

4.1 SITE PLAN RESUBMISSION

ALEXAN COURT HOUSE  
MULTIFAMILY RESIDENTIAL DEVELOPMENT

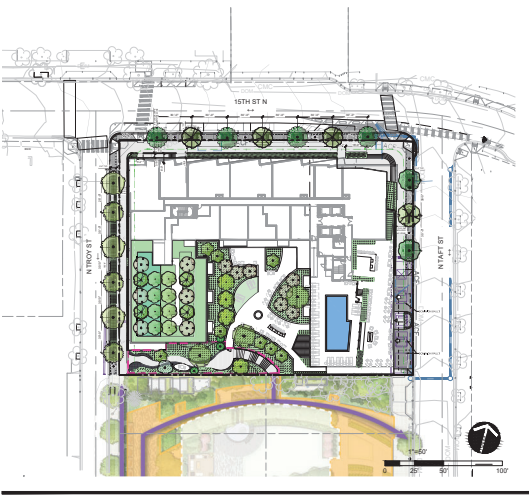
ARLINGTON ,VA

DATE: 04/17/2026

SHEET LIST

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VICINITY MAP



PROJECT TEAM

**OWNER/DEVELOPER**  
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1530 WILSON BOULEVARD, SUITE 330  
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200 S. PEYTON STREET  
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CONTACT NAME: KHRISTINE GIANGRANDI

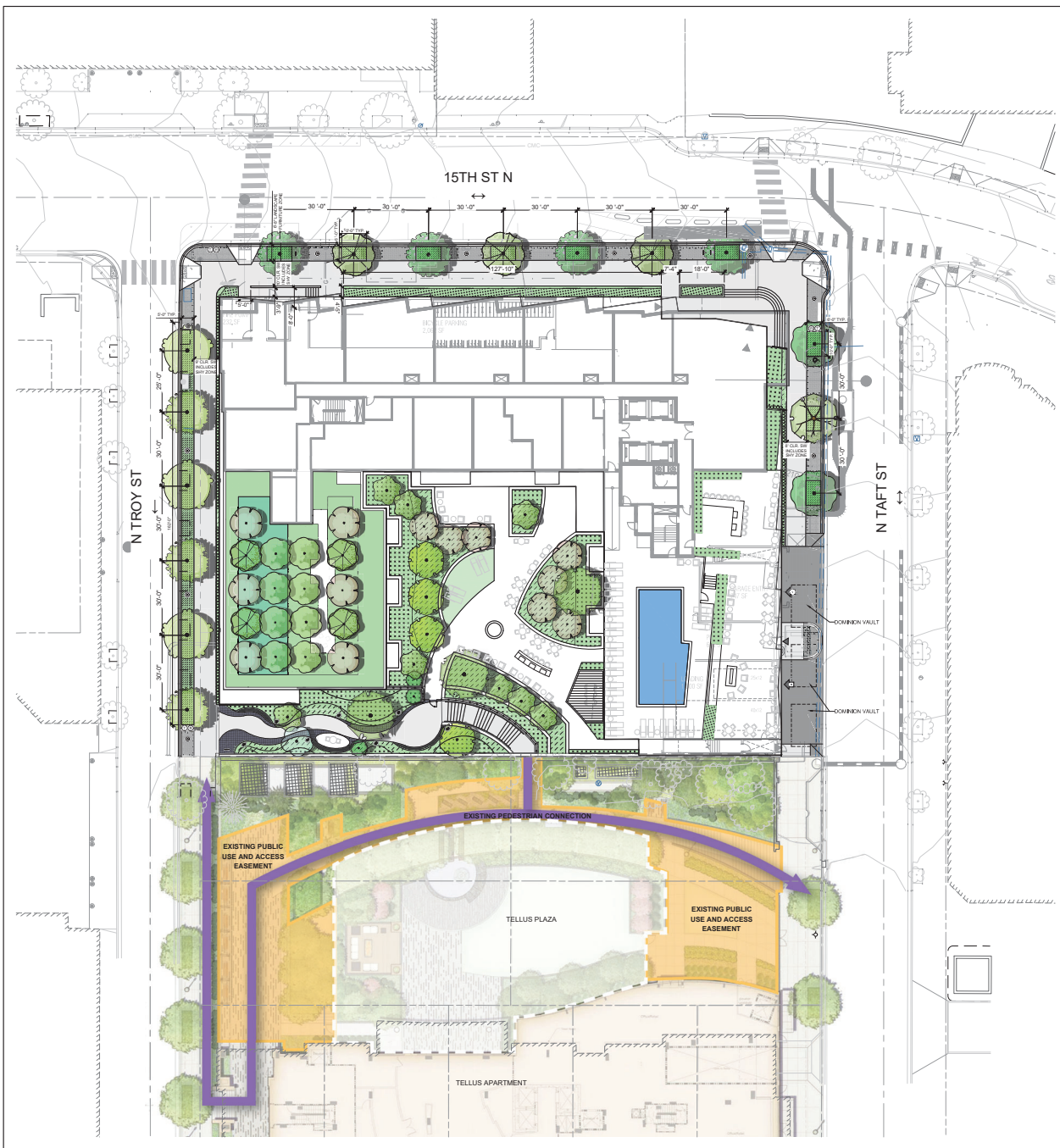
**CIVIL ENGINEER**  
BOWMAN  
13461 SUNRISE VALLEY DRIVE, SUITE 500  
HERNDON, VA 20171  
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**ARCHITECT**  
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CONTACT NAME: SAMI KIRKDIL

ALEXAN COURT HOUSE  
LD PN 2025026  
COVER SHEET  
L000

LandDesign





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 lying 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 an 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

15/07/2025

15/07/2025

NOT FOR CONSTRUCTION

ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL  
2000 N 15TH STREET  
ARLINGTON, VA

