

4.1 SUBMISSION

2025 CLARENDON BOULEVARD

MIXED USE DEVELOPMENT

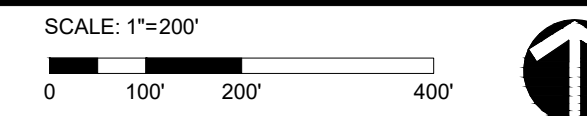
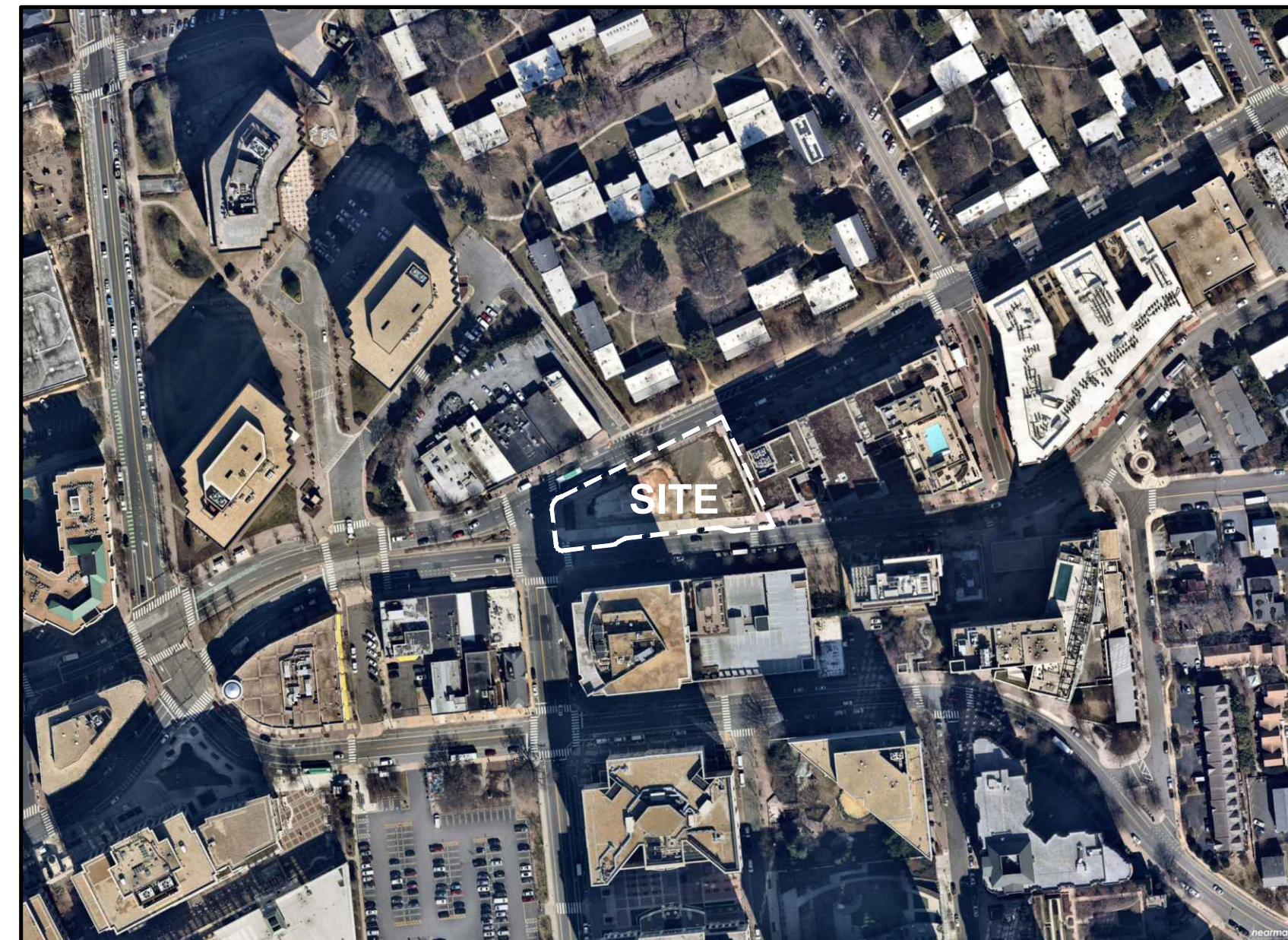
ARLINGTON, VA

DATE: 02.07.2022

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VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER

GREYSTAR
8405 GREENSBORO DR. SUITE 500
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703.594.8022

LANDSCAPE ARCHITECT

LANDDESIGN
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ALEXANDRIA, VA 22314
703.549.7784
CONTACT NAME: JESSE VAN WICK

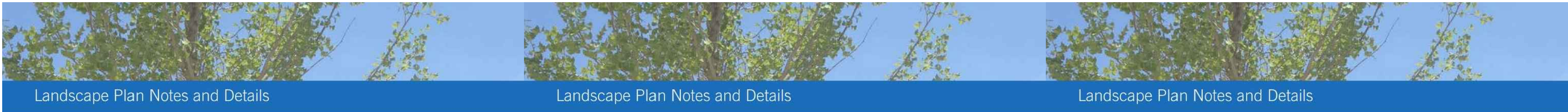
ARCHITECT

COOPER CARRY
625 NORTH WASHINGTON ST, SUITE 200
ALEXANDRIA, VA, 22314
703.519.6152

CIVIL ENGINEER

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12355 SUNRISE VALLEY DR. SUITE 520
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703.464.1000

NOTE:
1. THESE DOCUMENTS ARE REFERENCED FROM "ARLINGTON COUNTY LANDSCAPE STANDARDS, DECEMBER 2017 EDITION"



Landscape Plan Notes and Details

Landscape Plan Notes and Details

Landscape Plan Notes and Details

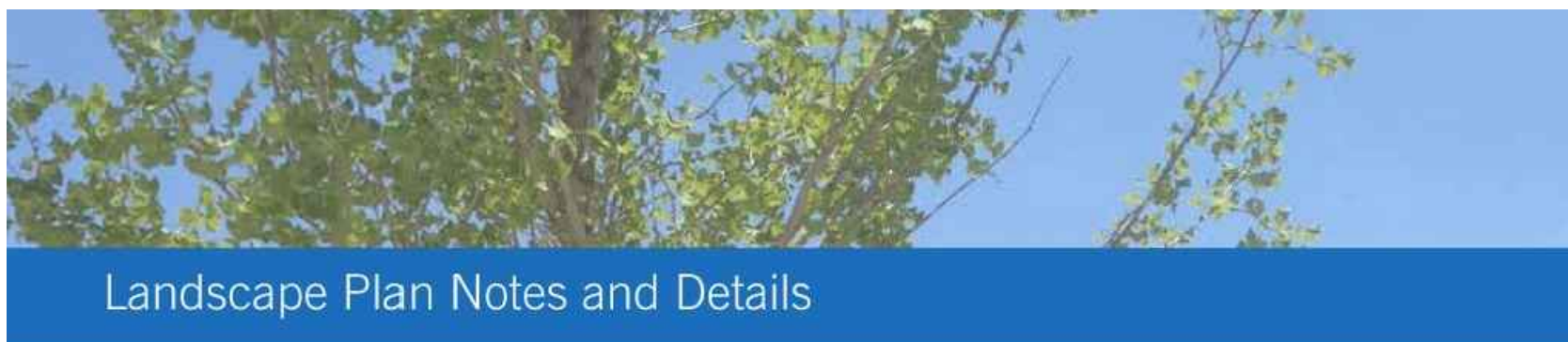
LANDSCAPE AND PLANTING NOTES

- MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED ON PLANS, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- 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.
- 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.
- 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.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF ROOTBALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- 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.
- 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.
- ALL INJURED ROOTS SHALL BE PRUNED USING ANSI A300 STANDARDS.
- 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.

- 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.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME, SO AS NOT TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.
- 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.
- 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.
- 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.
- NEW PLANTINGS AND TURF SHALL BE ADEQUATELY IRRIGATED OR WATERED THROUGHOUT ESTABLISHMENT.
- 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.
- 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.

LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM

- GENERAL:
 - 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.
 - REMOVE ALL LITTER, DEBRIS AND WEEDS.
 - MAINTAIN A MINIMUM OF A 2 INCH DEPTH OF ORGANIC HARDWOOD MULCH OR EQUIVALENT IN ALL PLANTING BEDS.
- IRRIGATION:
 - KEEP NEW TURF MOIST UNTIL ALL SEED GERMINATES AND BECOMES AN ESTABLISHED STAND OF TURF.
 - 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.
 - EVALUATE SUCCESS OF IRRIGATION SYSTEM AND MODIFY AS NECESSARY.
- 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.
- 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.
- RENOVATION:
 - RENOVATION INCLUDES THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS DAMAGED, DESTROYED OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE.
 - 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.
 - ALL PLANTINGS WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED DURING OR BEFORE THE NEXT GROWING SEASON.
 - CARE SHALL BE TAKEN TO AVOID DAMAGE TO ESTABLISHED TREE ROOTS DURING RENOVATION OF LANDSCAPE
- 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.
- PAVED SURFACES:
 - 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.



