

4.1.2 USE PERMIT APPLICATION - NOVEMBER 10, 2023

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DEVELOPMENT TEAM

OWNER CONSULTANT

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

ARCHITECT

BONSTRA | 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
CONTACT: JEFF KREPS

LAND USE ATTORNEY

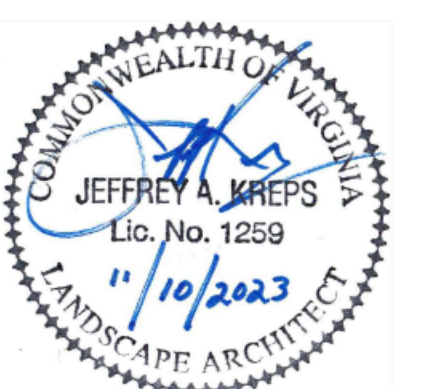
WALSH COLUCCI LUBELEY & WALSH P.C.
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VIRGINIA 22201
CONTACT: CATHY PUSKAR

TRANSPORTATION ENGINEER

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

BARCROFT - PHASE 1 (SECTION RA-3)

ARLINGTON COUNTY, VIRGINIA



VIKA NUMBER VV8340S
SHEET C-00

EXISTING BUILDING DATA:

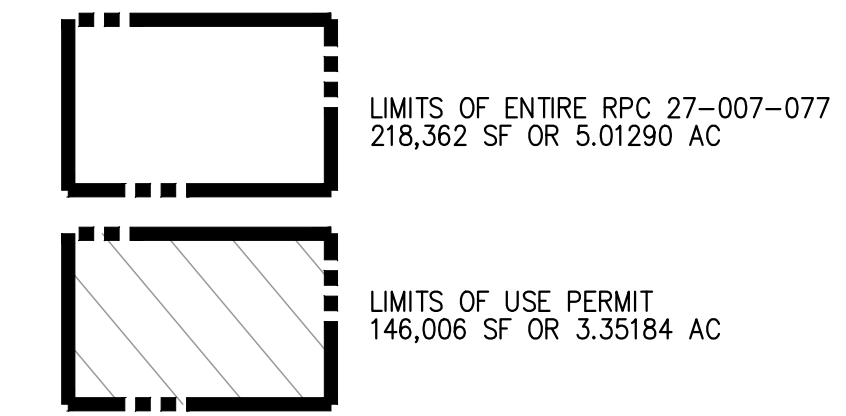
BUILDING 32: 4223, 4225, 4227, 4229, 4231, 4333, 4235 & 4237 SOUTH FOUR MILE RUN DRIVE - 33 UNITS
 BUILDING 33: 4209, 4211, 4213, 4215, 4217, 4219 & 4221 SOUTH FOUR MILE RUN DRIVE - 28 UNITS
 BUILDING 34: 4201, 4203, 4205 & 4207 SOUTH FOUR MILE RUN DRIVE - 16 UNITS
TOTAL - 77 UNITS
 *NOTE - ALL EX. BUILDINGS 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'

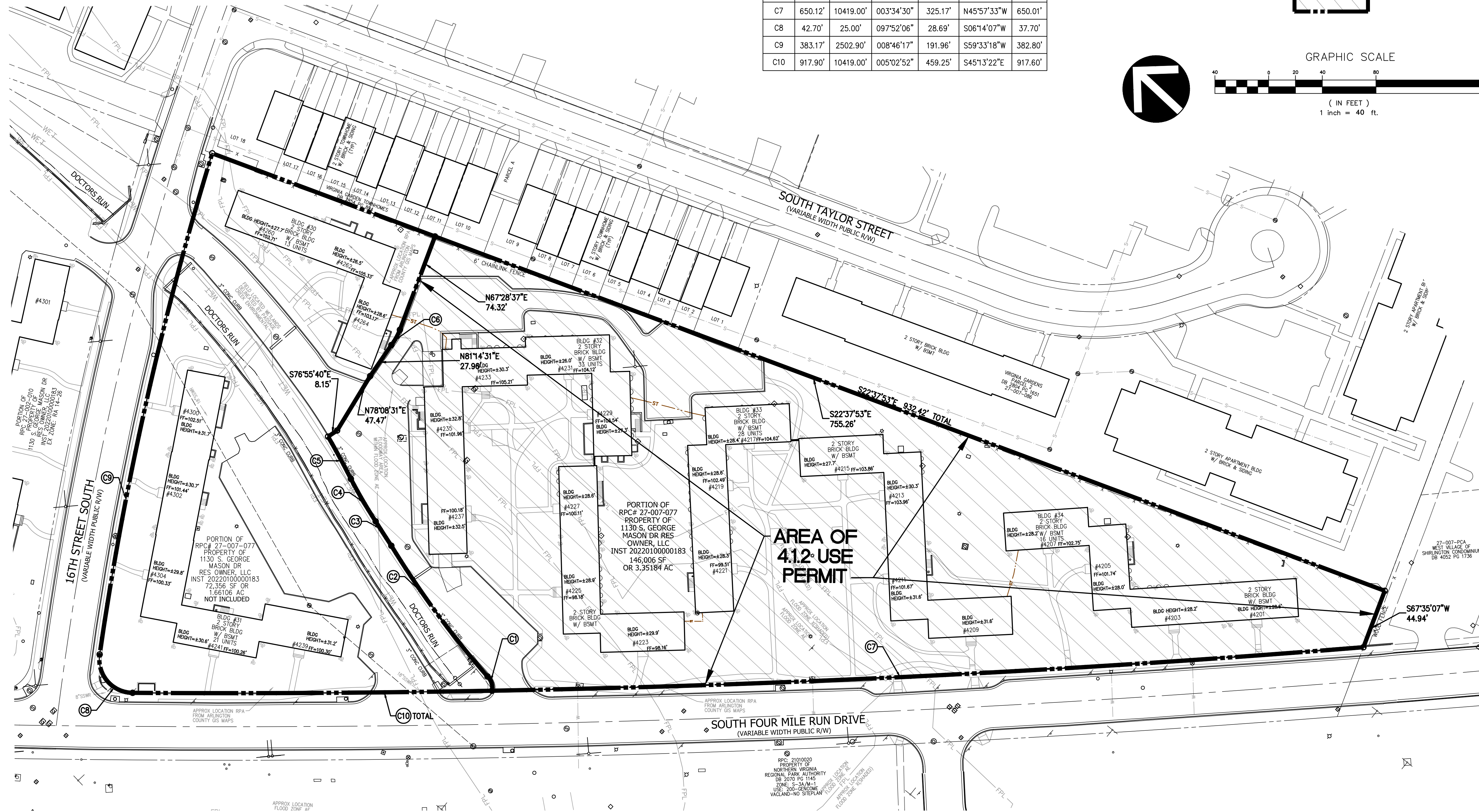
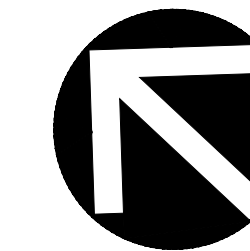
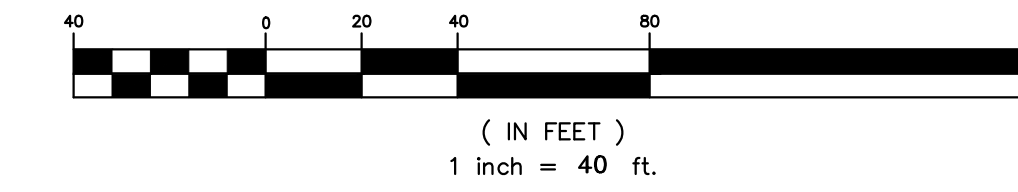
NOTES:

SEE NOTES ON SHEET C-03

LEGEND:

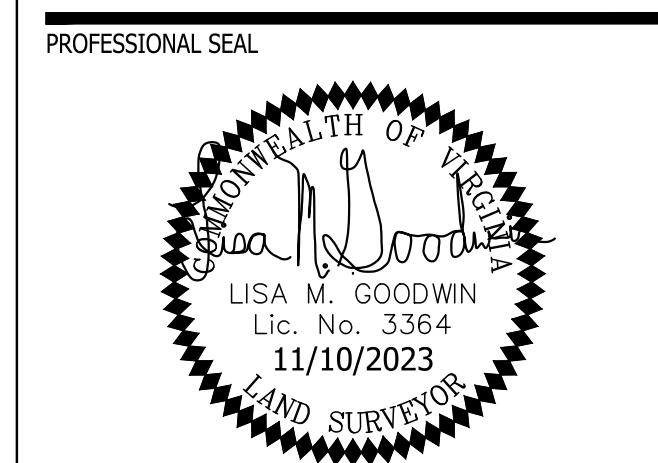


GRAPHIC SCALE



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

OVERALL PROPERTY EXHIBIT

DRAWN BY:	LHG
DESIGNED BY:	FEJ
DATE ISSUED:	09/01/2023
DWG. SCALE:	1"=40'
VIKA NO.:	VW83405
SHEET NO.:	C-01



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



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PLAN STATUS	DATE
USE PERMIT 1ST SUBMISSION	09/01/2023
USE PERMIT 2ND SUBMISSION	11/10/2023

PROFESSIONAL SEAL

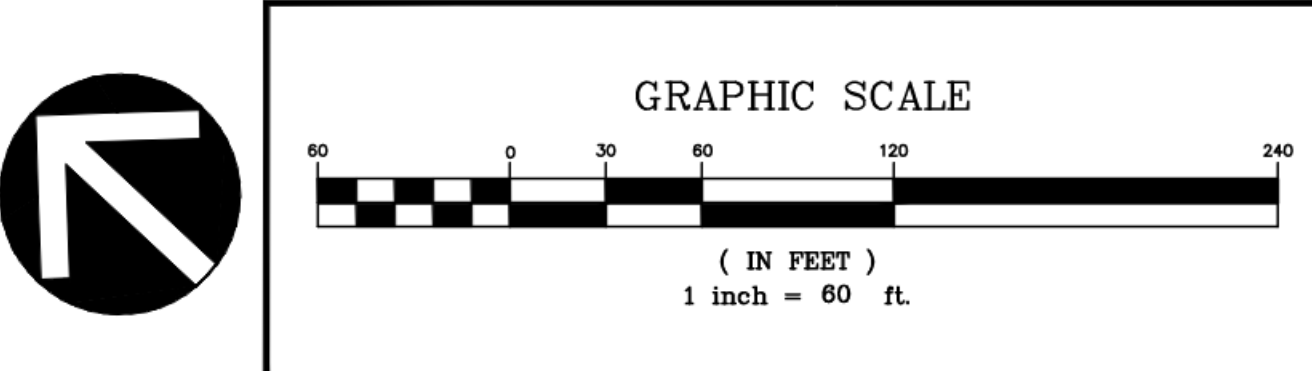


BARCROFT - PHASE 2

4.1.2 USE PERMIT
 ARLINGTON COUNTY, VIRGINIA

AERIAL CONTEXT
 PLAN

DRAWN BY: _____
 DESIGNED BY: _____
 DATE ISSUED: 09/01/2023
 DWG. SCALE: 1"=60'
 VIKA NO. V83405
 SHEET NO. C-02



FILE Q:\Projects\8340\83405\CADD\PLANNING\PLANNING DRAWINGS\83405_AERIAL CONTEXT PLAN.dwg USER: Johnson DATE: Nov, 09, 2023 TIME: 11:57 am

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.

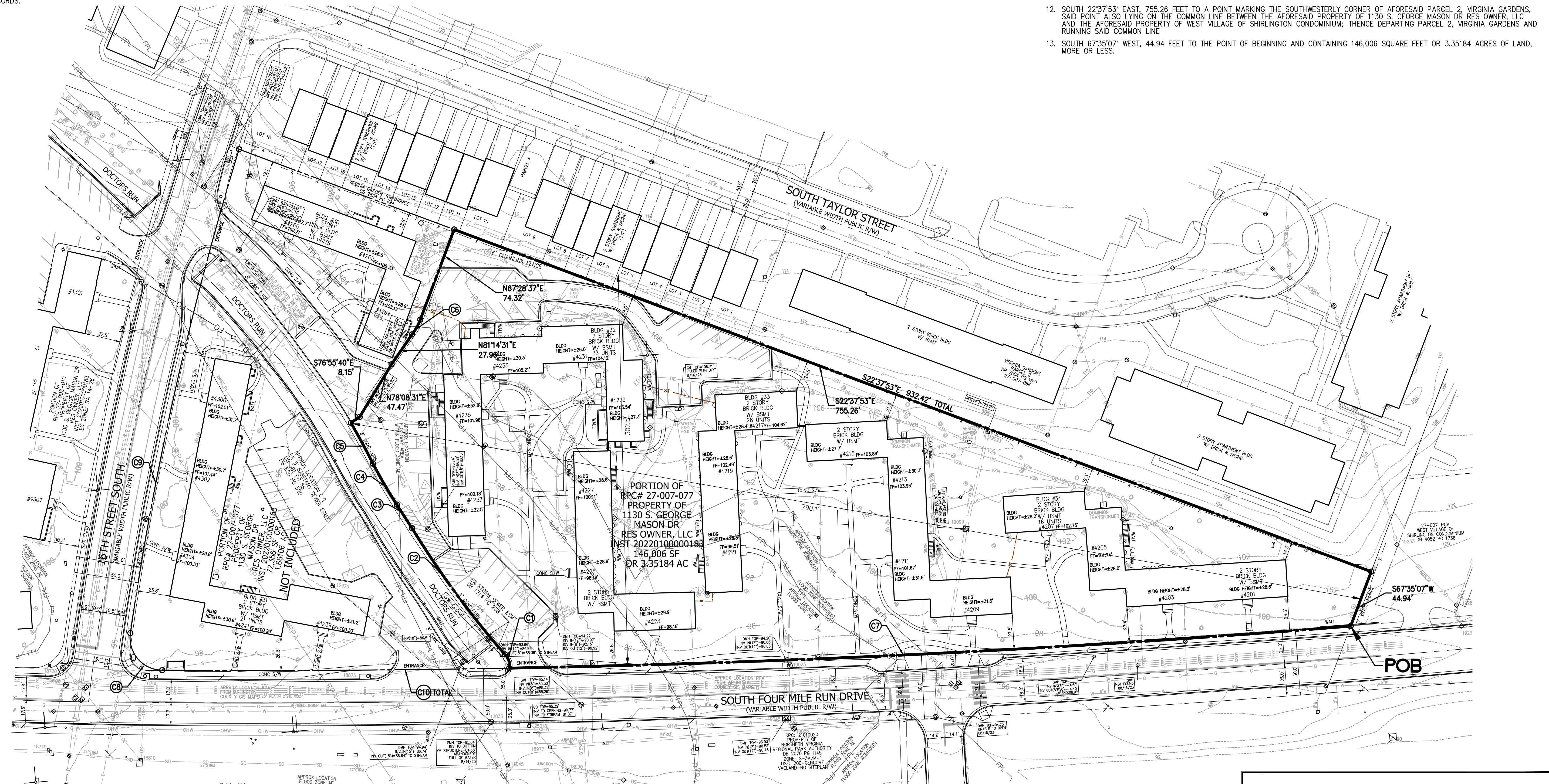
EXISTING BUILDING DATA:

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
BUILDING 34: 4201, 4203, 4205 & 4207 SOUTH FOUR MILE RUN DRIVE - 16 UNITS
TOTAL - 77 UNITS
*NOTE - ALL EX. BUILDINGS TO REMAIN

Table with 7 columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD BRG, CHORD. Rows C1 to C10.

LEGAL DESCRIPTION:

BEING A PORTION OF THE PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC AS RECORDED IN INSTRUMENT 2022010000183 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 1. 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



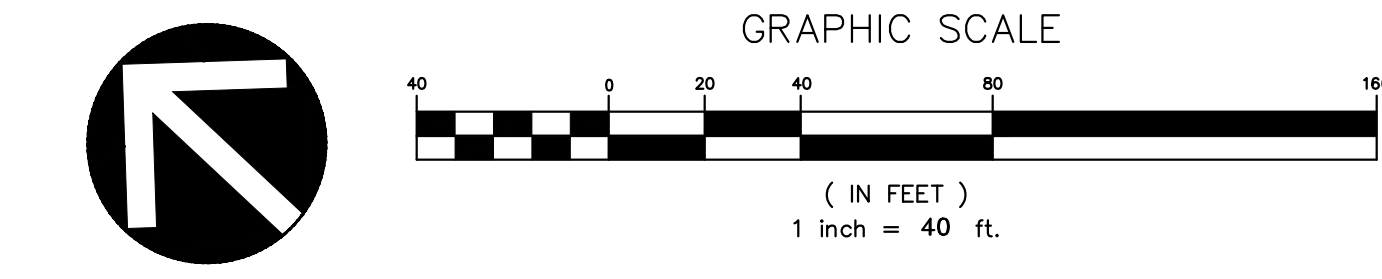
PARKING TABULATION:

STANDARD STRIPED PARKING SPACES.....45
TOTAL STRIPED PARKING SPACES ON SITE.....45

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKVA VIRGINIA, LLC DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

AREA TABULATION:

PORTION OF 27-007-077 146,006 SF OR 3.35184 AC



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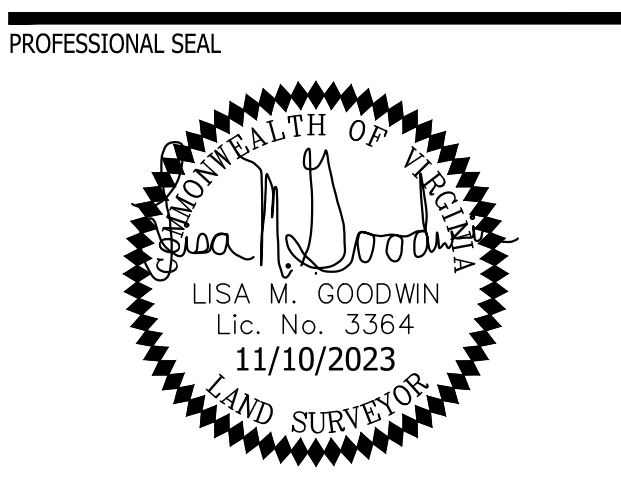
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PLAN STATUS DATE
USE PERMIT 1ST SUBMISSION 09/01/2023
USE PERMIT 2ND SUBMISSION 11/10/2023

POST-APPROVAL SHEET STATUS DATE



BARCROFT - PHASE 2

4.1.2 USE PERMIT
ARLINGTON COUNTY, VIRGINIA

CERTIFIED SURVEY

Table with 2 columns: Field Name, Value. Includes DRAWN BY: LMG, DESIGNED BY: FEJ, DATE ISSUED: 09/01/2023, DWG. SCALE: 1"=40', VIKA NO.: WV83405, SHEET NO.: C-03.

FILE: c:\Projects\8340\83405\CADD\SURVEYS\BASE DRAWINGS\83405-SV.dwg USER: Goodwin DATE: Nov, 09, 2023 TIME: 03:20 pm



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PROFESSIONAL SEAL



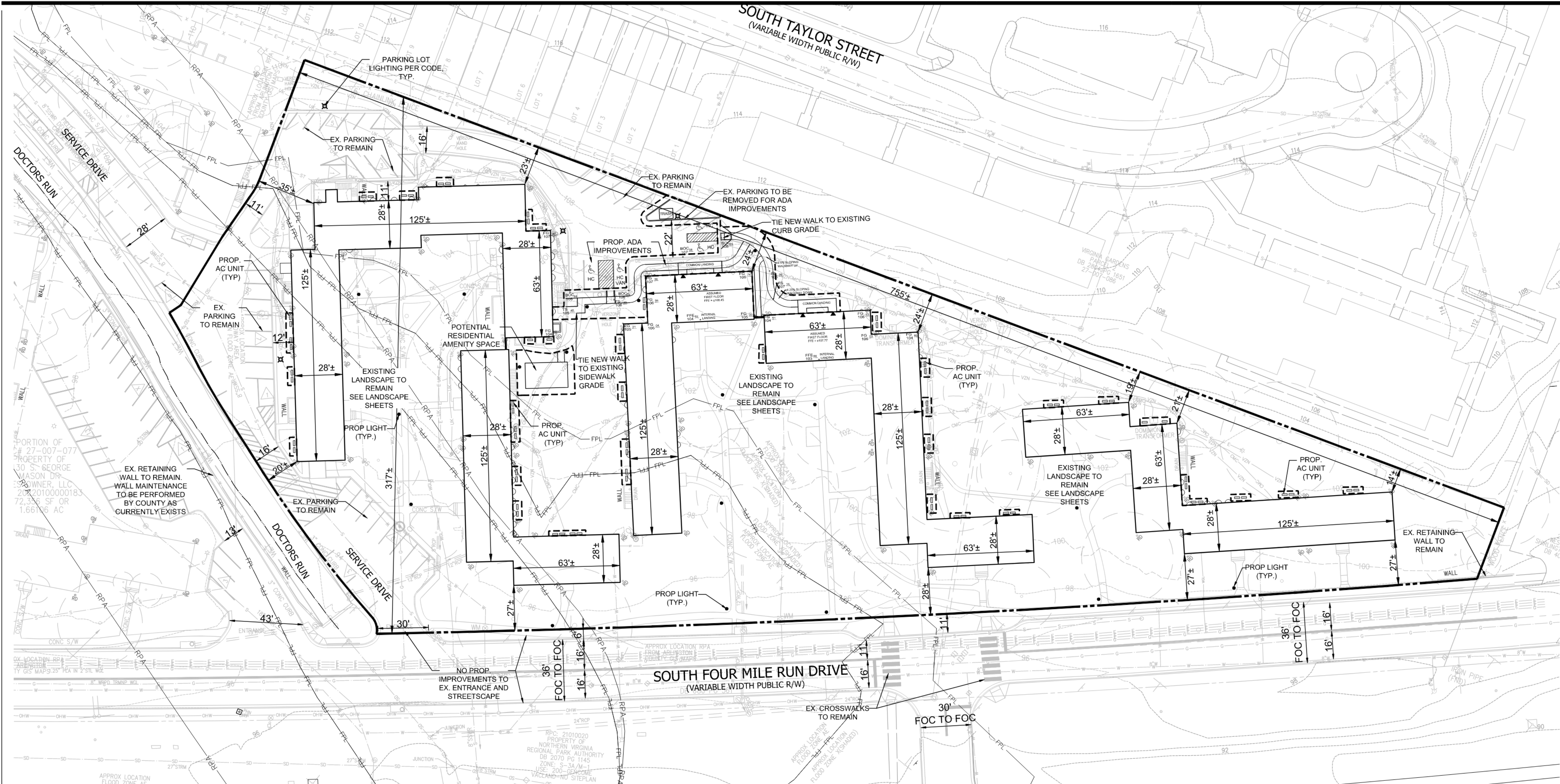
BARCROFT - PHASE 2
4.1.2 USE PERMIT
 ARLINGTON COUNTY, VIRGINIA

PLOT AND LOCATION PLAN

DRAWN BY:
 DESIGNED BY:
 DATE ISSUED: 09/01/2023

DWG. SCALE: 1"=40'
 VIKA NO. W83405

SHEET NO. C-04



- NOTES:**
1. THE SUBJECT PROPERTY IS IDENTIFIED ON THE ARLINGTON COUNTY TAX MAP NO. 083-06 AND 083-07 AS A PORTION OF RPC NUMBER 27-007-077 AND IS ZONED RA 14-26.
 2. 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. SEE SHEET C-11.
 3. THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THIS PORTION OF THE SUBJECT PROPERTY.
 4. THE SUBJECT PROPERTY IS LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS AND RESOURCE PROTECTION AREAS MAP DATED 3/14/2022. SEE 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.
 7. THERE WILL BE NO ROADWAY OR STREETSCAPE IMPROVEMENTS PROPOSED WITH THIS APPLICATION. ALL EXISTING ROADS, CROSSWALKS, ADA RAMPS, STREETSCAPES, STREETLIGHTS, UTILITY POLES AND TRAFFIC POLES WILL REMAIN UNLESS OTHERWISE NOTED.
 8. SEE SHEET C-03 FOR METES AND BOUNDS NARRATIVE DESCRIPTION AND ADDITIONAL PROPERTY INFORMATION.
 9. AC MECHANICAL UNIT LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN.

