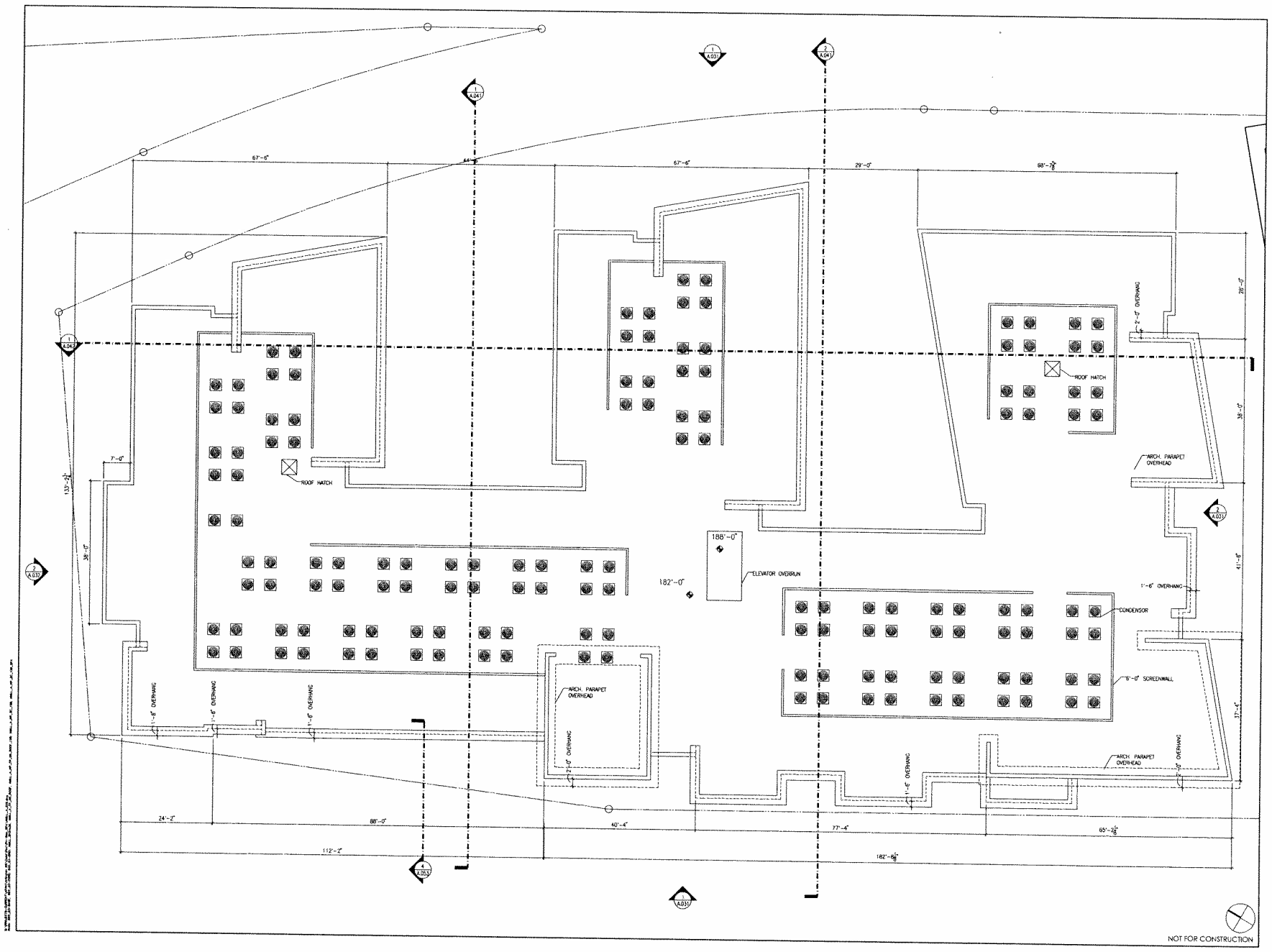

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SITE PLAN AMENDEMENT

ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING

KEY PLAN

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
10/27/2012	USE PERMIT AMENDMENT #1
11/15/2010	PROGRESS ISSUE
12/03/2010	USE PERMIT AMENDMENT #2
01/10/2011	REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

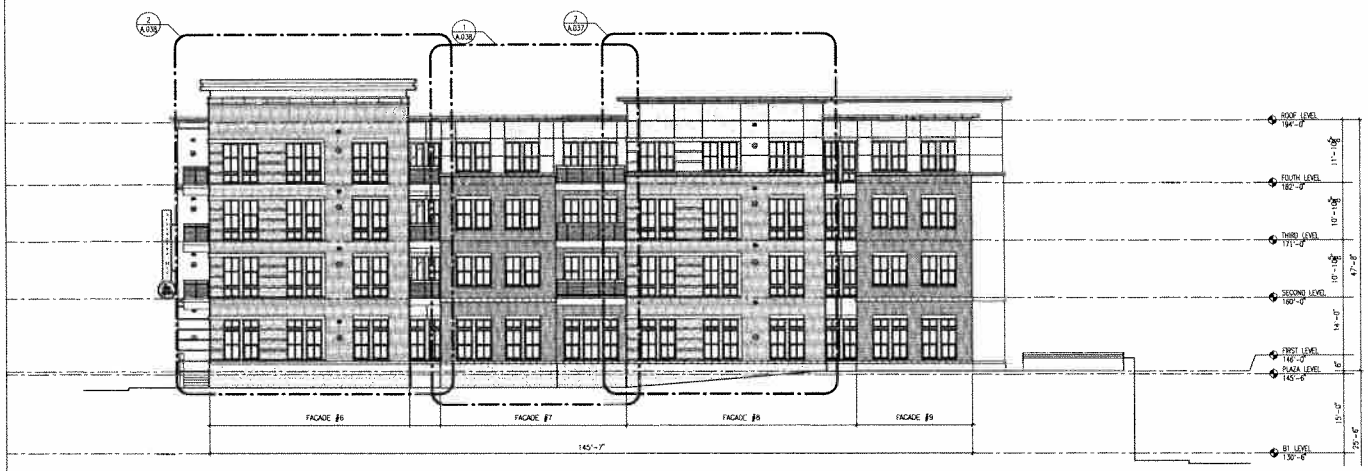
DATE 12.03.2010

SCALE 3/32" = 1'-0"

DRAWING TITLE ROOF PLAN

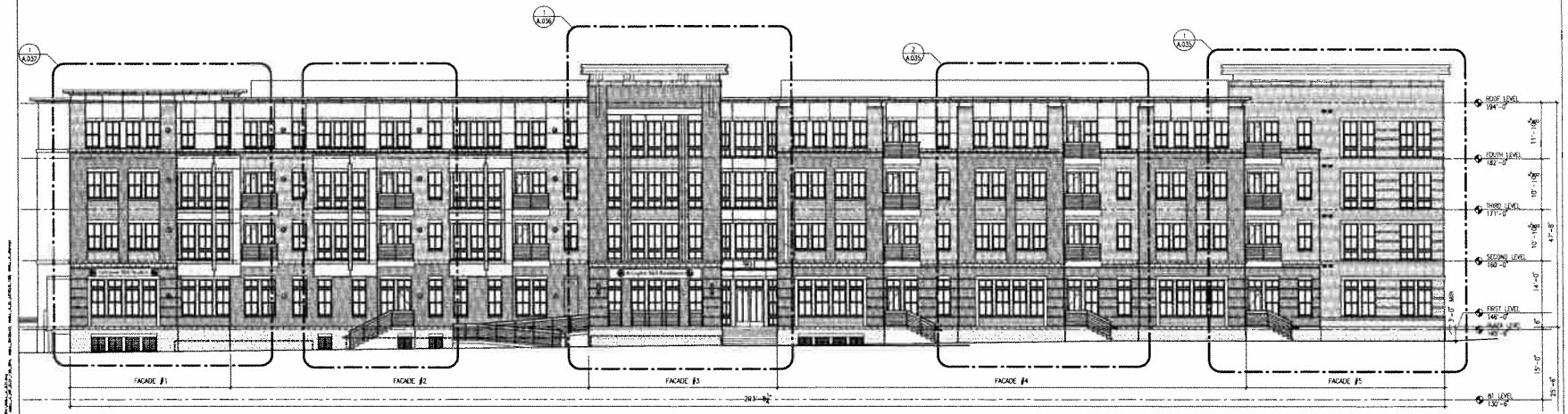
DRAWING NUMBER A.025

AMLL_A_025.dwg, January 31, 2011, 3:10 pm



2 A.031 BUILDING ELEVATION - DINWIDDIE CONNECTOR
SCALE: 3/32" = 1'-0"

PERCENTAGE OF GLAZING		
FLOOR	% REQ	% ACTUAL
LEVEL 1	30-70%	47.10%
LEVEL 2	30-70%	47.10%
LEVEL 3	30-70%	47.10%
LEVEL 4	30-70%	47.10%



1 A.031 BUILDING ELEVATION - S. DINWIDDIE ST
SCALE: 3/32" = 1'-0"

PERCENTAGE OF GLAZING		
FLOOR	% REQ	% ACTUAL
LEVEL 1	[illegible]-70%	40.60%
LEVEL 2	[illegible]-70%	40.60%
LEVEL 3	[illegible]	40.60%
LEVEL 4	[illegible]	40.60%

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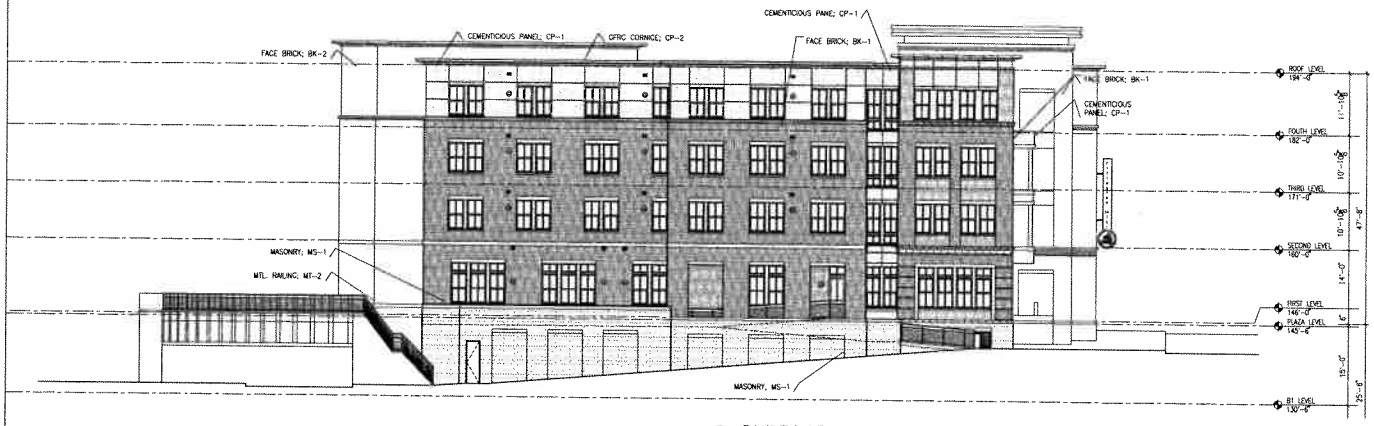
KEY PLAN

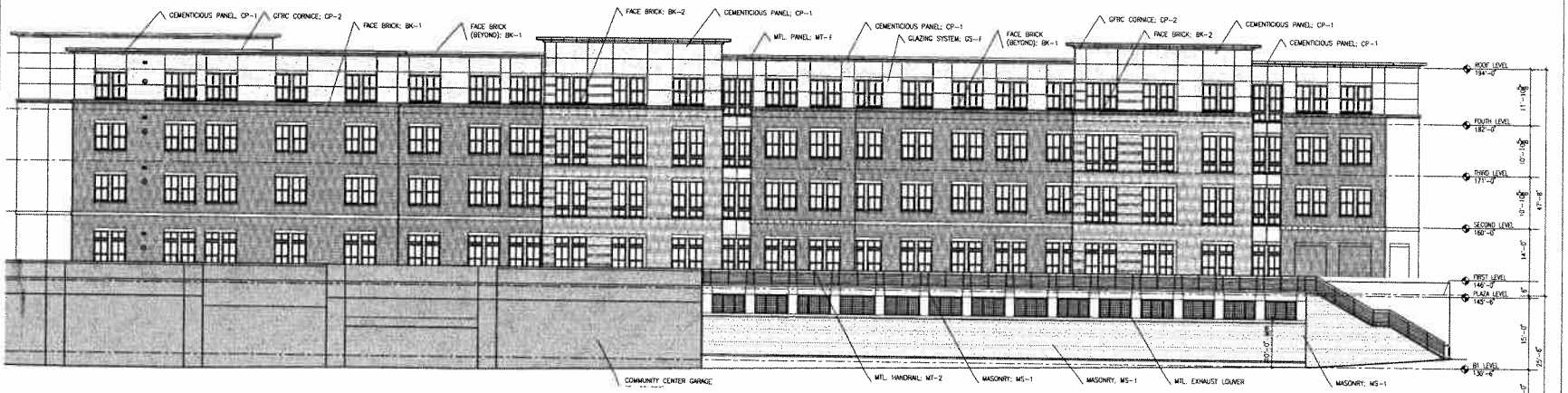
REVISIONS
NO DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
10/29/2010 USE PERMIT AMENDMENT #2
11/15/2010 PROGRESS ISSUE
12/03/2010 USE PERMIT AMENDMENT #2
01/10/2011 REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00
DATE 12.03.2010
SCALE 3/32" = 1'-0"
DRAWING TITLE BUILDING ELEVATIONS
DRAWING NUMBER A.031



2 A.032 BUILDING ELEVATION - 9TH STREET
SCALE: 3/32" = 1'-0"



1 A.032 BUILDING ELEVATION - S. ARLINGTON MILL DR.
SCALE: 3/32" = 1'-0"

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KEY PLAN

REVISIONS
NO. DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
10/07/2010 USE PERMIT AMENDMENT #1
11/15/2010 PROCESS ISSUE
12/03/2010 USE PERMIT AMENDMENT #2
2/14/2011 REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

DATE 12.03.2010

SCALE 3/32" = 1'-0"

DRAWING TITLE BUILDING ELEVATIONS

DRAWING NUMBER A.032

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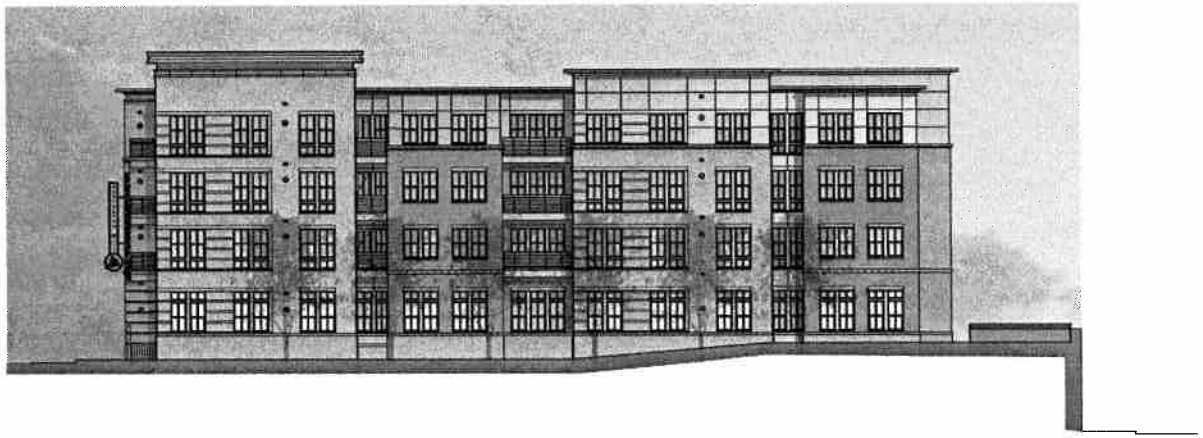

2 A.033 RENDERED ELEVATION - DINWIDDIE CONNECTOR
SCALE: 3/32" = 1'-0"

1 A.033 RENDERED ELEVATION - DINWIDDIE STREET
SCALE: 3/32" = 1'-0"

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KEY PLAN

REVISIONS

NO	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
10/27/2010	USE PERMIT AMENDMENT #1
11/15/2010	PROGRESS ISSUE
12/01/2010	USE PERMIT AMENDMENT #2
01/10/2011	REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

