2000 15th Street North

ARLINGTON, VA

4.1 SITE PLAN SUBMISSION

February 16, 2026

OWNER / APPLICANT:
Trammell Crow Residential
1530 WILSON BOULEVARD, SUITE 330
ARLINGTON, VA 22209
571.290.0328

LAND USE ATTORNEY:
Venable LLP
1850 TOWERS CRESCENT PLAZA, SUITE400
TYSONS, VA 22182
703.760.1600

ARCHITECT:
SK+I Architectural Design Group, LLC
4600 EAST-WEST HIGHWAY SUITE 700
BETHESDA, MD 20814
301.654.9300

CIVIL ENGINEER:
Bowman
13461 SUNRISE VALLEY DRIVE, SUITE 500
HERNDON, VA 20171
703.464.1007

LANDSCAPE ARCHITECT:
LandDesign
200 SOUTH PEYTON STREET
ALEXANDRIA VA 22314
703.549.7784

STRUCTURAL ENGINEER:
EM STRUCTURAL ENGINEERS
3000 WILSON BOULEVARD, SUITE 350
ARLINGTON, VA 22201
703.835.9989

MEP ENGINEER:
Power Design Engineering, LLC
11600 NINTH STREET NORTH
ST. PETERSBURG, FL 33713
727.210.0492

SUSTAINABILITY:
Meridian Consulting, LLC
12301 OLD COLUMBIA PIKE, SUITE 100A
SILVER SPRING, MD 20904
301.490.7401

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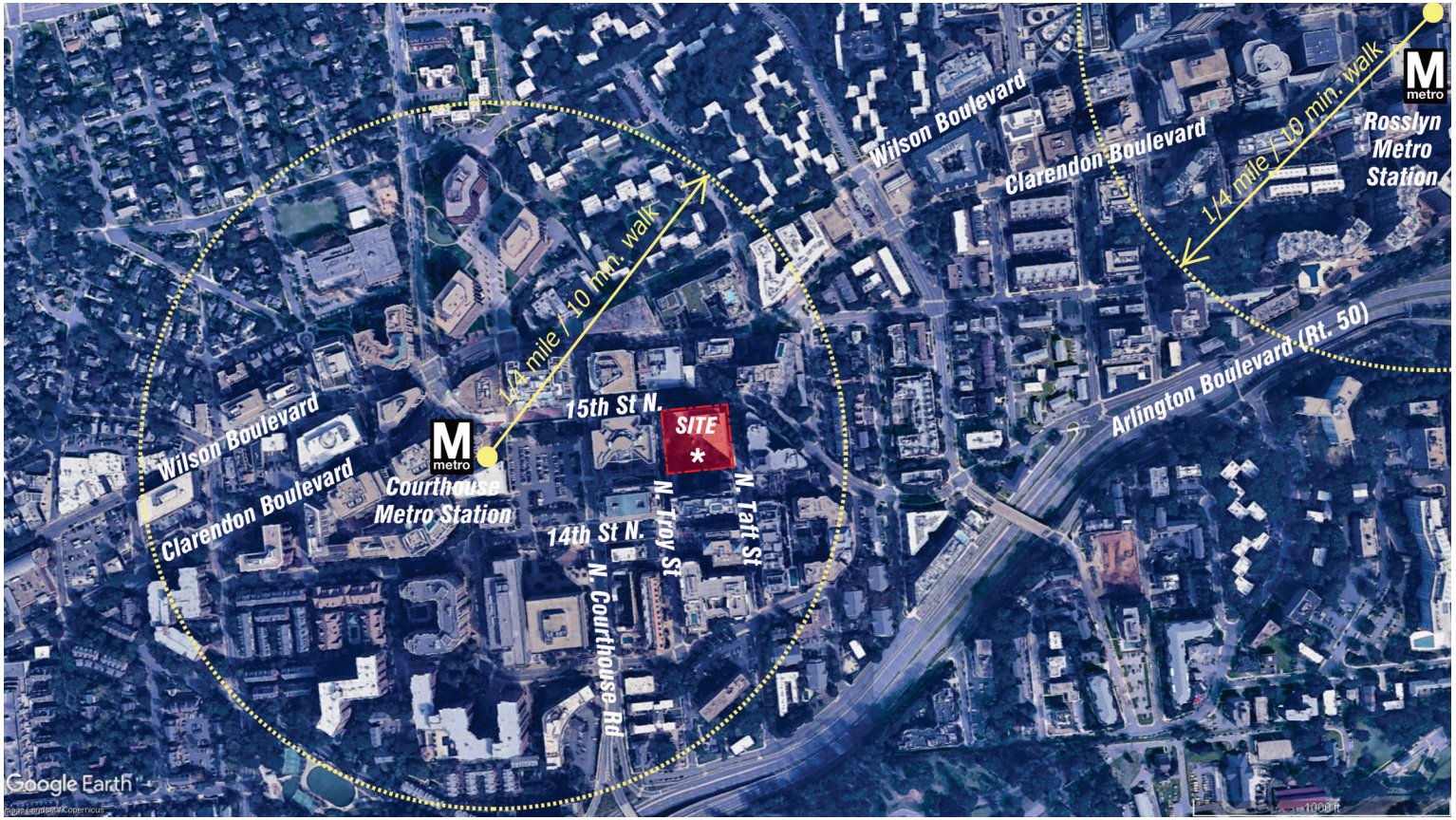

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SCALE: NTS

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GFA CALCULATION CHART

	Elevation	FL to FL Height	Gross Parking / Loading / Garage (non-FAR)	Mechanical PH (non-FAR)	Gross Floor Area Resi	Exclusions		Net Floor Area
						Exclusions Above Grade	Exclusions Below Grade	
Mech Penthouse	400.75'		-		-	-	-	-
19th	387.67'	13.08'	-		15,297	130	-	15,167
18th	375.67'	12.00'	-		22,423	130	-	22,293
17th	366.08'	9.58'	-		22,423	130	-	22,293
16th	356.50'	9.58'	-		22,423	130	-	22,293
15th	346.92'	9.58'	-		22,423	130	-	22,293
14th	337.33'	9.58'	-		22,423	130	-	22,293
13th	327.75'	9.58'	-		22,423	130	-	22,293
12th	318.17'	9.58'	-		22,423	130	-	22,293
11th	308.58'	9.58'	-		22,423	130	-	22,293
10th	299.00'	9.58'	-		22,423	130	-	22,293
9th	289.42'	9.58'	-		22,423	130	-	22,293
8th	279.83'	9.58'	-		22,779	130	-	22,649
7th	270.25'	9.58'	-		28,028	128	-	27,900
6th	260.67'	9.58'	-		28,028	128	-	27,900
5th	251.08'	9.58'	-		28,650	128	-	28,522
4th	241.50'	9.58'	-		28,650	128	-	28,522
3rd	229.50'	12.00'	724		25,963	128	-	25,835
2nd (P2)	218.50'	11.00'	35,741		5,386	-	1,288	5,386
Entry Level | 1st (P1)	207.50'	11.00'	34,907		4,746	-	393	4,746
P0	198.50'	9.00'	43,127		-	-	4,858	-
Total		**202.25'**	**114,499 sf**		**411,757 sf**	**2,200 sf**	**6,539 sf**	**409,557 sf**

Notes:
1. Project Residential GFA is calculated by Residential + Amenity + Core + Service
2. Note project average grade is 221.50'.

UNIT MATRIX

Unit Types	JR 1BR/ STUDIO	1BR/1BR+ DEN/JR 2BR	2 BR	3BR	
Roof					
19	1	5	5		**11**
18	1	13	7	1	**22**
17	1	13	7	1	**22**
16	1	13	7	1	**22**
15	1	13	7	1	**22**
14	1	13	7	1	**22**
13	1	13	7	1	**22**
12	1	13	7	1	**22**
11	1	13	7	1	**22**
10	1	13	7	1	**22**
9	1	13	7	1	**22**
8	1	13	7	1	**22**
7	5	16	8	1	**30**
6	5	16	8	1	**30**
5	5	16	8	1	**30**
4	5	16	8	1	**30**
3	5	8	8		**21**
Total	37	220	122	15	**394**
Total per Type	37	220	122	15	394
% per Type	**9.4%**	**55.8%**	**31.0%**	**3.8%**	**100%**
Avg. unit SF	**577**	**728**	**1142**	**1364**	**866**

Note: Current unit matrix shown above. Final unit mix is subject to change.

Parking Zoning Requirements

Use	Proposed Ratio	Count	Spaces		
			Required	Provided	Ratio
Residential [1]	0.657 spaces/unit	394 units	419	259	0.657
Total				**259**	

Notes:
1. Required ratio is 1.125 per unit for the first 200. 1 per unit after each additional unit.

Loading Dock Requirements

Use		Count	Spaces	
			Req.	Provided
Residential	/ 200 unit	394	2	2
Total			**2**	**2**

Notes:
1. Min 15 ft Ceiling; 20'-8" provided

Density Calculation

	Maximum Permitted / Base Zoning	Proposed
Site Area:		**49,992** sf (1.15 Acres)
Allocated to Residential		49,992 sf (1.15 Acres)
Residential Units		**394 units**
Average Unit Size		1,045 sf
Base Density (ACZO Max.)	**"C-O" Zoning District**	**216,312 sf (4.8 FAR)**
Residential	4.80	394 units
Height (measured from ASE to top of parapet/penthouse):	180'-0"	194'-0"
Lot Coverage:	n/a	
Landscape Area:	n/a	
Placement:	n/a	
Green Building Incentive Density		**12,498 sf**
Residential	0.25 FAR	12,498sf (12 units)
Additional Density Remaining to Earn		**159,974 sf**
Residential	3.14 FAR	156,974sf (150 units)
Total Density		**409,557 sf**
Residential	8.19 FAR	409,557 sf
Proposed Total Units		**394 units**

Parking Provided

	Residential				Accessible		Total Provided
	Standard	Compact [2]		Visitor	Accessible	Accessible-Van	
2nd	68	-		-	2	-	70
1st	65	14		10	-	2	91
P0	79	25		-	4	-	108
Total	**212**	**39**		**10**	**6**	**2**	**269**
Percentage [4]	82%	15%			2%	1%	

Notes:
1. Accessible parking as required by IBC 2021 Table 1106.2(1) - 8 Spaces required
2. Visitor Parking 0.05 spaces per unit of designated parking for first 200 units.
3. % Compact Allowed: 15% (ACZO 14.3.3.F)
4. Percentages do not include Visitor Parking spaces

Electric Parking Spaces

	Req. Ratio	Spaces			
		Req.		Provided EV	Provided FEV
EV-Ready (EV)	4%	10			
Future EV (FEV)	15%	39			
2nd				-	5
1st				11	-
P0				-	35
				-	-
Total				**11**	**40**

Bike Parking Required

	Req. Ratio	Spaces		
		Req.		Provided
Residential	1 / 2.5 units	158		
2nd Floor				128
3rd Floor				56
Residential Visitors	1 / 50 units	8	(8) [1]	8
Total Required		**166**		**192**

Notes:
1. Visitor Bike Parking Spaces provided outdoors by Landscape Architect

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meridian consulting llc

Alexan Courthouse
LEED-H Multifamily Midrise v4
5/23/2025

61.5	1	47.5	**Total Project Score**	**Possible Points 110**

Certified: 40 pts Silver: 50 pts Gold: 60 pts Platinum: 80 pts

Y	?	N		
1		2	**Integrative Process**	

15	0	0.5	**Location and Transportation**
Y			Prereq, Floodplain Avoidance
		15	Credit, LEED for Neighborhood Development Location
8			Credit, Site Selection
3			Credit, Compact Development
2			Credit, Community Resources
1.5		0.5	Credit, Access to Transit

3	0	4	**Sustainable Sites**
Y			Prereq, Construction Activity Pollution Prevention
Y			Prereq, No Invasive Plants
		1	Credit, Heat Island Reduction, Option 1, Shading
1			Credit, Heat Island Reduction, Option 2, Non-Absorptive Materials
		3	Credit, Rainwater Management, Case 1, Low Impact Development Or,
		3	Credit, Rainwater Management, Case 2, NPDES Projects
2			Credit, Non-Toxic Pest Control

7	0	5	**Water Efficiency**
Y			Prereq, Water Metering
7		5	Credit, Total Water Use (Performance Path)
		6	Credit, Indoor Water Use
		1	Credit, Outdoor Water Use, 60% Turf, 25% Native/Adaptive
		1	Credit, Outdoor Water Use, 40% Turf, 50% Native/Adaptive
		1	Credit, Outdoor Water Use, 20% Turf, 75% Native/Adaptive
		1	Credit, Outdoor Water Use, 5% Turf, 75% Native/Adaptive

17	0	20	**Energy and Atmosphere**
Y			Prereq, Minimum Energy Performance - Whole Bldg Energy Simulation
Y			Prereq, Minimum Energy Performance - Commissioning
Y			Prereq, Energy Metering
Y			Prereq, Education of the Tenant, Homeowner or Building Manager
13		17	Credit, Annual Energy Use, 6%-51%
		2	Credit, Efficient Hot Water Distribution System - Pipe Length or Volume
		3	Credit, Efficient Hot Water Distribution System - Performance Test
2			Credit, Efficient Hot Water Distribution System - Pipe Insulation
1			Credit, Advanced Utility Tracking - Electric and Water Metering
1			Credit, Advanced Utility Tracking - Third Party Utility Reporting

Y	?	N		
6.0	0	3.0	**Materials and Resources**	
Y			Prereq, Certified Tropical Wood	
Y			Prereq, Durability Management	
1			Credit, Durability Management Verification	
3.0		2.0	Credit, Environmentally Preferable Products	
2		1	Credit, Construction Waste Management, 10%-60% Reduction	

9.0	0	9	**Indoor Environmental Quality**
Y			Prereq, Ventilation
Y			Prereq, Combustion Venting
Y			Prereq, Garage Pollutant Protection
Y			Prereq, Radon-Resistant Construction
Y			Prereq, Air Filtering
Y			Prereq, Environmental Tobacco Smoke
Y			Prereq, Compartmentalization
1		2	Credit, Enhanced Ventilation
1		1	Credit, Contaminant Control
1		2	Credit, Balancing of Heating & Cooling Distribution Systems
		3	Credit, Enhanced Compartmentalization
2			Credit, Combustion Venting
1			Credit, Enhanced Garage Pollutant Protection
2			Credit, Low Emitting Products, Paints, Adhesives/Sealants, Flooring, Insul.
		1	Credit, Low Emitting Products, Composite Wood
1			Credit, No Environmental Tobacco Smoke

5	1	2	**Innovation**
Y			Prereq, Preliminary Rating
1			Credit, Innovation, EPDs, Exemplary Performance
1			Credit, Innovation, Green Vehicles, 2% EV Spaces, 5% Green Vehicles
	1		Credit, Innovation, Restore Habitat, 30%
1			Credit, Innovation, Exemplary Performance, HPDs
		1	Credit, Innovation
		1	Credit, LEED-H Accredited Professional

2	0	2	**Regional Priority**
		1	Credit, Access to Transit
1			Credit, Community Resources
		1	Credit, Construction Waste Management, 3 pts
1			Credit, Site Selection, 8 pts

Note: The above targeted credits may vary over the course of the project, but the project will achieve a LEED Gold rating.

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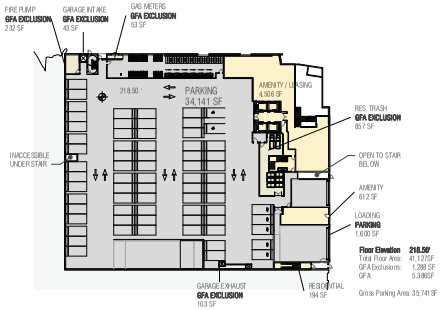

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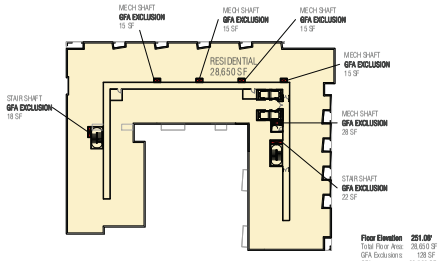

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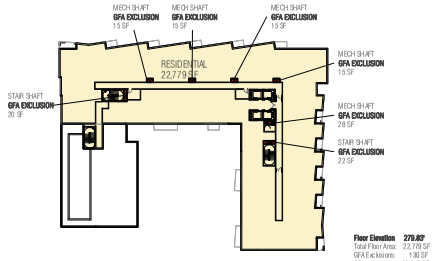

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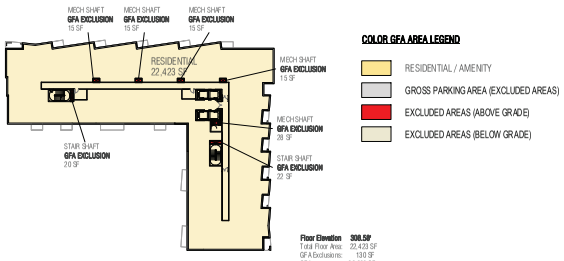
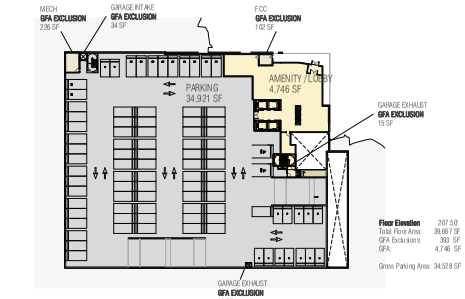


11TH FLOOR - GFA
1" = 50'-0"

COLOR GFA AREA LEGEND

- RESIDENTIAL / AMENITY
- GROSS PARKING AREA (EXCLUDED AREAS)
- EXCLUDED AREAS (ABOVE GRADE)
- EXCLUDED AREAS (BELOW GRADE)



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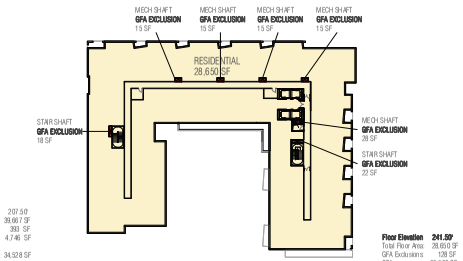

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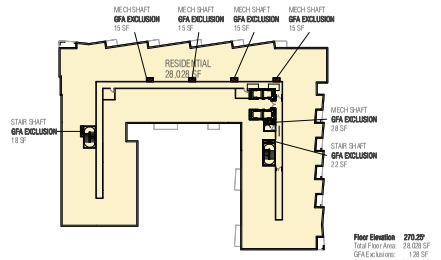

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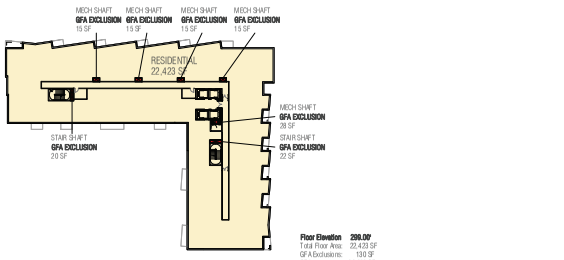

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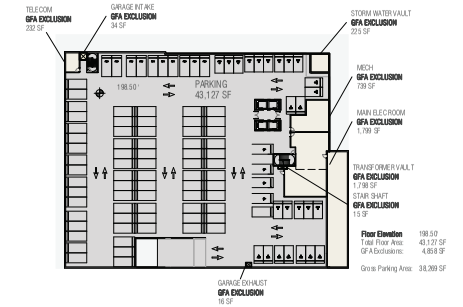

P0 LEVEL - GFA
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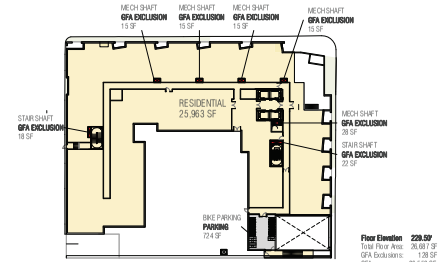

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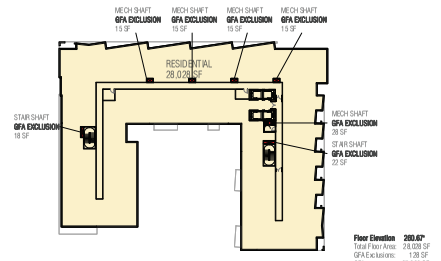

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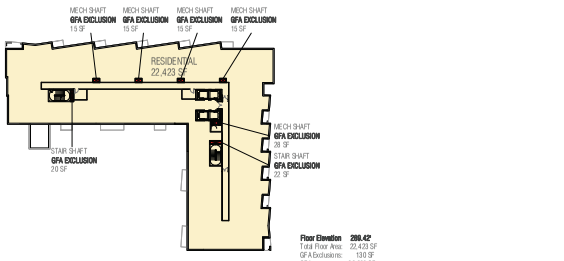

9TH FLOOR - GFA
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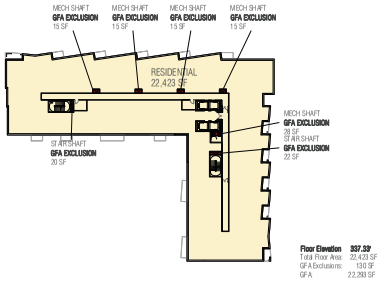

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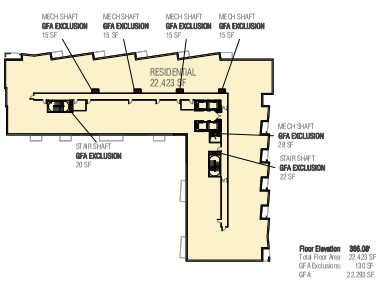

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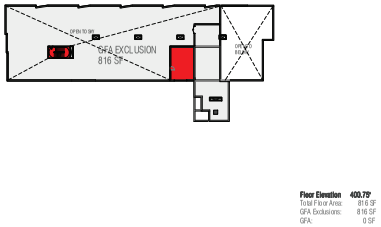
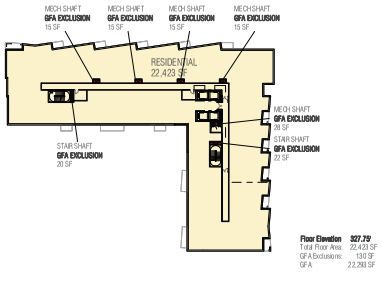


MECH PENTHOUSE - GFA
1" = 50'-0"

COLOR GFA AREA LEGEND

- RESIDENTIAL / AMENITY
- GROSS PARKING AREA (EXCLUDED AREAS)
- EXCLUDED AREAS (ABOVE GRADE)
- EXCLUDED AREAS (BELOW GRADE)



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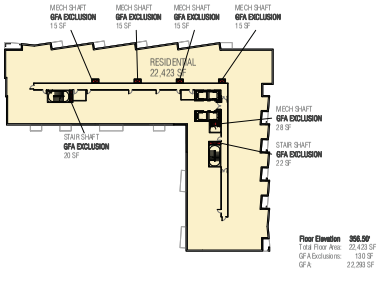

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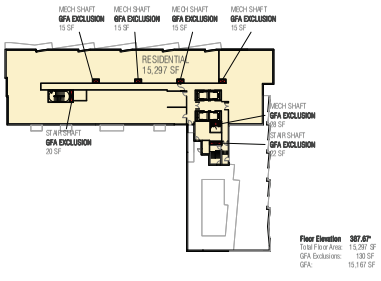

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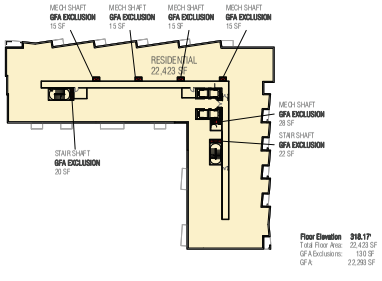

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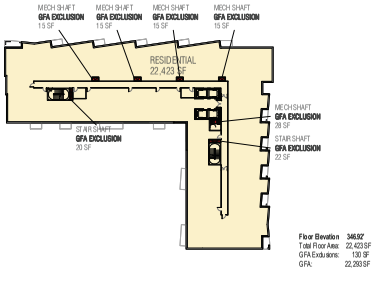
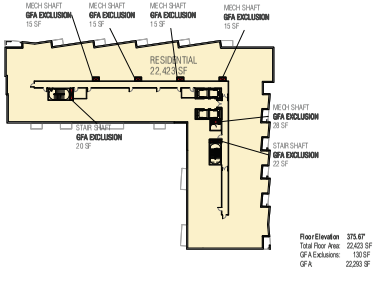


15TH FLOOR - GFA
1" = 50'-0"

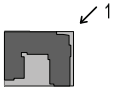


18TH FLOOR - GFA
1" = 50'-0"

Illustrative - For Conceptual Purpose Only

0 25 50' 100'

1. AERIAL VIEW FROM NORTHEAST



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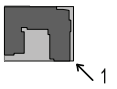
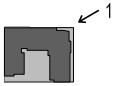
1. AERIAL VIEW FROM SOUTHEAST



Illustrative - For Conceptual Purpose Only

1. VIEW FROM NORTHEAST AT TAFT ST AND 15TH ST



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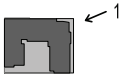
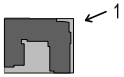
1. STREETSCAPE VIEW FROM NORTHEAST AT CORNER OF TAFT ST AND 15TH ST



Illustrative - For Conceptual Purpose Only

1. LOBBY ENTRY VIEW FROM NORTHEAST AT CORNER OF TAFT ST AND 15TH ST



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1. VIEW FROM NORTH

Illustrative - For Conceptual Purpose Only

1. STREETSCAPE VIEW FROM NORTHWEST ALONG 15TH ST

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1. VIEW FROM WEST AT 15TH ST

Illustrative - For Conceptual Purpose Only

1. STREETSCAPE VIEW FROM NORTHWEST AT CORNER OF 15TH ST AND TROY ST

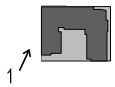
Illustrative - For Conceptual Purpose Only

1. STREETSCAPE VIEW FROM NORTHWEST AT TROY ST

1 ↘

Illustrative - For Conceptual Purpose Only

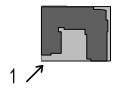
1. VIEW FROM SOUTHWEST AT TROY ST



Illustrative - For Conceptual Purpose Only

SEE LANDSCAPE FOR MORE INFORMATION ON PUBLIC PEDESTRIAN CONNECTION. IMAGES SHOWN ARE REPRESENTATIONAL ONLY TO CONVEY DESIGN INTENT. DESIGN AND MATERIALS SUBJECT TO FINAL LANDSCAPE PLAN AND DESIGN COORDINATION.

1.VIEW FROM SOUTHWEST AT PUBLIC PARK



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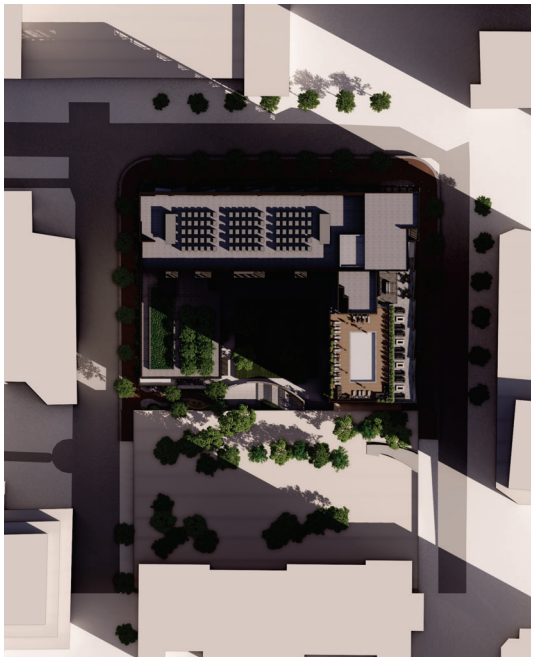
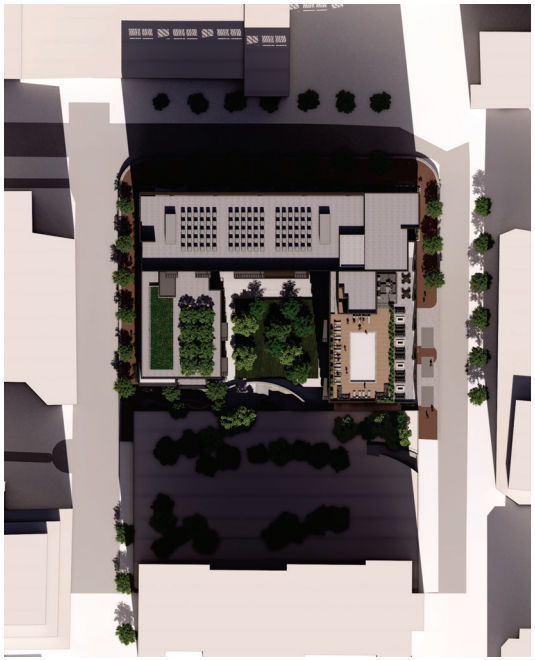
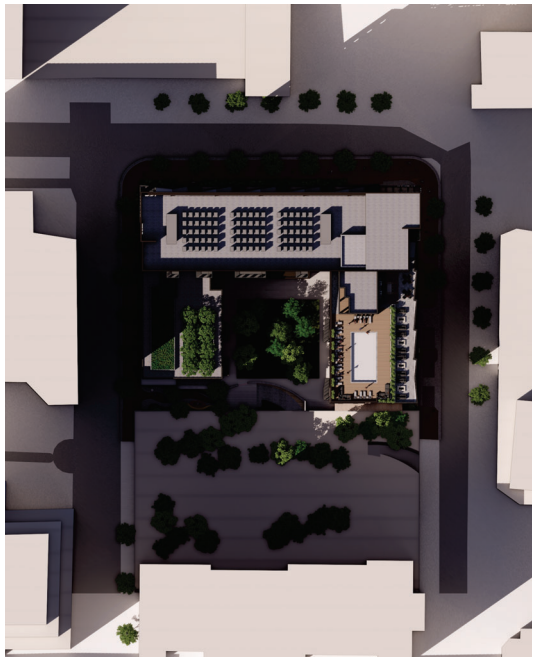


MARCH 21ST, 9:00AM



MARCH 21ST, 12:00PM



MARCH 21ST, 3:00PM

Illustrative - For Conceptual Purpose Only

JUNE 21ST, 9:00AM

JUNE 21ST, 12:00PM

JUNE 21ST, 3:00PM

Illustrative - For Conceptual Purpose Only

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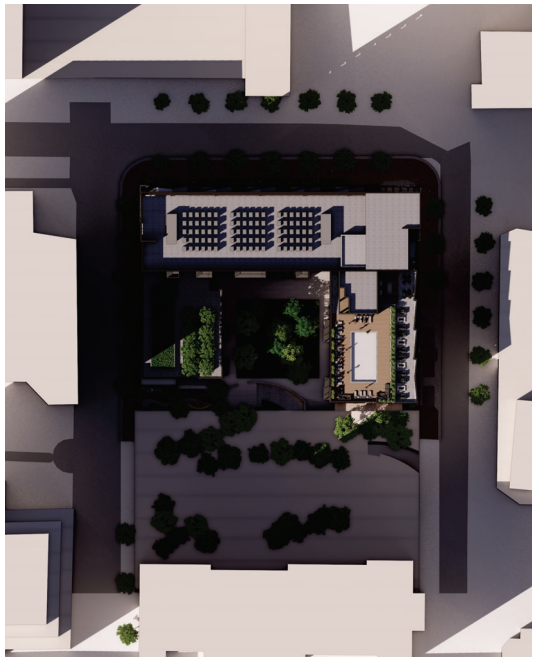
SEPTEMBER 21ST, 9:00AM

SEPTEMBER 21ST, 12:00PM



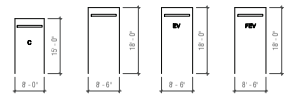
SEPTEMBER 21ST, 3:00PM

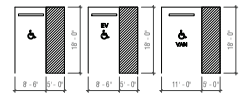
BUILDING PLAN GENERAL NOTES

1. UNIT PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
2. OUTDOOR PRIVATE AMENITY AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE, REFER TO LANDSCAPE PLAN SHEETS FOR ADDITIONAL INFORMATION.
3. BALCONY AND TERRACE LOCATIONS ARE CONCEPTUAL, AND SUBJECT TO CHANGE.
4. AMENITY SPACE AND LAYOUT ARE CONCEPTUAL, AND SUBJECT TO CHANGE.
5. AMENITY SPACE USES MAY INCLUDE FITNESS, CLUBROOM, CONFERENCES ROOMS AND / OR OTHER RESIDENT AMENITIES.

1 | P0 LEVEL PLAN
1/16" = 1'-0" A2-01

PARKING SPACE LEGEND





COLOR GFA AREA LEGEND

- RESIDENTIAL
- AMENITY
- STORAGE or MAINTENANCE AREA
- CORE
- PARKING
- SERVICE
- SHAFT

PARKING TABULATIONS

Parking Provided	Residential			Accessible		Total Provided
	Standard	Compact*	Visitor	Accessible	Accessible-Van	
2nd	68	-	-	2	-	70
1st	65	14	10	-	2	91
P0	79	25	-	4	-	108
Total	**212**	**39**	**10**	**6**	**2**	**269**
Percentage	79%	14%		2%	1%	

Notes:
1. Accessible parking as required by IBC 2021 Table 1106.2(1) - 8 Spaces required
2. Visitor Parking 0.05 spaces per unit of designated parking for first 200 units.
*% Compact Allowed: 15% (ACZO 14.3.3.F)

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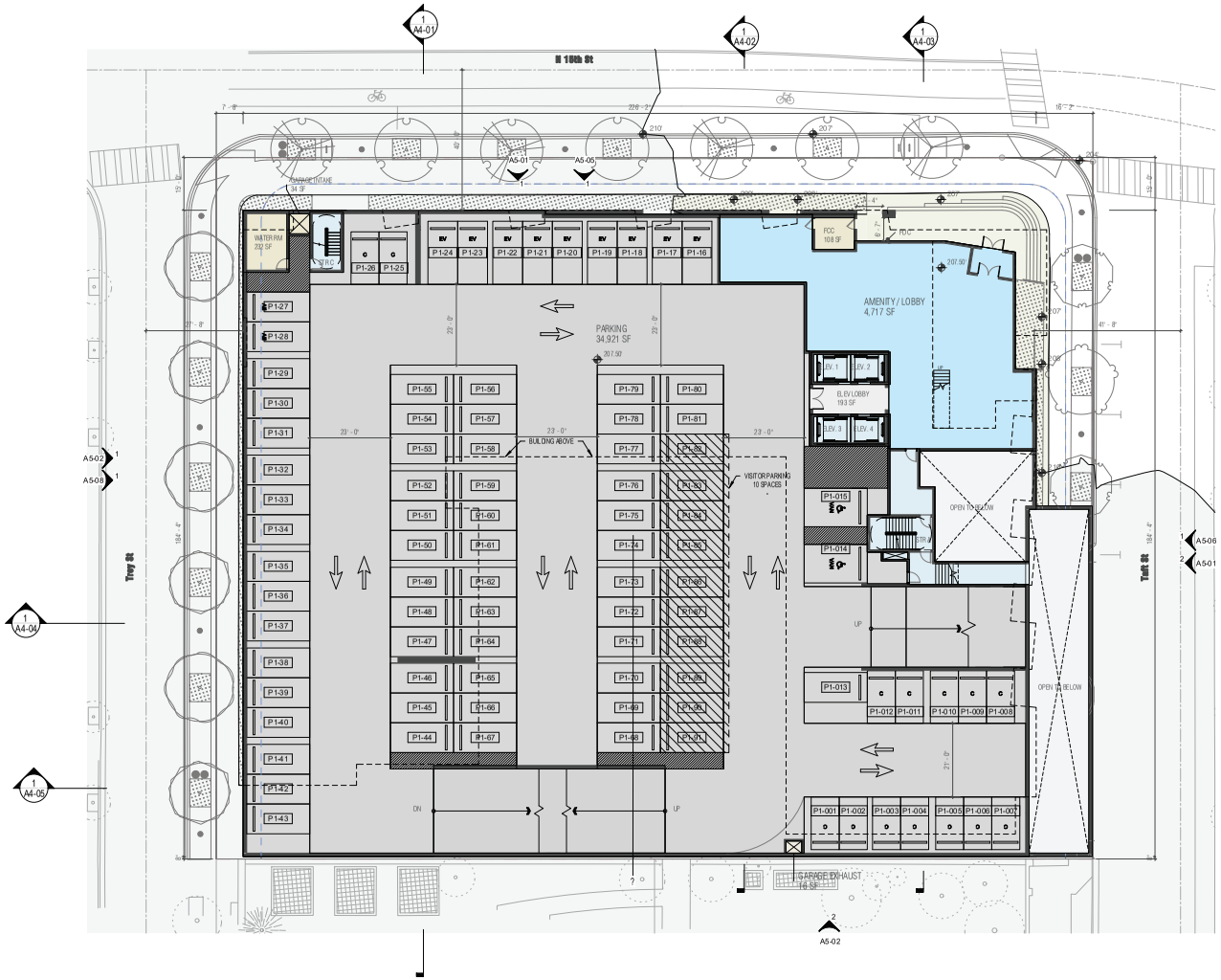

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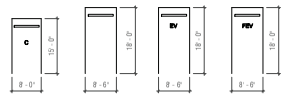

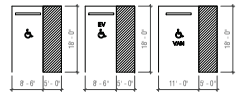

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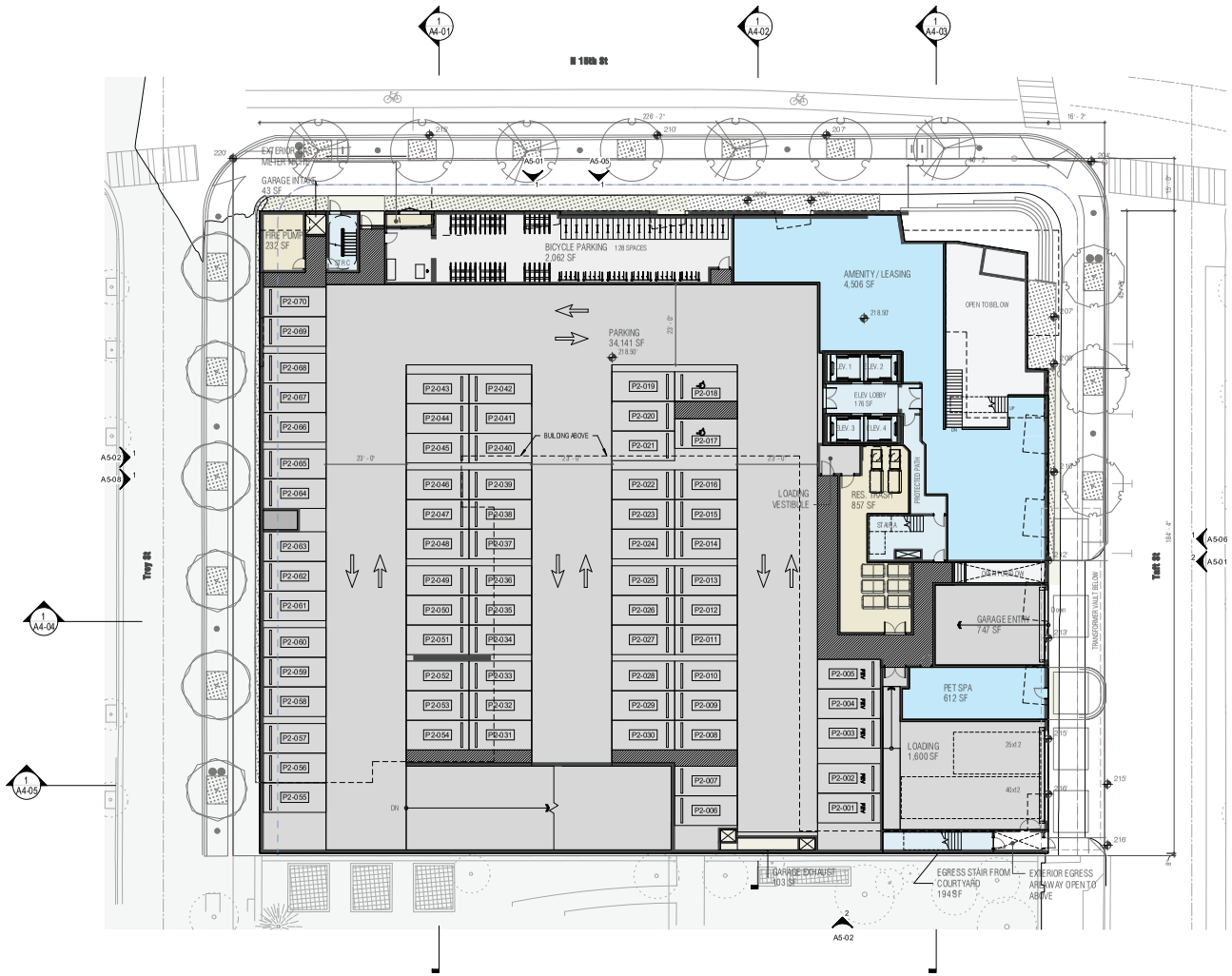

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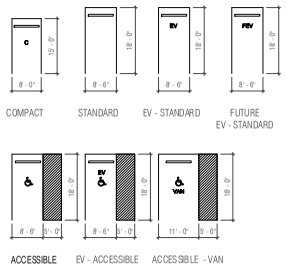
PARKING SPACE LEGEND



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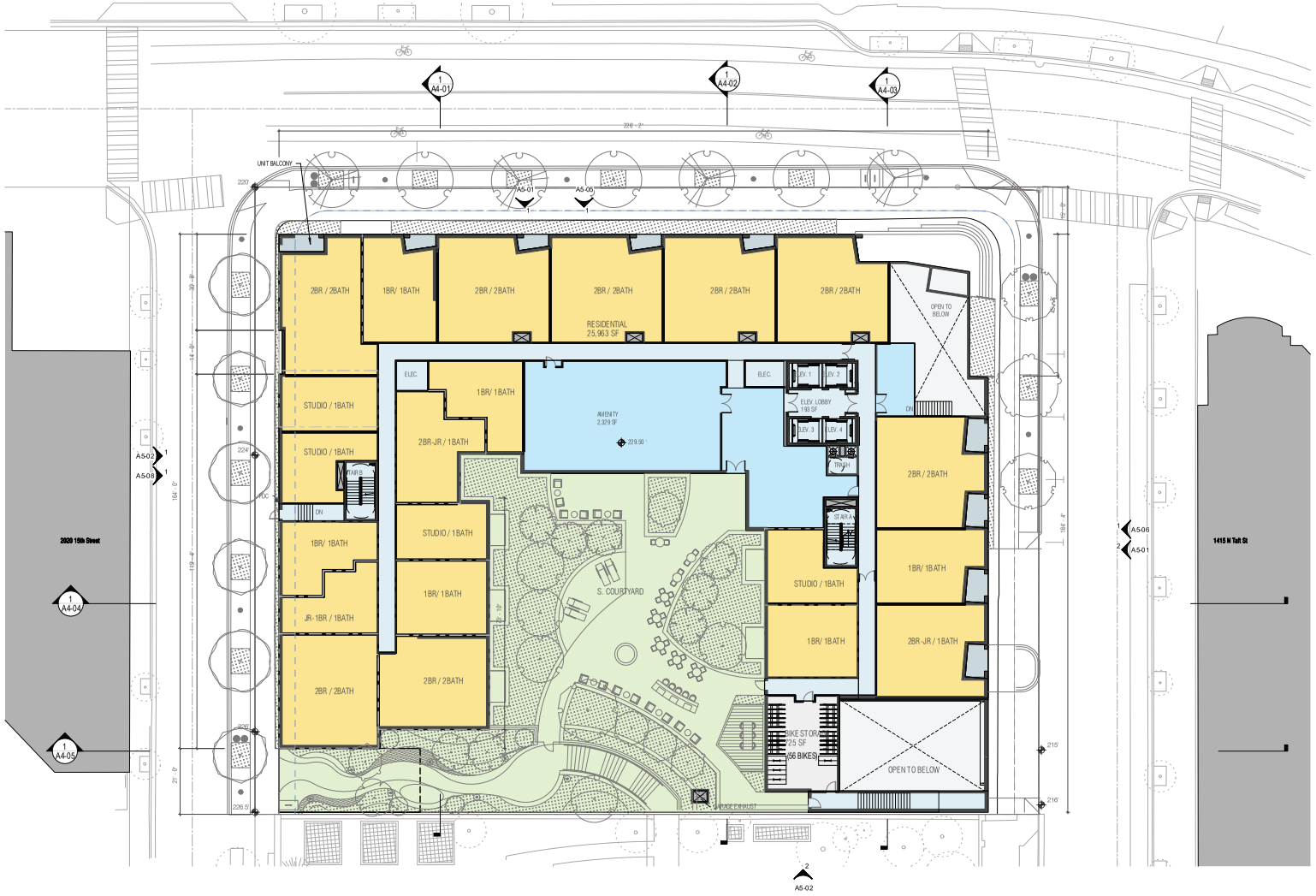

