Drainage Area A

<table>
<thead>
<tr>
<th>Drainage Area A Land Cover (acres)</th>
<th>A soils</th>
<th>B soils</th>
<th>C soils</th>
<th>D soils</th>
<th>Totals</th>
<th>Land Cover %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forester Trees (acres)</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
</tr>
<tr>
<td>Managed Turf (acres)</td>
<td>1.817</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>1.817</td>
<td>100.00%</td>
</tr>
<tr>
<td>Improvised Cover (acres)</td>
<td></td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td></td>
<td>0.000</td>
</tr>
<tr>
<td>Total</td>
<td>1.817</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>1.817</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

NOTE: THE CISTERNS VAULT IS SIZED TO CONTAIN APPROXIMATELY 40,000 GALLONS OF STORAGE, THEREFORE THE MAXIMUM ALLOWED RUNOFF REDUCTION CREDIT OF 90% IS ENTERED IN THE RUNOFF REDUCTION WORKSHEET.

Site Results (Water Quality Compliance)

<table>
<thead>
<tr>
<th>Area Check</th>
<th>D.A.A</th>
<th>D.A.B</th>
<th>D.A.c</th>
<th>D.A.D</th>
<th>D.A.E</th>
<th>AREA CHECK</th>
</tr>
</thead>
<tbody>
<tr>
<td>ForEstron Space (acres)</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>DJ</td>
</tr>
<tr>
<td>Improvised Cover Treated (acres)</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>DJ</td>
</tr>
<tr>
<td>Managed Turf Area (acres)</td>
<td>1.817</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>1.817</td>
<td>DJ</td>
</tr>
<tr>
<td>LARGER TURF AREA TREATED (acres)</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>DJ</td>
</tr>
<tr>
<td>AREA CHECK</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Site Treatment Volume (ft³): 2,477,570

Runoff Reduction Volume and TP By Drainage Area

<table>
<thead>
<tr>
<th>Drainage Area A</th>
<th>D.A.A</th>
<th>D.A.B</th>
<th>D.A.c</th>
<th>D.A.D</th>
<th>D.A.E</th>
<th>TOTAL</th>
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</thead>
<tbody>
<tr>
<td>Runoff Reduction Volume ACHieved (ft³)</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
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<tr>
<td>TP LOAD AVAILABLE FOR REMOVAL (lbs)</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
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<tr>
<td>TP LOAD REMAINING (lbs)</td>
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<td>0.000</td>
<td>0.000</td>
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<td>0.000</td>
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<tr>
<td>NITROGEN LOAD REMAINING (lbs)</td>
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<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
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<tr>
<td>TOTAL PHOSPHORUS LOAD REDUCTION (lbs)</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
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<tr>
<td>REMAINING TP LOAD REDUCTION REQUIRED (lbs)</td>
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<td>0.000</td>
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<tr>
<td>** CANTY TP REDUCTION EXCEEDED BY 7.852ppt **</td>
<td></td>
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<tr>
<td>** CANTY TP REDUCTION EXCEEDED BY 7.852ppt **</td>
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<td></td>
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<tr>
<td>TOTAL NITROGEN LOAD REDUCTION (lbs)</td>
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<td>0.000</td>
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<td>0.000</td>
<td>0.000</td>
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Runoff Volume and Curve Number Calculations

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<thead>
<tr>
<th>Drainage Area</th>
<th>Curve Number (CN)</th>
<th>Runoff Volume (in)</th>
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<tr>
<td>1 year store</td>
<td>2 year store</td>
<td>15 year store</td>
</tr>
<tr>
<td>2.10</td>
<td>2.45</td>
<td>4.54</td>
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</table>

Drainage Area Curve Numbers and Runoff Depths

<table>
<thead>
<tr>
<th>Drainage Area</th>
<th>A soils</th>
<th>B soils</th>
<th>C soils</th>
<th>D soils</th>
<th>Totals</th>
<th>Land Cover %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forester Trees (acres)</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
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<tr>
<td>Managed Turf (acres)</td>
<td>1.817</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>1.817</td>
<td>100.00%</td>
</tr>
<tr>
<td>Improvised Cover (acres)</td>
<td></td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
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<td>0.000</td>
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<tr>
<td>Total</td>
<td>1.817</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>1.817</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

