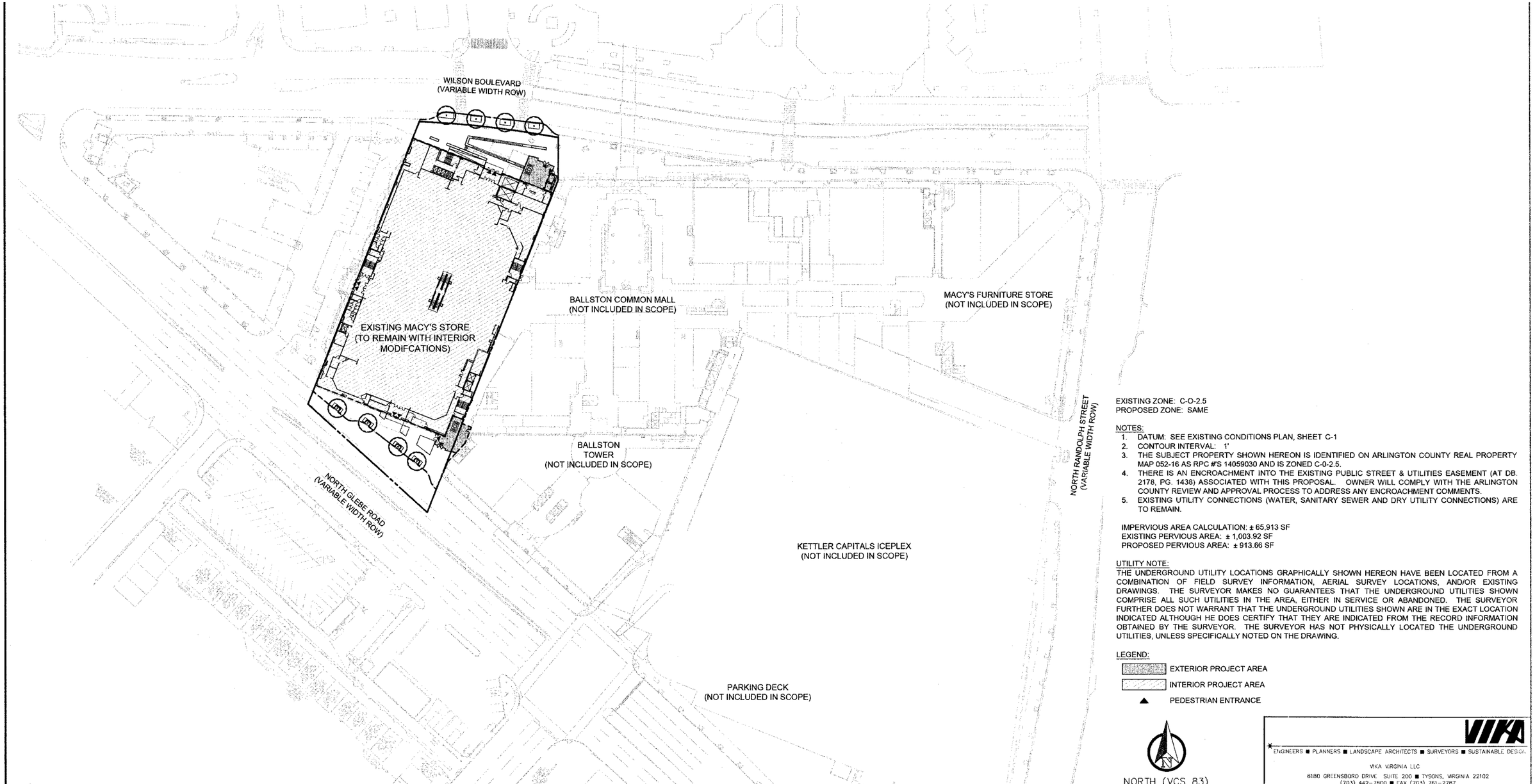
COMMONWEALTH OF VIRGINIA
JAMES A. MARTELLI
No. 19447
11/19/14
PROFESSIONAL ENGINEER

VIKA REVISIONS

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

TREE INVENTORY DATA
BALLSTON CENTER - MACY'S
MINOR SITE PLAN AMENDMENT
Arlington County, Virginia

SCALE: N/A | SHEET: C-3



EXISTING ZONE: C-O-2.5
PROPOSED ZONE: SAME

NOTES:

1. DATUM: SEE EXISTING CONDITIONS PLAN, SHEET C-1
2. CONTOUR INTERVAL: 1'
3. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON ARLINGTON COUNTY REAL PROPERTY MAP 052-16 AS RPC #'S 14059030 AND IS ZONED C-0-2.5.
4. THERE IS AN ENCROACHMENT INTO THE EXISTING PUBLIC STREET & UTILITIES EASEMENT (AT DB. 2178, PG. 1438) ASSOCIATED WITH THIS PROPOSAL. OWNER WILL COMPLY WITH THE ARLINGTON COUNTY REVIEW AND APPROVAL PROCESS TO ADDRESS ANY ENCROACHMENT COMMENTS.
5. EXISTING UTILITY CONNECTIONS (WATER, SANITARY SEWER AND DRY UTILITY CONNECTIONS) ARE TO REMAIN.

IMPERVIOUS AREA CALCULATION: ± 65,913 SF
EXISTING PERVIOUS AREA: ± 1,003.92 SF
PROPOSED PERVIOUS AREA: ± 913.66 SF

UTILITY NOTE:
THE UNDERGROUND UTILITY LOCATIONS GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.

LEGEND:

EXTERIOR PROJECT AREA
INTERIOR PROJECT AREA
PEDESTRIAN ENTRANCE

NORTH (VCS 83)

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

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NO.	DATE	DESCRIPTION
1	11/19/2014	MINOR SITE PLAN AMENDMENT- ADDRESS COMMENTS

COUNTY REVISIONS

SUBMITTED DATE:	DESIGNED: KEA	PROJECT/FILE NO.
JULY 25, 2014	CHECKED: JAK	VV6535L

VER. 10.24

COMMONWEALTH OF VIRGINIA
JAMES A. KARETH
No. 11417
11/19/14
REGISTERED PROFESSIONAL ENGINEER

VIKA REVISIONS

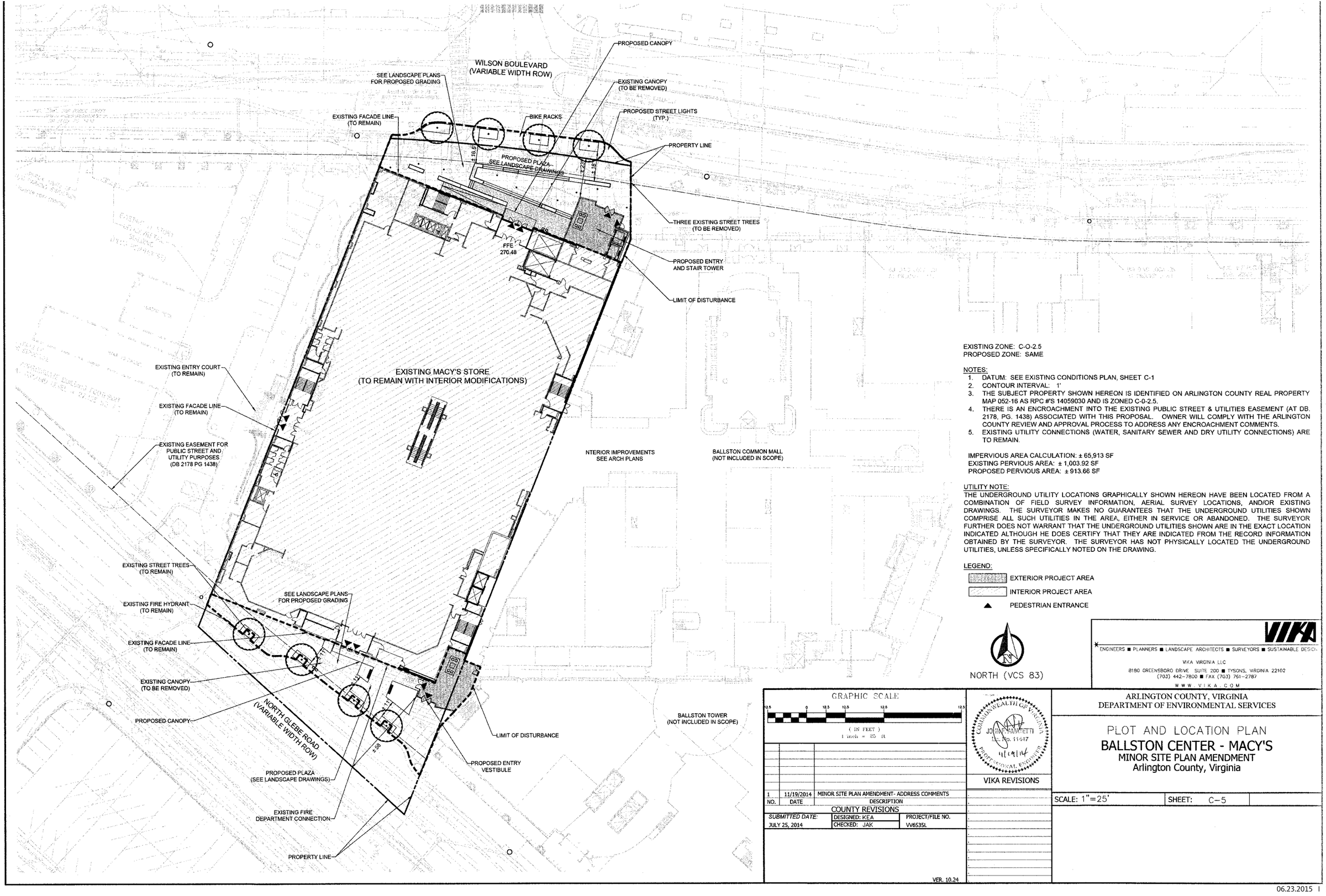
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

OVERALL CONTEXT PLAN

BALLSTON CENTER - MACY'S

MINOR SITE PLAN AMENDMENT
Arlington County, Virginia

SCALE: 1"=50' | SHEET: C-4



EXISTING ZONE: C-O-2.5
PROPOSED ZONE: SAME

NOTES:
1. DATUM: SEE EXISTING CONDITIONS PLAN, SHEET C-1
2. CONTOUR INTERVAL: 1'
3. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON ARLINGTON COUNTY REAL PROPERTY MAP 052-16 AS RPC #'S 14059030 AND IS ZONED C-0-2.5.
4. THERE IS AN ENCROACHMENT INTO THE EXISTING PUBLIC STREET & UTILITIES EASEMENT (AT DB. 2178, PG. 1438) ASSOCIATED WITH THIS PROPOSAL. OWNER WILL COMPLY WITH THE ARLINGTON COUNTY REVIEW AND APPROVAL PROCESS TO ADDRESS ANY ENCROACHMENT COMMENTS.
5. EXISTING UTILITY CONNECTIONS (WATER, SANITARY SEWER AND DRY UTILITY CONNECTIONS) ARE TO REMAIN.

IMPERVIOUS AREA CALCULATION: ± 65,913 SF
EXISTING PERVIOUS AREA: ± 1,003.92 SF
PROPOSED PERVIOUS AREA: ± 913.66 SF

UTILITY NOTE:
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LEGEND:
- EXTERIOR PROJECT AREA
- INTERIOR PROJECT AREA
- PEDESTRIAN ENTRANCE

NORTH (VCS 83)

