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CUSTOMER  
ENTRANCE ONLY

NO  
SMOKING

ATM

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NATURAL TOBACCO

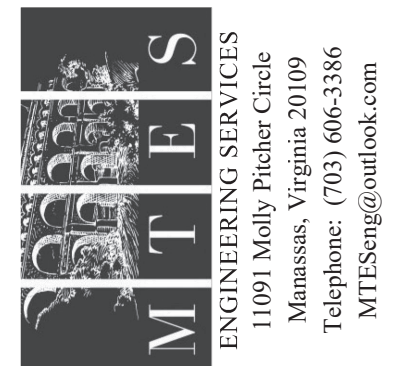
we're  
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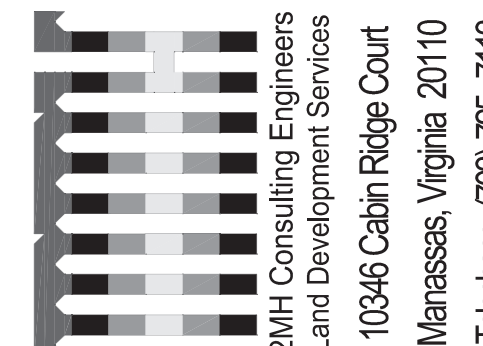
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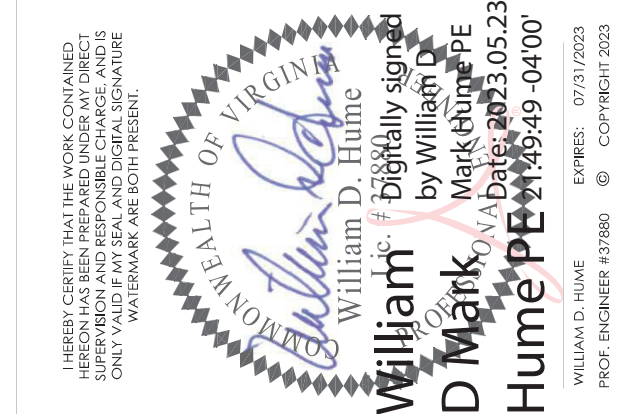
NO  
SMOKING



ENGINEERING SERVICES  
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Manassas, Virginia 20109  
Telephone: (703) 606-3366  
MTESeng@outlook.com



2MH Consulting Engineers  
Land Development Services  
10346 Cabin Ridge Court  
Manassas, Virginia 20110  
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William D. Hume  
Professional Engineer  
No. 11154, State of Virginia  
Mark Hume, PE  
No. 11154, State of Virginia  
Hume, PE  
No. 11154, State of Virginia

**CIVIL ENGINEERING PLAN FOR  
2415 SHIRLINGTON ROAD - BY RIGHT**

**2415 & 2411 SHIRLINGTON ROAD ARLINGTON, VIRGINIA 22206**

PARCEL NUMBERS 31-025-008 & 31-025-009  
ARLINGTON COUNTY, VIRGINIA

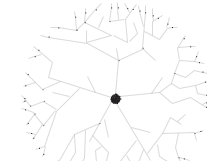


**MISS UTILITY**  
48 HOURS BEFORE YOU DIG  
CALL "MISS UTILITY" AT 811 OR 800-552-7001  
OR LOG ON TO va811.com

PLAN STATUS	
05/24/2023	1ST SUBMISSION
DATE	DESCRIPTION
SCALE:	1"=10'
PLAN DATE:	05/24/2023
PLAN NO.:	CEPL22-00138
SWM PLAN NO.:	SWM 23-0004
DESIGNED BY:	MH
2MHC PROJECT NO.:	20220006

SHEET NAME  
**LANDSCAPE PLAN**

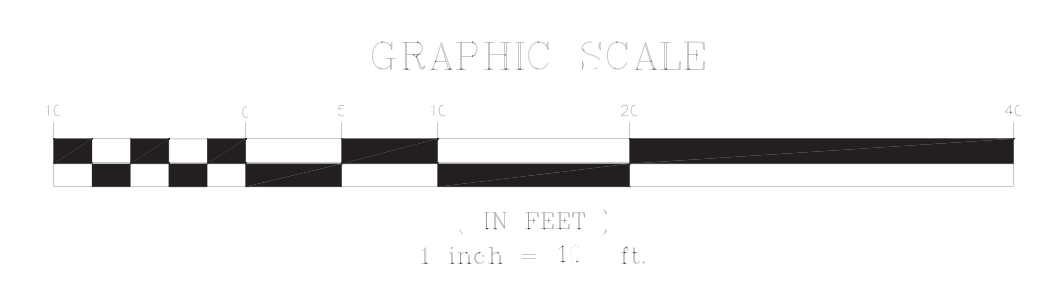
SHEET #  
**LS01**

**LANDSCAPE PLAN LEGEND**

-  C PROPOSED ONSITE TREE (REFER TO LS03 FOR SPECIES LIST)
-  C PROPOSED STREET TREE (REFER TO LS03 FOR SPECIES LIST)
-  B PROPOSED 3-GALLON SHRUB (REFER TO LS03 FOR SPECIES LIST)