Landscape Plan Notes and Details

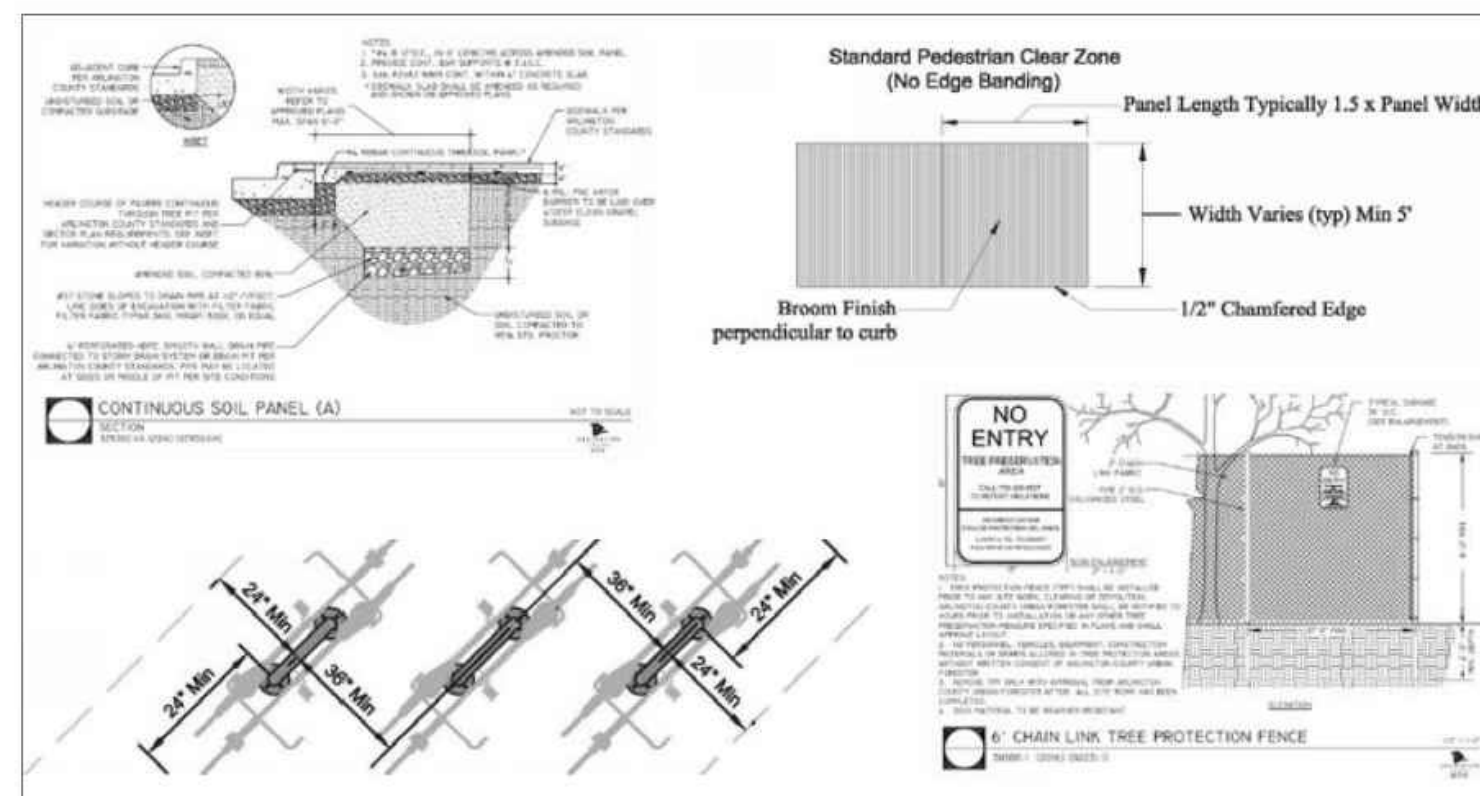
County Standards Details

Certain Arlington County standard details must be shown on landscape and tree preservation plans, depending on the project. The standard details can be found on the webpages below:

- [Department of Parks and Recreation Design Standards](#)
- [Department of Environmental Services Infrastructure Design Standards](#)
- [Department of Environmental Services Bicycle Parking Standards](#)

What details are required will depend on the elements of each specific project, but typically, the most relevant details for tree preservation and landscape plans include:

- Tree Protection and Trimming Details
- Exterior Plants
- Horizontal Standards - sidewalks, curb ramps, crosswalks, street lights
- Bicycle Parking



Examples of Arlington County Standard Details. See links above for actual details.

KEY MAP

SEAL



NOT FOR CONSTRUCTION

PROJECT

2025 CLARENDON BOULEVARD

GREYSTAR
2025 CLARENDON BOULEVARD
ARLINGTON, VA

LANDESIGN PROJ.# 2020194

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SUBMISSION	04/16/2021
2	COUNTY MEETING	07/19/2021
3	4.1 SUBMISSION	02/07/2022

DESIGNED BY: MCLJVV
DRAWN BY: JW/LH
CHECKED BY: JVV

SCALE: NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

L001

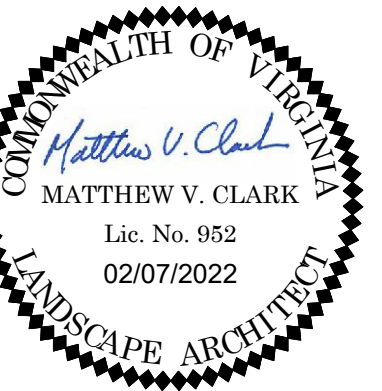
ABBREVIATIONS

A	AD ADJ AFG ALT ALUM APPROX ARCH	AREA DRAIN ADJACENT ABOVE FINISHED GRADE ALTERNATE ALUMINUM APPROXIMATE ARCHITECT(URAL)	L	L LT LP	LENGTH LIGHT LOW POINT
B	BC BLDG BLKS BOC BOT BR BS BW	BOTTOM OF CURB BUILDING BLOCKING BACK OF CURB BOTTOM BOTTOM OF RAMP BOTTOM OF STAIR BOTTOM OF WALL	M	MAS MATL MAX MECH MED MFR MIN MISC MTL	MASONRY MATERIAL MAXIMUM MECHANICAL MEDIUM MANUFACTURER MINIMUM MISCELLANEOUS METAL
C	CEM CIP CJ CMU CO COL CONT CONC CU FT	CEMENT CAST IN PLACE CONTROL JOINT CONCRETE MASONRY UNIT CLEANOUT COLUMN CONTINUOUS CONCRETE CUBIC FEET	N	N NIC NO NOM NTS	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
D	DD DE DI DIA DIAG DIM DN DS DWG(S)	DECK DRAIN DRAINAGE EASEMENT DRAIN INLET DIAMETER DIAGONAL DIMENSION DOWN DOWN SPOUT DRAWING(S)	O	OC OD OPNG OPP	ON CENTER OUTSIDE DIAMETER OPENING OPPOSITE
E	E EA EJ EL ELEC EOP EQ EQUIP ESMT EW EXP EXIST EXT	EAST EACH EXPANSION JOINT ELEVATION ELECTRIC(AL) EDGE OF PAVEMENT EQUAL EQUIPMENT EASEMENT EACH WAY EXPANSION EXISTING EXTERIOR	P	PB PERF PNL PNT PSI PT POB POC PROP	PLANT BED PERFORATED PANEL PAINT(ED) POUNDS/SQUARE INCH PRESSURE TREATED POINT OF BEGINNING POINT OF CURVATURE PROPOSED
F	FAB FDC FG FH FIN FOC FT FTG	FABRIC FIRE DEPT. CONNECTION FINISHED GRADE FIRE HYDRANT FINISH FACE OF CURB FOOT, FEET FOOTING	Q	QTY	QUANTITY
G	GAL GALV GC GV	GAUGE GALLON GALVANIZED GENERAL CONTRACTOR GATE VALVE	R	RAD REINF REQD REV R.O.W	RADIUS REINFORC(E), (ING) REQUIRED REVISION RIGHT OF WAY
H	HDW HDWD HORZ HP HT	HARDWARE HARDWOOD HORIZONTAL HIGH POINT HEIGHT	S	S SB SCHED SD SF SIM SQ SSMH STL SSTL STD SUSP SW SYM	SOUTH SETBACK SCHEDULE(E), (ED) STORM DRAIN SQUARE FOOT, FEET SIMILAR SQUARE SANITARY SEWER MANHOLE STEEL STAINLESS STEEL STANDARD SUSPENDED SIDEWALK SYMBOL
I	ID INCL INSUL INT INV	INSIDE DIAMETER INCLUDE INSULATION INTERIOR INVERT	T	TBD TC THK TR TS TW TYP	TO BE DETERMINED TOP OF CURB THICK(NESS) TOP OF RAMP TOP OF STAIR TOP OF WALL TYPICAL
J	JB JT	JUNCTION BOX JOINT	U	UE U.N.O	UTILITY EASEMENT UNLESS NOTED OTHERWISE
K	KO	KNOCK OUT	V	VERT VIF	VERTICAL VERIFY IN FIELD
L	L LT LP	LENGTH LIGHT LOW POINT	W	W W/ W/O WD WL WM WT WWM	WEST, WIDE, WIDTH WITH WITHOUT WOOD WATER LINE WATER METER WEIGHT WELDED WIRE MESH

NOTE: ABBREVIATIONS APPLY TO LANDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

KEY MAP

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CONSTRUCTION**

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**2025 CLARENDON
BOULEVARD**

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2025 CLARENDON BOULEVARD
ARLINGTON, VA

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DRAWN BY: JMWLH
CHECKED BY: JVV

SCALE: NORTH

VERT: N/A
HORZ: N/A

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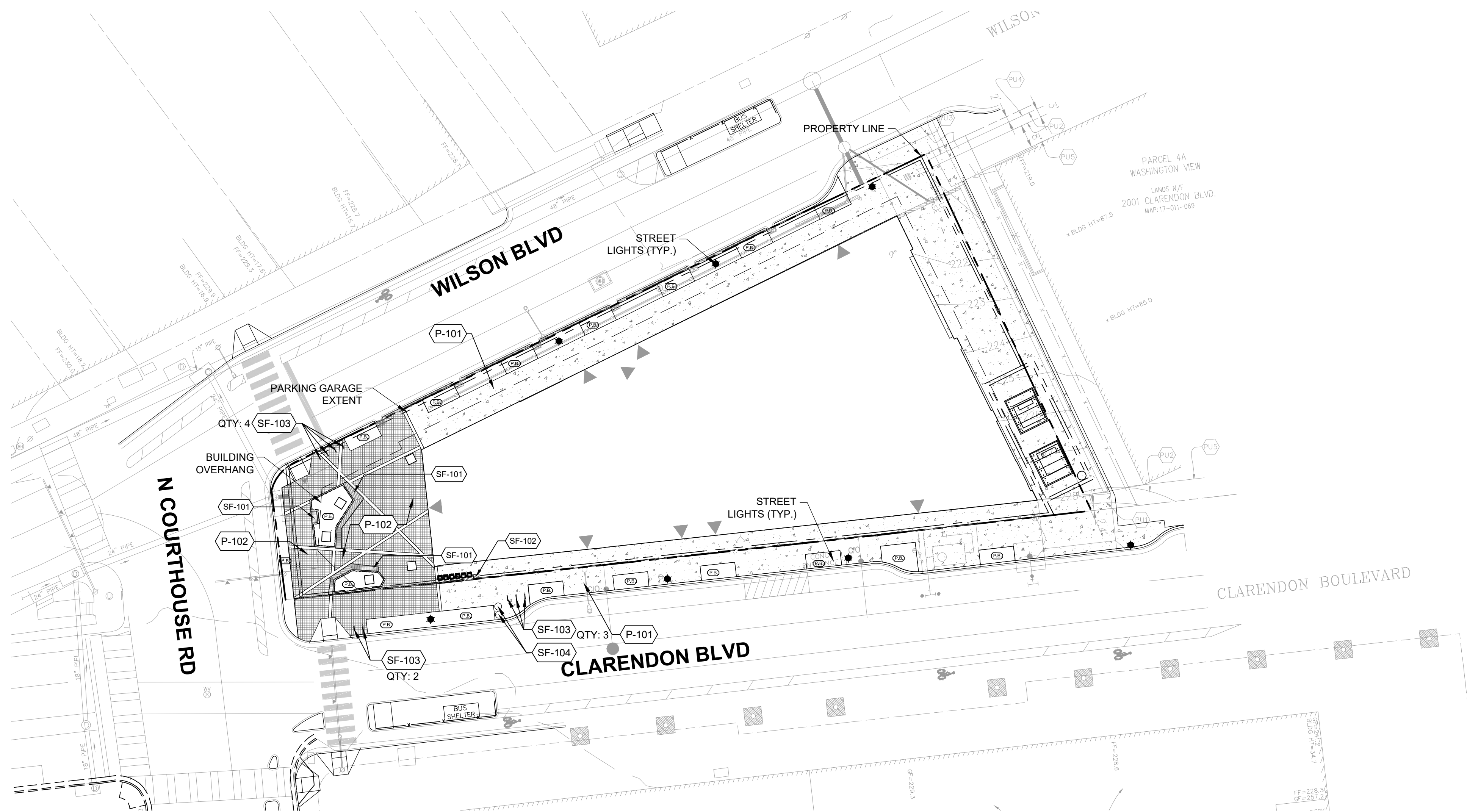
GENERAL NOTES

