4.1.2 USE PERMIT APPLICATION - NOVEMBER 10, 2023

OVERALL SHEET INDEX:

<u>CIVIL</u>:

C-00	COVER SHEET
C-01	OVERALL PROPERTY EXHIBIT
C-02	AERIAL CONTEXT PLAN
C-03	CERTIFIED SURVEY
C-04	PLOT AND LOCATION PLAN
C-05	PRESENTATION PLAN
C-06	OVERALL STRIPING AND MARKING PLAN
C-07	STREET SECTIONS
C-08	PRE-SWM
C-09A	POST-SWM
C-09B	PROPOSED SWM PLAN
C-10	ENVIRONMENTAL PLAN

ARCHITECTURE:

A1	SITE PLAN AND TABULATIONS
A2	BUILDING 32 - OVERALL PLAN
A3	BUILDING 32 - ELEVATIONS
A4	BUILDING 32 - ELEVATIONS
A5	BUILDING 32 - ELEVATIONS
A6	BUILDING 32 - ELEVATIONS
A7	BUILDING 33 - OVERALL PLAN
A8	BUILDING 33 - ELEVATIONS
A9	BUILDING 33 - ELEVATIONS
A10	BUILDING 33 - ELEVATIONS
A11	BUILDING 33 - TYPE A UNIT CONVERSION
A12	BUILDING 34 - OVERALL PLAN
A13	BUILDING 34 - ELEVATIONS
A14	BUILDING 34 - ELEVATIONS
A15	TYPICAL PENETRATIONS LOCATION

LANDSCAPE:

- EXISTING TREE INVENTORY PLAN L-01
- EXISTING TREE INVENTORY DATA L-02
- TREE PRESERVATION NOTES AND DETAILS L-03
- OVERALL LANDSCAPE PLAN L-04
- LANDSCAPE DETAILS & TABULATIONS L-05



BARCROFT - PHASE 1 (SECTION RA-3)

ARLINGTON COUNTY, VIRGINIA

DEVELOPMENT TEAM

OWNER CONSULTANT

JAIR LYNCH REAL ESTATE PARTNERS 1400 16TH ST. NW, SUITE 430 WASHINGTON, D.C. 20036 CONTACT: GREG WARD

ARCHITECT

BONSTRA I HARESIGN ARCHITECTS 1728 14TH ST. NW, SUITE 300 WASHINGTON, D.C. 20009 CONTACT: MEHRDAD FROOZAN

CIVIL ENGINEER

VIKA VIRGINIA, LLC. 8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102 CONTACT: JEFF PETERSON

LANDSCAPE ARCHITECT

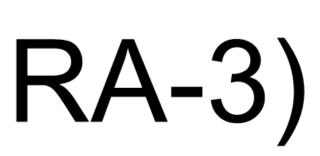
VIKA VIRGINIA, LLC. 8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102 CNTACT: JEFF KREPS

LAND USE ATTORNEY

WALSH COLUCCI LUBELEY & WALSH P.C. 2200 CLARENDON BOULEVARD, SUITE 1300 ARLINGTON, VIRGINIA 22201 CONTACT: CATHY PUSKAR

TRANSPORTATION ENGINEER

VIKA VIRGINIA, LLC. 8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102 CONTACT: MIKE PINKOSKE



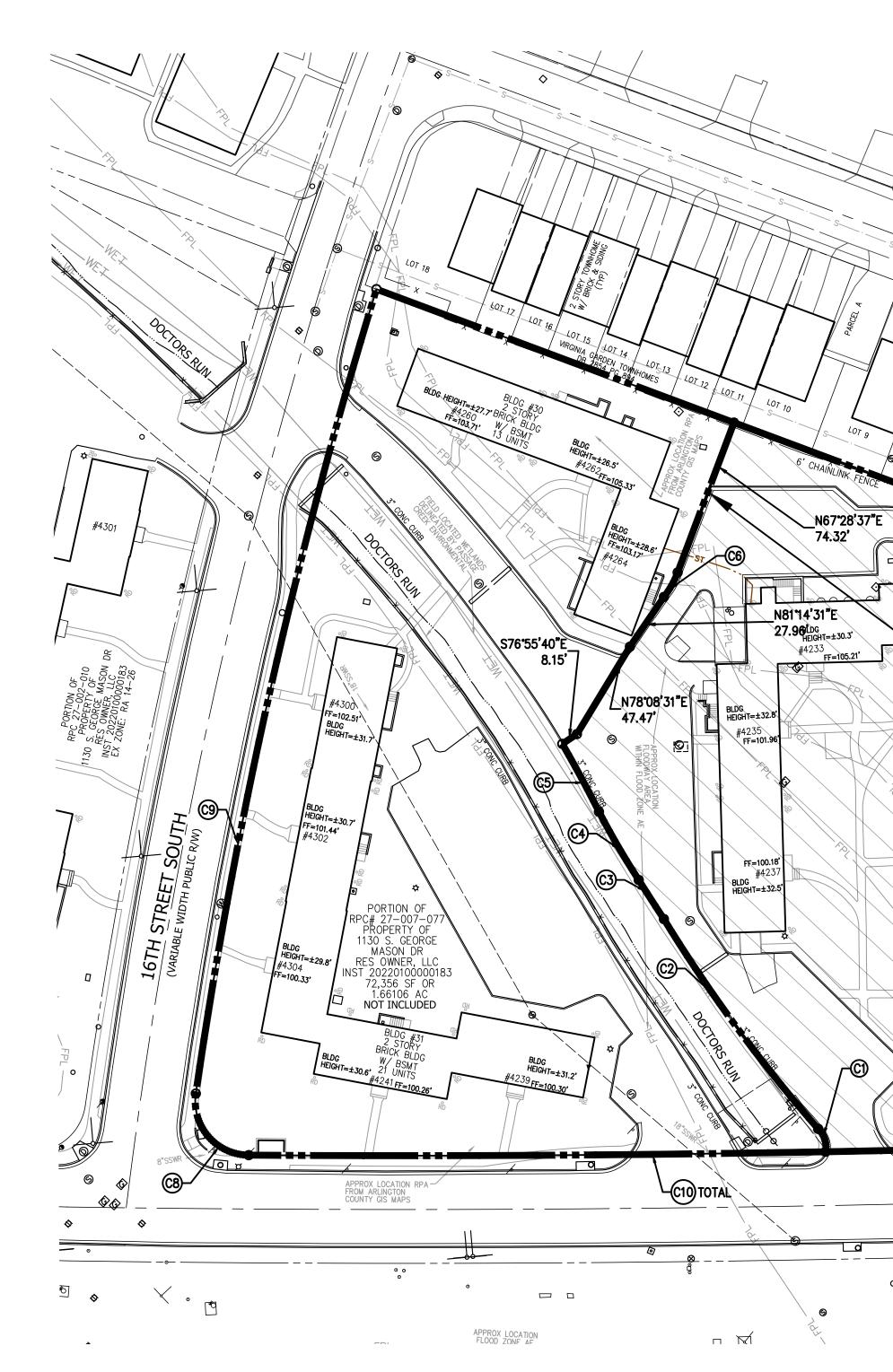


VIKA NUMBER VV8340S SHEET C-00

EXISTING BUILDING DATA:

BUILDING 33: 4209, 4211, 4213, 4215, 4217, 4219 & 4221 SOUTH FOUR MILE RUN DRIVE - 28 UNITS BUILDING 34: 4201, 4203, 4205 & 4207 SOUTH FOUR MILE RUN DRIVE - 16 UNITS

total – 77 Units *NOTE – ALL EX. BUILDINGS TO REMAIN



LAYOUT: C-01 PROPERTY, Plotted By: Goodwin

BUILDING 32: 4223, 4225, 4227, 4229, 4231, 4333, 4235 & 4237 SOUTH FOUR MILE RUN DRIVE - 33 UNITS

2 & 2 BEC BEC BEC

6

<u>____</u>_

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	11.63'	11.47'	058•05'24"	6.37'	N29°19'15"E	11.14'
C2	121.08'	720.44'	009 • 37'47"	60.69'	N10 ° 34'04"E	120.94'
C3	21.57'	1096.97'	001•07'37"	10.79'	N14 ° 08'40"E	21.57'
C4	36.70'	387.70'	005 ° 25'27"	18.36'	N16°40'35"E	36.69'
C5	35.81'	596.20'	003 ° 26'29"	17.91'	N18 • 31'57"E	35.81'
C6	13.10'	43.09'	017•25'34"	6.60'	N76 ° 11'24"E	13.05'
C7 \	650.12 '	10419.00'/	003•34'30"	325.17'	N45 * 57'33"W	650.01'
C8	42.70'	25.00,	097 • 52'06"	28.69'	S06 ° 14'07"W	37.70'
C9	383.17 '	2502/90'	008•46'17"	191.96'	S59•33'18"W	382.80'
C10	917.90 '	10419.00'	005•02'52"	459.25'	S45 1 3'22"Ě	917.60'

² STORY BRICK BLDG W/ BSMT BLDG

VIRGINIA GARDENS DB 2804 PG 1651 27-007-086

BLDG #34 2 STORY BRICK BLDG

#4205

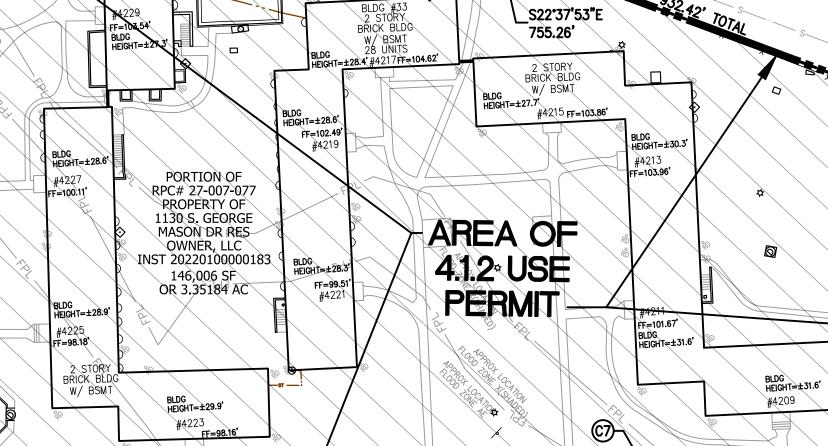
FF=101.74'

BLDG HEIGHT=±28.0'

FIGHT=±28.2

SOUTH TAYLOR STREET

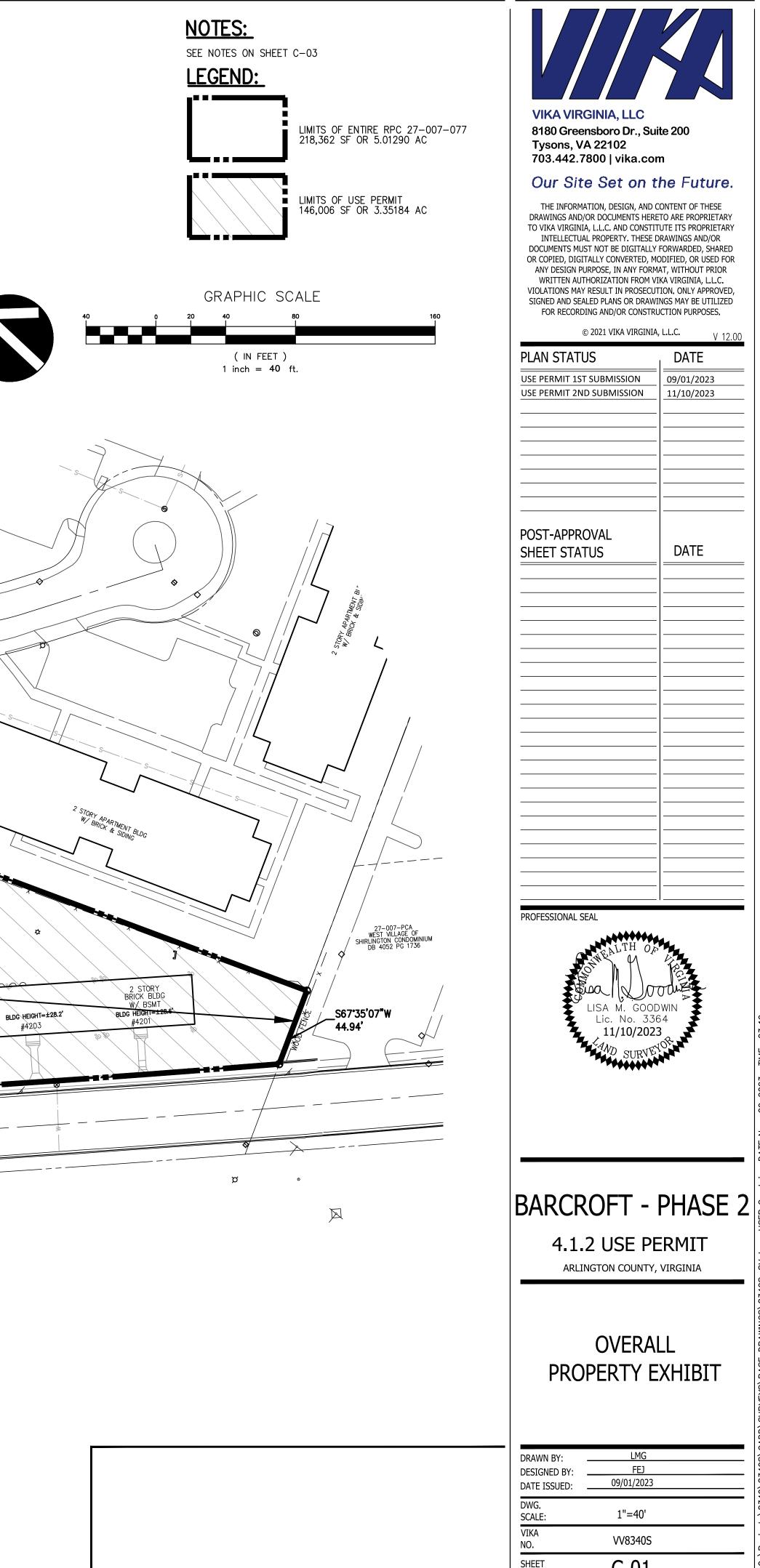
2 3101 BRICK BLDG HEIGHT=±26.0' W/ BSMT HEIGHT=±26.0' 33 UNITS #4231 FF=104.12'



APPROX LOCATION RPA FROM ARLINGTON COUNTY GIS MAPS Ø SOUTH FOUR MILE RUN DRIVE \odot __loe__

0

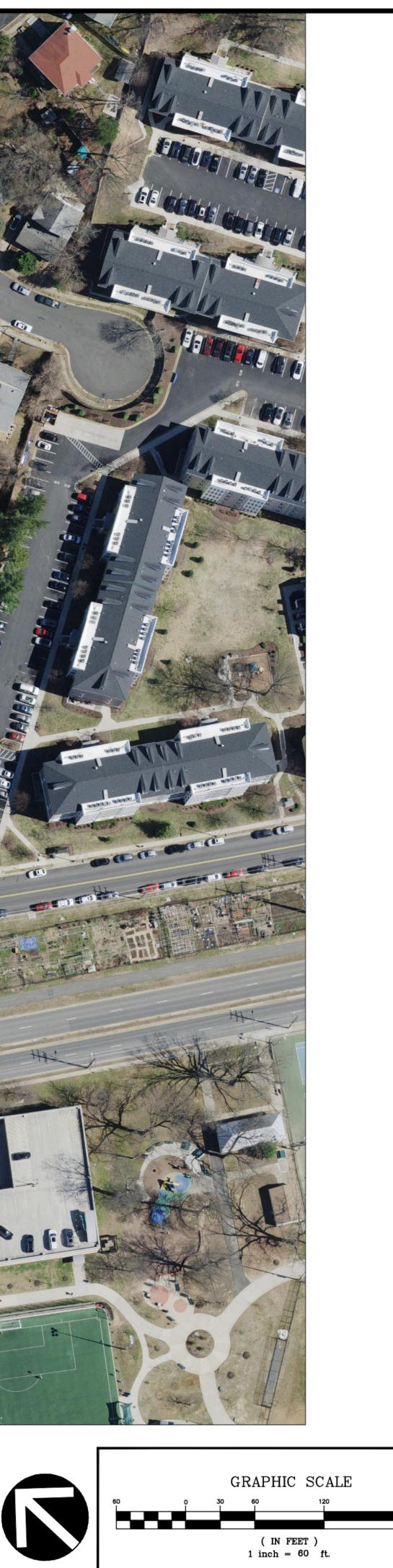
RPC: 21010020 PROPERTY OF NORTHERN VIRGINIA REGIONAL PARK AUTHORITY DB 2070 PG 1145 ZONE: S-3A/M-1 USE: 200-GENCOME VACLAND-NO SITEPLAN



	/			
	VIKA		INIA, LLC	
ł	8180 (Greens	sboro Dr., S	Suite 200
		ns, VA 42.780	22102 00 vika.c	om
(Our	Site	Set on	the Future.
	RAWING	s and/or	DOCUMENTS H	D CONTENT OF THESE ERETO ARE PROPRIETARY
	INTEL	LECTUAL P	PROPERTY. THES	TITUTE ITS PROPRIETARY E DRAWINGS AND/OR LY FORWARDED, SHARED
O	ANY DES	sign purp	POSE, IN ANY FO	, MODIFIED, OR USED FOR RMAT, WITHOUT PRIOR 1 VIKA VIRGINIA, L.L.C.
	iolatioi Signed A	ns may re Nd sealei	ESULT IN PROSE D PLANS OR DR/	CUTION. ONLY APPROVED, WINGS MAY BE UTILIZED
	FOR R		g and/or cons 021 vika virgi	TRUCTION PURPOSES.
PL	AN S	TATUS		
			UBMISSION	09/01/2023
	E PERM	III 2ND S	SUBMISSION	
				_
				_
				_
		PPRO\ STATU		DATE
		517(10		
				_
				_
_				
_				_
				_
		JNAL SEA		
PRC	OFESSIC			
PRC	DFESSIC		MEALTH (
PRC	DFESSIC		ALTH ALTH	DA AR
PRC	DFESSIC	COMO COMON	SA M. GO Lic. No. 3	
PRC	DFESSIC	Control L	SA M. GO Lic. No. 3 11/10/20	5364
PRC	DFESSIC	CONTROL L	SA M. GO Lic. No. 3	5364
PRC	DFESSIC	Control L	SA M. GO Lic. No. 3 11/10/20	5364
PRC	DFESSIC	CONTROL L	SA M. GO Lic. No. 3 11/10/20	5364
PRC	DFESSIC	Cond T	SA M. GO Lic. No. 3 11/10/20	5364
			SA M. GO Lic. No. 3 11/10/20	5364 23 ETOR
		CRO	SA M. GO Lic. No. 3 11/10/20	5364
	AR		SA M. GO Lic. No. 3 11/10/20 SURV	PHASE 2
	AR	.1.2	SA M. GO Lic. No. 3 11/10/20 SURV DET - USE F	5364 23 ETOR
	AR	.1.2	SA M. GO Lic. No. 3 11/10/20 SURV DET - USE F	PHASE 2 PERMIT
	AR	.1.2	SA M. GO Lic. No. 3 11/10/20 SURV DET - USE F	PHASE 2 PERMIT
	AR	•.1.2 ARLING	SA M. GO Lic. No. 3 11/10/20 SURV DET - USE F	PHASE 2 PERMIT Y, VIRGINIA
	A R(4	•.1.2 ARLING		PHASE 2 PERMIT Y, VIRGINIA
	A R(4	•.1.2 ARLING		PHASE 2 PERMIT Y, VIRGINIA
	A R(4	•.1.2 ARLING		PHASE 2 PERMIT Y, VIRGINIA
B	AR 4 P	arling	DFT - USE F STON COUNT	PHASE 2 PERMIT Y, VIRGINIA
B	AR 4 P	arling	OVER STON COUNT	ALL EXHIBIT
B/ DR/ DES DAT	AR A P AWN BY SIGNED TE ISSU	arling		PHASE 2 PERMIT Y, VIRGINIA
B/ DR/ DES DAT	AR A P AWN BY SIGNED TE ISSUI G. ALE: TA	arling		PHASE 2 PHASE 2 PERMIT Ty, VIRGINIA



LAYOUT: C-02 AERIAL CONTEXT PLAN, Plotted By: johnson



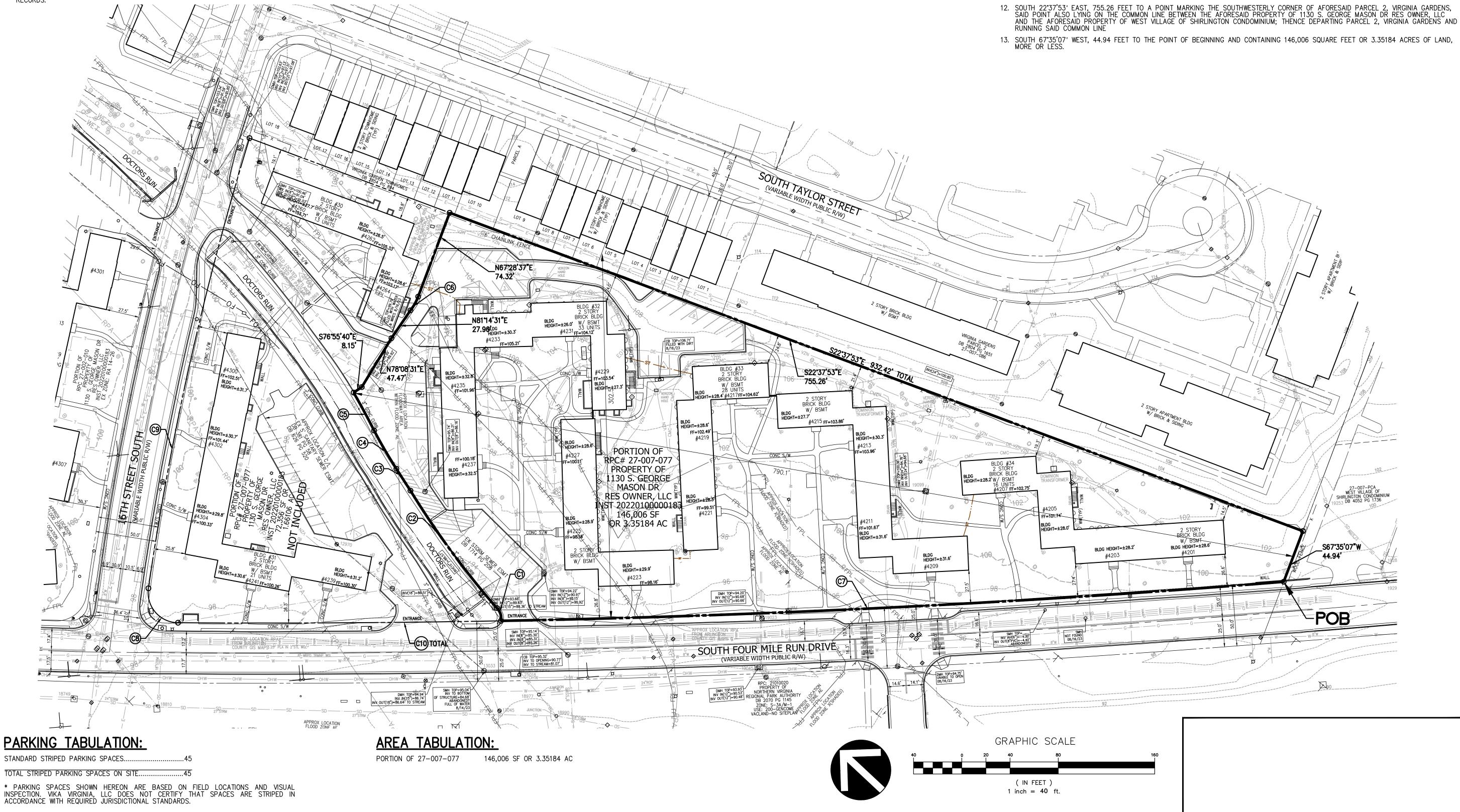
VIKA VIRGINIA, LLC 8180 Greensboro Dr., Sui Tysons, VA 22102 703.442.7800 vika.com Our Site Set on t THE INFORMATION, DESIGN, AND C DRAWINGS AND/OR DOCUMENTS HERE TO VIKA VIRGINIA, L.L.C. AND CONSTIT INTELLECTUAL PROPERTY. THESE D DOCUMENTS MUST NOT BE DIGITALLY OR COPIED, DIGITALLY CONVERTED, MC ANY DESIGN PURPOSE, IN ANY FORM, WRITTEN AUTHORIZATION FROM VI VIOLATIONS MAY RESULT IN PROSECUT SIGNED AND SEALED PLANS OR DRAWI	n he Future. ONTENT OF THESE TO ARE PROPRIETARY UTE ITS PROPRIETARY RAWINGS AND/OR FORWARDED, SHARED DDIFIED, OR USED FOR AT, WITHOUT PRIOR KA VIRGINIA, L.L.C. ION. ONLY APPROVED, NGS MAY BE UTILIZED
FOR RECORDING AND/OR CONSTRU © 2021 VIKA VIRGINIA, PLAN STATUS USE PERMIT 1ST SUBMISSION USE PERMIT 2ND SUBMISSION	
POST-APPROVAL SHEET STATUS	 DATE
PROFESSIONAL SEAL	
JEFFREY A. KR Lic. No. 125	EPS A
BARCROFT - 4.1.2 USE PE ARLINGTON COUNTY,	RMIT
aerial con Plan	NTEXT
DRAWN BY: DESIGNED BY: DATE ISSUED: 09/01/2023 DWG. SCALE: 1"=60' VIKA NO. VV8340S SHEET NO C-02	