SITE TABULATIONS:

ZONE	AREA
RA 14-26	146,006 S.F. OR 3.35184 AC

EX. PARKING TABULATION:

45 EXISTING SURFACE SPACES	0 EXISTING HC SPACE
45 PARKING SPACES / 77 UNITS = 0.58 SPACES/UNIT	

PROP. PARKING TABULATION:

38 EXISTING SURFACE SPACES	4 EXISTING HC SPACE
42 PARKING SPACES / 77 UNITS = 0.54 SPACES/UNIT	

COVERAGE CALCULATION

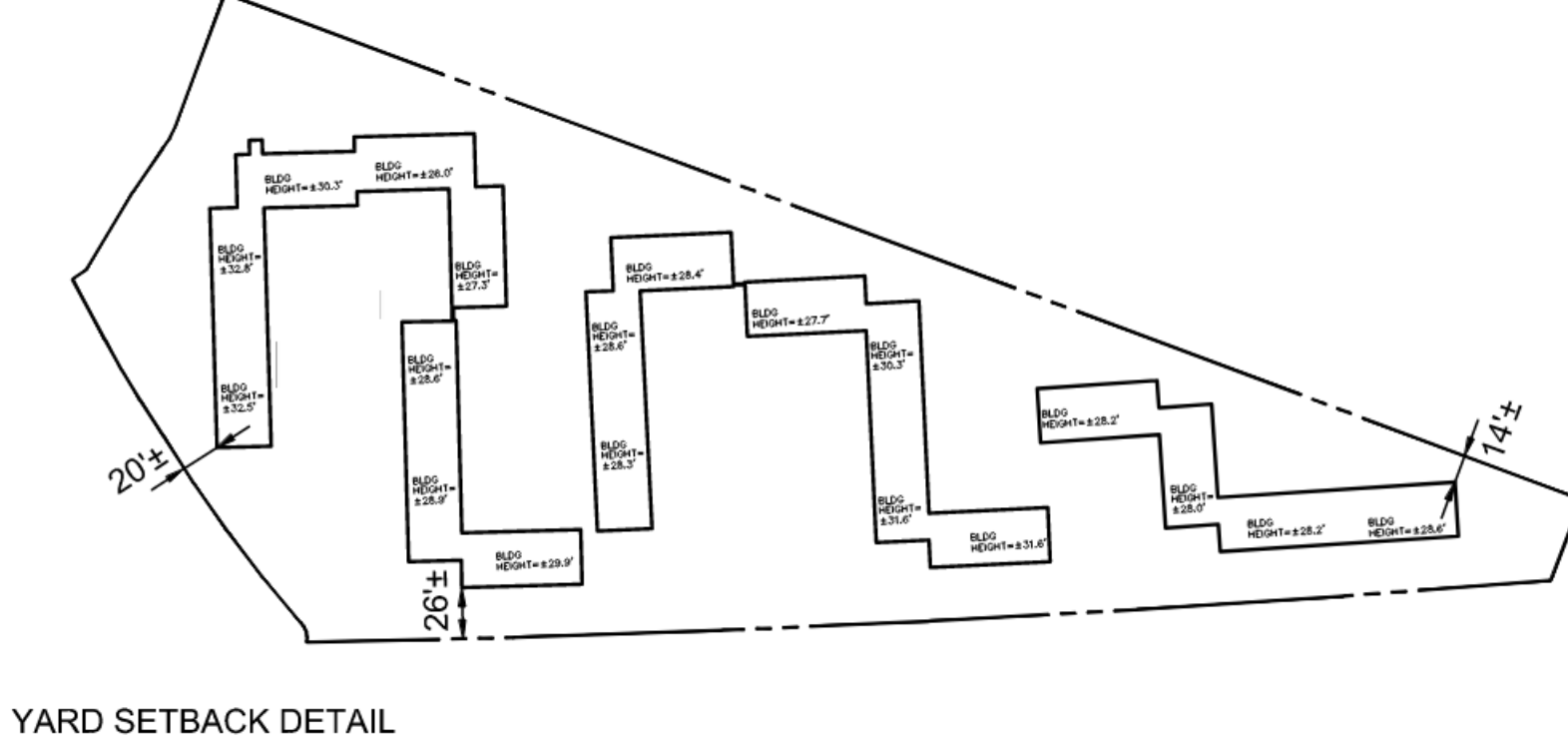
MAX ALLOWABLE:
 81,763 S.F. OR 1.8770 AC (56%)

EXISTING:
 54,500 S.F. OR 1.2511 AC (37.3%)

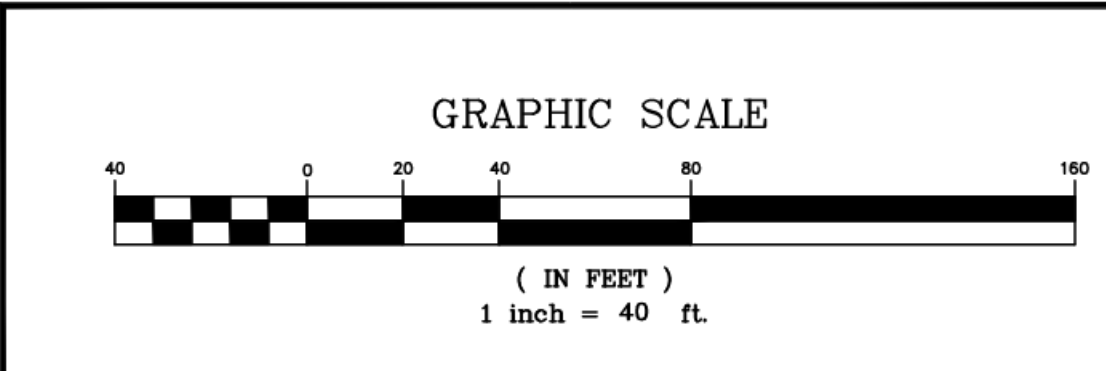
PROPOSED:
 54,242 S.F. OR 1.2450 AC (37.1%)

SETBACK REQUIREMENT

REQUIRED:	EXISTING:	PROPOSED:
FRONT - 25'	FRONT - 26±'	FRONT - N/A
REAR - 25'	REAR - 14±'	REAR - N/A
SIDE - 13'	SIDE - 20±'	SIDE - N/A



YARD SETBACK DETAIL





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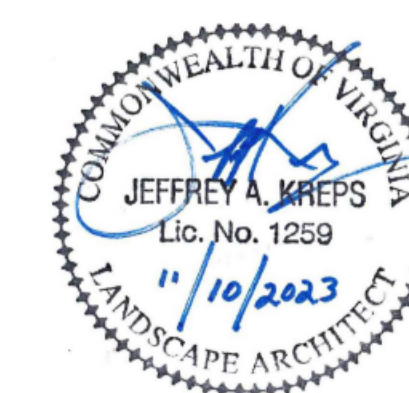
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PLAN STATUS	DATE
USE PERMIT 1ST SUBMISSION	09/01/2023
USE PERMIT 2ND SUBMISSION	11/10/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

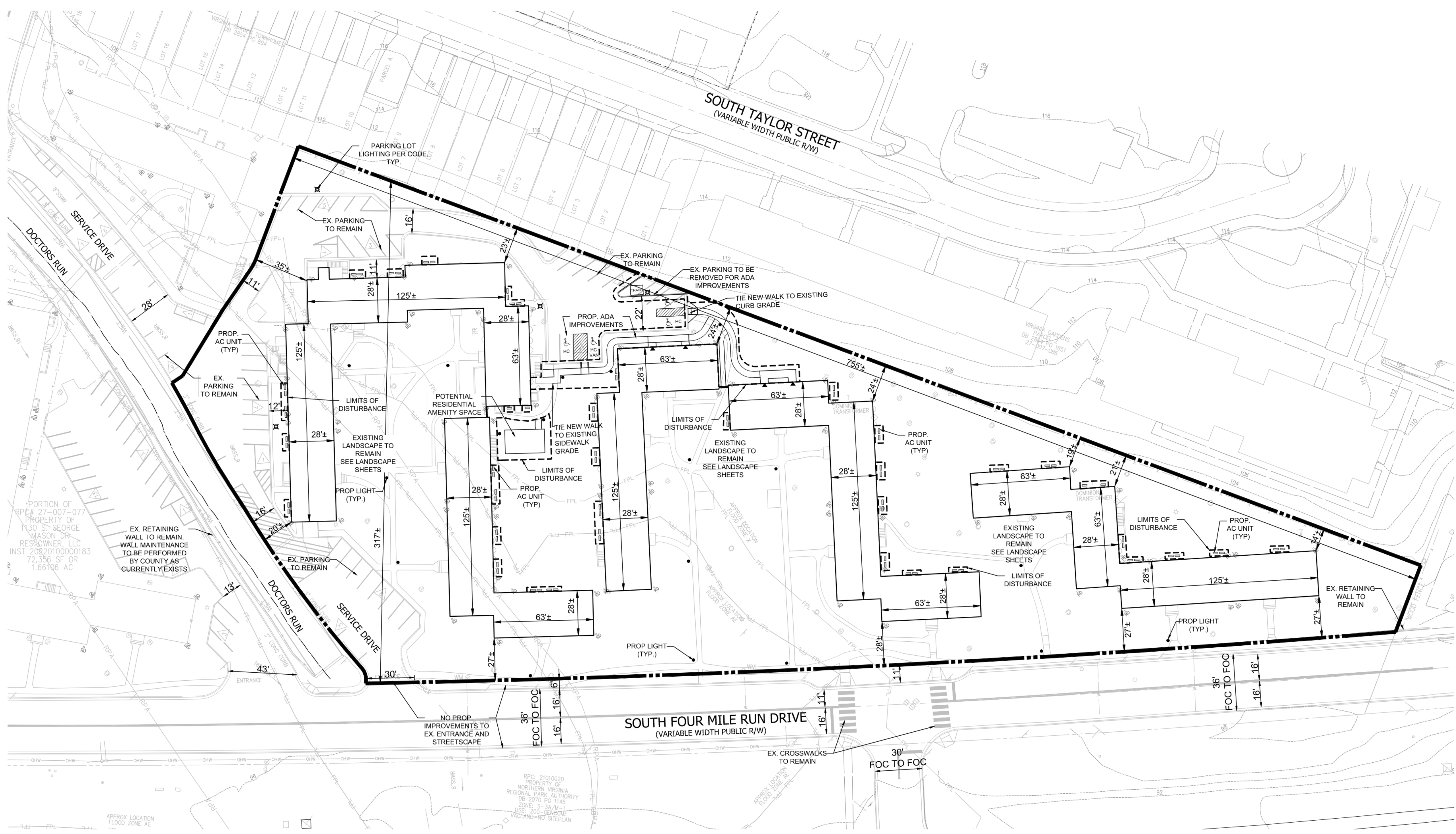


BARCROFT - PHASE 2

4.1.2 USE PERMIT
 ARLINGTON COUNTY, VIRGINIA

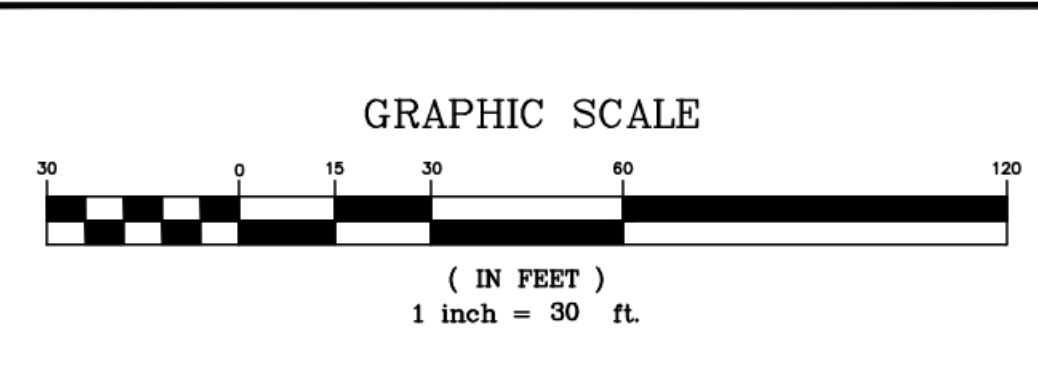
PRESENTATION
 PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	09/01/2023
DWG. SCALE:	1"=30'
VIKA NO.:	W83405
SHEET NO.:	C-05



NOTE

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





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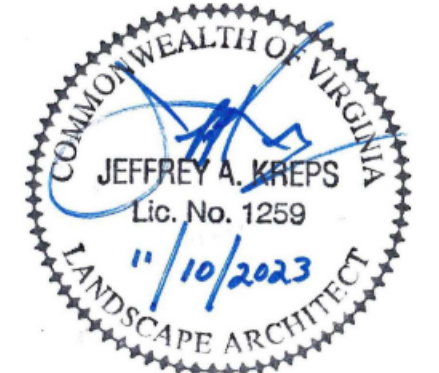
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PROFESSIONAL SEAL

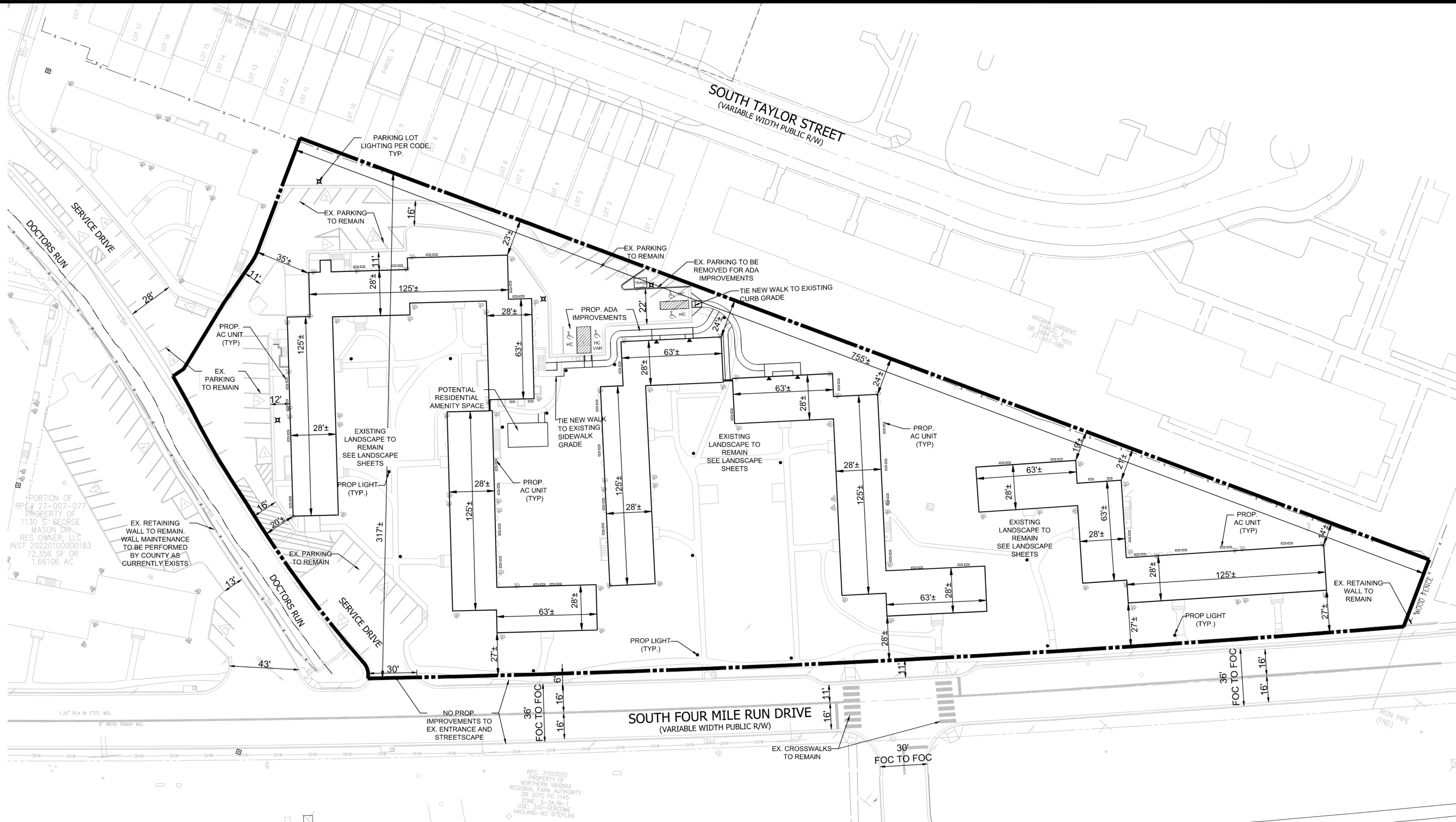


BARCROFT - PHASE 2

4.1.2 USE PERMIT
 ARLINGTON COUNTY, VIRGINIA

STRIPING AND MARKING PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	09/01/2023
DWG. SCALE:	1"=30'
VIKA NO.:	W83405
SHEET NO.:	C-06



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.

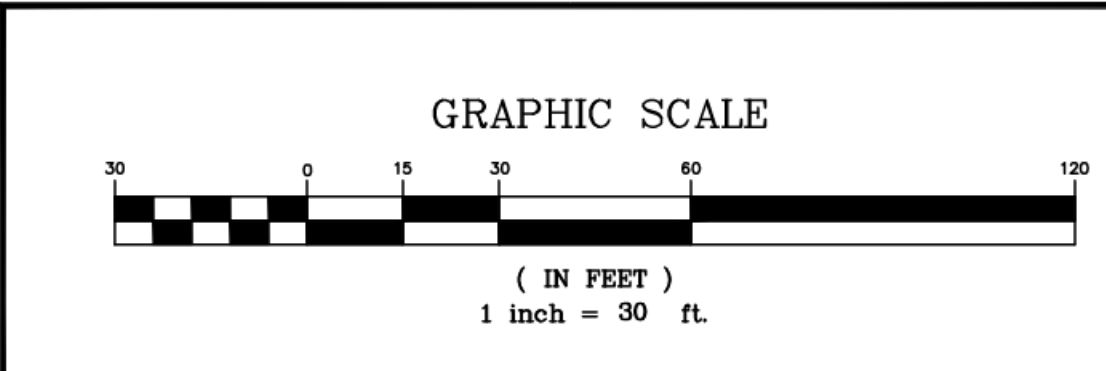
PROP. PARKING TABULATION:

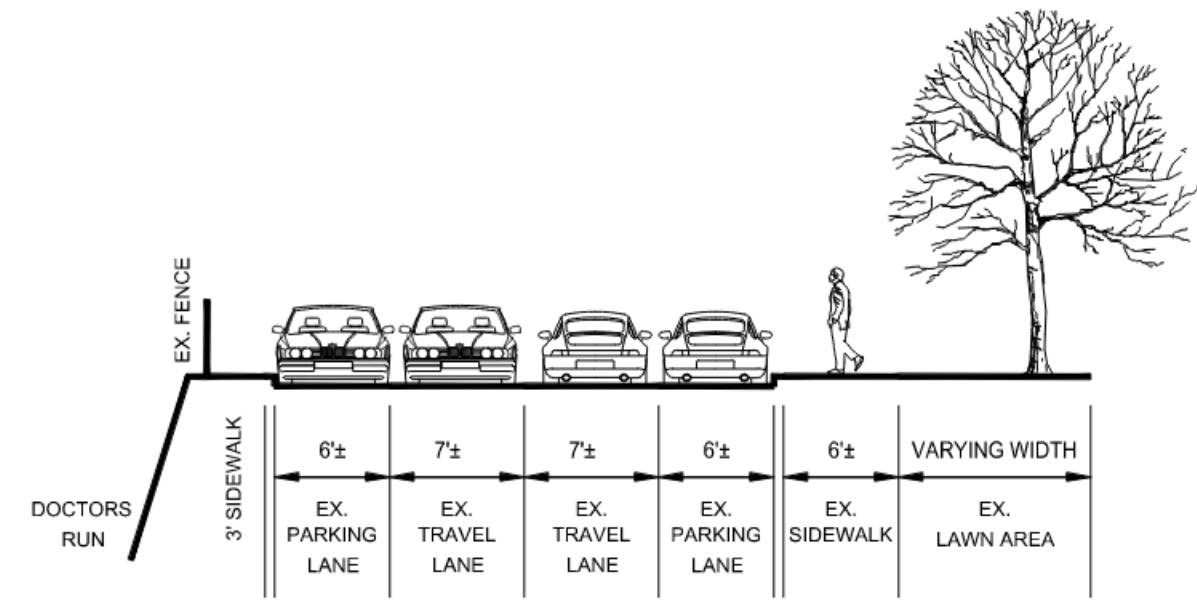
38 EXISTING SURFACE SPACES
 4 EXISTING HC SPACE

42 PARKING SPACES / 77 UNITS = 0.54 SPACES/UNIT

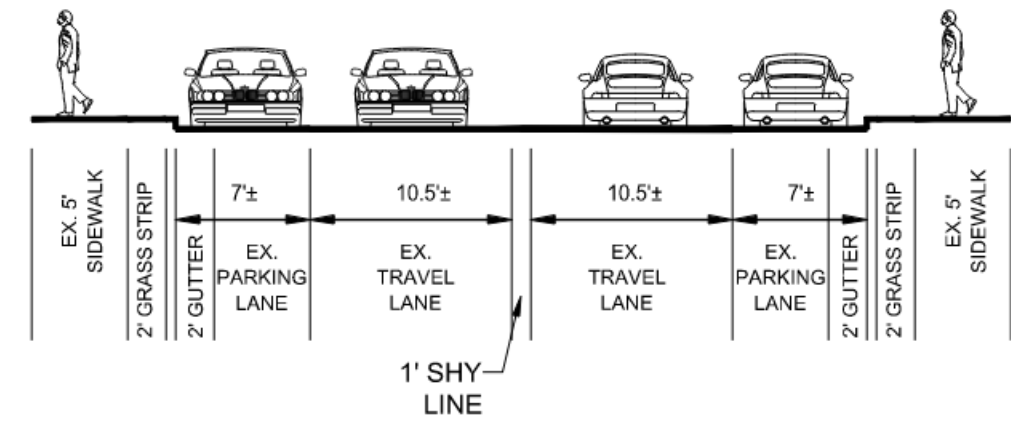
NOTE

- 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.