2025026

| REVISION / ISSUANCE |                  |            |
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| 1                   | 4.1 SUBMISSION   | 05/30/2025 |
| 2                   | 4.1 RESUBMISSION | 07/29/2025 |
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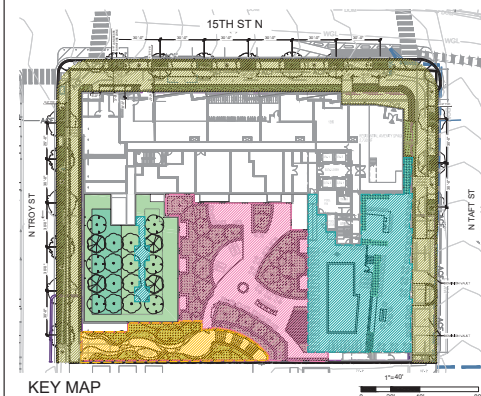
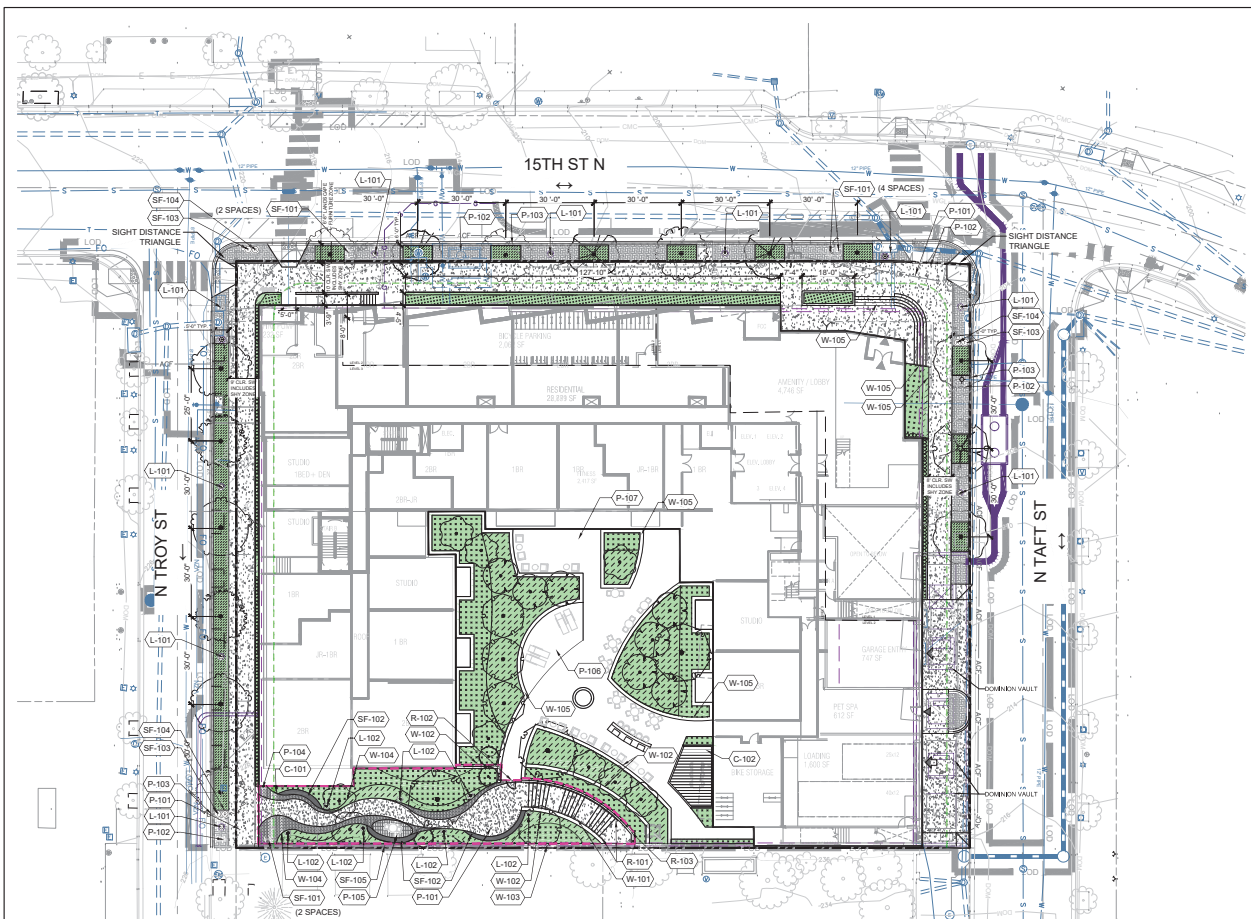
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DRAWN BY: JC  
CHECKED BY: KG

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HORZ: 1"=20'  
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ILLUSTRATIVE PLAN & BIOPHILIC NARRATIVE

15/07/2025

L001



| 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                                              |
|----------------------------------|----------------------------------------------------------|
| <b>CUSTOM</b>                    |                                                          |
| (C-101)                          | PARK SIGNAGE OPPORTUNITY                                 |
| (C-102)                          | TRELLIS                                                  |
| <b>LIGHTING &amp; ELECTRICAL</b> |                                                          |
| (L-101)                          | ARLINGTON COUNTY REQUIRED STREETLIGHTS                   |
| (L-102)                          | POLE LIGHT                                               |
| <b>PAVING &amp; CURBS</b>        |                                                          |
| (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                                                 |
| <b>RAILINGS &amp; FENCES</b>     |                                                          |
| (R-101)                          | STAR HANDRAIL                                            |
| (R-102)                          | EMERGENCY EGRESS                                         |
| (R-103)                          | GUARDRAIL                                                |
| <b>FURNISHINGS</b>               |                                                          |
| (SF-101)                         | BIKE RACK (4 BIKE RACKS, 8 BIKE PARKING SPACES IN TOTAL) |
| (SF-102)                         | BUILT-IN BENCH                                           |
| (SF-103)                         | TRASH RECEPTACLE                                         |
| (SF-104)                         | RECYCLING RECEPTACLE                                     |
| (SF-105)                         | WALL TREATMENT OPPORTUNITY                               |
| <b>WALLS &amp; STAIRS</b>        |                                                          |
| (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                                         |
|  | 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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  - ALL HATCHES ARE FOR GRAPHIC REPRESENTATION ONLY.
  - ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL AND SITE DESIGN.
  - MOVABLE FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY.
  - DRAWINGS ARE NOT FOR CONSTRUCTION.

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

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

MATERIALS PLAN - GROUND LEVEL+ PRIVATE COURTYARD

L100



| <u>CODE</u> | <u>DESCRIPTION</u> |
|-------------|--------------------|
|-------------|--------------------|

**POOL**

|        |           |
|--------|-----------|
| PL-201 | POOL      |
| PL-202 | POOL DECK |

**WALLS & STAIRS**

|       |           |
|-------|-----------|
| W-201 | PLANTER 1 |
| W-202 | PLANTER 2 |

### WALLS & STAIRS

W-201 PLANTER 1  
W-202 PLANTER 2

|                                                                                       |                                                       |
|---------------------------------------------------------------------------------------|-------------------------------------------------------|
|  | 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                                      |

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

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



### MATERIALS PLAN - ROOFTOP TERRACES

TEST NUMBER

L101





SEE PAGE L200 FOR GROUND LEVEL AND PRIVATE COURTYARD TREES.

