Minor Amendment to SP#193
Office Building Above Macy's, 685 N Glebe Road
06/23/2015

Ballston Air Rights Acquisition, LLC

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

685 N Glebe Road | Arlington, VA

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1. 4300 Wilson Blvd. - Office Building
2. 685 N Glebe Road (701 N Glebe Road, Macy's Levels 1 - 3) / (685 N Glebe Road, Office Building Levels 4 - 6)
3. Ballston Common Mall
4. 4200 Wilson Blvd. - Office Building
5. Macy's Furniture Store
6. Kettler Capitals Iceplex
7. Ballston Public Parking Garage
8. Glebe and Randolph Park
9. Ballston Tower
Existing Site Photographs

1. Existing Wilson Blvd. Facade - North Elevation
2. Existing Glebe Road Facade - South Elevation
3. Existing Wilson Blvd. Facade - West Elevation
4. Existing Glebe Road Facade - West Elevation

Existing Aerial View

Ballston Air Rights Acquisition Group, LLC
Minor Amendment to SP#293
Proposed Building Transformation - Northwest Corner

Proposed Building Transformation - Southwest 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.
TWO TREES ARE INCLUDED IN THE SCHOOL DISTRICT'S RESIDENTIAL TOWER PROJECT.

LEGEND

EXISTING TREE TO BE PROTECTED:

EXISTING TREE TO BE REMOVED:

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

MACY'S AT BALLSTON COMMONS MALL

GRAPHIC SCALE

1 = 200' (1"")  1 = 250' (1"")

SHORTLY REVISED: 7/25/15

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

TREES INVENTORY AND PRESERVATION PLAN
BALLSTON CENTER - MACY'S
MINOR SITE PLAN AMENDMENT
Arlington County, Virginia

VISA REVISIONS

DATE: 08/26/2014
PREPARED BY:

REVISED:

COUNTY

08-29-2014

ISSUED:

2014-08-25

06.23.2015
<table>
<thead>
<tr>
<th>Tree No.</th>
<th>Species</th>
<th>Size</th>
<th>DBH</th>
<th>Field</th>
<th>Condition</th>
<th>Species</th>
<th>Rating</th>
<th>Canopy Position</th>
<th>Total Score</th>
<th>Status</th>
<th>Replacement</th>
<th>Activity</th>
<th>Existing Tree Condition Observations</th>
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<tr>
<td>1</td>
<td>Quercus phellos, Willow Oak</td>
<td>6.5</td>
<td>7.00</td>
<td>0.55</td>
<td>0.75</td>
<td>Codominant</td>
<td>2.68</td>
<td>Remove</td>
<td>1</td>
<td>33% canopy ratio. No obervable biotic or mechanical issues. Poor in fair scaffold branching.</td>
<td></td>
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<tr>
<td>2</td>
<td>Quercus phellos, Willow Oak</td>
<td>11.25</td>
<td>11.00</td>
<td>0.57</td>
<td>0.75</td>
<td>Codominant</td>
<td>4.01</td>
<td>Remove</td>
<td>1</td>
<td>45% canopy ratio. No obervable biotic or mechanical issues. Fair scaffold branching.</td>
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<td>3</td>
<td>Quercus phellos, Willow Oak</td>
<td>7</td>
<td>7.00</td>
<td>0.60</td>
<td>0.75</td>
<td>Codominant</td>
<td>3.15</td>
<td>Preserve</td>
<td>0</td>
<td>60% canopy ratio. No obervable biotic or mechanical issues. Good scaffold branching.</td>
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<td>4</td>
<td>Lagenostemon indica, Crapemyrtle</td>
<td>--</td>
<td>4.60</td>
<td>0.60</td>
<td>0.78</td>
<td>Intermediate</td>
<td>Remove</td>
<td>1</td>
<td>3-Stem clump (3-5) No observable biotic issues. Planted in a 44x4x54 Oha Pot.</td>
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<tr>
<td>5</td>
<td>Lagenostemon indica, Crapemyrtle</td>
<td>--</td>
<td>4.50</td>
<td>0.55</td>
<td>0.78</td>
<td>Intermediate</td>
<td>1.93</td>
<td>Preserve</td>
<td>0</td>
<td>3-Stem clump (3-5) No observable biotic issues. Planted in a 44x4x54 Oha Pot.</td>
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<td></td>
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<tr>
<td>6</td>
<td>Lagenostemon indica, Crapemyrtle</td>
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<td>4.50</td>
<td>0.52</td>
<td>0.78</td>
<td>Intermediate</td>
<td>1.83</td>
<td>Preserve</td>
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<td>3-Stem clump (3-5) No observable biotic issues. Planted in a 44x4x54 Oha Pot.</td>
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<tr>
<td>7</td>
<td>Lagenostemon indica, Crapemyrtle</td>
<td>--</td>
<td>4.50</td>
<td>0.55</td>
<td>0.78</td>
<td>Intermediate</td>
<td>1.93</td>
<td>Preserve</td>
<td>0</td>
<td>3-Stem clump (3-5) No observable biotic issues. Planted in a 44x4x54 Oha Pot.</td>
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<td>8</td>
<td>Lagenostemon indica, Crapemyrtle</td>
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<td>4.50</td>
<td>0.55</td>
<td>0.78</td>
<td>Intermediate</td>
<td>1.93</td>
<td>Preserve</td>
<td>0</td>
<td>3-Stem clump (3-5) No observable biotic issues. Planted in a 44x4x54 Oha Pot.</td>
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<tr>
<td>9</td>
<td>Lagenostemon indica, Crapemyrtle</td>
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<td>4.50</td>
<td>0.55</td>
<td>0.78</td>
<td>Intermediate</td>
<td>1.93</td>
<td>Preserve</td>
<td>0</td>
<td>3-Stem clump (3-5) No observable biotic issues. Planted in a 44x4x54 Oha Pot.</td>
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<td>10</td>
<td>Lagenostemon indica, Crapemyrtle</td>
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<td>4.50</td>
<td>0.55</td>
<td>0.78</td>
<td>Intermediate</td>
<td>1.93</td>
<td>Preserve</td>
<td>0</td>
<td>3-Stem clump (3-5) No observable biotic issues. Planted in a 44x4x54 Oha Pot.</td>
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<td></td>
</tr>
<tr>
<td>11</td>
<td>Comus luteus, Kousa Dogwood</td>
<td>4</td>
<td>4.50</td>
<td>0.58</td>
<td>0.86</td>
<td>Intermediate</td>
<td>2.04</td>
<td>Preserve</td>
<td>0</td>
<td>85% canopy ratio. No obervable biotic or mechanical issues. Fair to good scaffold branching. Planted in a 44x4x54 Oha Pot.</td>
<td></td>
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<tr>
<td>12</td>
<td>Comus luteus, Kousa Dogwood</td>
<td>5</td>
<td>4.50</td>
<td>0.58</td>
<td>0.88</td>
<td>Intermediate</td>
<td>2.55</td>
<td>Preserve</td>
<td>0</td>
<td>80% canopy ratio. No obervable biotic or mechanical issues. Fair to good scaffold branching. Planted in a 44x4x54 Oha Pot.</td>
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<tr>
<td>13</td>
<td>Lagenostemon indica, Crapemyrtle</td>
<td>--</td>
<td>4.50</td>
<td>0.55</td>
<td>0.78</td>
<td>Intermediate</td>
<td>1.93</td>
<td>Preserve</td>
<td>0</td>
<td>3-Stem clump (3-5) No observable biotic issues. Planted in a 44x4x54 Oha Pot.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Lagenostemon indica, Crapemyrtle</td>
<td>--</td>
<td>4.50</td>
<td>0.55</td>
<td>0.78</td>
<td>Intermediate</td>
<td>1.93</td>
<td>Preserve</td>
<td>0</td>
<td>3-Stem clump (3-5) No observable biotic issues. Planted in a 44x4x54 Oha Pot.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>15</td>
<td>Acer rubrum, red Maple</td>
<td>6.5</td>
<td>7.00</td>
<td>0.25</td>
<td>0.70</td>
<td>Intermediate</td>
<td>1.14</td>
<td>Preserve</td>
<td>0</td>
<td>Exfoliating bark on crown to mid trunk stem. Trunk stem shows decline.</td>
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<tr>
<td>16</td>
<td>Acer rubrum, red Maple</td>
<td>2</td>
<td>2.00</td>
<td>0.25</td>
<td>0.70</td>
<td>Intermediate</td>
<td>0.40</td>
<td>Preserve</td>
<td>0</td>
<td>Exfoliating bark at root crown. Root ball remained wrapped plastic film. No much. Tree shows aspects of decline.</td>
<td></td>
<td></td>
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<tr>
<td>17</td>
<td>Acer rubrum, red Maple</td>
<td>4</td>
<td>4.00</td>
<td>0.25</td>
<td>0.70</td>
<td>Intermediate</td>
<td>0.70</td>
<td>Preserve</td>
<td>0</td>
<td>Trunk stem casser from root to upper trunk stem. Lower trunk stem shows exfoliating bark. Poor scaffold branching.</td>
<td></td>
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<tr>
<td>18</td>
<td>Acer rubrum, red Maple</td>
<td>5.5</td>
<td>6.00</td>
<td>0.10</td>
<td>0.70</td>
<td>Intermediate</td>
<td>0.39</td>
<td>Preserve</td>
<td>0</td>
<td>Trunk stem had open cummer with spills from root crown to upper trunk stem. Root ball remained wrapped plastic film. Poor scaffold branching. Tree in decline.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Acer rubrum, red Maple</td>
<td>5.5</td>
<td>6.00</td>
<td>0.10</td>
<td>0.70</td>
<td>Intermediate</td>
<td>0.39</td>
<td>Preserve</td>
<td>0</td>
<td>Trunk stem had open cummer with spills from root crown to upper trunk stem. Root ball remained wrapped plastic film. Poor scaffold branching. Tree in decline.</td>
<td></td>
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</tr>
<tr>
<td>20</td>
<td>Acer rubrum, red Maple</td>
<td>5</td>
<td>5.00</td>
<td>0.05</td>
<td>0.70</td>
<td>Intermediate</td>
<td>0.18</td>
<td>Preserve</td>
<td>0</td>
<td>Trunk stem had open cummer with spills from root crown to upper trunk stem. Root ball remains wrapped plastic film. Poor scaffold branching. Tree in decline.</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