NOTES:

- 1. THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NO. 083–06 AND 083–07 AS A PORTION OF REAL PROPERTY CODE (RPC) NUMBER 27-007-077 AND IS ZONED RA 14-26.
- 2. AS SHOWN HEREON, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD); ZONE "X (SHADED)" (0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE); ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED); AND ZONE "AE" (REGULATORY FLOODWAY); AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51013C0076D, COMMUNITY PANEL 515520 0076 D, FOR ARLINGTON COUNTY, VIRGINIA DATED NOVEMBER 16, 2023.
- 3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83).
- 4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) 5. THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY VIKA VIRGINIA, LLC ON SEPTEMBER 2, 2021
- 6. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:115,634 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
- 7. THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT. 8. EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR ROADWAYS.
- 9. COMMON BOUNDARY LINES WITH THE SUBJECT PROPERTY AND ADJOINING BOUNDARIES ARE CONTIGUOUS, WITH NO GAPS GORES OR OVERLAPS, UNLESS NOTED OTHERWISE HEREON.
- 10. THE AREA OF THE SUBJECT PROPERTY AND THE RESPECTIVE PARCELS THEREOF AS SHOWN IS CORRECT.
- 11. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY. 12. THIS SURVEY HAS BEEN PREPARED TO DEPICT THE LOCATIONS OF ENCUMBRANCES AFFECTING THE PROPERTY THAT HAS BEEN IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, FURNISHED TO VIKA VIRGINIA, LLC FOR THIS SITE OR TO LIST ANY ENCUMBRANCES THAT ARE NOT LOCATABLE. AS SUCH, IF THERE ARE ENCUMBRANCES AFFECTING THE PROPERTY THAT WERE NOT IDENTIFIED IN THE REFERENCED TITLE REPORT, THEY MAY NOT BE SHOWN ON THIS SURVEY. FOR EXAMPLE, CERTAIN HIGHWAYS HAVE "LIMITED ACCESS LINES" THAT HAVE BEEN ESTABLISHED BY HIGHWAY PLANS THAT ARE OFTEN NOT RECORDED IN THE LAND RECORDS OF THAT JURISDICTION.
- 13. CONTOUR INTERVAL SHOWN HEREON IS 2'-0".

AYOUT: C-03 CERTIFIED SURVEY, Plotted By: Goodwir

- 14. THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP ACCESSED 3/14/2022; HOWEVER, BARCROFT APARTMENTS IS LISTED ON THE ARLINGTON COUNTY HISTORIC RESOURCES INVENTORY AS AN ESSENTIAL PROPERTY.
- 15. THE SUBJECT PROPERTY LIES WITH A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS, AND RESOURCE PROTECTION AREAS MAP ACCESSED 3/14/2022. THE APPROXIMATE LOCATION OF THE RPA IS SHOWN HEREON.
- 16. SUE QUALITY LEVEL C (QL-C) FIELD SURVEY OF VISIBLE ABOVE-GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, POSTS, ETC.; IN ADDITION TO EXISTING UTILITY RECORDS.



EXISTING BUILDING DATA:

TOTAL - 77 UNITS *NOTE - ALL EX. BUILDINGS TO REMAIN

	CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	11.63'	11.47'	058 ° 05'24"	6.37'	N29 ° 19'15"E	11.14'
C2	121.08'	720.44'	009 ° 37'47"	60.69'	N10 ° 34'04"E	120.94'
C3	21.57'	1096.97'	001*07'37"	10.79'	N14°08'40"E	21.57'
C4	36.70'	387.70'	005 ° 25'27"	18.36'	N16°40'35"E	36.69'
C5	35.81'	596.20'	003°26'29"	17.91'	N18 ° 31'57"E	35.81'
C6	13.10'	43.09'	017*25'34"	6.60'	N76°11'24"E	13.05'
C7	650.12'	10419.00'	003°34'30"	325.17 '	N45°57'33"W	650.01'
C8	42.70'	25.00'	097 ° 52'06"	28.69'	S06 ° 14'07"W	37.70'
C9	383.17'	2502.90'	008•46'17"	191.96'	S59 * 33'18"W	382.80'
C10	917.90'	10419.00'	005°02'52"	459.25'	S45°13'22"E	917.60'

BUILDING 34: 4201, 4203, 4205 & 4207 SOUTH FOUR MILE RUN DRIVE - 16 UNITS

BUILDING 32: 4223, 4225, 4227, 4229, 4231, 4333, 4235 & 4237 SOUTH FOUR MILE RUN DRIVE - 33 UNITS

BUILDING 33: 4209, 4211, 4213, 4215, 4217, 4219 & 4221 SOUTH FOUR MILE RUN DRIVE - 28 UNITS

LEGAL DESCRIPTION:

BEING A PORTION OF THE PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC AS RECORDED IN INSTRUMENT 20220100000183 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING FOR THE SAME AT A POINT OF CURVATURE LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH FOUR MILE RUN DRIVE (VARIABLE WIDTH PUBLIC R/W), SAID POINT ALSO BEING THE COMMON CORNER BETWEEN AFORESAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC AND THE PROPERTY OF WEST VILLAGE SHIRLINGTON CONDOMINIUM, AS RECORDED IN DEED BOOK 4052 AT PAGE 1736 AMONG THE AFORESAID LAND RECORDS; THENCE RUNNING WITH SAID NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH FOUR MILE RUN DRIVE 650.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10,419.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45*57'33" WEST, 650.01 FEET TO A POINT; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH FOUR MILE RUN DRIVE AND RUNNING SO AS TO CROSS AND INCLUDE A PORTION OF THE AFORESAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC THE FOLLOWING TEN (10) COURSES AND DISTANCES

- NORTH 29'19'15" EAST, 11.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE

- NORTH 16°40'35" EAST, 36.69 FEET TO A POINT OF REVERSE CURVATURE; THENCE
- NORTH 18°31'57" EAST, 35.81 FEET TO A POINT (NON-TANGENT); THENCE
- 7. SOUTH 76°55'40" EAST, 8.15 FEET TO A POINT; THENCE
- 8. NORTH 78°08'31" EAST, 47.47 FEET TO A POINT; THENCE 9. NORTH 81"14'31" EAST, 27.96 FEET TO A POINT OF CURVATURE (NON-TANGENT); THENCE
- NORTH 76"11'24" EAST, 13.05 FEET TO A POINT OF TANGENCY; THENCE
- AT PAGE 1651 AMONG THE AFORESAID LAND RECORDS

13. SOUTH 67°35'07" WEST, 44.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 146,006 SQUARE FEET OR 3.35184 ACRES OF LAND, MORE OR LESS.

2. 11.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 11.47 FEET AND A CHORD BEARING AND DISTANCE OF

3. 121.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 720.44 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 10°34'04" EAST, 120.94 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 4. 21.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,096.97 FEET AND A CHORD BEARING AND DISTANCE OF

NORTH 14'08'40" EAST, 21.57 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 36.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 387.70 FEET AND A CHORD BEARING AND DISTANCE OF

6. 35.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 596.20 FEET AND A CHORD BEARING AND DISTANCE OF

10. 13.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 43.09 FEET AND A CHORD BEARING AND DISTANCE OF

11. NORTH 67*28'37" EAST, 74.32 FEET TO A POINT LYING ON THE COMMON LINE BETWEEN THE AFORESAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC AND THE VIRGINIA GARDEN TOWNHOMES SUBDIVISION, AS RECORDED IN DEED BOOK 2854 AT PAGE 894 AMONG THE AFORESAID LAND RECORDS; THENCE RUNNING WITH SAID COMMON LINE AND CONTINUING WITH THE COMMON LINE BETWEEN SAID PROPERTY OF 1130 S. GEORGE MÁSON DR RES OWNER, LLC AND PARCEL 2, VIRGINIA GARDENS AS RECORDED IN DEED BOOK 2804



DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA	, L.L.C. V 12.00
PLAN STATUS	DATE
USE PERMIT 1ST SUBMISSION	09/01/2023
USE PERMIT 2ND SUBMISSION	11/10/2023
POST-APPROVAL	
SHEET STATUS	DATE

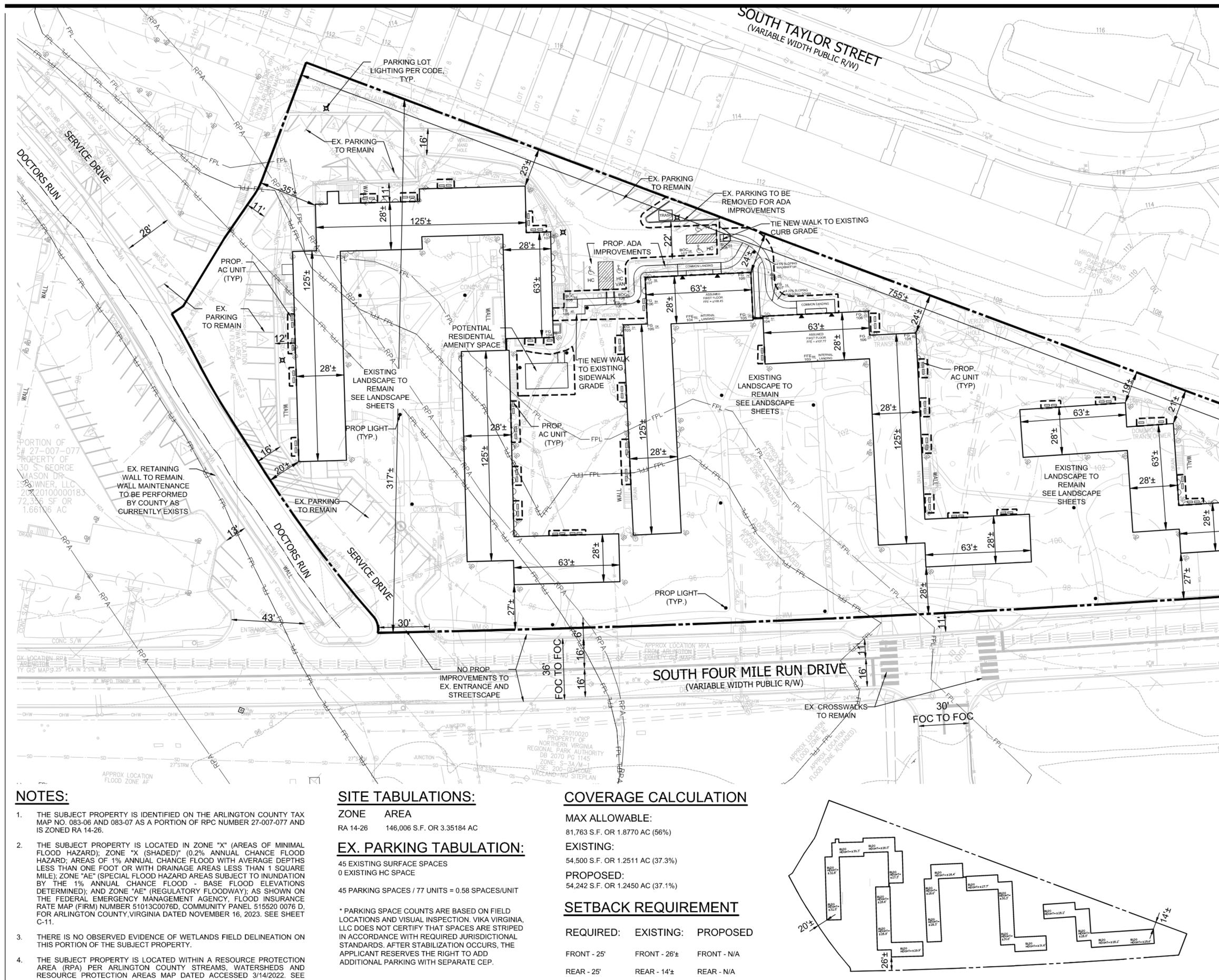


BARCROFT - PHASE 2

4.1.2 USE PERMIT ARLINGTON COUNTY, VIRGINIA

CERTIFIED SURVEY

DRAWN BY: DESIGNED BY: DATE ISSUED:	LMG FEJ 09/01/2023	
DWG. SCALE:	1"=40'	
VIKA NO.	VV8340S	
SHEET NO.	C-03	



LAYOUT: C-04, Plotted By: johnson

- SHEET C-11.
- 5. THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP ACCESSED 3/14/2022. HOWEVER, BARCROFT APARTMENTS IS LISTED ON THE ARLINGTON COUNTY HISTORIC RESOURCES INVENTORY AS AN ESSENTIAL PROPERTY.
- 6. PROPOSED GRADING AND UTILITIES SHOWN HEREON ARE SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN.
- THERE WILL BE NO ROADWAY OR STREETSCAPE IMPROVEMENTS 7. PROPOSED WITH THIS APPLICATION. ALL EXISTING ROADS, CROSSWALKS, ADA RAMPS, STREETSCAPES, STREETLIGHTS, UTILITY POLES AND TRAFFIC POLES WILL REMAIN UNLESS OTHERWISE NOTED.
- SEE SHEET C-03 FOR METES AND BOUNDS NARRATIVE DESCRIPTION AND 8. ADDITIONAL PROPERTY INFORMATION.
- 9. AC MECHANICAL UNIT LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN.

PROP. PARKING TABULATION:

38 EXISTING SURFACE SPACES 4 EXISTING HC SPACE

42 PARKING SPACES / 77 UNITS = 0.54 SPACES/UNIT

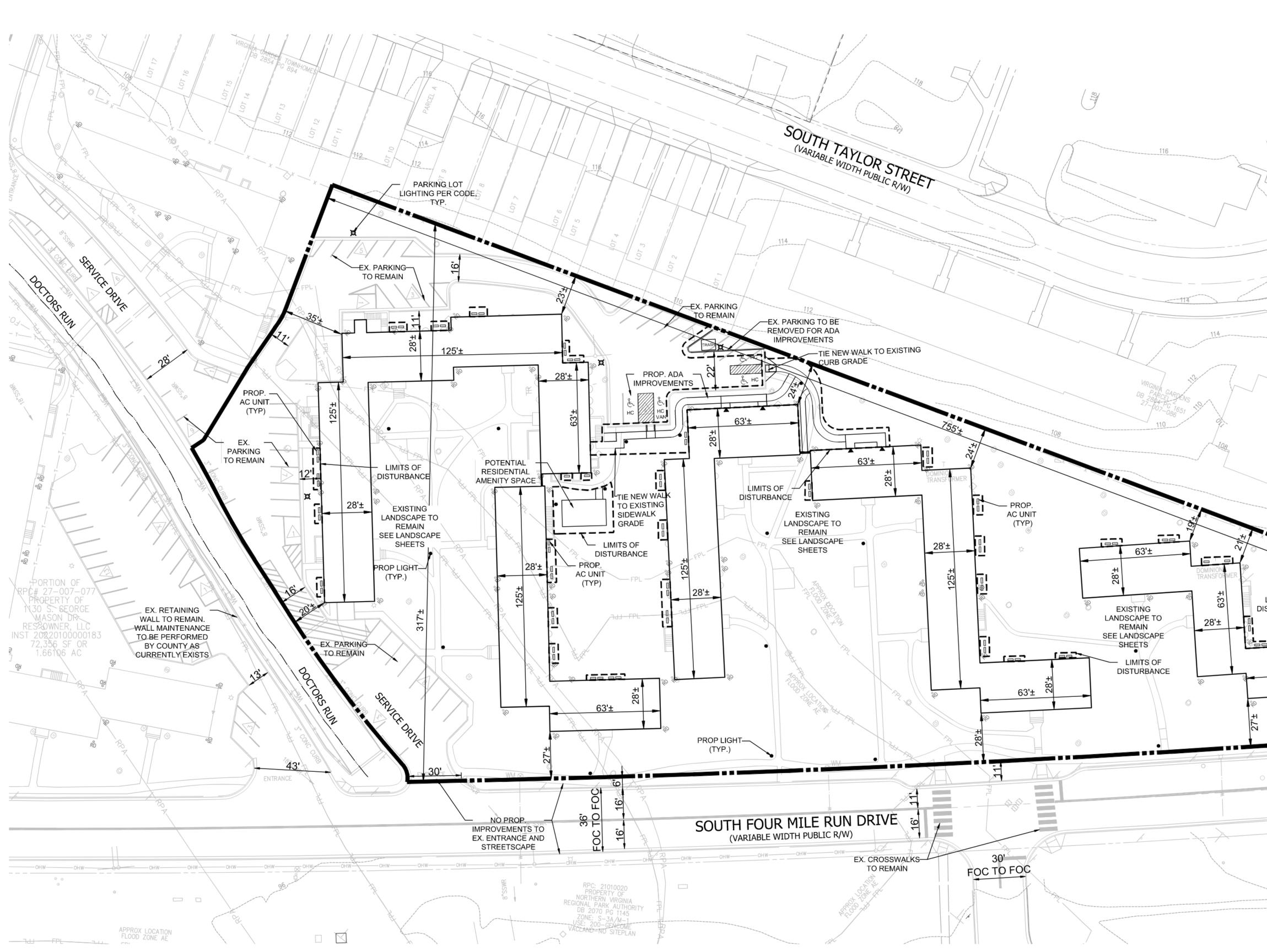
SIDE - 13'

SIDE - 20'±

SIDE - N/A

YARD SETBACK DETAIL

	VIKA VIRGINIA, LLC 8180 Greensboro Dr., Su Tysons, VA 22102	uite 200
SDSDSDSD	703.442.7800 vika.co	
B"W 114	Our Site Set on	
	THE INFORMATION, DESIGN, AND DRAWINGS AND/OR DOCUMENTS HEF TO VIKA VIRGINIA, L.L.C. AND CONST. INTELLECTUAL PROPERTY. THESE DOCUMENTS MUST NOT BE DIGITALL' OR COPIED, DIGITALLY CONVERTED, N ANY DESIGN PURPOSE, IN ANY FOR WRITTEN AUTHORIZATION FROM V VIOLATIONS MAY RESULT IN PROSECU SIGNED AND SEALED PLANS OR DRAW FOR RECORDING AND/OR CONSTF	RETO ARE PROPRIETARY ITUTE ITS PROPRIETARY DRAWINGS AND/OR Y FORWARDED, SHARED MODIFIED, OR USED FOR MAT, WITHOUT PRIOR VIKA VIRGINIA, L.L.C. JTION. ONLY APPROVED, VINGS MAY BE UTILIZED RUCTION PURPOSES.
tst	PLAN STATUS	A, L.L.C. V 12.00
	USE PERMIT 1ST SUBMISSION	09/01/2023
	USE PERMIT 2ND SUBMISSION	
	POST-APPROVAL SHEET STATUS	DATE
PROP. AC UNIT (TYP)		
PROP LIGHT		
	PROFESSIONAL SEAL	
92 92	JEFFREY A. K. Lic. No. 12	HEPS A
	BARCROFT - 4.1.2 USE P ARLINGTON COUNTY	ERMIT
	PLOT AND LO PLAN	
GRAPHIC SCALE 40 0 20 40 80 160	DRAWN BY: DESIGNED BY: DATE ISSUED:09/01/2023 DWG	
	SCALE: 1"=40'	
(IN FEET) $1 inch = 40 ft.$	NO. VV8340S	
	SHEET C-04	