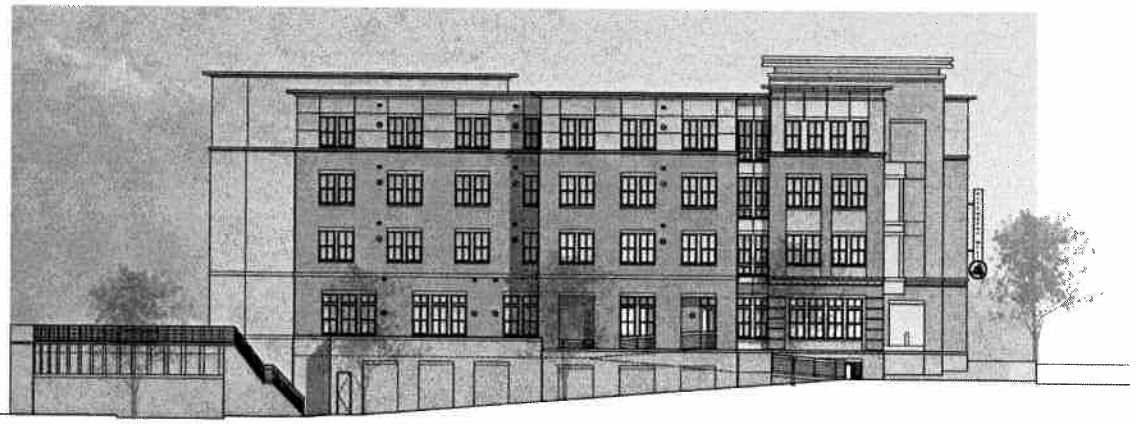
DATE 12.03.2010

SCALE 3/32" = 1'-0"

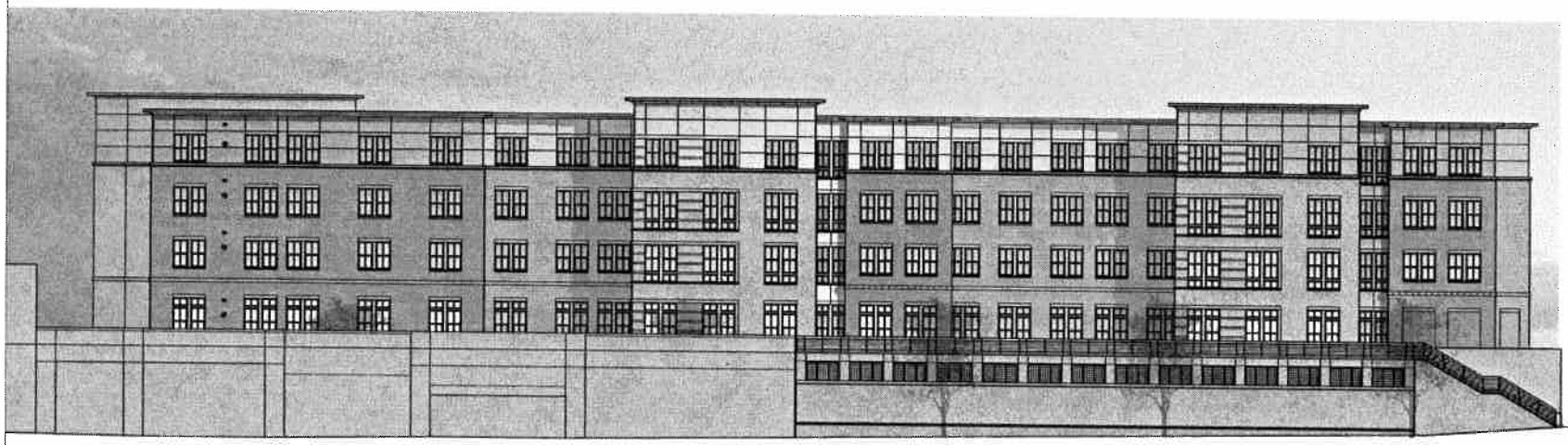
DRAWING TITLE RENDERED ELEVATIONS

DRAWING NUMBER A.033

MILL_A_033.dwg January 21, 2011, 4:15 pm



2 A.034 RENDERED ELEVATION - 9TH STREET
SCALE: 3/32" = 1'-0"



1 A.034 RENDERED ELEVATION - S. ARLINGTON MILL DRIVE
SCALE: 3/32" = 1'-0"

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REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
10/27/2010	USE PERMIT AMENDMENT #1
11/15/2010	PROCESS ISSUE
12/03/2010	USE PERMIT AMENDMENT #2
01/10/2011	REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

DATE 12.03.2010

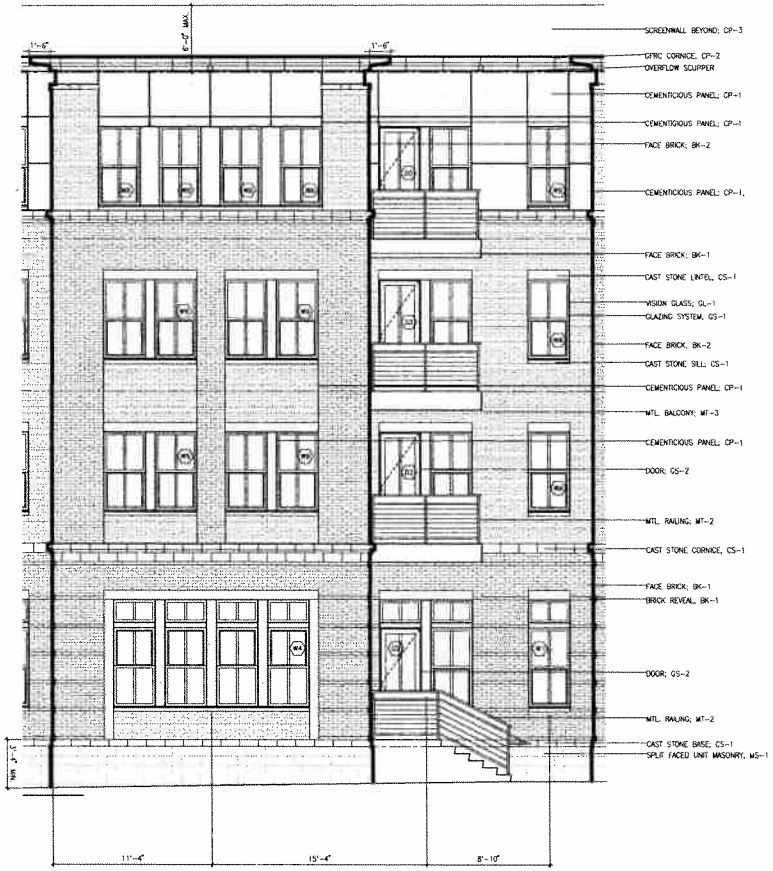
SCALE 3/32" = 1'-0"

DRAWING TITLE RENDERED ELEVATIONS

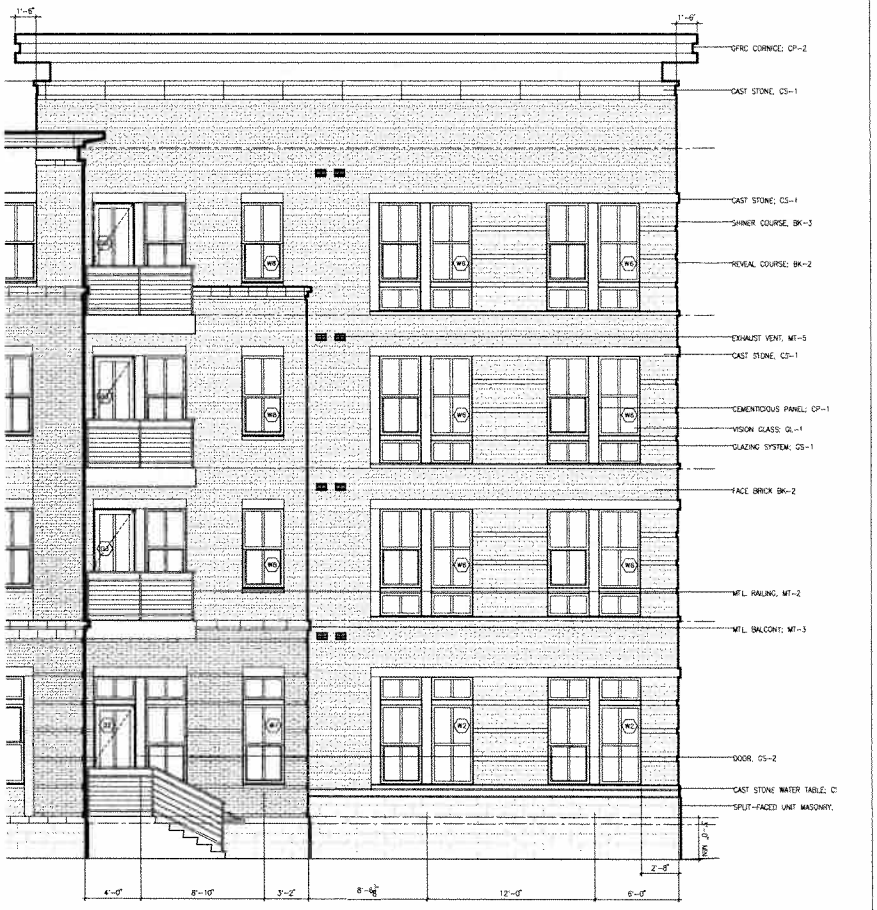
DRAWING NUMBER A.034

AMLL_A_034.dwg January 03, 2011, 10:01 am

FINISH SCHEDULE	
BK-1	BRICK VENEER; RED
BK-2	BRICK VENEER; TAN
MS-1	SPLIT-FACED UNIT MASONRY; TAN
CS-1	CAST STONE; TAN
CP-1	CEMENTICIOUS HARDIE PANEL, CONCEALED BATTENS, OFF WHITE
CP-2	PREFORMED GFRC CORNICE, OFF WHITE
CP-3	CEMENTICIOUS HARDIE SIDING, LAP; OFF WHITE
MT-1	COMPOSITE MTL. PANEL, OFF WHITE
MT-2	PAINTED MTL. RAILING, HORIZONTAL PICKETS, GRAY
MT-3	PREFABRICATED MTL. BALCONY, NO EXPOSED BRACKETS, GRAY
MT-4	ARCH. METAL LOUVER, SQUARE PUNCHED PATTERN; GRAY; REFER TO A.052 FOR DETAILS
MT-5	MTL. VENT; PTD. TO MATCH SURROUNDING MATERIAL.
GS-1	VINYL WINDOW SYSTEM; SINGLE HUNG OPERABLE PANELS; OFF WHITE FRAME, BLACK SCREEN
GS-2	STL. OR CLAD WOOD DOOR WITH VISION PANEL; OFF WHITE
GL-1	VISION GLASS
LT-1	EXTERIOR WALL SCONCE



2 A.035 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



1 A.035 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"

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NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
10/27/2010	LSE PERMIT AMENDMENT #1
11/15/2010	PROGRESS ISSUE
12/03/2010	LSE PERMIT AMENDMENT #2
01/16/2011	REVISED LSE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

DATE 12.03.2010

SCALE 1/4" = 1'-0"

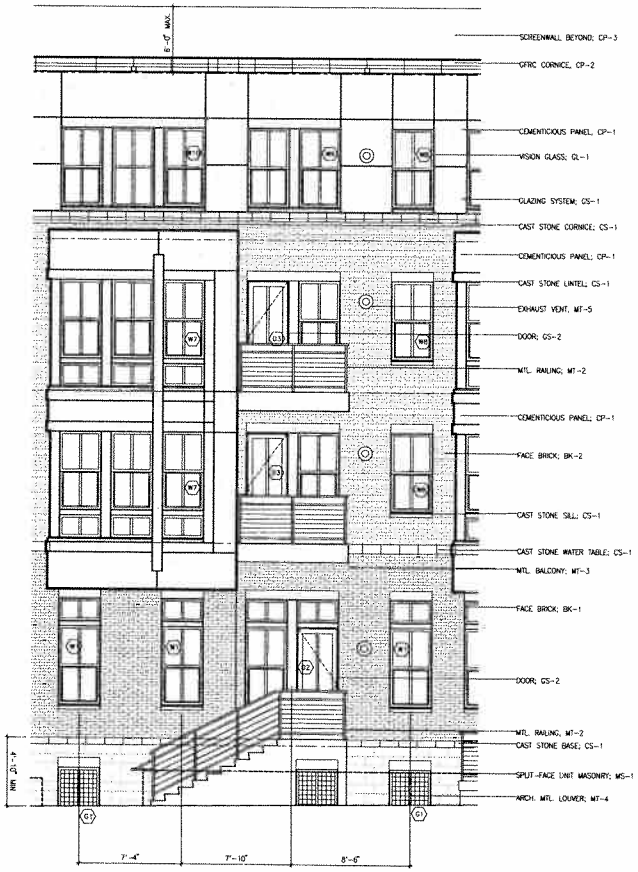
DRAWING TITLE ENLARGED BUILDING ELEVATIONS

DRAWING NUMBER A.035

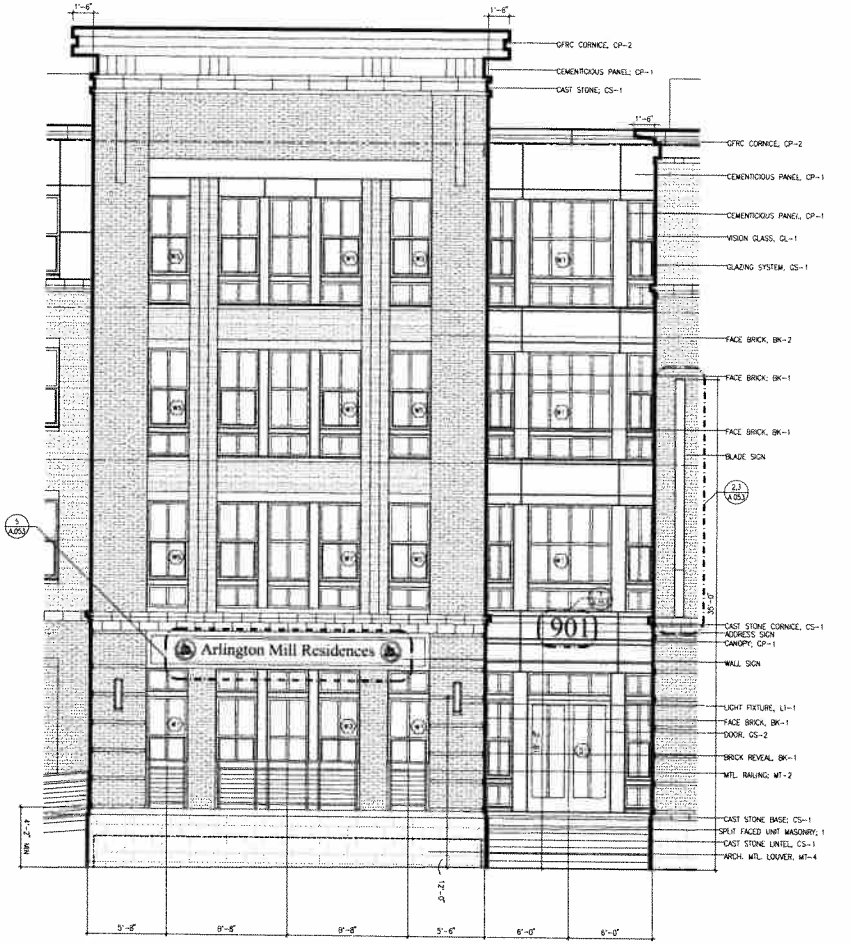
AMLL_A_035.dwg January 21, 2011, 3:17 pm

NATURAL GAS EXHAUST VENT; PTD. TO MATCH SURROUNDING MATERIAL

FINISH SCHEDULE	
BK-1	BRICK VENEER, RED
BK-2	BRICK VENEER; TAN
MS-1	SPLIT-FACED UNIT MASONRY; TAN
CS-1	CAST STONE; TAN
CP-1	CEMENTICIOUS HARDIE PANEL, CONCEALED BATTENS, OFF WHITE
CP-2	PREFORMED GFRC CORNICE; OFF WHITE
CP-3	CEMENTICIOUS HARDIE SIDING, LAP; OFF WHITE
MT-1	COMPOSITE MTL. PANEL; OFF WHITE
MT-2	PAINTED MTL. RAILING, HORIZONTAL PICKETS, GRAY
MT-3	PREFABRICATED MTL. BALCONY, NO EXPOSED BRACKETS, GRAY
MT-4	ARCH. METAL LOUVER, SQUARE PUNCHED PATTERN, GRAY, REFER TO A.052 FOR DETAILS
MT-5	MTL. VENT; PTD. TO MATCH SURROUNDING MATERIAL
GS-1	VINYL WINDOW SYSTEM; SINGLE HUNG OPERABLE PANELS; OFF WHITE FRAME, BLACK SCREEN
GS-2	STL. OR CLAD WOOD DOOR WITH VISION PANEL; OFF WHITE
GL-1	VISION GLASS
LT-1	EXTERIOR WALL SCONCE