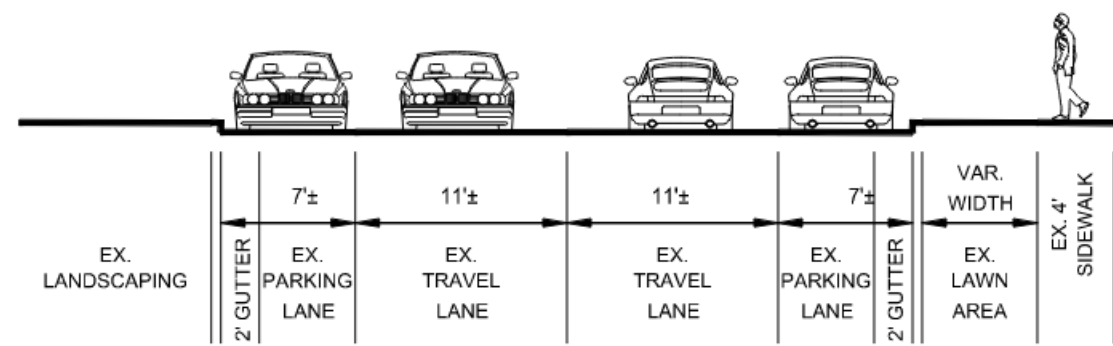




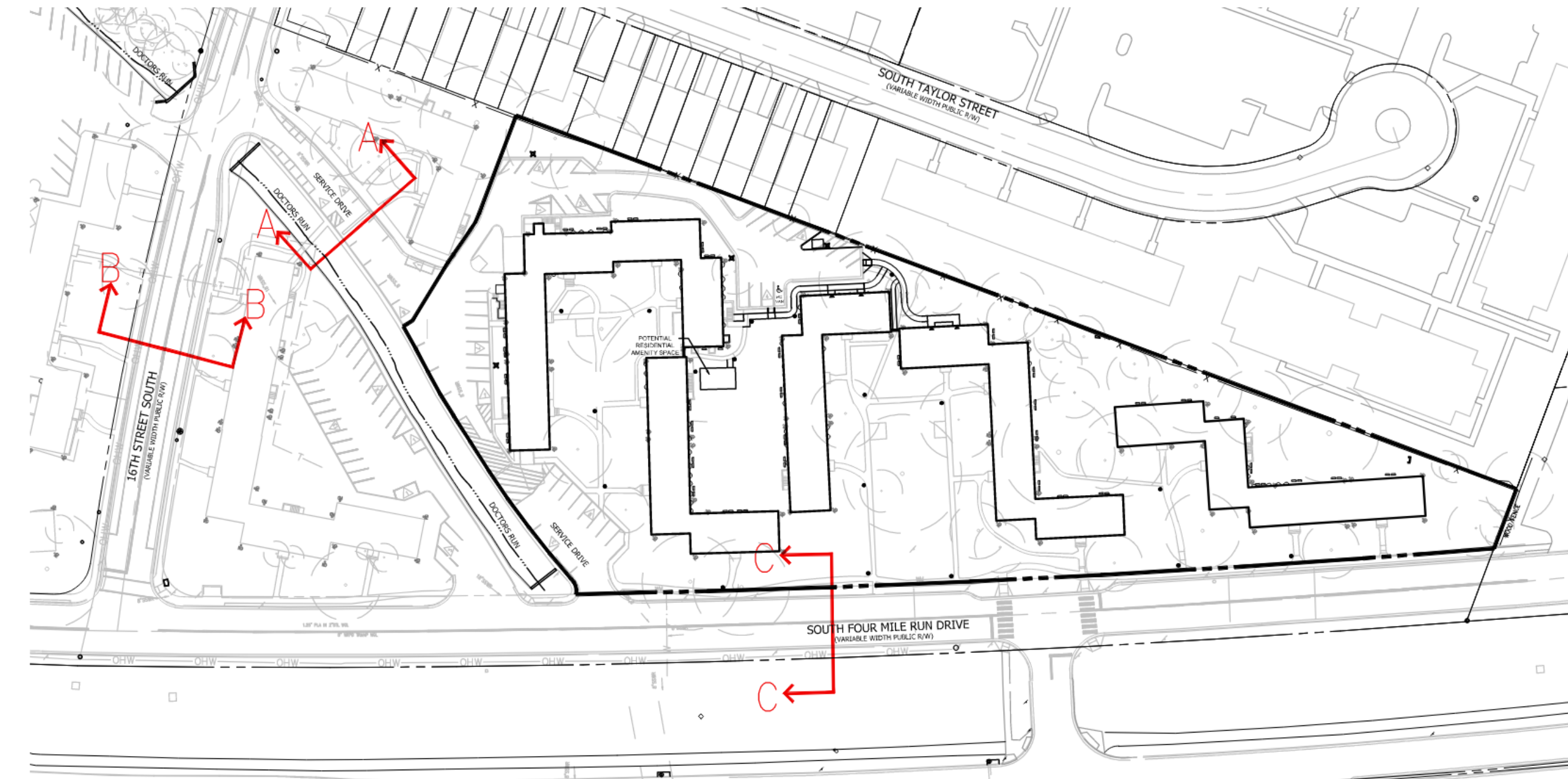
SECTION A-A SERVICE DRIVE



SECTION B-B 16TH STREET SOUTH



SECTION C-C SOUTH FOUR MILE RUN DRIVE



SCALE: 1" = 80'

NOTE

- 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.



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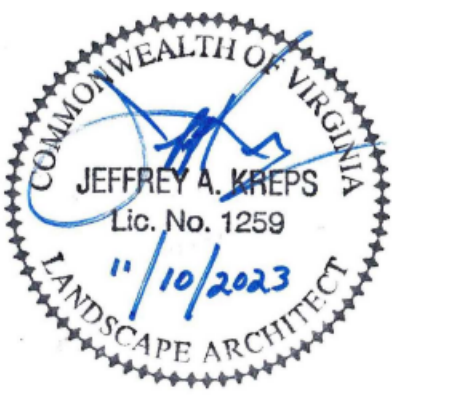
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PLAN STATUS	DATE
USE PERMIT 1ST SUBMISSION	09/01/2023
USE PERMIT 2ND SUBMISSION	11/10/2023

POST-APPROVAL SHEET STATUS	DATE

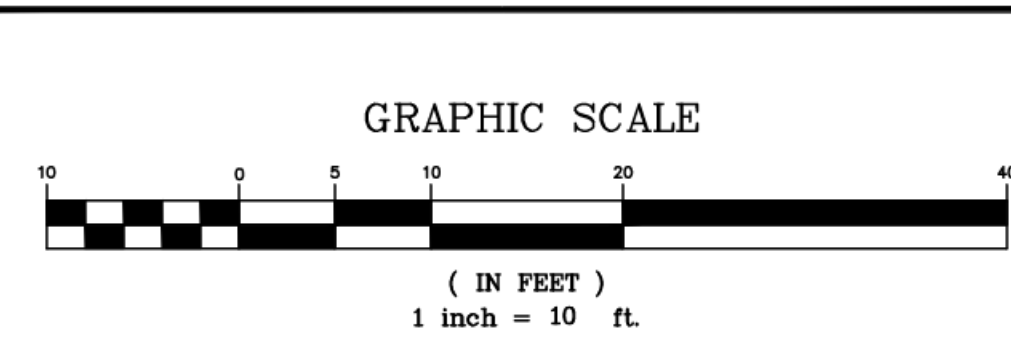
PROFESSIONAL SEAL



BARCROFT - PHASE 2
 4.1.2 USE PERMIT
 ARLINGTON COUNTY, VIRGINIA

STREET SECTIONS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	09/01/2023
DWG. SCALE:	AS SHOWN
VIKA NO.:	W83405
SHEET NO.:	C-07





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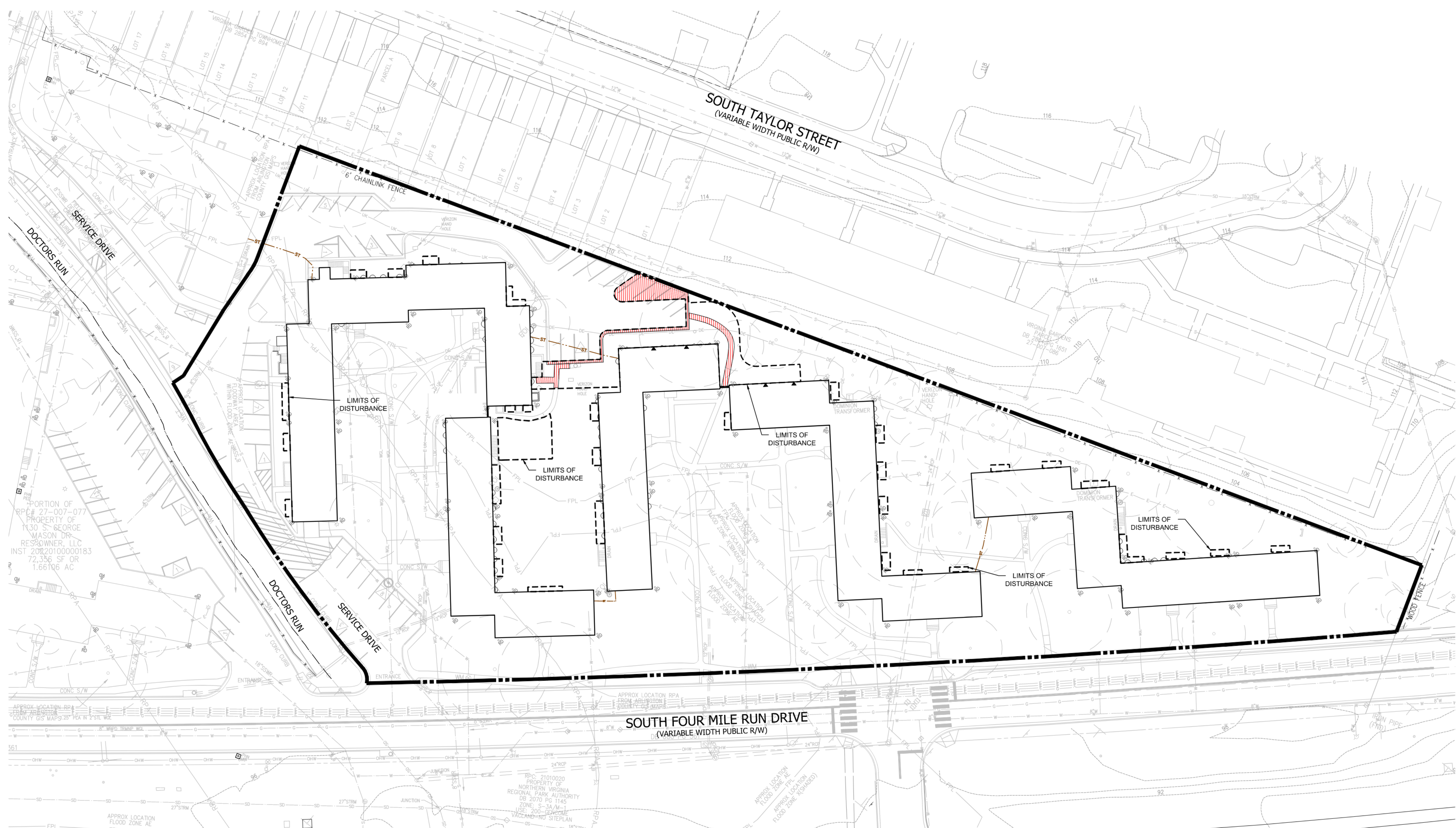
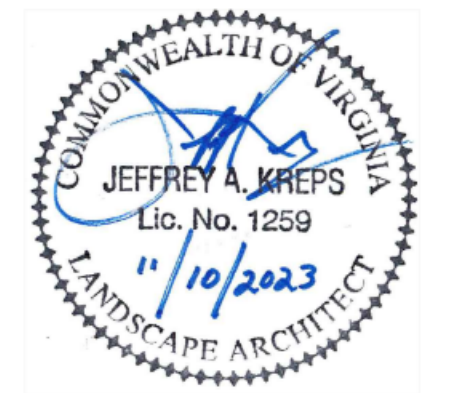
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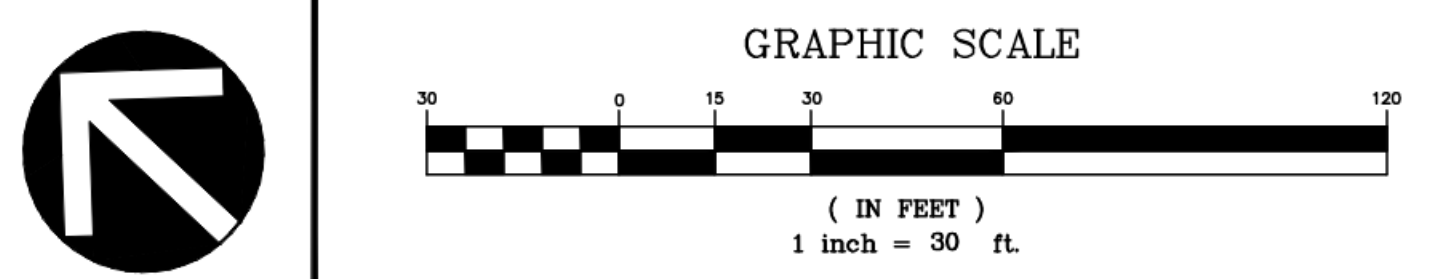
PLAN STATUS	DATE
USE PERMIT 1ST SUBMISSION	09/01/2023
USE PERMIT 2ND SUBMISSION	11/10/2023
POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL



EXISTING CONDITIONS LAND USE MAP

- SWM BOUNDARY = 0.1499 AC
- LIMITS OF CLEARING AND GRADING / SWM BOUNDARY = 0.1499 AC
- EXISTING IMPERVIOUS AREA = 0.0252 AC
- EXISTING PERVIOUS AREA (MANAGED TURF) = .1247 AC



BARCROFT - PHASE 2

4.1.2 USE PERMIT
 ARLINGTON COUNTY, VIRGINIA

PRE-DEVELOPMENT STORMWATER PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	09/01/2023
DWG. SCALE:	1"=30'
VIKA NO.:	W83405
SHEET NO.:	C-08



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PLAN STATUS	DATE
USE PERMIT 1ST SUBMISSION	09/01/2023
USE PERMIT 2ND SUBMISSION	11/10/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

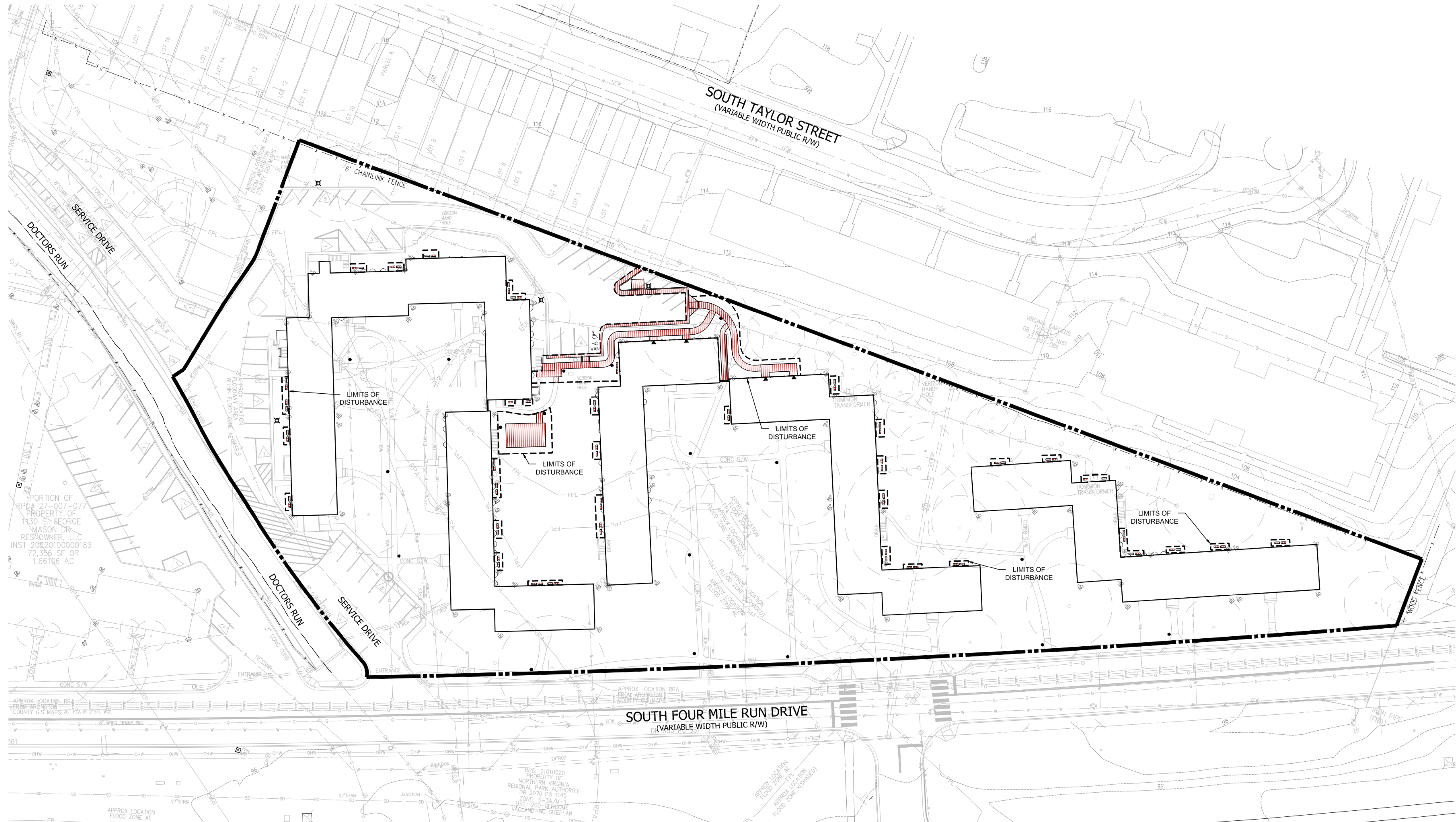


BARCROFT - PHASE 2

4.1.2 USE PERMIT
 ARLINGTON COUNTY, VIRGINIA

PROPOSED STORMWATER PLAN

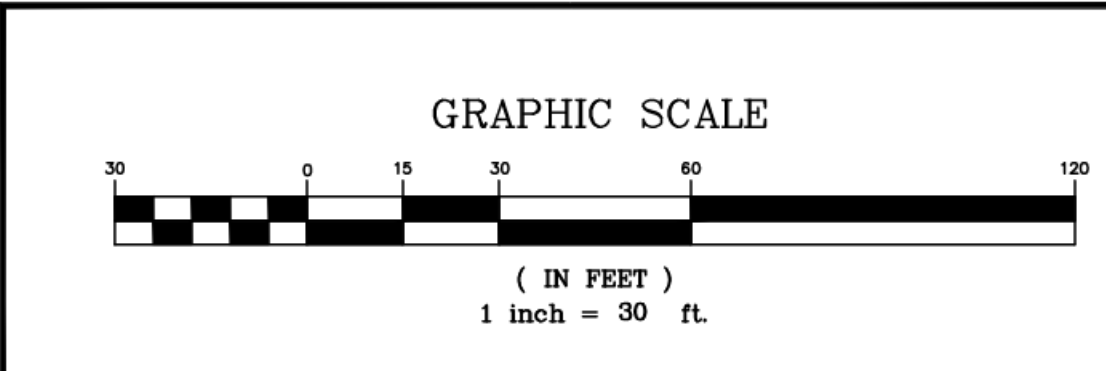
DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	09/01/2023
DWG. SCALE:	1"=30'
VIKA NO.:	W83405
SHEET NO.:	C-09B

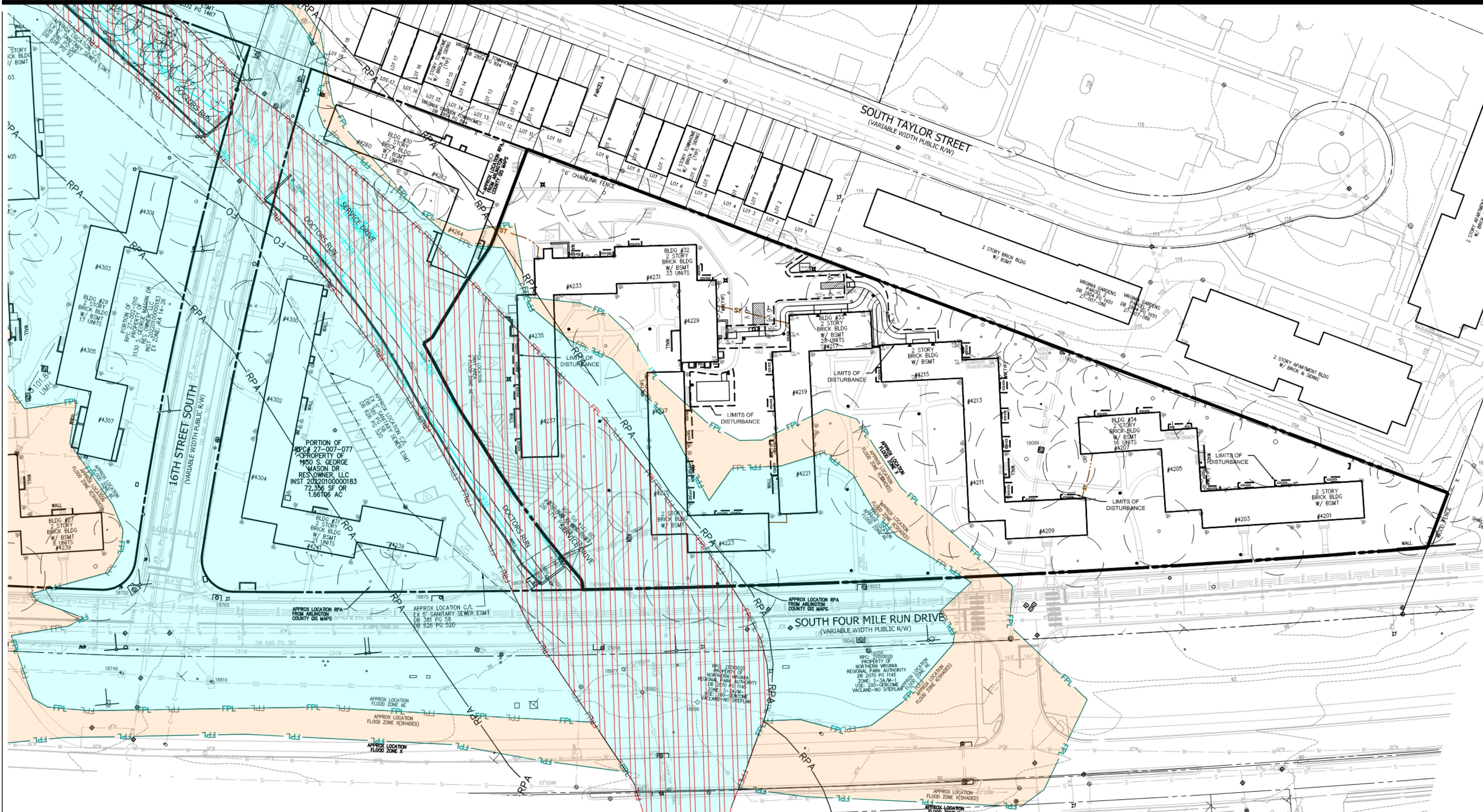


PROPOSED CONDITIONS LAND USE MAP

- SWM BOUNDARY = 0.1499 AC
- LIMITS OF CLEARING AND GRADING / SWM BOUNDARY = 0.1499 AC
- PROPOSED IMPERVIOUS AREA = 0.0540 AC
- PROPOSED PERVIOUS AREA (MANAGED TURF) = .0959 AC

BARCROFT RA-3 (PHASE 2) STORMWATER MANAGEMENT NARRATIVE
 PHASE 2 (RA-3) OF THE BARCROFT APARTMENTS RENOVATION CONSISTS OF THREE (3) EXISTING LOW RISE APARTMENTS BUILDINGS CONSTRUCTED IN THE 1940S-1950S TIMEFRAME. PHASE 2 INCLUDES THE INTERIOR RENOVATION OF THESE BUILDINGS, THE CONSTRUCTION OF HVAC EQUIPMENT PADS, THE CONSTRUCTION OF AN AMENITY PAD, AND THE CONSTRUCTION OF NEW SIDEWALK/ACCESSIBILITY IMPROVEMENTS. ADDITIONAL ACTIVITIES WILL INCLUDE SELECT LANDSCAPE IMPROVEMENTS. STORMWATER MANAGEMENT FOR THE ADDITIONAL IMPERVIOUS AREAS WILL BE PROVIDED VIA SOIL AMENDMENTS INCORPORATED INTO THE PROPOSED LANDSCAPE IMPROVEMENTS. THE FINAL EXTENT OF THE SOIL AMENDMENTS WILL BE ESTABLISHED WITH THE FINAL CIVIL ENGINEERED PLAN (CEP).