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

GRAPHIC SCALE
12.5 0 12.5 12.5 12.5 12.5
(IN FEET)
1 inch = 25 ft

NO.	DATE	DESCRIPTION
1	11/19/2014	MINOR SITE PLAN AMENDMENT- ADDRESS COMMENTS

COUNTY REVISIONS

SUBMITTED DATE:	DESIGNED: KEA	PROJECT/FILE NO.
JULY 25, 2014	CHECKED: JAK	VV6535L

VER. 10.24

COMMONWEALTH OF VIRGINIA
JOSEPH A. MARTELLI
Lic. No. 11447
11/19/14
PROFESSIONAL ENGINEER

VIKA REVISIONS

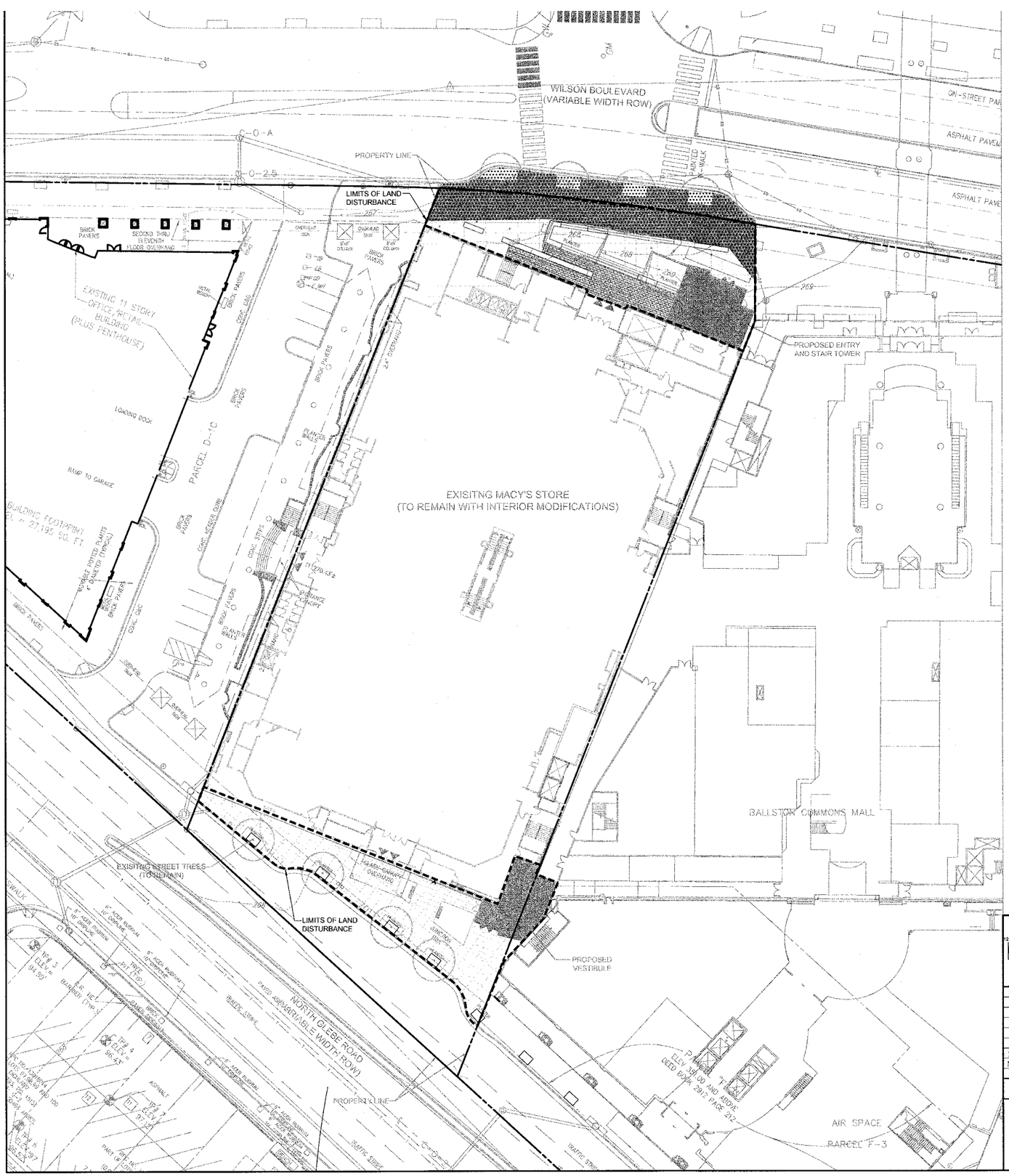
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PLOT AND LOCATION PLAN

BALLSTON CENTER - MACY'S

MINOR SITE PLAN AMENDMENT
Arlington County, Virginia

SCALE: 1"=25' | SHEET: C-5



LEGEND

BIORETENTION TREE PIT AREA

STREETSCAPE AREA TO BIORETENTION TREE PIT
(MINIMUM AREA = 3,400 SF)
(FINAL AREA TO BE DETERMINED WITH FINAL ENGINEERED SITE PLAN)

SITE STORMWATER MANAGEMENT NARRATIVE

THE EXISTING 0.28 ACRES OF STREETSCAPE AREA LOCATED WITHIN THE LIMITS OF PROPOSED LAND DISTURBANCE CONSISTS PRIMARILY OF IMPERVIOUS COVER (APPROXIMATELY 93% IMPERVIOUSNESS). THERE IS NO EVIDENCE OF EXISTING STORMWATER MANAGEMENT (SWM) FACILITIES WITHIN THE LIMITS OF LAND DISTURBANCE FROM RECORD INFORMATION AND VISUAL INSPECTION. THE PROPOSED SWM BOUNDARY ENCOMPASSES THE STREETSCAPE AREA WITHIN THE DEFINED LIMITS OF LAND DISTURBANCE.

THE PROPOSED IMPROVEMENTS CONSIST OF THE ADDITION OF A PLAZA STAIRCASE AND VESTIBULE STRUCTURE. THE PROPOSED STREETSCAPE WILL BE APPROXIMATELY 93% IMPERVIOUS AND SWM/BMP MEASURES WILL BE PROVIDED TO COMPLY WITH THE NEW 2014 VIRGINIA STATE REGULATIONS FOR REDEVELOPEMENT. AS SHOWN ON SHEET C-7 THE REQUIRED PHOSPHORUS REMOVAL RATE OF 0.06 POUNDS PER YEAR WILL BE PROVIDED BY THE SWM/BMP PRACTICES INTEGRATED INTO THIS REDEVELOPMENT. SITE LIMITATIONS AND DCR SETBACK RESTRICTIONS PRECLUDE THE USE OF INFILTRATION AND TRADITIONAL BIO-RETENTION FACILITIES WITHIN THESE DISTURBANCE LIMITS. AS SUCH, TREATMENT HAS BEEN PROVIDED BY LOW IMPACT DEVELOPMENT URBAN PRACTICES AND STRUCTURAL BMP FACILITIES.

URBAN BIORETENTION TREE PITS WILL BE PROVIDED TO TREAT A MINIMUM OF 3,400 SF OF THE PROPOSED STREETSCAPE AREA. THE PROPOSED SITE IMPERVIOUSNESS IS EQUAL TO THE EXISTING IMPERVIOUSNESS. THEREFORE, RUNOFF WILL NOT BE INCREASED FROM THE EXISTING CONDITION.

NORTH (VCS 83)

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(703) 442-7800 ■ FAX (703) 761-2787
WWW.VIKA.COM

GRAPHIC SCALE
12.5 0 12.5 12.5 12.5 12.5
(IN FEET)
1 inch = 25 ft

NO.	DATE	DESCRIPTION
1	11/19/2014	MINOR SITE PLAN AMENDMENT- ADDRESS COMMENTS

COUNTY REVISIONS

SUBMITTED DATE:	DESIGNED: LTS	PROJECT/FILE NO.
JULY 25, 2014	CHECKED: EJI	VV6535L

VER. 10.24

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Reg. No. 11447
11/19/14
PROFESSIONAL ENGINEER

VIKA REVISIONS

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

SWM PLAN & NARRATIVE
BALLSTON CENTER - MACY'S
MINOR SITE PLAN AMENDMENT
Arlington County, Virginia

SCALE: 1"=25' | SHEET: C-6

VIRGINIA RUNOFF REDUCTION SITE SUMMARY

Virginia Runoff Reduction Method ReDevelopment Worksheet v2.7 Revised April 2013

Site Data

Project Name: Ballston Center - Macy's (Minor Site Plan Amendment)
Date: 7/25/2014

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information — **Total Disturbed Acreage** 0.28

Constants

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

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.02	0.02
Impervious Cover (acres)	0.00	0.00	0.00	0.26	0.26
				Total	0.28

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.02	0.02
Impervious Cover (acres)	0.00	0.00	0.00	0.26	0.26
				Total	0.28
Area Check	Okay	Okay	Okay	Okay	

Rv Coefficients

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

Land Cover Summary	**Listed**	**Adjusted[1]**
Pre-ReDevelopment		
Forest/Open Space Cover (acres)	0.00	0.00
Composite Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.02	0.02
Composite Rv(turf)	0.25	0.25
% Managed Turf	9%	7%
Impervious Cover (acres)	0.26	0.26
Rv(impervious)	0.95	0.95
% Impervious	92%	93%
Total Site Area (acres)	0.28	0.28
Site Rv	0.89	0.90
Pre-Development Treatment Volume (acre-ft)	0.0211	0.0210
Pre-Development Treatment Volume (cubic feet)	916	916
Pre-Development Load (TP) (lb/yr)	0.58	0.58

Land Cover Summary	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.02
Composite Rv(turf)	0.25
% Managed Turf	7%
ReDev. Impervious Cover (acres)	0.26
Rv(impervious)	0.95
% Impervious	93%
Total ReDev. Site Area (acres)	0.28
ReDev. Site Rv	0.90
Post-ReDevelopment Treatment Volume (acre-ft)	0.0210
Post-ReDevelopment Treatment Volume (cubic feet)	916
Post-ReDevelopment Load (TP) (lb/yr)	0.58

Land Cover Summary	
Post-ReDevelopment New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	0.95
% Impervious	100%
Total New Dev. Site Area (acres)	0.00
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0002
Post-Development Treatment Volume (cubic feet)	7
Post-Development Load (TP) (lb/yr)	0.00

[1] Adjusted **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.06
TP Load Reduction Required for New Impervious Area (lb/yr)	0.00
Total Load Reduction Required (lb/yr)	0.06
Pre-Development Load (TN) (lb/yr) 4.15	Post-Development Load (TN) (lb/yr) 4.15

VIRGINIA RUNOFF REDUCTION PRACTICES

Drainage Area A

Drainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.01	0.01	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.08	0.08	0.95
				Total	0.08	

Post Development Treatment Volume (cf) 273

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed	Nitrogen Efficiency (%)	Nitrogen Load from Upstream RR Practices (lbs)	Untreated Nitrogen Load to Practice (lbs.)	Nitrogen Removed By Practice (lbs.)	Remaining Nitrogen Load (lbs.)
6. Bioretention														6. Bioretention				
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.00	0	0	0	25	0.00	0.00	0.00	0.00		40	0.00	0.00	0.00	0.00
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.00	0	0	0	25	0.00	0.00	0.00	0.00		40	0.00	0.00	0.00	0.00
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.08	0	213	59	50	0.00	0.17	0.15	0.02		60	0.00	1.10	1.10	0.10
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00		60	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac) 0.08
TOTAL TURF AREA TREATED (ac) 0.00

AREA CHECK OK.

TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr) 0.00
TOTAL RUNOFF REDUCTION IN D.A. A (cf) 213
PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.19

TOTAL RUNOFF REDUCTION IN D.A. A (cf) 213
NITROGEN REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 1.10

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

VIRGINIA RUNOFF REDUCTION CREDIT SUMMARY

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	0.00	0.00	0.00	0.00	0.00	OK
TURF AREA	0.01	0.00	0.00	0.00	0.00	OK
TURF AREA TREATED	0.00	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.00
RUNOFF REDUCTION (cf)	213
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.19
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.43
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.1 LB/YEAR!

Nitrogen (for information purposes)

RUNOFF REDUCTION (cf)	213
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	1.10
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr)	3.05

Virginia Runoff Reduction Method ReDevelopment Worksheet v2.7 Revised April 2013

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.00	0.00	0.02	0.02	*7.40*
Impervious (acres)	0.00	0.00	0.00	0.26	0.26	*92.60*
					0.28	*100.00*

Site Rv	0.90
Post Development Treatment Volume (ft³)	924
Post Development TP Load (lb/yr)	0.58
Post Development TN Load (lb/yr)	4.15
Total TP Load Reduction Required (lb/yr)	0.06

Total Runoff Volume Reduction (ft³)	213
Total TP Load Reduction Achieved (lb/yr)	0
Total TN Load Reduction Achieved (lb/yr)	1.10
Adjusted Post Development TP Load (lb/yr)	0.43
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.01	0.00	0.00	0.00	0.00	*0.01*
Impervious (acres)	0.08	0.00	0.00	0.00	0.00	*0.08*
						0.08

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.15	0.00	0.00	0.00	0.00	*0.15*
TN Load Red. (lb/yr)	1.10	0.00	0.00	0.00	0.00	*1.10*

NORTH (VCS 83)

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(703) 442-7800 ■ FAX (703) 761-2787
WWW.VIKA.COM

GRAPHIC SCALE
12.5 0 12.5 12.5 12.5 12.5
(IN FEET)
1 inch = 25 ft.

