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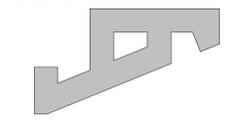
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COMPLETE KEY PLAN



REVISIONS
NO DATE DESCRIPTION

ISSUE DATE	DESCRIPTION
08.17.22	PRELIMINARY 4.1 ISSUE
11.09.22	SECOND PRELIMINARY 4.1 ISSUE
04.03.23	4.1 SUBMISSION REVISION 1
08.24.23	4.1 SUBMISSION REVISION 2
11.20.23	4.1 SUBMISSION REVISION 3

PROJECT NUMBER

DATE 11.20.2023

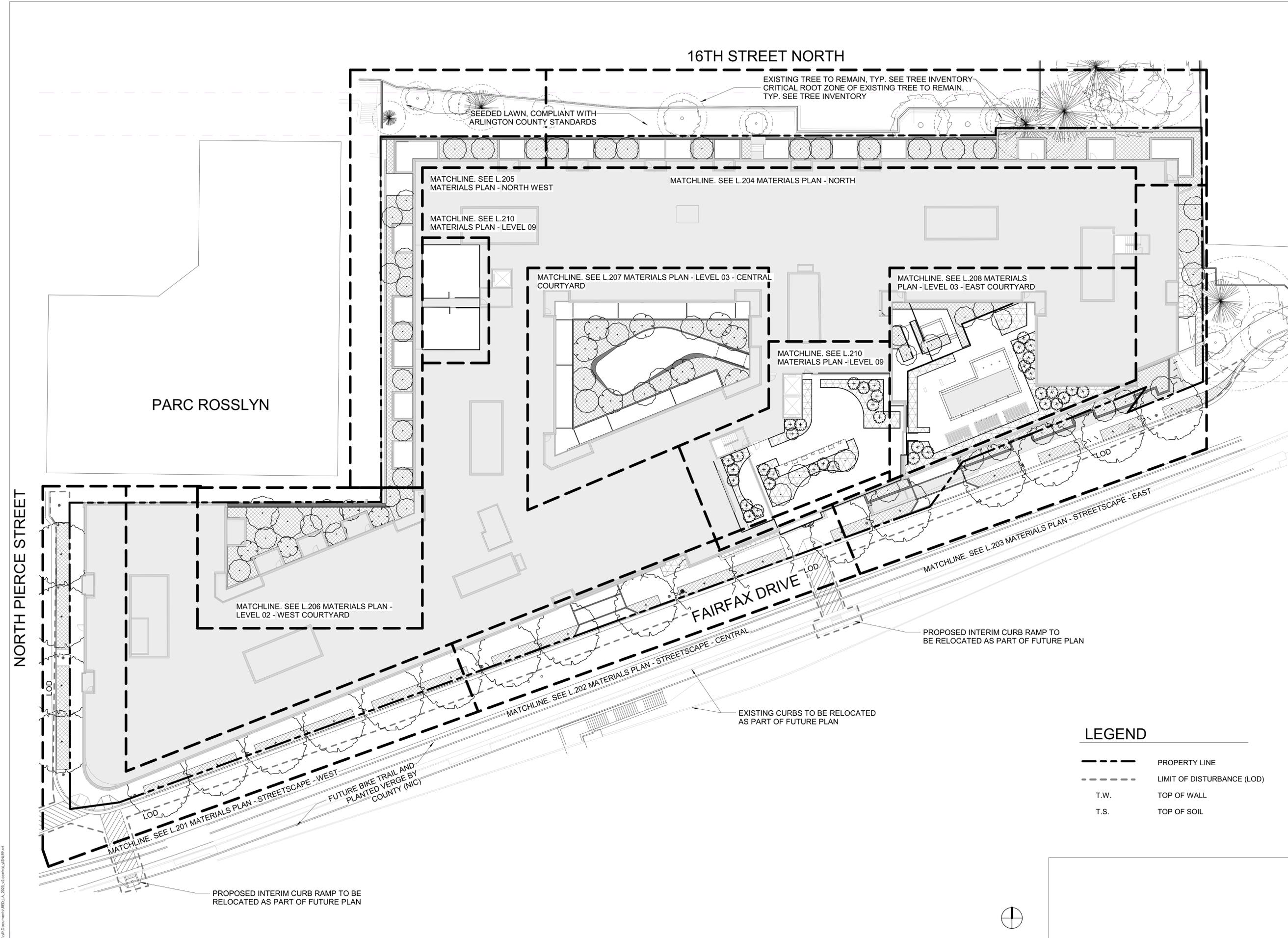
SCALE 1"=20'-0"

DRAWING TITLE
LANDSCAPE KEY PLAN

DRAWING NUMBER

L.101

11/20/2023 4:32:57 PM



LEGEND

- PROPERTY LINE
- - - LIMIT OF DISTURBANCE (LOD)
- T.W. TOP OF WALL
- T.S. TOP OF SOIL



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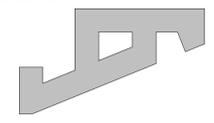
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PROJECT NUMBER

DATE 11.20.2023

SCALE

1"=20'-0"

DRAWING TITLE

TREE REPLACEMENT AND SOILS PLAN

DRAWING NUMBER

L.102

11/20/2023 4:33:06 PM

NOTE:
TREES LOCATED ABOVE RETAINING WALL ALONG 16TH STREET ARE MARKED FOR PRESERVATION DUE TO COUNTY REQUIREMENTS, BASED ON TREE CONDITION AND NATIVE STATUS. ARBORIST WILL BE REQUIRED TO REVIEW FEASIBILITY OF PRESERVATION BASED ON EARTHWORK, EXCAVATION, AND GENERAL DISTURBANCE REQUIRED FOR RETAINING WALL AS PLANS DEVELOP.

16TH STREET NORTH

EXISTING TREE TO REMAIN, TYP. SEE TREE INVENTORY
CRITICAL ROOT ZONE OF EXISTING TREE TO REMAIN, TYP. SEE TREE INVENTORY

SEEDED LAWN, COMPLIANT WITH ARLINGTON COUNTY STANDARDS

TOP 3" SOIL AMENDED WITH CARE TO PRESERVE EXISTING TREES

PARC ROSSLYN

NORTH PIERCE STREET

FAIRFAX DRIVE

FUTURE BIKE TRAIL AND PLANTED VERGE BY COUNTY (NIC)

SOILS LEGEND

- NEW SOIL - 36"
- NEW SOIL - 24"
- NEW SOIL - 18"
- CONTINUOUS SOIL PANEL - 36"
- CONTINUOUS SOIL PANEL BELOW PAVING - 18"
- CRITICAL ROOT ZONE OF EXISTING TREE TO REMAIN

NOTE: REFER TO PLANTING PLANS FOR SOIL VOLUME CALCULATION.

TREE MITIGATION SCHEDULE

TREE TYPE	TREE QTY	REPLACEMENT TREES PROVIDED
Ornamental Tree for Mitigation	64	21
Shade Tree For Mitigation	21	21
	85	42

NOTE: TREE REPLACEMENT REQUIRED: 124

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE (LOD)
- T.W. TOP OF WALL
- T.S. TOP OF SOIL

SHADE TREE FOR MITIGATION
REPLACEMENT VALUE: 1

ORNAMENTAL TREE FOR MITIGATION
REPLACEMENT VALUE: .33

ORNAMENTAL TREE
NO REPLACEMENT VALUE

EXISTING TREE TO REMAIN

EXISTING TREE TO BE RELOCATED

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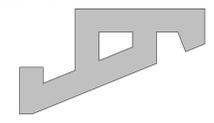
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PROJECT NUMBER

DATE 11.20.2023

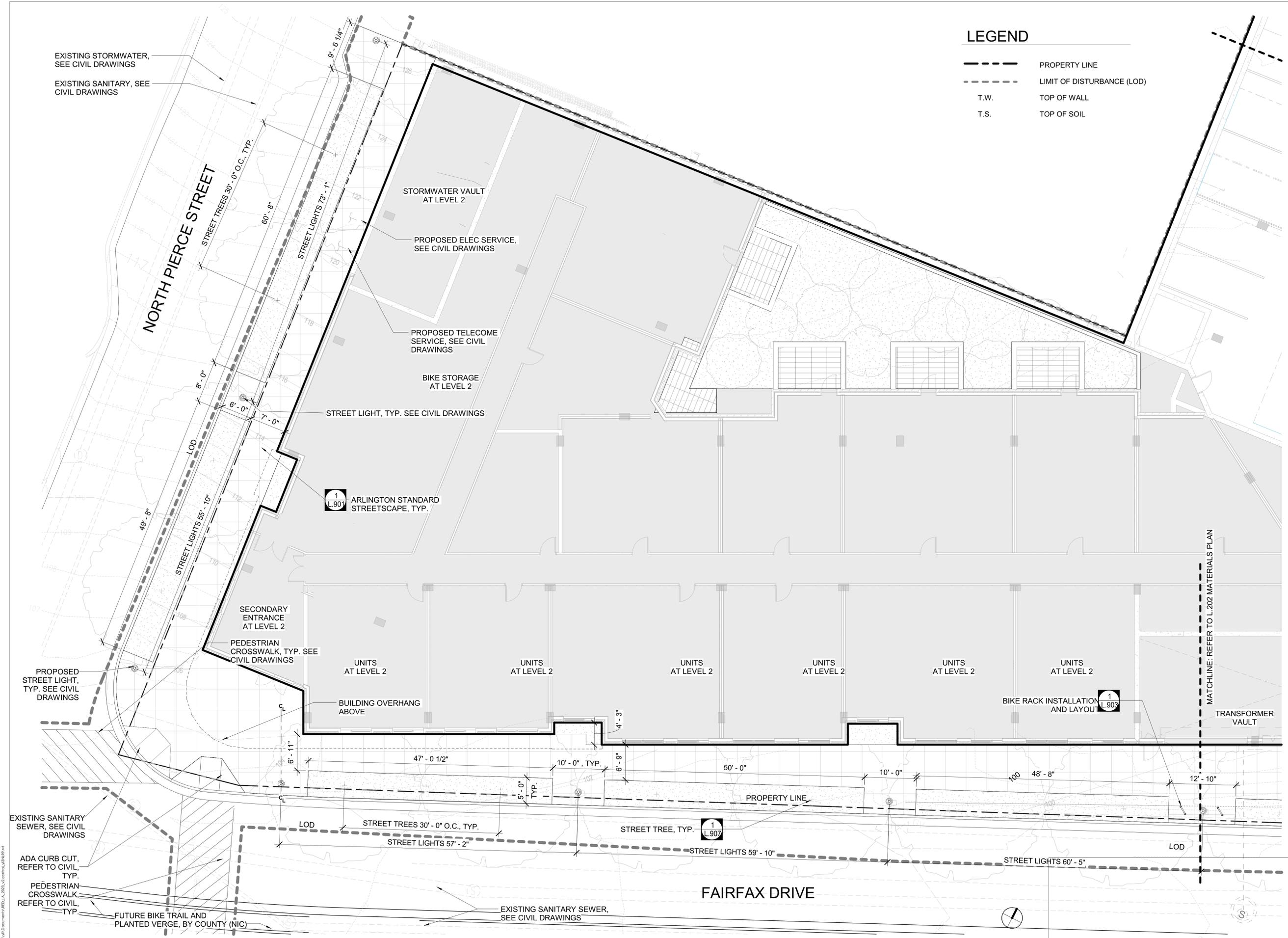
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DRAWING TITLE
**MATERIALS PLAN -
STREETSCAPE - WEST**

DRAWING NUMBER
L.201

LEGEND

- PROPERTY LINE
- - - - - LIMIT OF DISTURBANCE (LOD)
- T.W. TOP OF WALL
- T.S. TOP OF SOIL



EXISTING STORMWATER, SEE CIVIL DRAWINGS

EXISTING SANITARY, SEE CIVIL DRAWINGS

EXISTING SANITARY SEWER, SEE CIVIL DRAWINGS

ADA CURB CUT, REFER TO CIVIL, TYP.

PEDESTRIAN CROSSWALK, REFER TO CIVIL, TYP.

FUTURE BIKE TRAIL AND PLANTED VERGE, BY COUNTY (NIC)

MATCHLINE: REFER TO L.202 MATERIALS PLAN

NOT FOR CONSTRUCTION

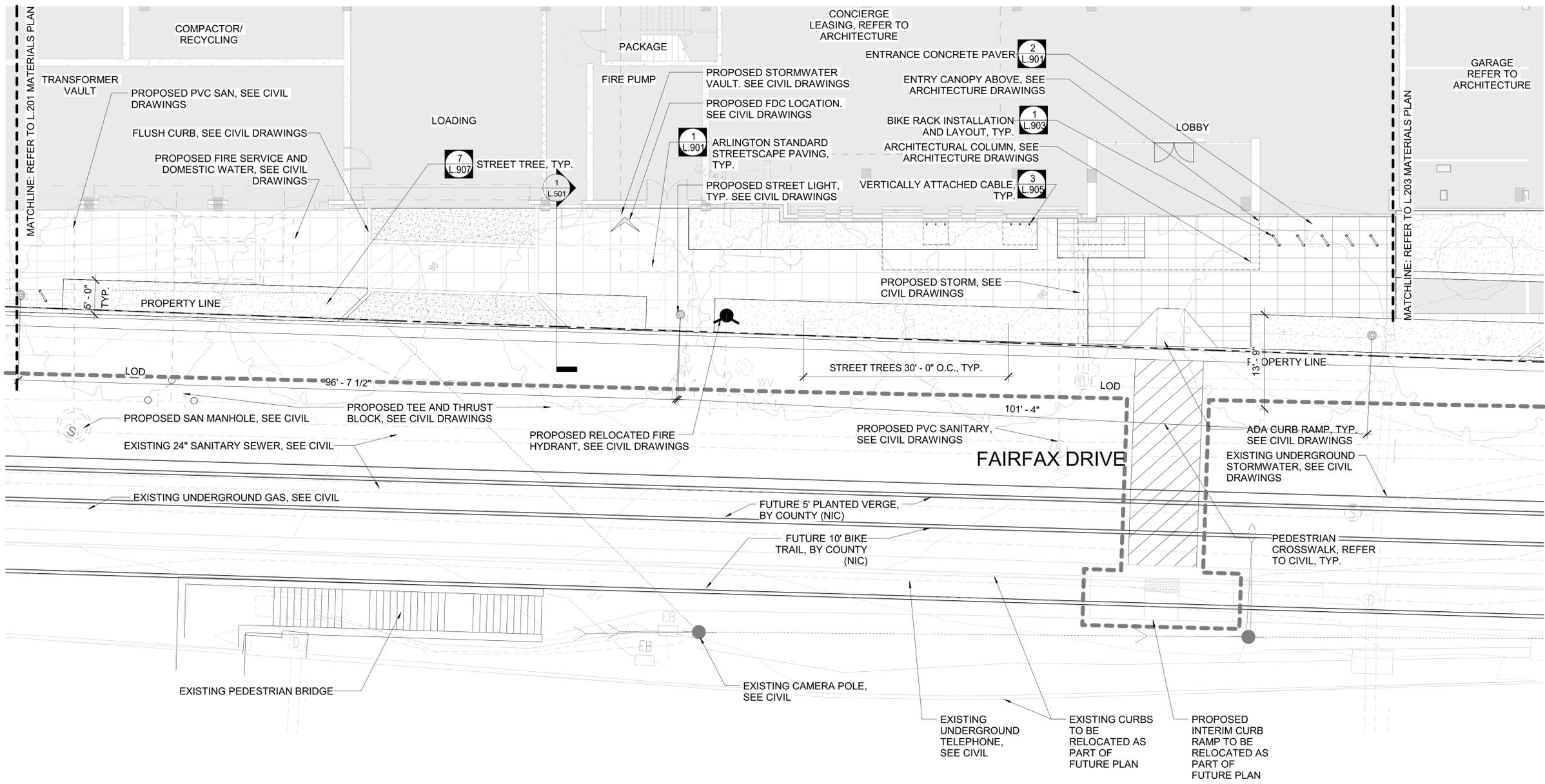
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LEGEND

- PROPERTY LINE
- - - - - LIMIT OF DISTURBANCE (LOD)
- T.W. TOP OF WALL
- T.S. TOP OF SOIL



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PROJECT NUMBER

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SCALE 1/8" = 1'-0"

DRAWING TITLE
**MATERIALS PLAN -
STREETSCAPE - CENTRAL**

DRAWING NUMBER
L.202

11/20/2023 4:38:14 PM

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PROJECT NUMBER

DATE 11.20.2023

SCALE 1/8" = 1'-0"

DRAWING TITLE

MATERIALS PLAN +
STREETSCAPE - EAST

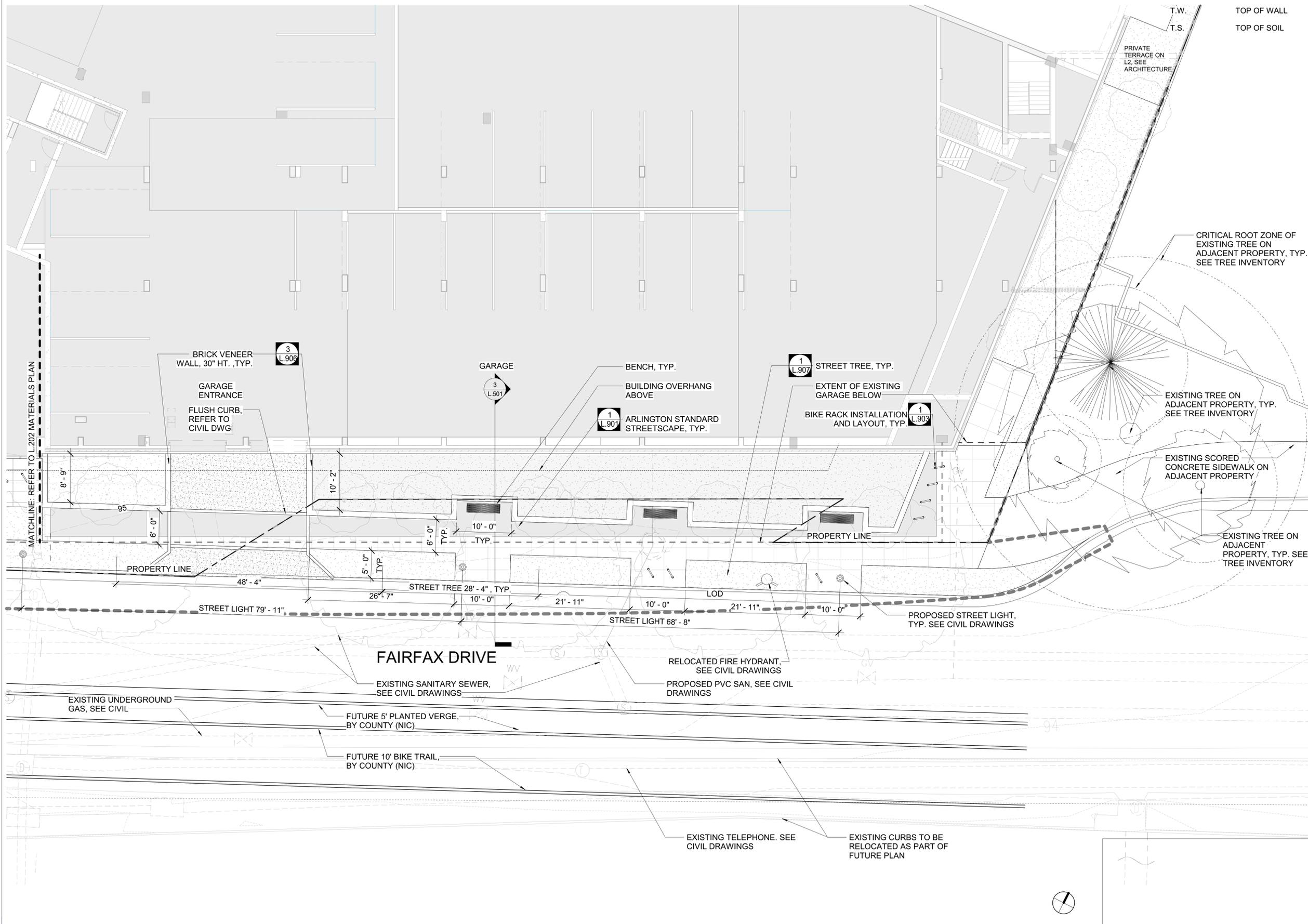
DRAWING NUMBER

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L.203

LEGEND

- PROPERTY LINE
- - - - - LIMIT OF DISTURBANCE (LOD)
- TOP OF WALL
- TOP OF SOIL



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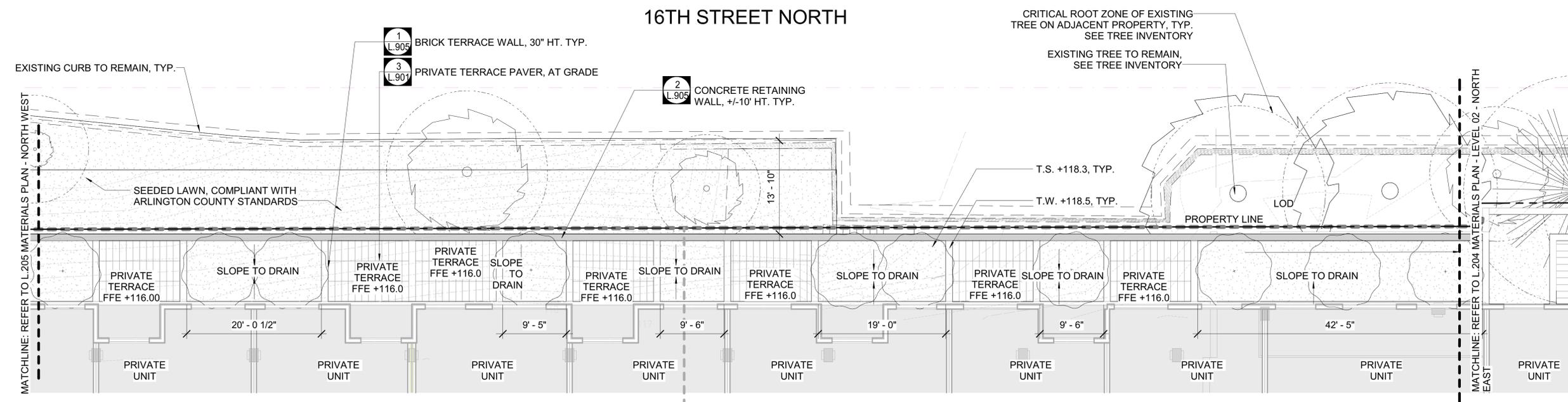
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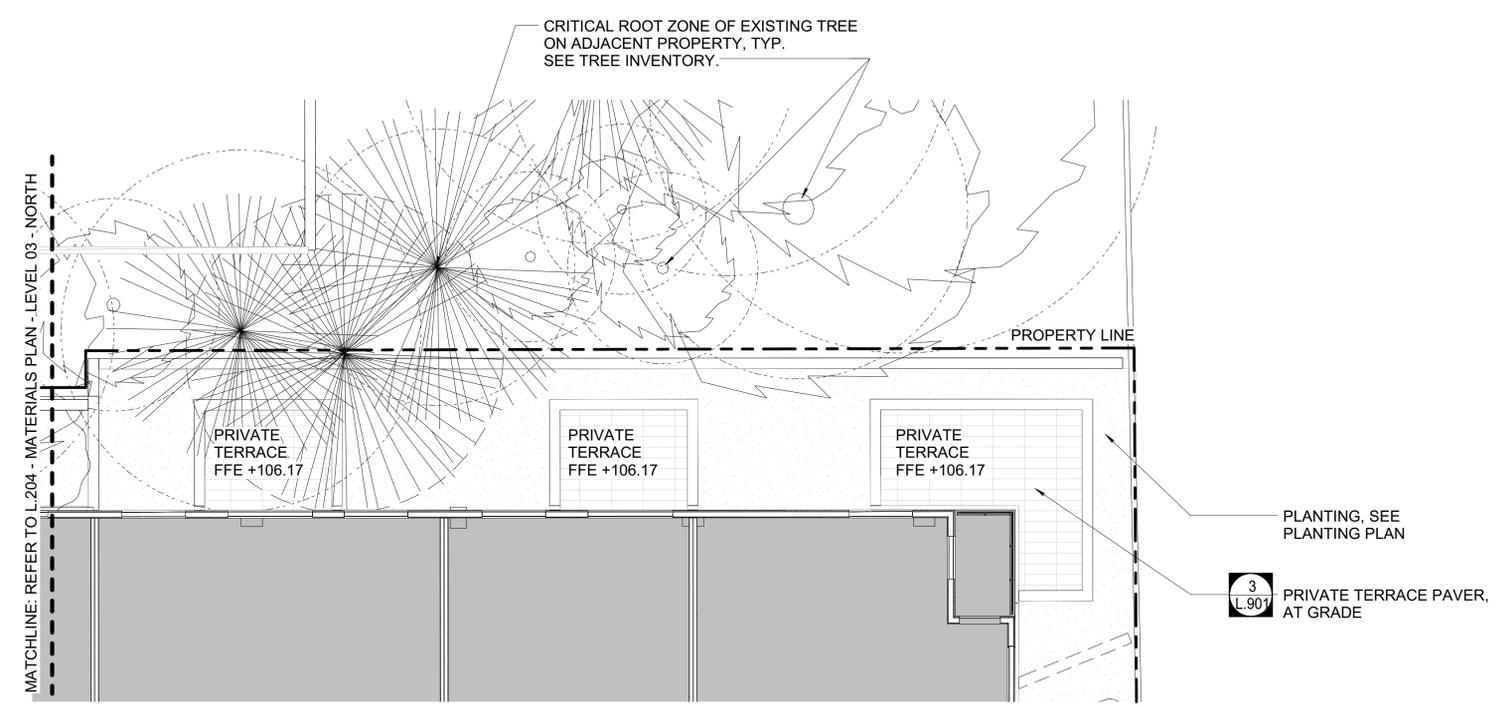
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LEGEND