LEGEND:

- REGULATORY FLOODWAY
- FLOOD ZONE AE
- FLOOD ZONE X

NOTES:

PROPOSED REDEVELOPMENT OF THE BARCROFT SITE INCLUDING WORK WITHIN THE RPA AND FLOODPLAIN

- RPA**
RESOURCE PROTECTION AREAS IN ARLINGTON COUNTY INCLUDE THOSE AREAS THAT ARE:
- TIDAL WETLANDS;
 - NON-TIDAL WETLANDS CONNECTED BY SURFACE FLOW AND CONTIGUOUS TO TIDAL WETLANDS OR WATER BODIES WITH PERENNIAL (YEAR-ROUND) FLOW;
 - TIDAL SHORES; AND
 - A BUFFER AREA NOT LESS THAN 100-FOOT ADJACENT TO AND LANDWARD OF THESE FEATURES, AND ALONG BOTH SIDES OF PERENNIAL STREAMS.
 - "OTHER LANDS" DESIGNATED BY THE COUNTY BOARD IN 2003
 - NATURAL STREAM CHANNELS AND MAN-MADE OPEN STREAM CHANNELS AS DEPICTED ON THE MOST RECENT STORM SEWER MAP LAYER OF THE COUNTY'S GIS SYSTEM (INCLUDES STREAMS WITHOUT YEAR-ROUND FLOW);
 - BUFFER AREA NOT LESS THAN 100-FOOT IN WIDTH LOCATED ADJACENT TO AND LANDWARD OF THESE CHANNELS;
 - CONTIGUOUS STEEP SLOPES OF 25 PERCENT OR GREATER, AND
 - CONTIGUOUS 15 PERCENT OR GREATER SLOPES WHEN NECESSARY TO PROTECT THE INTEGRITY OF THE RPA BUFFER.

ONCE IDENTIFIED PROPOSED WORK WITHIN THE RPA IS ALLOWED BY THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) AS EITHER AN EXCEPTION OR AS REDEVELOPMENT. PLEASE KNOW THAT THE EXISTING USE WAS PERMITTED AND APPROVED BY ARLINGTON COUNTY PRIOR TO ADOPTION OF THE CBPO AS SUCH WE HAVE CERTAIN RIGHTS THAT ALLOW US TO REDEVELOP THE PROPERTY. WHILE CERTAINLY THE SIMPLEST PATH FORWARD WOULD BE THROUGH USE OF THE "REDEVELOPMENT" OPTION WHICH WOULD ASK FOR US TO NOT INCREASE THE AMOUNT OF IMPERVIOUSNESS WITHIN THE RPA WE COULD IF WE WANTED TO FILE FOR AN EXCEPTION INCREASE THE AMOUNT OF IMPERVIOUSNESS AS LONG AS WE SHOW THROUGH A WASTE QUALITY IMPACT ASSESSMENT (WQIA) THAT THE OVERALL WATER QUALITY BENEFIT OF THE RPA BUFFER IS NOT LESS EFFECTIVE THAN THE EXISTING CONDITION.

FLOODPLAIN
PORTIONS OF THE SITE ARE ALSO LOCATED WITHIN THE ARLINGTON COUNTY FLOODPLAIN DISTRICT. IN ARLINGTON COUNTY FLOODPLAIN IS DEFINED AS ALL AREAS SUBJECT TO INUNDATION BY THE WATERS OF THE 100-YEAR FLOOD. THE SOURCE OF THIS DELINEATION SHALL BE THE FEMA FLOOD INSURANCE STUDY (FIS) AND FLOOD INSURANCE RATE MAP (FIRM) PANELS. CURRENTLY ARLINGTON COUNTY IS UPDATING THEIR FIRM PANELS AS PART OF A COUNTYWIDE REMAPPING. WHILE THESE MAPS ARE NOT EFFECTIVE YET (BUT WILL BE BY THE END OF THIS YEAR) THEY HAVE BEEN ISSUED AS PRELIMINARY MAPS AND NOW ARE PENDING FINAL ADOPTION WITH THEIR APPEAL PERIOD EXPIRED. THESE FIRM PANELS IDENTIFY OTHER AREAS ALL OF WHICH HAVE DIFFERENT TRIGGERS FOR ANY POTENTIAL REDEVELOPMENT WITHIN THEM. THE AREAS IDENTIFIED ON THE FIRM INCLUDE:

- FLOODWAY DISTRICT - THE MOST RESTRICTIVE AREA FOR REDEVELOPMENT
- 100-YEAR FLOODPLAIN (AE ZONE) - AREA INUNDATED DURING A 100-YEAR EVENT BUT DEVELOPMENT ALLOWED AS LONG AS IT DOESN'T INCREASE THE 100-YEAR WATER SURFACE ELEVATION MORE THAN 1.0 FEET.
- 500-YEAR FLOODPLAIN - REDEVELOPMENT POSSIBLE WITH APPROVAL BY THE COUNTY

THE FLOODWAY DISTRICT IS IN AN AREA WITHIN THE 100-YEAR FLOODPLAIN (AE ZONE) AND IS DELINEATED USING THE CRITERION THAT CERTAIN AREAS WITHIN THE 100-YEAR FLOODPLAIN MUST BE CAPABLE OF CARRYING THE WATERS OF THE ONE PERCENT ANNUAL CHANCE OF FLOOD WITHOUT INCREASING THE WATER SURFACE ELEVATION OF THAT FLOOD MORE THAN (1) FOOT AT ANY POINT. THE FOLLOWING PROVISIONS SHALL APPLY TO ANY DEVELOPMENT PROPOSED WITHIN THE FLOODWAY DISTRICT OF AN AE ZONE:

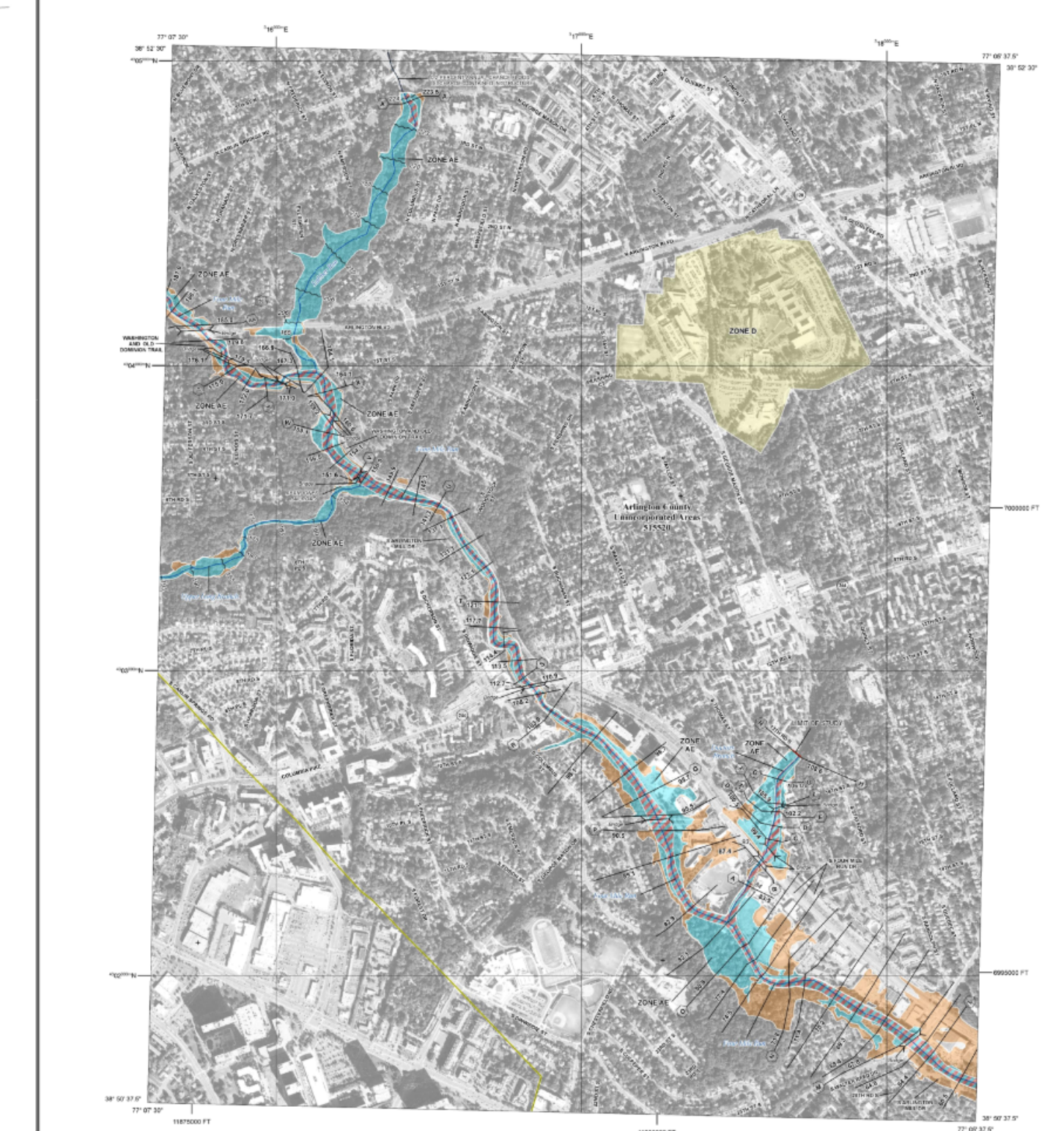
1. WITHIN ANY FLOODWAY AREA, NO ENCROACHMENTS, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, OR OTHER DEVELOPMENT SHALL BE PERMITTED UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSIS PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCROACHMENT WILL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE ARLINGTON COUNTY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE. HYDROLOGIC AND HYDRAULIC ANALYSES SHALL BE UNDERTAKEN ONLY BY PROFESSIONAL ENGINEERS OR OTHERS OF DEMONSTRATED QUALIFICATIONS, WHO SHALL CERTIFY THAT THE TECHNICAL METHODS USED CORRECTLY REFLECT CURRENTLY-ACCEPTED TECHNICAL CONCEPTS. STUDIES, ANALYSES, COMPUTATIONS, ETC., SHALL BE SUBMITTED IN SUFFICIENT DETAIL TO ALLOW A THOROUGH REVIEW BY THE FLOODPLAIN ADMINISTRATOR.
2. DEVELOPMENT ACTIVITIES WHICH INCREASE THE WATER SURFACE ELEVATION OF THE BASE FLOOD MAY BE ALLOWED, PROVIDED THAT THE APPLICANT FIRST APPLIES - WITH ARLINGTON COUNTY'S ENDORSEMENT - FOR A CONDITIONAL LETTER OF MAP REVISION (CLOMR), AND RECEIVES THE APPROVAL OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE 100-YEAR FLOODPLAIN (AE ZONE) ON THE FIRM ACCOMPANYING THE FIS SHALL BE THOSE AREAS FOR WHICH ONE-PERCENT ANNUAL CHANCE FLOOD ELEVATIONS HAVE BEEN PROVIDED AND THE FLOODWAY HAS NOT BEEN DELINEATED. THE FOLLOWING PROVISIONS SHALL APPLY WITHIN AN AE ZONE:

1. DEVELOPMENT ACTIVITIES IN ZONE AE ON ARLINGTON COUNTY'S FIRM WHICH INCREASE THE WATER SURFACE ELEVATION OF THE BASE FLOOD BY MORE THAN ONE (1) FOOT MAY BE ALLOWED, PROVIDED THAT THE APPLICANT FIRST APPLIES - WITH ARLINGTON COUNTY'S ENDORSEMENT - FOR A CONDITIONAL LETTER OF MAP REVISION, AND RECEIVES THE APPROVAL OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE 500-YEAR FLOODPLAIN (SHADED ZONE X) ON THE FIRM INDICATES THAT AREA INUNDATED BY A FLOOD THAT HAS ONE (1) CHANCE OF OCCURRING IN A FIVE HUNDRED (500) PERIOD OR A ONE-FIFTH PERCENT (0.2%) CHANCE OF BEING EQUALED OR EXCEEDED IN ANY YEAR. DEVELOPMENT WITHIN THIS AREA IS PERMITTED WITH APPROVAL BY ARLINGTON COUNTY.

FEMA FLOOD INSURANCE MAP - FOR INFORMATION ONLY:



FLOOD HAZARD INFORMATION

NOTES TO USERS

SCALE

PANEL LOCATOR

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



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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

OVERALL ENVIRONMENTAL PLAN

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 09/01/2023

DWG. SCALE: 1"=50'
VIKA NO. W83405
SHEET NO. C-10

REVISIONS

1	FBC USE PERMIT	09/01/23
2	USE PERMIT 2ND SUBMISSION	11/10/23

DATE: 09/01/23
PROJECT NO: 2022-054
DRAWN BY: EOP / AL
CHECKED BY: MF

UNIT QUANTITY BREAKDOWN PER BUILDING (#32-#34)			
BLDG #	UNIT TYPE	EXISTING UNIT TYPE TOTALS	EXISTING UNIT TYPE TOTALS
32	1BR	0	0
	2BR	33	33
	2BR - TYPE A	0	0
33	1BR	0	0
	2BR	28	24
34	1BR	0	0
	2BR	16	16
	2BR - TYPE A	0	0
TOTAL (32-34)		77	77

UNIT TYPE TOTALS (SUMMARY)		
32-34	1BR	0
	2BR	73
	2BR - TYPE A	4
	TOTAL	77



AREA NOT IN THIS USE PERMIT SCOPE

SITE PLAN DRAWING LEGEND:

- EXISTING BUILDINGS
- PROPOSED TYPE A UNITS

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

DRAWING SET
NOT FOR CONSTRUCTION

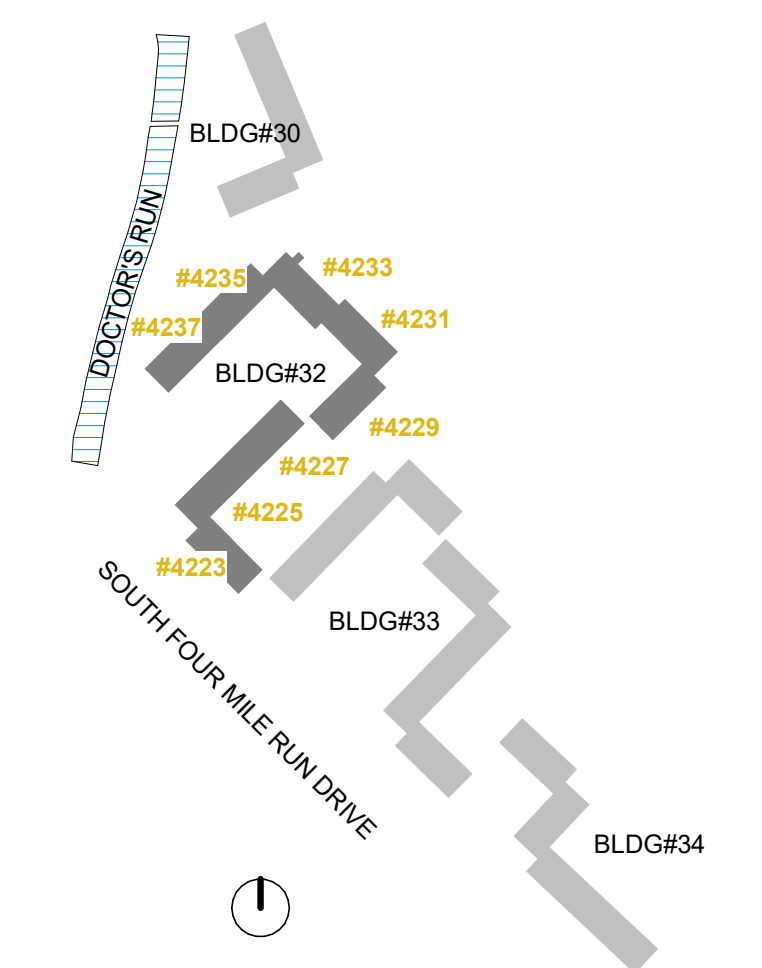
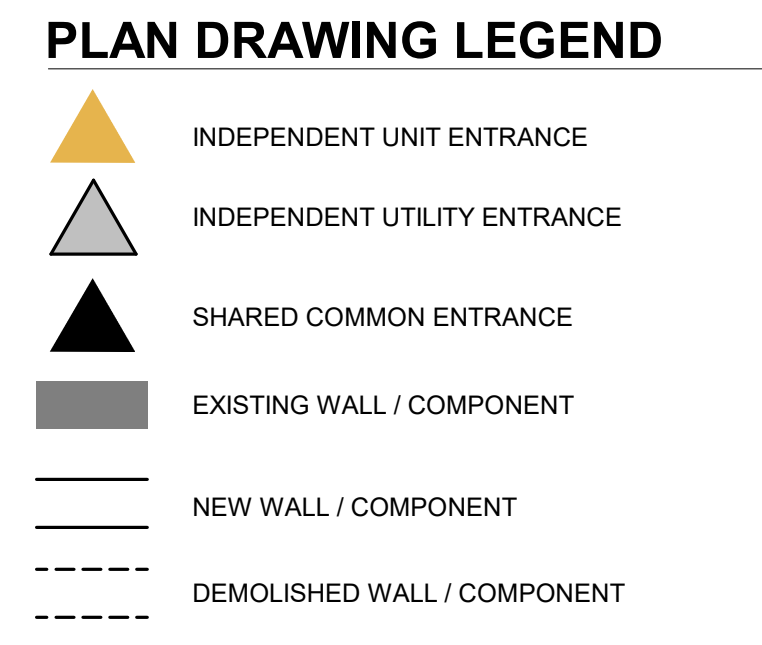
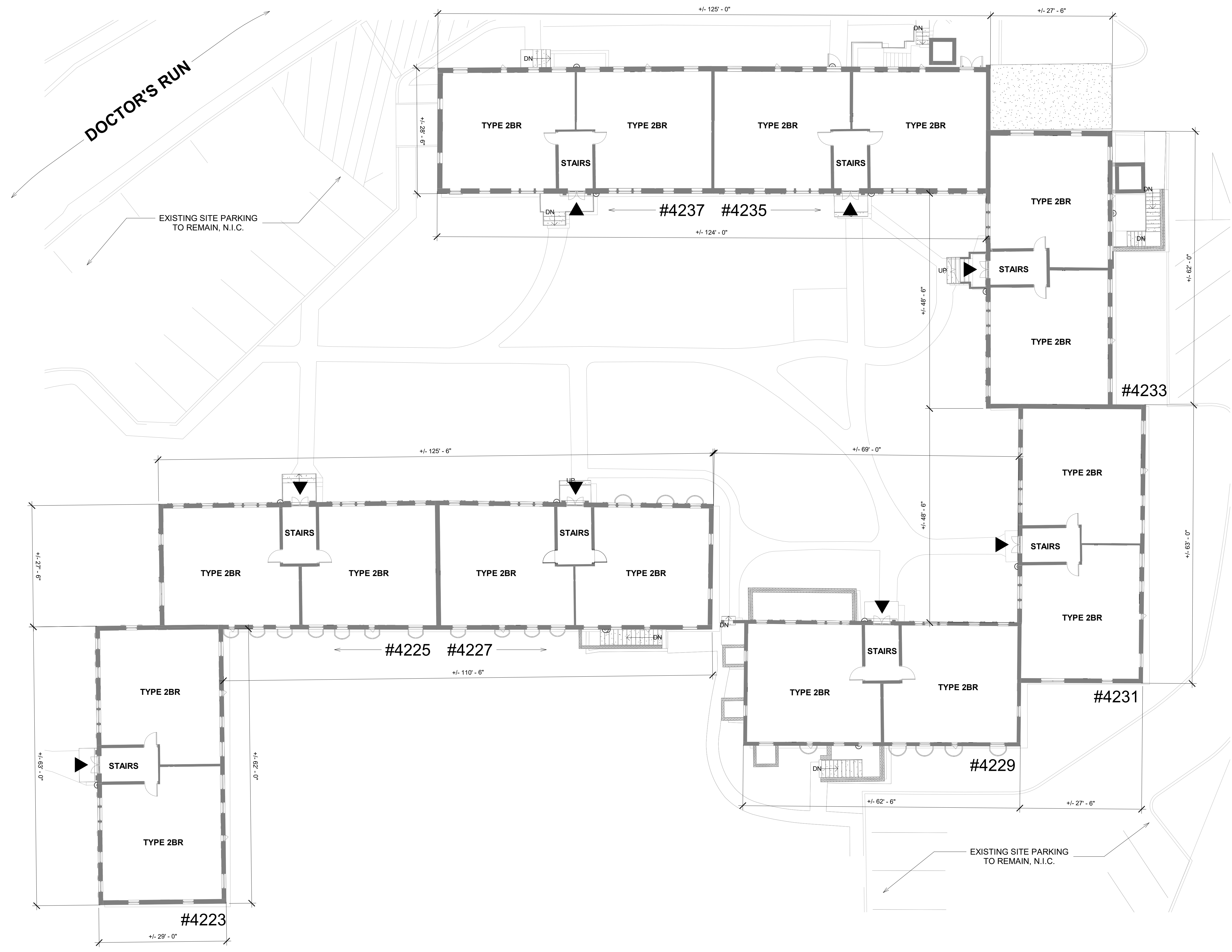
- CLIENT
JAIR LYNCH REAL ESTATE PARTNERS
1400 16TH STREET NW
SUITE 430
WASHINGTON, DC 20036
- CONTRACTOR
VIKA VIRGINIA, LLC
8180 GREENSBORO DR.
SUITE 200
TYSONS, VA 22102
(703) 442-7800
- STRUCTURAL
SILMAN & ASSOCIATES
1063 31ST STREET NW
WASHINGTON, DC 20007
(202) 336-6200
- MEP
SUMMIT ENGINEERS
5307 LEE HIGHWAY
ARLINGTON, VA 22207
(703) 553-5593

BARCROFT APARTMENTS
RA-3
ARLINGTON COUNTY, VIRGINIA

REVISIONS

1	FBC USE PERMIT SUBMISSION	09/01/23
2	USE PERMIT 2ND SUBMISSION	11/10/23

DATE: 09/01/23
PROJECT NO.: 2022-054
DRAWN BY: ER
CHECKED BY: MF



1 BUILDING 32 - OVERALL PLAN
A2 3/32" = 1'-0"

DRAWING SET
NOT FOR CONSTRUCTION



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



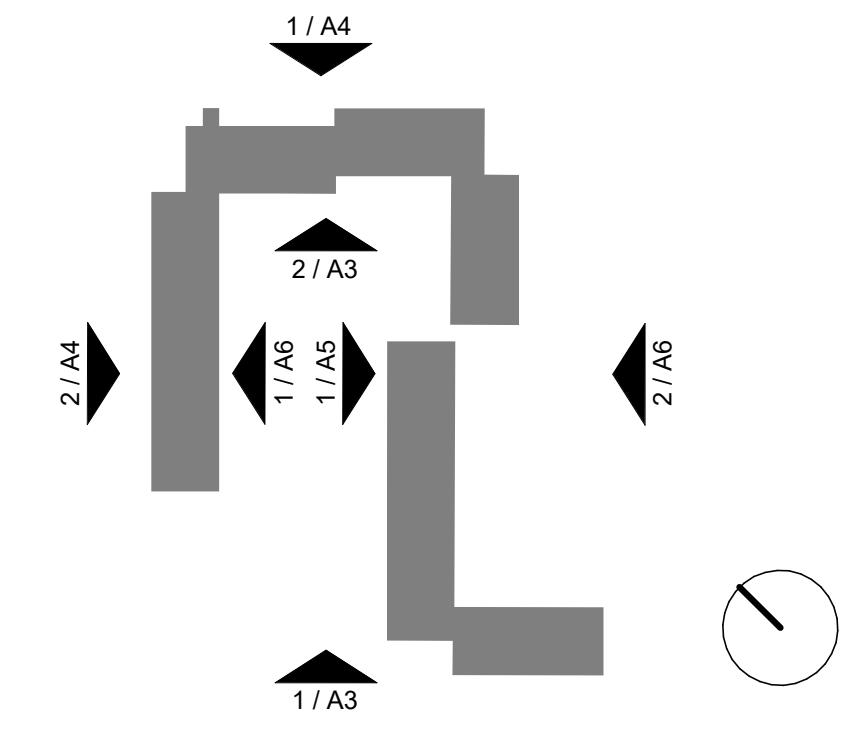
2
A3 BUILDING 32 - ELEVATION A1
1/8" = 1'-0"