STORMWATER MANAGEMENT COMPUTATIONS

WALTER L. PHILLIPS

dipartiment of environmental services

DITTMAR ROSSLYN

307 FAY STREET

ARLINGTON COUNTY, VIRGINIA
**Virginia Cistern Design Spreadsheet**

**Input**

- Regional Location
- What region will the rainwater harvesting system be located closest to?
  - 2
- Roof Storm Area (inches)
  - 1

**Runoff Reduction Volume - Results for Precip - With Year-Round Use**

<table>
<thead>
<tr>
<th>Month</th>
<th>Average Annual</th>
<th>Average Stormwater</th>
<th>Stormwater Reduced</th>
<th>Annual Volume</th>
<th>Annual Value</th>
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<td>0.00</td>
<td>0.00</td>
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<tr>
<td>Mar</td>
<td>0.00</td>
<td>0.00</td>
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<td>0.00</td>
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<td>May</td>
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<td>0.00</td>
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</tr>
<tr>
<td>Jun</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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</tr>
<tr>
<td>Jul</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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</tr>
<tr>
<td>Aug</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Sep</td>
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<td>0.00</td>
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<td>0.00</td>
<td>0.00</td>
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<tr>
<td>Dec</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**Note:** Calculations on this sheet include all storms with year-round and seasonal use.

**Results:**

- Calculations on this sheet include all storms with year-round and seasonal use.

---

**STORMWATER MANAGEMENT COMPUTATIONS**

**Walter L. Phillips**

**Dittmar Russlyn**

1900 Fort Myer Drive

Arlington County, Virginia

Engineers • Surveyors • Planners
Landscape Architects • Arboretes
107 Park Avenue

WLPINC.com

**ARLINGTON COUNTY, VIRGINIA**

Department of Environmental Services

207 Park Avenue

Arlington, Virginia 22201

Tel: (703) 228-4860  Fax: (703) 228-3391

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107 Park Avenue

WLPINC.com
ENTURING SITE FROM KEY BOULEVARD (BACKING IN)

RESIDENTIAL LOADING SU-25 MOVEMENTS

ENTURING SITE FROM KEY BOULEVARD (BACKING IN)

RESIDENTIAL LOADING SU-40 MOVEMENTS

EXITING SITE TOWARD LEE HIGHWAY

TRUCK TURN EXHIBIT A

WALTER L. PHILLIPS

DEPARTMENT OF ENVIRONMENTAL SERVICES

ARLINGTON COUNTY, VIRGINIA

TRASH RECYCLE

LOADING DOCK

MAIL ROOM

HOTEL LOADING

RESIDENTIAL LOADING

SCALE: 1" = 25'

Q:\sdskproj\07003\dwg\Planning\4.1 SP\07003C-1101.dwg

207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163    Fax (703) 533-1301
www.WLPINC.com

INCORPORATED
ENGINEERS      SURVEYORS      PLANNERS
LANDSCAPE ARCHITECTS      ARBORISTS

ESTABLISHED 1945
1. SIGNAGE IS CONCEPTUAL AND NOT PART OF THIS APPROVAL. FINAL BUILDING SIGNAGE TO BE REVIEWED AS SEPARATE PERMIT
2. AVERAGE SITE ELEVATION IS FROM ELEVATION 90.85. REFER TO MECHANICAL SPACES, ELEVATORS, AND PRIVATE BATHROOMS ADJACENT MATERIAL OPPORTUNITY
24 BRICK 4-PATTERN OF BRICK 1 AND BRICK 2
25 GENERATOR EXHAUST VENT
26 GARAGE DOOR
27 ALUMINUM CLAD CANOPY
28 BACK LIT COLUMN COVER
29 ARCHITECTURAL CEILING PANEL, BACK LIT
30 BALCONY PRIVACY SCREEN

3200 Lee Highway, Arlington, VA 22207
703-524-6616                   www.mtfa.net

Rosslyn Syndicate, LC
PENTHOUSE H
Owner

- 387'
- 365'
- 337'
- 328'
- 310'
- 300'
- 291'
- 282'
- 273'
- 268'
- 260'
- 254'
- 245'
- 242'
- 236'
- 227'
- 218'
- 209'
- 200'
- 199'
- 190'
- 181'
- 172'
- 163'
- 151'
- 142'
- 133'
- 124'
- 115'
- 106'
- 94'
- 76'
- 66'
- 55'
- 45'
- 36'
- 27'
- 18'
- 9'
- 0'

