

COMMON ABBREVIATIONS

A A/C	AIR CONDITIONING	I ID	INSIDE DIAMETER
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSPORTATION OFFICIALS	INSTR	INSTALLATION
AB	ANCHOR BOLT	INV	INVERT
ABRSV	ABRASIVE	IP	IRON PIPE
ABV	ABOVE	J JST	JOIST
AC	ACRE	JT	JOINT
ACD	ACCESS DOOR	L LAM	LAMINATED
AD	AREA DRAIN	LB	POUND
ADA	AMERICAN WITH DISABILITIES ACT	LBR	LUMBER
ADEN	ADDENDA, ADDENDUM	LH	LEFT HAND
ADD	ADDITIONAL	LOD	LIMITS OF DISTURBANCE
ADH	ADHESIVE	LOS	LINE OF SIGHT
ADJ	ADJACENT	LOW	LIMITS OF WORK
ADJT	ADJUSTABLE	LTP	LIGHT POLE
A-E	ARCHITECT-ENGINEER	LP	LOW POINT
AF	ABOVE FINISH FLOOR	LS	LANDSCAPE
AFG	ABOVE FINISH GRADE	LT	LIGHT
AGGR	AGGREGATE	LTG	LIGHTING
ALUM	ALUMINUM	LVL	LEVEL
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	M MAS	MASONRY
APPROX	APPROXIMATE	MAT	MATERIAL
APT	APARTMENT	MAX	MAXIMUM
ASPH	ASPHALT	MECH	MECHANICAL
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	MED	MEDIUM
AVE	AVENUE	MET	METAL
		METB	METAL BASE
B B&B	BALL AND BURLAP	MFG	MANUFACTURING
BC	BOTTOM OF CURB, BOTTOM OF COLUMN	MH	MANHOLE
BE	BEAM	MIN	MINIMUM
BITUM	BITUMINOUS	MISC	MISCELLANEOUS
BL	BASELINE	MILDG	MOLDING
BLDG	BUILDING	MTG	MOUNTING
BLK	BLOCK	MULL	MULLION
BLVD	BOULEVARD	MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
BM	BENCHMARK	N N	NORTH
BNP	BEST MANAGEMENT PRACTICES	N/A	NOT APPLICABLE
BOC	BACK OF CURB	NIC	NOT IN CONTRACT
BP	BREAK POINT	NO	NO
BRK	BRICK	NOM	NOMINAL
BRKT	BRACKET	NTS	NOT TO SCALE
BRL	BUILDING RESTRICTION LINE	O OA	OVERALL
BS	BOTTOM OF STEP	OC	ON CENTER
BSMT	BASEMENT	OD	OUTSIDE DIAMETER
BTWN	BETWEEN	OPNG	OPENING
BW	BOTTOM OF WALL	OPT	OPTIONAL
BEV	BEVEL	ORIG	ORIGINAL
		P PAR	PARALLEL
CB	CATCH BASIN	PERP	PERPENDICULAR
CC	CENTER TO CENTER	PI	POINT OF INTERSECTION
CEM	CEMENT	PIE	PUBLIC IMPROVEMENT EASEMENT
CI	CAST IRON	PKWY	PARKWAY
CIP	CAST IRON PIPE	PL	PROPERTY LINE
CIPC	CAST-IN-PLACE CONCRETE	PLBG	PLUMBING
CJ	CONTROL JOINT	PLYWD	PLYWOOD
CL	CENTER LINE	PNL	PANEL
CLO	CLOSET	PNT	PAINT
CLR	CLEAR	POB	POINT OF BEGINNING
CMU	CONCRETE MASONRY UNIT	PR	PAIR
COL	COLUMN	PROST	PRECAST
CONC	CONCRETE	PRELIM	PRELIMINARY
CONN	CONNECTION	PRKG	PARKING
CONST	CONSTRUCTION	PROP	PROPOSED
CONT	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
COORD	COORDINATE	PSI	POUNDS PER SQUARE INCH
		PT	PRESSURE TREATED
DF	DRINKING FOUNTAIN	PTD	PAINTED
DIA	DIAMETER	PUE	PUBLIC UTILITY EASEMENT
DIM	DIMENSION	PVMT	PAVEMENT
DIST	DISTANCE	R R	RISER, RADIUS
DR	DRIVE	RC	REINFORCED CONCRETE
DRN	DRAIN	RD	ROAD
DWG	DRAWING	RDWY	ROADWAY
DEMO	DEMOLITION	REC	RECESSED
DET	DETAIL	REF	REFERENCE
DI	DROP INLET	REQD	REQUIRED
DN	DOWN	RFD	ROOF DRAIN
DS	DOWNSPOUT	RH	RIGHT HAND
DT	DRAIN TILE	RIM	DRAIN INLET RIM ELEVATION
DWL	DOWEL	RLG	RAILING
		RM	ROOM
E E	EAST	RND	ROUND
EA	EACH	ROW	RIGHT OF WAY
ELEC	ELECTRICAL	RP	RADIUS POINT
ELEC P	ELECTRICAL PANEL	RPA	RESOURCE PROTECTION AREA
ELEV	ELEVATION	RTE	ROUTE
ENCL	ENCLOSURE	S S	SOUTH
ENTR	ENTRANCE	SD	SURFACE DRAIN
EP	EDGE OF PAVEMENT	SECT	SECTION
EQ	EQUAL	SGL	SINGLE
EQL SP	EQUALLY SPACED	SJ	SCORED JOINT
EQUIP	EQUIPMENT	SLP	SLOPE
ESMT	EASEMENT	SM	SMOOTH
ETD	EXISTING TO BE DEMOLISHED	SPEC	SPECIFICATION
ETR	EXISTING TO REMAIN	SQ FT	SQUARE FOOT
ETRL	EXISTING TO BE RELOCATED	SQ IN	SQUARE INCH
ETRP	EXISTING TO BE REPLACED	SST	STAINLESS STEEL
EW	EACH WAY	ST	STREET
EX	EXISTING	STA	STATION POINT
EXP	EXPANSION	STD	STANDARD
EXT	EXTERIOR	STL	STEEL
		STM	STORM DRAIN
F FAR	FLOOR AREA RATIO	SW	SIDEWALK
FBD	FIBER BOARD	SWM	STORM WATER MANAGEMENT
FD	FLOOR DRAIN	T T&G	TONGUE AND GROOVE
FDN	FOUNDATION	TC	TOP OF CURB, TOP OF COLUMN
FFE	FINISHED FLOOR ELEVATION	TD	TRENCH DRAIN
FIN	FINISH	TEMP	TEMPORARY
FIN FL	FINISH FLOOR	TS	TOP OF STEP
FIN GR	FINISH GRADE	TW	TOP OF WALL
FN	FENCE	TX	TEXT
FOC	FRONT OF CURB	TYP	TYPICAL
FT	FOOT/FEET	U UNFIN	UNFINISHED
FTG	FOOTING	V VERT	VERTICAL
FUT	FUTURE	W W	WEST
FXTR	FIXTURE	WD	WOOD
		WI	WROUGHT IRON
G GA	GAUGE	WLD	WELDED
GAB	GRADED AGGREGATE BASE	WP	WATER PROOFING
GALV	GALVANIZED	WR	WATER RESISTANT
GC	GENERAL CONTRACTOR	WWM	WELDED WIRE MESH
GDR	GUARD RAIL	WWR	WELDED WIRE REINFORCEMENT
GFA	GROSS FLOOR AREA	Y YD	YARD DRAIN
GIP	GALVANIZED IRON PIPE		
GL	GLASS		
GP	GUTTER PAN		
GVL	GRAVEL		
H HB	HOSE BIBB		
HC	HANDICAP PARKING SPACE		
HDPD	HIGH DENSITY POLYETHYLENE PIPE		
HDWD	HARDWOOD		
HDWE	HARDWARE		
HT	HEIGHT		
HNDRL	HANDRAIL		
HORZ	HORIZONTAL		
HP	HIGH POINT		
HS	HARDSCAPE		

PROFESSIONAL TITLES

ARCH	ARCHITECT
CIVIL	CIVIL ENGINEER
ENGR	ENGINEER
GC	GENERAL CONTRACTOR
ID	INTERIOR DESIGNER
MEP	MECHANICAL/ELECTRICAL/PLUMBING
LA	LANDSCAPE ARCHITECT
LC	LANDSCAPE CONTRACTOR
STR	STRUCTURAL ENGINEER

MATERIAL GRAPHICS

	CONCRETE		FABRIC SEPARATOR
	COMPACTED AGGREGATE SUB-BASE		STEEL / IRON
	SAND		ALUMINUM
	MORTAR		BRASS / BRONZE / COPPER
	MORTAR NEXT TO SAND SETTING BED		WOOD
	BRICK / PAVER		MULCH
	DRAINAGE GRAVEL		PLASTIC
	SOIL / COMPACTED SOIL / UNDISTURBED SUBGRADE		ARCHITECTURAL PRECAST
	STRUCTURAL / PLANTING / LIGHTWEIGHT SOIL		WELDED WIRE REINFORCEMENT
	EXPANSION JOINT W/ BACKER ROD		CMU
	REBAR		RIGID INSULATION W/ OPEN JOINTS FOR DRAINAGE
	STONE		BRICK / CONCRETE PAVER RUNNING BOND
	ASPHALT CONCRETE W/ NEOPRENE TACK COAT		BRICK / CONCRETE PAVER HERRINGBONE

LEGEND

	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	ELEVATION
	STATION POINT
	EASEMENT (PUE, PIE, ETC.)
	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY
	LOT LINE
	CENTER LINE OF SWALE
	EXPANSION JOINT
	STEP
	EXISTING LIGHT
	PROPOSED POLE LIGHT
	PROPOSED PEDESTRIAN LIGHT
	PROPOSED WALL LIGHT
	PROPOSED BOLLARD
	PROPOSED FOUNTAIN LIGHT
	PROPOSED FLOODLIGHT
	PROPOSED UPLIGHT
	PROPOSED STEP LIGHT
	SLAB DRAIN
	SURFACE DRAIN / YARD DRAIN
	TRENCH DRAIN
	PLANT CALLOUT
	MATERIAL OR DETAIL CALLOUT
	ELEVATION CALLOUT
	SECTION CALLOUT

GENERAL NOTES

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- DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY VIKI VIRGINIA, LLC AND DCS DESIGN.
- UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
- DO NOT SCALE THESE DRAWINGS.
- DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS; FROM EDGE OF PAVEMENT TO FACE OF WALL UNLESS OTHERWISE SPECIFIED.
- ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

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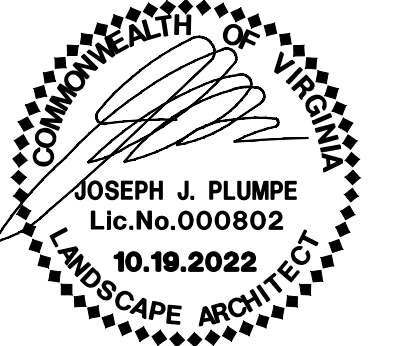
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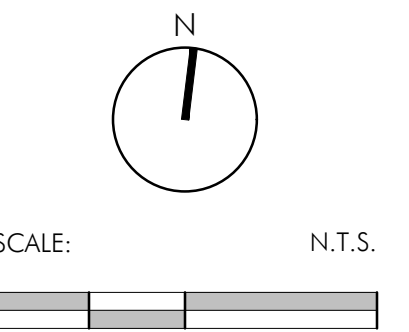
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CONTACT: DAVID JUDD
DRAWN: TF, EM
APPROVED/CHECKED: DJ

ORIENTATION AND SCALE



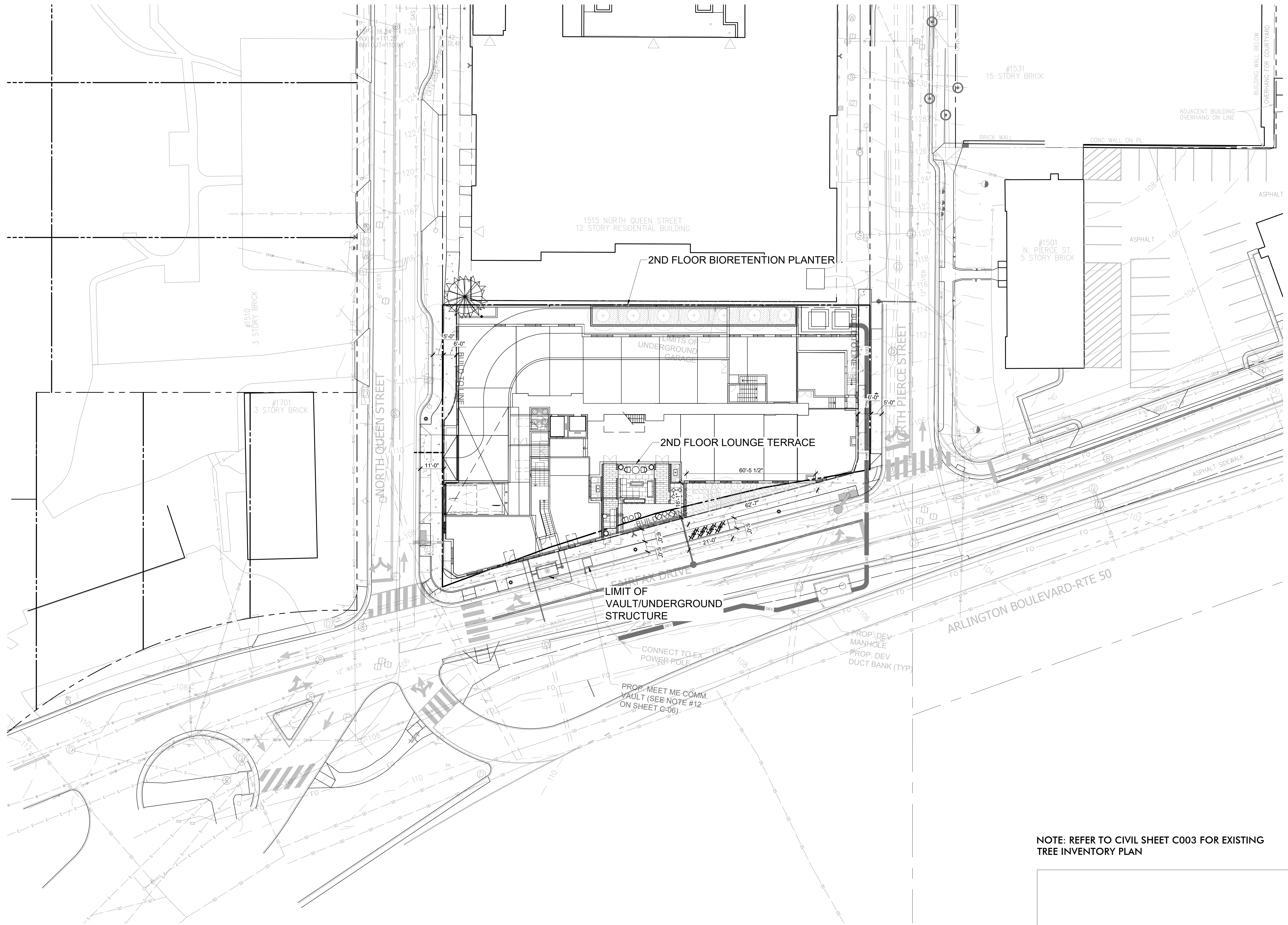
SHEET TITLE

GENERAL NOTES

SHEET NUMBER

L-001

4.1 SUBMISSION



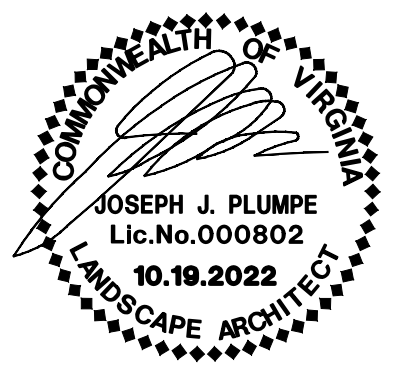
NOTE: REFER TO CIVIL SHEET C003 FOR EXISTING TREE INVENTORY PLAN

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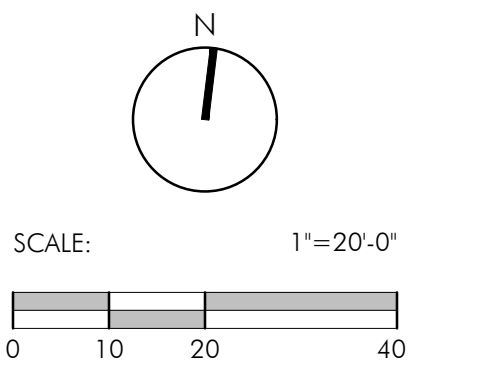


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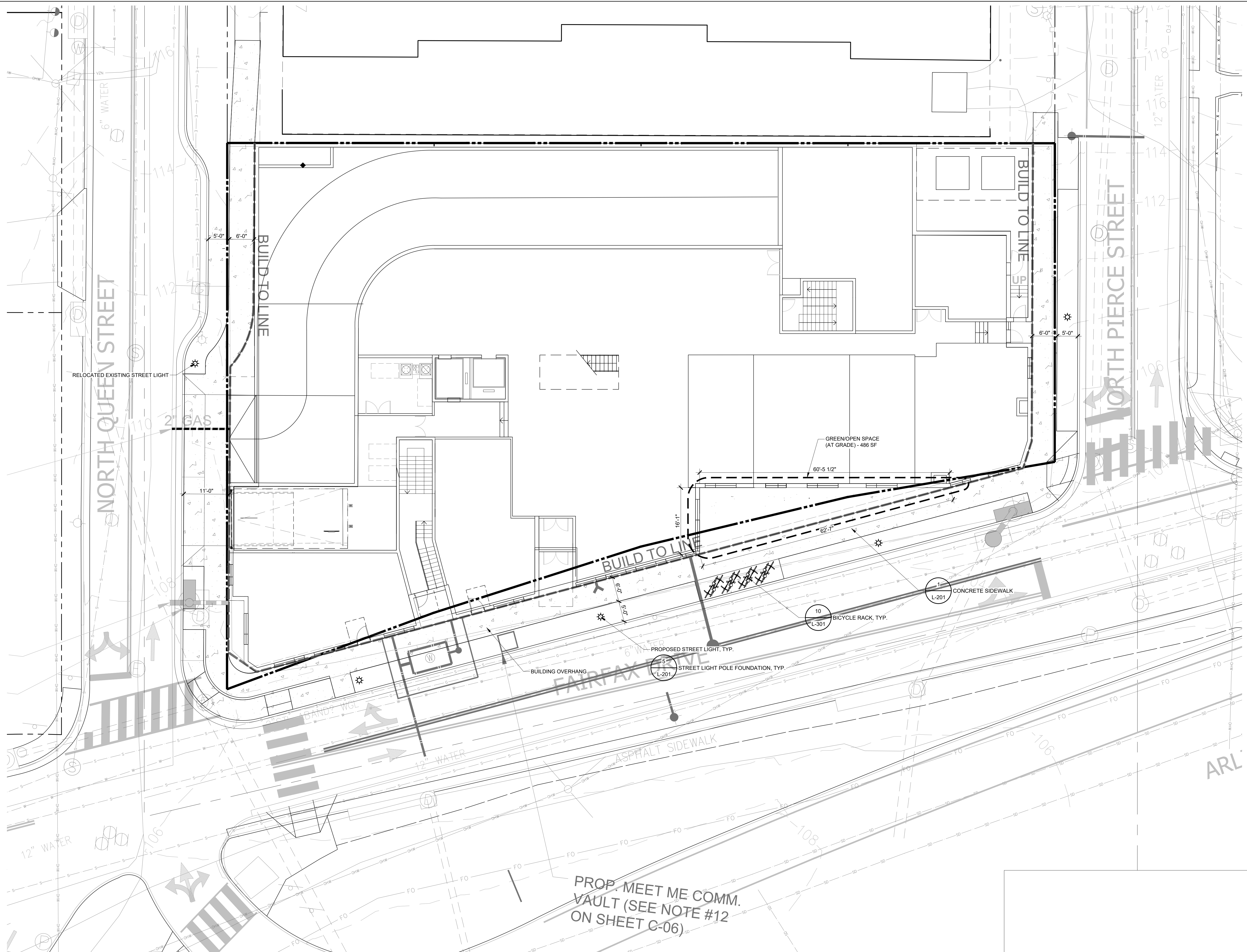


SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
L-002

4.1 SUBMISSION

P:\2022\22042 1601 Fairfax Drive\6.0 civil\Sheet\4.1 L-101 HARDSCAPE PLAN - GROUND FLOOR.dwg



PROP. MEET ME COMM. VAULT (SEE NOTE #12 ON SHEET C-06)

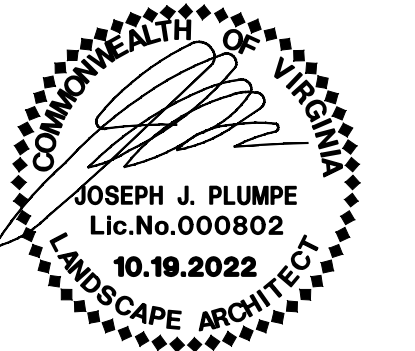
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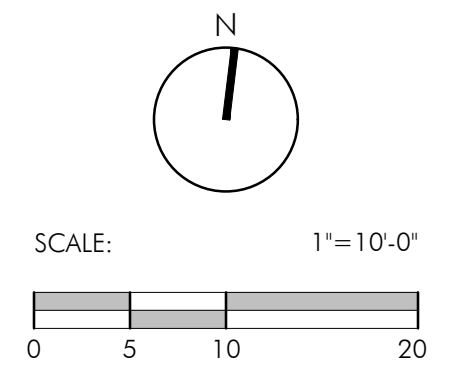
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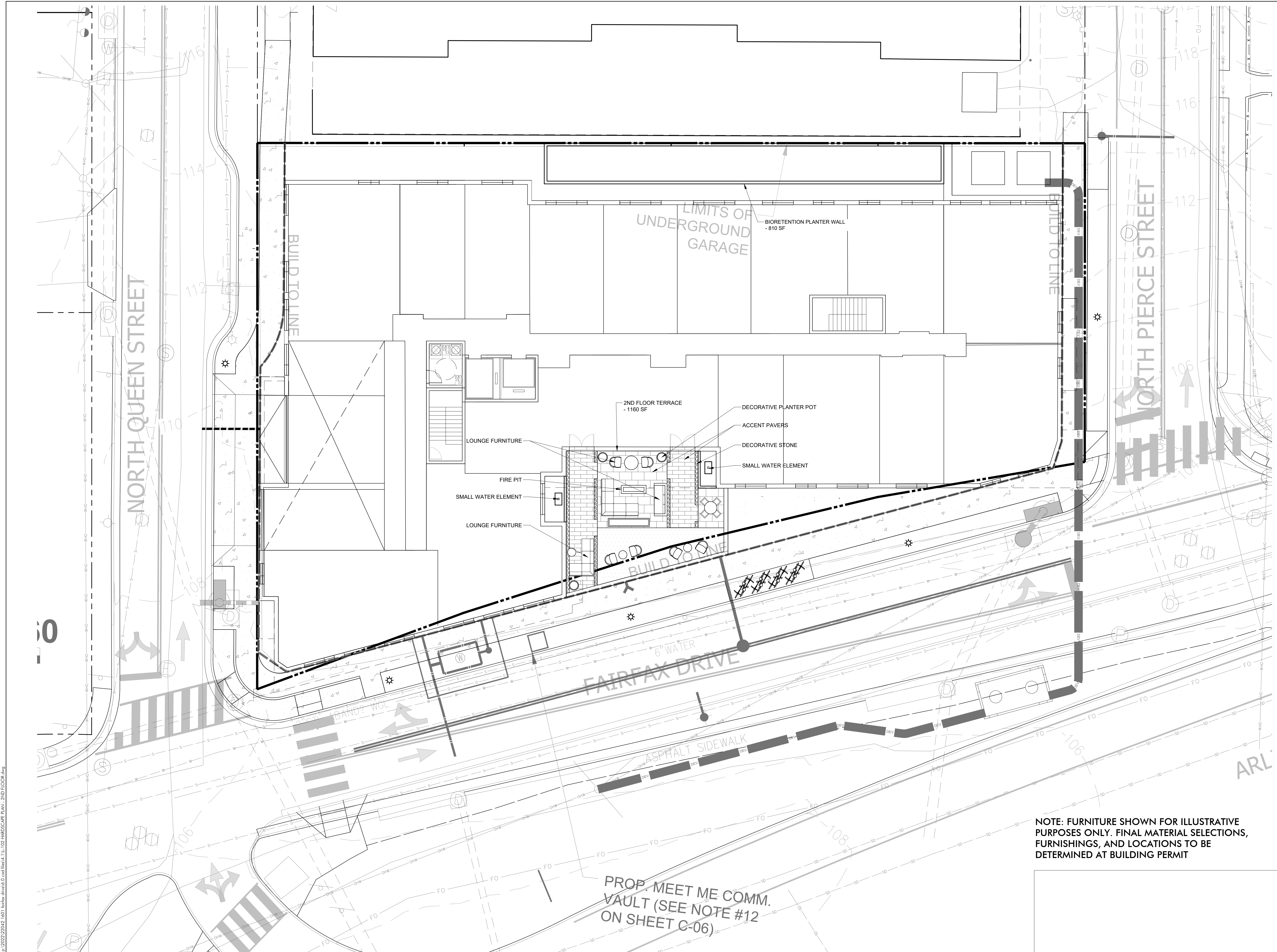
SHEET TITLE
HARDSCAPE PLAN - GROUND FLOOR

SHEET NUMBER

L-101

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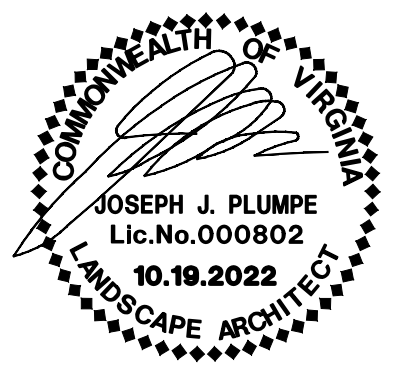


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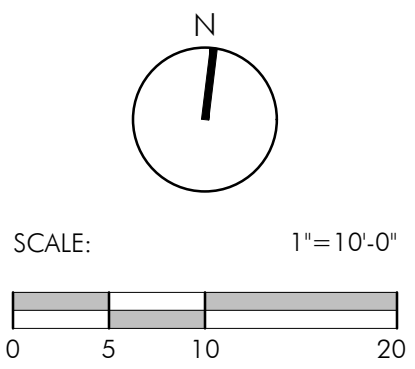


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SHEET TITLE
HARDSCAPE PLAN - 2ND FLOOR

SHEET NUMBER
L-102

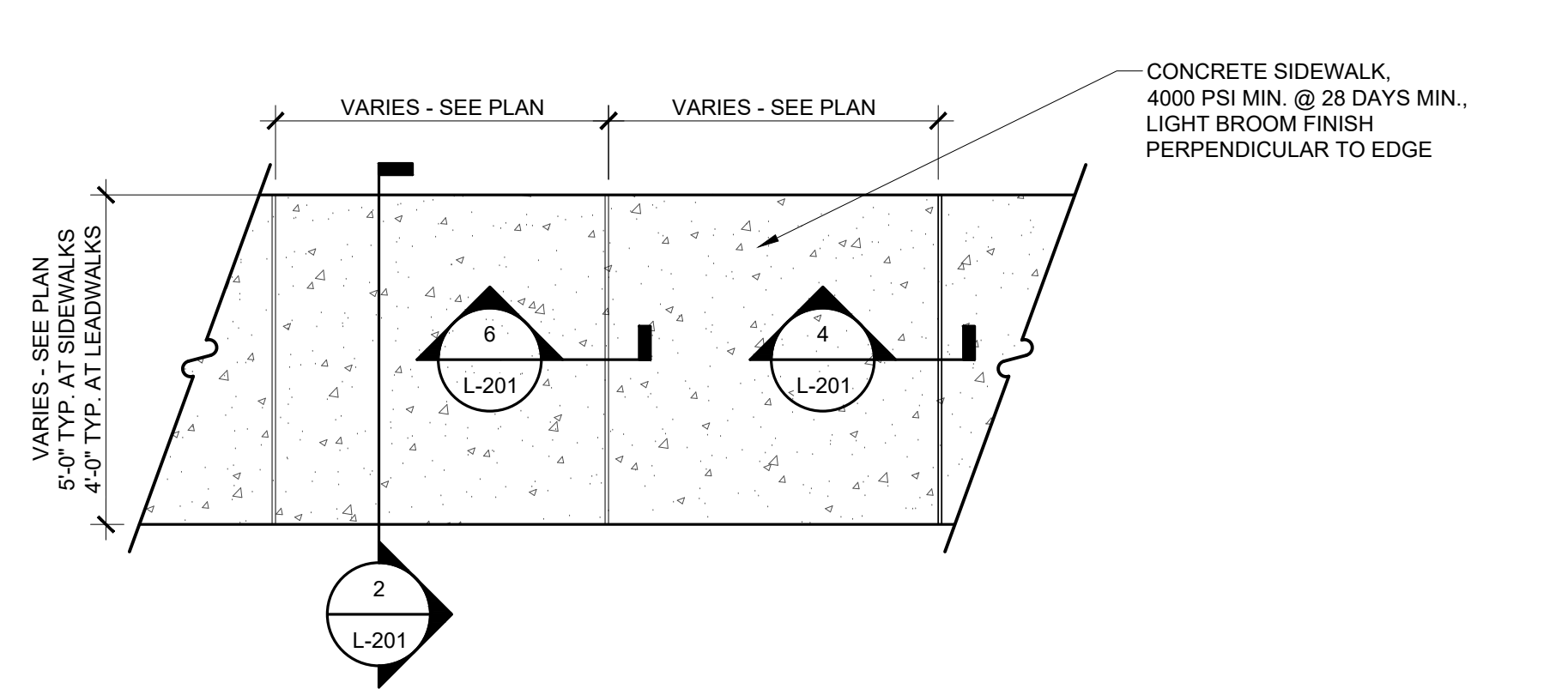
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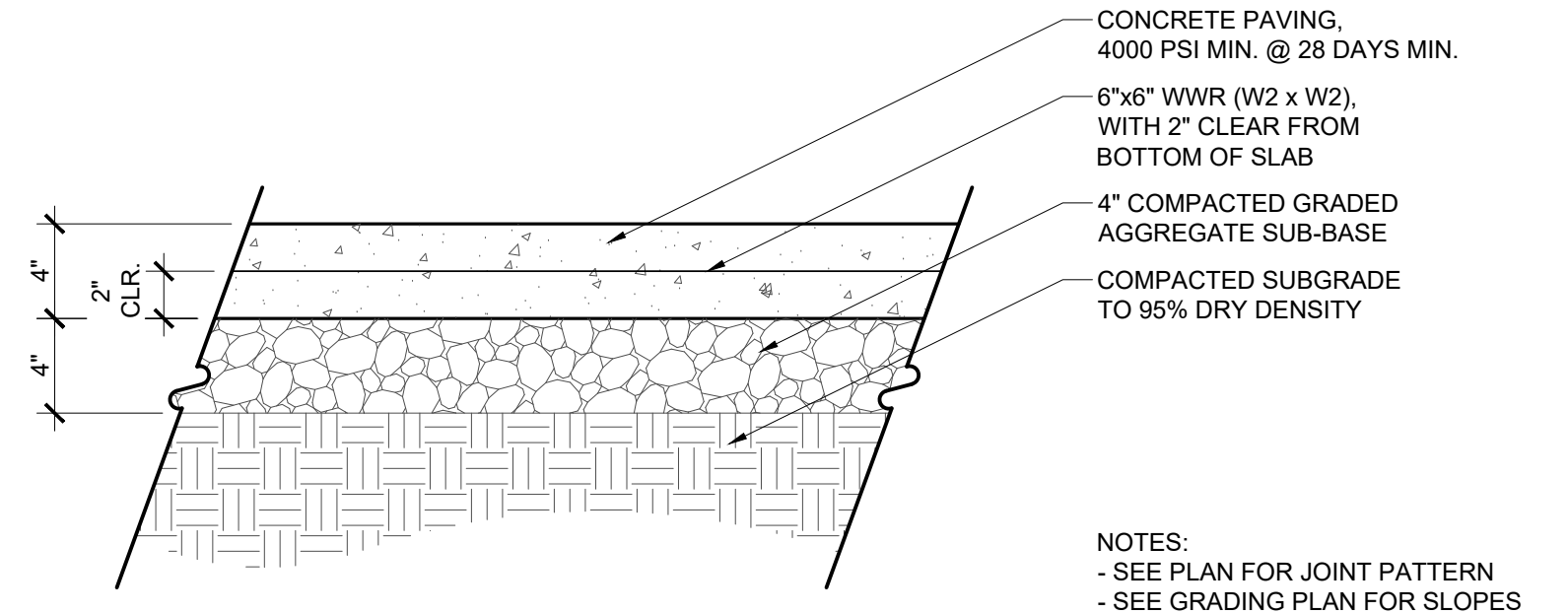
PROP. MEET ME COMM. VAULT (SEE NOTE #12 ON SHEET C-06)

P:\2022\22042\1601_nfairfax_drive\6.dwg 1601_nfairfax_drive.dwg 10/19/2022 10:07 AM STUDIO39 PLAN - 2ND FLOOR.dwg

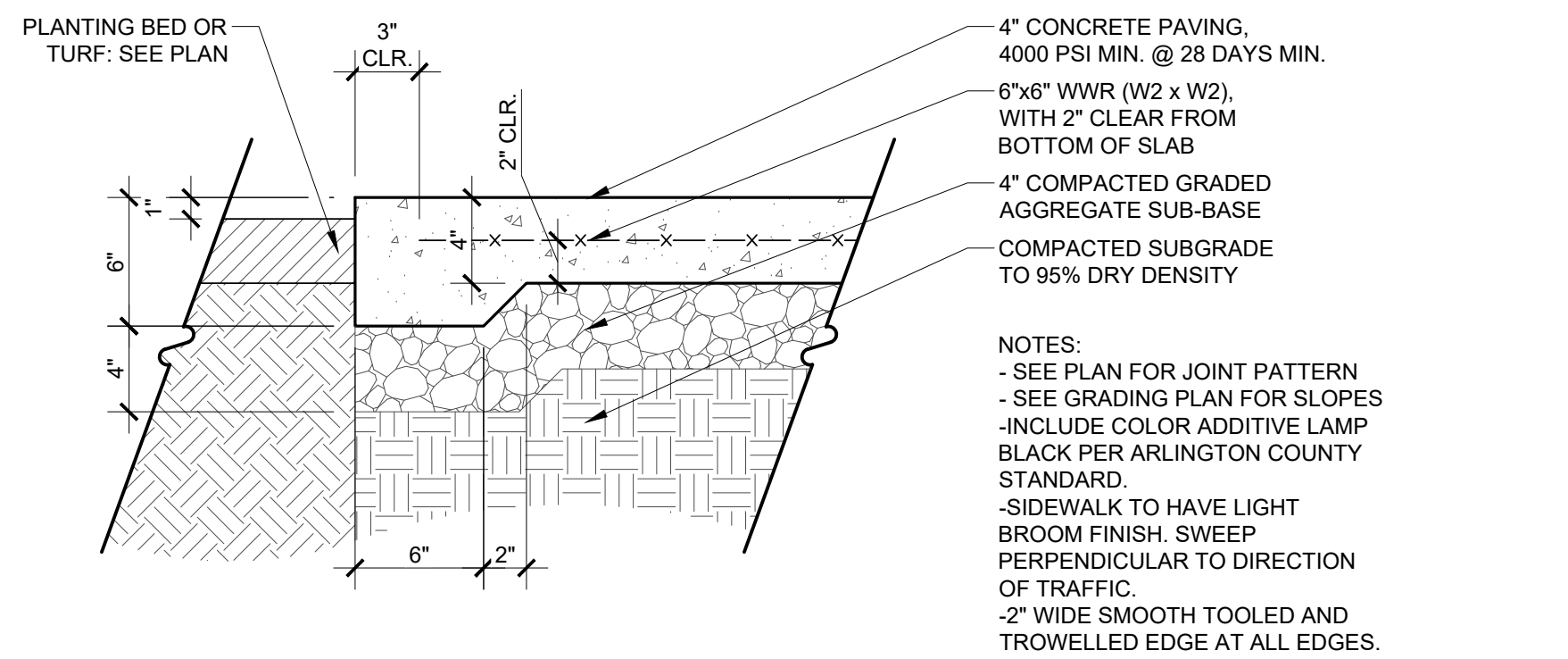
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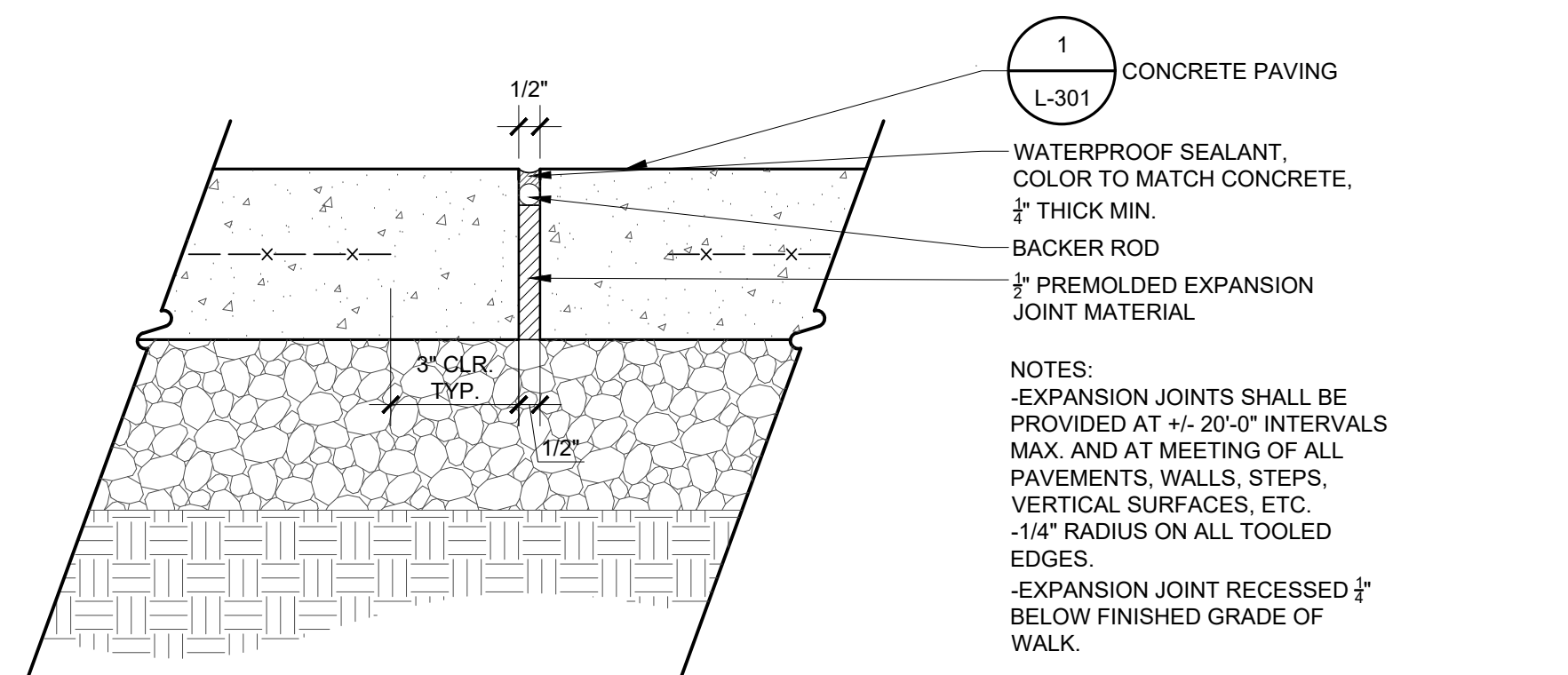
1 CONCRETE SIDEWALK
 SECTION
 Scale: 1/2" = 1'-0"
 PA-CO-001