**LANDSCAPE PLAN**



JOHN ROBINSON, JR. TOWN SQUARE

CURB INLET 41852

SIGNAL POLE

STM. MH TOP=79.69

STM. MH TOP=81.54'

SAN. MH TOP=81.39'

SW EASEMENT BK1506 PG564

SHIRLINGTON ROAD 50' ROW

LIGHT POLE

SIGNAL POLE

ELEC. MH

STM. MH TOP=79.78

STM. MH TOP=78.81

N: 6,995,007  
E: 11,886,219

N: 6,994,995  
E: 11,886,218

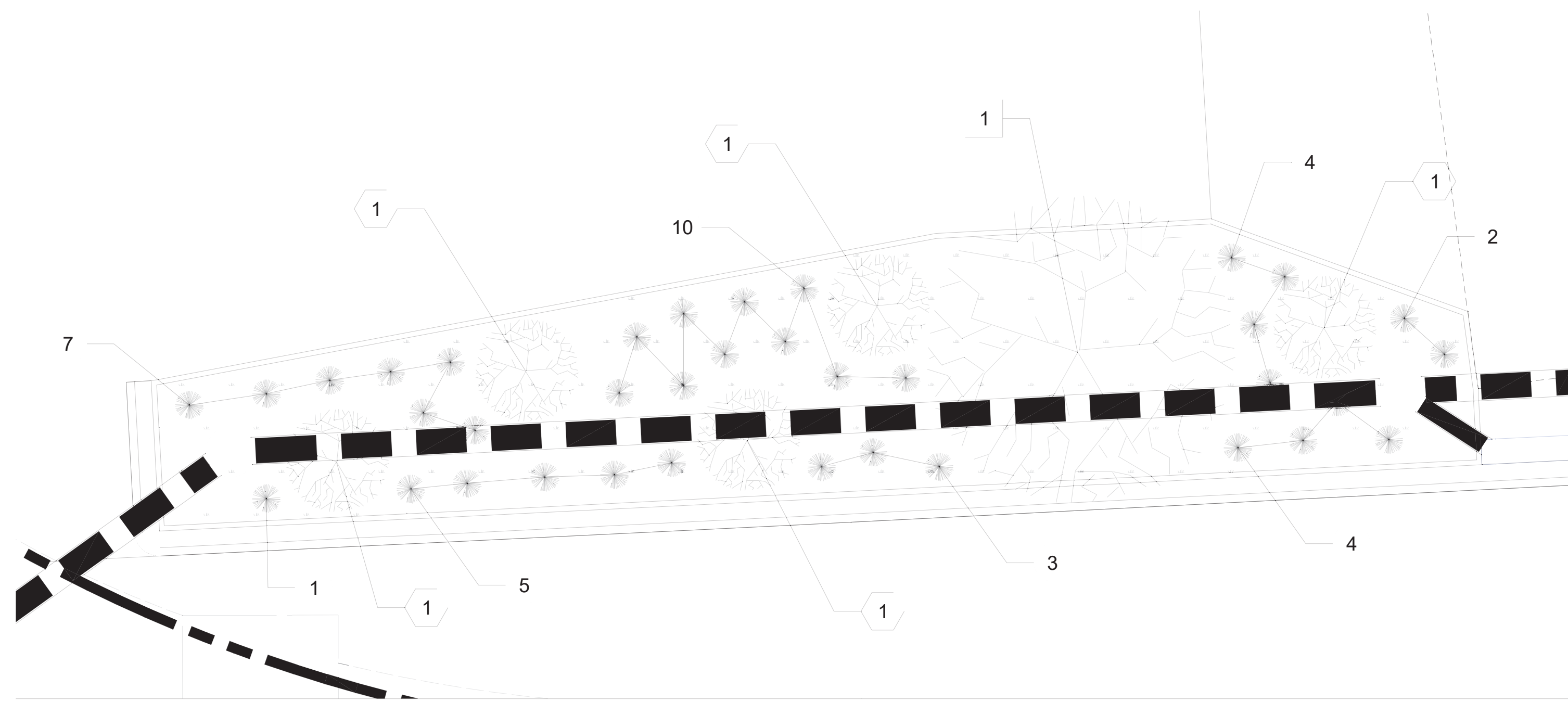
N: 6,995,069  
E: 11,886,320

STM. INLET 19903  
TOP=80.08  
24" WATER TRANSMISSION MAIN (PCCP)