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- STORAGE or MAINTENANCE AREA
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0' 8' 16' 32'

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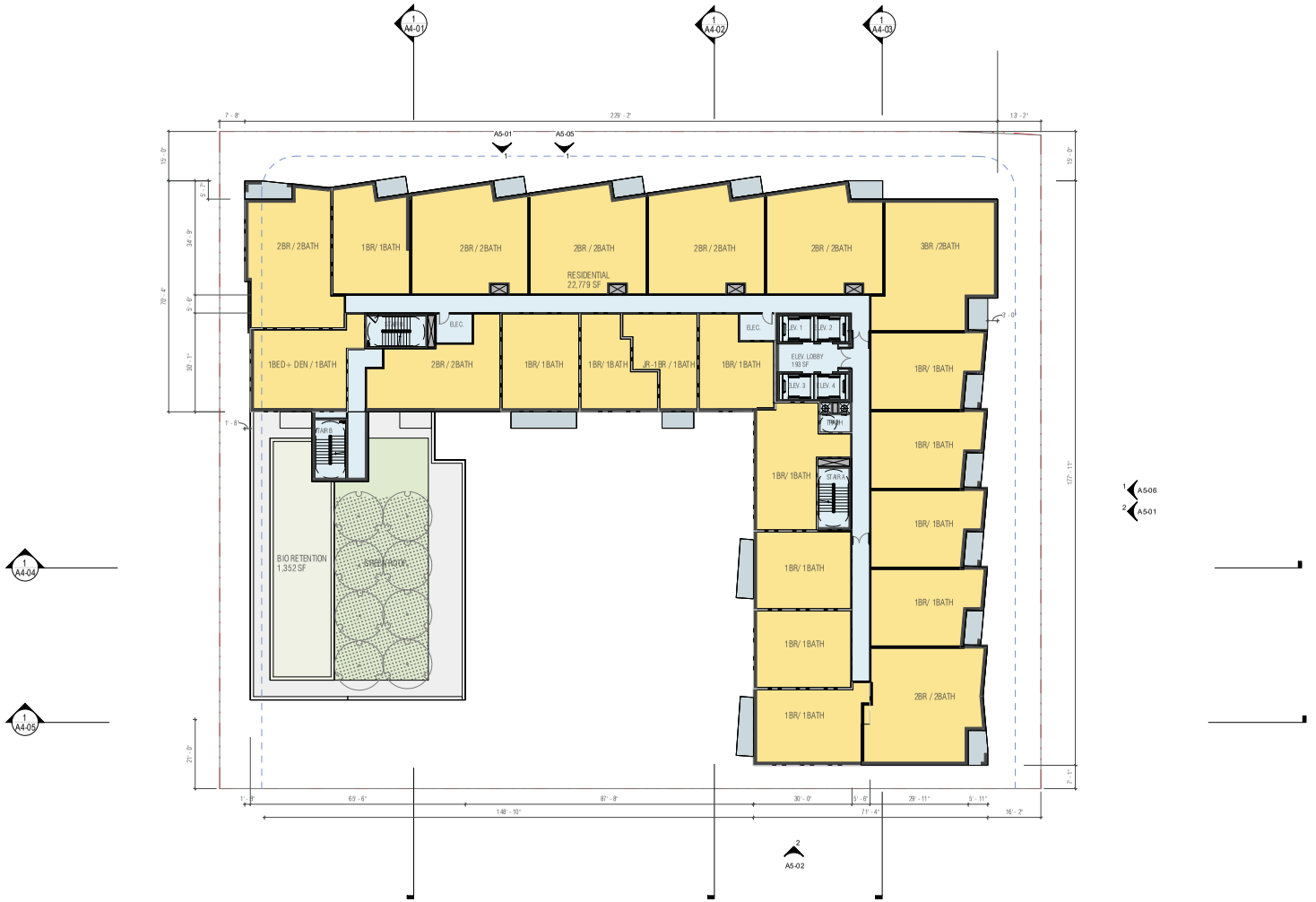

COLOR GFA AREA LEGEND

- RESIDENTIAL
- AMENITY
- STORAGE or MAINTENANCE AREA
- CORE
- PARKING
- SERVICE
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COLOR GFA AREA LEGEND

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0' 8' 16' 32'

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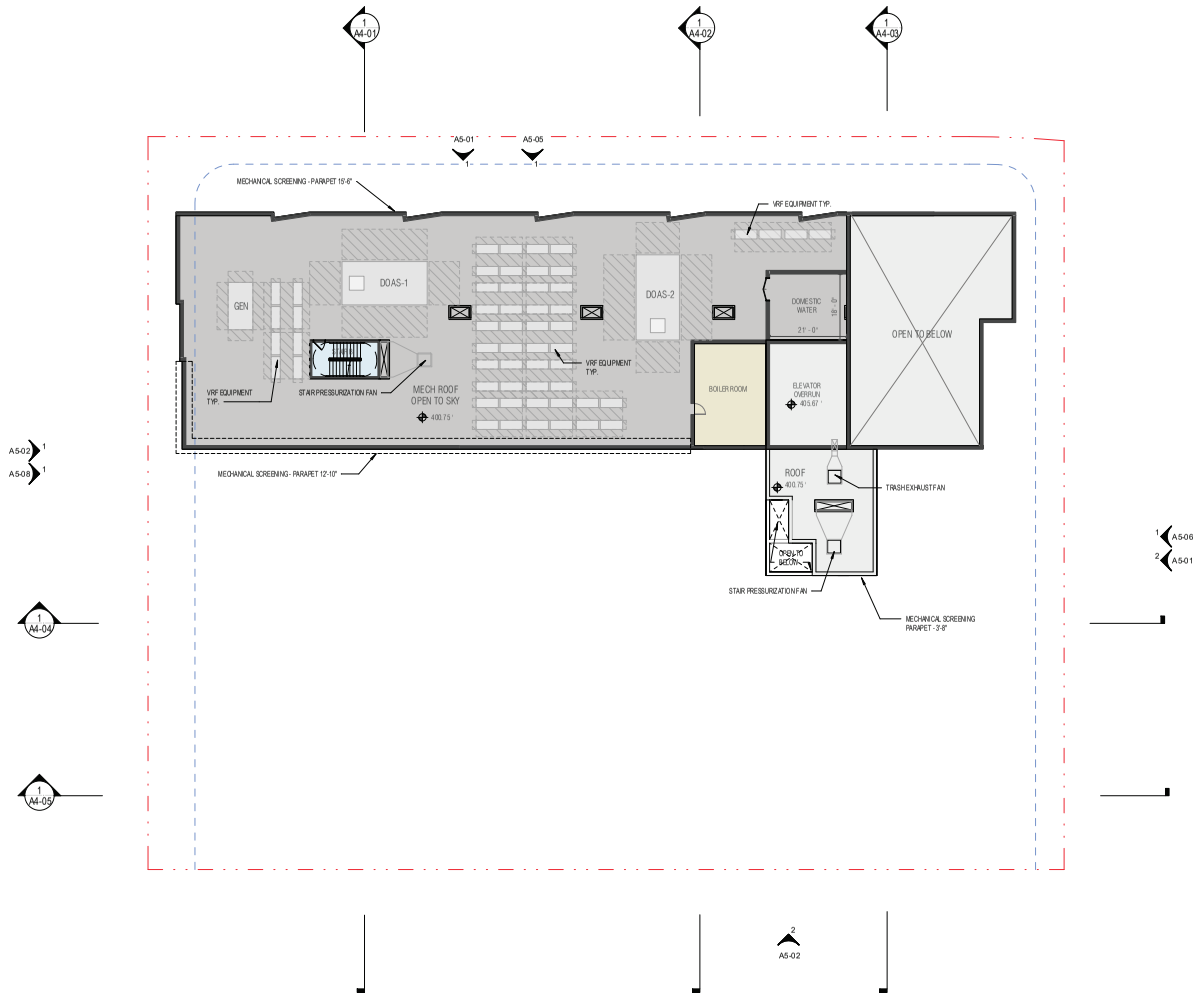
COLOR GFA AREA LEGEND

RESIDENTIAL	PARKING
AMENITY	SERVICE
STORAGE or MAINTENANCE AREA	SHAFT
CORE	

Illustrative - For Conceptual Purpose Only



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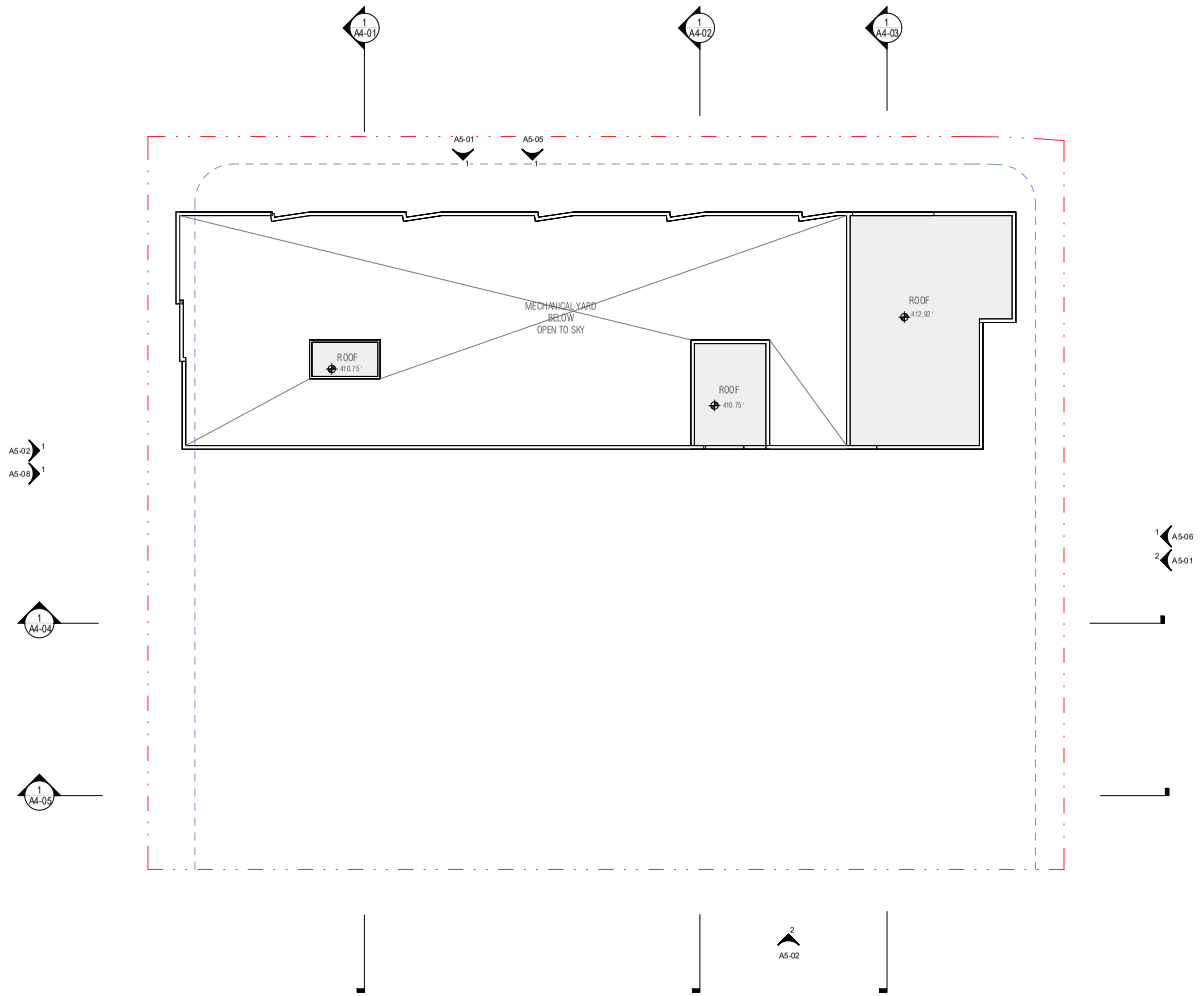
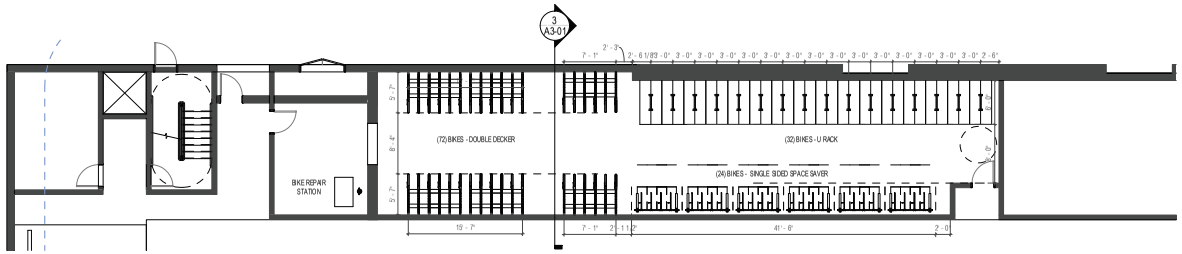
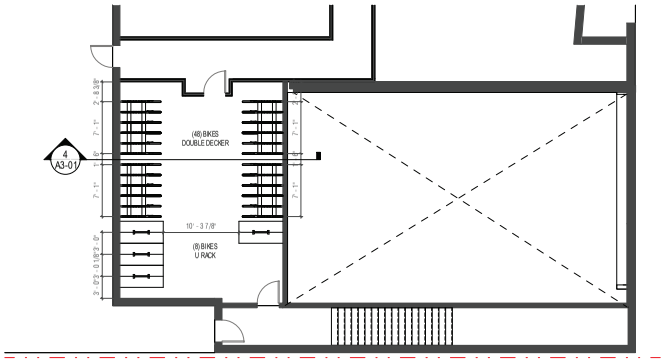


BUILDING PLAN GENERAL NOTES

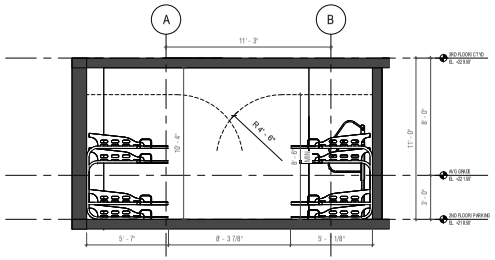
1. BIKE STORAGE PRODUCT IMAGES REFLECT CONCEPTUAL OPTIONS AND MAY BE DIFFERENT MANUFACTURERS AND DESIGNS IN FINAL BUILDING DESIGN PLANS.
2. 30% OF BIKE PARKING IS HORIZONTAL AND AT FLOOR LEVEL, PER ARLINGTON COUNTY BIKE STANDARDS GUIDE.



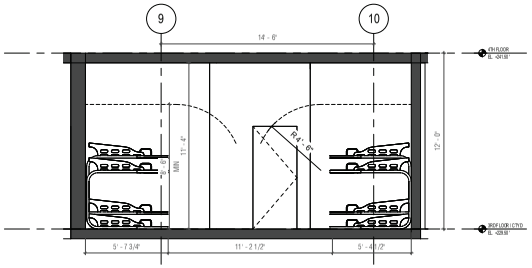
1 | 2ND FLOOR - BIKE ROOM FLOOR PLAN
1/8" = 1'-0" A3-01



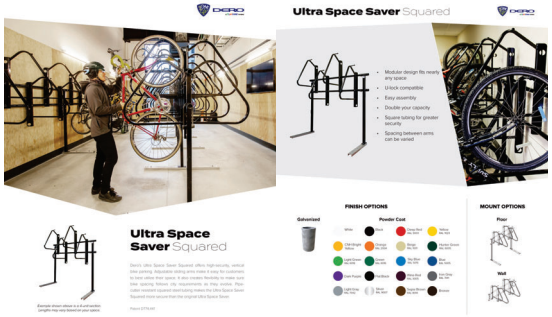
2 | 3RD FLOOR - BIKE ROOM FLOOR PLAN
1/8" = 1'-0" A3-01



3 | 2ND FL - BIKE RM SECTION
1/4" = 1'-0" A3-01



4 | 3RD FL - BIKE RM
1/4" = 1'-0" A3-01



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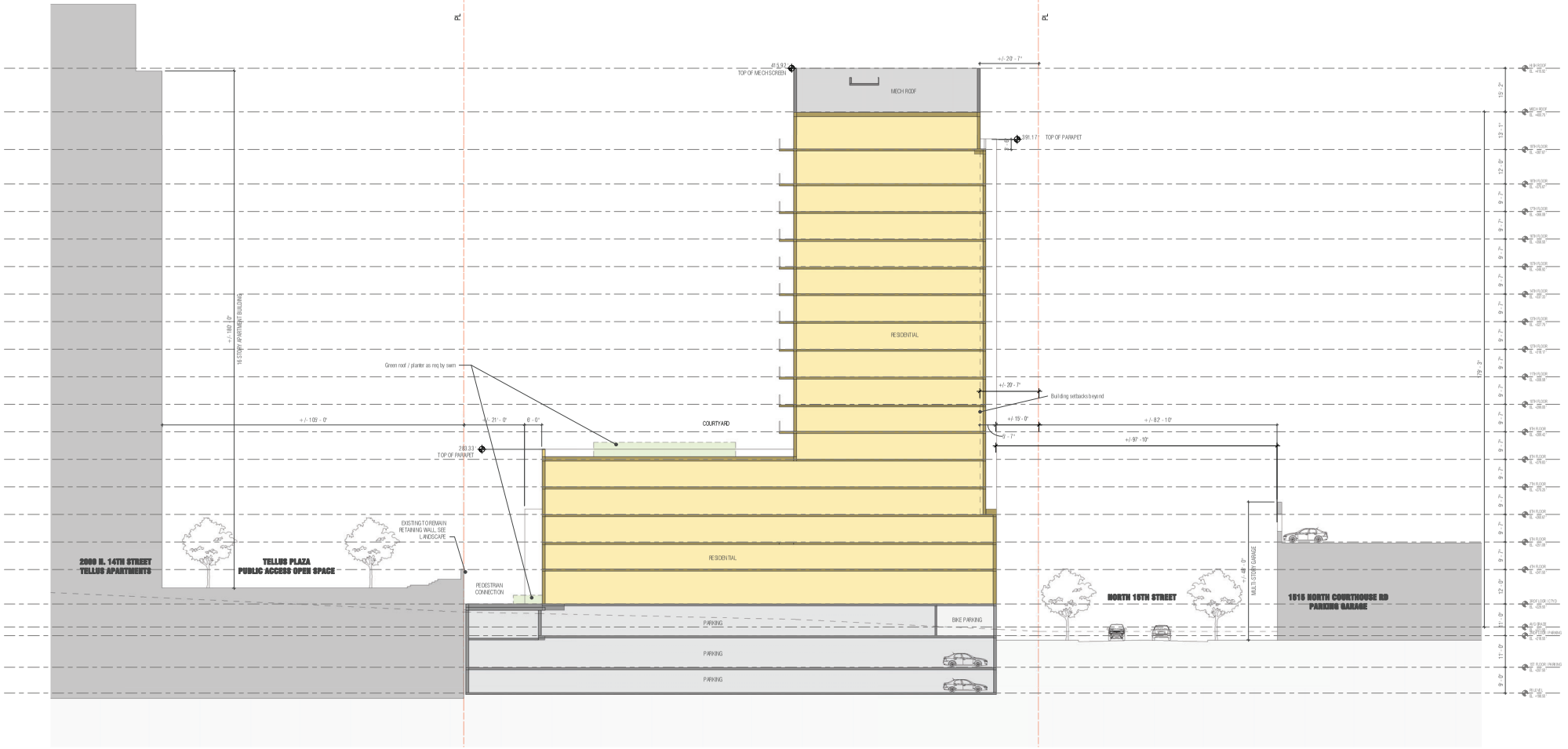

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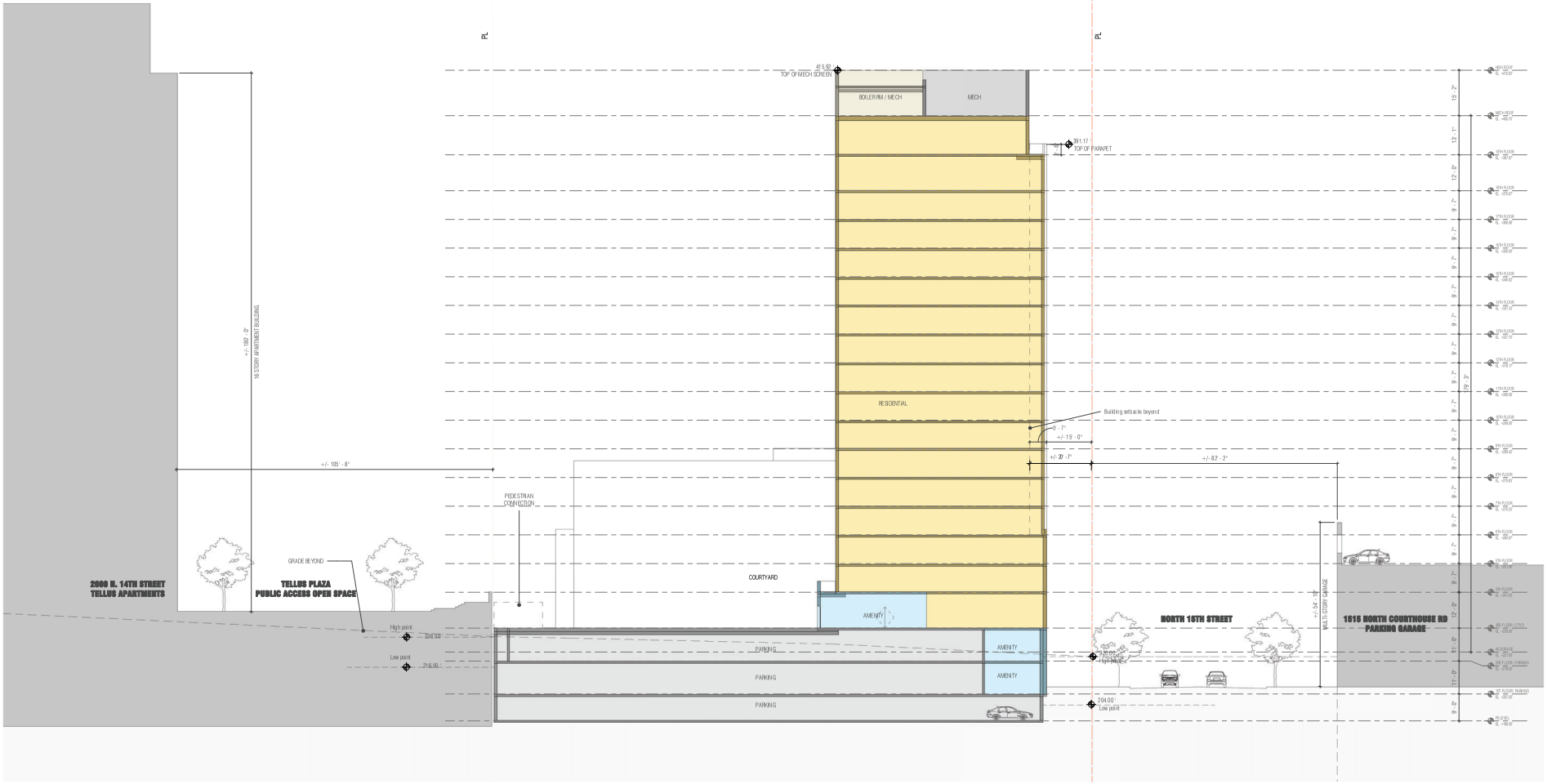
Illustrative - For Conceptual Purpose Only

0' 8' 16' 32'



Illustrative - For Conceptual Purpose Only

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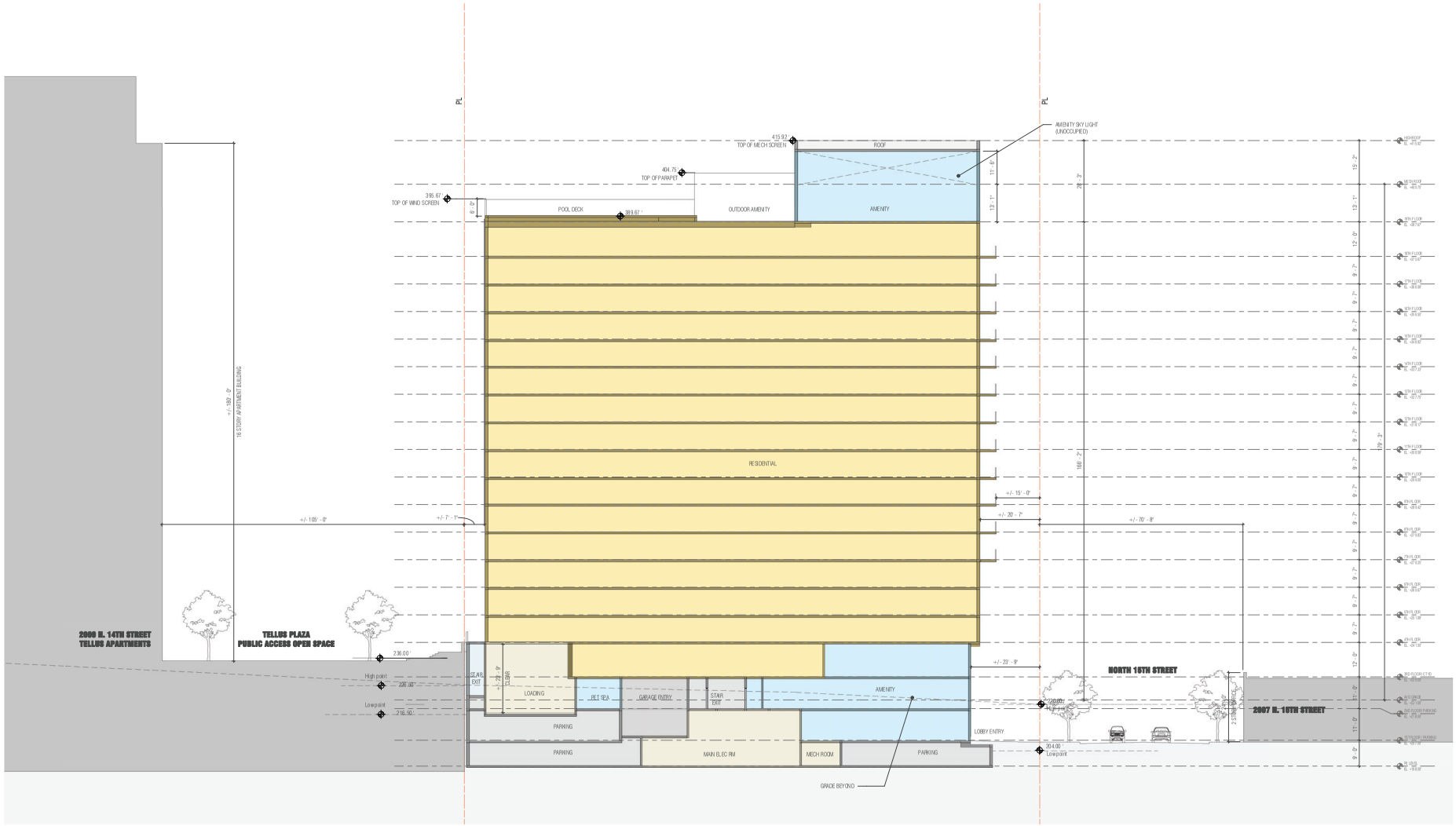
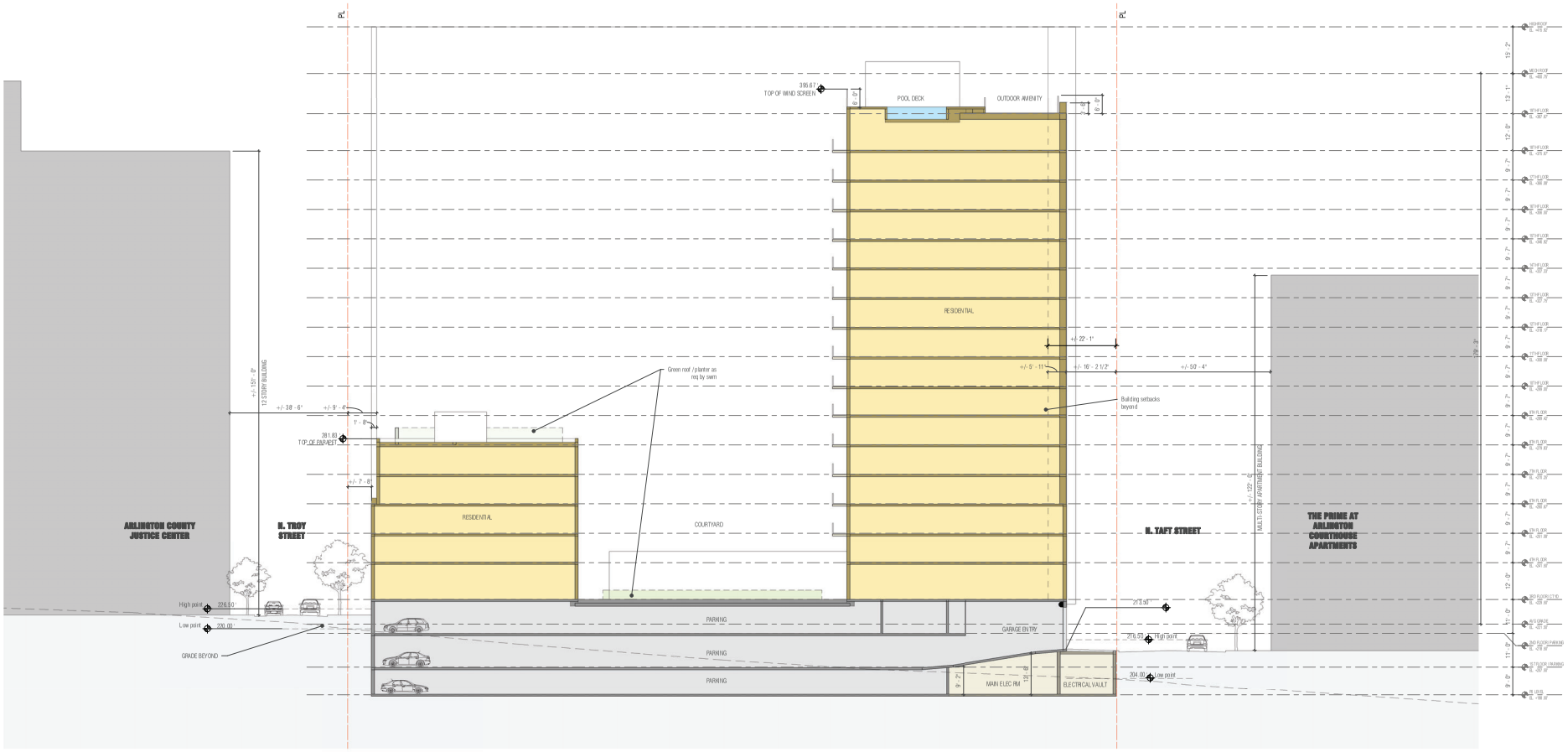
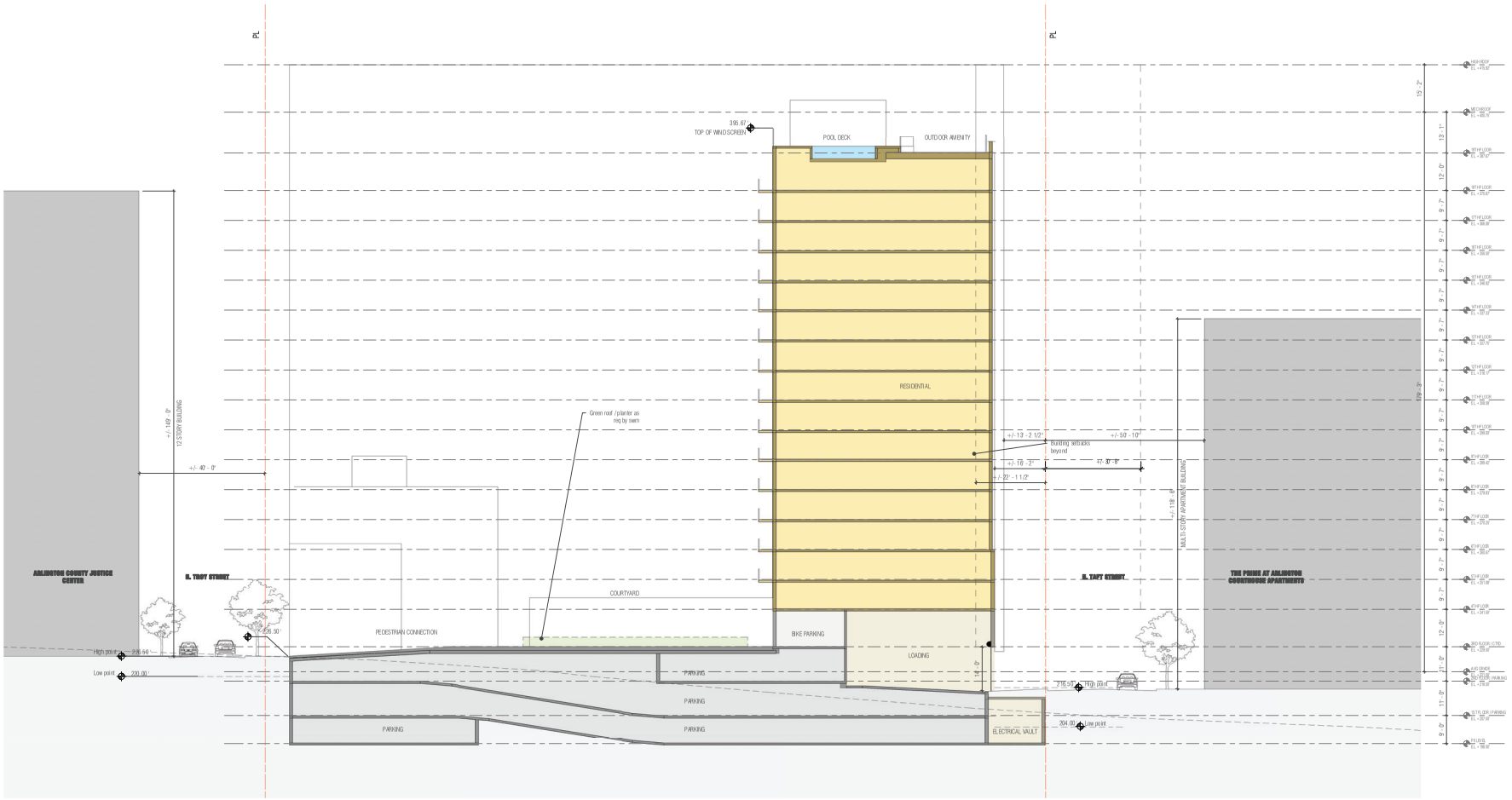


Illustrative - For Conceptual Purpose Only

0' 8' 16' 32'


PL
PL
TOP OF WIND SCREEN
POOL DECK
OUTDOOR AMENITY
RESIDENTIAL
+/- 22' - 1"
+/- 5' - 11"
+/- 16' - 2 1/2"
+/- 50' - 4"
Building setbacks beyond
Green roof / planter as req by swm
+/- 135' - 0"
12 STORY BUILDING
+/- 38' - 6"
+/- 9' - 4"
7' - 8"
281.83
TOP OF PARAPET
+/- 7' - 8"
RESIDENTIAL
COURTYARD
PARKING
PARKING
PARKING
GARAGE ENTRY
MAIN ELEC RM
ELECTRICAL VAULT
ARLINGTON COUNTY JUSTICE CENTER
N. TROY STREET
N. TAFT STREET
+/- 122' - 5"
MULTI-STORY APARTMENT BUILDING
THE PRIME AT ARLINGTON COURTHOUSE APARTMENTS
High point 226.50'
Low point 220.00'
GRADE BEYOND
213.90'
216.50' High point
204.00' Low point
179' - 3"



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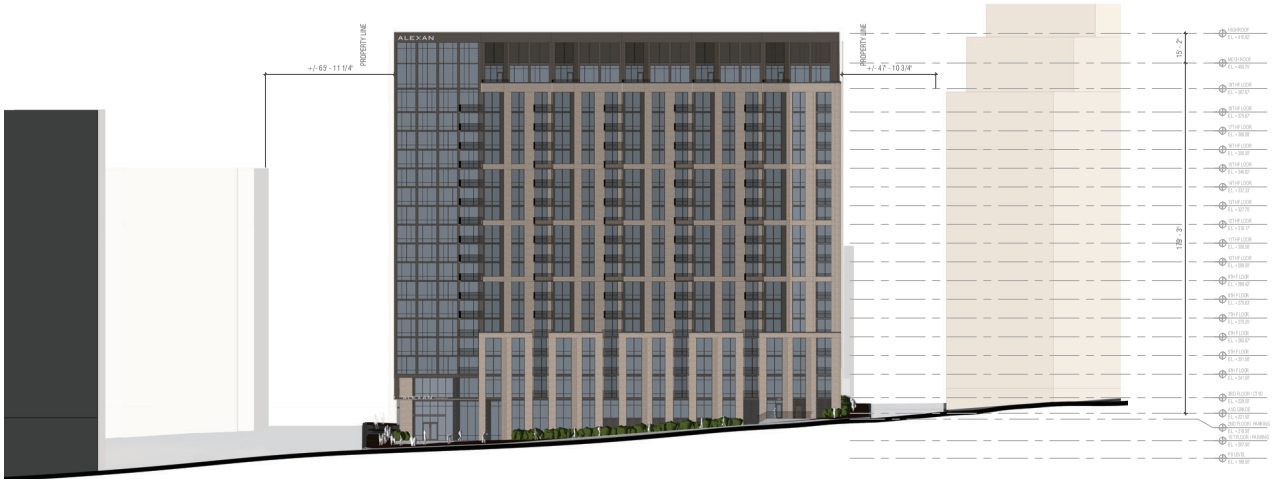
2 | CONTEXT - EAST ELEVATION
1" = 30'-0" A5-01



1 | CONTEXT - NORTH ELEVATION
1" = 30'-0" A5-01

FACADE GENERAL NOTES

1. AT GROUND FLOOR AND ROOF LEVELS, STOREFRONT OR EQUIVALENT TO ACHIEVE TRANSPARENCY GOALS.
2. SIGNAGE IS ILLUSTRATIVE AND SUBJECT TO CHANGE.
3. EXTENT AND SIZES OF LOUVER SUBJECT TO CHANGE PENDING DESIGN EVOLUTION AND MECHANICAL COORDINATION..

1 | CONTEXT - WEST ELEVATION
1" = 30'-0" A5-02

2 | CONTEXT - SOUTH ELEVATION
1" = 30'-0" A5-02

FACADE GENERAL NOTES

1. AT GROUND FLOOR AND ROOF LEVELS, STOREFRONT OR EQUIVALENT TO ACHIEVE TRANSPARENCY GOALS.
2. SIGNAGE IS ILLUSTRATIVE AND SUBJECT TO CHANGE.
3. EXTENT AND SIZES OF LOUVER SUBJECT TO CHANGE PENDING DESIGN EVOLUTION AND MECHANICAL COORDINATION..

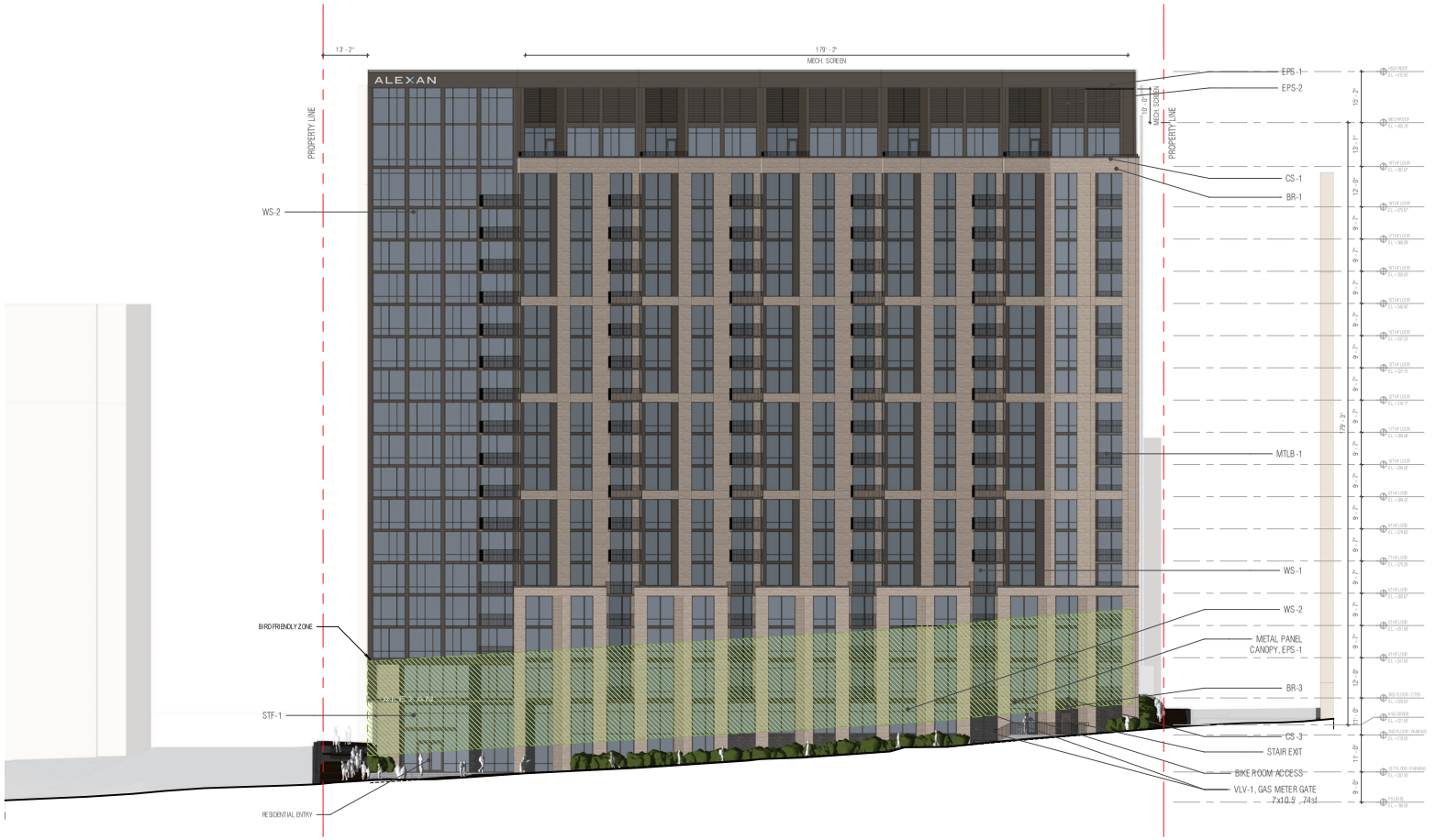
Illustrative - For Conceptual Purpose Only

0' 15' 30' 60'

Alexan - Courthouse
BUILDING ELEVATION - NORTH

A5-05
2026.02.16

AVERAGE % WINDOW OPENING: 48%



MATERIAL KEY NOTES

BR-1:	Brick Veneer - Tan / Buff (Mortar 1)
BR-2:	Brick Veneer - Brown / Gray (Mortar 2)
BR-3:	Brick Veneer - Dark Gray (Mortar 3)
CS-1:	Cast Stone - Tan / Buff (Mortar 1)
CS-2:	Cast Stone - Brown / Gray (Mortar 2)
CS-3:	Cast Stone - Dark Gray (Mortar 3)
EPS-1:	Exterior Panel System - Bronze / Dark Bronze
EPS-2:	Exterior Corrugared Panel System - Bronze/Dark Bronze
MTLB-1:	Metal Railling System - Bronze / Dark Bronze
MTLB-2:	Metal or Glass Railling System - Bronze / Dark Bronze
OVHD:	Overhead Door System - Bronze / Dark Bronze
STF-1:	Storefront System - Bronze / Dark Bronze
TDS-1:	Terrace Doors - Bronze / Dark Bronze
WS-1:	Window System - Bronze / Dark Bronze
WS-2:	Window System - Bronze / Dark Bronze
VLV-1:	Aluminum Louver System - Bronze / Dark Bronze

Note: *Exterior facade colors shown for illustrative purposes*

FACADE GENERAL NOTES

1. AT GROUND FLOOR AND ROOF LEVELS, STOREFRONT OR EQUIVALENT TO ACHIEVE TRANSPARENCY GOALS.
2. SIGNAGE IS ILLUSTRATIVE AND SUBJECT TO CHANGE.
3. EXTENT AND SIZES OF LOUVER SUBJECT TO CHANGE PENDING DESIGN EVOLUTION AND MECHANICAL COORDINATION.