---	PROPERTY LINE
- - - -	LIMIT OF DISTURBANCE (LOD)
T.W.	TOP OF WALL
T.S.	TOP OF SOIL

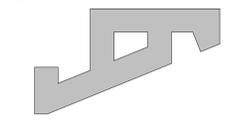


1 MATERIALS PLAN - LEVEL 03 - NORTH
SCALE: 1/8" = 1'-0"



2 MATERIALS PLAN - LEVEL 02 - NORTH EAST
SCALE: 1/8" = 1'-0"

COMPLETE KEY PLAN



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SCALE 1/8" = 1'-0"

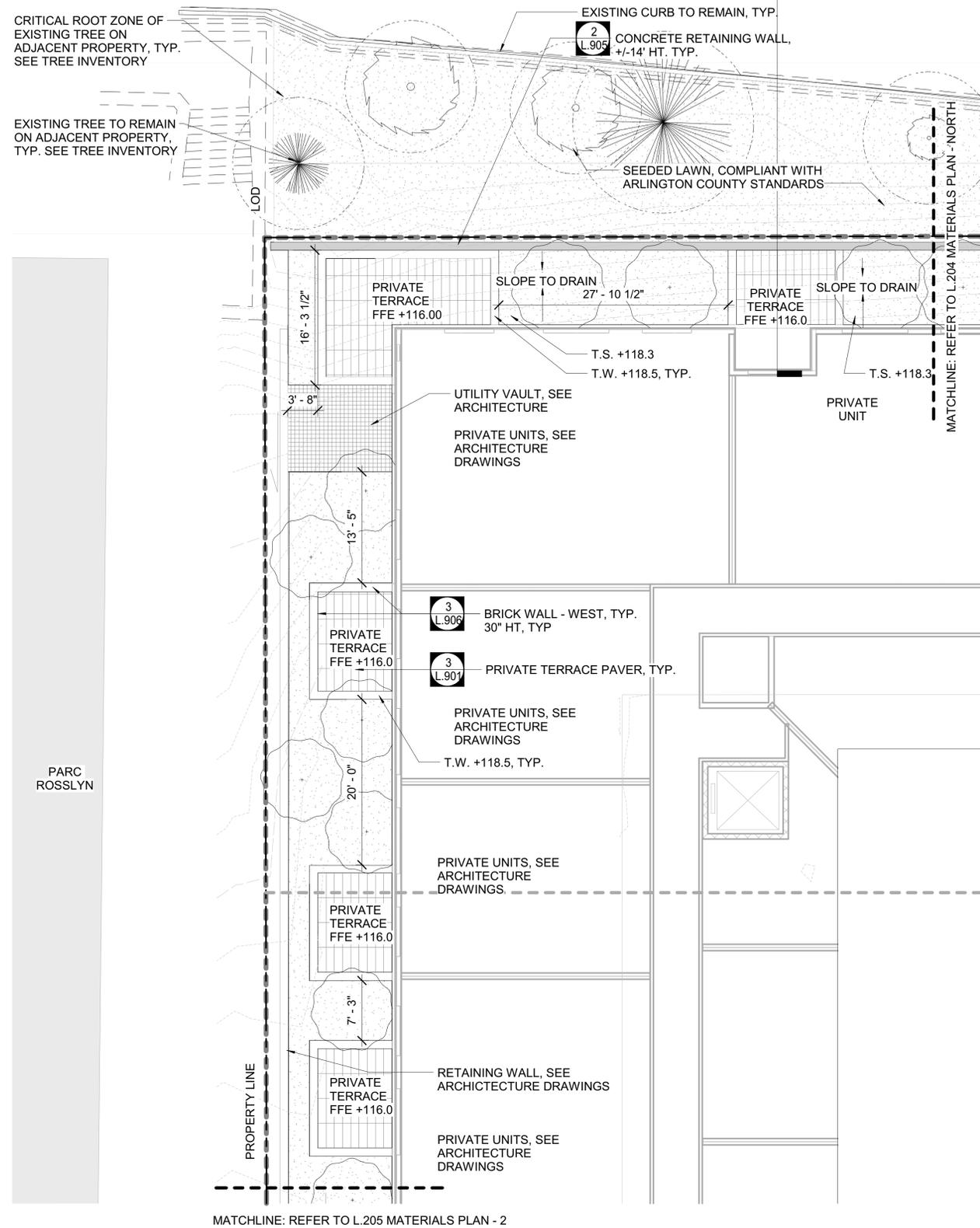
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MATERIALS PLAN - LEVEL 03 - NORTH

DRAWING NUMBER
L.204

11/20/2023 4:33:19 PM

NOT FOR CONSTRUCTION

16TH STREET NORTH



NOTE:
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LEGEND

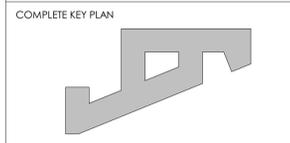
- PROPERTY LINE
- - - - - LIMIT OF DISTURBANCE (LOD)
- T.W. TOP OF WALL
- T.S. TOP OF SOIL

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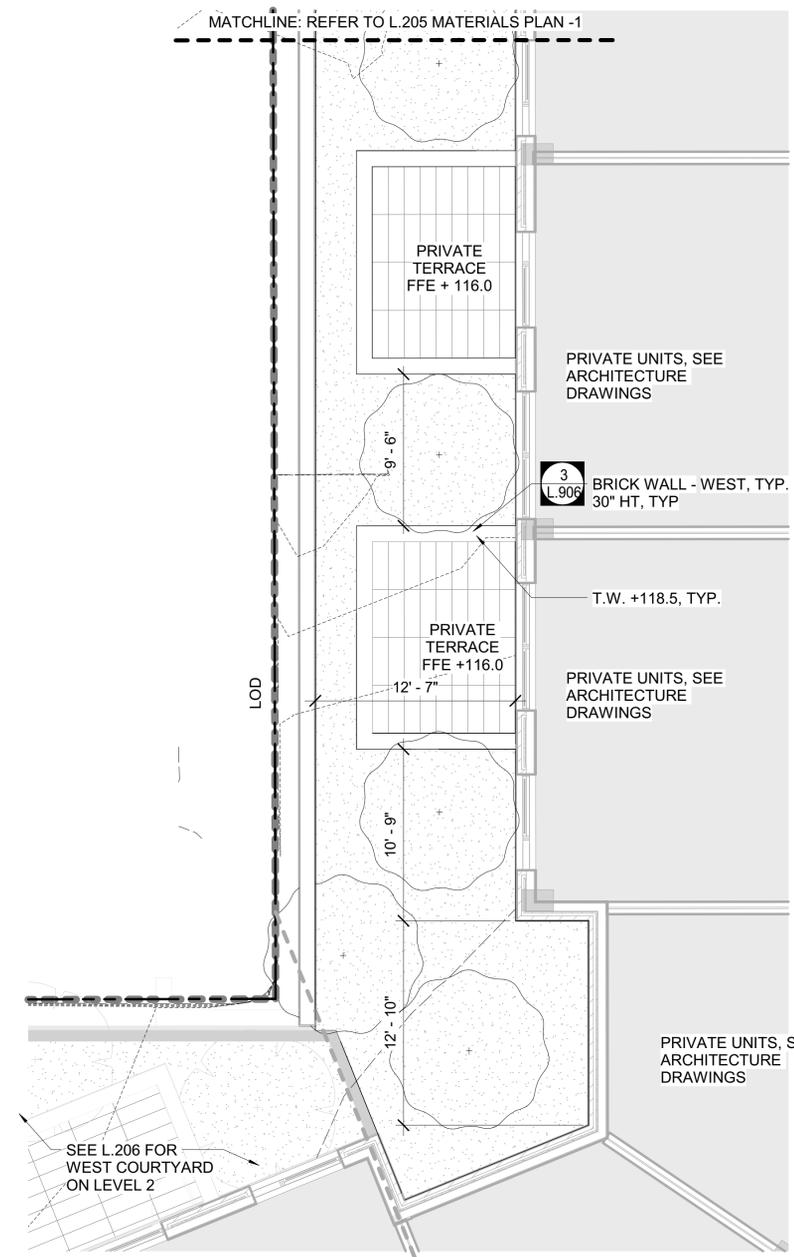
SCALE As indicated

DRAWING TITLE

MATERIALS PLAN - LEVEL 03 - NORTH WEST

DRAWING NUMBER

L.205



2 MATERIALS PLAN - LEVEL 03 - WEST TERRACES - 4.1
SCALE: 3/16" = 1'-0"

1 MATERIALS PLAN - LEVEL 03 - NORTH WEST - 4.1
SCALE: 1/8" = 1'-0"



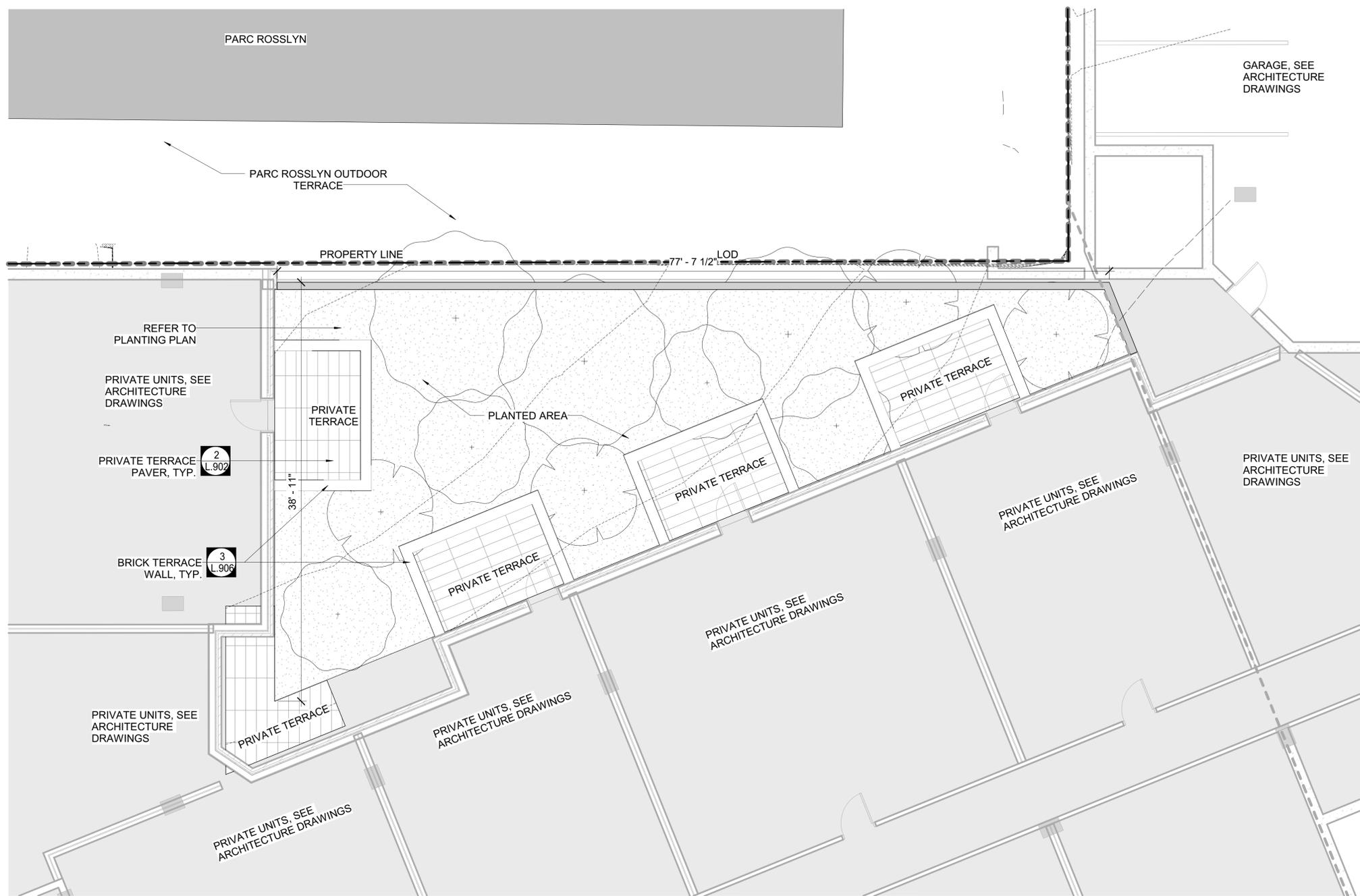
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LEGEND

- PROPERTY LINE
- - - - - LIMIT OF DISTURBANCE (LOD)
- T.W. TOP OF WALL
- T.S. TOP OF SOIL

NOTE: SEE CIVIL DRAWINGS FOR PONDING DEPTH AND ALL SUBDRAINAGE OF BIORETENTION AND CONTOUR LINES.



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PROJECT NUMBER

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SCALE 3/16"=1'-0"

DRAWING TITLE
MATERIALS PLAN - LEVEL 02 - WEST COURTYARD

DRAWING NUMBER
L.206

11/20/2023 4:33:26 PM

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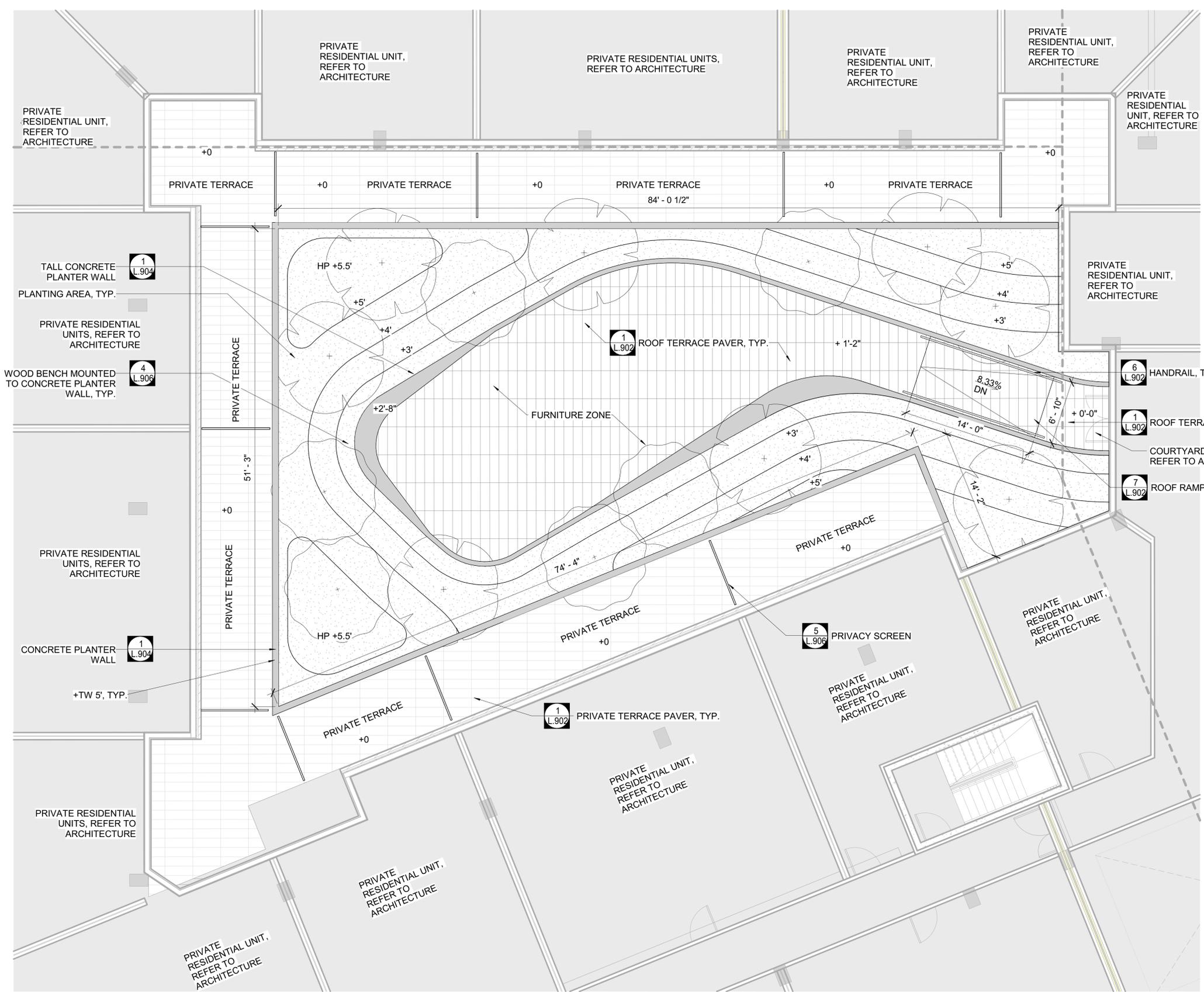
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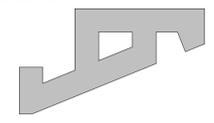
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LEGEND

-  PROPERTY LINE
-  LIMIT OF DISTURBANCE (LOD)
- T.W. TOP OF WALL
- T.S. TOP OF SOIL



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SCALE 3/16"=1'-0"

DRAWING TITLE
**MATERIALS PLAN - LEVEL
03 - CENTRAL
COURTYARD
L.207**

DRAWING NUMBER
11/20/2023 4:33:31 PM

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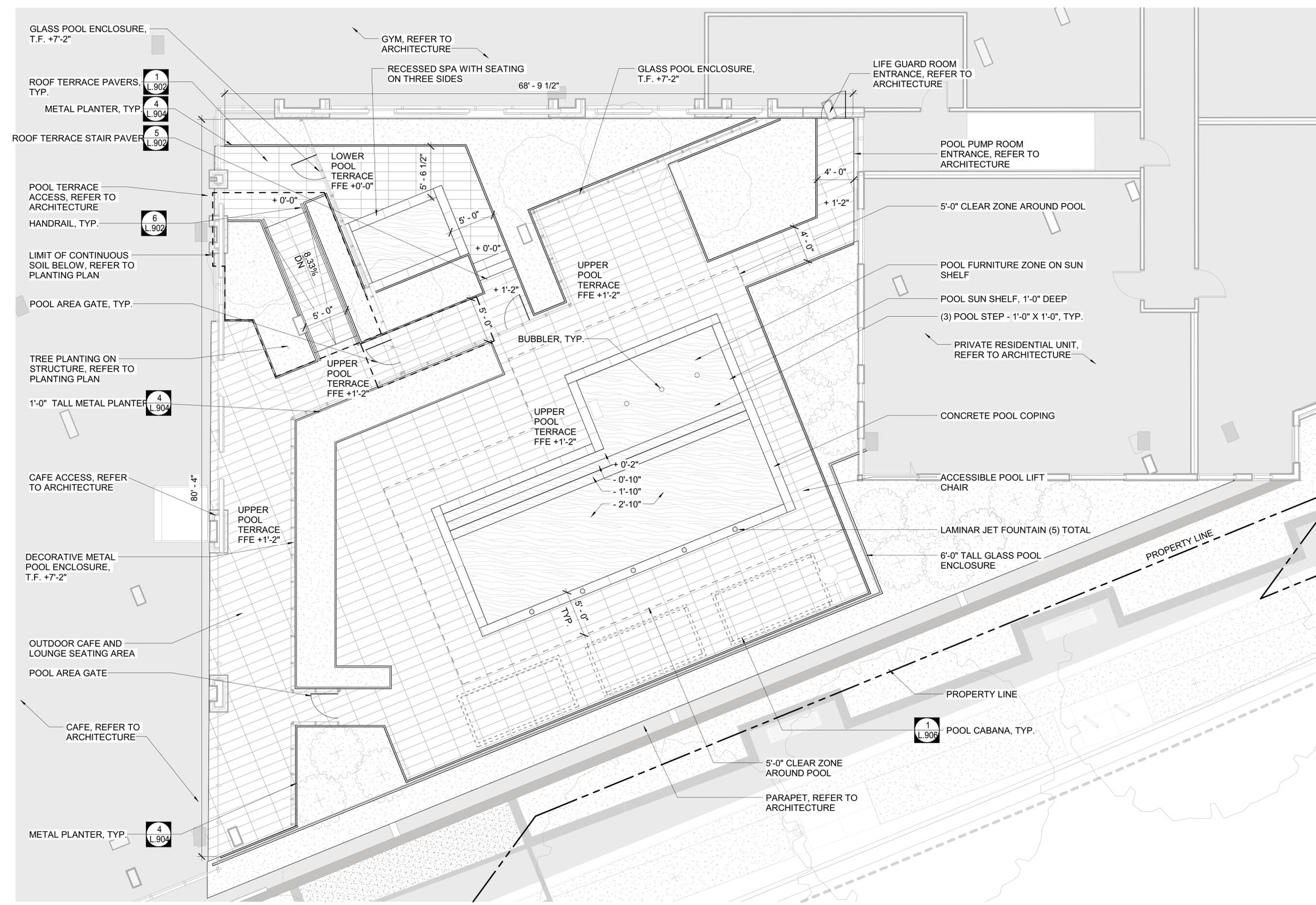
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GLASS POOL ENCLOSURE, T.F. +7'-2"

GYM, REFER TO ARCHITECTURE

GLASS POOL ENCLOSURE, T.F. +7'-2"

LIFE GUARD ROOM ENTRANCE, REFER TO ARCHITECTURE

POOL PUMP ROOM ENTRANCE, REFER TO ARCHITECTURE

ROOF TERRACE PAVERS, TYP. 1 L.902

METAL PLANTER, TYP. 4 L.904

ROOF TERRACE STAIR PAVES, TYP. 5 L.902

POOL TERRACE ACCESS, REFER TO ARCHITECTURE

HANDRAIL, TYP. 6 L.902

LIMIT OF CONTINUOUS SOIL BELOW, REFER TO PLANTING PLAN

POOL AREA GATE, TYP.