8" WATER SUPPLY MAIN

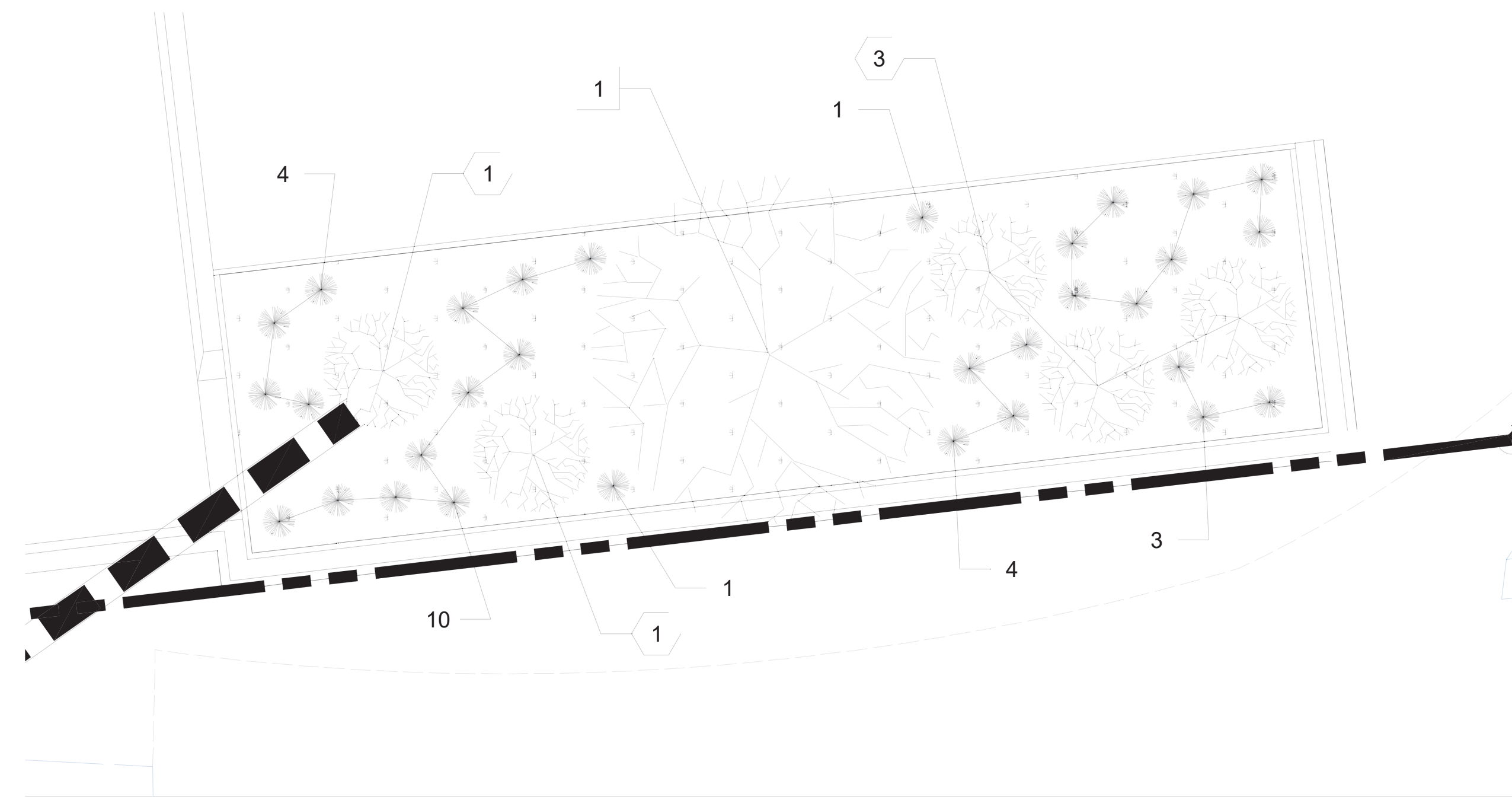
8" SANITARY MAIN

24TH ROAD SOUTH 50' ROW



2 - PLANTING PLAN - BIO-RETENTION B