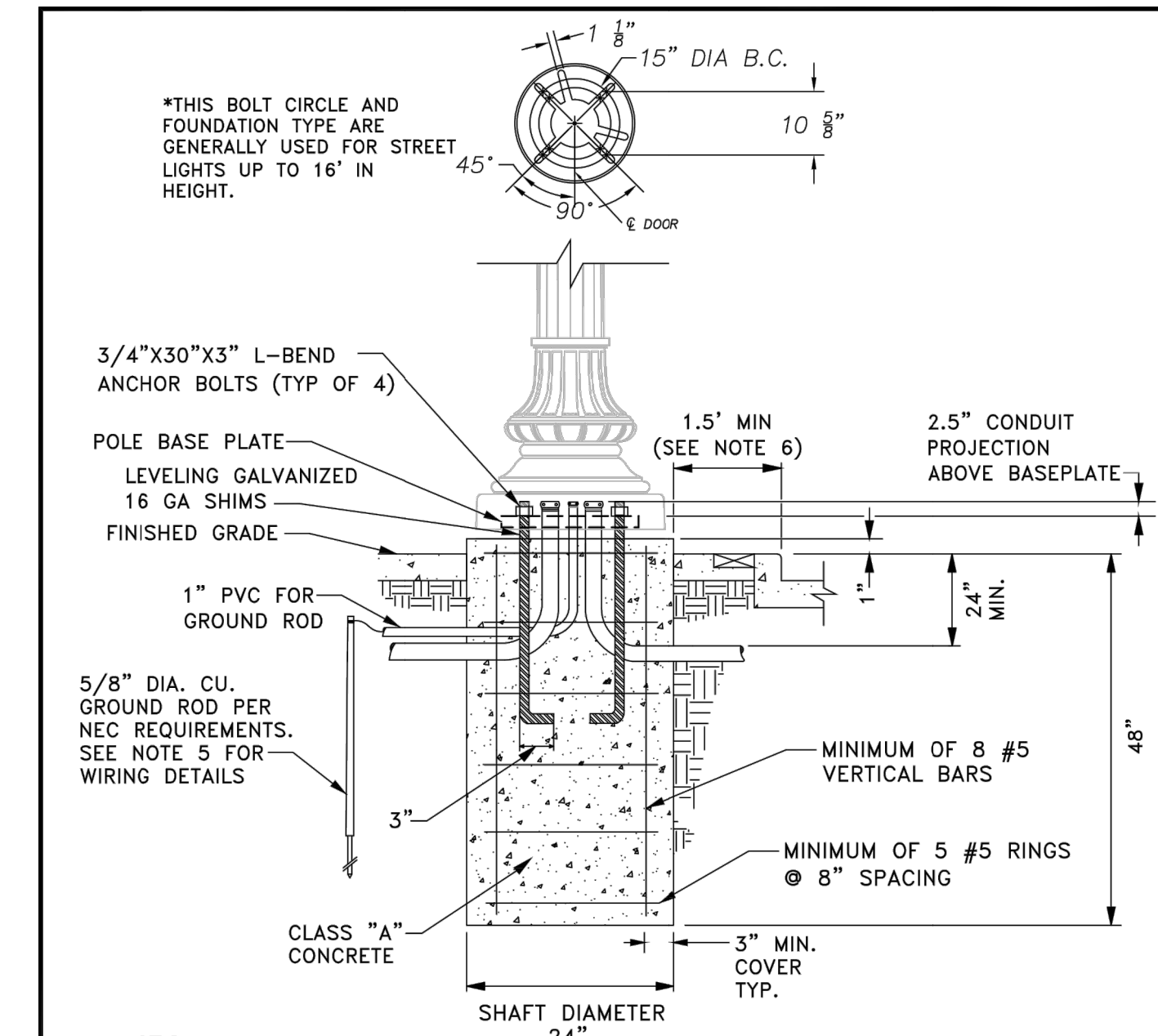
2 CONCRETE PAVING - 4 INCH THICK
 SECTION
 Scale: 1 1/2" = 1'-0"
 PA-CO-004



3 CONCRETE PAVING - PEDESTRIAN
 SECTION
 Scale: 1 1/2" = 1'-0"
 L-201



4 CONCRETE PAVING EXPANSION JOINT
 SECTION
 Scale: 3" = 1'-0"
 L-201

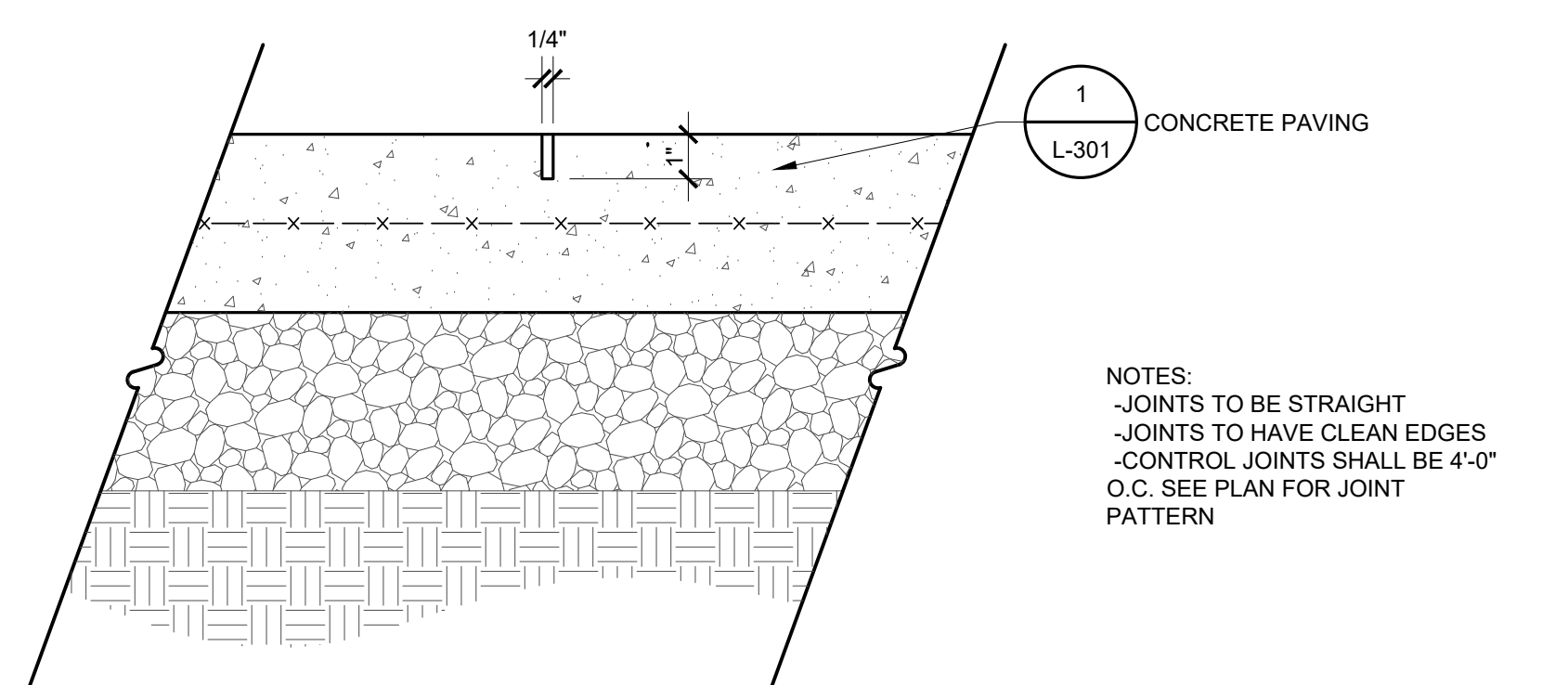


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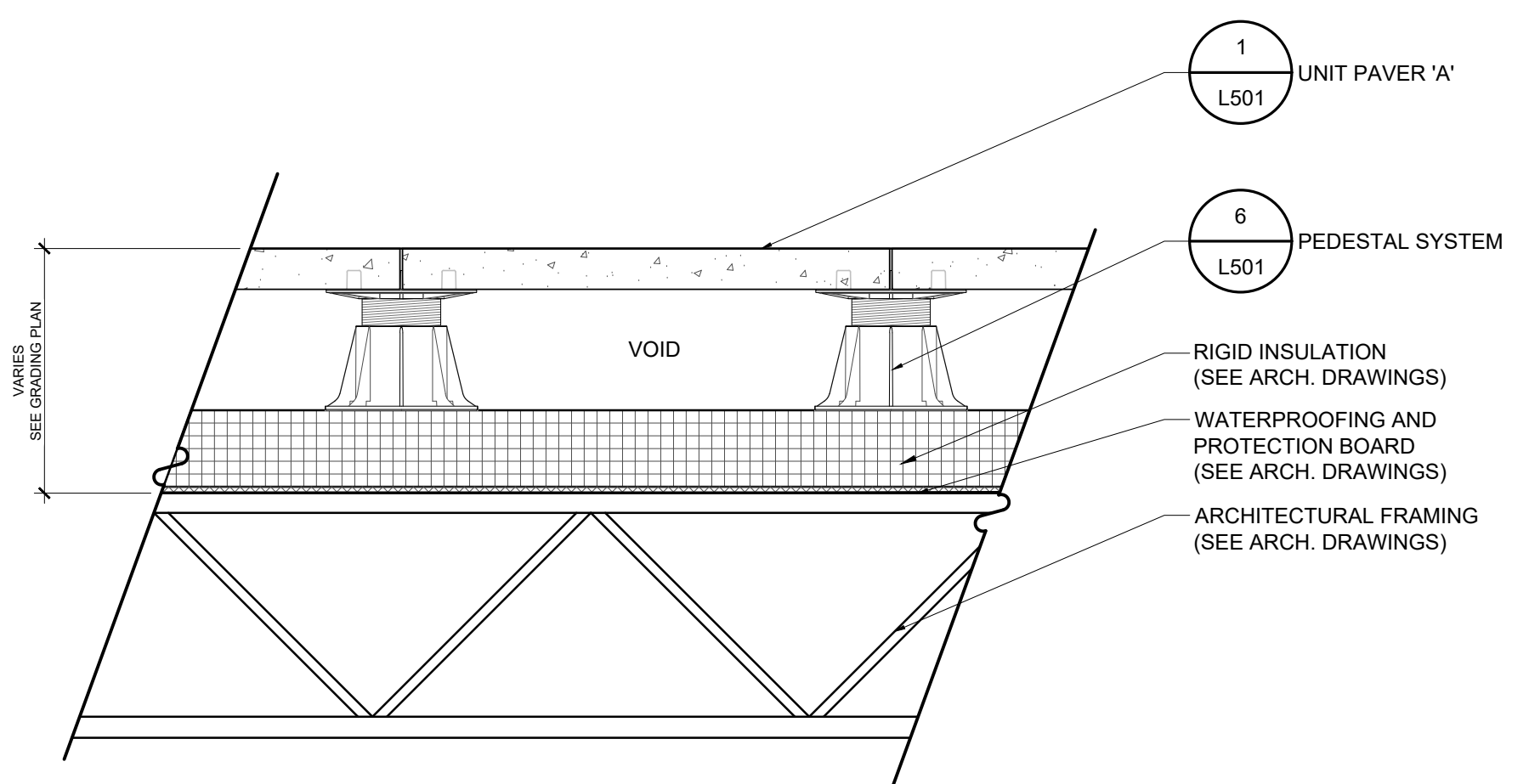
- BOLT HOLE PATTERN SHALL BE PARALLEL TO THE CURB.
- TOP OF THE FOUNDATION SHALL BE 1" ABOVE FINISHED GRADE.
- POLE BASE SHALL BE LEVELED WITH SHIMS.
- ALL BARS SHALL HAVE MINIMUM OF 3" OF CONCRETE COVER.
- NO WIRING DETAILS ARE SHOWN IN THIS DRAWING. REFER TO DRAWING 14050-01 FOR WIRING DETAIL.
- MINIMUM OFFSET FROM FACE OF CURB. REFER TO SPECIFIC STATION AND OFFSET DISTANCES ON PLANS. CONFIRM FIELD ADJUSTMENT AS REQUIRED.
- THE CONTACT LENGTH SHALL BE PER NEC ARTICLE 250. GENERALLY, THE GROUND ROD SHALL BE BELOW MOISTURE LEVEL WITH MINIMUM SOIL CONTACT OF 8', OR 45 DEGREE ANGLE, OR LAID 30" DEEP HORIZONTALLY.
- CONTRACTOR TO ENSURE ADEQUATE SPACING BETWEEN CONDUITS FOR INSTALLATION OF BUSHINGS/BELLED ENDS

STREETLIGHT POLE FOUNDATION STANDARD DEPTH	
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	REVISION & DATE
DRAWING NO. 14060-01	

5 STREET LIGHT POLE FOUNDATION
 SECTION
 Scale: N.T.S.
 L-201



6 CONTROL JOINT
 SECTION
 Scale: 3" = 1'-0"
 L-201



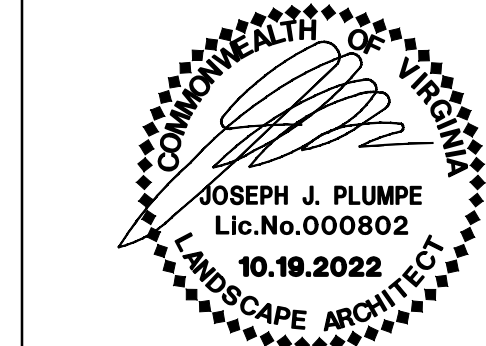
7 UNIT PAVING ON PEDESTAL
 SECTION
 Scale: 1" = 1'-0"
 L-201

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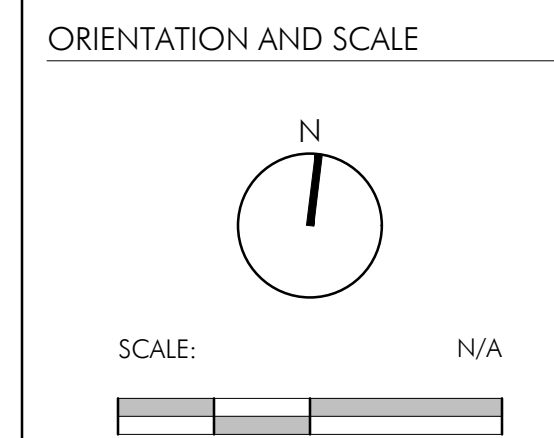
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 CONTACT: DAVID JUDD
 DRAWN: TF, EM
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SHEET TITLE
HARDSCAPE DETAILS

SHEET NUMBER
L-201

4.1 SUBMISSION

NOTES:


GENERAL:

- THIS TECHNICAL SPECIFICATION IS INCLUDED BY REFERENCE IN THE ARLINGTON COUNTY BICYCLE PARKING STANDARDS.
- BICYCLE RACKS SHALL BE OF AN ACCEPTED DESIGN THAT PROVIDES TWO POINTS OF CONTACT WITH A PARKED BICYCLE. INVERTED "U" RACKS AND OTHER DESIGNS CONSTRUCTED OF TUBING SHALL BE 2" NOM. (2.38" O.D.) SCH. 40 STEEL PIPE AS PER ASTM A513, OR 2" SQUARE SECTION 8 GAUGE AS PER ASTM A-500.
- TOP OF INSTALLED BICYCLE RACKS SHALL BE MINIMUM 33" ABOVE FINISHED GRADE.
- BICYCLE RACKS SHALL BE INSTALLED USING THE FOLLOWING OPTIONS ONLY:
 - FLANGE-MOUNTED TO CURED CONCRETE
 - IN-GROUND (ANCHORED IN NEW CONCRETE)
 - MOUNTED ON RAILS MOUNTED TO CURED CONCRETE OR ASPHALT
- IF MULTIPLE RACKS ARE INSTALLED, THEY SHALL BE UNIFORMLY ALIGNED, AND EVENLY SPACED. FOR LAYOUT PURPOSES, EACH BICYCLE RACK SHALL BE CENTERED IN A "DESIGN STALL" OF MINIMUM DIMENSION 36" X 72".
- ACCEPTABLE MATERIALS AND COATINGS: PIPE (AND FLANGES, RAILS, ANCHOR PINS, SHIMS, AND FASTENERS, IF APPLICABLE) SHALL BE HOT-DIP GALVANIZED (HDG) AS PER ASTM A123 AND A209, OR STAINLESS STEEL AS PER ASTM A666 AND A204. BICYCLE RACKS MAY BE POWDER COATED OVER HDG AS PER ASTM D 7833, OR THERMOPLASTIC COATED AS APPROVED BY THE COUNTY. COATING MUST BE COMPLETE, I.E., DIPPED OR COMPLETELY POWDER COATED.
- BICYCLE RACKS SHALL BE ANCHORED FIRMLY, AND INSTALLED VERTICAL (PLUMB) IN TWO PLANES.
- NO COMPONENT OF THE INSTALLED BICYCLE RACK SHALL RESULT IN A TRIPPING HAZARD.
- BICYCLE RACKS SHALL NOT BE MOUNTED DIRECTLY TO UNIT PAVERS ONLY.
- FASTENERS WHEN USED SHALL:
 - BE OF ACCEPTABLE MATERIAL AND COATING.
 - MEET ONE OF THE FOLLOWING REQUIREMENTS

TYPE	SPECIFICATION	MINIMUM SIZE	MINIMUM INSTALLATION DEPTH	ACCEPTABLE EMBEDMENT MATERIAL
THREADED	ASME B18.19-2017	3/8"	AS NECESSARY	METAL TO METAL. TAMPER RESISTANT NUTS REQUIRED.
FRICITION	A-A-1925b, ASTM E 488	3/8"	3"	CONCRETE
MECHANICALLY EXPANDED	A-A-55614, ASTM E 488	3/8"	3.5"	CONCRETE
ADHESIVE BONDED	ASTM C 881, ASTM E1512	3/8"	6"	CONCRETE, ASPHALT

- BE ABLE TO PROVIDE FIRM, SECURE ANCHORING WITH A MAXIMUM OF 1/4-INCH NON-TRIP HAZARD PROJECTION ABOVE FINISHED GRADE.
- BE THREADED OR DRIVEN ANCHORS. THREADED FASTENERS TO BE FIXED WITH TAMPER-RESISTANT NUTS AS APPROVED BY THE COUNTY.