GENERAL NEW WORK ELEVATION NOTES

1. REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM. POINT-UP MORTAR TO MATCH EXISTING;
2. GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
3. 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;
5. BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
6. SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS;
7. RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
8. HANDRAIL REQUIRED ON RAMP WITH SLOPE GREATER THAN 5%;
9. ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

KEYED NEW WORK ELEVATION NOTES

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED; 2. REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; 3. REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; 4. EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP; 5. REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC.), TYP; 6. PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP; 7. NEW INTAKE BRICK VENT PENETRATION; 8. NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD; 9. REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY; 10. NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING; 11. PAINT EXISTING RAILING; | <ol style="list-style-type: none"> 12. ADJALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL; 13. ADJALT: PROVIDE STANDING SEAM METAL CANOPY; 14. NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; 15. NEW ACCESSIBLE CONCRETE RAMP. SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; 16. NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK; 17. NEW CONCRETE LOW WALL; |
|--|--|



CLIENT
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(202) 336-6230

MEP
SUMMIT ENGINEERS
5307 LEE HIGHWAY
ARLINGTON, VA 22207
(703) 553-5593

BARCROFT APARTMENTS
RA-3
ARLINGTON COUNTY, VIRGINIA

REVISIONS

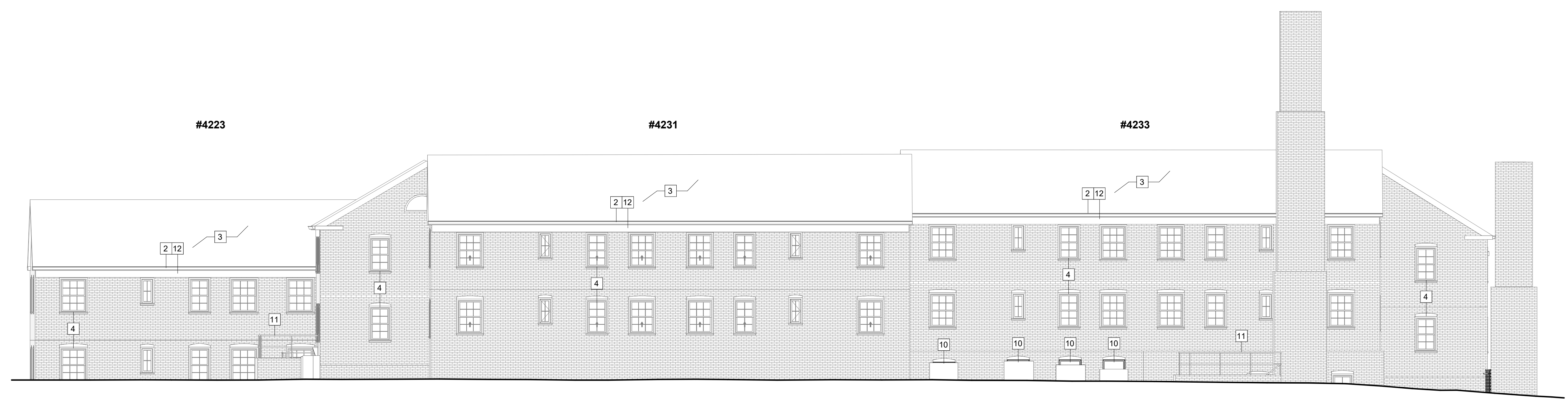
1	FBC USE PERMIT	09/01/23
2	USE PERMIT 2ND SUBMISSION	11/10/23

DATE: 09/01/23
PROJECT NO.: 2022-054
DRAWN BY: AL
CHECKED BY: MF

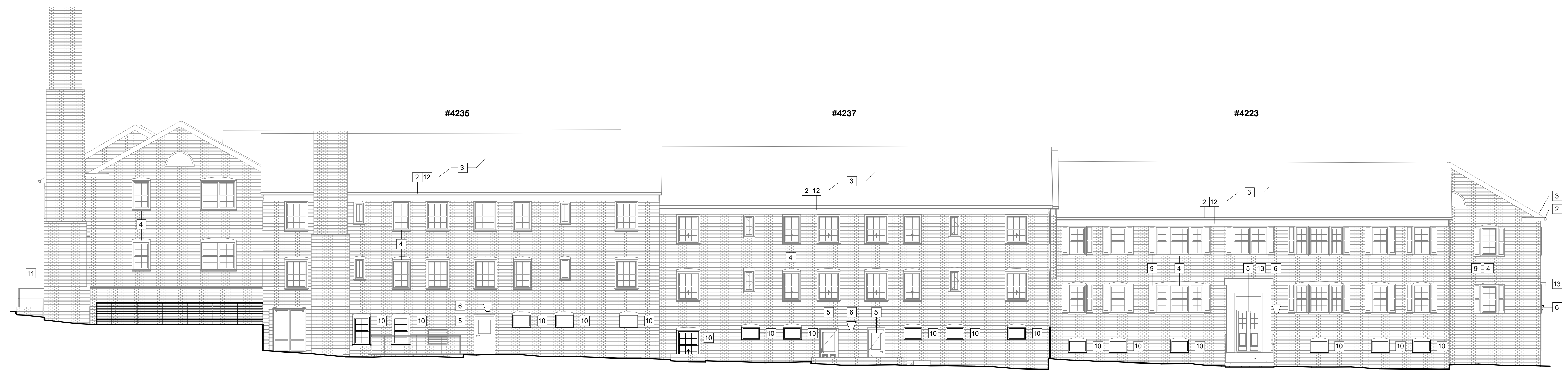
DRAWING SET
NOT FOR CONSTRUCTION

BUILDING 32 - ELEVATIONS

A3



1 BUILDING 32 - ELEVATION B
A4 1/8" = 1'-0"



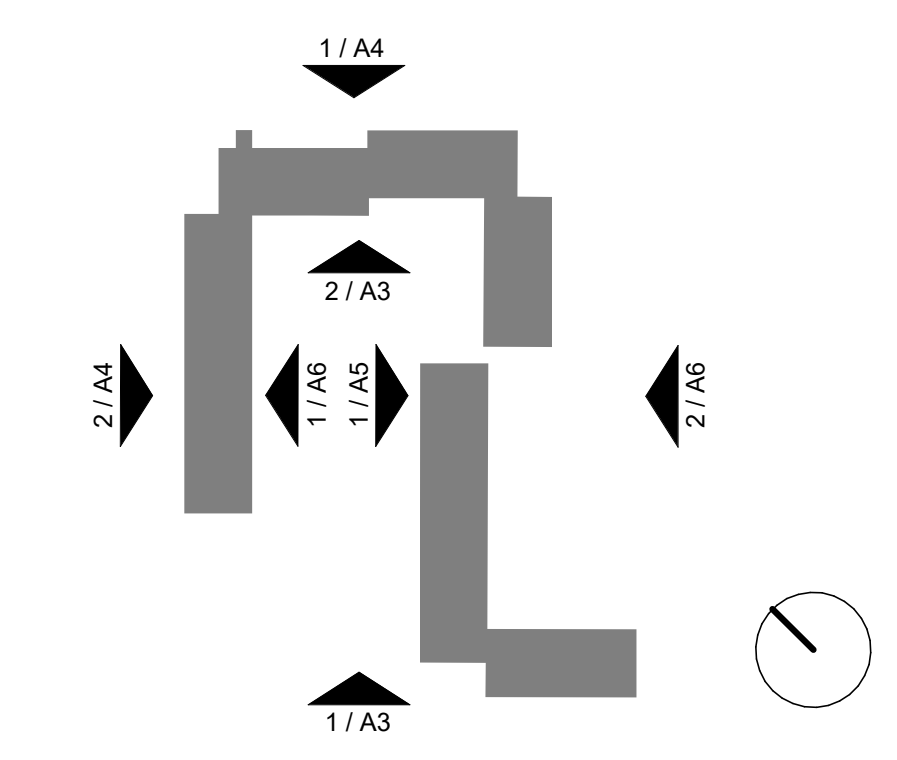
2 BUILDING 32 - ELEVATION C
A4 1/8" = 1'-0"

GENERAL NEW WORK ELEVATION NOTES

1. REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM. POINT-UP MORTAR TO MATCH EXISTING;
2. GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
3. 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;
5. BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
6. SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS;
7. RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
8. HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
9. ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

KEYED NEW WORK ELEVATION NOTES

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED; 2. REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; 3. REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; 4. EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP; 5. REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC.), TYP; 6. PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP; 7. NEW INTAKE BRICK VENT PENETRATION; 8. NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD; 9. REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY; 10. NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING; 11. PAINT EXISTING RAILING; | <ol style="list-style-type: none"> 12. ADD/ALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL; 13. ADD/ALT: PROVIDE STANDING SEAM METAL CANOPY; 14. NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; 15. NEW ACCESSIBLE CONCRETE RAMP. SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; 16. NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK; 17. NEW CONCRETE LOW WALL; |
|--|--|



CLIENT
JAIR LYNCH REAL ESTATE PARTNERS
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VIKA VIRGINIA, LLC
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(202) 336-6230

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SUMMIT ENGINEERS
5307 LEE HIGHWAY
ARLINGTON, VA 22207
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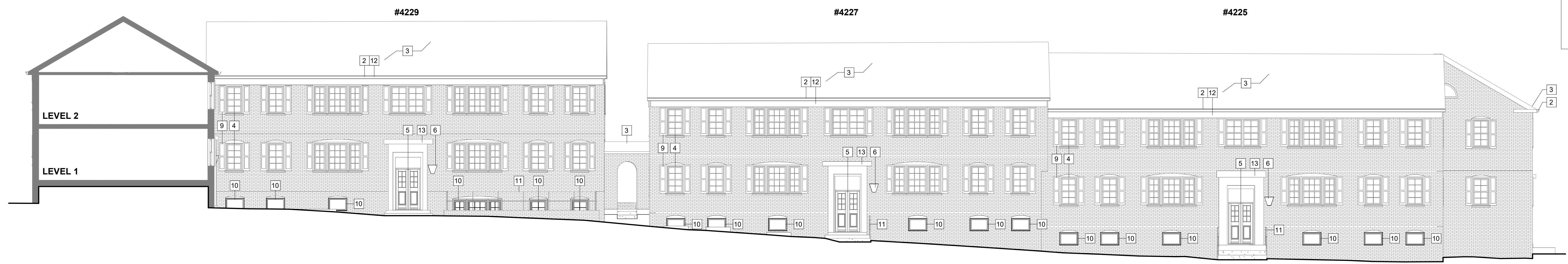
BARCROFT APARTMENTS
RA-3
ARLINGTON COUNTY, VIRGINIA

REVISIONS

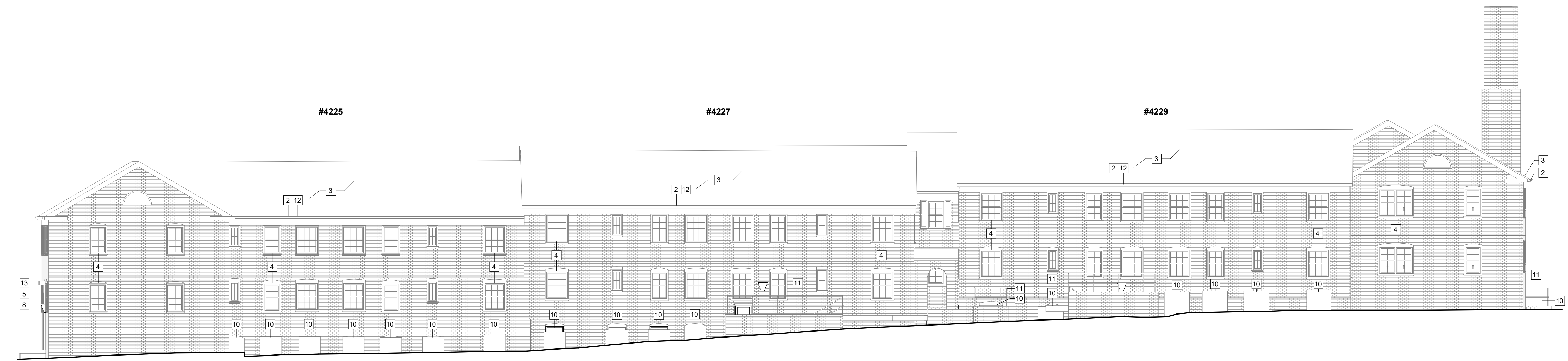
1	FBC USE PERMIT	09/01/23
2	USE PERMIT 2ND SUBMISSION	11/10/23

DATE: 09/01/23
PROJECT NO.: 2022-054
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CHECKED BY: MF

DRAWING SET
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1 BUILDING 32 - ELEVATION C1
A5 1/8" = 1'-0"



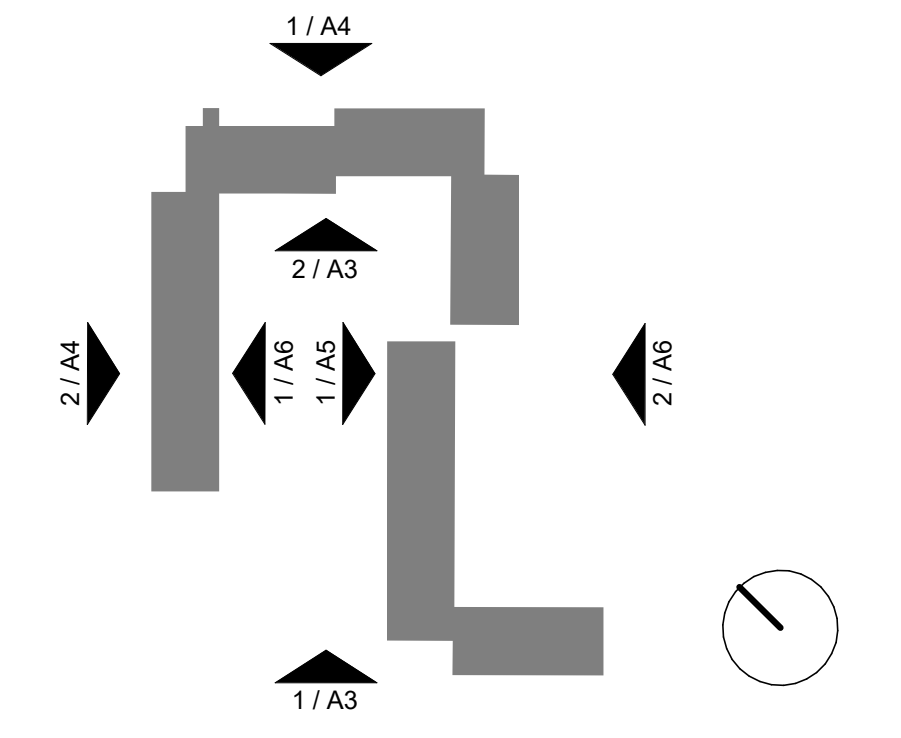
2 BUILDING 32 - ELEVATION D
A5 1/8" = 1'-0"

GENERAL NEW WORK ELEVATION NOTES

1. REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM. POINT-UP MORTAR TO MATCH EXISTING;
2. GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
3. 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;
5. BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
6. SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS;
7. RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
8. HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
9. ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

KEYED NEW WORK ELEVATION NOTES

- | | |
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| <ol style="list-style-type: none"> 1. REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED; 2. REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; 3. REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; 4. EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP; 5. REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC.), TYP; 6. PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP; 7. NEW INTAKE BRICK VENT PENETRATION; 8. NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD; 9. REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY; 10. NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING; 11. PAINT EXISTING RAILING; | <ol style="list-style-type: none"> 12. ADD/ALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL; 13. ADD/ALT: PROVIDE STANDING SEAM METAL CANOPY; 14. NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; 15. NEW ACCESSIBLE CONCRETE RAMP. SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; 16. NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK; 17. NEW CONCRETE LOW WALL; |
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SUMMIT ENGINEERS
5307 LEE HIGHWAY
ARLINGTON, VA 22207
(703) 553-5593

BARCROFT APARTMENTS
RA-3
ARLINGTON COUNTY, VIRGINIA

REVISIONS

1	FBC USE PERMIT	09/01/23
2	USE PERMIT 2ND SUBMISSION	11/10/23

DATE: 09/01/23
PROJECT NO.: 2022-054
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CHECKED BY: MF

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NOT FOR CONSTRUCTION

BUILDING 32 - ELEVATIONS

A5

CLIENT
JAIR LYNCH REAL ESTATE PARTNERS
1400 16TH STREET NW
SUITE 430
WASHINGTON, DC 20036

OWNER
VIKA VIRGINIA, LLC
8100 GREENSBORO DR.
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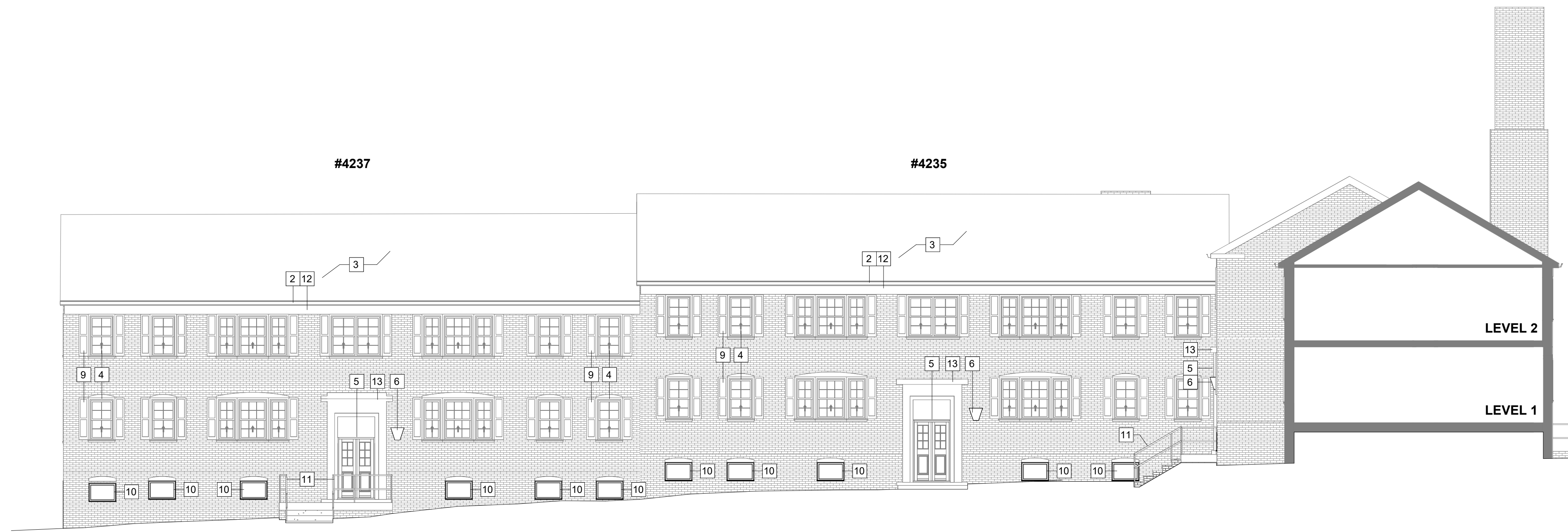
MEP
SUMMIT ENGINEERS
5307 LEE HIGHWAY
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(703) 553-5593

BARCROFT APARTMENTS
RA-3
ARLINGTON COUNTY, VIRGINIA

REVISIONS

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CHECKED BY:	MF



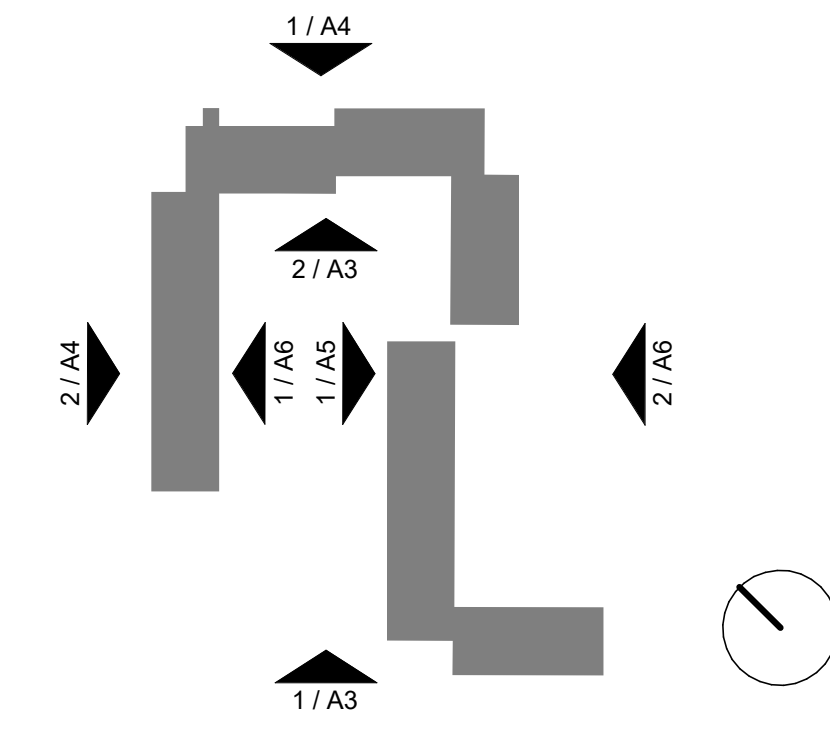
1 BUILDING 32 - ELEVATION D1
A6 1/8" = 1'-0"

GENERAL NEW WORK ELEVATION NOTES

1. REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM. POINT-UP MORTAR TO MATCH EXISTING;
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3. 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;
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8. HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
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KEYED NEW WORK ELEVATION NOTES

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|--|--|



DRAWING SET
NOT FOR CONSTRUCTION

BUILDING 32 - ELEVATIONS

A6

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1400 16TH STREET NW
SUITE 430
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ARCHITECT
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ARLINGTON, VA 22207
(703) 553-55-93