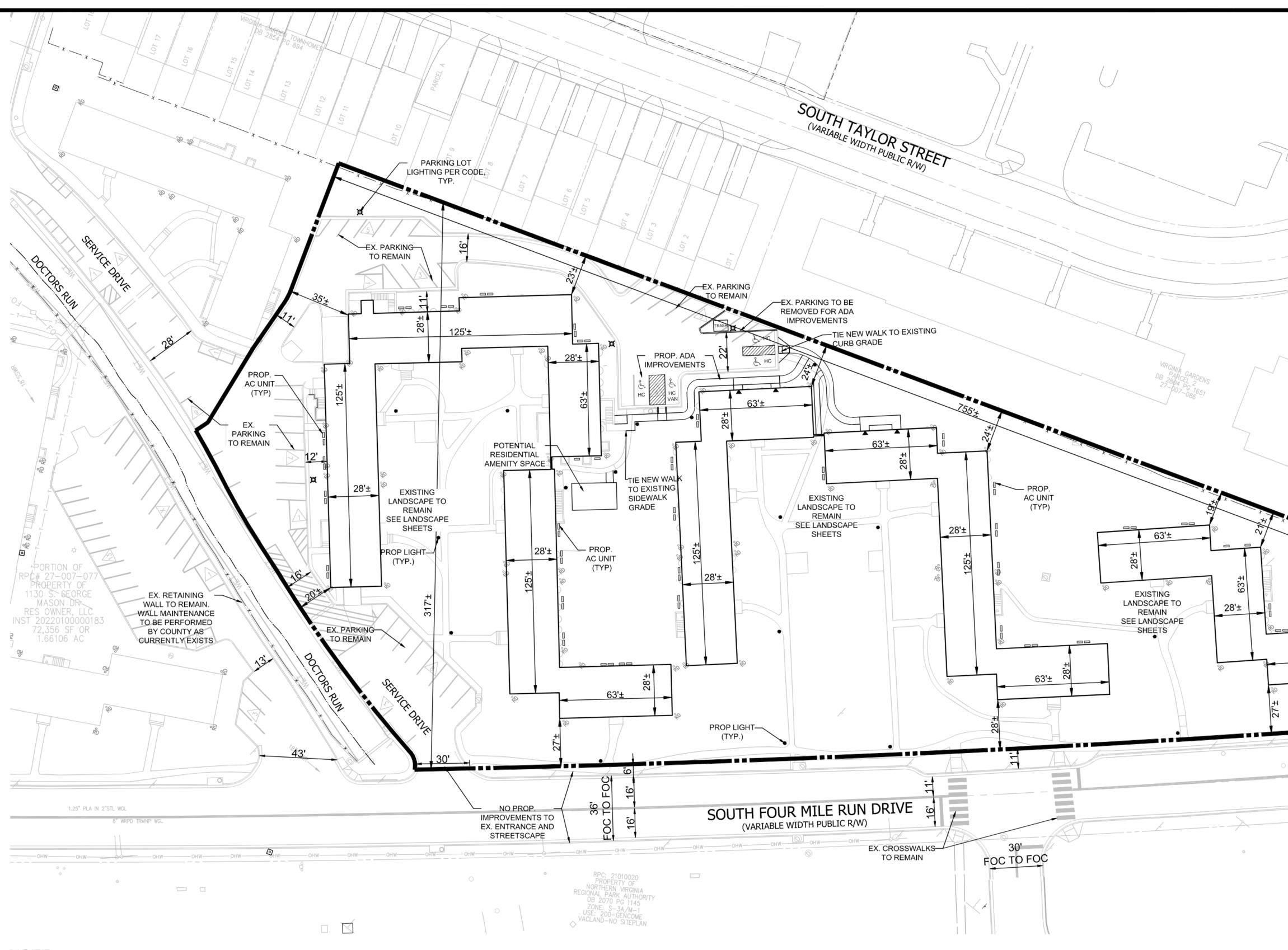
<u>NOTE</u>

LAYOUT: C-05, Plotted By: johnson

 PROPOSED HVAC UNITS SHOWN ARE CONCEPTUAL AND WILL BE FINALIZED AT TIME OF SITE PLAN

	VIKA VIRGINIA, LLC NKA VIRGINIA, LLC S180 Greensboro Dr., Su Josons, VA 22102 Josons, VA 2210 Josons, VA 2210 Josons, VA 22102 Josons, VA 22102 Joso	m CONTENT OF THESE ETO ARE PROPRIETARY TUTE ITS PROPRIETARY DRAWINGS AND/OR FORWARDED, SHARED IODIFIED, OR USED FOR MAT, WITHOUT PRIOR IKA VIRGINIA, L.L.C. TION. ONLY APPROVED, INGS MAY BE UTILIZED UCTION PURPOSES.
	PLAN STATUS USE PERMIT 1ST SUBMISSION USE PERMIT 2ND SUBMISSION	DATE 09/01/2023 11/10/2023
	POST-APPROVAL SHEET STATUS	 DATE
106		
LIMITS OF STURBANCE PROP. AC UNIT (TYP)		
H 125'± PROP LIGHT (TYP.) PROP LIGHT (TYP.) PRO	PROFESSIONAL SEAL	THEPS A
92	BARCROFT - 4.1.2 USE PI ARLINGTON COUNTY,	ERMIT
	PRESENTA PLAN	_
GRAPHIC SCALE 30 0 15 30 60 120 (IN FEET) 1 inch = 30 ft.	DRAWN BY: DESIGNED BY: DATE ISSUED: DWG. SCALE: 1"=30' VIKA NO. VV8340S SHEET NO. C-05	

ILE: Q: \Projects\8340\8340S\CADD\PLANNING\PLANNING DRAWINGS\8340S_PRESENTATION PLAN.dwg USER: johnson DATE: Nov, 09 2023 TIME: 12:33 pm



NOTE

LAYOUT: C-06, Plotted By: johnson

 THERE ARE NO ROADWAY, INTERSECTION, OR STREETSCAPE IMPROVEMENTS PROPOSED WITH THIS APPLICATION. ALL STRIPING AND MARKINGS SHOWN ON THIS SHEET MAY NOT REFLECT ACTUAL PAVEMENT MARKINGS. FLOW ARROWS ARE SHOWN TO REPRESENT FLOW OF TRAFFIC.

EX. PARKING TABULATION: 45 EXISTING SURFACE SPACES

0 EXISTING HC SPACE

45 PARKING SPACES / 77 UNITS = 0.58 SPACES/UNIT

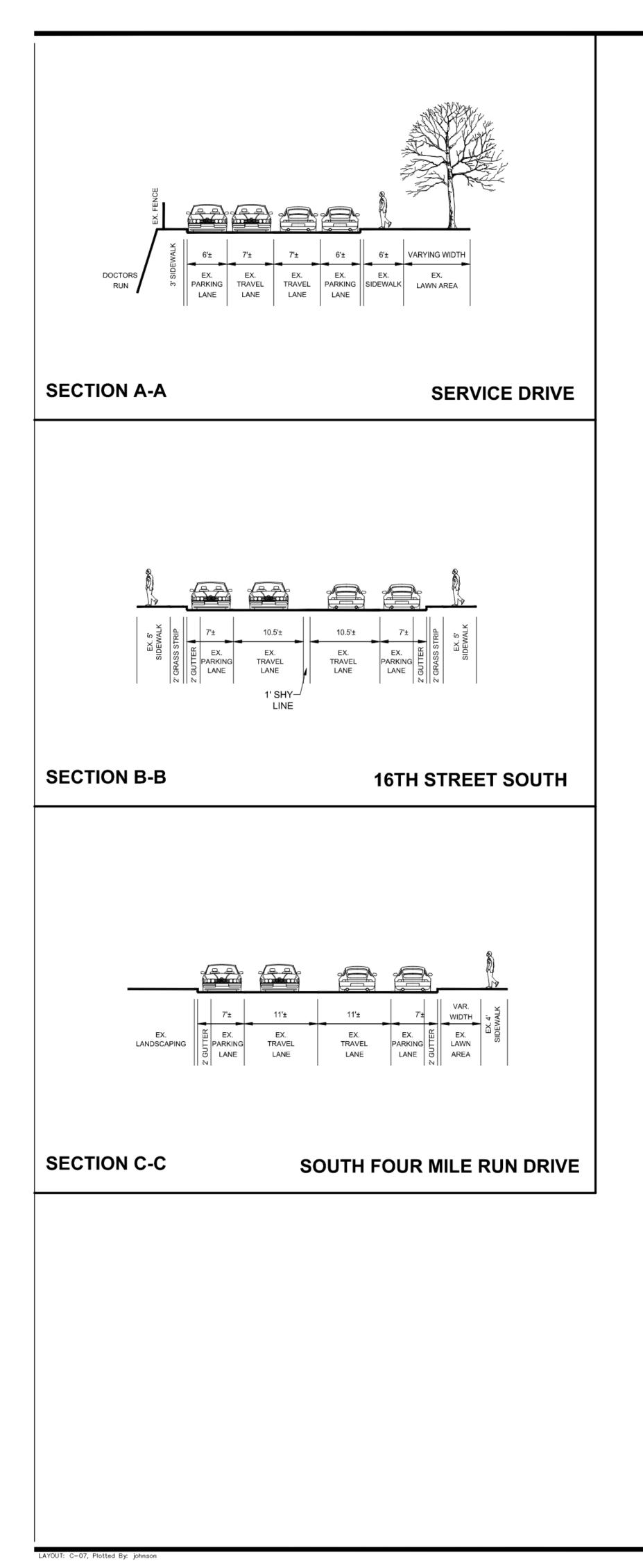
* PARKING SPACE COUNTS ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKA VIRGINIA, LLC DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS. AFTER STABILIZATION OCCURS, THE APPLICANT RESERVES THE RIGHT TO ADD ADDITIONAL PARKING WITH SEPARATE CEP.

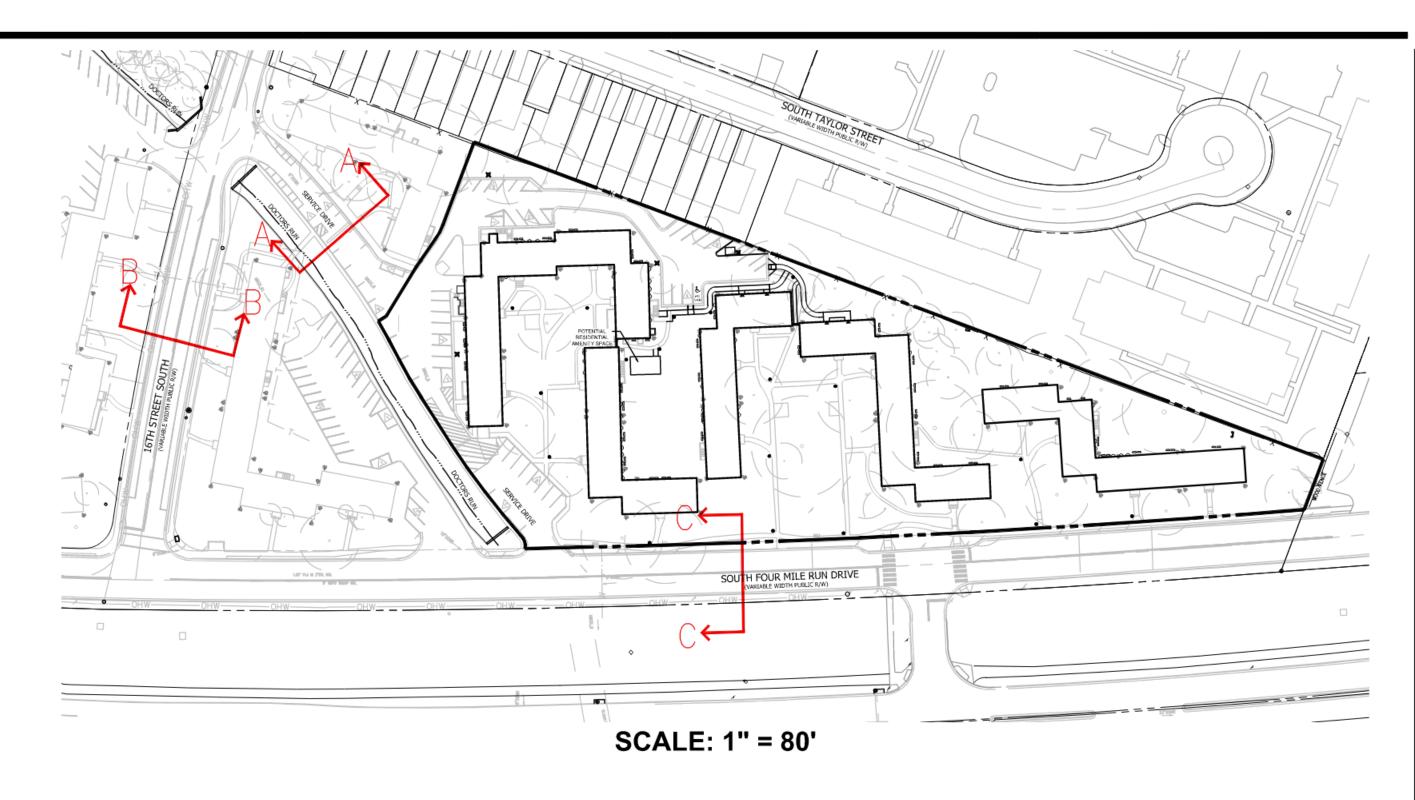
PROP. PARKING TABULATION:

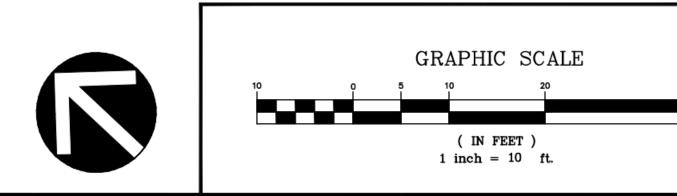
38 EXISTING SURFACE SPACES 4 EXISTING HC SPACE

42 PARKING SPACES / 77 UNITS = 0.54 SPACES/UNIT

	<image/> <section-header><text><text><section-header><text></text></section-header></text></text></section-header>
	PLAN STATUS DATE USE PERMIT 1ST SUBMISSION 09/01/2023 USE PERMIT 2ND SUBMISSION 11/10/2023
	POST-APPROVAL SHEET STATUS DATE
PROP. AC UNIT (TYP)	
PROP LIGHT (TYP.) PROP LIGHT (TYP.) C C C C C C C C C C C C C C C C C C C	PROFESSIONAL SEAL
Row Pipe (FND) Pipe	JEFFREY A. KREPS D Lic. No. 1259
	BARCROFT - PHASE 2 4.1.2 USE PERMIT ARLINGTON COUNTY, VIRGINIA
	STRIPING AND MARKING PLAN
GRAPHIC SCALE 30 0 15 30 60 120 (IN FEET) 1 inch = 30 ft.	DRAWN BY:









- THERE ARE NO ROADWAY, INTERSECTION, OR STREETSCAPE IMPROVEMENTS PROPOSED WITH THIS APPLICATION. ALL STRIPING AND MARKINGS SHOWN ON THIS SHEET MAY NOT REFLECT ACTUAL PAVEMENT MARKINGS. FLOW ARROWS ARE SHOWN TO REPRESENT FLOW OF TRAFFIC.

VIKA VIRGINIA, LLC B180 Greensboro Dr., Suite 200 Tysons, VA 22102 703.442.7800 vika.com Our Site Set on the Future.			
INTELLECTUAL PROPERTY. THESE D DOCUMENTS MUST NOT BE DIGITALLY OR COPIED, DIGITALLY CONVERTED, MU ANY DESIGN PURPOSE, IN ANY FORM WRITTEN AUTHORIZATION FROM VI VIOLATIONS MAY RESULT IN PROSECUT SIGNED AND SEALED PLANS OR DRAWI FOR RECORDING AND/OR CONSTRU	FORWARDED, SHARED DDIFIED, OR USED FOR AT, WITHOUT PRIOR KA VIRGINIA, L.L.C. TION. ONLY APPROVED, NGS MAY BE UTILIZED JCTION PURPOSES.		
PLAN STATUS	DATE		
USE PERMIT 1ST SUBMISSION USE PERMIT 2ND SUBMISSION	09/01/2023		
POST-APPROVAL SHEET STATUS			
JEFFREY A, KREPS D Lic. No. 1259			

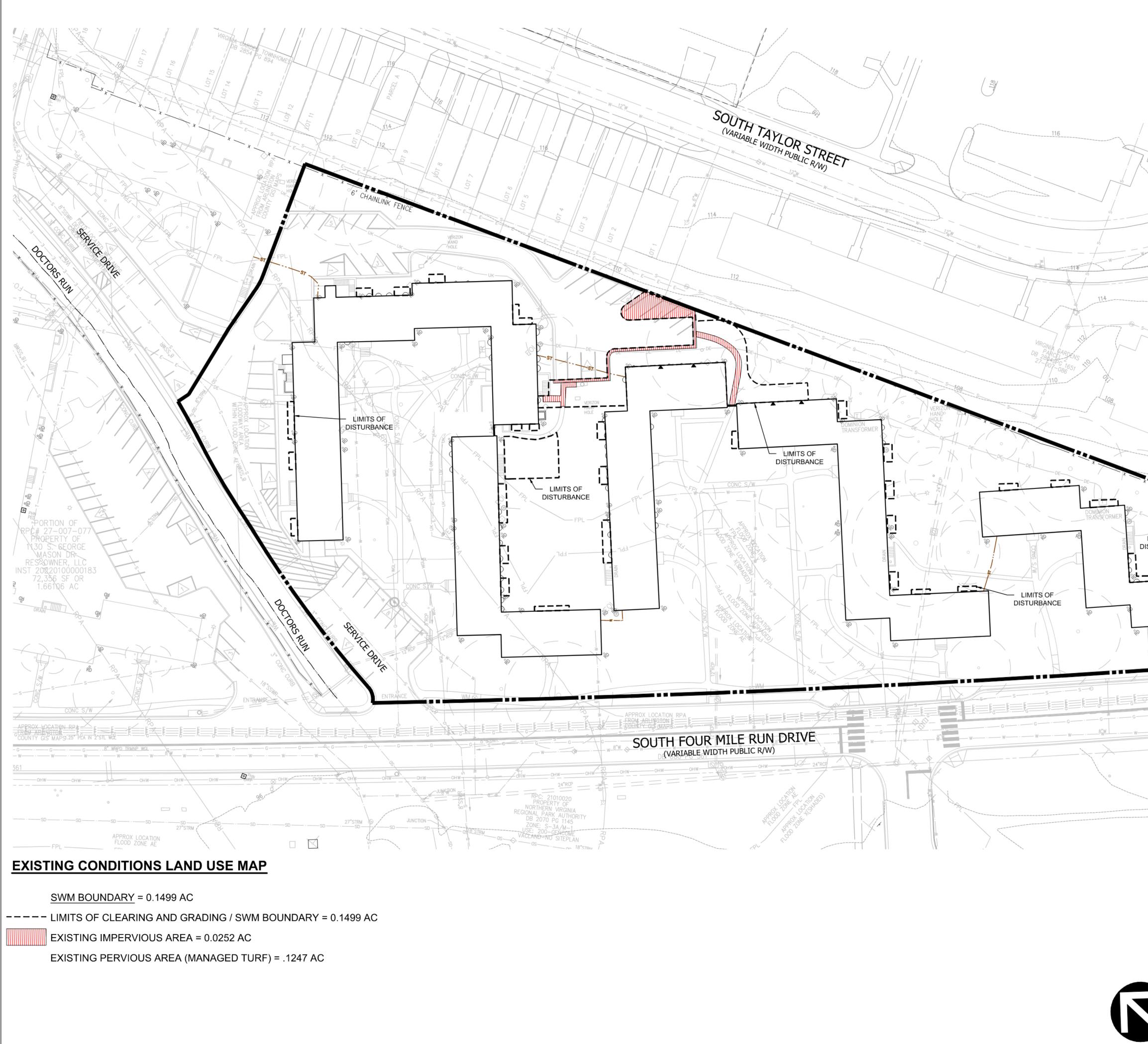
BARCROFT - PHASE 2

4.1.2 USE PERMIT ARLINGTON COUNTY, VIRGINIA

STREET SECTIONS

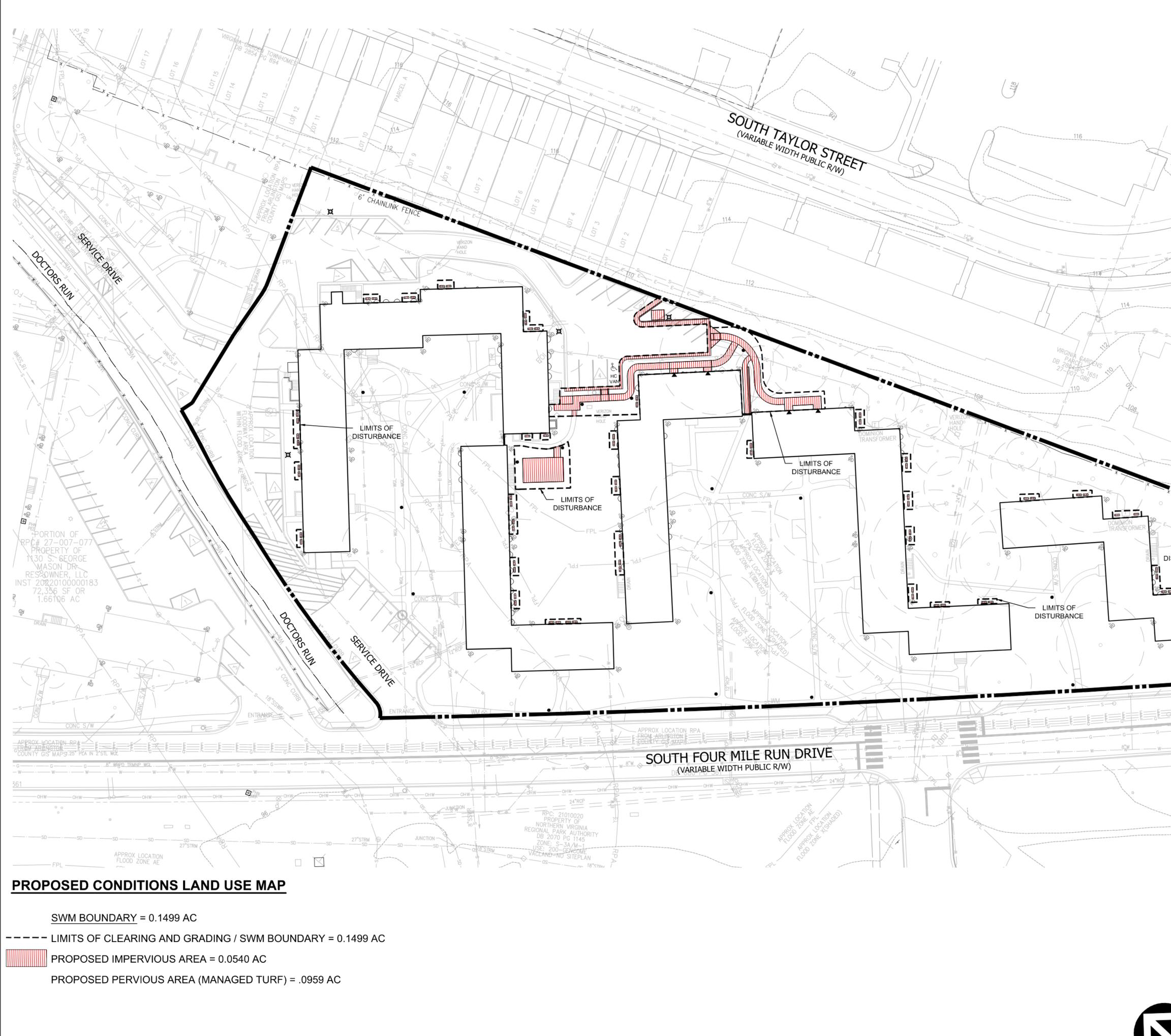
DRAWN BY: DESIGNED BY: DATE ISSUED:	09/01/2023		10 / 00+00/ 0+
DWG. SCALE:	AS SHOWN	+e/874	-00/ 51
VIKA NO.	VV8340S		vəlo i l
SHEET NO.	C-07		