GENERAL NOTES FOR BICYCLE RACK INSTALLATION

 ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	REVISION & DATE	
	DRAWING NO. R-8.0	

1 BIKE RACK GENERAL NOTES
Scale: N.T.S.

NOTES:

FLANGE MOUNTED INSTALLATION:

- FLANGE MOUNTED RACKS SHALL BE INSTALLED ON EXISTING CURED CONCRETE. USE FLANGE RACKS WITH FASTENERS AS SPECIFIED ABOVE. EXISTING CONCRETE SHALL CONFORM TO CONCRETE SIDEWALK STD., ARLINGTON COUNTY CONSTRUCTION SPECIFICATION SECTION 02611, AND STD. DWG. R-2.0 (MIN. 4" THICKNESS).
- RACK LEGS SHALL BE WELDED TO FLANGES WITH COMPLETE SEAMLESS CONTINUOUS FILET WELDS CONFORMING TO ASTM A36, ASTM A312, AND AWS D1.1. SPOT, TACK, OR INTERMITTENT WELDING IS NOT ACCEPTABLE.
- FLANGES SHALL BE MINIMUM 3/8" THICK, WITH MINIMUM TWO 1/2" DIA. HOLES (TWO FASTENERS PER FLANGE).
- FLANGE MOUNTED RACKS SHALL NOT BE BOLTED TO UNIT PAVERS.
- WHERE CONCRETE PAVERS OR FIRED CLAY BRICK ARE INSTALLED OVER CONTINUOUS CONCRETE SUB-BASE, FLANGE-MOUNTED RACKS SHALL BE INSTALLED ON CONCRETE SUB-BASE. INSTALLATION MUST NOT COMPROMISE ANY WATERPROOFING OF CONCRETE. (FOR EXAMPLE, INSTALLATION ABOVE UNDERGROUND PARKING STRUCTURE.)
- UNIT PAVERS SHALL BE INSTALLED IN ACCORDANCE WITH ARLINGTON COUNTY CONSTRUCTION SPECIFICATION SECTION 02612.
- UNIT PAVERS SHALL BE NEATLY CUT AND FIT AROUND FLANGES, FASTENERS, AND LEGS OF RACK.
- LEGS OF FLANGE MOUNTED RACKS SHALL BE OF SUFFICIENT LENGTH TO PROVIDE MINIMUM ACCEPTABLE HEIGHT OF 33" ABOVE FINISH GRADE.

IN-GROUND RACK INSTALLATION:

- LEGS OF IN-GROUND RACKS SHALL BE FITTED WITH ANCHOR PINS TO PREVENT LIFT-OUT. ANCHOR PINS SHALL BE:
 - OF ACCEPTABLE MATERIAL
 - MIN. 3/8" DIAMETER WITH MIN. 3" CONCRETE ENCASEMENT.
- IN-GROUND RACKS SHALL BE INSTALLED AND FIRMLY ANCHORED IN NEW CONCRETE OF MINIMUM DIMENSIONS SHOWN. ANCHORED PORTIONS OF RACK SHALL HAVE MIN. 3" CONCRETE ENCASEMENT ON ALL SIDES.
- FOR RACK INSTALLATIONS ON SITES WITH CONCRETE PAVERS OR FIRED CLAY BRICK INSTALLED OVER COMPACTED SOIL SUB-BASE AND SAND LEVELING COURSE AS PER ARLINGTON COUNTY STANDARD SPECIFICATIONS SECTION 02612, AND STANDARD DWG. P-2.1, RACKS SHALL BE INSTALLED IN CONCRETE FOOTING OF DIMENSIONS SHOWN.
- WHERE IN-GROUND RACKS ARE INSTALLED IN UNPAVED SOIL, OR SOIL/GRASS/TURF, PROVIDE A SINGLE CONCRETE FOOTING OF DIMENSIONS SHOWN. PROVIDE A TAMPED GRAVEL PAD MIN. 4" THICKNESS, AND MIN. 36" X 72" CENTERED ON EACH INSTALLED RACK.
- LEGS OF IN-GROUND RACKS SHALL BE OF SUFFICIENT LENGTH TO PROVIDE ANCHORING BELOW GRADE A MINIMUM OF 9" AND BE A MINIMUM HEIGHT OF 33" ABOVE FINISH GRADE.

INSTALLATION ON RAILS:

- BICYCLE RACKS MAY BE APPROVED IN "GANGED" ASSEMBLIES OF FROM 2 TO 7 RACKS ON CONTINUOUS RAILS.
- RAILS SHALL BE TYPE AISI C3 X 4.1 STEEL CHANNEL AS PER ASTM A36, HDG, OR POWDER COATED OVER HDG TO MATCH RACKS.
- INDIVIDUAL RACKS CAN BE WELDED TO RAILS. WELDS SHALL BE COMPLETE SEAMLESS CONTINUOUS FILET WELDS CONFORMING TO ASTM A36, ASTM A312 AND AWS D1.1. SPOT, TACK, OR INTERMITTENT WELDING IS NOT ACCEPTABLE.
- INDIVIDUAL RACKS CAN BE BOLTED TO RAILS.
- IF RACKS ARE BOLTED TO RAILS, FASTENERS SHALL BE:
 - OF ACCEPTABLE MATERIAL.
 - MIN. 3/8" DIAMETER.
 - ABLE TO PROVIDE FIRM, SECURE ANCHORING WITH THREADED NUTS ON UNDERSIDE OF STEEL CHANNEL.
 - FITTED WITH TAMPER-RESISTANT THREADED NUTS AS APPROVED BY THE COUNTY.
- RACKS ON RAILS MAY BE APPROVED FOR INSTALLATION ON FINISHED ASPHALT. IN SUCH CASES, A PERMANENTLY GROUTED, INTERNALLY THREADED ASPHALT ANCHOR AS APPROVED BY THE COUNTY SHALL BE USED TO PROVIDE ATTACHMENT.

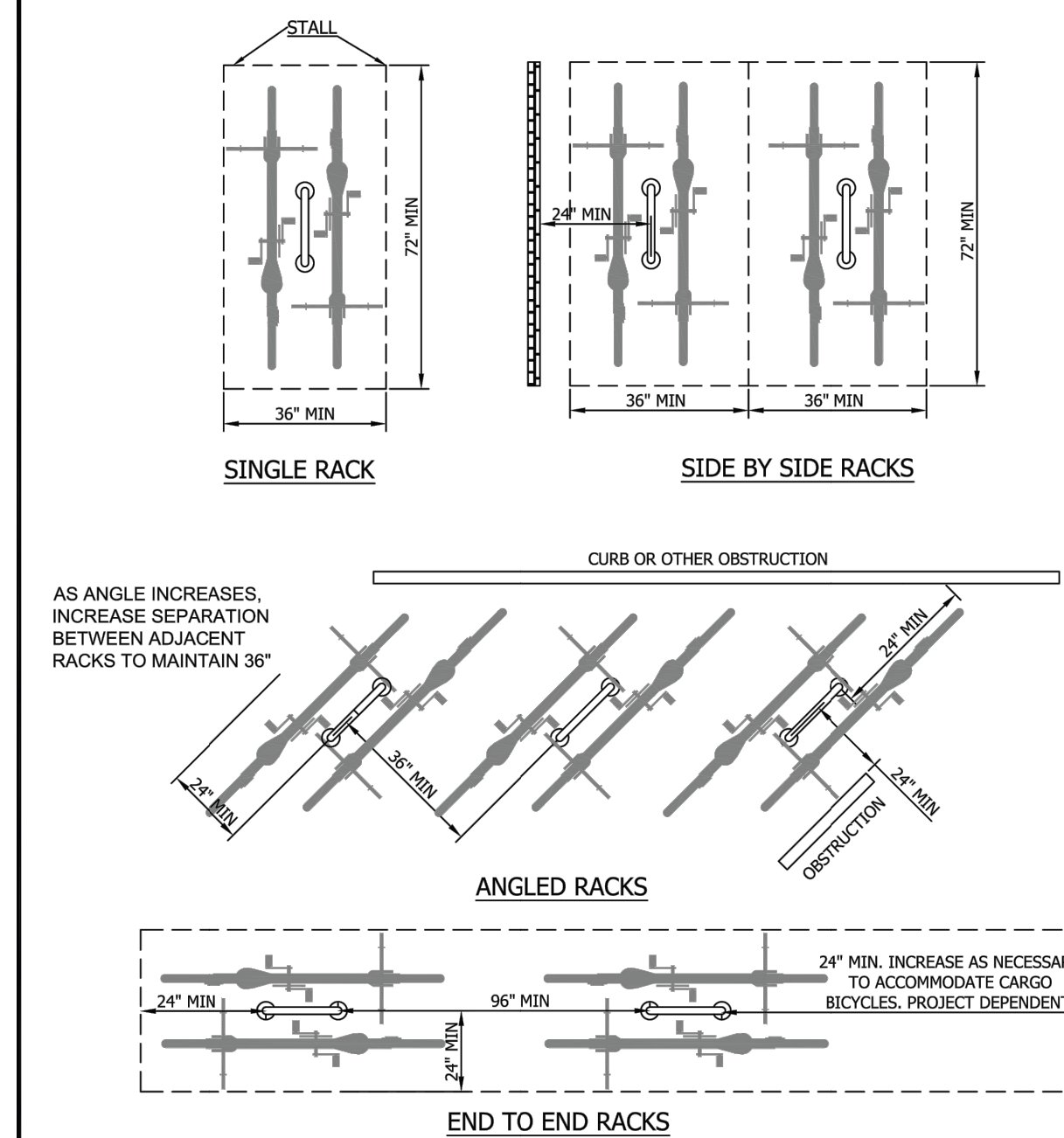
SITE APPLICATION NOTES FOR BICYCLE RACK INSTALLATION

 ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	REVISION & DATE	
	DRAWING NO. R-8.1	


2 BIKE RACK SITE APPLICATION
Scale: N.T.S.

NOTES:

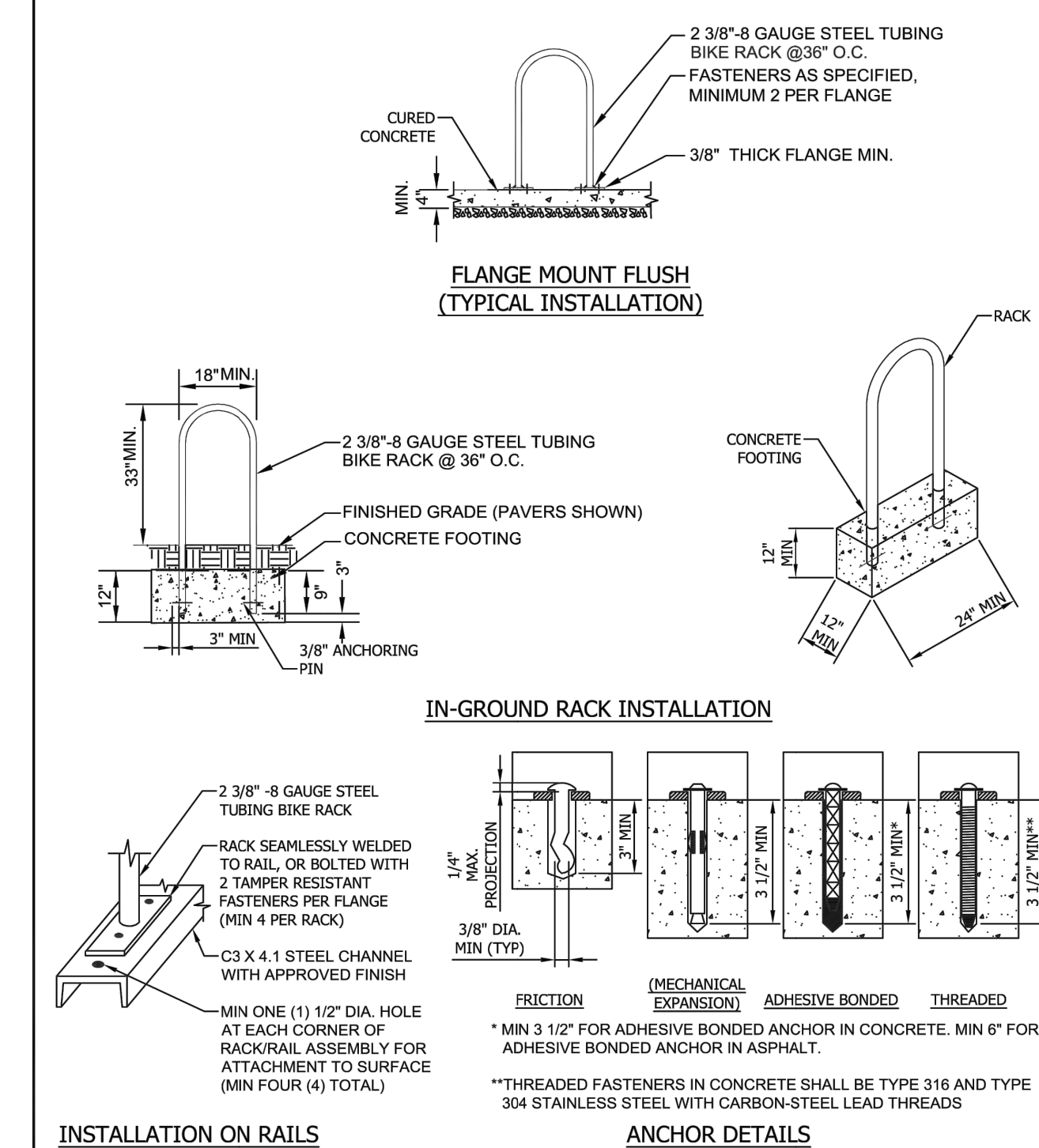
- FOR LAYOUT PURPOSES, EACH BICYCLE RACK SHALL BE CENTERED IN A "STALL" OF MINIMUM DIMENSION 36" X 72".
- IF MULTIPLE RACKS ARE ANGLED OR SKEWED, CENTER-TO-CENTER SEPARATION BETWEEN PARALLEL RACKS MUST BE INCREASED TO MAINTAIN THE MINIMUM 36" X 72" CLEAR "STALL" AREA AT EACH RACK.
- MINIMUM 24" CLEARANCE IS NEEDED FROM WALL OR OTHER OBSTRUCTIONS.




BICYCLE RACK LAYOUT

 ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	REVISION & DATE	
	DRAWING NO. R-8.2	

3 BIKE RACK LAYOUT
Scale: N.T.S.



BICYCLE RACK INSTALLATION

 ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	ISSUED 7/1/2020	
	DRAWING NO. R-8.3	

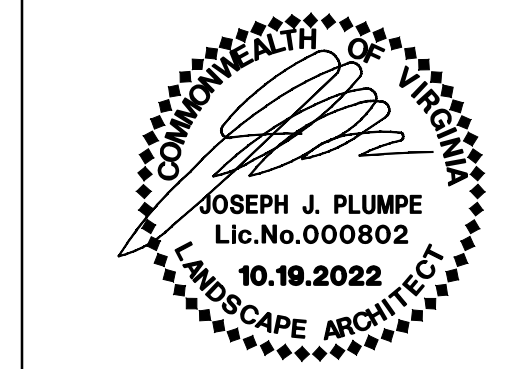
4 BIKE RACK INSTALLATION
Scale: N.T.S.

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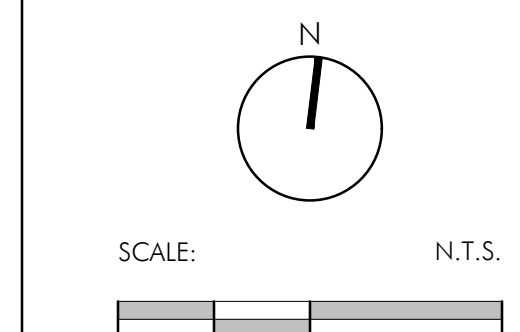


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2nd 4.1 SUBMISSION 01.13.2023

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PROJECT NUMBER: 22042
CONTACT: DAVID JUDD
DRAWN: TF, EM
APPROVED/CHECKED: DJ

ORIENTATION AND SCALE



SHEET TITLE
HARDSCAPE DETAILS

SHEET NUMBER

L-202

4.1 SUBMISSION



DESCRIPTION: HEAVY DUTY, INVERTED-U, IN-GROUND MOUNT
2" SCHEDULE 40 STEEL PIPE (2.38" O.D.)

DIMENSIONS: 24" WIDE X 33" HIGH

FINISH/COLOR: POWDERCOAT BLACK

MANUFACTURER: DERO
504 MALCOLM AVE SE, SUITE 100
MINNEAPOLIS, MN 55414
P. 888.337-8729
www.dero.com

NOTES: CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS.