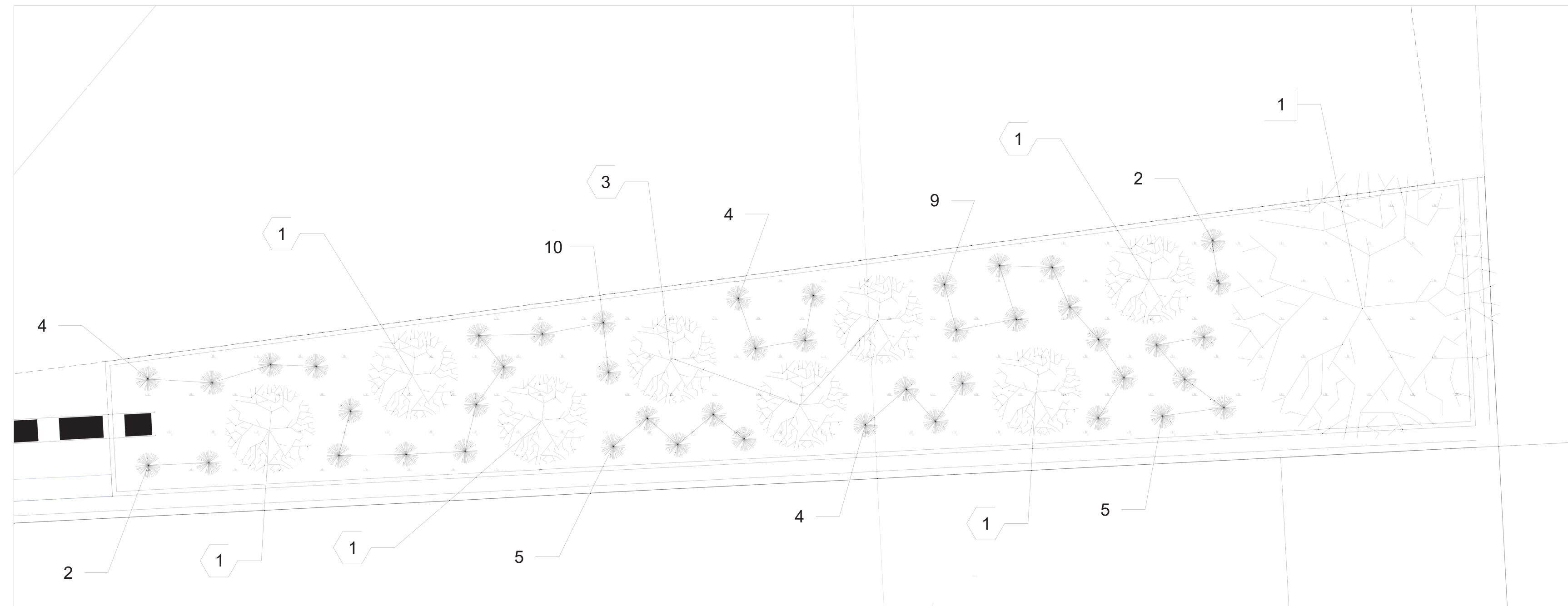
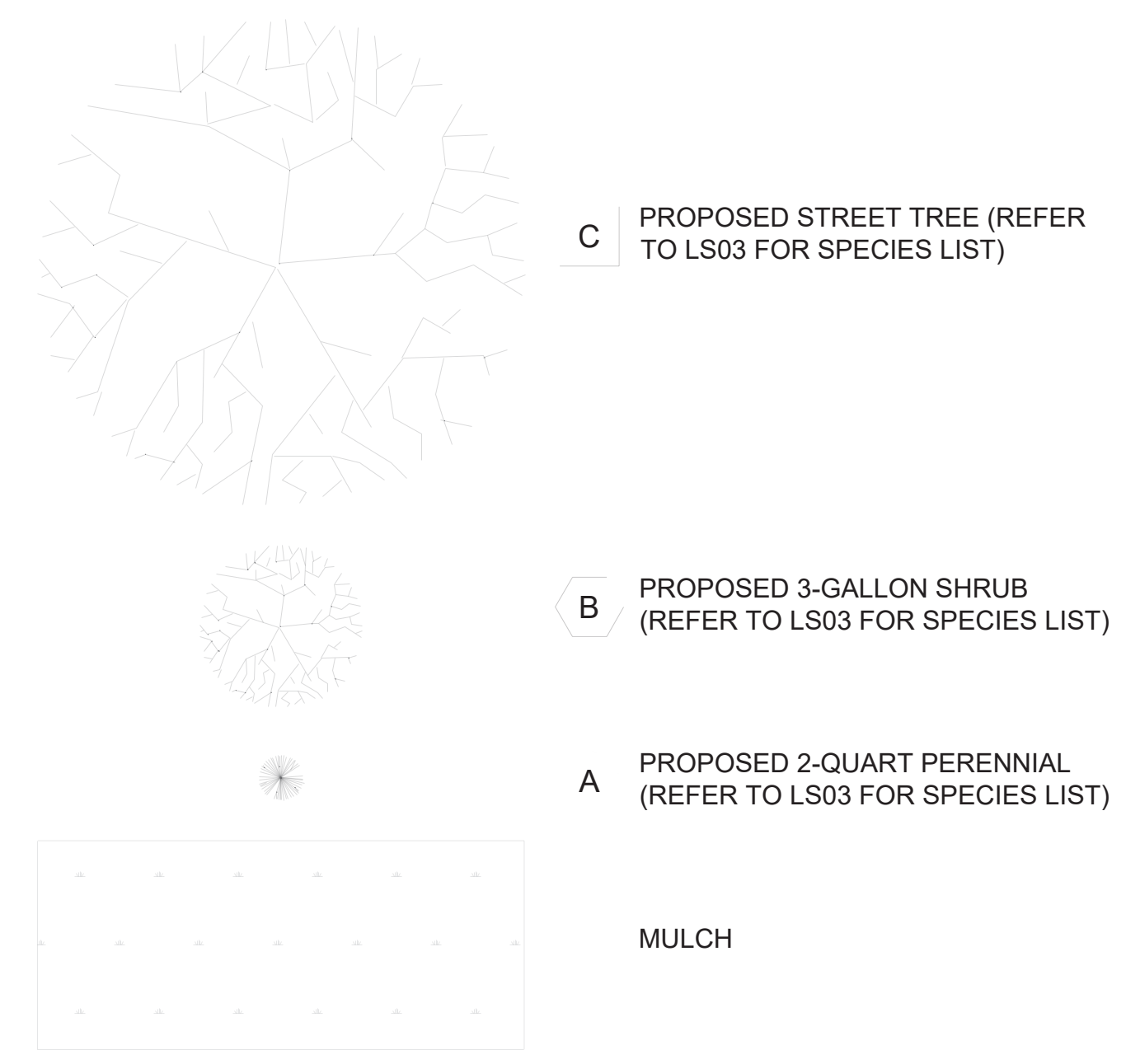
Bio-Retention B	108.45 sf	
1-quart	36	72.0 sf
3-Gallon	5	37.5 sf
Street Trees	1	