0
DATE: Nov,
USER: johnson
_SECTIONS.dwg
INGS\8340S_S
IG DRAWING
G\PLANNIN
D\PLANNIN
\8340S\CAD
jects\8340\
i: \Pro



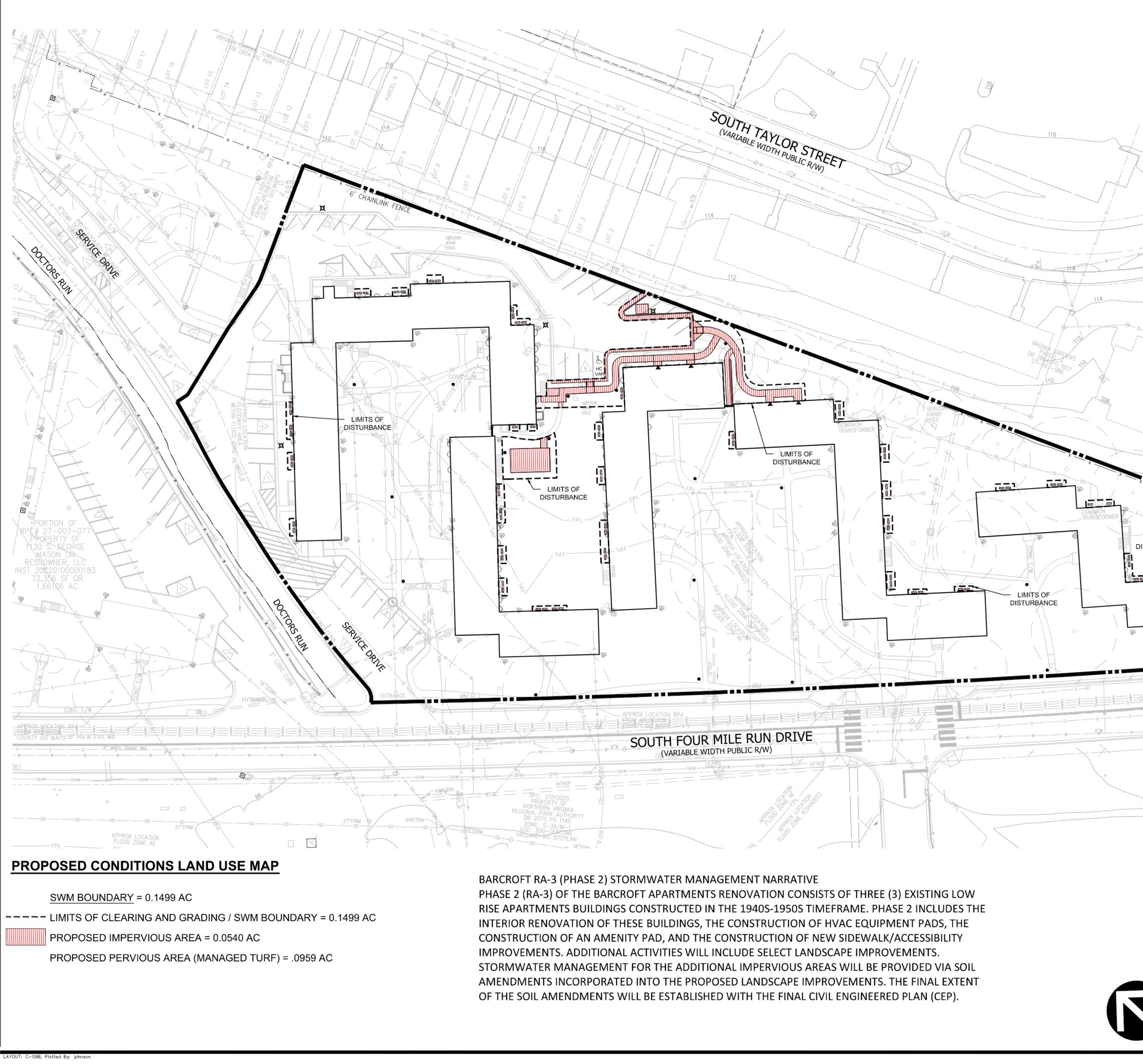
	VIKA VIRGINIA, LLC 8180 Greensboro Dr., Su	іte 200
A () by	Tysons, VA 22102 703.442.7800 vika.com Our Site Set on t THE INFORMATION, DESIGN, AND O DRAWINGS AND/OR DOCUMENTS HER TO VIKA VIRGINIA, L.L.C. AND CONSTI INTELLECTUAL PROPERTY. THESE I DOCUMENTS MUST NOT BE DIGITALLY OR COPIED, DIGITALLY CONVERTED, M ANY DESIGN PURPOSE, IN ANY FOR WRITTEN AUTHORIZATION FROM V VIOLATIONS MAY RESULT IN PROSECU SIGNED AND SEALED PLANS OR DRAW FOR RECORDING AND/OR CONSTR	The Future.
	© 2021 VIKA VIRGINIA	, L.L.C. V 12.00
SDSDSDSD	PLAN STATUS	DATE
8"W W 114	USE PERMIT 1ST SUBMISSION USE PERMIT 2ND SUBMISSION	09/01/2023
	POST-APPROVAL SHEET STATUS	 DATE
LIMITS OF STURBANCE		
	PROFESSIONAL SEAL	THILL AND
92	BARCROFT - 4.1.2 USE PE ARLINGTON COUNTY,	ERMIT
	PRE-DEVELC STORMWATE	
GRAPHIC SCALE	DRAWN BY: DESIGNED BY: DATE ISSUED: 09/01/2023 DWG. SCALE: 1"=30'	
	VIKA	
(IN FEET) $1 inch = 30 ft.$	NO.	
	NO. C-08	

ile: Q: \Projects\8340\8340S\CADD\PLANNING\PLANNING DRAWINGS\8340S_PRE SWM.dwg USER: johnson DATE: Nov, 13 2023 TIME: 11:36 am

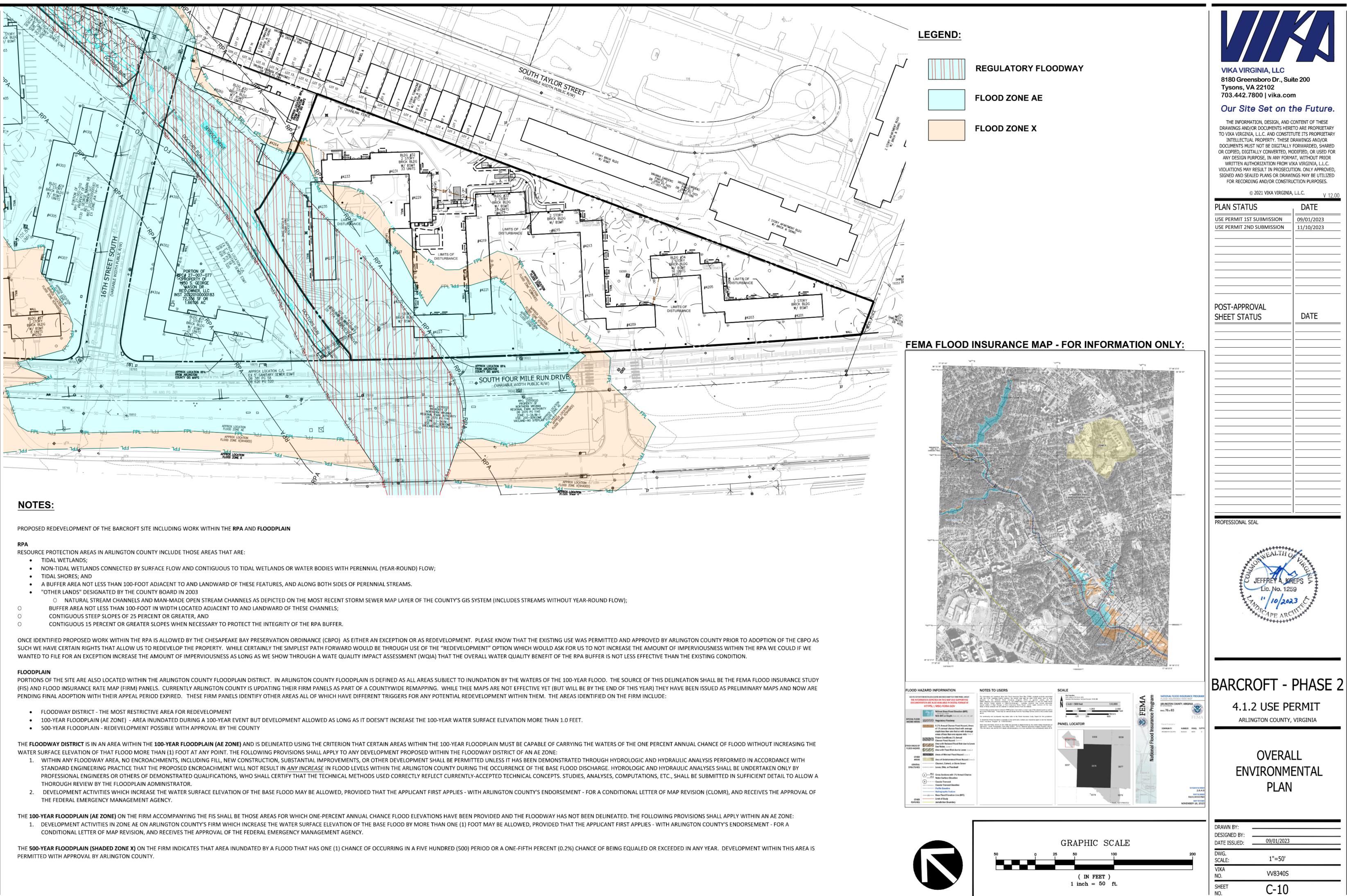


	VIKA VIRGINIA, LLC 8180 Greensboro Dr., Su Tysons, VA 22102 703.442.7800 vika.co Our Site Set on t THE INFORMATION, DESIGN, AND DRAWINGS AND/OR DOCUMENTS HER TO VIKA VIRGINIA, L.L.C. AND CONSTI INTELLECTUAL PROPERTY. THESE DOCUMENTS MUST NOT BE DIGITALLY OR COPIED, DIGITALLY CONVERTED, M	m CONTENT OF THESE ETO ARE PROPRIETARY TUTE ITS PROPRIETARY DRAWINGS AND/OR FORWARDED, SHARED
SD 15"STRM SD 15"STRM SD W W W W W W W W W W W W W SD W W W W SD W W W W	ANY DESIGN PURPOSE, IN ANY FORM WRITTEN AUTHORIZATION FROM V VIOLATIONS MAY RESULT IN PROSECU SIGNED AND SEALED PLANS OR DRAW FOR RECORDING AND/OR CONSTR © 2021 VIKA VIRGINI/ PLAN STATUS USE PERMIT 1ST SUBMISSION USE PERMIT 2ND SUBMISSION	MAT, WITHOUT PRIOR /IKA VIRGINIA, L.L.C. TION. ONLY APPROVED, INGS MAY BE UTILIZED UCTION PURPOSES.
	POST-APPROVAL SHEET STATUS	DATE
LIMITS OF STURBANCE	PROFESSIONAL SEAL	
	JEFFREY A. K. Lic. No. 12 JEFFREY A. K. Lic. No. 12 JEFFREY A. K.	REPS A
92	BARCROFT - 4.1.2 USE PI ARLINGTON COUNTY	ERMIT
GRAPHIC SCALE	DRAWN BY: DESIGNED BY: DATE ISSUED: 09/01/2023	
(IN FEET) $1 inch = 30 ft.$	DWG. SCALE: 1"=30' VIKA VV8340S NO. VV8340S SHEET C-09A	

LE: Q: \Projects\8340\8340S\CADD\PLANNING\PLANNING DRAWINGS\8340S_PRE SWM.dwg USER: johnson DATE: Nov, 13 2023 TIME: 11:36 am



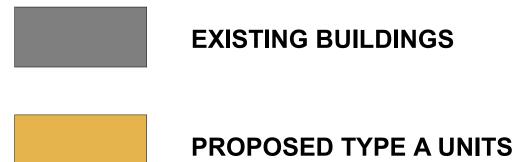
	VIKA VIRGINIA, LLC 8180 Greensboro Dr., Su Tysons, VA 22102 703.442.7800 vika.co		
A () by	Our Site Set on 1 THE INFORMATION, DESIGN, AND DRAWINGS AND/OR DOCUMENTS HER TO VIKA VIRGINIA, L.L.C. AND CONSTI INTELLECTUAL PROPERTY. THESE DOCUMENTS MUST NOT BE DIGITALLY OR COPIED, DIGITALLY CONVERTED, M ANY DESIGN PURPOSE, IN ANY FORM WRITTEN AUTHORIZATION FROM V VIOLATIONS MAY RESULT IN PROSECU SIGNED AND SEALED PLANS OR DRAW FOR RECORDING AND/OR CONSTR	CONTENT OF THESE ETO ARE PROPRIETARY ITUTE ITS PROPRIETARY DRAWINGS AND/OR Y FORWARDED, SHARED 10DIFIED, OR USED FOR MAT, WITHOUT PRIOR VIKA VIRGINIA, L.L.C. JTION. ONLY APPROVED, VINGS MAY BE UTILIZED	
	© 2021 VIKA VIRGINI/	A, L.L.C. V 12.00	
SD	PLAN STATUS		
	POST-APPROVAL SHEET STATUS	DATE	
LIMITS OF STURBANCE			
	PROFESSIONAL SEAL	A PEPS A PERSON A	
	SCAPE AR	CHITIE CARACT	
92	BARCROFT - 4.1.2 USE PI ARLINGTON COUNTY	ERMIT	
	PROPOS STORMWATI		
GRAPHIC SCALE	DRAWN BY: DESIGNED BY: DATE ISSUED:09/01/2023 DWG1"20		
	SCALE: 1"=30' VIKA VV8340S		
(IN FEET $)1 inch = 30 ft.$	SHEET C-09B		



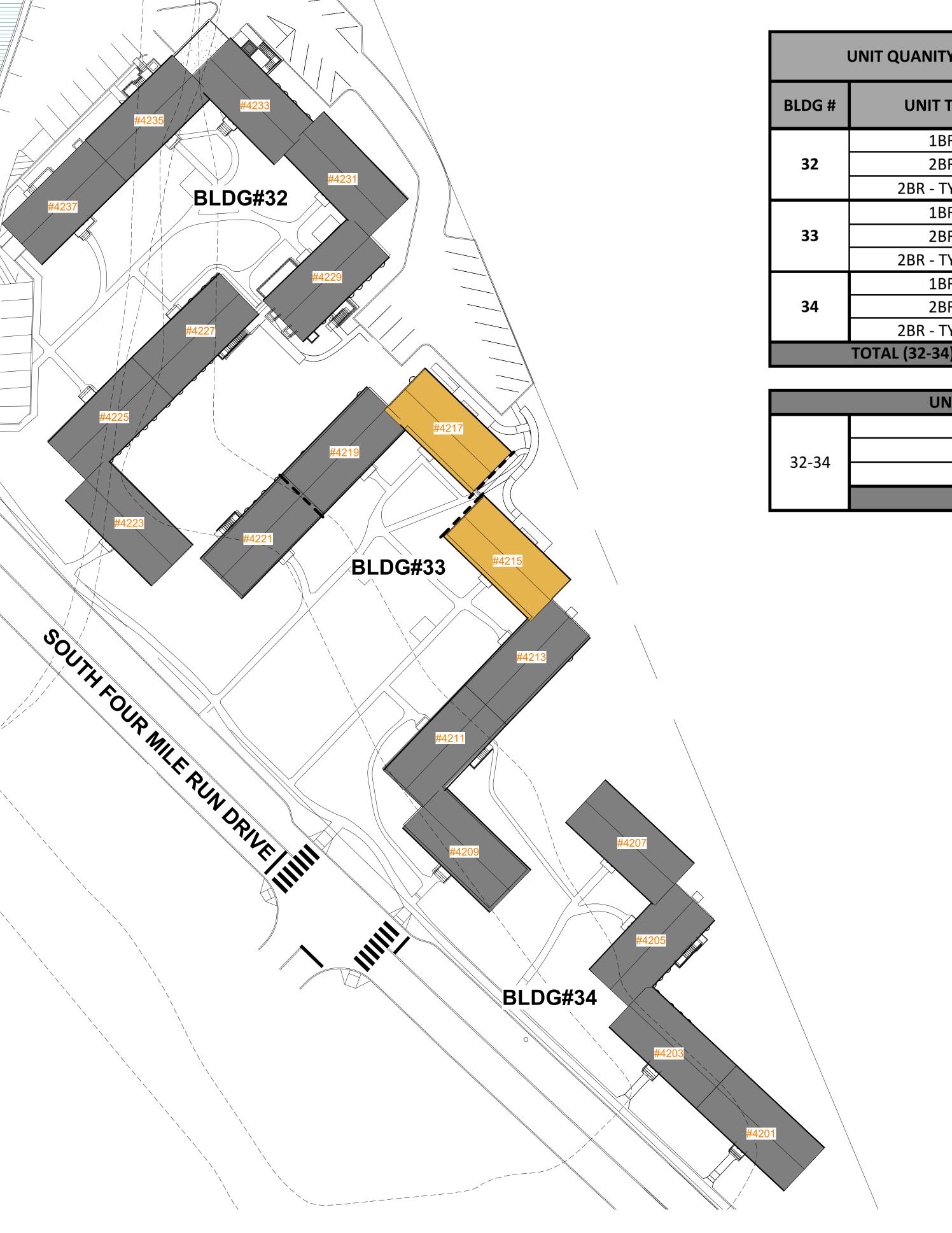
AREA NOT IN THIS USE PERMIT SCOPE

boctor's Run

SITE PLAN DRAWING LEGEND:



1 SITE PLAN - RA-3 BUILDINGS 32-34 A1 1/32" = 1'-0"



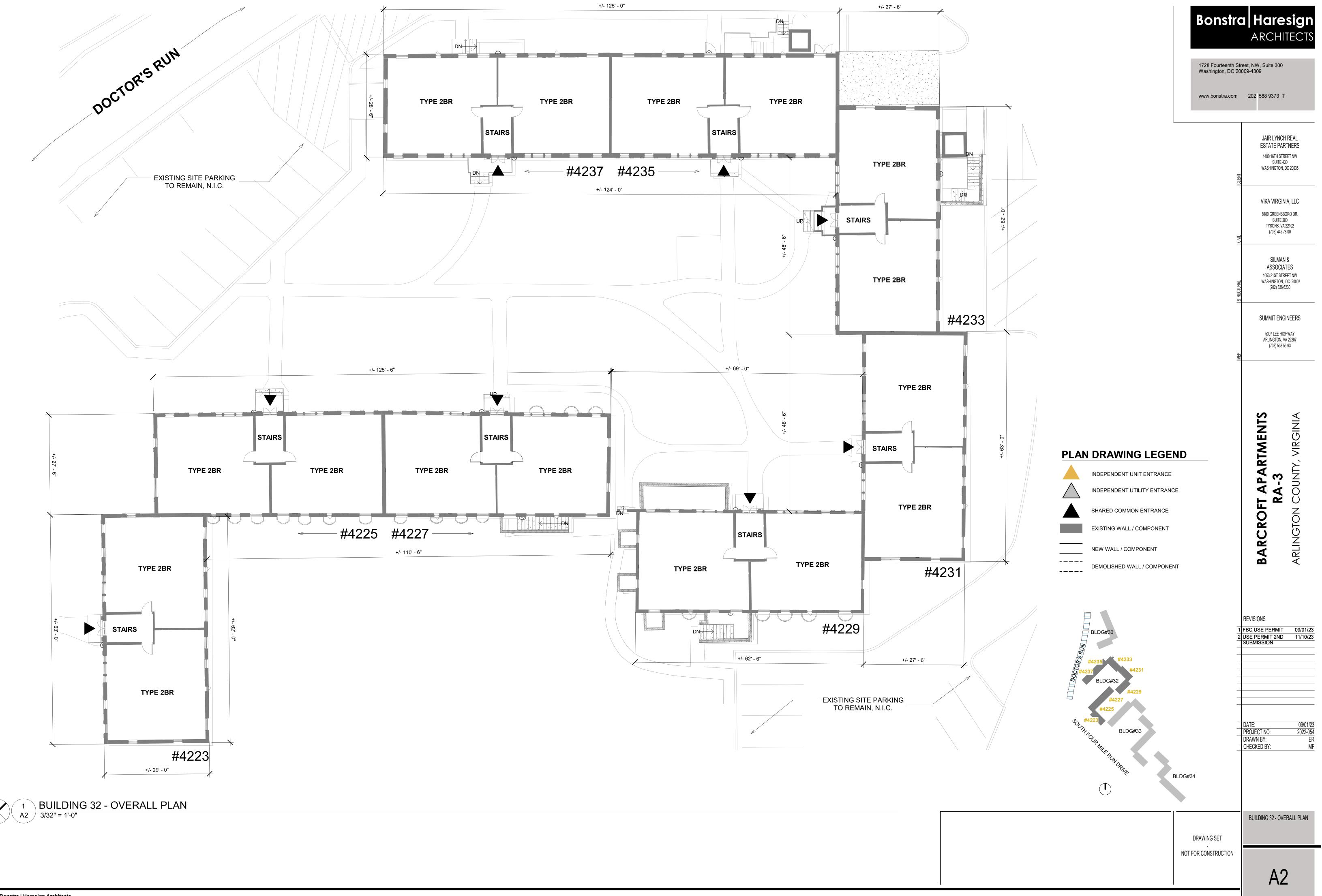
UNIT QUANITY BREAKDOWN PER BUILDING (#32-#34)

ТҮРЕ	EXISTING UNIT TYPE TOTALS	EXISTING UNIT TYPE TOTALS		
R	0	0		
R	33	33		
YPE A	0	0		
R	0	0		
R	28	24		
YPE A	0	4		
R	0	0		
R	16	16		
YPE A	0	0		
l)	77	77		

NIT TYPE TOTALS (SUMMARY)	
1BR	0
2BR	73
2BR - TYPE A	4
TOTAL	77

Bonstra Haresign ARCHITECTS

1728 Fourteenth S Washington, DC 2	Street, NW, Suite 300 20009-4309
www.bonstra.com	a 202 588 9373 T
	JAIR LYNCH REAL ESTATE PARTNERS 1400 16TH STREET NW SUITE 430 WASHINGTON, DC 20036
	VIKA VIRGINIA, LLC 8180 GREENSBORO DR. SUITE 200 TYSONS, VA 22102 (703) 442 78 00
i	SILMAN & ASSOCIATES 1053 31ST STREET NW WASHINGTON, DC 20007 (202) 336 6230
	SUMMIT ENGINEERS 5307 LEE HIGHWAY ARLINGTON, VA 22207 (703) 553 55 93
	BARCROFT APARTMENTS RA-3 ARLINGTON COUNTY, VIRGINIA
	REVISIONS 1 FBC USE PERMIT 09/01/23 2 USE PERMIT 2ND 11/10/23 SUBMISSION 11/10/23
	DATE: 09/01/23 PROJECT NO: 2022-054 DRAWN BY: EOP / AL CHECKED BY: MF
DRAWING SET	SITE PLAN AND TABULATIONS
NOT FOR CONSTRUCTION	A1







² BUILDING 32 - ELEVATION A1 A3 / 1/8" = 1'-0"

GENERAL NEW WORK ELEVATION NOTES

REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;

- GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK; REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
- REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-
- YEAR MATERIAL WARRANTY;
- BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR; SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS;
- RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
- HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
- ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

- PAINT EXISTING RAILING;

KEYED NEW WORK ELEVATION NOTES

REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;

REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP; REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP;

PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP; NEW INTAKE BRICK VENT PENETRATION;

NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD; REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;