2 A.036 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



1 A.036 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"

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KEY PLAN

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
10/22/2010	USE PERMIT AMENDMENT #1
10/15/2010	PROCESS ISSUE
12/01/2010	USE PERMIT AMENDMENT #2
01/11/2011	REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

DATE 12.03.2010

SCALE 1/4" = 1'-0"

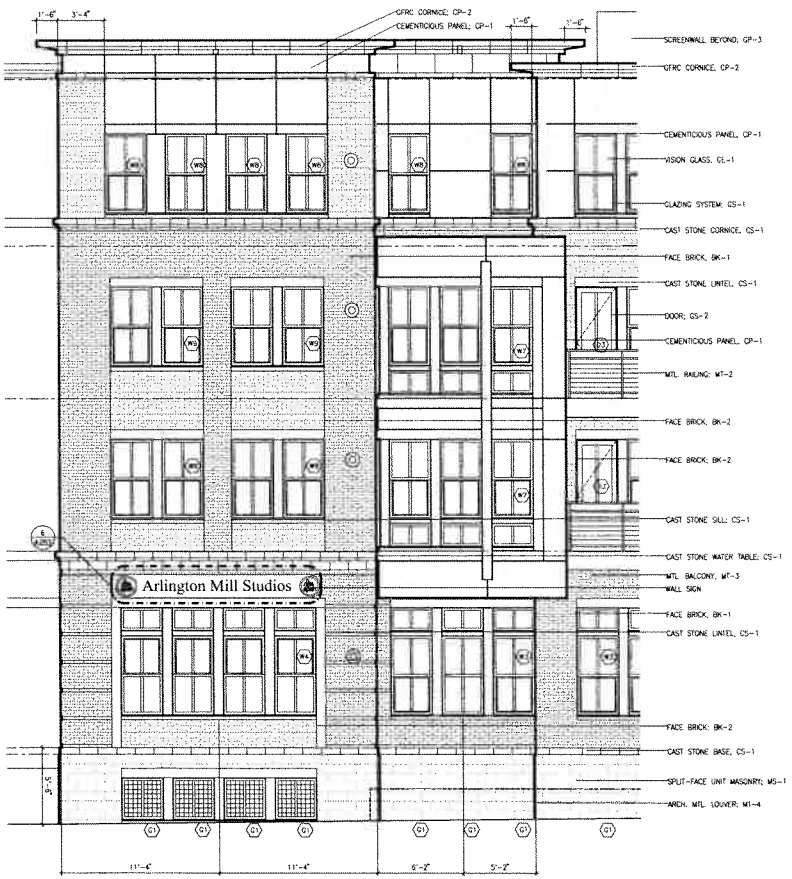
DRAWING TITLE ENLARGED BUILDING ELEVATIONS

DRAWING NUMBER A.036

MILL_A_036.dwg January 25, 2011 10:11 am

FINISH SCHEDULE	
BK-1	BRICK VENEER, RED
BK-2	BRICK VENEER, TAN
MS-1	SPLIT-FACED UNIT MASONRY; TAN
CS-1	CAST STONE; TAN
CP-1	CEMENTICIOUS HARDIE PANEL, CONCEALED BATTENS, OFF WHITE
CP-2	PREFORMED GFRC CORNICE, OFF WHITE
CP-3	CEMENTICIOUS HARDIE SIDING, LAP, OFF WHITE
MT-1	COMPOSITE MTL PANEL, OFF WHITE
MT-2	PAINTED MTL RAILING, HORIZONTAL PICKETS, GRAY
MT-3	PREFABRICATED MTL BALCONY, NO EXPOSED BRACKETS, GRAY
MT-4	ARCH. METAL LOUVER, SQUARE PUNCHED PATTERN, GRAY; REFER TO A 052 FOR DETAILS
MT-5	MTL VENT, PTD. TO MATCH SURROUNDING MATERIAL
GS-1	VINYL WINDOW SYSTEM; SINGLE HUNG OPERABLE PANELS; OFF WHITE FRAME, BLACK SCREEN
GS-2	STL. OR CLAD WOOD DOOR WITH VISION PANEL, OFF WHITE
GL-1	VISION GLASS
LT-1	EXTERIOR WALL SCONCE

2 A.037 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



1 A.037 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"

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KEY PLAN

NO.	DATE	DESCRIPTION

ISSUE DATE	DESCRIPTION
8/22/2016	USE PERMIT AMENDMENT #1
11/15/2019	PROGRESS ISSUE
12/03/2019	USE PERMIT AMENDMENT #2
2/19/2021	REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

DATE 12.03.2010

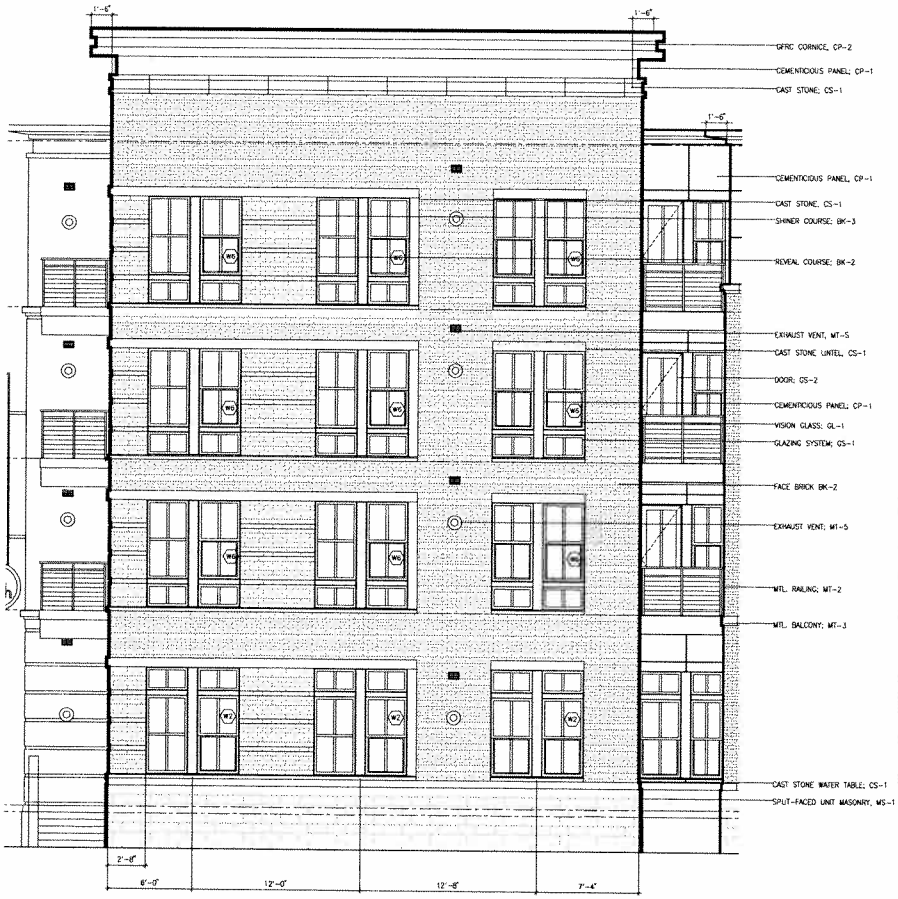
SCALE 1/4" = 1'-0"

DRAWING TITLE ENLARGED BUILDING ELEVATIONS

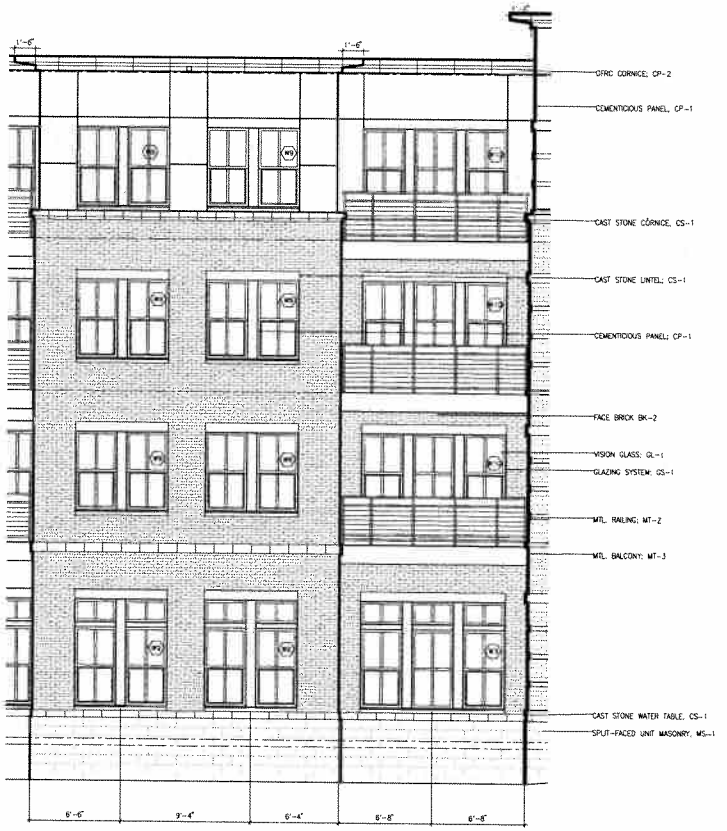
DRAWING NUMBER A.037

ARMLS_A.037.dwg January 21, 2021, 2:13 pm

FINISH SCHEDULE	
BK-1	BRICK VENEER; RED
BK-2	BRICK VENEER; TAN
MS-1	SPLIT-FACED UNIT MASONRY; TAN
CS-1	CAST STONE; TAN
CP-1	CEMENTICIOUS HARDIE PANEL, CONCEALED BATTENS, OFF WHITE
CP-2	PREFORMED GFRC CORNICE; OFF WHITE
CP-3	CEMENTICIOUS HARDIE SIDING, LAP; OFF WHITE
MT-1	COMPOSITE MTL PANEL, OFF WHITE
MT-2	PAINTED MTL RAILING; HORIZONTAL PICKETS, GRAT
MT-3	PREFABRICATED MTL BALCONY; NO EXPOSED BRACKETS, GRAY
MT-4	ARCH. METAL LOUVER, SQUARE PUNCHED PATTERN, GRAY, REFER TO A.052 FOR DETAILS
MT-5	MTL VENT, PTD TO MATCH SURROUNDING MATERIAL
GS-1	VINYL WINDOW SYSTEM; SINGLE HUNG OPERABLE PANELS; OFF WHITE FRAME, BLACK SCREEN
GS-2	STL. OR CLAD WOOD DOOR WITH VISION PANEL; OFF WHITE
GL-1	VISION GLASS
LF-1	EXTERIOR WALL SCONCE



2 A.038 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



1 A.038 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"

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FOR AFFORDABLE HOUSING

KEY PLAN

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
10/07/2010	USE PERMIT AMENDMENT #1
11/15/2010	PROGRESS SET
12/03/2010	USE PERMIT AMENDMENT #2
01/07/2011	REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

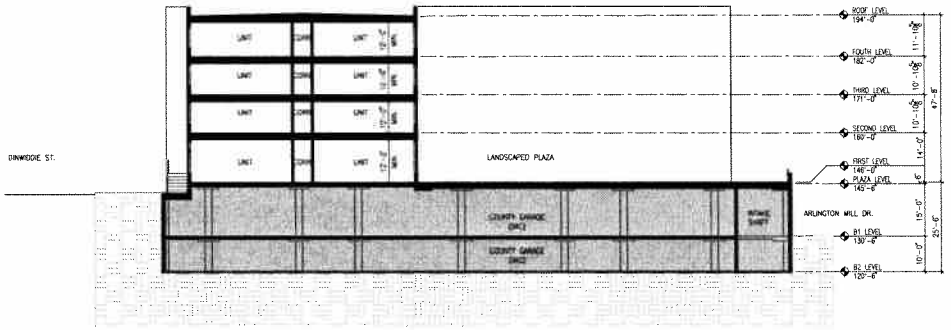
DATE 12.03.2010

SCALE 1/4" = 1'-0"

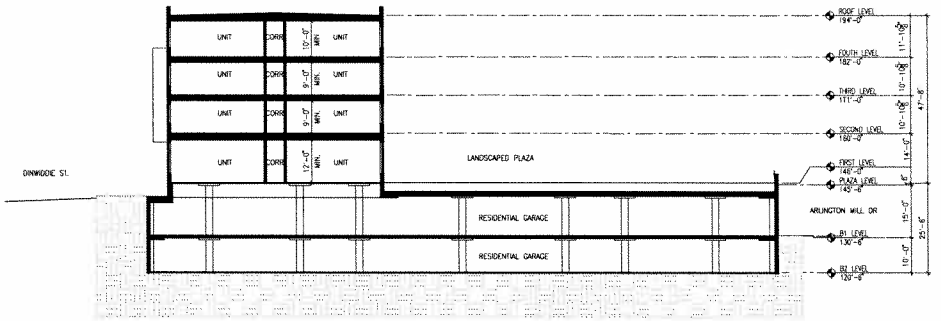
DRAWING TITLE ENLARGED BUILDING ELEVATIONS

DRAWING NUMBER A.038

A.038_ELEVATIONS.dwg January 21, 2011 3:13 pm



2 A.041 BUILDING SECTION
SCALE: 1/16" = 1'-0"



1 A.041 BUILDING SECTION
SCALE: 1/16" = 1'-0"

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SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
10/27/2010	USE PERMIT AMENDMENT #1
1/7/2010	PROCESS ISSUE
12/03/2010	USE PERMIT AMENDMENT #2
2/7/2011	REVISED USE PERMIT AMENDMENT #2

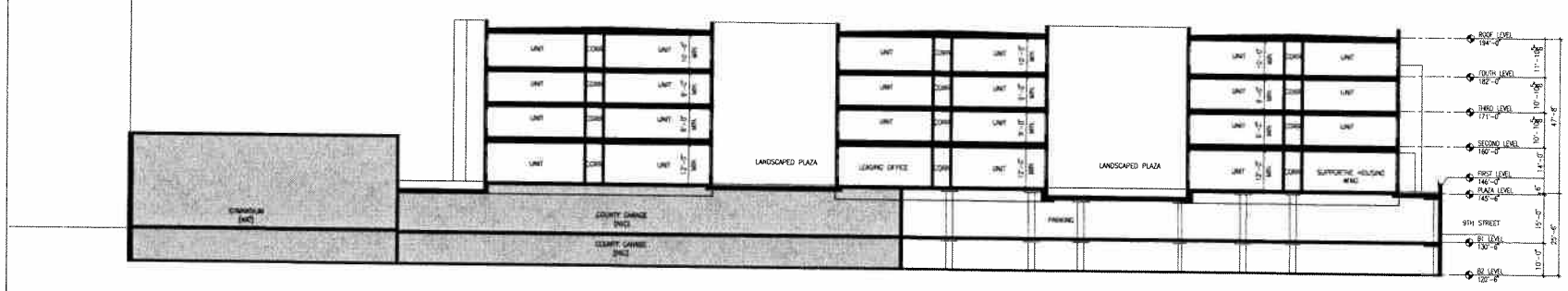
PROJECT NUMBER 10018.00

DATE 12.03.2010

SCALE 1/16" = 1'-0"

DRAWING TITLE BUILDING SECTIONS

DRAWING NUMBER A.041



1 A.042 BUILDING SECTION
SCALE: 1/16" = 1'-0"

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REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
10/27/2010	USE PERMIT AMENDMENT #1
11/19/2010	PROCESS ISSUE
12/03/2010	USE PERMIT AMENDMENT #2
01/10/2011	REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

