

## PLANTING NOTES:

- ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
- ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
- CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
- ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDESIGN PRIOR TO PURCHASE.
- SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDESIGN PRIOR TO INSTALLING. LANDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
- SHRUB/GROUND COVER BEDS SHALL BE STAKED FOR REVIEW BY LANDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
- LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND/OR REMOVED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
- TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E. SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
- ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUND COVER ZONES AND 36" FOR TREE PITS.
- AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUND COVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
- IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
- LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

## PLANTERS/POTS/SEASONAL PLANTING NOTES:

- SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
- A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
- PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DIRTY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
- WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
- IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
- CONTACT LANDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
- ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
- AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
- SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

## IRRIGATION NOTES:

- A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
- ALL PLANTING BEDS/ SHRUB AND GROUND COVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
- ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
- IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
- PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

## MATERIALS + PAVING NOTES:

- ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
  - PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
  - PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
- THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE..
- CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
  - DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
- CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
  - MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
  - AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
  - SLUMP: 3 TO 5 INCHES
  - AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
- CONCRETE THICKNESS:
  - PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
  - ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
- CONCRETE REINFORCING:
  - 4" THICK PAVING: #3's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
  - 6" THICK PAVING: #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
  - 8" THICK PAVING: #5's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
  - ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
  - ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
- CONTROL JOINTS (TROWEL OR SAW CUT)
  - TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8" OF CONCRETE THICKNESS.
  - SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
  - SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
  - SAWN JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLAC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
- EXPANSION JOINTS
  - PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
  - PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
  - CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
- ALL CONSTRUCTION JOINTS SHALL BE SAWN. CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
- CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
- BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
- PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.

## ACCESSIBILITY NOTES:

- MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
- MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
- ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
- ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDESIGN.

## GENERAL NOTES:

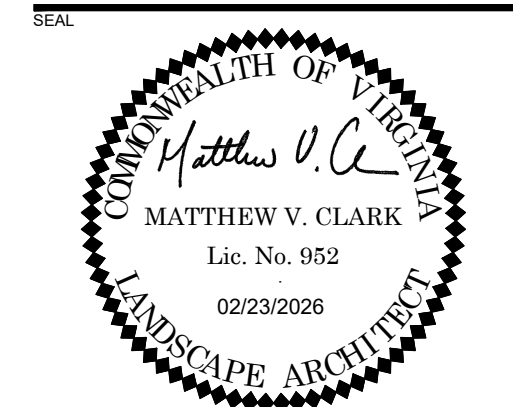
- BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: VIKI VIRGINIA, LLC
- ARCHITECTURAL INFORMATION IS FROM PLANS BY: DCS DESIGN.
- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDESIGN OF ANY DISCREPANCIES.
- DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDESIGN IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
- CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDED BY LANDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDESIGN PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDESIGN SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
- CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
- ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

## LAYOUT NOTES:

- ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE ARLINGTON COUNTY STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
- ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
- ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
- ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
- BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY VIKI VIRGINIA. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
- BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
- PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
- JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
- FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
- CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
- ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
- IN NO CASE SHALL A CUT PAVES BE LESS THAN 1/3 FULL PAVES SIZE.
- PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVES FIELDS, VERIFY ACTUAL PAVES SIZES AND LAYOUT OF THE PAVES FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVES SIZES. NOTIFY LANDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

## GRADING NOTES:

- STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
- WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDESIGN OF ANY DISCREPANCIES.
- ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
- REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.
- ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
- CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
- CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
- REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
- DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
- GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
- GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.



PROJECT

## 3130 LANGSTON BOULEVARD

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDESIGN PROJ.# 2024074

## REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN SUBMISSION	08/09/2024
2	4.1 SITE PLAN RESUBMISSION	10/29/2024
3	4.1 SITE PLAN RESUBMISSION	03/14/2025
4	4.1 SITE PLAN RESUBMISSION	06/13/2025
5	4.1 SITE PLAN RESUBMISSION	11/21/2025
6	4.1 SITE PLAN RESUBMISSION	02/23/2026

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

SCALE: NORTH (VCS 8)

VERT: N/A  
HORZ:

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

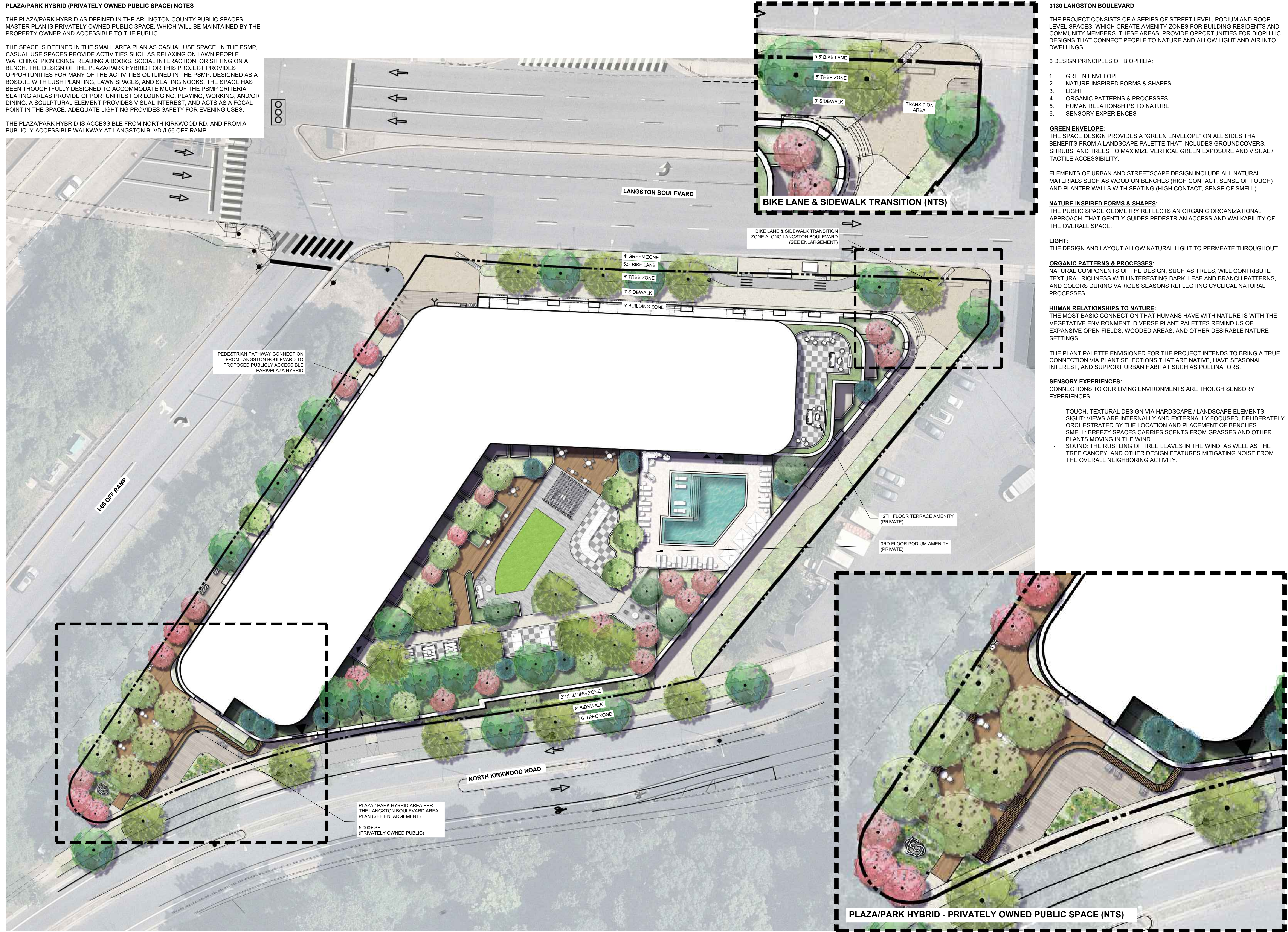
L-001

**PLAZA/PARK HYBRID (PRIVATELY OWNED PUBLIC SPACE) NOTES**

THE PLAZA/PARK HYBRID AS DEFINED IN THE ARLINGTON COUNTY PUBLIC SPACES MASTER PLAN IS PRIVATELY OWNED PUBLIC SPACE, WHICH WILL BE MAINTAINED BY THE PROPERTY OWNER AND ACCESSIBLE TO THE PUBLIC.

THE SPACE IS DEFINED IN THE SMALL AREA PLAN AS CASUAL USE SPACE. IN THE PSMP, CASUAL USE SPACES PROVIDE ACTIVITIES SUCH AS RELAXING ON LAWN, PEOPLE WATCHING, PICNICKING, READING A BOOKS, SOCIAL INTERACTION, OR SITTING ON A BENCH. THE DESIGN OF THE PLAZA/PARK HYBRID FOR THIS PROJECT PROVIDES OPPORTUNITIES FOR MANY OF THE ACTIVITIES OUTLINED IN THE PSMP. DESIGNED AS A BOSQUE WITH LUSH PLANTING, LAWN SPACES, AND SEATING NOOKS, THE SPACE HAS BEEN THOUGHTFULLY DESIGNED TO ACCOMMODATE MUCH OF THE PSMP CRITERIA. SEATING AREAS PROVIDE OPPORTUNITIES FOR LOUNGING, PLAYING, WORKING, AND/OR DINING. A SCULPTURAL ELEMENT PROVIDES VISUAL INTEREST, AND ACTS AS A FOCAL POINT IN THE SPACE. ADEQUATE LIGHTING PROVIDES SAFETY FOR EVENING USES.

THE PLAZA/PARK HYBRID IS ACCESSIBLE FROM NORTH KIRKWOOD RD. AND FROM A PUBLICLY-ACCESSIBLE WALKWAY AT LANGSTON BLVD./I-66 OFF-RAMP.



**3130 LANGSTON BOULEVARD**

THE PROJECT CONSISTS OF A SERIES OF STREET LEVEL, PODIUM AND ROOF LEVEL SPACES, WHICH CREATE AMENITY ZONES FOR BUILDING RESIDENTS AND COMMUNITY MEMBERS. THESE AREAS PROVIDE OPPORTUNITIES FOR BIOPHILIC DESIGNS THAT CONNECT PEOPLE TO NATURE AND ALLOW LIGHT AND AIR INTO DWELLINGS.

**6 DESIGN PRINCIPLES OF BIOPHILIA:**

1. GREEN ENVELOPE
2. NATURE-INSPIRED FORMS & SHAPES
3. LIGHT
4. ORGANIC PATTERNS & PROCESSES
5. HUMAN RELATIONSHIPS TO NATURE
6. SENSORY EXPERIENCES

**GREEN ENVELOPE:**

THE SPACE DESIGN PROVIDES A "GREEN ENVELOPE" ON ALL SIDES THAT BENEFITS FROM A LANDSCAPE PALETTE THAT INCLUDES GROUNDCOVERS, SHRUBS, AND TREES TO MAXIMIZE VERTICAL GREEN EXPOSURE AND VISUAL / TACTILE ACCESSIBILITY.