SHEET NUMBER

L002

REFERENCE NOTES SCHEDULE

SYMBOL	PAVING & CURBS DESCRIPTION	DETAIL
(P-101)	PEDESTRIAN CONCRETE	1/L401
(P-102)	ENHANCED PEDESTRIAN CONCRETE	2/L401
SYMBOL	FURNISHINGS DESCRIPTION	DETAIL
(SF-101)	BENCH	4/L401
(SF-102)	HIGH TOP RAIL	6/L401
(SF-103)	BIKE RACK	7/L401
(SF-104)	TRASH AND RECYCLING BINS	3/L401



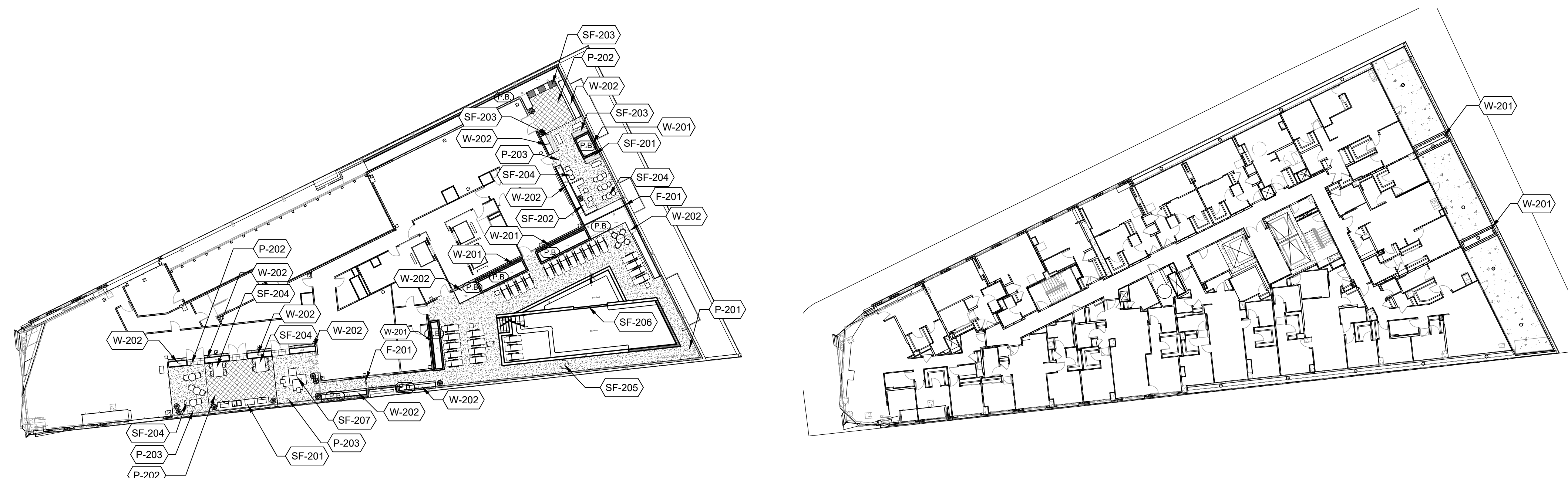
1 MATERIAL PLAN - STREETScape
L101 PLAN

1:25

REFERENCE NOTES SCHEDULE

SYMBOL	FURNISHINGS DESCRIPTION	DETAIL
(F-201)	POOL FENCE	7/L402
SYMBOL	PAVING & CURBS DESCRIPTION	DETAIL
(P-201)	POOL DECK	1/L402
(P-202)	ENHANCED CONCRETE - TYPE 1	2/L402
(P-203)	ENHANCED CONCRETE - TYPE 2	2/L402
SYMBOL	FURNISHINGS DESCRIPTION	DETAIL
(SF-201)	OUTDOOR KITCHEN	5/L402
(SF-202)	LOUNGE SEATING	3/L402
(SF-203)	CANTILEVERED BENCH	8/L402
(SF-204)	DINING TABLE AND CHAIRS	8/L402
(SF-205)	POOL LIFT	7/L402
(SF-206)	POOL WATER FEATURE	1/L402
(SF-207)	MONUMENTAL SEATING	5/L401
SYMBOL	WALLS & STAIRS DESCRIPTION	DETAIL
(W-201)	RAISED PLANTER WALL	4/L402
(W-202)	METAL EDGE PLANTER	4/L402

- NOTES:
- UTILITY INFORMATION SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL UTILITY INFORMATION AND ASSESSMENT.
 - ALL HATCHES ARE FOR GRAPHIC REPRESENTATION ONLY.
 - ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL AND SITE DESIGN.
 - MOVEABLE FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL SELECTION TO BE DONE BY TENANT.
 - DRAWINGS ARE NOT FOR CONSTRUCTION.



2 MATERIAL PLAN - ROOFTOP
L101 PLAN

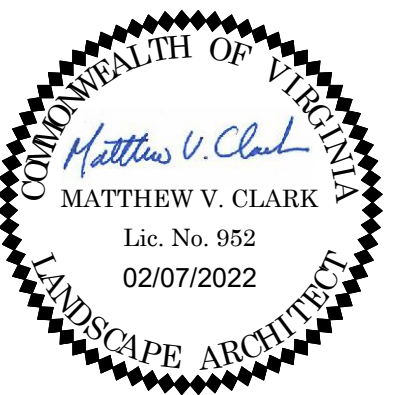
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3 MATERIAL PLAN - LEVEL 11
L101 PLAN

####

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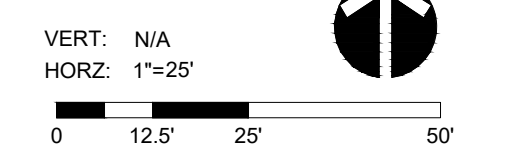
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DRAWN BY: JWV/LH
CHECKED BY: JVV