WALTER L. PHILLIPS
Architect
LEVEL 38 H
LEVEL 37 H
LEVEL 36 H
LEVEL 35 H
LEVEL 34 H
LEVEL 33 H
LEVEL 32 H
LEVEL 31 H
LEVEL 30 H
LEVEL 29 H
LEVEL 28 H
LEVEL 27 H
LEVEL 26 H
LEVEL 25 H
LEVEL 24 H
LEVEL 23 H
LEVEL 22 H
LEVEL 21 H
LEVEL 20 H
LEVEL 19 H
LEVEL 18 H
LEVEL 17 H
LEVEL 16 H
LEVEL 15 H
LEVEL 14 H
LEVEL 13 H
LEVEL 12 H
LEVEL 11 H
LEVEL 10 H
LEVEL 9 H
LEVEL 8 H
LEVEL 7 H
LEVEL 6 H
LEVEL 5 H
LEVEL 4 H
LEVEL 3 H
LEVEL 2 H
LEVEL 1 H

J. B. WYBLE & ASSOCIATES
Civil Engineer

Meyer Consulting Engineers
Structural Engineer

Walls and Associates
Attorney Land Use

GARAGE EXHAUST
GENERAL NOTES

1. SIGNAGE IS CONCEPTUAL AND NOT PART OF THIS APPROVAL. FINAL BUILDING SIGNAGE TO BE REVIEWED AS SEPARATE PERMIT

2. AVERAGE SITE ELEVATION IS FROM ELEVATION 90.85. REFER TO CIVIL

3. "H" REFER TO HOTEL TOWER

4. EXTERIOR GLAZING AT ABOVE GRADE PARKING LEVELS, MECHANICAL SPACES, ELEVATORS, AND PRIVATE BATHROOMS IS SPANDREL GLASS UNLESS NOTED OTHERWISE.

5. INTERIOR SPACES ARE CONCEPTUAL AND SHOWN FOR ILLUSTRITIVE PURPOSES ONLY

SHEET NOTE SCHEDULE

NO. DESCRIPTION

1. ALUMINUM WINDOW SYSTEM
2. METAL PANEL 1- LIGHT GREY COLOR
3. METAL PANEL 2- DARK GREY COLOR
4. BRICK 1- LIGHT GREY COLOR
5. LOUVER
6. LANDSCAPE FEATURE, SEE LANDSCAPE DWGS
7. ALUMINUM BALCONY RAILING
8. VERTICAL ALUMINUM SLATS CLADDING WITH LOUVER TO GARAGE BEHIND
9. GLASS GUARDRAIL
10. ALUMINUM ACCENT TRIM
11. METAL PANEL SCREEN WALL
12. DECORATIVE BRICK PATTERN
13. BATH/KITCHEN WALL VENT, TYP COLOR TO MATCH ADJACENT MATERIAL
14. ARCHITECTURAL STL POST
15. ARCHITECTURAL LIGHT COLUMN
16. GLASS CANOPY
17. LOCATION FOR DIGITAL PROJECTION OPPORTUNITY
18. BRICK 4- PATTERN OF BRICK 1 AND BRICK 2
19. GENERATOR EXHAUST VENT
20. GARAGE DOOR
21. ALUMINUM CLAD CANOPY
22. BACK LIT COLUMN COVER
23. ARCHITECTURAL CEILING PANEL, BACK LIT
24. BALCONY PRIVACY SCREEN FRITTED GLASS