SK+I TRAMMELL CROW RESIDENTIAL
A CROW HOLDINGS COMPANY

Illustrative - For Conceptual Purpose Only

0' 8' 16' 32'

AVERAGE % WINDOW OPENING: 52%

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MATERIAL KEY NOTES

BR-1:	Brick Veneer - Tan / Buff (Mortar 1)
BR-2:	Brick Veneer - Brown / Gray (Mortar 2)
BR-3:	Brick Veneer - Dark Gray (Mortar 3)
CS-1:	Cast Stone - Tan / Buff (Mortar 1)
CS-2:	Cast Stone - Brown / Gray (Mortar 2)
CS-3:	Cast Stone - Dark Gray (Mortar 3)
EPS-1:	Exterior Panel System - Bronze / Dark Bronze
EPS-2:	Exterior Corrugared Panel System - Bronze/Dark Bronze
MTLB-1:	Metal Railing System - Bronze / Dark Bronze
MTLB-2:	Metal or Glass Railing System - Bronze / Dark Bronze
OVHD:	Overhead Door System - Bronze / Dark Bronze
STF-1:	Storefront System - Bronze / Dark Bronze
TDS-1:	Terrace Doors - Bronze / Dark Bronze
WS-1:	Window System - Bronze / Dark Bronze
WS-2:	Window System - Bronze / Dark Bronze
VLV-1:	Aluminum Louver System - Bronze / Dark Bronze

Note: *Exterior facade colors shown for illustrative purposes*

FACADE GENERAL NOTES

1. AT GROUND FLOOR AND ROOF LEVELS, STOREFRONT OR EQUIVALENT TO ACHIEVE TRANSPARENCY GOALS.
2. SIGNAGE IS ILLUSTRATIVE AND SUBJECT TO CHANGE.
3. EXTENT AND SIZES OF LOUVER SUBJECT TO CHANGE PENDING DESIGN EVOLUTION AND MECHANICAL COORDINATION.

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0' 8' 16' 32'

Alexan - Courthouse
BUILDING ELEVATION - SOUTH

A5-07
2026.02.16

AVERAGE % WINDOW OPENING: 31 %

MATERIAL KEY NOTES

BR-1:	Brick Veneer - Tan / Buff (Mortar 1)
BR-2:	Brick Veneer - Brown / Gray (Mortar 2)
BR-3:	Brick Veneer - Dark Gray (Mortar 3)
CS-1:	Cast Stone - Tan / Buff (Mortar 1)
CS-2:	Cast Stone - Brown / Gray (Mortar 2)
CS-3:	Cast Stone - Dark Gray (Mortar 3)
EPS-1:	Exterior Panel System - Bronze / Dark Bronze
EPS-2:	Exterior Corrugared Panel System - Bronze/Dark Bronze
MTLB-1:	Metal Railling System - Bronze / Dark Bronze
MTLB-2:	Metal or Glass Railling System - Bronze / Dark Bronze
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STF-1:	Storefront System - Bronze / Dark Bronze
TDS-1:	Terrace Doors - Bronze / Dark Bronze
WS-1:	Window System - Bronze / Dark Bronze
WS-2:	Window System - Bronze / Dark Bronze
VLV-1:	Aluminum Louver System - Bronze / Dark Bronze

Note: *Exterior facade colors shown for illustrative purposes*

FACADE GENERAL NOTES

1. AT GROUND FLOOR AND ROOF LEVELS, STOREFRONT OR EQUIVALENT TO ACHIEVE TRANSPARENCY GOALS.
2. SIGNAGE IS ILLUSTRATIVE AND SUBJECT TO CHANGE.
3. EXTENT AND SIZES OF LOUVER SUBJECT TO CHANGE PENDING DESIGN EVOLUTION AND MECHANICAL COORDINATION.

SK+I TRAMMELL CROW RESIDENTIAL
A CROW HOLDINGS COMPANY

Illustrative - For Conceptual Purpose Only

0' 8' 16' 32'

Alexan - Courthouse
BUILDING ELEVATION - WEST

A5-08
2026.02.16

AVERAGE % WINDOW OPENING: 31 %

MATERIAL KEY NOTES

BR-1:	Brick Veneer - Tan / Buff (Mortar 1)
BR-2:	Brick Veneer - Brown / Gray (Mortar 2)
BR-3:	Brick Veneer - Dark Gray (Mortar 3)
CS-1:	Cast Stone - Tan / Buff (Mortar 1)
CS-2:	Cast Stone - Brown / Gray (Mortar 2)
CS-3:	Cast Stone - Dark Gray (Mortar 3)
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VLV-1:	Aluminum Louver System - Bronze / Dark Bronze

Note: *Exterior facade colors shown for illustrative purposes*

FACADE GENERAL NOTES

1. AT GROUND FLOOR AND ROOF LEVELS, STOREFRONT OR EQUIVALENT TO ACHIEVE TRANSPARENCY GOALS.
2. SIGNAGE IS ILLUSTRATIVE AND SUBJECT TO CHANGE.
3. EXTENT AND SIZES OF LOUVER SUBJECT TO CHANGE PENDING DESIGN EVOLUTION AND MECHANICAL COORDINATION.

SK+I TRAMMELL CROW RESIDENTIAL
A CROW HOLDINGS COMPANY

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0' 8' 16' 32'

GROUND FLOOR TRANSPARENCY: 46%
WALL AREA: 4,678 sf
OPEN AREA: 2,161 sf

MATERIAL KEY NOTES

BR-1:	Brick Veneer - Tan / Buff (Mortar 1)
BR-2:	Brick Veneer - Brown / Gray (Mortar 2)
BR-3:	Brick Veneer - Dark Gray (Mortar 3)
CS-1:	Cast Stone - Tan / Buff (Mortar 1)
CS-2:	Cast Stone - Brown / Gray (Mortar 2)
CS-3:	Cast Stone - Dark Gray (Mortar 3)
EPS-1:	Exterior Panel System - Bronze / Dark Bronze
EPS-2:	Exterior Corrugated Panel System - Bronze/Dark Bronze
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MTLB-2:	Metal or Glass Railing System - Bronze / Dark Bronze
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TDS-1:	Terrace Doors - Bronze / Dark Bronze
WS-1:	Window System - Bronze / Dark Bronze
WS-2:	Window System - Bronze / Dark Bronze
VLV-1:	Aluminum Louver System - Bronze / Dark Bronze

Note: *Exterior facade colors shown for illustrative purposes*

FACADE GENERAL NOTES

1. AT GROUND FLOOR AND ROOF LEVELS, STOREFRONT OR EQUIVALENT TO ACHIEVE TRANSPARENCY GOALS.
2. SIGNAGE IS ILLUSTRATIVE AND SUBJECT TO CHANGE.
3. EXTENT AND SIZES OF LOUVER SUBJECT TO CHANGE PENDING DESIGN EVOLUTION AND MECHANICAL COORDINATION.

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Alexan - Courthouse
STREET FRONTAGE ELEVATION - EAST

A5-11
2026.02.16

GROUND FLOOR TRANSPARENCY: 31%
WALL AREA: 3,822 sf
OPEN AREA: 1,149 sf

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MATERIAL KEY NOTES

BR-1:	Brick Veneer - Tan / Buff (Mortar 1)
BR-2:	Brick Veneer - Brown / Gray (Mortar 2)
BR-3:	Brick Veneer - Dark Gray (Mortar 3)
CS-1:	Cast Stone - Tan / Buff (Mortar 1)
CS-2:	Cast Stone - Brown / Gray (Mortar 2)
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Note: *Exterior facade colors shown for illustrative purposes*

FACADE GENERAL NOTES

1. AT GROUND FLOOR AND ROOF LEVELS, STOREFRONT OR EQUIVALENT TO ACHIEVE TRANSPARENCY GOALS.
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SK+I ARCHITECTURE
TRAMMELL CROW RESIDENTIAL
A CROW HOLDINGS COMPANY

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0' 4' 8' 16'

Alexan - Courthouse
STREET FRONTAGE ELEVATION - WEST

A5-12
2026.02.16

GROUND FLOOR TRANSPARENCY: 14%
WALL AREA: 1,059 sf
OPEN AREA: 146 sf

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MATERIAL KEY NOTES

BR-1:	Brick Veneer - Tan / Buff (Mortar 1)
BR-2:	Brick Veneer - Brown / Gray (Mortar 2)
BR-3:	Brick Veneer - Dark Gray (Mortar 3)
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WS-1:	Window System - Bronze / Dark Bronze
WS-2:	Window System - Bronze / Dark Bronze
VLV-1:	Aluminum Louver System - Bronze / Dark Bronze

Note: *Exterior facade colors shown for illustrative purposes*

FACADE GENERAL NOTES

1. AT GROUND FLOOR AND ROOF LEVELS, STOREFRONT OR EQUIVALENT TO ACHIEVE TRANSPARENCY GOALS.
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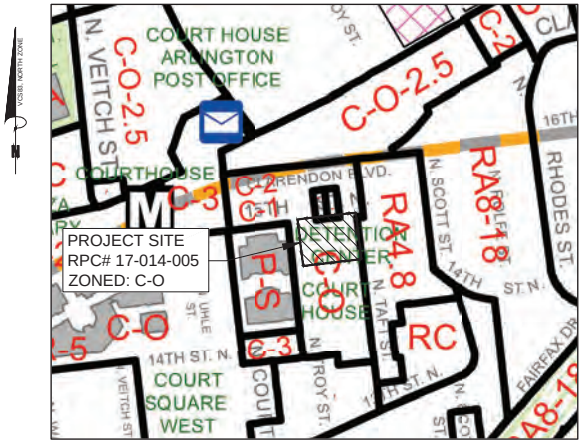
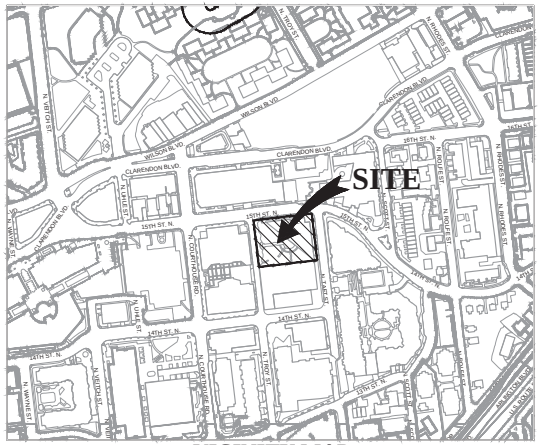
0' 4' 8' 16'

ALEXAN COURTHOUSE

2000 15TH STREET NORTH
ARLINGTON, VIRGINIA 22201
MIXED-USE RESIDENTIAL
4.1 SITE PLAN



ZONING MAP
SCALE: 1"= 250'



VICINITY MAP
SCALE: 1"= 250'

CIVIL SHEET INDEX

C1.0	CIVIL COVER SHEET
C2.0	CERTIFIED SURVEY PLAT
C3.0	ZONING PLAT EXHIBIT
C3.1	VACATION AND EASEMENT RESERVATION PLAT EXHIBIT
C3.15	EASEMENT PLAT EXHIBIT
C3.2	ENCROACHMENT PLAT EXHIBIT
C4.0	AERIAL IMAGE
C5.0	CONTEXT PLAN
C6.0	PLOT AND LOCATION PLAN
C7.0	PRESENTATION PLAN
C8.0	STRIPING AND MARKING PLAN
C9.0	FIRE COVERAGE PLAN
C9.1	CONCEPTUAL PHOTOMETRIC PLAN
C10.0	EXISTING ROAD CROSS SECTIONS
C10.1	PROPOSED ROAD CROSS SECTIONS
C11.0	LANDCOVER MAP
C11.1	STORMWATER MANAGEMENT PLAN
C11.2	STORMWATER MANAGEMENT COMPUTATIONS
C12.0	TREE PRESERVATION PLAN
C12.1	TREE PRESERVATION NOTES AND DETAILS

Bowman

Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowman.com

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CIVIL COVER SHEET

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOURTOUBLANN
Lic. No. 030021
04/20/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION
DATE	DESCRIPTION

SHEET SCALE
N/A

SHEET TITLE
CIVIL COVER SHEET

SHEET #
C1.0

Cad file name : V:\140433 - 2000 15th street north\140433-01-001 (eng) - 2000 15th street north\engineering\engineering plans\4.1 plan\140433-01-001-COVER.dwg

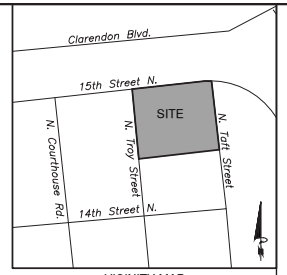
SURVEY LEGEND

BC	BACK OF CURB
BN	BENCH
BR	BIKE RACK
BSW	BRICK SIDEWALK
BLDG HT	BUILDING HEIGHT
CC&CG	CONCRETE CURB AND GUTTER
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
DYL	DOUBLE YELLOW LINE
FF	FINISH FLOOR
FL	FLOW LINE
LSA	LANDSCAPE AREA
SWL	SOLID WHITE LINE
TR	TRANSFORMER
XCUTF	CROSS CUT FOUND
	AREA LIGHT
	CLEAN OUT
	ELECTRIC BOX
	ELECTRIC MANHOLE
	ELECTRIC OUTLET
	FILL BOX--DIESEL
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GAS VALVE
	IRRIGATION VALVE
	PROPERTY CORNER
	PARKING METER
	SANITARY SEWER MANHOLE
	SIGN
	STORM MANHOLE
	STORM INLET (SQUARE)
	STORM INLET (ROUND)
	UTILITY POLE
	UTILITY POLE W/LIGHT
	VENT PIPE
	VAULT
	WATER MANHOLE
	WATER METER
	WATER VALVE
18"	TREE W/SIZE
EX 1234	STORM ID NUMBER
EX 1234	SANITARY ID NUMBER
	APPRX. LOC. UNDERGROUND STORM
	APPRX. LOC. UNDERGROUND SANITARY
	APPRX. LOC. UNDERGROUND WATER PER PLAN
	APPRX. LOC. UNDERGROUND TELECOM
	APPRX. LOC. UNDERGROUND ELECTRIC
	FENCE LINE

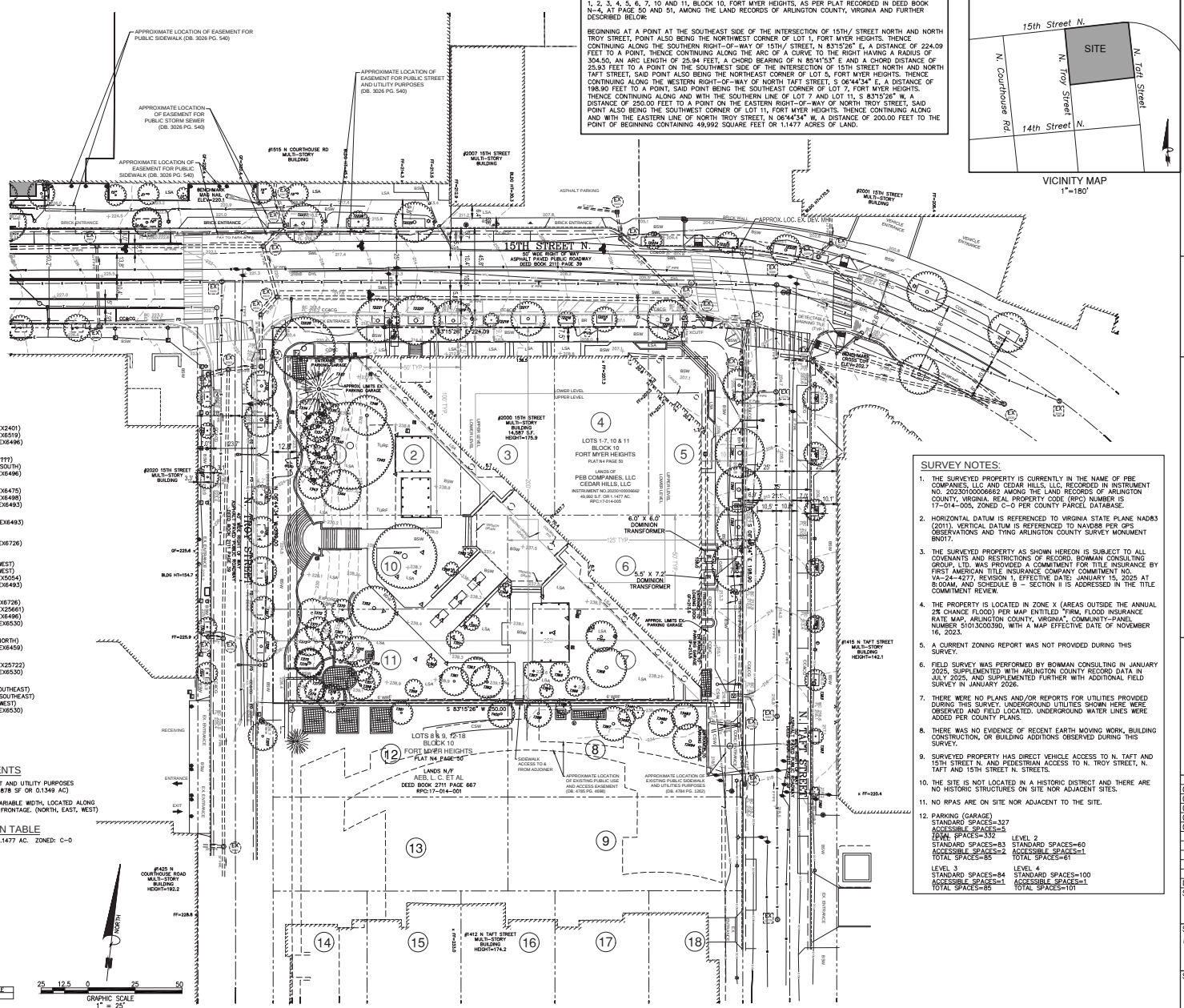
AS SURVEYED LEGAL DESCRIPTION

ALL OF THAT CERTAIN TRACTS OR PARCELS OF LAND SITUATE IN ARLINGTON COUNTY, VIRGINIA, BEING LOTS 1, 2, 3, 4, 5, 6, 7, 10 AND 11, BLOCK 10, FORT MYER HEIGHTS, AS PER PLAT RECORDED IN DEED BOOK N-4, AT PAGE 50 AND 51, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND FURTHER DESCRIBED BELOW:

BEGINNING AT A POINT AT THE SOUTHEAST SIDE OF THE INTERSECTION OF 15TH/ STREET NORTH AND NORTH TROY STREET, POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, FORT MYER HEIGHTS. THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY OF 15TH/ STREET, N 83°15'26" E, A DISTANCE OF 224.09 FEET TO A POINT, THENCE CONTINUING ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 304.50, AN ARC LENGTH OF 25.94 FEET, A CHORD BEARING OF N 85°41'53" E AND A CHORD DISTANCE OF 25.93 FEET TO A POINT ON THE SOUTHWEST SIDE OF THE INTERSECTION OF 15TH STREET NORTH AND NORTH TAFT STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 5, FORT MYER HEIGHTS. THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY OF NORTH TAFT STREET, S 06°44'34" E, A DISTANCE OF 198.90 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 7, FORT MYER HEIGHTS. THENCE CONTINUING ALONG AND WITH THE SOUTHERN LINE OF LOT 7 AND LOT 11, S 83°15'26" W, A DISTANCE OF 250.00 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF NORTH TROY STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11, FORT MYER HEIGHTS. THENCE CONTINUING ALONG AND WITH THE EASTERN LINE OF NORTH TROY STREET, N 06°44'34" W, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING CONTAINING 49,992 SQUARE FEET OR 1.1477 ACRES OF LAND.



VICINITY MAP
1"=180'



EXISTING STORM

RIM=226.47
INV IN=221.87 (15" PIPE FRM EX6850)
INV IN=221.80 (15" PIPE FRM EX7002)
INV OUT=221.68 (15" PIPE TO EX6720)

RIM=225.65
INV OUT=221.16 (15" PIPE TO EX6720)

RIM=225.47
INV IN=220.82 (15" PIPE FRM EX6723)
INV IN=220.44 (15" PIPE FRM EX6851)
INV OUT=220.41 (15" PIPE TO EX6563)

RIM=222.64
INV OUT=218.70 (15" PIPE TO EX6563)

RIM=222.38
INV IN=218.55 (15" PIPE FRM EX6567)
INV IN=218.19 (15" PIPE FRM EX6720)
INV OUT=217.99 (18" PIPE TO EX6549)

RIM=222.19
INV IN=217.94 (18" PIPE FRM EX6563)
INV OUT=217.66 (18" PIPE TO EX6531)

RIM=220.78
INV IN=214.27 (18" PIPE FRM EX6549)
INV OUT=213.98 (18" PIPE TO EX6519)

RIM=224.94
INV IN=217.48 (±10" PIPE FRM EX6548)
INV IN=216.79 (18" PIPE FRM WEST)
INV OUT=216.77 (18" PIPE TO EX6485)

RIM=219.11
INV IN=214.76 (15" PIPE FRM EX23544)
INV OUT=214.67 (15" PIPE TO EX6485)

RIM=220.02
INV IN=214.61 (15" PIPE FRM EX23543)
INV IN=214.23 (18" PIPE FRM EX6501)
INV OUT=214.16 (18" PIPE TO EX6519)

RIM=220.04
INV IN=213.38 (18" PIPE FRM EX6485)
INV IN=213.44 (18" PIPE FRM EX6531)
INV OUT=213.13 (18" PIPE TO EX6475)

RIM=205.09
INV IN=201.84 (8" PIPE FRM WEST)
INV OUT=201.83 (15" PIPE TO EX2401)

RIM=205.04
NO ACCESS

RIM=205.12
INV IN=199.78 (15" PIPE FRM EX2401)
INV IN=199.33 (18" PIPE FRM EX6519)
INV OUT=199.26 (15" PIPE TO EX6496)

RIM=205.21
INV IN=199.76 (15" PIPE FRM ????)
INV IN=199.36 (UNK PIPE FRM SOUTH)
INV OUT=199.11 (15" PIPE TO EX6496)

RIM=204.67
INV IN=198.86 (15" PIPE FRM EX6475)
INV IN=198.83 (15" PIPE FRM EX6498)
INV OUT=198.51 (15" PIPE TO EX6493)

RIM=204.35
INV OUT=200.25 (15" PIPE TO EX6493)

RIM=217.89
INV OUT=214.19 (15" PIPE TO EX6726)

RIM=216.98
INV IN=214.05 (12" PIPE FRM WEST)
INV IN=214.05 (12" PIPE FRM WEST)
INV IN=214.05 (15" PIPE FRM EX5054)
INV OUT=214.01 (15" PIPE TO EX6493)

RIM=203.96
INV IN=199.51 (15" PIPE FRM EX6726)
INV IN=199.22 (15" PIPE FRM EX25661)
INV IN=197.57 (15" PIPE FRM EX6496)
INV OUT=197.47 (15" PIPE TO EX6530)

RIM=201.82
INV IN=198.56 (12" PIPE FRM NORTH)
INV OUT=198.45 (12" PIPE TO EX6459)

RIM=201.98
INV IN=197.84 (12" PIPE FRM EX25722)
INV OUT=196.24 (15" PIPE TO EX6530)

RIM=203.96
INV IN=200.14 (4" PIPE FRM SOUTHEAST)
INV IN=197.03 (±4" PIPE FRM SOUTHEAST)
INV IN=196.69 (±4" PIPE FRM WEST)
INV OUT=195.73 (15" PIPE TO EX6530)

RIM=194.74
NO ACCESS

EXISTING SANITARY

RIM=232.35
INV IN=223.16 (6" PIPE FRM NORTH)
INV IN=222.80 (6" PIPE FRM EX3101)
INV OUT=222.62 (6" PIPE TO EX3100)

RIM=222.09
INV IN=213.92 (8" PIPE FRM SOUTH)
INV IN=213.08 (6" PIPE FRM EX4188)
INV OUT=212.96 (8" PIPE TO EX3099)

RIM=203.03
INV IN=194.10 (8" PIPE FRM EX3100)
INV IN=194.11 (6" PIPE FRM EX13774)
INV OUT=194.08 (8" PIPE TO EX3098)

RIM=193.32
NO ACCESS

RIM=220.57
SEALED SHUT

RIM=217.15
SEALED SHUT

RIM=205.63
INV IN=198.20 (8" PIPE FRM WEST)
INV IN=197.93 (6" PIPE FRM EX3262)
INV OUT=197.63 (8" PIPE TO EX3099)

EXISTING EASEMENTS

EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES
DEED BOOK 2111 PAGE 39 (5,878 SF OR 0.1349 AC)

EASEMENT LOCATION NOTE: VARIABLE WIDTH, LOCATED ALONG SITE PERIMETER WITH STREET FRONTAGE. (NORTH, EAST, WEST)

AREA TABULATION TABLE

RPC:17-014-005 49,992 S.F. OR 1.1477 AC. ZONED: C-O

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	304.50	25.94	25.93	N 85°41'53" E	4°52'50.0

SURVEY NOTES:

1. THE SURVEYED PROPERTY IS CURRENTLY IN THE NAME OF PBE COMPANIES, LLC AND CEDAR HILLS, LLC, RECORDED IN INSTRUMENT NO. 20230100006662 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA. REAL PROPERTY CODE (RPC) NUMBER IS 17-014-005, ZONED C-O PER COUNTY PARCEL DATABASE.
2. HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE PLANE NAD83 (2011). VERTICAL DATUM IS REFERENCED TO NAVD88 PER GPS OBSERVATIONS AND TYING ARLINGTON COUNTY SURVEY MONUMENT BN017.
3. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. VA-24-4277, REVISION 1, EFFECTIVE DATE: JANUARY 15, 2025 AT 8:00AM, AND SCHEDULE B – SECTION II IS ADDRESSED IN THE TITLE COMMITMENT REVIEW.
4. THE PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE ANNUAL 2% CHANCE FLOOD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, ARLINGTON COUNTY, VIRGINIA", COMMUNITY-PANEL NUMBER 51013C0039D, WITH A MAP EFFECTIVE DATE OF NOVEMBER 16, 2023.
5. A CURRENT ZONING REPORT WAS NOT PROVIDED DURING THIS SURVEY.
6. FIELD SURVEY WAS PERFORMED BY BOWMAN CONSULTING IN JANUARY 2025, SUPPLEMENTED WITH ARLINGTON COUNTY RECORD DATA IN JULY 2025, AND SUPPLEMENTED FURTHER WITH ADDITIONAL FIELD SURVEY IN JANUARY 2026.
7. THERE WERE NO PLANS AND/OR REPORTS FOR UTILITIES PROVIDED DURING THIS SURVEY. UNDERGROUND UTILITIES SHOWN HERE WERE OBSERVED AND FIELD LOCATED. UNDERGROUND WATER LINES WERE ADDED PER COUNTY PLANS.
8. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THIS SURVEY.
9. SURVEYED PROPERTY HAS DIRECT VEHICLE ACCESS TO N. TAFT AND 15TH STREET N. AND PEDESTRIAN ACCESS TO N. TROY STREET, N. TAFT AND 15TH STREET N. STREETS.
10. THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT AND THERE ARE NO HISTORIC STRUCTURES ON SITE NOR ADJACENT SITES.
11. NO RPAS ARE ON SITE NOR ADJACENT TO THE SITE.
12. PARKING (GARAGE)

STANDARD SPACES=327	
ACCESSIBLE SPACES=5	
TOTAL SPACES=332	
LEVEL 2	
STANDARD SPACES=83	STANDARD SPACES=60
ACCESSIBLE SPACES=2	ACCESSIBLE SPACES=1
TOTAL SPACES=85	TOTAL SPACES=61
LEVEL 3	LEVEL 4
STANDARD SPACES=84	STANDARD SPACES=100
ACCESSIBLE SPACES=1	ACCESSIBLE SPACES=1
TOTAL SPACES=85	TOTAL SPACES=101

Bowman

Bowman Consulting Group Ltd
14401 Sullyfield Circle
Suite 300
Chantilly, VA 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowman.com
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CERTIFIED SURVEY PLAT

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW R. BOSTROMIAN
Lic. No. 030021
04/10/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION
DATE	DESCRIPTION

SHEET SCALE
1"=25'

SHEET TITLE
CERTIFIED SURVEY PLAT

SHEET #
C2.0

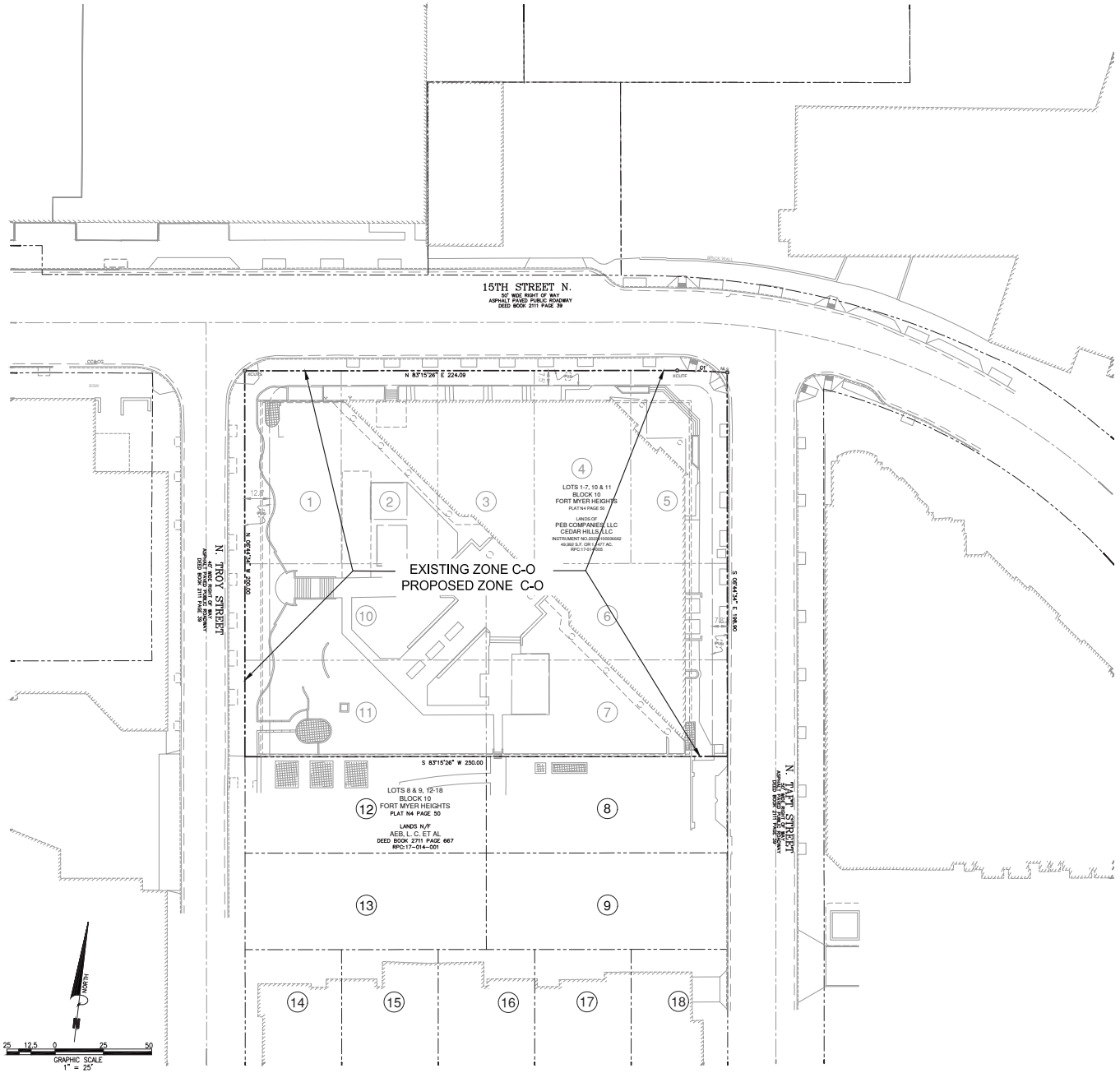
AS SURVEYED LEGAL DESCRIPTION

ALL OF THAT CERTAIN TRACTS OR PARCELS OF LAND SITUATE IN ARLINGTON COUNTY, VI
1, 2, 3, 4, 5, 6, 7, 10 AND 11, BLOCK 10, FORT MYER HEIGHTS, AS PER PLAT RECORDEC
N-4, AT PAGE 50 AND 51, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA
DESCRIBED BELOW:

BEGINNING AT A POINT AT THE SOUTHEAST SIDE OF THE INTERSECTION OF 15TH/ STREET
TROY STREET, POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, FORT MYER HEIGHT
CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY OF 15TH/ STREET, N 83°15'26" E, A I
FEET TO A POINT, THENCE CONTINUING ALONG THE ARC OF A CURVE TO THE RIGHT HAVI
304.50, AN ARC LENGTH OF 25.94 FEET, A CHORD BEARING OF N 85°41'53" E AND A CH
25.93 FEET TO A POINT ON THE SOUTHWEST SIDE OF THE INTERSECTION OF 15TH STREET
TAFT STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 5, FORT MYER H
CONTINUING ALONG THE WESTERN RIGHT-OF-WAY OF NORTH TAFT STREET, S 06°44'34" E
198.90 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 7, FORT M
THENCE CONTINUING ALONG AND WITH THE SOUTHERN LINE OF LOT 7 AND LOT 11, S 83°
DISTANCE OF 250.00 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF NORTH TRO
POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11, FORT MYER HEIGHTS. THENCE CC
AND WITH THE EASTERN LINE OF NORTH TROY STREET, N 06°44'34" W, A DISTANCE OF 2
POINT OF BEGINNING CONTAINING 49,992 SQUARE FEET OR 1.1477 ACRES OF LAND.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	304.50	25.94	25.93	N 85°41'53" E	4°52'50.0"



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Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 300
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
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ZONING PLAT EXHIBIT

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW R. KORTOKRAX
Lic. No. 032021
02/16/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION

DATE	DESCRIPTION

SHEET SCALE
1"=25'

SHEET TITLE
ZONING PLAT EXHIBIT

SHEET #
C3.0

Cad file name : V:\140433 - 2000 15th street north\140433-01-001 (eng) - 2000 15th street north\engineering\engineering plans\4.1 plan\140433-01-001-REZ PLAT.dwg

SITE AREA FOR DENSITY PURPOSES

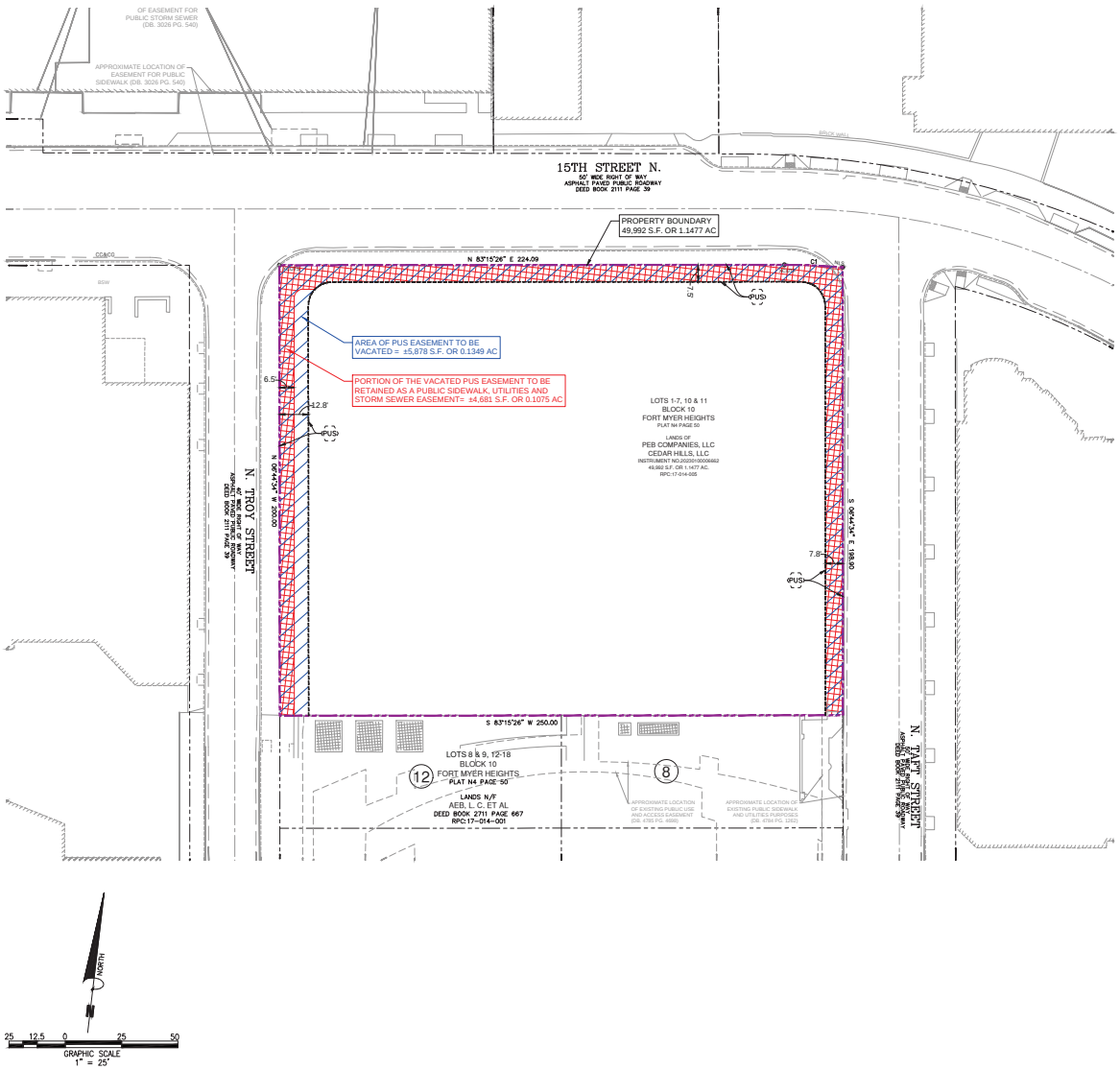
EXISTING SITE AREA:	49,992 SF OR 1.1477 AC
AREA OF EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES TO BE VACATED	5,878 SF OR 0.1349 AC
RESULTING SITE AREA FOR DENSITY PURPOSES:	49,992 SF OR 1.1477 AC

EXISTING EASEMENT

(PUS) EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES DEED BOOK 2111 PAGE 39

LEGEND

- BOUNDARY (EXISTING TO REMAIN)
- AREA OF PUS EASEMENT (TO BE VACATED)
- PORTION OF THE VACATED PUS EASEMENT TO BE RETAINED AS A PUBLIC SIDEWALK, UTILITIES AND STORM SEWER EASEMENT



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13461 Sunrise Valley Drive
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Herndon, VA 20171
Phone: (703) 464-1000
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VACATION AND EASEMENT RESERVATION PLAT EXHIBIT

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOBYTOVSKIAN
Lic. No. 039021
04/20/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION

DATE	DESCRIPTION

SHEET SCALE
1"=25'

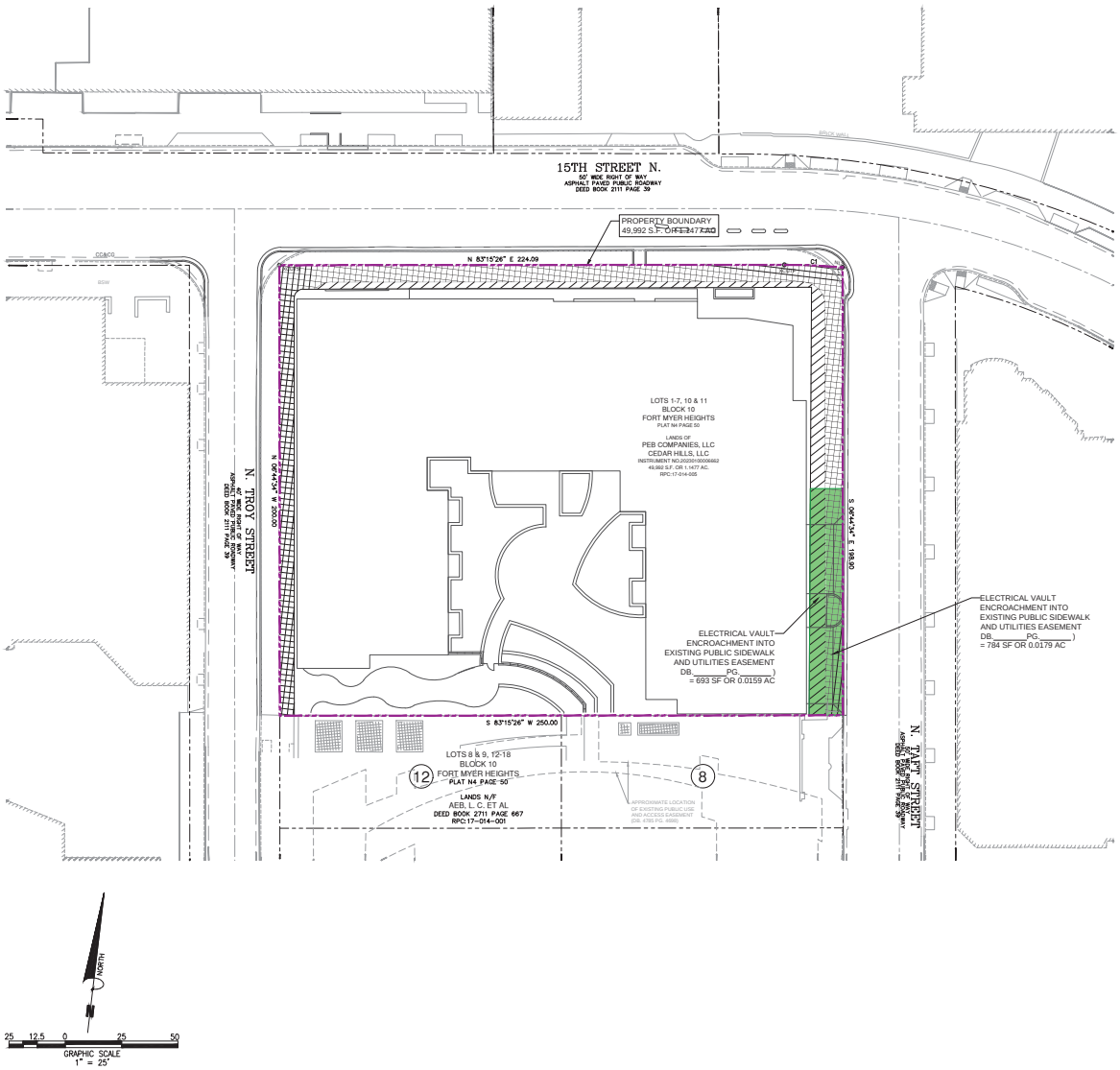
SHEET TITLE
VACATION AND EASEMENT RESERVATION PLAT EXHIBIT

SHEET #
C3.1

Cad file name : V:\140433 - 2000 15th Street North\140433-01-001 (ENG) - 2000 15th Street North\Engineering\Engineering Plans\4.1 Plan\140433-01-001-VAC PLAT.dwg

LEGEND

	PROPERTY BOUNDARY
	PORTION OF THE VACATED PUS EASEMENT RETAINED AS A PUBLIC SIDEWALK AND UTILITIES EASEMENT (DB. _____PG._____)
	AREA OF EXISTING EASEMENT FOR PUBLIC SIDEWALK AND UTILITIES (DB. _____PG._____)
	ELECTRICAL VAULT ENCROACHMENT INTO EXISTING EASEMENT FOR PUBLIC SIDEWALK AND UTILITIES (DB._____PG._____)