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L201

## UNDERSTORY PLANTING PALETTE

### SHRUB AREA

ARONIA MELANOCARPA / BLACK CHOKEBERRY  
ITEA VIRGINICA / VIRGINIA SWEETSPICE  
CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH  
HYDRANGEA ARBORESCENS / SMOOTH HYDRANGEA  
ILEX GLABRA / HINDBERRY HOLLY  
ILEX VERTICILLATA / WINTERBERRY  
VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM

### HEIGHT

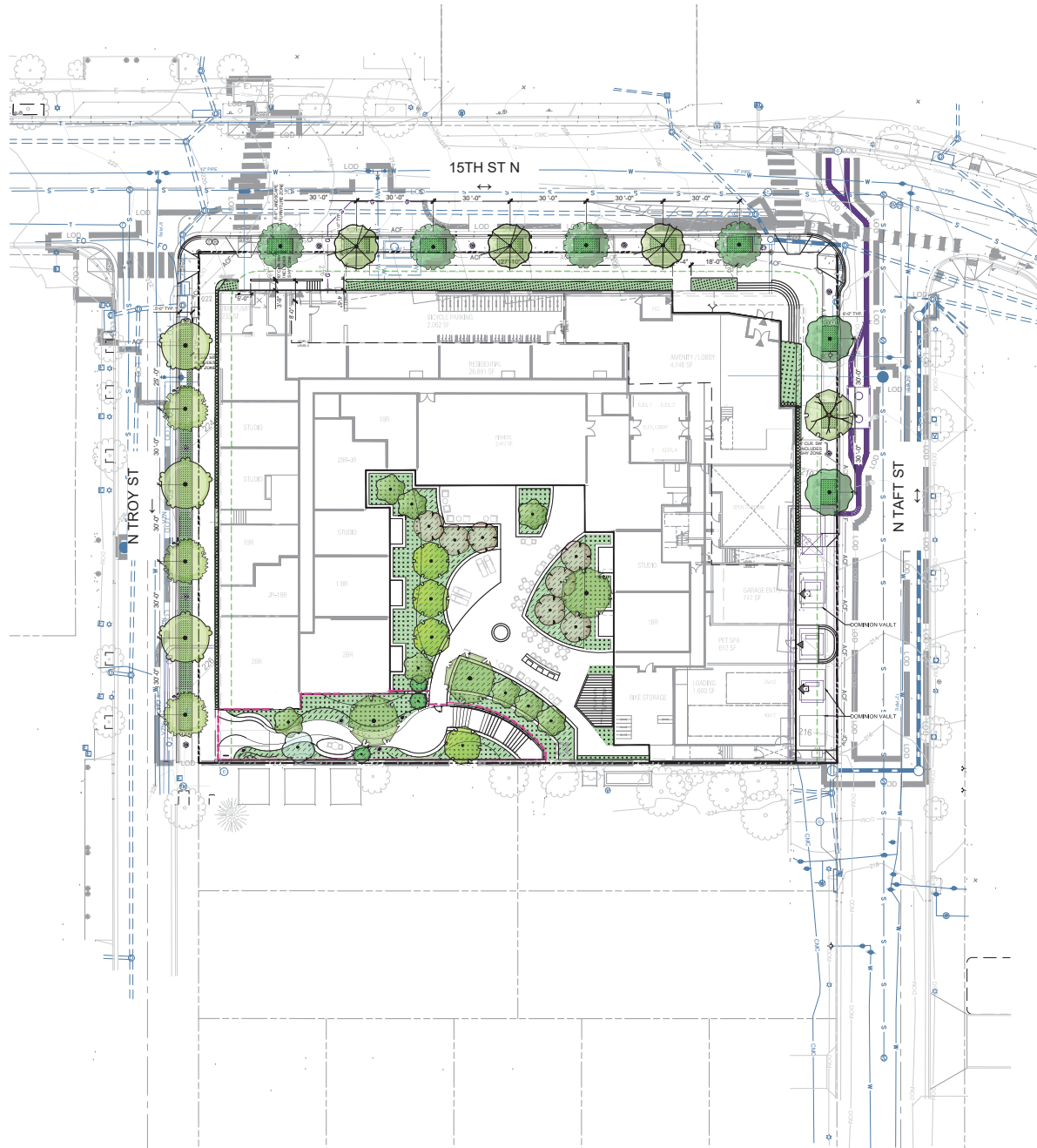
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#3, 18" - 24" 18" o.c.  
#3, 18" - 24" 18" o.c.  
#3, 18" - 24" 18" o.c.

### GROUNDCOVERS AND PERENNIALS

ASCLEPIAS SYRIACA / COMMON MILKWEED  
CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE  
CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH  
CLAYTONIA VIRGINICA / SPRING BEAUTY  
DICENTRA EXimia / FRINGED BLEEDING HEART  
DRYOPTERIS MARGINALIS / MARGINAL SHIELD FERN  
EUTROCHUM OBLIVUM / JOE PYE WEEED  
IRIS CRISTATA / DWARF CRESTED IRIS  
MERTENSIA VIRGINICA / VIRGINIA BLUEBELLS  
MITCHELLA REPENS / PARTRIDGE BERRY  
PANICUM VIRGATUM / SWITCH GRASS  
PHLOX DIVARICATA / WOODLAND PHLOX  
SEDUM TERNUTUM / WILD STONECROP  
TARELLA CORDIFOLIA / FOAMFLOWER

1 GAL  
1 GAL  
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1 GAL

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



## LEGEND

- PROPERTY LINE
- LOD --- LIMIT OF DISTURBANCE / LIMITS OF CLEARING AND GRADING
- BUILD TO LINE
- SIDEWALK EASEMENT
- LIMITS OF UNDERGROUND GARAGE
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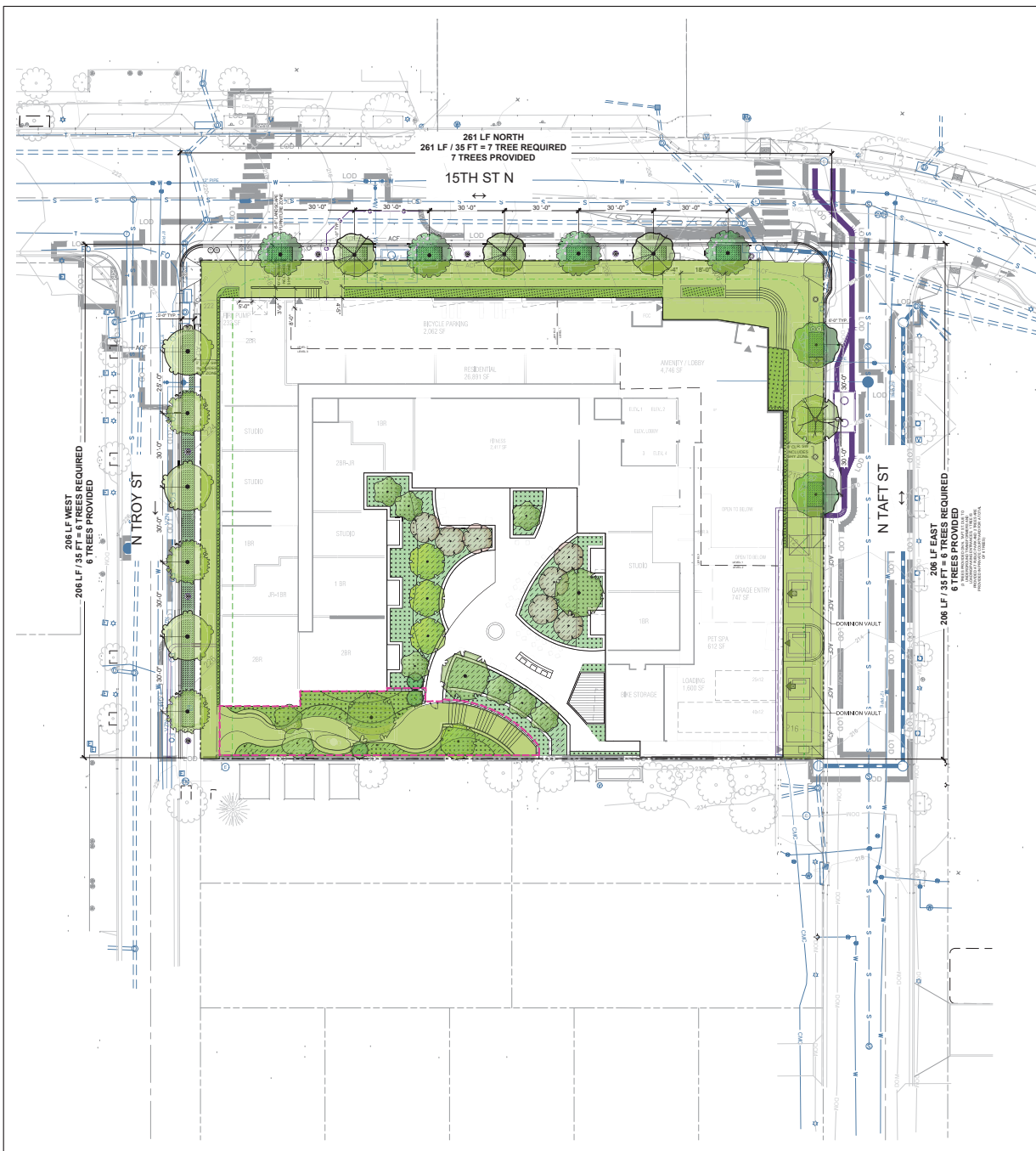
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LANDSCAPE SHRUB PLAN - GROUND LEVEL