DITTMAR - ROSSLYN
Rosslyn Syndicate, LC
1900 FORT MYER DR
GENERAL NOTES

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2. AVERAGE SITE ELEVATION IS FROM ELEVATION 90.85. REFER TO CIVIL

3. "H" REFER TO HOTEL TOWER

4. EXTERIOR GLAZING AT ABOVE GRADE PARKING LEVELS, LEVEL 7 IS SPANDREL GLASS UNLESS NOTED OTHERWISE.

5. INTERIOR SPACES ARE CONCEPTUAL AND SHOWN FOR ILLUSTRITIVE PURPOSES ONLY

6. SHEET SCHEDULES ARE CONCEPTUAL AND GENERATE ILLUSTRIVE PURPOSES ONLY

SHEET NOTE SCHEDULE

1 ALUMINUM WINDOW SYSTEM
2 METAL PANEL 1 - LIGHT GREY COLOR
3 METAL PANEL 2 - DARK GREY COLOR
4 BRICK 1 - LIGHT GREY COLOR
5 LOUVER
6 LANDSCAPE FEATURE, SEE LANDSCAPE DWGS
7 ALUMINUM BALCONY RAILING
8 VERTICAL ALUMINUM SLATS CLADDING WITH LOUVER TO GARAGE BEHIND
9 ARCHITECTURAL CEILING PANEL, BACKLIT
10 BALCONY PRIVACY SCREEN
11 ARCHITECTURAL STL POST
12 ARCHITECTURAL LIGHT COLUMN
13 GLASS CANOPY
14 LOCATION FOR DIGITAL PROJECTION
15 GENERATOR EXHAUST VENT
16 GARAGE DOOR
17 ALUMINUM CLAD CANOPY
18 BACK LIT COLUMN COVER
19 ARCHITECTURAL CEILING PANEL, BACK LIT
20 BRICK 4 - PATTERN OF BRICK 1 AND BRICK 2
21 STRUCTURAL STEEL
22 GLASS GUARDRAIL
23 ALUMINUM ACCENT TRIM
24 METAL PANEL SCREEN WALL
25 DECORATIVE BRICK PATTERN
26 BATH/KITCHEN WALL VENT, TYP COLOR TO MATCH
27 METAL PANEL
28 BRICK
29 IMPORTED BRICK
30 GLASS TO MATCH
31 GLASS TO MATCH
32 GLASS TO MATCH
33 GLASS TO MATCH
34 LOUVER
35 GLASS TO MATCH
36 LOUVER
37 LOUVER
38 STAIR RISER
39 GLASS TO MATCH
GENERAL NOTES

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5. INTERIOR SPACES ARE CONCEPTUAL AND SHOWN FOR ILLUSTRITIVE PURPOSES ONLY.

SCALE: 1/8" = 1'-0"
<table>
<thead>
<tr>
<th>LEVEL</th>
<th>NUMBER OF UNITS</th>
<th>FLOOR ELEV (FT)</th>
<th>EXCLUSION</th>
<th>EXCLUSIONS*</th>
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<tbody>
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<td>71.58</td>
<td>0</td>
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<td>0 units</td>
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<tr>
<td>G4</td>
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<td>47.82</td>
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*Note: Allow up to 20% compact spaces, 160 compact parking spaces.
This page contains a parking layout plan and associated notes.

**PARKING KEY**
- **PARALLEL COMPACT (8'-0" X 20')**
- **PARALLEL STANDARD (8'-0" X 22')**
- **ACCESSIBLE (8'-6" X 18' + 5'-0" LOADING)**
- **ACCESSIBLE (8'-0" X 15')**

**PARKING CALCULATION**

<table>
<thead>
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<th>LEVEL</th>
<th>TOTAL</th>
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<th>20</th>
<th>25</th>
<th>30</th>
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<th>80</th>
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<td>10</td>
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<tr>
<td>4.1-LEVEL G2</td>
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<td>10</td>
<td>10</td>
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</tr>
</tbody>
</table>

**GENERAL NOTES**
- PARALLEL COMPACT sizes are subject to common width guidelines.
- 1" = 20'-0" for parking dimensions.
- Room layouts are subject to changes with final engineering.

**INFORMATION**
- 1. Parking key and layout guidelines are for information.
- 3. Mechanical equipment is conceptual and will be coordinated with final engineering.
- 4. Parking calculation based on 200 units per floor level.

**NOTES**
- Minimum loading berth size: 12'X25'X14'
1. INTERIOR SPACE LAYOUTS ARE CONCEPTUAL. ROOM LAYOUTS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

3. "R" DESIGNATES RESIDENTIAL STRUCTURE ALONG NASH STREET. "H" DESIGNATES HOTEL STRUCTURE ALONG N. FO RT MYER DRIVE.

4. MECHANICAL EQUIPMENT IS CONCEPTUAL AND WILL BE COORDINATED WITH FINAL ENGINEERING.
1. INTERIOR SPACE LAYOUTS ARE CONCEPTUAL. ROOM LAYOUTS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

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3. "R" DESIGNATES RESIDENTIAL STRUCTURE ALONG NASH STREET. "H" DESIGNATES HOTEL STRUCTURE ALONG N. FOR MYER DRIVE.

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GENERAL NOTES

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3. "R" DESIGNATES RESIDENTIAL STRUCTURE ALONG NASH STREET, "H" DESIGNATES HOTEL STRUCTURE ALONG FORT MYER DRIVE.