COMMONWEALTH OF VIRGINIA
JOHN E. AMATETTI
Lic. No. 11147
4/19/14
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
1	11/19/2014	MINOR SITE PLAN AMENDMENT ADDRESS COMMENTS

COUNTY REVISIONS

SUBMITTED DATE: JULY 25, 2014 | DESIGNED: LTS | CHECKED: EJI | PROJECT/FILE NO. VV6535L

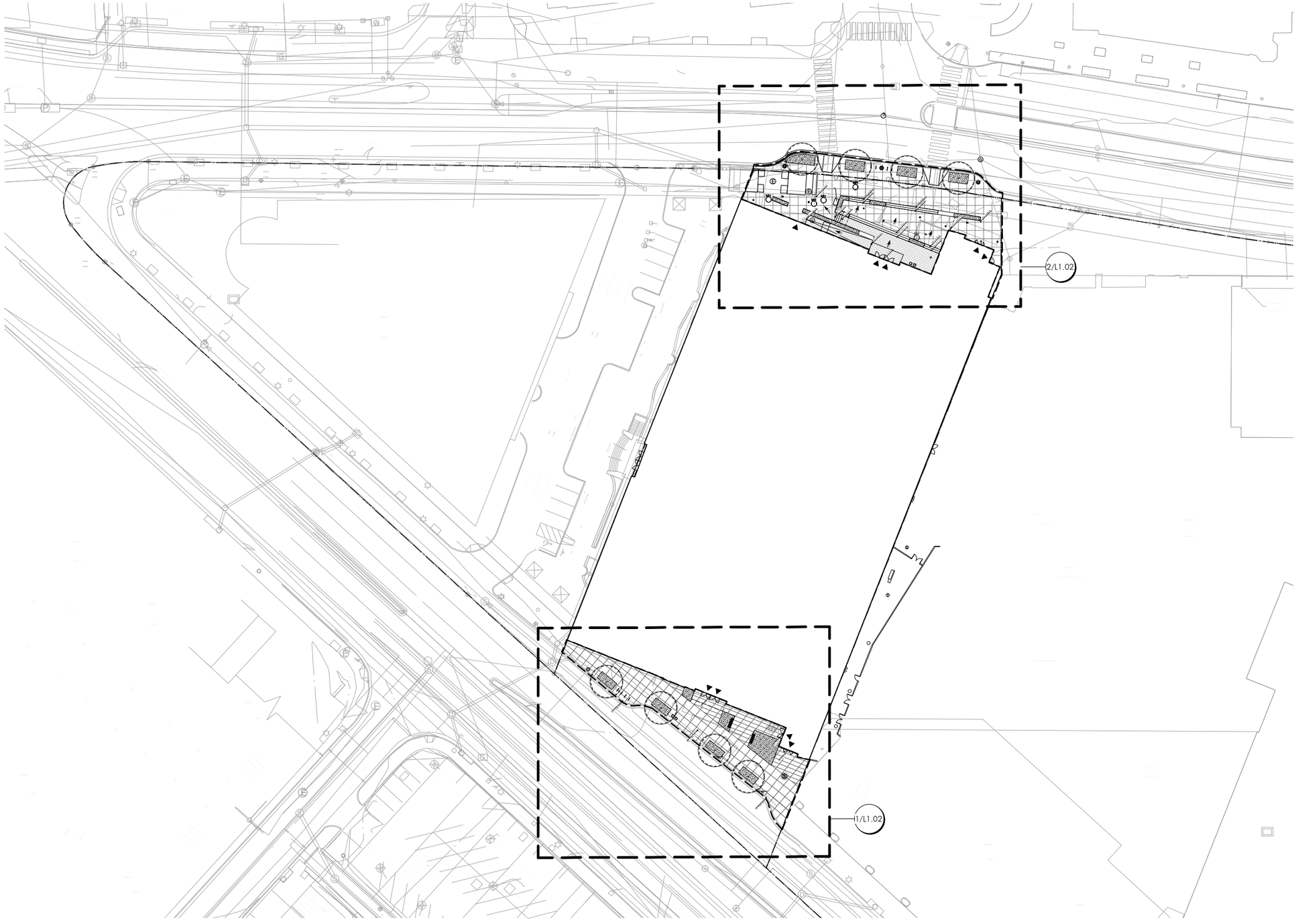
VER. 10.24

VIKA REVISIONS

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

BMP COMPUTATIONS
BALLSTON CENTER - MACY'S
MINOR SITE PLAN AMENDMENT
Arlington County, Virginia

SCALE: 1"=25' | SHEET: C-7



2 Wilson Blvd Landscape Plan Enlargement
Scale: 1" = 30 ft

LAB
Landscape Architecture Bureau
714 7th St SE Washington DC 20003
202.543.6550

CLIENT

PROJECT
Macy's Streetscape
4238 Wilson Blvd
Arlington
VA 22203

PROJECT No.
673

SEAL

SCALE:
AS INDICATED

DRAWN BY: TB, KL
CHECKED BY: JF

PROJECT INFORMATION

Submissions:

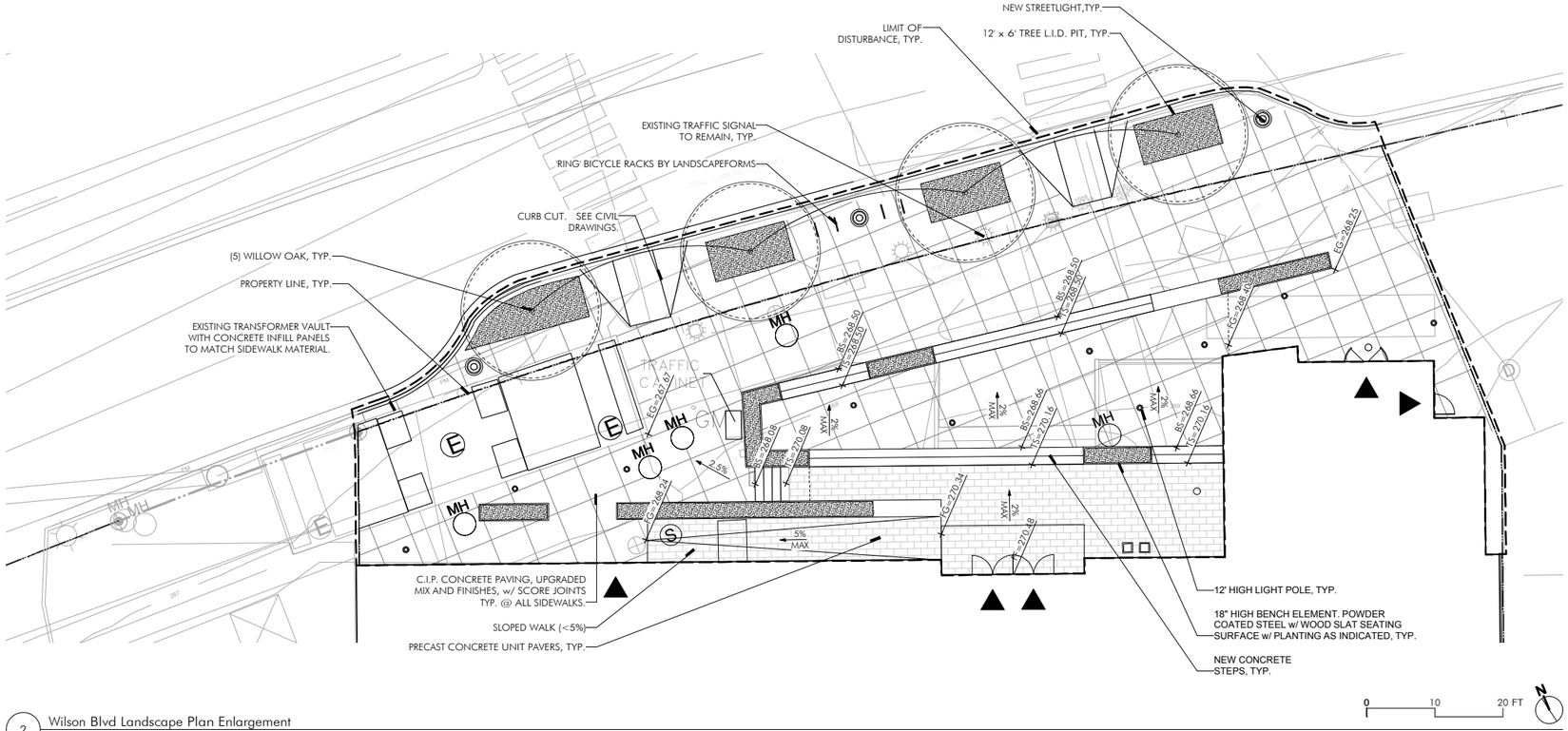
No	Date	Description
A	7/25/14	Minor Site Plan Amendment
B	11/19/14	Minor Site Plan Resubmission

Revisions:

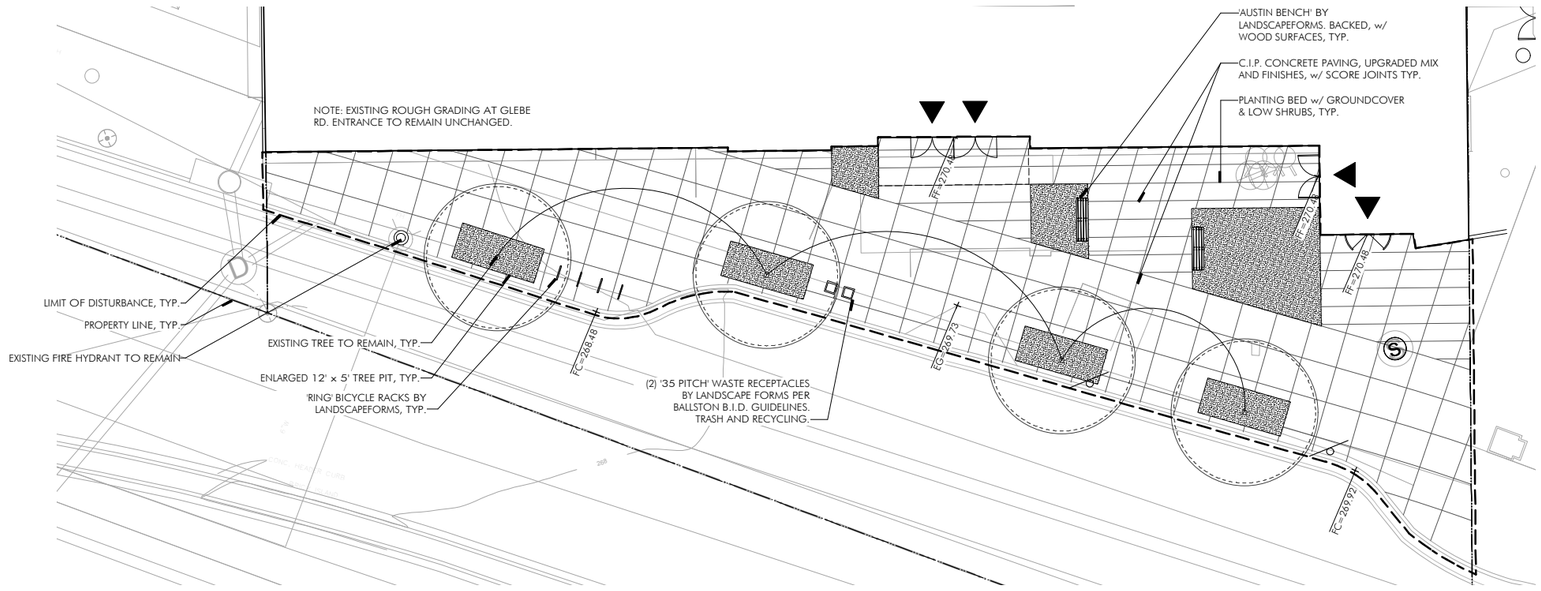
No	Date	Note

Landscape Site Plan

SHEET NO.
L-1.01



2 Wilson Blvd Landscape Plan Enlargement
Scale: 1" = 10 ft



1 Glebe Rd Landscape Plan Enlargement
Scale: 1" = 10 ft

LAB
Landscape Architecture Bureau
714 7th St SE Washington DC 20003
202.543.6550

CLIENT

PROJECT
Macy's Streetscape
4238 Wilson Blvd
Arlington
VA 22203

PROJECT No.
673

SEAL

SCALE:
Scale

DRAWN BY: TB
CHECKED BY: JF

PROJECT INFORMATION

Submissions:

No	Date	Description
A	7/25/14	Minor Site Plan Amendment
B	11/19/14	Minor Site Plan Resubmission

Revisions:

No	Date	Note

Landscape Plan Enlargements

SHEET NO.
L-1.02

Plan Sheet Notes:

1. Service corridor (office)
2. Service corridor (retail)
3. Office loading dock
4. Retail loading dock

Lower Level Plan
1" = 60' -0"

Ballston Air Rights Acquisition Group, LLC
Minor Amendment to SP#193

Plan Sheet Notes*:

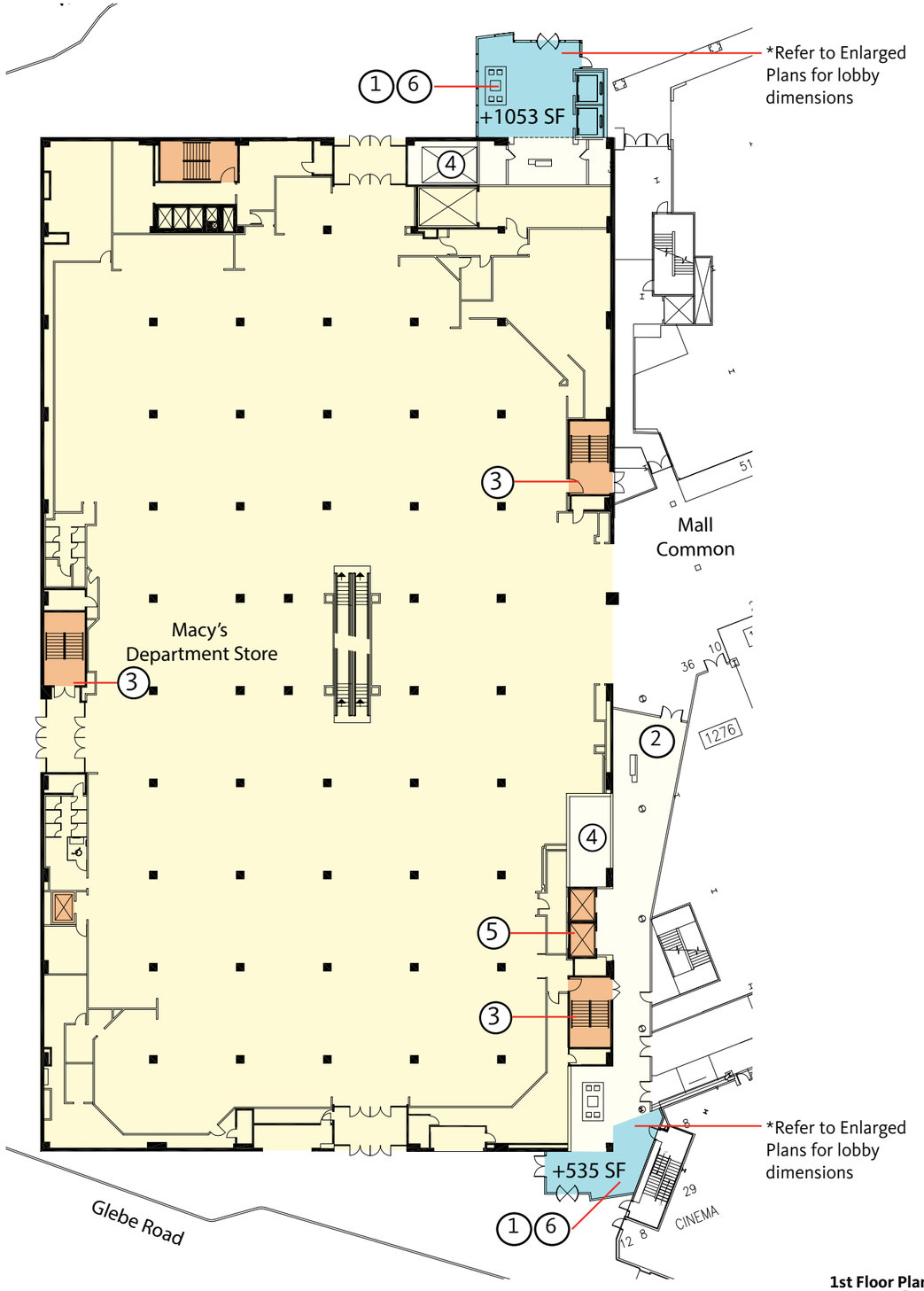
1. New office entry tower
2. Office lobby
3. Egress stairs (existing)
4. Office mechanical
5. Office elevators (existing)
6. Office area density added

*Note: Not all sheet notes occur on each plan

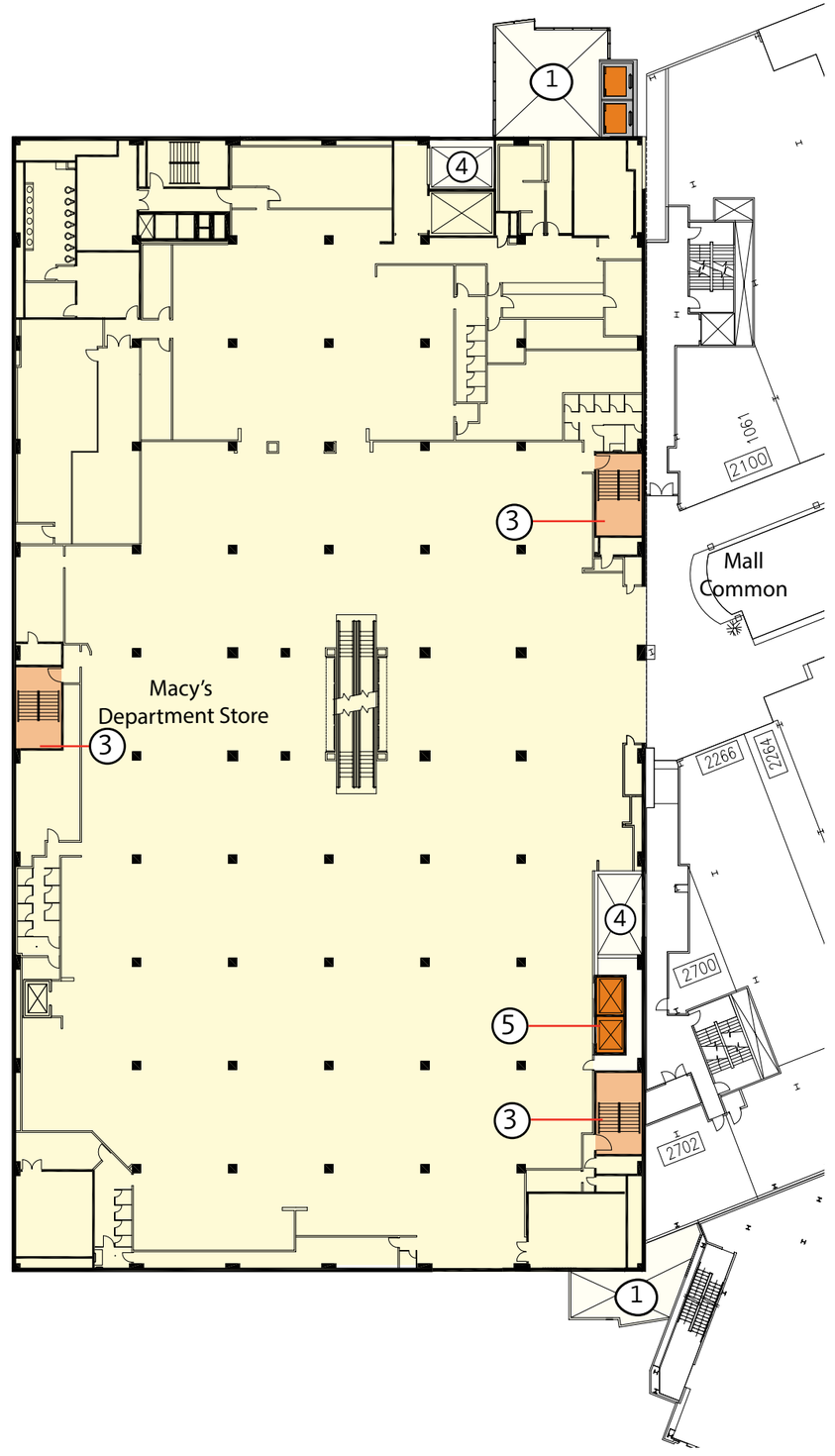
6 Indicates extent of added floor area density

Level 1 added density = 1588 GSF

Level 2 added density = 0 GSF



1st Floor Plan
1" = 40' -0"



2nd Floor Plan
1" = 40' -0"

Ballston Air Rights Acquisition Group, LLC

Minor Amendment to SP#193

Plan Sheet Notes*:

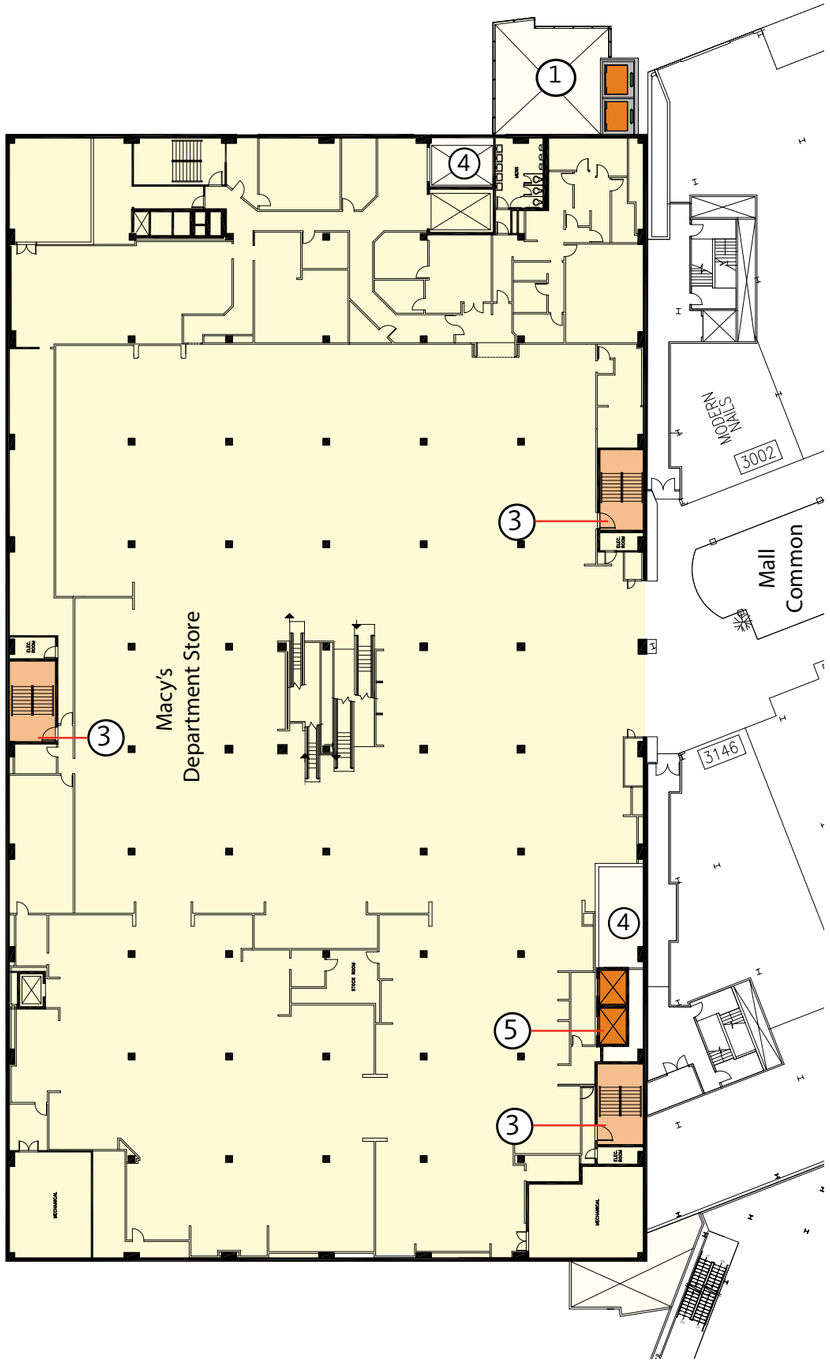
1. New office entry tower
2. Office lobby
3. Egress stairs (existing)
4. Office mechanical
5. Office elevators (existing)
6. Office area density added

*Note: Not all sheet notes occur on each plan

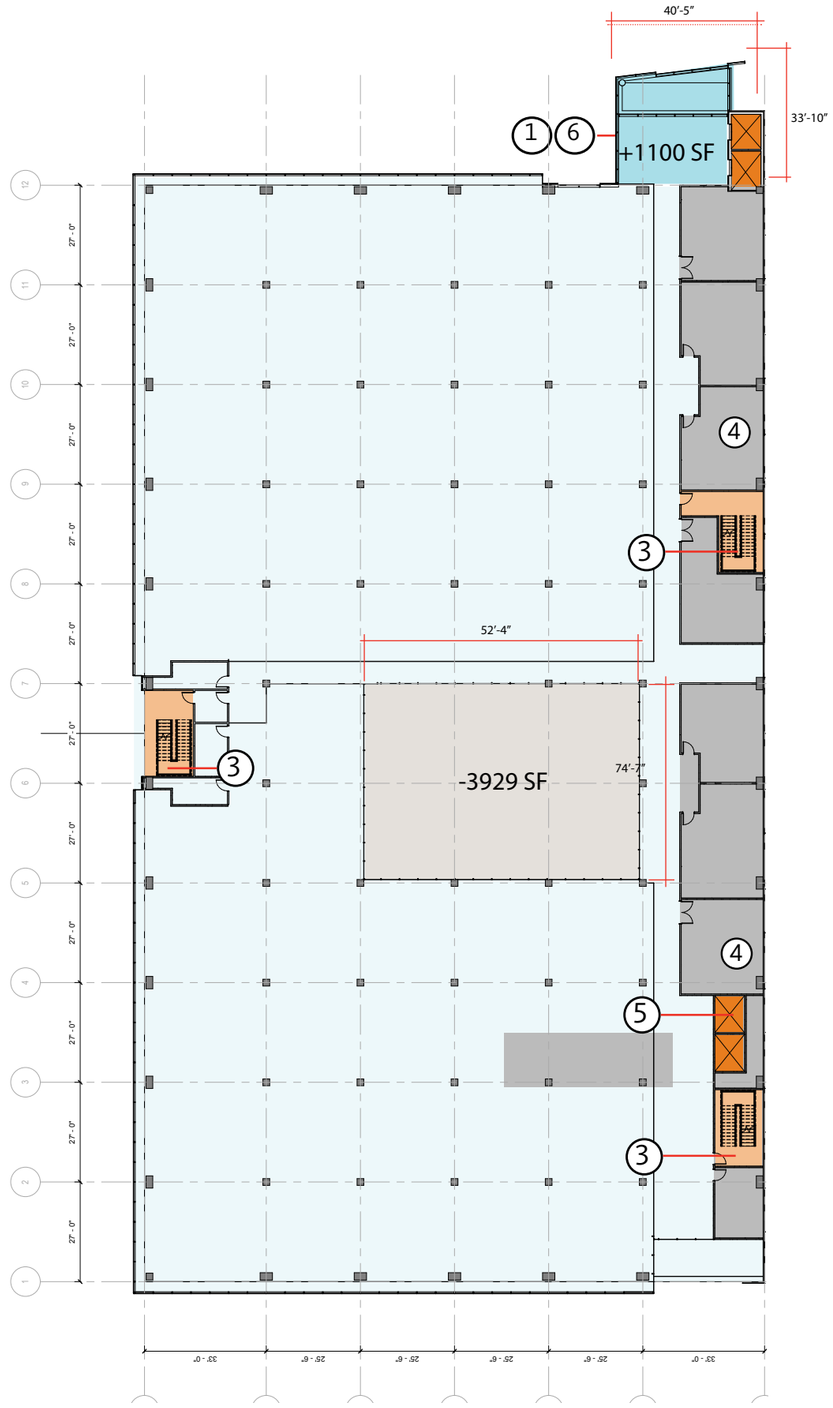
6 Indicates extent of added floor area density