ELEMENTS OF URBAN AND STREETSCAPE DESIGN INCLUDE ALL NATURAL MATERIALS SUCH AS WOOD ON BENCHES (HIGH CONTACT, SENSE OF TOUCH) AND PLANTER WALLS WITH SEATING (HIGH CONTACT, SENSE OF SMELL).

**NATURE-INSPIRED FORMS & SHAPES:**

THE PUBLIC SPACE GEOMETRY REFLECTS AN ORGANIC ORGANIZATIONAL APPROACH, THAT GENTLY GUIDES PEDESTRIAN ACCESS AND WALKABILITY OF THE OVERALL SPACE.

**LIGHT:**

THE DESIGN AND LAYOUT ALLOW NATURAL LIGHT TO PERMEATE THROUGHOUT.

**ORGANIC PATTERNS & PROCESSES:**

NATURAL COMPONENTS OF THE DESIGN, SUCH AS TREES, WILL CONTRIBUTE TEXTURAL RICHNESS WITH INTERESTING BARK, LEAF AND BRANCH PATTERNS, AND COLORS DURING VARIOUS SEASONS REFLECTING CYCLICAL NATURAL PROCESSES.

**HUMAN RELATIONSHIPS TO NATURE:**

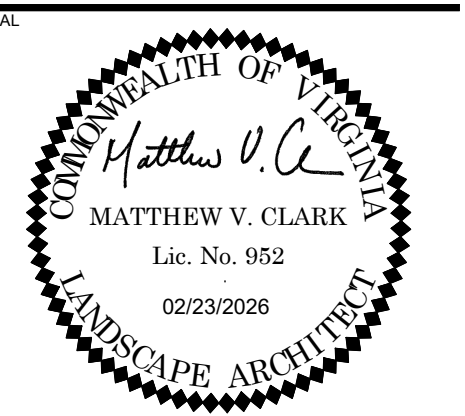
THE MOST BASIC CONNECTION THAT HUMANS HAVE WITH NATURE IS WITH THE VEGETATIVE ENVIRONMENT. DIVERSE PLANT PALETTES REMIND US OF EXPANSIVE OPEN FIELDS, WOODED AREAS, AND OTHER DESIRABLE NATURE SETTINGS.

THE PLANT PALETTE ENVISIONED FOR THE PROJECT INTENDS TO BRING A TRUE CONNECTION VIA PLANT SELECTIONS THAT ARE NATIVE, HAVE SEASONAL INTEREST, AND SUPPORT URBAN HABITAT SUCH AS POLLINATORS.

**SENSORY EXPERIENCES:**

CONNECTIONS TO OUR LIVING ENVIRONMENTS ARE THROUGH SENSORY EXPERIENCES

- TOUCH: TEXTURAL DESIGN VIA HARDSCAPE / LANDSCAPE ELEMENTS.
- SIGHT: VIEWS ARE INTERNALLY AND EXTERNALLY FOCUSED, DELIBERATELY ORCHESTRATED BY THE LOCATION AND PLACEMENT OF BENCHES.
- SMELL: BREEZY SPACES CARRIES SCENTS FROM GRASSES AND OTHER PLANTS MOVING IN THE WIND.
- SOUND: THE RUSTLING OF TREE LEAVES IN THE WIND, AS WELL AS THE TREE CANOPY, AND OTHER DESIGN FEATURES MITIGATING NOISE FROM THE OVERALL NEIGHBORING ACTIVITY.



**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ.# 2024074

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN SUBMISSION	08/09/2024
2	4.1 SITE PLAN RESUBMISSION	10/29/2024
3	4.1 SITE PLAN RESUBMISSION	03/14/2025
4	4.1 SITE PLAN RESUBMISSION	06/13/2025
5	4.1 SITE PLAN RESUBMISSION	11/21/2025
6	4.1 SITE PLAN RESUBMISSION	02/23/2026

DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (NCS 83)

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

SHEET TITLE

ILLUSTRATIVE PLAN

SHEET NUMBER

L-100

REFERENCE NOTES SCHEDULE

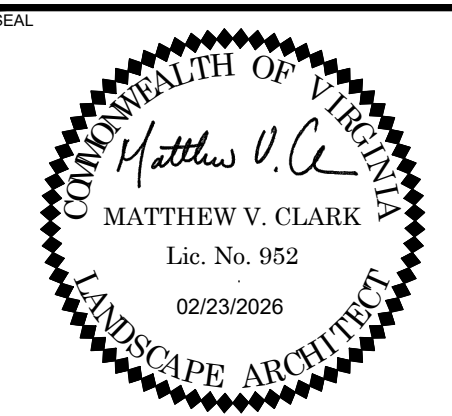
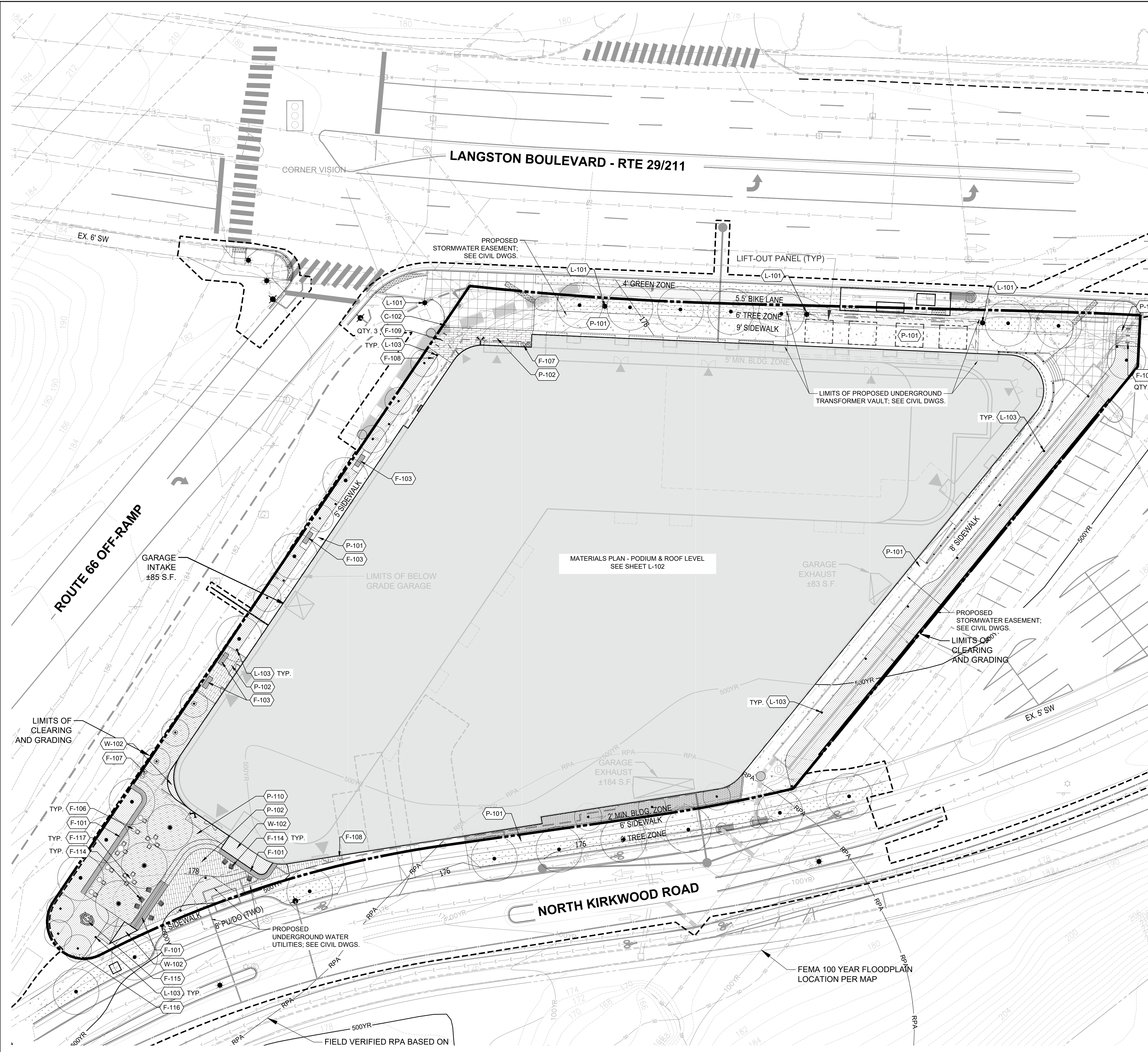
CODE	DESCRIPTION	DETAIL
<b>CUSTOM</b>		
C-102	WAYFINDING SIGNAGE	2/L-541
<b>FURNISHINGS</b>		
F-101	BENCH - TYPE 1	1/L-511
F-103	BENCH - TYPE 3	3/L-511
F-106	GAME TABLE AND CHAIRS	9/L-511
F-107	TRASH + RECYCLING	1/L-512
F-108	PET WASTE STATION	4/L-512
F-109	BIKE RACK	3/L-512
F-114	LOUNGE CHAIRS	7/L-511
F-115	SCULPTURAL ELEMENT	5/L-512
F-116	BIKE REPAIR STATION	6/L-512
F-117	DINING TABLE AND CHAIRS	8/L-511
<b>LIGHTING &amp; ELECTRICAL</b>		
L-101	STREETLIGHT - COUNTY STANDARD	1/L-521
L-103	PATH LIGHT	5/L-513
<b>PAVING &amp; CURBS</b>		
P-101	CONCRETE PAVING	1/L-501
P-102	UNIT PAVERS - TYPE 1	2/L-501
P-110	DECKING	9/L-501
<b>WALLS &amp; STAIRS</b>		
W-102	METAL PLANTER WALL	2/L-531

**LEGEND**

	PLANT BED
	BIORETENTION PLANT BED
	LAWN

**UTILITY LEGEND**

EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	---
EXISTING STORM DRAIN	---
EXISTING OVERHEAD ELECTRIC	OHW OHW
EXISTING DOMINION ELECTRIC	DE DE DE
EXISTING ELECTRIC	---
EXISTING PHONE	---
EXISTING VERIZON FIBER OPTIC	VZTFO VZTFO
EXISTING WATER MAIN	W W W
EXISTING WATER	AWW AWW
EXISTING NATURAL GAS	WGL WGL
EXISTING GAS	G G G
EXISTING UNIDENTIFIED UTILITY LINE	UK UK UK
PROPOSED WATER MAIN	---
PROPOSED WATER METER CLEAR ZONE	---
PROPOSED STORM SEWER	---



**3130 LANGSTON BOULEVARD**

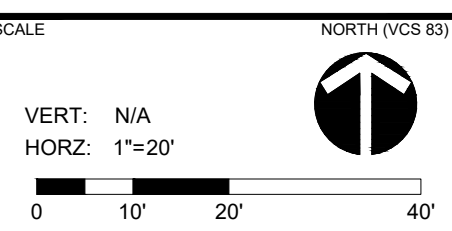
ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ.# 2024074

**REVISION / ISSUANCE**

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5	4.1 SITE PLAN RESUBMISSION	11/21/2025
6	4.1 SITE PLAN RESUBMISSION	02/23/2026