TREE PLANTING ON STRUCTURE, REFER TO PLANTING PLAN

1'-0" TALL METAL PLANTER 4 L.904

CAFE ACCESS, REFER TO ARCHITECTURE

DECORATIVE METAL POOL ENCLOSURE, T.F. +7'-2"

OUTDOOR CAFE AND LOUNGE SEATING AREA

POOL AREA GATE

CAFE, REFER TO ARCHITECTURE

METAL PLANTER, TYP. 4 L.904

RECESSED SPA WITH SEATING ON THREE SIDES 68' - 9 1/2"

LOWER POOL TERRACE FFE +0'-0"

UPPER POOL TERRACE FFE +1'-2"

BUBBLER, TYP.

UPPER POOL TERRACE FFE +1'-2"

UPPER POOL TERRACE FFE +1'-2"

UPPER POOL TERRACE FFE +1'-2"

ACCESSIBLE POOL LIFT CHAIR

LAMINAR JET FOUNTAIN (5) TOTAL

6'-0" TALL GLASS POOL ENCLOSURE

PROPERTY LINE

1 L.906 POOL CABANA, TYP.

5'-0" CLEAR ZONE AROUND POOL

PARAPET, REFER TO ARCHITECTURE

LEGEND

--- PROPERTY LINE
- - - - - LIMIT OF DISTURBANCE (LOD)

T.W. TOP OF WALL
T.S. TOP OF SOIL
T.F. TOP OF FENCE



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SCALE 3/16"=1'-0"

DRAWING TITLE
MATERIALS PLAN - LEVEL 03 - EAST COURTYARD

DRAWING NUMBER
L.208

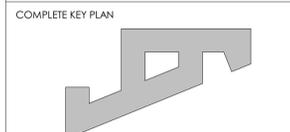
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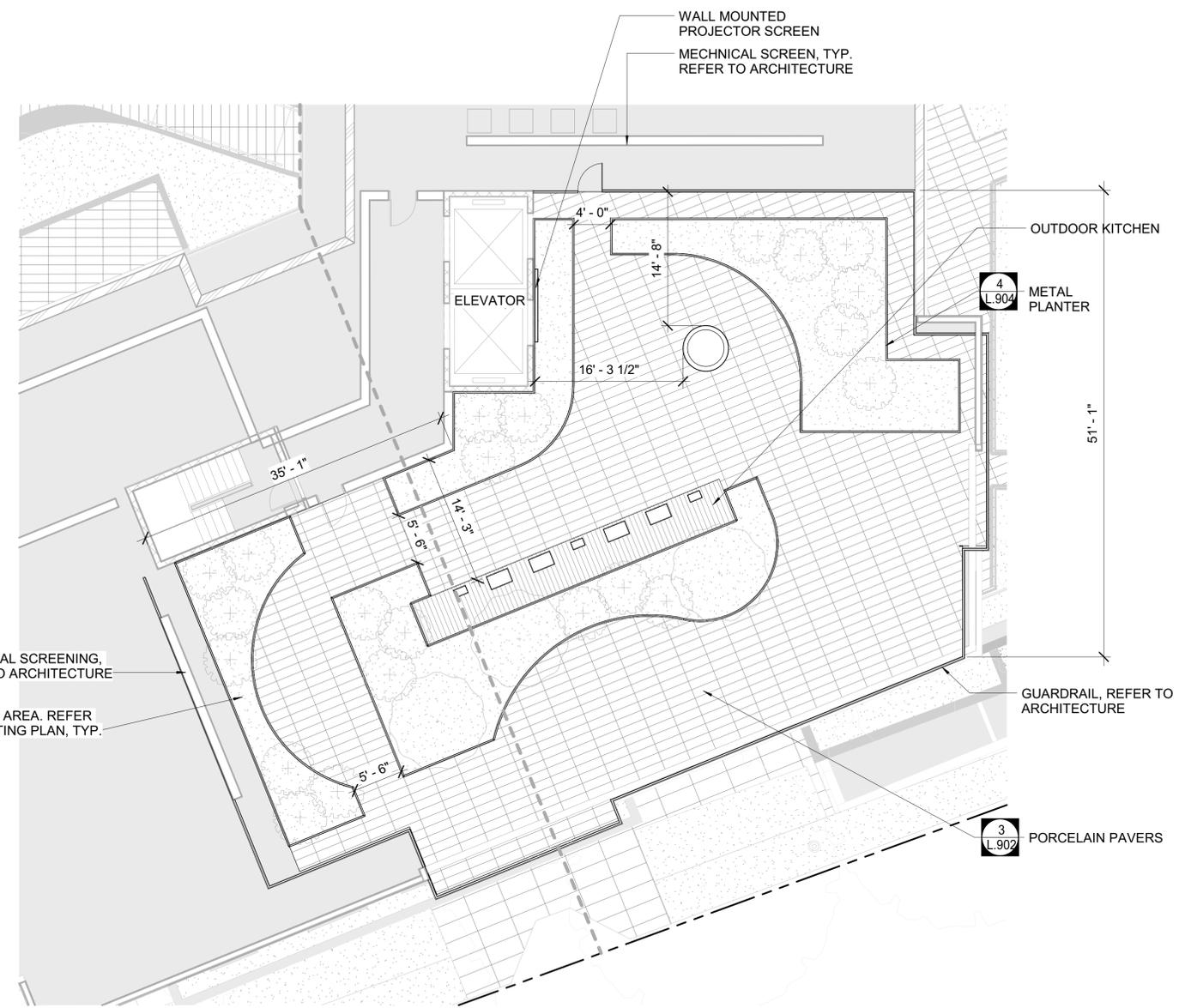
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DRAWING TITLE
MATERIALS PLAN - LEVEL 09

DRAWING NUMBER
L.210

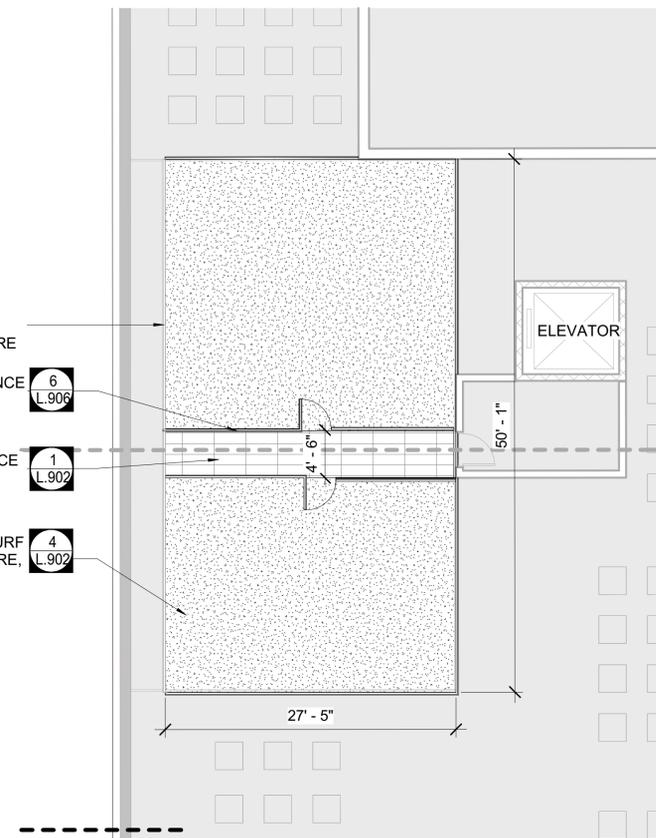
LEGEND

---	PROPERTY LINE
- - - - -	LIMIT OF DISTURBANCE (LOD)
T.W.	TOP OF WALL
T.S.	TOP OF SOIL



1 MATERIALS PLAN - LEVEL 09 - TERRACE
SCALE: 1/8" = 1'-0"

2 MATERIALS PLAN - LEVEL 09 - DOG RUN
SCALE: 1/8" = 1'-0"



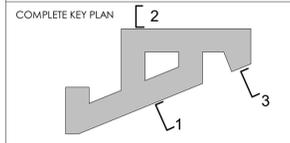
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DATE 11.20.2023

SCALE As indicated

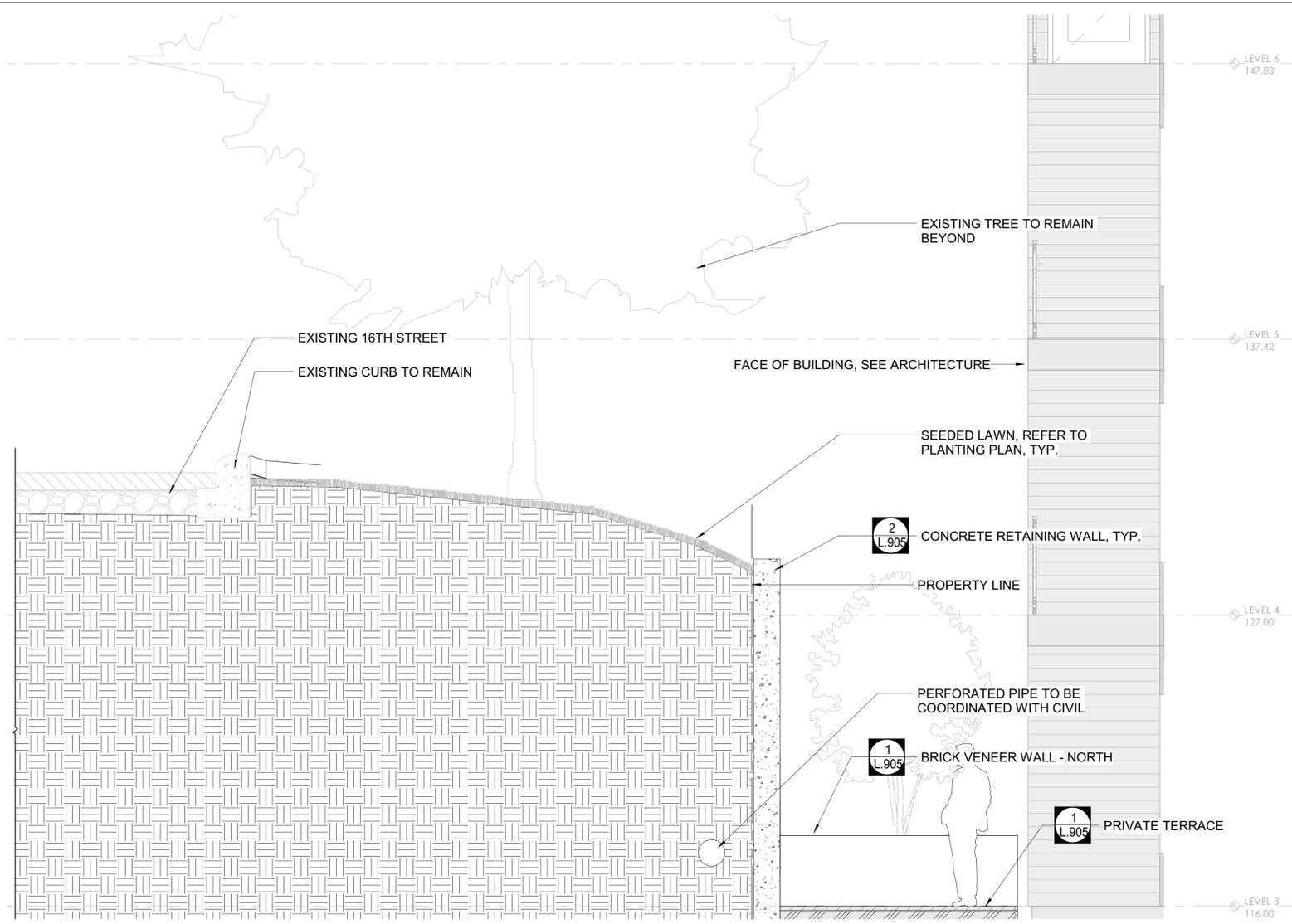
DRAWING TITLE
**SITE SECTIONS -
STREETSCAPE AND NW**

DRAWING NUMBER
L.501

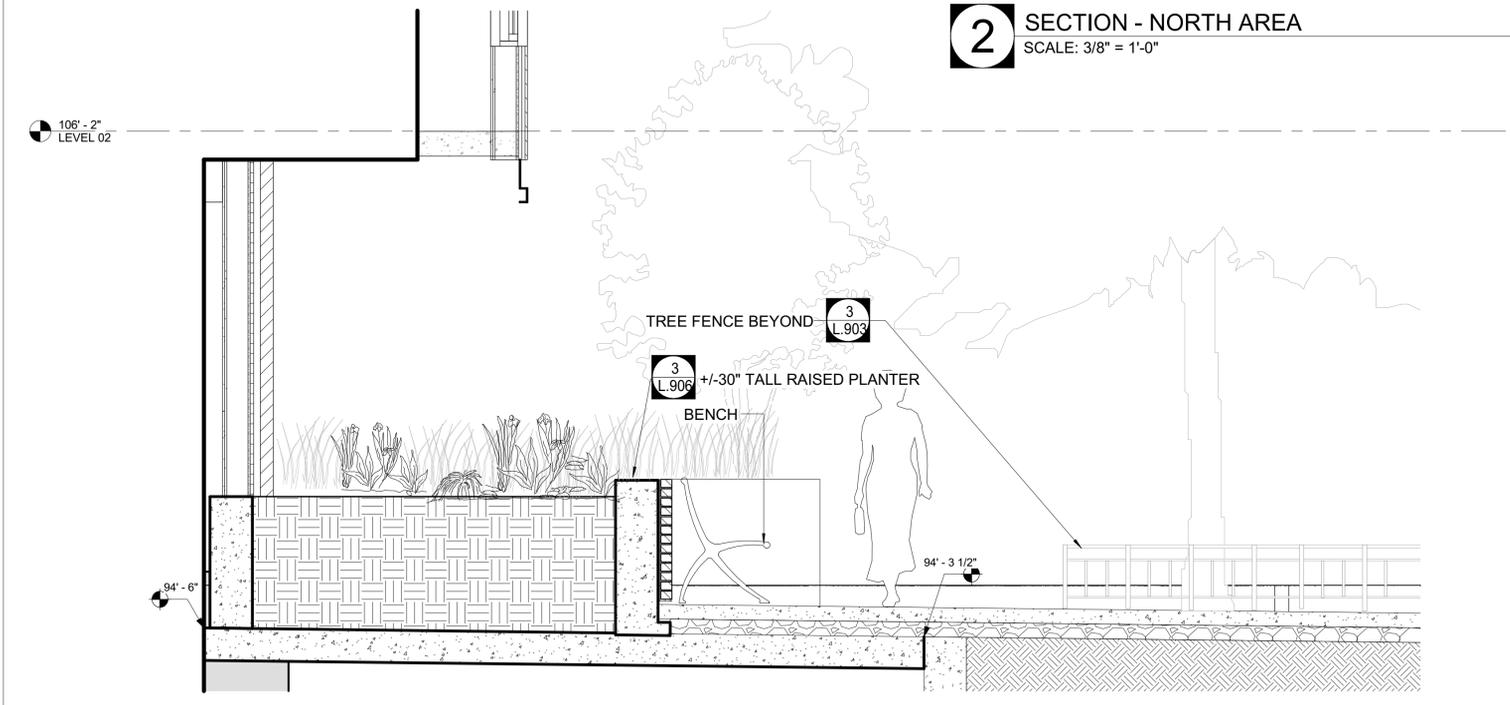
11/20/2023 3:08:54 PM



1 STREETScape SECTION - FAIRFAX DRIVE
SCALE: 3/8" = 1'-0"



2 SECTION - NORTH AREA
SCALE: 3/8" = 1'-0"



3 RAISED PLANTER AT GARAGE
SCALE: 1/2" = 1'-0"

CONSULTANT

SEAL & SIGNATURE

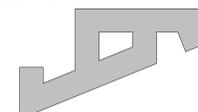
1501 ARLINGTON BLVD

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ISSUE DATE	DESCRIPTION
08.17.22	PRELIMINARY 4.1 ISSUE
11.09.22	SECOND PRELIMINARY 4.1 ISSUE
04.03.23	4.1 SUBMISSION REVISION 1
08.24.23	4.1 SUBMISSION REVISION 2
11.20.23	4.1 SUBMISSION REVISION 3

PROJECT NUMBER

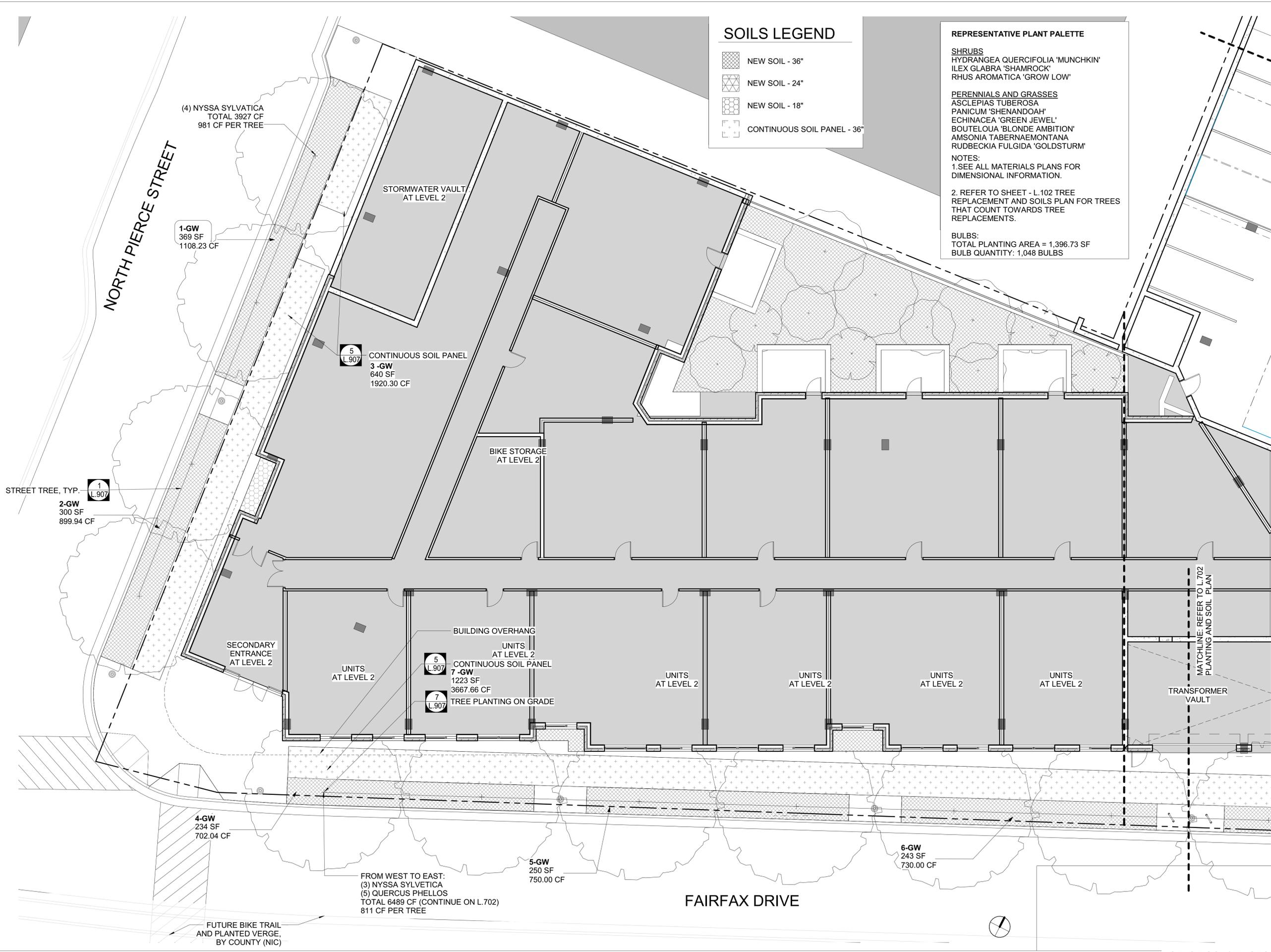
DATE 11.20.2023

SCALE 1/8" = 1'-0"

DRAWING TITLE
PLANTING AND SOIL PLAN -STREETSCAPE- WEST

DRAWING NUMBER
L.701

NOT FOR CONSTRUCTION



SOILS LEGEND

- NEW SOIL - 36"
- NEW SOIL - 24"
- NEW SOIL - 18"
- CONTINUOUS SOIL PANEL - 36"

REPRESENTATIVE PLANT PALETTE

- SHRUBS**
 HYDRANGEA QUERCIFOLIA 'MUNCHKIN'
 ILEX GLABRA 'SHAMROCK'
 RHUS AROMATICA 'GROW LOW'
- PERENNIALS AND GRASSES**
 ASCLEPIAS TUBEROSA
 PANICUM 'SHENANDOAH'
 ECHINACEA 'GREEN JEWEL'
 BOUTELOUA 'BLONDE AMBITION'
 AMSONIA TABERNAEMONTANA
 RUDBECKIA FULGIDA 'GOLDSTURM'
- NOTES:**
 1. SEE ALL MATERIALS PLANS FOR DIMENSIONAL INFORMATION.
 2. REFER TO SHEET - L.102 TREE REPLACEMENT AND SOILS PLAN FOR TREES THAT COUNT TOWARDS TREE REPLACEMENTS.
- BULBS:**
 TOTAL PLANTING AREA = 1,396.73 SF
 BULB QUANTITY: 1,048 BULBS

SOILS LEGEND

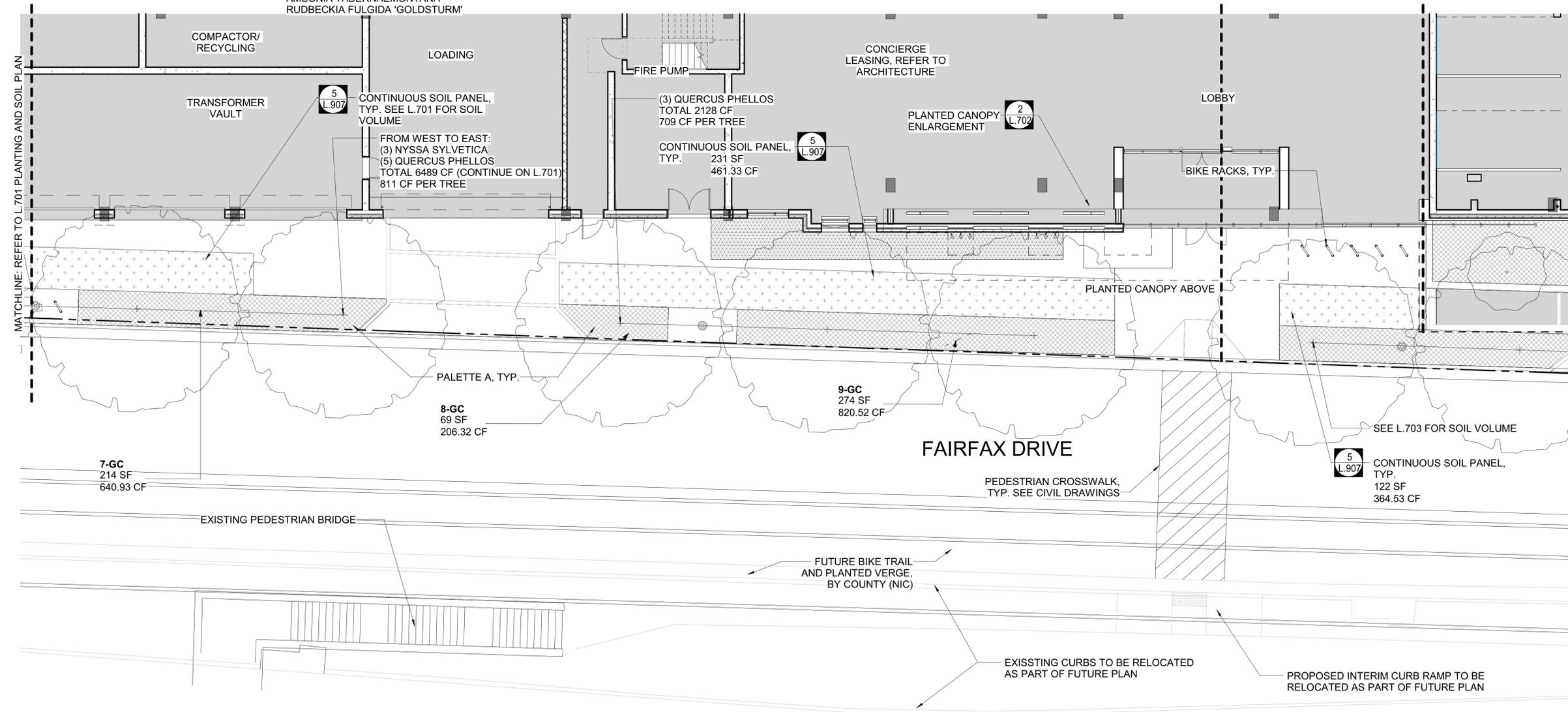
-  NEW SOIL - 36"
-  NEW SOIL - 24"
-  NEW SOIL - 18"
-  CONTINUOUS SOIL PANEL - 36"