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ENCROACHMENT PLAT EXHIBIT

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOHRTOUHLANN
Lic. No. 039021
04/20/2026
PROFESSIONAL ENGINEER

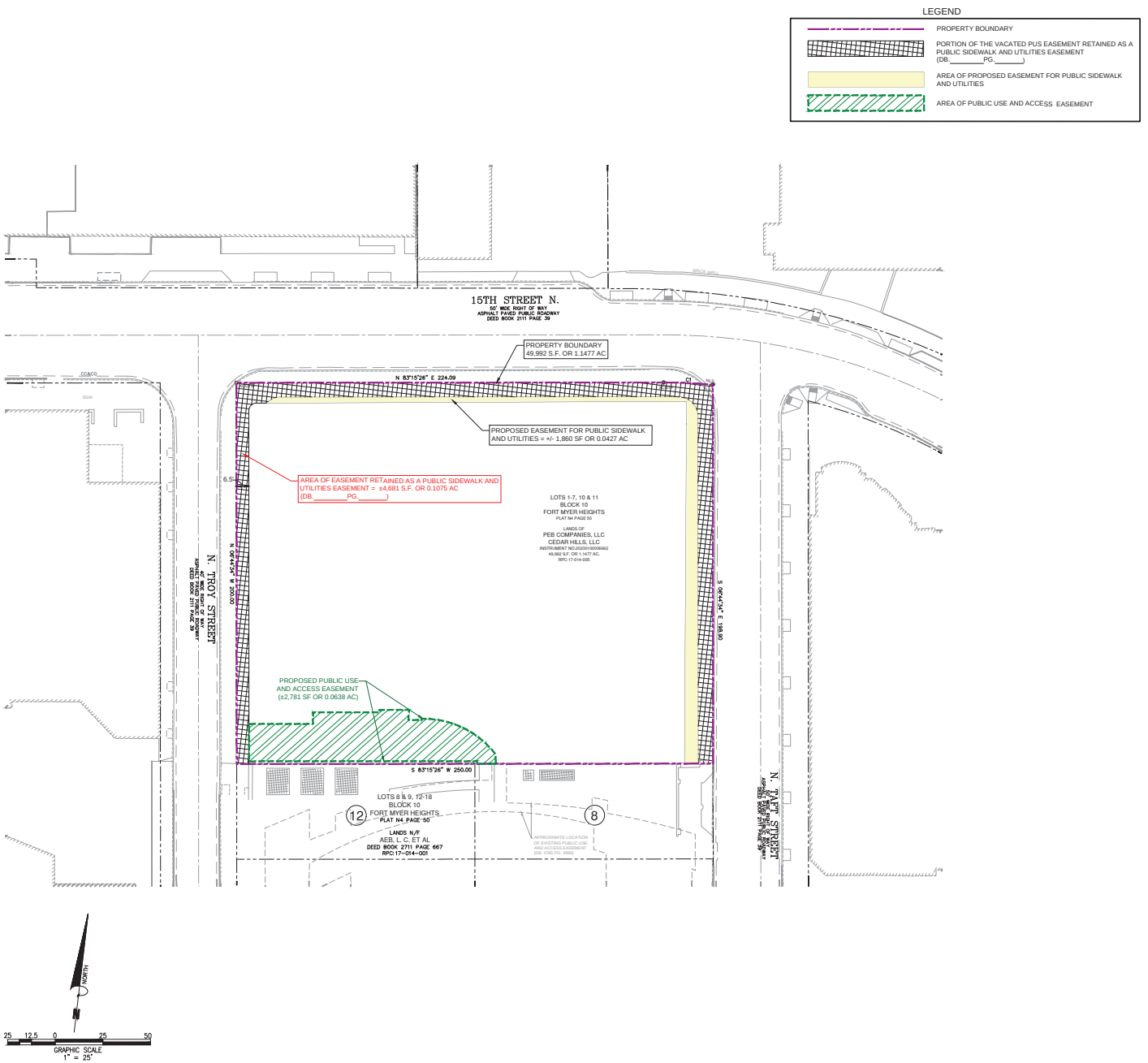
PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION
DATE	DESCRIPTION

SHEET SCALE
1"=25'

SHEET TITLE
ENCROACHMENT PLAT EXHIBIT

SHEET #
C3.2

Cad file name : V:\140433 - 2000 15th street north\140433-01-001 (eng) - 2000 15th street north\engineering\engineering plans\4.1 plan\140433-01-001-DED PLAT.dwg



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EASEMENT PLAT EXHIBIT

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW R. KOSTOULAKIS
Lic. No. 039021
04/20/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION

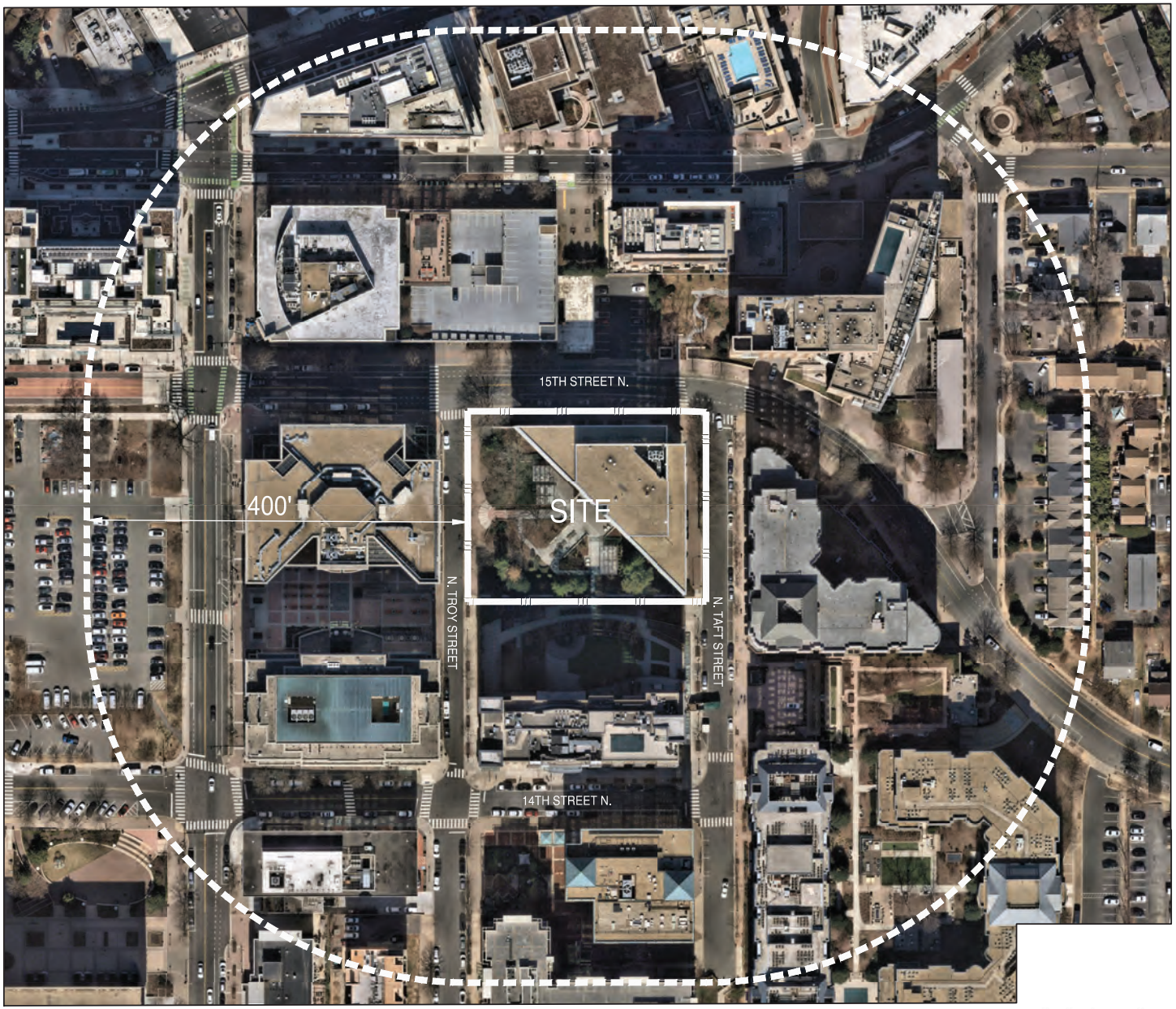
DATE	DESCRIPTION

SHEET SCALE
1"=25'

SHEET TITLE
EASEMENT PLAT EXHIBIT

SHEET #
C3.15

Cad file name : V:\140433 - 2000 15th street north\140433-01-001 (eng) - 2000 15th street north\engineering\engineering plans\4.1 plan\140433-01-001-VAC PLAT.dwg



FEBRUARY 2025 AERIAL PHOTOGRAPH; SOURCE: GIS MAPPING

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AERIAL IMAGE

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOURTOUHANN
Lic. No. 039021
02/16/2026
PROFESSIONAL ENGINEER

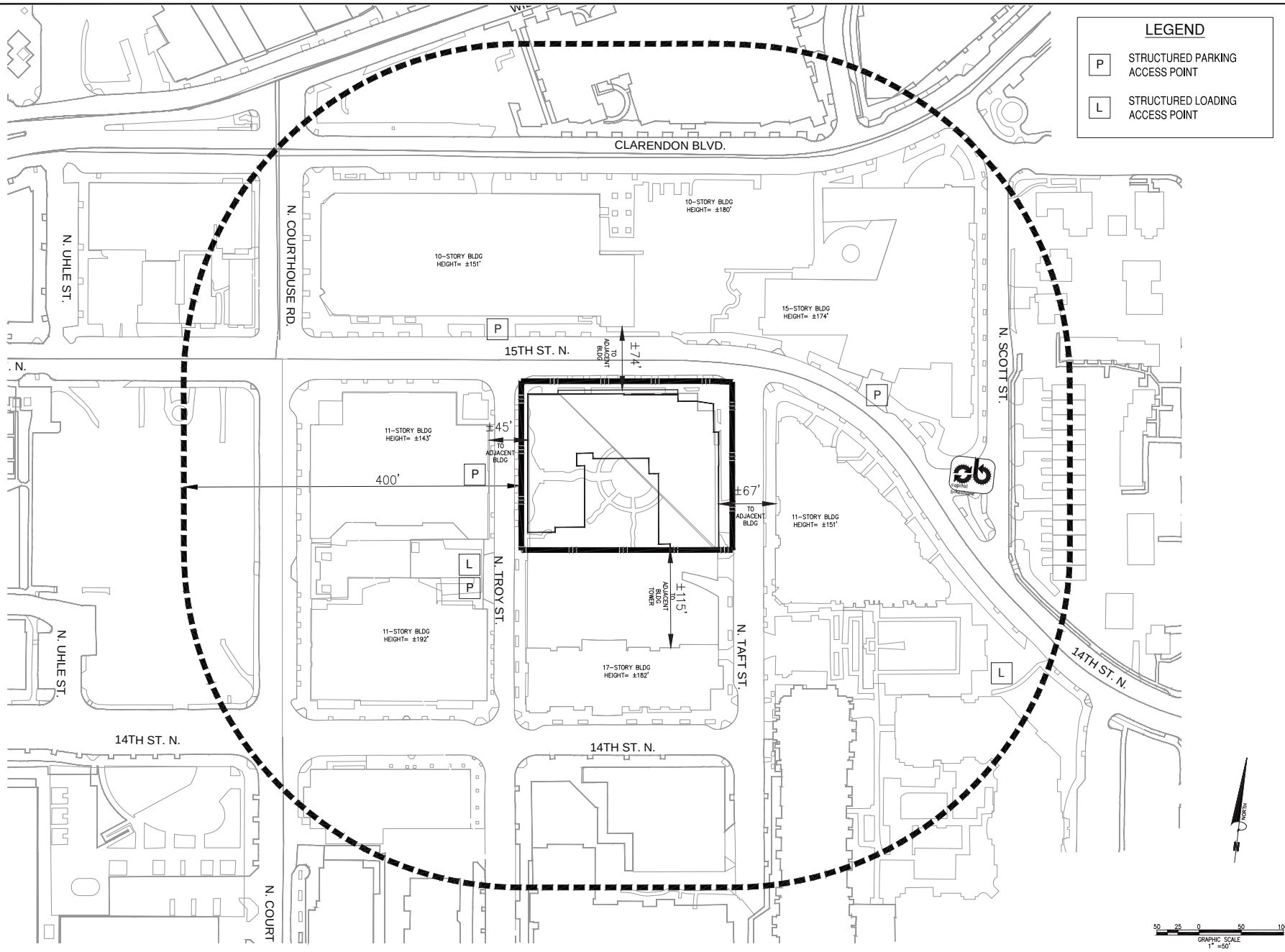
PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
DATE	DESCRIPTION

SHEET SCALE
1"=25'

SHEET TITLE
AERIAL IMAGE

SHEET #
C4.0

Cad file name : V:\140433 - 2000 15th street north\140433-01-001 (eng) - 2000 15th street north\engineering\engineering plans\4.1 plan\140433-01-001-AERIAL.dwg



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CONTEXT PLAN

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOURTOUHANN
Lic. No. 039021
02/16/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION

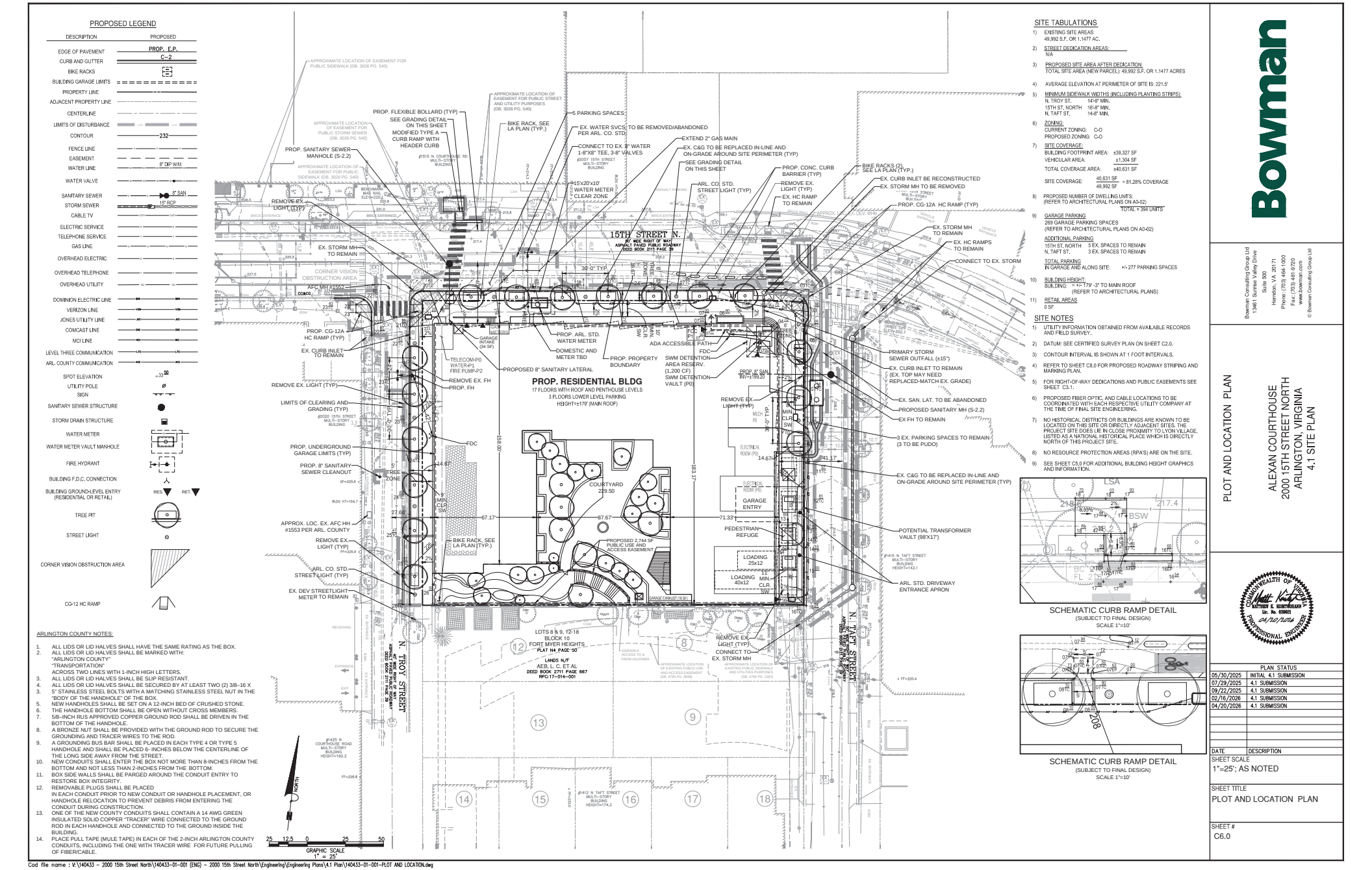
DATE	DESCRIPTION

SHEET SCALE
1"=50'

SHEET TITLE
CONTEXT PLAN

SHEET #
C5.0

Cad file name : V:\140433 - 2000 15th street north\140433-01-001 (eng) - 2000 15th street north\engineering\engineering plans\4.1 plan\140433-01-001-CONTEXT.dwg



SITE TABULATIONS

1) EXISTING SITE AREAS:
49,992 S.F. OR 1.1477 AC.

2) STREET DEDICATION AREAS:
N/A

3) PROPOSED SITE AREA AFTER DEDICATION:
TOTAL SITE AREA (NEW PARCEL): 49,992 S.F. OR 1.1477 ACRES

4) AVERAGE ELEVATION AT PERIMETER OF SITE IS: 221.5'

5) MINIMUM SIDEWALK WIDTHS (INCLUDING PLANTING STRIPS):
N. TROY ST. 14'-8" MIN.
15TH ST. NORTH 16'-8" MIN.
N. TAFT ST. 14'-8" MIN.

6) ZONING:
CURRENT ZONING: C-O
PROPOSED ZONING: C-O

7) SITE COVERAGE:
BUILDING FOOTPRINT AREA: ±39,327 SF
VEHICULAR AREA: ±1,304 SF
TOTAL COVERAGE AREA: ±40,631 SF
SITE COVERAGE: 40,631 SF / 49,992 SF = 81.28% COVERAGE

8) PROPOSED NUMBER OF DWELLING UNITS:
(REFER TO ARCHITECTURAL PLANS ON A5-02)
TOTAL = 394 UNITS

9) GARAGE PARKING
269 GARAGE PARKING SPACES
(REFER TO ARCHITECTURAL PLANS ON A0-02)
ADDITIONAL PARKING
15TH ST. NORTH 5 EX. SPACES TO REMAIN
N. TAFT ST. 3 EX. SPACES TO REMAIN
TOTAL PARKING
IN GARAGE AND ALONG SITE: +/- 277 PARKING SPACES

10) BUILDING HEIGHT:
BUILDING: = +/- T79' -3" TO MAIN ROOF
(REFER TO ARCHITECTURAL PLANS)

11) RETAIL AREAS
0 SF

SITE NOTES

1) UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY.
2) DATUM: SEE CERTIFIED SURVEY PLAN ON SHEET C2.0.
3) CONTOUR INTERVAL IS SHOWN AT 1 FOOT INTERVALS.
4) REFER TO SHEET C8.0 FOR PROPOSED ROADWAY STRIPING AND MARKING PLAN.
5) FOR RIGHT-OF-WAY DEDICATIONS AND PUBLIC EASEMENTS SEE SHEET C3.1.
6) PROPOSED FIBER OPTIC, AND CABLE LOCATIONS TO BE COORDINATED WITH EACH RESPECTIVE UTILITY COMPANY AT THE TIME OF FINAL SITE ENGINEERING.
7) NO HISTORICAL SITES OR BUILDINGS ARE KNOWN TO BE LOCATED ON THIS SITE OR DIRECTLY ADJACENT SITES. THE PROJECT SITE DOES LIE IN CLOSE PROXIMITY TO LYON VILLAGE. LISTED AS A NATIONAL HISTORICAL PLACE WHICH IS DIRECTLY NORTH OF THIS PROJECT SITE.
8) NO RESOURCE PROTECTION AREAS (RPA'S) ARE ON THE SITE.
9) SEE SHEET C5.0 FOR ADDITIONAL BUILDING HEIGHT GRAPHICS AND INFORMATION.

SCHEMATIC CURB RAMP DETAIL
(SUBJECT TO FINAL DESIGN)
SCALE 1"=10'

SCHEMATIC CURB RAMP DETAIL
(SUBJECT TO FINAL DESIGN)
SCALE 1"=10'

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Bowman Consulting Group Ltd
1340 Sentara Valley Drive
Suite 300
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
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PLOT AND LOCATION PLAN

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTOKRAX
Lic. No. 039021
04/10/2026
PROFESSIONAL ENGINEER

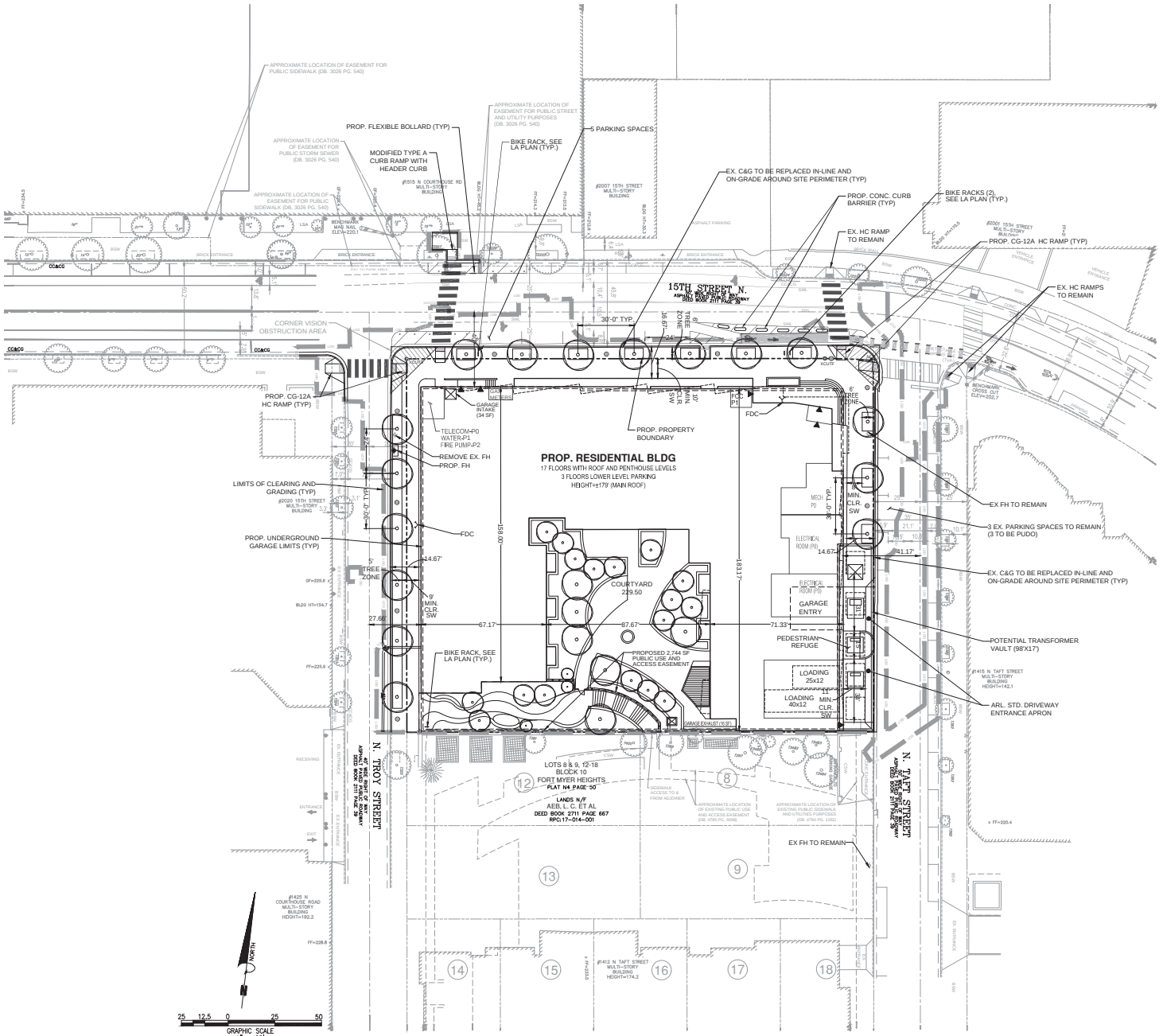
PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION
DATE	DESCRIPTION

SHEET SCALE
1"=25'; AS NOTED

SHEET TITLE
PLOT AND LOCATION PLAN

SHEET #
C6.0

Cad file name : K:\140433 - 2000 15th Street North\140433-01-001 (ENG) - 2000 15th Street North\Engineering\Engineering Plans\4.1 Plan\140433-01-001-PLOT AND LOCATION.dwg



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Bowman Consulting Group Ltd
1340 Sentara Valley Drive
Suite 300
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
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PRESENTATION PLAN

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW K. KOSTOULAKIS
Lic. No. 039021
04/20/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION

DATE	DESCRIPTION

SHEET SCALE
1"=25'

SHEET TITLE
PRESENTATION PLAN

SHEET #
C7.0

Cad file name : V:\140433 - 2000 15th Street North\140433-01-001 (ENG) - 2000 15th Street North\Engineering\Engineering Plans\4.1 Plan\140433-01-001-PRESENTATION.dwg

STANDARD PAVEMENT MARKING LEGEND	APPLICATIONS
W12 TYPE B CLASS 1.....WHITE 12" WIDTH	BICYCLE STOP BARS
W18 TYPE B CLASS 1.....WHITE 18" WIDTH	STOP BARS
W24 TYPE B CLASS 1.....WHITE 24" WIDTH	CONTINENTAL CROSS WALKS, VDOT STOP BARS
W4 TYPE B CLASS 1.....WHITE 4" WIDTH	PARKING LANES, EDGE LINES, LANE LINES
Y4 TYPE B CLASS 1.....YELLOW 4" WIDTH	EDGE LINES
DY4 TYPE B CLASS 1.....YELLOW 4" WIDTH, DOUBLE LINE, 4" SPACING	CENTERLINES
WH4 TYPE B CLASS 1.....WHITE 4" WIDTH DOUBLE LINE, 4' SPACING	CURB EXTENSIONS
W6 TYPE B CLASS 1.....WHITE 6" WIDTH	TURN LANES, TRANSVERSE CROSSWALKS, BIKE LANES
W4 (10'-30') TYPE B CLASS 1.....WHITE 4" WIDTH, 10' LONG, 30' SPACING	DASHED LANE LINES
W6 2'-4' TYPE B CLASS 1.....WHITE 6" WIDTH, 2' LONG, 4' SPACING	LANE TRANSITIONS
Y6 2'-4' TYPE B CLASS 1.....YELLOW 6" WIDTH, 2' LONG, 4' SPACING	LANE TRANSITIONS
W6 TYPE B CLASS 1.....WHITE 6" WIDTH, 10' SPACING @45 DEGREE	HATCH LINES, SAFETY ZONES
Y8 TYPE B CLASS 1.....YELLOW 8" WIDTH, @45 DEGREE	GORE MARKINGS
W12 TYPE B CLASS 1.....WHITE 12" WIDTH. 20' SPACING @45 DEGREE	GORE MARKINGS
GS 5'-24' TYPE B CLASS 1.....GREEN 5' WIDTH, 2' LONG, 4' SPACING	BIKE LANE SKIPS

LEGEND

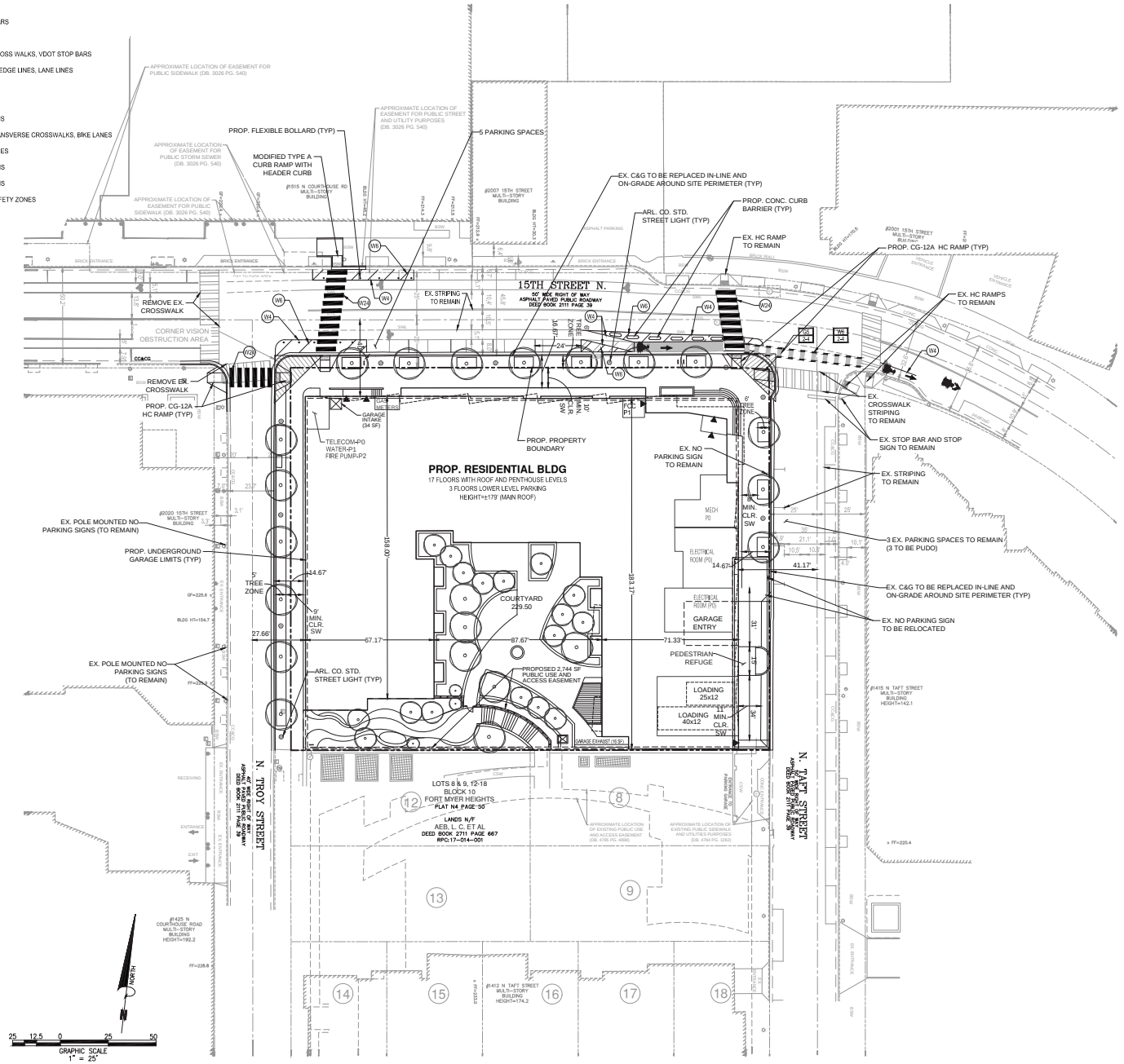
EXISTING		PROPOSED
	BUS STOP	
	FIRE HYDRANT	
	PARKING METER	
	SIGN	
	LIGHT POLE	
W4	STRIPING	W4 OR W6 2'-4'

PAVEMENT MARKING NOTES:

1. PLANS SHALL CONFORM TO CURRENT VERSION OF NATIONAL AND VIRGINIA MUTCD, VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS, AND ARLINGTON COUNTY GUIDELINES.
2. FOLLOW VDOT ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS FOR PAVEMENT MARKINGS ON VDOT MAINTAINED ROADWAYS.
3. PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE FOLLOWING:
   A.) THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   B.) ARLINGTON COUNTY PAVEMENT SPECIFICATIONS.
4. FOR DETAILS SEE ARLINGTON COUNTY PAVEMENT MARKING SPECIFICATIONS.
5. LANE DIMENSIONS SHALL BE SHOWN AT ROAD TRANSITIONS AND AT THE BEGINNING AND END OF EACH SHEET. LANE WIDTHS ARE MEASURED FROM THE CENTER OF THE MARKING. LANE LINE DIMENSIONS SHALL BE DRAWN ACROSS ROAD FROM FACE OF CURB TO FACE OF CURB.
6. ALL MARKINGS SHALL BE THERMOPLASTIC, TYPE B CLASS 1, UNLESS OTHERWISE SPECIFIED.
7. ALL EXISTING REGULATORY, WARNING AND GUIDE SIGNS, INCLUDING PARKING SIGNS AND BUS STOPS, SHALL BE SHOWN. ALL EXISTING SIGNS SHALL BE FIELD VERIFIED.
8. ALL EXISTING MARKINGS TO REMAIN, INCLUDING PARKING LANES, BIKE LANES AND CROSSWALKS SHALL BE SHOWN WHEN STREET IS NOT BEING PAVED.
9. STREET NAMES AND CROSS STREETS SHALL BE SHOWN ON THE PLAN.
10. CONTACT TE&O CONSTRUCTION MANAGER OR THEIR DESIGNEE AT 703-228-6598 OR (571) 437-1077 TO APPROVE MARKING LAYOUT AT LEAST 48 HRS. PRIOR TO INSTALLATION OF MARKING.

SIGN NOTES:

1. FOR ALL SIGN POSTS PLACED IN CONCRETE USE 7 GAUGE HEAVY DUTY ANCHOR (30"X2.50") WITH HARDWARE FOR 2" POST. USE $\frac{3}{8}$" CORNER BOLT WITH FLANGED NUT AND $\frac{3}{8}$" DRIVE RIVET WITH WASHER.
2. CONTACT TE&O CONSTRUCTION MANAGER OR HIS DESIGNEE AT 703-228-6598 OR 571-437-1077 48 HRS PRIOR TO POURING CONCRETE. ALTERNATIVE CONTACT AT 703-228-3788 OR 571-414-7497.



Cad file name : K:\140433 - 2000 15th Street North\140433-01-001 (ENG) - 2000 15th Street North\Engineering\Engineering Plans\4.1 Plan\140433-01-001-STRIPING.dwg

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1345 Science Way Drive
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Phone: (703) 464-1000
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STRIPING AND MARKING PLAN

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTOKRAX
Lic. No. 039021
04/20/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
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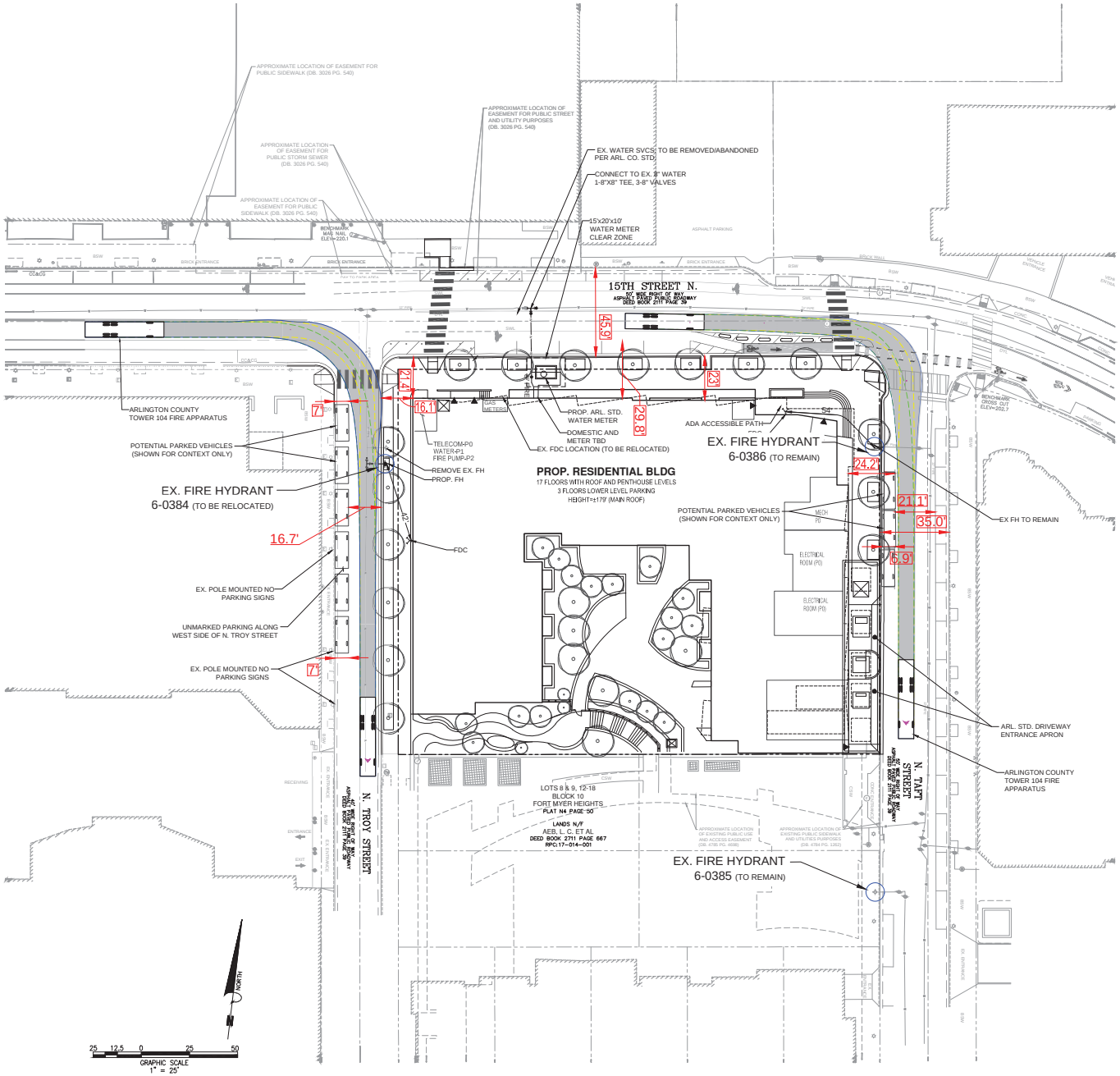
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION

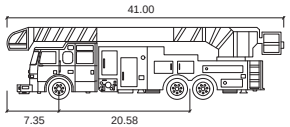
DATE	DESCRIPTION

SHEET SCALE
1"=25'

SHEET TITLE
STRIPING AND MARKING PLAN

SHEET #
C8.0





ARLINGTON COUNTY-TOWER 104 AERIAL

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 39.5

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FIRE COVERAGE PLAN

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
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MATTHEW K. KOHRTOUHLIAN
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04/20/2026
PROFESSIONAL ENGINEER

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02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION
DATE	DESCRIPTION

SHEET SCALE
1"=25'

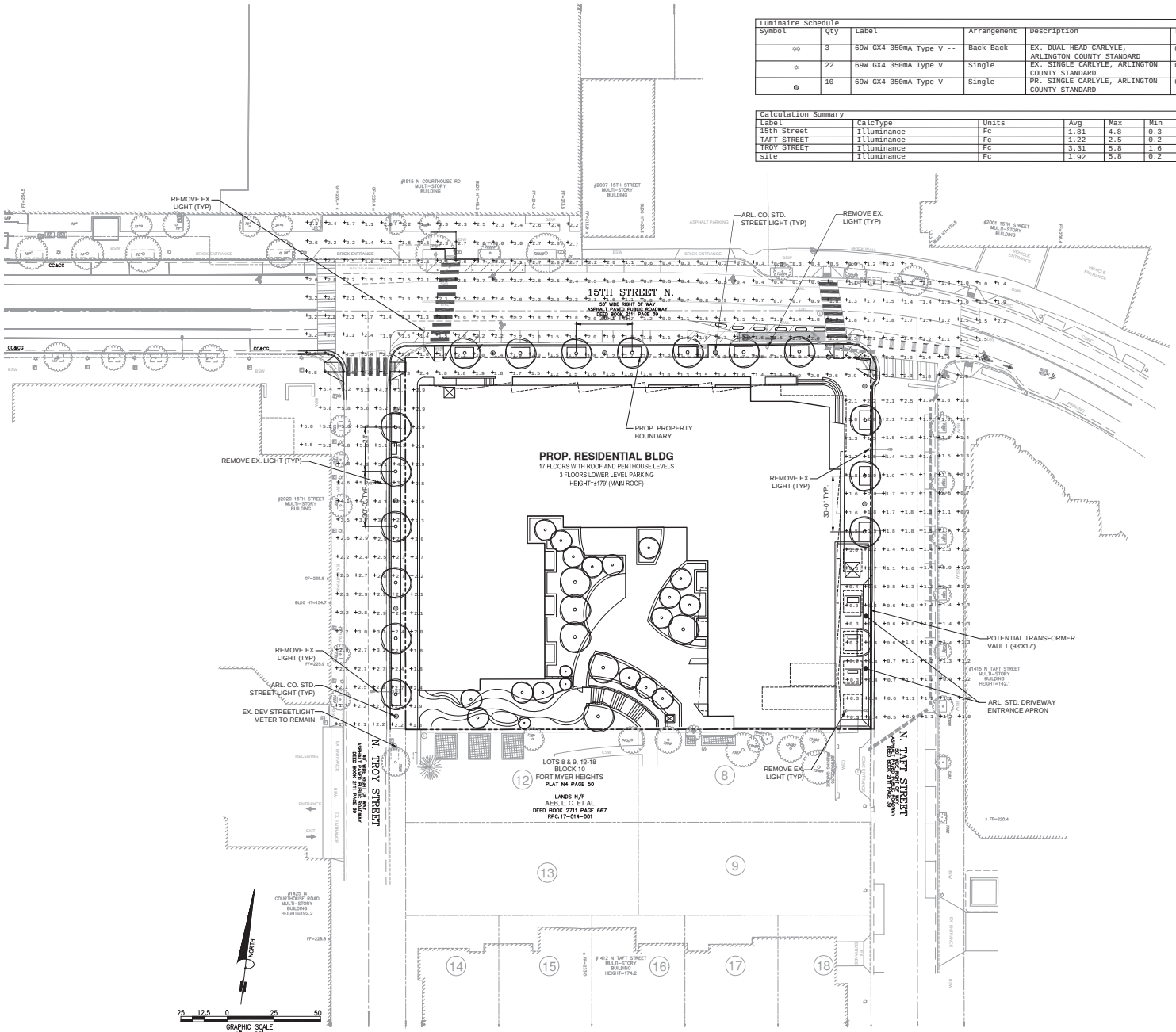
SHEET TITLE
FIRE COVERAGE PLAN

SHEET #
C9.0

Cad file name : V:\140433 - 2000 15th Street North\140433-01-001 (ENG) - 2000 15th Street North\Engineering\Engineering Plans\4.1 Plan\140433-01-001-FIRE.dwg

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
☼☼	3	69W GX4 350mA Type V --	Back-Back	EX. DUAL-HEAD CARLYLE, ARLINGTON COUNTY STANDARD	0.950	8582	68	408
☼	22	69W GX4 350mA Type V	Single	EX. SINGLE CARLYLE, ARLINGTON COUNTY STANDARD	0.950	8582	68	1496
◉	10	69W GX4 350mA Type V -	Single	PR. SINGLE CARLYLE, ARLINGTON COUNTY STANDARD	0.950	8582	68	748

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
15th Street	Illuminance	Fc	1.81	4.8	0.3	6.03	16.00
TAFT STREET	Illuminance	Fc	1.22	2.5	0.2	6.10	12.50
TROY STREET	Illuminance	Fc	3.31	5.8	1.6	2.07	3.63
site	Illuminance	Fc	1.92	5.8	0.2	9.60	29.00



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13461 Sunrise Valley Drive
Suite 500
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CONCEPTUAL PHOTOMETRIC PLAN

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

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04/20/2026
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04/20/2026	4.1 SUBMISSION

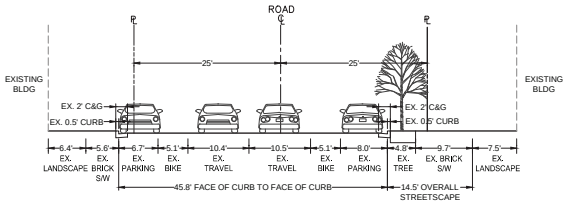
DATE	DESCRIPTION

SHEET SCALE
1"=25'