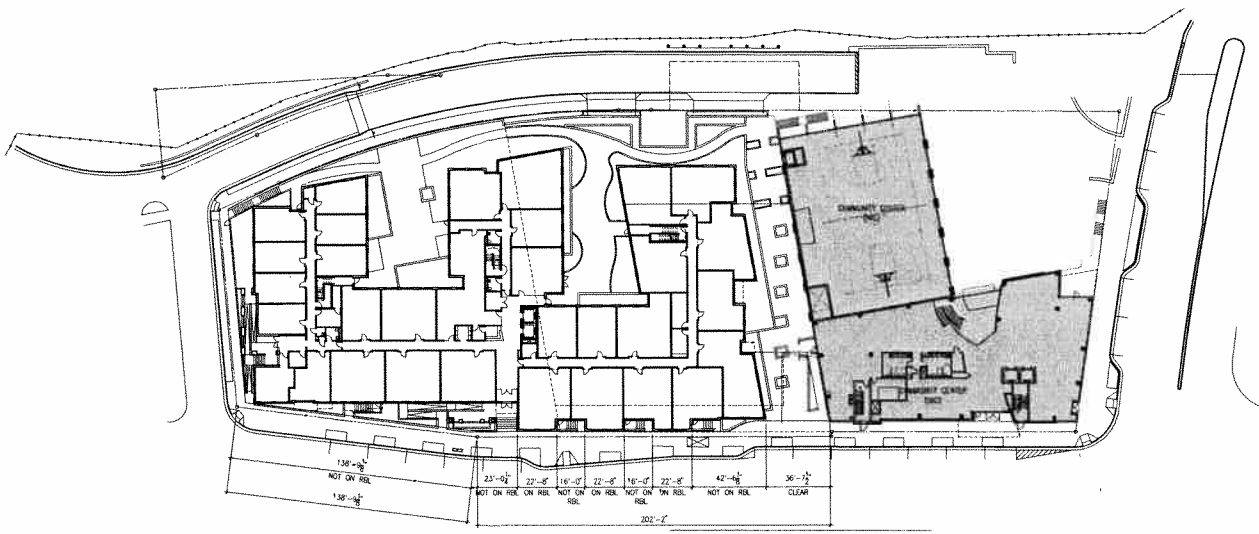
DATE 12.03.2010

SCALE 1/16" = 1'-0"

DRAWING TITLE BUILDING SECTIONS

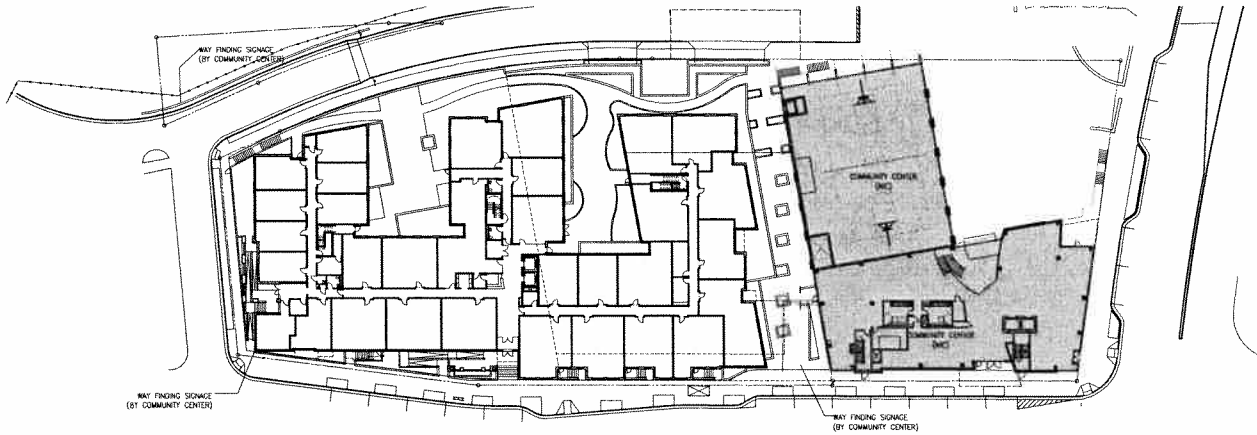
DRAWING NUMBER A.042

A042_A_042.dwg January 21, 2011 3:13 pm



RBL COMPLIANCE			
AVENUE	ON RBL	TOTAL RBL LENGTH	% ON RBL
TOTAL	62'-0"	341'-0"	18%

2 A.051 RBL COMPLIANCE
SCALE: 1/32" = 1'-0"



1 A.051 WAY FINDING PLAN
SCALE: 1/32" = 1'-0"

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1920 Wilson Boulevard
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www.kgdarchitecture.com

CONSULTANT

SEAL & SIGNATURE

ARLINGTON MILL RESIDENCES

901 SOUTH DINWIDDIE STREET, ARLINGTON, VA

SITE PLAN AMENDEMENT

ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING

KEY PLAN

REVISIONS

NO	DATE	DESCRIPTION
1	03/22/2010	CDP PERMIT AMENDMENT #1
2	11/15/2010	PROGRESS PLOT
3	12/03/2010	CDP PERMIT AMENDMENT #2
4	01/10/2011	REVISED CDP PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

DATE 12.03.2010

SCALE 1/32" = 1'-0"

DRAWING TITLE FORM BASED CODE DIAGRAMS

DRAWING NUMBER A.051

ARRLL_A_051.dwg January 31, 2011, 3:13 pm

SPECIFICATION

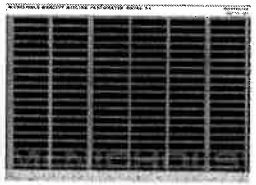
MT-4 - Architectural Metal Grill (Window G1)
@ Dinwiddie & Arlington Mill Elevations

PERFORATED GALVANIZED METAL - "AIRLINE" PATTERN
BY MCNICHOLS OR EQUIV.

Airline

1/4 inch by 1-1/2 inch square and slots with straight centers. Straight row parallel to width, 3/32 inch bar with every third bar 3/16 inch wide lengthwise, available in unfinished and pattern only -

- 68 percent open area
- CR: Max. 48 inch width and max. 16 gauge
- Alum: Max. 48 inch width and max. 0.063 inch thickness
- SS: Max. 48 inch width and max. 16 gauge

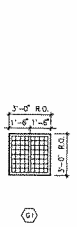


NOTE:
ALL WINDOWS, WILL COMPLY WITH SECTION 20, APPENDIX A (CP=FBC COLUMBIA PIKE FORM BASED CODE DISTRICTS) OF THE ARLINGTON COUNTY ZONING ORDINANCE.

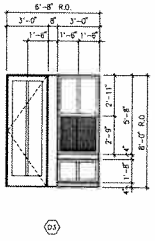
ALL WINDOWS ARE OF VINYL MATERIAL WITH BLACK SCREENS. GLASS IS CLEAR WITH A LIGHT TRANSMITTANCE OF AT LEAST 90%. WINDOWS ARE GANGED IN GROUPS OF NO MORE THAN 3 WITH A SECTION OF WALL AT LEAST 7" WIDE BETWEEN EACH GROUP. NO WINDOWS ARE CLOSER THAN 30" FROM A BUILDING CORNER. THE MAXIMUM PANE SIZE FOR ALL WINDOWS IS 18"X34". THERE ARE NO EGRESS WINDOWS.

ALL DOORS ARE OF ALUM., STEEL, CLAD WOOD, OR VINYL.

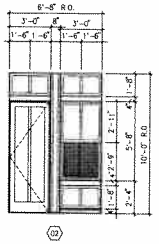
THERE ARE NO ROLL DOWN SECURITY GATES CLEARLY VISIBLE FROM THE STREET



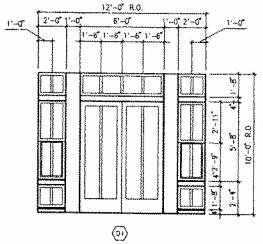
15 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



14 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



13 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



12 A.052 ENLARGED ELEVATION
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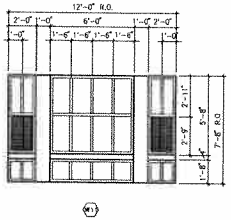
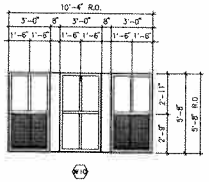
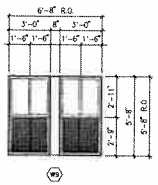


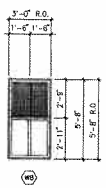
11 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



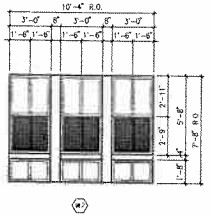
10 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



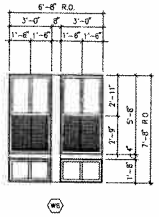
9 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



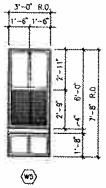
8 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



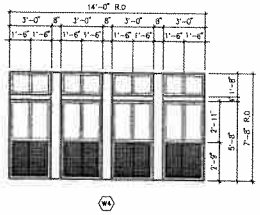
7 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



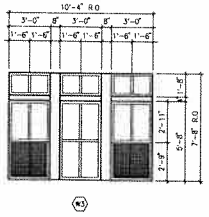
6 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



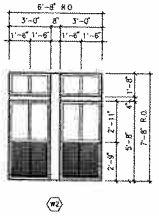
5 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



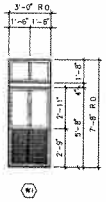
4 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



3 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



2 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



1 A.052 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"

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SITE PLAN AMENDEMENT
ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING

KEY PLAN

NO	DATE	DESCRIPTION
	10/07/2010	USE PERMIT AMENDMENT #1
	11/15/2010	PROGRESS SET
	12/03/2010	USE PERMIT AMENDMENT #2
	12/13/2010	REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

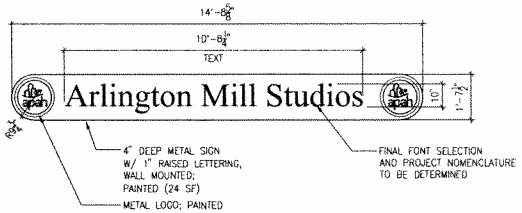
DATE 12.03.2010

SCALE 1/4" = 1'-0"

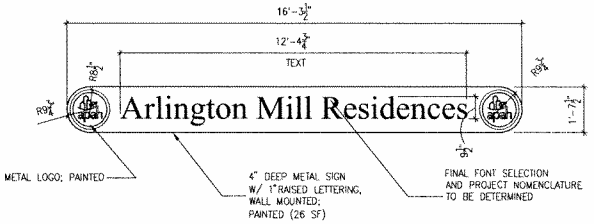
DRAWING TITLE ENLARGED WINDOW ELEVATIONS

DRAWING NUMBER A.052

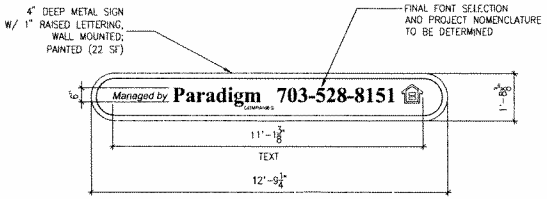
MILLS_A.052.dwg, January 31, 2011, 3:11 pm



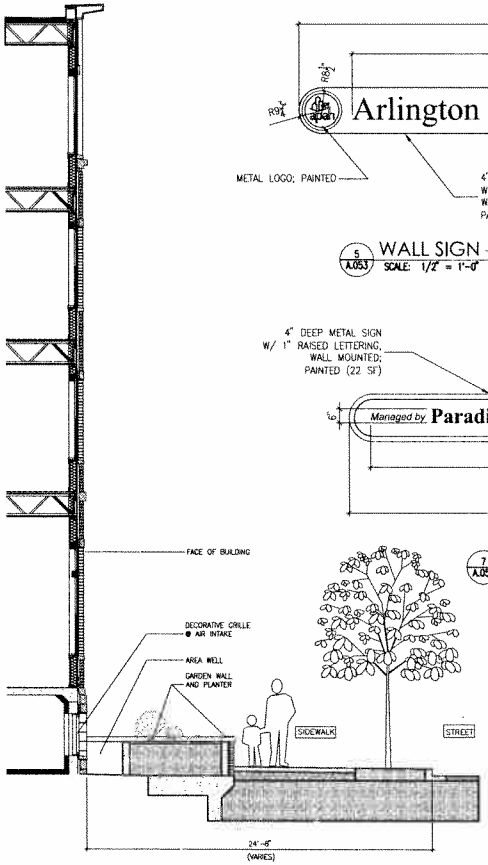
6 A.053 WALL SIGN - STUDIOS ENTRANCE
SCALE: 1/2" = 1'-0"



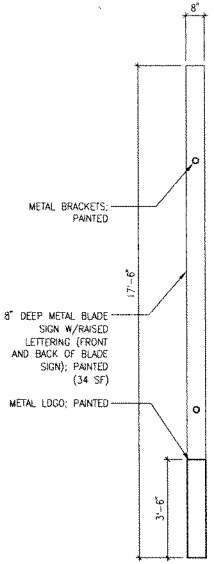
5 A.053 WALL SIGN - RESIDENCES ENTRANCE
SCALE: 1/2" = 1'-0"



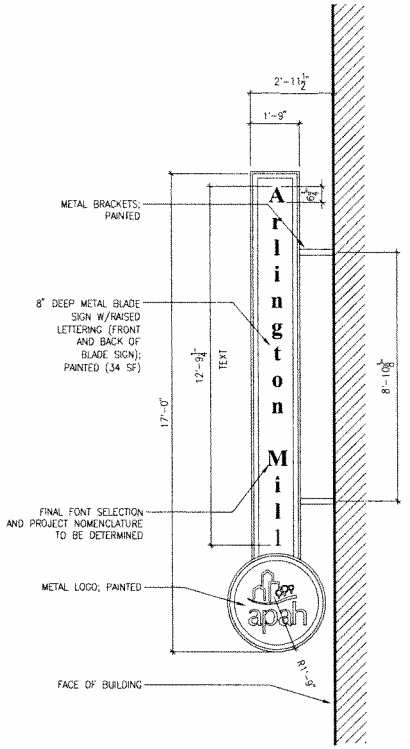
7 A.053 WALL SIGN - RESIDENCES ENTRANCE
SCALE: 1/2" = 1'-0"



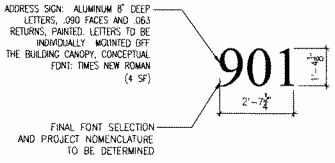
4 A.053 STREET SECTION
SCALE: 1/2" = 1'-0"



3 A.053 BLADE SIGN - SIDE ELEVATION
SCALE: 1/2" = 1'-0"



2 A.053 BLADE SIGN - FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 A.053 ADDRESS SIGN
SCALE: 1/2" = 1'-0"

NOTE:
ALL SIGNS, UNLESS OTHERWISE SHOWN, WILL COMPLY WITH SECTION 20, APPENDIX A (CP=FBC COLUMBIA PIKE FORM BASED CODE DISTRICTS) OF THE ARLINGTON COUNTY ZONING ORDINANCE.

WALL SIGNS ARE LOCATED BETWEEN THE TOP OF THE GROUND FLOOR WINDOWS AND BELOW THE SECOND STORY WINDOWS; ARE AT LEAST 12 FT. ABOVE THE ADJACENT SIDEWALK, BUT NOT MORE THAN 18 FT; AND LETTERS DO NOT EXCEED 18" IN HEIGHT OR 3" IN RELIEF.

THE BLADE SIGN IS NOT INTERNALLY ILLUMINATED. ITS TOP IS 35' ABOVE THE ADJACENT SIDEWALK, AND ITS BOTTOM IS MORE THAN 9' ABOVE THE SAME SIDEWALK.

NOT FOR CONSTRUCTION

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SITE PLAN AMENDEMENT
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KEY PLAN

REVISIONS

NO.	DATE	DESCRIPTION
	10/22/2010	USE PERMIT AMENDMENT #1
	11/15/2010	PROGRESS SET
	12/03/2010	USE PERMIT AMENDMENT #2
	01/10/2011	REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER: 10018.00

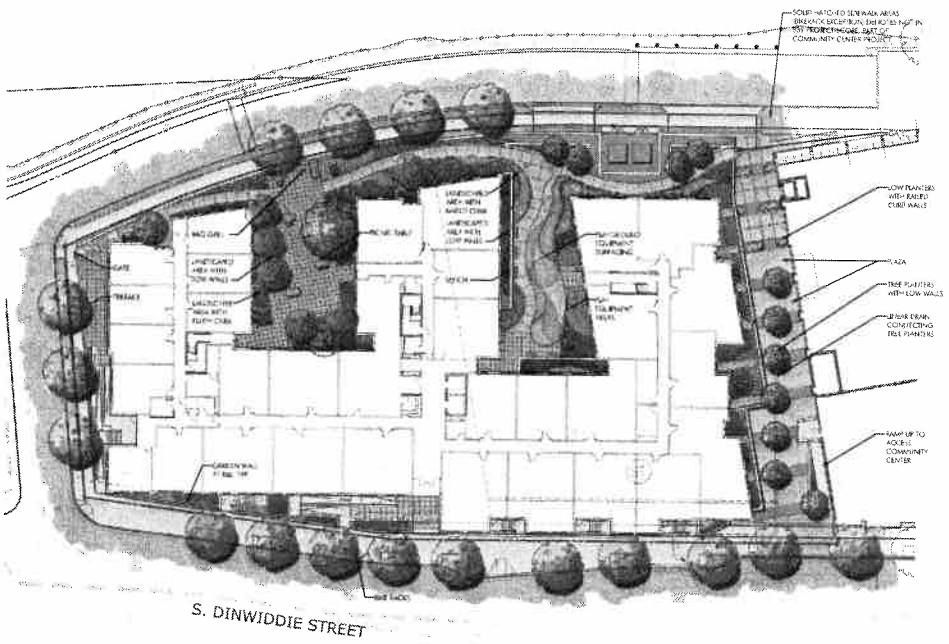
DATE: 12.03.2010

SCALE: 1/2" = 1'-0"

DRAWING TITLE: SIGNAGE DETAILS

DRAWING NUMBER: A.053

A.053_Signage.dwg January 25, 2011, 10:10 am



1 / L1.01 OVERALL RENDERED SITE PLAN
Scale: 1"=25'-0"

STUDIO39
Landscape Architecture, P.C.