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



SHEET TITLE  
**MATERIALS PLAN - GROUND LEVEL**

SHEET NUMBER  
**L-101**

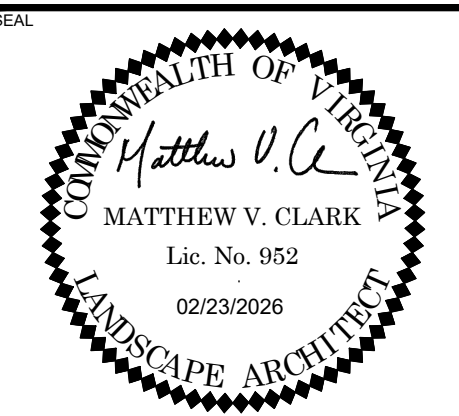
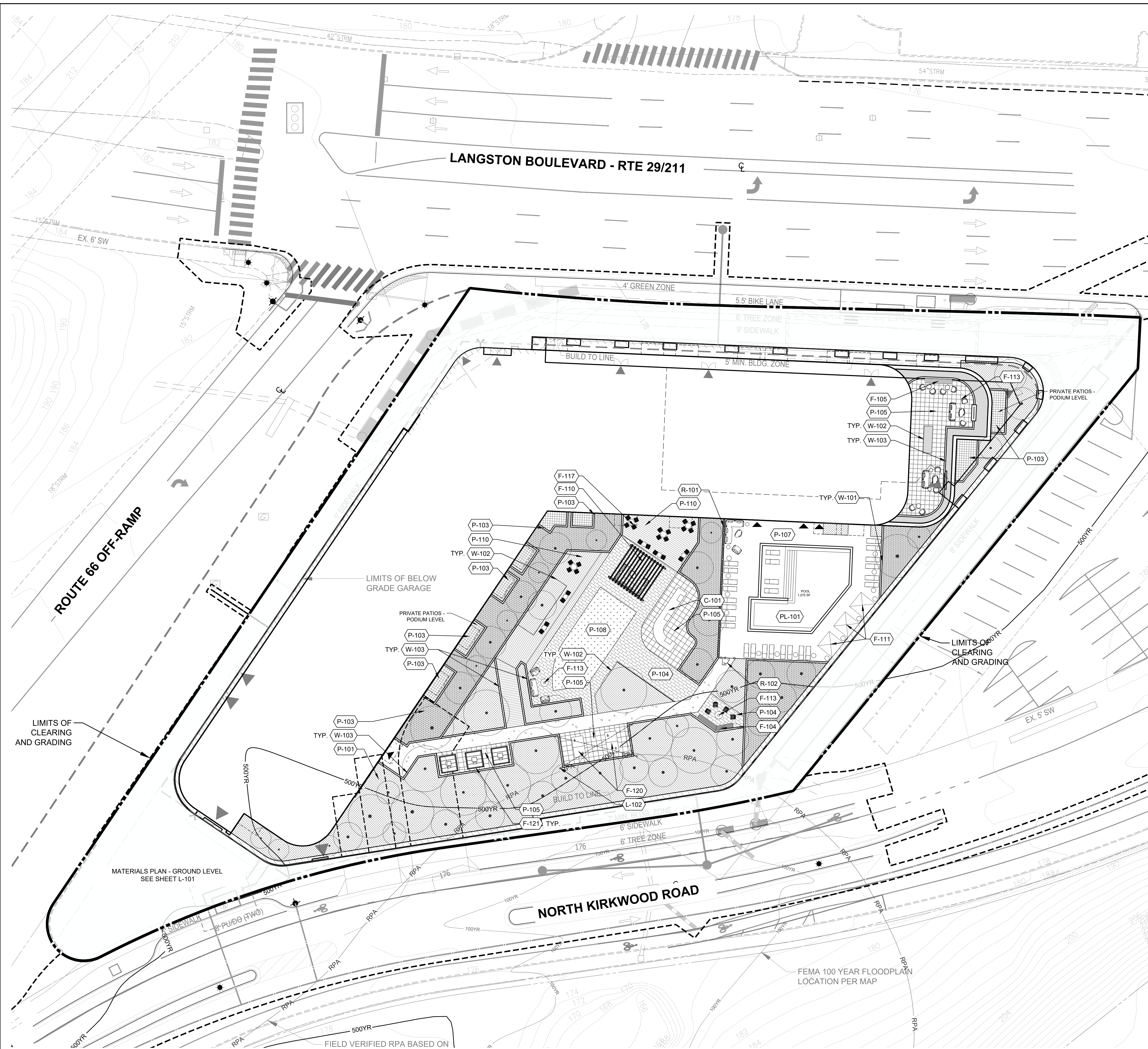
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
<b>CUSTOM</b>		
C-101	GRILL STATION	1/L-541
<b>FURNISHINGS</b>		
F-104	BENCH - TYPE 4	4/L-511
F-105	BENCH - TYPE 5	5/L-511
F-110	SHADE STRUCTURE - TYPE 1	1/L-513
F-111	SHADE STRUCTURE - TYPE 2	2/L-513
F-113	FIRE ELEMENT	2/L-512
F-117	DINING TABLE AND CHAIRS	8/L-511
F-120	OUTDOOR GAME TABLE	7/L-512
F-121	WORK POD	8/L-512
<b>LIGHTING &amp; ELECTRICAL</b>		
L-102	STRING LIGHTS	4/L-513
<b>PAVING &amp; CURBS</b>		
P-101	CONCRETE PAVING	1/L-501
P-103	UNIT PAVERS - TYPE 2	3/L-501
P-104	UNIT PAVERS - TYPE 3	4/L-501
P-105	UNIT PAVERS - TYPE 4	5/L-501
P-107	POOL DECK	7/L-501
P-108	SYNTHETIC LAWN	8/L-501
P-110	DECKING	9/L-501
<b>POOL</b>		
PL-101	POOL	1
<b>RAILINGS &amp; FENCES</b>		
R-101	FENCE - TYPE 1	1/L-551
R-102	GATE - TYPE 1	2/L-551
<b>WALLS &amp; STAIRS</b>		
W-101	BIORETENTION WALL	1/L-531
W-102	METAL PLANTER WALL	2/L-531
W-103	PLANTER WALL	4/L-531

LEGEND

- PLANT BED
- BIORETENTION PLANT BED
- LAWN

NOTE: UNREFERENCED MOVEABLE FURNISHINGS FOR REFERENCE ONLY. SITE FURNISHINGS TO BE FINALIZED AT TIME OF CONSTRUCTION.



3130 LANGSTON BOULEVARD

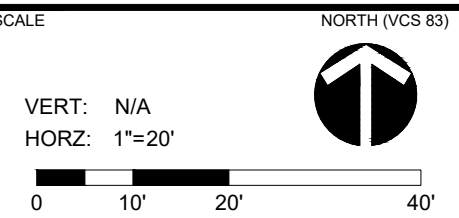
ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ.# 2024074

REVISION / ISSUANCE

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5	4.1 SITE PLAN RESUBMISSION	11/21/2025
6	4.1 SITE PLAN RESUBMISSION	02/23/2026

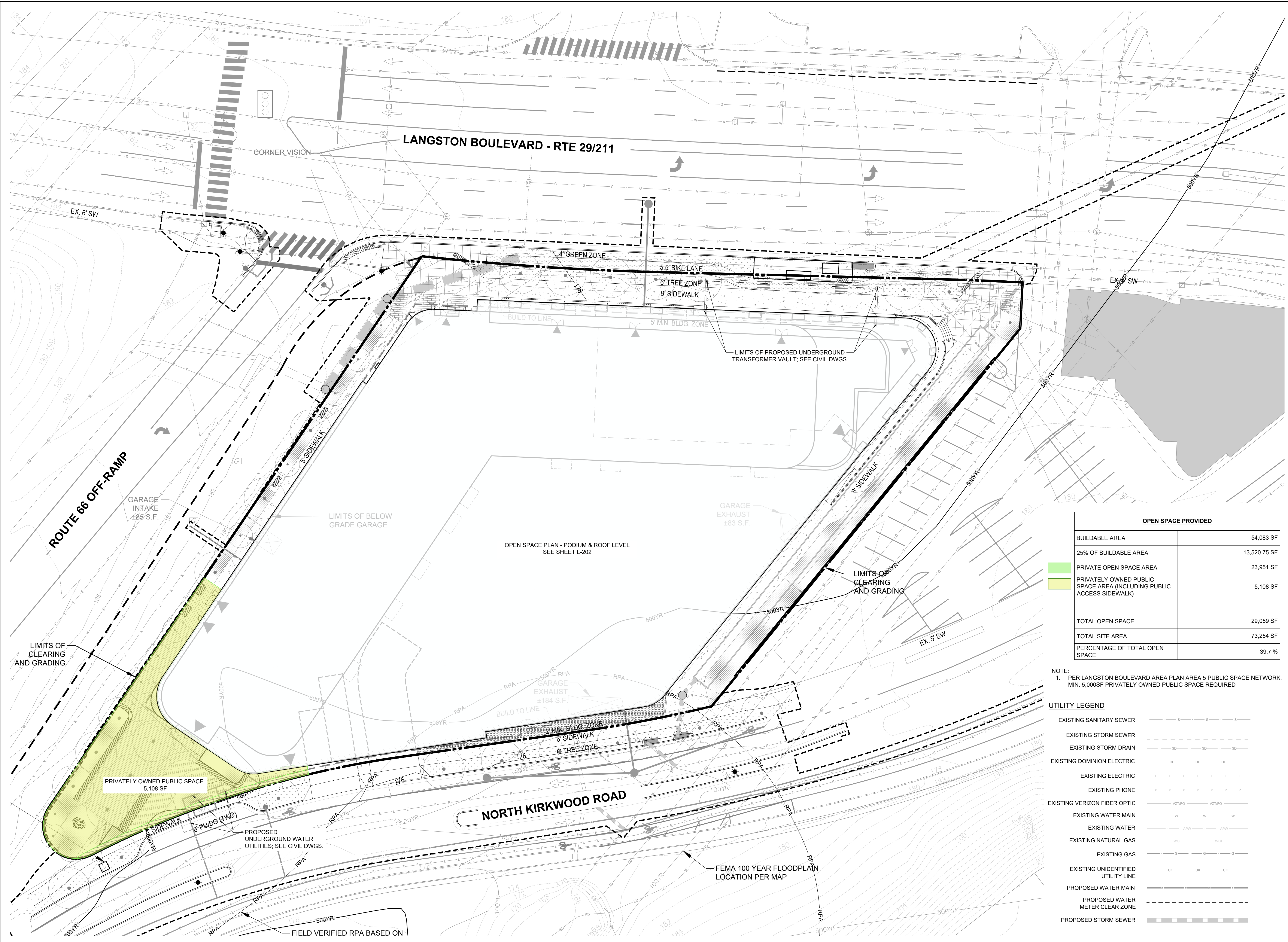
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DRAWN BY: JM  
CHECKED BY: AC