4. MECHANICAL EQUIPMENT IS CONCEPTUAL AND WILL BE CoORDINATED WITH FINAL ENGINEERING.

DITTMAR - ROSSLYN
Roslyn Syndicate, LC
1900 FORT MYER DR

Architect
MTFA Design + Preservation
744 SF
316 Pennsylvania Ave, SE, Suite 401
Washington, DC 20003
Telephone: 202-996-3160

Civil Engineer
Walter L. Phillips
831 SF

Structural Engineer
Meyer Consulting Engineers
836 SF
451 Hungerford Drive, #113
Rockville, MD 20850-4151
Telephone: (301) 738 5690

Mechanical / Electrical / Plumbing Engineer
J. B. Wyble & Associates
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7950 Norfolk Avenue
Bethesda, MD 20814
Telephone: (301) 654 8118

Landscape Architect
Studio 39
415 SF
6416 Groverdale Drive, #100-A
Alexandria, VA 22310
Telephone: (703) 719 6500

Attorney Land Use
Walsh Colucci
415 SF
2200 Clarendon Blvd, #1300
Arlington, VA 22201

LEED Consultant
Sustainable Building Partners
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2701 Prosperity Avenue, #105
Fairfax, VA 22031
Telephone: (703) 970 2890

Transportation Consultant
Wells and Associates
415 SF
1420 Spring Hill Road, #610
Tysons Corner, VA 22102
Telephone: (703) 917 6620

Owner
Rosslyn Syndicate, LC
c/o Dittmar Company
8321 Old Courthouse Road, #300
Vienna, VA 22182
Telephone: (703) 356 6900

Scale: 1:300
TRUE NORTH

RESIDENTIAL LEVEL 12-21 R FLOOR PLAN
MTFA 2018 ALL RIGHTS RESERVED
GENERAL NOTES

1. INTERIOR SPACE LAYOUTS ARE CONCEPTUAL. ROOM LAYOUTS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

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4. MECHANICAL EQUIPMENT IS CONCEPTUAL AND WILL BE COORDINATED WITH FINAL ENGINEERING.

5. SCALE: 1" = 25' (1:300)

6. TRUE NORTH

7. DRAWN: 09/14/18 4.1 DRAFT REVIEW 10/05/18 4.1 DRAFT REVIEW 10/19/18 4.1 SUBMISSION-#1 11/5/18 Elevator Review 12/07/18 4.1 SUBMISSION-#2 01/08/19 4.1 FILING SUBMISSION 03/12/19 4.1-SPRC #1 08/08/19 4.1 PLANNING COMMISSION

8. SHEET # 4.1 A112

9. MTFA Design + Preservation
316 Pennsylvania Ave, SE, Suite 401
Washington, DC 20003
Telephone: 202-996-3160

10. Meyer Consulting Engineers
451 Hungerford Drive, #113
Rockville, MD 20850-4151
Telephone: (301) 738-5690

11. J. B. Wyble & Associates
7950 Norfolk Avenue
Bethesda, MD 20814
Telephone: (301) 654-8118

12. Studio 39
6416 Groverdale Drive, #100-A
Alexandria, VA 22310
Telephone: (703) 719-6500

13. Walter L. Phillips
207 Park Avenue
Falls Church, VA 22046
Telephone: (703) 532-6163

14. Walsh Colucci
2200 Clarendon Blvd, #1300
Arlington, VA 22201
Telephone: (703) 528-4700

15. Sustainable Building Partners
2701 Prosperity Avenue, #105
Fairfax, VA 22031
Telephone: (703) 970-2890

16. Wells and Associates
1420 Spring Hill Road, #610
Tysons Corner, VA 22102
Telephone: (703) 917-6620

17. ± 1'-10 7/8"
± 3'-3"
± 20'-2 1/2"
± 1'-3"
± 108'-10"
± 111'-5"
387' - APPROVAL. FINAL BUILDING SIGNAGE TO BE REVIEWED AS SEPARATE PERMIT 2. AVERAGE SITE ELEVATION IS FROM ELEVATION 90.85. REFER TO CIVIL 3. "H" REFER TO HOTEL TOWER 4. EXTERIOR GLAZING AT ABOVE GRADE PARKING LEVELS, MECH MECHANICAL SPACES, ELEVATORS, AND PRIVATE BATHROOMS ROOF IS SPANDREL GLASS UNLESS NOTED OTHERWISE. 5. INTERIOR SPACES ARE CONCEPTUAL AND SHOWN FOR ILLUSTRITIVE PURPOSES ONLY
GENERAL NOTES
1. SIGNAGE IS CONCEPTUAL AND NOT PART OF THIS APPROVAL. FINAL BUILDING SIGNAGE TO BE REVIEWED AS SEPARATE PERMIT.
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5. INTERIOR SPACES ARE CONCEPTUAL AND SHOWN FOR ILLUSTRITIVE PURPOSES ONLY.