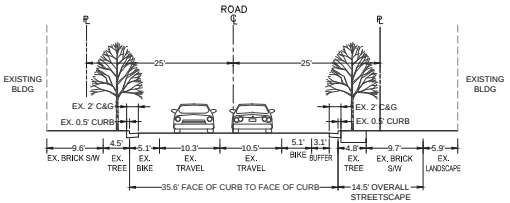
SHEET TITLE
CONCEPTUAL PHOTOMETRIC PLAN

SHEET #
C9.1

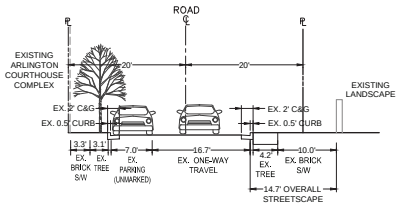
Cad file name : V:\140433 - 2000 15th street north\140433-01-001 (eng) - 2000 15th street north\engineering\engineering plans\4.1 plan\140433-01-001-LIGHTING.dwg



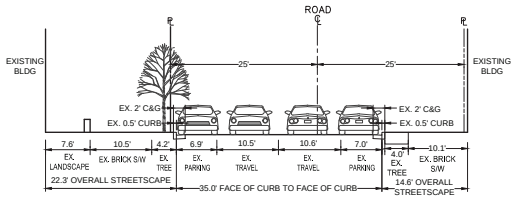
EXISTING 15TH STREET NORTH- CROSS SECTION A-A
LOOKING EAST
SCALE: 1"=10'



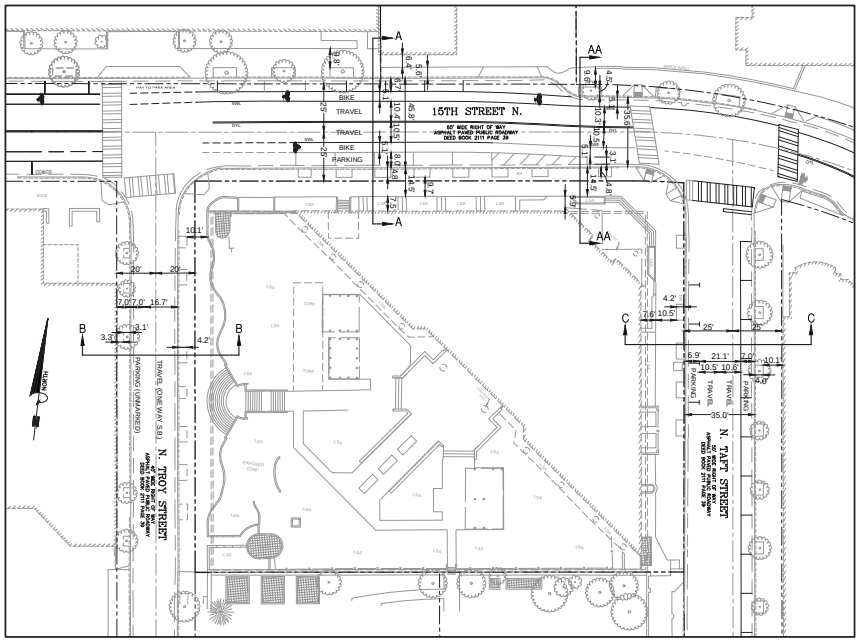
EXISTING 15TH STREET NORTH- CROSS SECTION AA-AA
LOOKING EAST
SCALE: 1"=10'



EXISTING N. TROY STREET- CROSS SECTION B-B
LOOKING NORTH
SCALE: 1"=10'



EXISTING N. TAFT STREET- CROSS SECTION C-C
LOOKING NORTH
SCALE: 1"=10'



PLAN VIEW FOR ROAD CROSS SECTIONS
SCALE: 1"=30'

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EXISTING ROAD CROSS SECTIONS

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

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04/20/2026
PROFESSIONAL ENGINEER

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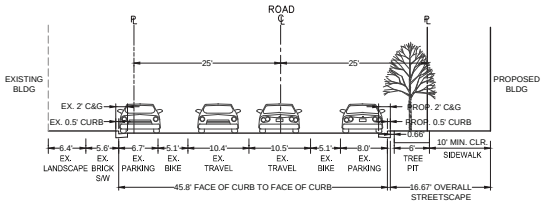
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION
DATE	DESCRIPTION

SHEET SCALE
1"=30'; 1"=10'

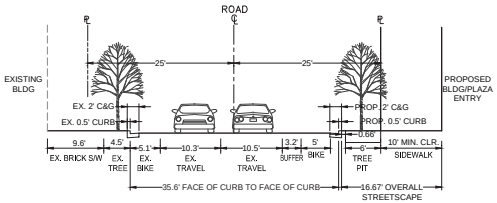
SHEET TITLE
EXISTING ROAD CROSS SECTIONS

SHEET #
C10.0

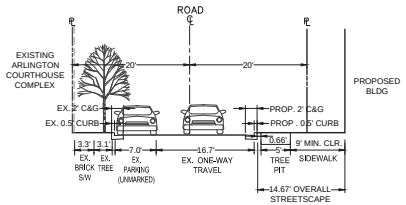
Cad file name : V:\140433 - 2000 15th street north\140433-01-001 (eng) - 2000 15th street north\engineering\engineering plans\4.1 plan\140433-01-001-RXS.dwg



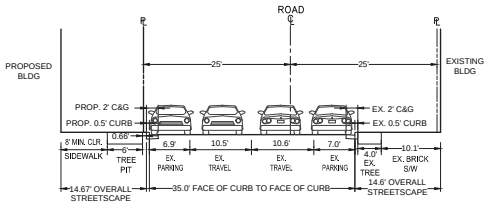
PROPOSED 15TH STREET NORTH- CROSS SECTION A-A
LOOKING EAST
SCALE: 1"=10'



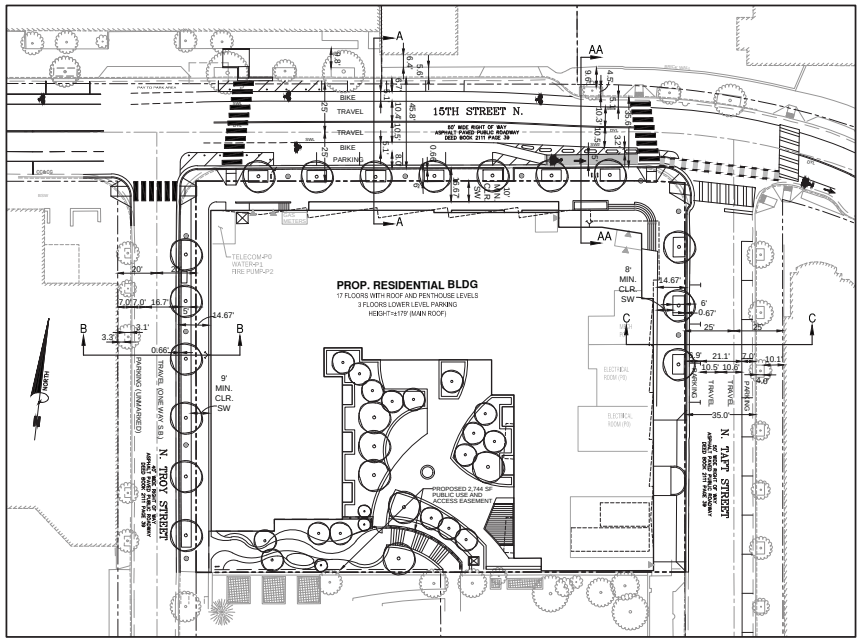
PROPOSED 15TH STREET NORTH- CROSS SECTION AA-AA
LOOKING EAST
SCALE: 1"=10'



PROPOSED N. TROY STREET- CROSS SECTION B-B
LOOKING NORTH
SCALE: 1"=10'



PROPOSED N. TAFT STREET- CROSS SECTION C-C
LOOKING NORTH
SCALE: 1"=10'



PLAN VIEW FOR ROAD CROSS SECTIONS
SCALE: 1"=30'

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PROPOSED ROAD CROSS SECTIONS

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTOKRAX
Lic. No. 039021
04/20/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
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07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION
DATE	DESCRIPTION

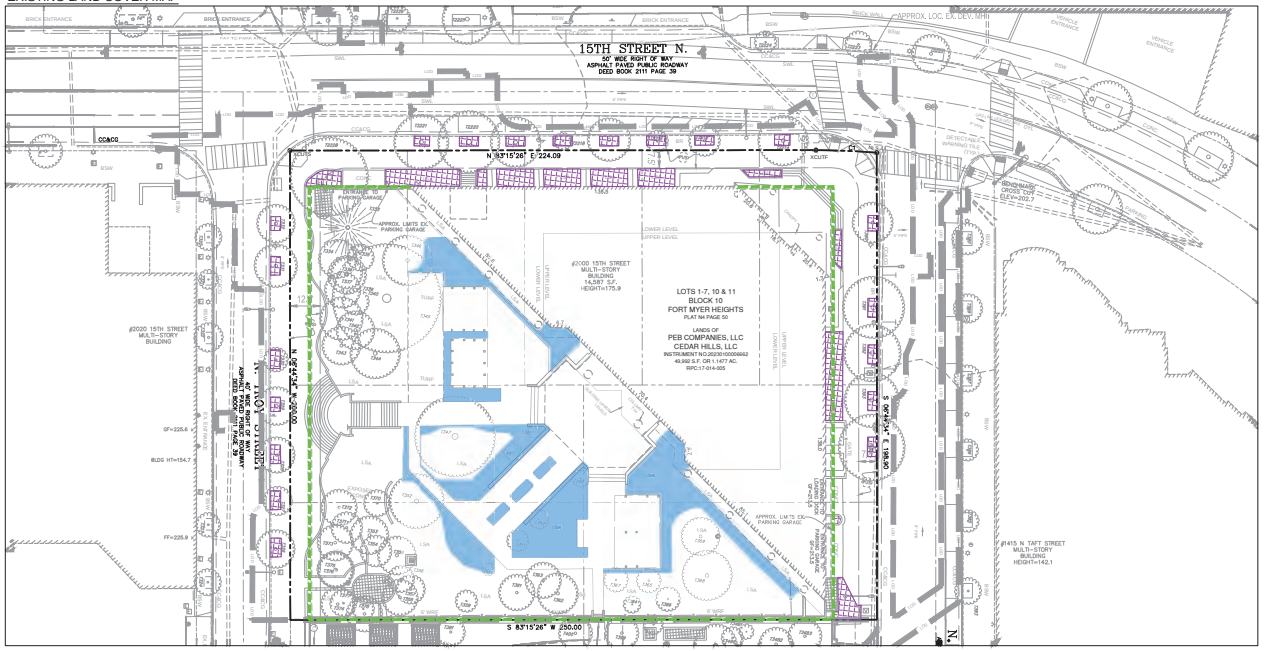
SHEET SCALE
1"=30'; 1"=10'

SHEET TITLE
PROPOSED ROAD CROSS SECTIONS

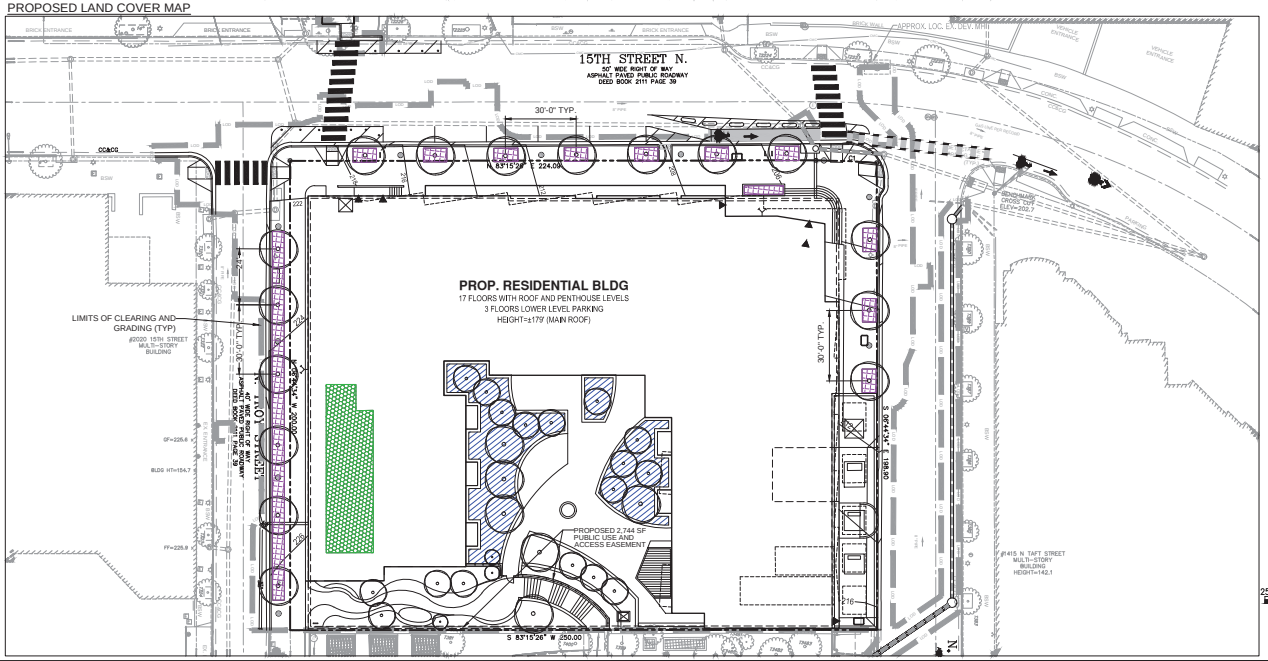
SHEET #
C10.1

Cad file name : K:\140433 - 2000 15th street north\140433-01-001 (eng) - 2000 15th street north\engineering\engineering plans\4.1 plan\140433-01-001-RXS.dwg

EXISTING LAND COVER MAP



PROPOSED LAND COVER MAP



NOTE: THE DESIGN AND COMPUTATIONS PROVIDED HEREON ARE SUBJECT TO FINAL DESIGN.

EXISTING MANAGED TURF = 1,962 SF (0.0450 AC)
EXISTING IMPERVIOUS = 61,407 SF (1.4097 AC)
EXISTING CN = 97

PROPOSED MANAGED TURF = 1,464 SF (0.0336 AC)
PROPOSED IMPERVIOUS = 61,905 SF (1.4211 AC) → INCLUDES BMPS
PROPOSED ADJUSTED CN = 96

LEGEND

- MANAGED TURF
- EXISTING LEVEL 1 VEGETATED ROOF (APPROVED UNDER LDA 20052)
- PROP. LEVEL 1 URBAN BIORETENTION (IMPERVIOUS AREA)
- PROP. LEVEL 2 VEGETATED ROOF (IMPERVIOUS AREA)
- LIMITS OF EXISTING GARAGE

NORTH

25 12.5 0 25 50
GRAPHIC SCALE
1" = 25'

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13461 Sunrise Valley Drive
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Herndon, VA 20171
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LANDCOVER MAP

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
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DATE	DESCRIPTION

SHEET SCALE
1"=25'

SHEET TITLE
LANDCOVER MAP

SHEET #
C11.0

Cad file name : V:\140433 - 2000 15th Street North\140433-01-001 (ENG) - 2000 15th Street North\Engineering\Engineering Plans\4.1 Plan\140433-01-001-SWM PLAN.dwg

1-YEAR STORM EVENT RUNOFF COMPUTATIONS

HydroCAD *Type II 24-hr 1 YEAR Rainfall=2.60"*
Prepared by Bowman Consulting Group Printed 4/20/2026
HydroCAD® 10.20-7a s/n 09435 © 2025 HydroCAD Software Solutions LLC Page 2

Summary for Subcatchment 1S: Pre-Dev

Runoff = 5.39 cfs @ 11.96 hrs, Volume= 0.274 af, Depth= 2.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type II 24-hr 1 YEAR Rainfall=2.60"

Area (sf)	CN	Description
* 63,369	97	
63,369		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Tc

Summary for Subcatchment 2S: Post-Dev

Runoff = 5.26 cfs @ 11.96 hrs, Volume= 0.262 af, Depth= 2.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type II 24-hr 1 YEAR Rainfall=2.60"

Area (sf)	CN	Description
* 63,369	96	
63,369		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Tc

10-YEAR STORM EVENT RUNOFF COMPUTATIONS

HydroCAD *Type II 24-hr 10 YEAR Rainfall=4.84"*
Prepared by Bowman Consulting Group Printed 4/20/2026
HydroCAD® 10.20-7a s/n 09435 © 2025 HydroCAD Software Solutions LLC Page 3

Summary for Subcatchment 1S: Pre-Dev

Runoff = 10.27 cfs @ 11.96 hrs, Volume= 0.544 af, Depth= 4.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 YEAR Rainfall=4.84"

Area (sf)	CN	Description
* 63,369	97	
63,369		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Tc

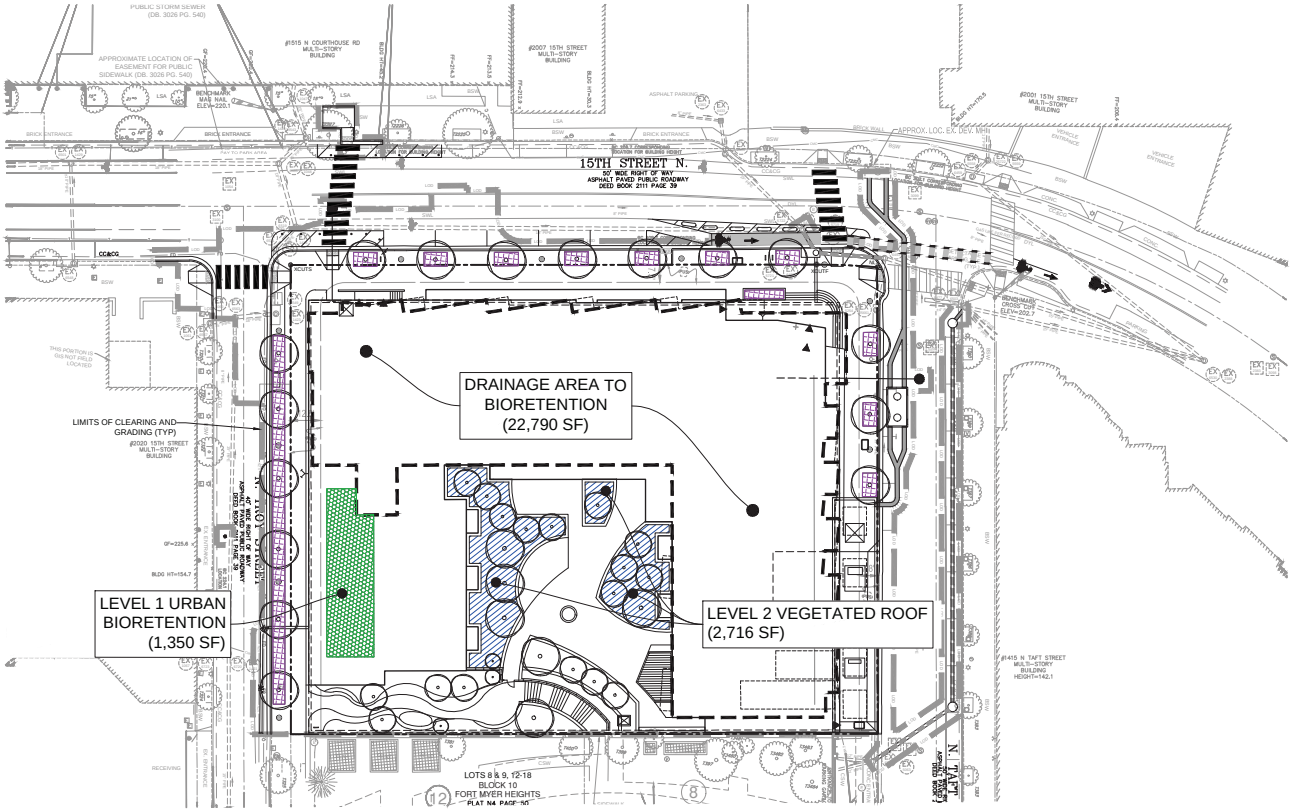
Summary for Subcatchment 2S: Post-Dev

Runoff = 10.19 cfs @ 11.96 hrs, Volume= 0.530 af, Depth= 4.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 YEAR Rainfall=4.84"

Area (sf)	CN	Description
* 63,369	96	
63,369		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Tc



URBAN BIORETENTION SIZING COMPUTATIONS

Facility name type	Impervious Area to Facility (sf)	Pervious Area to Facility (sf)	Total Drainage Area (sf)	Total Drainage Area (ac)	Rainfall Depth (in)	Rv	Target Drainage Area (Max)	Width	Length	Ponding depth	Mulch depth	Gravel depth	Surface Area	Ponding Volume (1.00 inch)	Soil Storage Volume (0.25 inch)	Gravel Storage Volume (0.4 inch)	Available Storage	Water Quality Volume Captured
	(sf)	(sf)	(sf)	(acres)	(in)		(sf)	(ft)	(ft)	(in)	(in)	(in)	(sf)	(cf)	(cf)	(cf)	(cf)	(Min. 2,500 cf)
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	2227.50	[illegible]

NOTE: THE PROPOSED URBAN BIORETENTION EXCEEDS THE 2,500 SF DRAINAGE AREA REQUIREMENT THEREFORE, IT HAS BEEN SIZED AS A LEVEL 1 BIORETENTION.

ENERGY BALANCE COMPUTATIONS

	1 year		10 year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P (in)	[illegible]	[illegible]	[illegible]	[illegible]
CN	[illegible]	[illegible]	[illegible]	[illegible]
S = 1000/CN-10	[illegible]	[illegible]	[illegible]	[illegible]
0.2S	[illegible]	[illegible]	[illegible]	[illegible]
Pe = (P-0.2S)^2/(P-0.2S+S) (with Pe=0)	[illegible]	[illegible]	[illegible]	[illegible]

QPost-Development = I.F. * (Qpre-development - Rpre-development)/(Rx-Developed)

SQUIRT	CHANNEL PROTECTION		FLOOD CONTROL	
I.F.	[illegible]		[illegible]	
Qpre-development	[illegible]		Qpre-development	[illegible]
Qpost-development	[illegible]		Qpost-development	[illegible]
RvPost-Development (with runoff reduction)	[illegible]		RvPost-Development (with runoff reduction)	[illegible]
Qallowable	[illegible]		Qallowable	[illegible]

NOTE: THE COUNTY STORMWATER FACILITY INVENTORY SHOWS AN EXISTING DETENTION SYSTEM ONSITE WHICH WILL NEED TO BE ACCOUNTED FOR IN THE WATER QUANTITY ANALYSIS. THE ENERGY BALANCE COMPUTATION ABOVE DOES NOT CONTEMPLATE THE EXISTING FLOW RATES FOR THE EXISTING FACILITY. THIS DESIGN WILL BE FURTHER DESIGNED AND COORDINATED WITH COUNTY STAFF DURING CEP SUBMISSION.

LEGEND

- MANAGED TURF
- PROP. LEVEL 1 URBAN BIORETENTION (IMPERVIOUS AREA)
- PROP. LEVEL 2 VEGETATED ROOF (IMPERVIOUS AREA)
- LIMITS OF EXISTING GARAGE

NORTH

25 12.5 0 25 50
GRAPHIC SCALE
1" = 25'

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Bowman Consulting Group Ltd
11941 Sunrise Valley Drive
Suite 300
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowman.com

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STORMWATER MANAGEMENT PLAN

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW K. BORTOLUSSI
Lic. No. 039021
04/20/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION

DATE	DESCRIPTION

SHEET SCALE
1"=25'

SHEET TITLE
STORMWATER MANAGEMENT PLAN

SHEET #
C11.1

Cad file name : V:\140433 - 2000 15th Street North\140433-01-001 (ENG) - 2000 15th Street North\Engineering\Engineering Plans\4.1 Plan\140433-01-001-SWM PLAN.dwg

VIRGINIA RUNOFF REDUCTION METHOD:

Project Name:	2000 15th Street
Date:	4/20/2026
Linear Development Project?	No

CLEAR ALL (Constants)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 1.4548

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0.011432507
Post-Development TP Load Reduction for Site (lb/yr):	0.25

Check:

BMP Design Specifications List:	2024 Stds & Specs
Linear project?	No
Land cover areas entered correctly?	✓
Total disturbed area entered?	✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.0000
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.0450	0.0450
Impervious Cover (acres)				1.4097	1.4097
					1.4548

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land.					0.0000
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.0336	0.0336
Impervious Cover (acres)				1.4211	1.4211
Area Check	OK.	OK.	OK.	OK.	1.4548

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.2544

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.0000	0.0000	0.0000
Mixed Open (acres)					0.0000	0.0000	0.0000
Managed Turf (acres)				0.0336	0.0336	0.2500	0.8460
Impervious Cover (acres)				1.4211	1.4211	0.9500	0.8580
				Total	1.4548		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	1.2478
Post Development Treatment Volume in D.A. A (ft³)	4,931

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)														
1.a. Vegetated Roof #1 (P-FIL-02)	45					0	0	0	0		0.0000	0.0000	0.0000	
1.b. Vegetated Roof #2 (P-FIL-02)	60			0.0624		129	86	215	0		0.0535	0.0321	0.0214	
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40			0.5542	0	764	1,147	1,911	25	0.0000	0.4715	0.2615	0.2340	

Runoff Volume and Curve Number Calculations, VRRM 4.1, 2024

Enter design storm rainfall depths (in):

1-year storm	2-year storm	10-year storm
2.60	3.15	4.84

TOTAL IMPERVIOUS COVER TREATED (ac)	0.6165	AREA CHECK: OK.
TOTAL MIXED OPEN TREATED (ac)	0.0000	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	0.0000	AREA CHECK: OK.
TOTAL RUNOFF REDUCTION IN D.A. A (ft³)	893	

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	1.2478
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.2936
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.9542

→ TP REQUIREMENT ACHIEVED

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

EXISTING SITE CURVE NUMBER

Drainage Area Curve Numbers and Runoff Depths*

PROPOSED SITE CURVE NUMBER

Drainage Area Curve Numbers and Runoff Depths*

VRRM 4.1, 2024

TOTAL TP REMOVAL REQUIREMENT:

- PROP. IMPROVEMENT TP REQUIREMENT = 0.2544 LB/YR
- EX. VEGETATED ROOF TP ACHIEVED = 0.0386 LB/YR
- TOTAL TP REQUIREMENT FOR THIS DEVELOPMENT = 0.2930 LB/YR
- TOTAL TP ACHIEVED ONSITE = 0.2936 LB/YR
- TARGET TP REDUCTION EXCEEDED BY 0.006 LB/YR

THE SUBJECT SITE HAS MULTIPLE EXISTING LEVEL 1 VEGETATED ROOFS THAT PROVIDE A TOTAL TP REMOVAL OF 0.0386 LB/YR. ALL EXISTING FACILITIES ARE BEING REMOVED WITH THIS PROPOSED SITE PLAN HOWEVER, THE TP REMOVAL ASSOCIATED WITH VEGETATED ROOFS MUST BE REPLACED IN ITS ENTIRETY PER ARLINGTON COUNTY POLICY. THEREFORE, THE PROPOSED STORMWATER MANAGEMENT (SWM) PLAN FOR THIS SITE PLAN WILL EXCEED THE CURRENT TP REMOVAL REQUIREMENT LISTED IN THE VRRM, ON THIS SHEET. THE PROPOSED SWM PLAN WILL UTILIZE URBAN BIORETENTION AND VEGETATED ROOF TO MEET THE VRRM REQUIREMENTS AND REPLACED THE TP LOAD PROVIDED BY THE EXISTING FACILITIES.

NOTE:
1. THIS PLAN IS CONCEPTUAL IN NATURE. THE AMOUNT, SIZE, AND TYPE OF PROPOSED STORMWATER MANAGEMENT PRACTICES ARE SUBJECT TO MODIFICATION UPON FINAL ENGINEERING. AT A MINIMUM, THE APPLICANT WILL MEET THE REQUIREMENTS AS SET FORTH BY ARLINGTON COUNTY STORMWATER MANAGEMENT ORDINANCE, RELEVANT COUNTY CODES, AND APPLICABLE REGULATIONS AS STIPULATED BY THE COMMONWEALTH OF VIRGINIA.

TP REMOVED BY EXISTING LEVEL 1 GREEN ROOF - APPROVED UNDER LDA20052:

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)														
1.a. Vegetated Roof #1 (P-FIL-02)	45			0.1000		155	190	345	0		0.0458	0.0386	0.0072	

APPROXIMATELY 0.10 ACRES OF LEVEL 1 VEGETATED ROOF ARE CURRENTLY INSTALLED ONSITE AS PROPOSED IN APPROVED LDA20052. THE SWM CALCULATIONS FOR THE TP REMOVAL OF THE VEGETATED ROOF HAVE BEEN TRANSCRIBED TO THE LATEST VERSION OF THE VRRM, v4.1, FOR CONSISTENCY IN THE SWM COMPUTATIONS FOR THE PROPOSED IMPROVEMENTS IN THIS PLAN.

Cad file name : V:\140433 - 2000 15th street north\140433-01-001 (eng) - 2000 15th street north\engineering\engineering plans\4.1 plan\140433-01-001-SWM COMPS.dwg

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Bowman Consulting Group Ltd
1961 Summit Valley Drive
Suite 300
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowman.com
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STORMWATER MANAGEMENT COMPUTATIONS

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW R. KORTOKRAX
Lic. No. 039021
04/20/2026
PROFESSIONAL ENGINEER

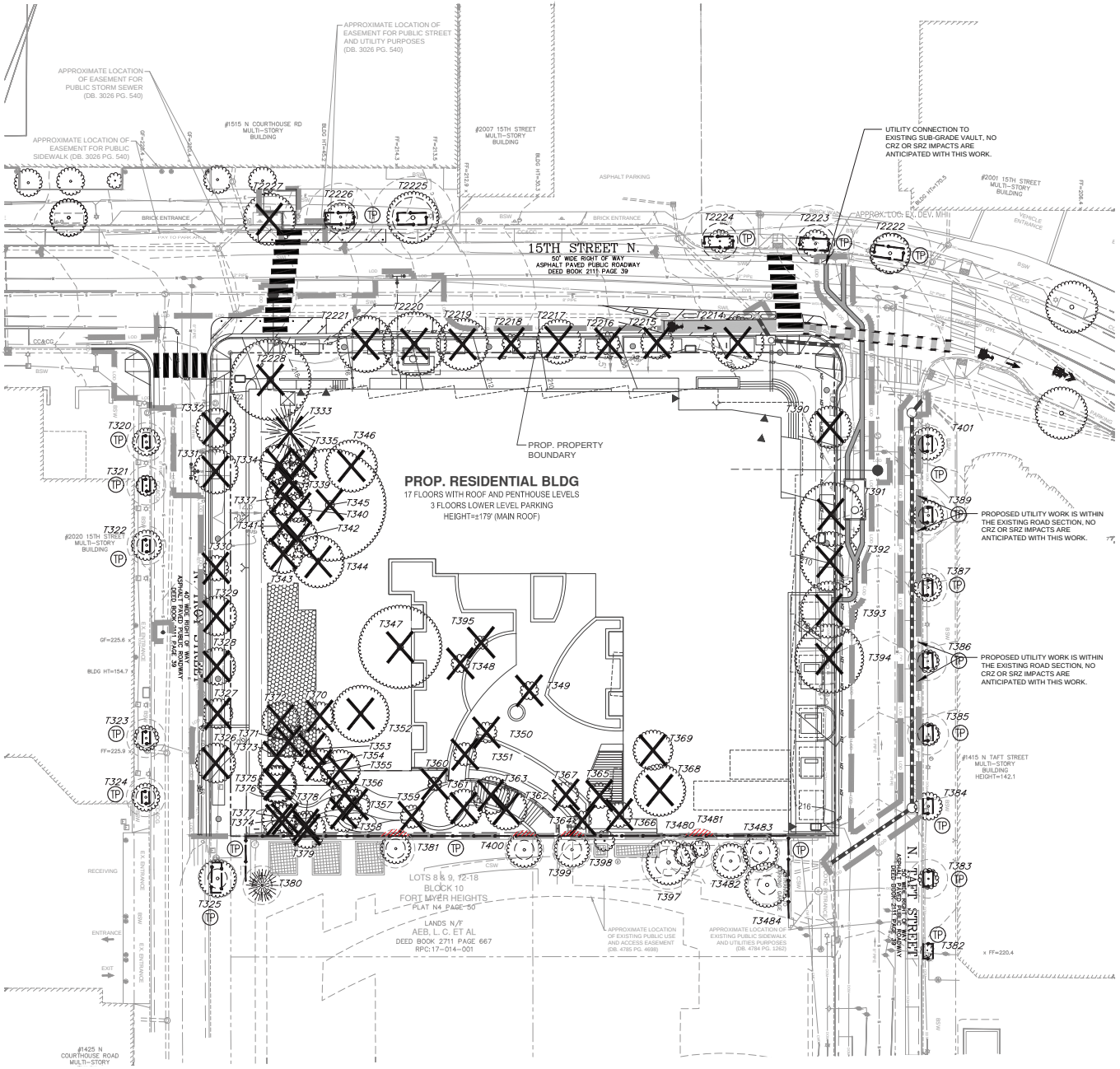
PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION

DATE	DESCRIPTION

SHEET SCALE
1"=25'

SHEET TITLE
STORMWATER MANAGEMENT COMPUTATIONS

SHEET #
C11.2



Bowman

Bowman Consulting Group Ltd
1340 Sentara Valley Drive
Suite 300
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
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TREE PRESERVATION PLAN

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW R. KORTOKRAX
Lic. No. 039021
04/10/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION
DATE	DESCRIPTION

SHEET SCALE
1"=20'

SHEET TITLE
TREE PRESERVATION PLAN

SHEET #
C12.0

Cad file name : V:\140433 - 2000 15th Street North\140433-01-001 (ENG) - 2000 15th Street North\Engineering\Engineering Plans\4.1 Plan\140433-01-001-TREE.dwg

TREE INVENTORY

2000 15th STREET NORTH, ARLINGTON, VA

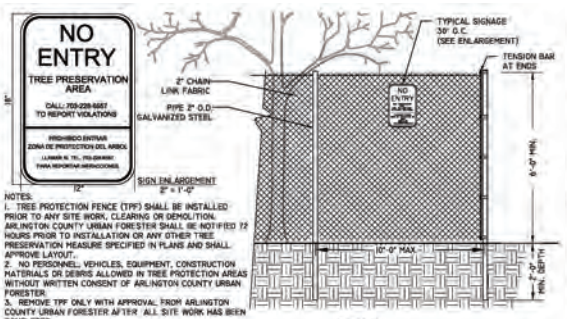
Date of site visit(s): APRIL 21, 2025
Certified Arborist: Ben Hartmann (MA-6213A)

Tree No.	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Total Rating	Replacements Required	CRZ Impact %	Preserve/ Remove
T2214	Quercus phellos	Willow Oak	23.5	0.75	0.70	12.8	3	100%	REMOVE
T2215	Quercus phellos	Willow Oak	13.5	0.80	0.70	7.6	2	100%	REMOVE
T2216	Quercus phellos	Willow Oak	17	0.75	0.70	8.9	2	100%	REMOVE
T2217	Quercus phellos	Willow Oak	15	0.75	0.70	7.9	2	100%	REMOVE
T2218	Quercus phellos	Willow Oak	7.9	0.75	0.70	3.6	1	100%	REMOVE
T2219	Quercus phellos	Willow Oak	19.7	0.75	0.70	10.3	3	100%	REMOVE
T2220	Quercus phellos	Willow Oak	27	0.75	0.70	14.2	3	100%	REMOVE
T2221	Quercus phellos	Willow Oak	24	0.75	0.70	12.6	3	100%	REMOVE
T2222	Quercus phellos	Willow Oak	17	0.75	0.70	8.9	-	0%	Preserve
T2223	Quercus phellos	Willow Oak	16	0.75	0.70	8.4	-	0%	Preserve
T2224	Quercus phellos	Willow Oak	15	0.75	0.70	7.9	-	0%	Preserve
T2225	Quercus phellos	Willow Oak	17	0.75	0.70	8.9	-	0%	Preserve
T2226	Quercus phellos	Willow Oak	14	0.75	0.70	7.4	-	0%	Preserve
T2227	Quercus phellos	Willow Oak	15	0.75	0.70	7.9	2	0%	REMOVE
T2228	Quercus phellos	Willow Oak	30	0.80	0.70	16.8	4	100%	REMOVE
T320	Ginkgo triloba	Ginkgo Tree	5.8	0.80	0.80	4.4	-	0%	Preserve
T321	Ginkgo triloba	Ginkgo Tree	3.5	0.80	0.80	2.2	-	0%	Preserve
T322	Ginkgo triloba	Ginkgo Tree	5	0.80	0.80	3.2	-	0%	Preserve
T323	Ginkgo triloba	Ginkgo Tree	3.9	0.75	0.80	2.3	-	0%	Preserve
T324	Ginkgo triloba	Ginkgo Tree	4.7	0.80	0.80	3.0	-	0%	Preserve
T325	Acer rubrum	Red Maple	7.5	0.80	0.80	4.8	-	0%	Preserve
T326	Platanus x acerifolia	London Planetree	10.5	0.80	0.70	5.9	2	100%	REMOVE
T327	Platanus x acerifolia	London Planetree	7	0.80	0.70	3.9	1	100%	REMOVE
T328	Platanus x acerifolia	London Planetree	10	0.80	0.70	5.6	1	100%	REMOVE
T329	Platanus x acerifolia	London Planetree	11.2	0.80	0.70	6.3	2	100%	REMOVE
T330	Platanus x acerifolia	London Planetree	4	0.80	0.70	2.2	1	100%	REMOVE
T331	Platanus x acerifolia	London Planetree	10	0.75	0.70	5.3	1	100%	REMOVE
T332	Platanus x acerifolia	London Planetree	10	0.75	0.70	5.3	1	100%	REMOVE
T333	Pinus virginiana	Virginia Pine	7.5	0.70	0.60	3.2	1	100%	REMOVE
T334	Cornus kousa	Kousa Dogwood*	5.6	0.75	0.80	3.4	1	100%	REMOVE
T335	Cornus kousa	Kousa Dogwood*	4.2	0.75	0.80	2.5	1	100%	REMOVE
T336	Cornus kousa	Kousa Dogwood*	5	0.75	0.80	3.0	1	100%	REMOVE
T337	Cornus kousa	Kousa Dogwood*	4.2	0.75	0.80	2.5	1	100%	REMOVE
T338	Cornus kousa	Kousa Dogwood*	5.2	0.75	0.80	3.1	1	100%	REMOVE
T340	Cornus kousa	Kousa Dogwood*	5	0.75	0.80	3.0	1	100%	REMOVE
T341	Cornus kousa	Kousa Dogwood*	5	0.75	0.80	3.0	1	100%	REMOVE
T342	Cornus kousa	Kousa Dogwood*	5.2	0.75	0.80	3.1	1	100%	REMOVE
T343	Cornus kousa	Kousa Dogwood*	5	0.75	0.80	3.0	1	100%	REMOVE
T344	Platanus x acerifolia	London Planetree	15	0.80	0.70	8.0	2	100%	REMOVE
T345	Platanus x acerifolia	London Planetree	17	0.75	0.70	8.9	2	100%	REMOVE
T346	Platanus x acerifolia	London Planetree	16	0.75	0.70	8.4	2	100%	REMOVE
T347	Zelkova serrata	Japanese Zelkova	31.5	0.80	0.70	17.6	4	100%	REMOVE
T348	DEAD	DEAD	-	-	-	-	-	100%	REMOVE
T3460	Pinus virginiana	Virginia Pine	4	0.75	0.60	1.8	-	0%	Preserve
T3461	Pinus virginiana	Virginia Pine	5	0.75	0.60	2.3	-	12%	Preserve
T3462	Acer buergerianum	Trident Maple	7	0.80	0.70	3.9	-	0%	Preserve
T3463	Acer buergerianum	Trident Maple	9	0.80	0.70	5.0	-	0%	Preserve
T3464	Acer buergerianum	Trident Maple	8	0.80	0.70	4.5	-	0%	Preserve
T349	Magnolia acuminata	Cucumber Magnolia	3.5	0.80	0.60	1.7	1	100%	REMOVE
T350	Magnolia acuminata	Cucumber Magnolia	3.3	0.80	0.60	1.7	1	100%	REMOVE
T351	Magnolia acuminata	Cucumber Magnolia	4	0.80	0.60	1.9	1	100%	REMOVE
T352	Acer rubrum	Red Maple	26	0.70	0.80	14.6	3	100%	REMOVE
T353	Ilex opaca	American Holly *	12.2	0.75	0.70	6.4	2	100%	REMOVE
T354	Ilex opaca	American Holly *	12	0.70	0.70	5.8	2	100%	REMOVE
T355	Ilex opaca	American Holly *	12.4	0.70	0.70	6.1	2	100%	REMOVE
T356	Ilex opaca	American Holly *	7.4	0.75	0.70	3.9	1	100%	REMOVE
T357	Ilex opaca	American Holly *	14	0.75	0.70	7.4	2	100%	REMOVE
T358	Ilex opaca	American Holly *	12	0.75	0.70	6.3	2	100%	REMOVE
T359	Gleditsia triacanthos inermis	Thornless Honey Locust	4	0.80	0.70	2.2	1	100%	REMOVE
T360	Ilex opaca	American Holly *	9	0.75	0.70	4.7	1	100%	REMOVE
T361	Ilex opaca	American Holly	14	0.80	0.70	7.6	2	100%	REMOVE
T362	Ilex opaca	American Holly *	12.7	0.75	0.70	6.7	2	100%	REMOVE
T363	Ilex opaca	American Holly	12.5	0.75	0.70	6.6	2	100%	REMOVE
T364	Ilex opaca	American Holly	3.5	0.75	0.70	1.8	1	100%	REMOVE
T365	Gleditsia triacanthos inermis	Thornless Honey Locust	3	0.80	0.70	1.7	1	100%	REMOVE
T366	Gleditsia triacanthos inermis	Thornless Honey Locust	4	0.80	0.70	2.2	1	100%	REMOVE
T367	Gleditsia triacanthos inermis	Thornless Honey Locust	3.5	0.80	0.70	2.0	1	100%	REMOVE
T368	Magnolia grandiflora	Southern Magnolia	22	0.75	0.70	11.6	3	100%	REMOVE
T369	Ilex opaca	American Holly *	18.3	0.75	0.70	9.6	2	100%	REMOVE
T370	Cercis canadensis	Eastern Redbud	5	0.75	0.70	2.6	1	100%	REMOVE
T371	Cornus kousa	Kousa Dogwood*	5.3	0.70	0.80	3.0	1	100%	REMOVE
T372	Cornus kousa	Kousa Dogwood*	6.5	0.75	0.80	3.9	1	100%	REMOVE
T373	Cornus kousa	Kousa Dogwood	4	0.75	0.80	2.4	1	100%	REMOVE
T374	Morus alba	White Mulberry	5	0.70	0.50	1.8	1	100%	REMOVE
T375	Tsuga canadensis	Eastern Hemlock	7	0.75	0.60	3.2	1	100%	REMOVE
T376	Tsuga canadensis	Eastern Hemlock	8	0.70	0.60	3.4	1	100%	REMOVE
T377	Morus alba	White Mulberry	5	0.75	0.50	1.9	1	100%	REMOVE
T378	Morus alba	White Mulberry	5	0.70	0.50	1.1	1	100%	REMOVE
T379	Morus alba	White Mulberry	6	0.75	0.50	2.8	1	100%	REMOVE
T380	Pinus virginiana	Virginia Pine	8	0.80	0.60	3.8	-	0%	Preserve
T381	Acer buergerianum	Trident Maple	7.5	0.80	0.70	4.2	-	12%	Preserve
T382	DEAD	DEAD	-	-	-	-	-	0%	Preserve
T383	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	6	0.80	0.50	2.4	-	0%	Preserve
T384	DEAD	DEAD	-	-	-	-	-	0%	Preserve
T385	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	8.5	0.75	0.50	3.3	-	0%	Preserve
T386	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	6.4	0.70	0.50	2.2	-	0%	Preserve
T387	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	9	0.75	0.50	3.6	-	0%	Preserve
T388	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	7.8	0.70	0.50	2.7	-	0%	Preserve
T390	Quercus phellos	Willow Oak	19	0.75	0.70	10.0	3	100%	REMOVE
T391	Quercus phellos	Willow Oak	21.5	0.75	0.70	11.3	3	100%	REMOVE
T392	Quercus phellos	Willow Oak	17.3	0.75	0.70	9.2	2	100%	REMOVE
T393	Quercus phellos	Willow Oak	18	0.75	0.70	9.5	2	100%	REMOVE
T394	Quercus phellos	Willow Oak	23	0.75	0.70	12.1	3	100%	REMOVE
T395	Magnolia acuminata	Cucumber Magnolia	3.5	0.75	0.60	1.6	1	100%	REMOVE
T397	Cercis canadensis	Eastern Redbud	11	0.75	0.70	5.8	-	0%	Preserve
T398	DEAD	DEAD	-	-	-	-	-	0%	Preserve
T399	Acer buergerianum	Trident Maple	9	0.80	0.70	5.0	-	8%	Preserve
T400	Acer rubrum/drummondii	Trident Maple	7	0.80	0.70	3.9	-	8%	Preserve
T401	Prunus serrulata 'Kwanzan'	Kwanzan Cherry*	6.5	0.70	0.50	2.3	-	0%	Preserve
						Total	112		

Notes:

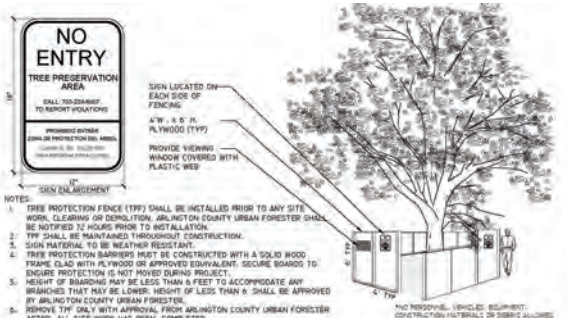
1. Condition Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
2. Species Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
3. All trees with a minimum 3" D.B.H. were inventoried and rated.
4. Trees 5"-10" DBH are automatically replaced at a rate of one for one.
5. The developer agrees to make a contribution to the County's Tree Canopy Fund of at least $2,400 per tree, or a greater amount if the contribution policy changes at the time of payment, for every tree that cannot be planted onsite. The contribution shall be required when tree planting requirements cannot be met on the property. The payment shall be delivered to the Department of Parks and Recreation Office prior to the issuance of the Excavation/Grading and Shoring Permit.
6. * Signifies multi-stem tree and single trunk formula was used to generate a compounded DBH.