FILED

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                                         |
| DECIDUOUS CANOPY TREES                                     | 1/35 LF X 206 LF = 6                                  | 3              | 3 TOTAL<br>1 - PUBLIC PARK<br>2 - PRIVATE COURTYARD |

| 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) | 12,496.68 SF (25% OF TOTAL SF) |
| TOTAL TREE CANOPY PROVIDED                                                                                                            | 8,350.00 SF (16.70%)           |
| ALL TREE CANOPY PROVIDED                                                                                                              | 16.70%                         |
| ALL TREE CANOPY PROVIDED PLUS TREES IN THE ROW-SQUARE FOOTAGE                                                                         | 12,525.00 SF (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                                       | 2,740.28 SF            |
| PROPOSED SHRUB COVERAGE                                       | 39%                    |

| PUBLIC OPEN SPACE CALCULATION                                                               |              |
|---------------------------------------------------------------------------------------------|--------------|
| ARLINGTON COUNTY ZONING PER CHAPTER 7.3.4 D (Multi-family Dwelling and Commercial 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
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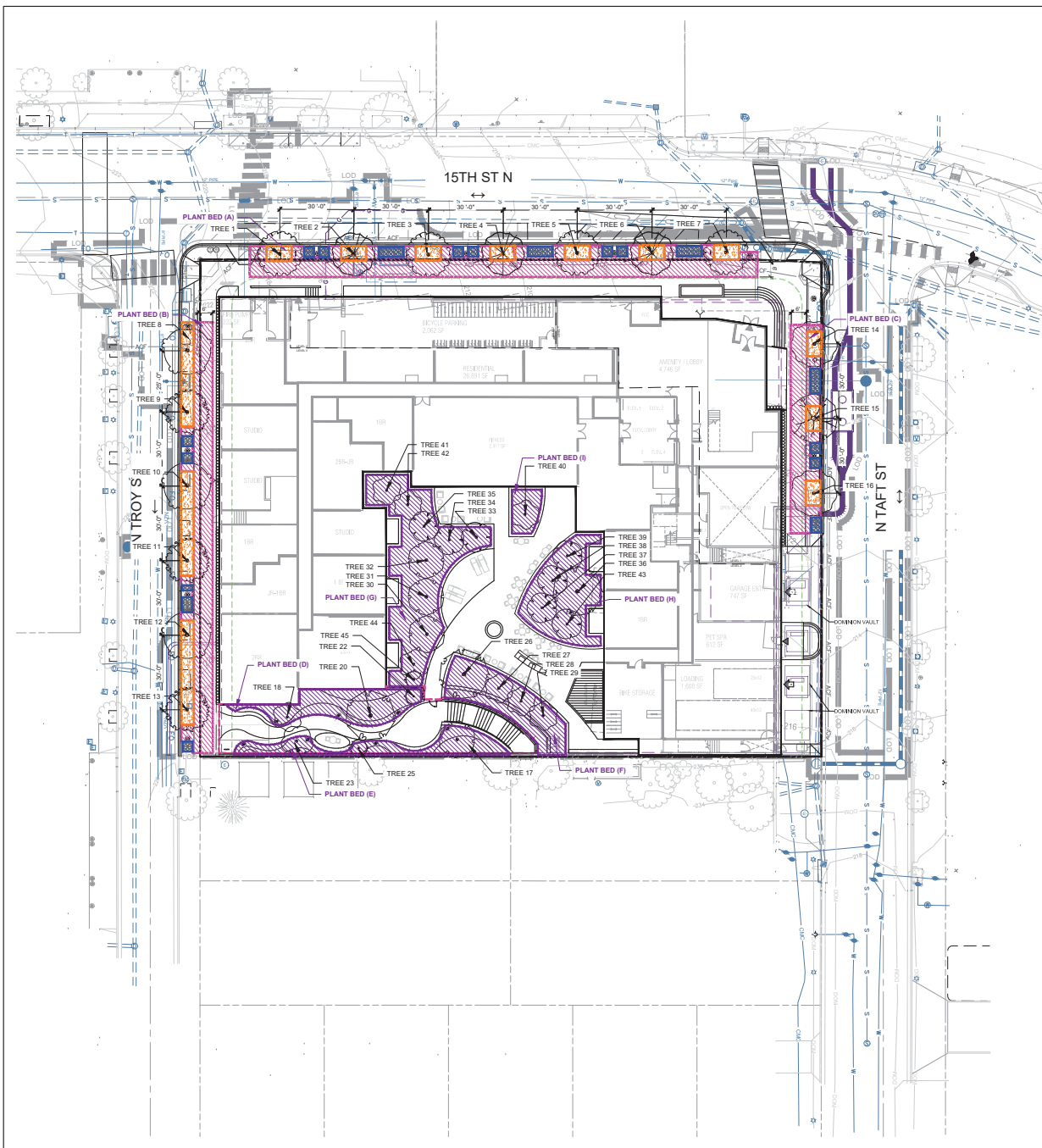
DESIGNED BY: KOL GOC  
DRAWN BY: JC  
CHECKED BY: KOL

VERT: N/A  
HORIZ: 1"=20'  
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SHEET FILE

COMPLIANCE TABLES

FILE NUMBER

L220



# SOIL LEGEND

- OPEN SOIL AT TREE WELL (80SF MIN. PER 2024 ARLINGTON LANDSCAPE STANDARD)
- SOIL UNDER SUSPENDED SLAB
- PLANT BED
- SOIL CELL