1 - PLANTING PLAN - BIO-RETENTION A

Bio-Retention A	93.18 sf	
1-quart	30	60.0 sf
3-Gallon	5	37.5 sf
Street Trees	1	

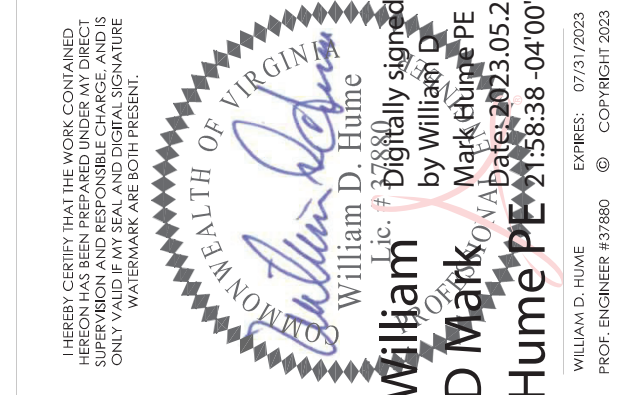
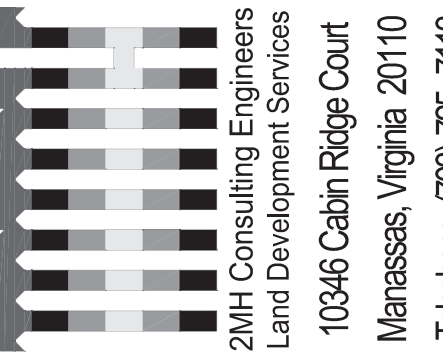
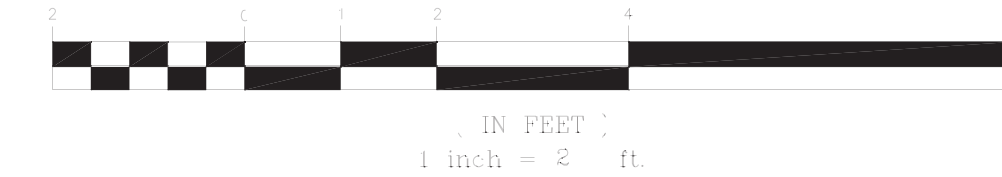
LANDSCAPE PLAN LEGEND



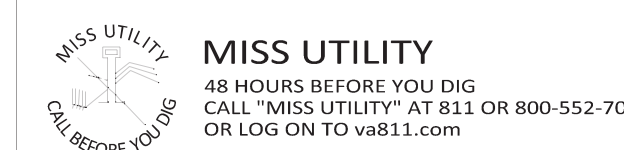
3 - PLANTING PLAN - BIO-RETENTION C

Bio-Retention C	129.60 sf Area	
1-quart	45	90.0 sf
3-Gallon	8	60.0 sf
Street Trees	1	

GRAPHIC SCALE



**CIVIL ENGINEERING PLAN FOR**  
**2415 SHIRLINGTON ROAD - BY RIGHT**  
**2415 & 2411 SHIRLINGTON ROAD ARLINGTON, VIRGINIA 22206**  
**ARLINGTON COUNTY, VIRGINIA**



PLAN STATUS	
05/24/2023	1ST SUBMISSION
DATE	DESCRIPTION
SCALE:	1"=2"
PLAN DATE:	05/24/2023
PLAN NO.:	CEPL22-00138
SWM PLAN NO.:	SWM 23-0004
DESIGNED BY:	MH
2MHC PROJECT NO.:	20220006