MATERIALS PLAN - PODIUM & ROOF LEVEL

SHEET NUMBER

L-102

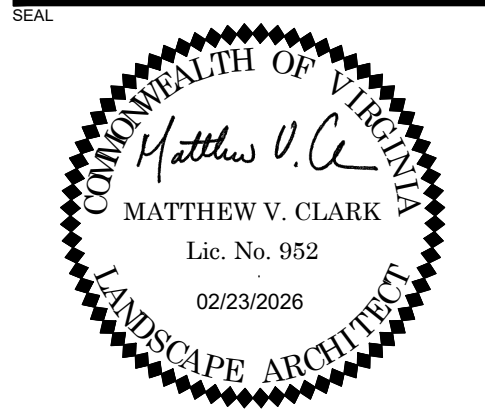


OPEN SPACE PROVIDED	
BUILDABLE AREA	54,083 SF
25% OF BUILDABLE AREA	13,520.75 SF
PRIVATE OPEN SPACE AREA	23,951 SF
PRIVATELY OWNED PUBLIC SPACE AREA (INCLUDING PUBLIC ACCESS SIDEWALK)	5,108 SF
TOTAL OPEN SPACE	29,059 SF
TOTAL SITE AREA	73,254 SF
PERCENTAGE OF TOTAL OPEN SPACE	39.7 %

NOTE:  
1. PER LANGSTON BOULEVARD AREA PLAN AREA 5 PUBLIC SPACE NETWORK, MIN. 5,000SF PRIVATELY OWNED PUBLIC SPACE REQUIRED

UTILITY LEGEND

EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	---
EXISTING STORM DRAIN	---
EXISTING DOMINION ELECTRIC	---
EXISTING ELECTRIC	---
EXISTING PHONE	---
EXISTING VERIZON FIBER OPTIC	---
EXISTING WATER MAIN	---
EXISTING WATER	---
EXISTING NATURAL GAS	---
EXISTING GAS	---
EXISTING UNIDENTIFIED UTILITY LINE	---
PROPOSED WATER MAIN	---
PROPOSED WATER METER CLEAR ZONE	---
PROPOSED STORM SEWER	---



**3130 LANGSTON BOULEVARD**  
ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

REVISION / ISSUANCE

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6	4.1 SITE PLAN RESUBMISSION	02/23/2026

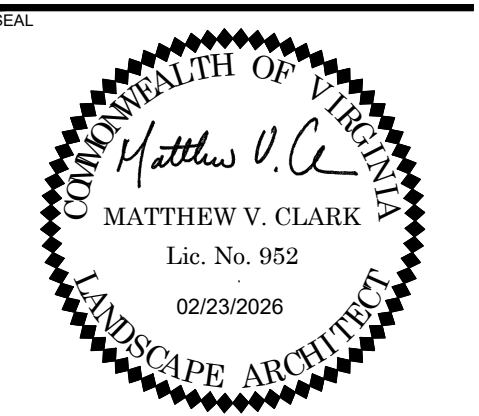
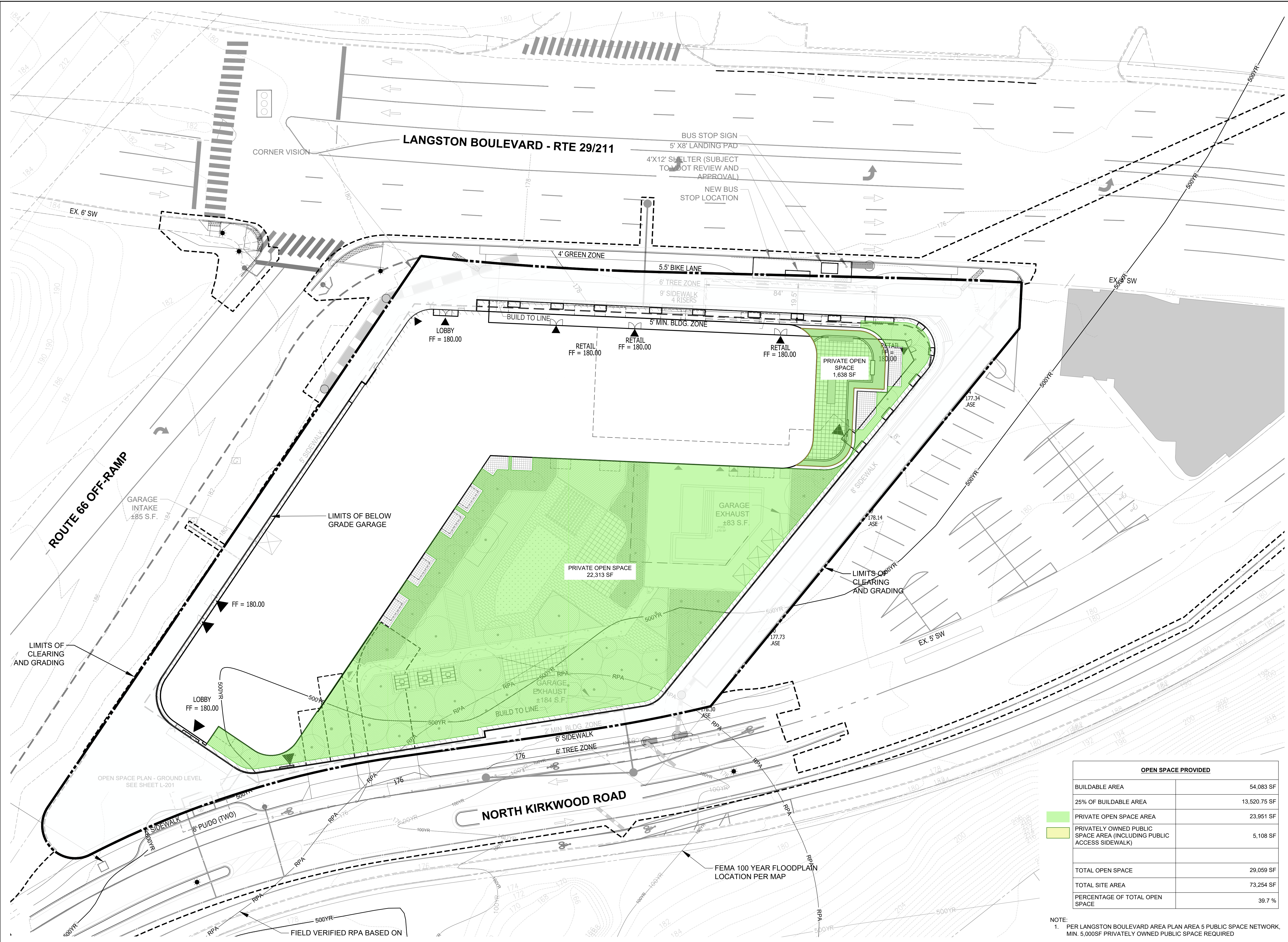
DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (VCB 83)

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

SHEET TITLE  
**OPEN SPACE PLAN - GROUND LEVEL**

SHEET NUMBER  
**L-201**



**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ.# 2024074

**REVISION / ISSUANCE**

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6	4.1 SITE PLAN RESUBMISSION	02/23/2026

DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (NCS 83)

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

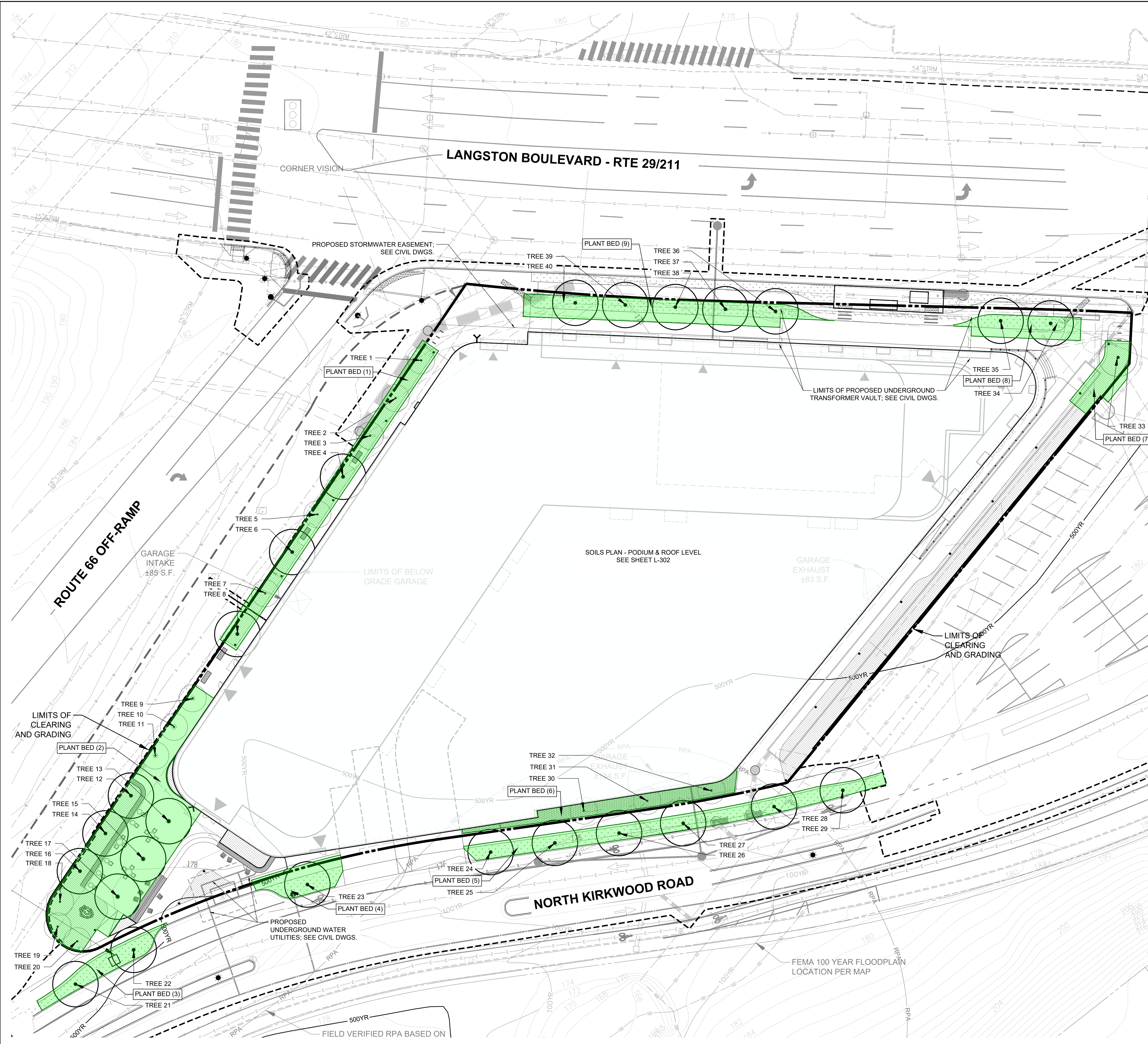
SHEET TITLE  
**OPEN SPACE PLAN - PODIUM & ROOF LEVEL**

SHEET NUMBER

**L-202**

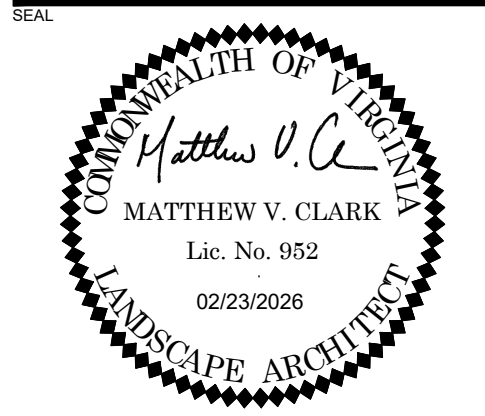
OPEN SPACE PROVIDED	
BUILDABLE AREA	54,083 SF
25% OF BUILDABLE AREA	13,520.75 SF
PRIVATE OPEN SPACE AREA	23,951 SF
PRIVATELY OWNED PUBLIC SPACE AREA (INCLUDING PUBLIC ACCESS SIDEWALK)	5,108 SF
<b>TOTAL OPEN SPACE</b>	<b>29,059 SF</b>
<b>TOTAL SITE AREA</b>	<b>73,254 SF</b>
<b>PERCENTAGE OF TOTAL OPEN SPACE</b>	<b>39.7 %</b>