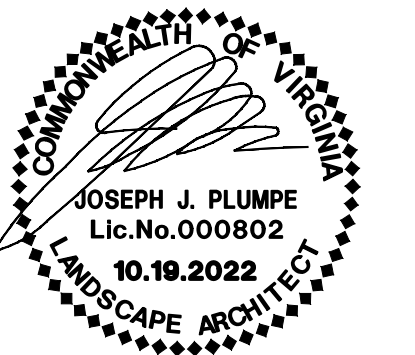
1 BICYCLE RACK PROD. INFO.
L-301 Scale: N.T.S.

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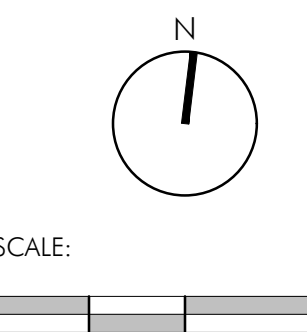


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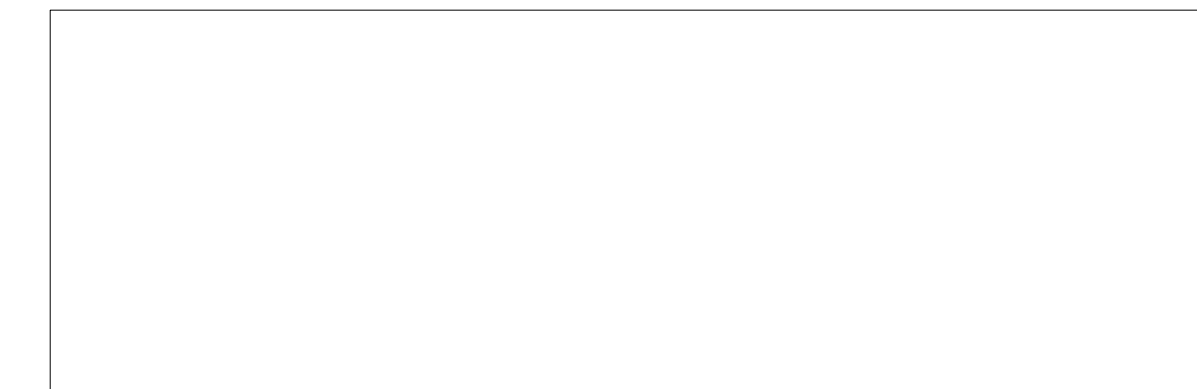
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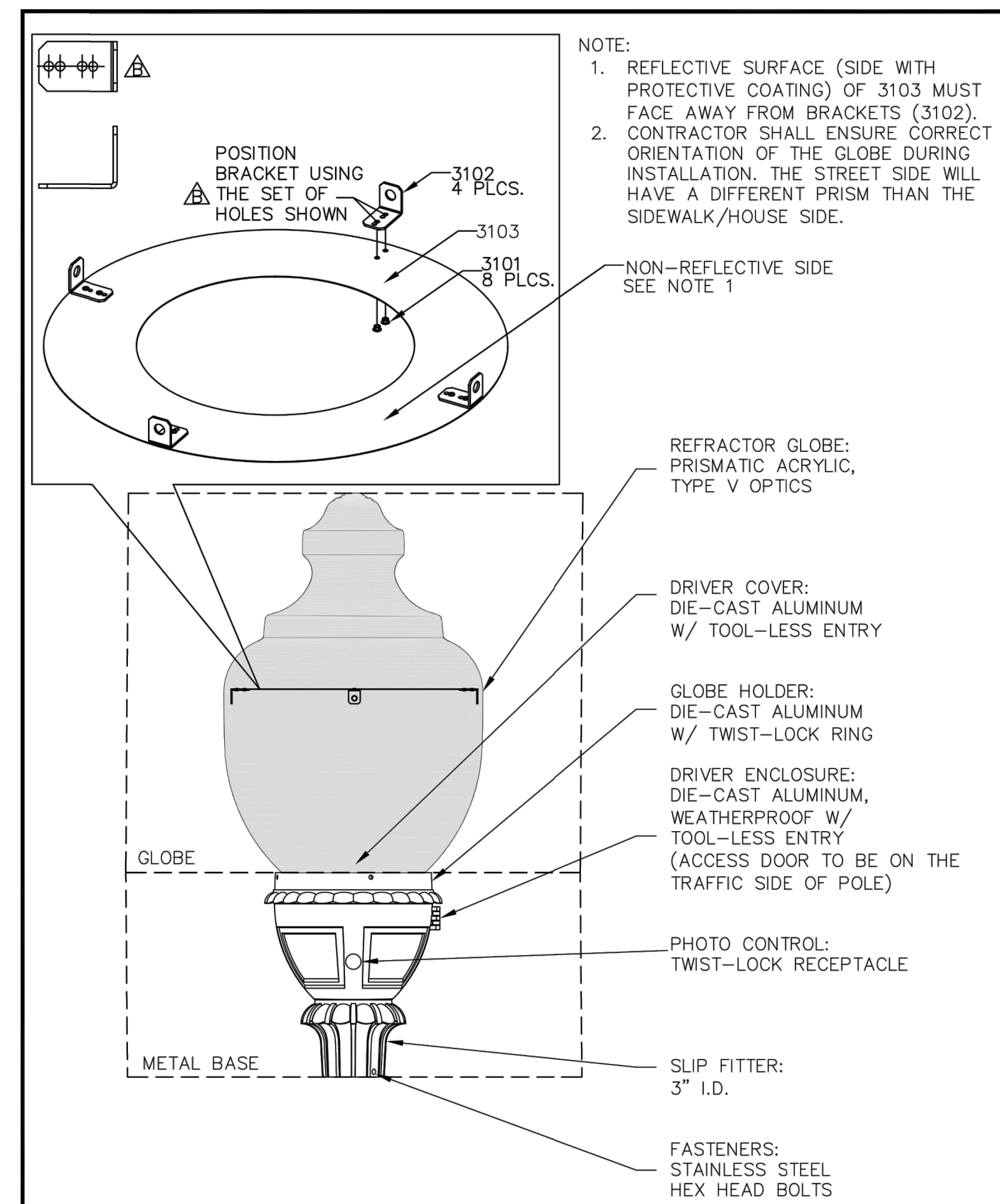
NOTE: FURNITURE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL MATERIAL SELECTIONS, FURNISHINGS, AND LOCATIONS TO BE DETERMINED AT BUILDING PERMIT



SHEET TITLE
PRODUCT INFORMATION
SHEET NUMBER

L-301

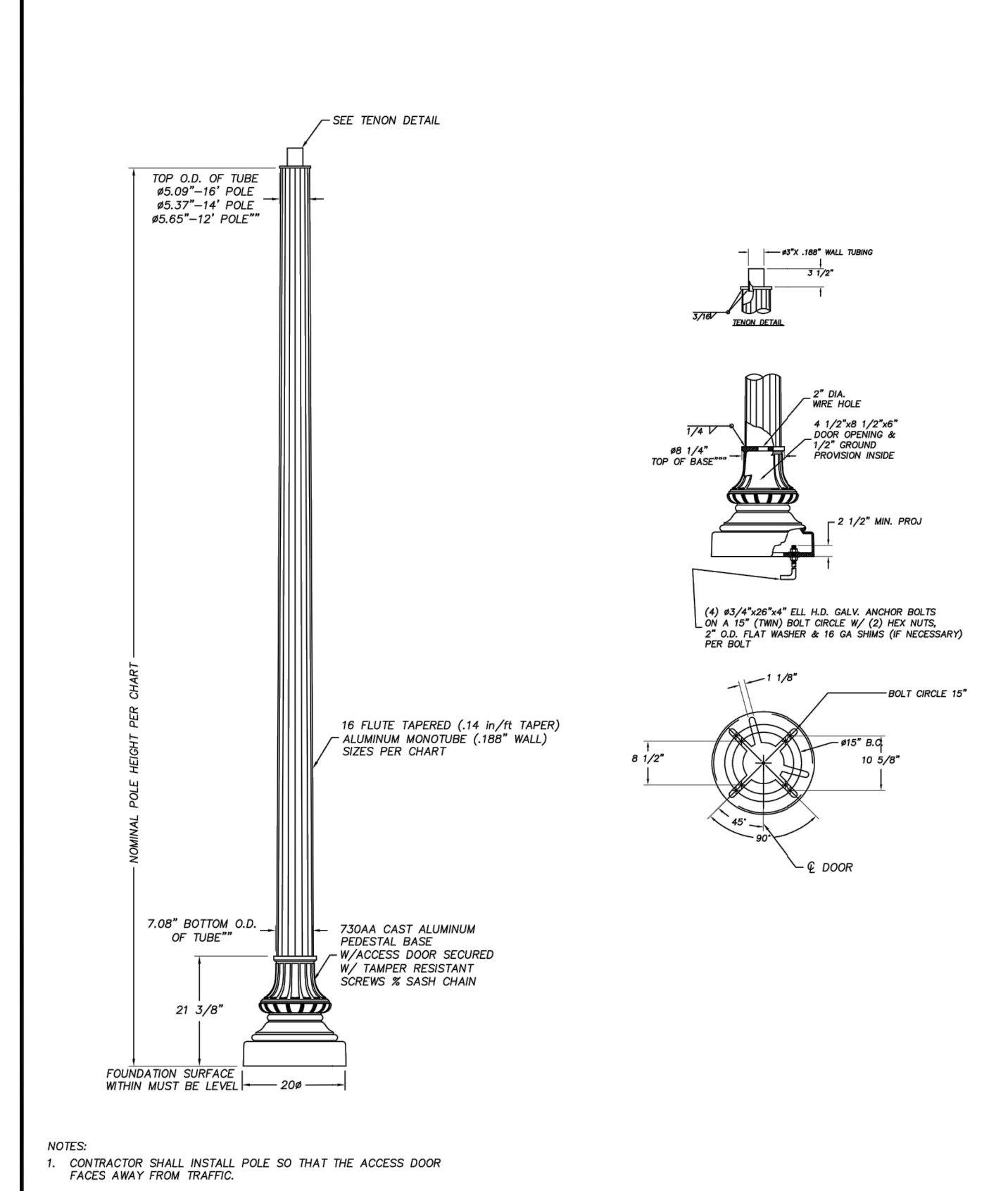
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NOTE:
 1. REFLECTIVE SURFACE (SIDE WITH PROTECTIVE COATING) OF 3103 MUST FACE AWAY FROM BRACKETS (3102). CONTRACTOR SHALL ENSURE CORRECT ORIENTATION OF THE GLOBE DURING INSTALLATION. THE STREET SIDE WILL HAVE A DIFFERENT PRISM THAN THE SIDEWALK/HOUSE SIDE.
 2. NON-REFLECTIVE SIDE SEE NOTE 1

DECORATIVE POST-TOP LUMINAIRE	
REVISION & DATE	
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	DRAWING NO. 14110-01

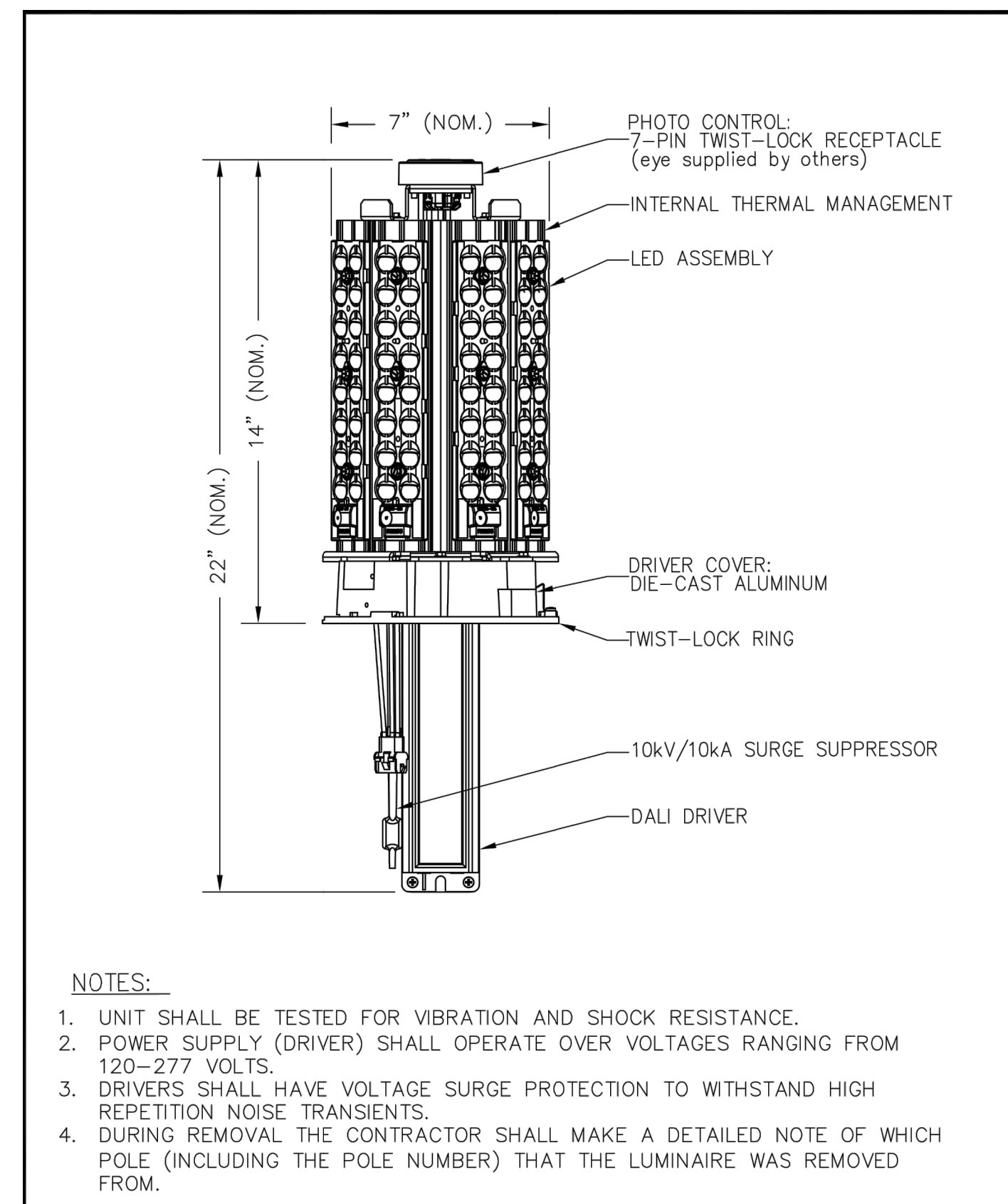
1 DECORATIVE POST-TOP LUMINAIRE PROD. INFO.
 Scale: N.T.S.



NOTES:
 1. CONTRACTOR SHALL INSTALL POLE SO THAT THE ACCESS DOOR FACES AWAY FROM TRAFFIC.

DECORATIVE POST-TOP ALUMINUM STREETLIGHT POLE	
REVISION & DATE	
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	DRAWING NO. 14080-03

2 DECORATIVE POST-TOP ALUMINUM STREETLIGHT POLE PROD. INFO.
 Scale: N.T.S.



NOTES:
 1. UNIT SHALL BE TESTED FOR VIBRATION AND SHOCK RESISTANCE.
 2. POWER SUPPLY (DRIVER) SHALL OPERATE OVER VOLTAGES RANGING FROM 120-277 VOLTS.
 3. DRIVERS SHALL HAVE VOLTAGE SURGE PROTECTION TO WITHSTAND HIGH REPETITION NOISE TRANSIENTS.
 4. DURING REMOVAL THE CONTRACTOR SHALL MAKE A DETAILED NOTE OF WHICH POLE (INCLUDING THE POLE NUMBER) THAT THE LUMINAIRE WAS REMOVED FROM.

DECORATIVE POST-TOP LED ENGINE	
REVISION & DATE	
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	DRAWING NO. 14110-02

3 DECORATIVE POST-TOP LED ENGINE PROD. INFO.
 Scale: N.T.S.

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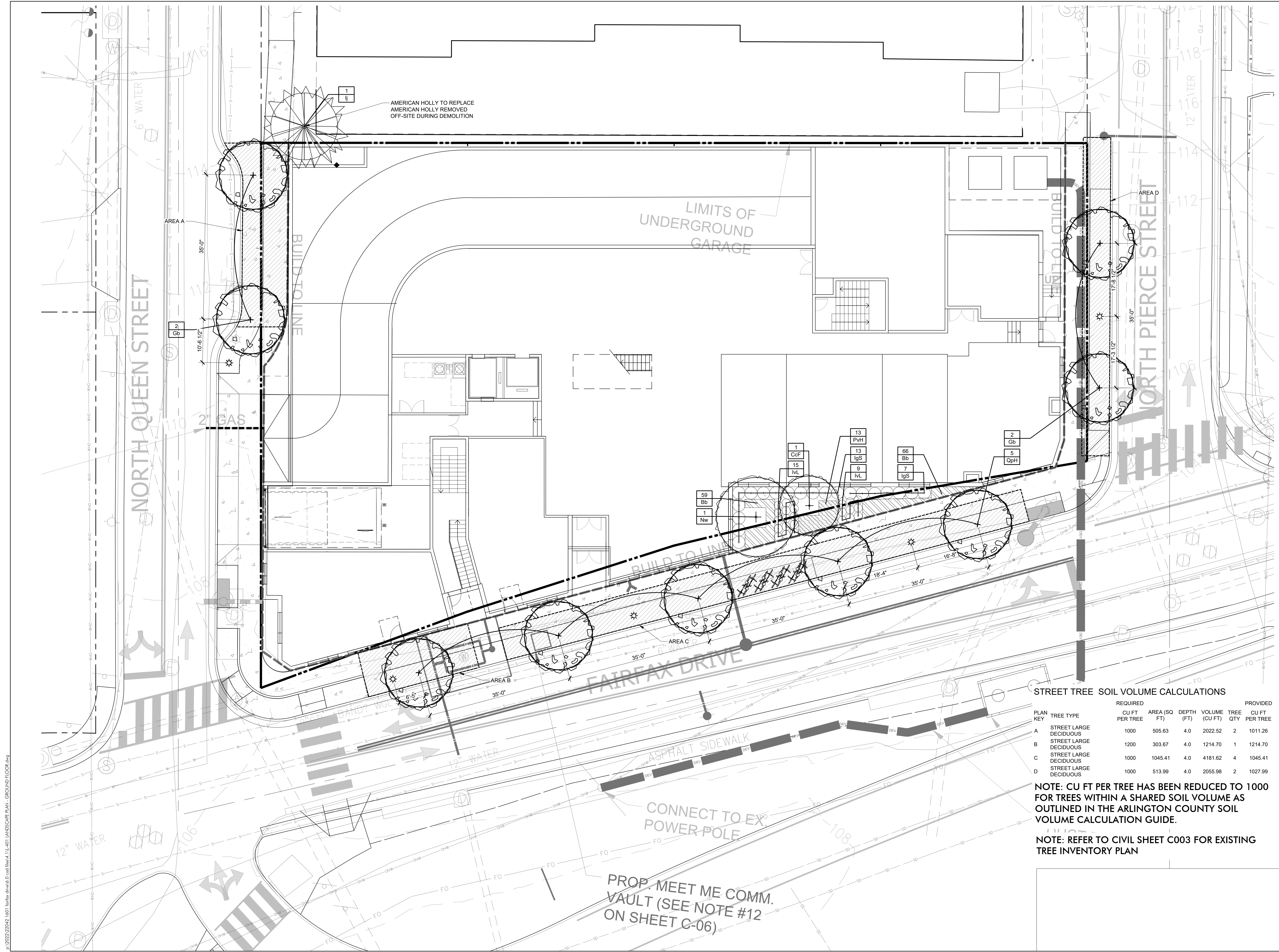
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 CONTACT: DAVID JUDD
 DRAWN: TF, EM
 APPROVED/CHECKED: DJ

ORIENTATION AND SCALE

SCALE: N.T.S.