**SHEET NAME**  
**BIO-RETENTION**  
**PLANTING PLANS**

**SHEET #**  
**LS02**

LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM

1. GENERAL:
  - A. ALL PLANTING AREAS, INCLUDING LAWNS, BUFFERS, AND PARKING LOTS, SHALL BE PERIODICALLY INSPECTED A MINIMUM OF ONCE PER MONTH. A FALL CLEAN-UP SHALL BE PERFORMED EACH YEAR.
  - B. REMOVE ALL LITTER, DEBRIS AND WEEDS.
  - C. MAINTAIN A MINIMUM OF A 2 INCH DEPTH OF ORGANIC HARDWOOD MULCH OR EQUIVALENT IN ALL PLANTING BEDS.
2. IRRIGATION:
  - A. KEEP NEW TURF MOIST UNTIL ALL SEED GERMINATES AND BECOMES AN ESTABLISHED STAND OF TURF.
  - B. AUTOMATIC SPRINKLERS SHALL BE CLEANED OUT AND TURNED OFF IN THE FALL PRIOR TO THE FIRST FROST AND TESTED WHEN TURNED ON IN THE SPRING.
  - C. EVALUATE SUCCESS OF IRRIGATION SYSTEM AND MODIFY AS NECESSARY.
3. PRUNING: ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI PRUNING STANDARDS. REMOVAL OF DEAD, DISEASED, INSECT INFESTED OR WEAK WOOD SHALL TAKE PLACE WHEN APPROPRIATE FOR THE SPECIES. THE VIRGINIA TECH PRUNING CALENDAR SHALL BE USED FOR GUIDANCE ON APPROPRIATE TIMING. EXCESSIVE SHOOTS AND SUCKERS SHALL BE REMOVED.
4. INSECT AND DISEASE CONTROL: THE CONTROL OF INSECTS AND DISEASE ASSOCIATED WITH ALL PLANTING AREAS SHALL BE A MAINTENANCE PRIORITY. ALL PLANTINGS, INCLUDING EXISTING MATURE TREES, SHALL BE PERIODICALLY INSPECTED FOR INSECT OR DISEASE INFESTATION. METHODS USED TO CONTROL INSECTS OR DISEASE MAY RANGE FROM SPRAYING AND PRUNING TO PLANT REMOVAL. SAFETY AND CONTROL SHALL BE OF PRIME CONCERN. TRAINED AND CERTIFIED PERSONNEL SHALL PERFORM THESE TASKS.
5. RENOVATION:
  - A. RENOVATION INCLUDES THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS DAMAGED, DESTROYED OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE.
  - B. ALL LAWN AREAS WHERE SOIL HAS BEEN EXPOSED SHALL BE RENOVATED DURING THE NEXT PLANTING SEASON. PROPER HORTICULTURAL AND SOIL EROSION PREVENTION METHODS SHALL BE USED. IF SOIL EROSION HAS OCCURRED, THE AREA SHALL BE REPAIRED WITH A SEED MIXTURE COMPATIBLE WITH EXISTING SOIL.
  - C. ALL PLANTINGS WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED DURING OR BEFORE THE NEXT GROWING SEASON.
  - D. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ESTABLISHED TREE ROOTS DURING RENOVATION OF LANDSCAPE.
6. SITE AMENITIES: BENCHES, PATHS, BICYCLE RACKS, TRASH RECEPTACLES, AND SIGNS SHALL BE INSPECTED AT LEAST TWICE A YEAR, ONCE IN SPRING AND ONCE IN AUTUMN, TO DETERMINE THEIR CONDITION. ANY DAMAGED, WORN, OR UNSAFE CONDITIONS SHALL BE RECTIFIED IMMEDIATELY.