ARLINGTON MILL
ARLINGTON, VIRGINIA
APAII

JOSEPH J. PLUMPE
Lic.No.000802
01.10.11
LANDSCAPE ARCHITECT

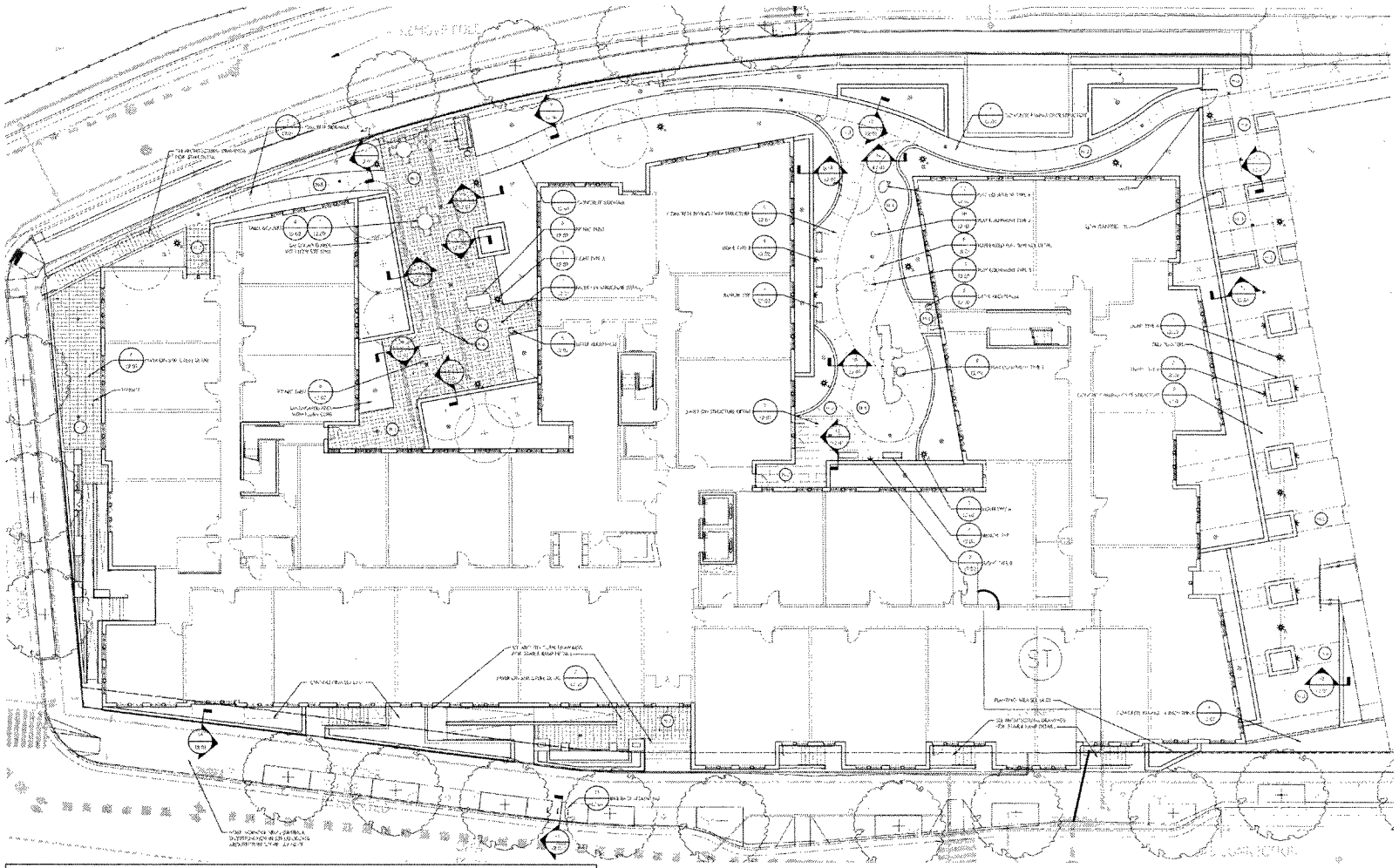
OVERALL SITE PLAN AND RENDERING

DESIGN JP
DRAWN JC
CHECKED JP
NORTH
SCALE 1"=25'-0"
PROJECT NO 00065
DATE 01.10.2011

L1.01

4.1.2
RESUBMISSION

NOT RELEASED FOR CONSTRUCTION



HARDSCAPE SCHEDULE

H-1	CONCRETE PAVER SEE 12 / L2.01 PAVER TYPE 1 FOR PRODUCT INFO SEE 7 / L2.01 PAVER ON STRUCTURE DETAIL FOR DETAIL	H-4	PLAY SURFACE SEE 10 / L2.01 PLAY SURFACE FOR PRODUCT INFO SEE 9 / L2.01 PLAY SURFACE DETAIL FOR DETAIL 4 COLOR SCENE VARIETIES, COLORS TBD
H-2	CONCRETE PAVER SEE 14 / L2.01 PAVER 14 PATTERN FOR PRODUCT INFO SEE 7 / L2.01 PAVER ON STRUCTURE DETAIL FOR DETAIL	H-5	PLANK FORM PAVER ACCENT IN CONCRETE SEE 15 / L2.01 PAVER TYPE 2 FOR PRODUCT INFO SEE 7 / L2.01 PAVER ON STRUCTURE DETAIL FOR DETAIL
H-3	SCORED CONCRETE SEE 6 / L2.01 SCORED CONCRETE PAVING ON GRADE OR STRUCTURE FOR DETAIL	H-6	PLANK FORM PAVER ACCENT IN CONCRETE SEE 16 / L2.01 PAVER TYPE 2 FOR PRODUCT INFO SEE 7 / L2.01 PAVER ON STRUCTURE DETAIL FOR DETAIL

HD	18 / L2.01 HARDSCAPE DESIGN DRAIN
SD	19 / L2.01 SUB SURFACE SLAB DRAIN
AD	17 / L2.01 ATRIUM DRAIN
	LINEARY TRENCH DRAIN

NOTE:
SUBSTANTIAL HARDSCAPE ITEMS INCLUDING CONCRETE PAVERS, CONCRETE PAVING, SCORED CONCRETE, PLANK FORM CONCRETE PAVERS, PLAY SURFACE, ASPHALT, CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK AND CONCRETE PAVING AT THE ENTRANCE PLAZA ARE SHOWN ON THE ARCHITECTURAL SITE PLAN. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL HARDSCAPE INFORMATION.

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ARLINGTON MILL
ARLINGTON, VIRGINIA

APAII

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
01.10.11
LANDSCAPE ARCHITECT

REVISIONS

HARDSCAPE PLAN ENLARGEMENT

DESIGN JP
DRAWN SC
CHECKED JP
NORTH
SCALE 1/8" = 1'-0"

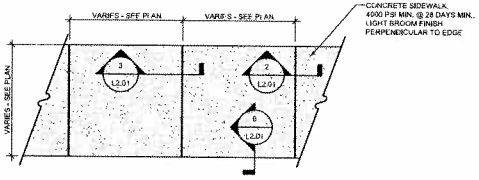
PROJECT NO 2965
DATE 01.10.2011

L1.02

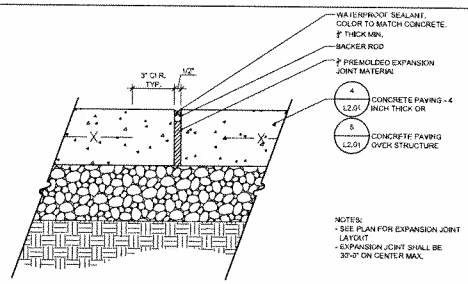
4.1.2
RESUBMISSION

NOT RELEASED FOR CONSTRUCTION

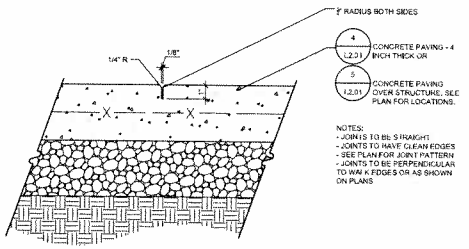
ACAD 2005 - Arlington Mill\Arch\Site Plan\Hardscape Plan\L1.02 Hardscape Plan.dwg, 1/8/2011 7:45:45 PM, Joseph Plumpe



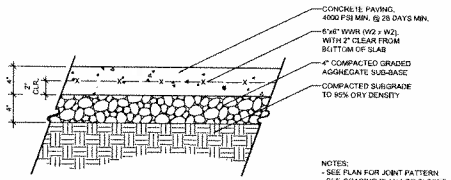
1 / L2.01 CONCRETE SIDEWALK
Scale: 1/2" = 1'-0"



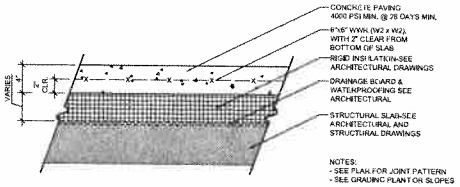
2 / L2.01 EXPANSION JOINT - TYPICAL
Scale: 3" = 1'-0"



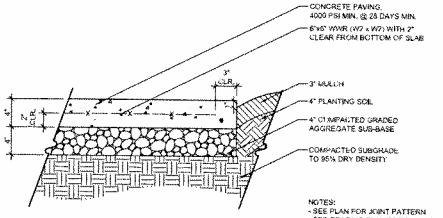
3 / L2.01 CONTROL JOINT
Scale: 3" = 1'-0"



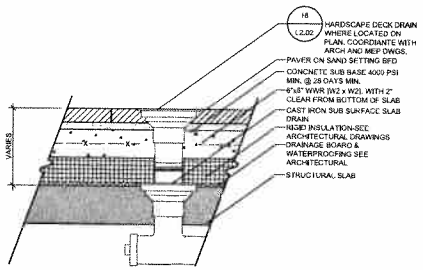
4 / L2.01 CONCRETE PAVING - 4 INCH THICK
Scale: 1 1/2" = 1'-0"



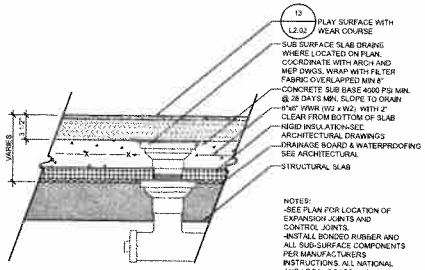
5 / L2.01 CONCRETE PAVING OVER STRUCTURE
Scale: 1 1/2" = 1'-0"



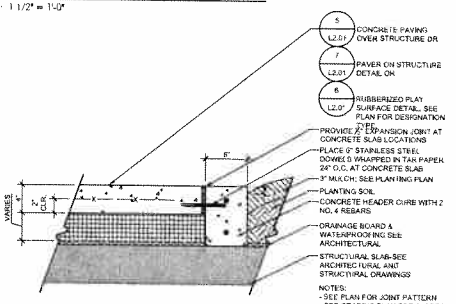
6 / L2.01 CONCRETE SIDEWALK AT MULCH BED
Scale: 1 1/2" = 1'-0"



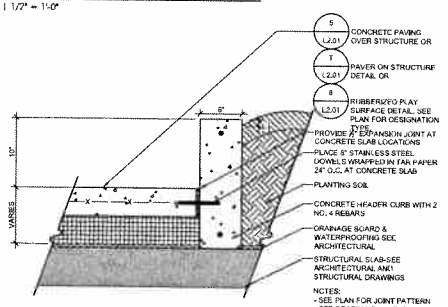
7 / L2.01 PAVER ON STRUCTURE DETAIL
Scale: 1 1/2" = 1'-0"



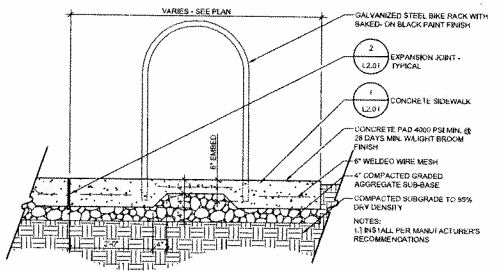
8 / L2.01 RUBBERIZED PLAY SURFACE DETAIL
Scale: 1 1/2" = 1'-0"



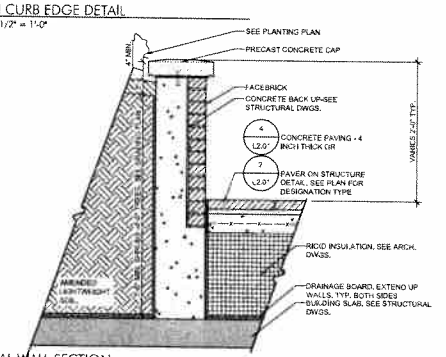
9 / L2.01 FLUSH CURB EDGE DETAIL
Scale: 1 1/2" = 1'-0"



10 / L2.01 RAISED CURB DETAIL
Scale: 1 1/2" = 1'-0"



11 / L2.01 BIKE RACK MOUNTING
Scale: 3/4" = 1'-0"



12 / L2.01 TYPICAL WALL SECTION
Scale: 1" = 1'-0"

STUDIO 39
Landscape Architecture, P.C.
[illegible]

ARLINGTON MILL
ARLINGTON, VIRGINIA
APAH

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.0000002
00.00.00
LANDSCAPE ARCHITECT

REVISIONS:

HARDSCAPE DETAILS

DESIGN: JP
DRAWN: MC
CHECKED: JP
NORTH
SCALE: 1"=1'-0"
PROJECT NO: 20165
DATE: OCT 4, 2017

L2.01

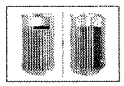
4.1.2
RESUBMISSION

NOT RELEASED FOR CONSTRUCTION

LIGHT TYPE A: PEDESTRIAN POST LIGHT

MODEL:	METROVITE PEDESTRIAN TOAE EVP-7OOHS-12-B-S-A
MANUFACTURER:	HOLOPHANE GRANVILLE BUSINESS PARK BUILDING A 6825 COLUMBUS ROAD SW GRANVILLE, OHIO 43023 www.holophane.com
LUME DIMENSIONS:	3'-1" H W
QUANTITY:	PER PLAN
COLOR:	TBD
POLE:	10' RD 7541/10-CA COLOR-TBD
NOTES:	INSTALL PER MANUFACTURERS SPECIFICATIONS

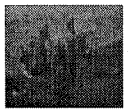
1 LIGHT TYPE A
L2.02 Scale: NTS



JR TRASH RECEPTACLE

MODEL:	SDC-36
MANUFACTURER:	VICTOR STANLEY P.O. DRAWER 330 2103 BRIGHOUSE RD. DUNKIRK, MD 20754
QUANTITY:	4
COLOR:	TBD
NOTES:	INSTALL PER MANUFACTURERS SPECIFICATIONS

5 LITTER RECEPTACLE
L2.02 Scale: NTS



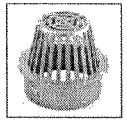
	GAMETIME COMPOSITE INCLUDING: SPIRAL SLIDE, CLOVERLEAF CLIMBER, LEANING WALL CLIMBER, & NATURE PANEL
OPTIONS:	TBD
QUANTITY:	1
COMPANY:	GAMETIME www.gametime.com
CONTACT:	JOSEPH COX CUNNINGHAM ASSOCIATES INC. (P) 704.525.5174 (F) 704.525.7356 (M) 804.363.2751 joe@cunninghamassoc.com
NOTES/CA:	1) INSTALL PER MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS 2) INSTALLATION TO CONFORM TO ALL APPLICABLE LOCAL AND NATIONAL CODES AND REGULATIONS OR APPROVED EQUAL