- NOTE:
- THIS PLAN IS ONLY REFERENCING SOILS FOR TREES.
  - 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.
  - REFER TO SHEET L200 FOR TREE SPECIES.
  - PLANT BED FOR STREETSCAPE SOIL VOLUME FOLLOWS 2024 ARLINGTON COUNTY SOIL VOLUME CALCULATION GUIDE.

| PLANT BED KEY                 | TREE NUMBER | SPECIES* | TREE SIZE    | SHARED SOIL | VOLUME REQUIRED (CUFT) | TOTAL VOLUME REQUIRED (CUFT WITH IN 3 FT) | PLANT BED SOIL AREA (SF) | DEPTH (FT) | VOLUME (CUFT) | SOIL PER TREE (CUFT) | COMPLIANT |
|-------------------------------|-------------|----------|--------------|-------------|------------------------|-------------------------------------------|--------------------------|------------|---------------|----------------------|-----------|
| STREET TREES AND PUBLIC TREES |             |          |              |             |                        |                                           |                          |            |               |                      |           |
| A                             | 1           | NYSA     | MEDIUM       |             | 550.00                 |                                           |                          |            |               | 1,045.71             |           |
|                               | 2           | QJRU     | LARGE        |             | 1,000.00               |                                           |                          |            |               | 1,045.71             |           |
|                               | 3           | NYSA     | MEDIUM       |             | 550.00                 |                                           |                          |            |               | 1,045.71             |           |
|                               | 4           | QJRU     | LARGE        | YES         | 1,000.00               | 5,200.00                                  | 2,440.00                 | 3.00       | 7,320.00      | 1,045.71             | YES       |
|                               | 5           | QJRU     | MEDIUM       |             | 550.00                 |                                           |                          |            |               | 1,045.71             |           |
|                               | 6           | QJRU     | LARGE        |             | 1,000.00               |                                           |                          |            |               | 1,045.71             |           |
|                               | 7           | NYSA     | MEDIUM       |             | 550.00                 |                                           |                          |            |               | 1,045.71             |           |
| B                             | 8           | TWM      | LARGE        |             | 1,000.00               |                                           |                          |            |               | 1,040.50             |           |
|                               | 9           | GLTR     | LARGE        |             | 1,000.00               |                                           |                          |            |               | 1,040.50             |           |
|                               | 10          | TWM      | 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          | TWM      | LARGE        |             | 1,000.00               |                                           |                          |            |               | 1,040.50             |           |
|                               | 13          | GLTR     | LARGE        |             | 1,000.00               |                                           |                          |            |               | 1,040.50             |           |
|                               | 14          | ULAM     | LARGE        |             | 1,000.00               |                                           |                          |            |               | 1,009.00             |           |
| C                             | 15          | QUCO     | LARGE        | YES         | 1,000.00               | 3,000.00                                  | 1,009.00                 | 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       |
| E                             | 22          | JPCA     | MEDIUM       |             | 550.00                 |                                           |                          |            |               | 300.00               |           |
|                               | 23          | AMCA     | SMALL-MEDIUM | YES         | 450.00                 | 1,550.00                                  | 582.99                   | 3.00       | 1,748.97      | 300.00               | YES       |
| F                             | 25          | JPCA     | MEDIUM       |             | 550.00                 |                                           |                          |            |               | 300.00               |           |
|                               | 26          | PLOC     | LARGE        |             | 1,000.00               |                                           |                          |            |               | 1,019.73             |           |
| G                             | 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               |           |
| H                             | 30          | BENI     | MEDIUM       |             | 550.00                 |                                           |                          |            |               | 697.59               |           |
|                               | 31          | BENI     | MEDIUM       |             | 550.00                 |                                           |                          |            |               | 697.59               |           |
| I                             | 32          | BENI     | MEDIUM       |             | 550.00                 |                                           |                          |            |               | 697.59               |           |
|                               | 33          | MAGV     | SMALL-MEDIUM |             | 450.00                 |                                           |                          |            |               | 450.00               |           |
| J                             | 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               |           |
| K                             | 41          | COFL     | SMALL-MEDIUM |             | 450.00                 |                                           |                          |            |               | 450.00               |           |
|                               | 42          | COFL     | SMALL-MEDIUM |             | 450.00                 |                                           |                          |            |               | 450.00               |           |
| L                             | 44          | COFL     | SMALL-MEDIUM |             | 450.00                 |                                           |                          |            |               | 450.00               |           |
|                               | 45          | JPCA     | MEDIUM       |             | 550.00                 |                                           |                          |            |               | 300.00               |           |
| M                             | 36          | PLOC     | LARGE        |             | 1,000.00               |                                           |                          |            |               | 1,014.18             |           |
|                               | 37          | MAVI     | SMALL-MEDIUM |             | 450.00                 |                                           |                          |            |               | 450.00               |           |
| N                             | 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               |           |
| O                             | 43          | MAVI     | SMALL-MEDIUM |             | 450.00                 |                                           |                          |            |               | 450.00               |           |
|                               | 40          | COFL     | SMALL-MEDIUM | NO          | 600.00                 |                                           | 600.00                   | 3.00       | 603.15        | 603.15               | YES       |

REVISED

DATE

## NOT FOR CONSTRUCTION

### ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL  
2000 N 15TH STREET  
ARLINGTON, VA

PROJECION FILE: 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: XX  
DRAWN BY: XX  
CHECKED BY: XX