LANDSCAPE AND PLANTING NOTES

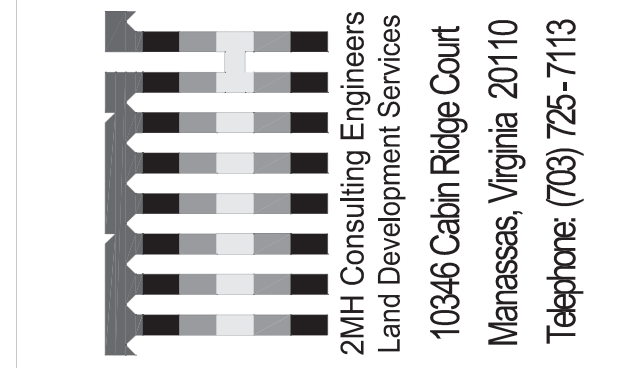
1. MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED ON PLANS, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. GRADING AND PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE, AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE AND STANDARDS. THE ACCEPTABLE PLANTING RANGE IS FROM MARCH-JUNE 15 AND SEPTEMBER-DECEMBER, FOR NON-TREE MATERIAL, AND OCTOBER - JUNE 15 FOR TREES. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS MUDDY OR FROZEN. CARE SHALL BE TAKEN TO PROVIDE PLANTS WITH ENOUGH WATER TO COMBAT HEAT STRESS DURING HOT/DRY WEATHER.
3. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN, AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE. SOIL AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM BUILDING. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT PER APPROVED PLANS. NO TREES SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS. LAYOUT OF PLANTS SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR REPRESENTATIVE PRIOR TO INSTALLATION.
5. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF ROOTBALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR ALL PLANT MATERIAL. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
7. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF PRACTICAL. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OTHERWISE DIRECTED BY THE ARLINGTON COUNTY LANDSCAPE ARCHITECT OR REPRESENTATIVE.
8. ALL INJURED ROOTS SHALL BE PRUNED USING ANSI A300 STANDARDS.
9. CONTRACTOR SHALL PROVIDE 4 IN. MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHALL BE FREE OF WEEDS, DEBRIS, ROCKS LARGER THAN 2 IN., WOOD, ROOTS, VEGETABLE MATTER, AND CLAY CLODS. CLEAN, FERTILE TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED.
10. PLANTING PITS SHALL BE DUG PER COUNTY DETAILS. SET PLANTS PLUMB AND STRAIGHT, WITH ROOT FLARES SLIGHTLY ABOVE GRADE. DO NOT COVER THE ROOT FLARE WITH SOIL OR MULCH. BACKFILL PLANTING PITS WITH AMENDED TOPSOIL, AND THOROUGHLY WATER AND TAMP AS BACK-FILLING PROGRESSES. WATER AGAIN TO ACHIEVE SOIL SATURATION IMMEDIATELY FOLLOWING PLANTING.
11. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME, SO AS NOT TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.
12. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH ANSI A300: STANDARDS FOR TREE CARE PRACTICES, TO PRESERVE THE HEALTH AND APPEARANCE OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
13. TREES SHALL BE SUPPORTED AFTER PLANTING ONLY AS DIRECTED BY THE URBAN FORESTER. IF INSTALLED, THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF THE ONE-YEAR MAINTENANCE AND WARRANTY PERIOD.
14. ALL PLANTING BEDS SHALL BE MULCHED WITH A 3 IN. LAYER OF WEED-FREE DOUBLE SHREDDED HARDWOOD BARK MULCH, OR OTHER EQUIVALENT AS APPROVED BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE. KEEP MULCH AWAY FROM TRUNKS OF TREES AND OTHER PLANT MATERIALS.
15. NEW PLANTINGS AND TURF SHALL BE ADEQUATELY IRRIGATED OR WATERED THROUGHOUT ESTABLISHMENT.
16. UPON COMPLETION OF ALL PLANTING AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS. ALL PAVED AREAS SHALL BE BROOM-SWEPT AND LEFT IN A NEAT CONDITION.
17. URBAN FORESTER NOTIFICATION: THE DEVELOPER AGREES TO NOTIFY THE URBAN FORESTER AT LEAST 72 HOURS IN ADVANCE OF THE INSTALLATION OF DRAINAGE, SPECIAL SOIL EXPANSION EQUIPMENT, TREE PIT CREATION, AND SCHEDULED PLANTING OF ANY TREES IN THE PUBLIC RIGHT OF WAY, AND TO BE AVAILABLE AT THE TIME OF PLANTING TO MEET WITH DPR STAFF TO INSPECT THE PLANT MATERIAL, TREE PIT AND PLANTING TECHNIQUES. SOIL USED IN THE TREE PIT MUST MEET THE SPECIFICATIONS FOR STREET TREE PLANTING IN THE "STANDARDS FOR PLANTING AND PRESERVATION OF TREES ON SITE PLAN PROJECTS" AVAILABLE FROM THE URBAN FORESTER

VA DCR STORMWATER DESIGN SPECIFICATION NO. 9 BIORETENTION  
NATIVE PLANTS - SEE PLANTING PLANS - LS01 AND LS02

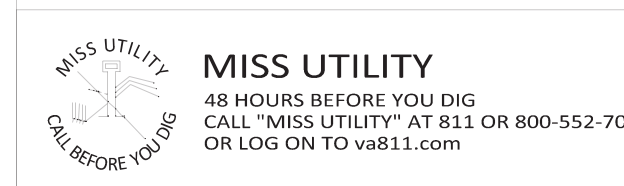
Table 9.6. Popular Native Plant Materials for Bioretention