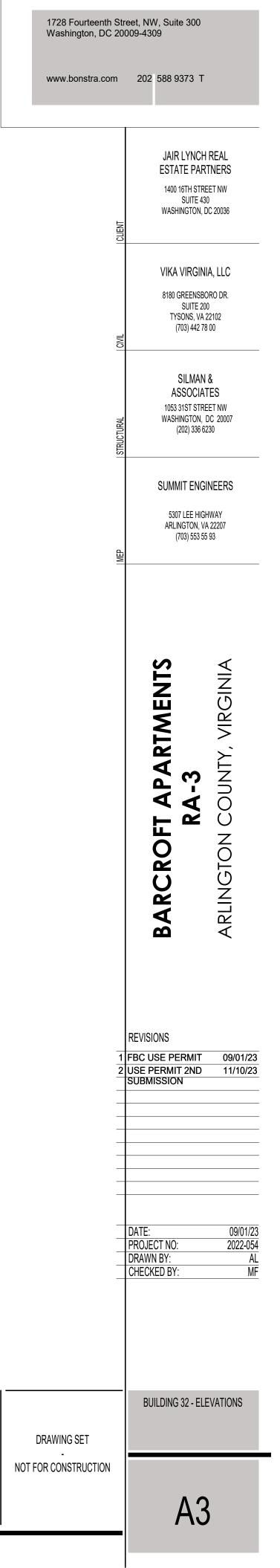
NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING;

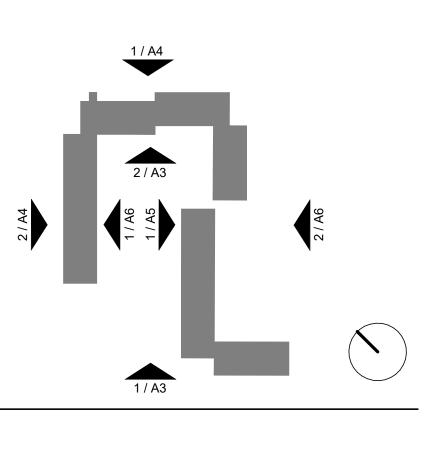
17 NEW CONCRETE LOW WALL;

ADD/ALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL; ADD/ALT: PROVIDE STANDING SEAM METAL CANOPY;

NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; NEW ACCESSIBLE CONCRETE RAMP, SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK;







11

2

A4 / 1/8" = 1'-0"

GENERAL NEW WORK ELEVATION NOTES

BUILDING 32 - ELEVATION C

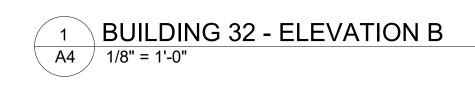
- REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;
- GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
- REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
- REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-4
- YEAR MATERIAL WARRANTY; BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS:
- RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
- HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
- ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

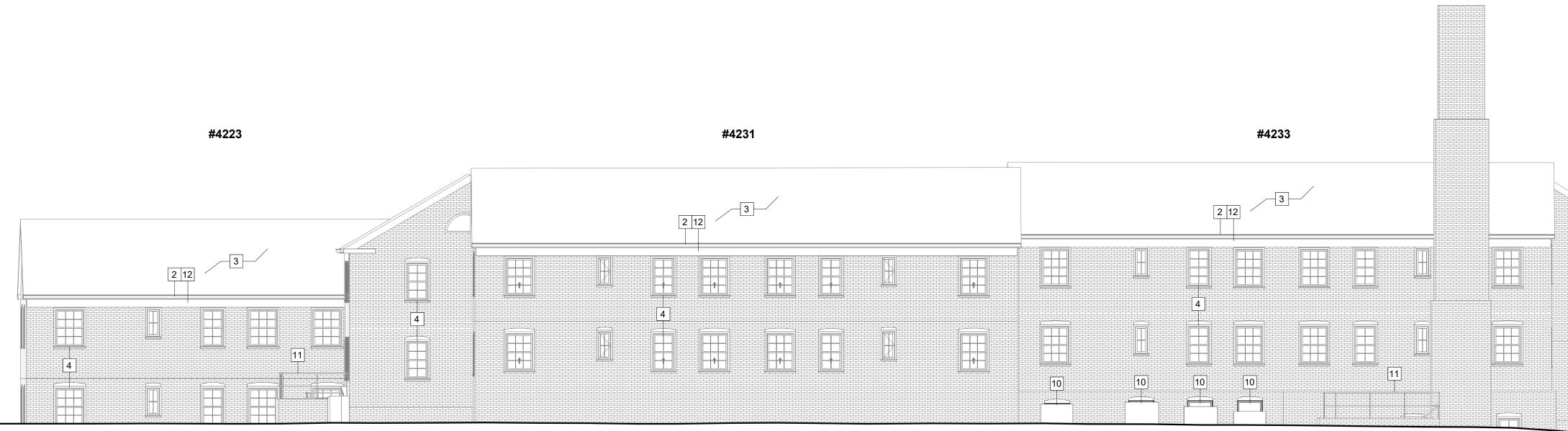
KEYED NEW WORK ELEVATION NOTES

- NEW INTAKE BRICK VENT PENETRATION;

- PAINT EXISTING RAILING;







REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;

REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP; REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP;

PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP;

NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD; REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;

NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING;

ADD/ALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL; ADD/ALT: PROVIDE STANDING SEAM METAL CANOPY;

NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; NEW ACCESSIBLE CONCRETE RAMP, SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK;

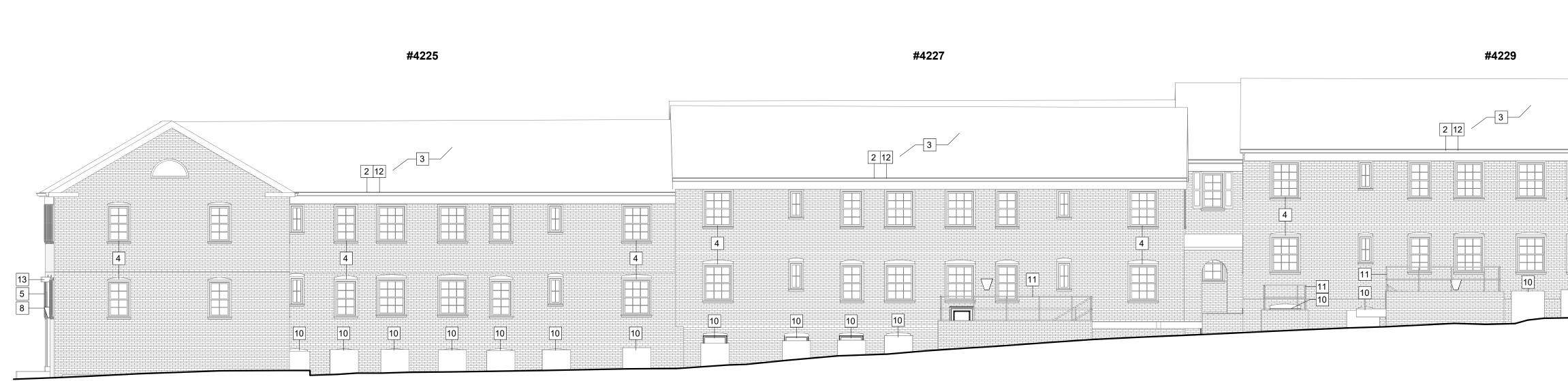
14

17 NEW CONCRETE LOW WALL;











BUILDING 32 - ELEVATION C1

´ 1 `

A5 / 1/8" = 1'-0"

GENERAL NEW WORK ELEVATION NOTES

- REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;
- GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
- REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES; REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-4
- YEAR MATERIAL WARRANTY;
- BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS; RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
- HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
- ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

© 2023 - Bonstra | Haresign Architects

- NEW INTAKE BRICK VENT PENETRATION;

]	#4227	#
3		

KEYED NEW WORK ELEVATION NOTES

REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;

REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP;

REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP; PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP;

NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD; REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;

NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING;

PAINT EXISTING RAILING;

ADD/ALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL;

ADD/ALT: PROVIDE STANDING SEAM METAL CANOPY; 14 NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; NEW ACCESSIBLE CONCRETE RAMP, SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK; 17 NEW CONCRETE LOW WALL;







GENERAL NEW WORK ELEVATION NOTES

- REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;
- GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
- REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
- 4. REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-
- YEAR MATERIAL WARRANTY; BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS;
- RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
- HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
- ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;
- © 2023 Bonstra | Haresign Architects

KEYED NEW WORK ELEVATION NOTES

NEW INTAKE BRICK VENT PENETRATION; NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING; PAINT EXISTING RAILING;

REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;

REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP;

REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP; PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP;

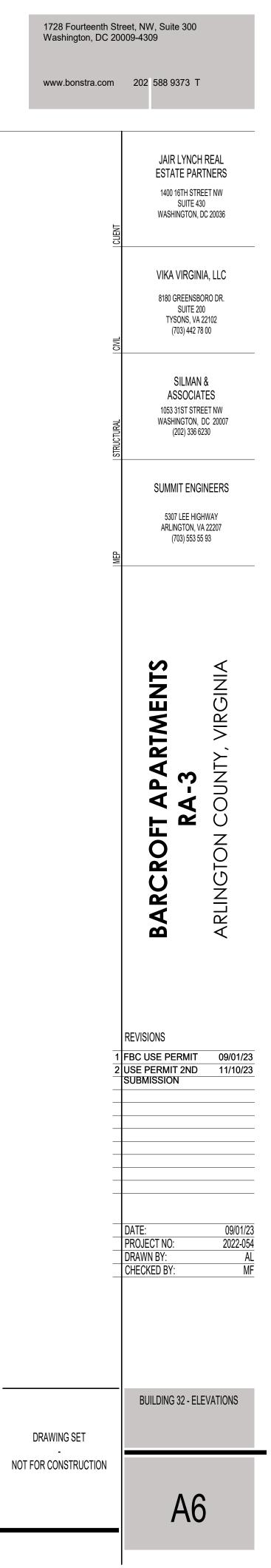
NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD;

REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;

ADD/ALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL; ADD/ALT: PROVIDE STANDING SEAM METAL CANOPY;

14 NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; NEW ACCESSIBLE CONCRETE RAMP, SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK; 17 NEW CONCRETE LOW WALL;



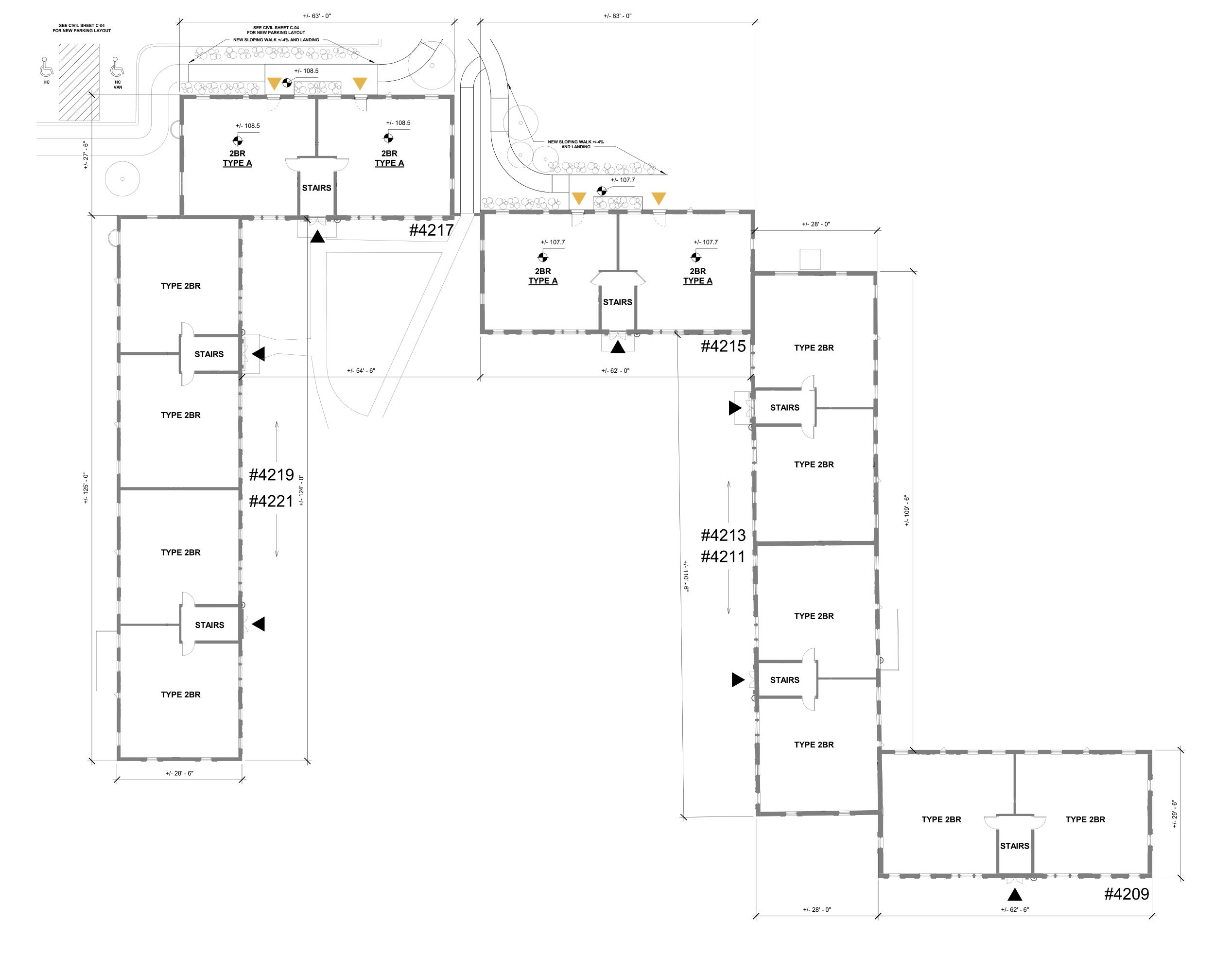


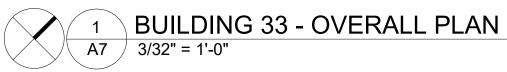
1 / A4

2 / A3

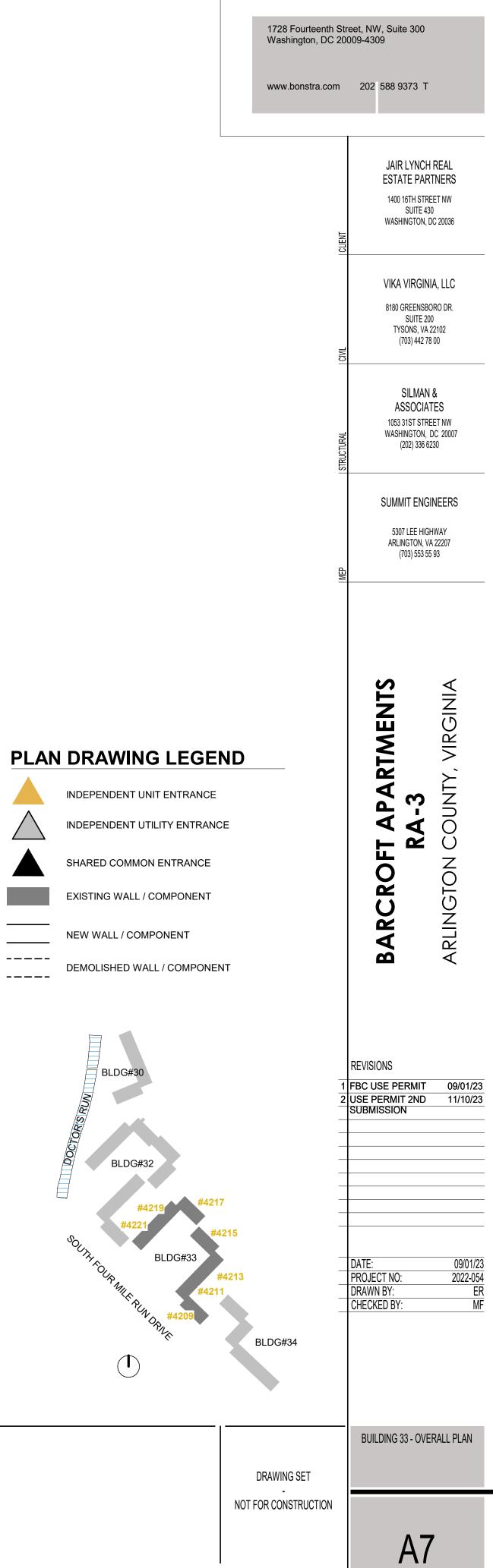
1/A3

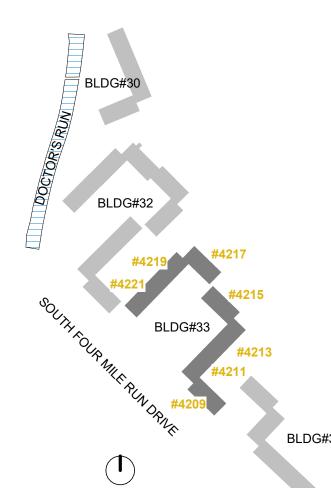
2/A4





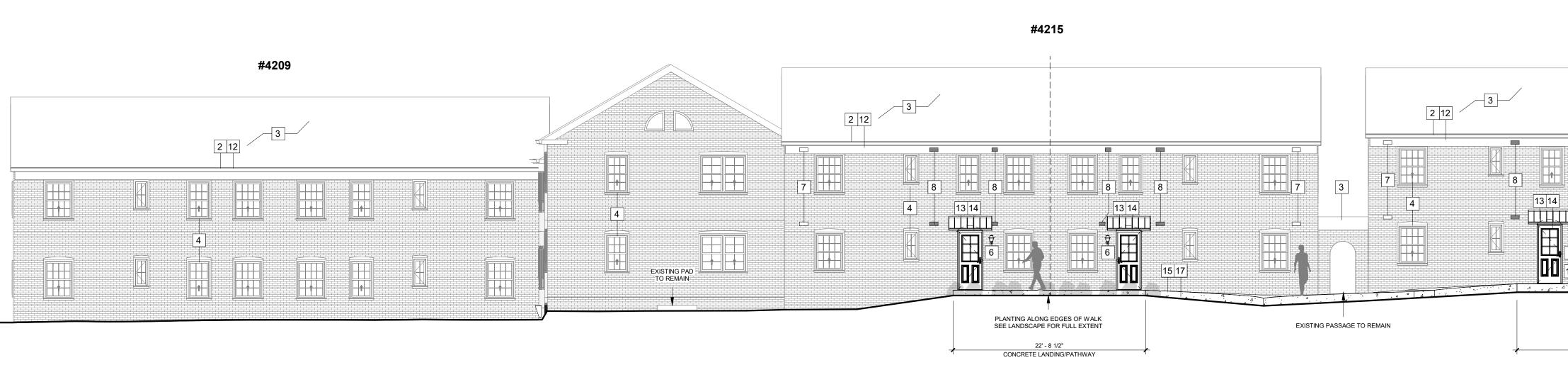
Bonstra Haresign ARCHITECTS







BUILDING 33 - ELEVATION A ໌ 1 A8 1/8" = 1'-0"



BUILDING 33 - ELEVATION B 2 A8 / 1/8" = 1'-0"

GENERAL NEW WORK ELEVATION NOTES

REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;

- GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
- REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES; REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-
- YEAR MATERIAL WARRANTY;
- BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS;
- RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
- HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
- ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

- NEW INTAKE BRICK VENT PENETRATION;
- REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;

 - PAINT EXISTING RAILING;

KEYED NEW WORK ELEVATION NOTES

REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;

REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP;

REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP; PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP;

NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD;

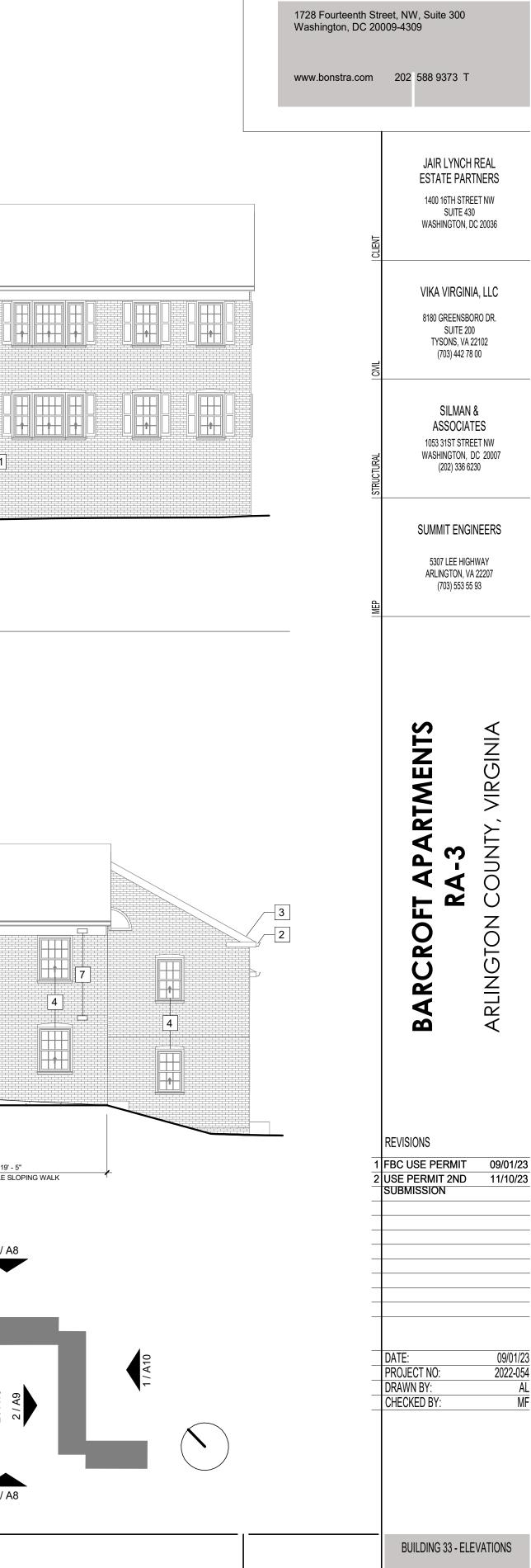
NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING;

ADD/ALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL;

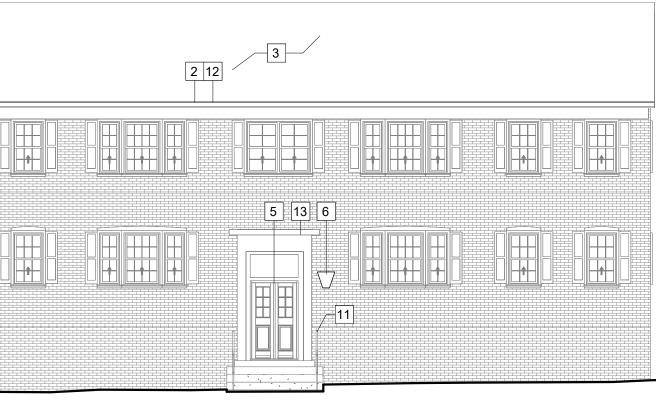
ADD/ALT: PROVIDE STANDING SEAM METAL CANOPY; NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; NEW ACCESSIBLE CONCRETE RAMP, SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK;