NOTE:  
1. PER LANGSTON BOULEVARD AREA PLAN AREA 5 PUBLIC SPACE NETWORK, MIN. 5,000SF PRIVATELY OWNED PUBLIC SPACE REQUIRED



**LEGEND**

- PLANT BED
- BIORETENTION PLANT BED
- EXTENTS OF SOIL PANEL  
AREA OUTSIDE 6' WIDTH OR UNDER HARDSCAPE TO HAVE UNCOMPACTED SOIL OR SOIL EXPANSION TECHNOLOGIES. SEE L-303



**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ.# 2024074

**REVISION / ISSUANCE**

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5	4.1 SITE PLAN RESUBMISSION	11/21/2025
6	4.1 SITE PLAN RESUBMISSION	02/23/2026

**UTILITY LEGEND**

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING STORM DRAIN
- EXISTING DOMINION ELECTRIC
- EXISTING ELECTRIC
- EXISTING PHONE
- EXISTING VERIZON FIBER OPTIC
- EXISTING WATER MAIN
- EXISTING WATER
- EXISTING NATURAL GAS
- EXISTING GAS
- EXISTING UNIDENTIFIED UTILITY LINE
- PROPOSED WATER MAIN
- PROPOSED WATER METER CLEAR ZONE
- PROPOSED STORM SEWER

DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC




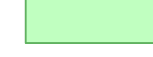
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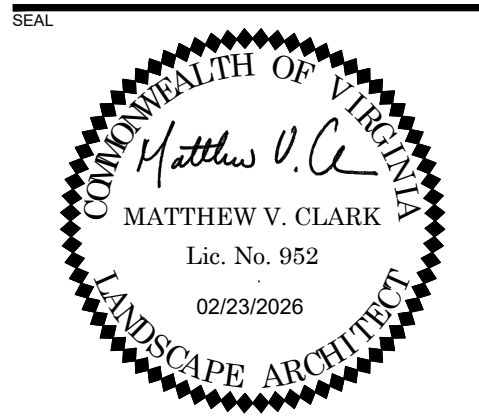
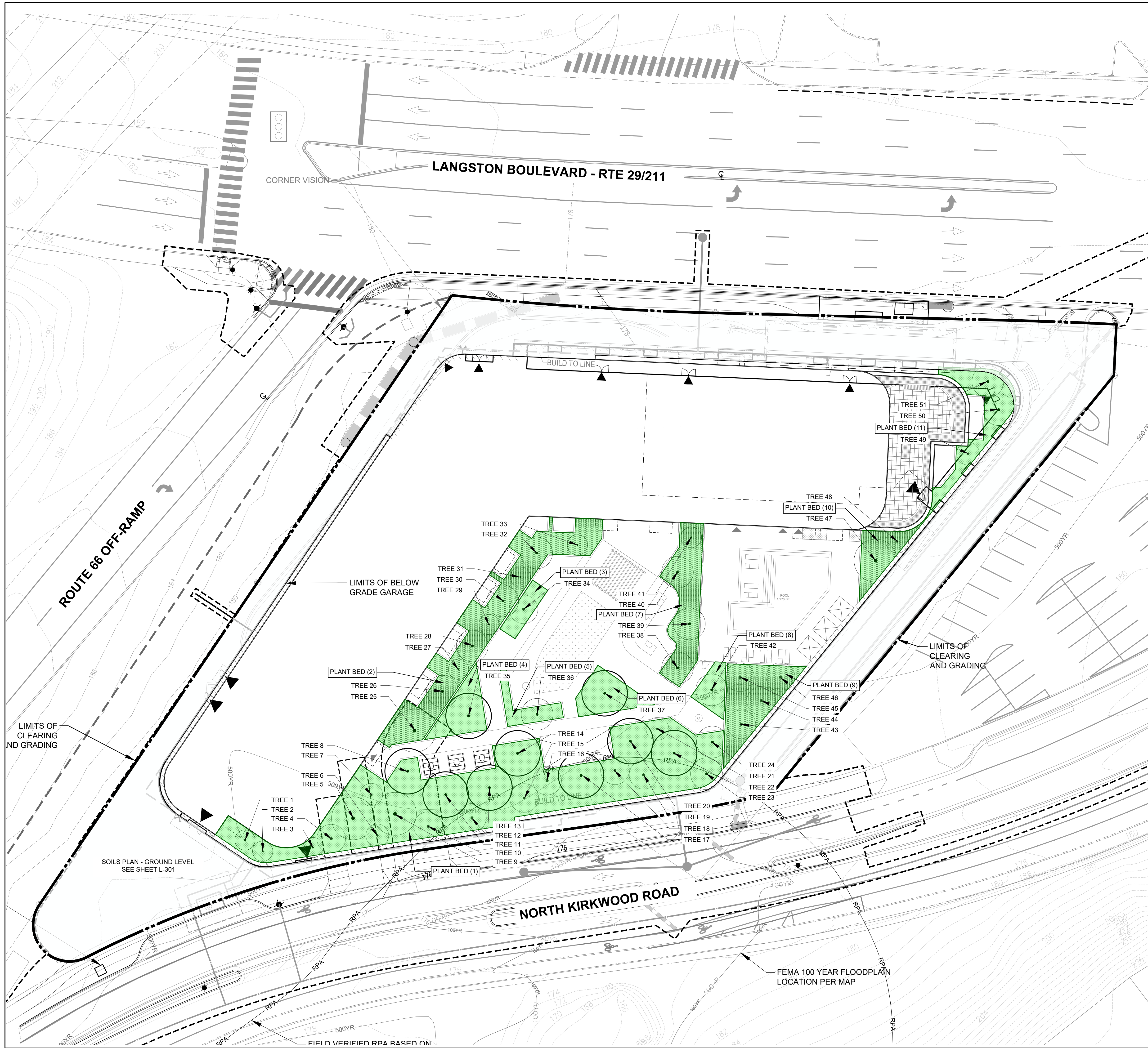
VERT: N/A  
HORZ: 1"=20'

SHEET TITLE  
**SOILS PLAN - GROUND LEVEL**

SHEET NUMBER  
**L-301**

**LEGEND**

-  PLANT BED
-  BIORETENTION PLANT BED
-  LAWN
-  EXTENTS OF SOIL PANEL  
AREA OUTSIDE 6' WIDTH OR UNDER HARDSCAPE TO HAVE  
UNCOMPACTED SOIL OR SOIL EXPANSION  
TECHNOLOGIES. SEE L-303



**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ.# 2024074

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
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DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (VCB 83)

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

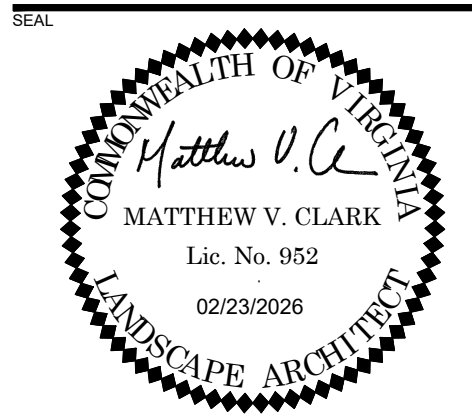
SHEET TITLE  
**SOILS PLAN - PODIUM & ROOF LEVEL**

SHEET NUMBER  
**L-302**

SOIL VOLUME TABULATION - GROUND LEVEL						
LOCATION	PIT SOIL AREA (SF)	TREE	TREE SOIL AREA (SF)	TREE SOIL VOLUME PROVIDED (3 FT DEPTH)	VOLUME REQUIREMENT (CU FT/TREE)	SIZE
PLANT BED 1	1350	TREE 1	160.00	480.0	450	SMALL-MEDIUM
		TREE 2	160.00	480.0	450	SMALL-MEDIUM
		TREE 3	160.00	480.0	450	SMALL-MEDIUM
		TREE 4	285.00	855.0	800	MEDIUM-LARGE
		TREE 5	200.00	600.0	550	MEDIUM
		TREE 6	285.00	855.0	800	MEDIUM-LARGE
		TREE 7	200.00	600.0	550	MEDIUM
		TREE 8	270.00	810.0	800	MEDIUM-LARGE
PLANT BED 2*	3028	TREE 9	160.00	480.0	450	SMALL-MEDIUM
		TREE 10	160.00	480.0	450	SMALL-MEDIUM
		TREE 11	160.00	480.0	450	SMALL-MEDIUM
		TREE 12	345.00	1035.0	1000	LARGE
		TREE 13	345.00	1035.0	1000	LARGE
		TREE 14	345.00	1035.0	1000	LARGE
		TREE 15	345.00	1035.0	1000	LARGE
		TREE 16	345.00	1035.0	1000	LARGE
		TREE 17	345.00	1035.0	1000	LARGE
		TREE 18	159.00	477.0	450	SMALL-MEDIUM
PLANT BED 3	715	TREE 21	357.50	1072.5	1000	LARGE
		TREE 22	357.50	1072.5	1000	LARGE
PLANT BED 4*	428	TREE 23	428.00	1284.0	1200	LARGE
PLANT BED 5	2010	TREE 24	335.00	1005.0	1000	LARGE
		TREE 25	335.00	1005.0	1000	LARGE
		TREE 26	335.00	1005.0	1000	LARGE
		TREE 27	335.00	1005.0	1000	LARGE
		TREE 28	335.00	1005.0	1000	LARGE
		TREE 29	335.00	1005.0	1000	LARGE
PLANT BED 6	645	TREE 30	215.00	645.0	550	MEDIUM
		TREE 31	215.00	645.0	550	MEDIUM
		TREE 32	215.00	645.0	550	MEDIUM
PLANT BED 7	402	TREE 33	402.00	1206.0	1200	LARGE
PLANT BED 8*	464	TREE 34	351.00	1053.0	1000	LARGE
		TREE 35	348.00	1044.0	1000	LARGE
PLANT BED 9*	1198	TREE 36	335.00	1005.0	550	LARGE
		TREE 37	352.00	1056.0	550	LARGE
		TREE 38	352.00	1056.0	550	LARGE
		TREE 39	352.00	1056.0	800	LARGE
		TREE 40	352.00	1056.0	800	LARGE