A Perennials/Herbaceous	B Shrubs	C Trees
Virginia Wild Rye ( <i>Elymus virginicus</i> )	Common Winterberry ( <i>Ilex verticillata</i> )	River Birch ( <i>Betula nigra</i> )
Redtop Grass ( <i>Agrostis alba</i> )	Inkberry ( <i>Ilex glabra</i> )	Red Maple ( <i>Acer rubrum</i> )
Swamp Milkweed ( <i>Asclepias incarnata</i> )	Sweet Pepperbush ( <i>Clethra alnifolia</i> )	Pin Oak ( <i>Quercus palustris</i> )
Switchgrass ( <i>Panicum virgatum</i> )	Wax Myrtle ( <i>Myrica cerifera</i> )	Willow Oak ( <i>Quercus phellos</i> )
Cardinal Flower ( <i>Lobelia cardinalis</i> )	Virginia Sweetpire ( <i>Itea virginica</i> )	Sweetgum ( <i>Liquidambar styraciflua</i> )
Common Three Square ( <i>Scirpus americanus</i> )	Swamp Azeala ( <i>Azeala viscosum</i> )	Black Willow ( <i>Salix nigra</i> )
Sensitive Fern ( <i>Onoclea sensibilis</i> )	Button Bush ( <i>Cephalanthus occidentalis</i> )	Grey Birch ( <i>Betula populifolia</i> )
Blue Flag ( <i>Iris versicolor</i> )	Black Haw ( <i>Viburnum prunifolium</i> )	Black Gum ( <i>Nyssa sylvatica</i> )
Woolgrass ( <i>Scirpus cyperinus</i> )	Indigo Bush ( <i>Amorpha fruticosa</i> )	Sycamore ( <i>Platanus occidentalis</i> )
Indian Grass ( <i>Sorghastrum nutans</i> )	Arrowwood ( <i>Viburnum dentatum</i> )	Green Ash ( <i>Fraxinus pennsylvanica</i> )
Marsh Marigold ( <i>Caltha palustris</i> )		Sweetbay Magnolia* ( <i>Magnolia virginiana</i> )
Joe Pye Weed ( <i>Eupatorium purpureum</i> )		Atlantic White Cedar* ( <i>Chamaecyparis thyoides</i> )
Turk's cap lily ( <i>Lilium superbum</i> )		Bald Cypress* ( <i>Taxodium distichum</i> )
Bee Balm ( <i>Mormarda didyma</i> )		Grey Dogwood ( <i>Cornus racemosa</i> )
Northern Sea Oats ( <i>Chasmanthium latifolium</i> )		Smooth Alder ( <i>Alnus serrulata</i> )
		Serviceberry ( <i>Amelanchier canadensis</i> )
		Redbud ( <i>Cercis canadensis</i> )
		Box Elder ( <i>Acer negundo</i> )
		Fringe Tree ( <i>Chionanthus virginicus</i> )

**Note:** Prior to selection, please consult bioretention plant lists for more detailed information regarding inundation, drought and salt tolerance for each species.  
\* most applicable to the coastal plain



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**2415 & 2411 SHIRLINGTON ROAD ARLINGTON, VIRGINIA 22206**  
  
 PARCEL NUMBERS 31-025-008 & 31-025-0009  
 ARLINGTON COUNTY, VIRGINIA



PLAN STATUS	
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PLAN NO.:	CEPL22-00138
SWM PLAN NO.:	SWM 23-0004
DESIGNED BY:	MH
2MHC PROJECT NO.:	20220006

SHEET NAME  
LANDSCAPE AND PLANTING  
NOTES & MAINTENANCE  
MANAGEMENT PROGRAM

SHEET #  
**LS03**

**From: DONGGUAN ALUNO INDUSTRY CO.,LTD**

Web: www.alunotec.com | Tel: +86 76989865511  
 Mob / Whatsapp / Wechat: +86 15018268158  
 Email: sales26@alunotec.com  
 Contact: Ms. Ada Yuan



**To: Mr. Anwar Maharmeh**

Email: mteseng20@gmail.com

## QUOTATION OF PVC AWNING

Item No.	Item Name	Material & Specification & Accessories	Dimensions(mm)				Quantity			EX-Factory Price	
			Length	Width	Height 1	Height 2	m²/Unit	Unit	Total m²	USD/Unit	Sub-total
Motorized	Retractable Awning Roof System	1) Solid aluminum profiles 6063t5 2) Post: 101.6mmx101.6mm 3) Rail: 101.6mm x 101.6mm x 2mm 4) Big crossbar: 60.5mm x 83.5mm x 2mm. 5) Small crossbar: 61.2mm x 45.16mm x 2mm. 6) Aluminium Hanger Brackets. 7) Polyester white fabric, 5 years warranty. 8) Powdercoated RAL 9016 Anthracite white 9) Electric Motor : 1 unit / set	7620	4876	2743	3200	37.16	2	74.31		
Optional 1	Linear Strips LED Lighting, 3000K, Warm Color 1+0+0+1							2	/		
Optional 2 Motorized Side Blind	1. Aluminum powder coated color; 2. Acrylic Spanish Fabric; 3. Electric Motor: 1 unit; 4. Remote control: 1 unit	For Length Side	3653	/	/	2643	/	4	/		
		For Width Side	2284	/	/	2643	/	2	/		
Optional 3 Shipping cost	Shipping Cost to do destination port --CIF Term										
	DDU Term delivery to Address: 2415 Shirlington Road, Arlington VA 22206 (Will quote if need) (means door to door shipping, only exclude import duties&taxes and unload at door).										U
									<b>Total</b>	<b>1</b>	
									<b>Deposit</b>		

1. DDU Term, including China inland delivery cost, customs clearance of China port, ocean shipping cost, insurance, destination port cost, customs clearance, local inland delivery cost, not including import tariff and unloading fee when truck arrive at assigned address.

2. Payment term: 50% deposit by T/T, and 50% balance paid before shipping

3. Delivery Time: 25~30 workdays after receiving the deposit & confirming drawings.

4. Packing: Foam, carton box packaging.

5. Inspect: Pictures of production before shipment

6. Date: October 14th of 2022