9 PLAY EQUIPMENT TYPE 1
L2.02 Scale: NTS

PLAY SURFACE INFORMATION

MODEL:	ST IMPAX
DESCRIPTION:	POURED IN PLACE RUBBER/SIZED SURFACE WITH ⅜" WEAR COURSE
OPTIONS:	TBD
COLORS:	TBD
QUANTITY:	PER PLAN
COMPANY:	GameTime www.gametime.com
CONTACT:	JOSEPH COX CUNNINGHAM ASSOCIATES INC. (P) 704.525.5174 (F) 704.525.7356 (M) 804.363.2751 joe@cunninghamassoc.com
COLOR:	1) INSTALL PER MANUFACTURERS SPECS AND INSTRUCTIONS 2) INSTALLATION TO CONFORM TO ALL APPLICABLE LOCAL AND

13 PLAY SURFACE
L2.02 Scale: NTS



ATRIUM DRAIN PRODUCT INFORMATION

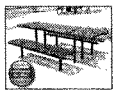
MODEL:	#18 6" ATRIUM GRATE
COLOR:	BLACK
QUANTITY:	PER PLAN
MANUFACTURER:	NDS DRAINAGE PRODUCTS NDS, INC. 851 NORTH HARWARD AVE. INC WNDSAY, CA 93247 800.726.1994
NOTES:	INSTALLED PER MANUFACTURERS REC'OMMENDATIONS

17 ATRIUM DRAIN
L2.02 Scale: 1" = 1'-0"

LIGHT TYPE B

MODEL:	RECESSED WALL LIGHT WITH SHIELD 2317
MANUFACTURER:	BEGA US NEW DESIGN LIGHTING 1000 DUNHAM ROAD BEVERLY, MA 01915
QUANTITY:	PER PLAN
COLOR:	ALUMINUM
MOUNTING HEIGHT:	7'-0" TO CENTER OF FIXTURE
NOTE:	CONTRACTOR TO VERIFY QUANTITIES CONTRACTOR TO INCLUDE ALL WIRING, CONTRACTOR TO INCLUDE ALL CONDUIT, PERMITS, ETC. TO PERFORM THE WORK INSTALL PER MANUFACTURERS REC & GOVERNING MUNICIPAL REQUIREMENTS

2 LIGHT TYPE B
L2.02 Scale: NTS



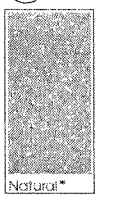
PICNIC TABLE

MODEL:	RTA-6 TABLE & TRIBO BENCH SURFACE MOUNT
MANUFACTURER:	VICTOR STANLEY P.O. DRAWER 330 2103 BRIGHOUSE RD DUNKIRK, MD 20754
QUANTITY:	2 TABLES AT 6 4 BENCHES
COLOR:	TBD
NOTES:	INSTALL PER MANUFACTURERS SPECIFICATIONS

6 PICNIC TABLE
L2.02 Scale: NTS

	GAMETIME WHIRLWIND SEAT 6143
OPTIONS:	TBD
QUANTITY:	1
COMPANY:	GAMETIME www.gametime.com
CONTACT:	JOSEPH COX CUNNINGHAM ASSOCIATES INC. (P) 704.525.5174 (F) 704.525.7356 (M) 804.363.2751 joe@cunninghamassoc.com
NOTES/CA:	1) INSTALL PER MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS 2) INSTALLATION TO CONFORM TO ALL APPLICABLE LOCAL AND NATIONAL CODES AND REGULATIONS OR APPROVED EQUAL

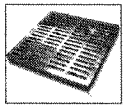
10 PLAY EQUIPMENT TYPE 2
L2.02 Scale: NTS



PAVER TYPE

MODEL:	PERMACAST PAVER 11.25" x 11.25" x 2.36"
MANUFACTURER:	HANOVER ARCHITECTURAL PRODUCTS 240 BENDER ROAD HANOVER, PA 17331-9302 WWW.HANOVERPAVERS.COM
QUANTITY:	PER PLAN
COLOR:	NATURAL
FINISH:	FLOOR
NOTES:	INSTALL PER MANUFACTURERS SPECIFICATIONS

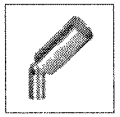
14 PAVER TYPE 1
L2.02 Scale: NTS



HARDSCAPE DRAIN PRODUCT INFORMATION

MODEL:	6" SQUARE 9218 ADA COMPLIANT DRAIN
COLOR:	BRASS
QUANTITY:	PER PLAN
MANUFACTURER:	NDS, INC. DRAINAGE PRODUCTS 851 NORTH HARWARD AVE. INC WINDSAY, CA 93247 800.726.1994
NOTES:	INSTALLED PER MANUFACTURERS RECOMMENDATIONS

18 HARDSCAPE DECK DRAIN
L2.02 Scale: 1" = 1'-0"



LIGHT TYPE C: FEET LIGHT

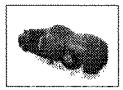
MODEL:	8 MM LED in-ground 8" DIA "12 1 C AMBER
MANUFACTURER:	BK LIGHTING NEW DESIGN LIGHTING 1000 DUNHAM RD BEVERLY, MA 01915
QUANTITY:	PER PLAN
COLOR:	BLACK
MOUNTING HEIGHT:	ROTATIONAL KNUCKLE MOUNT
NOTE:	CONTRACTOR TO VERIFY QUANTITIES CONTRACTOR TO INCLUDE ALL WIRING, CONDUIT, PERMITS, ETC. TO PERFORM THE WORK INSTALL PER MANUFACTURERS REC & GOVERNING MUNICIPAL REQUIREMENTS

3 LIGHT TYPE C
L2.02 Scale: NTS

TABLE

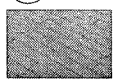
MODEL:	RECT-42 BOARD TABLE SURFACE MOUNT
MANUFACTURER:	VICTOR STANLEY P.O. DRAWER 330 2103 BRIGHOUSE RD DUNKIRK, MD 20754
QUANTITY:	2 TABLES
COLOR:	TBD
NOTES:	INSTALL PER MANUFACTURERS SPECIFICATIONS

7 TABLE
L2.02 Scale: NTS



MODEL:	GAMETIME STOCK CAR #6858
QUANTITY:	1
COMPANY:	GAMETIME www.gametime.com
CONTACT:	JOSEPH COX CUNNINGHAM ASSOCIATES INC. (P) 704.525.5174 (F) 704.525.7356 (M) 804.363.2751 joe@cunninghamassoc.com
NOTES/CA:	1) INSTALL PER MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS 2) INSTALLATION TO CONFORM TO ALL APPLICABLE LOCAL AND NATIONAL CODES AND REGULATIONS OR APPROVED EQUAL

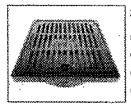
11 PLAY EQUIPMENT TYPE 3
L2.02 Scale: NTS



PAVER TYPE 2

MODEL:	PLANKS NOW PAVER 7.875" x 2.362" x 4"
MANUFACTURER:	HANOVER ARCHITECTURAL PRODUCTS 240 BENDER ROAD HANOVER, PA 17331-9302 WWW.HANOVERPAVERS.COM
QUANTITY:	PER PLAN
COLOR:	CHOCOLATE-TAN
FINISH:	NATURAL
NOTES:	INSTALL PER MANUFACTURERS SPECIFICATIONS

15 PAVER TYPE 2
L2.02 Scale: NTS



SUB SURFACE SLAB PRODUCT INFORMATION

MODEL:	QUADCAST 12 GRATE
COLOR:	CAST IRON
QUANTITY:	PER PLAN
MANUFACTURER:	NDS DRAINAGE PRODUCTS NDS, INC. 851 NORTH HARWARD AVE. INC WINDSAY, CA 93247 800.726.1994
NOTES:	INSTALLED PER MANUFACTURERS RECOMMENDATIONS

19 SUB SURFACE SLAB DRAIN
L2.02 Scale: 1" = 1'-0"

BENCH

MODEL:	RM-6 STEEL TUBE AND PLATE SURFACE MOUNT
MANUFACTURER:	VICTOR STANLEY P.O. DRAWER 330 2103 BRIGHOUSE RD. DUNKIRK, MD 20754
QUANTITY:	6
COLOR:	TBD
NOTES:	INSTALL PER MANUFACTURERS SPECIFICATIONS

4 BENCH
L2.02 Scale: NTS

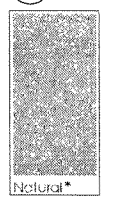
CHAIR

MODEL:	HYBRID SURFACE MOUNT
MANUFACTURER:	VICTOR STANLEY P.O. DRAWER 330 2103 BRIGHOUSE RD DUNKIRK, MD 20754
QUANTITY:	8 CHAIRS
COLOR:	TBD
NOTES:	INSTALL PER MANUFACTURERS SPECIFICATIONS

8 CHAIR
L2.02 Scale: NTS

MODEL:	GAMETIME SPIRAL TABLE #7036
OPTIONS:	TBD
QUANTITY:	1
COMPANY:	GAMETIME www.gametime.com
CONTACT:	JOSEPH COX CUNNINGHAM ASSOCIATES INC. (P) 704.525.5174 (F) 704.525.7356 (M) 804.363.2751 joe@cunninghamassoc.com
NOTES/CA:	1) INSTALL PER MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS 2) INSTALLATION TO CONFORM TO ALL APPLICABLE LOCAL AND NATIONAL CODES AND REGULATIONS OR APPROVED EQUAL

12 PLAY EQUIPMENT TYPE 4
L2.02 Scale: NTS



PAVER TYPE 3

MODEL:	PAST (CAPRICE PAVER SIZE TBD
MANUFACTURER:	HANOVER ARCHITECTURAL PRODUCTS 240 BENDER ROAD HANOVER, PA 17331-9302 WWW.HANOVERPAVERS.COM
QUANTITY:	PER PLAN
COLOR:	TBD
FINISH:	FLOOR
NOTES:	INSTALL PER MANUFACTURERS SPECIFICATIONS

16 PAVER TYPE 3
L2.02 Scale: NTS

STUDIO 39
Landscape Architecture, P.C.

ARLINGTON MILL
ARLINGTON, VIRGINIA
APAII

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.0002802
01.10.11
LANDSCAPE ARCHITECT

REVISIONS

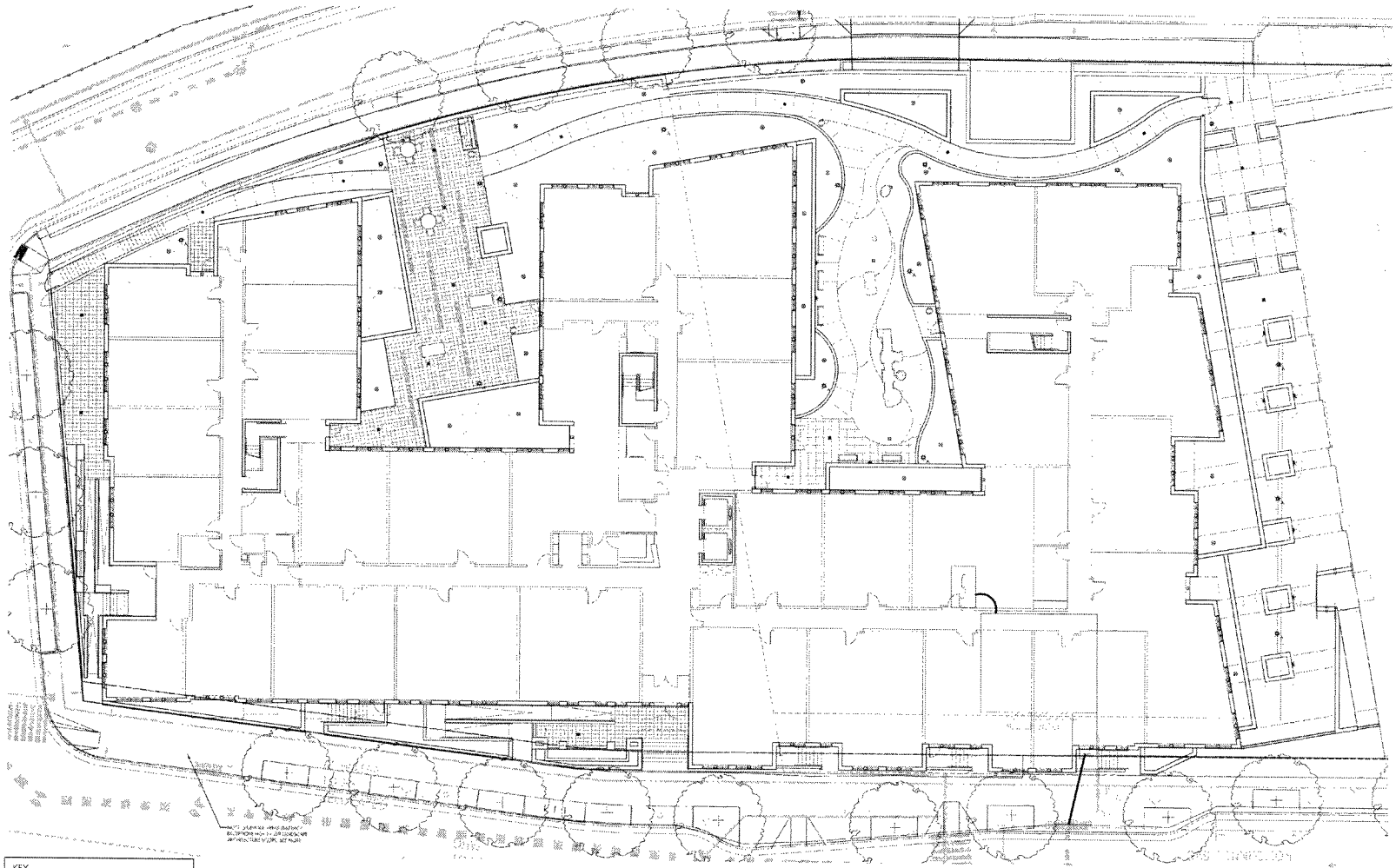
PRODUCT INFORMATION

DESIGN
DRAWN
CHECKED
SCALE
PROJECT NO
DATE 10.10.2011

L2.02

4.1.2 RESUBMISSION

NOT RELEASED FOR CONSTRUCTION



KEY

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	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]

STUDIO39

Landscape Architecture, P.C.

ARLINGTON MILL

ARLINGTON, VIRGINIA

APAH

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
00.00.00
LANDSCAPE ARCHITECT

REVISIONS

GRADING PLAN ENLARGEMENT

NORTH

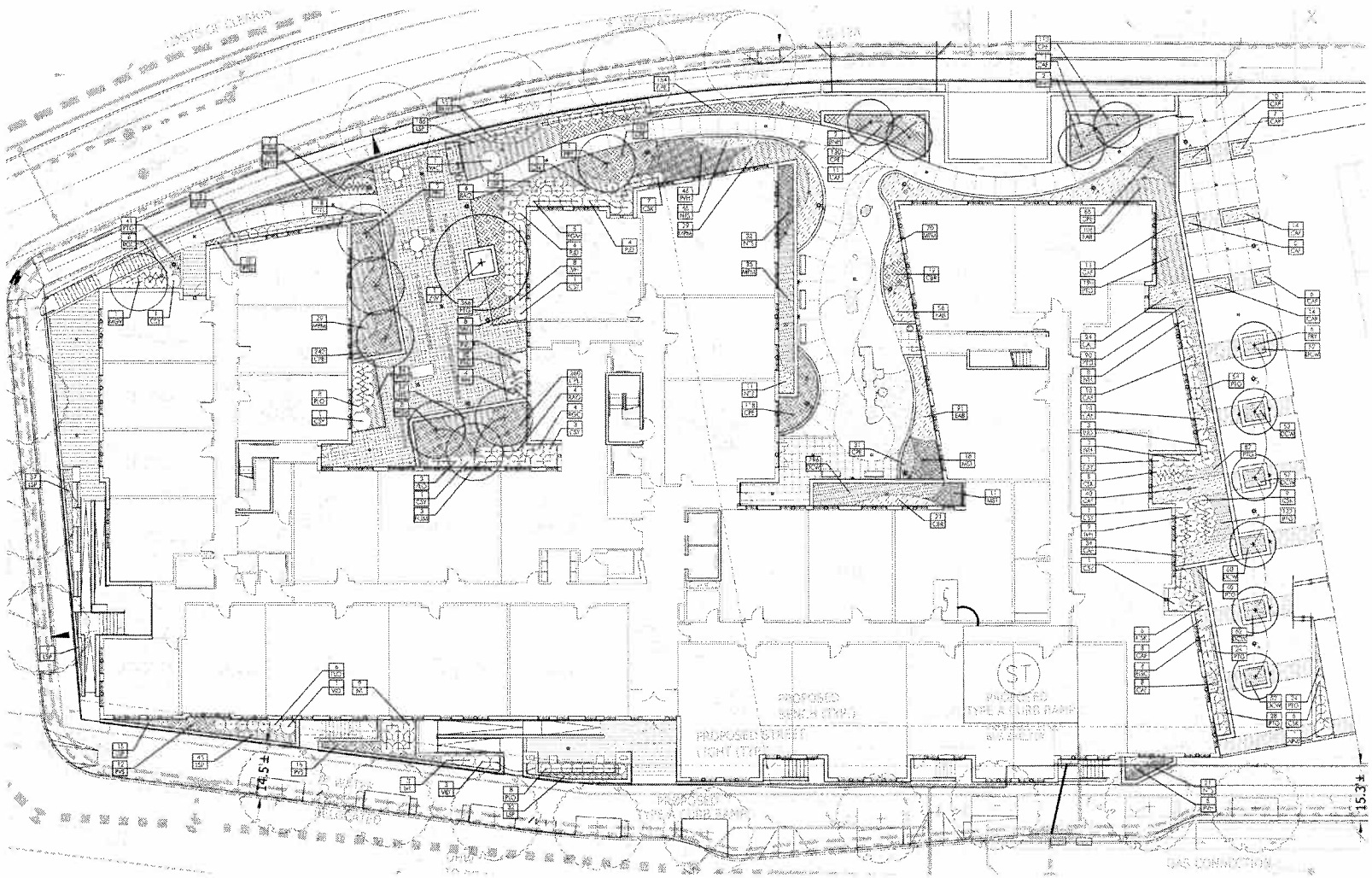
DESIGN JP
DRAWN SC
CHECKED LH
SCALE 1/8" = 1'-0"

PROJECT NO 09053
DATE: 01.10.2011

L3.01

4.1.2
RESUBMISSION

NOT RELEASED FOR CONSTRUCTION



STUDIO39

Landscape Architecture, P.C.