\*NOTE: SOIL AREAS NOTED ON THIS PLAN WITH A \* SYMBOL INCLUDE CONTINUOUS UNCOMPACTED SOIL PANEL UNDER SUSPENDED HARDSCAPE  
\*\*NOTE: SOIL AREAS NOTED ON THIS PLAN WITH A ◊ SYMBOL INCLUDE STRUCTURAL CELLS

SOIL VOLUME TABULATION - PODIUM AND ROOF LEVEL						
LOCATION	PIT SOIL AREA (SF)	TREE	TREE SOIL AREA (SF)	TREE SOIL VOLUME PROVIDED (3 FT DEPTH)	VOLUME REQUIREMENT (CU FT/TREE)	SIZE
PLANT BED 1	5252	TREE 1	150.00	450.00	450	SMALL-MEDIUM
		TREE 2	150.00	450.00	450	SMALL-MEDIUM
		TREE 3	150.00	450.00	450	SMALL-MEDIUM
		TREE 4	185.00	555.00	550	MEDIUM
		TREE 5	335.00	1005.00	1000	LARGE
		TREE 6	150.00	450.00	450	SMALL-MEDIUM
		TREE 7	150.00	450.00	450	SMALL-MEDIUM
		TREE 8	335.00	1005.00	1000	LARGE
		TREE 9	335.00	1005.00	1000	LARGE
		TREE 10	288.00	804.00	800	MEDIUM-LARGE
		TREE 11	335.00	1005.00	1000	LARGE
		TREE 12	150.00	450.00	450	SMALL-MEDIUM
		TREE 13	335.00	1005.00	100	LARGE
		TREE 14	335.00	1005.00	1000	LARGE
		TREE 15	288.00	804.00	800	MEDIUM-LARGE
		TREE 16	185.00	555.00	550	MEDIUM
		TREE 17	335.00	1005.00	1000	LARGE
		TREE 18	185.00	555.00	550	MEDIUM
		TREE 19	185.00	555.00	550	MEDIUM
		TREE 20	335.00	1005.00	1000	LARGE
		TREE 21	150.00	450.00	450	SMALL-MEDIUM
		TREE 22	336.00	1008.00	1000	LARGE
		TREE 23	150.00	450.00	450	SMALL-MEDIUM
		TREE 24	150.00	450.00	450	SMALL-MEDIUM
PLANT BED 2	1699	TREE 25	274.00	822.00	800	MEDIUM-LARGE
		TREE 26	192.00	576.00	550	MEDIUM
		TREE 27	155.00	465.00	450	SMALL-MEDIUM
		TREE 28	192.00	576.00	550	MEDIUM
		TREE 29	155.00	465.00	450	SMALL-MEDIUM
		TREE 30	192.00	576.00	550	MEDIUM
		TREE 31	155.00	465.00	450	SMALL-MEDIUM
		TREE 32	192.00	576.00	550	MEDIUM
		TREE 33	192.00	576.00	550	MEDIUM
		PLANT BED 3	205	TREE 34	205.00	615.00
PLANT BED 4	412	TREE 35	412.00	1236.00	1200	LARGE
PLANT BED 5	226	TREE 36	226.00	678.00	675	MEDIUM
PLANT BED 6	409	TREE 37	409.00	1227.00	1200	LARGE
PLANT BED 7	824	TREE 38	203.00	609.00	550	MEDIUM
		TREE 39	204.00	612.00	550	MEDIUM
		TREE 40	205.00	615.00	550	MEDIUM
		TREE 41	201.00	603.00	550	MEDIUM
PLANT BED 8	226	TREE 42	226.00	678.00	600	MEDIUM
PLANT BED 9	797	TREE 43	199.00	597.00	550	MEDIUM
		TREE 44	199.00	597.00	550	MEDIUM
		TREE 45	200.00	600.00	550	MEDIUM
		TREE 46	199.00	597.00	550	MEDIUM
		PLANT BED 10	376	TREE 47	335.00	1005.00
PLANT BED 11	600	TREE 48	150.00	450.00	450	SMALL-MEDIUM
		TREE 49	180.00	540.00	450	SMALL-MEDIUM
		TREE 50	210.00	630.00	550	MEDIUM
		TREE 51	210.00	630.00	550	MEDIUM
		TREE 51	210.00	630.00	550	MEDIUM



**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ# 2024074

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN SUBMISSION	08/09/2024
2	4.1 SITE PLAN RESUBMISSION	10/29/2024
3	4.1 SITE PLAN RESUBMISSION	03/14/2025
4	4.1 SITE PLAN RESUBMISSION	06/13/2025
5	4.1 SITE PLAN RESUBMISSION	11/21/2025
6	4.1 SITE PLAN RESUBMISSION	02/23/2026

DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (VCS 80)

VERT: N/A  
HORZ: N/A

SHEET TITLE

SOIL VOLUME TABULATIONS





SHEET NUMBER

L-303



PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

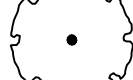

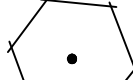
SHADE TREES

-  BENI BETULA NIGRA 'BNMTF' TM / DURA HEAT RIVER BIRCH
-  GLTR GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST
-  PLOC PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
-  QUPH QUERCUS PHELLOS / WILLOW OAK

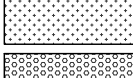
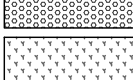
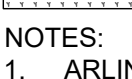
SMALL DECIDUOUS

-  COAL CORNUS ALTERNIFOLIA / PAGODA DOGWOOD
-  COFL CORNUS FLORIDA / FLOWERING DOGWOOD

STREET TREES

-  QUCO QUERCUS COCCINEA / SCARLET OAK
-  QURU QUERCUS RUBRA / NORTHERN RED OAK
-  ULVF ULMUS AMERICANA 'VALLEY FORGE' / AMERICAN ELM

LEGEND

-  PLANT BED
-  BIORETENTION PLANT BED
-  LAWN

NOTES:

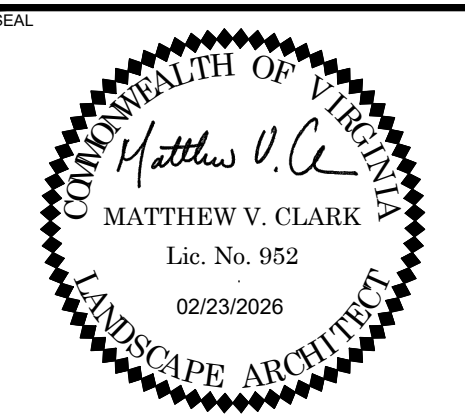
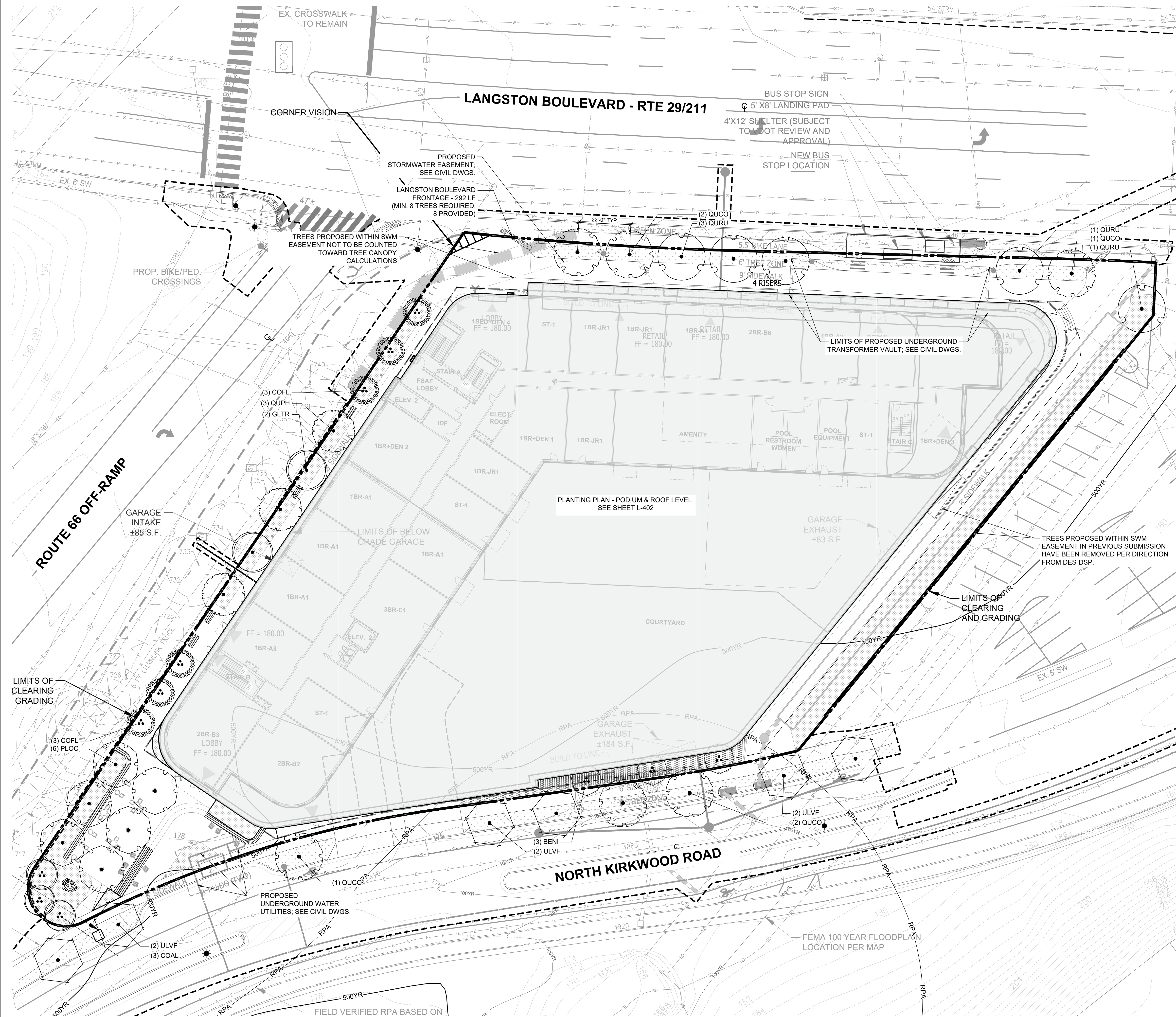
1. ARLINGTON COUNTY ZONING PER CHAPTER 14.2.2 LANDSCAPING REQUIRES MINIMUM TWENTY FIVE PERCENT (25%) SHRUB COVERAGE AT MATURITY.
2. TREES PLANTED ABOVE STORM SEWER TO HAVE A MINIMUM OF 3' SOIL DEPTH.