Level 3 added density = 0 GSF

Level 4 added density = -2,829 GSF



3rd Floor Plan
1" = 40' -0"



4th Floor Plan
1" = 40' -0"

Ballston Air Rights Acquisition Group, LLC

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Plan Sheet Notes*:

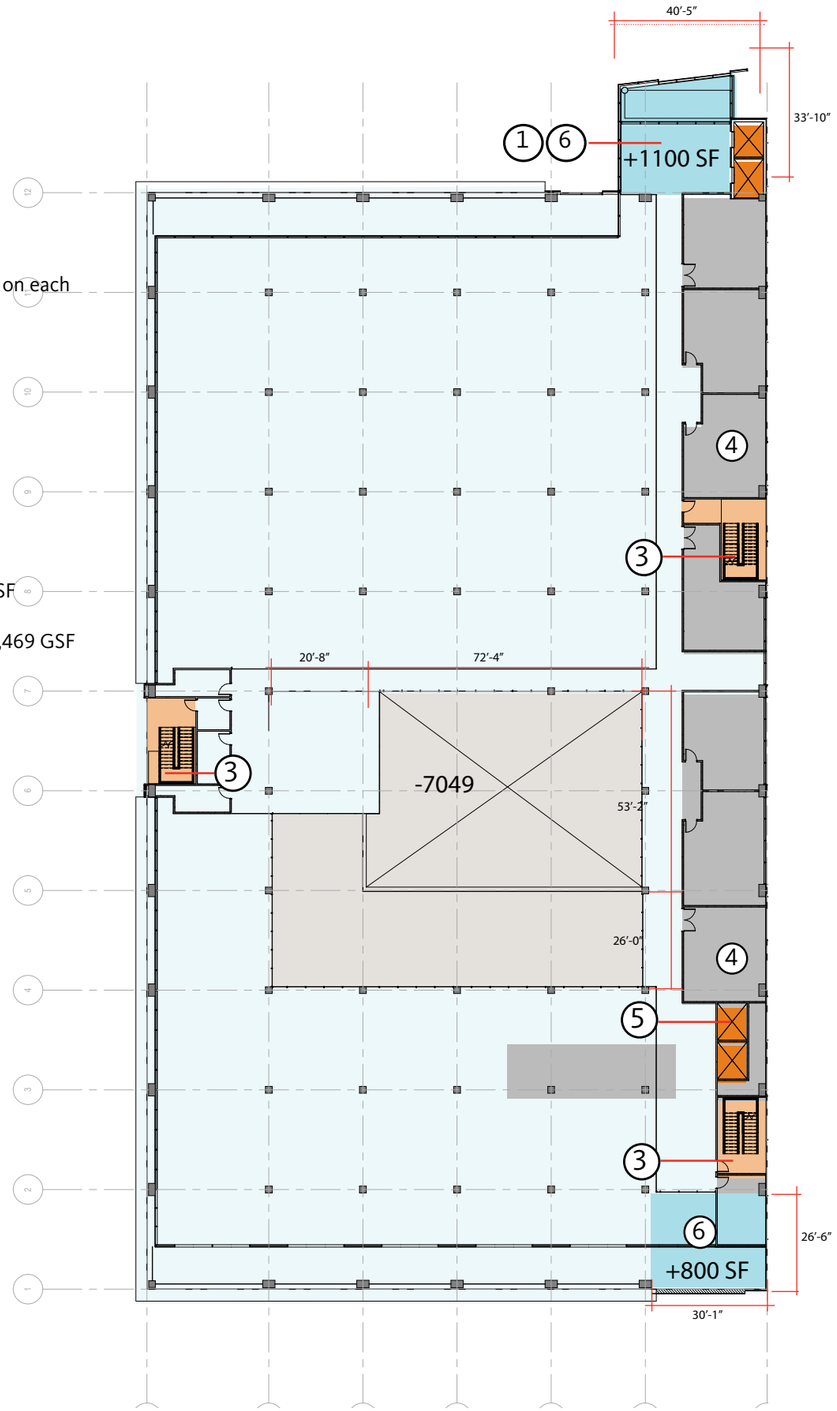
1. New office entry tower
2. Office lobby
3. Egress stairs (existing)
4. Office mechanical
5. Office elevators (existing)
6. Office area density added

*Note: Not all sheet notes occur on each plan

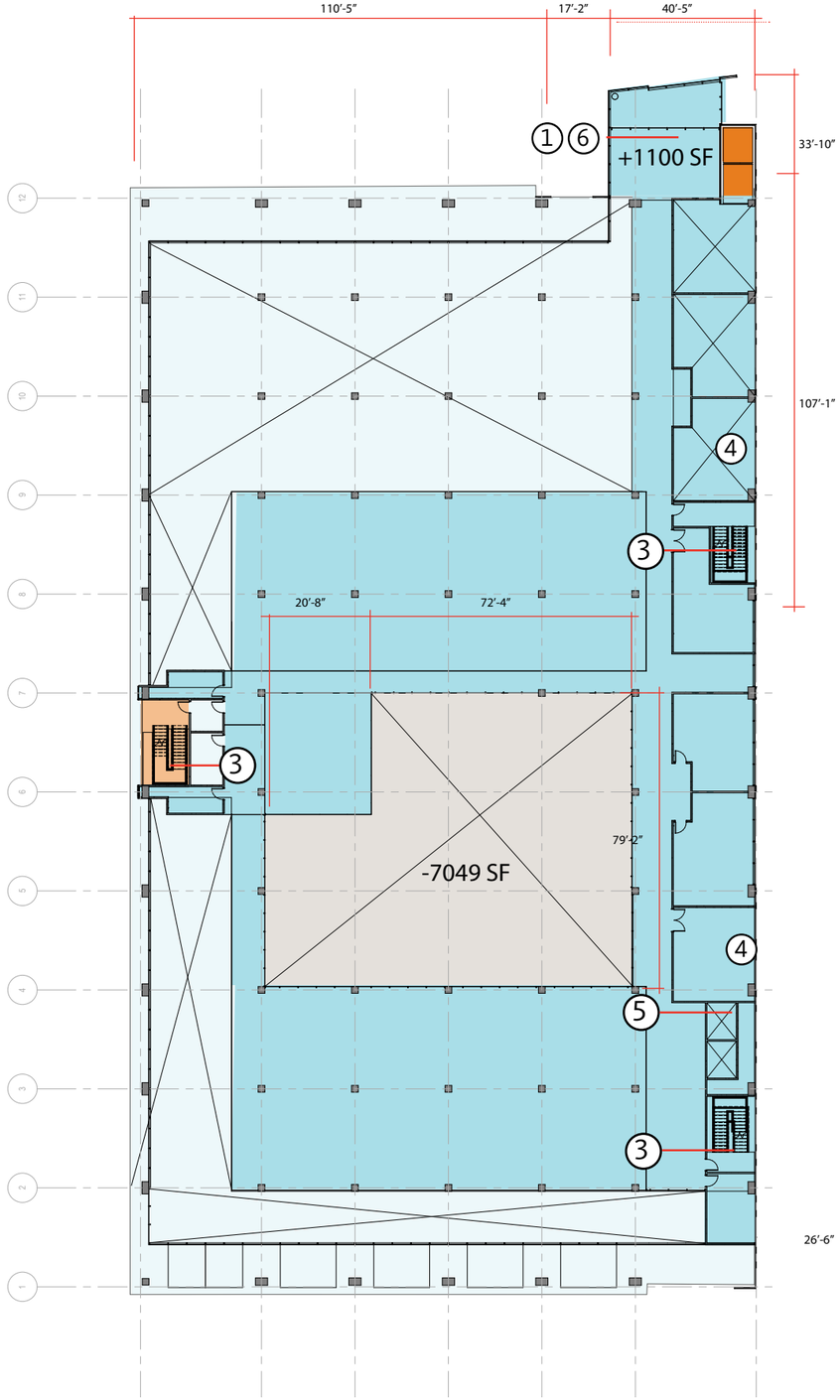
6 Indicates extent of added floor area density

Level 5 added density = -5,149 GSF

Level 5 Mezz. added density = 16,469 GSF



5th Floor Plan
1" = 40' -0"



5th Floor Mezz. Plan
1" = 40' -0"

Ballston Air Rights Acquisition Group, LLC
Minor Amendment to SP#193

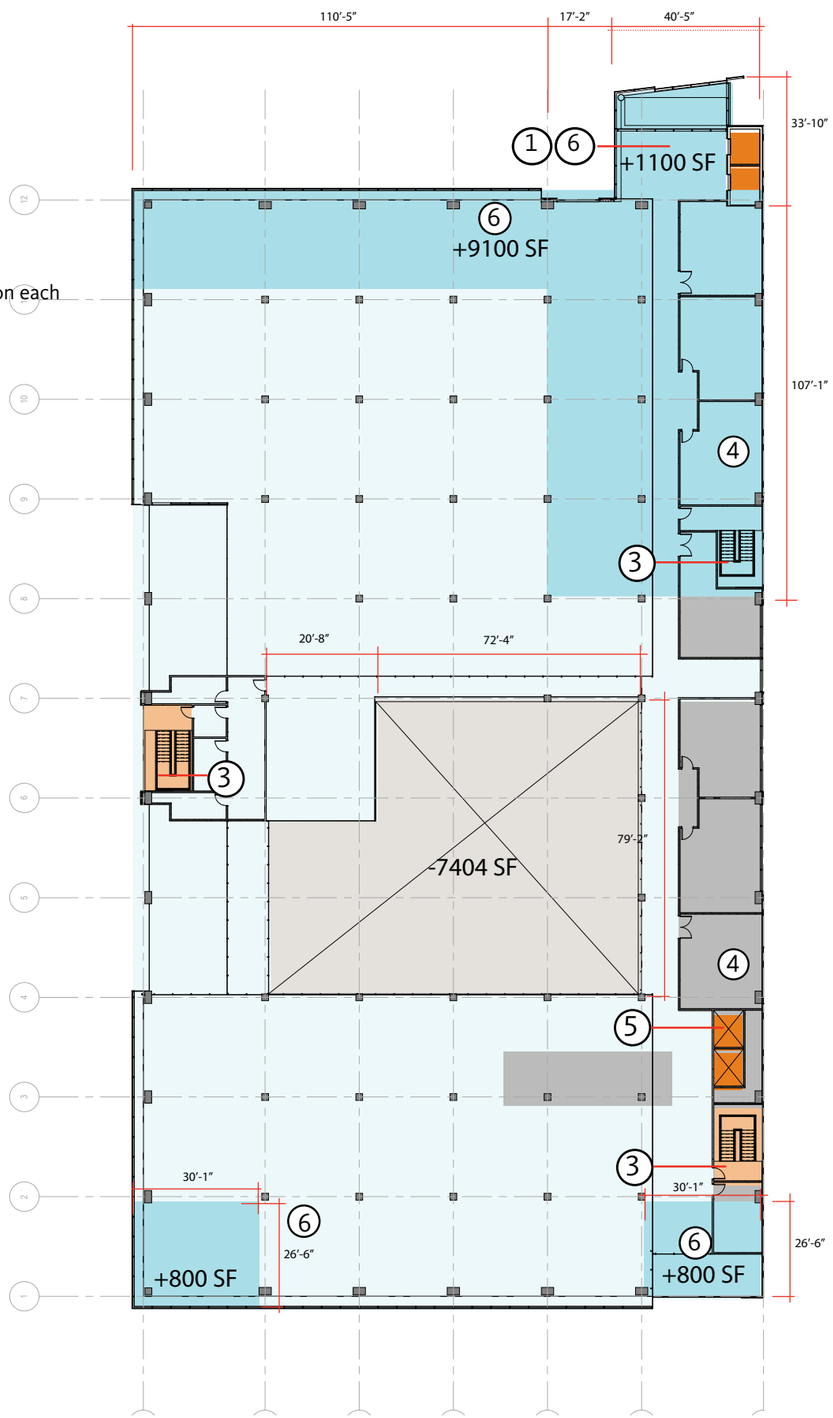
Plan Sheet Notes*:

1. New office entry tower
2. Office lobby
3. Egress stairs (existing)
4. Office mechanical
5. Office elevators (existing)
6. Office area density added