REPRESENTATIVE PLANT PALETTE

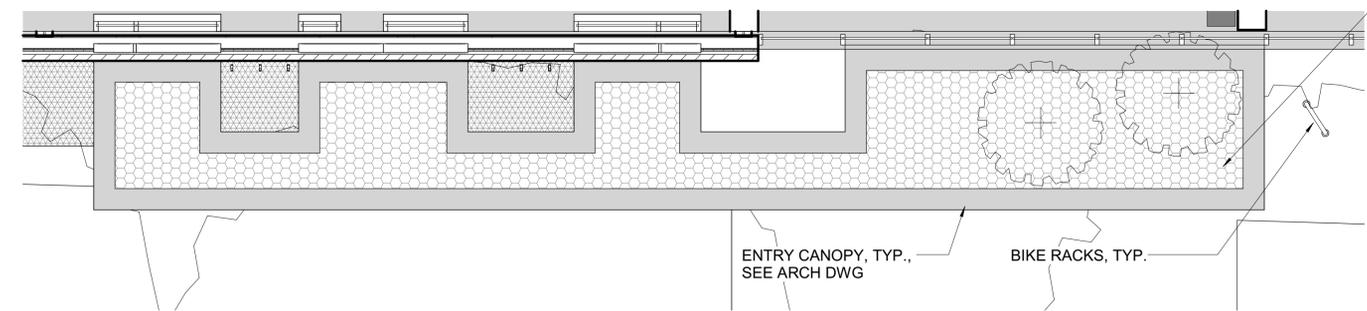
- SHRUBS**
 HYDRANGEA QUERCIFOLIA 'MUNCHKIN'
 ILEX GLABRA 'SHAMROCK'
 RHUS AROMATICA 'GROW LOW'
 LONICERA SEMPERVIRENS
- PERENNIALS AND GRASSES**
 ASCLEPIAS TUBEROSA
 PANICUM 'SHENANDOAH'
 ECHINACEA 'GREEN JEWEL'
 BOUTELOUA 'BLONDE AMBITION'
 AMSONIA TABERNAEMONTANA
 RUDBECKIA FULGIDA 'GOLDSTURM'

NOTES:
 1. SEE ALL MATERIALS PLANS FOR DIMENSIONAL INFORMATION.
 2. REFER TO SHEET - L.102 TREE REPLACEMENT AND SOILS PLAN FOR TREES THAT COUNT TOWARDS TREE REPLACEMENTS.

BULBS:
 TOTAL PLANTING AREA = 1,231.49 SF
 BULB QUANTITY: 924 BULBS



1 PLANTING PLAN - LEVEL 01
 SCALE: 1/8" = 1'-0"



2 PLANTED CANOPY ENLARGEMENT
 SCALE: 1/4" = 1'-0"

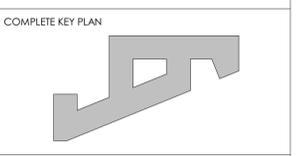
- RHUS GLABRA
- SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
- JUNIPERUS HORIZONTALIS
- PHLOX STOLONIFERA
- ECHINACEA 'GREEN JEWEL'
- ASLEPIAS TUBEROSA
- YUCCA FILAMENTOSA

CONSULTANT

SEAL & SIGNATURE

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08.24.23		4.1 SUBMISSION REVISION 2
11.20.23		4.1 SUBMISSION REVISION 3

PROJECT NUMBER

DATE 11.20.2023

SCALE As indicated

DRAWING TITLE
PLANTING AND SOIL PLAN -STREETSCAPE - CENTRAL L.702

DRAWING NUMBER
 11/20/2023 4:33:57 PM

SOILS LEGEND

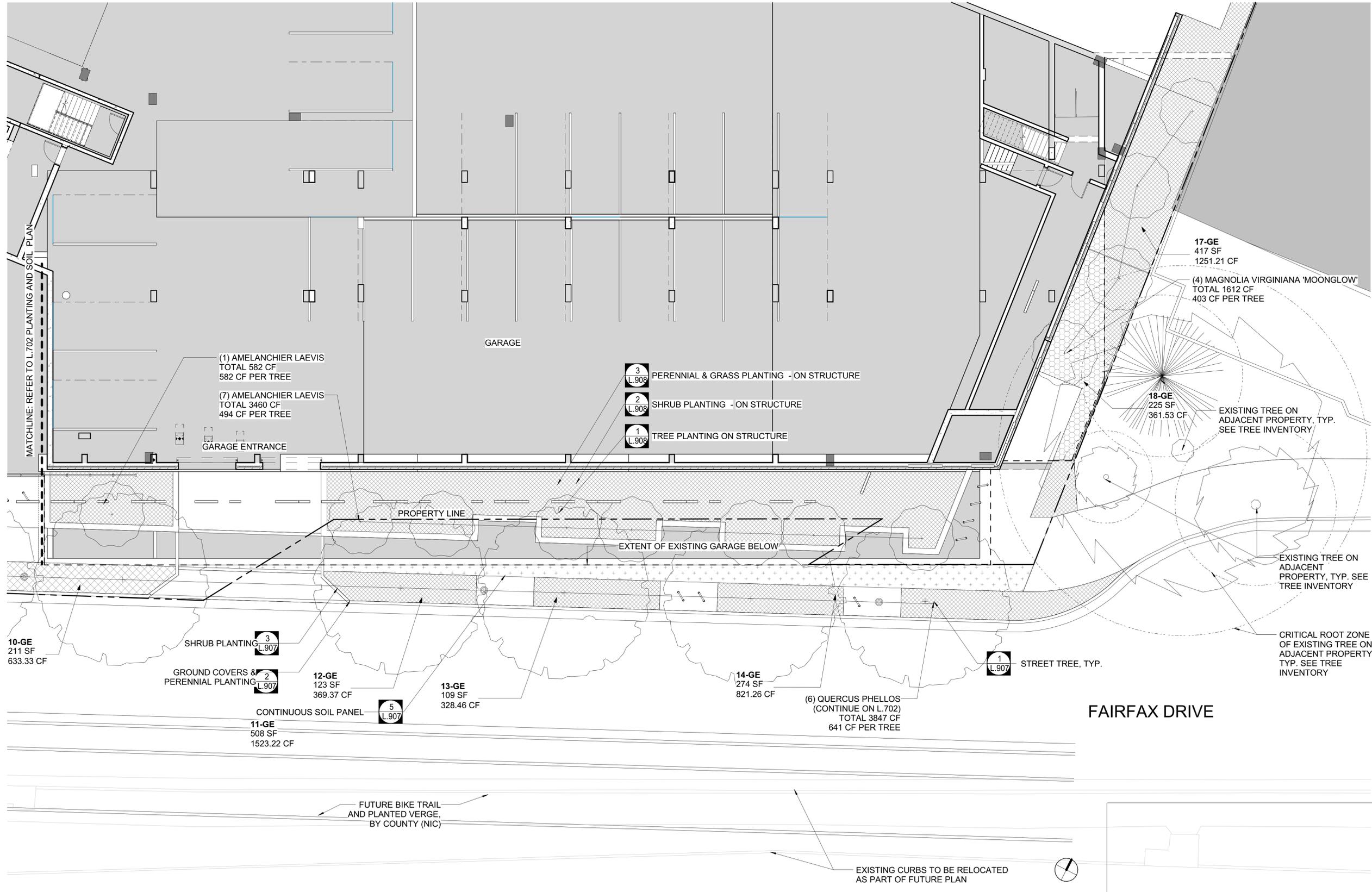
-  NEW SOIL - 36"
-  NEW SOIL - 24"
-  NEW SOIL - 18"
-  CONTINUOUS SOIL PANEL - 36"

REPRESENTATIVE PLANT PALETTE

- SHRUBS**
 HYDRANGEA QUERCIFOLIA 'MUNCHKIN'
 ILEX GLABRA 'SHAMROCK'
 RHUS AROMATICA 'GROW LOW'
- PERENNIALS AND GRASSES**
 ASCLEPIAS TUBEROSA
 PANICUM 'SHENANDOAH'
 ECHINACEA 'GREEN JEWEL'
 BOUTELOUA 'BLONDE AMBITION'
 AMSONIA TABERNAEMONTANA
 RUDBECKIA FULGIDA 'GOLDSURM'

NOTES:
 1. SEE ALL MATERIALS PLANS FOR DIMENSIONAL INFORMATION.
 2. REFER TO SHEET - L.102 TREE REPLACEMENT AND SOILS PLAN FOR TREES THAT COUNT TOWARDS TREE REPLACEMENTS.

BULBS:
 TOTAL PLANTING AREA = 2,658.4 sf
 BULB QUANTITY: 1,994 BULBS



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	08.24.23	4.1 SUBMISSION REVISION 2	
	11.20.23	4.1 SUBMISSION REVISION 3	

PROJECT NUMBER

DATE 11.20.2023

SCALE 1/8" = 1'-0"

DRAWING TITLE
PLANTING AND SOIL PLAN - STREETScape - EAST
L.703

DRAWING NUMBER
 11/20/2023 4:34:00 PM

SOILS LEGEND

-  NEW SOIL - 36"
-  NEW SOIL - 24"
-  NEW SOIL - 18"
-  CONTINUOUS SOIL PANEL - 36"

REPRESENTATIVE PLANT PALETTE

- SHRUBS**
 ILEX VERTICILLATA 'RED SPRITE'
 ILEX VERTICILLATA 'JIM DANDY'
 ILEX GLABRA
 ITEA VIRGINICA
 HYDRANGEA ARBORESCENS 'ANNABELLE'
- PERENNIALS AND GRASSES**
 POLYSTICHUM ACROSTICHOIDES
 ASTER DIVARICATUS
 PHLOX 'BLUE MOON'
 DRYOPTERIS ERYTHEROSA 'BRILLIANCE'
 HEUCHERA VILLOSA 'AUTUMN BRIDE'

NOTES:
 1. SEE ALL MATERIALS PLANS FOR DIMENSIONAL INFORMATION.
 2. REFER TO SHEET - L.102 TREE REPLACEMENT AND SOILS PLAN FOR TREES THAT COUNT TOWARDS TREE REPLACEMENTS.

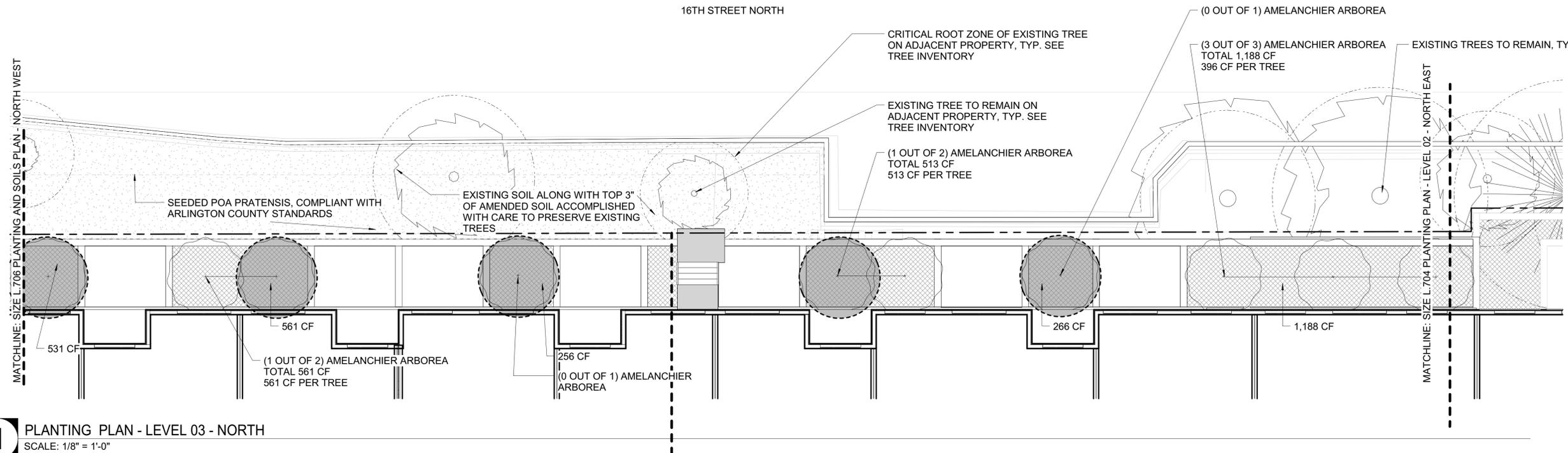
BULBS:
 TOTAL PLANTING AREA = 967.84 SF
 BULB QUANTITY: 726 BULBS

CONSULTANT

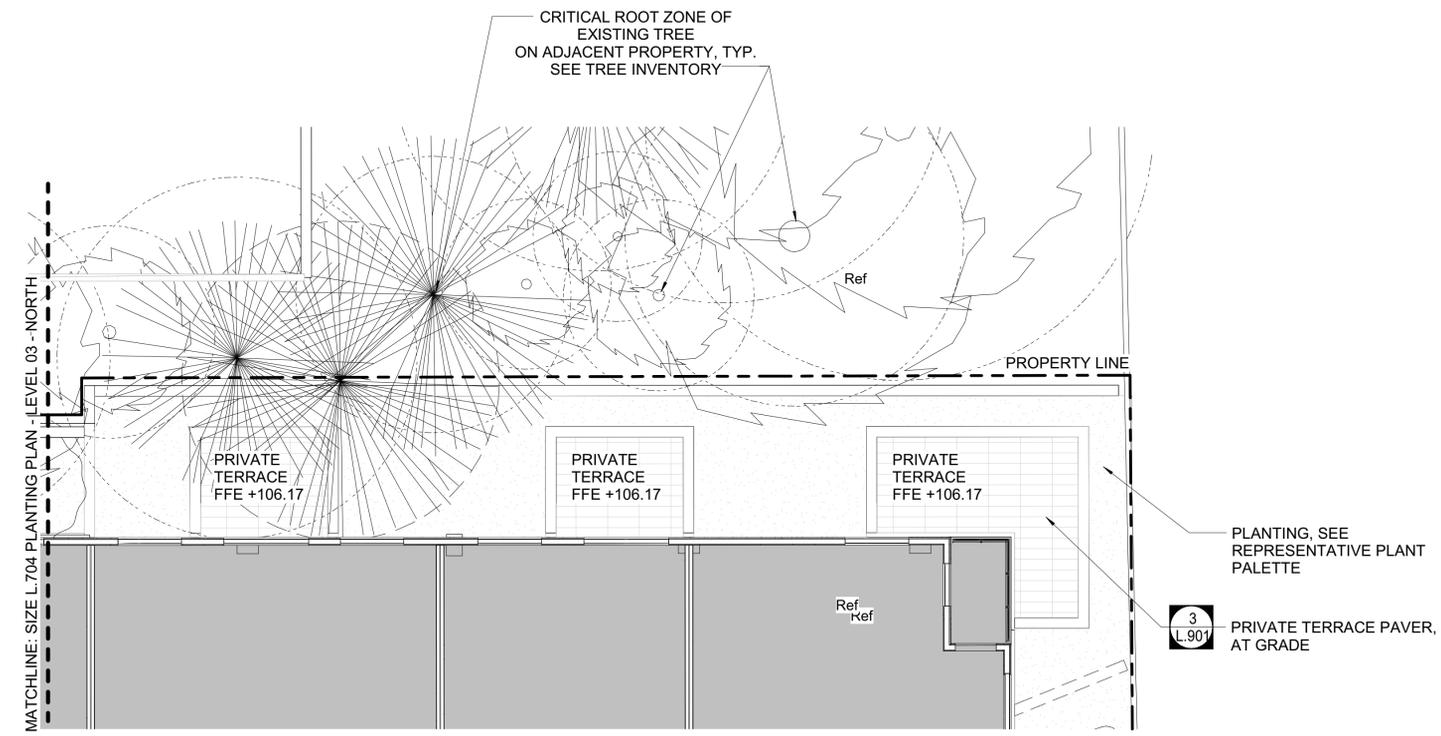
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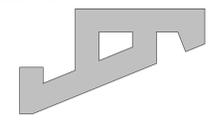


1 PLANTING PLAN - LEVEL 03 - NORTH
 SCALE: 1/8" = 1'-0"



2 PLANTING PLAN - LEVEL 02 - NORTH EAST
 SCALE: 1/8" = 1'-0"

COMPLETE KEY PLAN



REVISIONS

NO	DATE	DESCRIPTION

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DATE	DESCRIPTION
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08.24.23	4.1 SUBMISSION REVISION 2
11.20.23	4.1 SUBMISSION REVISION 3

PROJECT NUMBER

DATE 11.20.2023

SCALE 1/8" = 1'-0"

DRAWING TITLE

DRAWING NUMBER

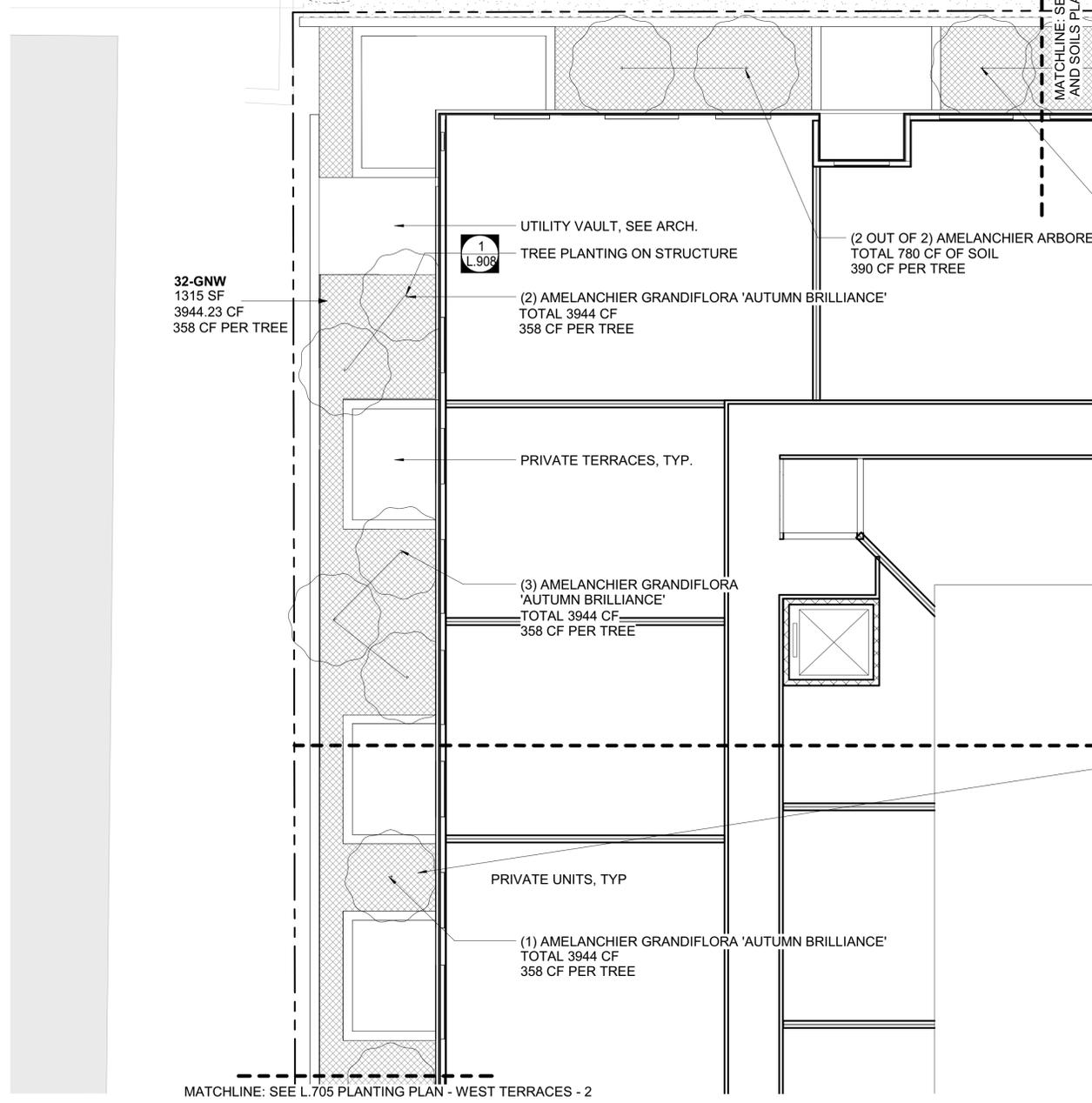
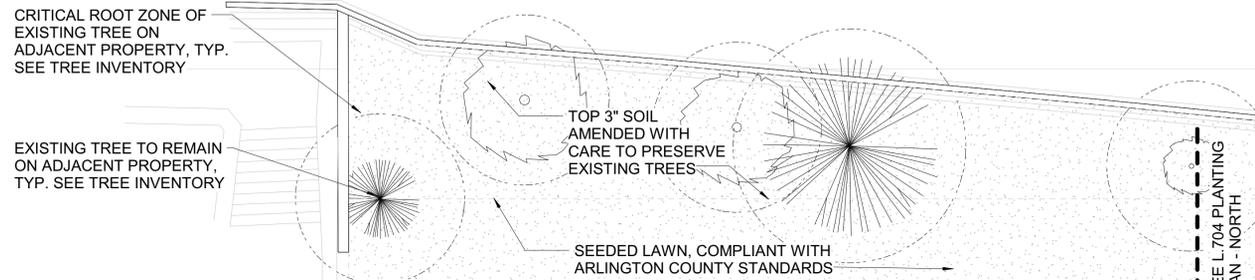
11/20/2023 4:34:05 PM

PLANTING AND SOIL PLAN - LEVEL 03 - NORTH

L.704

NOT FOR CONSTRUCTION

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1 NORTH UNITS
SCALE: 1/8" = 1'-0"