SHEET TITLE
PRODUCT INFORMATION
 SHEET NUMBER

L-302
 4.1 SUBMISSION



AMERICAN HOLLY TO REPLACE
AMERICAN HOLLY REMOVED
OFF-SITE DURING DEMOLITION

LIMITS OF
UNDERGROUND
GARAGE

NORTH QUEEN STREET

NORTH PIERCE STREET

FAIRFAX DRIVE

CONNECT TO EX.
POWER POLE

PROP. MEET ME COMM.
VAULT (SEE NOTE #12
ON SHEET C-06)

STREET TREE SOIL VOLUME CALCULATIONS

PLAN KEY	TREE TYPE	REQUIRED				PROVIDED	
		CU FT PER TREE	AREA (SQ FT)	DEPTH (FT)	VOLUME (CU FT)	TREE QTY	CU FT PER TREE
A	STREET LARGE DECIDUOUS	1000	505.63	4.0	2022.52	2	1011.26
B	STREET LARGE DECIDUOUS	1200	303.67	4.0	1214.70	1	1214.70
C	STREET LARGE DECIDUOUS	1000	1045.41	4.0	4181.62	4	1045.41
D	STREET LARGE DECIDUOUS	1000	513.99	4.0	2055.98	2	1027.99

NOTE: CU FT PER TREE HAS BEEN REDUCED TO 1000 FOR TREES WITHIN A SHARED SOIL VOLUME AS OUTLINED IN THE ARLINGTON COUNTY SOIL VOLUME CALCULATION GUIDE.

NOTE: REFER TO CIVIL SHEET C003 FOR EXISTING TREE INVENTORY PLAN

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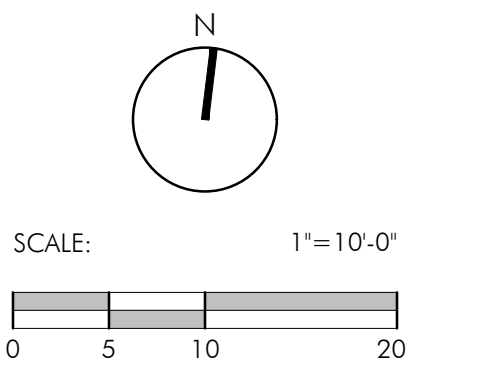
JOSEPH J. PLUMPE
Lic. No. 000802
10.19.2022
LANDSCAPE ARCHITECT

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2ND 4.1 SUBMISSION 01.13.2023

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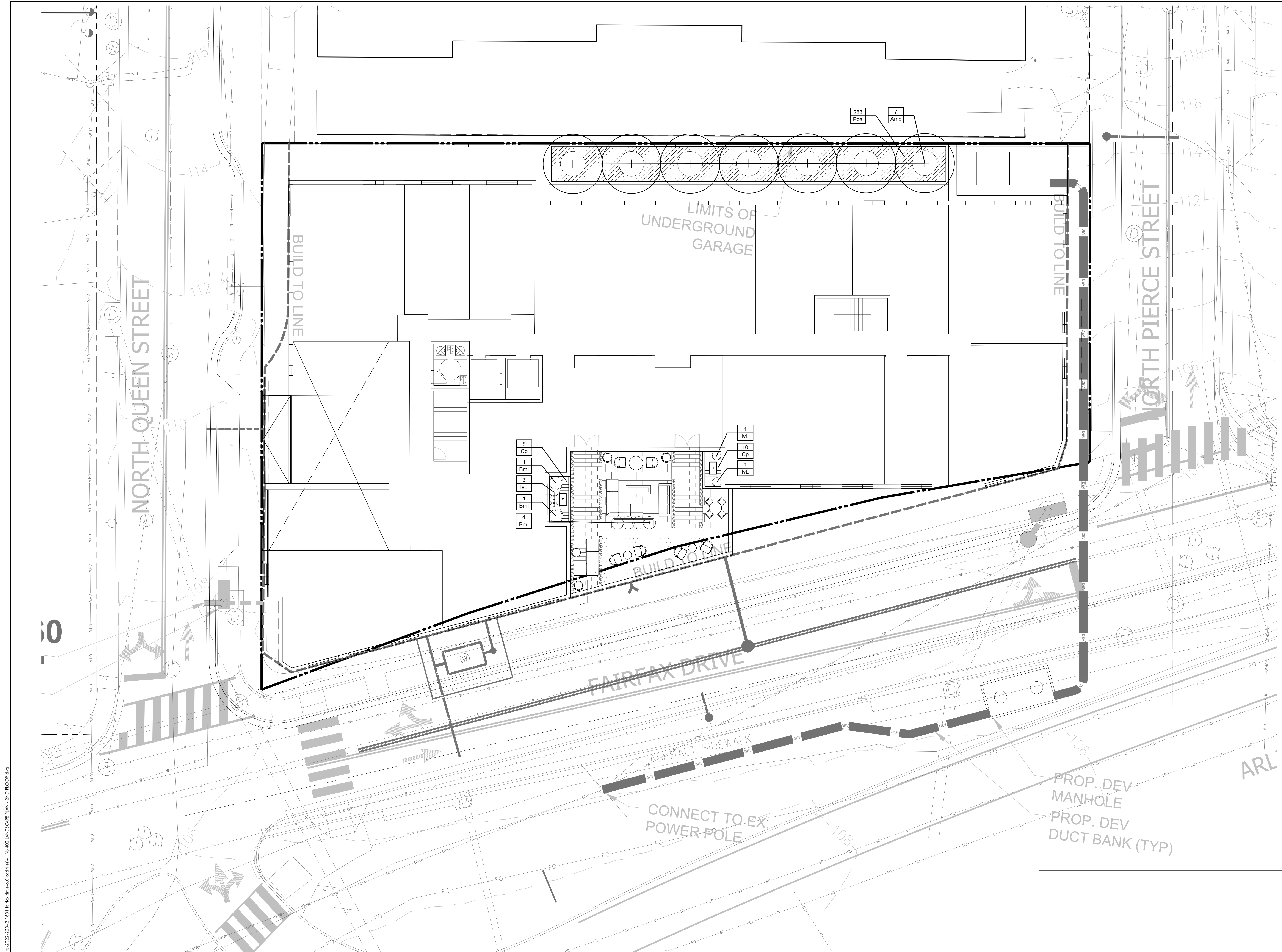
SHEET TITLE
LANDSCAPE PLAN - GROUND FLOOR

SHEET NUMBER
L-401

4.1 SUBMISSION

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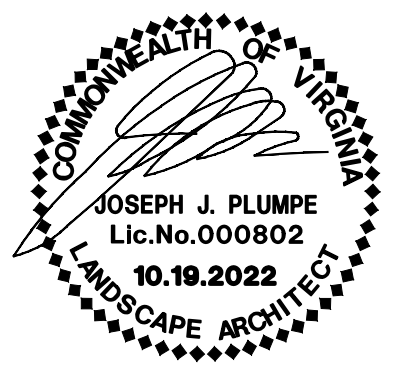


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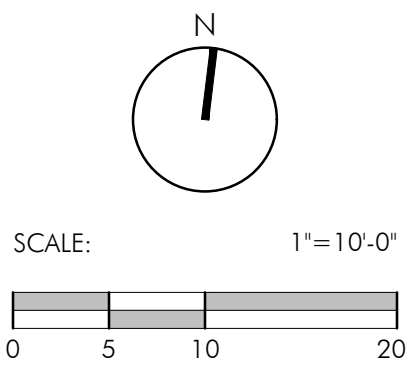


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ORIENTATION AND SCALE



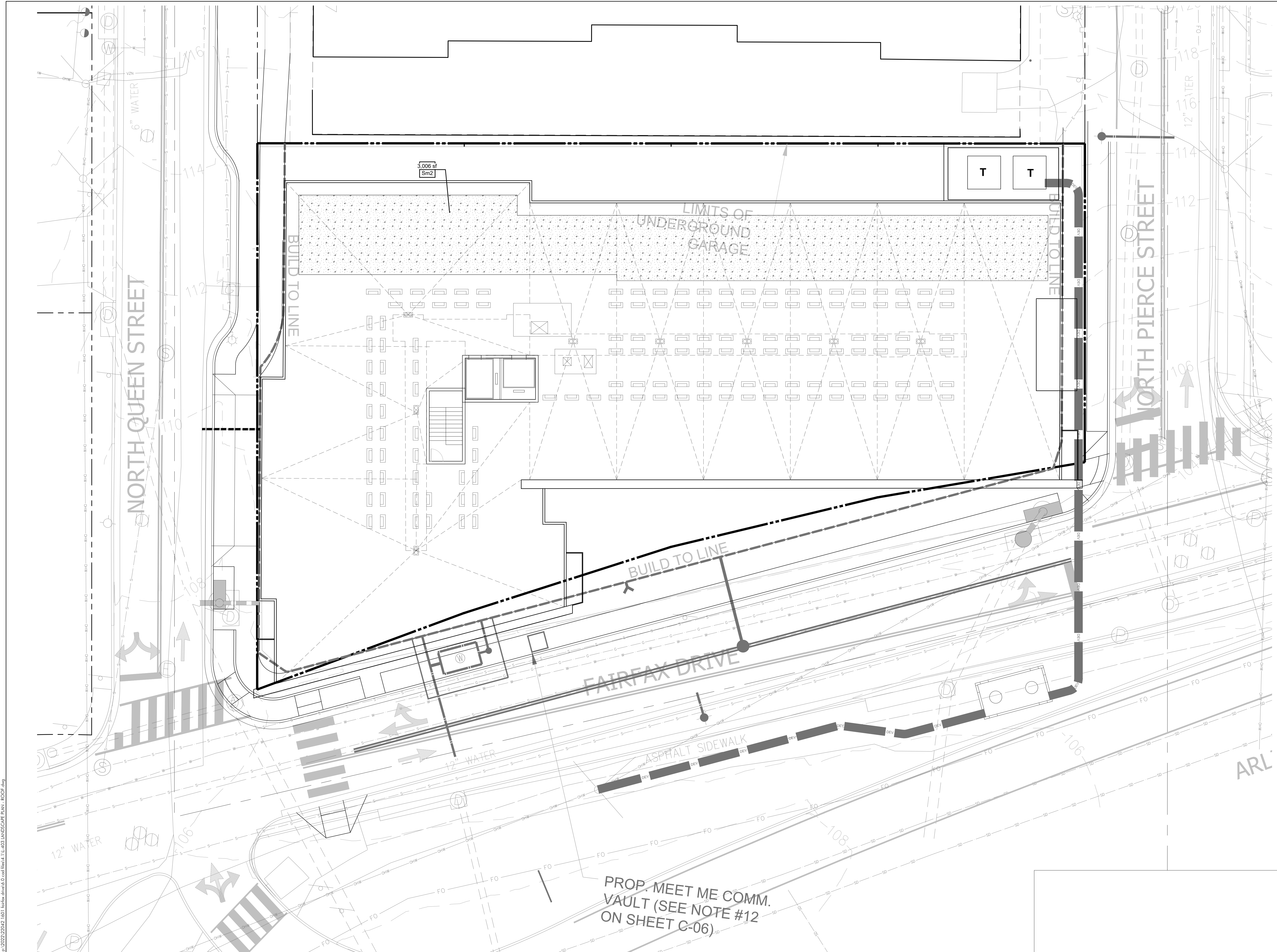
SHEET TITLE
LANDSCAPE PLAN - 2ND FLOOR

SHEET NUMBER
L-402

4.1 SUBMISSION

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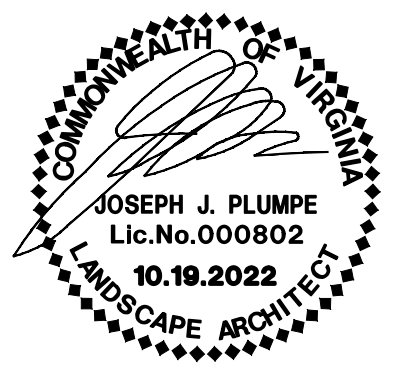


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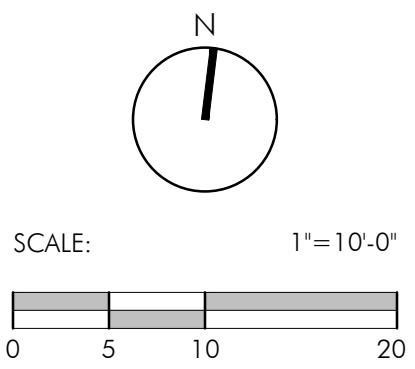


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 CONTACT: DAVID JUDD
 DRAWN: TF, EM
 APPROVED/CHECKED: DJ

ORIENTATION AND SCALE



SHEET TITLE
LANDSCAPE PLAN - ROOF
 SHEET NUMBER

L-403

4.1 SUBMISSION

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PLANT SCHEDULE GROUND FLOOR

TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS
Nw	1	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	10'-12' MIN.	2.5" - 3"	6-8'	B&B, full uniform crown, symmetrical branching, full specimen
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS
lj	1	Ilex opaca 'Jersey Knight'	Jersey Knight American Holly	8'-10'	4'-5"		B&B, full symmetrical branching
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS
CcF	1	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	8'-10'	2" - 2 1/2"		B&B, single trunk, full symmetrical branching
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS
Gb	4	Ginkgo biloba	Maidenhair Tree	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen
QpH	5	Quercus phellos 'Hightower'	Willow Oak	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS
lgS	20	Ilex glabra 'Shamrock'	Inkberry	24"-30"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container
lvL	25	Itea virginica 'Little Henry'	'Little Henry' Virginia Sweetspire	18"-24"	18"-24"	3 gal.	healthy vigorous, well-rooted & established in container
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS
Bb	125	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal		12" o.c	full specimen, healthy, vigorous, well-rooted and established
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS
PvH	13	Panicum virgatum 'Heavy Metal'	'Heavy Metal' Switch Grass	#3 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established

PLANT SCHEDULE 2ND FLOOR

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS
Amc	7	Amelanchier canadensis	Canadian Serviceberry	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS
Bml	6	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
lvL	5	Itea virginica 'Little Henry'	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS
Cp	18	Carex pensylvanica	Pennsylvania Sedge	#1 cont.		18" o.c.	full specimen, healthy, vigorous, well-rooted and established
Poa	283	Polystichum acrostichoides	Christmas Fern	#1 cont.		18" o.c.	full specimen, healthy, vigorous, well-rooted and established

PLANT SCHEDULE ROOF

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS
Sm2	3,006 sf	sedum	sedum	Mat	

PLANT MAINTENANCE SCHEDULE

MATERIAL	TASK	FREQUENCY	NOTES
TREES & SHRUBS	WATERING (FIRST 2 MONTHS AFTER PLANTING)	DEEP WATERING ONCE EVERY 3 DAYS	ADJUST FREQUENCY TO ACCOMMODATE RAINFALL AMOUNTS & HIGH SUMMER TEMPERATURES.
	WATERING (REMAINDER OF FIRST GROWING SEASON & ALL OF 2ND GROWING SEASON)	DEEP WATERING ONCE PER WEEK UNLESS 1/2" RAIN IS RECEIVED OR MORE FREQUENTLY AS NEEDED DURING DROUGHT	ADJUST FREQUENCY TO ACCOMMODATE RAINFALL AMOUNTS & HIGH SUMMER TEMPERATURES.
	WATERING (AFTER FIRST 2 GROWING SEASONS)	AS NEEDED DURING DROUGHT	
	PRUNING DISEASED OR DAMAGED GROWTH	WHEN FOUND	DO NOT SHEAR PLANTS. PREFERRED PRUNING TIMES & METHODS MAY VARY BY SPECIES. THE MARYLAND COOPERATIVE EXTENSION, THE MARYLAND DEPARTMENT OF NATURAL RESOURCES & THE USDA FOREST SERVICE OFFER ADDITIONAL INFORMATION.
	PRUNING EXCESSIVE GROWTH	GENERALLY, FROM TREES IN LATE WINTER & FROM SHRUBS SOON AFTER FLOWING IS COMPLETE.	
	REMOVE DISEASED OR DEAD PLANTS	ONCE IN SPRING & ONCE IN FALL, MIN.	REPLACE WITH NEW MATERIAL
HERBACEOUS PLANTS	WATERING (FIRST 2 MONTHS AFTER PLANTING)	DEEP WATERING ONCE EVERY 3 DAYS	ADJUST FREQUENCY TO ACCOMMODATE RAINFALL AMOUNTS & HIGH SUMMER TEMPERATURES.
	WATERING (REMAINDER OF FIRST GROWING SEASON & ALL OF 2ND GROWING SEASON)	DEEP WATERING ONCE PER WEEK UNLESS 1/2" RAIN IS RECEIVED OR MORE FREQUENTLY AS NEEDED DURING DROUGHT	ADJUST FREQUENCY TO ACCOMMODATE RAINFALL AMOUNTS & HIGH SUMMER TEMPERATURES.
	WATERING (AFTER FIRST 2 GROWING SEASONS)	AS NEEDED DURING DROUGHT	
	REMOVE DISEASED OR DEAD PLANTS	ONCE IN SPRING & ONCE IN FALL, MIN.	REPLACE WITH NEW MATERIAL IF TOTAL COVERAGE OF FACILITY FALLS BELOW 50%.
GENERAL MAINTENANCE SCHEDULE			
TASK	FREQUENCY	NOTES	
PLANT INSPECTION	ONCE EVERY 2 WEEKS IN SPRING & SUMMER. MONTHLY IN FALL.	VISUALLY INSPECT PLANTS FOR DISEASE OR PEST PROBLEMS.	
REMOVE LITTER & DEBRIS	WHENEVER FOUND	INCLUDES ANIMAL WASTE, FALLEN TWIGS & BRANCHES & PAST SEASONS' DECAYING MATERIAL.	
MULCH INSPECTION & MAINTENANCE	MONTHLY	REPLACE OR RE-SPREAD MULCH AS NEEDED TO MAINTAIN APPROPRIATE DEPTH AS SCHEDULED. DO NOT ACCUMULATE ORGANIC MATTER TO EXCEEDED DEPTH.	
WEEDING (FIRST 2 GROWING SEASONS)	EVERY 2 WEEKS FROM APRIL -OCTOBER	HAND PULL WEEDS OR HAND HELD TOOLS. DO NO USE HERBICIDES OR MECHANICAL CULTIVATORS. IMMEDIATELY REMOVE ALL EXOTIC/ INVASIVE SPECIES THAT APPEAR. REMOVE WOODY PLANT SEEDLINGS THAT HAVE SELF-PROPOGATED. IF DESIRED, NATIVE NON-INVASIVE HERBACEOUS SPECIES MAY BE LEFT TO PROVIDE ADDITIONAL DIVERSITY.	
WEEDING (AFTER FIRST 2 GROWING SEASONS)	ONCE A MONTH FROM APRIL -OCTOBER		
SPRING CLEAN UP	ANNUALLY FEBRUARY - MARCH	REMOVE DEAD FOLIAGE FROM PERENNIAL & ORNAMENTAL GRASSES. REMOVE FALLEN TWIGS, BRANCHES & LEAF DEBRIS.	