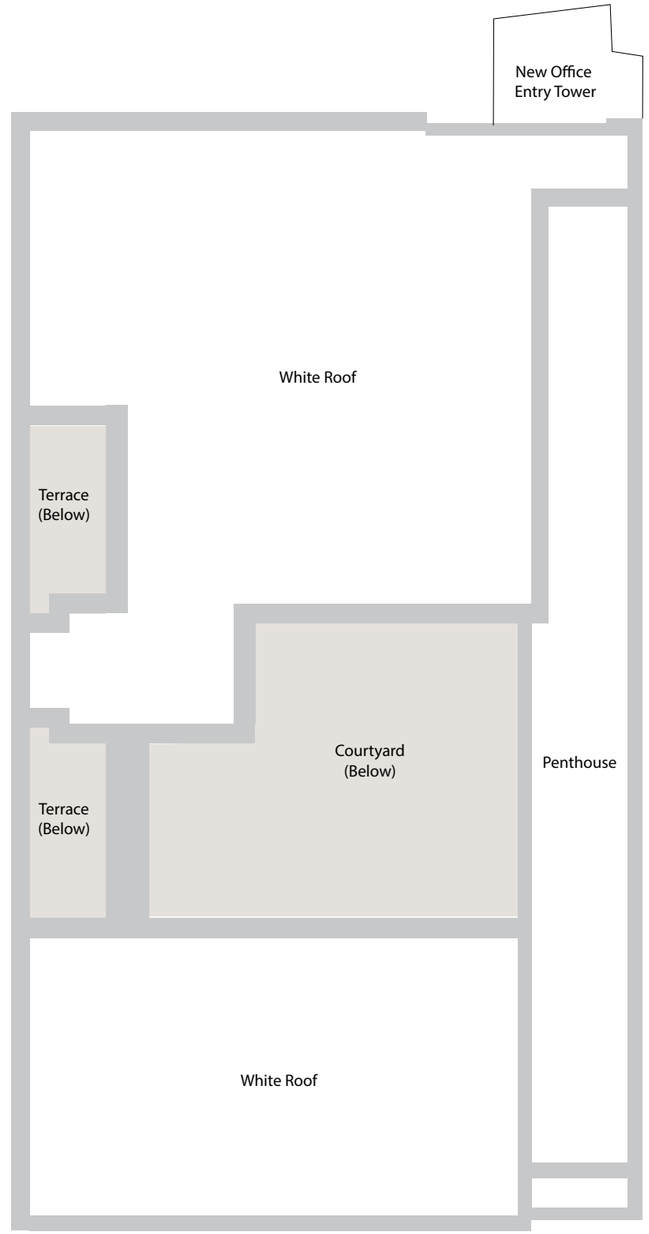
*Note: Not all sheet notes occur on each plan

6 Indicates extent of added floor area density

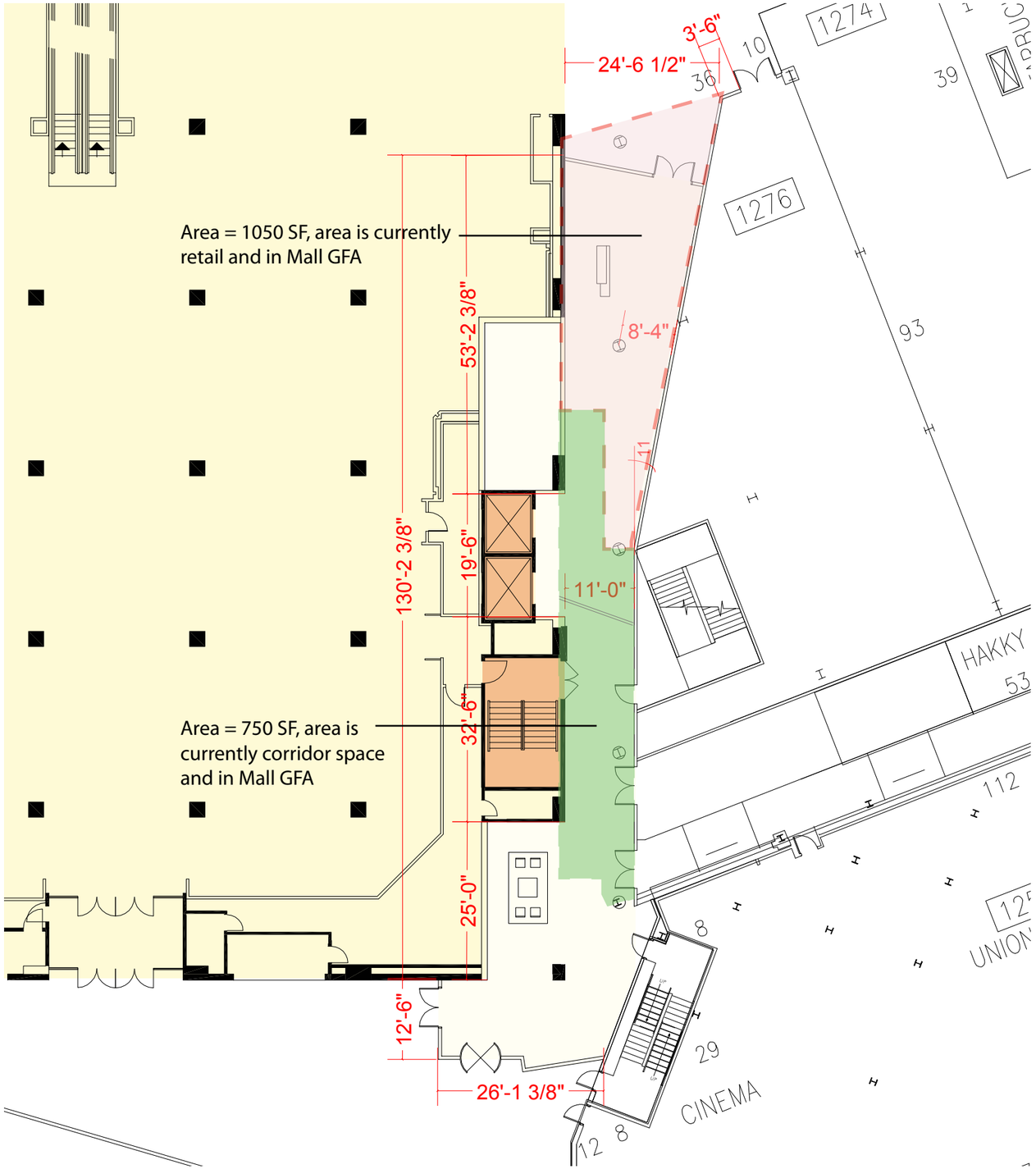
Level 6 added density = 4,396 GSF



6th Floor Plan
1" = 40' -0"

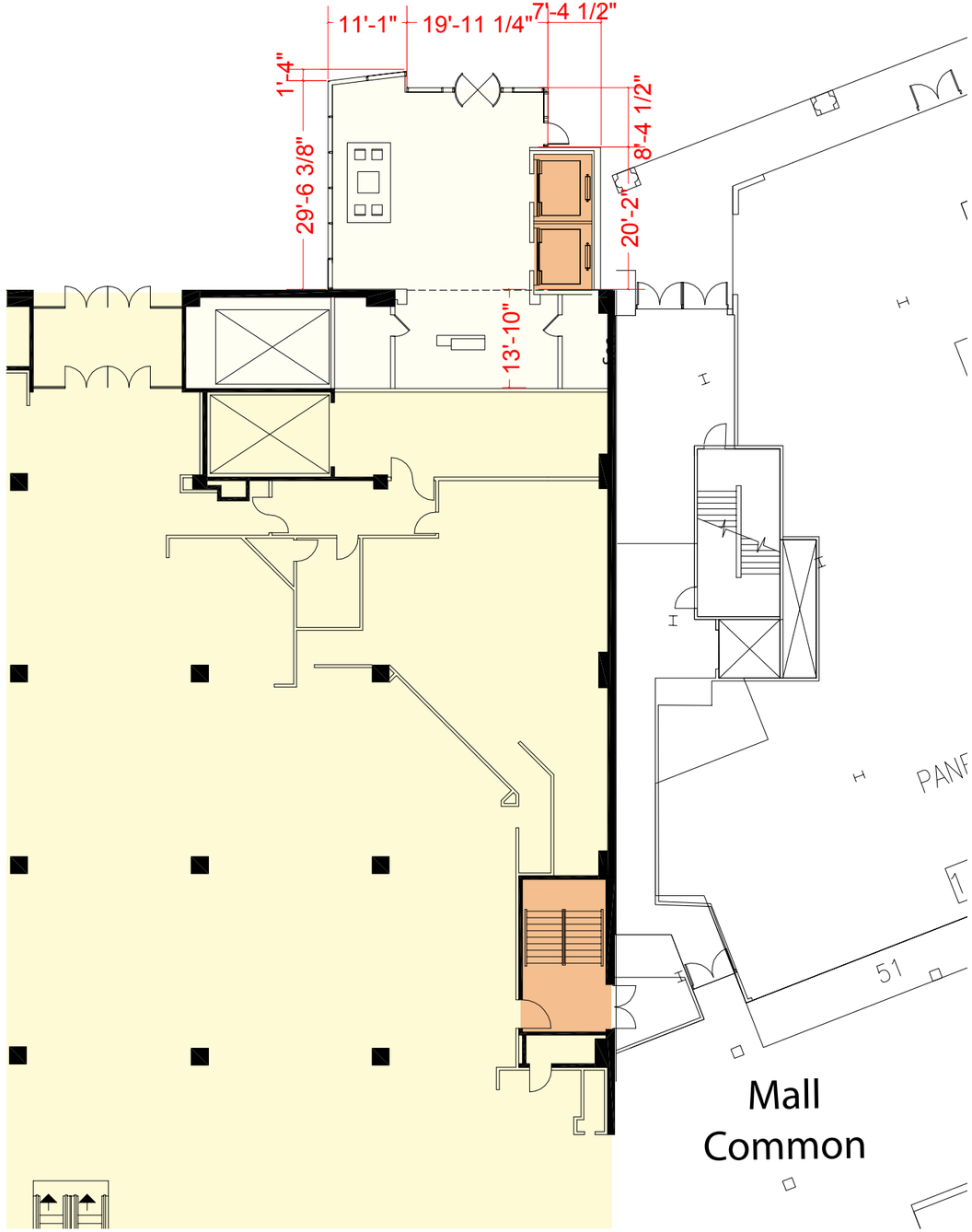


Roof Plan
1" = 40' -0"



Enlarged 1st Floor Lobby Plan - Glebe Road

1" = 20' -0"



Enlarged 1st Floor Lobby Plan - Wilson Road

1" = 20' -0"

Ballston Air Rights Acquisition Group, LLC

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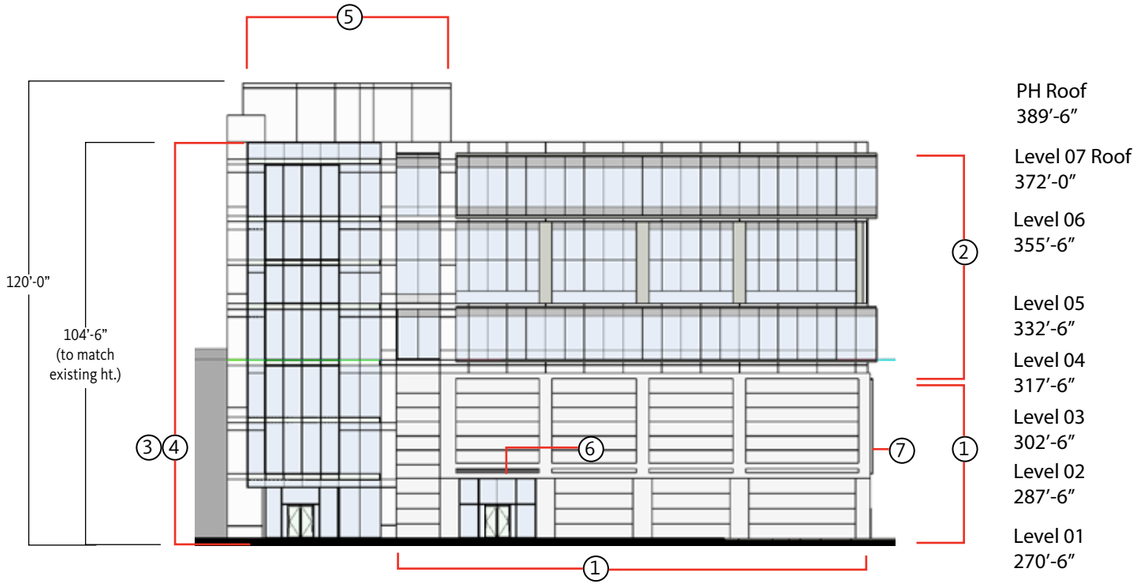
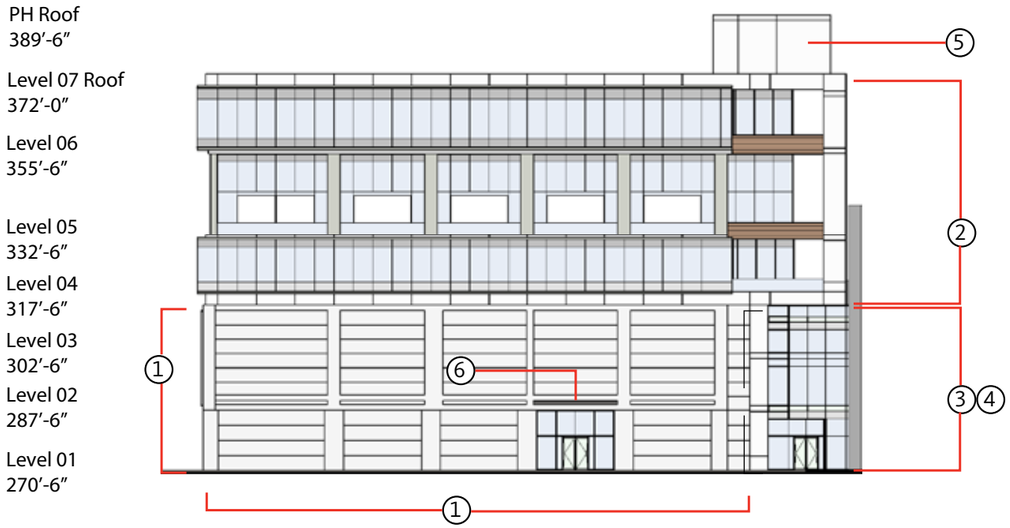
Elevation Sheet Notes:

1. Existing adjacent facade to be painted
2. Aluminum and glass window wall with aluminum banding accents
3. New office entry tower
4. Aluminum and glass curtain wall system
5. New penthouse clad in aluminum panels
6. New metal signage canopy
7. Existing glass billboard to be painted
8. Aluminum panel wall cladding



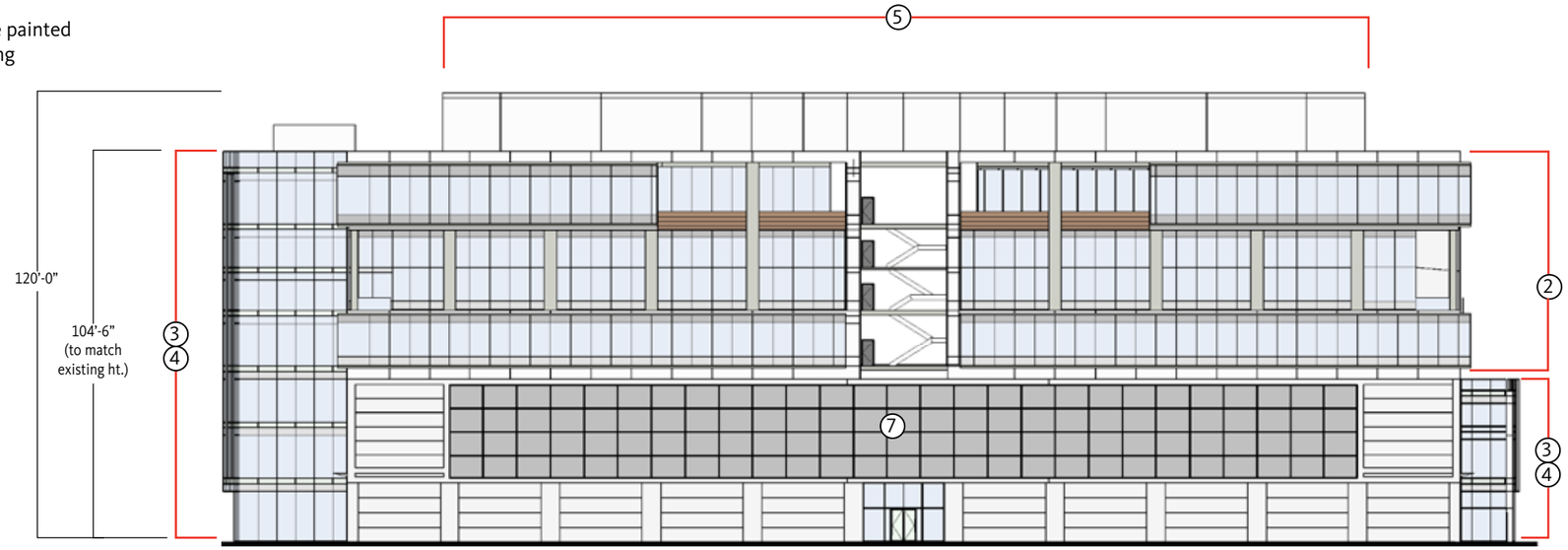
Elevations - North
1" = 40' -0"



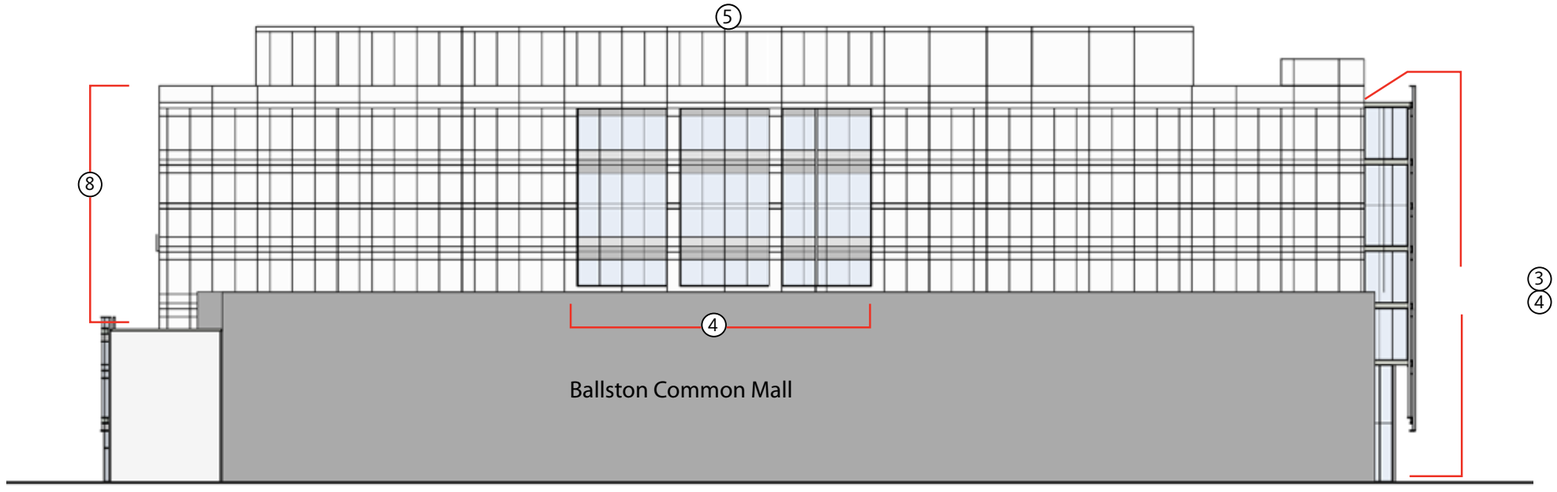
Elevations - South
1" = 40' -0"

Elevation Sheet Notes:

1. Existing adjacent facade to be painted
2. Aluminum and glass window wall with aluminum banding accents
3. New office entry tower
4. Aluminum and glass curtain wall system
5. New penthouse clad in aluminum panels
6. New metal signage canopy
7. Existing glass billboard to be painted
8. Aluminum panel wall cladding



Elevations - West

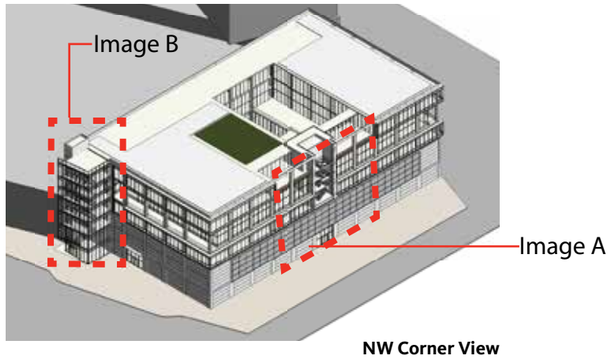


Elevations - East

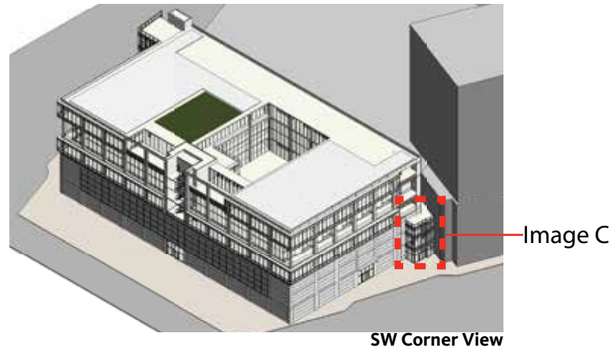
1" = 40' -0"

3D Facade Image Sheet Notes:

1. Existing adjacent facade to be painted
2. Aluminum and glass window wall with aluminum banding accents
3. New office entry tower
4. Aluminum and glass curtain wall system
5. New penthouse clad in aluminum panels
6. New metal signage canopy
7. Existing glass billboard to be painted
8. New courtyard with aluminum and glass curtain walls