TREE PRESERVATION DETAILS



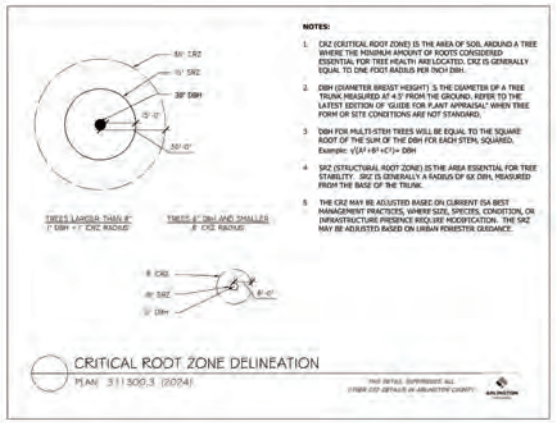
NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. ARLINGTON COUNTY URBAN FORESTER SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
2. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS WITHOUT WRITTEN CONSENT OF ARLINGTON COUNTY URBAN FORESTER.
3. REMOVE TPF ONLY WITH APPROVAL FROM ARLINGTON COUNTY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. SIGN MATERIAL TO BE WEATHER RESISTANT.

6' CHAIN LINK TREE PROTECTION FENCE 1/2" = 1'-0"
3il300.I (2016) (02251.I)



NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. ARLINGTON COUNTY URBAN FORESTER SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. SIGN MATERIAL TO BE WEATHER RESISTANT.
4. TREE PROTECTION BARRIERS MUST BE CONSTRUCTED WITH A SOLID WOOD FRAME CLAD WITH PLYWOOD OR APPROVED EQUIVALENT. SECURE BOARDS TO ENSURE PROTECTION IS NOT MOVED DURING PROJECT.
5. HEIGHT OF BOARDING MAY BE LESS THAN 6 FEET TO ACCOMMODATE ANY BRANCHES THAT MAY BE LOWER. HEIGHT OF LESS THAN 6' SHALL BE APPROVED BY ARLINGTON COUNTY URBAN FORESTER.
6. REMOVE TPF ONLY WITH APPROVAL FROM ARLINGTON COUNTY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
7. PROVIDE 16'(WIDTH) &(HEIGHT) CUT-OUTS ALONG PANELS FACING PAVED SURFACES SUCH AS SIDEWALKS. TWO CUT-OUTS PER FENCE PANEL.

TREE PROTECTION BARRIERS FOR RESTRICTED SPACE AND TREE PITS N.T.S.
3il300.I&NS (2019)



CRITICAL ROOT ZONE DELINEATION
PLAN 3il300.3 (2024)

ARLINGTON COUNTY TREE PRESERVATION NOTES

1. BEFORE ANY GRADING, DEMOLITION, OR OTHER DISTURBANCE, INCLUDING TREE REMOVAL, A PRECONSTRUCTION MEETING SHALL BE HELD WITH AN ARLINGTON COUNTY URBAN FORESTER. CHANGES TO THE PLAN, BASED ON FIELD CONDITIONS, MAY BE REQUESTED BY THE URBAN FORESTER AT THE TIME OF THE PRECONSTRUCTION MEETING.
2. TREE PROTECTION SHALL BE INSTALLED PER APPROVED/PROPOSED PLAN, WITH ANY CHANGES REQUESTED AT THE PRECONSTRUCTION MEETING, AND INSPECTED BY AN ARLINGTON COUNTY URBAN FORESTER. EROSION AND SEDIMENT CONTROLS ARE INSPECTED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
3. REMOVAL OF TREES, NOTED FOR REMOVAL ON THE PLAN, INSIDE A TREE PRESERVATION AREA SHALL BE PERFORMED, BY HAND, WITHOUT GROUND DISTURBANCE, OR DISTURBANCE TO NEARBY PRESERVED TREES. TREES IN THESE AREAS SHALL BE CUT FLUSH TO THE GROUND, WITHOUT STUMP GRINDING.
4. NO CHANGES SHALL BE MADE TO TREE CONSERVATION OR PROPOSED LANDSCAPE UNLESS DIRECTED OR APPROVED BY AN ARLINGTON COUNTY URBAN FORESTER.
5. FOLLOW ANSI STANDARDS WHEN PRUNING TREES. ANY PRUNING BEYOND 5% OF THE CANOPY SHALL BE COMMUNICATED AND APPROVED TO THE URBAN FORESTER.
6. DO NOT REMOVE TREES ON OTHER PROPERTIES, OR RIGHTS-OF-WAY, WITHOUT WRITTEN PERMISSION OF THE OWNER.
7. TREE PROTECTION AREAS SHALL HAVE ALL NON-NATIVE INVASIVE VINES REMOVED AT THE END OF THE PROJECT, WHERE DEEMED NECESSARY BY THE COUNTY URBAN FORESTER TO ENSURE TREE SURVIVAL, THE PROTECTION AREA SHALL BE COVERED WITH SHREDDED HARDWOOD MULCH, OR OTHER ORGANIC MULCH AS APPROVED BY THE COUNTY URBAN FORESTER.
8. AT THE END OF THE PROJECT, CONSERVED AND PLANTED TREES MUST BE INSPECTED AND APPROVED BY AN ARLINGTON COUNTY URBAN FORESTER.

Bowman

Bowman Consulting Group Ltd
1961 Stanford Valley Drive
Suite 300
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowman.com

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TREE PRESERVATION NOTES AND DETAILS

ALEXAN COURTHOUSE
2000 15TH STREET NORTH
ARLINGTON, VIRGINIA
4.1 SITE PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW R. KOSTOULAKIS
Lic. No. 030021
04/20/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
05/30/2025	INITIAL 4.1 SUBMISSION
07/29/2025	4.1 SUBMISSION
09/22/2025	4.1 SUBMISSION
02/16/2026	4.1 SUBMISSION
04/20/2026	4.1 SUBMISSION

DATE	DESCRIPTION

SHEET SCALE
N/A

SHEET TITLE
TREE PRESERVATION NOTES AND DETAILS

SHEET #
C12.1

Cad file name : V:\140433 - 2000 15th Street North\140433-01-001 (ENG) - 2000 15th Street North\Engineering\Engineering Plans\4.1 Plan\140433-01-001-TREE-NOTES.dwg

4.1 SITE PLAN RESUBMISSION

ALEXAN COURT HOUSE

MULTIFAMILY RESIDENTIAL DEVELOPMENT

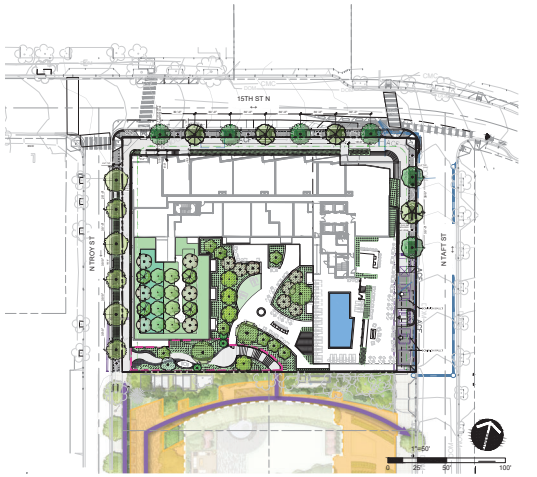
ARLINGTON ,VA

DATE: 04/17/2026

SHEET LIST

Sheet Number	Sheet Title
L000	COVER SHEET
L001	ILLUSTRATIVE PLAN & BIOPHILIC NARRATIVE
L100	MATERIALS PLAN - GROUND LEVEL+ PRIVATE COURTYARD
L101	MATERIALS PLAN - ROOFTOP TERRACES
L200	LANDSCAPE PLAN - GROUND LEVEL+ PRIVATE COURTYARD
L201	LANDSCAPE PLAN - ROOFTOP TERRACES
L210	LANDSCAPE SHRUB PLAN - GROUND LEVEL
L220	COMPLIANCE TABLES
L300	SOILS PLAN - GROUND LEVEL+ PRIVATE COURTYARD
L301	SOILS PLAN - ROOFTOP TERRACES
L400	PUBLIC PARK DESIGN & NARRATIVE
L410	PLANTING NOTES
L500	DETAILS - HARDSCAPE
L501	DETAILS - FURNISHINGS
L600	DETAILS - PLANTING
L601	DETAILS - PLANTING

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER
TRAMMELL CROW RESIDENTIAL
1530 WILSON BOULEVARD, SUITE 330
ARLINGTON, VA 22209
571.290.0328
CONTACT NAME: ADAM STONE

ATTORNEY
VENABLE LLP
1850 TOWER CRESCENT PLAZA
SUITE 400
TYSONS, VA 22181
703.905.1514
CONTACT NAME: KED WHITMORE

LANDSCAPE ARCHITECT
LANDDESIGN
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
CONTACT NAME: KHRISTINE GIANGRANDI

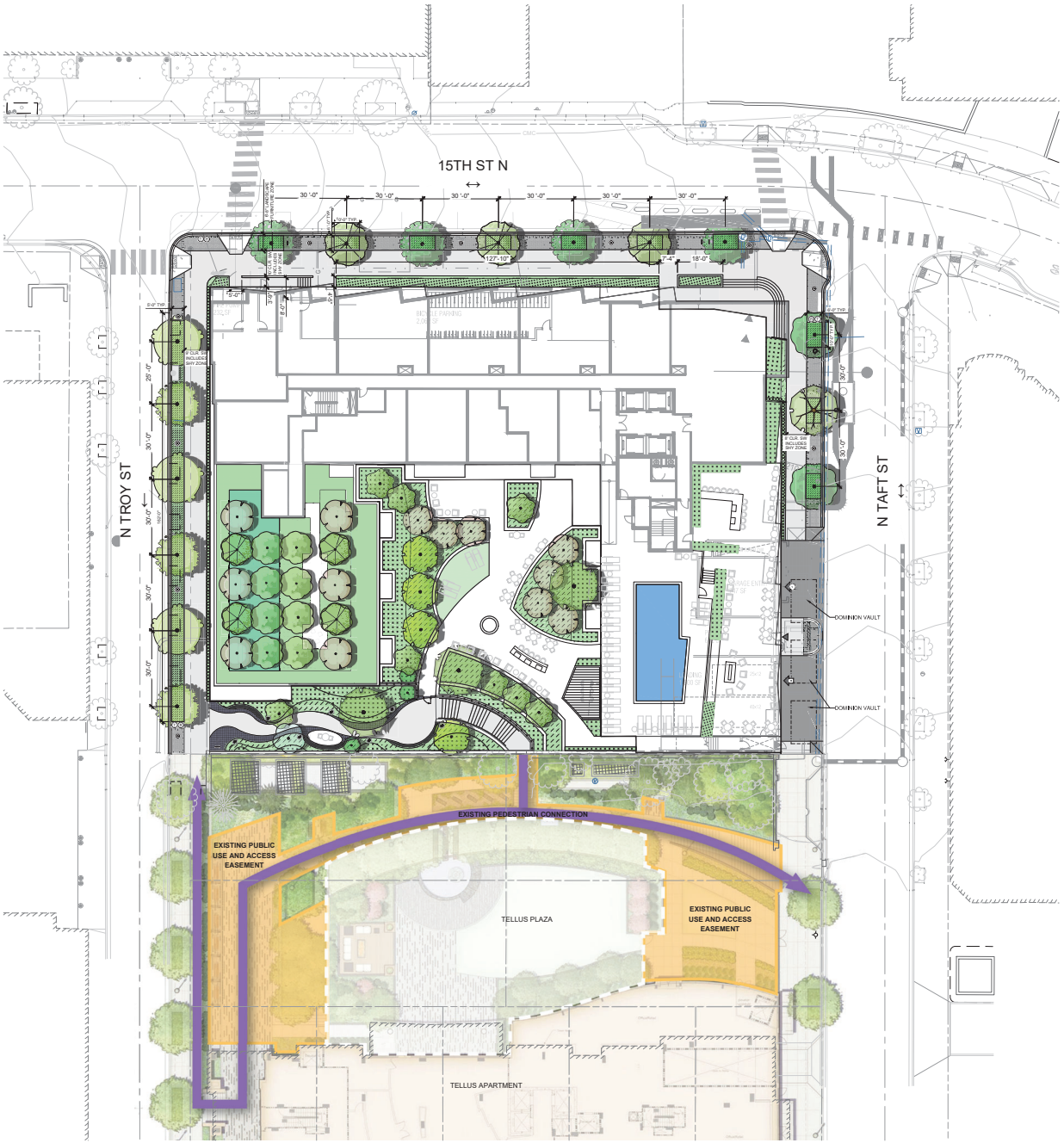
CIVIL ENGINEER
BOWMAN
13461 SUNRISE VALLEY DRIVE, SUITE 500
HERNDON, VA 20171
CONTACT NAME: JOHN LUTOSTANKSI

ARCHITECT
SK+I ARCHITECTURAL DESIGN GROUP, LLC
4600 EAST-WEST HIGHWAY SUITE 700
BETHESDA, MD 20814
301.654.9300
CONTACT NAME: SAMI KIRKDIL

ALEXAN COURT HOUSE
LD PN 2025026
COVER SHEET
L000

LandDesign.

2/9/2026 1:31 PM JINGJING.CUI P:\ALX_2025\2025026\CAD\DOCUMENTATION\ENTITLEMENTS\2025026_PLN_COVR.DWG



ALEXAN COURT HOUSE

BIOPHILIC DESIGN NARRATIVE

The landscape design for Alexan Court House looks to transform urban outdoor spaces into a layered, immersive, environmental experience. With the exterior spaces that include the streetscapes, the public pocket park, and private residential amenities - the design weaves biophilic principles into the everyday life of both residents and the broader community. Rooted in the idea that access to nature should be intimate and intuitive, the design embraces form, texture, light, and planting to engage the human senses and promote well-being.

ENVIRONMENTAL FEATURES. Across the project's public and private spaces, the planting will be curated to maximize the solar exposure offered on the site, taking into consideration the solar orientation of the site along with the duration of sunlight offered at different times of day. A diverse palette of primarily native plant material in the right place, will create pockets of green - offering moments of calm and seasonal vibrancy. Layered plantings and tree canopies bring scale, softness, and shade to the urban hardscape.

NATURE-INSPIRED FORMS AND SHAPES. Inspired by natural landforms and topography, the design of the pocket park uses curved walls, organic pathways, and sculptural planters to soften the urban geometry. These biomorphic shapes create a fluid spatial sequence where pathways bend gently, spaces expand and contract, and circulation flows organically between zones of circulation and reflection respites.

LIGHT. The design considers the role of daylight as both functional and poetic. Terraced and sloped plant beds take advantage of solar aspect to pair it with proper plant materials. Light-filtering canopies manage exposure to offer a shaded and comfortable environment. Lighting fixtures are chosen not only for safety, but to echo the celestial themes introduced in the neighboring park entry tying light to a broader narrative of space and atmosphere.

ORGANIC PATTERNS & PROCESSES. Plant selections and material choices reflect nature's rhythms. Seasonal blooms, fall color, and textured foliage invite observation of change throughout the year. Materials such as concrete, wood, and stone offer layered textures that echo natural processes of erosion and growth. This attention to time and tactility reinforces a sense of presence and grounding.

PLACE-BASED RELATIONSHIPS. The design prioritizes native plant material, representative of place, of Arlington, and of Northern Virginia. Considering the project's topographic changes throughout the entire block, the design uses the topography, especially within the pocket park, to tell and Earth Story rooted in topographic changes and shade loving plant materials.

HUMAN-NATURE RELATIONSHIPS. The design fosters physical and sensory relationship to nature. Seating integrated into planting beds, low walls that invite touch, and lush planting at eye level encourage close interaction with the living landscape. Residents experience nature daily - whether walking through the courtyard buffered from the urban soundscape, encouraging moments where rustling leaves or birdsong can be heard, sitting with a friend in the pocket park enjoying the gentle seasonal aroma of the plants, or passing through a shaded, tree-lined sidewalk with layered understory planting.

Through the integration of biophilic design, Alexan Court House creates an environment where nature is not a backdrop--but a partner in daily life. The landscape becomes a restorative thread that ties together public and private, urban and organic, human and environment.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE / LIMITS OF CLEARING AND GRADING
- BUILD TO LINE
- SIDEWALK EASEMENT
- LIMITS OF UNDERGROUND GARAGE
- PUBLIC EASEMENT LINE
- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE - PARKING
- LOADING ENTRANCE

NOTES:
1. UTILITY INFORMATION SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL UTILITY INFORMATION AND ASSESSMENT.
2. ALL HATCHES ARE FOR GRAPHIC REPRESENTATION ONLY.
3. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE

ORIGINAL SHEET SIZE: 24" X 36"

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT
ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL
2000 N 15TH STREET
ARLINGTON ,VA

LANDDESIGN PROJ.# 2025026

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SUBMISSION	05/30/2025
2	4.1 RESUBMISSION	07/29/2025
3	4.1 RESUBMISSION	12/19/2025
4	4.1 RESUBMISSION	02/16/2026
5	4.1 RESUBMISSION	04/17/2026

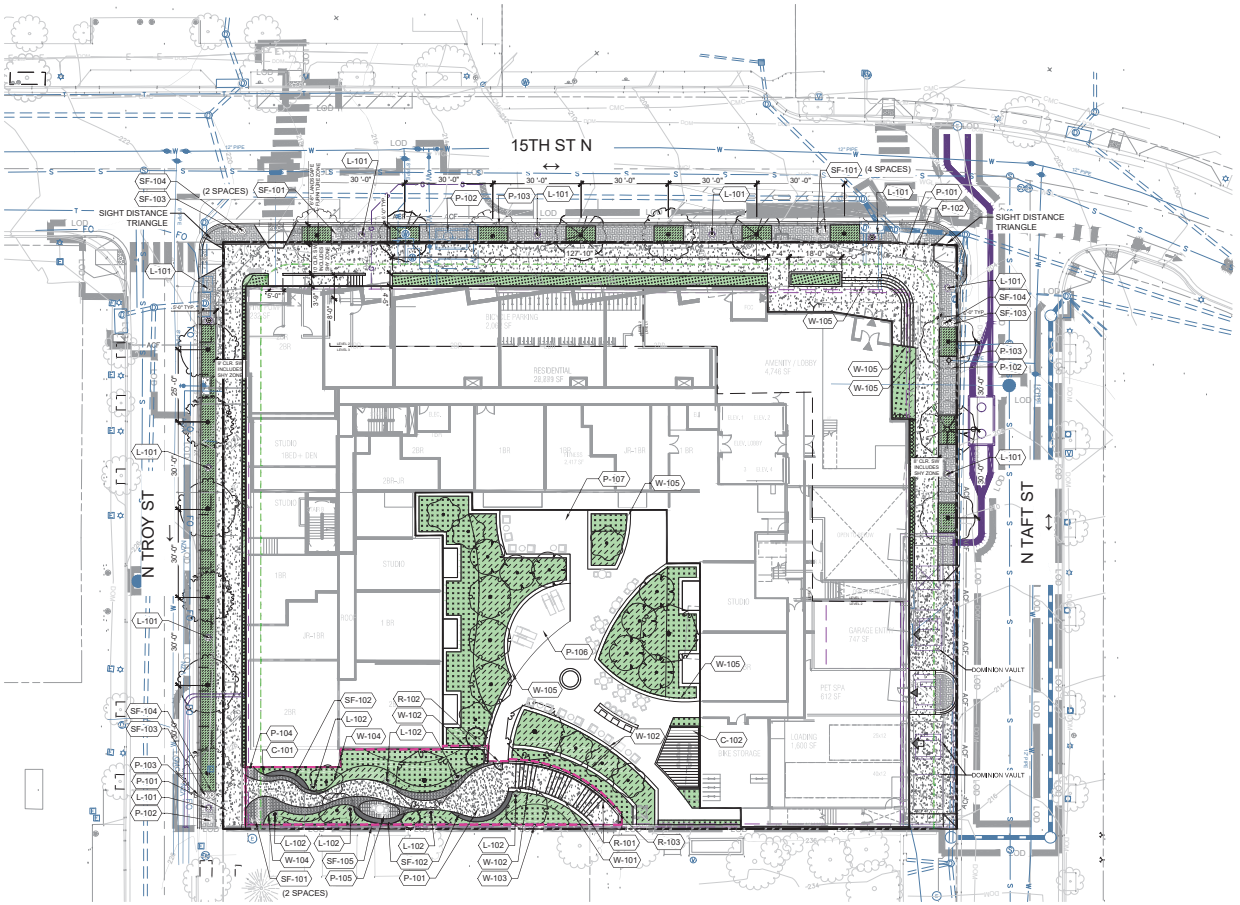
DESIGNED BY: KG
DRAWN BY: JC
CHECKED BY: KG

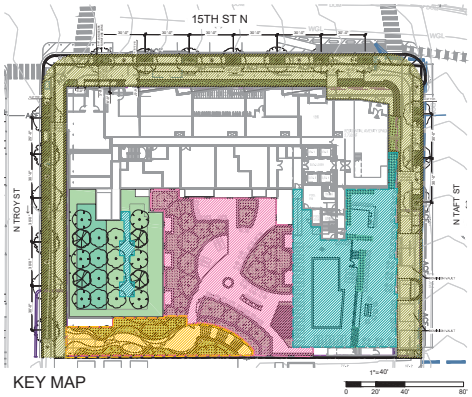
SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
ILLUSTRATIVE PLAN & BIOPHILIC NARRATIVE

SHEET NUMBER
L001





KEY MAP

AREAS DIAGRAM

	PUBLIC PARK /EASEMENT (PUBLICLY ACCESSIBLE)	2,744 SF
	PRIVATE COURTYARD	8,257 SF
	STREETSCAPE (PUBLICLY ACCESSIBLE)	12,241 SF
	ROOFTOP PRIVATE AMENITIES	7,163 SF

REFERENCE NOTES

CODE	DESCRIPTION
CUSTOM	
C-101	PARK SIGNAGE OPPORTUNITY
C-102	TRELLIS
LIGHTING & ELECTRICAL	
L-101	ARLINGTON COUNTY REQUIRED STREETLIGHTS
L-102	POLE LIGHT
PAVING & CURBS	
P-101	ARLINGTON COUNTY STANDARD CONCRETE SIDEWALK
P-102	PAVING 1
P-103	PAVING 2
P-104	PAVING 3
P-105	PAVING 4
P-106	PAVING 5
P-107	PAVING 6
RAILINGS & FENCES	
R-101	STAIR HANDRAIL
R-102	EMERGENCY EGRESS
R-103	GUARDRAIL
FURNISHINGS	
SF-101	BIKE RACK (4 BIKE RACKS, 8 BIKE PARKING SPACES IN TOTAL)
SF-102	BUILT-IN BENCH
SF-103	TRASH RECEPTACLE
SF-104	RECYLING RECEPTACLE
SF-105	WALL TREATMENT OPPORTUNITY
WALLS & STAIRS	
W-101	STAIR 1
W-102	PLANTER WALL 1
W-103	RETAINING WALL TREATMENT
W-104	PLANTER WALL 2
W-105	STAIR 2

LEGEND

- PROPERTY LINE
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ORIGINAL SHEET SIZE: 24" X 36"

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KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL

2000 N 15TH STREET

ARLINGTON ,VA

LANDDESIGN PROJ.# 2025026

REVISION / ISSUANCE

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5	4.1 RESUBMISSION	04/17/2026

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

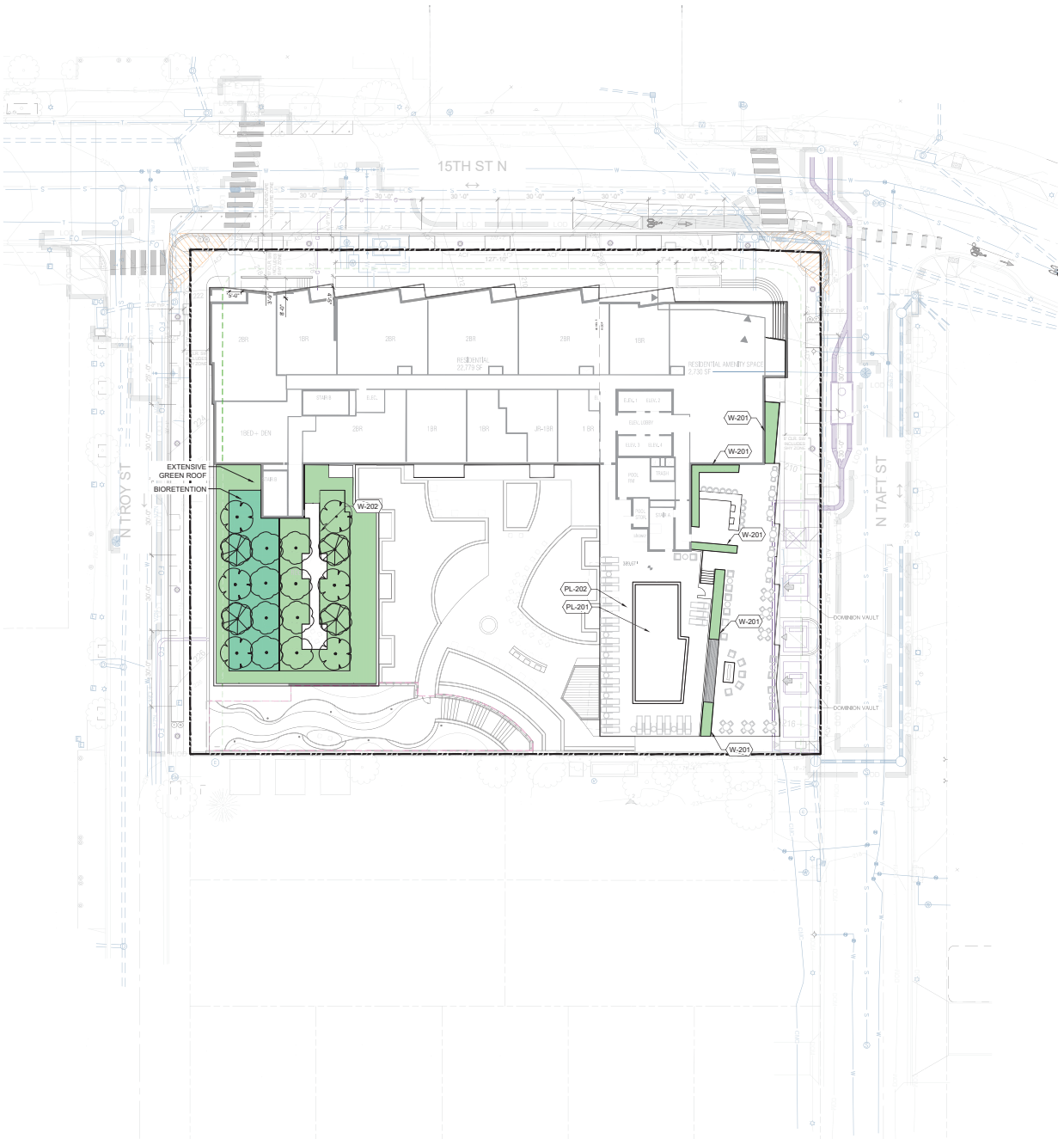
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

MATERIALS PLAN - GROUND LEVEL+ PRIVATE COURTYARD

SHEET NUMBER

L100



REFERENCE NOTES

CODE	DESCRIPTION
POOL	
PL-201	POOL
PL-202	POOL DECK
WALLS & STAIRS	
W-201	PLANTER 1
W-202	PLANTER 2

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE / LIMITS OF CLEARING AND GRADING
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2000 N 15TH STREET
ARLINGTON ,VA

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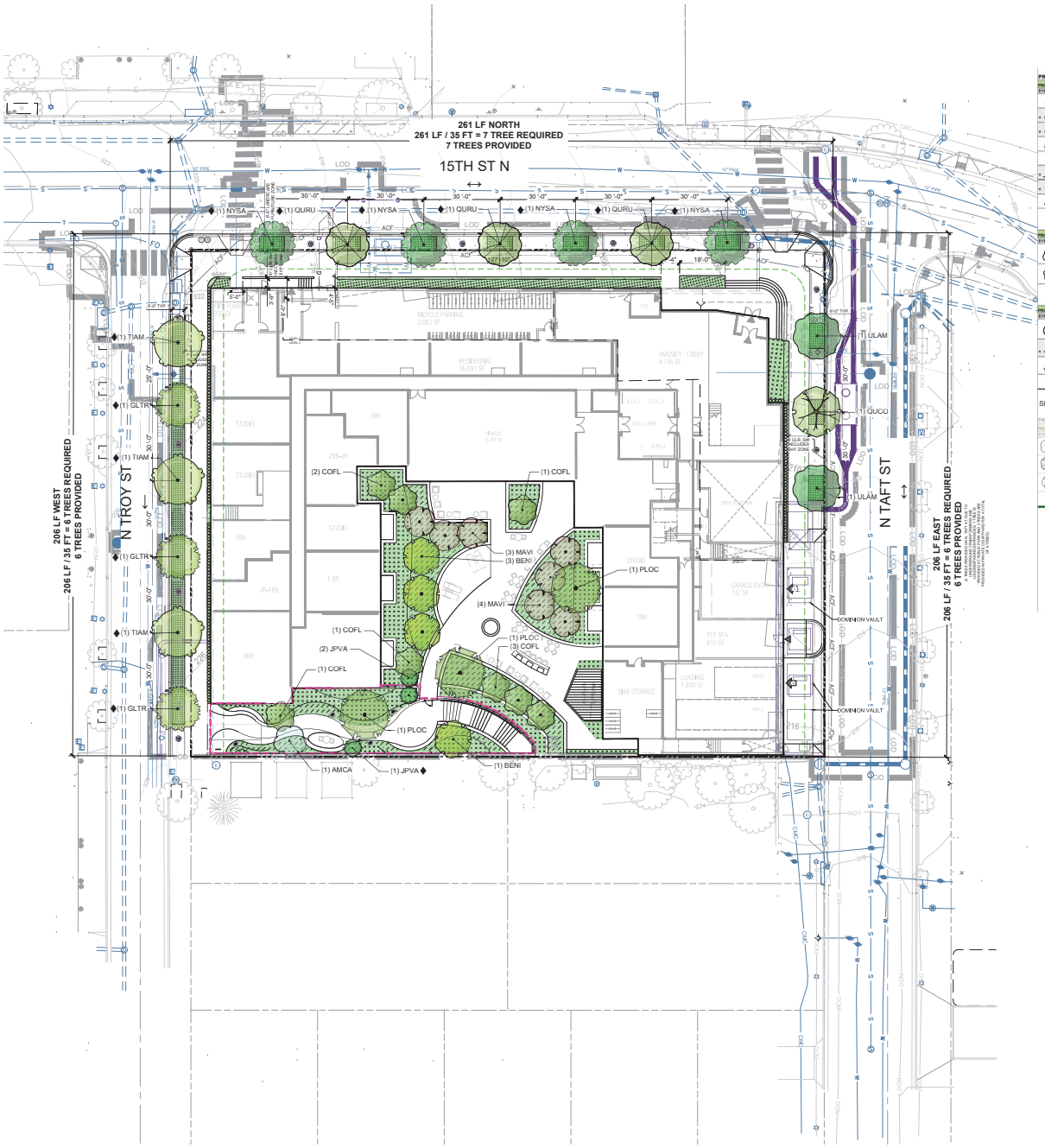
DESIGNED BY: KG
DRAWN BY: JC
CHECKED BY: KG

SCALE: VERT: N/A, HORZ: 1"=20'
NORTH
0 10' 20' 40'

SHEET TITLE
MATERIALS PLAN - ROOFTOP TERRACES

SHEET NUMBER
L101



PLANT SCHEDULE - GROUND LEVEL + PRIVATE COURTYARD TREES

PROPOSED GROUND LEVEL + PRIVATE COURTYARD TREES

PROPOSED SHADE TREES

SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	CONT.	20 YR CANOPY	TOTAL CANOPY SF	REMARKS
	BENI	4	BETULA NIGRA	RIVER BIRCH	3 1/2" MIN.	12'	B&B	218.75	875	
*	GLTR*	3	GLEDITSIA TRIACANTHOS	HONEY LOCUST	3 1/2" MIN.	12'	B&B	312.5	0	OUTSIDE OF PROPERTY LINE, NOT COUNTED TO TREE CANOPY
*	NYSA*	4	NYSSA SYLVATICA	TUPELO TREE	3 1/2" MIN.	12'	B&B	218.75	0	OUTSIDE OF PROPERTY LINE, NOT COUNTED TO TREE CANOPY
	PLOC	3	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3 1/2" MIN.	12'	B&B	393.75	1,181.25	
	QCOC	1	QUERCUS COCCINEA	SCARLET OAK	3 1/2" MIN.	12'	B&B	393.75	393.75	
*	QURU*	3	QUERCUS RUBRA	NORTHERN RED OAK	3 1/2" MIN.	12'	B&B	393.75	0	OUTSIDE OF PROPERTY LINE, NOT COUNTED TO TREE CANOPY
*	TIAM*	3	TILIA AMERICANA	AMERICAN LINDEN	3 1/2" MIN.	12'	B&B	393.75	0	OUTSIDE OF PROPERTY LINE, NOT COUNTED TO TREE CANOPY
	ULAM	2	ULMUS AMERICANA	AMERICAN ELM	3 1/2" MIN.	12'	B&B	393.75	787.50	
	SUBTOTAL:	23						CANOPY SUBTOTAL	3,237.50	
	TREE REPLACEMENT:	23	(1:1)							

PROPOSED ORNAMENTAL TREES

SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	CONT.	20 YR CANOPY	TOTAL CANOPY SF	REMARKS
	AMCA	1	AMELANCHIER CANADENSIS	SHADBUSH SERVICEBERRY	2" MIN.	10'	B&B	137.5	137.5	
	COFL	8	CORNUS FLORIDA	FLOWERING DOGWOOD	2" MIN.	10'	B&B	137.5	1100	
	SUBTOTAL:	9						CANOPY SUBTOTAL	1,237.50	
	TREE REPLACEMENT:	3	(3:1)							

PROPOSED SMALL EVERGREEN TREES

SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	CONT.	20 YR CANOPY	TOTAL CANOPY SF	REMARKS
	MAM	7	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" MIN.	10'	B&B	137.5	962.5	
*	JPVA*	1	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	2" MIN.	10'	B&B	218.75	0	WITHIN 5' BLDG OFFSET, NOT COUNTED TO TREE CANOPY
	JPVA	2	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	2" MIN.	10'	B&B	218.75	437.5	
	SUBTOTAL:	10						CANOPY SUBTOTAL	1,400.00	
	TREE REPLACEMENT:	3	(3:1)							

SEE PAGE L201 FOR ROOFTOP TREES

PROPOSED ROOF TREES

PROPOSED SMALL TREES

SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	CONT.	20 YR CANOPY	TOTAL CANOPY SF	REMARKS
	AMAR	5	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	2" MIN.	10'	B&B	137.5	1,100	
	CRM	4	CRATAEGUS VIRIDIS	GREEN HAWTHORN	2" MIN.	10'	B&B	137.5	550	
	MAM	16	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" MIN.	10'	B&B	137.5	825	
	SUBTOTAL:	25						CANOPY SUBTOTAL	2,475.00	
	TREE REPLACEMENT:	8	(3:1)							

REQUIRED TOTAL ON-SITE TREE REPLACEMENT:	105	SITE AREA	49,999.72 SF	GROUND LEVEL PROVIDED	5,675.00 SF
ROOFTOP PROPOSED:	8			ROOFTOP PROVIDED	2,475.00 SF
GROUND LEVEL PROPOSED:	29				
TOTAL FOR GROUND LEVEL AND ROOFTOP COURTYARDS:	38	TOTAL CANOPY COVERAGE REQUIRED (10% OF SITE AREA)	4,999.97 SF	TOTAL CANOPY COVERAGE PROVIDED	8,300.00 SF 16.70%
BALANCE TO BE PROVIDED IN LIEU:	70	TOTAL CANOPY COVERAGE RECOMMENDED PER NVCOG FOR MIXED USE (25% OF SITE AREA)	12,499.68 SF	TOTAL CANOPY COVERAGE PROVIDED PLUS TREES ON THE ROW	12,525.00 SF 25.06%

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

PER CONSERVING TREES AND FORESTS IN METROPOLITAN WASHINGTON OF MWCOG, RECOMMENDATION TREE CANOPY GOAL FOR MIXED-USE IS 25% OF TOTAL SF.

PER 2024 ARLINGTON COUNTY, VA ZONING ORDINANCE ARTICLE 14.2.2 LANDSCAPE PLANS AND PLANT MATERIALS
B. 1. STREET TREE SITE LANDSCAPING REQUIREMENTS:
ALL PROPERTIES REQUIRING SITE LANDSCAPING SHALL INCLUDE MAJOR DECIDUOUS TREES AT THE MINIMUM RATE OF ONE FOR EVERY 35 FEET ALONG ANY PROPERTY LINE ABUTTING PUBLIC RIGHT-OF-WAY.

PER 2024 ARLINGTON COUNTY LANDSCAPE STANDARDS SECTION 4.E.1. TREE SPACING STANDARDS FOR PRESERVATION AND PLANTING OF TREES ON SITE PLAN PROJECTS:
STREET TREES: RECOMMENDED SPACING IS 25 TO 30 FT. THE MAXIMUM RANGE IS 25 TO 45 FT.

PER 2007 ROSSLYN-BALLSTON CORRIDOR STREETSCAPE STANDARDS
III.A STREET TREE SPACING:
TREES ARE TO BE PLACED 30 FEET ON CENTER, CENTERED IN THE TREE PIT AND A MINIMUM OF 2'-6" BACK FROM THE BACK OF THE CURB (2'-0" WHEN PLANTED IN A TREE STRIP).
IN GENERAL, STREET TREES SHOULD BE NO CLOSER THAN 12 TO 15 FEET TO A STREET LIGHT.

TREE LOCATIONS MEET THE STANDARD STATED ABOVE AS BEST AS POSSIBLE. SPACING VARIES TO ACCOMMODATE FOR VARIABLES SUCH AS STREETLIGHTS, FIRE HYDRANTS, UNDERGROUND VAULTS, UTILITIES, CURB RAMPS, DRIVEWAY APRONS & BUS STOPS.