CHESAPEAKE BAY TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	20,050 SF
REQUIRED CANOPY COVERAGE (10%)	2,005 SF
CANOPY COVERAGE PROVIDED:	2,062.50 SF
(1) Nyssa sylvatica 'Wildfire' (312.50 SF)	312.50 SF
(1) Cercis canadensis 'Forest Pansy' (218.75 SF)	218.75 SF
(7) Amelanchier Canadensis* (218.75 SF)	1,531.25 SF
(* = NATIVE MULTIPLIER VALUE)	TOTAL 2,062.50 SF

1601 N. FAIRFAX DRIVE

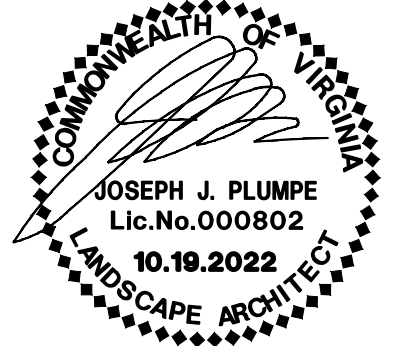
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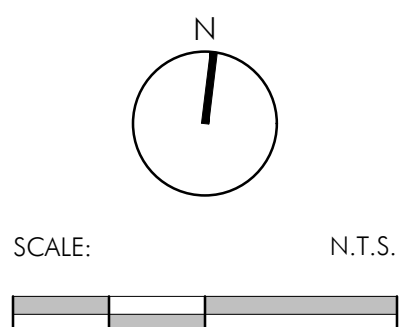
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4.1 SUBMISSION 10.19.2022
2ND 4.1 SUBMISSION 01.13.2023

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PROJECT NUMBER: 22042
CONTACT: DAVID JUDD
DRAWN: TF, EM
APPROVED/CHECKED: DJ

ORIENTATION AND SCALE

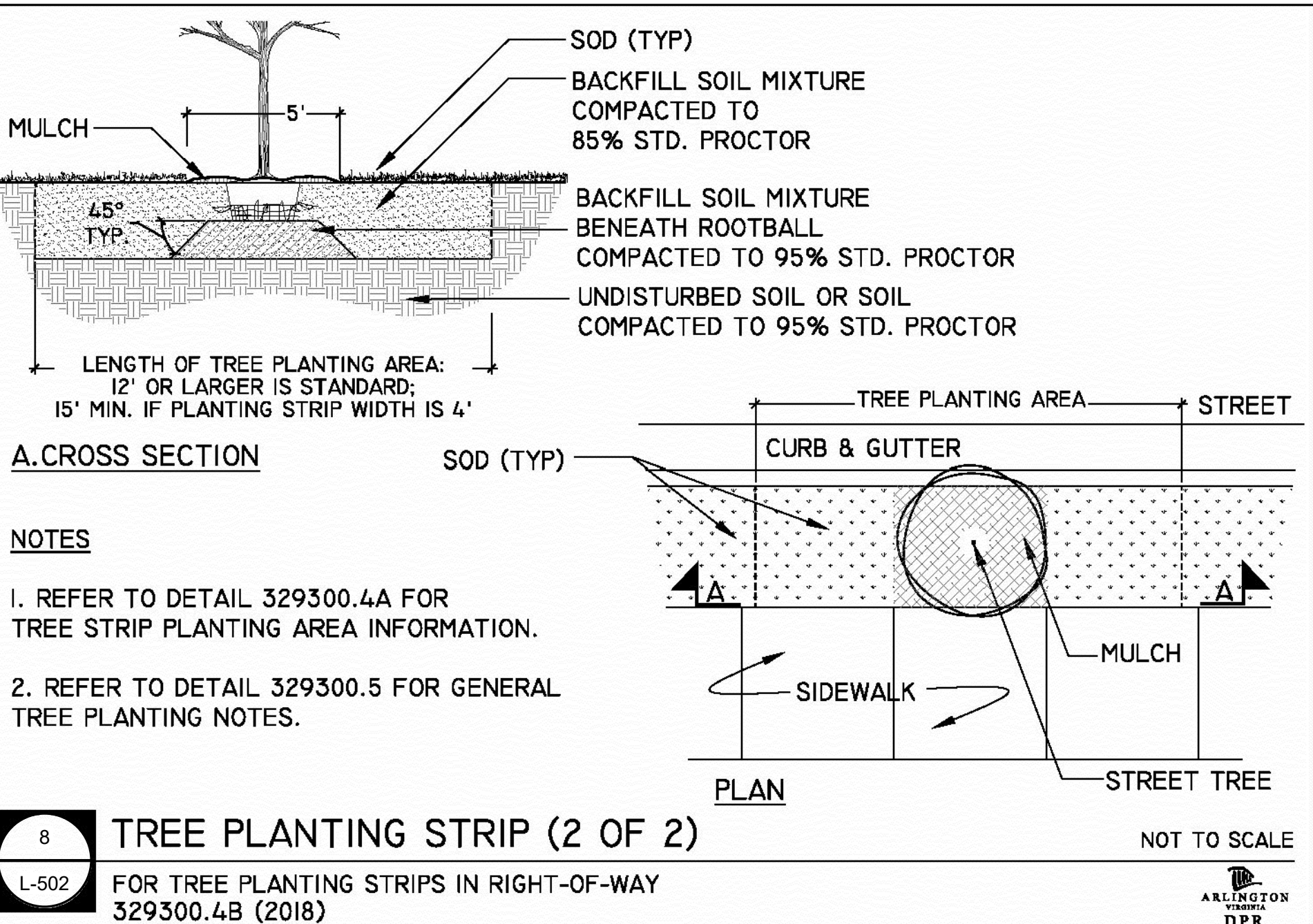
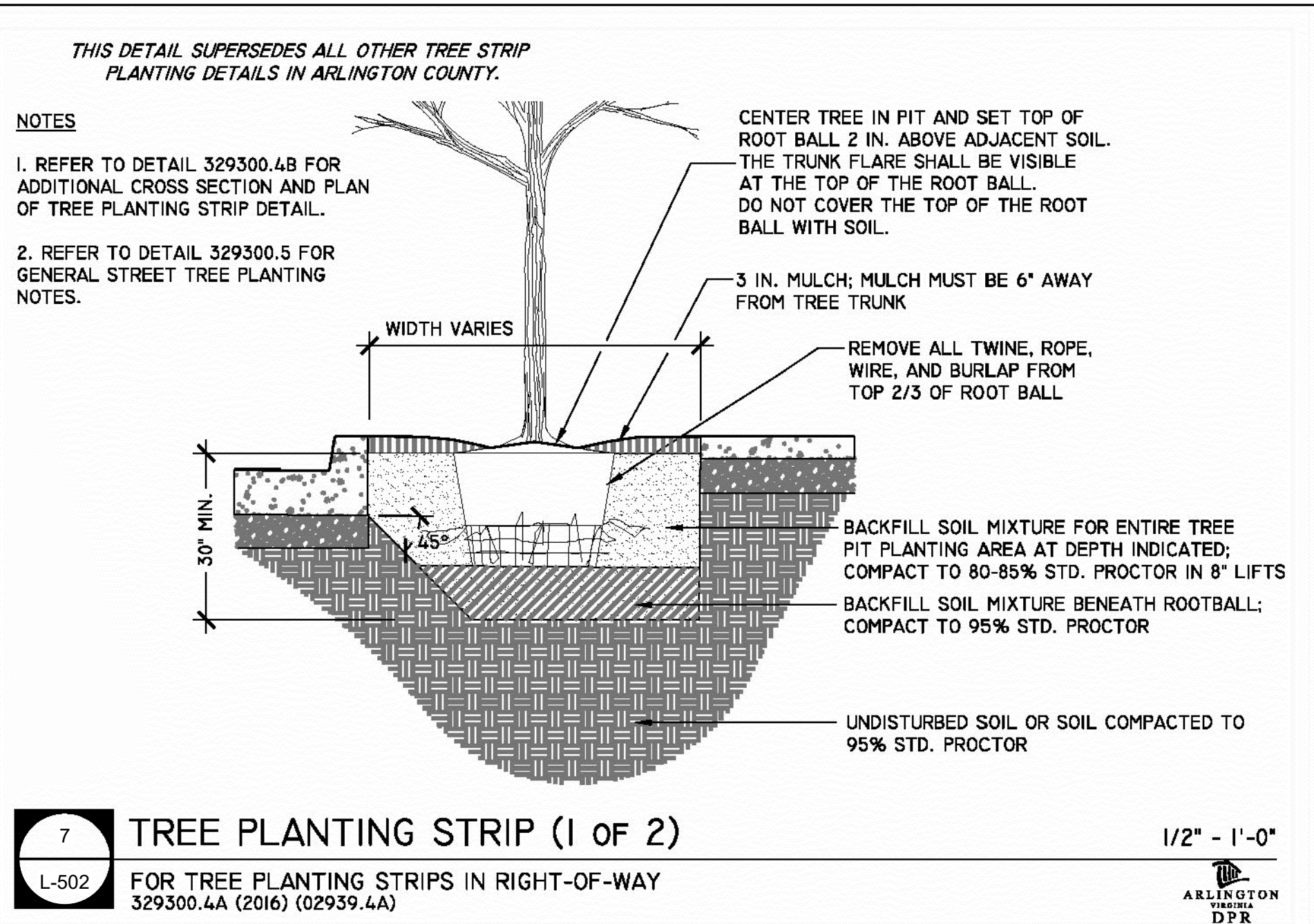
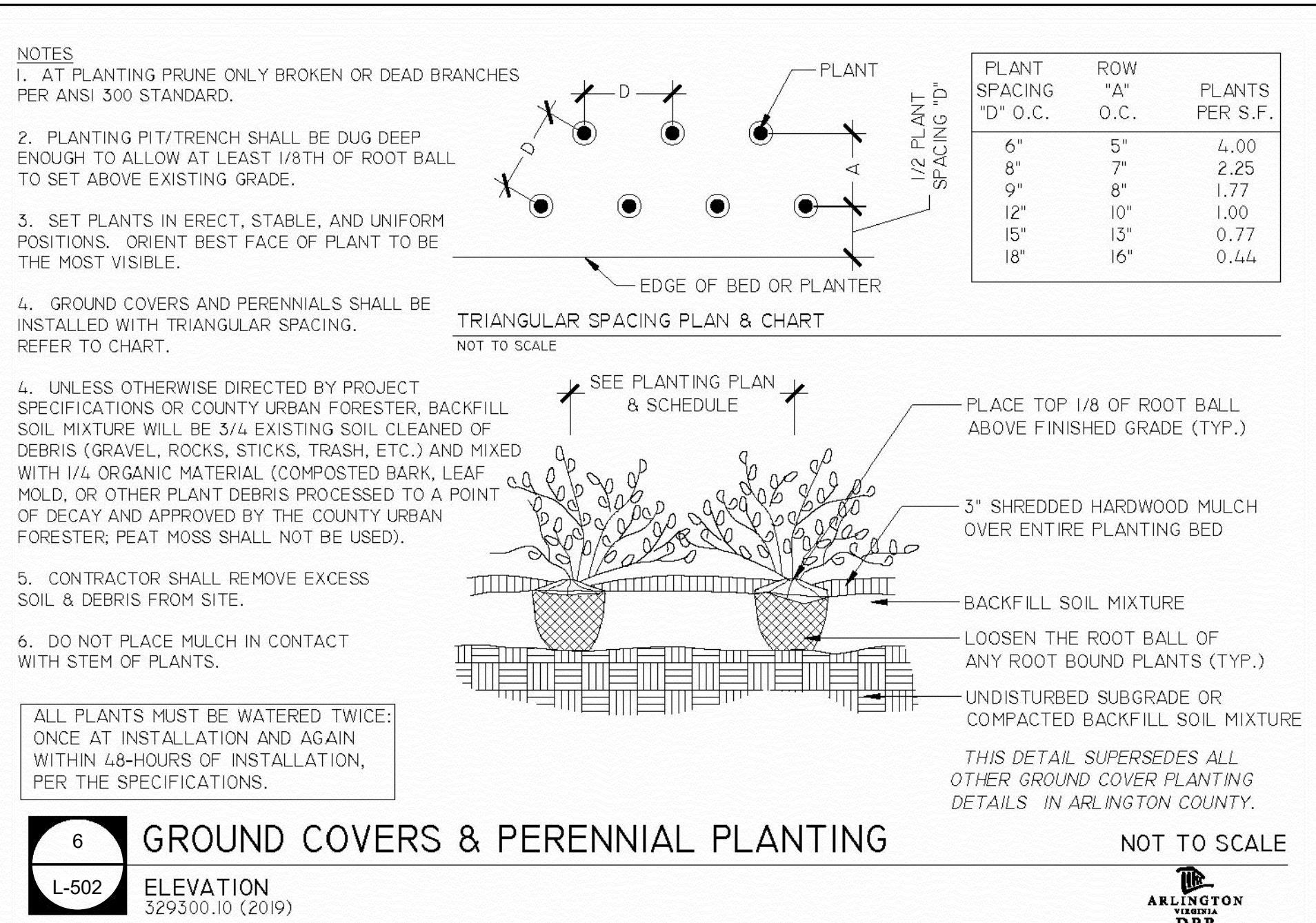
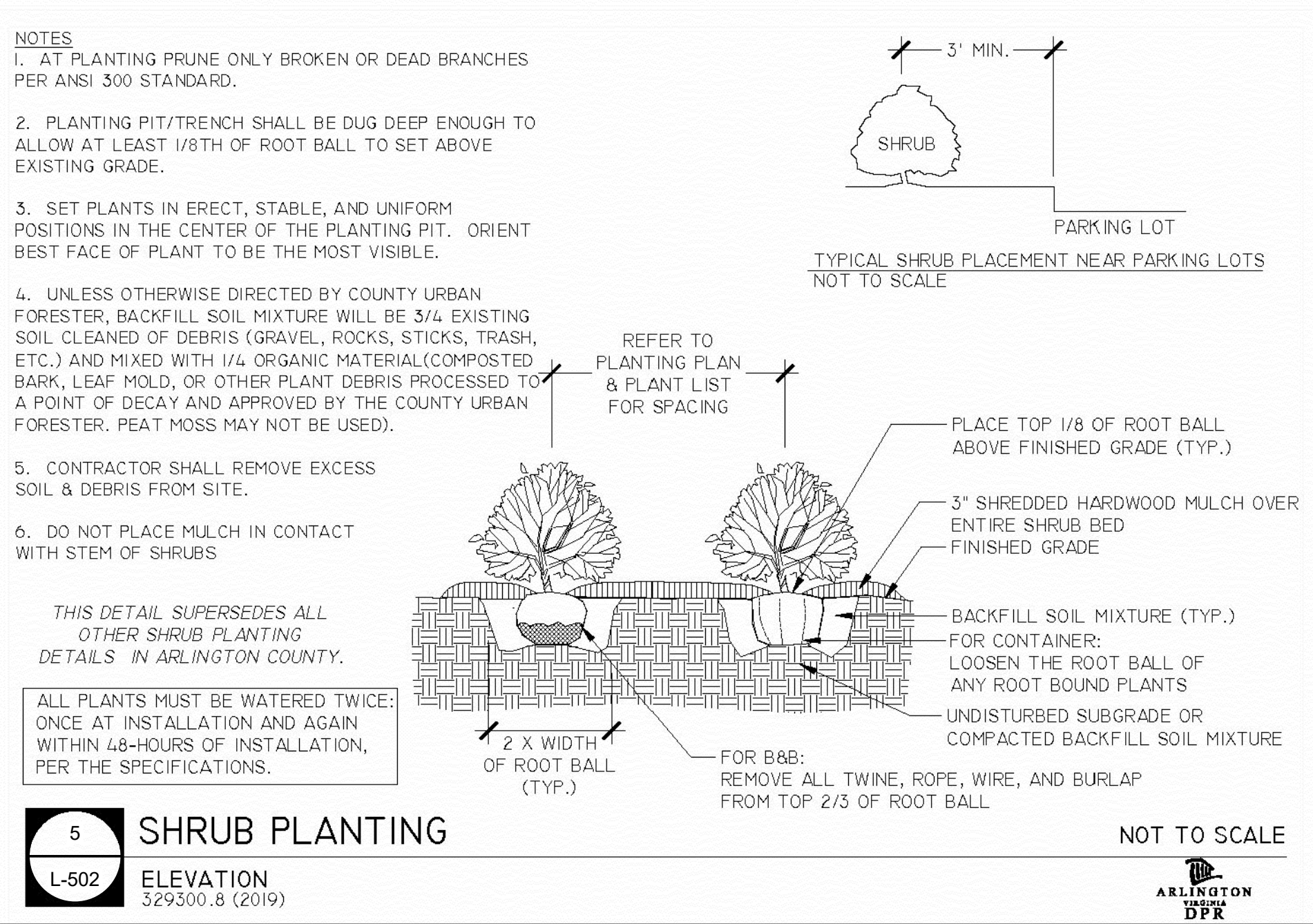
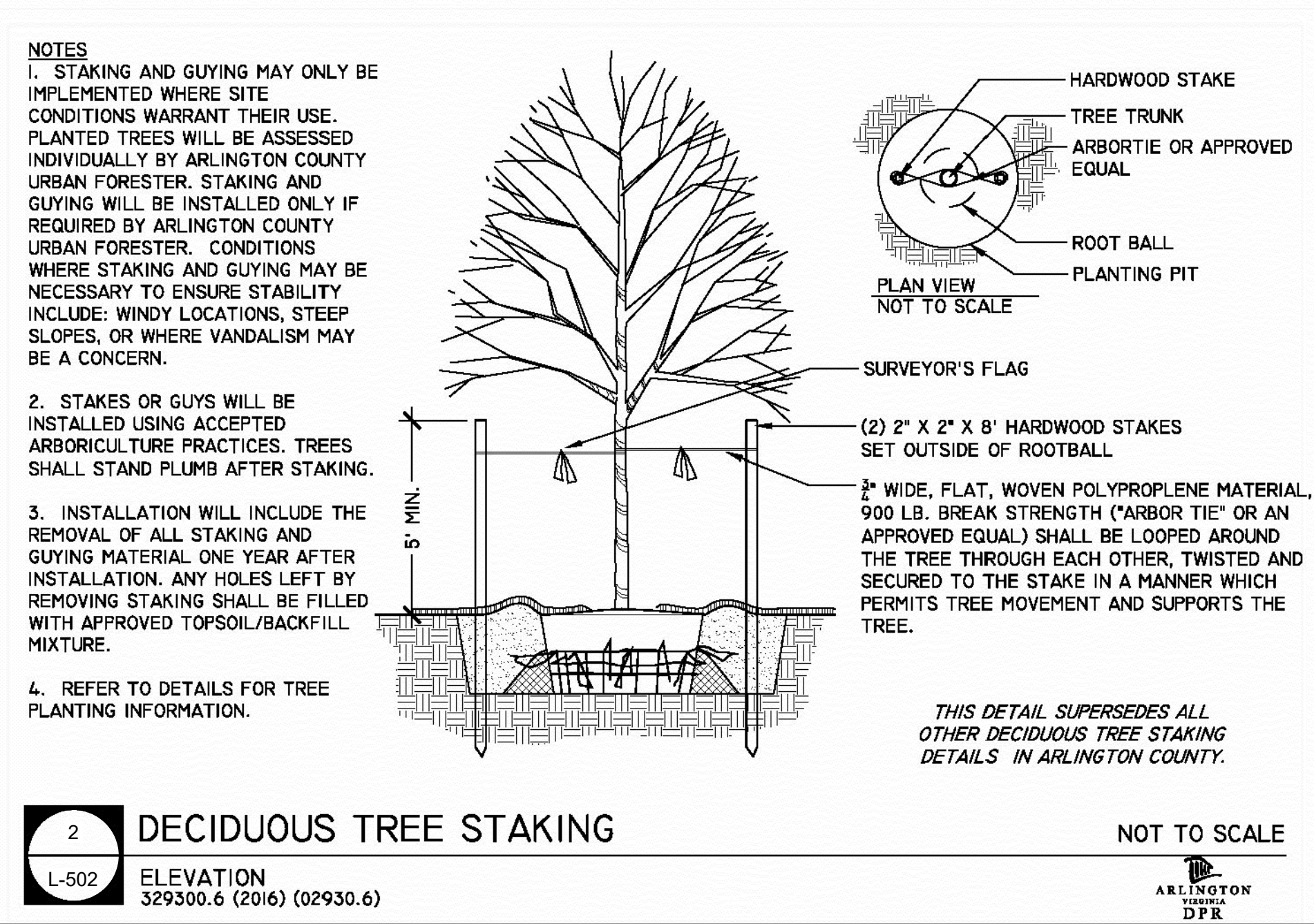
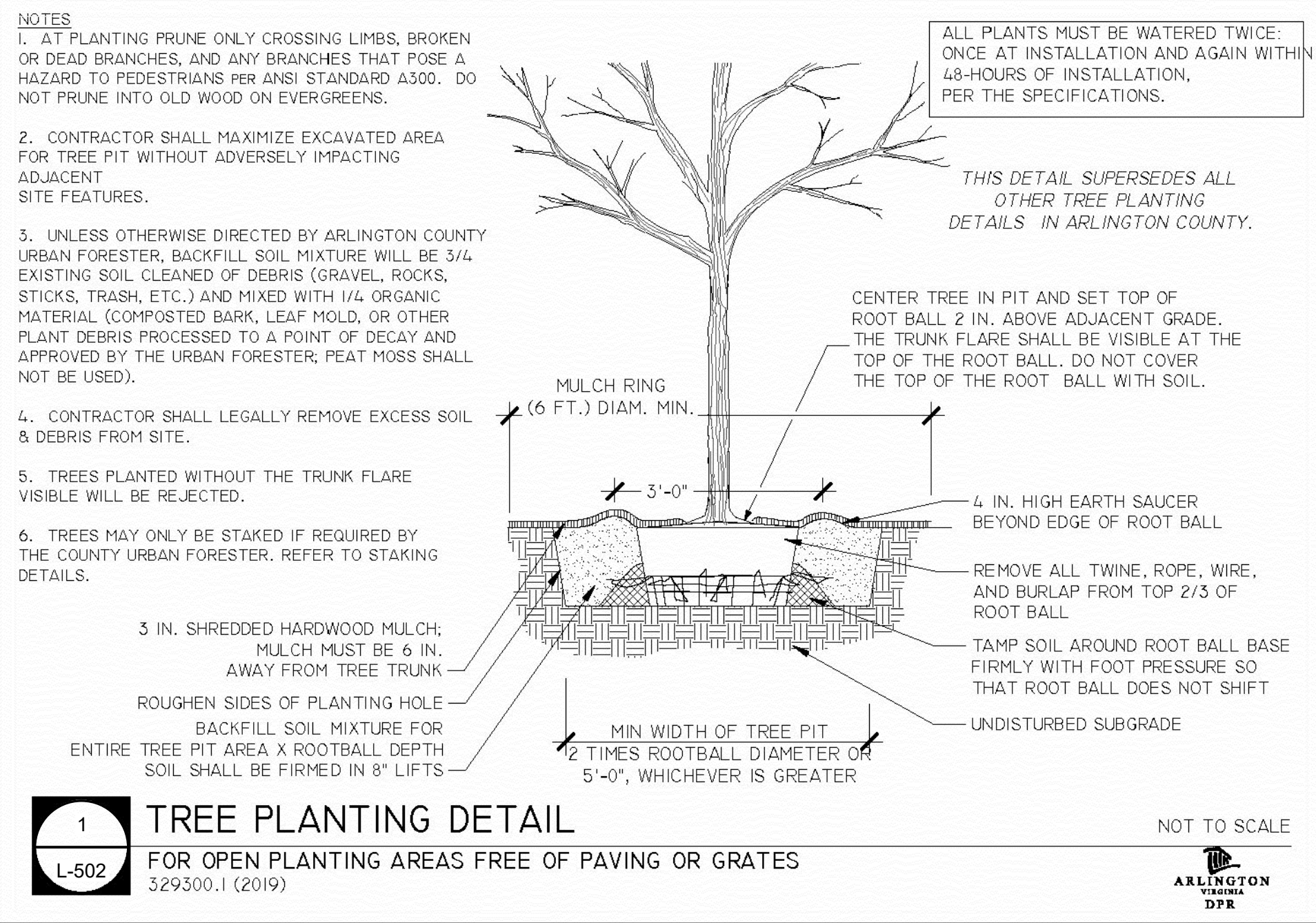