SCALE

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

PROJECT: SOILS PLAN - GROUND LEVEL+ PRIVATE COURTYARD

DATE: 04/17/2026

L300



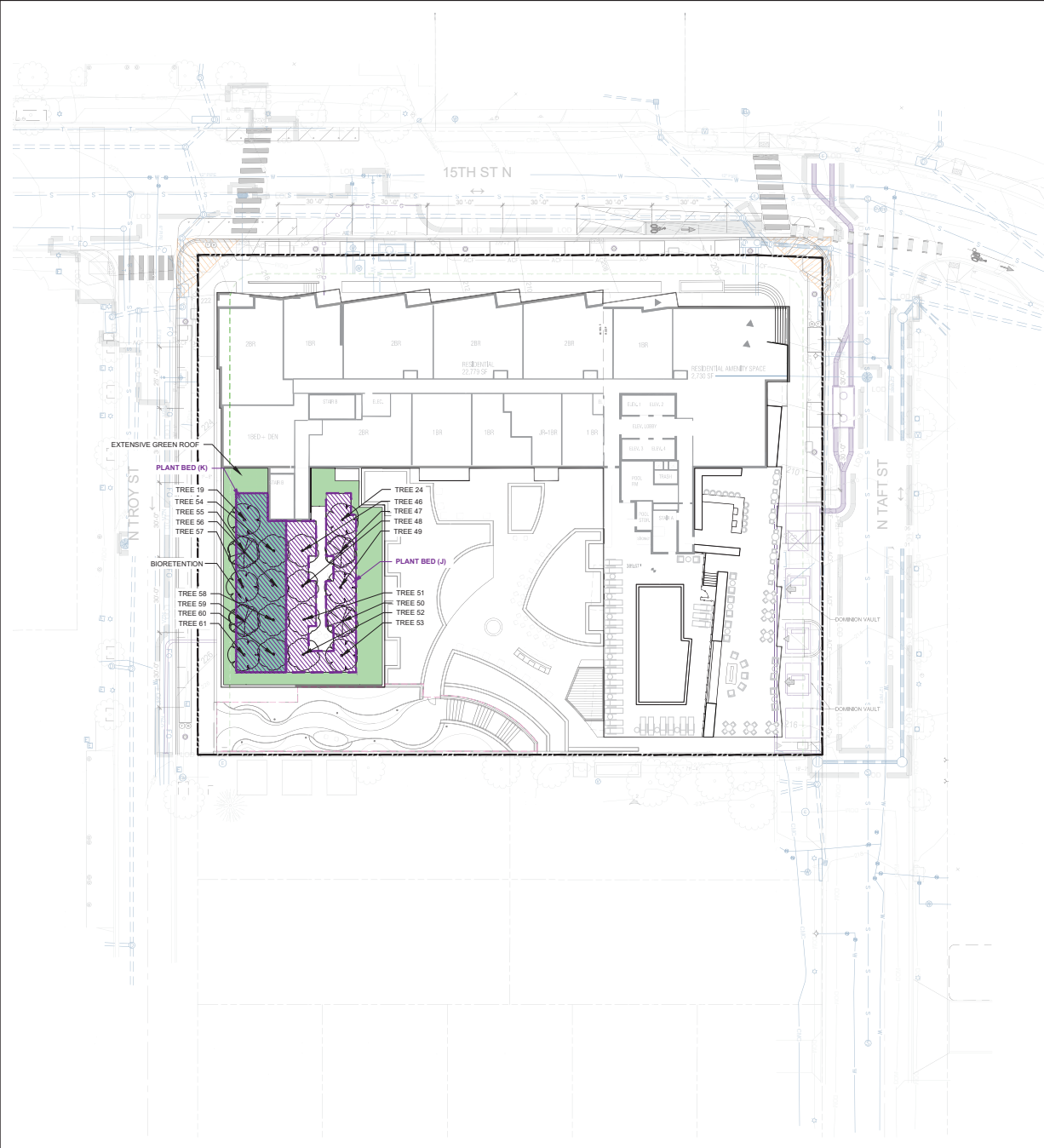
## SOIL LEGEND

|  |                                                                          |
|--|--------------------------------------------------------------------------|
|  | OPEN SOIL AT TREE WELL (80SF MIN. PER 2024 ARLINGTON LANDSCAPE STANDARD) |
|  | SOIL UNDER SUSPENDED SLAB                                                |
|  | PLANT BED                                                                |
|  | SOIL CELL                                                                |

### NOTE

- THIS PLAN IS ONLY REFERENCING SOILS FOR TREES.
- 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.
- REFER TO SHEET L300 FOR TREE SPECIES.
- PLANT BED FOR STREETSCAPE SOIL VOLUME FOLLOWS 2024 ARLINGTON COUNTY SOIL VOLUME CALCULATION GUIDE.
- TREES LOCATED 40+ FEET ABOVE FINISHED GRADE APPEAR WITHIN ARLINGTON COUNTY'S EXPERIMENTAL ROOFTOP TREE LIST.
- TREES SHOWN WITHIN BIORETENTION AREAS APPEAR ON ARLINGTON COUNTY'S BIORETENTION FACILITY TREE LIST.

| PLANT BED KEY | TREE NUMBER | SPECIES* | TREE SIZE    | SHARED SOIL | VOLUME REQUIRED (CUFT) | TOTAL VOLUME REQUIRED | PLANT BED SOIL AREA (SF) | DEPTH (FT) | VOLUME (CUFT) | SOIL PER TREE (CUFT) | COMPLIANT |
|---------------|-------------|----------|--------------|-------------|------------------------|-----------------------|--------------------------|------------|---------------|----------------------|-----------|
| 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 | YES         | 450.00                 | 4,050.00              | 1,407.27                 | 3.00       | 4,221.81      |                      | YES       |
|               | 49          | MAVI     | SMALL-MEDIUM |             | 450.00                 |                       |                          |            |               | 450.00               |           |
|               | 50          | CRVI     | SMALL-MEDIUM |             | 450.00                 |                       |                          |            |               | 450.00               |           |
| K             | 51          | AMAR     | SMALL-MEDIUM |             | 450.00                 |                       |                          |            |               | 450.00               |           |
|               | 52          | AMAR     | SMALL-MEDIUM |             | 450.00                 |                       |                          |            |               | 450.00               |           |
|               | 53          | MAVI     | SMALL-MEDIUM |             | 450.00                 |                       |                          |            |               | 450.00               |           |
|               | 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 | YES         | 450.00                 | 4,050.00              | 1,352.62                 | 3.00       | 4,057.86      |                      | YES       |
|               | 57          | MAVI     | SMALL-MEDIUM |             | 450.00                 |                       |                          |            |               | 450.00               |           |
|               | 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               |           |



## NOT FOR CONSTRUCTION

## ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL  
2000 N 15TH STREET  
ARLINGTON, VA

2025026

### REVISION / ISSUANCE

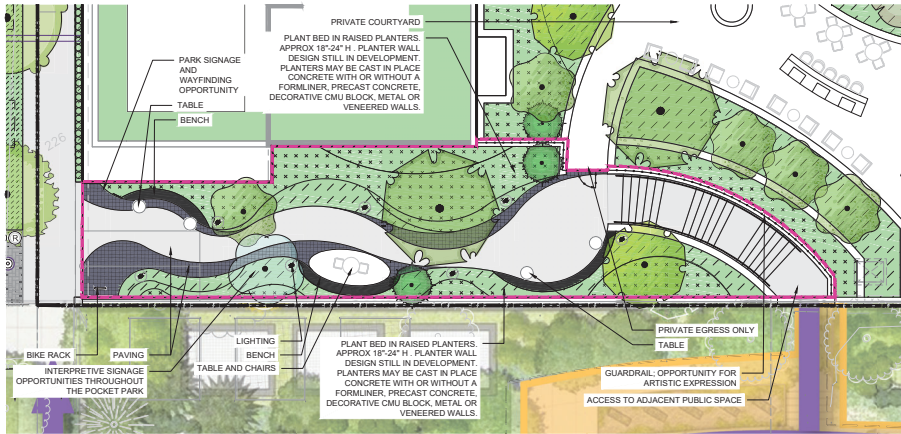
| NO. | DESCRIPTION      | DATE       |
|-----|------------------|------------|
| 1   | 4.1 SUBMISSION   | 05/30/2025 |
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| 4   | 4.1 RESUBMISSION | 02/16/2026 |
| 5   | 4.1 RESUBMISSION | 04/17/2026 |

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

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

SOILS PLAN - ROOFTOP TERRACES

L301



1 POCKET PARK PLAN VIEW  
L400 PLAN

1" = 10'



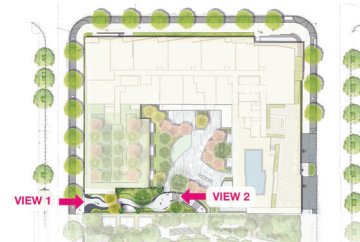
2 POCKET PARK PERSPECTIVE VIEWS  
L400 PERSPECTIVE

### 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 soil. 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.

#### BIPHILIC DESIGN ELEMENTS

- Inspired by natural landmarks and topographic contours
- Curvilinear walls and sculpted planters.
- Organic pathways meander through the park.
- Earth toned forms and colors.
- Native and adaptive plant materials to create a sensory experience and seasonal vibrancy.
- Opportunities for pollinator plants.
- Lighting inspired by the stars.