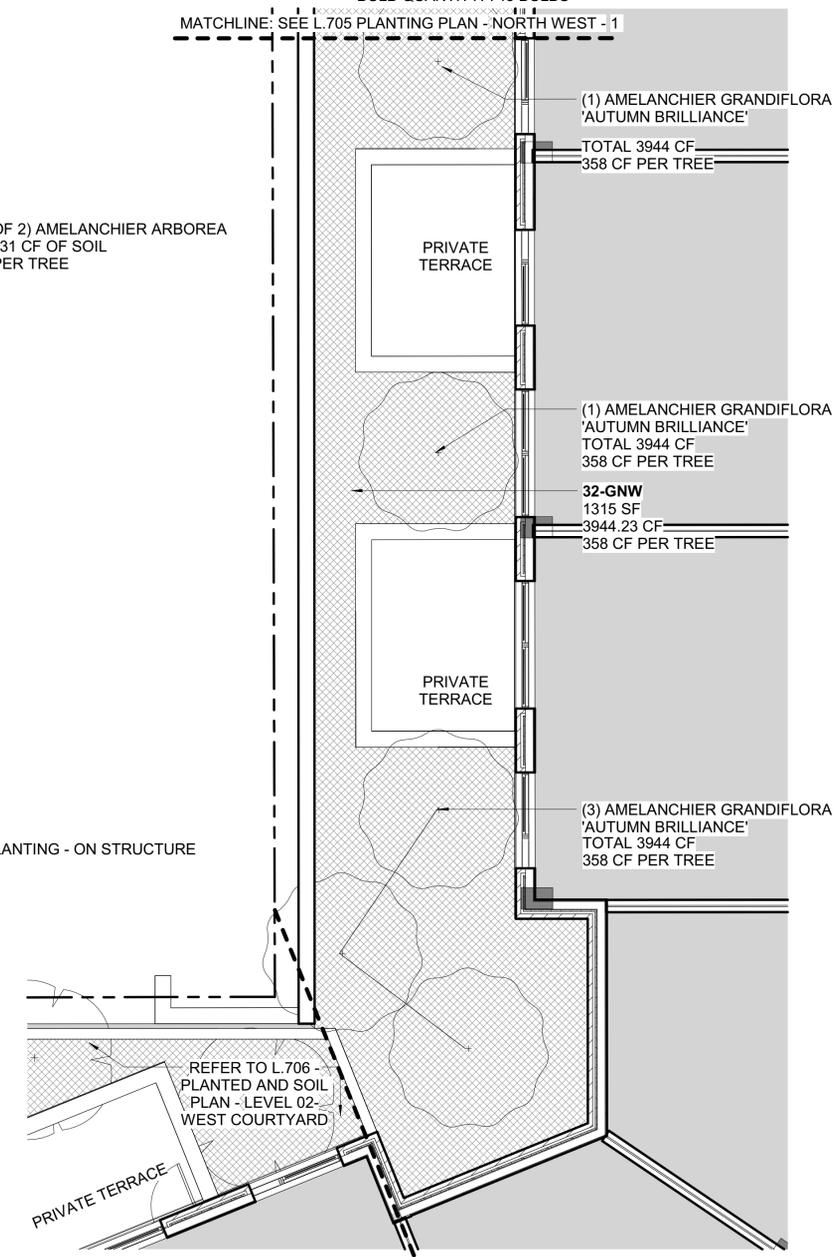
REPRESENTATIVE PLANT PALETTE

- TREES**
 CARPINUS CAROLINIANA
 AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'
- SHRUBS**
 ILEX VERTICILLATA 'RED SPRITE'
 ILEX VERTICILLATA 'JIM DANDY'
 ILEX GLABRA
 ITEA VIRGINICA
 HYDRANGEA ARBORESCENS 'ANNABELLE'
- PERENNIALS AND GRASSES**
 POLYSTICHUM ACROSTICHOIDES
 ASTER DIVARICATUS
 PHLOX 'BLUE MOON'
 DRYOPTERIS ERYTHEROSA 'BRILLIANCE'
 HEUCHERA VILLOSA 'AUTUMN BRIDE'
- BULBS:**
 TOTAL PLANTING AREA = 993.88 SF
 BULB QUANTITY: 745 BULBS

NOTES:
 1. SEE ALL MATERIALS PLANS FOR DIMENSIONAL INFORMATION.
 2. REFER TO SHEET - L.102 TREE REPLACEMENT AND SOILS PLAN FOR TREES THAT COUNT TOWARDS TREE REPLACEMENTS.

SOILS LEGEND

- NEW SOIL - 36"
- NEW SOIL - 24"
- NEW SOIL - 18"
- CONTINUOUS SOIL PANEL - 36"



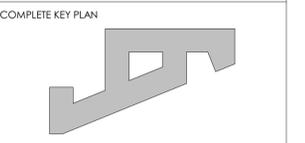
2 SOUTH UNITS
SCALE: 3/16" = 1'-0"

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08.24.23		4.1 SUBMISSION REVISION 2
11.20.23		4.1 SUBMISSION REVISION 3

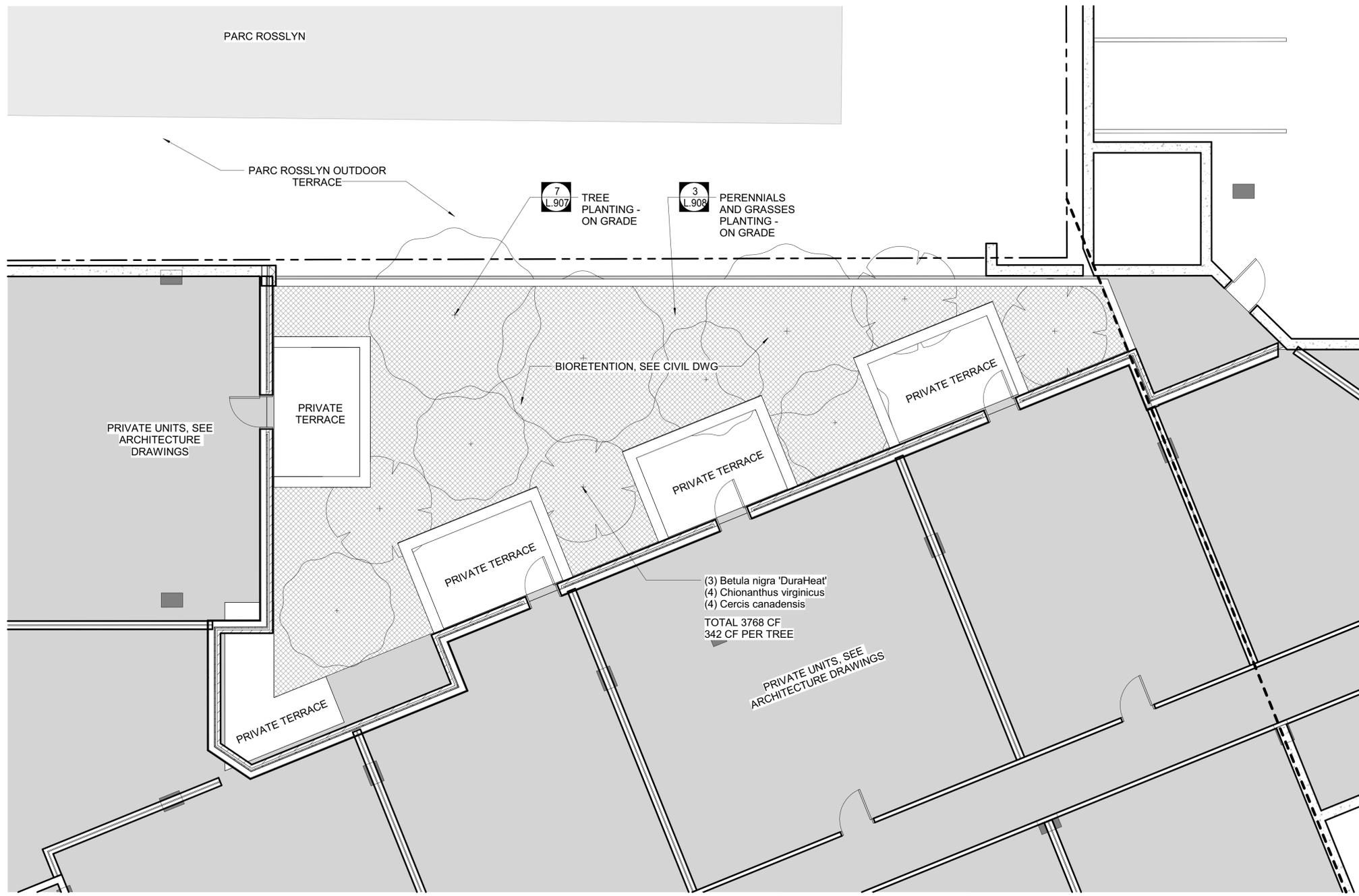
PROJECT NUMBER

DATE 11.20.2023

SCALE As indicated

DRAWING TITLE
PLANTING AND SOIL PLAN - LEVEL 03 - NORTH WEST
L.705

DRAWING NUMBER
 11/20/2023 4:34:08 PM



SOILS LEGEND

-  NEW SOIL - 36"
-  NEW SOIL - 24"
-  NEW SOIL - 18"
-  CONTINUOUS SOIL PANEL - 18"

REPRESENTATIVE PLANT PALETTE

TREES
 BETULA NIGRA 'DURAHEAT'
 CERCIS CANADENSIS
 CHIONANTHUS VIRGINICUS

SHRUBS
 HYDRANGEA ARBORESCENS 'INCREDIBALL'
 ILEX GLABRA
 ILEX VERTICILATA 'RED SPIRIT'
 ITEA VIRGINICA 'HENRY'S GARNET'
 VIBURNUM NUDDUM 'WINTERTHUR'

PERENNIALS
 ASTER DIVARICATUS 'EASTERN STAR'
 CAREX PENNSYLVANICA
 CIMICIFUGA RACEMOSA
 HEUCHERA AMERICANA
 LOBELIA SIPHILITICA
 TIARELLA CORDIFOLIA
 ONOCLEA SENSIBILIS

BULBS:
 NO BULBS. BIORETENTION THROUGHOUT.

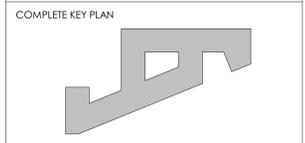
NOTES:
 1. SEE ALL MATERIALS PLANS FOR DIMENSIONAL INFORMATION.
 2. REFER TO SHEET - L.102 TREE REPLACEMENT AND SOILS PLAN FOR TREES THAT COUNT TOWARDS TREE REPLACEMENTS.

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08.24.23	4.1 SUBMISSION REVISION 2
11.20.23	4.1 SUBMISSION REVISION 3

PROJECT NUMBER

DATE 11.20.2023

SCALE 3/16" = 1'-0"

DRAWING TITLE
PLANTING AND SOIL PLAN - LEVEL 02 - WEST COURTYARD

DRAWING NUMBER
L.706

11/20/2023 4:34:11 PM

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SOILS LEGEND

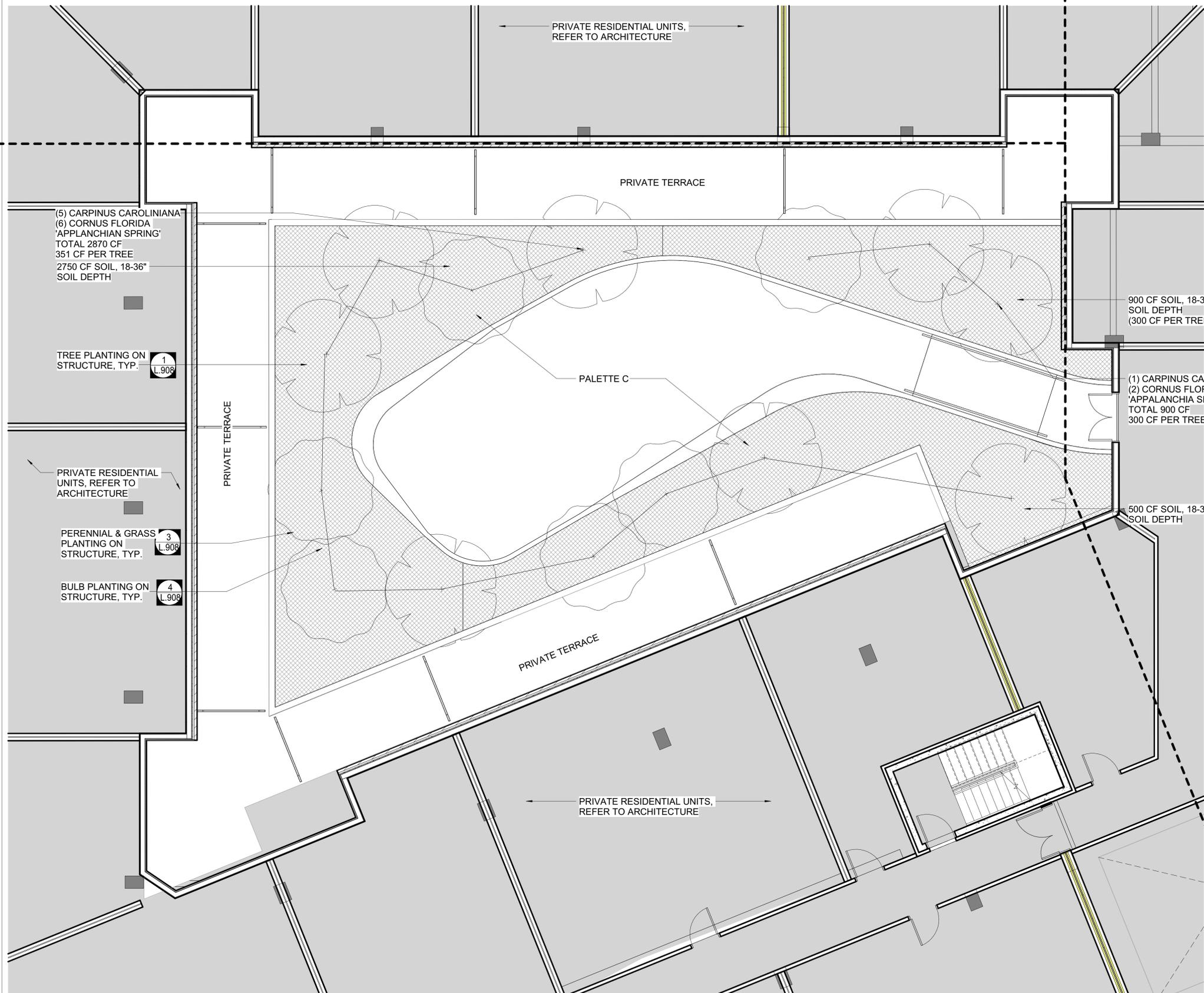
-  NEW SOIL - 36"
-  NEW SOIL - 24"
-  NEW SOIL - 18"
-  CONTINUOUS SOIL PANEL - 18"

REPRESENTATIVE PLANT PALETTE

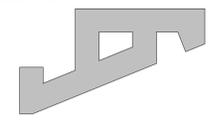
- TREES**
CARPINUS CAROLINIANA
CORNUS FLORIDA 'APPALACHIAN SPRING'
- SHRUBS**
HYDRANGEA ARBORESCENS 'INCREDIBAL'
TAXUS BACCATA 'REPANDENS'
CLETHRA ALNIFOLIA 'HUMMINGBIRD'
FOTHERGILLA 'BLUE SHADOW'
MAHONIA 'SOFT CARESS'
ILEX OPACA 'MARYLAND DWARF'
- PERENNIALS AND GRASSES**
ADIANTUM PEDATUM
HELLEBORUS FOETIDUS
OSMUNDA CINNAMOMEA
ASTILBE 'DEUTSCHLAND'
CAREX PENNSYLVANICA
EPIMEDIUM VERSICOLOR 'SULPHUREUM'
ASTER DIVARICATA 'EASTERN STAR'
HEUCHERA VILLOSA 'AUTUMN BRIDE'
PHLOX DIVARICATA 'BLUE MOON'
POLYSTICHUM ACROSTICHOIDES

- NOTES:**
1. SEE ALL MATERIALS PLANS FOR DIMENSIONAL INFORMATION.
2. REFER TO SHEET - L.102 TREE REPLACEMENT AND SOILS PLAN FOR TREES THAT COUNT TOWARDS TREE REPLACEMENTS.

BULBS:
TOTAL PLANTING AREA = 1,885.4 SF
BULB QUANTITY: 1,414 BULBS



COMPLETE KEY PLAN



REVISIONS
NO DATE DESCRIPTION

ISSUE DATE	DESCRIPTION
08.17.22	PRELIMINARY 4.1 ISSUE
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PROJECT NUMBER

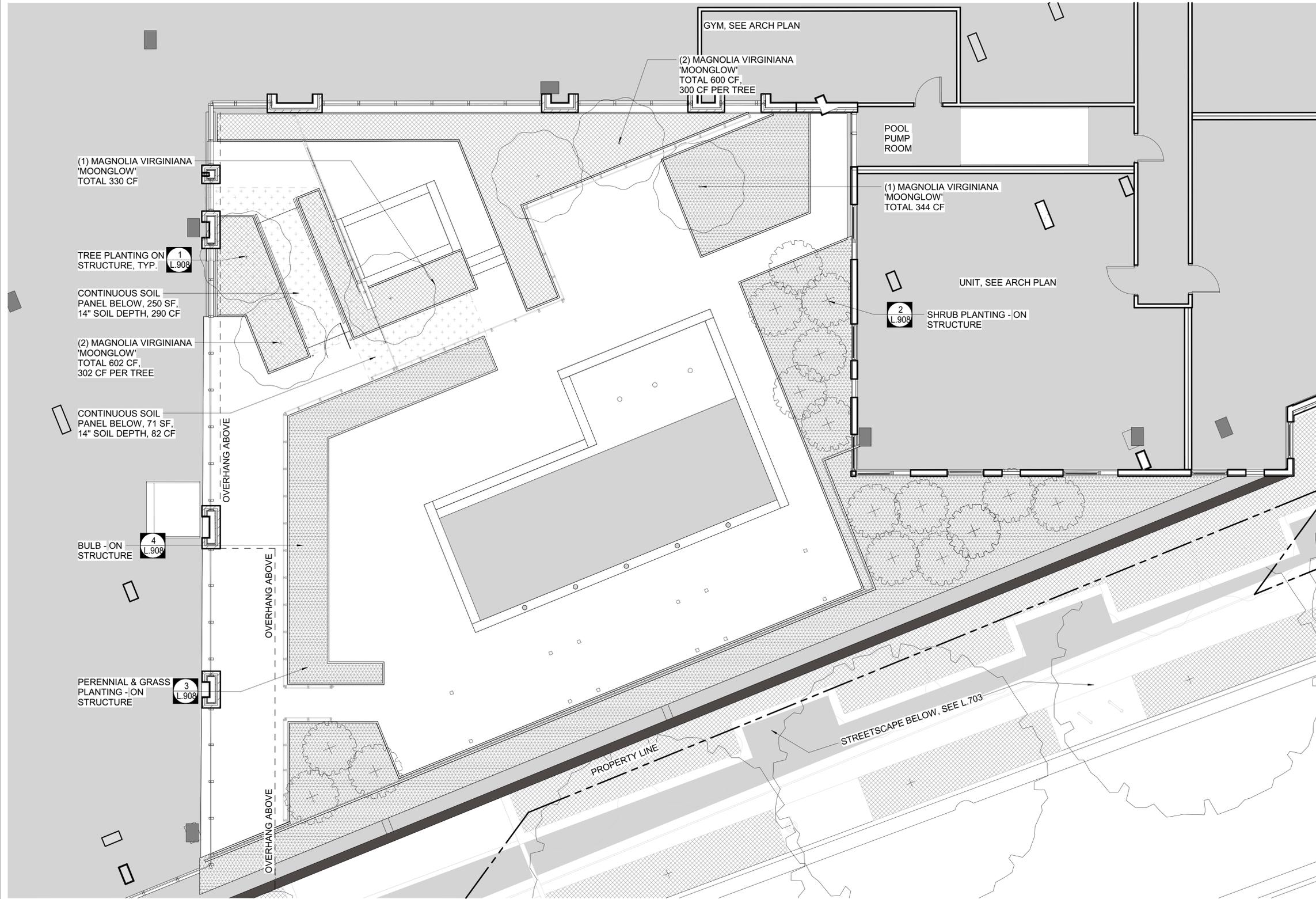
DATE 11.20.2023

SCALE 3/16" = 1'-0"

DRAWING TITLE
PLANTING AND SOIL PLAN - LEVEL 03 - CENTRAL COURTYARD
L.707

DRAWING NUMBER
11/20/2023 4:34:16 PM

NOT FOR CONSTRUCTION



SOILS LEGEND

- NEW SOIL - 36"
- NEW SOIL - 24"
- NEW SOIL - 18"
- CONTINUOUS SOIL PANEL - 18"

REPRESENTATIVE PLANT PALETTES

PALETTE A

TREES
MAGNOLIA VIRGINIANA 'MOONGLOW'

SHRUBS
ILEX GLABRA 'GEMBOX'
JUNIPERUS HORIZONTALIS
HYDRANGEA 'LIMELIGHT'
HYDRANGEA 'LITTLE LIME'

PERENNIALS AND GRASSES
ACHILLEA 'TERRACOTTA'
ALLIUM SPHAEROCEPHALON
ECHINACEA 'MAGNUS'
ECHINACEA 'MARMALADE'
FESTUCA GLAUCA 'ELIJAH BLUE'
NASSELLA TENUISSIMA
PANICUM VIRGATUM 'CAPE BREEZE'
PEROVSKIA 'LITTLE SPIRE'
SALVIA NEMOROSA 'CARADONNA'
SEDUM 'AUTUMN FIRE'
SESLERIA AUTUMNALIS

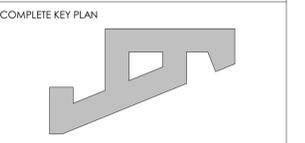
BULBS:
TOTAL PLANTING AREA = 1,844.44 SF
BULB QUANTITY: 1,384 BULBS

CONSULTANT

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11.20.23	4.1 SUBMISSION REVISION 3

PROJECT NUMBER

DATE 11.20.2023

SCALE 3/16" = 1'-0"

DRAWING TITLE
PLANTING AND SOIL PLAN - LEVEL 03 - EAST COURTYARD
L.708

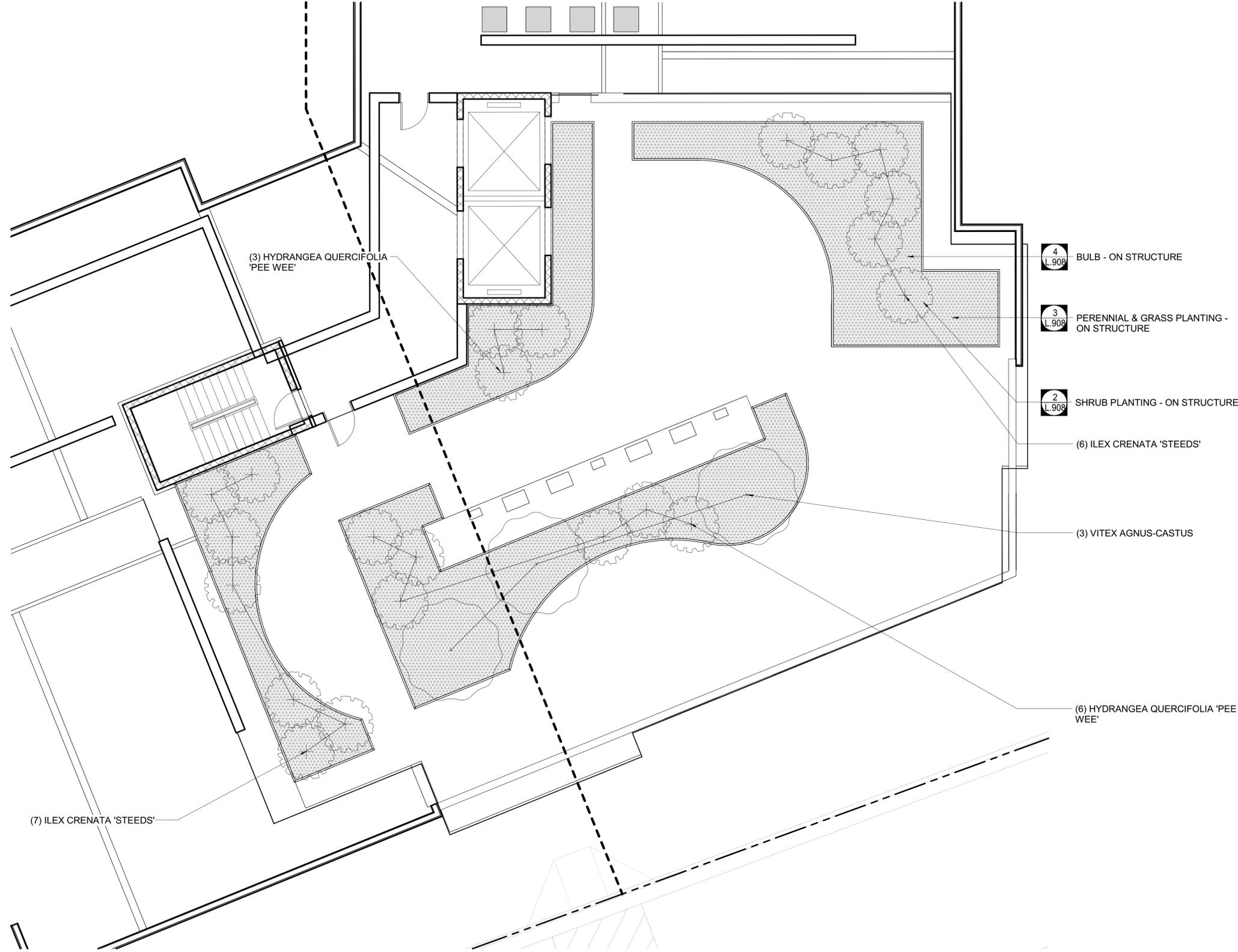
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NOTES:
1. SEE ALL MATERIALS PLANS FOR DIMENSIONAL INFORMATION.