LEVEL 8
66' - 3200 Lee Highway, Arlington, VA 22207

LEVEL 7
56'

LEVEL 6
47' - DITTMAR

LEVEL 5
107.50' - 3' MIN. SOIL DEPTH

LEVEL 4
14'-0" MIN. CLEARANCE

LEVEL 3
14'-0" MIN. CLEARANCE

LEVEL 2
10' - 0"

LEVEL 1
10' - 10 3/4"

LEVEL G1
10' - 9"

LEVEL G2
19'

LEVEL G3
27'

GROUND LEVEL
38'

LEVEL 9
18' - 8" - 11' - 0 1/4"

LEVEL 10
16' - 4" - 15' - 2"

LEVEL 11
14' - 1"

LEVEL 12
12'

LEVEL 13
11'

LEVEL 14
10' - 9"

LEVEL 15
10' - 0"

LEVEL 16
10' - 0"

LEVEL 17
183' - 181'

LEVEL 18
163' - 151'

LEVEL 19
141' - 130'

LEVEL 20
121' - 115'

LEVEL 21
101' - 95'

LEVEL 22
81' - 78'

LEVEL 23
61' - 56'

LEVEL 24
41' - 36'

LEVEL 25
21' - 16'

LEVEL 26
11' - 6'

LEVEL 27
7' - 2"
1. SIGNAGE IS CONCEPTUAL AND NOT PART OF THIS APPROVAL. FINAL BUILDING SIGNAGE TO BE REVIEWED AS SEPARATE PERMIT.
2. AVERAGE SITE ELEVATION IS FROM ELEVATION 90.85. REFER TO CIVIL.
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DITTMAR ROSSLYN
ARLINGTON COUNTY, VIRGINIA

PLANNING COMMISSION SUBMISSION
AUGUST 08, 2019

VICINITY MAP

LANDSCAPE ARCHITECT

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

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L1.02 LEVEL 6 ROOF HARDSCAPE PLAN

RESIDENTIAL PARKING

SCALE: 1" = 10' - 0"

DATE: 2019.08.08

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

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GENERAL NOTES:
1. PLEASE NOTE THAT LOCATION OF TABLES AND CHAIRS IS SCHEMATIC IN NATURE AND MAY BE MODIFIED TO BETTER ACCOMMODATE TENANT LEASING AND FUTURE PLANNED USES.
2. ANY CHANGES WILL BE VERIFIED BY THE COUNTY AS NEEDED PRIOR TO INSTALLATION/CONSTRUCTION.
LEVEL 21R - HARDSCAPE SCHEDULE

LARGE FIELD PAVER

L2.01

LARGE FIELD PAVERS

DATE:

PROJECT NO:

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

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Email: frontdesk@studio39.com
Tel: 703.719.6500   Fax: 703.719.6503
Alexandria, Virginia 22310
6416 Grovedale Drive, Suite 100-A

REVISIONS:

L1.06

LEVEL 21R ROOF HARDSCAPE PLAN

SCALE:

1" = 10'-0"

DESIGN:

DRAWN:

CHECKED:

NORTHEAST

LH

AM

LH

18016

2019.08.08

PLANNING COMMISSION

SUBMISSION

ROSSLYN SYNDICATE, LC

DITTMAR ROSSLYN

ARLINGTON COUNTY, VIRGINIA

GENERAL NOTES

1. PLEASE NOTE THAT LOCATION OF TABLES AND CHAIRS IS SCHEMATIC IN NATURE AND MAY BE MODIFIED TO BETTER ACCOMMODATE TENANT LEASING AND FUTURE PLANNED USES.