### PUBLIC PARK DESIGN NARRATIVE:

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

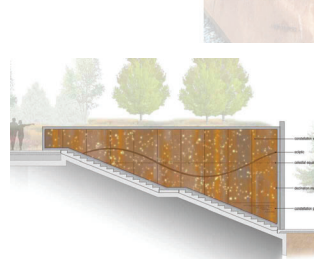
ON NORTH TAFT STREET, A DECORATIVE METAL MURAL ADORNES THE WALL AND ACTIVATES ONE'S EXPERIENCE AS THEY ASCEND AND DESCEND A GRAND STAIRWAY. THE DESIGN DOES WELL TO OPTIMIZE THE POTENTIAL OF CREATING A UNIQUE EXPERIENCE IN A LIMITED SPACE. THIS IS THROUGH THE INTEGRATION OF ART, STORY, LIGHTING, AND THOUGHTFUL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

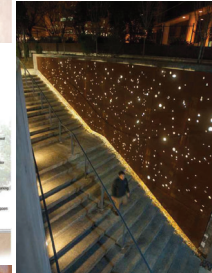
POCKETS OF SEATING PROVIDE AREAS OF RESPIRE FOR VISITORS TO APPRECIATE THE SETTING. OPPORTUNITIES FOR WAYFINDING, INTERPRETIVE SIGNAGE, AND ARTISTIC EXPRESSION CAN BE INCORPORATED THROUGHOUT.

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.

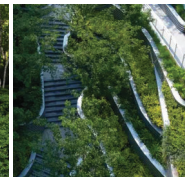
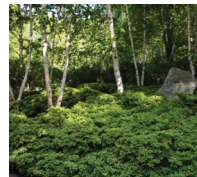
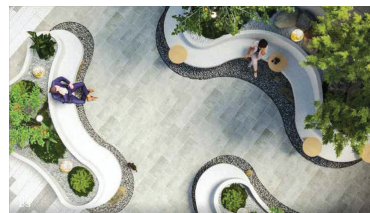
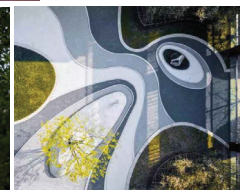
BE HUMBLE FOR YOU ARE  
MADE OF EARTH.  
BE NOBLE FOR YOU ARE MADE OF  
STARS.



### THE CELESTIAL STORY conveyed on N Taft St...



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



3 PRECEDENT IMAGES  
L400

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.

REV 01

REV 02

### NOT FOR CONSTRUCTION

### ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL  
2000 N 15TH STREET  
ARLINGTON, VA

PROJECT NUMBER: 2025026

#### REVISION / ISSUANCE

| NO. | DESCRIPTION      | DATE       |
|-----|------------------|------------|
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| 4   | 4.1 RESUBMISSION | 02/18/2026 |
| 5   | 4.1 RESUBMISSION | 04/17/2026 |

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

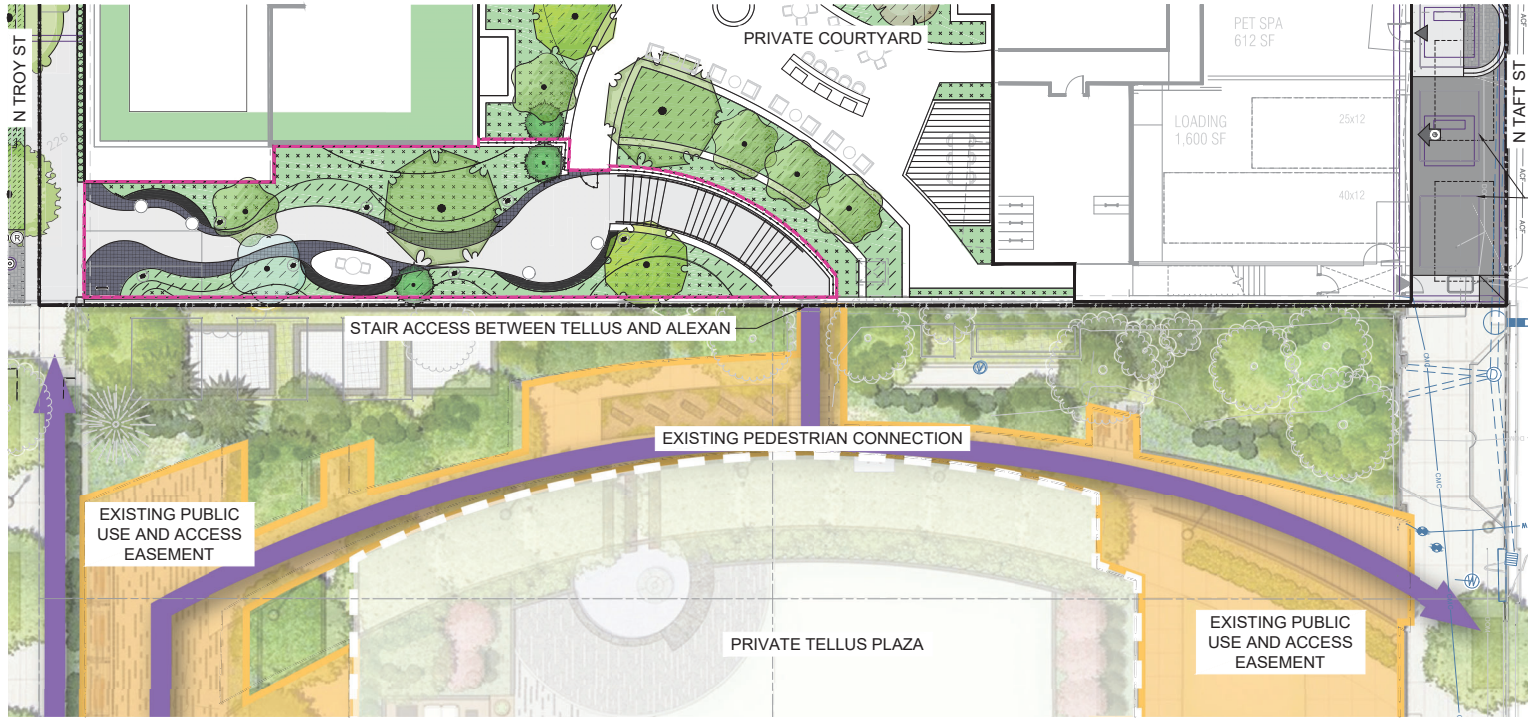
VERT: N/A  
HORIZ: AS NOTED

#### PUBLIC PARK DESIGN & NARRATIVE

REV 01

L400





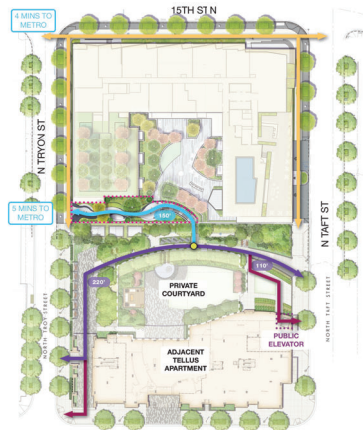
**1** PARK NETWORK PLAN VIEW  
L401 PLAN