2. REFER TO SHEET - L.102 TREE REPLACEMENT AND SOILS PLAN FOR TREES THAT COUNT TOWARDS TREE REPLACEMENTS.



NOT FOR CONSTRUCTION



SOILS LEGEND

-  NEW SOIL - 36"
-  NEW SOIL - 24"
-  NEW SOIL - 18"
-  CONTINUOUS SOIL PANEL - 18"

REPRESENTATIVE PLANT PALETTES

- SHRUBS**
 ILEX CRENATA 'STEEDS'
 HYDRANGEA QUERCIFOLIA 'PEE WEE'
 VITEX AGNUS-CASTUS
- PERENNIALS AND GRASSES**
 ACHILLEA 'TERRACOTTA'
 NASSELLA TENUISSIMA
 SALVIA NEMOROSA 'CARADONNA'
 SESLERIA AUTUMNALIS

NOTES:
 1. SEE ALL MATERIALS PLANS FOR DIMENSIONAL INFORMATION.
 2. REFER TO SHEET - L.102 TREE REPLACEMENT AND SOILS PLAN FOR TREES THAT COUNT TOWARDS TREE REPLACEMENTS.

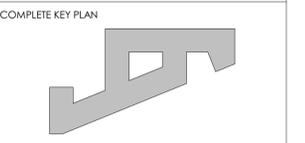
BULBS:
 TOTAL PLANTING AREA = 1,370.61 SF
 BULB QUANTITY: 1,028 BULBS

CONSULTANT

SEAL & SIGNATURE

1501 ARLINGTON BLVD
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1501 ARLINGTON BLVD LLC

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REVISIONS		
NO	DATE	DESCRIPTION

ISSUE	
DATE	DESCRIPTION
08.17.22	PRELIMINARY 4.1 ISSUE
11.09.22	SECOND PRELIMINARY 4.1 ISSUE
04.03.23	4.1 SUBMISSION REVISION 1
08.24.23	4.1 SUBMISSION REVISION 2
11.20.23	4.1 SUBMISSION REVISION 3

PROJECT NUMBER

DATE 11.20.2023

SCALE 3/16" = 1'-0"

DRAWING TITLE
PLANTING AND SOIL PLAN - LEVEL 09

DRAWING NUMBER
L.710

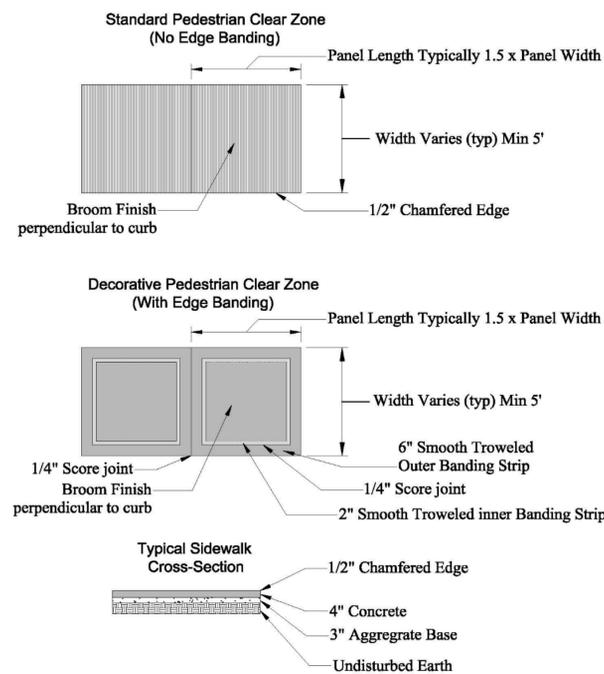
NOT FOR CONSTRUCTION

CONSULTANT

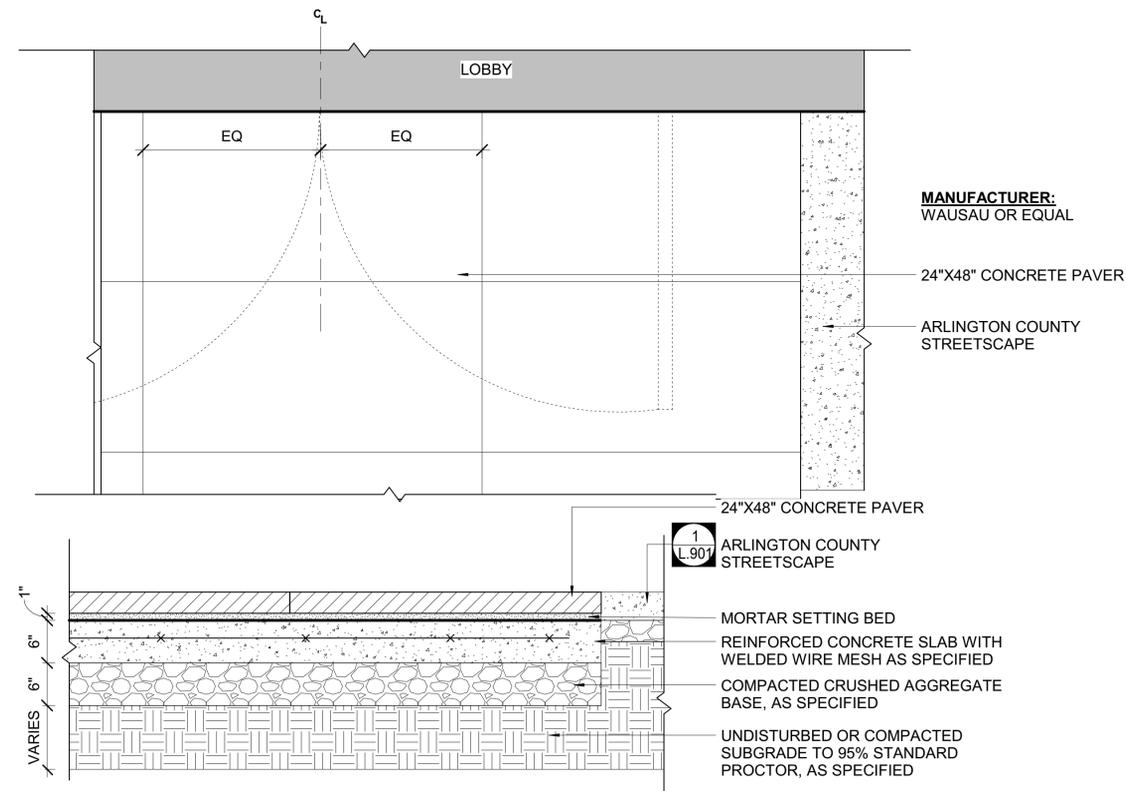
SEAL & SIGNATURE

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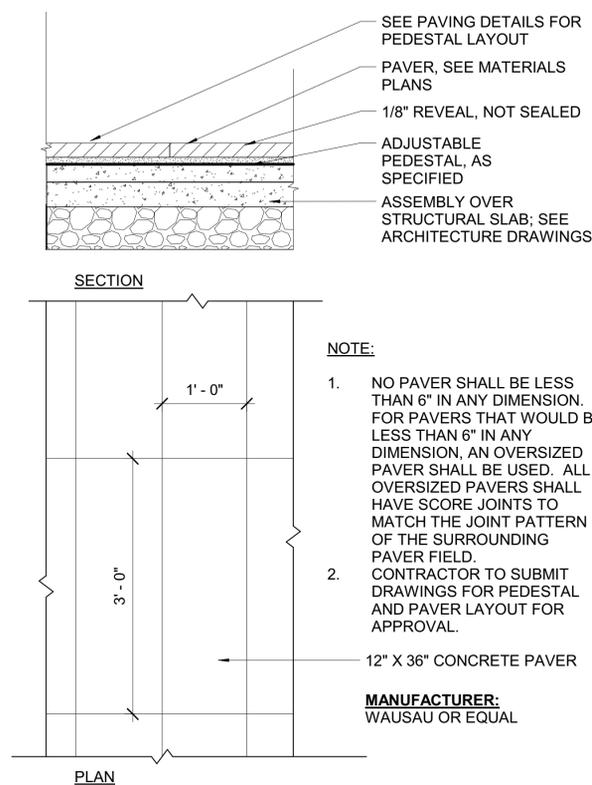
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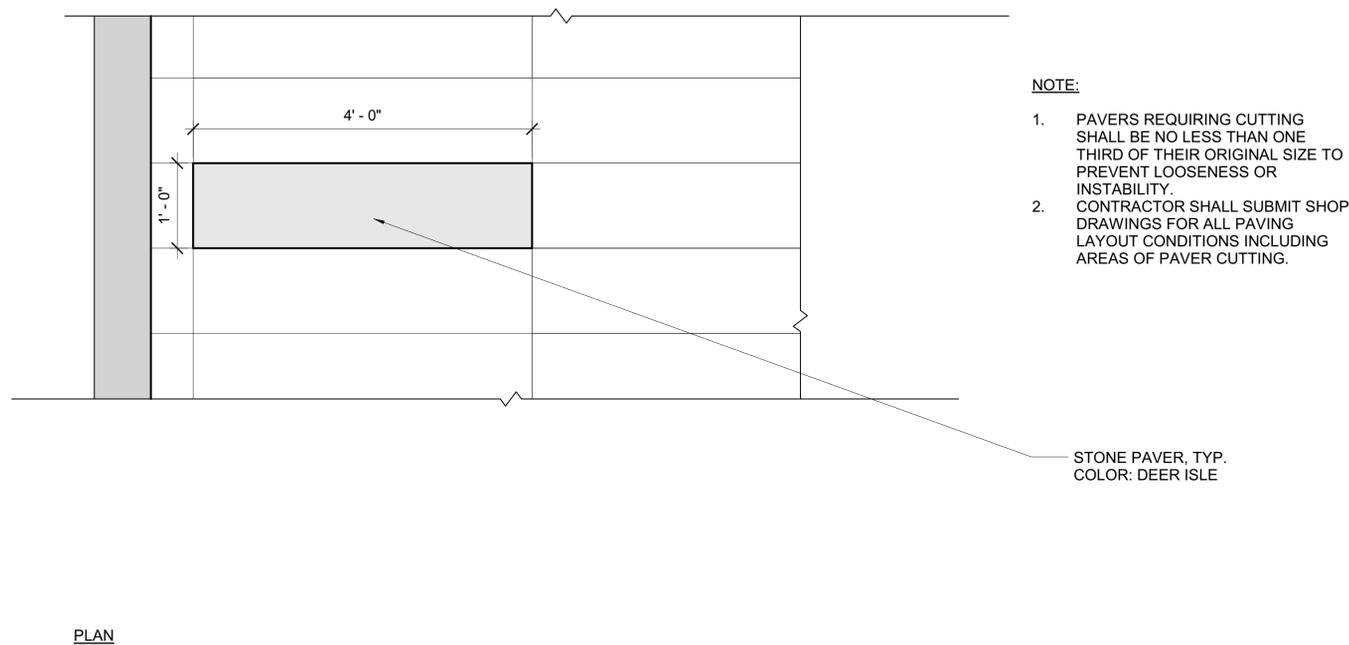
1 ARLINGTON STANDARD STREETSCAPE
SCALE: 1" = 1'-0"



2 ENTRANCE CONCRETE PAVERS
SCALE: 1" = 1'-0"

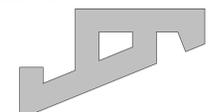


3 PRIVATE TERRACE PAVER - AT GRADE
SCALE: 1" = 1'-0"



4 STONE PAVING ON GRADE
SCALE: 1" = 1'-0"

COMPLETE KEY PLAN



REVISIONS
NO DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
08.17.22 PRELIMINARY 4.1 ISSUE
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08.24.23 4.1 SUBMISSION REVISION 2
11.20.23 4.1 SUBMISSION REVISION 3

PROJECT NUMBER

DATE 11.20.2023

SCALE 1" = 1'-0"

DRAWING TITLE
PAVING DETAILS- AT GRADE

DRAWING NUMBER
L.901
11/20/2023 4:34:25 PM

CONSULTANT

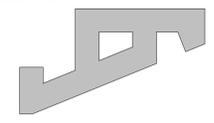
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11.20.23	4.1 SUBMISSION REVISION 3

PROJECT NUMBER

DATE 11.20.2023

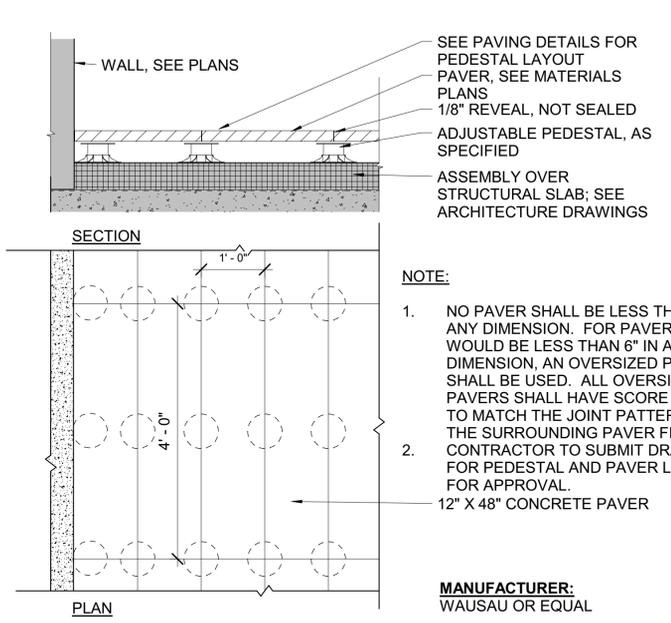
SCALE As indicated

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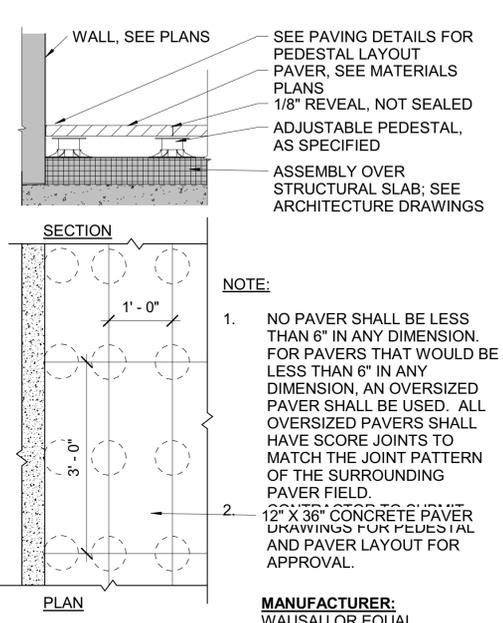
PAVING DETAILS - ON STRUCTURE

DRAWING NUMBER

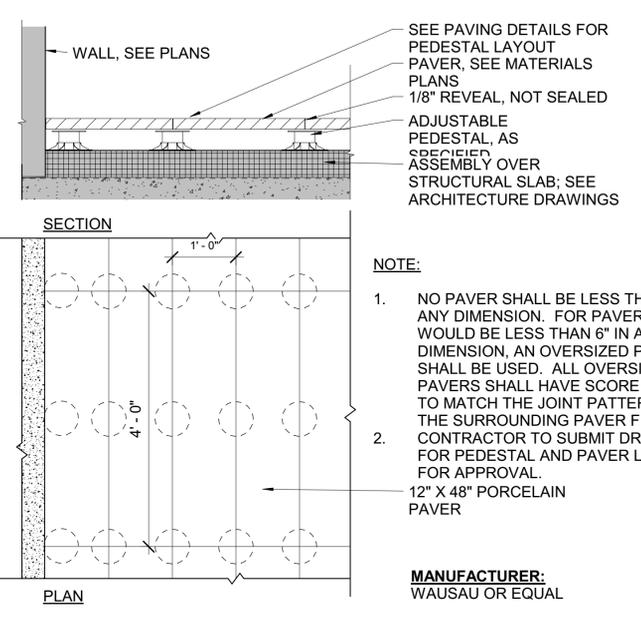
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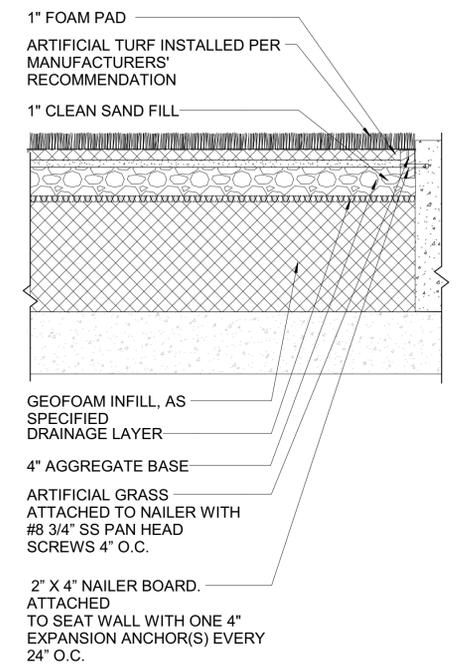
1 ROOF TERRACE PAVER
SCALE: 3/4" = 1'-0"



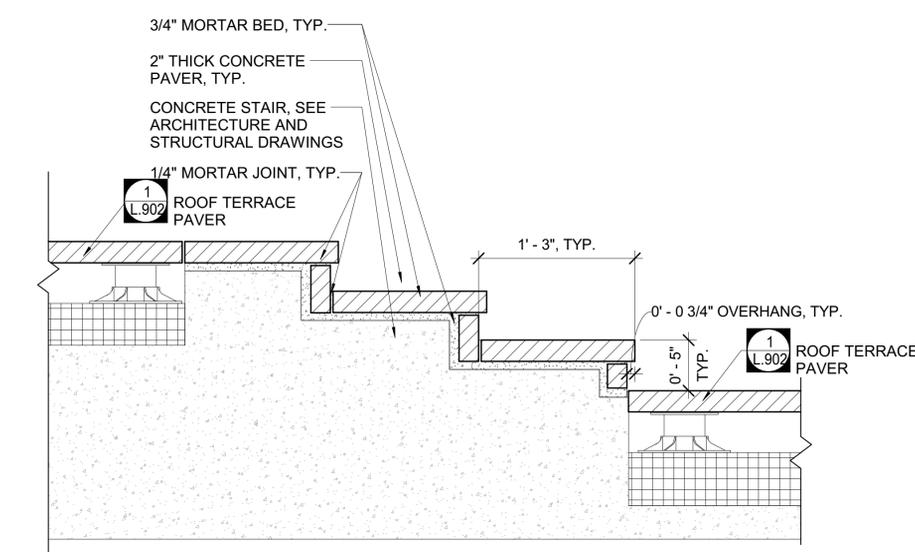
2 PRIVATE TERRACE PAVER - ON STRUCTURE
SCALE: 3/4" = 1'-0"



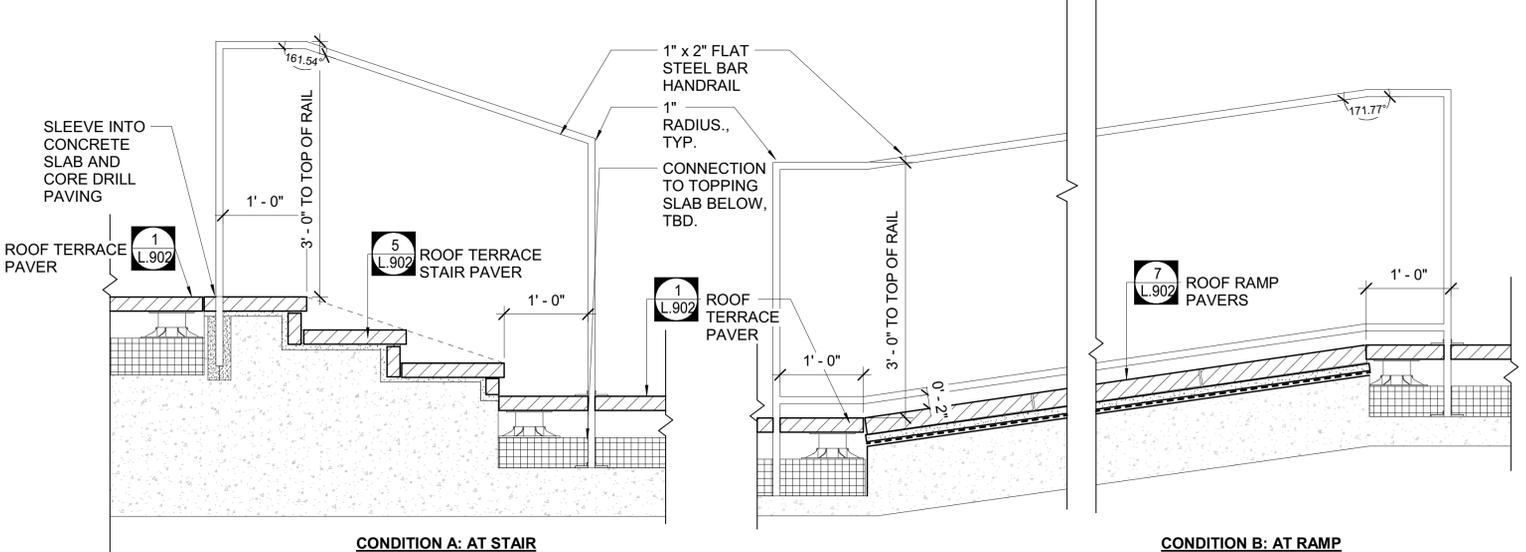
3 PORCELAIN PAVER
SCALE: 3/4" = 1'-0"