NW Corner View



SW Corner View

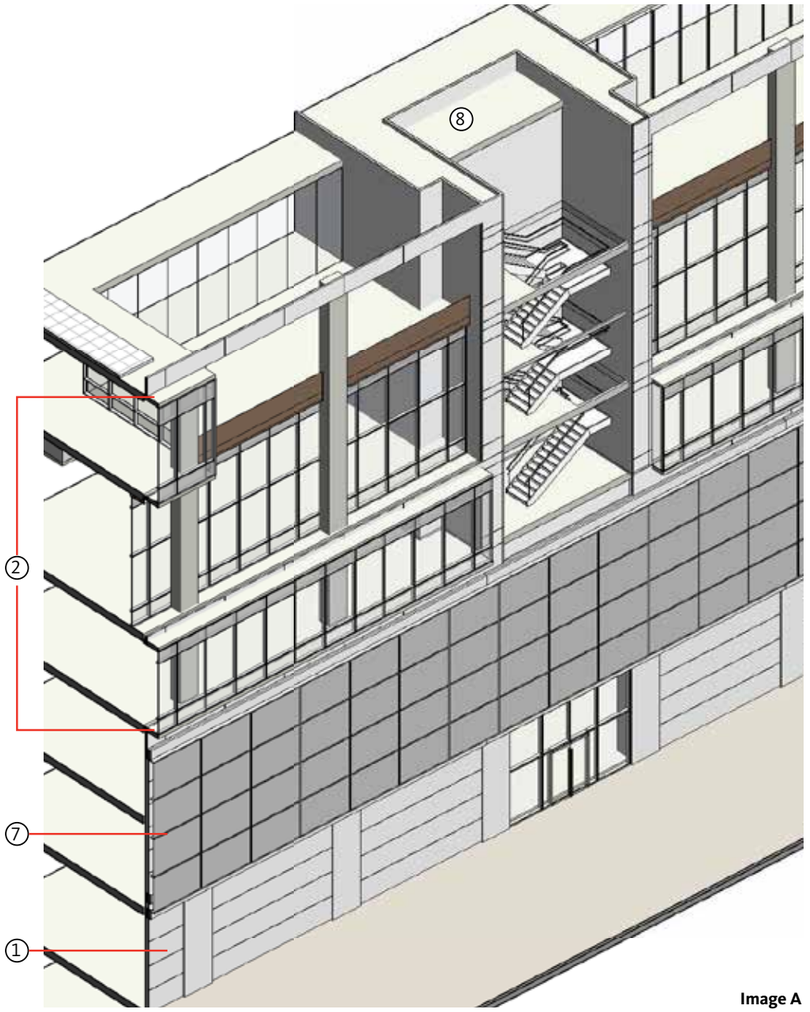


Image A

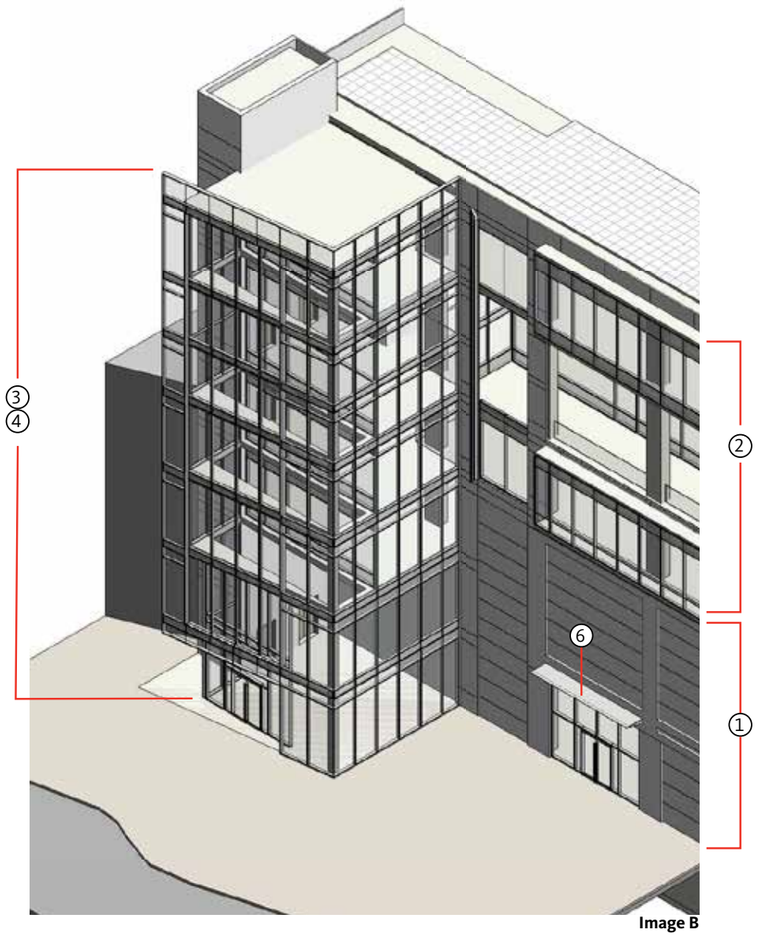


Image B

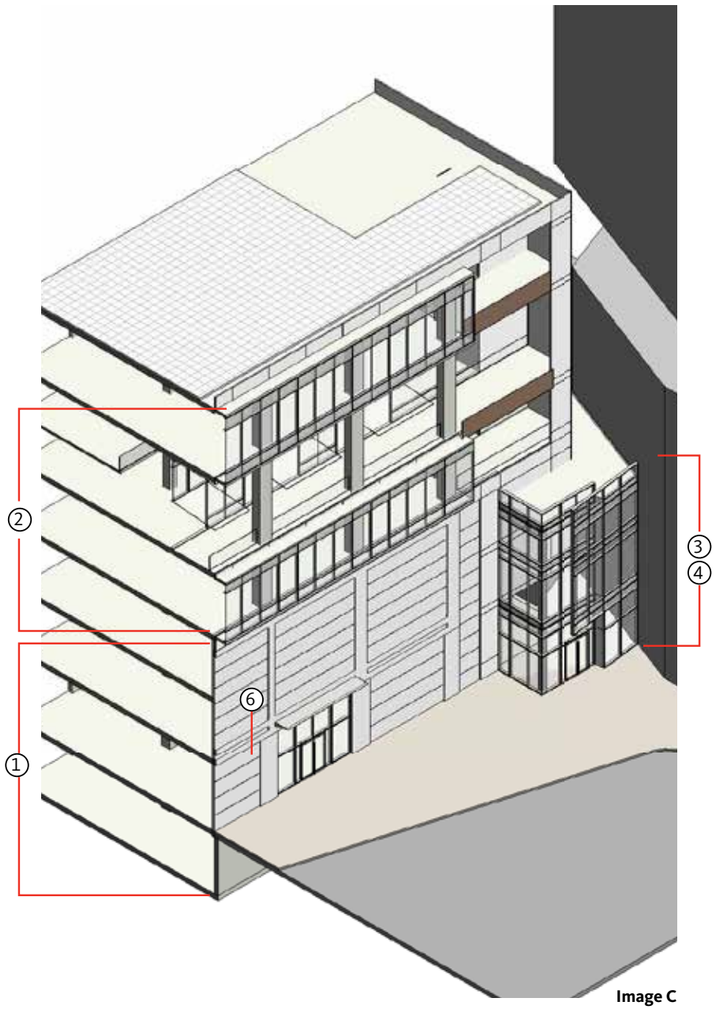


Image C

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3D Facade Images

Proposed Floor Area

Floor	Gross Area (GSF)
Level 1	3244 (Glebe Lobby) + 1926 (Wilson Lobby) = 5170
Level 2	0
Level 3	0
Level 4	46,715
Level 5	40,023
Level 5 Mezz	23,518
Level 6	42,809
Totals	**158,235 GSF**

Area/Density Added

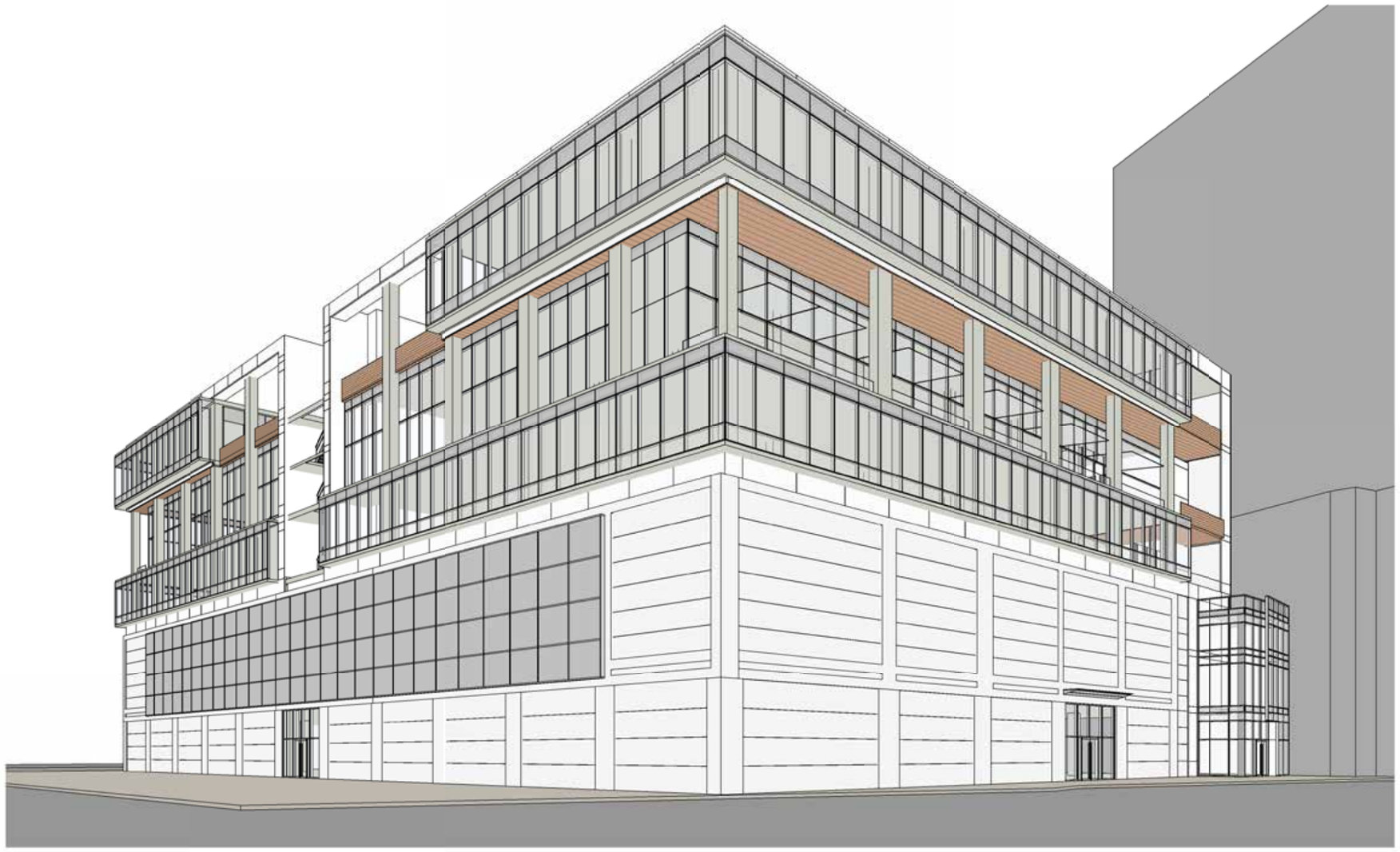
Floor	Gross Area Added (GSF)	Area Subtracted (GSF)	Total (GSF)
Level 1	1588 (535 sf at Glebe, 1053 sf at Wilson)	0	+1588
Level 2	0	0	0
Level 3	0	0	0
Level 4	1100 (at Wilson)	3929 (at courtyard)	-2829
Level 5	1900 (1100 at Wilson, 800 at terrace)	7049 (at courtyard)	-5149
Level 5 Mezz	23,518	7049 (at courtyard)	+16,469
Level 6	11,800 (1100 at Wilson, 9100 at mech. Yard, 1600 at terraces)	7404 (at courtyard)	+4,396
Totals	16,388	25,076	**+14475**

LEED Bonus Density

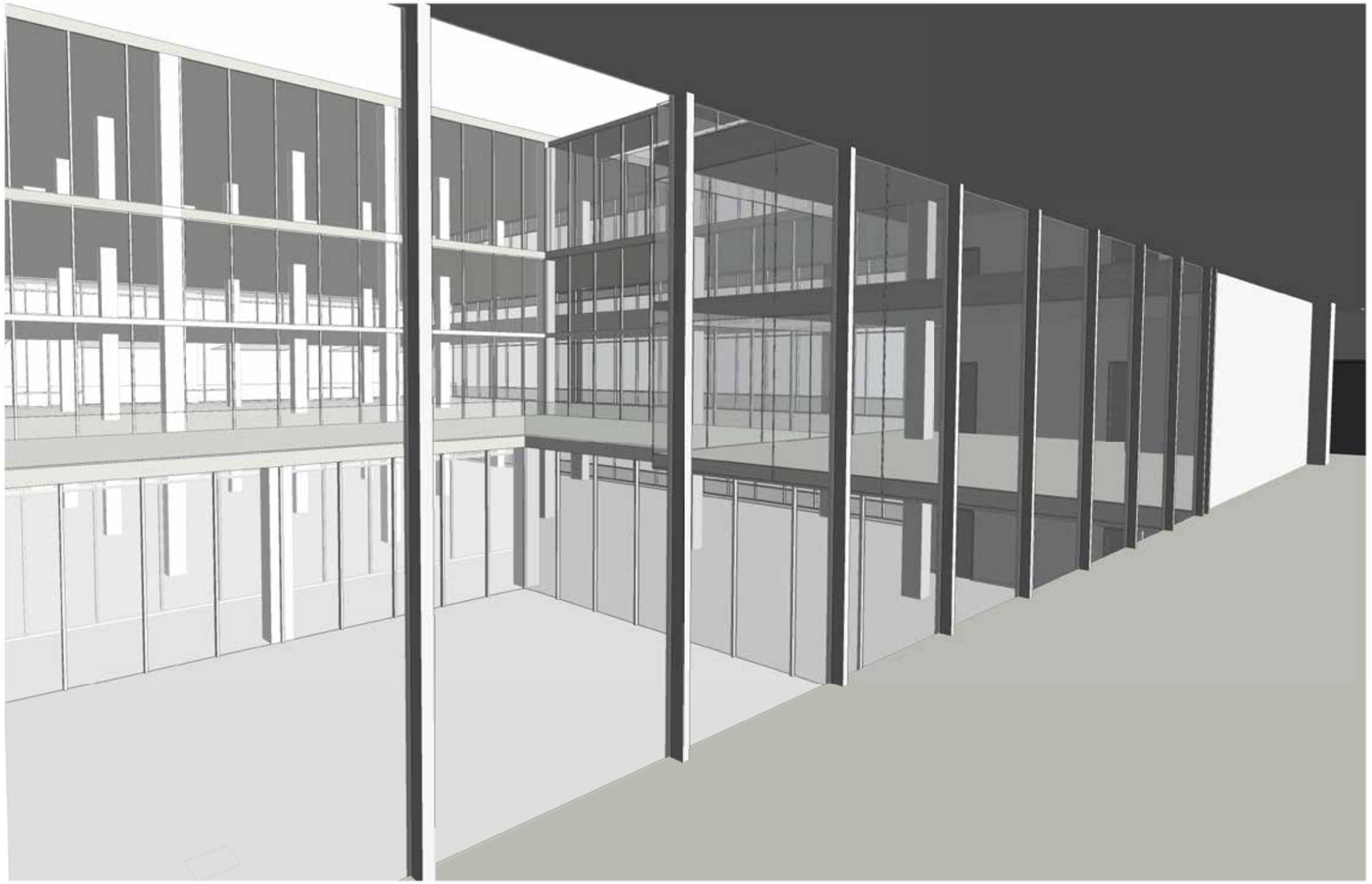
Proposed Floor Area		
Existing		141,992 *
Net New Floor Area		1,452
		143,444
Corresponding Site Area @2.88 FAR	49,303	
LEED Silver Office Bonus (+.20 FAR)	9,861	
ENERGY STAR building certification bonus (+.1 FAR)	4,930	
Total	14,791	
Less Net New Floor Area	-1,452	
Unused Green Building Bonus	13,339	

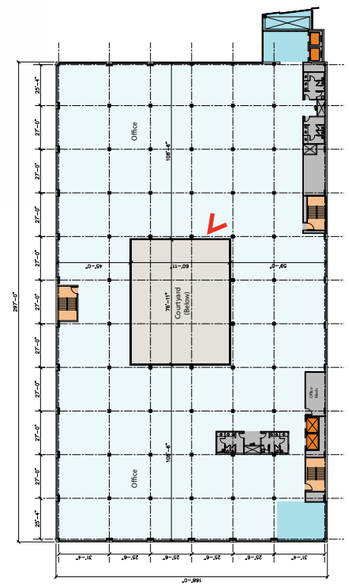
*The overall approved office density for the subject parcels is 198,514 SF

Proposed signs are shown for illustrative purposes only. Signs will be subject to a future application.



Proposed signs are shown for illustrative purposes only. Signs will be subject to a future application.





Ballston Air Rights Acquisition Group, LLC

Minor Amendment to SP#193

Renderings - Courtyard View

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Minor Amendment to SP#193

Renderings - Interior Office Lobby at Mall