1" = 10'

**Public Open Space Circulation Diagram**

- STREETSCAPE CIRCULATION
- ADDITIONAL PROPOSED PUBLIC OPEN SPACE CIRCULATION
- EXISTING PUBLIC OPEN SPACE CIRCULATION
- ADA CONNECTION
- NEW PUBLIC OPEN SPACE

1" = 40'  
0 20' 40' 80'



**NOT FOR CONSTRUCTION**

**ALEXAN COURT HOUSE**

TRAMMELL CROW RESIDENTIAL  
2000 N 15TH STREET  
ARLINGTON, VA

2025026

REVISION / ISSUANCE

| NO. | DESCRIPTION      | DATE       |
|-----|------------------|------------|
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| 4   | 4.1 RESUBMISSION | 02/18/2026 |
| 5   | 4.1 RESUBMISSION | 04/17/2026 |

DESIGNED BY: RG, GOC  
DRAWN BY: JC  
CHECKED BY: RG

VERT: N/A  
HORZ: AS NOTED

PUBLIC PARK CONNECTION

L401





Landscape Plan Notes and Details

LANDSCAPE AND PLANTING NOTES

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

ARLINGTON COUNTY LANDSCAPE STANDARDS REFERENCE GUIDE | PG. 44



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 Services Bicycle Parking Standards](#)

[Department of Environmental Services 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

ARLINGTON COUNTY LANDSCAPE STANDARDS REFERENCE GUIDE | PG. 47



Landscape Plan Notes and Details

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

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Landscape Plan Notes and Details

LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM

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

ARLINGTON COUNTY LANDSCAPE STANDARDS REFERENCE GUIDE | PG. 46

REVISED

DATE

NOT FOR CONSTRUCTION

PROJECT

ALEXAN COURT HOUSE

TRAMMELL CROW RESIDENTIAL  
2000 N 15TH STREET  
ARLINGTON, VA

PROJECT NUMBER: 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: KJ, GDC  
DRAWN BY: JC  
CHECKED BY: KJ

SCALE: NONE

VERT: N/A  
HORIZ: N/A

SHEET TITLE

PLANTING NOTES

SHEET NUMBER

L410



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 STREETScape PAVING  
L500 PICTORIALS

NTS

REVISED

DATE

NOT FOR  
CONSTRUCTION  
PROJECT  
ALEXAN COURT  
HOUSE

TRAMMELL CROW RESIDENTIAL  
2000 N 15TH STREET  
ARLINGTON, VA

PROPOSED 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: RG, GDC  
DRAWN BY: JC  
CHECKED BY: RG

SCALE: AS SHOWN

VERT: N/A  
HORZ: AS NOTED

SHEET TITLE  
DETAILS - HARDSCAPE

SHEET NUMBER  
L500





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.



**L600** FOR TREE PLANTING PITS IN RIGHT-OF-WAY & ADJACENT TO PAVING  
329300.3A (2020)

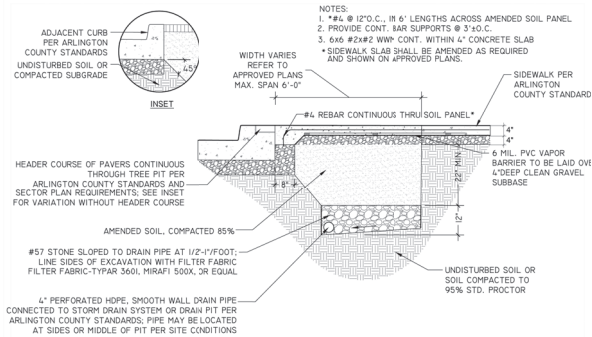


**L600** FOR TREE PLANTING PITS IN RIGHT-OF-WAY & ADJACENT TO PAVING  
329300.3B (2020)



**L600** FOR TREES PLANTED IN RIGHT-OF-WAY  
329300.5 (2020)

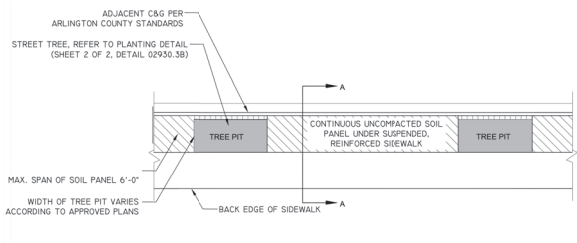




### 1 CONTINUOUS SOIL PANEL (A)

SECTION  
329300.IIA (2016) (02930.IIA)

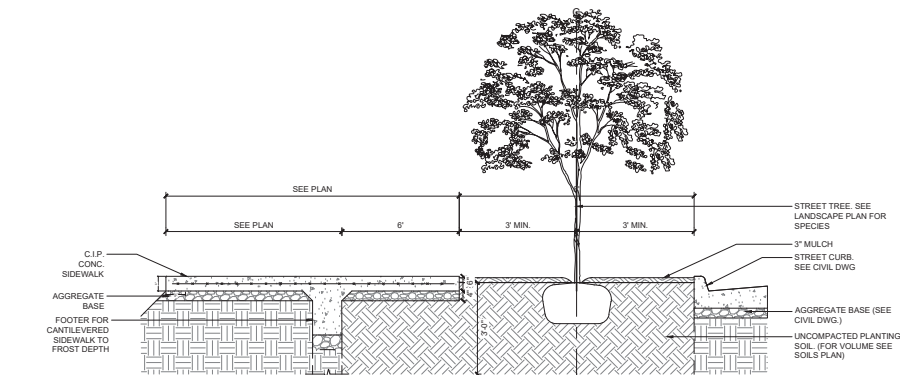
NOT TO SCALE



### 2 CONTINUOUS SOIL PANEL (B)

PLAN  
329300.IIB (2016) (02930.IIB)

NOT TO SCALE



### 3 CONTINUOUS TREE VERGE AND SIDEWALK

SECTION

1/2" = 1'-0"

REVISED

REVISED

**NOT FOR CONSTRUCTION**

PROJECT

**ALEXAN COURT HOUSE**

TRAMMELL CROW RESIDENTIAL  
2000 N 15TH STREET  
ARLINGTON, VA

2025028

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

VERT: N/A  
HORIZ: AS NOTED

DETAILS - PLANTING

1/2" = 1'-0"

L601