* TREES NOTED ON PLAN AND IN SCHEDULE WITH A ♦ SYMBOL ARE NOT INCLUDED IN TREE CANOPY COVERAGE

TREES NOT COUNTED IN TREE CANOPY COVERAGE:
(3) GLTR
(4) NYSA
(3) QURU
(3) TIAM
(1) JPVA

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE / LIMITS OF CLEARING AND GRADING
- BUILD TO LINE
- SIDEWALK EASEMENT
- LIMITS OF UNDERGROUND GARAGE
- PUBLIC EASEMENT LINE
- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE - PARKING
- LOADING ENTRANCE

NOTES:
1. **UTILITY INFORMATION SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL UTILITY INFORMATION AND ASSESSMENT.**
2. **ALL HATCHES ARE FOR GRAPHIC REPRESENTATION ONLY.**
3. **ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL AND SITE DESIGN.**
4. **MOVEABLE FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY.**
5. **DRAWINGS ARE NOT FOR CONSTRUCTION.**

ORIGINAL SHEET SIZE: 24" X 36"

LandDesign
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
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KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT
ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL
2000 N 15TH STREET
ARLINGTON ,VA

LANDDESIGN PROJ.# 2025026

REVISION / ISSUANCE

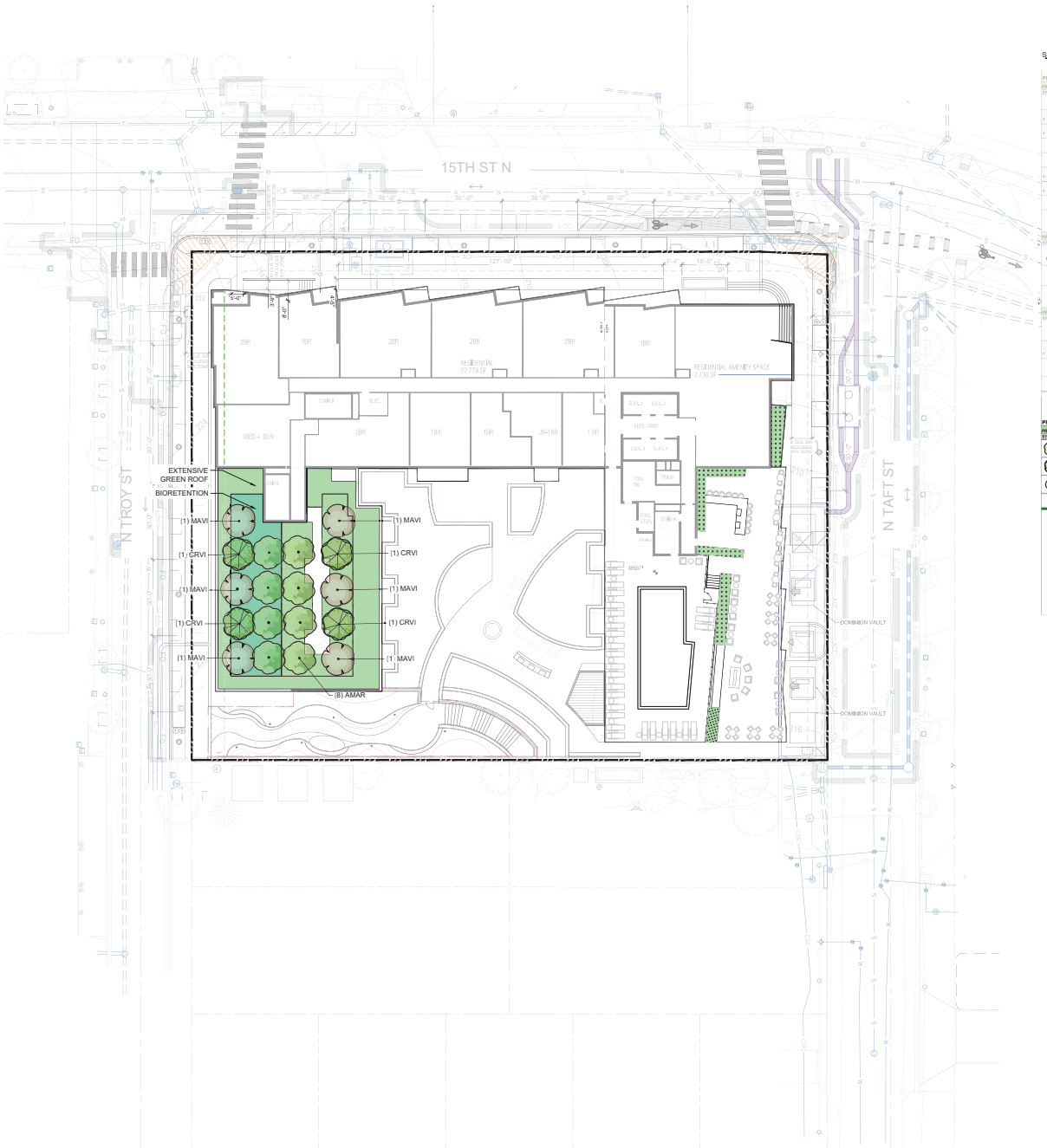
NO.	DESCRIPTION	DATE
1	4.1 SUBMISSION	05/30/2025
2	4.1 RESUBMISSION	07/29/2025
3	4.1 RESUBMISSION	12/19/2025
4	4.1 RESUBMISSION	02/16/2026
5	4.1 RESUBMISSION	04/17/2026

DESIGNED BY: KG, GCC
DRAWN BY: JC
CHECKED BY: KG

SCALE NORTH
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE
LANDSCAPE PLAN - GROUND LEVEL+ PRIVATE COURTYARD

SHEET NUMBER
L200



PLANT SCHEDULE - ROOFTOP TREES

SEE PAGE L200 FOR GROUND LEVEL AND PRIVATE COURTYARD TREES

PROPOSED GROUND LEVEL + PRIVATE COURTYARD TREES

PROPOSED SHADE TREES

SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	CONT.	20 YR CANOPY	TOTAL CANOPY SF	REMARKS
	BETNIG	6	BETULA NIGRA	RIVER BIRCH	3 1/2" MIN.	12'	B&B	218.75	525	
	GLETSA	3	GLEDITSIA TRIACANTHOS	HONEY LOCUST	3 1/2" MIN.	12'	B&B	312.5	0	OUTSIDE OF PROPERTY LINE, NOT COUNTED TO TREE CANOPY
	NYSSYL	6	NYSSA SYLVATICA	TUPELO TREE	3 1/2" MIN.	12'	B&B	218.75	0	OUTSIDE OF PROPERTY LINE, NOT COUNTED TO TREE CANOPY
	PLAOC	3	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3 1/2" MIN.	12'	B&B	393.75	1,181.25	
	QUCO	1	QUERCUS COCCINEA	SCARLET OAK	3 1/2" MIN.	12'	B&B	393.75	393.75	
	QURU	5	QUERCUS RUBRA	NORTHERN RED OAK	3 1/2" MIN.	12'	B&B	393.75	0	OUTSIDE OF PROPERTY LINE, NOT COUNTED TO TREE CANOPY
	TIAM	5	TILIA AMERICANA	AMERICAN LINDEN	3 1/2" MIN.	12'	B&B	393.75	0	OUTSIDE OF PROPERTY LINE, NOT COUNTED TO TREE CANOPY
	ULAM	2	ULMUS AMERICANA	AMERICAN ELM	3 1/2" MIN.	12'	B&B	393.75	787.50	
	SUBTOTAL:	33						CANOPY SUBTOTAL	3,237.50	
	TREE REPLACEMENT:	33	(1:1)							

PROPOSED ORNAMENTAL TREES

SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	CONT.	20 YR CANOPY	TOTAL CANOPY SF	REMARKS
	AMCA	3	AMELANCHIER CANADENSIS	SHADBUSH SERVICEBERRY	2" MIN.	10'	B&B	137.5	137.5	
	CORFL	6	CORNUS FLORIDA	FLOWERING DOGWOOD	2" MIN.	10'	B&B	137.5	1,100	
	SUBTOTAL:	9						CANOPY SUBTOTAL	1,237.50	
	TREE REPLACEMENT:	3	(3:1)							

PROPOSED SMALL EVERGREEN TREES

SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	CONT.	20 YR CANOPY	TOTAL CANOPY SF	REMARKS
	MAVI	7	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" MIN.	10'	B&B	137.5	962.5	
	JVSA	3	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	2" MIN.	10'	B&B	218.75	0	WITHIN E BLDG OFFSET, NOT COUNTED TO TREE CANOPY
	JPVA	2	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	2" MIN.	10'	B&B	218.75	437.5	
	SUBTOTAL:	10						CANOPY SUBTOTAL	1,400.00	
	TREE REPLACEMENT:	3	(3:1)							

PROPOSED ROOF TREES

PROPOSED SMALL TREES

SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	CONT.	20 YR CANOPY	TOTAL CANOPY SF	REMARKS
	AMAR	8	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	2" MIN.	10'	B&B	137.5	1,100	
	CRM	4	CRATAEGUS VIRDIS	GREEN HAWTHORN	2" MIN.	10'	B&B	137.5	550	
	MAVI	5	MAGNOLIA VIRGINIA	SWEETBAY MAGNOLIA	2" MIN.	10'	B&B	137.5	925	
	SUBTOTAL:	16						CANOPY SUBTOTAL	2,475.00	
	TREE REPLACEMENT:	6	(3:1)							

REQUIRED TOTAL ON-SITE TREE REPLACEMENT: 195			
ROOFTOP PROPOSED: 4	SITE AREA 49,996.72 SF	GROUND LEVEL PROVIDED 5,675.00 SF	
GROUND LEVEL PROPOSED: 29		ROOFTOP PROVIDED 2,475.00 SF	
TOTAL FOR GROUND LEVEL AND ROOFTOP COURTYARDS: 35	TOTAL CANOPY COVERAGE REQUIRED (10% OF SITE AREA) 4,999.67 SF	TOTAL CANOPY COVERAGE PROVIDED 8,350.00 SF	16.70%
BALANCE TO BE PROVIDED IN LIEU: 70	TOTAL CANOPY COVERAGE RECOMMENDED PER MWCOG FOR MIXED USE (25% OF SITE AREA) 12,499.68 SF	TOTAL CANOPY COVERAGE PROVIDED PLUS TREES ON THE ROW 13,525.00 SF	25.96%

UNDERSTORY PLANTING PALETTE

SHRUB AREA
ARONIA MELANOCARPA / BLACK CHOKEBERRY
ITEA VIRGINICA / VIRGINIA SWEETSPIRE
CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH
HYDRANGEA ARBORESCENS / SMOOTH HYDRANGEA
ILEX GLABRA / INKBERRY HOLLY
ILEX VERTICILLATA / WINTERBERRY
VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM

BIORETENTION PLANT PALETTE
CLETHRA ALNIFOLIA / SWEET PEPPERBUSH
ILEX GLABRA / INKBERRY
ILEX VERTICILLATA / WINTERBERRY (FEMALE AND MALE CULTIVARS)
ITEA VIRGINICA / VIRGINIA SWEETSPIRE
VIBURNUM DENTATUM / ARROWWOOD
CAREX AMPHIBOLA / CREEK SEDGE
CAREX STRICTA / TUSSOCK SEDGE
IRIS VERSICOLOR / BLUE FLAG
PACKERA SP / GOLDEN RAGWORT
NOTE: HEIGHT OF PLANTER: 3.6'

GROUNDCOVERS AND PERENNIALS
ASCLEPIAS SYRIACA / COMMON MILKWEED
CAREX PENSYLVANICA / PENNSYLVANIA SEDGE
CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH
CLAYTONIA VIRGINICA / SPRING BEAUTY
DICENTRA EXIMIA / FRINGED BLEEDING HEART
DRYOPTERIS MARGINALIS / MARGINAL SHIELD FERN
EUTROCHIUM DUBIUM / JOE PYE WEED
IRIS CRISTATA / DWARF CRESTED IRIS
MERTENSIA VIRGINICA / VIRGINIA BLUEBELLS
MITCHELLA REPENS / PARTRIDGE BERRY
PANICUM VIRGATUM / SWITCH GRASS
PHLOX DIVARICATA / WOODLAND PHLOX
SEDUM TERNATUM / WILD STONECROP
TIARELLA CORDIFOLIA / FOAMFLOWER

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

PER CONSERVING TREES AND FORESTS IN METROPOLITAN WASHINGTON OF MWCOG, RECOMMENDATION TREE CANOPY GOAL FOR MIXED-USE IS 25% OF TOTAL SF.

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PER 2024 ARLINGTON COUNTY LANDSCAPE STANDARDS
SECTION 4.E.1. TREE SPACING STANDARDS FOR PRESERVATION AND PLANTING OF TREES ON SITE PLAN PROJECTS:
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LEGEND
- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE / LIMITS OF CLEARING AND GRADING
- BUILD TO LINE
- SIDEWALK EASEMENT
- LIMITS OF UNDERGROUND GARAGE
- PUBLIC EASEMENT LINE
- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE - PARKING
- LOADING ENTRANCE

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ORIGINAL SHEET SIZE: 24" X 36"

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200 S. PEYTON STREET
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KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT
ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL
2000 N 15TH STREET
ARLINGTON ,VA

LANDDESIGN PROJ.# 2025026

REVISION / ISSUANCE

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1	4.1 SUBMISSION	05/30/2025
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5	4.1 RESUBMISSION	04/17/2026

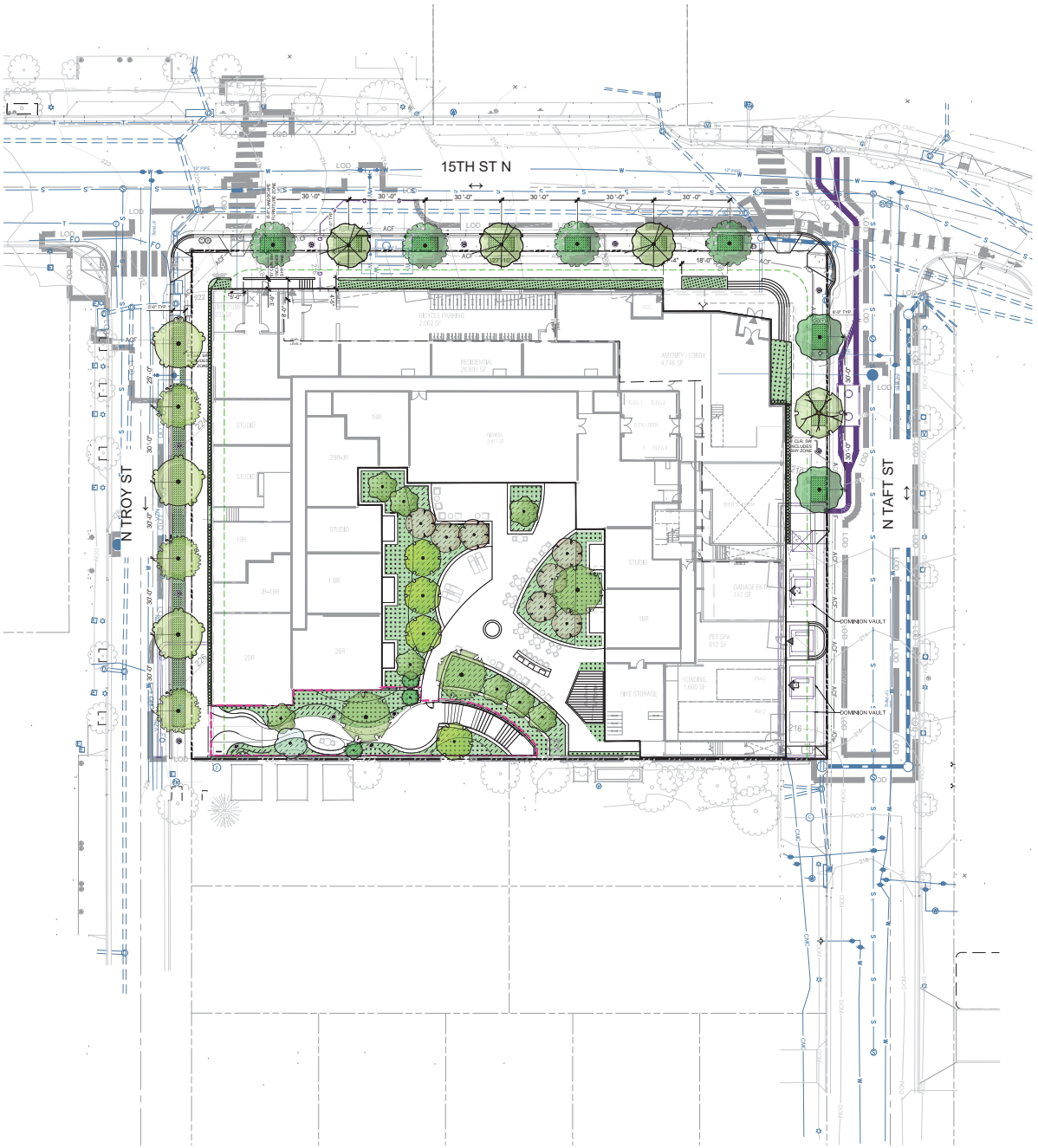
DESIGNED BY: KG, GCC
DRAWN BY: JC
CHECKED BY: KG

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
LANDSCAPE PLAN - ROOFTOP TERRACES

SHEET NUMBER
L201



UNDERSTORY PLANTING PALETTE

SHRUB AREA	HEIGHT		
ARONIA MELANOCARPA / BLACK CHOKEBERRY	#3, 18" - 24"	18" o.c.	
ITEA VIRGINICA / VIRGINIA SWEETSPIRE	#3, 18" - 24"	18" o.c.	
CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	#3, 18" - 24"	18" o.c.	
HYDRANGEA ARBORESCENS / SMOOTH HYDRANGEA	#3, 18" - 24"	18" o.c.	
ILEX GLABRA / INKBERRY HOLLY	#3, 18" - 24"	18" o.c.	
ILEX VERTICILLATA / WINTERBERRY	#3, 18" - 24"	18" o.c.	
VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM	#3, 18" - 24"	18" o.c.	

GROUNDCOVERS AND PERENNIALS	
ASCLEPIAS SYRIACA / COMMON MILKWEED	1 GAL
CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	1 GAL
CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	1 GAL
CLAYTONIA VIRGINICA / SPRING BEAUTY	1 GAL
DICENTRA EXIMIA / FRINGED BLEEDING HEART	1 GAL
DRYOPTERIS MARGINALIS / MARGINAL SHIELD FERN	1 GAL
EUTROCHIUM DUBIUM / JOE PYE WEED	1 GAL
IRIS CRISTATA / DWARF CRESTED IRIS	1 GAL
MERTENSIA VIRGINICA / VIRGINIA BLUEBELLS	1 GAL
MITCHELLA REPENS / PARTRIDGE BERRY	1 GAL
PANICUM VIRGATUM / SWITCH GRASS	1 GAL
PHLOX DIVARICATA / WOODLAND PHLOX	1 GAL
SEDUM TERNATUM / WILD STONECROP	1 GAL
TIARELLA CORDIFOLIA / FOAMFLOWER	1 GAL

NOTE:
SHRUB, GROUNDCOVER AND PERENNIAL PLANT PALETTE EXPECTED TO BE FURTHER CURATED AT FINAL LANDSCAPE PLAN.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE / LIMITS OF CLEARING AND GRADING
- BUILD TO LINE
- SIDEWALK EASEMENT
- LIMITS OF UNDERGROUND GARAGE
- PUBLIC EASEMENT LINE
- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE - PARKING
- LOADING ENTRANCE

NOTES:
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ORIGINAL SHEET SIZE: 24" X 36"

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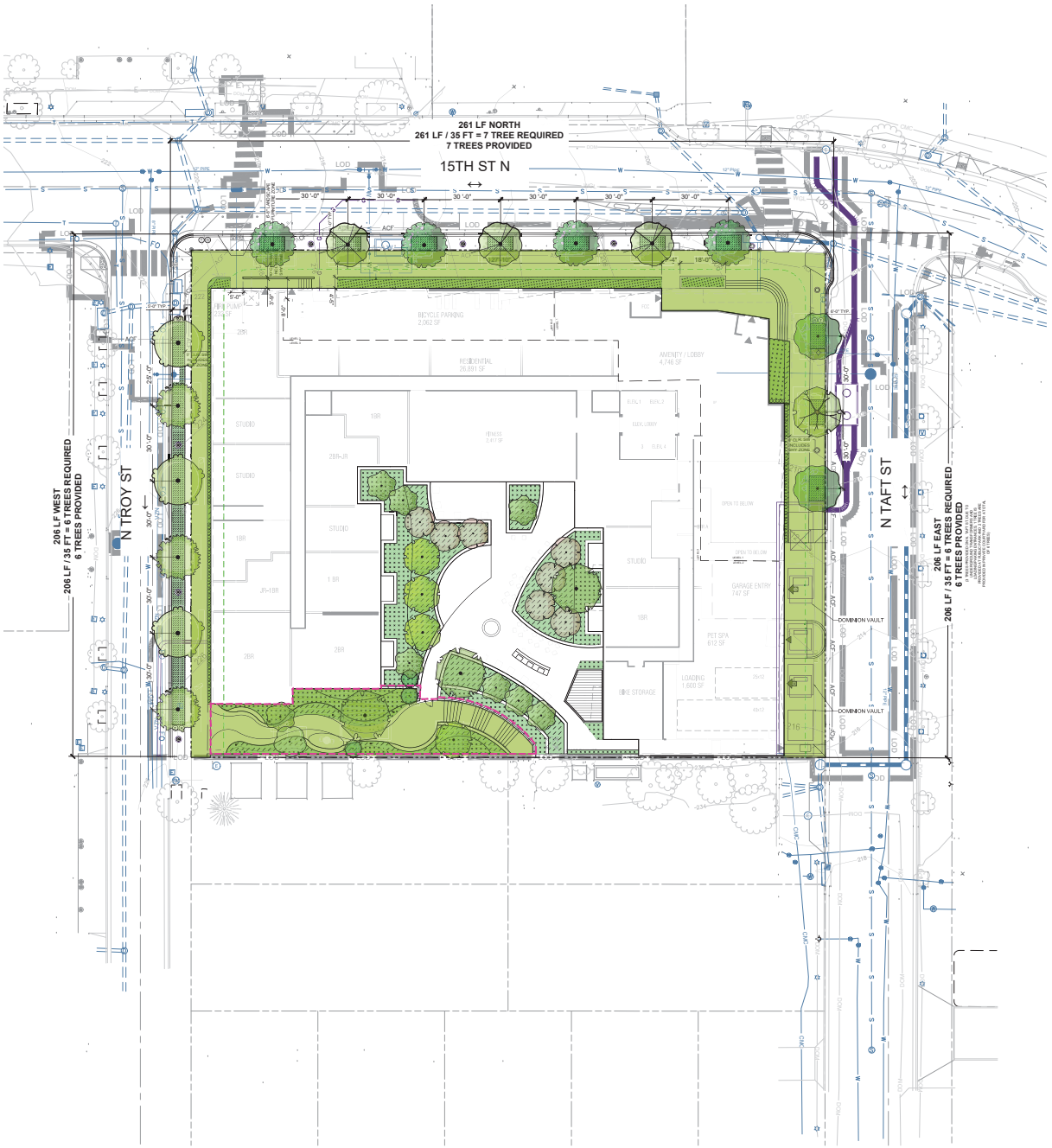
DESIGNED BY: KG, GCC
DRAWN BY: JC
CHECKED BY: KG

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
LANDSCAPE SHRUB PLAN - GROUND LEVEL

SHEET NUMBER
L210



SITE LANDSCAPE REQUIREMENTS			
2024 ARLINGTON COUNTY LANDSCAPE STANDARDS SECTION 14.2.2 B			
ROAD NAME		N. TROY STREET	
TOTAL LINEAR FEET		206 LF	
STREET TREE REQUIREMENT		1 CANOPY TREE PER 30 LF OF PROPERTY LINE ABUTTING ROW	
PLANT TYPE	**REQUIREMENT**	**N. TROY STREET**	**TOTAL PROVIDED**
DECIDUOUS CANOPY TREES	1/35 LF X 206 LF = 6	6	6

SITE LANDSCAPE REQUIREMENTS			
2024 ARLINGTON COUNTY LANDSCAPE STANDARDS SECTION 14.2.2 B			
ROAD NAME		15TH STREET N.	
TOTAL LINEAR FEET		261 LF	
STREET TREE REQUIREMENT		1 CANOPY TREE PER 30 LF OF PROPERTY LINE ABUTTING ROW	
PLANT TYPE	**REQUIREMENT**	**15TH STREET N.**	**TOTAL PROVIDED**
DECIDUOUS CANOPY TREES	1/35 LF X 261 LF = 7	7	7

SITE LANDSCAPE REQUIREMENTS				
2024 ARLINGTON COUNTY LANDSCAPE STANDARDS SECTION 14.2.2 B				
ROAD NAME		N. TAFT STREET		
TOTAL LINEAR FEET		206 LF		
STREET TREE REQUIREMENT		1 CANOPY TREE PER 30 LF OF PROPERTY LINE ABUTTING ROW		
PLANT TYPE	**REQUIREMENT**	**N. TAFT STREET**	**OTHER AREAS**	**TOTAL PROVIDED**
DECIDUOUS CANOPY TREES	1/35 LF X 206 LF = 6	3	3 TOTAL 1 - PUBLIC PARK 2 - PRIVATE COURTYARD	6 (3 TREES PROVIDED ON N. TAFT ST. DUE TO UNDERGROUND TRANSFORMERS AND LOADING/PARKING ENTRANCES, 1 TREE IS PROVIDED AT PUBLIC PARK AND 2 TREES ARE PROVIDED IN PRIVATE COURTYARD FOR A TOTAL OF 6 TREES)

TREE CANOPY TABLE	
CHESAPEAKE BAY PRESERVATION ORDINANCE SECTION 61-10.C.1	
PROPOSED LAND USE	C-O MIXED USE DISTRICT
TOTAL SITE AREA	49,986.72 SF
20 YEAR CANOPY REQUIREMENT	**4,998.67 SF (10% OF TOTAL SF)**
CONSERVING TREES AND FORESTS IN METROPOLITAN WASHINGTON *RECOMMENDATION* TREE CANOPY GOAL FOR MIXED-USE HIGH (NOT A COUNTY REQUIREMENT)	12,496.68SF (25% OF TOTAL SF)
TOTAL TREE CANOPY PROVIDED	
PROPOSED CANOPY FROM LANDSCAPING	**8,350.00 SF (16.70%)**
ALL TREE CANOPY PROVIDED	**16.70%**
ALL TREE CANOPY PROVIDED PLUS TREES IN THE ROW-SQUARE FOOTAGE	12,525.00SF (25.06%)
ALL TREE CANOPY PROVIDED PLUS TREES IN THE ROW - PERCENTAGE	25.06%

SHRUB COVERAGE CALCULATION	
2024 ARLINGTON COUNTY ZONING PER CHAPTER 14.2.2.B LANDSCAPING	
SHRUB COVER REQUIREMENT	25% OF LANDSCAPED AREA
TOTAL PROPOSED LANDSCAPED AREA	6,975.34 SF
REQUIRED MINIMUM SHRUB COVERAGE	1,743.84 SF
SHRUB COVERAGE PROVIDED	
PROPOSED SHRUB COVERAGE	**2,740.28 SF**
PROPOSED SHRUB COVERAGE PERCENTAGE	**39%**

PUBLIC OPEN SPACE CALCULATION	
ARLINGTON COUNTY ZONING PER CHAPTER 7.3.4 D (Multi-family Dwelling and Commericial District)	
OPEN SPACE REQUIRED PERCENTAGE	10%
TOTAL SITE AREA	49,986.72
OPEN SPACE REQUIRED	4,998.67
TOTAL OPEN SPACE PROVIDED	**11,525.98 SF**
TOTAL OPEN SPACE PROVIDED PERCENTAGE	**23.06%**

LEGEND

PUBLICLY ACCESSIBLE OPEN SPACE (SEE PUBLIC OPEN SPACE CALCULATION TABLE ON SHEET L100)

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE / LIMITS OF CLEARING AND GRADING
- BUILD TO LINE
- SIDEWALK EASEMENT
- LIMITS OF UNDERGROUND GARAGE
- PUBLIC EASEMENT LINE
- PEDESTRIAN ENTRANCE
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- LOADING ENTRANCE

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2000 N 15TH STREET
ARLINGTON ,VA

LANDDESIGN PROJ.# 2025026

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SUBMISSION	05/30/2025
2	4.1 RESUBMISSION	07/29/2025
3	4.1 RESUBMISSION	12/19/2025
4	4.1 RESUBMISSION	02/16/2026
5	4.1 RESUBMISSION	04/17/2026

DESIGNED BY: KG, GCC
DRAWN BY: JC
CHECKED BY: KG

SCALE

VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

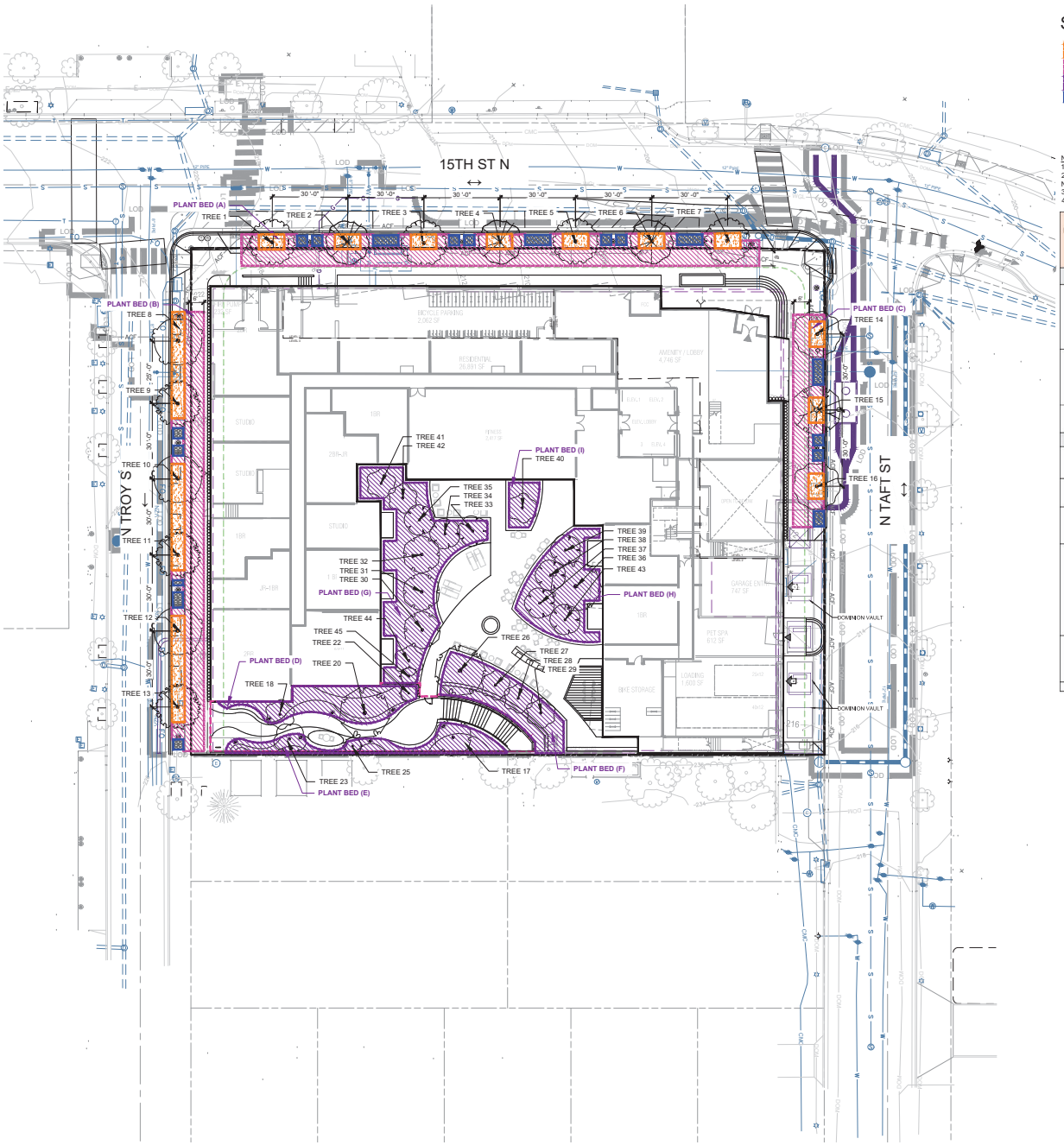
NORTH

SHEET TITLE

COMPLIANCE TABLES

SHEET NUMBER

L220



SOIL LEGEND

- OPEN SOIL AT TREE WELL (60SF MIN. PER 2024 ARLINGTON LANDSCAPE STANDARD)
- SOIL UNDER SUSPENDED SLAB
- PLANT BED
- SOIL CELL

NOTE:
1. THIS PLAN IS ONLY REFERENCING SOILS FOR TREES.
2. OTHER PLANTINGS ON SITE WILL BE PROVIDED WITH SOIL DEPTHS APPROPRIATE TO THEIR SPECIES REQUIREMENTS, THOUGH THEY ARE NOT SHOWN ON THIS PLAN AS IT IS INTENDED FOR DIAGRAMMATIC PURPOSES ONLY.
3. REFER TO SHEET L200 FOR TREE SPECIES.
4. PLANT BED FOR STREETSCAPE SOIL VOLUME FOLLOWS 2024 ARLINGTON COUNTY SOIL VOLUME CALCULATION GUIDE.

PLANT BED KEY	TREE NUMBER	SPECIES[3]	TREE SIZE	SHARED SOIL	VOLUME REQUIRED (CUFT)	TOTAL VOLUME REQUIRED (CUFT WITH IN 3 FT)	PLANT BED SOIL AREA (SF)	PLANT BED SOIL DEPTH (FT)	VOLUME (CUFT)	SOIL PER TREE (CUFT)	COMPLIANT
STREET TREES AND PUBLIC TREES											
A	1	NYSA	MEDIUM		550.00					1,045.71	
	2	QURU	LARGE		1,000.00					1,045.71	
	3	NYSA	MEDIUM		550.00					1,045.71	
	4	QURU	LARGE	YES	1,000.00	5,200.00	2,440.00	3.00	7,320.00	1,045.71	YES
	5	NYSA	MEDIUM		550.00					1,045.71	
	6	QURU	LARGE		1,000.00					1,045.71	
	7	NYSA	MEDIUM		550.00					1,045.71	
B	8	TIAM	LARGE		1,000.00					1,040.50	
	9	GLTR	LARGE		1,000.00					1,040.50	
	10	TIAM	LARGE	YES	1,000.00	6,000.00	2,081.00	3.00	6,243.00	1,040.50	YES
	11	GLTR	LARGE		1,000.00					1,040.50	
	12	TIAM	LARGE		1,000.00					1,040.50	
	13	GLTR	LARGE		1,000.00					1,040.50	
C	14	ULAM	LARGE		1,000.00					1,009.00	
	15	QUCO	LARGE	YES	1,000.00	3,000.00	1,009.09	3.00	3,027.27	1,009.00	YES
	16	ULAM	LARGE		1,000.00					1,009.00	
PRIVATE TREES											
D	18	COFL	SMALL-MEDIUM		450.00					558.75	
	20	PLOC	LARGE	YES	1,000.00	2,000.00	686.25	3.00	2,058.75	1,000.00	YES
	22	JPVA	MEDIUM		550.00					300.00	
E	23	AMCA	SMALL-MEDIUM		450.00					300.00	
	25	JPVA	MEDIUM	YES	550.00	1,550.00	582.99	3.00	1,748.97	300.00	YES
	17	BENI	MEDIUM		550.00					300.00	
F	26	PLOC	LARGE		1,000.00					1,019.73	
	27	COFL	SMALL-MEDIUM	YES	450.00	2,350.00	789.91	3.00	2,369.73	450.00	YES
	28	COFL	SMALL-MEDIUM		450.00					450.00	
	29	COFL	SMALL-MEDIUM		450.00					450.00	
G	30	BENI	MEDIUM		550.00					697.59	
	31	BENI	MEDIUM		550.00					697.59	
	32	BENI	MEDIUM		550.00					697.59	
	33	MAGV	SMALL-MEDIUM		450.00					450.00	
	34	MAGV	SMALL-MEDIUM	YES	450.00	4,900.00	1,697.59	3.00	5,092.77	450.00	YES
	35	MAGV	SMALL-MEDIUM		450.00					450.00	
	41	COFL	SMALL-MEDIUM		450.00					450.00	
	42	COFL	SMALL-MEDIUM		450.00					450.00	
	44	COFL	SMALL-MEDIUM		450.00					450.00	
	45	JPVA	MEDIUM		550.00					300.00	
H	36	PLOC	LARGE		1,000.00					1,014.18	
	37	MAVI	SMALL-MEDIUM		450.00					450.00	
	38	MAVI	SMALL-MEDIUM	YES	450.00	2,800.00	938.06	3.00	2,814.18	450.00	YES
	39	MAVI	SMALL-MEDIUM		450.00					450.00	
	43	MAVI	SMALL-MEDIUM		450.00					450.00	
I	40	COFL	SMALL-MEDIUM	NO	600.00	600.00	201.05	3.00	603.15	603.15	YES

ORIGINAL SHEET SIZE: 24" X 36"

LandDesign
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL

2000 N 15TH STREET

ARLINGTON ,VA

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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1"=20'

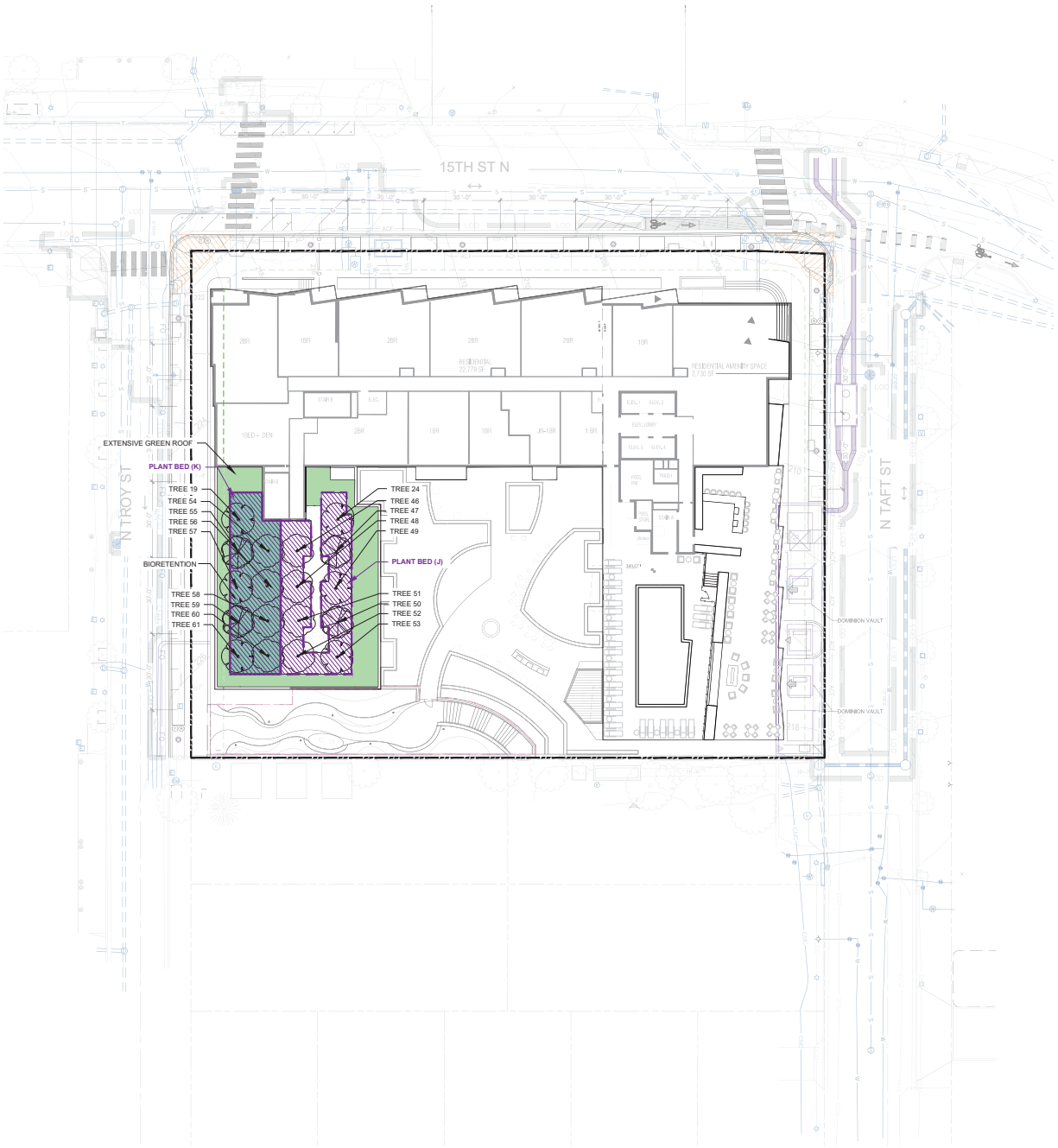
0 10' 20' 40'

SHEET TITLE

SOILS PLAN - GROUND LEVEL+ PRIVATE COURTYARD

SHEET NUMBER

L300



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- SOIL UNDER SUSPENDED SLAB
- PLANT BED
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3. REFER TO SHEET L200 FOR TREE SPECIES.
4. PLANT BED FOR STREETSCAPE SOIL VOLUME FOLLOWS 2024 ARLINGTON COUNTY SOIL VOLUME CALCULATION GUIDE.
5. TREES LOCATED 40+ FEET ABOVE FINISHED GRADE APPEAR WITHIN ARLINGTON COUNTY'S EXPERIMENTAL ROOFTOP TREE LIST.
6. TREES SHOWN WITHIN BIORETENTION AREAS APPEAR ON ARLINGTON COUNTY'S BIORETENTION FACILITY TREE LIST.

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ROOFTOP TREES											
J	19	MAVI	SMALL-MEDIUM		450.00					450.00	
	46	AMAR	SMALL-MEDIUM		450.00					450.00	
	47	CRVI	SMALL-MEDIUM		450.00					450.00	
	48	AMAR	SMALL-MEDIUM		450.00					450.00	
	49	MAVI	SMALL-MEDIUM	YES	450.00	4,050.00	1,407.27	3.00	4,221.81	450.00	YES
	50	CRVI	SMALL-MEDIUM		450.00					450.00	
	51	AMAR	SMALL-MEDIUM		450.00					450.00	
	52	AMAR	SMALL-MEDIUM		450.00					450.00	
	53	MAVI	SMALL-MEDIUM		450.00					450.00	
K	24	MAVI	SMALL-MEDIUM		450.00					450.00	
	54	AMAR	SMALL-MEDIUM		450.00					450.00	
	55	CRVI	SMALL-MEDIUM		450.00					450.00	
	56	AMAR	SMALL-MEDIUM		450.00					450.00	
	57	MAVI	SMALL-MEDIUM	YES	450.00	4,050.00	1,352.62	3.00	4,057.86	450.00	YES
	58	AMAR	SMALL-MEDIUM		450.00					450.00	
	59	CRVI	SMALL-MEDIUM		450.00					450.00	
	60	AMAR	SMALL-MEDIUM		450.00					450.00	
	61	MAVI	SMALL-MEDIUM		450.00					450.00	

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DESIGNED BY: KG
DRAWN BY: JC
CHECKED BY: KG

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

NORTH

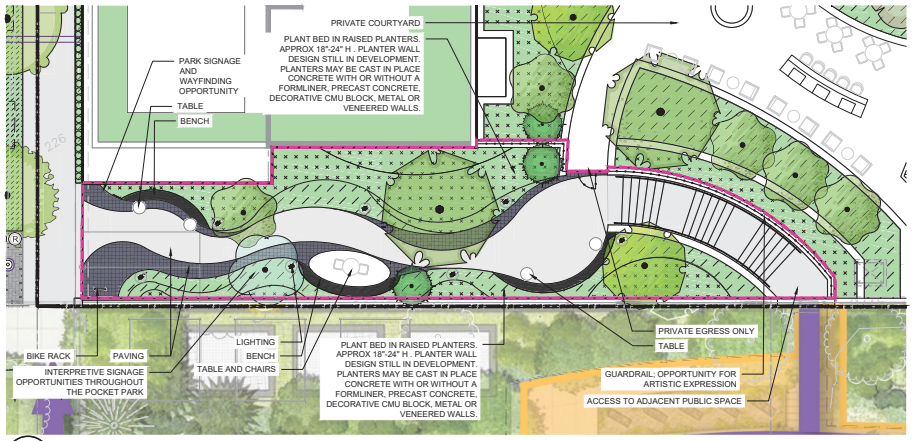
SHEET TITLE

SOILS PLAN - ROOFTOP TERRACES

SHEET NUMBER

L301

ORIGINAL SHEET SIZE: 24" X 36"



1 L400 POCKET PARK PLAN VIEW
PLAN

1" = 10'

PUBLIC PARK DESIGN NARRATIVE:

"BE HUMBLE, FOR YOU ARE MADE OF EARTH. BE NOBLE, FOR YOU ARE MADE OF STARS."

ON NORTH TAFT STREET, A DECORATIVE METAL MURAL ADORNS THE WALL AND ACTIVATES ONE'S EXPERIENCE AS THEY ASCEND AND DESCEND A GRAND STAIRWAY. THE DESIGN DOES WELL TO OPTIMIZE THE POTENTIAL OF CREATING A UNIQUE EXPERIENCE IN A LIMITED SPACE. THIS IS THROUGH THE INTEGRATION OF ART, STORY, LIGHTING, AND THOUGHTFUL DESIGN DETAILS. THE INSPIRATION, CONVEYED IN A POEM, REFLECTS A CELESTIAL STORY.

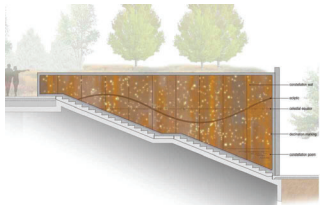
WHILE N TAFT ST LOOKS TO THE STARS, THE NEW PUBLIC SPACE ON N TROY ENDEAVORS TO HONOR THE EARTH - TAKING THE FIRST HALF OF THE POEM AND USING IT TO INSPIRE HOW AN EARTH STORY CAN BE TOLD.

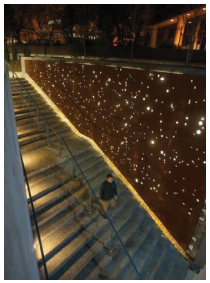
INSPIRED BY NATURAL CONTOURS, THE PARK'S CURVED WALLS AND PAVING EVOKE THE LAYERS OF LAND SHAPED BY TIME. EARTH-TONED FORMS AND NATIVE PLANTINGS CREATE A GROUNDED, SENSORY EXPERIENCE. WHILE STAR-INSPIRED LIGHTING SUBTLY TIES THE SPACE BACK TO ITS CELESTIAL COUNTERPART.

POCKETS OF SEATING PROVIDE AREAS OF RESPITE FOR VISITORS TO APPRECIATE THE SETTING. OPPORTUNITIES FOR WAYFINDING, INTERPRETIVE SIGNAGE, AND ARTISTIC EXPRESSION CAN BE INCORPORATED THROUGHOUT.

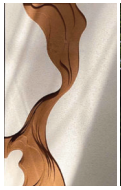
TOGETHER, THE TWO PARK ENTRANCES FORM A UNIFIED JOURNEY — FROM SKY TO SOIL — CELEBRATING OUR CONNECTION TO BOTH THE COSMOS ABOVE AND THE GROUND BENEATH OUR FEET.

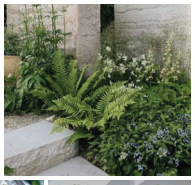
THE CELESTIAL STORY
conveyed on N Taft St...

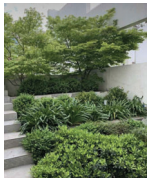




...inspires
THE EARTH STORY
on N Troy St. threading the two spaces together







3 L400 PRECEDENT IMAGES

NOTE:
THE IMAGES AND GRAPHICS SHOWN ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY TO CONVEY INSPIRATION, DESIGN INTENT, AND STORY. HARDSCAPE MATERIALS AND PLANT SELECTIONS ARE SUBJECT TO FINAL ENGINEERING.