SCALE



SHEET TITLE

MATERIAL PLANS

SHEET NUMBER

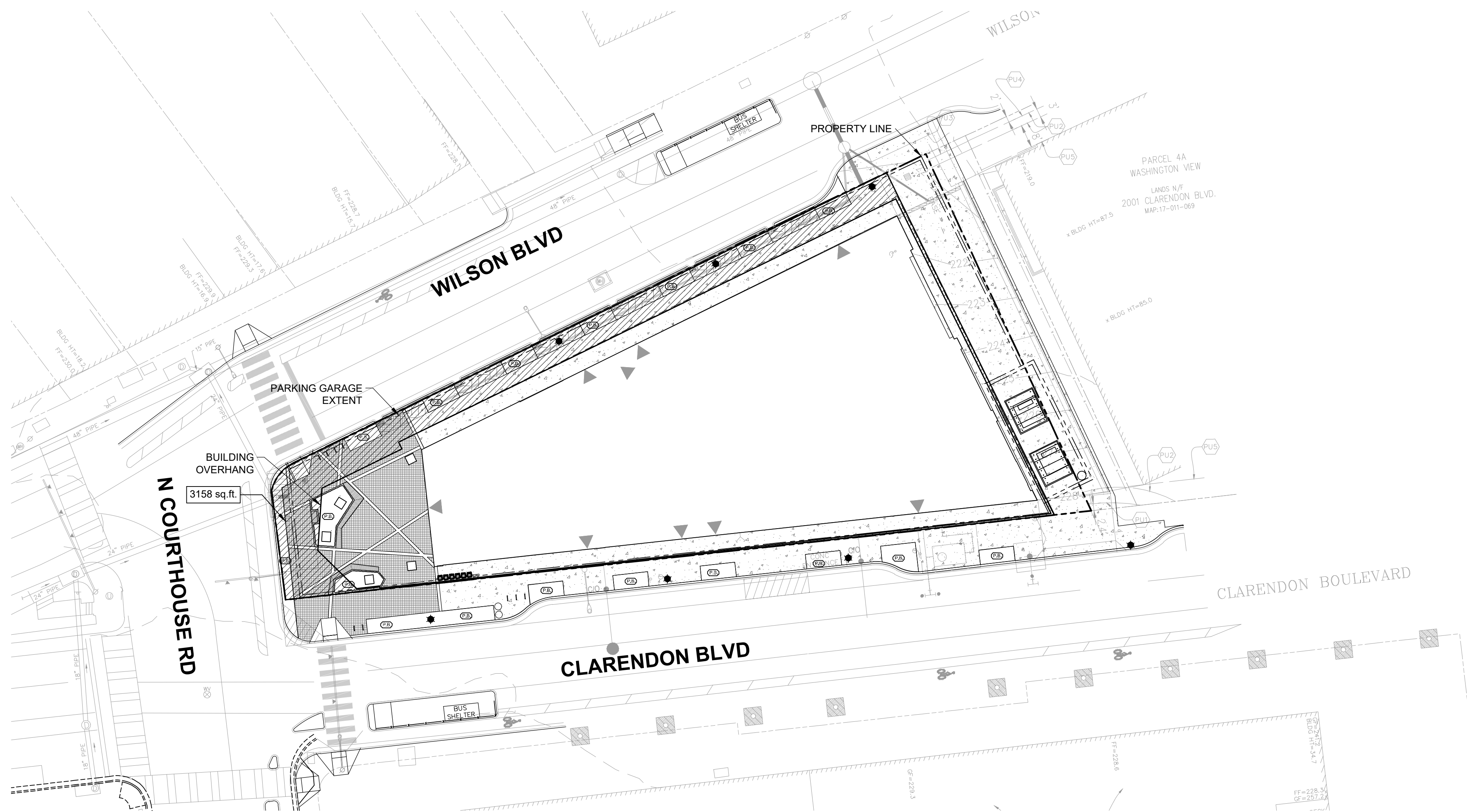
L101

GROUND LEVEL OPEN SPACE

OPEN SPACE
TAKEOFF: 3,158 SF

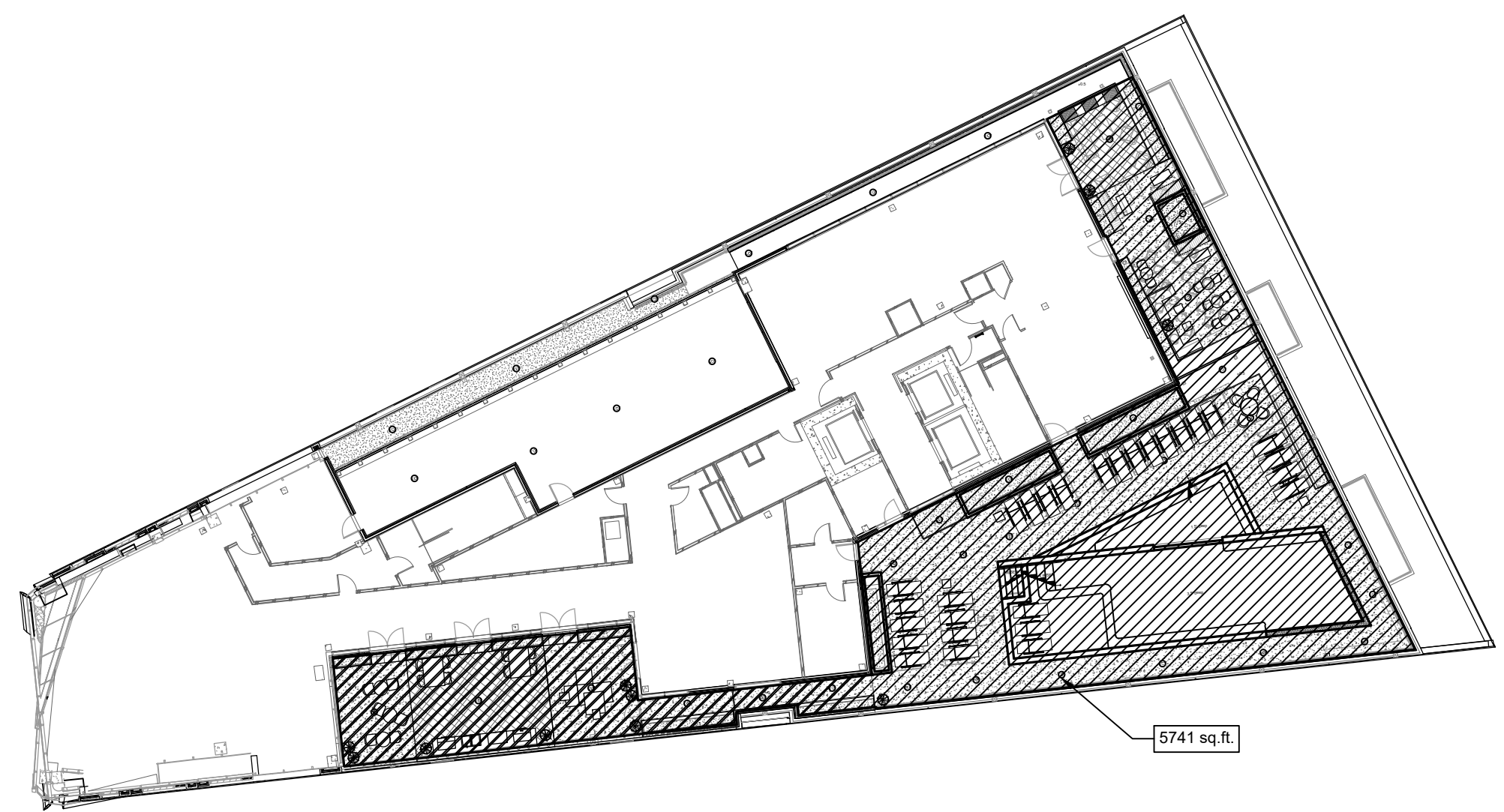
PENTHOUSE OPEN SPACE

OPEN SPACE
TAKEOFF: 5,741 SF



1 OPEN SPACE PLAN - STREETSCAPE
L201 PLAN

1:25



2 OPEN SPACE PLAN - ROOFTOP
L201 PLAN

1:25

OPEN SPACE CALCULATIONS

OPEN SPACE PROVIDED - ON SITE

STREET LEVEL	3,158 SF +/-
ROOFTOP	5,741 SF +/-
TOTAL OPEN SPACE	8,899 SF
TOTAL SITE AREA	23,071 SF
PERCENTAGE OF TOTAL OPEN SPACE	38.57%

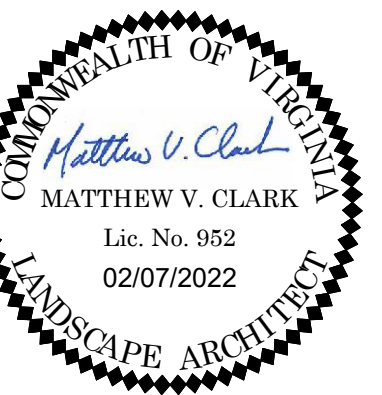
NOTE: ARLINGTON COUNTY, VA ZONING ORDINANCE PER CHAPTER 7.3.4 D - MINIMUM OF 10% OF THE TOTAL SITE AREA IS REQUIRED TO BE LANDSCAPED OPEN SPACE.

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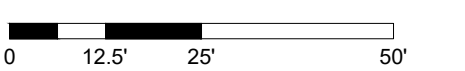
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DESIGNED BY: MCL/JWW
DRAWN BY: JW/LH
CHECKED BY: JWW

SCALE

VERT: N/A
HORZ: 1"=25'