17 NEW CONCRETE LOW WALL;



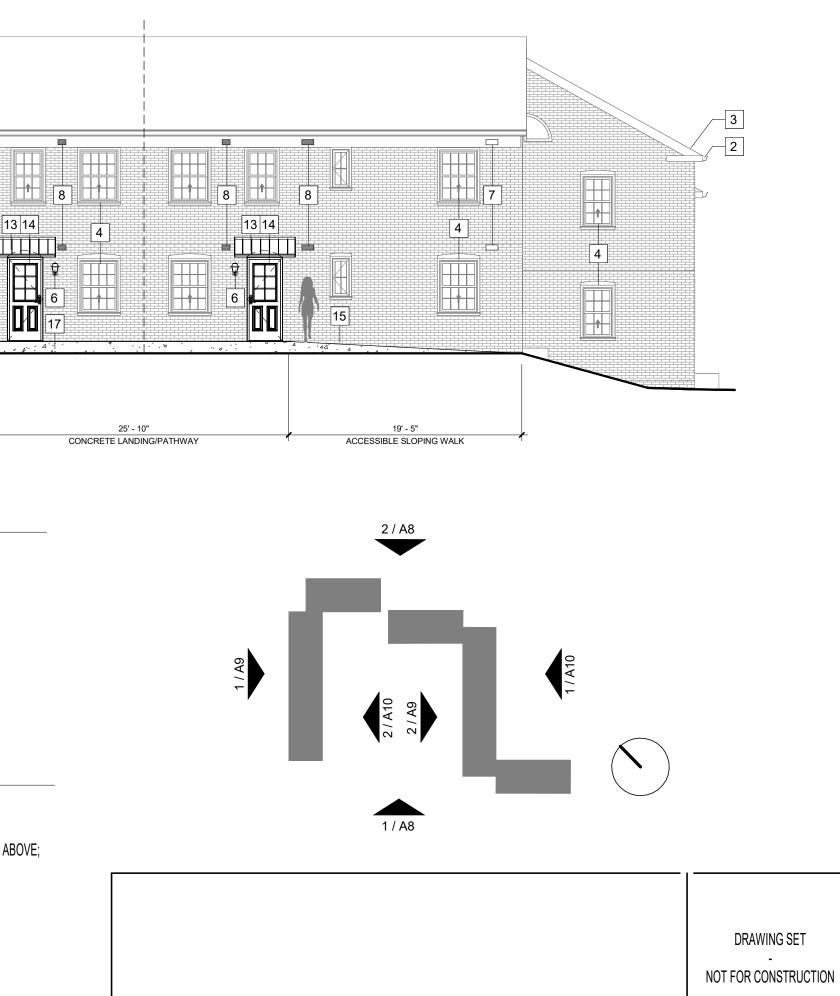


A8

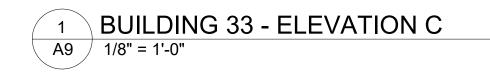


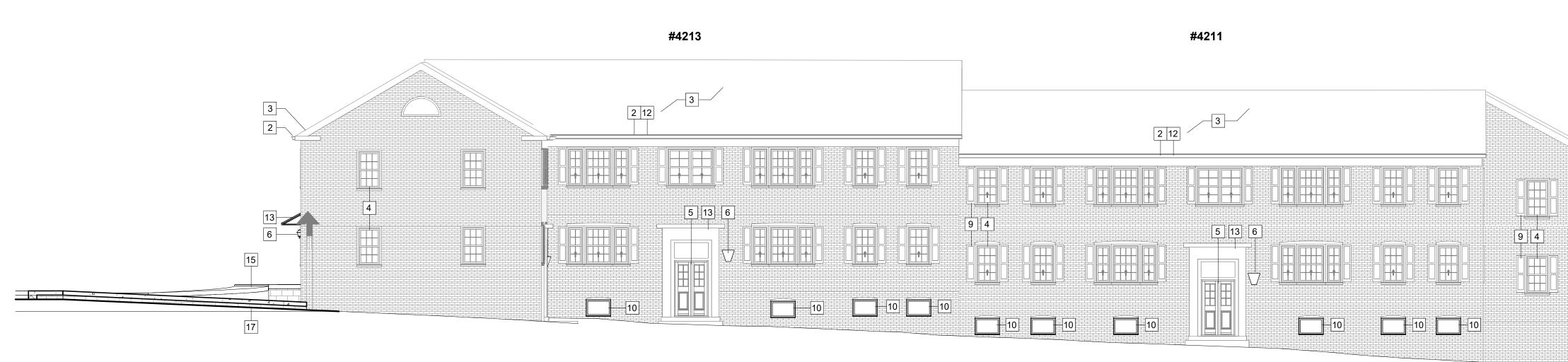
#4209

#4217











GENERAL NEW WORK ELEVATION NOTES

- REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;
- GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
- REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
- 4. REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY;
- BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS:
- RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
- HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
- ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

NEW INTAKE BRICK VENT PENETRATION;

		_	#4221						
	1								
							1		
			<i>,</i>						
			3						
		2 12	2						
4									
	4				4		9	4	94
					K				
10							10	10	
	10	10	[10] [5] [11	1 10	10	10			

KEYED NEW WORK ELEVATION NOTES

REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;

REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP;

REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP; PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP;

NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD; REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;

NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING;

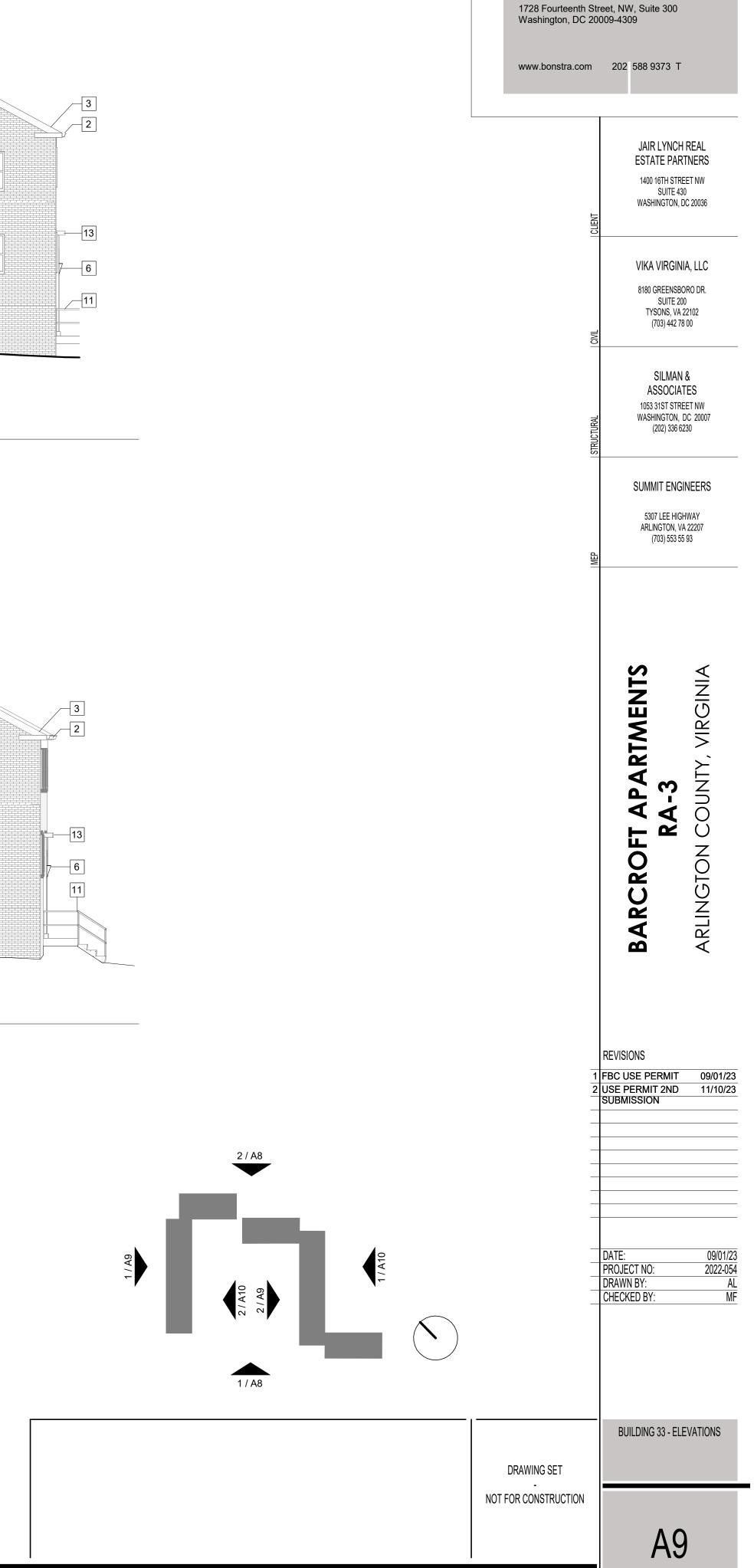
PAINT EXISTING RAILING;

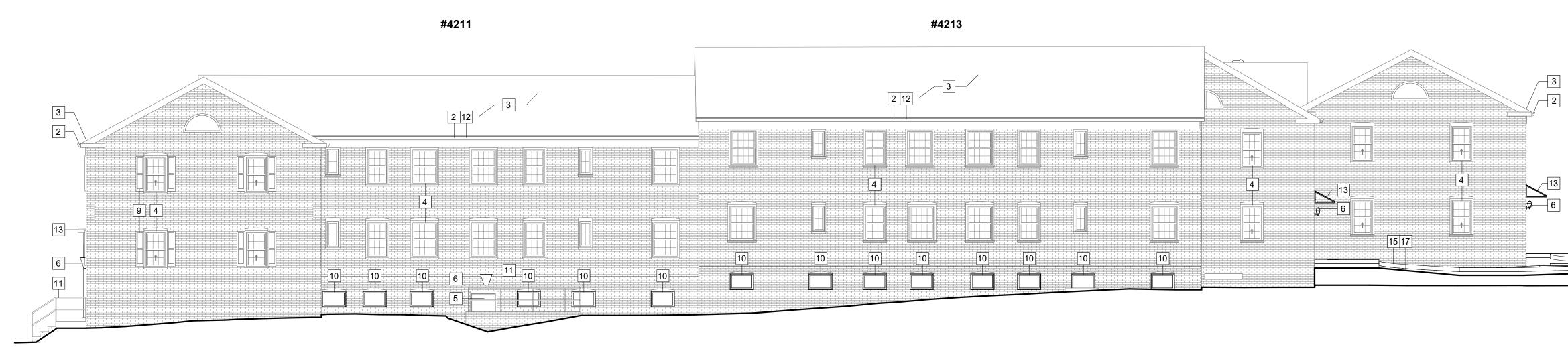
14

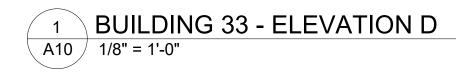
ADD/ALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL;

ADD/ALT: PROVIDE STANDING SEAM METAL CANOPY; NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; NEW ACCESSIBLE CONCRETE RAMP, SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK; 17 NEW CONCRETE LOW WALL;













GENERAL NEW WORK ELEVATION NOTES

- REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;
- GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
- REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
- REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-4 YEAR MATERIAL WARRANTY;
- BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS;
- RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
- HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
- ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

NEW INTAKE BRICK VENT PENETRATION;

© 2023 - Bonstra | Haresign Architects

KEYED NEW WORK ELEVATION NOTES

REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;

REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP; REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP;

PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP;

NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD; REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;

NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING;

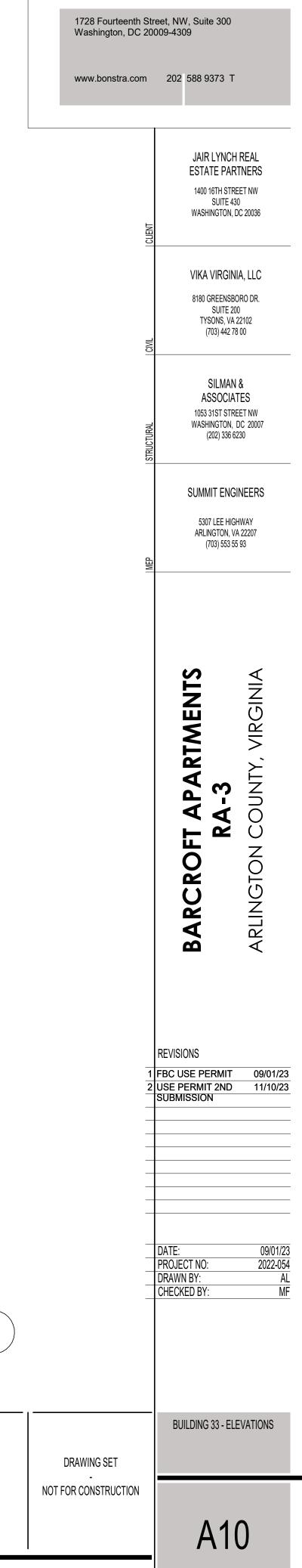
PAINT EXISTING RAILING;

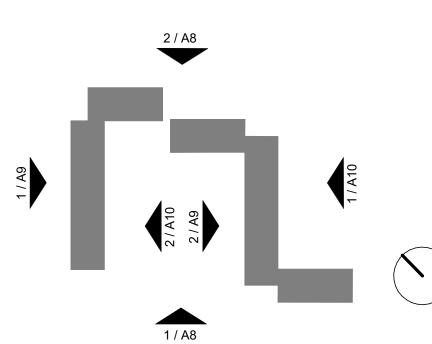
14

12 ADD/ALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL;

ADD/ALT: PROVIDE STANDING SEAM METAL CANOPY; NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; NEW ACCESSIBLE CONCRETE RAMP, SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK; 17 NEW CONCRETE LOW WALL;

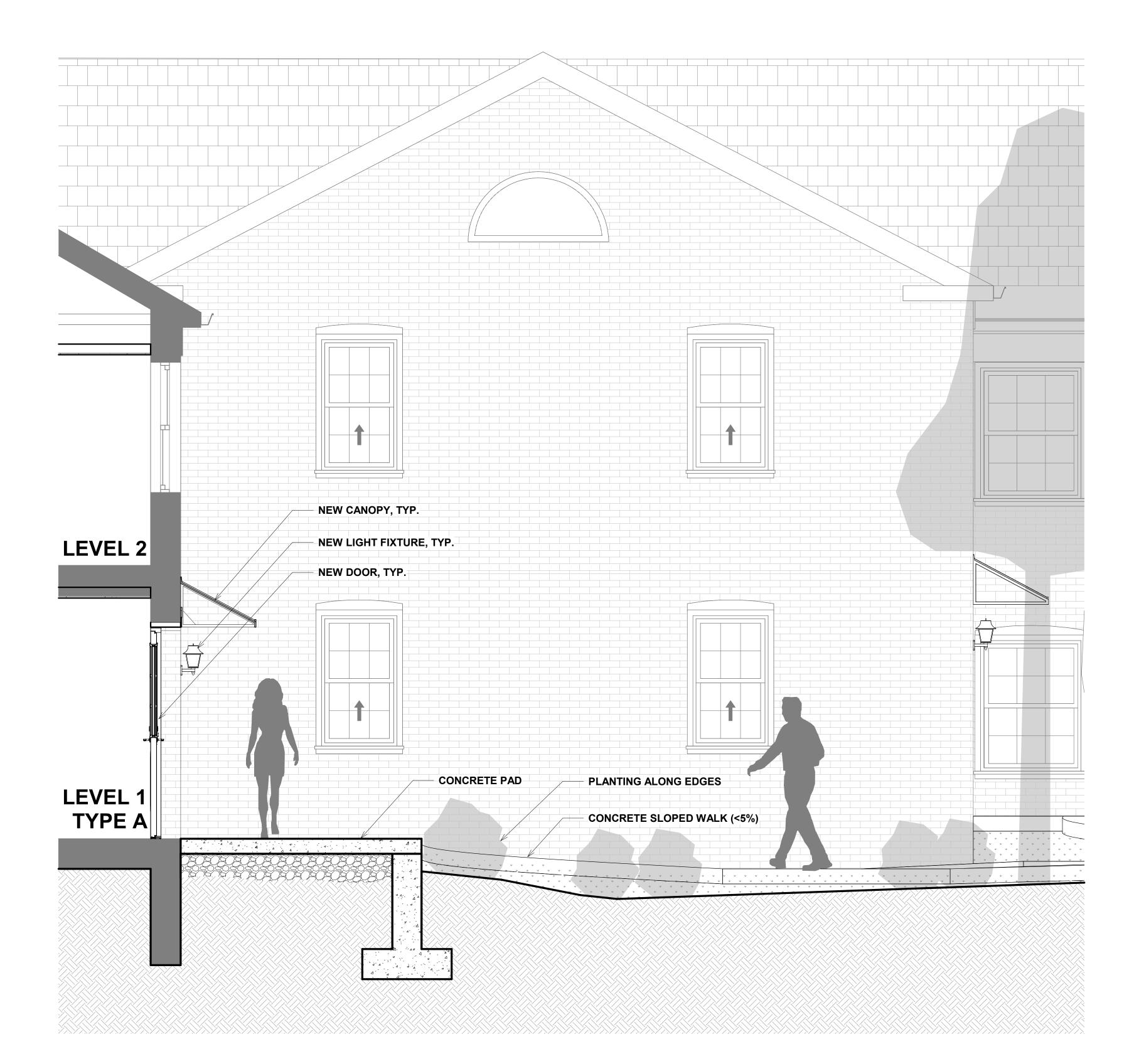








A11

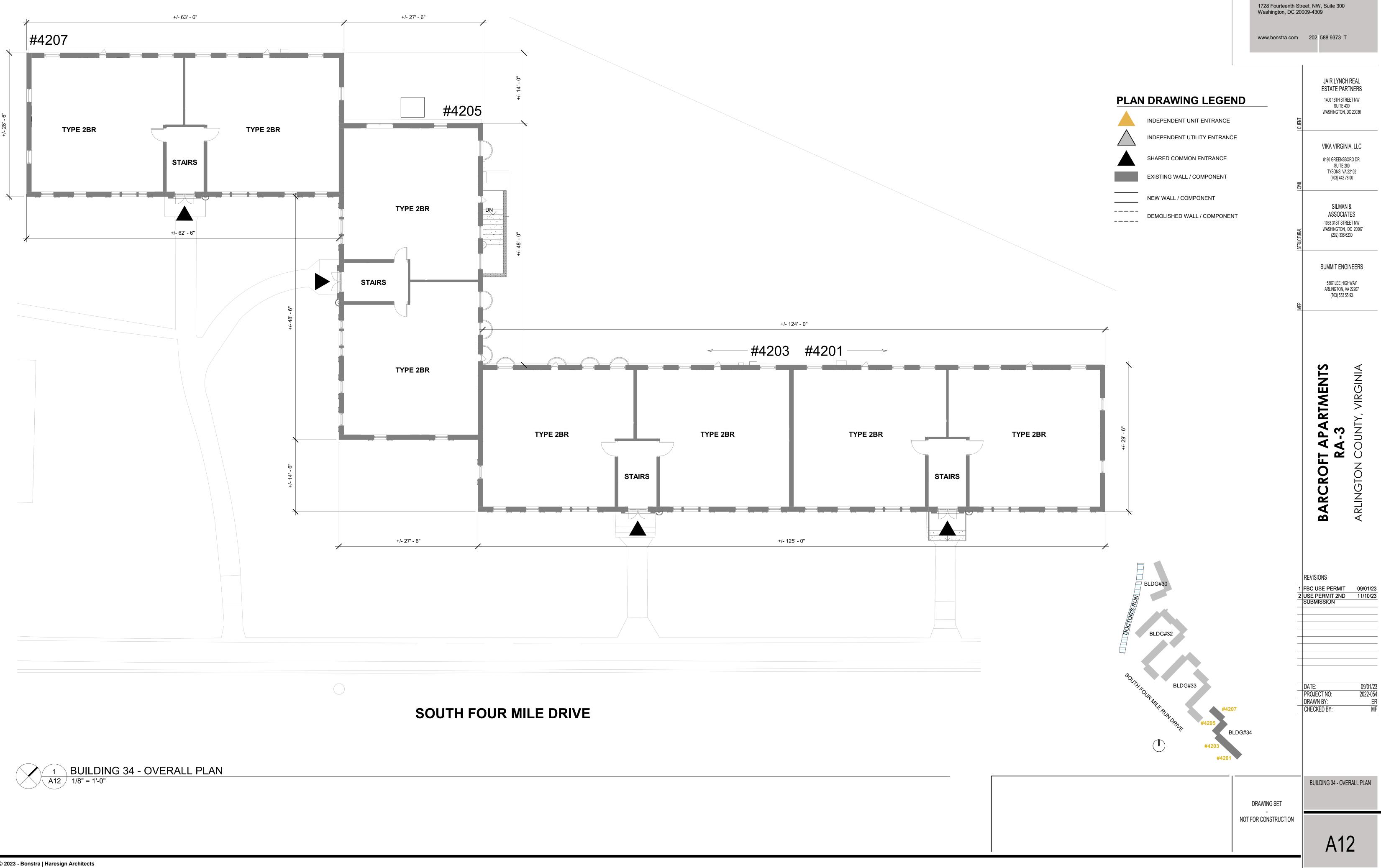


1 BUILDING 33 - CONCEPT SECTION A12A 1/2" = 1'-0"

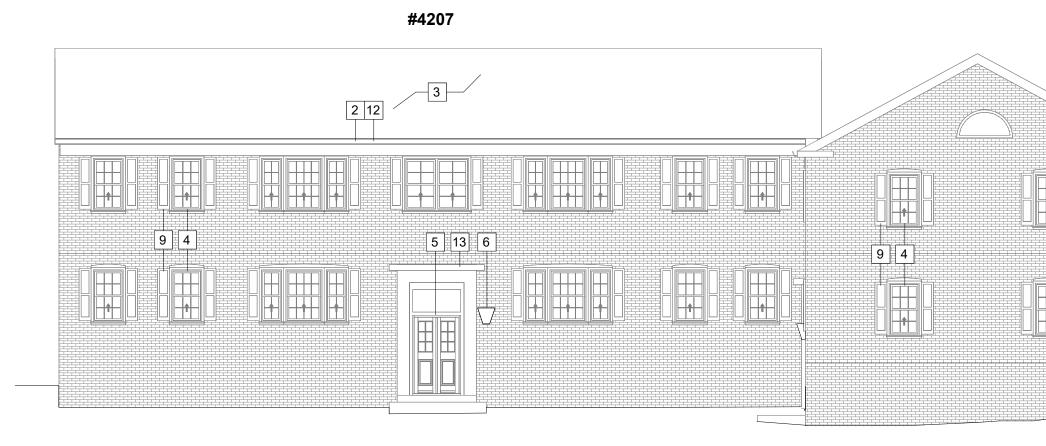
Bonstra Haresign ARCHITECTS



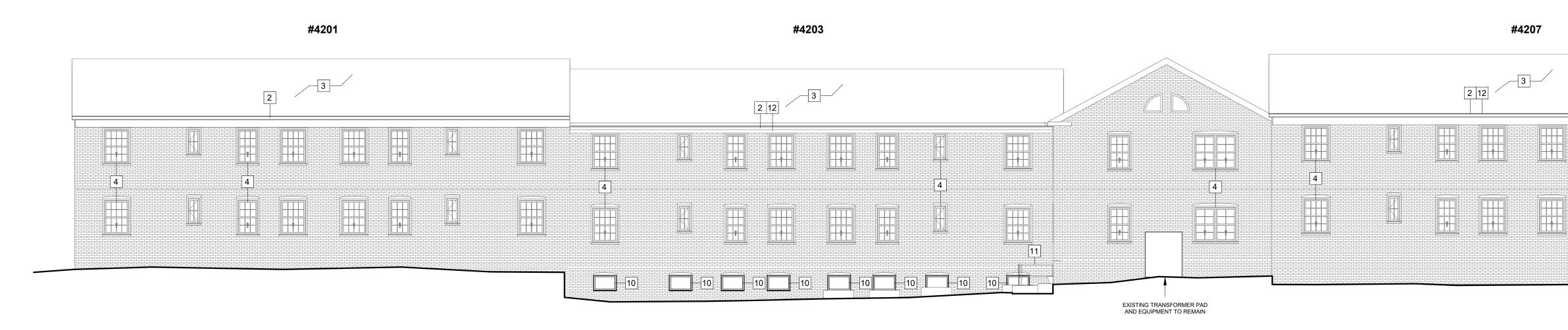
NOT FOR CONSTRUCTION



Bonstra Haresign ARCHITECTS



BUILDING 34 - ELEVATION A **1** A13 / 1/8" = 1'-0"