**BARCROFT APARTMENTS
RA-3**
ARLINGTON COUNTY, VIRGINIA

REVISIONS

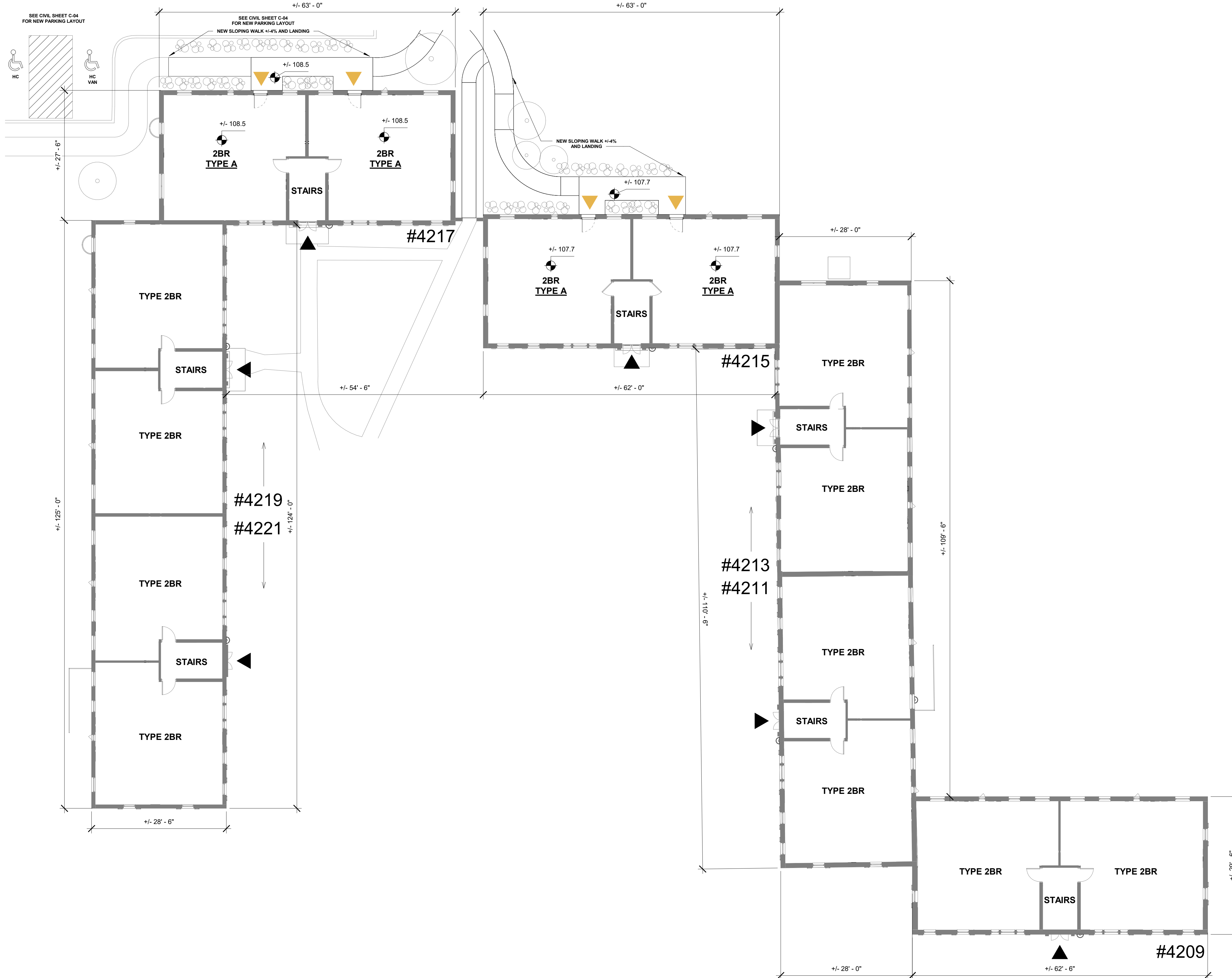
1	FBC USE PERMIT	09/01/23
2	USE PERMIT 2ND SUBMISSION	11/10/23

DATE:	09/01/23
PROJECT NO.:	2022-054
DRAWN BY:	ER
CHECKED BY:	MF

BUILDING 33 - OVERALL PLAN

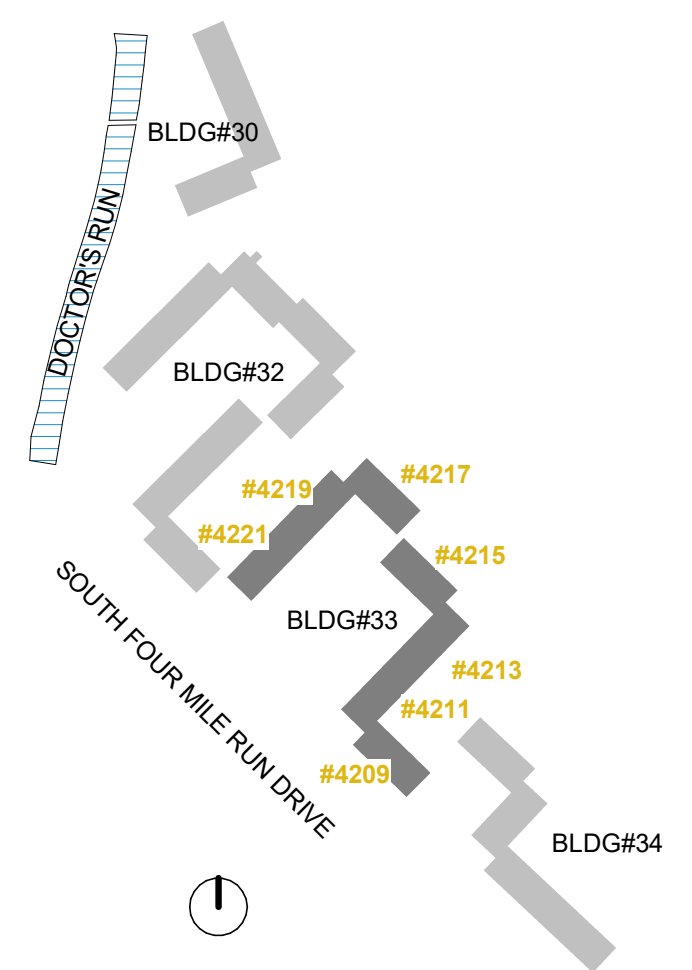
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A7



PLAN DRAWING LEGEND

- INDEPENDENT UNIT ENTRANCE
- INDEPENDENT UTILITY ENTRANCE
- SHARED COMMON ENTRANCE
- EXISTING WALL / COMPONENT
- NEW WALL / COMPONENT
- DEMOLISHED WALL / COMPONENT



BUILDING 33 - OVERALL PLAN
1 / A7
3/32" = 1'-0"

CLIENT
JAIR LYNCH REAL ESTATE PARTNERS
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1053 31ST STREET NW
WASHINGTON, DC 20007
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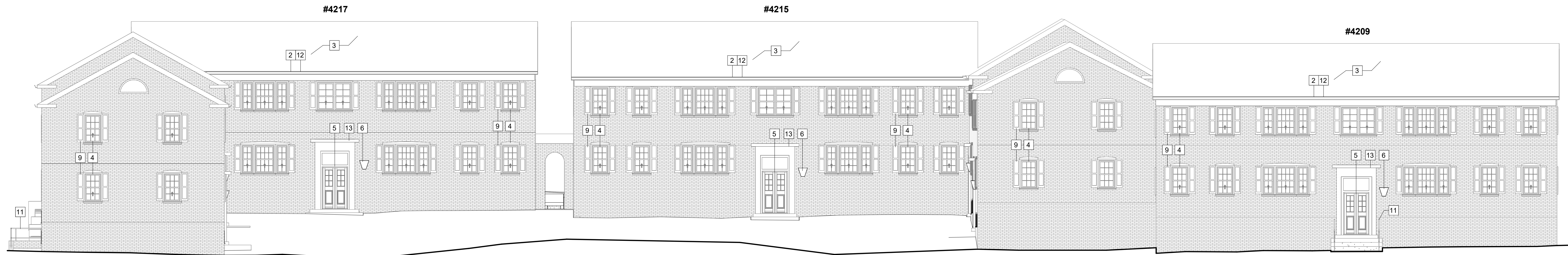
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**BARCROFT APARTMENTS
RA-3**
ARLINGTON COUNTY, VIRGINIA

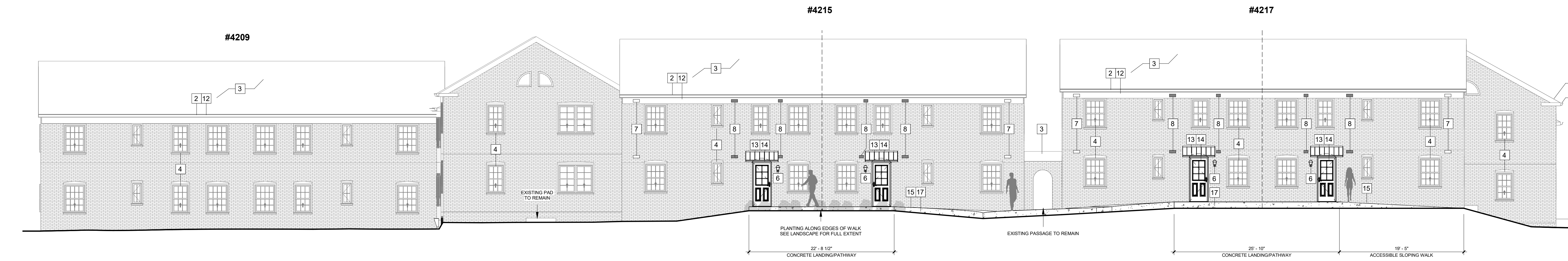
REVISIONS

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



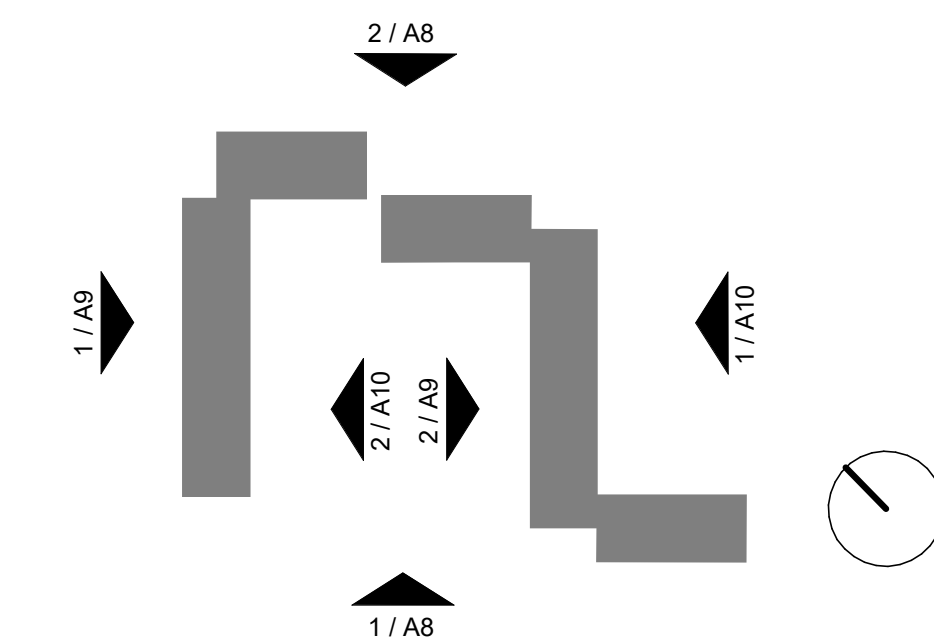
2 BUILDING 33 - ELEVATION B
1/8" = 1'-0"

GENERAL NEW WORK ELEVATION NOTES

1. REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM. POINT-UP MORTAR TO MATCH EXISTING;
2. GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
3. 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;
5. BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
6. SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS;
7. RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
8. HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
9. ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

KEYED NEW WORK ELEVATION NOTES

- | | |
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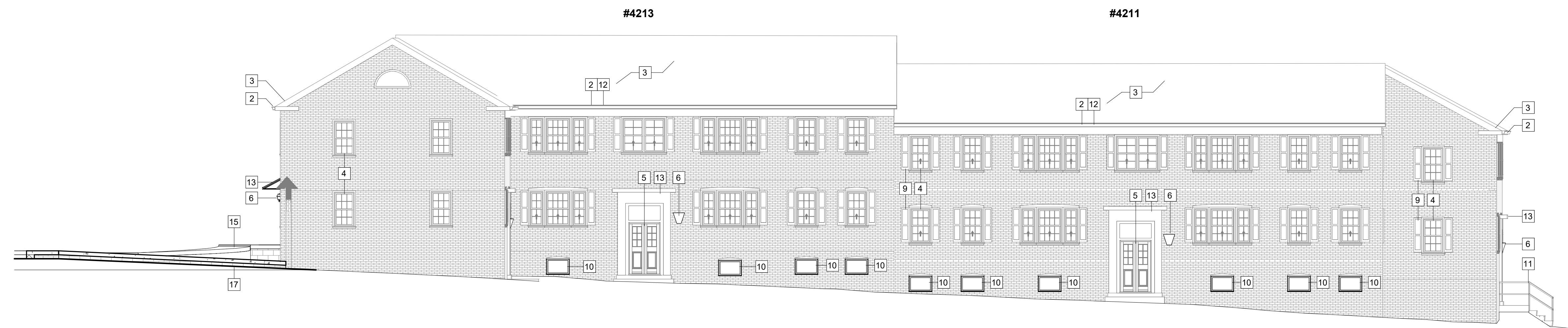
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BUILDING 33 - ELEVATIONS

A8



1 BUILDING 33 - ELEVATION C
A9 1/8" = 1'-0"



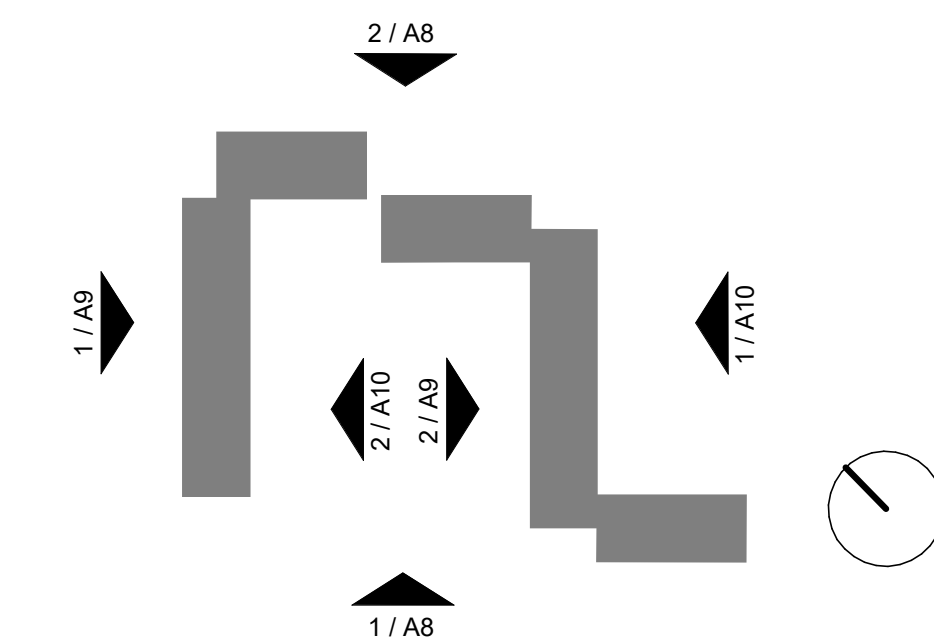
2 BUILDING 33 - ELEVATION C1
A9 1/8" = 1'-0"

GENERAL NEW WORK ELEVATION NOTES

1. REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM. POINT-UP MORTAR TO MATCH EXISTING;
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KEYED NEW WORK ELEVATION NOTES

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(703) 553-5593

**BARCROFT APARTMENTS
RA-3**
ARLINGTON COUNTY, VIRGINIA

REVISIONS

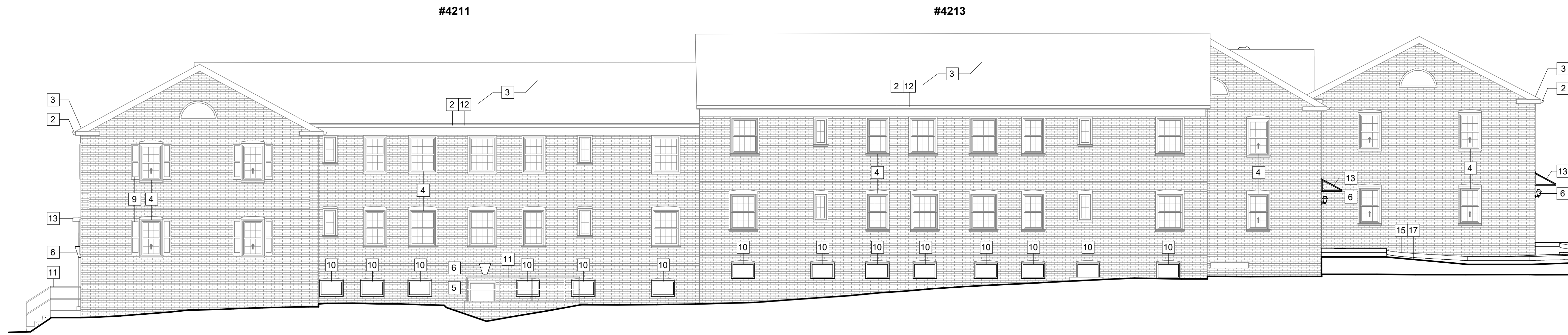
1	FBC USE PERMIT	09/01/23
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DRAWN BY: AL
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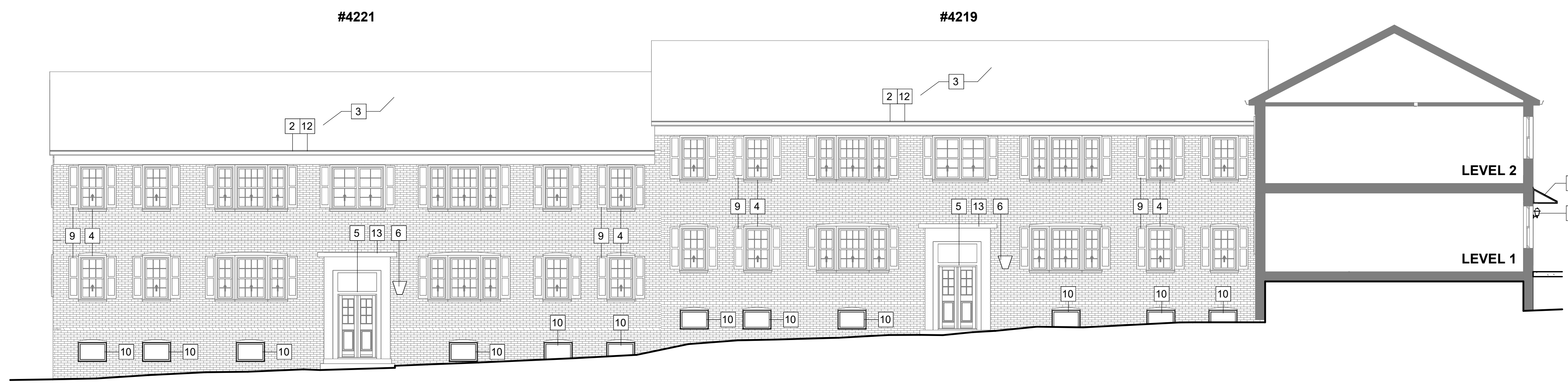
BUILDING 33 - ELEVATIONS

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A9



1 BUILDING 33 - ELEVATION D
A10 1/8" = 1'-0"



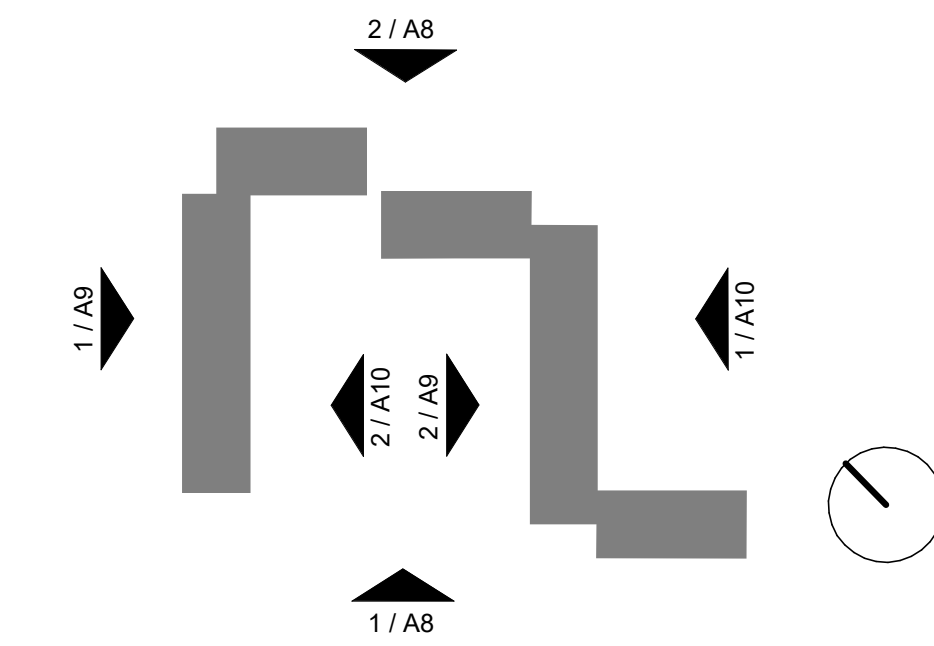
2 BUILDING 33 - ELEVATION D1
A10 1/8" = 1'-0"

GENERAL NEW WORK ELEVATION NOTES

1. REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM. POINT-UP MORTAR TO MATCH EXISTING;
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KEYED NEW WORK ELEVATION NOTES

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|--|--|



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- CIVIL
- VIKA VIRGINIA, LLC
8180 GREENSBORO DR.
SUITE 200
TYSONS, VA 22102
(703) 442-7800
- STRUCTURAL
- SILMAN & ASSOCIATES
1053 31ST STREET NW
WASHINGTON, DC 20007
(202) 336-6230
- MEP
- SUMMIT ENGINEERS
5307 LEE HIGHWAY
ARLINGTON, VA 22207
(703) 553-5593

BARCROFT APARTMENTS
RA-3
ARLINGTON COUNTY, VIRGINIA

REVISIONS

1	FBC USE PERMIT	09/01/23
2	USE PERMIT 2ND SUBMISSION	11/10/23

DATE:	09/01/23
PROJECT NO.:	2022-054
DRAWN BY:	AL
CHECKED BY:	MF

DRAWING SET
NOT FOR CONSTRUCTION

BUILDING 33 - ELEVATIONS

A10

CLIENT
JAIR LYNCH REAL ESTATE PARTNERS
1400 16TH STREET NW
SUITE 430
WASHINGTON, DC 20036

CONTRACTOR
VIVA VIRGINIA, LLC
8100 GREENSBORO DR.
SUITE 200
TYSONS, VA 22102
(703) 442-7800

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(703) 553-55-93

**BARCROFT APARTMENTS
RA-3**
ARLINGTON COUNTY, VIRGINIA

REVISIONS

1	FBC USE PERMIT	09/01/23
2	USE PERMIT 2ND SUBMISSION	11/10/23

DATE:	09/01/23
PROJECT NO.:	2022-054
DRAWN BY:	AL
CHECKED BY:	MF

#4215 - 2 PROPOSED TYPE A UNITS

#4217 - 2 PROPOSED TYPE A UNITS



1
A11

BUILDING 33 - PROPOSED TYPE A UNITS - BACK ENTRANCES

DRAWING SET
NOT FOR CONSTRUCTION

BUILDING 33 - TYPE A UNIT
CONVERSION

A11

CLIENT
JAIR LYNCH REAL ESTATE PARTNERS
1400 16TH STREET NW
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CONV
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(703) 442-7800

