TREE 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 review 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 poison ivy, goldenrod, multi-flora rose, etc. shall be subject to review and approval of Arlington County Urban Forester.

4. The use of mechanized equipment in tree preservation areas shall be limited to hand-operated equipment such as shovels, hoes, pick-axes, and shovels. Any work that requires the use of mechanized equipment, such as tree transplanting scissors, disk plows, trenchers, 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 fences shall be installed prior to any clearing or grading activities, including the demolition of any existing structures. Three (3) days prior to the commencement of any clearing, grading, or demolition activities, a certified arborist shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been properly installed.

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

---

NO ENTRY

TREE PRESERVATION AREA

CALL: 703-228-6557 TO REPORT VIOLATIONS

PROHIBIDO ENTRAR
ZONA DE PROTECCIÓN DEL AIRE.

LLAMAR AL TEL. 703-228-6557 PARA REPORTE DE VIOLACIONES

TYPICAL SIGNAGE FOR TREE PRESERVATION AREA

3 1/2 INCH DIA FENCE

1 1/2 INCH DIA FENCE

1 1/2 INCH DIA FENCE
LEGEND

SITE STORMWATER MANAGEMENT NARRATIVE

WITHIN THE STORMWATER MANAGEMENT AREA OF 64 ACRES THERE EXISTS A HIGHLY DRAINABLE STREETCARE AND BUILDING. THE STORMWATER MANAGEMENT SOLUTION IS APPROXIMATELY 30% IMPROVEMENT IN THE CARRYING CONDITION WITH THE EXISTING STORMWATER MANAGEMENT SOLUTION FACILITIES ON SITE FROM RECORD OR VISUAL INSPECTION.

THE PROPOSED DEVELOPMENT AREA IS APPROXIMATELY 95% IMPROVEMENT AND WILL PROVIDE IMPROVEMENT FACTORS IN ACCORDANCE WITH THE NEW 2014 STATE REGULATIONS FOR REDEVELOPMENT. AS SHOWN ON SHEET B THE REQUIRED IMPROVEMENTS ARE 5% PER YEAR AND WILL BE PROVIDED FOR THE IMPACT PERCENDIENED TO THE DEVELOPMENT. SITE LIMITATIONS AND ONSITE WATER REUSE REQUISITE PREREQUISITE TO THE IMPROVEMENT FACTORS.

SITE TREATMENT PLUS TRADITIONAL AND INFRASTRUCTURE IS UNREASONABLE FACILITIES ON THIS SITE. THE TREATMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW 2014 STORMWATER REGULATIONS USE OF STRUCTURAL BMP FACILITIES.

DETERMINATION HAS BEEN PROVIDED TO MITIGATE THE INCREASE OF DRAINAGE DEEPLY IN THE IMPACTED CONDITION AND THE CURRENT COUNTY DETERMINATION REQUIREMENTS. THE CURRENT COUNTY DETERMINATION REQUIREMENTS ARE THE DETERMINATION MEETING DO THE 10 YEAR STORM ON THIS PLANS FOR PLANNING PURPOSES ONLY AND SHALL NOT BE USED TO REQUIRE THE APPLICANT AT TIME OF FINAL ENGINEERED PLANS. THE SITE PLANS ARE IDENTIFIED TO THE CURRENT DETERMINATION REQUIREMENTS OF WASHINGTON COUNTY.

The documents issued indicate the general scope of the Project. The Project is designed to accommodate the needs of various stakeholders and to meet the requirements of the relevant authorities. The proposed improvements include the renovation of the existing Macy's Department Store, the construction of a proposed renovated mall, and the development of a proposed mixed-use residential tower. The site plan shows the layout of the proposed improvements and the existing mixed-use office tower and Kettler Iceplex. The area of public improvement is designated for public use only. The project is scheduled to be completed by a specified date. The project is owned by a commercial group and is managed by the project manager.
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<thead>
<tr>
<th>Sheet Number</th>
<th>Description</th>
<th>Date</th>
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<tr>
<td>(MSPA) A0.01</td>
<td>MINOR SITE PLAN</td>
<td>06/17/2014</td>
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<td>MINOR SITE PLAN AMENDMENT</td>
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<td></td>
<td>FINAL SUBMISSION</td>
<td>10/05/2015</td>
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</tbody>
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**MALL CONCOURSE - TOTAL GFA = 29,375 SF**

**MALL LEVEL 1 - TOTAL GFA = 81,803 SF**

**MALL LEVEL 2 - TOTAL GFA = 105,693 SF**

**MALL LEVEL 3 - TOTAL GFA = 109,084 SF**

**ALL LEVELS - TOTAL GFA = 325,955 SF**
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Principal-in-Charge
Project Manager
Project Designer
Project Architect

Project No.
Date
Drawing No.
NOT ISSUED FOR CONSTRUCTION
SCOPE DOCUMENTS

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Principal-in-Charge

Project Architect

Project Designer

Project Manager

MEWS SOUTH AXON AND ELEVATIONS

EXISTING DOCK

EXISTING MACY'S DEPT. STORE

METAL PANEL WALL AT BLADE VOLUME

PEDESTRIAN BRIDGE CONNECTION TO OFFICE

EXISTING MALL SKYLIGHT

TENANT OPENING (TYP.)