GENERAL NEW WORK ELEVATION NOTES

REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;

- GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
- REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES; 4. REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-
- YEAR MATERIAL WARRANTY;
- BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS;
- RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
- HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
- ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

- NEW INTAKE BRICK VENT PENETRATION;

- PAINT EXISTING RAILING;

#4203	#4201

KEYED NEW WORK ELEVATION NOTES

REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;

REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP;

REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP; PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP;

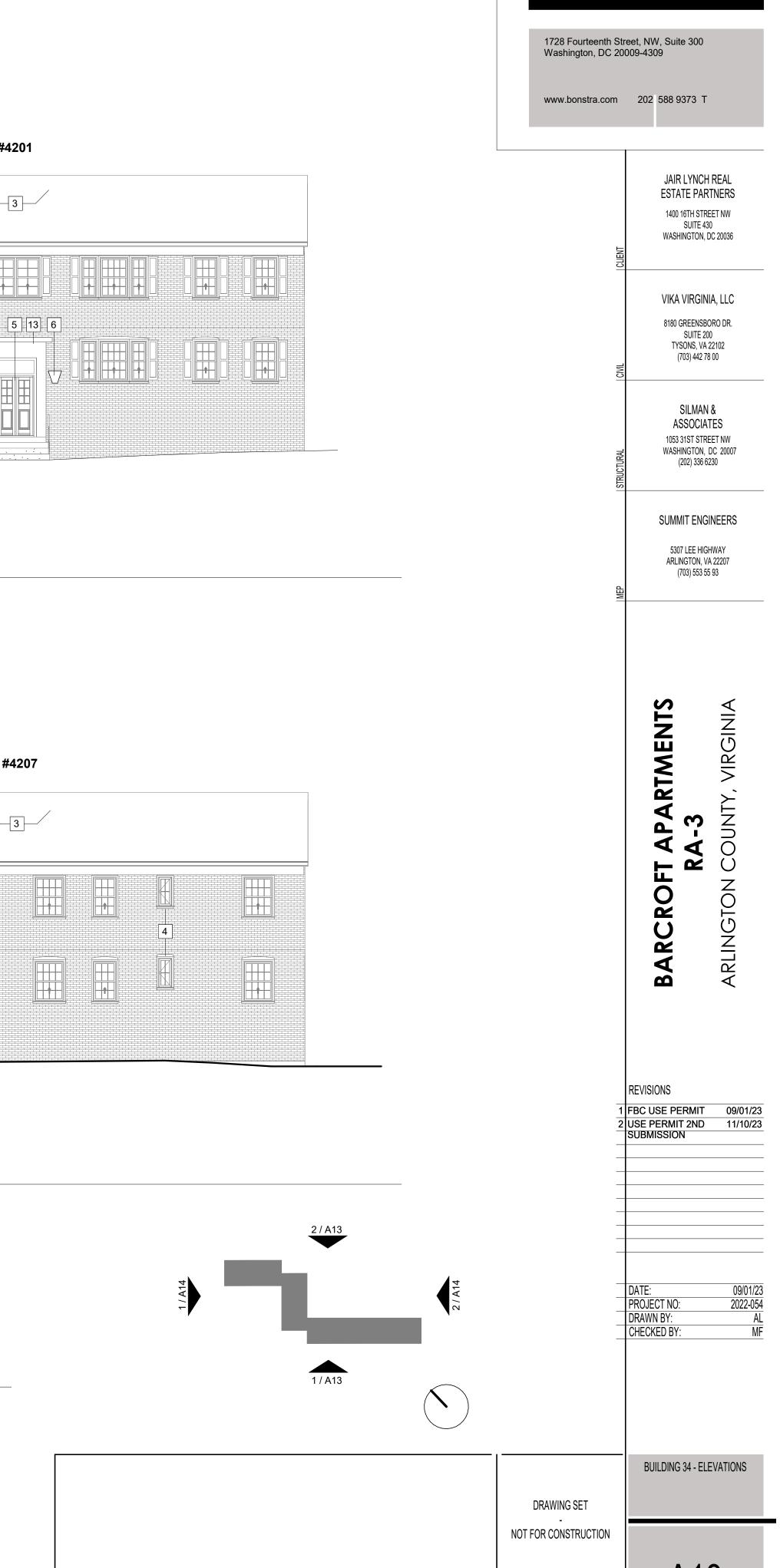
NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD; REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;

NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING;

ADD/ALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL;

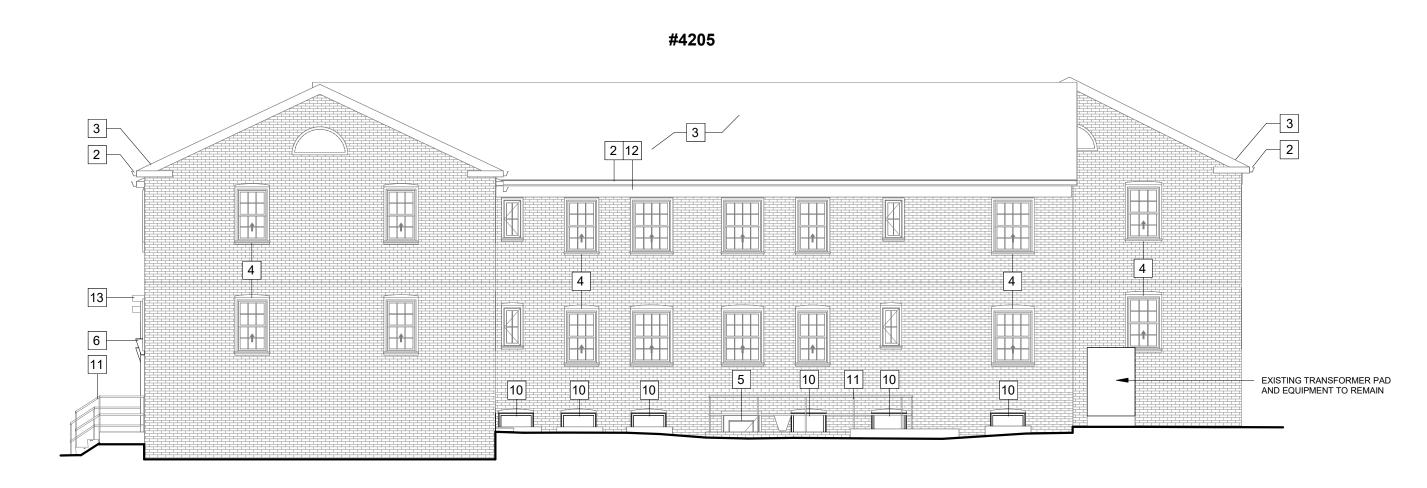
ADD/ALT: PROVIDE STANDING SEAM METAL CANOPY; 14 NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; NEW ACCESSIBLE CONCRETE RAMP, SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK; 17 NEW CONCRETE LOW WALL;

Bonstra Haresign ARCHITECTS











GENERAL NEW WORK ELEVATION NOTES

REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM, POINT-UP MORTAR TO MATCH EXISTING;

- GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
- REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES;
- 4. REPAINT EXISTING EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY;
- BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS;
- RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
- HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
- ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

NEW INTAKE BRICK VENT PENETRATION;

© 2023 - Bonstra | Haresign Architects

KEYED NEW WORK ELEVATION NOTES

REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED;

REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP; REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC...), TYP;

PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP;

NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD; REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY;

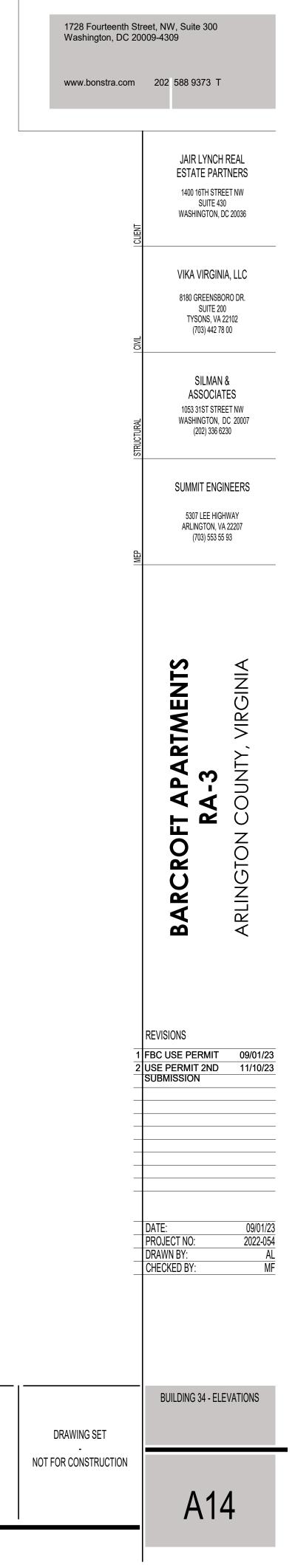
NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING;

PAINT EXISTING RAILING;

ADD/ALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL;

ADD/ALT: PROVIDE STANDING SEAM METAL CANOPY; 14 NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; NEW ACCESSIBLE CONCRETE RAMP, SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK; 17 NEW CONCRETE LOW WALL;





2 / A13

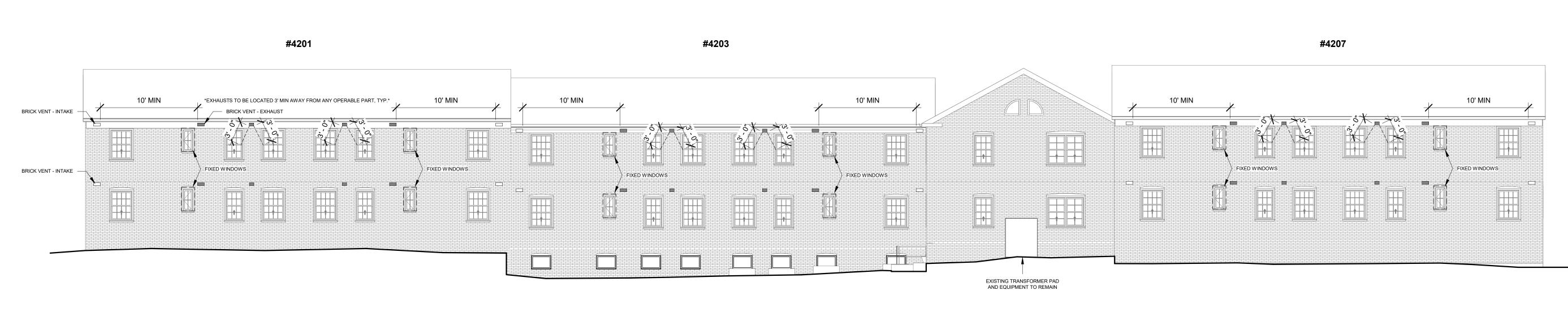
1 / A13

 \land



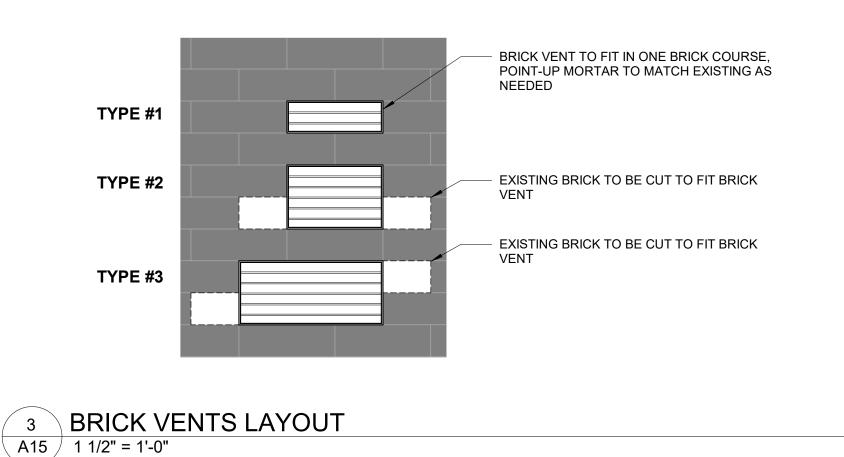
BUILDING 34 - ELEVATION A - TYPICAL PENETRATIONS 1 A15 / 1/8" = 1'-0"

*ALL PENETRATIONS AT BUILDINGS #32, #33, AND #34 TO BE LOCATED SOLELY ON REAR FACADE.





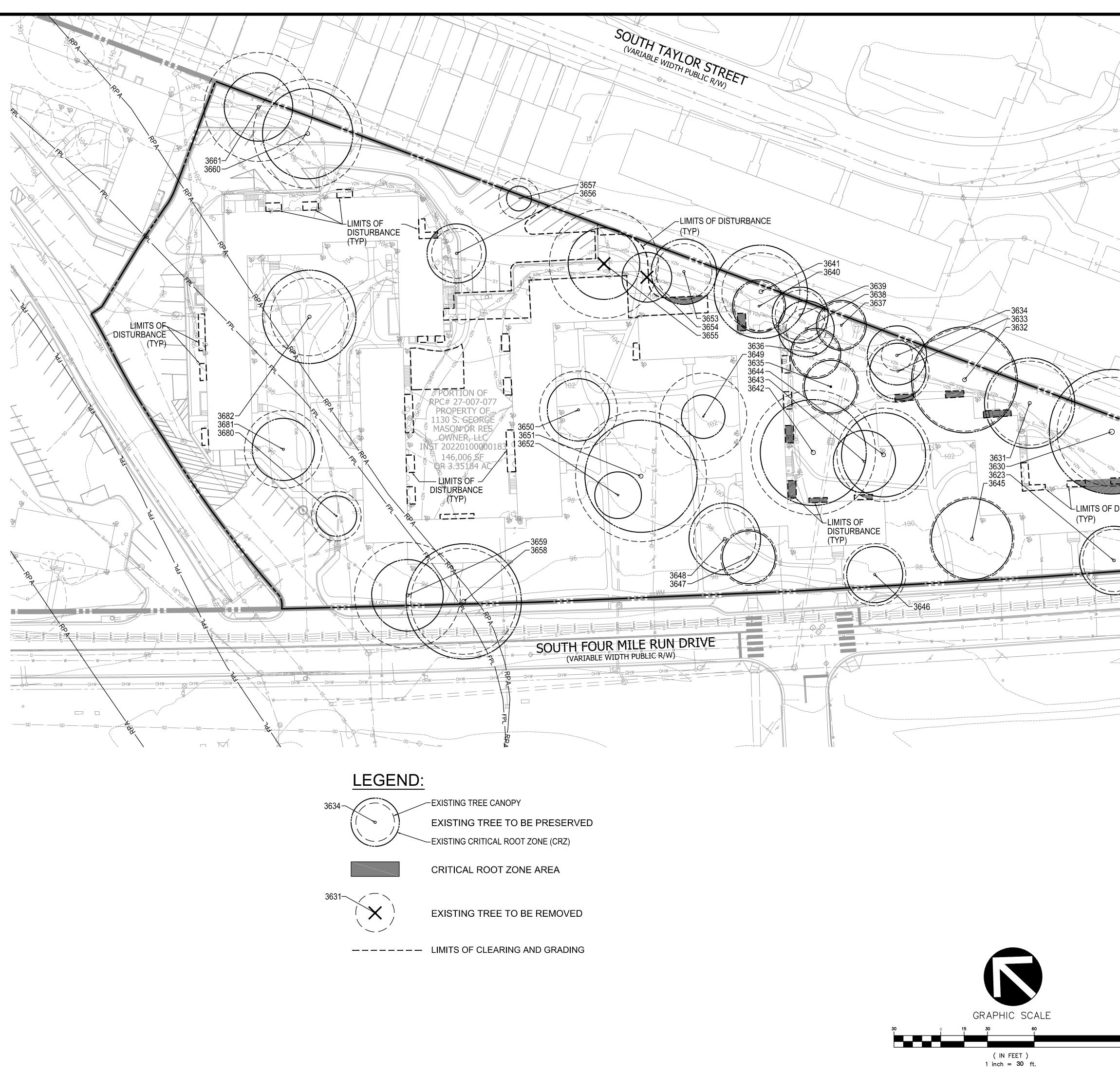
*ALL NEW PENETRATIONS AT BUILDINGS #32, #33, AND #34 TO BE LOCATED ON REAR FACADE. *SIZES AND LOCATIONS SHOWN FOR REFERENCE ONLY. *EXHAUST VENTS MUST BE LOCATED 3' MIN FROM WINDOWS & DOORS OPERABLE PART. *EXHAUST VENTS MUST BE LOCATED 10' MIN FROM ANY INTAKE VENT. *ACTUAL SIZES AND LOCATIONS TO BE CONFIRMED DURING FINAL DESIGN. *IMPACT ON WINDOW OPERABLE PARTS TO BE CONFIRMED DEPENDING ON FINAL LOCATION AND SIZING.



#4203

Bonstra Haresign ARCHITECTS





	VIKA VIRC 8180 Green
	Tysons, VA 703.442.78
	Our Site
W W Starter Co	THE INFORMAT
	DRAWINGS AND/C TO VIKA VIRGINIA
	INTELLECTUAL DOCUMENTS MUS OR COPIED, DIGIT
	ANY DESIGN PU WRITTEN AUTH
	VIOLATIONS MAY SIGNED AND SEAL FOR RECORDI
	©
	PLAN STATU
	USE PERMIT 1ST
	USE PERMIT 2ND
-EXISTING TREE CANOPY	POST-APPRC
-EXISTING CRITICAL ROOT ZONE (CRZ)	SHEET STAT
DISTURBANCE 3629 3628 3627 3625	
DISTURBANCE 3627 3625	
3624	
3626	
	PROFESSIONAL SE
	نې بې
	OW
	Į Į
	BARCR
	4.1.2
	ARLIN
PLAN PREPARED BY: NELSON P. KIRCHNER, RLA ISA CERTIFIED ARBORIST No. MA-4720AM	
SIGNATURE	1
DATE	
	DRAWN BY: . DESIGNED BY: .
	DATE ISSUED:
	SCALE:
—J [NO.
	SHEET

VIKA VIRGINIA, LLC 8180 Greensboro Dr., Suite 200 Tysons, VA 22102 703.442.7800 vika.com									
Our Site Set on t	he Future.								
THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.									
PLAN STATUS	DATE								
USE PERMIT 1ST SUBMISSION USE PERMIT 2ND SUBMISSION	<u>09/01/2023</u> <u>11/10/2023</u> 								
POST-APPROVAL									
SHEET STATUS									
JEFFREY A. KREPS D Lic. No. 1259									