ARLINGTON MILL

ARLINGTON, VIRGINIA

APAH

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
00.00.00
LANDSCAPE ARCHITECT

REVISIONS

LANDSCAPE PLAN ENLARGEMENT

NORTH

DESIGN JP
DRAWN SC
CHECKED JH
SCALE 1/8"=1'-0"

PROJECT NO. 08055
DATE: 01.10.2011

L4.01

4.1.2 RESUBMISSION

NOT RELEASED FOR CONSTRUCTION

SHADE TREES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS
1	ZSV	Zelkova	serrata	'Village Green'	Village Green Zelkova	14 - 16'	3 - 3 1/2"	B&B, full uniform crown, symetrical branching, full specimen

ORNAMENTAL TREES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS
1	APW	Acer	palmatum	'Waterfall'	Waterfall Japanese Maple	4 - 5'		B&B, uniform branching, full specimen
4	BNH	Betula	nigra	'Heritage'	Heritage River Birch	10 - 12'	2" min.	B&B, multi-trunk, 3 cane minimum, full symetrical branching
4	MGV	Magnolia	virginiana		Sweetbay Magnolia	8 - 10'	1 1/2" min.	B&B, multi-trunk, 3 trunk minimum, full symetrical branching
10	PRT	Prunus	yedoensis		Yoshino Cherry	8 - 10'	2 " min.	B&B, uniform branching, full specimen

SHRUBS

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	SIZE	COLOR	REMARKS
41	CSK	Cornus	sericea	'Kelseyi'	Compact Red Twig Dogwood	18 - 24"	18 - 24"	#3 cont, full specimen, healthy, vigorous, well-rooted and established
10	CST	Camellia	sasanqua	'Yuletide'	Yuletide Camellia	4' - 6'	3' - 4'	B&B, healthy vigorous, well rooted & established
28	FGH	Fothergilla	gardenii	'Mt. Airy'	Mt. Airy Fothergilla	18 - 24"	18 - 24"	#3 cont, healthy, vigorous, well-rooted & established in container
32	IVH	Ilex	virginica	'Henry's Garnet'	Henry's Garnet Sweetspire	18 - 24"	18 - 24"	3 gal, healthy, vigorous, well-rooted & established in container
12	IVL	Ilex	virginica	'Little Henry'	Little Henry Sweetspire	18 - 24"	18 - 24"	#3 cont, healthy, vigorous, well-rooted & established in container
12	PJD	Pieris	japonica	'Dorothy Wyckoff'	Dorothy Wyckoff Pieris	24 - 30"	18 - 24"	#3 cont, healthy, vigorous, well-rooted & established in container
28	PLO	Prunus	laurocerasus	'Otto Luyken'	Otto Luyken Cherry Laurel	18 - 24"	18 - 24"	#3 cont, healthy, vigorous, well-rooted & established in container
18	RAO	Rhododendron		'Okalawai'	Okalawai Azalea	15 - 18"	15 - 18"	#3 cont, healthy, vigorous, well-rooted & established in container
18	RGC	Rhododendron		'Girard's Crimson'	Girard's Crimson Azalea	15 - 18"	15 - 18"	#3 cont, healthy, vigorous, well-rooted & established in container
15	RKN	Rosa		'Knockout'	Pink Meidiland Rose	18 - 24"	18 - 24"	#3 cont, healthy, vigorous, well-rooted & established in container
4	VD	Viburnum	dentatus		Arrowwood Viburnum	24 - 36"	18 -24"	B&B, healthy, vigorous, well-rooted & established
1	VAC	Vitex	agnus-castus		Chastetree	18 - 24"	18 - 24"	#3 cont, healthy, vigorous, well-rooted & established in container

GROUNDCOVERS

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	SIZE	COLOR	REMARKS
401	LSP	Liriope	spicata		Lilyturf	1 qt.		12" o.c., full specimen, healthy, vigorous, well-rooted and established
1426	PTG	Pachysandra	terminalis	'Green Carpet'	Green Carpet Japanese Spurge	2"peat pot		8" o.c., full specimen, healthy, vigorous, well-rooted and established

PERENNIALS/ORNAMENTAL GRASSES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	SIZE	COLOR	REMARKS
225	CAF	Calamagrostis	acutiflo	'Karl Foerster'	Feather Reed Grass	#1 cont.		18" o.c., full specimen, healthy, vigorous, well-rooted and established
40	CBR	Calamagrostis	brachytricha		Korean Feather Reed Grass	#1 cont.		18" o.c., full specimen, healthy, vigorous, well-rooted and established
1320	CPE	Carex	pensylvanica		Pennsylvania Sedge Grass	#1 cont.		12" o.c., full specimen, healthy, vigorous, well-rooted and established
666	DCH	Deschampsia	flexuosa		Wavy Hair Grass	#1 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
253	EAB	Elymus	arenarius	'Blue Dune'	Blue Lyme Grass	#1 cont.		12" o.c., full specimen, healthy, vigorous, well-rooted and established
165	HPM	Muhlenbergia	capillaris		Pink Muhly Grass	#1 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
29	MST	Matteuccia	struthiopteris		Ostrich Fern	#1 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
186	NTB	Nassella	tenuissima		Mexican Feather Grass	#1 cont.		18" o.c., full specimen, healthy, vigorous, well-rooted and established
81	PVH	Panicum	virgatum	'Heavy Metal'	Heavy Metal Switch Grass	#3 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
27	PVS	Panicum	virgatum	'Shenandoah'	Shenandoah Switch Grass	#3 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established

SHRUB COVERAGE CALCULATIONS

SHEET	SHRUB COVERAGE	LANDSCAPED AREA	% SHRUB COVERAGE
L3.0	1,285 SF	2,680 SF	47.9%
L3.02	390 SF	3,136 SF	12.4%
TOTAL	1675 SF	5,816 SF	31.6%

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Nanuet, New York 10954
tel 845.624.9600 fax 845.624.9602
www.studio39.com

ARLINGTON MILL
ARLINGTON, VIRGINIA
APAH

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.0000602
01.10.11
LANDSCAPE ARCHITECT

REVISIONS

PLANT SCHEDULE

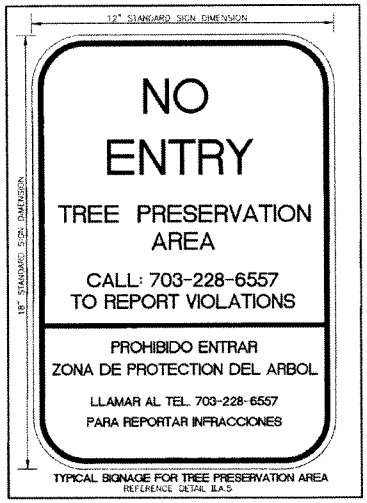
DESIGN JP
DRAWN JC
CHECKED LJ
SCALE Viewport Scale
PROJECT NO 08123
DATE 01.10.2011

L4.02

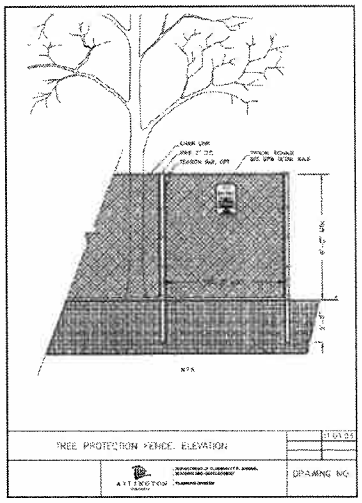
4.1.2
RESUBMISSION

NOT RELEASED FOR CONSTRUCTION

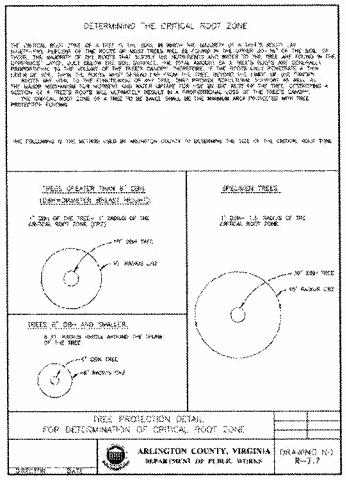
TREE PROTECTION MEASURES



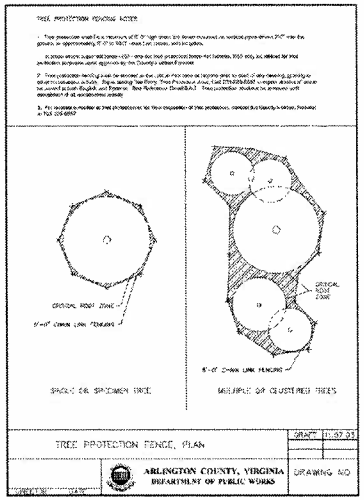
1 / 15.01 ARLINGTON COUNTY TYPICAL SIGNAGE DETAIL
Scale: NTS



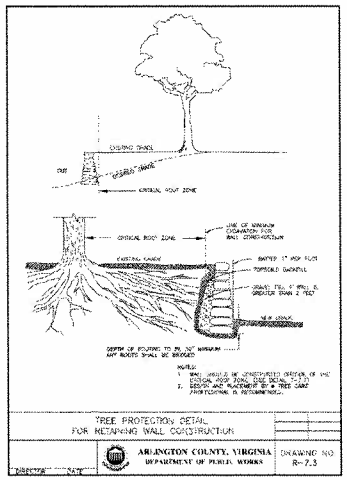
2 / 15.01 ARLINGTON COUNTY TREE PROTECTION FENCE ELEVATION
Scale: NTS



3 / 15.01 ARLINGTON COUNTY TREE CRITICAL ROOT ZONE
Scale: NTS



4 / 15.01 ARLINGTON COUNTY TREE PROTECTION FENCE PLAN
Scale: NTS



5 / 15.01 ARLINGTON COUNTY TYPICAL SIGNAGE DETAIL
Scale: NTS

NOTE

REFERENCE ARLINGTON MILL COMMUNITY CENTER DRAWINGS (DAVIS CARTER SCOTT) AND LANDSCAPE ARCHITECTURE SHEETS 3P1 TREE PROTECTION PLAN AND TP2 ARLINGTON COUNTY TREE PROTECTION DETAILS. ALL TREES ON SITE HAVE BEEN PRESTIGIOUSLY ACCOUNTED FOR. COMMUNITY CENTER PROJECT ARE ALREADY ACCOUNTED FOR TREES TO BE REPLACED AND HAS PROVIDED REPLACEMENT CALCULATIONS. TREE PROTECTION PREVIOUSLY INSTALLED FOR COMMUNITY CENTER CONSTRUCTION.

STREETSCAPE IMPROVEMENTS INCLUDING STREET TREES, CURB AND GUTTER ON STREET PARKING, STREET LIGHTS, SIDEWALKS, STORM WATER MANAGEMENT FEATURES AND FOR OTHER AREAS ARE SHOWN FOR INFORMATIONAL AND COORDINATION WITH THE COMMUNITY CENTER PHASE ONLY AND WILL BE PROVIDED BY OR INSTALLED BY OTHERS.

STUDIO39
Landscape Architecture, P.C.

ARLINGTON MILL
ARLINGTON, VIRGINIA
AFAH

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
No.000802
01.10.11
LANDSCAPE ARCHITECT

REVISIONS

TREE PROTECTION DETAILS

DESIGN
DRAWN
CHECKED
SCALE Viewport Scale
PROJECT NO
DATE

L5.01
4.1.2
RESUBMISSION

NOT RELEASED FOR CONSTRUCTION

PLANTING NOTES:

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY: HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR 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 TREES, SHRUBS, GROUNDCOVER AND PERENNIALS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT 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 OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FORM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK, LONG SIDES BRANCHES SHALL BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED, SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF PINE FINES MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS: 03/15 TO 06/15 AND 09/15 TO 12/01. THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM POPULUS SPP.; BETULA SPP. PRUNUS SPP.; CARPINUS SPP. PYRUS SPP.; CRATAEGUS SPP. QUERCUS SPP.; KOELREUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA; LIRIODENDRON TULIPIFERA ZELKOVA; PLATANUS ACERIFOLIA; ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
19. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL SODDED OR SEEDED AS NOTED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.
20. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE; INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
21. ALL DIMENSIONS TO BE TAKEN FROM BACK OF CURB.
22. CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
23. CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
24. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
25. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
26. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
27. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
28. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
29. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
30. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
31. NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
32. TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
33. LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1' AIRSPACE BETWEEN UNIT AND PLANT.
34. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS.
35. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
36. ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
37. MULCH IS TO BE FINE BARK TYPE FOR TREES AND SHRUBS. FINE BARK MULCH IS TO BE USED FOR PERENNIAL BEDS AND WITHIN THE "EXISTING TREES TO REMAIN." CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
38. CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
39. TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.
40. SHRUBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
41. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
42. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.
43. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY, ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS DAILY DURING INSTALLATION.
44. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
45. TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.
46. THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF PERENNIALS IN PLANTING. KEEP SWEEPS OF SIMILAR BULBS/PERENNIALS IN SEPARATE GROUPS.
47. CONTRACTOR SHALL BE RESPONSIBLE TO RE-GRADE, SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
48. ALL EXISTING SOIL TO BE REMOVED FROM PERENNIAL BEDS TO A DEPTH OF 12" AND REPLACED WITH SOIL MIX PER DETAIL.
49. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
50. THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
51. ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION'S "GUIDELINES FOR PLANTING ALONG VIRGINIA'S ROADWAYS."
52. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.
53. ALL PLANTING MATERIAL, INCLUDING TREES SHALL CONFORM TOT HE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL PASS ANY INSPECTION REQUIRED UNDER VIRGINIA REGULATIONS.

PLANTING MIX NOTES:

1. THE RECOMMENDED PLANTING MEDIUM SHOULD CONTAIN GOOD TOP SOIL THAT WILL SUSTAIN PLANT GROWTH.
2. THE TOP SOIL SHALL NOT BE LACKING IN POTASSIUM, PHOSPHORUS, MAGNESIUM OR CALCIUM. THE TOP SOIL SHALL NOT CONTAIN ANY MATERIALS TOXIC TO PLANT GROWTH.
3. THE TOP SOIL SHALL BE A SANDY CLAY LOAM OR A SILTY CLAY LOAM WITH WELL AGGREGATED CLAYS AND A MINIMUM OF 4% (FOUR PERCENT) ORGANIC MATTER.
4. THE SOILS PH RANGE SHOULD BE WITHIN 5.5 TO 7.0 AND ADJUSTED AS NECESSARY FOR INDIVIDUAL PLANT SPECIES REQUIREMENTS.
5. A SOIL TEST SHALL BE PERFORMED BY A FULL-SERVICE TESTING COMPANY AND THE RESULTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANTING MEDIUM.
6. IF A LOCAL, REPUTABLE TESTING COMPANY CANNOT BE EMPLOYED, A&L LABS IS AVAILABLE TO CONDUCT THE TESTING. CONTACT THEM AT:
   A&L ANALYTICAL LABORATORIES, INC.
   2790 WHITTEN ROAD
   MEMPHIS, TN 38133
   1-800-264-4522
7. THE LAB SHALL PERFORM AN SIA TEST AND SUBMIT THE RESULTS TO STUDIO 39 LANDSCAPE ARCHITECTURE, PC.