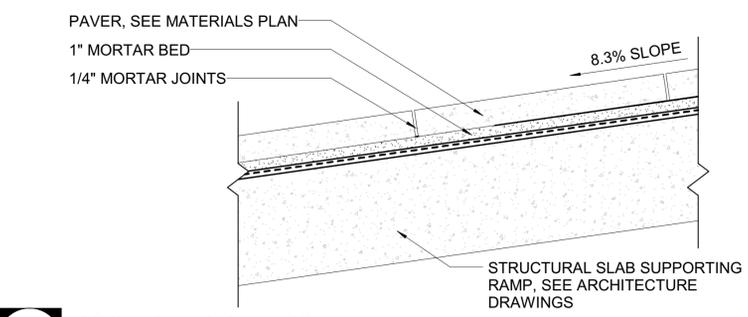
4 ARTIFICIAL TURF - ON STRUCTURE
SCALE: 1" = 1'-0"



5 ROOF TERRACE STAIR PAVERS
SCALE: 1 1/2" = 1'-0"



6 HANDRAIL
SCALE: 1" = 1'-0"



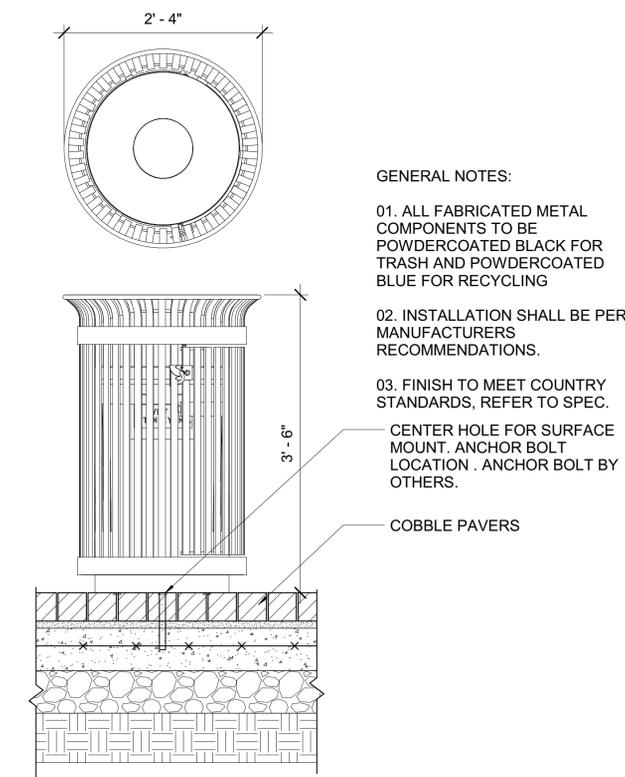
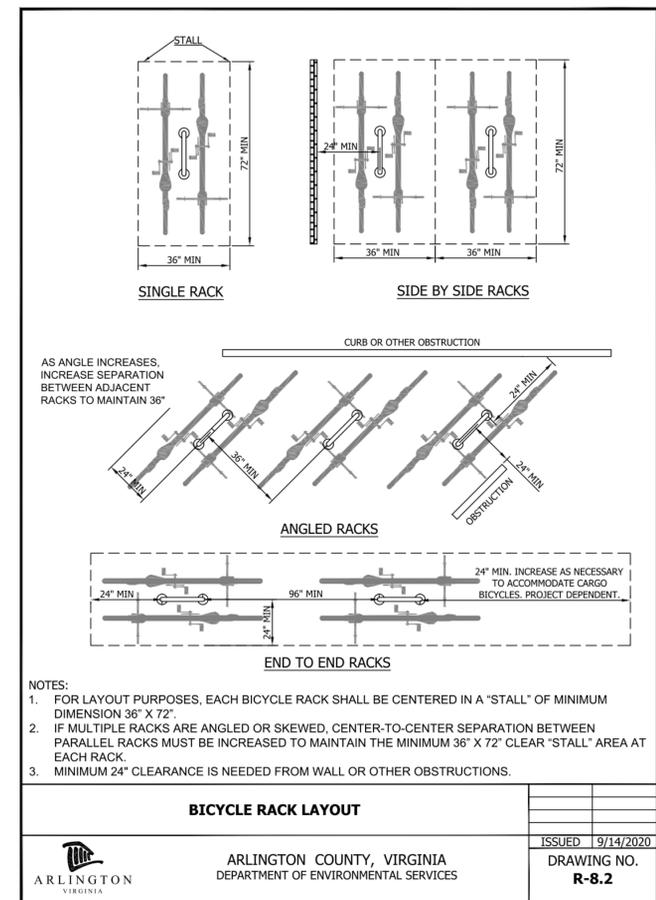
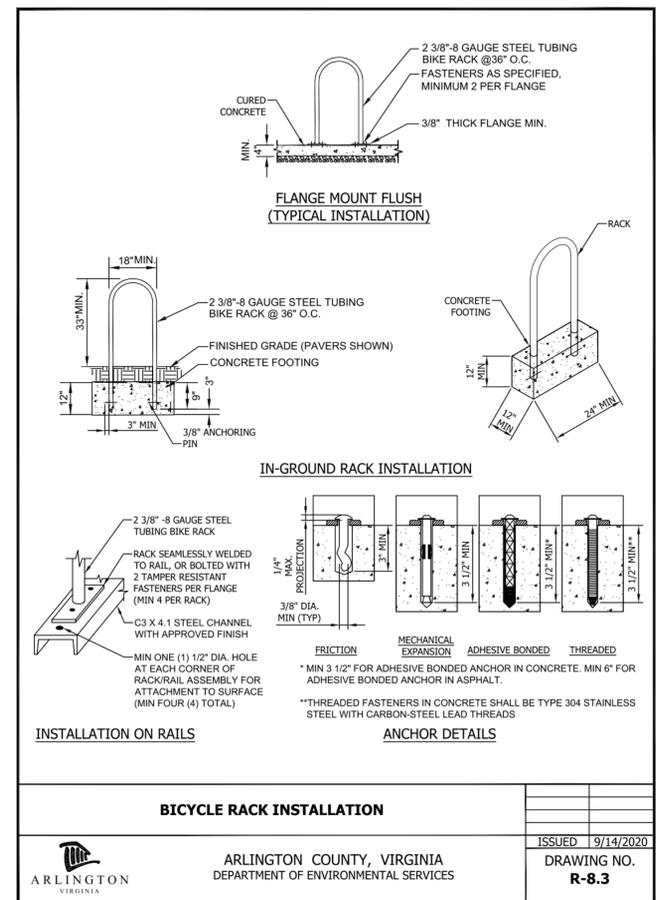
7 ROOF RAMP PAVERS
SCALE: 1 1/2" = 1'-0"

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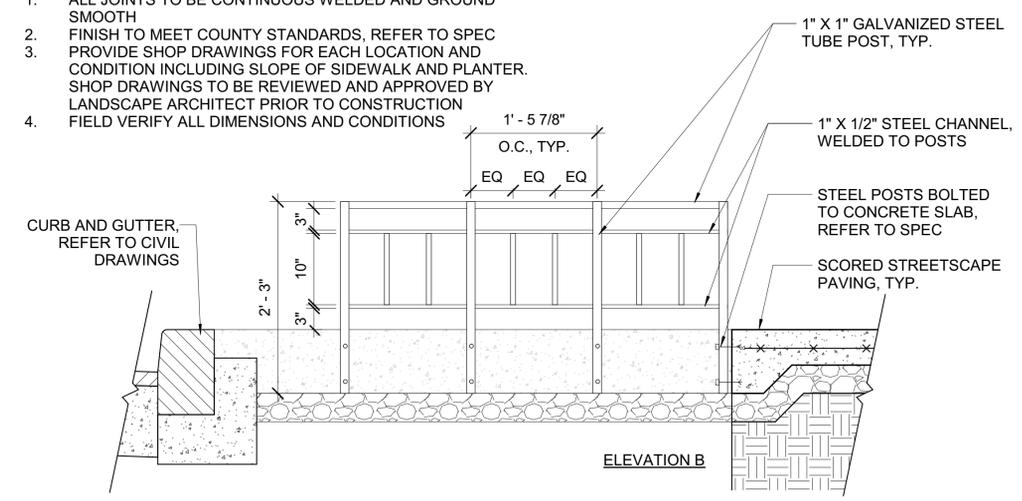
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1 BIKE RACK INSTALLATION AND LAYOUT
SCALE: 1" = 1'-0"

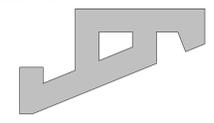
2 TRASH & RECYCLING RECEPTACLE
SCALE: 1" = 1'-0"

- NOTES:**
- ALL JOINTS TO BE CONTINUOUS WELDED AND GROUND SMOOTH
 - FINISH TO MEET COUNTY STANDARDS, REFER TO SPEC
 - PROVIDE SHOP DRAWINGS FOR EACH LOCATION AND CONDITION INCLUDING SLOPE OF SIDEWALK AND PLANTER. SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION
 - FIELD VERIFY ALL DIMENSIONS AND CONDITIONS



3 TREE FENCE ELEVATION
SCALE: 1" = 1'-0"

COMPLETE KEY PLAN



REVISIONS

NO	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
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11.20.23	4.1 SUBMISSION REVISION 3

PROJECT NUMBER

DATE 11.20.2023

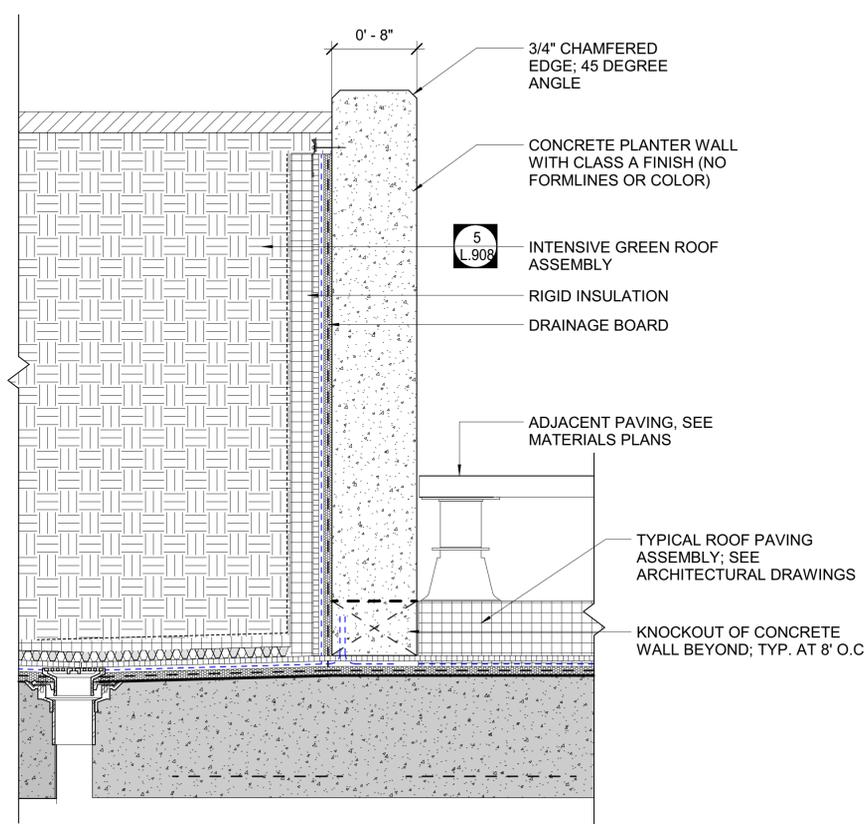
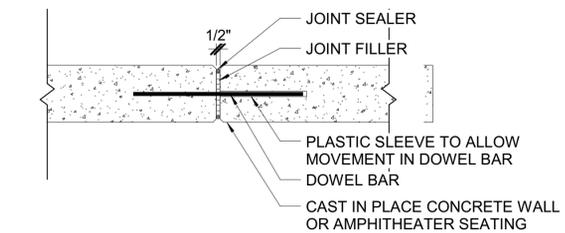
SCALE 1" = 1'-0"

DRAWING TITLE
FURNISHING DETAILS - AT GRADE

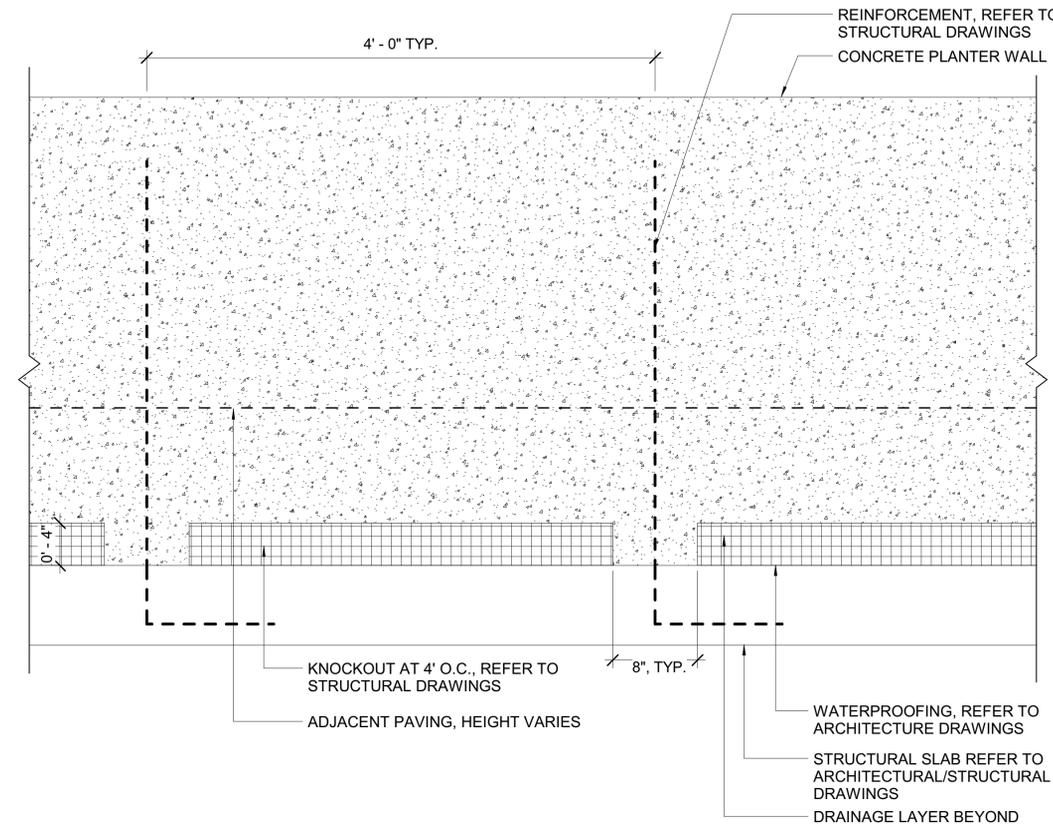
DRAWING NUMBER
L.903

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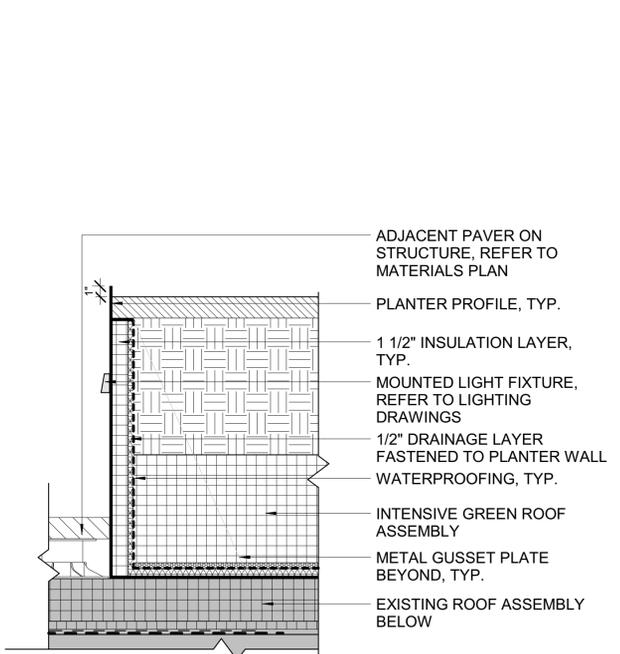


1 CONCRETE PLANTER WALL
SCALE: 1 1/2" = 1'-0"

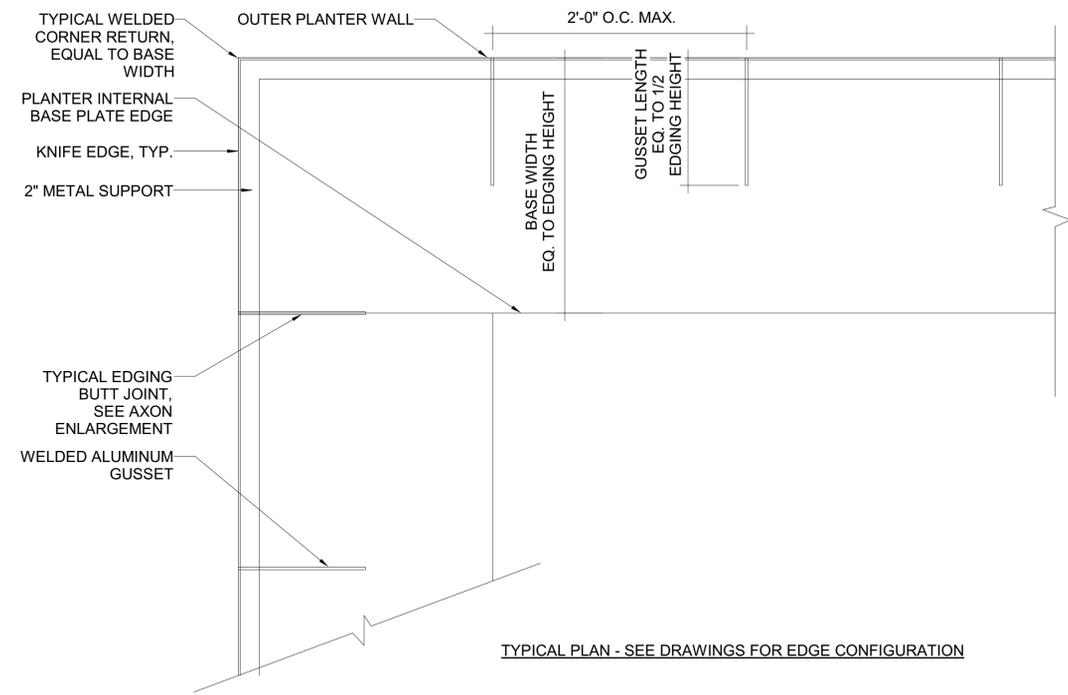


2 CONCRETE PLANTER WALL - ELEVATION
SCALE: 1 1/2" = 1'-0"

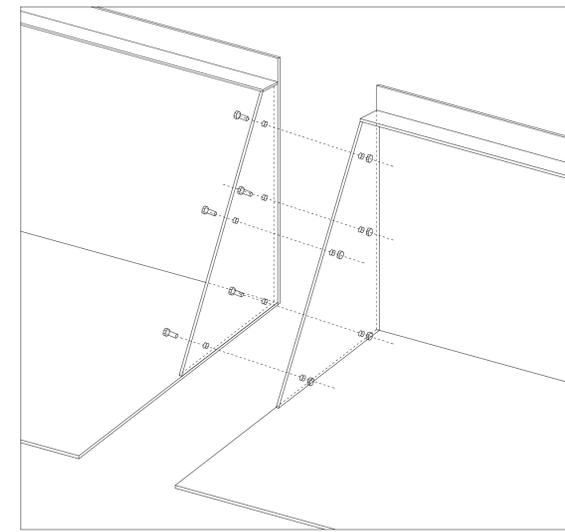
3 EXPANSION JOINT - CONCRETE WALL
SCALE: 1" = 1'-0"



4 METAL PLANTER
SCALE: 1 1/2" = 1'-0"



5 PLANTER EDGING - TYPICAL CONDITIONS
SCALE: 1 1/2" = 1'-0"



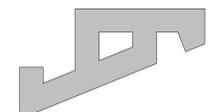
AXON - TYPICAL BUTT JOINT

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COMPLETE KEY PLAN



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11.20.23	4.1 SUBMISSION REVISION 3

PROJECT NUMBER

DATE 11.20.2023

SCALE As indicated

DRAWING TITLE
PLANTER DETAILS - ON STRUCTURE

DRAWING NUMBER
L.904

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11.20.23		4.1 SUBMISSION REVISION 3