SHRUB COVERAGE CALCULATIONS

LEVEL	TOTAL SHRUB COVERAGE PROVIDED	TOTAL PLANT BED AREA	PERCENT OF SHRUB COVERAGE PROVIDED
GROUND LEVEL	1,037 SF	4,145 SF	25%
PODIUM LEVEL	2,737 SF	10,945 SF	25%
ROOF LEVEL	117 SF	468 SF	25%

UTILITY LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING STORM DRAIN
- EXISTING DOMINION ELECTRIC
- EXISTING ELECTRIC
- EXISTING PHONE
- EXISTING VERIZON FIBER OPTIC
- EXISTING WATER MAIN
- EXISTING WATER
- EXISTING NATURAL GAS
- EXISTING GAS
- EXISTING UNIDENTIFIED UTILITY LINE
- PROPOSED GAS
- PROPOSED WATER MAIN
- PROPOSED WATER METER CLEAR ZONE
- PROPOSED STORM SEWER



3130 LANGSTON BOULEVARD

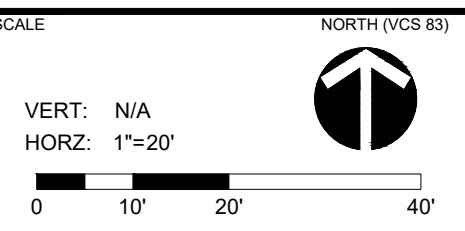
ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ.# 2024074

REVISION / ISSUANCE

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5	4.1 SITE PLAN RESUBMISSION	11/21/2025
6	4.1 SITE PLAN RESUBMISSION	02/23/2026

DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC





PLANTING PLAN - GROUND LEVEL

SHEET NUMBER  
**L-401**

PLANT SCHEDULE L-402

SYMBOL CODE BOTANICAL / COMMON NAME





EVERGREEN TREES

-  ILOP ILEX OPACA / AMERICAN HOLLY
-  MAVI MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA

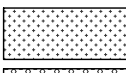
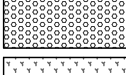

SHADE TREES

-  ACRU ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE
-  BENI BETULA NIGRA 'BNMTF' TM / DURA HEAT RIVER BIRCH
-  LIST LIQUIDAMBAR STYRACIFLUA / SWEET GUM
-  NYSY NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO
-  PLOC PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
-  QUPA QUERCUS PALUSTRIS / PIN OAK

SMALL DECIDUOUS

-  AMCA AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
-  CECA CERCIS CANADENSIS / EASTERN REDBUD
-  COAL CORNUS ALTERNIFOLIA / PAGODA DOGWOOD
-  COFL CORNUS FLORIDA / FLOWERING DOGWOOD

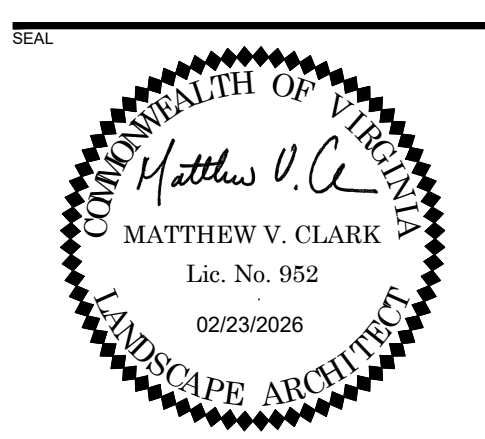
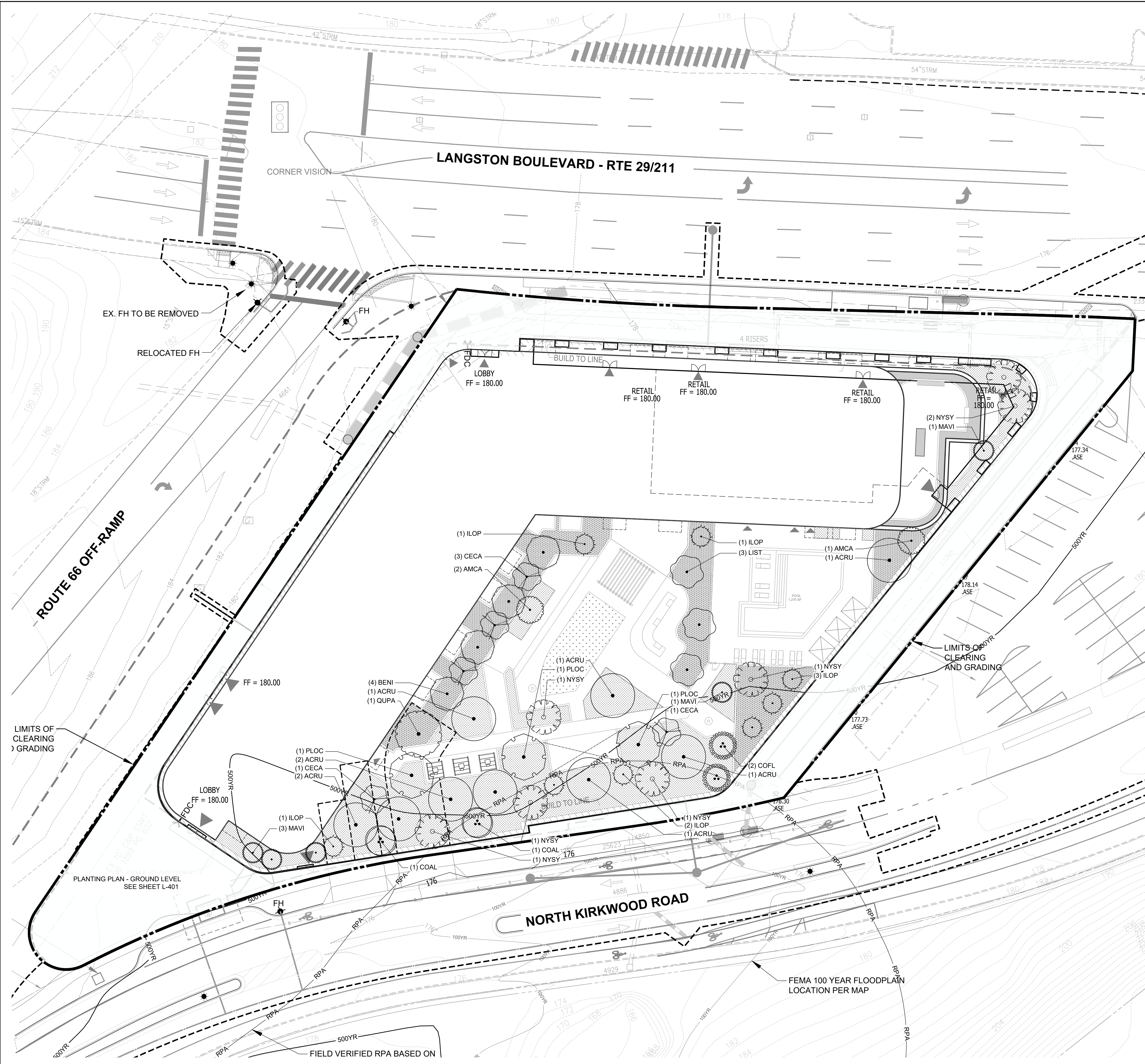
LEGEND

-  PLANT BED
-  BIORETENTION PLANT BED
-  LAWN

NOTE: ARLINGTON COUNTY ZONING PER CHAPTER 14.2.2 LANDSCAPING REQUIRES MINIMUM TWENTY FIVE PERCENT (25%) SHRUB COVERAGE AT MATURITY.

SHRUB COVERAGE CALCULATIONS

GROUND LEVEL	
TOTAL SHRUB COVERAGE PROVIDED:	1,037 SF
TOTAL PLANT BED AREA:	4,145 SF
PERCENT OF SHRUB COVERAGE PROVIDED:	25%
PODIUM LEVEL	
TOTAL SHRUB COVERAGE PROVIDED:	2,737 SF
TOTAL PLANT BED AREA:	10,946 SF
PERCENT OF SHRUB COVERAGE PROVIDED:	25%
ROOF LEVEL	
TOTAL SHRUB COVERAGE PROVIDED:	117 SF
TOTAL PLANT BED AREA:	468 SF
PERCENT OF SHRUB COVERAGE PROVIDED:	25%



3130 LANGSTON BOULEVARD

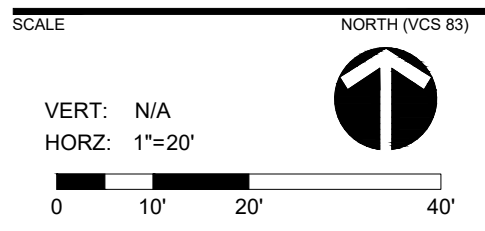
ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ# 2024074

REVISION / ISSUANCE

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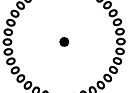

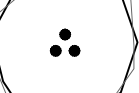









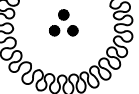



DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC



PLANTING PLAN - PODIUM & ROOF LEVEL

SHEET NUMBER  
**L-402**

# PLANT SCHEDULE

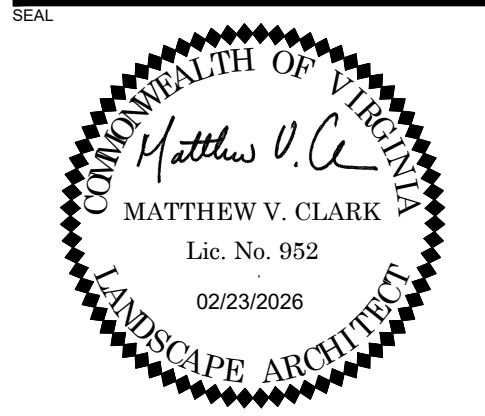
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.
<b>EVERGREEN TREES</b>						
	ILOP	8	ILEX OPACA / AMERICAN HOLLY MEDIUM EVERGREEN TREE	B & B		6' - 7'
	MAVI	5	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA SMALL-MEDIUM EVERGREEN TREE	B & B		6' - 7'
<b>SHADE TREES</b>						
	ACRU	9	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE LARGE DECIDUOUS TREE	B & B	2"-2.5"	
	BENI	7	BETULA NIGRA 'BNMTF' TM / DURA HEAT RIVER BIRCH MEDIUM DECIDUOUS TREE	B & B		8' - 10'
	GLTR	2	GLEDTISIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST MEDIUM-LARGE TREE	B & B	2"-2.5"	
	LIST	3	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2"-2.5"	
	NYSY	7	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO MEDIUM DECIDUOUS TREE	B & B	1 3/4" - 2"	
	PLOC	9	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE LARGE DECIDUOUS TREE	B & B	2"-2.5"	
	QUPA	1	QUERCUS PALUSTRIS / PIN OAK MEDIUM-LARGE DECIDUOUS TREE	B & B	2"-2.5"	
	QUPH	3	QUERCUS PHELLOS / WILLOW OAK MEDIUM-LARGE DECIDUOUS TREE	B & B	2"-2.5"	
<b>SMALL DECIDUOUS</b>						
	AMCA	2	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY SMALL-MEDIUM DECIDUOUS TREE, MULTI-STEM	B & B		6' - 7'
	CECA	5	CERCIS CANADENSIS / EASTERN REDBUD SMALL-MEDIUM DECIDUOUS TREE, MULTI-STEM	B & B		1" MIN.
	COAL	5	CORNUS ALTERNIFOLIA / PAGODA DOGWOOD SMALL-MEDIUM DECIDUOUS TREE, MULTI-STEM	B & B		1" MIN.
	COFL	8	CORNUS FLORIDA / FLOWERING DOGWOOD SMALL-MEDIUM DECIDUOUS TREE, MULTI-STEM	B & B		1" MIN.
<b>STREET TREES</b>						
	QUCO	6	QUERCUS COCCINEA / SCARLET OAK LARGE DECIDUOUS TREE	B & B		1 3/4" - 2"
	QRUR	5	QUERCUS RUBRA / NORTHERN RED OAK LARGE DECIDUOUS TREE	B & B		2"-2.5"
	ULVF	6	ULMUS AMERICANA 'VALLEY FORGE' / AMERICAN ELM LARGE DECIDUOUS TREE	B & B		2"-2.5"