STONE PANEL WALL SYSTEM

ALUMN. AND GLASS WALL SYSTEM WITH VISION AND SPANDREL PANELS

GLASS ENTRY DOORS

STONE CLADDING AT COLUMN

METAL COPING

STEEL AND GLASS GUARDRAIL ASSEMBLY

STONE PANEL FASCIA

MEWS SOUTH ELEVATION

MEWS SOUTH AXON

SCALE: 1" = 20'-0" (MSPA) A4.04

SCALE: 1" = 10'-0" (MSPA) A4.04
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PROJECT NUMBER: 20100168
SHEET NUMBER: (MSPA) A4.04B - MEWS WEST DETAILED ELEVATION
SCALE: 1/8" = 1'-0" (MSPA) A4.04B

1 MEWS WEST DETAILED ELEVATION
SCALE (MSPA) A4.04B
3 MEWS WEST AXON
SCALE: 1/8" = 1'-0" (MSPA) A4.04B

GLASS ENTRY DOORS
NATURAL FINISHED MATERIAL (STONE PANEL)
CLAD COLUMN
BRICK CLAD COLUMN
STEEL CHANNEL, PAINTED

TENANT OPENING
NATURAL FINISHED MATERIAL (STONE PANEL) FASCIA
BRICK FASCIA

ALUMN. AND GLASS CURTAIN WALL SYSTEM
STONE PANEL WALL SYSTEM

ISSUANCES
No. Drawing Issue Description Date
MINOR SITE PLAN 06/17/2014
MINOR SITE PLAN AMENDMENT 06/17/2015
FINAL SUBMISSION 10/05/2015

EXPOSED STEEL BEAM, PAINTED
METAL TRIM ELEMENTS, PAINTED
BRICK WRAPPED COLUMN
STEEL BEAM, PAINTED
WIRE MESH AT RAILING

STAINLESS STEEL AND GLASS RAIL SYSTEM
STEEL CHANNEL, PAINTED
BRICK SOLDIER COURSE
METAL CORNER

EXISTING MALL INTERIOR
GLASS ENTRY DOORS
NEW PEDESTRIAN BRIDGE TO OFFICE BLDG

FOREST CITY COMMERCIAL GROUP
4209 WILSON BOULEVARD
ARLINGTON, VA  22203

MEWS WEST DETAILED ELEVATION

COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE
100 NORTH WASHINGTON STREET
ALEXANDRIA, VA  22314
(703) 519-6152
coopercarry.com

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THE CENTER FOR CONNECTIVE ARCHITECTURE
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Principal-in-Charge: [Name]
Project Manager: [Name]
Project Designer: [Name]
Project Architect: [Name]

Scope Documents

MALL EAST AXON AND ELEVATION

EXISTING OFFICE TOWER
ICEPLEX BEYOND
STONE PANEL WALL
FUTURE CONNECTION TO MIXED USE RESIDENTIAL TOWER, INTERIOR OR TEMPORARY WALLS
BRICK WALL TO MATCH EXISTING ALUMN AND GLASS WALL SYSTEM WITH VISION AND SPANDREL PANELS
PEDESTRIAN BRIDGE
PEDESTRIAN BRIDGE
SCALE: (MSPA) 1" = 20'-0" (MSPA) A4.04C

1 AXON EAST WALL
2 RAMP DOWN TO DOCK
3 BRICK WRAPPED COLUMN
4 PILLAR WRAPPED COLUMN
5 STONE WRAPPED COLUMN
6 TENANT DEMISING WALL
7 TENANT OPENING
8 12' X 10' METAL LOUVER
9 8' X 6' METAL LOUVER
10 6' X 4' METAL LOUVER
11 4' X 2' METAL LOUVER
12 2' X 1' METAL LOUVER
13 MECHANICAL LOUVER
14 METAL CORNICE
15 ROOF TOP MECH UNIT
16 TENANT MECH UNIT
17 INTERIOR WALL
18 OPPOSITE SPRAY Foam WALL
19 FUTURE CONNECTION TO MIXED USE RESIDENTIAL TOWER
20 OPENING AT RAMP TO RESIDENTIAL PARKING
21 WALL BETWEEN RESIDENTIAL GARAGE AND EXISTING DOCK

ISSUANCES

No. Drawing Issue Description Date
1 MINOR SITE PLAN 06/17/2014
2 MINOR SITE PLAN AMENDMENT 06/17/2015
3 FINAL SUBMISSION 10/05/2015
4 2 MALL EAST ELEVATION

FOREST CITY COMMERCIAL GROUP

4239 WILSON BOULEVARD
ARLINGTON, VA  22203

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PROJECT NUMBER: 20100168
SHEET NUMBER: (MSPA) A4.04C - MALL EAST AXON AND ELEVATION
SCALE: (MSPA) A4.04C

EXISTING GARAGE RAMP DOWN TO DOCK
EXISTING OFFICE TOWER ICEPLEX BEYOND
STONE PANEL WALL FUTURE CONNECTION TO MIXED USE BUILDING, INTERIOR OR TEMPORARY WALLS
BRICK WALL TO MATCH EXISTING ALUMN AND GLASS WALL SYSTEM
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