STRUCTURAL
SILMAN & ASSOCIATES
1063 31ST STREET NW
WASHINGTON, DC 20007
(202) 336-6200

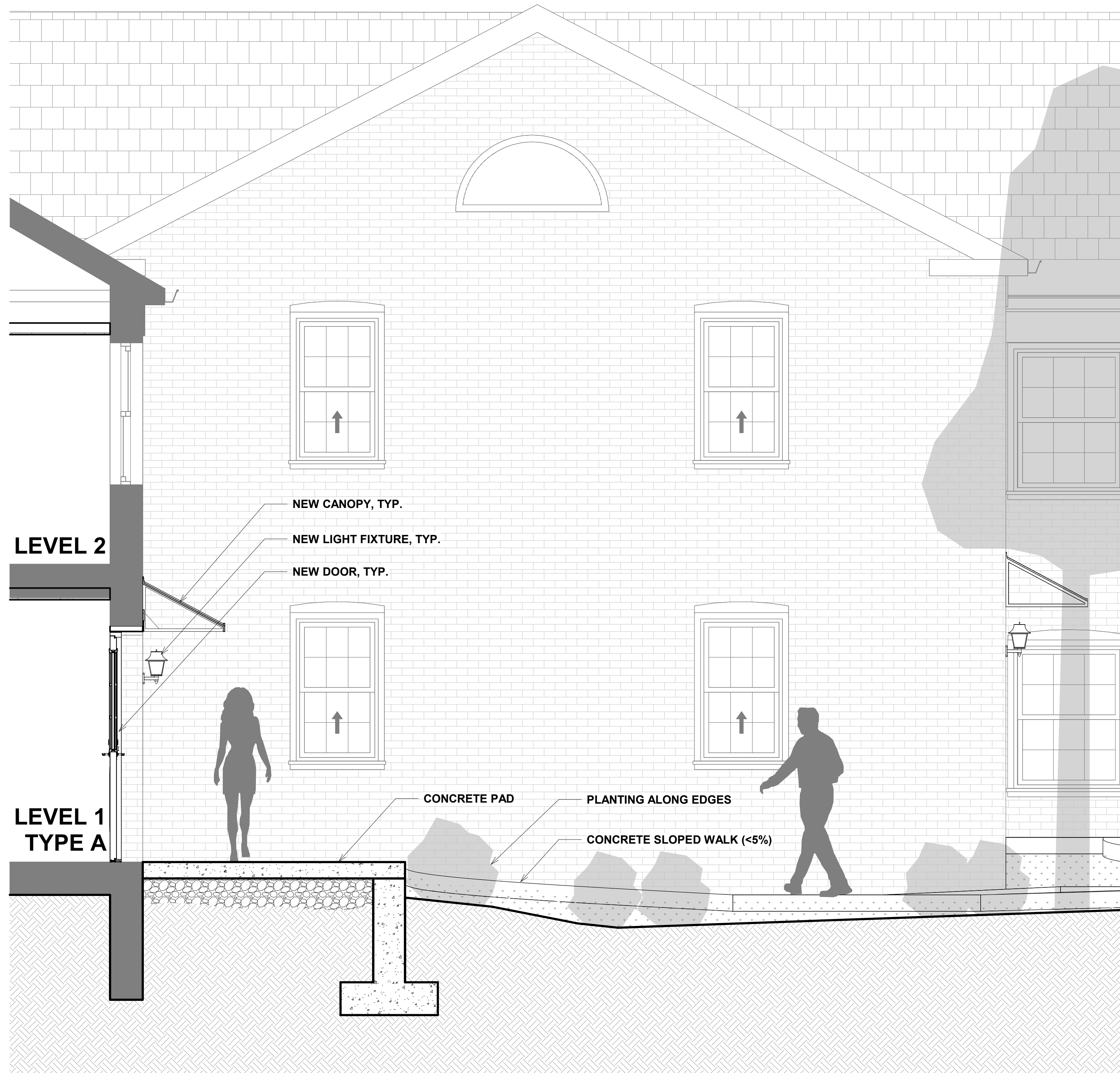
MEP
SUMMIT ENGINEERS
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ARLINGTON, VA 22207
(703) 553-5593

**BARCROFT APARTMENTS
RA-3**
ARLINGTON COUNTY, VIRGINIA

REVISIONS

1 USE PERMIT 2ND SUBMISSION 11/10/23

DATE: 10/03/23
PROJECT NO.: 2022-054
DRAWN BY: AL
CHECKED BY: MF

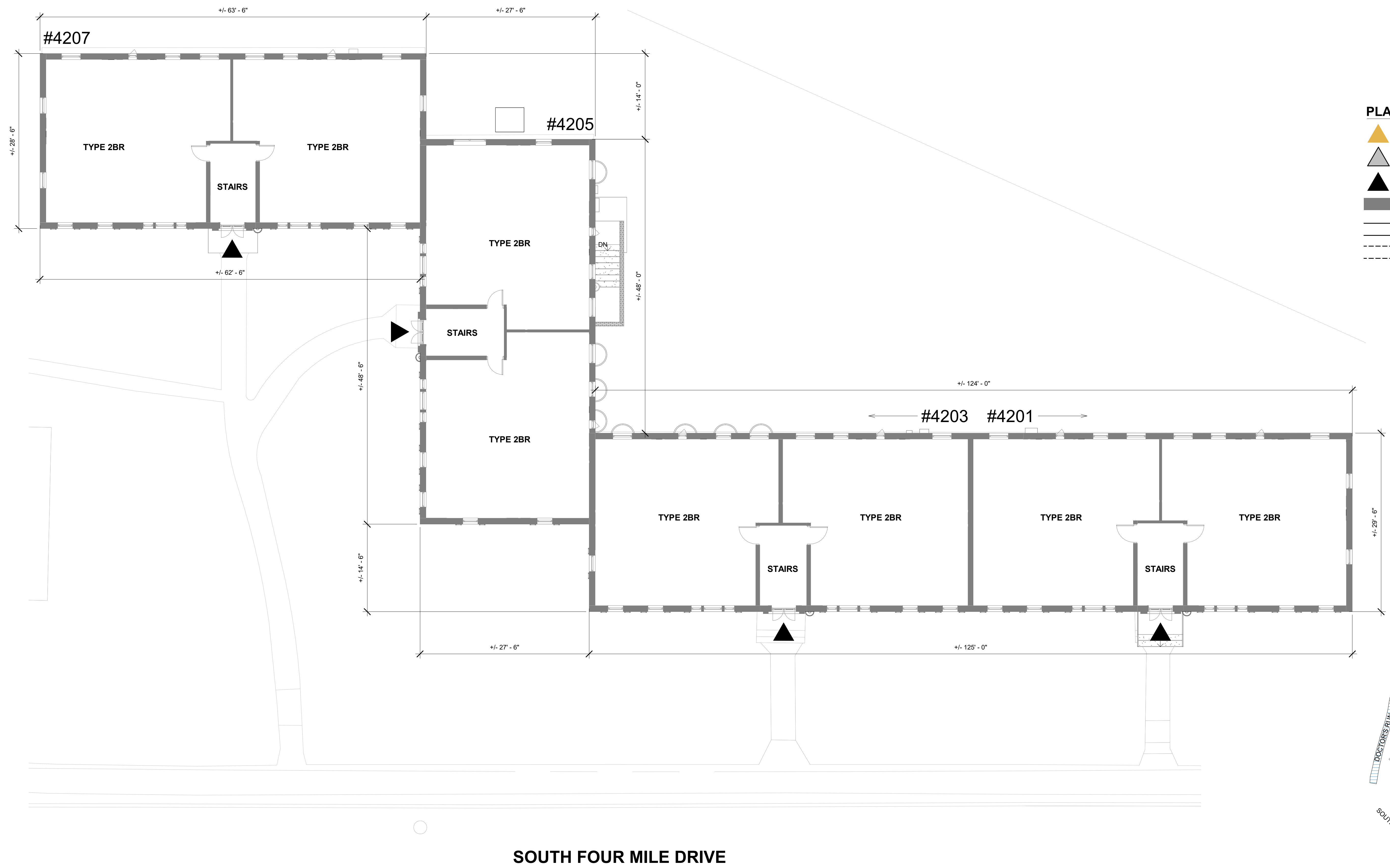


1 BUILDING 33 - CONCEPT SECTION
A12A 1/2" = 1'-0"

DRAWING SET
NOT FOR CONSTRUCTION

BUILDING 33 - TYPE A UNIT - ACCESS SECTION

A12A



PLAN DRAWING LEGEND

- INDEPENDENT UNIT ENTRANCE
- INDEPENDENT UTILITY ENTRANCE
- SHARED COMMON ENTRANCE
- EXISTING WALL / COMPONENT
- NEW WALL / COMPONENT
- DEMOLISHED WALL / COMPONENT

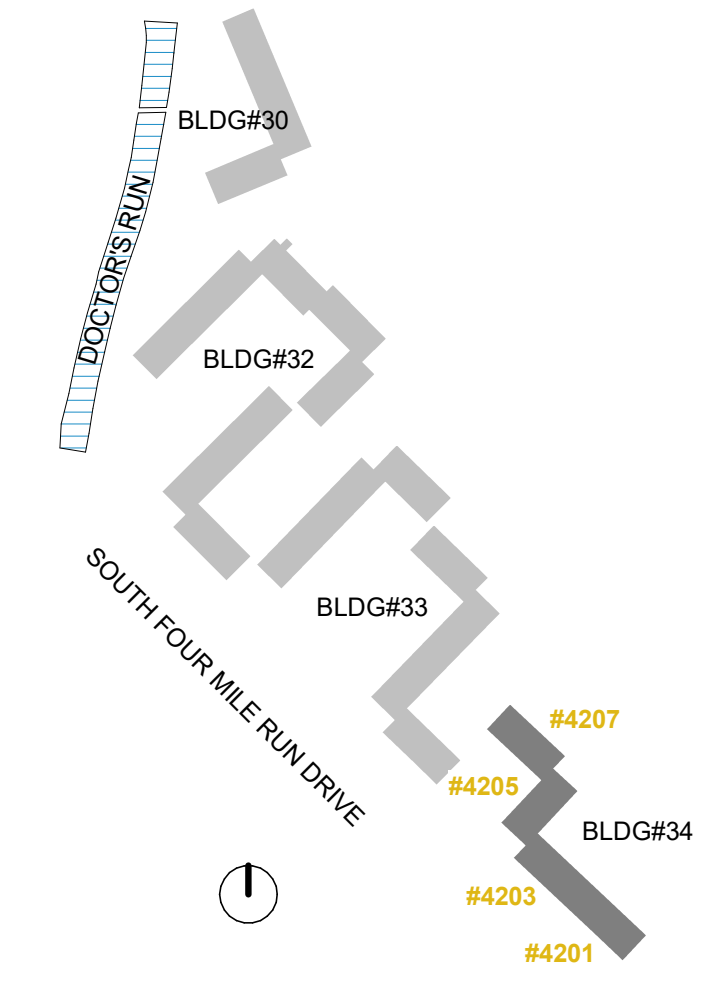
- CLIENT
JAIR LYNCH REAL ESTATE PARTNERS
1400 16TH STREET NW
SUITE 430
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- CONTRACTOR
VIKA VIRGINIA, LLC
8100 GREENSBORO DR.
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**BARCROFT APARTMENTS
RA-3**
ARLINGTON COUNTY, VIRGINIA

REVISIONS

1	FBC USE PERMIT	09/01/23
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DATE: 09/01/23
PROJECT NO.: 2022-054
DRAWN BY: ER
CHECKED BY: MF



SOUTH FOUR MILE DRIVE

1 BUILDING 34 - OVERALL PLAN
A12 1/8" = 1'-0"

DRAWING SET
NOT FOR CONSTRUCTION

CLIENT
JAIR LYNCH REAL ESTATE PARTNERS
1400 16TH STREET NW
SUITE 430
WASHINGTON, DC 20036

CONTRACTOR
VIKA VIRGINIA, LLC
8100 GREENSBORO DR.
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BARCROFT APARTMENTS
RA-3
ARLINGTON COUNTY, VIRGINIA

REVISIONS

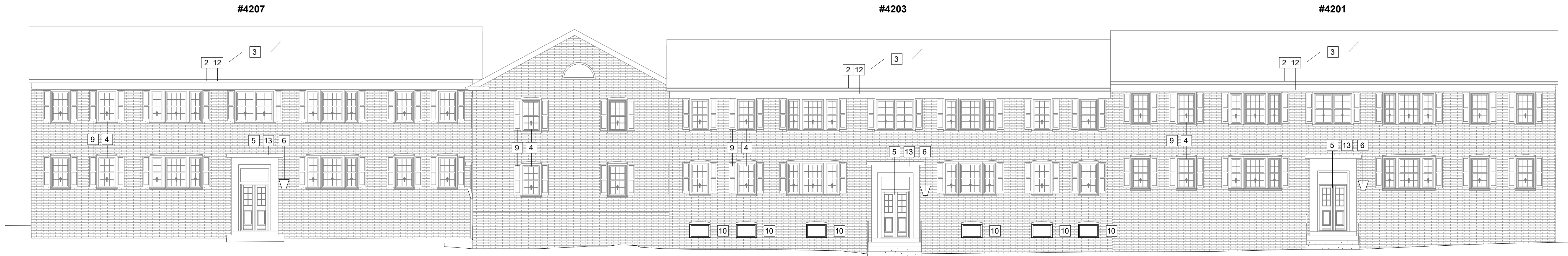
1	FBC USE PERMIT	09/01/23
2	USE PERMIT 2ND SUBMISSION	11/10/23

DATE: 09/01/23
PROJECT NO.: 2022-054
DRAWN BY: AL
CHECKED BY: MF

BUILDING 34 - ELEVATIONS

DRAWING SET
NOT FOR CONSTRUCTION

A13



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



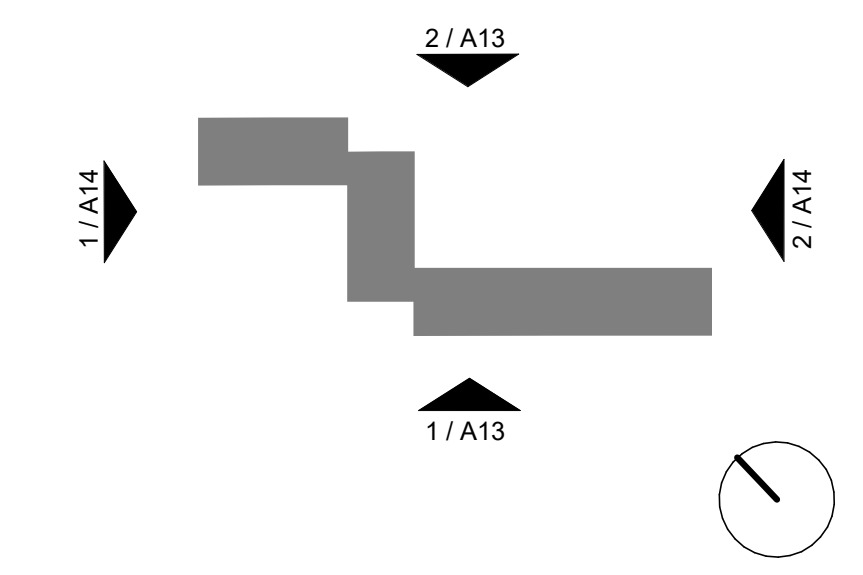
2 BUILDING 34 - ELEVATION B
A13 1/8" = 1'-0"

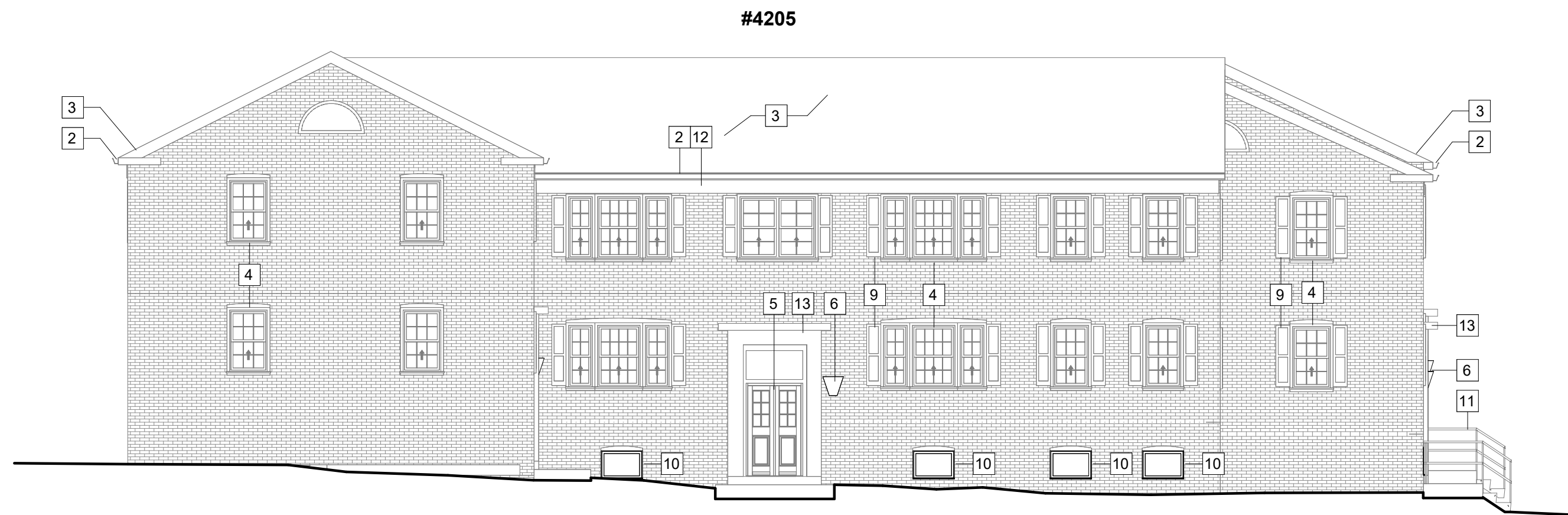
GENERAL NEW WORK ELEVATION NOTES

1. REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM. POINT-UP MORTAR TO MATCH EXISTING;
2. GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
3. 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;
5. BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
6. SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS;
7. RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
8. HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
9. ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

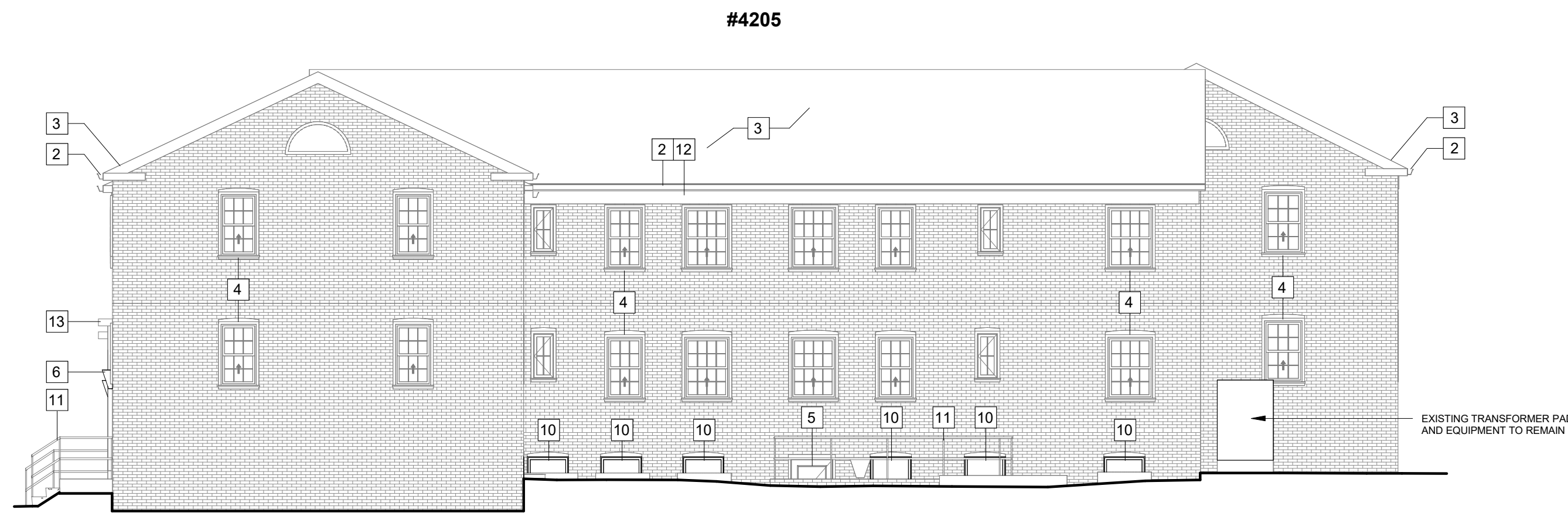
KEYED NEW WORK ELEVATION NOTES

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED; 2. REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; 3. REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; 4. EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP; 5. REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC.), TYP; 6. PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP; 7. NEW INTAKE BRICK VENT PENETRATION; 8. NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD; 9. REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY; 10. NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING; 11. PAINT EXISTING RAILING; | <ol style="list-style-type: none"> 12. ADJAL-T: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL; 13. ADJAL-T: PROVIDE STANDING SEAM METAL CANOPY; 14. NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; 15. NEW ACCESSIBLE CONCRETE RAMP. SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; 16. NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK; 17. NEW CONCRETE LOW WALL; |
|--|--|





1 BUILDING 34 - ELEVATION C
A14 1/8" = 1'-0"



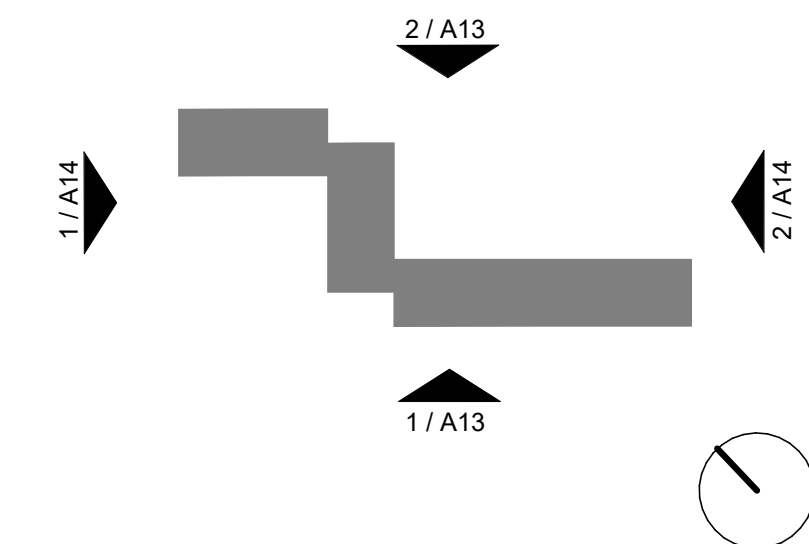
2 BUILDING 34 - ELEVATION D
A14 1/8" = 1'-0"

GENERAL NEW WORK ELEVATION NOTES

1. REPLACE AND/OR INFILL DAMAGED BRICK, CONCRETE, AND TRIM. POINT-UP MORTAR TO MATCH EXISTING;
2. GC TO COORDINATE WITH MEP ON ALL NEW HVAC INSTALLATION WORK;
3. 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;
5. BRICK REPAIR FOLLOWING REMOVAL OF PTAC/HVAC UNIT TO MATCH EXISTING SIZE, SHAPE, COLOR AND TEXTURE OF THE ADJACENT BRICK AND MORTAR;
6. SEE CIVIL AND LANDSCAPE DRAWINGS FOR NEW SHRUBS AND PLANTS;
7. RAILINGS REQUIRED WHERE DIFFERENCE IN ELEVATION IS EQUAL OR GREATER THAN 30";
8. HANDRAIL REQUIRED ON RAMPS WITH SLOPE GREATER THAN 5%;
9. ACCESSIBLE RAMP NOT TO EXCEED 8% (1:12) SLOPE;