SHEET TITLE
PLANT SCHEDULE

SHEET NUMBER

L-501

4.1 SUBMISSION



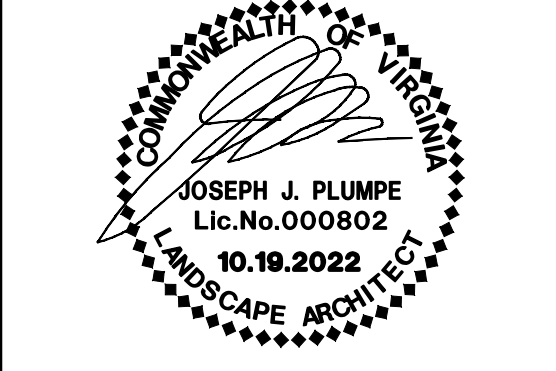
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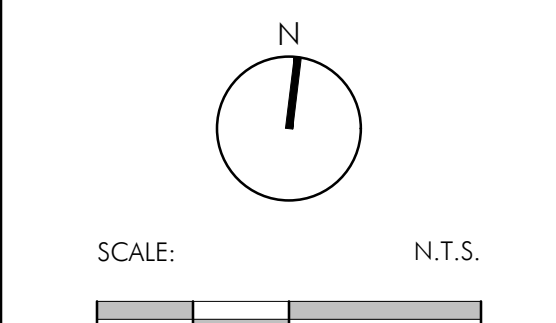


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PROJECT NUMBER: 22042
CONTACT: DAVID JUDD
DRAWN: TF, EM
APPROVED/CHECKED: DJ

ORIENTATION AND SCALE



SHEET TITLE
PLANTING DETAILS

SHEET NUMBER
L-502

4.1 SUBMISSION

ARLINGTON COUNTY STANDARD PLANTING SPECIFICATIONS - JANUARY 2010

- I. SCOPE OF WORK
A. THIS WORK SHALL CONSIST OF CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
II. MATERIALS
A. GENERALLY : ALL MATERIALS SHALL BE BEST OF ITS KIND AVAILABLE. SOIL AND PLANTING SHALL NOT BEGIN UNTIL ALL IRRIGATION WORK AROUND PLANTING AREAS IS COMPLETE AND APPROVED.
III. FERTILIZER AND CONDITIONERS
A. ORGANIC FERTILIZER SHALL BE PROCESSED SEWER SLUDGE WITH MINIMUM CONTENT OF 1% NOTROGEN AND 2% PHOSPHORIC ACID. EQUAL TO "NITROHUMUS."
IV. GENERAL WORK PROCEDURES
A. LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTINGS.
V. WEEDING
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
VI. TOPSOIL
A. CONTRACTOR SHALL PROVIDE 4" MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE AS A UNIFORM LAYER TO PRODUCE A 4" COMPACTED THICKNESS.
VII. SOIL CONDITIONING
A. CULTIVATE ALL AREAS SHALL BE PLANTED TO DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
VIII. PLANTING
A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, TWICE THE WIDTH OF THE DIAMETER OF THE ROOT BALL AND DEPTH MATCHING ARLINGTON COUNTY DETAILS R7.2 AND R7.6. EACH PLANT PIT SHALL BE BACKFILLED WITH THE FOLLOWING PREPARED SOIL, MIXED THOROUGHLY:
1 PART LEAF MOULD OR COMPOST
1 PART COW MANURE BY VOLUME
3 PARTS TOPSOIL BY VOLUME
21 GRAMS "AGRIFORM" PLANTING TABLETS OR EQUAL
2 TABLETS PER 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT
4 TABLETS PER 15 GAL. PLANT
FOR LARGER PLANTS, 2 TABLETS PER 1/2" DIAMETER OF TRUNK CALIPER)
B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT HALFWAY, INSERT PLANT TABLETS, COMPLETE BACKFILL AND WATER THOROUGHLY.
C. ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
D. IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND. FASTEN TREES TO UPPER END OF STATE IN AT LEAST TWO PLACES USING HOSE TYPE TIES.
E. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
F. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
G. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MINIMUM OF 7'-0" BRANCHING HEIGHT.
IX. GROUND COVER
A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON APPROVED DRAWINGS.
C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER THE GROUND COVER.
D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATION.
X. FINISH GRADING
A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 0.1 FOOT OF FINISH GRADE.
B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. SOIL AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM BUILDING.
C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
XI. GUARANTEE
A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWO YEARS (ONE YEAR - REFER TO 2017 NOTES), FROM ACCEPTANCE OF JOB.
XII. CLEAN UP
A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
B. ALL TREES, SHRUBS OTHER PLANTS AND PLANT BEDS SHALL BE MAINTAINED BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. THIS WORK SHALL INCLUDE RESTORING PLANTING SAUCERS; TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS; RESETTING TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED; RESTORING OR REPLACING DAMAGED WRAPPINGS; AND SPRAYING WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
C. LAWNS SHALL BE MAINTAINED BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN FREE OF ERODED OR BARE AREAS.
XIII. MAINTENANCE (ALTERNATE BID)
COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.
XIV. PLANTING MATERIAL GUARANTEE
A. PLANTING MATERIAL SHALL BE OF GOOD NURSERY STOCK AND A NURSERY GUARANTEE SHALL BE PROVIDED BY THE GENERAL CONTRACTOR THROUGH THE DEVELOPER FOR TWO YEARS (ONE YEAR - REFER TO 2017 NOTES), INCLUDING THE REPLACEMENT AND MAINTENANCE TO INCLUDE BUT NOT BE LIMITED TO PRUNING, FEEDING, SPRAYING, MULCHING, WEEDING AND WATERING OF ALL LANDSCAPE MATERIALS FOLLOWING THE ISSUANCE OF THE MASTER CERTIFICATE OF OCCUPANCY.
XV. URBAN FORESTER NOTIFICATION
A. THE DEVELOPER AGREES TO NOTIFY THE ARLINGTON COUNTY DEPARTMENT OF PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTER AT 703-228-6557 AT LEAST 72 HOURS IN ADVANCE OF THE SCHEDULED PLANTING OF ANY TREES IN THE PUBLIC RIGHT OF WAY AND TO BE AVAILABLE AT THE TIME OF PLANTING TO MEET WITH THE STAFF OF THE DPOR TO INSPECT THE PLANT MATERIAL, TREE PIT, AND THE TECHNIQUE OF PLANTING. SOIL USED IN THE TREE PIT MUST MEET THE SPECIFICATIONS FOR STREET TREE PLANTING "STANDARDS FOR PLANTING AND PRESERVATION OF TREES ON SITE PLAN PROJECTS" AVAILABLE FROM THE URBAN FORESTER.

ARLINGTON COUNTY STANDARD LANDSCAPE AND PLANTING NOTES - DECEMBER 2017

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

NOTES

- 1. A PERMIT IS REQUIRED WHEN TREES ARE PLANTED IN PUBLIC RIGHT-OF-WAY OR IN A PUBLIC EASEMENT. THE DEPARTMENT OF ENVIRONMENTAL SERVICES SHALL ISSUE THE PERMIT ACCORDING TO THE PROVISIONS OF THE CURRENT ARLINGTON COUNTY ADMINISTRATIVE REGULATION 4.3.
2. TREE SPECIES SHALL BE SELECTED FROM THE "ARLINGTON COUNTY STREET TREE LIST" OR PER SECTOR PLAN REQUIREMENTS.
3. TREES SHALL BE NURSERY GROWN SPECIMENS THAT MEET THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60) BALLED AND BURLAPPED TREES SHALL BE SECURELY HELD IN PLACE BY UNTREATED BURLAP AND STOUT ROPE (NYLON ROPE IS NOT ACCEPTABLE). LOOSE, BROKEN OR MANUFACTURED BALLS ARE UNACCEPTABLE.
4. CALL MISS UTILITY AT (800) 552-7001 FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.
5. AT TIME OF PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
6. TREE PIT AND TREE STRIP PLANTING AREA DIMENSIONS: (A) 5' X 12' OR LARGER IS STANDARD (B) 4' X 15' MINIMUM IS ALLOWED PER SITE CONDITIONS AND COUNTY URBAN FORESTER'S APPROVAL.
7. SPACE TREES 25'-30' APART OR PER SECTOR PLAN REQUIREMENTS OR SITE CONDITIONS.
8. SITE CHARACTERISTICS, SUCH AS OVERHEAD POWER LINES, EXISTING VEGETATION, AND INFRASTRUCTURE ITEMS SUCH AS CURBS, SIDEWALKS AND UTILITIES SHALL BE CONSIDERED. TREES THAT GROW TALLER THAN 25 FEET SHOULD NOT BE PLANTED DIRECTLY UNDER POWER LINES. WHEN POSSIBLE THE TREE LEADER SHALL BE OFFSET FROM POWER LINES.
9. BACKFILL SOIL MIXTURE SHALL 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.
10. IF THE QUANTITY OF ACCEPTABLE EXISTING SOIL IS INSUFFICIENT FOR THE PLANTING REQUIREMENTS, THE CONTRACTOR MAY USE TOPSOIL. SOIL TEST REPORT RESULTS FOR THE TOPSOIL WILL BE MADE AVAILABLE TO THE COUNTY URBAN FORESTER UPON REQUEST. CONTRACTOR SHALL SUBMIT TOPSOIL FOR APPROVAL TO COUNTY URBAN FORESTER THAT MEETS THE FOLLOWING SPECIFICATIONS: (A.) TOPSOIL CONSISTS OF A SANDY LOAM WITH UNIFORM COMPOSITION AND IS FREE OF STONES, LUMPS, PLANTS, ROOTS, AND OTHER DEBRIS OVER 1/2" IN LENGTH. (B.) TOPSOIL HAS A PH RANGE OF 5.5 TO 6.5 AND A MINIMUM CONTENT OF 1.0% ORGANIC MATTER (C.) TOPSOIL DOES NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. SOLUBLE SALT LEVEL SHALL NOT EXCEED 3 MILLIGMS PER CENTIMETER.
11. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
12. TREES MAY ONLY BE STAKED IF REQUIRED BY THE COUNTY URBAN FORESTER. REFER TO ARLINGTON COUNTY STANDARD STAKING DETAILS.
13. MULCH SHALL BE CLEAN, SCREENED, DOUBLE-HAMMERED HARDWOOD BARK MULCH, UNIFORM IN SIZE AND FREE OF STONES, CLODS, NON-ORGANIC DEBRIS AND OTHER FOREIGN MATERIAL.
14. ALL PLANTS SHALL BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION. EACH WATERING WILL CONSIST OF 20 GALLONS PER TREE.
15. CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM SITE.

GENERAL NOTES FOR STREET TREE PLANTINGS
FOR TREES PLANTED IN RIGHT-OF-WAY
329300.5 (2016) (02930.5)

ARLINGTON COUNTY LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM - DECEMBER 2017

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

1601 N. FAIRFAX DRIVE

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ARLINGTON COUNTY, VA

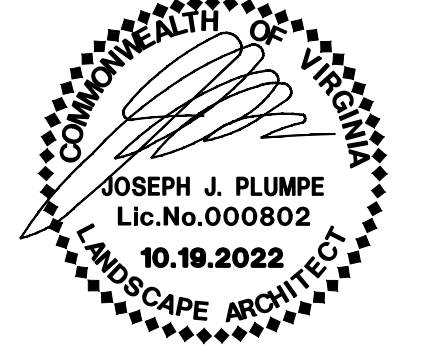
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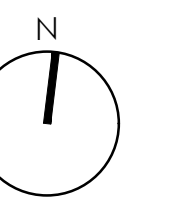
ISSUE DATE

4.1 SUBMISSION 10.19.2022
2nd 4.1 SUBMISSION 01.13.2023

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SCALE: N.T.S.

SHEET TITLE

PLANTING NOTES

SHEET NUMBER

L-503

4.1 SUBMISSION