2. ANY CHANGES WILL BE VERIFIED W/ THE COUNTY AS DEEMED NECESSARY PRIOR TO INSTALLATION/CONSTRUCTION.

PRIVATE RESIDENTIAL TERRACE - 758 SF

GUARD RAIL
**MODEL:** PREST PAVER  
**COLOR:** TBD  
**QUANTITY:** PER PLAN  
**SIZE:** 12" x 12"  
**CONTACT:** HAROLD HENRY  
717.637.0500  
**MANUFACTURER:** HANOVER ARCHITECTURAL PRODUCTS  
717.637.0500  
http://www.hanoverpavers.com

**NOTES:**  
- CONTRACTOR TO VERIFY QUANTITIES.  
- INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS.  
- PROVIDE SAMPLE TO LAND. ARCH. FOR APPROVAL.

**MODEL:** PREST PAVER  
**COLOR:** TBD  
**QUANTITY:** PER PLAN  
**SIZE:** 24" x 24"  
**CONTACT:** HAROLD HENRY  
717.637.0500  
**MANUFACTURER:** HANOVER ARCHITECTURAL PRODUCTS  
717.637.0500  
http://www.hanoverpavers.com

**NOTES:**  
- CONTRACTOR TO VERIFY QUANTITIES.  
- INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS.  
- PROVIDE SAMPLE TO LAND. ARCH. FOR APPROVAL.

**MODEL:** PLANK PAVERS  
**COLOR:** SIENNA BLEND  
**QUANTITY:** PER PLAN  
**SIZE:** 4" x 12" x 2" (PEDESTRIAN)  
4" x 12" x 2" (VEHICULAR)  
**CONTACT:** CHRIS MAYER  
POTOMAC VALLEY BRICK  
703.550.9013  
**MANUFACTURER:** BELDEN  
330.456.0031  
http://www.beldenbrick.com

**NOTES:**  
- CONTRACTOR TO VERIFY QUANTITIES.  
- INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS.  
- PROVIDE SAMPLE TO LAND. ARCH. FOR APPROVAL.
## RECOMMENDED PLANT SCHEDULE

### STREET TREES:

<table>
<thead>
<tr>
<th>QTY</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Height</th>
<th>Caliper</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Platanus occidentalis</td>
<td>American Sycamore</td>
<td>14'-16'</td>
<td>3&quot; - 3 1/2&quot;</td>
<td>B&amp;B, full uniform crown, symmetrical branching, full specimen</td>
</tr>
<tr>
<td>5</td>
<td>Tilia tomentosa</td>
<td>Silver Linden</td>
<td>14'-16'</td>
<td>3&quot; - 3 1/2&quot;</td>
<td>B&amp;B, full uniform crown, symmetrical branching, full specimen</td>
</tr>
</tbody>
</table>

### TREE SCHEDULE:

<table>
<thead>
<tr>
<th>TREE</th>
<th>REPLACEMENT</th>
<th>REPLACEMENT TREES REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>27</td>
<td>17 SHADE TREES</td>
<td>13 ORNAMENTAL TREES</td>
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### TOTAL PROVIDED:

<table>
<thead>
<tr>
<th>ORNAMENTAL TREES</th>
<th>2</th>
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</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>29</td>
</tr>
</tbody>
</table>

### ADDITIONAL TREES REQUIRED:

| TREES | 4 |

### REQUIRED TREE FUND CONTRIBUTION:

- **Total**: $2,400
- **Required Tree Fund Contribution**: $-8,800

---

### CHEMICAL RAY TREE CANOPY COVERAGE

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>TREE TYPE</th>
<th>CTY</th>
<th>COVERAGE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Shade</td>
<td>3</td>
<td>285.75</td>
<td>310.00</td>
</tr>
<tr>
<td>2</td>
<td>Shade</td>
<td>3</td>
<td>355.75</td>
<td>421.50</td>
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<tr>
<td>3</td>
<td>Shade</td>
<td>3</td>
<td>295.75</td>
<td>306.50</td>
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<tr>
<td>4</td>
<td>Shade</td>
<td>3</td>
<td>345.75</td>
<td>380.75</td>
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</table>

### TREE REPLACEMENT

<table>
<thead>
<tr>
<th>REPLACEMENT TREES REQUIRED (USE SHEET C-1201)</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td>SHADE TREES</td>
<td>$2,400</td>
</tr>
<tr>
<td>ORNAMENTAL TREES</td>
<td>$-8,800</td>
</tr>
</tbody>
</table>

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**Note:**

Final plant quantities and species will be given with final landscape drawings.