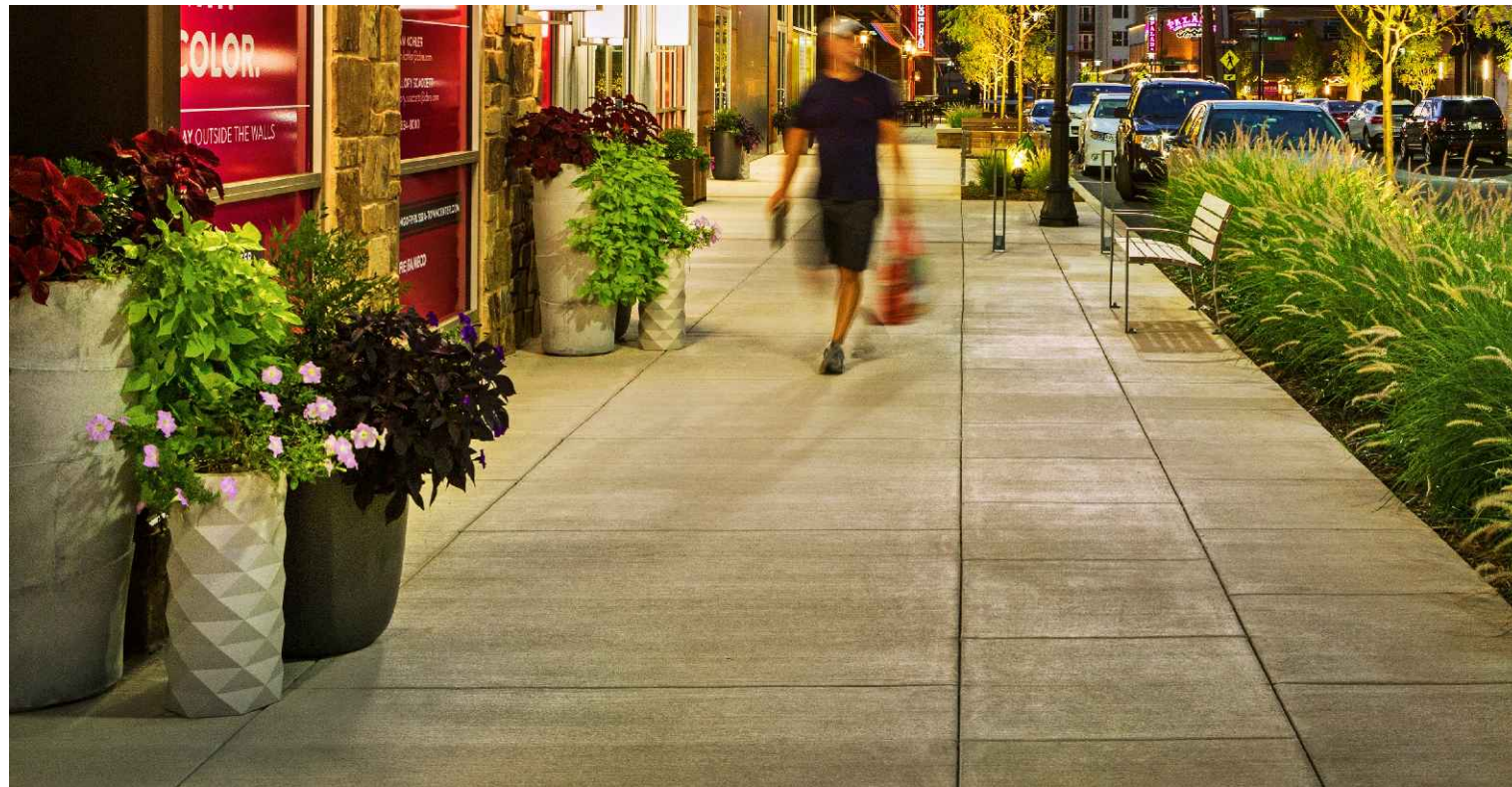


SHEET TITLE

OPEN SPACE PLANS

SHEET NUMBER

L201



1 PEDESTRIAN CONCRETE
L401 PICTORIAL



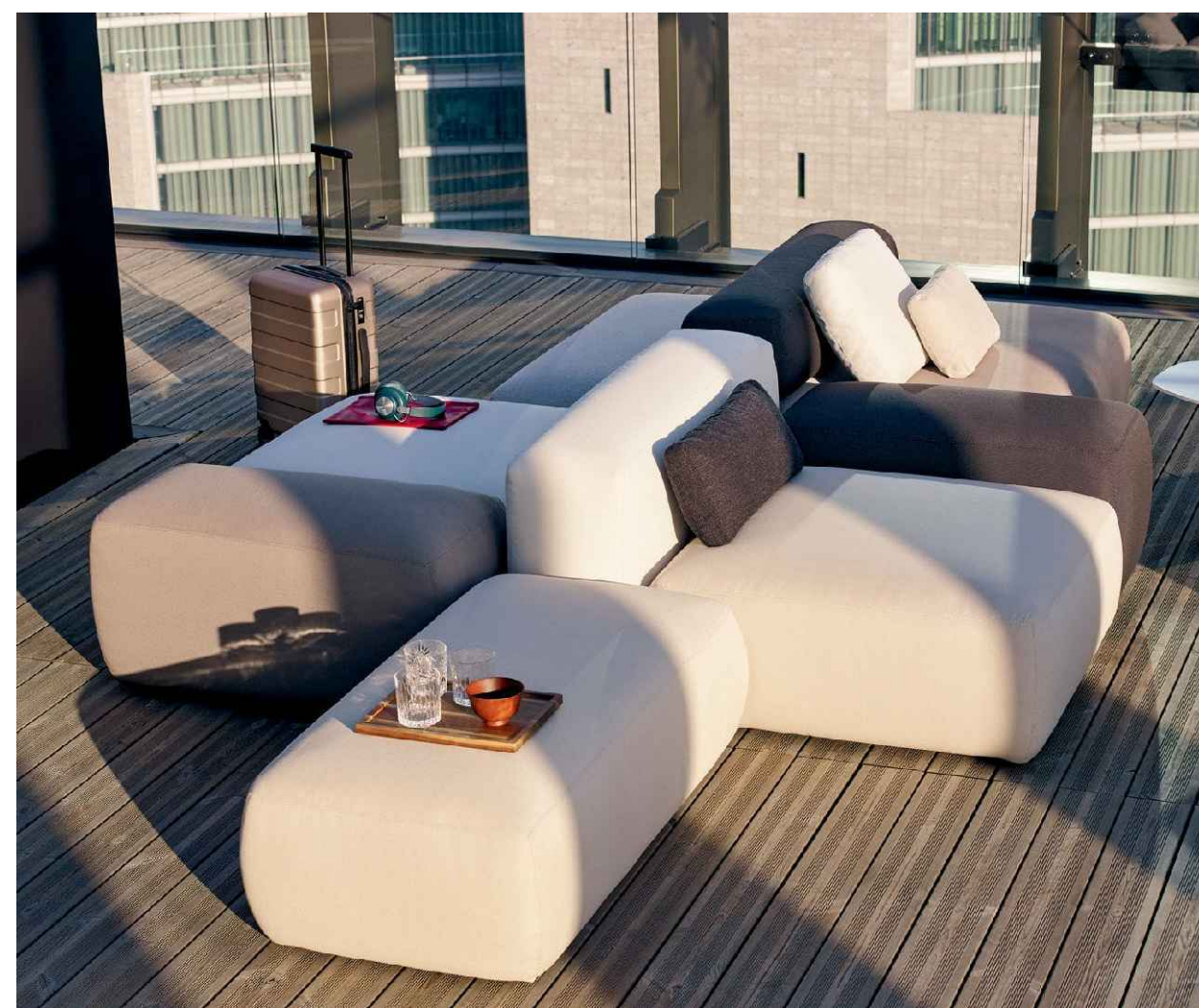
2 PEDESTRIAN CONCRETE
L401 PICTORIAL



3 TRASH AND RECYCLING BINS
L401 PICTORIAL



4 BENCH
L401 PICTORIAL



5 MONUMENTAL SEATING
L401 PICTORIAL



6 HIGH TOP RAIL
L401 PICTORIAL

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" MIN. (2.38" O.D.) SCH. 40 STEEL PIPE AS PER ASTM A513 OR 2" SQUARE SECTION 8 GAUGE 40 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 "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 (HOG) AS PER ASTM A252 AND A36; OR STAINLESS STEEL AS PER ASTM A304 AND A307. BICYCLE RACKS MAY BE POWDER COATED OVER HOG OR HOG OR COMPLETELY POWDER COATED.
 - BICYCLE RACKS SHALL BE ANCHORED PERMANENTLY AND INSTALLED VERTICAL, PLUMB IN TWO PLACES.
 - 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:

NOTES:

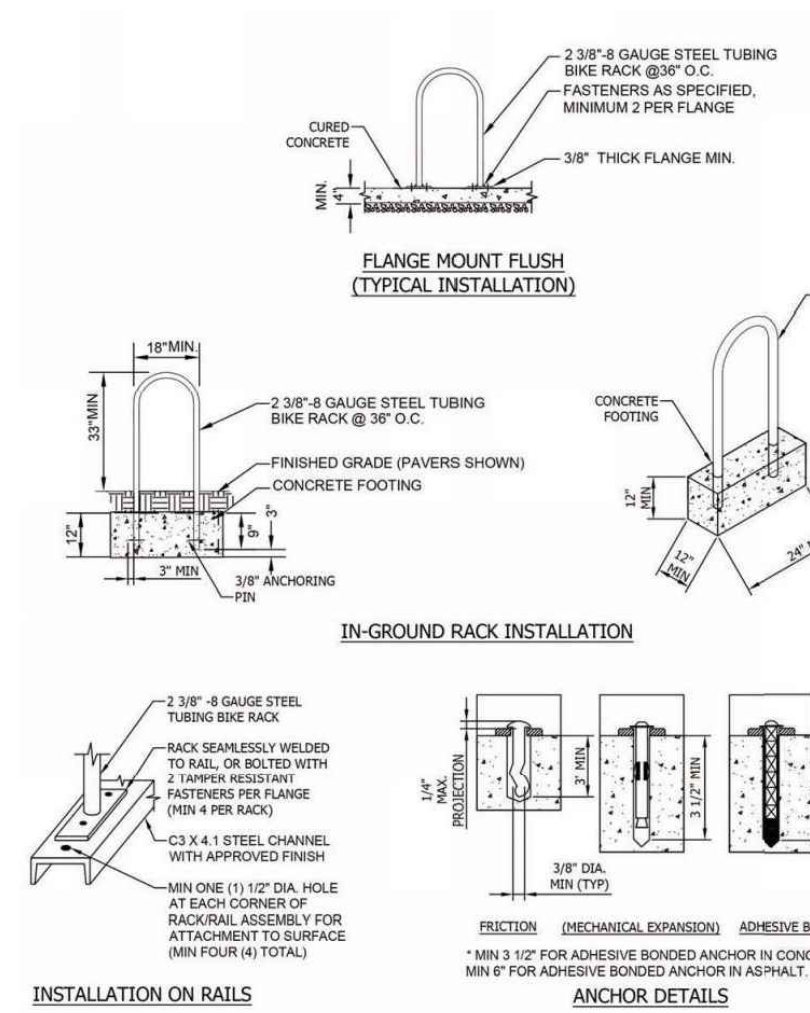
- FLANGE MOUNTED INSTALLATION:**
- FLANGE MOUNTED RACKS SHALL BE INSTALLED ON EXISTING CURED CONCRETE. USE FLANGE RACKS WITH FASTENERS AS SPECIFIED ABOVE. EXISTING CONCRETE SHALL CONFORM TO CONCRETE INTERNATIONAL AND ARLINGTON COUNTY CONSTRUCTION SPECIFICATION SECTION 02011 AND STD. DWG. R-2.0 (MIN. 4" THICKNESS).
 - RACK LEGS SHALL BE WELDED TO FLANGES WITH COMPLETE SEAMLESS CONTINUOUS FILLET WELDS CONFORMING TO ASTM A572, ASTM A513, AND AWS D1.1. SPOT, TACK, OR INTERMITTENT WELDING IS NOT ACCEPTABLE.
 - FLANGE SHALL BE MINIMUM 3/8" THICK, WITH MINIMUM TWO (2) 1/4" HOLES (TWO FASTENERS) PER FLANGE.
 - WHERE CONCRETE FLANGES CANNOT BE INSTALLED, USE 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 STRUCTURES)
 - UNIT PAVERS SHALL BE INSTALLED IN ACCORDANCE WITH ARLINGTON COUNTY CONSTRUCTION SPECIFICATION SECTION 02011.
 - UNIT PAVERS SHALL BE MINIMUM 1/4" AND 1/2" ABOVE 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 EMBEDMENT.
 - IN-GROUND RACKS SHALL BE INSTALLED AND FINELY ANCHORED IN NEW CONCRETE OF MINIMUM DIMENSIONS SHOWN. ANCHORING FOOTINGS OF RACK SHALL HAVE MIN. 3" CONCRETE EMBEDMENT ON ALL SIDES.
 - FOR RACKS INSTALLING ON SITES WITH CONCRETE PAVERS OR FRESH CLAY BRICK, INSTALL OVER CONNECTED SCL. (SCL BASE AND SCL) USING EPOXY AS PER ARLINGTON COUNTY STANDARDS SPECIFICATION SECTION 02011. SEE STANDARD DWG. R-1.1. RACKS SHALL BE INSTALLED IN CONCRETE FOOTING OF DIMENSIONS SHOWN.
 - WHERE IN-GROUND RACKS ARE INSTALLED IN BURNED SOIL, OR SOOBSOILATURE, 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 ANCHORS BELOW GRADE A MINIMUM OF 14" AND A MINIMUM HEIGHT OF 33" ABOVE FINISH GRADE.

NOTES:

- INSTALLATION ON RAILS:**
- BICYCLE RACKS MAY BE APPROVED BY "SHIMMED" APPROVALS IF FROM 1" TO 1" RACKS ON CONTINUOUS RAILS.
 - RACKS SHALL BE TYPE A36 C X 4.1 STEEL CHANNEL AS PER ASTM A36, HOG, OR POWDER COATED OVER HOG TO MATCH RAILS.
 - INDIVIDUAL RACKS CAN BE WELDED TO RAILS. WELDS SHALL BE COMPLETE SEAMLESS CONTINUOUS FILLET WELDS CONFORMING TO ASTM A572, ASTM A513, 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 ANCHORS WITH THREADS NUTS ON UNDERSIDE OF STEEL CHANNEL.
 - FITTED WITH TAMPER-RESISTANT THREADS 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 ANCHOR AS APPROVED BY THE COUNTY SHALL BE USED TO PROVIDE ATTACHMENT.

SITE APPLICATION NOTES FOR BICYCLE RACK INSTALLATION	
REVISION & DATE	REVISION & DATE

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



BICYCLE RACK LAYOUT	
REVISION & DATE	REVISION & DATE

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



BICYCLE RACK INSTALLATION	
REVISION & DATE	REVISION & DATE

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
DRAWING NO. R-8.3

- NOTES:
- SEE MATERIALS PLAN FOR LOCATION.
 - PICTORIAL PRESENTATION DOES NOT REFLECT FINAL PATTERN OR COLOR CHOICE.
 - OR APPROVED EQUAL.

