BALLSTON CENTER
ARLINGTON COUNTY, VIRGINIA

MINOR SITE PLAN AMENDMENT - 6/17/2014
MINOR SITE PLAN AMENDMENT - 6/17/2015

CONCEPTUAL RENDERING
NOT TO SCALE

C-1
COVER SHEET

C-2
EXISTING CONDITIONS PLAN OVERALL PLAN

C-2A
EXISTING CONDITIONS PLAN WILSON BOULEVARD

C-2B
EXISTING CONDITIONS PLAN NORTH GLEBE ROAD

C-3
EXISTING TREE INVENTORY AND ANALYSIS PLAN

C-3A
TREE PRESERVATION NOTES AND DETAILS

C-4
AERIAL, EXHIBITS

C-5
OVERALL CONTEXT AND KEY PLAN

C-6
PLOT AND LOCATION PLAN

LANDSCAPE ARCHITECT

L-1.01
LANDSCAPE SITE PLAN

L-1.02
SITE PLAN ENLARGEMENTS

L-1.03
SITE PLAN ENLARGEMENTS

ARCHITECT

A.01
PROJECT AXON

A.02
ARCHITECTURAL SITE PLAN

A.03
FLOOR PLAN - CONCURSE

A.04
PART FLOOR PLAN - CONCURSE

A.05
FLOOR PLAN - LEVEL 1

A.06
PART FLOOR PLAN - LEVEL 1

A.07
FLOOR PLAN - LEVEL 2

A.08
PART FLOOR PLAN - LEVEL 2

A.09
FLOOR PLAN - LEVEL 3

A.10
PART FLOOR PLAN - LEVEL 3

A.11
FLOOR PLAN - ROOF

A.12
WILSON AXON

A.13
WILSON ELEVATIONS

A.14
WILSON ELEVATION - STRIP A

A.15
WILSON ELEVATION - STRIP B

A.16
WILSON ELEVATION - STRIP C

A.17
WILSON PLAZA AXON AND ELEVATIONS

A.18
WILSON PLAZA DETAIL AND ELEVATION

A.19
WILSON PLAZA DETAIL AND ELEVATION

A.20
WILSON PLAZA DETAIL AND ELEVATION

A.21
MANSION NORTH AXON AND ELEVATION

A.22
MANSION NORTH DETAIL ELEVATIONS

A.23
MANSION SOUTH DETAIL ELEVATIONS

A.24
MANSION WEST DETAIL ELEVATIONS

A.25
MALL EAST AXON AND ELEVATION

A.26
CENTRAL MALL AXON

A.27
GARAGE LOBBY PLAN

A.28
GARAGE LOBBY PLAN

A.29
GARAGE LOBBY PLAN AND AXON

A.30
GARAGE LOBBY SECTIONS

A.31
GARAGE LOBBY SECTIONS

A.32
MALL LOBBY SECTION

A.33
GARAGE LOBBY SECTION

A.34
WILSON AXON GARAGE LOBBY AND ICEPLEX CONNECTION

A.35
GLEBE TOWER AXONS

A.36
GLEBE TOWER DETAIL ELEVATION

A.37
RENDERINGS

A.38
RENDERINGS

A.39
RENDERINGS

A.40
RENDERINGS

A.41
RENDERINGS

A.42
RENDERINGS

L-1
PRELIMINARY PHOTOMETRIC PLAN
TREES PRESERVATION NOTES

All work performed shall meet or exceed industry standards as most recently published by the International Society of Arboriculture (ISA), American National Standards Institute (ANSI) or the Tree Care Industry Association (TCIA). In the event treatments prescribed are not covered by an existing standard, work shall meet or exceed standards approved by Arlington County Urban Forester.

1. A professional arborist shall assist in the proper implementation of the Tree Preservation Plan as the "Project Arborist."

2. The Applicant and its certified arborist or landscape architect shall walk the proposed limits of clearing and grading with Arlington County Urban Forester to determine if such limits can, and should, be adjusted to minimize disturbance to trees located off-site on adjacent properties.

3. All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occur in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as palus ity, greenbitter, multi-rose, etc. shall be subject to the review and approval of Arlington County Urban Forester.

4. The use of motorized equipment in tree preservation areas shall be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, soil hoes, tractors, trucks, stump grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by Arlington County Urban Forester.

5. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. Three (3) days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, the Arlington County Urban Forester shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

6. The Applicant and its certified arborist or landscape architect shall walk the proposed limits of clearing and grading with an Arlington County urban forester to determine if such limits can, and should, be adjusted to minimize disturbance to trees located off-site on adjacent properties.

7. Contractor shall not store building materials or equipment within the tree protection areas to ensure no compaction occurs within the drip line of the trees to be saved.

- Spread mulch by hand to a uniform thickness of 3-6 inches.
- Mulch shall cover as much of the entire critical root zone as possible.
- Mulch shall consist of a woody material that has been chipped or shredded or other approved materials
- Mulch shall extend below the base of the tree.

- Prior to any construction activity, all trees within the tree preservation area shall be cleared of vegetation and(root) balls shall be kept intact.
- Root pruning shall be conducted using a trencher or hydrostatic lift.
- The root pruning trench shall be a minimum of single wide and shall be filled back once completed. The root pruning trench shall be immediately back-filled.
- Root pruning shall be conducted under the supervision of a certified arborist.