ROFT - PHASE 2 .2 USE PERMIT

NGTON COUNTY, VIRGINIA

XISTING TREE INVENTORY PLAN

DRAWN BY: DESIGNED BY: DATE ISSUED:	PNN NPK 09/01/2023	
DWG. SCALE:	1"=30'	
VIKA NO.	VV8340S	
SHEET NO.	L-01	

Tree No.	Species	Size	CRZ	Field Condition	Species Rating	CRZ Within LOD	Total Score	Status	Invasive Species	Replacement Trees	Existing Tree Condition Observations	Tree No	. Species	Size	CRZ	Field Condition		CRZ Within LOD	Total Score	Status	Invasive Species	Replacement Trees	
		*DBH (in)	R (ft)	%		%								*DBH (in)	R (ft)	%		%					
3623	Acer rubrum, Red Maple	21.5	22	0.70	0.70	0.0%	10.5	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.	3650	Acer rubrum, Red Maple	19.7	20	0.45	0.70	0.0%	6.2	Preserve	No	0	TREE-36 STRUCTU MOWERS
3624	Quercus rubra, Northern Red Oak	12.8, 7.5, 4.5	13	0.70	0.75	0.0%	6.8	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.												BRANCHI
3625	Quercus stellata, Post Oak	5.6	8	0.70	0.75	0.0%	2.9	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.	3651	Quercus rubra, Northern Red Oak	35.5	36	0.70	0.75	0.0%	18.6	Preserve	No	0	NO APPAI COLOR, V
3626	Quercus stellata, Post Oak	3.5	8	0.70	0.75	0.0%	1.8	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.	3652	Carya glabra, Pignut Hickory	14.5	15	0.70	0.60	0.0%	6.1	Preserve	No	0	NO APPA COLOR, \
3627	Quercus stellata, Post Oak	22.0	22	0.70	0.75	0.0%	11.6	Preserve	Yes	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.	3653	Carya glabra, Pignut Hickory	20.5	21	0.70	0.60	6.6%	8.6	Preserve	No	0	NO APPA COLOR, \
3628	Acer rubrum, Red Maple	5, 3	8	0.50	0.70	0.0%	1.8	Preserve	No	0	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. FAIR/GOOD (F/G) STRUCTURE & SCAFFOLD BRANCHING. CHAIN LINK FENCE EMBEDDED INTO TRUNK STEM.	3654	Tsuga canadensis, Eastern Hemlock	16.0	16	0.70	0.60	100.0%	6.7	Remove	No	2	NO APPA COLOR, N 22.3" STI
3629	Acer rubrum, Red Maple	4.5	8	0.50	0.70	0.0%	1.6	Preserve	No	0	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. FAIR/GOOD (F/G) STRUCTURE & SCAFFOLD BRANCHING. CHAIN LINK FENCE	3655	Quercus alba, White Oak	22.3, 19.5	23	0.70	0.88	100.0%	14.2	Remove	No	3	Color, N W/ No Si & Vitali Root Cr
3630	Quercus phellos, Willow Oak	40.0	40	0.70	0.75	5.5%	21.0	Preserve	No	0	EMBEDDED INTO TRUNK STEM. NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.	3656	Carya glabra, Pignut Hickory	18.2	19	0.64	0.60	1.0%	7.0	Preserve	No	0	NO APPA COLOR, N YEARS O
3631	Quercus stellata, Post Oak	25.8	29	0.70	0.75	2.8%	13.5	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.	3657	Albizia julibrissin, Mimosa	4.8	8	0.40	0.35	0.0%	0.7	Preserve	No	0	NO SEVE VIGOR & EX CURB
3632	Quercus rubra, Northern Red Oak	34.0	34	0.48	0.75	1.3%	12.2	Preserve	No	0	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. FAIR/GOOD (F/G) STRUCTURE. CANOPY W/ DEADWOOD/STORM DAMAGE. LOW	3658	Quercus alba, White Oak	37.0	37	0.70	0.88	0.0%	22.8	Preserve	No	0	NO APPA COLOR, N
3633	Quercus stellata, Post Oak	17.6	18	0.52	0.75	4.7%	6.9	Preserve	No	0	CANOPY RATIO OPEN CANKER & TRUNK STEM ROT. NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR & VIGOR. F/G VITALITY & STRUCTURE. F/P SCAFFOLD BRANCHING & CANOPY RATIO.	3659	Acer rubrum, Red Maple	23.0	23	0.45	0.70	0.0%	7.2	Preserve	No	0	TREE-365 ROOT CR & VITALI
3634	Quercus stellata, Post Oak	18.8	19	0.52	0.75	0.0%	7.3	Preserve	No	0	NO SEVERE BIOTIC ISSUES OBSERVED. F/G VIGOR & VITALITY. FAIR/POOR TRUCTURE. GOOD FOLIAGE COLOR.	3660	Quercus alba, White Oak	29.0	29	0.60	0.88	0.0%	15.3	Preserve	No	0	NO APPA COLOR, N YEARS O
3635	Carya glabra, Pignut Hickory	13, 16.8, 8.8	17	0.70	0.60	0.0%	7.1	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.	3661	Quercus alba, White Oak	22.0	22	0.60	0.88	0.0%	11.6	Preserve	No	0	NO APPA COLOR, N YEARS O
3636	Carya glabra, Pignut Hickory	15.5	16	0.70	0.75	0.0%	8.1	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.	3680	Acer rubrum, Red Maple	13.0	13	0.39	0.70	0.0%	3.5	Preserve	No	0	TREE-368 TRUNK S
3637	Quercus stellata, Post Oak	16.0	16	0.56	0.75	0.0%	6.7	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE, SCAFFOLD BRANCHING & CANOPY RATIO.	3681	Acer rubrum, Red Maple	20.0	20	0.70	0.70	0.0%	9.8	Preserve	No	0	NO APPA COLOR, N
3638	Quercus stellata, Post Oak	18.0	18	0.70	0.75	0.0%	9.5	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.	3682	Quercus alba, White Oak	29.8	30	0.62	0.88	0.0%	16.3	Preserve	No	0	NO APPA COLOR, N DEADWC
3639	Quercus stellata, Post Oak	17.4	18	0.70	0.75	0.0%	9.1	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.							Compute	ed Repl	acement T	ree Total:	5	
3640	Carya glabra, Pignut Hickory	16.2	17	0.70	0.75	6.5%	8.5	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.	DBH = Dia	meter at Breast Height (measured 4.5 fe	eet above ex	isting grad	de or as noted)).						
3641	Quercus stellata, Post Oak	29.3	30	0.70	0.75	2.1%	15.4	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.		eter measurement as recorded at the ro ot Zone (CRZ): For trees with < 8" calipe										ik stem at brea
3642	Quercus phellos, Willow Oak	33.8	34	0.62	0.75	4.2%	15.7	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. CANOPY W/		Ratings provided as percentages as bas							-		ielty of Arboriculture.	
3643	Quercus stellata, Post Oak	19.5	20	0.52	0.75	0.0%	7.6	Preserve	No	0	SLIGHT DROPPING DEADWOOD. NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE. TREE DROPPING	\\VA-PROJ	JECTS2.vika.com\projects\Projects\8340)\8340S\DA	TA\Landsc	ape & Trees\F	RA-3 Tree Invto	ry\[RA-3 Tree Invto	y (2022.11	09).xls]Sheet1			
3644	Quercus stellata, Post Oak	27.0	27	0.50	0.75	0.7%	10.1	Preserve	No	0	DEADWOOD FROM CANOPY. NO SEVERE BIOTIC ISSUES OBSERVED. TREE SHOWS MODERATE VIGOR & VITALITY. TREE CANOPY W/ POOR SCAFFOLD BRANCHING & DEADWOOD.												
3645	Quercus phellos, Willow Oak	26.0	26	0.70	0.75	0.0%	13.7	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.												
3646	Acer rubrum, Red Maple	17.3	18	0.50	0.70	0.0%	6.1	Preserve	No	0	TREE-3646 SHOWS UPPER CANOPY DECLINE - NECROTIC UPPER CANOPY BRANCH STEMS. LOWER CANOPY SHOWS GOOD COLOR, VIGOR & VITALITY.												PLAI ISA SIGI
3647	Pinus strobus, Eastern White Pine	16.5	17	0.70	0.55	0.0%	6.4	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.												DAT
3648	Liroiodendron tilipifera, Yellow Poplar	22.5	23	0.70	0.70	0.0%	11.0	Preserve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.												
3649	Acer rubrum, Red Maple	13.2	14	0.30	0.70	0.0%	2.8	Preserve	No	0	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/P STRUCTURE. ASYMMETRIC CANOPY & DEADWOOD. UPPER STEM HAS ~45° LEAN. MOUNDING OF SOIL BEHIND THE LEAN. THIS SUGGESTS POSSIBLE ROOT FAILURE.												

LAYOUT: L-02, Plotted By: johnson

tus	Invasive Species	Replacement Trees	Existing Tree Condition Observations			
erve	re No 0		TREE-3650 SHOWS DECLINE. FAIR/POOR (F/P) STRUCTURE. MECHANICAL DAMAGE FROM LAWN MOWERS. DECAY AT ROOT CROWN. POOR SCAFFOLD BRANCHING & CANOPY RATIO.			
erve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.			
erve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.			
erve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.			
love	No	2	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.			
iove	No	3	22.3" STEM W/ NO APPARENT BIOTIC ISSUES. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. 19.5" STEM W/ NO SEVERE BIOTIC ISSUES. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE. STEMS ARE CODOM AT ROOT CROWN. OPEN CANKER AT ROOT CROWN.			
erve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. TREE SHOWS YEARS OF UTILITY PRUNING.			
erve	No	0	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE. TREE ROOTED AT EX CURB & GUTTER. F/G CANOPY RATIO.			
erve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.			
erve	No	0	TREE-3659 SHOWS TRUNK STEM DECLINE. FUNGI AT ROOT CROWN. CANOPY SHOWS COOD COLOR, VIGOR & VITALITY.			
erve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. TREE SHOWS YEARS OF UTILITY PRUNING.			
erve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. TREE SHOWS YEARS OF UTILITY PRUNING.			
erve	No	0	TREE-3680 SHOWS DECLINE. DEADWOOD IN CANOPY. TRUNK STEM W/ EXFOLIATING BARK.			
erve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.			
erve	No	0	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. SLIGHT DEADWOOD IN UPPER CANOPY.			
ent T	ree Total:	5				
ent at 4	.5 ft above exis	ting grade.				
caliper t	trunk stem, for	each 1" diameter trun	k stem at breast height equals 1-ft of CRZ diameter. CRZ for trees			
the International Socielty of Arboriculture.						
Sheet1						

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA ISA CERTIFIED ARBORIST No. MA-4720AM SIGNATURE ______ DATE ______

<section-header><section-header><section-header><section-header><section-header><text></text></section-header></section-header></section-header></section-header></section-header>					
PLAN STATUS	DATE				
USE PERMIT 1ST SUBMISSION	09/01/2023				
USE PERMIT 2ND SUBMISSION	11/10/2023				
POST-APPROVAL SHEET STATUS	DATE				
	I				
PROFESSIONAL SEAL					
JEFFREY A. KREPS Lic. No. 1259					

BARCROFT - PHASE 2

DRAWN BY: DESIGNED BY: DATE ISSUED:	PNN NPK 09/01/2023	
DWG. SCALE:	N/A	
VIKA NO.	VV8340S	
SHEET NO.	L-02	

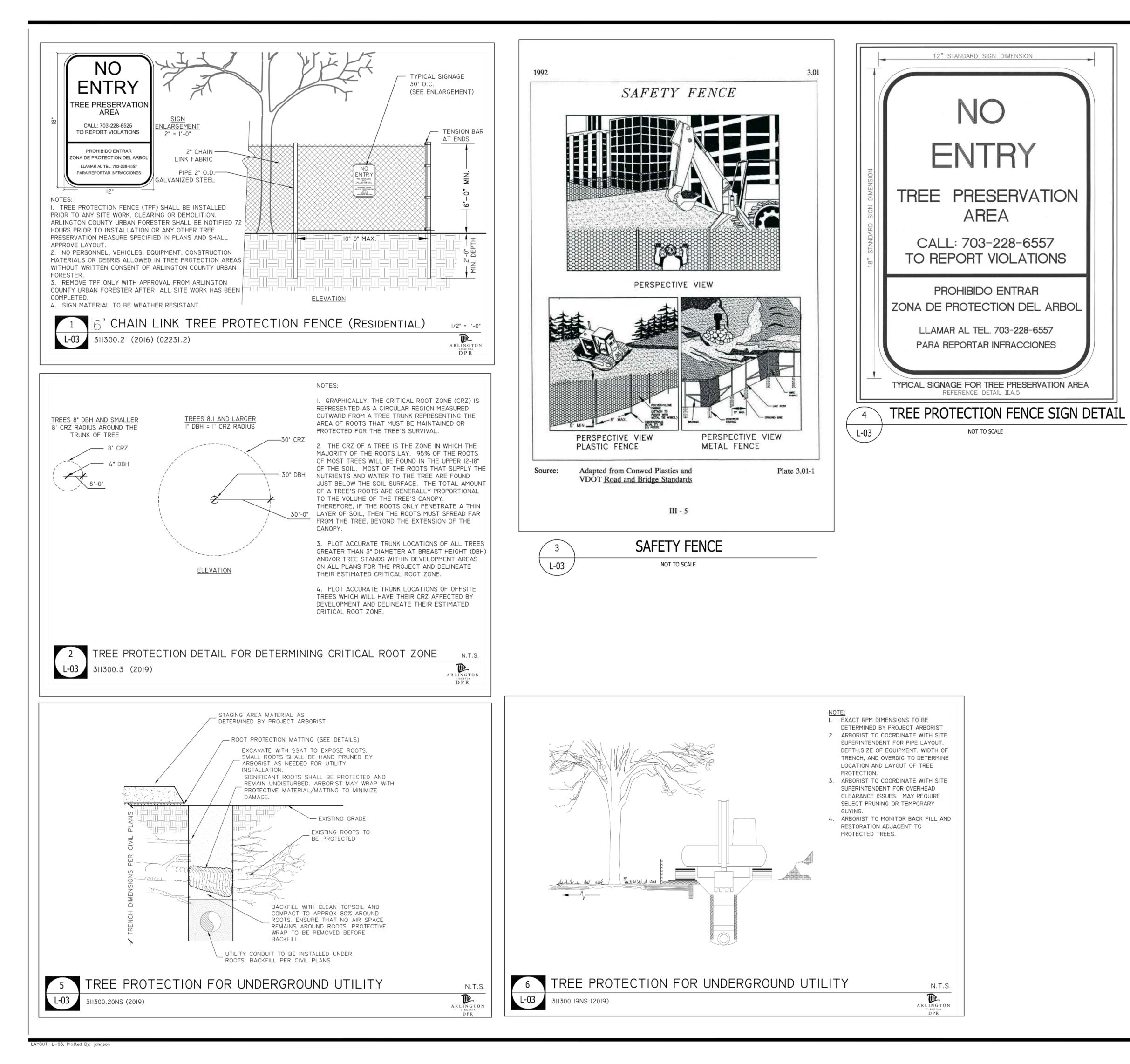
4.1.2 USE PERMIT

ARLINGTON COUNTY, VIRGINIA

EXISTING

TREE INVENTORY

DATA



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), AND/ 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. BEFORE ANY GRADING, DEMOLITION, OR OTHER DISTURBANCE, TREE PROTECTION NEEDS TO BE INSTALL PER PLAN, AND INSPECTED BY AN ARLINGTON COUNTY PARKS AND RECREATION URBAN FORESTER. EROSION AND SEDIMENT CONTROLS ARE INSPECTED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- 2. THE TREE PROTECTION PLAN MUST BE APPROVED BY ARLINGTON COUNTY PRIOR TO ISSUANCE OF A CLEARING AND GRADING PERMIT.
- 3. USE CRITICAL ROOT ZONE DETAIL REQUIREMENT FOR THE AREA TO BE PROTECTED. SPECIMEN TREES WILL BE DESIGNATED BY THE URBAN FORESTER AND PROTECTED ACCORDING TO DETAIL R-7.7. (TREES 30" dbh AND GREATER)
- 4. TREE PROTECTION FENCING SHALL BE ERECTED AT THE CRITICAL ROOT ZONE OR BEYOND PRIOR TO START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY. SIGNS STATING "NO ENTRY, TREE PROTECTION AREA, CALL 703-228-6557 TO REPORT VIOLATIONS" ARE TO BE POSTED IN BOTH ENGLISH AND SPANISH. SEE DETAIL $\begin{pmatrix} 1\\ 1 \\ 1 \\ 1 \\ 1 \end{bmatrix}$
- 5. TREE PROTECTION SHALL BE A MINIMUM OF 4' HIGH CHAIN LINK FENCE MOUNTED ON VERTICAL PIPES DRIVEN 2' INTO THE GROUND WITH NO GATES.
- 6. SUBMIT PHOTOGRAPHIC RECORD (2 PICTURES) OF ALL TREES TO BE PRESERVED OVER 3" DBH AFTER FENCE IS INSTALLED.
- 7. NO PERSON, MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREA. ANY VIOLATION OF THIS REQUIREMENT MAY RESULT IN A FINE OF \$500 PER DAY OF VIOLATION.
- 8. ANY DAMAGE TO A TREE BEING PRESERVED SHALL RESULT IN A PAYMENT BY THE OWNER/DEVELOPER TO THE COUNTY FOR THE AMOUNT OF DAMAGE BASED ON THE LATEST EDITION OF "THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS GUIDE FOR PLANT APPRAISALS" PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL TREES ARE TO BE VALUED AS LANDSCAPE TREES. FOR FURTHER GUIDANCE, SEE ARLINGTON COUNTY TREE APPRAISAL POLICY, ADOPTED BY THE ARLINGTON COUNTY BOARD OCTOBER 2004.
- 9. TREE PROTECTION SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.
- 10. WHEN EXCAVATION IS TO TAKE PLACE WITHIN THE CRITICAL ROOT ZONE, THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ARBORIST TO ROOT PRUNE IMMEDIATELY BEYOND THE LIMITS OF EXCAVATION TO A DEPTH OF 18 INCHES, PRIOR TO EXCAVATION.
- 11. ANY EXCEPTIONS TO THE ABOVE REQUIREMENTS, SUCH AS CONSTRUCTION WITHIN THE CRITICAL ROOT ZONE, MUST BE APPROVED IN ADVANCE BY ARLINGTON COUNTY BY WAY OF THE TREE PRESERVATION PLAN.
- 12. ADDITIONAL REQUIREMENTS MAY BE NECESSARY ON A CASE-BY-CASE BASIS.
- 13. USE OF MOTORIZED EQUIPMENT IN TREE PRESERVATION AREAS SHALL BE LIMITED TO HAND-OPERATED EQUIPMENT SUCH AS CHAINSAWS, WHEEL BARROWS, RAKE AND SHOVELS. ANY WORK THAT REQUIRES THE USE OF MOTORIZED EQUIPMENT, SUCH AS TREE TRANSPLANTING SPADES, SKID LOADERS, 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.
- 14. CONTRACTOR SHALL NOT STORE BUILDING MATERIALS OR EQUIPMENT WITHIN THE TREE PROTECTION AREAS TO ENSURE NO COMPACTION OCCURS WITHIN THE DRIPLINE OF THE TREES TO BE SAVED.

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM
SIGNATURE

DATE ______2023.11.09



VIKA VIRGINIA, LLC 8180 Greensboro Dr., Suite 200 Tysons, VA 22102 703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED

FOR RECORDING AND/OR CONSTRU	JCTION PURPOSES.
© 2021 VIKA VIRGINIA	, L.L.C. V 12.00
PLAN STATUS	DATE
USE PERMIT 1ST SUBMISSION	09/01/2023
USE PERMIT 2ND SUBMISSION	11/10/2023
POST-APPROVAL	
SHEET STATUS	DATE

PROFESSIONAL SEAL

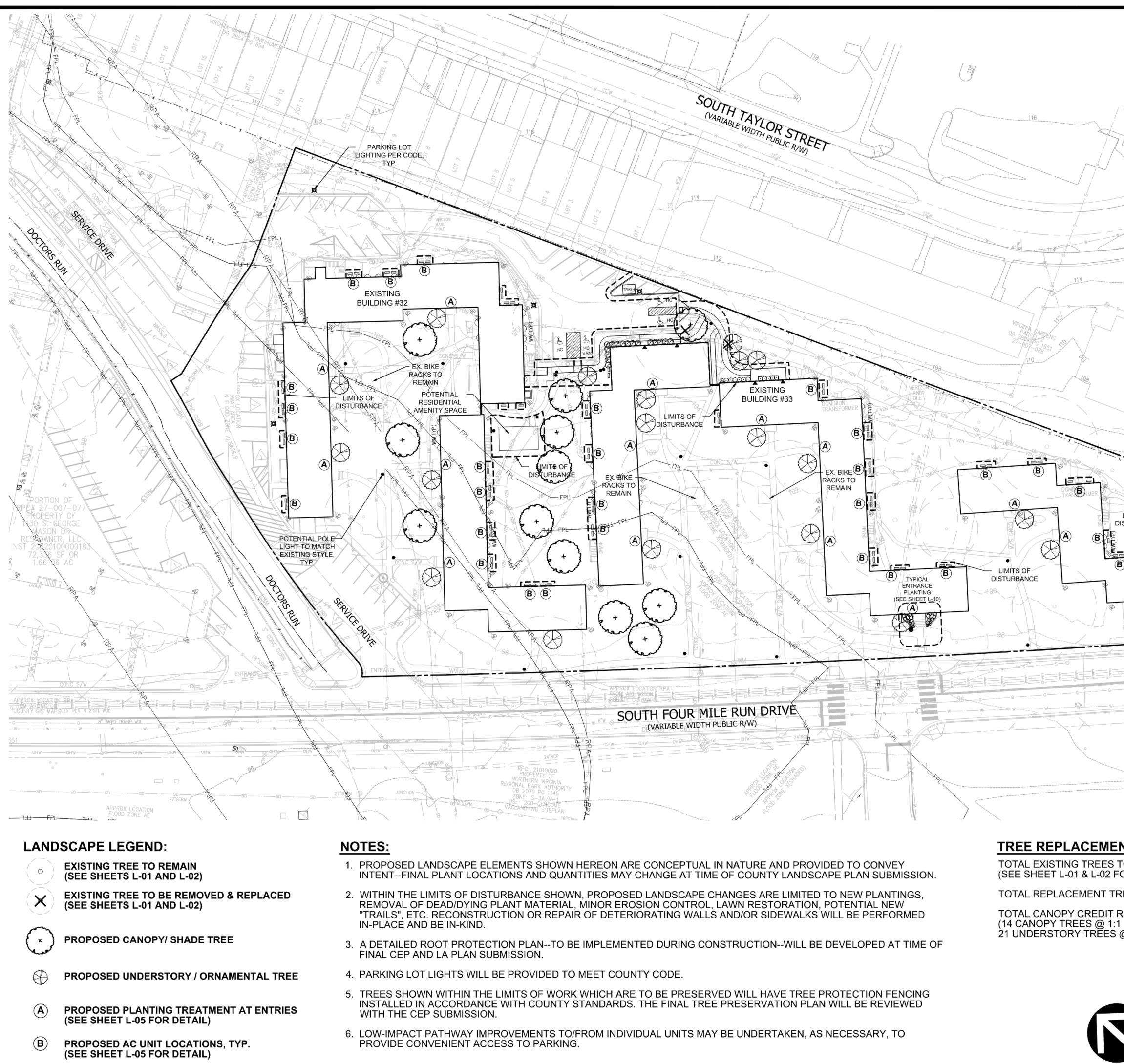


BARCROFT - PHASE 2

4.1.2 USE PERMIT ARLINGTON COUNTY, VIRGINIA

TREE PRESERVATION NOTES AND DETAILS

DRAWN BY: DESIGNED BY: DATE ISSUED:	PNN NPK 09/01/2023	
DWG. SCALE:	AS SHOWN	
VIKA NO.	VV8340S	
SHEET NO.	L-03	



		VIKA VIRGINIA, LLC 8180 Greensboro Dr., S Tysons, VA 22102 703.442.7800 vika.c Our Site Set on	Suite 200 :om
8°W	SD 15"STRM W SD 80 H S	THE INFORMATION, DESIGN, AN DRAWINGS AND/OR DOCUMENTS H TO VIKA VIRGINIA, L.L.C. AND CONS INTELLECTUAL PROPERTY. THES DOCUMENTS MUST NOT BE DIGITAL OR COPIED, DIGITALLY CONVERTED ANY DESIGN PURPOSE, IN ANY FO WRITTEN AUTHORIZATION FROI VIOLATIONS MAY RESULT IN PROSE SIGNED AND SEALED PLANS OR DR. FOR RECORDING AND/OR CONS	AD CONTENT OF THESE ERETO ARE PROPRIETARY STITUTE ITS PROPRIETARY SE DRAWINGS AND/OR LLY FORWARDED, SHARED , MODIFIED, OR USED FOR MAT, WITHOUT PRIOR M VIKA VIRGINIA, L.L.C. CUTION. ONLY APPROVED, AWINGS MAY BE UTILIZED STRUCTION PURPOSES.
s de la		PLAN STATUS USE PERMIT 1ST SUBMISSION USE PERMIT 2ND SUBMISSION	DATE 09/01/2023 11/10/2023
		POST-APPROVAL SHEET STATUS	DATE
LIMITS OF DISTURBANCE			
B B EXIST BUILDIN		PROFESSIONAL SEAL	
€ G G G G G G G G G G G G G G G G G G G		JEFFREY A. Lic. No. T	KREPS A
TO BE RE	BULATION : MOVED = 6	BARCROFT - 4.1.2 USE F ARLINGTON COUNT	PERMIT
FOR DETA	AILS) QUIRED = 5 MENT TREES = 21 D	OVER LANDSCAF	
	GRAPHIC SCALE	DRAWN BY: DESIGNED BY: DATE ISSUED:09/01/202	23
	$\begin{array}{cccc} GRAPHIC SCALE \\ 40 & 0 & 20 & 40 & 80 & 160 \\ \hline \hline \\ \hline $	DWG. SCALE: 1"=30"	
		VIKA VV8340	
	(IN FEET $)1 inch = 40 ft.$		
		I NO. L-U-	•