7 BIKE RACK
L401 STANDARD DETAILS

NTS

KEY MAP

SEAL



NOT FOR CONSTRUCTION

PROJECT

2025 CLARENDON BOULEVARD

GREYSTAR
2025 CLARENDON BOULEVARD

LANDESIGN PROJ# 2020194

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SUBMISSION	04/16/2021
2	COUNTY MEETING	07/19/2021
3	4.1 SUBMISSION	02/07/2022

DESIGNED BY: MCL/JW
DRAWN BY: JW/LHW
CHECKED BY: JW

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE
HARDSCAPE DETAILS

SHEET NUMBER
L401



1 POOL DECK
L402 PICTORAL

NTS



2 ENHANCED CONCRETE - TYPE 1 & 2
L402 SECTION

NTS



3 LOUNGE SEATING
L402 SECTION

NTS



4 PLANTER WALLS
L402 PICTORAL



NTS



5 OUTDOOR KITCHEN
L402 SECTION

NTS



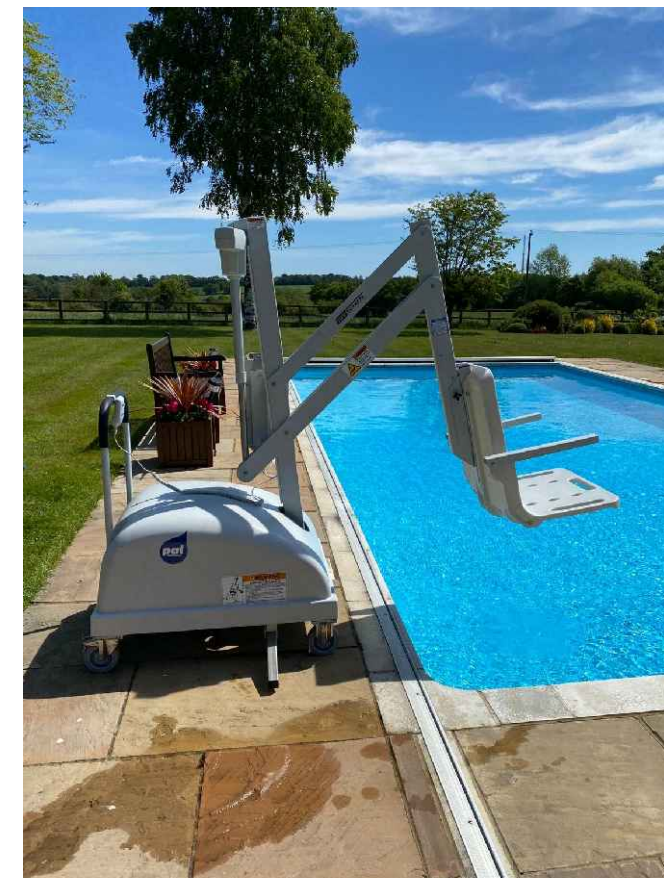
6 DINING TABLE AND CHAIRS
L402 PICTORAL

NTS



7 POOL FENCE & LIFT
L402 PICTORAL

NTS



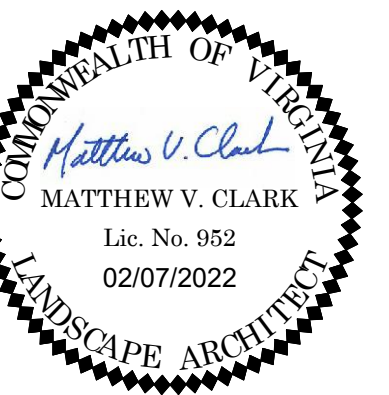
8 CANTILEVERED BENCH
L402 PICTORAL

NTS

NOTES:
1. SEE MATERIALS PLAN FOR LOCATION.
2. PICTORIAL PRESENTATION DOES NOT REFLECT FINAL PATTERN OR COLOR CHOICE.
3. OR APPROVED EQUAL.

KEY MAP

SEAL



NOT FOR CONSTRUCTION

PROJECT

2025 CLARENDON BOULEVARD

GREYSTAR

2025 CLARENDON BOULEVARD

LANDDESIGN PROJ.# 2020194

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DESIGNED BY: MCJ/VW
DRAWN BY: JW/LH
CHECKED BY: JVV

SCALE: NORTH

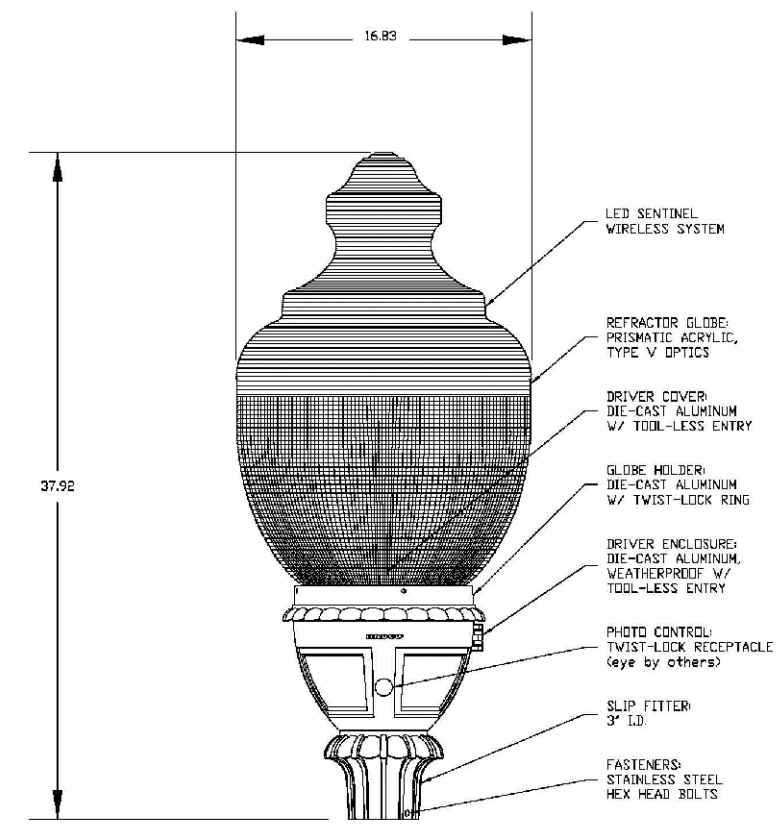
VERT: N/A
HORZ:

SHEET TITLE

HARDSCAPE DETAILS

SHEET NUMBER

L402



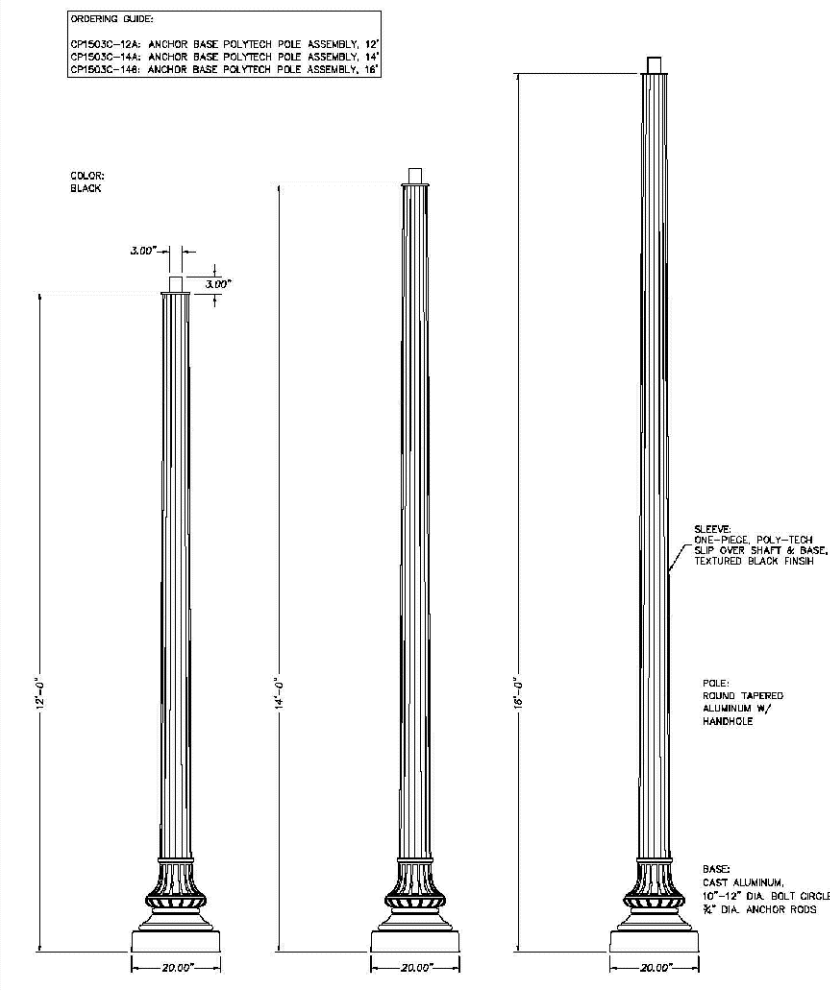
NOTE:
NOTED LESS
ELECTRICAL COMPONENTS

LUMINAIRE FIXTURE DETAIL

REVISION & DATE

DRAWING NO.
LT-5.1

NOTE:
1. SEE DETAIL 2/L403 FOR LIGHT POST DETAIL



CARLYLE POLE STANDARD
POLY-TEK POLE (ON FOUNDATION)

Rev. 1 05/2013

REVISION & DATE

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

DRAWING NO.
LT-14.2

1 SINGLE LIGHT FIXTURE

L403 PICTORAL

NTS

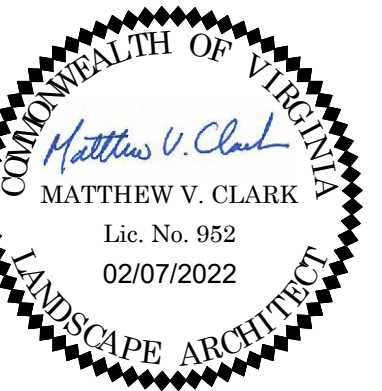
2 SINGLE LIGHT POST

L403 PICTORAL

NTS

KEY MAP

SEAL



**NOT FOR
CONSTRUCTION**

PROJECT

**2025 CLARENDON
BOULEVARD**

GREYSTAR
2025 CLARENDON BOULEVARD

LANDESIGN PROJ.# 2020194

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SUBMISSION	04/16/2021
2	COUNTY MEETING	07/19/2021
3	4.1 SUBMISSION	02/07/2022