1 / L5.02 TREE GUYING PLANTING DETAIL
Scale: 1/4" = 1'-0"

3 / L5.02 TREE PLANTING DETAIL
Scale: 1/4" = 1'-0"

5 / L5.02 MULTI-STEM GUYING PLANTING DETAIL
Scale: 1/4" = 1'-0"

2 / L5.02 SHRUB PLANTING DETAIL
Scale: 1/4" = 1'-0"

4 / L5.02 ANNUALS & PERENNIALS DETAIL
Scale: 1" = 1'-0"

SODDING PROCEDURE:
1. THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO (+/-0.2ft) OF A FOOT OF PROPOSED GRADES.
2. CULTIVATE ENTIRE AREA TO A MINIMUM DEPTH OF 8". HAND RAKE SMOOTH.
3. ADD ADDITIVES (PER SOIL TEST ANALYSIS) & ROTOTILL.
4. WATER AREA TO BE SODDED PRIOR TO LAYING SOD.
5. LAY & ROLL SOD. WATER THOROUGHLY.

6 / L5.02 SOD INSTALLATION
Scale: 1" = 1'-0"

PLANT SPACING CHART
AS SPECIFIED ON PLANT LIST

SPACING 'D'	ROW 'A'	NUMBER OF PLANTS PER SQUARE FOOT
6" o.c.	5 1/4" o.c.	4.62
8" o.c.	6 7/8" o.c.	2.60
10" o.c.	8 5/8" o.c.	1.66
12" o.c.	10 3/8" o.c.	1.15
15" o.c.	13" o.c.	0.14
18" o.c.	15 5/8" o.c.	0.51
24" o.c.	20 3/4" o.c.	0.29
30" o.c.	26" o.c.	0.18
36" o.c.	31 1/8" o.c.	0.13
42" o.c.	36 3/8" o.c.	0.09
48" o.c.	41 5/8" o.c.	0.07

7 / L5.02 GROUNDCOVER SPACING
Scale: 1" = 1'-0"

STUDIO39
Landscape Architecture, P.C.

ARLINGTON MILL
ARLINGTON, VIRGINIA

APAH

COMMONWEALTH OF VIRGINIA
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01.10.11
LANDSCAPE ARCHITECT

REVISIONS

TYPICAL LANDSCAPE NOTES & DETAILS

L5.02

4.1.2 RESUBMISSION

NOT RELEASED FOR CONSTRUCTION

LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM

I. GENERAL

A. ALL PLANTING AREAS, INCLUDING LAWNS, BUFFERS, AND PARKING LOTS, SHALL BE PERIODICALLY INSPECTED A MINIMUM OF ONCE PER MONTH, EVERY TWO (2) WEEKS DURING THE GROWING SEASON, OR AFTER EACH MOWING SESSION. A FALL CLEAN-UP SHALL BE PERFORMED EACH YEAR.

B. REMOVAL OF LITTER, DEBRIS AND WEEDS.

C. MAINTAIN A MINIMUM OF 3" 2 INCH DEPTH OF ORGANIC HARDWOOD MULCH OR EQUAL IN ALL PLANTING BEDS.

II. IRRIGATION

A. 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.

B. EVALUATE SUCCESS OF IRRIGATION SYSTEM AND MODIFY AS NECESSARY. WATER REQUIREMENTS:

NEW TURF: KEEP MOIST UNTIL ALL SEED GERMINATES AND BECOMES AN ESTABLISHED STAND OF TURF.

EXISTING TURF: DURING DRY PERIODS, WATER TWICE A WEEK FOR 20 MINUTES AT A TIME, OR SET IRRIGATION FOR COVERAGE OF 1-2 INCHES OF WATER PER WEEK.

III. SEASONAL FLOWERS

A. ANNUAL FLOWER BEDS SHALL BE PERIODICALLY MULCHED AND THE SOIL AMENDED ANNUALLY. NEW PLANTINGS SHALL BE PROVIDED IN MAY OF EACH YEAR DURING THE GROWING SEASON, ALL BEDS SHALL RECEIVE PERIODIC INSPECTIONS PER NOTE C, IRRIGATION AND WEEDING TO MAINTAIN A NEAT APPEARANCE.

January 2010

IV. TURF

A. LAWN AREAS SHALL NOT EXCEED A HEIGHT OF 6 INCHES. APPROXIMATELY 12-15 MOWINGS PER YEAR WILL BE REQUIRED.

B. FERTILIZER AND SOIL AMENDMENTS SHOULD BE ADDED A NECESSARY AND/OR ON A SEASONAL BASIS. FERTILIZER IS OPTIONALLY APPLIED TO LAWN AND TURF AREAS THRIVE. TIMES PER SEASON, TIMING, FREQUENCY AND RATE OF APPLICATION SHALL BE ADJUSTED ACCORDING TO WEATHER AND TO HORTICULTURAL AND SOIL TEST CONDITIONS FOR EACH SPECIFIC SITE. FERTILIZER SHALL BE APPLIED BY ACCEPTED METHODS ONLY. SAFETY SHALL BE OF PRIME CONSIDERATION. CARE SHALL BE TAKEN NOT TO APPLY FERTILIZER WHEN THE GROUND IS WET.

C. SOIL AMENDMENTS SUCH AS LIME, GYPSUM OR PEAT MOSS MAY BE TO BE ADDED TO THE SOILS OF LAWNS, TURF OR PLANTING AREAS PERIODICALLY. THE NEED FOR SUCH SOIL AMENDMENTS SHALL BE ANALYZED DURING THE PERIODIC INSPECTIONS AND IN CONJUNCTION WITH SOIL TESTS.

D. SOIL AMENDMENTS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS OR BASED UPON SOIL TEST RESULTS.

APPLY A 3-1-1 (21-7-14, 60-4-6, OR 24-4-8) 30% ORGANIC FERTILIZER TWICE A YEAR BETWEEN MARCH 15 TO APRIL 15 AND SEPTEMBER 1 TO OCTOBER 1. TWO ADDITIONAL APPLICATIONS MAY BE APPLIED IN MAY AND NOVEMBER, IF NECESSARY.

DO NOT APPLY FERTILIZER OR SOIL AMENDMENTS WHILE TURF IS EITHER WET OR UNDER EXTREME STRESS, IN WINDY CONDITIONS, OR WHEN CHLOROSIS ARE PRESENT.

V. PRUNING

A. REMOVAL OF DEAD, DISEASED, INSECT INFESTED OR WEAK WOOD SHALL TAKE PLACE IN THE DORMANT SEASON OR AFTER FLOWERING. EXCESSIVE SUCKERS AND SUCKERS SHALL BE REMOVED.

B. SHRUB MATERIAL USED AS A SCREEN SHALL BE PRUNED AS A MASS TO ENHANCE THEIR NATURAL FORM.

C. ROUTINE PRUNING OF TREES ADJACENT TO CURBS OR SIDEWALKS SHALL OCCUR DURING PERIODIC INSPECTIONS WITH KNOWLEDGE OF MOST RECENT PRUNING. NO MORE THAN 1/3 OF ROOT SYSTEM SHALL BE PRUNED DURING A YEAR.

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VI. INSECT AND DISEASE CONTROL

A. THE CONTROL OF INSECTS AND DISEASE ASSOCIATED WITH ALL PLANTING AREAS SHALL ALWAYS BE A MAINTENANCE PRIORITY. ALL PLANTINGS, INCLUDING EXISTING MATURE TREES, SHALL BE PERIODICALLY INSPECTED FOR INSECT OR DISEASE INFESTATION. METHODS UTILIZED TO CONTROL INSECTS OR DISEASE MAY RANGE FROM SPRAYING AND PRUNING TO PLANT REMOVAL. WHATEVER METHOD IS UTILIZED, SAFETY AND CONTROL SHALL BE OF PRIME CONCERN. TRAINED AND CERTIFIED PERSONNEL SHALL PERFORM THESE TASKS.

VII. RENOVATION

A. RENOVATION INCLUDES TIME RESEEDING OR REPLANTING OF CANOPY, AREAS DAMAGED, DESTROYED OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE.

B. LAWN – ALL AREAS WHERE SOIL HAS BEEN EXPOSED SHALL BE RENOVATED DURING THE NEXT PLANTING SEASON. PROPER HORTICULTURAL AND SOIL EROSION PREVENTION METHODS SHALL BE UTILIZED. IF SOIL EROSION HAS OCCURRED, THE AREA SHALL BE REPAIRED WITH A SEED MIXTURE COMPATIBLE TO EXISTING SOD AND EXISTING PLANTINGS SHALL BE UTILIZED.

C. PLANTINGS – ALL PLANTINGS WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED DURING THE NEXT GROWING SEASON. A FAILING, DAMAGED OR DESTROYED LANDSCAPE SCREEN OR BUFFER MUST BE RENOVATED OR REPLACED WITHIN A REASONABLE PERIOD OF TIME, BUT NOT TO EXCEED THE SUBSEQUENT GROWING SEASON.

VIII. SITE AMENITIES

A. BENCHES, PATIO, BICYCLE RACKS, TRASH RECEPTACLES AND SIGNS SHALL BE INSPECTED A LEAST TWICE A YEAR, ONCE IN MARCH AND ONCE IN AUGUST, TO DETERMINE THEIR CONDITION. ANY DAMAGED, WORN OR UNSAFE CONDITIONS SHALL BE RECTIFIED IMMEDIATELY.

IX. PAVED SURFACES

A. ALL PAVEMENT AREAS, CONCRETE SIDEWALKS, ASPHALT PAVEMENT AND DECORATIVE PAVEMENT SHALL BE INSPECTED ON A REGULAR BASIS. ALL SUCH SURFACES SHALL BE INSPECTED AT LEAST ONCE PER MONTH.

B. TRASH, STAINS AND/OR OBSTRUCTIONS SHALL BE REMOVED IMMEDIATELY. PAVEMENT SHALL BE INSPECTED FOR DAMAGE, CRACKS, AND/OR POT HOLES, AND RETURNED TO THEIR ORIGINAL CONDITIONS.

C. SNOW SHALL BE REMOVED DURING AND FOLLOWING EVERY STORM. SIDEWALKS AND PARKING AREAS SHALL BE KEPT CLEAR OF ICE AND SNOW DURING BUSINESS HOURS.

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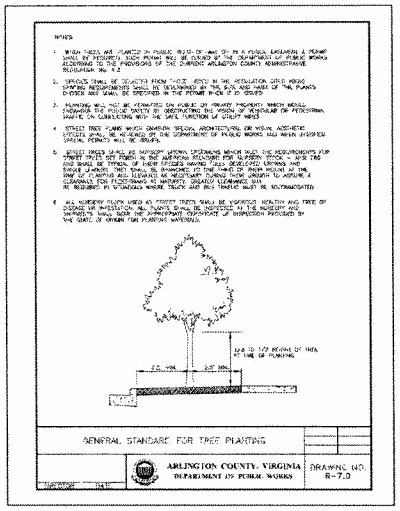
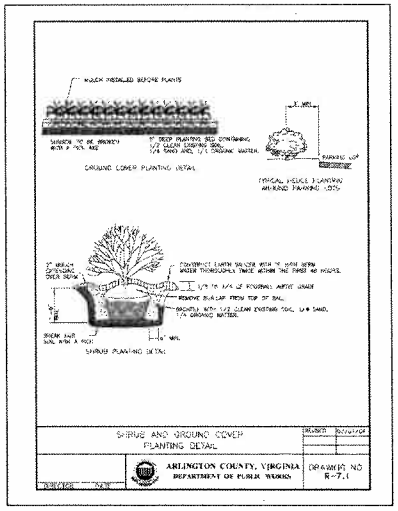
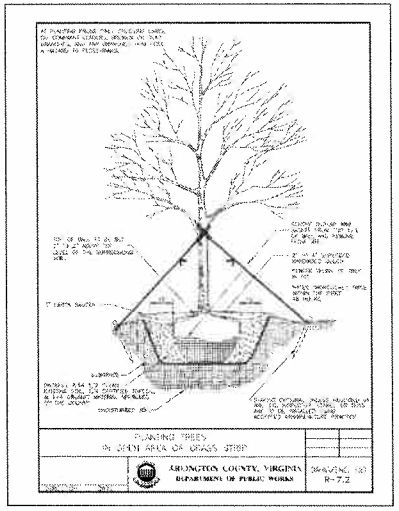


1 / L5.03 ARLINGTON COUNTY TYPICAL TREE PLANTING DETAIL
Scale: NTS



2 / L5.03 ARLINGTON COUNTY TYPICAL SHRUB & GROUNDCOVER DETAIL
Scale: NTS



3 / L5.03 ARLINGTON COUNTY TYPICAL TREE DETAIL
Scale: NTS

STUDIO39
Landscape Architecture, P.C.

ARLINGTON MILL
ARLINGTON, VIRGINIA
APAH

JOSEPH J. PLUMPE
No.000802
01.10.11
LANDSCAPE ARCHITECT

REVISIONS

ARL. CO. MAINT. MANAGEMENT PROGRAM & TYPICAL DETAILS

DESIGN JP
DRAWN SC
CHECKED DP
N.O.R.T.H.
SCALE As noted on plans
PROJECT NO. 08055
DATE 04.01.2011

L5.03

4.1.2 RESUBMISSION

NOT RELEASED FOR CONSTRUCTION

P:\2008\08055 Arlington Mills\CAD Files\SUBMITTALS\4.1.2 RESUBMISSION\L5.03 ARLINGTON COUNTY MAINTENANCE MANAGEMENT PROGRAM.dwg

PLANTING SPECIFICATIONS

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.

B. PLANTS

ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL ROOTED, AND FREE FROM DISEASE AND INSECTS.

C. TOPSOIL

ORGANIC TOPSOIL SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN 2", WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

D. MULCH

MULCH SHALL BE DOUBLE-SHREDDED HARDWOOD BARK

III. FERTILIZER AND CONDITIONERS

A. ORGANIC FERTILIZER SHALL BE PROCESSED SEWER SLUDGE WITH MINIMUM CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMUS."

B. ORGANIC FERTILIZER AND SOIL CONDITIONER SHALL BE "GRO POWER" OR EQUAL AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY, ANIMAL OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 20% [illegible] AND 15% HUMIC ACIDS

IV. GENERAL WORK PROCEDURES

A. LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTINGS.

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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. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED.

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. CONDITIONER SHALL BE SPREAD EVENLY IN ALL PLANTING AREAS AND TILLED IN TWO DIRECTIONS INTO THE TOP 4", WITH THE FOLLOWING PER 1,000 SQUARE FEET:

150 POUNDS "GRO-POWER" OR EQUAL
100 POUNDS AGRICULTURAL GYPSUM
20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP

VIII. PLANTING

POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE BEFORE EXCAVATING THE PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

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 MOLD 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.

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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 STAKE 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 WEEDED 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 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.

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XI. GUARANTEE

A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWO YEARS 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, 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 DPRCR 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.

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PLANTING NOTES

I. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.

II. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT IS TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.

III. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.

IV. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.

V. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR 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 TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.

VI. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT 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 OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.

VII. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOTBALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

VIII. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROGRESSES. PLANTING MIX IS TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.

IX. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FORM THE BOTTOM OF THE ROOT BALL ONLY.

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X. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR IN FROZEN CONDITIONS. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURERS INSTRUCTIONS.

XI. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.

XII. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.

XIII. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDE BRANCHES SHALL BE SHORTENED.

XIV. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

XV. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.

XVI. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.

XVII. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.

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XVIII. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT'S LANDSCAPE ARCHITECT/PLANNER OR HIS/HER REPRESENTATIVE. STREET TREES SHALL BE INSTALLED, INSPECTED AND APPROVED BY DEPARTMENT OF PARKS, RECREATION, AND CULTURAL RESOURCES' URBAN FORESTER. THE LANDSCAPE ARCHITECT/PLANNER SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS.

TYPE	DATES
PLANTS	09/15 TO 12/15
LAWNS	03/15 TO 06/15 09/15 TO 12/01

THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON.

ACER RUBRUM	POPULUS SPP
BETULA SPP.	PRUNUS SPP.
CARPINUS SPP.	PYRUS SPP
CRATAEGUS SPP	QUERCUS SPP
KOELREUTERIA PANICULATA	SALIX SPP.
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA
PLATANUS ACERIFOLIA	

ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT/PLANNER PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

XIX. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOPSOIL AND SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.

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PLANTING NOTES & SPECIFICATIONS

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4.1.1
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