VIEW 1

VIEW 2

2 L400 POCKET PARK PERSPECTIVE VIEWS
PERSPECTIVE

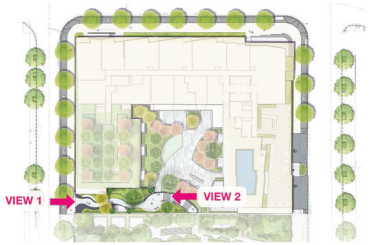
NTS

DESIGN ALIGNMENT WITH THE ARLINGTON PUBLIC SPACES MASTER PLAN (PSMP) PRIVATELY OWNED PUBLIC SPACES (POPS)

- Visible and accessible from the street and sidewalk
- Trees, shrubs, and grasses shall cover bare soi . The mixture of plant materials will convey the design story, while providing areas for shade, rode accents, and buffering
- Contiguous park with pockets for social niches
- Public safety enhanced by the orientation of the park providing visibility into and throughout the space.

BIOPHILIC DESIGN ELEMENTS

- Inspired by natural landforms and topograɔhic contours.
- Curvilinear walls and sculpted planters.
- Organic pathways meander through the pa'k.
- Earth toned forms and olors.
- Native and adaptive plant materials to creae a sensory experience and seasonal vibrancy.
- Opportunities for polinator plants.
- Lighting inspired by the stars.



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DESIGNED BY: KG
DRAWN BY: JC
CHECKED BY: KG

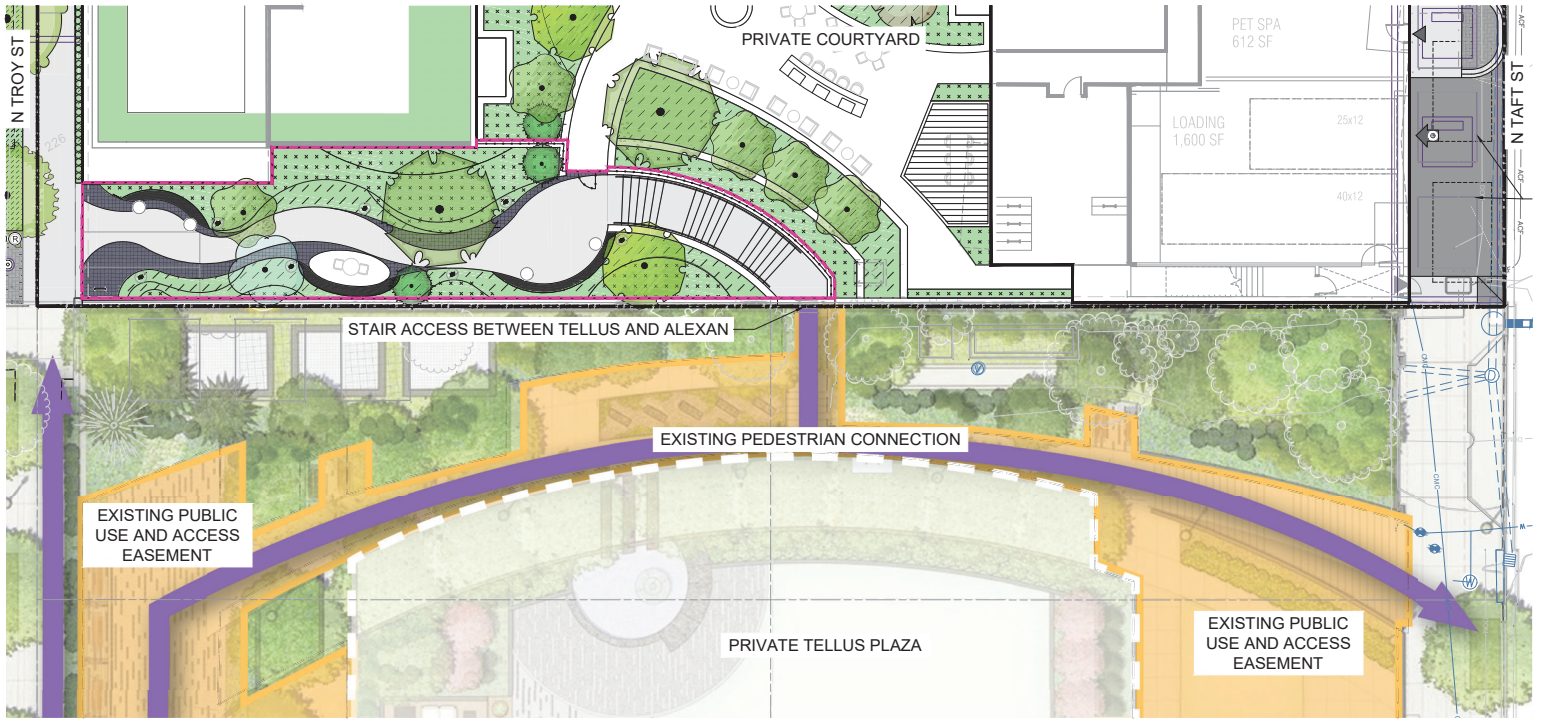
SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE
PUBLIC PARK DESIGN & NARRATIVE

SHEET NUMBER
L400

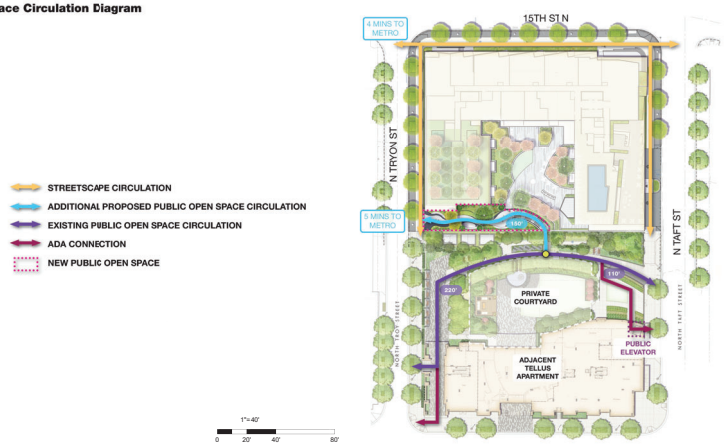
ORIGINAL SHEET SIZE: 24" X 36"



1 L401 PARK NETWORK PLAN VIEW
PLAN

1" = 10'

Public Open Space Circulation Diagram



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DESIGNED BY: KG, GCC
DRAWN BY: JC
CHECKED BY: KG

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

PUBLIC PARK CONNECTION

SHEET NUMBER

L401

ORIGINAL SHEET SIZE: 24" X 36"

Landscape Plan Notes and Details

LANDSCAPE AND PLANTING NOTES

1. MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED ON PLANS, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. GRADING AND PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE, AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE AND STANDARDS. THE ACCEPTABLE PLANTING RANGE IS FROM MARCH-JUNE 15 AND SEPTEMBER-DECEMBER, FOR NON-TREE MATERIAL, AND OCTOBER 1ST – MAY 30TH FOR TREES. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS MUDDY OR FROZEN. CARE SHALL BE TAKEN TO PROVIDE PLANTS WITH ENOUGH WATER TO COMBAT HEAT STRESS DURING HOT/DRY WEATHER.
3. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN, AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE. SOIL AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM BUILDING. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT PER APPROVED PLANS. NO TREES SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS. LAYOUT OF PLANTS SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR REPRESENTATIVE PRIOR TO INSTALLATION.
5. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL-DEVELOPED DENSELY FOLIATED BRANCHES, VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES. QUALITY AND SIZE OF 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.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR ALL PLANT MATERIAL. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
7. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF PRACTICAL. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OTHERWISE DIRECTED BY THE ARLINGTON COUNTY LANDSCAPE ARCHITECT OR REPRESENTATIVE.
8. ALL INJURED ROOTS SHALL BE PRUNED USING ANSI A300 STANDARDS.
9. CONTRACTOR SHALL PROVIDE 4 IN. MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHALL BE FREE OF WEEDS, DEBRIS, ROCKS LARGER THAN 2 IN., WOOD, ROOTS, VEGETABLE MATTER, AND CLAY CLODS. CLEAN, FERTILE TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED.

Landscape Plan Notes and Details

10. PLANTING PITS SHALL BE DUG PER COUNTY DETAILS. SET PLANTS PLUMB AND STRAIGHT, WITH ROOT FLARES SLIGHTLY ABOVE GRADE. DO NOT COVER THE ROOT FLARE WITH SOIL OR MULCH. BACKFILL PLANTING PITS WITH AMENDED TOPSOIL, AND THOROUGHLY WATER AND TAMP AS BACK-FILLING PROGRESSES. WATER AGAIN TO ACHIEVE SOIL SATURATION IMMEDIATELY FOLLOWING PLANTING.
11. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME, SO AS NOT TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.
12. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH ANSI A300: STANDARDS FOR TREE CARE PRACTICES, TO PRESERVE THE HEALTH AND APPEARANCE OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
13. TREES SHALL BE SUPPORTED AFTER PLANTING ONLY AS DIRECTED BY THE URBAN FORESTER. IF INSTALLED, THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE-YEAR.
14. ALL PLANTING BEDS SHALL BE MULCHED WITH A 3 IN. LAYER OF WEED-FREE DOUBLE SHREDDED HARDWOOD BARK MULCH, OR OTHER EQUIVALENT AS APPROVED BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE. KEEP MULCH AWAY FROM TRUNKS OF TREES AND OTHER PLANT MATERIALS.
15. NEW PLANTINGS AND TURF SHALL BE ADEQUATELY IRRIGATED OR WATERED THROUGHOUT ESTABLISHMENT.
16. UPON COMPLETION OF ALL PLANTING AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS. ALL PAVED AREAS SHALL BE BROOM-SWEPT AND LEFT IN A NEAT CONDITION.
17. URBAN FORESTER NOTIFICATION: THE DEVELOPER AGREES TO NOTIFY THE URBAN FORESTER AT LEAST 72 HOURS IN ADVANCE OF THE INSTALLATION OF DRAINAGE, SPECIAL SOIL EXPANSION EQUIPMENT, TREE PIT CREATION, AND SCHEDULED PLANTING OF ANY TREES IN THE PUBLIC RIGHT OF WAY, AND TO BE AVAILABLE AT THE TIME OF PLANTING TO MEET WITH DPR STAFF TO INSPECT THE PLANT MATERIAL, TREE PIT AND PLANTING TECHNIQUES. SOIL USED IN THE TREE PIT MUST MEET THE SPECIFICATIONS FOR STREET TREE PLANTING IN THE "STANDARDS FOR PLANTING AND CONSERVATION OF TREES ON SITE PLAN PROJECTS".

Landscape Plan Notes and Details

LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM

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

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 Construction Standards & Specifications

Department of Environmental Servies Bicycle Parking Standards

Department of Environmental Servies Traffic Signal Standards and Specifications

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL

2000 N 15TH STREET

ARLINGTON ,VA

LANDDESIGN PROJECT 2025026

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SUBMISSION	05/30/2025
2	4.1 RESUBMISSION	07/29/2025
3	4.1 RESUBMISSION	12/19/2025
4	4.1 RESUBMISSION	02/16/2026

DESIGNED BY: KG, GCC
DRAWN BY: JC
CHECKED BY: KG

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

PLANTING NOTES

SHEET NUMBER

L410

ORIGINAL SHEET SIZE: 24" X 36"

CONCRETE PAVING
PAVING BORDER

PAVING BETWEEN TREE PITS

NOTE:
1. PER ARLINGTON COUNTY RECOMMENDED STREETSCAPE STANDARDS. SUBJECT TO FINAL APPROVAL.
2. FINAL DETAILS TO BE PROVIDED AT CIVIL ENGINEERING PLAN (CEP) AND FINAL LANDSCAPE PLAN SUBMISSION (FLP).

1 / L500 STREETSCAPE PAVING
PICTORIALS NTS

LandDesign.
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KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL
2000 N 15TH STREET
ARLINGTON ,VA

LANDDESIGN PROJ.# 2025026

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4	4.1 RESUBMISSION	02/16/2026

DESIGNED BY: KG, GCC
DRAWN BY: JC
CHECKED BY: KG

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

DETAILS - HARDSCAPE

SHEET NUMBER

L500

ORIGINAL SHEET SIZE: 24" X 36"

NOTE:
OR OWNER/COUNTY APPROVED EQUAL

1 TRASH AND RECYCLING RECEPTACLES
L501 PICTORIALS — NTS

NOTES:

GENERAL:

1. THIS TECHNICAL SPECIFICATION IS INCLUDED BY REFERENCE IN THE ARLINGTON COUNTY BICYCLE PARKING STANDARDS.
2. BICYCLE RACKS SHALL BE OF AN ACCEPTED DESIGN THAT PROVIDES TWO POINTS OF CONTACT WITH A PARKED BICYCLE, INVERTED "U" RACKS AND OTHER DESIGNS CONSTRUCTED OF TUBING SHALL BE 2" NOM. (1.38" O.D.) SCH. 40 STEEL PIPE AS PER ASTM A53, OR 2" SQUARE SECTION 9 GAUGE (6 PER ASTM A-500).
3. TOP OF INSTALLED BICYCLE RACKS SHALL BE MINIMUM 31" ABOVE FINISHED GRADE.
4. BICYCLE RACKS SHALL BE INSTALLED USING THE FOLLOWING OPTIONS ONLY:
   a. FLANGE-MOUNTED TO CURED CONCRETE
   b. IN-GROUND (ANCHORED IN NEW CONCRETE)
   c. MOUNTED ON RAILS MOUNTED TO CURED CONCRETE OR ASPHALT
5. IF MULTIPLE RACKS ARE INSTALLED, THEY SHALL BE UNIFORM IN ALIGNMENT, AND EVENLY SPACED. FOR LAYOUT PURPOSES, EACH BICYCLE RACK SHALL BE CENTERED IN A "PARKING STALL" OF MINIMUM DIMENSION 36" X 72".
6. ACCEPTABLE FASTENERS AND COATINGS: PIPE AND FLANGES, RAILS, ANCHOR PINS, SHIMS, AND FASTENERS, (IF APPLICABLE) SHALL BE HOT-DIP GALVANIZED (HDG) AS PER ASTM A123 AND ASTM, OR STAINLESS STEEL AS PER ASTM A666 AND A240. BICYCLE RACKS MAY BE POWDER COATED (NOT HDG) AS PER ASTM F1783, OR THERMOPLASTIC COATED AS APPROVED BY THE COUNTY. COATINGS MUST BE CONSISTENT, (I.E., DIPPED OR CONSISTENTLY POWDER COATED).
7. BICYCLE RACKS SHALL BE ANCHORED FIRMLY, AND INSTALLED VERTICAL (PLUMB) IN TWO PLANES.
8. NO COMPONENT OF THE INSTALLED BICYCLE RACK SHALL RESULT IN A TRIPPING HAZARD.
9. BICYCLE RACKS SHALL NOT BE MOUNTED DIRECTLY TO UNIT PAVERS ONLY.
10. FASTENERS WHEN USED SHALL:
    a. BE OF ACCEPTABLE MATERIAL AND COATING.
    b. MEET ONE OF THE FOLLOWING REQUIREMENTS

TYPE	SPECIFICATION	MINIMUM SIZE	MINIMUM INSTALLATION DEPTH	ACCEPTABLE EMBEDMENT METHODS
THREADED	ASME B18.18.2M-2017	3/8"	AS NECESSARY	MECHANICAL TAPPED HEAD (NUT NUTS REQUIRED).
FRICTION	A-A-55614, ASTM F 468	3/8"	3"	CONCRETE
MECHANICALLY EXPANDED	A-A-55614, ASTM F 468	3/8"	3.5"	CONCRETE
ADHESIVE BONDED	ASTM F 1554, ASTM A193	3/8"	6"	CONCRETE, ASPHALT

    c. BE ABLE TO PROVIDE FIRM, SECURE ANCHORING WITH A MAXIMUM OF ¼- INCH NON-TRIP HAZARD PROJECTION ABOVE FINISHED GRADE.
    d. BE THREADED OR DRIVEN ANCHORS. THREADED FASTENERS TO BE FIXED WITH TAMPER-RESISTANT NUTS AS APPROVED BY THE COUNTY.

GENERAL NOTES FOR BICYCLE RACK INSTALLATION

REVISION & DATE

NOTES:

FLANGE MOUNTED INSTALLATION:

1. FLANGE MOUNTED RACKS SHALL BE INSTALLED ON EXISTING CURED CONCRETE. USE FLANGE RACKS WITH FASTENERS AS SPECIFIED IN THE ARLINGTON COUNTY BICYCLE PARKING STANDARDS AND ARLINGTON COUNTY CONSTRUCTION SPECIFICATION SECTION 03541, AND STD. 3541.3 (MIN. 4" THICKNESS).
2. RACK LEGS SHALL BE WELDED TO FLANGES WITH COMPLETE SEAMLESS CONTINUOUS FILLET WELDS CONFORMING TO ASTM A36, ASTM A312, AWS A5D.1/D1.1, SPOT, TACK, OR DISTRIBUTED* WELDING IS NOT ACCEPTABLE.
3. FLANGES SHALL BE MINIMUM 1/4" THICK, WITH MINIMUM TWO ½" DIA. HOLES (TWO FASTENERS) PER FLANGE.
4. FLANGES SHALL BE MINIMUM 3" WIDE, AND 6" LONG.
5. WHERE CONCRETE PAVERS OR VERY CLAY BRICKS ARE INSTALLED OVER CONTINUOUS CONCRETE SUB-BASE, FLANGE-MOUNTED RACKS SHALL BE INSTALLED ON CONCRETE SUB-BASE, INSTALLATION MUST NOT COMPROMISE ANY EXPANSION JOINTING OF CONCRETE. (FOR EXAMPLE, INSTALLATION WITH UNINTERRUPTED MORTAR STRUCTURE.)
6. UNIT PAVERS SHALL BE INSTALLED IN ACCORDANCE WITH ARLINGTON COUNTY CONSTRUCTION SPECIFICATION SECTION 02911.
7. UNIT PAVERS SHALL BE NEATLY CUT AND FIT AROUND FLANGES, FASTENERS, AND LEGS OF RACK.
8. LEGS OF FLANGE MOUNTED RACKS SHALL BE OF SUFFICIENT LENGTH TO PROVIDE MINIMUM ACCEPTABLE HEIGHT OF 31" ABOVE FINISH GRADE.

IN-GROUND RACK INSTALLATION:

1. LEGS OF IN-GROUND RACKS SHALL BE FITTED WITH ANCHOR RING TO PREVENT LIFT-OUT. ANCHOR RING SHALL BE:
   a. OF ACCEPTABLE MATERIAL.
   b. MIN. 3/8" DIAMETER WITH MIN. 3" CONCRETE ENCASEMENT.
2. IN-GROUND RACKS SHALL BE INSTALLED AND FIRMLY ANCHORED IN NEW CONCRETE OF MINIMUM DIMENSIONS SHOWN. ANCHORED PORTIONS OF RACK SHALL HAVE MIN. 3" CONCRETE ENCASEMENT ON ALL SIDES.
3. FOR RACK INSTALLATIONS ON SITES WITH CONCRETE PAVERS OR FIRED CLAY BRICKS INSTALLED OVER COMPACTED SOIL SUB-BASE AND SAND (HELDEN COURT) AS PER ARLINGTON COUNTY STANDARD SPECIFICATION SECTION 02911, AT LOCATIONS WHERE THE SAND IS NOT CONFINED, THE SAND SHALL BE STABILIZED WITH CONCRETE.
4. WHERE IN-GROUND RACKS ARE INSTALLED IN UNPAVED SOIL, OR SOD/GRASS/TURF, PROVIDE A SINGLE CONCRETE FOOTING OF DIMENSIONS SHOWN. PROVIDE A TAPERED GRAVEL PAD MIN. 4" THICKNESS, AND MIN. 30" X 72" CENTERED ON EACH INSTALLED RACK.
5. LEGS OF IN-GROUND RACKS SHALL BE OF SUFFICIENT LENGTH TO PROVIDE ANCHORING BELOW GRADE A MINIMUM OF 9" AND BE A MINIMUM HEIGHT OF 31" ABOVE FINISH GRADE.

INSTALLATION ON RAILS:

1. BICYCLE RACKS MAY BE APPROVED IN "GANGED" ASSEMBLIES OF MORE 2 TO 7 RACKS ON CONTINUOUS RAILS.
2. RAILS SHALL BE TYPE UDC C3 4 x STEEL CHANNEL AS PER ASTM A36, HDG, OR POWDER COATED OVER HDG TO MATCH RACKS.
3. INDIVIDUAL RACKS CAN BE WELDED TO RAILS. WELDS SHALL BE COMPLETE SEAMLESS CONTINUOUS FILLET WELDS CONFORMING TO ASTM A36, ASTM A312 AWS AWS D1.1., SPOT, TACK, OR DISTRIBUTED* WELDING IS NOT ACCEPTABLE.
4. BRANDING, MARKINGS ON RACKS.
5. RAILS ARE MOUNTED TO WALL FASTENERS SHALL BE:
   a. OF ACCEPTABLE MATERIAL.
   b. MIN. 3/8" DIAMETER.
   c. ABLE TO PROVIDE FIRM, SECURE ANCHORING WITH THREADED NUTS ON UNDERSIDE OF STEEL CHANNEL.
   d. FITTED WITH TAMPER- RESISTANT THREADED NUTS AS APPROVED BY THE COUNTY.
6. RACKS ON RAILS MAY BE APPROVED FOR INSTALLATION ON FINISHED ASPHALT. IN SUCH CASES, A PERMANENTLY GROUTED, EXTERNALLY THREADED ASPHALT ANCHOR AS APPROVED BY THE COUNTY SHALL BE USED TO PROVIDE ATTACHMENT.

SITE APPLICATION NOTES FOR BICYCLE RACK INSTALLATION

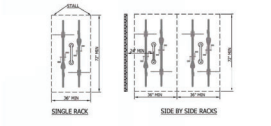
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

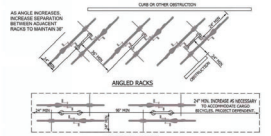
REVISION & DATE

DRAWING NO. R-8.1

NOTES:

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



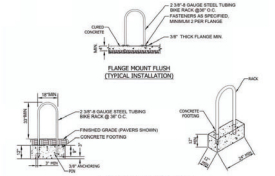


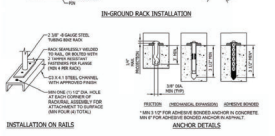
BICYCLE RACK LAYOUT

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

REVISION & DATE

DRAWING NO. R-8.2





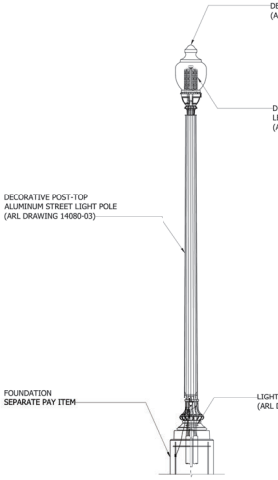
BICYCLE RACK INSTALLATION

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

REVISION & DATE

DRAWING NO. R-8.3

2 BIKE RACK
L501 SECTION — NTS

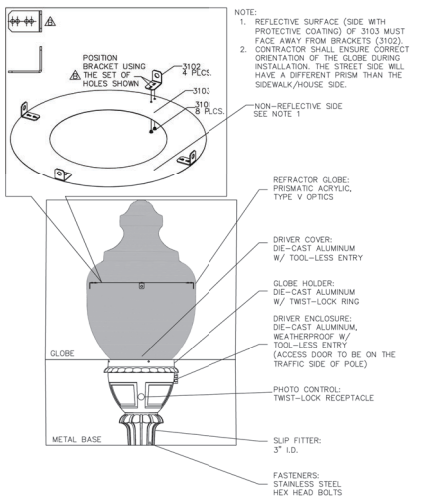


DECORATIVE POST-TOP ALUMINUM STREETLIGHT POLE WITH SINGLE POST-TOP LUMINAIRE

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

REVISION & DATE

DRAWING NO. 14112-01



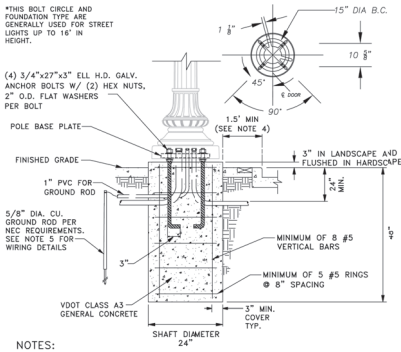
NOTE:
1. REFLECTIVE SURFACE (SIDE WITH PROTECTIVE COATING) OF 3103 MUST FACE AWAY FROM BRACKETS (3102).
2. CONTRACTOR SHALL ENSURE CORRECT ORIENTATION OF THE GLOBE DURING INSTALLATION. THE STREET SIDE WILL HAVE A DIFFERENT PRISM THAN THE SIDEWALK/HOUSE SIDE.

DECORATIVE POST-TOP LUMINAIRE

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

REVISION & DATE

DRAWING NO. 14110-01



NOTES:

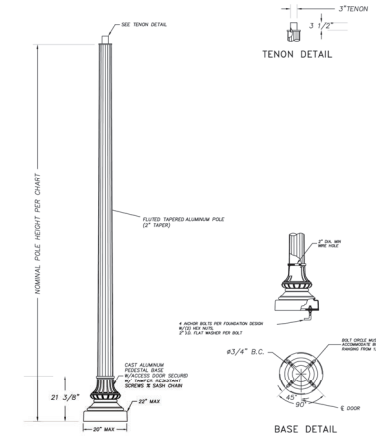
1. BOLT HOLE PATTERN SHALL BE PARALLEL TO THE CURB.
2. ALL BARS SHALL HAVE MINIMUM OF 3" OF CONCRETE COVER.
3. NO WIRING DETAILS ARE SHOWN IN THIS DRAWING. REFER TO DRAWING 14050-01 FOR WIRING DETAIL.
4. MINIMUM OFFSET FROM FACE OF CURB. REFER TO SPECIFIC STATION AND OFFSET DISTANCES ON PLANS. CONFIRM FIELD ADJUSTMENT AS REQUIRED.
5. THE CONTACT LENGTH SHALL BE PER NEC ARTCLE 250. GENERALLY, THE GROUND ROD SHALL BE BELOW MOISTURE LEVEL WITH MINIMUM SOIL CONTACT OF 8', OR 45 DEGREE ANGLE, OR LAID 30" DEEP HORIZONTALLY.
6. CONTRACTOR TO ENSURE ADEQUATE SPACING BETWEEN CONDUITS FOR INSTALLATION OF BUSHINGS/BELLED ENDS
7. THIS FOUNDATION IS DESIGNED BASED ON TYPICAL SOIL PARAMETERS AS DETAILED IN GENERAL PARAGRAPHS OF THE SECTION 14080 ARLINGTON COUNTY LIGHTING SPECS. IF ACTUAL SITE CONDITION VARY FROM THOSE ASSUMPTIONS, A SPECIAL FOUNDATION DESIGN MAY BE REQUIRED.
8. THE CONCRETE SHALL BE VDOT CLASS A3 GENERAL CLASS.

STREETLIGHT POLE FOUNDATION STANDARD DEPTH

1 09/23
REVISION & DATE

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

DRAWING NO. 14060-01



NOTES
1. CONTRACTOR SHALL INSTALL POLE SO THAT THE ACCESS DOOR FACES AWAY FROM TRAFFIC.
2. FOUNDATION SURFACE WITHIN MUST BE LEVEL.

DECORATIVE POST-TOP ALUMINUM STREET LIGHT POLE

1 09/23
REVISION & DATE

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

DRAWING NO. 14080-03

3 STREETLIGHT
L501 SECTION — NTS

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WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL
2000 N 15TH STREET
ARLINGTON ,VA

LANDDESIGN PROJ.# 2025026

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SUBMISSION	05/30/2025
2	4.1 RESUBMISSION	07/29/2025
3	4.1 RESUBMISSION	12/19/2025
4	4.1 RESUBMISSION	02/16/2026

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE — NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

DETAILS - FURNISHINGS

SHEET NUMBER

L501

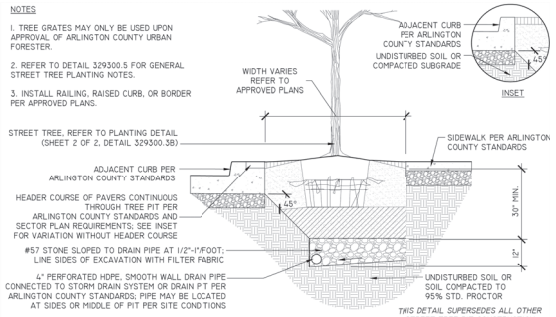
ORIGINAL SHEET SIZE: 24" X 36"

NOTES

1. TREE GRATES MAY ONLY BE USED UPON APPROVAL OF ARLINGTON COUNTY URBAN FORESTER.

2. REFER TO DETAIL 329300.5 FOR GENERAL STREET TREE PLANTING NOTES.

3. INSTALL RAILING, RAISED CURB, OR BORDER PER APPROVED PLANS.



THIS DETAIL SUPERSEDES ALL OTHER STREET TREE PIT CONSTRUCTION DETAILS IN ARLINGTON COUNTY.

1 L600 STREET TREE PLANTING PIT (SHEET 1 OF 2)

FOR TREE PLANTING PITS IN RIGHT-OF-WAY & ADJACENT TO PAVING
329300.3A (2020)

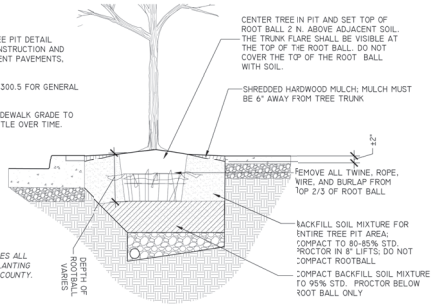
1/2" = 1'-0"

NOTES

1. REFER TO STREET TREE PIT DETAIL (329300.3A) FOR PIT CONSTRUCTION AND INFORMATION ON ADJACENT PAVEMENTS, CURB, AND DRAINAGE.

2. REFER TO DETAIL 329300.5 FOR GENERAL TREE PLANTING NOTES.

3. MOUND SOIL ABOVE SIDEWALK GRADE TO ALLOW FOR SOIL TO SETTLE OVER TIME.



THIS DETAIL SUPERSEDES ALL OTHER STREET TREE PLANTING DETAILS IN ARLINGTON COUNTY.

4 L600 STREET TREE PLANTING PIT (SHEET 2 OF 2)

FOR TREE PLANTING PITS IN RIGHT-OF-WAY & ADJACENT TO PAVING
329300.3B (2020)

1/2" = 1'-0"

NOTES

1. NOTIFY THE DPR URBAN FORESTER AT LEAST 72 HOURS IN ADVANCE OF THE SCHEDULED INSTALLATION OF TREE PITS AND PLANTING OF ANY STREET TREES FOR INSPECTION.

2. A PERMIT IS REQUIRED WHEN TREES ARE PLANTED IN PUBLIC RIGHT-OF-WAY OR IN A PUBLIC EASEMENT. THE DEPARTMENT OF ENVIRONMENTAL SERVICES SHALL ISSUE THE PERMIT ACCORDING TO THE PROVISIONS OF THE CURRENT ARLINGTON COUNTY ADMINISTRATIVE REGULATION 4.3.

3. TREE SPECIES SHALL BE SELECTED FROM THE "ARLINGTON COUNTY STREET TREE LIST" OR PER SECTOR PLAN REQUIREMENTS.

4. TREES SHALL BE NURSERY GROWN SPECIMENS THAT MEET THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60). BALLED AND BURLAPPED TREES SHALL BE SECURELY HELD IN PLACE BY UNTREATED BURLAP AND STOUT ROPE (NYLON ROPE IS NOT ACCEPTABLE). LOOSE, BROKEN OR MANUFACTURED BALLS ARE UNACCEPTABLE.

5. CALL MISS UTILITY AT (800) 552-7001 FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.

6. AT TIME OF PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.

7. TREE PIT AND TREE STRIP PLANTING AREA DIMENSIONS: SEE PLAN

8. SPACE TREES 25'-30' APART OR PER SECTOR PLAN REQUIREMENTS OR SITE CONDITIONS.

9. SITE CHARACTERISTICS, SUCH AS OVERHEAD POWER LINES, EXISTING VEGETATION, AND INFRASTRUCTURE ITEMS SUCH AS CURBS, SIDEWALKS AND UTILITIES SHALL BE CONSIDERED. TREES THAT GROW TALLER THAN 25 FEET SHOULD NOT BE PLANTED DIRECTLY UNDER POWER LINES. WHEN POSSIBLE THE TREE LEADER SHALL BE OFFSET FROM POWER LINES.

10. BACKFILL SOIL MIXTURE SHALLBE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL(COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE COUNTY URBAN FORESTER. PEAT MOSS MAY NOT BE USED.

11. IF THE QUANTITY OF ACCEPTABLE EXISTING SOIL IS INSUFFICIENT FOR THE PLANTING REQUIREMENTS, THE CONTRACTOR MAY USE TOPSOIL. SOIL TEST REPORT RESULTS FOR THE TOPSOIL WILL BE MADE AVAILABLE TO THE COUNTY URBAN FORESTER UPON REQUEST. tONTRACTOR SHALL SUBMIT TOPSOIL FOR APPROVAL TO COUNTY URBAN FORESTER THAT MEETS THE FOLLOWING SPECIFICATIONS:
   (A.) TOPSOIL CONSISTS OF A JANDY LOAM WITH UNIFORM COMPOSITION AND IS FREE OF STONES, LUMPS, PLANTS, ROOTS, AND OTHER DEBRIS OVER 1/2" IN LENGTH.
   (B.) TOPSOIL HAS A PH RANGI OF 5.5 TO 6.5 AND A MINIMUM CONTENT OF 1.0% ORGANIC MATTER
   (C.) TOPSOIL DOES NOT CONTUN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. SOLUBLE SAIT LEVEL SHALL NOT EXCEED 3 MILLIOMHS PER CENTIMETER.

12. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.

13. TREES MAY ONLY BE STAKED IF REQUIRED BY THE COUNTY URBAN FORESTER. REFER TO ARLINGTON COUNTY STANDARD STAKING DETAILS.

14. MULCH SHALL BE CLEAN, SCREENED, DOUBLE-HAMMERED HARDWOOD BARK MULCH, UNIFORM IN SIZE AND FREE OF STONES, CLODS, NON-ORGANIC DEBRIS AND OTHER FOREIGN MATERIAL.

15. ALL PLANTS SHALL BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION. EACH WATERING WILL CONSIST OF 20 GALLONS PER TREE.

16. CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM SITE.

7 L600 GENERAL NOTES FOR STREET TREE PLANTINGS

FOR TREES PLANTED IN RIGHT-OF-WAY
329300.5 (2020)

PRUNE

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARD A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.

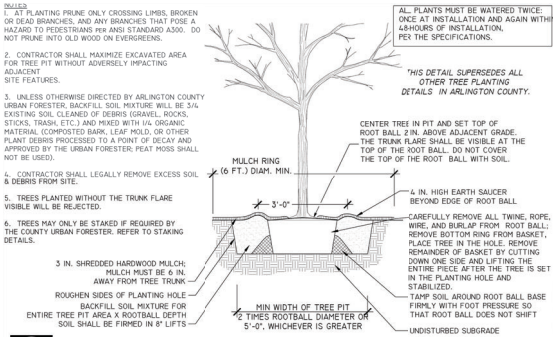
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.

3. UNLESS OTHERWISE DIRECTED BY ARLINGTON COUNTY URBAN FORESTER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE URBAN FORESTER; PEAT MOSS SHALL NOT BE USED).

4. CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM SITE.

5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.

6. TREES MAY ONLY BE STAKED IF REQUIRED BY THE COUNTY URBAN FORESTER. REFER TO STAKING DETAILS.



2 L600 TREE PLANTING DETAIL

FOR OPEN PLANTING AREAS FREE OF PAVING OR GRATES
329300.1 (2021)

NOT TO SCALE

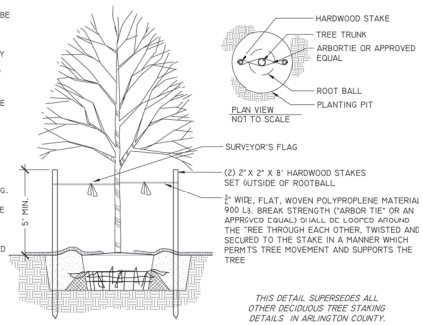
NOTES

1. STAKING AND GUYING MAY ONLY BE IMPLEMENTED WHERE SITE CONDITIONS WARRANT THEIR USE. PLANTED TREES WILL BE ASSESSED INDIVIDUALLY BY ARLINGTON COUNTY URBAN FORESTER. STAKING AND GUYING WILL BE INSTALLED ONLY IF REQUIRED BY ARLINGTON COUNTY URBAN FORESTER. CONDITIONS WHERE STAKING AND GUYING MAY BE NECESSARY TO ENSURE STABILITY INCLUDE: WINDY LOCATIONS, STEEP SLOPES, OR WHERE VANDALISM MAY BE A CONCERN.

2. STAKES OR GUYS WILL BE INSTALLED USING ACCEPTED ARBORICULTURE PRACTICES. TREES SHALL STAND PLUMB AFTER STAKING.

3. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING AND GUYING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL/BACKFILL MIXTURE.

4. REFER TO DETAILS FOR TREE PLANTING INFORMATION.



THIS DETAIL SUPERSEDES ALL OTHER DECIDUOUS TREE STAKING DETAILS IN ARLINGTON COUNTY.

5 L600 DECIDUOUS TREE STAKING

ELEVATION
329300.6 (2016) (02930.6)

NOT TO SCALE

NOTES

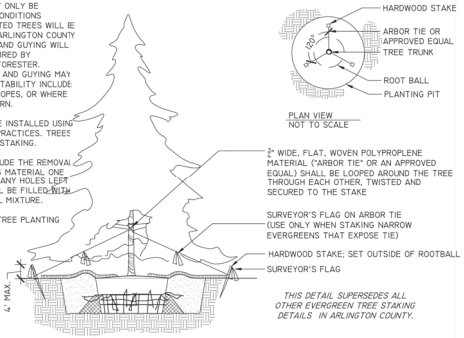
1. STAKING AND GUYING MAY ONLY BE IMPLEMENTED WHERE SITE CONDITIONS WARRANT THEIR USE. PLANTED TREES WILL BE ASSESSED INDIVIDUALLY BY ARLINGTON COUNTY URBAN FORESTER. STAKING AND GUYING WILL BE INSTALLED ONLY IF REQUIRED BY ARLINGTON COUNTY URBAN FORESTER. CONDITIONS WHERE STAKING AND GUYING MAY BE NECESSARY TO ENSURE STABILITY INCLUDE: WINDY LOCATIONS, STEEP SLOPES, OR WHERE VANDALISM MAY BE A CONCERN.

2. STAKES OR GUYS WILL BE INSTALLED USING ACCEPTED ARBORICULTURE PRACTICES. TREES SHALL STAND PLUMB AFTER STAKING.

3. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING AND GUYING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL/BACKFILL MIXTURE.

4. REFER TO DETAILS FOR TREE PLANTING INFORMATION.

5. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY ARLINGTON COUNTY URBAN FORESTER.



THIS DETAIL SUPERSEDES ALL OTHER EVERGREEN TREE STAKING DETAILS IN ARLINGTON COUNTY.

8 L600 EVERGREEN TREE STAKING

ELEVATION
329300.7 (2016) (02930.7)

NOT TO SCALE

NOTES

1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.

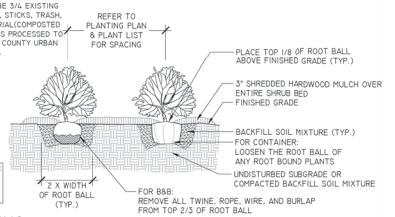
2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.

3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.

4. UNLESS OTHERWISE DIRECTED BY COUNTY URBAN FORESTER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL(COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE COUNTY URBAN FORESTER. PEAT MOSS MAY NOT BE USED).

5. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.

6. DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS.



THIS DETAIL SUPERSEDES ALL OTHER SHRUB PLANTING DETAILS IN ARLINGTON COUNTY.

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

3 L600 SHRUB PLANTING

ELEVATION
329300.8 (2019)

NOT TO SCALE

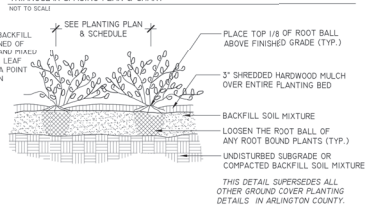
NOTES

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.



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

TRIANGULAR SPACING PLAN & CHART
NOT TO SCALE

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.

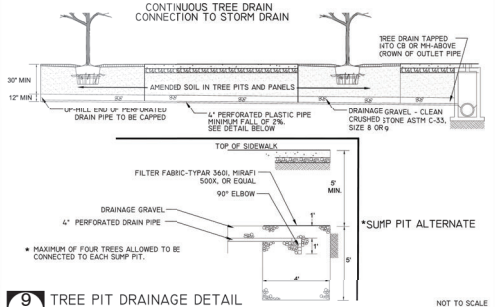
ALL PLANTS MUST BE WATERED TWICE ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

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

6 L600 GROUND COVERS & PERENNIAL PLANTING

ELEVATION
329300.10 (2019)

NOT TO SCALE



9 L600 TREE PIT DRAINAGE DETAIL

PLAN
329300.11C (2016) (02930.11C)

NOT TO SCALE

LandDesign
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL

2000 N 15TH STREET

ARLINGTON ,VA

LANDDESIGN PROJECT # 2025026

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SUBMISSION	05/30/2025
2	4.1 RESUBMISSION	07/29/2025
3	4.1 RESUBMISSION	12/19/2025
4	4.1 RESUBMISSION	02/16/2026

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

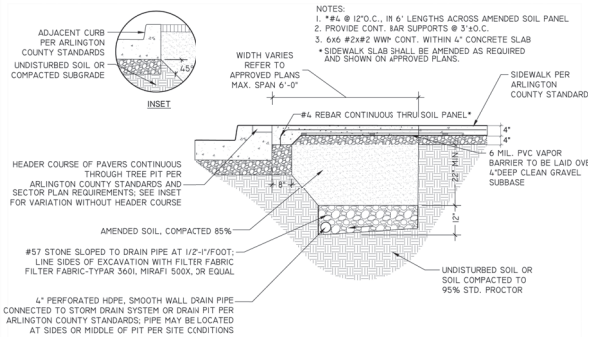
SHEET TITLE

DETAILS - PLANTING

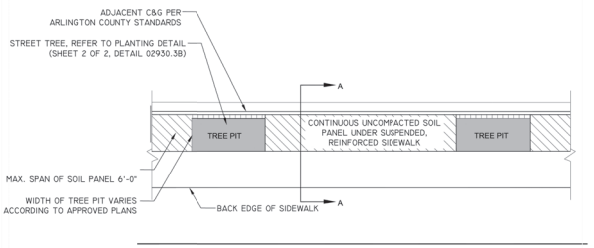
SHEET NUMBER

L600

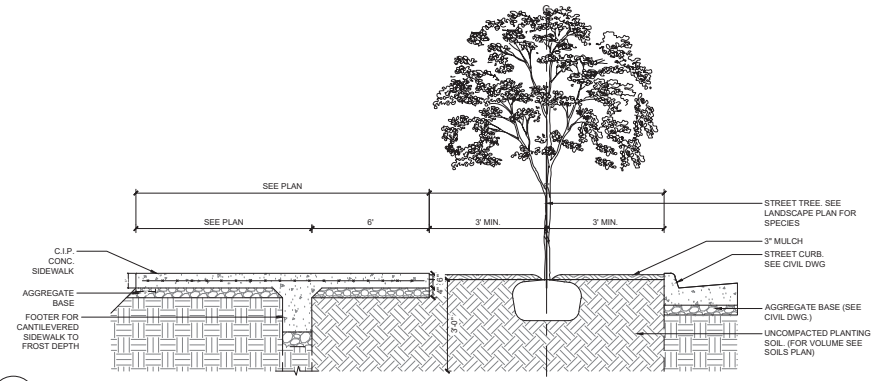
ORIGINAL SHEET SIZE: 24" X 36"



1 L601 CONTINUOUS SOIL PANEL (A)
SECTION
329300.IIA (2016) (02930.IIA)
NOT TO SCALE



2 L601 CONTINUOUS SOIL PANEL (B)
PLAN
329300.IIB (2016) (02930.IIB)
NOT TO SCALE



3 L601 CONTINUOUS TREE VERGE AND SIDEWALK
SECTION
1/2" = 1'-0"

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL

2000 N 15TH STREET

ARLINGTON ,VA

LANDDESIGN PROJ.#
2025026

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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

DETAILS - PLANTING

SHEET NUMBER

L601

ORIGINAL SHEET SIZE: 24" X 36"