DESIGNED BY: MCVJW
DRAWN BY: JW/LH
CHECKED BY: JW

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

HARDSCAPE DETAILS

SHEET NUMBER

L403

PLANT SCHEDULE SITE

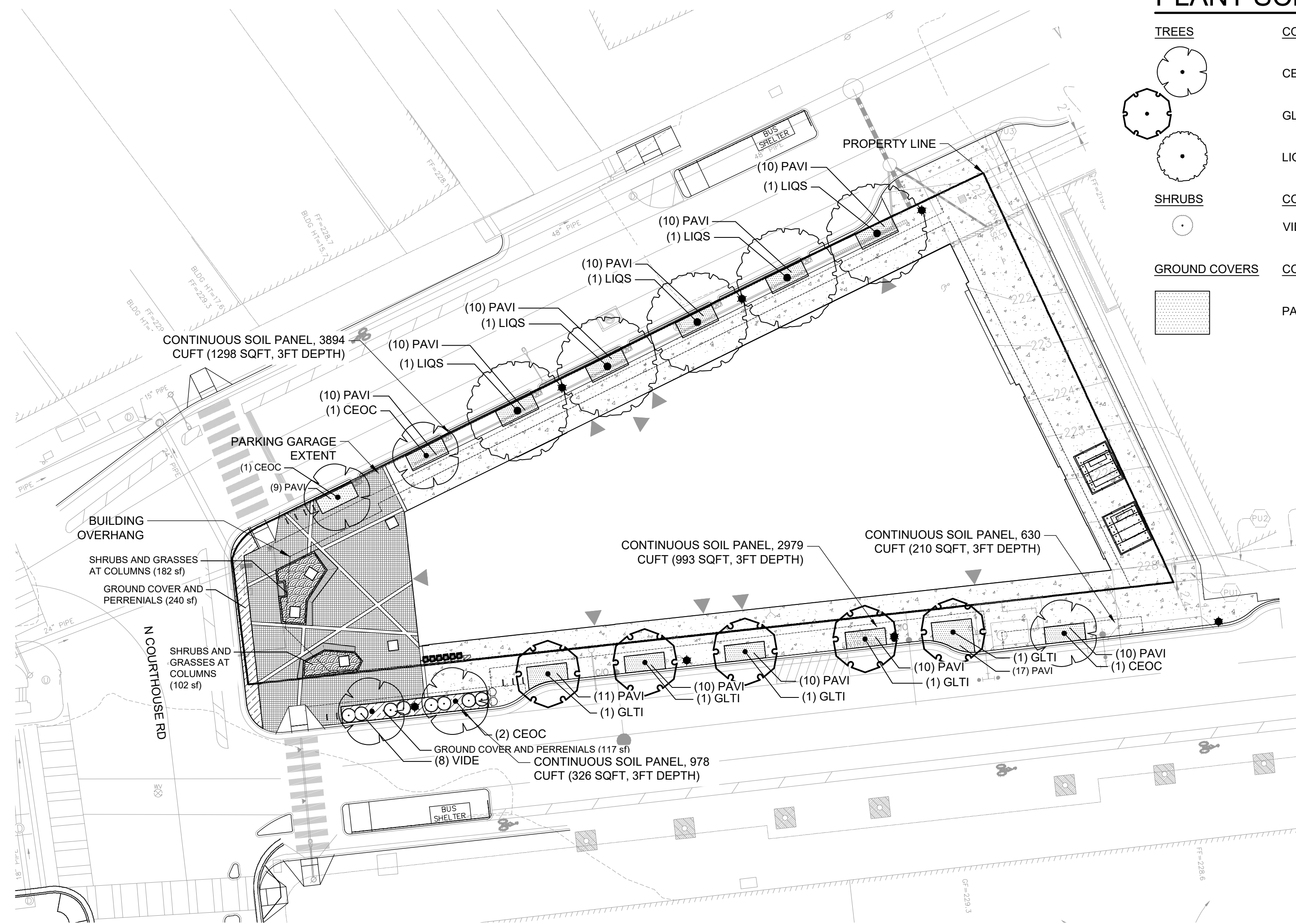
TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CEOC	5	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	GLTI	5	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST
	LIQS	5	LIQUIDAMBAR STYRACIFLUA / SWEET GUM
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	VIDE	8	VIBURNUM DENTATUM / VIBURNUM
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	PAVI	136	PANICUM VIRGATUM / SWITCH GRASS

PLANT SCHEDULE ROOF

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CAAC	29	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER" / FEATHER REED GRASS
	CLAL	8	CLETHRA ALNIFOLIA / SUMMERSWEET
	HOPL	5	HOSTA PLANTAGINEA / FRAGRANT HOSTA
	HYHA	2	HYDRANGEA ARBORESCENS 'HAYES STARBURST' / SMOOTH HYDRANGEA
	LERA	3	LEUCOTHOE RACEMOSA / DOG-HOBBLE
	MUCA	5	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
	OSCI	16	OSMUNDA CINNAMOMEA / CINNAMON FERN
	PACL	8	PANICUM VIRGATUM 'CLOUD NINE' / CLOUD NINE SWITCH GRASS
	RHAR	20	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
VINE	CODE	QTY	BOTANICAL / COMMON NAME
	PARQ	8	PARTHENOCISSUS QUINQUEFOLIA / VIRGINA CREEPER
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	CABL	9	CALAMAGROSTIS CANADENSIS / BLUEJOINT GRASS
	CAEB	275	CAREX EBURNEA / BRISTLELEAF SEDGE
	CAPE	324	CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE
	ELHY	13	ELYMUS HYSTRIX / BOTTLEBRUSH GRASS
	PAVI	13	PANICUM VIRGATUM / SWITCH GRASS
	POAC	32	POLYSTICHUM ACROSTICHOIDES / CHRISTMAS FERN
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	CAST	8	CAREX STRICTA / TUSsock SEDGE

CONCEPT PLANT SCHEDULE SITE

	GROUND COVER AND PERRENIALS	357 SF
	BELLIS PERENNIS	
	HEMEROCALLIS X 'STELLA DE ORO'	
	POLYSTICHUM ACROSTICHOIDES	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	
	CAREX PENNSYLVANICA	
	SHRUBS AND GRASSES AT COLUMNS	292 SF
	PENNISETUM OPECUROIDES	
	'HAMELN'	
	PIERIS FLORIBUNDA	



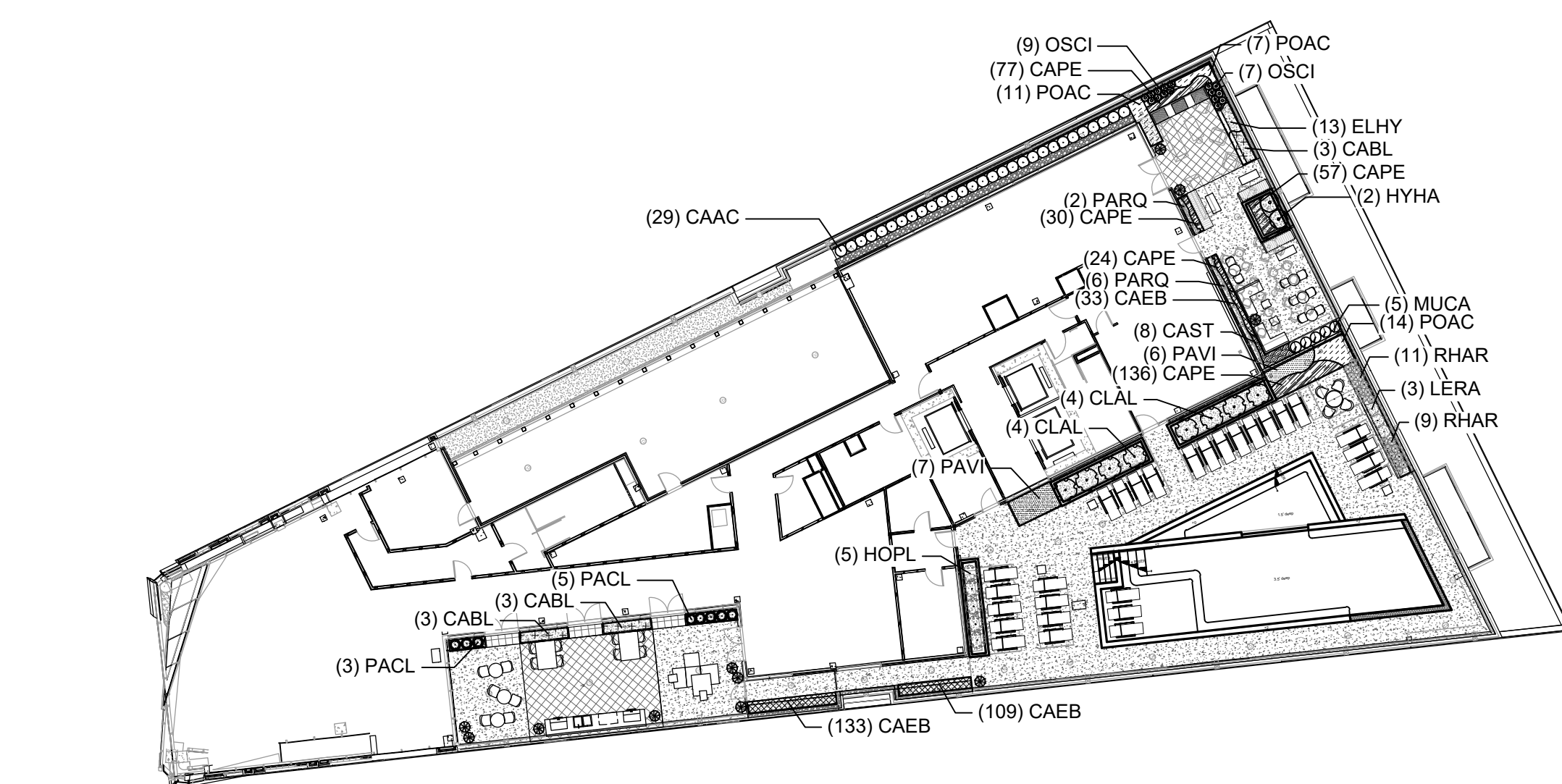
1 PLANTING PLAN - STREETSCAPE
L501 PLAN

1:25

PLANT SCHEDULE LEVEL 11

VINE	CODE	QTY	BOTANICAL / COMMON NAME
	PARQ	12	PARTHENOCISSUS QUINQUEFOLIA / VIRGINA CREEPER
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	CAPE	302	CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE

- NOTES:
- IF STREET TREES DO NOT MEET MINIMUM SOIL REQUIREMENTS, SOIL EXPANSION TECHNOLOGIES WILL BE EXPLORED.
 - UTILITY INFORMATION SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL UTILITY INFORMATION AND ASSESSMENT.
 - ALL HATCHES ARE FOR GRAPHIC REPRESENTATION ONLY.
 - ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL AND SITE DESIGN.
 - DRAWINGS ARE NOT FOR CONSTRUCTION.
 - ARLINGTON COUNTY GUIDELINES STATES THAT STREET TREES ALONG WILSON BLVD AND CLARENDON BLVD ARE TO BE QUERCUS PHELLOS (WILLOW OAK). PER CONVERSATION WITH COUNTY STAFF, THESE TREES ARE BEING SUBSTITUTED WITH LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM) DUE TO THEIR MORE COLUMNAR FORM THAT WILL BETTER FIT WITHIN THE CONSTRAINTS OF THE SITE.