Computation Replacement Tree Total: 3
Plan Sheet Notes:
1. Service corridor (office)
2. Service corridor (retail)
3. Office loading dock
4. Retail loading dock

Macy's Department Store

Loading Dock

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

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

Lower Level Plan
1" = 60'-0"
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

Indicates extent of added floor area density
Level 1 added density = 1588 GSF
Level 2 added density = 0 GSF

*Refer to Enlarged Plans for lobby dimensions

Ballston Air Rights Acquisition Group, LLC
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1st Floor Plan
1" = 40' - 0"

Macy's Department Store

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

Indicates extent of added floor area density
Level 1 added density = 1588 GSF
Level 2 added density = 0 GSF

*Macy's
Department Store

*Refer to Enlarged Plans for lobby dimensions

Gensler
685 N Glebe Road | Arlington, VA
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

Indicates extent of added floor area density

Level 3 added density = 0 GSF
Level 4 added density = -2,829 GSF

Indicates extent of added floor area density

Level 3 added density = 0 GSF
Level 4 added density = -2,829 GSF

*Note: Not all sheet notes occur on each plan

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

Indicates extent of added floor area density

Level 3 added density = 0 GSF
Level 4 added density = -2,829 GSF

*Note: Not all sheet notes occur on each plan

Indicates extent of added floor area density

Level 3 added density = 0 GSF
Level 4 added density = -2,829 GSF
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

Indicates extent of added floor area density

Level 5 added density = -5,149 GSF
Level 5 Mezz. added density = 16,469 GSF

Level 5 added density = -5,149 GSF
Level 5 Mezz. added density = 16,469 GSF

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

Indicates extent of added floor area density

Level 5 added density = -5,149 GSF
Level 5 Mezz. added density = 16,469 GSF

Level 5 added density = -5,149 GSF
Level 5 Mezz. added density = 16,469 GSF

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

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

Indicates extent of added floor area density

Level 6 added density = 4,396 GSF

6th Floor Plan
1" = 40'-0"
Area = 1050 SF, area is currently retail and in Mall GFA

Area = 750 SF, area is currently corridor space and in Mall GFA

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Macy's Department Store
Glebe Road
Wilson Blvd.
Mall
Common
Sec.
12'-6"
26'-2"
130'-3"
21'-11"
11'-0"
29'-5"
1'-4"
11'-1" 20'-0" 9'-5" 8'-3" 20'-2"
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
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

PH Roof 389'-6"
Level 07 Roof 372'-0"
Level 06 355'-6"
Level 05 332'-6"
Level 04 317'-6"
Level 03 302'-6"
Level 02 287'-6"
Level 01 270'-6"

Elevations - West

Ballston Common Mall

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
### Proposed Floor Area

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<tr>
<th>Floor</th>
<th>Gross Area (GSF)</th>
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<tbody>
<tr>
<td>Level 1</td>
<td>3244 (Glebe Lobby) + 1926 (Wilson Lobby) = 5170</td>
</tr>
<tr>
<td>Level 2</td>
<td>0</td>
</tr>
<tr>
<td>Level 3</td>
<td>0</td>
</tr>
<tr>
<td>Level 4</td>
<td>46,715</td>
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<tr>
<td>Level 5</td>
<td>40,023</td>
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<tr>
<td>Level 5 Mezz</td>
<td>23,518</td>
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<tr>
<td>Level 6</td>
<td>42,809</td>
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<tr>
<td><strong>Totals</strong></td>
<td><strong>158,235 GSF</strong></td>
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### Area/Density Added

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

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<th>Proposed Floor Area</th>
<th>Existing</th>
<th>Net New Floor Area</th>
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<td>141,992</td>
<td>143,444</td>
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| Corresponding Site Area | .88% FAR | 49.303 |
| LEED Silver Office Bonus (+.20 FAR) | 9.861 |
| ENERGY STAR building certification bonus (+.1 FAR) | 4.930 |
| **Total** | 14.794 |

| 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.
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Renderings - Interior Office Lobby at Mall