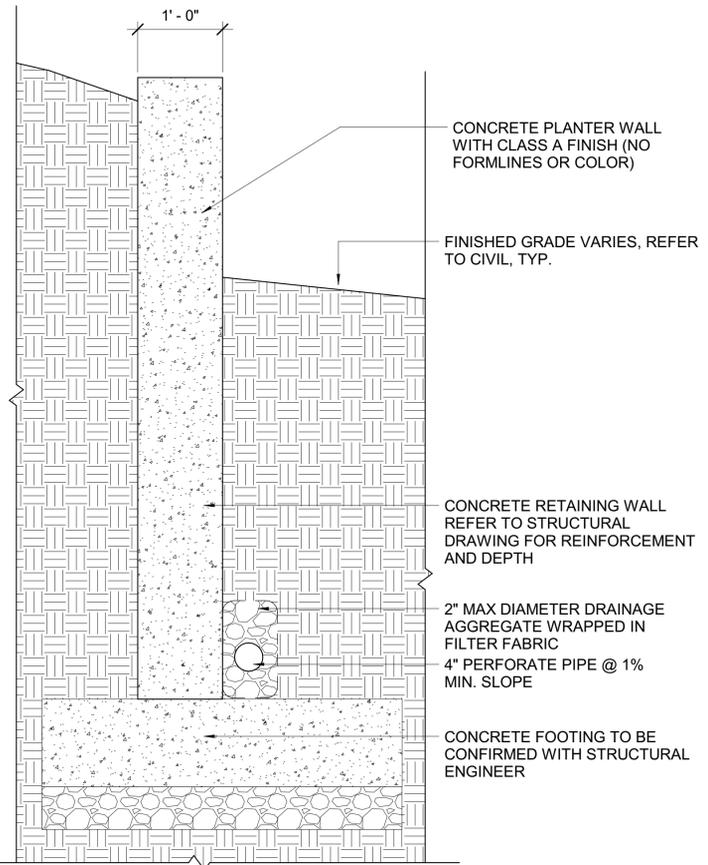
PROJECT NUMBER

DATE 11.20.2023

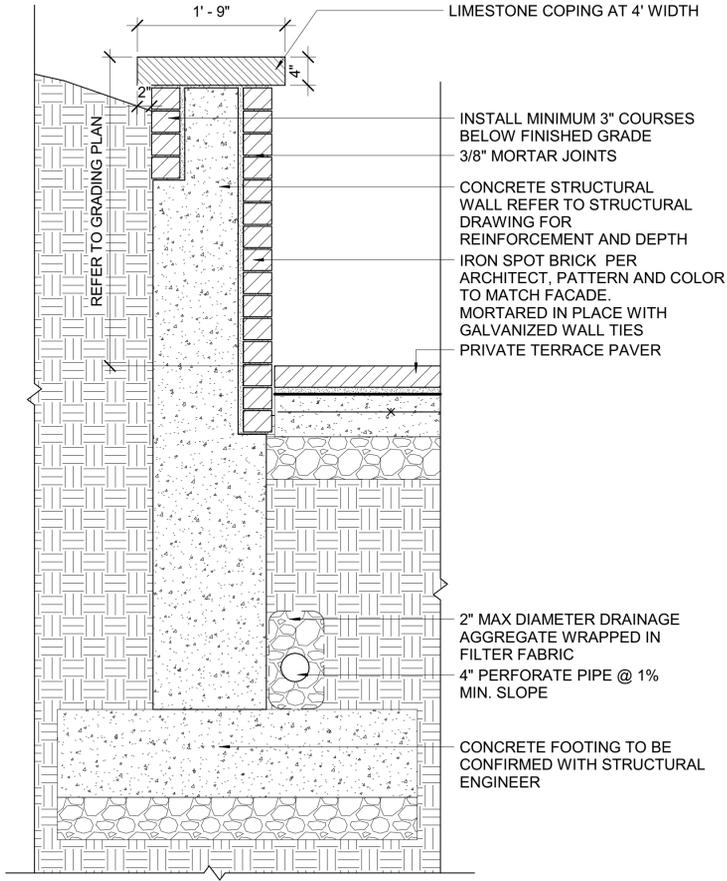
SCALE As indicated

DRAWING TITLE
**HARDSCAPE DETAILS -
AT GRADE**

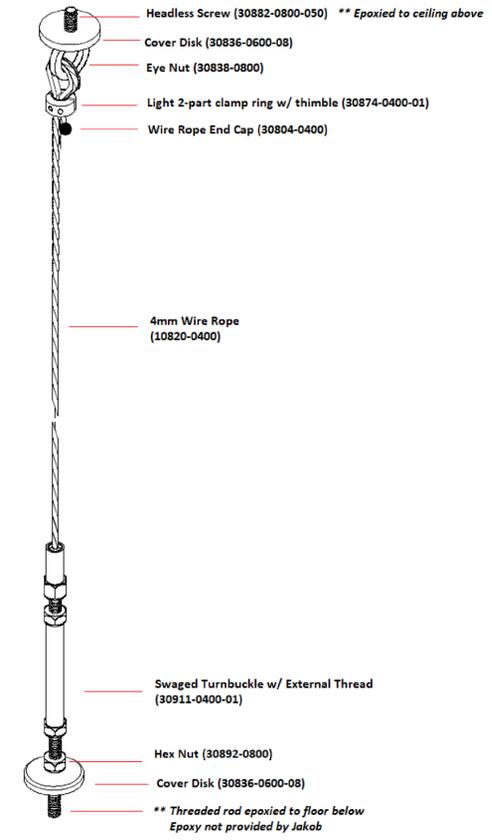
DRAWING NUMBER
L.905



2 CONCRETE RETAINING WALL
SCALE: 1" = 1'-0"



1 BRICK VENEER WALL - NORTH
SCALE: 1" = 1'-0"



3 VERTICALLY-ATTACHED CABLE
SCALE: 3/8" = 1'-0"

CONSULTANT

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PROJECT NUMBER

DATE 11.20.2023

SCALE As indicated

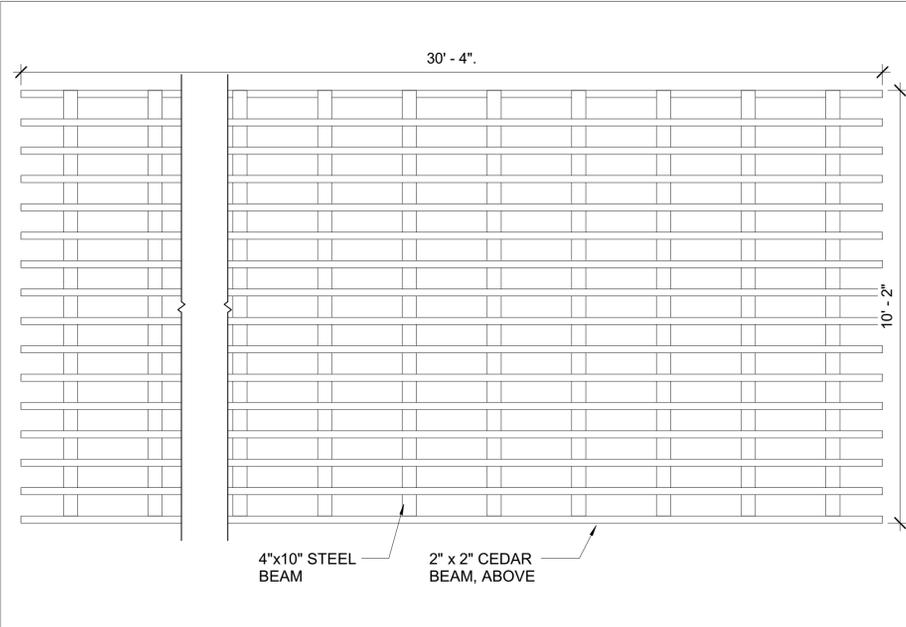
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HARDSCAPE DETAILS - ON STRUCTURE

DRAWING NUMBER

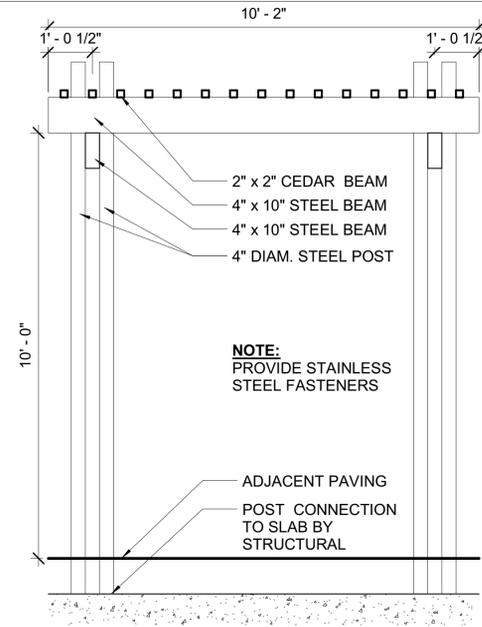
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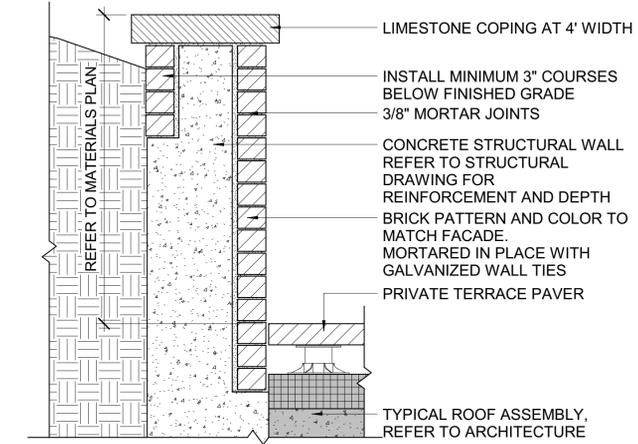
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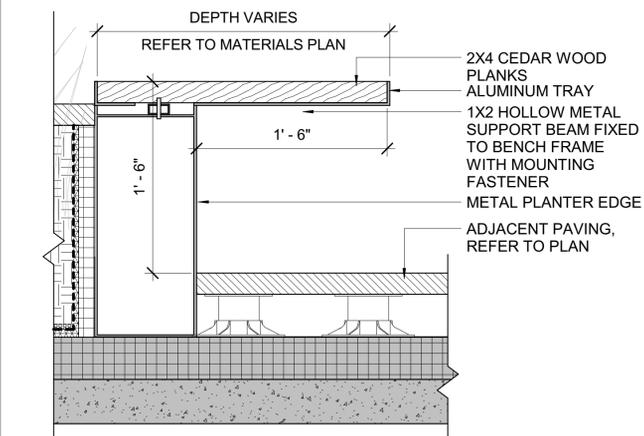
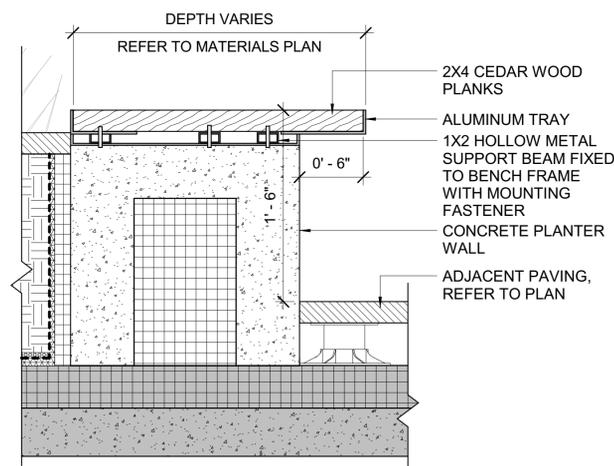
1 POOL CABANA PLAN
SCALE: 1/2" = 1'-0"



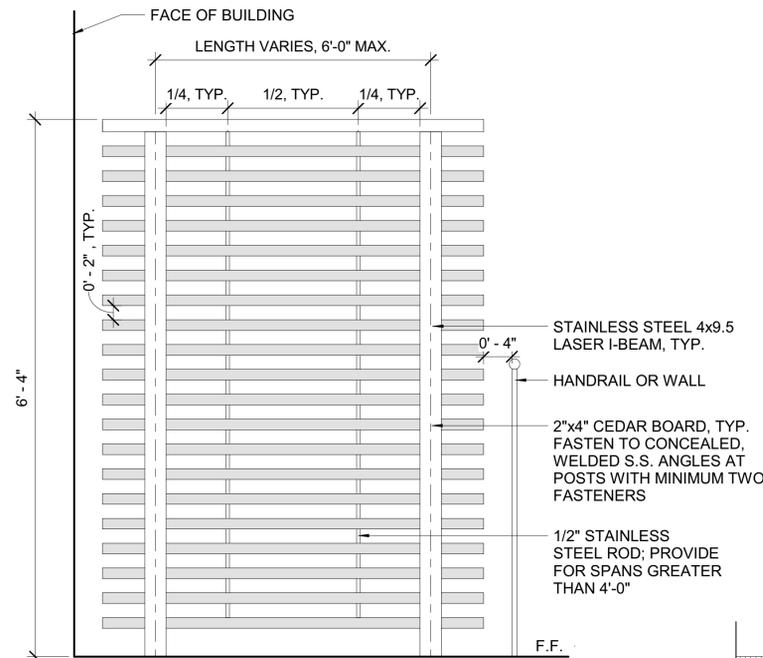
2 POOL CABANA ELEVATION
SCALE: 1/2" = 1'-0"



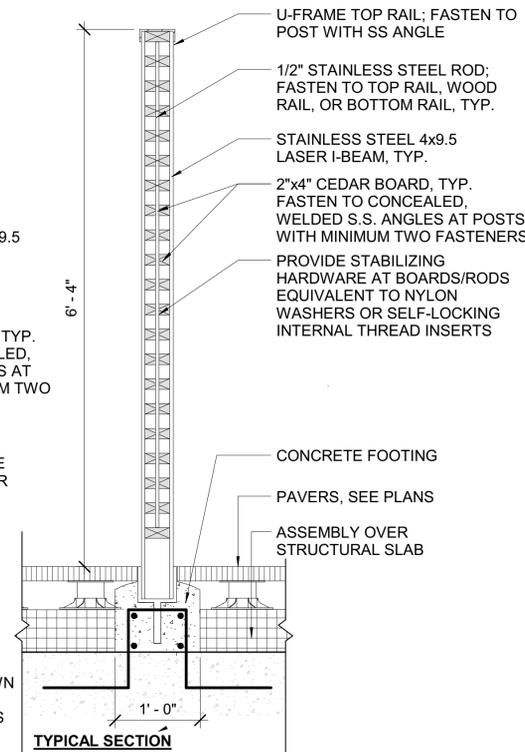
3 BRICK VENEER WALL - WEST
SCALE: 1" = 1'-0"



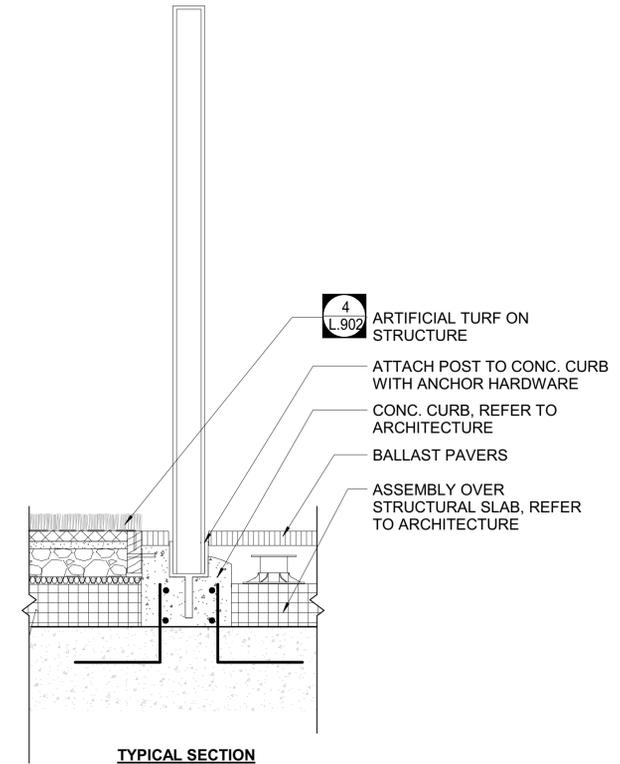
4 WOOD BENCH - ON STRUCTURE
SCALE: 1 1/2" = 1'-0"



5 PRIVACY SCREEN
SCALE: 1" = 1'-0"



6 DOG RUN FENCE - OVER STRUCTURE
SCALE: 1" = 1'-0"



NOTES
1. DIMENSIONS AS SHOWN ON PLANS; TO BE FIELD-VERIFIED
2. ALL DIMENSIONS ARE LISTED AS NOMINAL UNLESS OTHERWISE NOTED
3. ALL FOOTINGS AND REINFORCING ARE PER STRUCTURAL ENGINEER AND ARCHITECTURE AND SHOWN FOR REFERENCE ONLY IN THESE DETAILS
4. PROVIDE SHOP DRAWINGS FOR ALL FENCES

NOTES
1. DIMENSIONS AS SHOWN ON PLANS; TO BE FIELD-VERIFIED
2. ALL DIMENSIONS ARE LISTED AS NOMINAL UNLESS OTHERWISE NOTED
3. ALL FOOTINGS AND REINFORCING ARE PER STRUCTURAL ENGINEER AND SHOWN FOR REFERENCE ONLY
4. PROVIDE SHOP DRAWINGS FOR ALL APPLICABLE PRIVACY SCREEN CONDITIONS
5. WESTERN RED CEDAR, CLEAR HEART VG (VERTICAL GRAIN)

CONSULTANT

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PROJECT NUMBER

DATE 11.20.2023

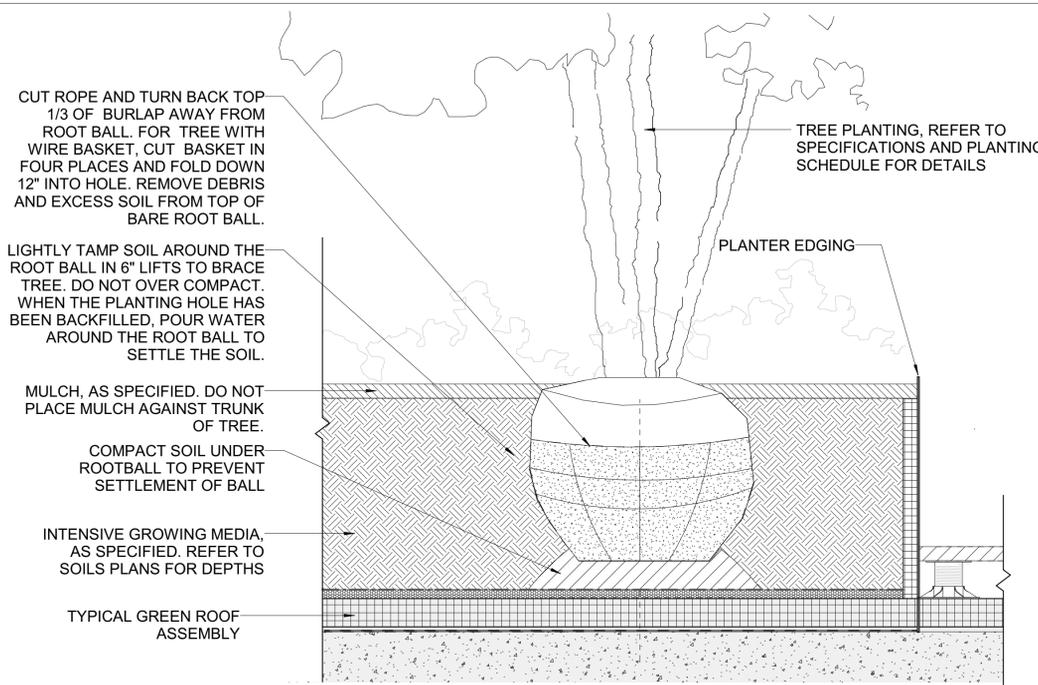
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DRAWING TITLE
PLANTING DETAILS - ON STRUCTURE

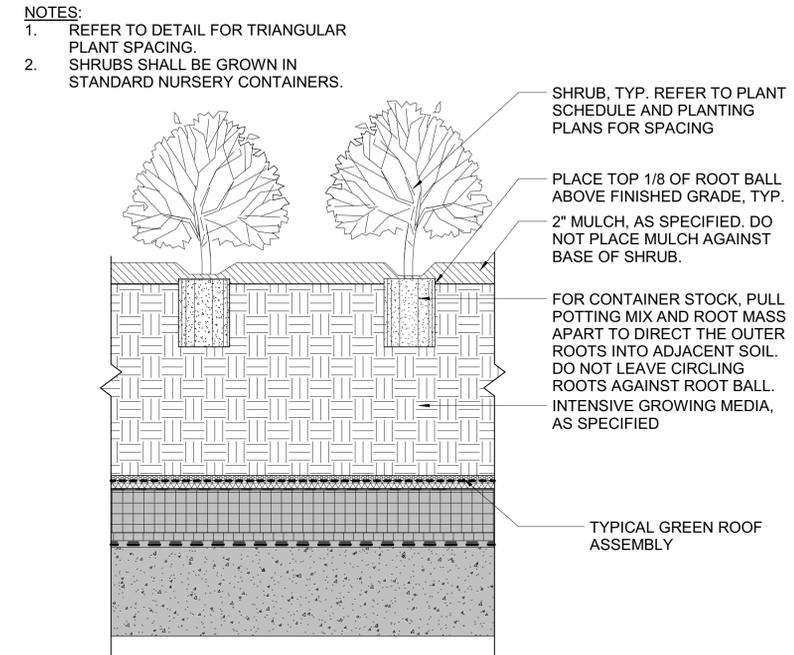
DRAWING NUMBER
L.908

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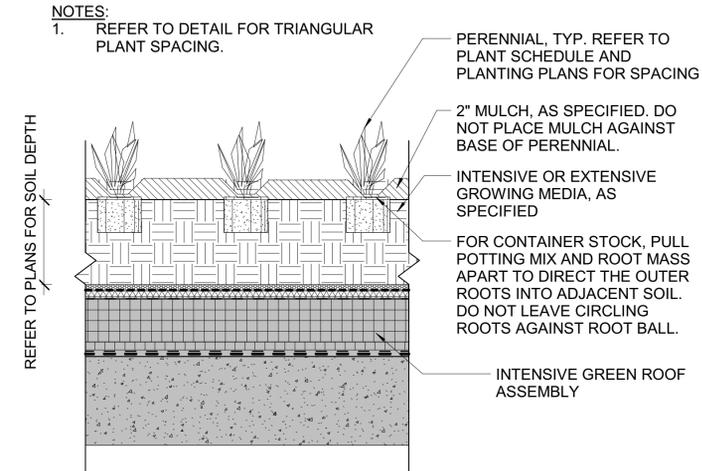
NOT FOR CONSTRUCTION



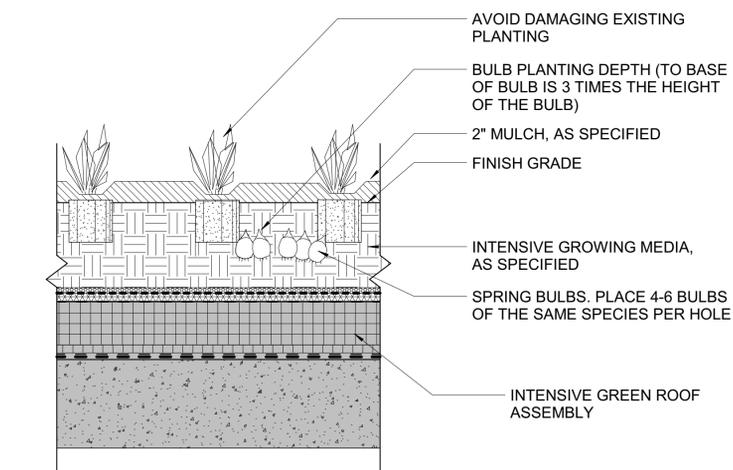
1 TREE PLANTING ON STRUCTURE
SCALE: 1" = 1'-0"



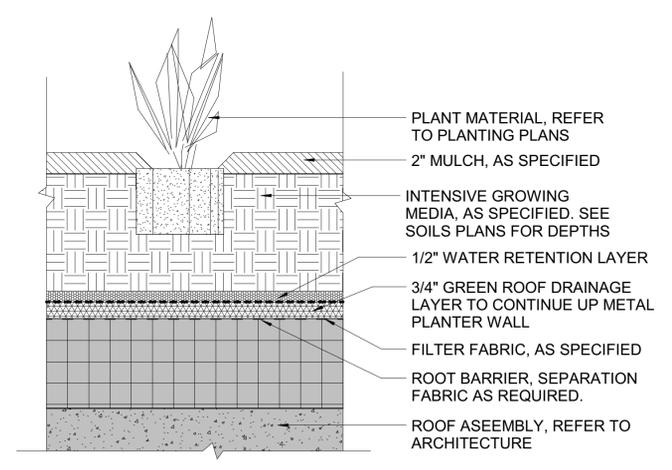
2 SHRUB PLANTING - ON STRUCTURE
SCALE: 1 1/2" = 1'-0"



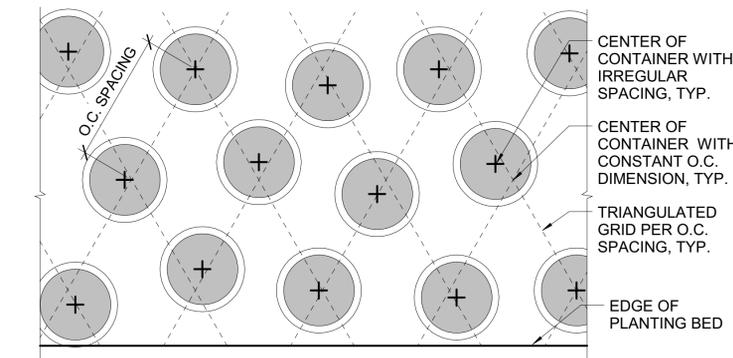
3 PERENNIAL & GRASS PLANTING - ON STRUCTURE
SCALE: 1 1/2" = 1'-0"



4 BULBS - ON STRUCTURE
SCALE: 1 1/2" = 1'-0"



5 INTENSIVE GREEN ROOF ASSEMBLY
SCALE: 3" = 1'-0"



NOTE:
1. PLANTS SHALL NOT BE PLACED IN STRAIGHT LINES.
2. PLANTS SHALL BE SPACED IRREGULARLY; ON-CENTER (O.C.) SPACING SHALL BE AN AVERAGE, RATHER THAN A CONSTANT, DIMENSION.
3. REFER TO PLANT SCHEDULE FOR ON-CENTER SPACING.

6 PLANTING - TRIANGULATED LAYOUT
SCALE: 1" = 1'-0"