KEYED NEW WORK ELEVATION NOTES

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. REPLACE AND/OR PRIME AND PAINT ALL CORRODED METAL LINTELS, OR THOSE NOT ALREADY PAINTED; 2. REPLACE IN KIND GUTTERS AND DOWNSPOUTS WHERE DAMAGED BEYOND REPAIR, TYP; 3. REPAIR SLATE TILES (MATCH SIZE, SHAPE, COLOR, AND TEXTURE) / ASPHALT ROOF SHINGLES AND ASSOCIATED UNDERLAYMENT WHERE NECESSARY; 4. EXISTING WINDOWS TO REMAIN, CLEAN AS NECESSARY TYP; 5. REPAIR BUILDING EXTERIOR ENTRY DOORS AS NECESSARY (PAINT, HARDWARE, ETC.), TYP; 6. PROVIDE & INSTALL NEW EXTERIOR LIGHT TO MATCH EXISTING (COLONIAL REVIVAL-STYLE LANTERN), TYP; 7. NEW INTAKE BRICK VENT PENETRATION; 8. NEW BRICK VENT PENETRATIONS (HVAC, BATHROOM EXHAUST), EXACT SIZE AND LOCATION TBD; 9. REPAIR AND PAINT EXISTING SHUTTERS AS NECESSARY; 10. NEW WINDOW, SIZE AND FINISH (SIMULATED DIVIDED LITE, WHITE VINYL) TO MATCH EXISTING; 11. PAINT EXISTING RAILING; | <ol style="list-style-type: none"> 12. ADJALT: CLAD EXISTING TRIM WITH VINYL OR ALUMINIUM COATED VINYL; 13. ADJALT: PROVIDE STANDING SEAM METAL CANOPY; 14. NEW ACCESSIBLE UNIT ENTRANCE DOOR TO MATCH EXISTING, PROVIDE BRICK ARCHWAYS ABOVE; 15. NEW ACCESSIBLE CONCRETE RAMP. SEE CIVIL & LANDSCAPE FOR MORE INFORMATION; 16. NEW GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE POWDER COATED BLACK; 17. NEW CONCRETE LOW WALL; |
|--|--|



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(703) 553-55-93

BARCROFT APARTMENTS
RA-3
ARLINGTON COUNTY, VIRGINIA

REVISIONS

1	FBC USE PERMIT	09/01/23
2	USE PERMIT 2ND SUBMISSION	11/10/23

DATE: 09/01/23
PROJECT NO.: 2022-054
DRAWN BY: AL
CHECKED BY: MF

BUILDING 34 - ELEVATIONS

DRAWING SET
NOT FOR CONSTRUCTION

A14

CLIENT
JAIR LYNCH REAL ESTATE PARTNERS
1400 16TH STREET NW
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BARCROFT APARTMENTS
RA-3
ARLINGTON COUNTY, VIRGINIA

REVISIONS

1	FBC USE PERMIT	09/01/23
2	USE PERMIT 2ND SUBMISSION	11/10/23

DATE: 09/01/23
PROJECT NO: 2022-054
DRAWN BY: EOPIAL
CHECKED BY: MF

TYPICAL PENETRATIONS LOCATION

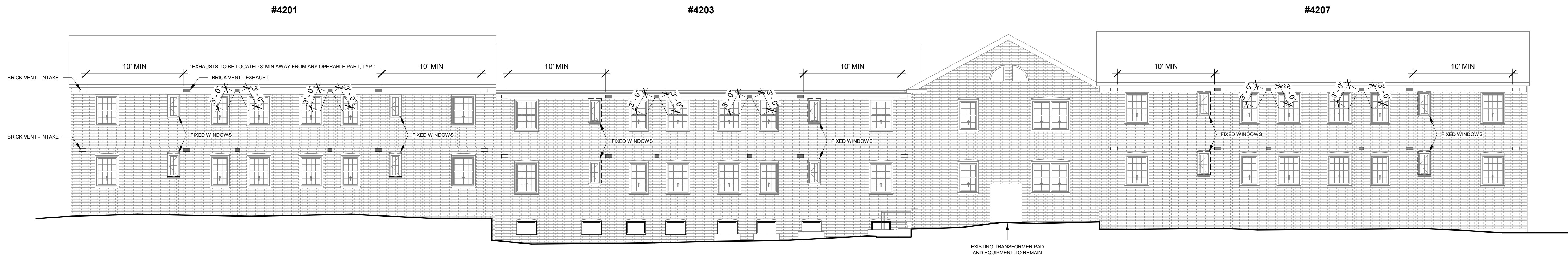
DRAWING SET
NOT FOR CONSTRUCTION

A15



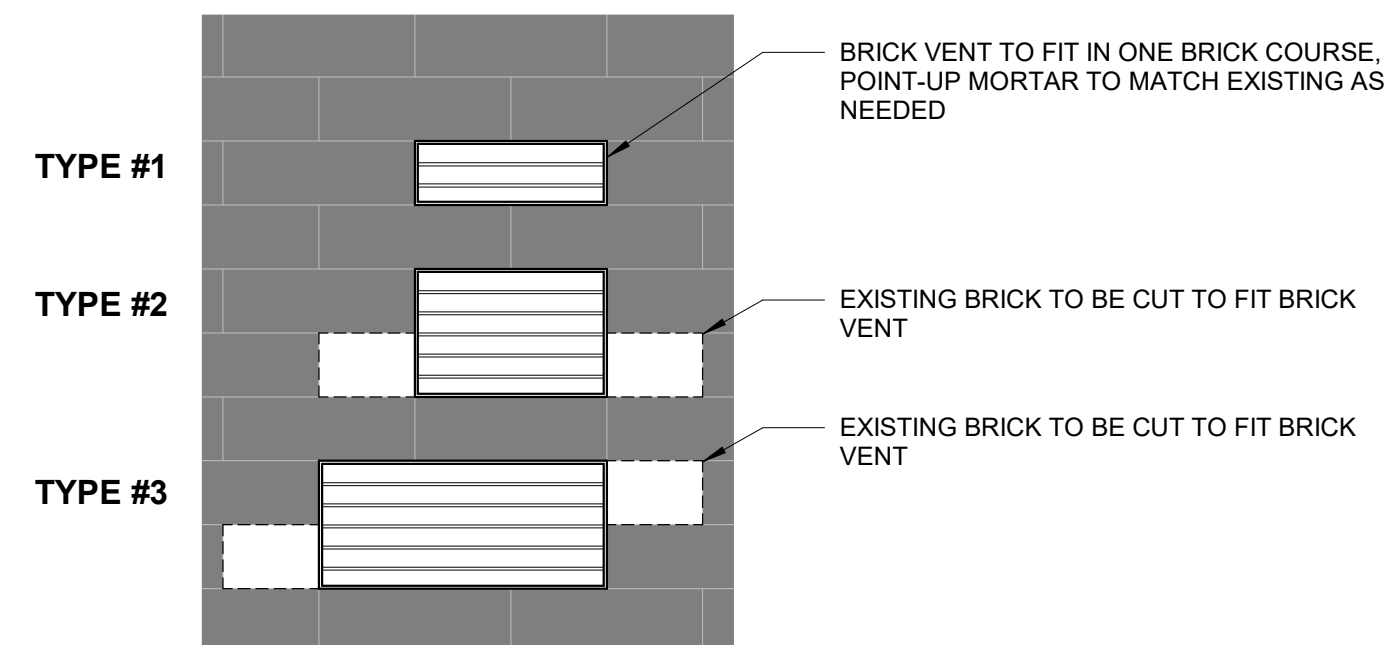
1 BUILDING 34 - ELEVATION A - TYPICAL PENETRATIONS
A15 1/8" = 1'-0"

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



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

- *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.



3 BRICK VENTS LAYOUT
A15 1 1/2" = 1'-0"



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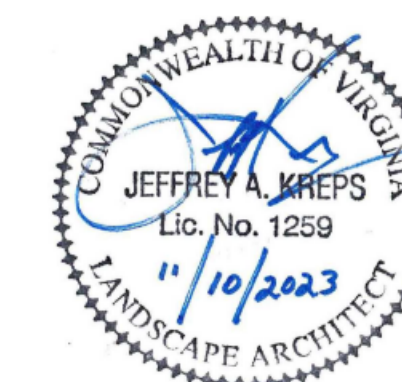
Our Site Set on the Future.

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PLAN STATUS	DATE
USE PERMIT 1ST SUBMISSION	09/01/2023
USE PERMIT 2ND SUBMISSION	11/10/2023

PROFESSIONAL SEAL



BARCROFT - PHASE 2

4.1.2 USE PERMIT
 ARLINGTON COUNTY, VIRGINIA

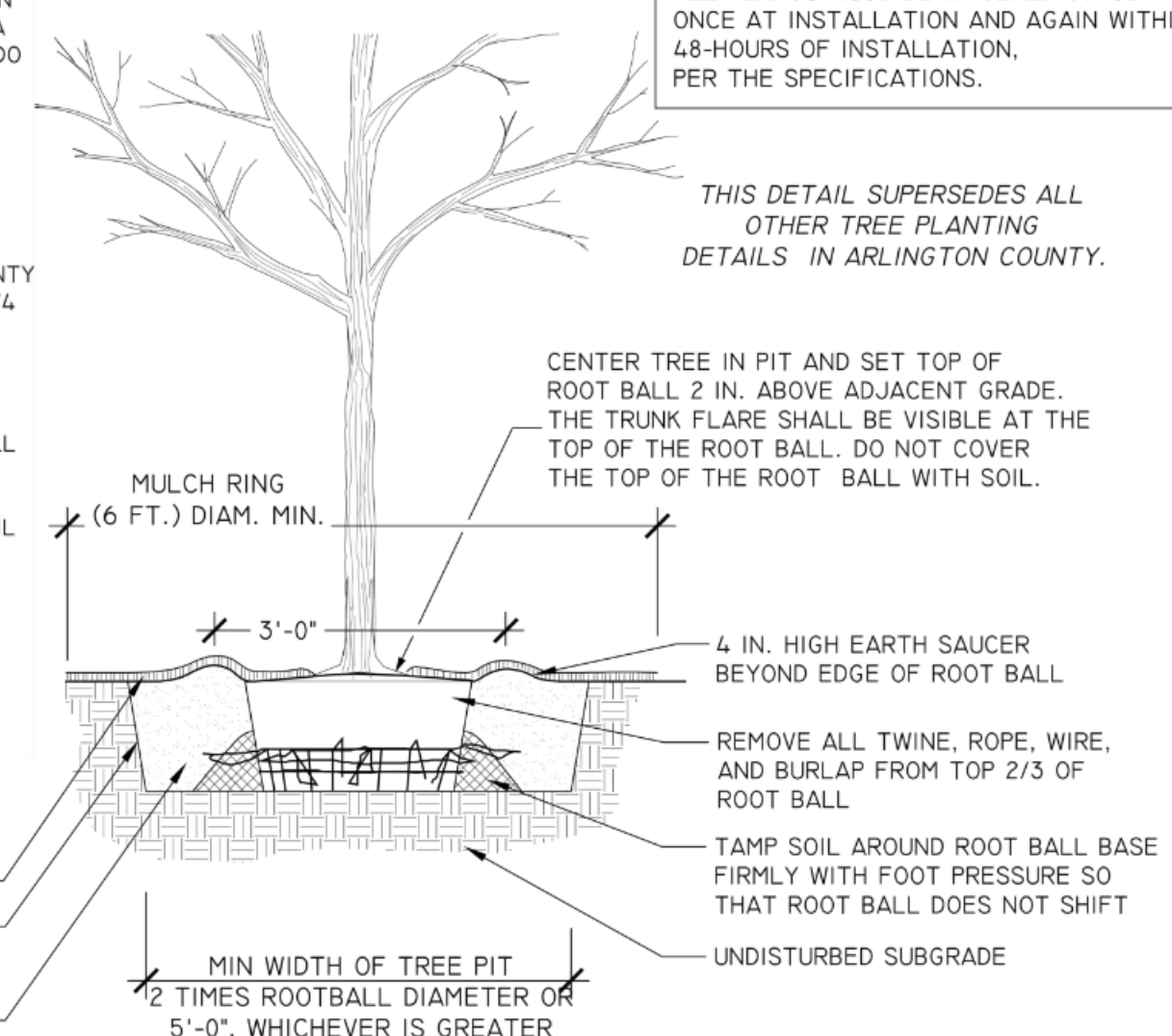
LANDSCAPE DETAILS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	09/01/2023
DWG. SCALE:	AS SHOWN
VIKA NO.:	W83405
SHEET NO.:	L-05

FILE: C:\Projects\8340\8340\8340\5\CADD\PLANNING\DRAWINGS\83405_LANDSCAPE_PLAN.dwg USER: jphanson DATE: Nov, 09 2023 TIME: 02:44 PM

NOTES

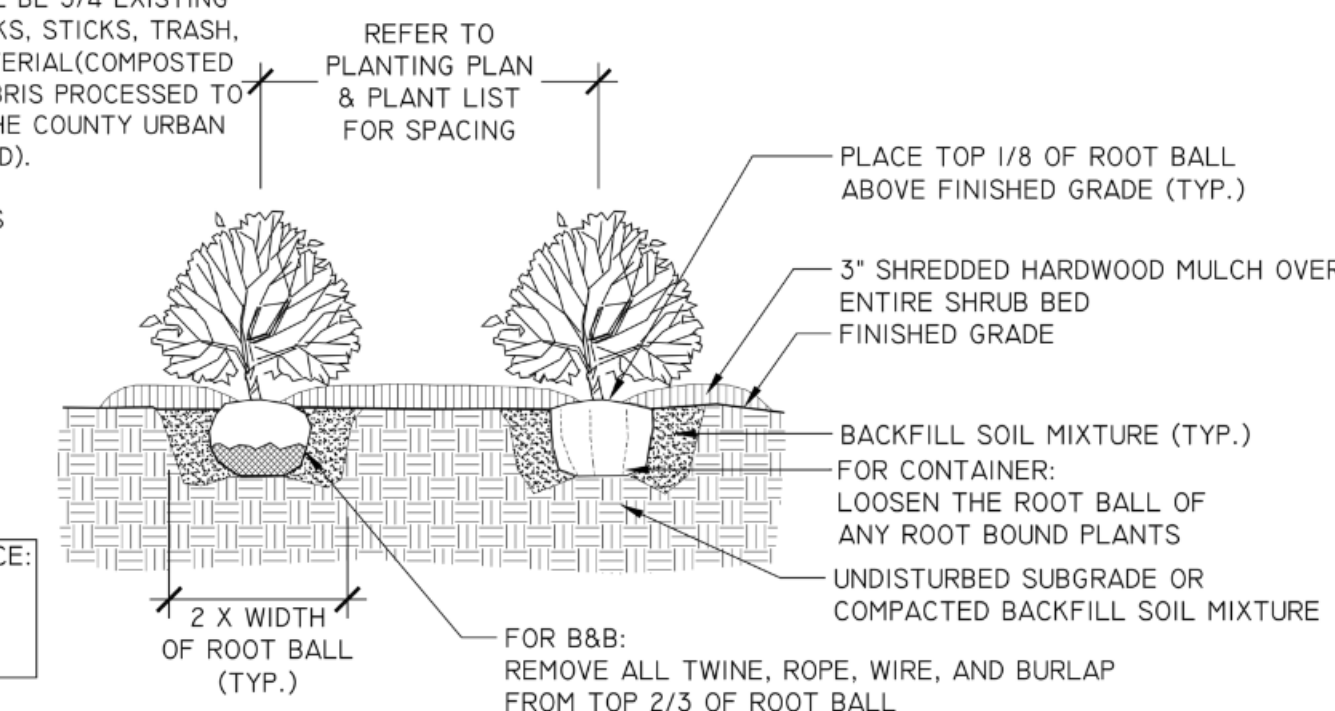
1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARD A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
3. UNLESS OTHERWISE DIRECTED BY ARLINGTON COUNTY URBAN FORESTER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE URBAN FORESTER; PEAT MOSS SHALL NOT BE USED).
4. CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM SITE.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. TREES MAY ONLY BE STAKED IF REQUIRED BY THE COUNTY URBAN FORESTER. REFER TO STAKING DETAILS.



1 TREE PLANTING DETAIL
 FOR OPEN PLANTING AREAS FREE OF PAVING OR GRATES
 329300.1 (2019)
 NOT TO SCALE
 ARLINGTON COUNTY DPR

NOTES

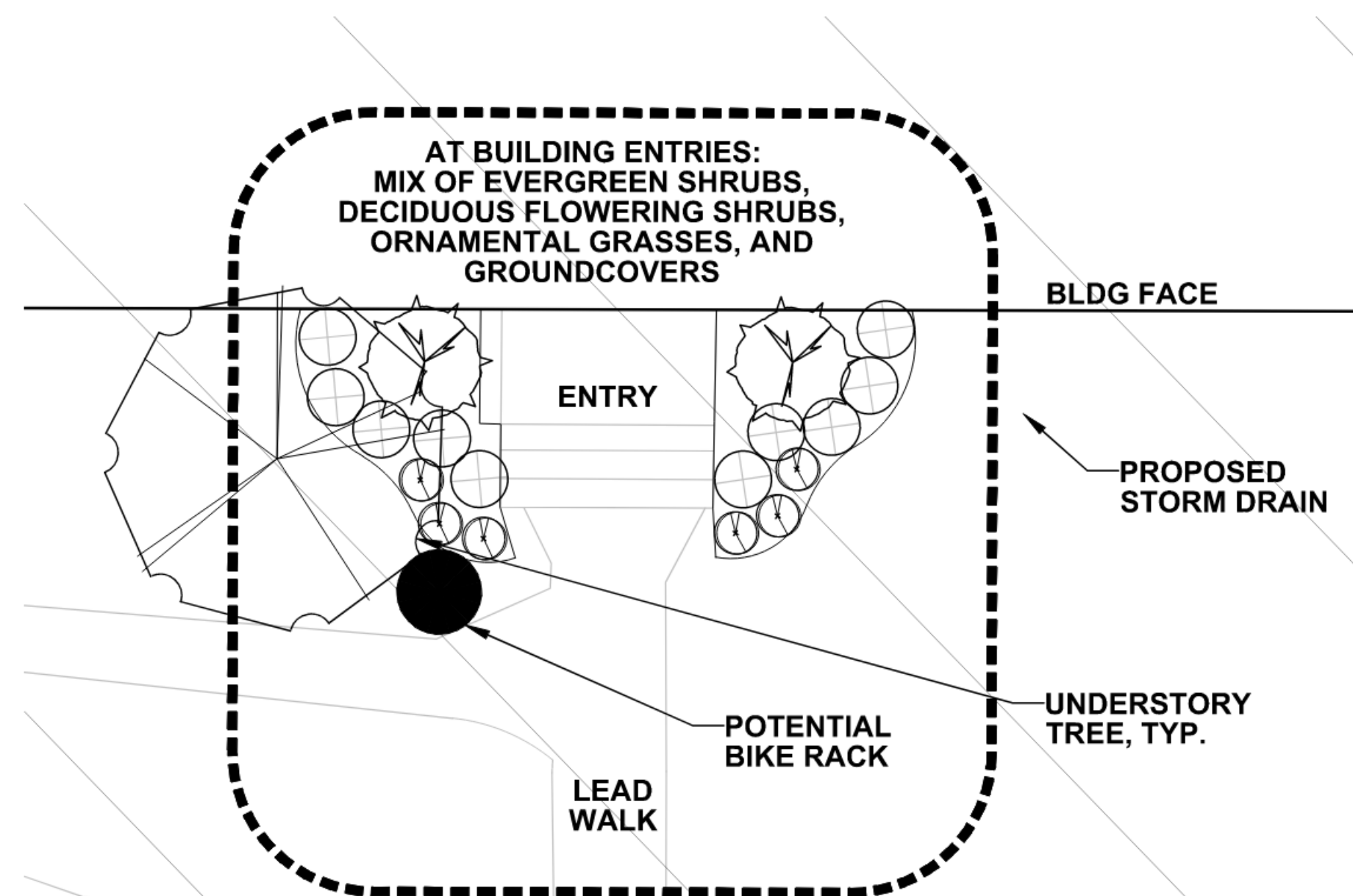
1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
3. SET PLANTS IN UPRIGHT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY COUNTY URBAN FORESTER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE COUNTY URBAN FORESTER. PEAT MOSS MAY NOT BE USED).
5. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
6. DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS



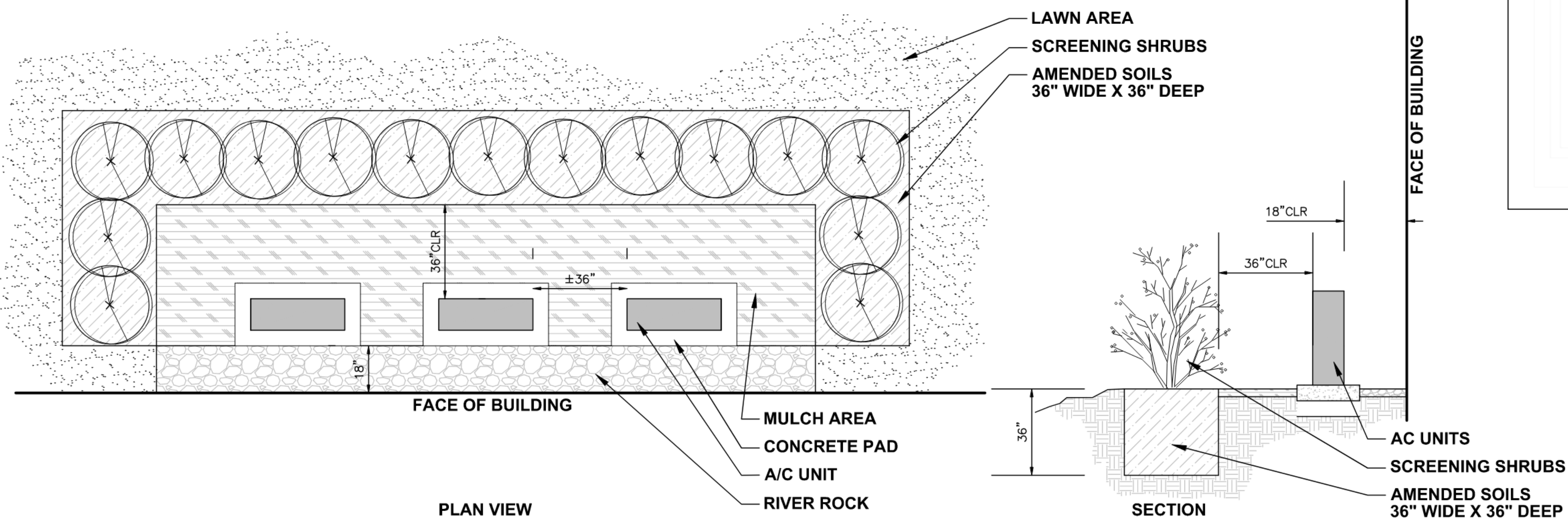
2 SHRUB PLANTING
 ELEVATION
 329300.8 (2019)
 NOT TO SCALE
 ARLINGTON COUNTY DPR

NOTES:

1. PROVIDE FLANKING UNDERSTORY TREES TO FRAME BUILDING ENTRY POINTS
2. ADJUST PLANTS IN FIELD AS REQUIRED FOR EACH INDIVIDUAL ENTRANCE CONFIGURATION.
3. SPECIES MIX WILL VARY DEPENDING ON SUN EXPOSURE AND SOIL MOISTURE
4. NATIVE PLANTS WILL BE EMPHASIZED
5. FOUNDATION PLANTS ARE SHOWN FOR OVERALL INTENT ONLY--PLANTS WILL BE GROUPED BETWEEN WINDOWS AND USED FOR ACCENT AND SCREENING PURPOSES.



SCHMATIC
ENTRANCE PLANTING PLAN
 TYPICAL WHERE (A) IS SHOWN ON THE PLAN



SCHMATIC
AMENDED SOIL / AC SCREENING DETAIL
 NOT TO SCALE
 TYPICAL WHERE (B) IS SHOWN ON THE PLAN