2 PLANTING PLAN - ROOFTOP
L501 PLAN

1:25

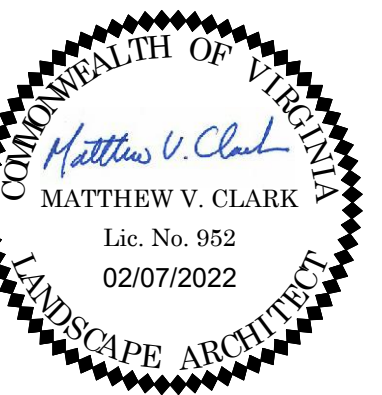


3 PLANTING PLAN - LEVEL 11
L501 PLAN

1:25

KEY MAP

SEAL



NOT FOR CONSTRUCTION

PROJECT

2025 CLARENDON BOULEVARD

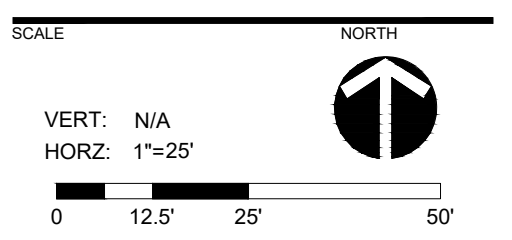
GREYSTAR
2025 CLARENDON BOULEVARD
ARLINGTON, VA

LANDDESIGN PROJ# 2020194

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SUBMISSION	04/16/2021
2	COUNTY MEETING	07/19/2021
3	4.1 SUBMISSION	02/07/2022

DESIGNED BY: MCVJW
DRAWN BY: JWVHL
CHECKED BY: JWV



SHEET TITLE

PLANTING PLANS

SHEET NUMBER

L501

TREE INVENTORY

2025 Clarendon Blvd, Arlington, VA
Date of site visit: March 3, 2021
Certified Arborist: Benjamin Hartmann MA-6213A

Tree #	Botanic Name	Common Name	Caliper (DBH) (inches)	Species Rating (0-100%)	Condition Rating (0-100%)	Total Rating	CRZ % Impact	Replacements Required	Preserve/Remove
864	Cercis canadensis	Eastern Redbud	5.6	0.70	0.70	2.74	-	1	REMOVE
865	Cercis canadensis	Eastern Redbud	3.2	0.70	0.65	1.46	-	1	REMOVE
866	Cercis canadensis	Eastern Redbud	3.3	0.70	0.65	1.50	-	1	REMOVE
867	Liquidambar styraciflua	Sweetgum	1.2	0.70	0.70	5.88	0%	0	Preserve
868	Liquidambar styraciflua	Sweetgum	1.4	0.70	0.70	6.86	0%	0	Preserve
869	Quercus palustris	Pin Oak	16.6	0.70	0.30	3.49	-	1	REMOVE
870	Quercus phellos	Willow Oak	12.8	0.70	0.50	4.48	-	1	REMOVE
871	Quercus phellos	Willow Oak	15.4	0.70	0.60	6.47	-	2	REMOVE
872	Quercus phellos	Willow Oak	6.8	0.70	0.60	2.86	-	1	REMOVE
873	Quercus phellos	Willow Oak	9.6	0.70	0.50	3.36	-	1	REMOVE
874	Quercus phellos	Willow Oak	20.5	0.70	0.65	9.33	0%	0	Preserve
875	Quercus phellos	Willow Oak	17.6	0.70	0.60	7.39	0%	0	Preserve
878	Quercus phellos	Willow Oak	10.2	0.70	0.75	5.36	0%	0	Preserve
879	Quercus phellos	Willow Oak	5	0.70	0.75	2.63	0%	0	Preserve
880	Quercus phellos	Willow Oak	8	0.70	0.75	4.20	0%	0	Preserve
881	Quercus phellos	Willow Oak	11.7	0.70	0.75	6.14	0%	0	Preserve
882	Quercus phellos	Willow Oak	12.5	0.70	0.75	6.56	0%	0	Preserve
883	Quercus phellos	Willow Oak	12.4	0.70	0.75	6.51	0%	0	Preserve
884	Quercus phellos	Willow Oak	9	0.70	0.70	4.41	0%	0	Preserve
885	Quercus phellos	Willow Oak	9.7	0.70	0.75	5.09	0%	0	Preserve
886	Quercus phellos	Willow Oak	15.2	0.70	0.65	6.92	0%	0	Preserve
887	Quercus phellos	Willow Oak	13	0.70	0.75	6.83	0%	0	Preserve
888	Quercus phellos	Willow Oak	5	0.70	0.80	2.80	0%	0	Preserve
889	Quercus phellos	Willow Oak	13.2	0.70	0.75	6.93	0%	0	Preserve
890	Quercus phellos	Willow Oak	6.4	0.70	0.75	3.36	0%	0	Preserve
892	Quercus phellos	Willow Oak	3	0.70	0.75	1.58	0%	0	Preserve

TOTAL REPLACEMENTS 9

Notes:

- All trees of 10" caliper or less shall be replaced at a minimum of a one-for-one basis.
- Condition Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
Condition Rating: .81-1.00 Excellent, .61-.80 Good, .41-.60 Fair, .21-.40 Poor, .06-.20 Very Poor
- Species Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
- Neither the Project Arborist nor Bowman Consulting condone the implementing of any suggested preservation or removal techniques without the agreement/permission of the adjacent property owner.
- All trees indicated are to be cleared from the site due to construction impacts.
- All trees with a minimum 3" D.B.H. were inventoried and rated.
- Any replacement trees that cannot be accommodated on site will be provided in a monetary amount: for every tree that cannot be planted on site, a contribution to the County's Tree Canopy Fund of at least \$2,400 per tree will be provided to the Tree Canopy Fund coordinated with Arlington County's Department of Parks, Recreation and Cultural Resources.

NOTE: TREE INVENTORY AND TREE CONDITION ANALYSIS PERFORMED BY BENJAMIN HARTMANN, ISA CERTIFIED ARBORIST MA-6213A ON 03/03/2021 AS SHOWN ON TREE PRESERVATION PLAN SHEET C13.0 BY BOWMAN ENGINEERING. SEE SHEET C13.0 FOR MORE INFORMATION.

9 TOTAL TREES PROVIDED TO MEET REPLACEMENTS

20-YEAR TREE CANOPY COVERAGE WORKSHEET PER CHESAPEAKE BAY PRESERVATION ORDINANCE

QUANTITY	KEY	TREE SPECIES	COMMON NAME	PLANTING SIZE HEIGHT (ft.)	CALIPER SIZE AT PLANTING (in.)	SPREAD AT PLANTING (ft.)	CANOPY SIZE	20 YEAR COVERAGE (sq. ft.)	SUBTOTAL COVERAGE (sq. ft.)
5	LIQS	LIQUIDAMBER STYRACIFLUA	SWEETGUM		3 1/2	5-7	MEDIUM	312.50	1,562.50
2	CEOC	CELTIS OCCIDENTALIS	COMMON HACKBERRY		3 1/2	5-7	LARGE	393.75	787.50
0	BENI	BETULA NIGRA	RIVER BIRCH		3 1/2	5-7	MEDIUM	218.75	0.00
TOTAL TREE CANOPY COVERAGE PROVIDED									2,350.00
MINIMUM TREE CANOPY COVERAGE REQUIRED (SEE NOTE 1)									2,307
TOTAL SITE AREA									23,071
PERCENT OF TREE CANOPY COVERAGE PROVIDED									10.2%
PERCENTAGE TREE CANOPY COVERAGE REQUIRED (SEE NOTE 1)									10%

NOTES:

- ARLINGTON COUNTY CODE PER CHAPTER 61 CHESAPEAKE BAY PRESERVATION ORDINANCE MINIMUM TREE CANOPY REQUIREMENTS 61-10.C.1.a.: MINIMUM LOT COVERAGE OF TREE CANOPY IS TEN PERCENT (10%).

KEY MAP

SEAL



NOT FOR CONSTRUCTION

PROJECT

2025 CLARENDON BOULEVARD

GREYSTAR
2025 CLARENDON BOULEVARD
ARLINGTON, VA

LANDDESIGN PROJ# 2020194

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3	4.1 SUBMISSION	02/07/2022

DESIGNED BY: MCLJW
DRAWN BY: JWVLH
CHECKED BY: JWV

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

PLANTING NOTES

SHEET NUMBER

L502

NOTES

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

ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

TRIANGULAR SPACING PLAN & CHART
NOT TO SCALE

PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER S.F.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

EDGE OF BED OR PLANTER

1/2 PLANT SPACING "D"

SEE PLANTING PLAN & SCHEDULE

PLACE TOP 1/8 OF ROOT BALL ABOVE FINISHED GRADE (TYP.)

3" SHREDDED HARDWOOD MULCH OVER ENTIRE PLANTING BED

BACKFILL SOIL MIXTURE

LOOSEN THE ROOT BALL OF ANY ROOT BOUND PLANTS (TYP.)

UNDISTURBED SUBGRADE OR COMPACTED BACKFILL SOIL MIXTURE

THIS DETAIL SUPERSEDES ALL OTHER GROUND COVER PLANTING DETAILS IN ARLINGTON COUNTY.

GROUND COVERS & PERENNIAL PLANTING
NOT TO SCALE

ELEVATION 529300.10 (2019)

ARLINGTON COUNTY DPR

1 **GROUND COVER AND PERENNIAL PLANTING**
L504 SECTION NTS

KEY MAP

SEAL



NOT FOR CONSTRUCTION

PROJECT

2025 CLARENDON BOULEVARD

GREYSTAR
2025 CLARENDON BOULEVARD
ARLINGTON, VA

LANDESIGN PROJ.# 2020194

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	4.1 SUBMISSION	04/16/2021
2	COUNTY MEETING	07/19/2021
3	4.1 SUBMISSION	02/07/2022

DESIGNED BY: MCVJW
DRAWN BY: JWVLH
CHECKED BY: JVV

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

L504