20-YR TREE CANOPY REQUIREMENT	
PROPERTY BOUNDARY AREA	73,254.00 SF
REQUIRED 20-YR TREE CANOPY (35%):	25,638.90 SF
20-YR TREE CANOPY PRESERVED (SF):	0.00 SF
20-YEAR TREE CANOPY TO BE MET THROUGH PLANTING (SF):	25,638.90 SF

20-YEAR TREE CANOPY: PROPOSED PLANTINGS									
QTY	CODE	SPECIES	COMMON NAME	SIZE AT PLANTING (FT)	CALIPER AT PLANTING (IN)	SPREAD AT PLANTING (FT)	SIZE	20-YR COVERAGE (SF)	BIODIVERSITY
8	ILOP	Ilex opaca	American Holly	6 - 7	-	3	MEDIUM	218.75	8.79%
5	MAVI	Magnolia virginiana	Sweetbay Magnolia	6 - 7	-	3	SMALL-MEDIUM	137.50	5.49%
9	ACRU	Acer rubrum 'October Glory'	October Glory Maple	-	2 - 2.5	5	LARGE	393.75	9.89%
7	BENI	Betula nigra 'BNMTF'	Dura Heat River Birch	8 - 10'	-	3	MEDIUM	218.75	7.69%
2	GLTR	Gleditsia triacanthos f. inermis	Thornless Honey Locust	-	2 - 2.5	5	MEDIUM-LARGE	312.50	2.20%
3	LIST	Liquidambar styraciflua	Sweet Gum	-	2 - 2.5	3	MEDIUM	218.75	3.30%
7	NYSY	Nyssa sylvatica	Black Tupelo	-	1.75 - 2	5	MEDIUM-LARGE	312.50	7.69%
9	PLOC	Platanus occidentalis	American Sycamore	-	2 - 2.5	5	LARGE	393.75	9.89%
4	QUPH	Quercus phellos	Willow Oak	-	2 - 2.5	5	MEDIUM-LARGE	312.50	4.40%
2	AMCA	Amelanchier canadensis	Canadian Serviceberry	6 - 7	-	3	SMALL-MEDIUM	137.50	2.20%
5	CECA	Cercis canadensis	Eastern Redbud	-	1	3	SMALL-MEDIUM	137.50	5.49%
5	COAL	Cornus alternifolia	Pagoda Dogwood	-	1	3	SMALL-MEDIUM	137.50	5.49%
8	COFL	Cornus florida	Flowering Dogwood	-	1	3	SMALL-MEDIUM	137.50	8.79%
6	QUCO	Quercus coccinea	Scarlet Oak	-	1.75 - 2	5	LARGE	393.75	6.59%
5	QRUR	Quercus rubra	Northern Red Oak	-	2 - 2.5	5	LARGE	393.50	5.49%
6	ULVF	Ulmus americana 'Valley Forge'	American elm	-	2 - 2.5	5	LARGE	393.75	6.59%
91							20-YR COVERAGE PROPOSED (SF)	25,217.50	

REQUIRED TREE CANOPY	25,638.90	SF
PRESERVED TREE CANOPY	-	SF
PROPOSED TREE CANOPY	25,217.50	SF
TOTAL TREE CANOPY	25,217.50	SF

SHRUB COVERAGE CALCULATIONS	
<b>GROUND LEVEL</b>	
TOTAL SHRUB COVERAGE PROVIDED:	1,037 SF
TOTAL PLANT BED AREA:	4,145 SF
PERCENT OF SHRUB COVERAGE PROVIDED:	25%
<b>PODIUM LEVEL</b>	
TOTAL SHRUB COVERAGE PROVIDED:	2,737 SF
TOTAL PLANT BED AREA:	10,946 SF
PERCENT OF SHRUB COVERAGE PROVIDED:	25%
<b>ROOF LEVEL</b>	
TOTAL SHRUB COVERAGE PROVIDED:	117 SF
TOTAL PLANT BED AREA:	468 SF
PERCENT OF SHRUB COVERAGE PROVIDED:	25%



PROJECT  
**3130 LANGSTON BOULEVARD**  
 ROONEY PROPERTIES, LLC  
 3130 LANGSTON BOULEVARD  
 ARLINGTON, VA 22201

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DESIGNED BY: GC  
 DRAWN BY: JM  
 CHECKED BY: AC  
 SCALE: NORTH (VCS 80)  
 VERT: N/A  
 HORZ: N/A

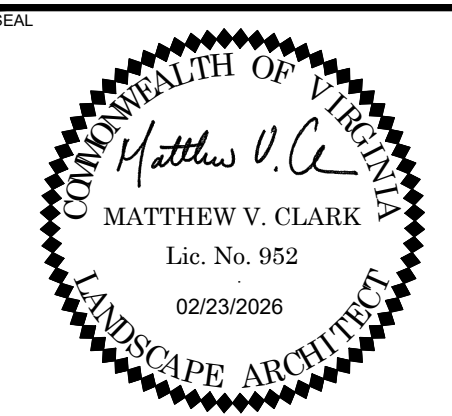
SHEET TITLE  
**PLANT SCHEDULE AND 20 YEAR CANOPY WORKSHEET**  
 SHEET NUMBER  
**L-403**

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



**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ.# 2024074

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
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2	4.1 SITE PLAN RESUBMISSION	10/29/2024
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4	4.1 SITE PLAN RESUBMISSION	06/13/2025
5	4.1 SITE PLAN RESUBMISSION	11/21/2025
6	4.1 SITE PLAN RESUBMISSION	02/23/2026

DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (VC3-83)

VERT: N/A  
HORZ:

**COUNTY LANDSCAPE PLAN NOTES**

SHEET NUMBER

**L-406**



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

**1 CONCRETE PAVING**  
L-501 PICTORIAL

NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

**4 UNIT PAVERS - TYPE 3**  
L-501 PICTORIAL

NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

**7 POOL DECK**  
L-501 PICTORIAL

NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

**2 UNIT PAVERS - TYPE 1**  
L-501 PICTORIAL

NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

**5 UNIT PAVERS - TYPE 4**  
L-501 PICTORIAL

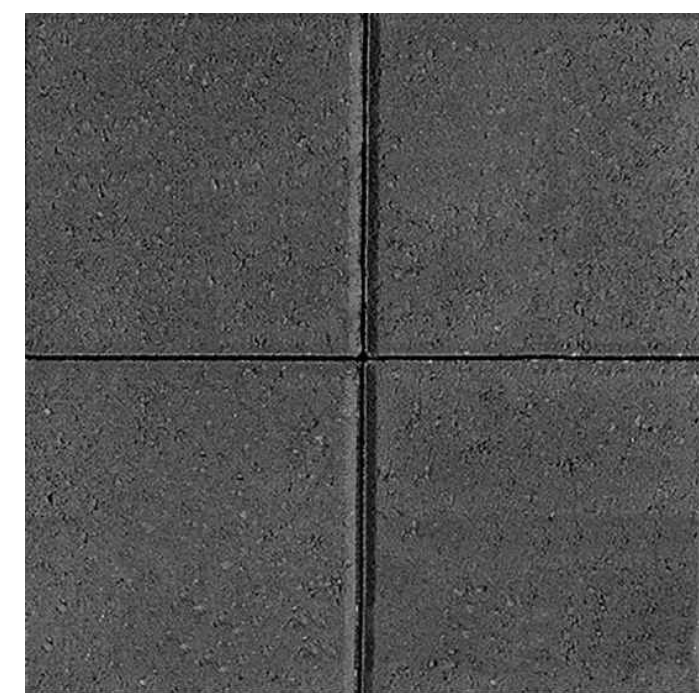
NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

**8 SYNTHETIC LAWN**  
L-501 PICTORIAL

NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

**3 UNIT PAVERS - TYPE 2**  
L-501 PICTORIAL

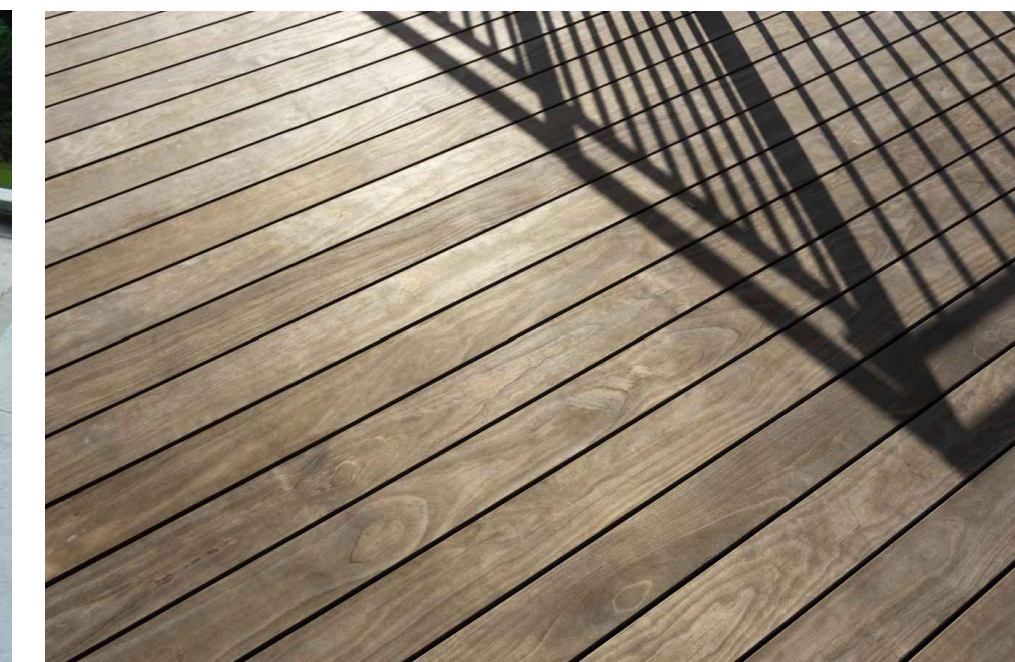
NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

**6 DECOMPOSED GRANITE**  
L-501 PICTORIAL

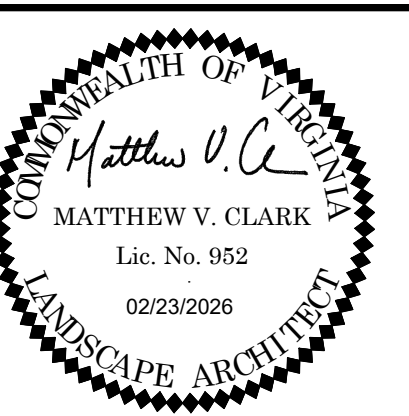
NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

**9 DECKING**  
L-501 PICTORIAL

NTS



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6	4.1 SITE PLAN RESUBMISSION	02/23/2026

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

SCALE: NORTH (VCS 83)

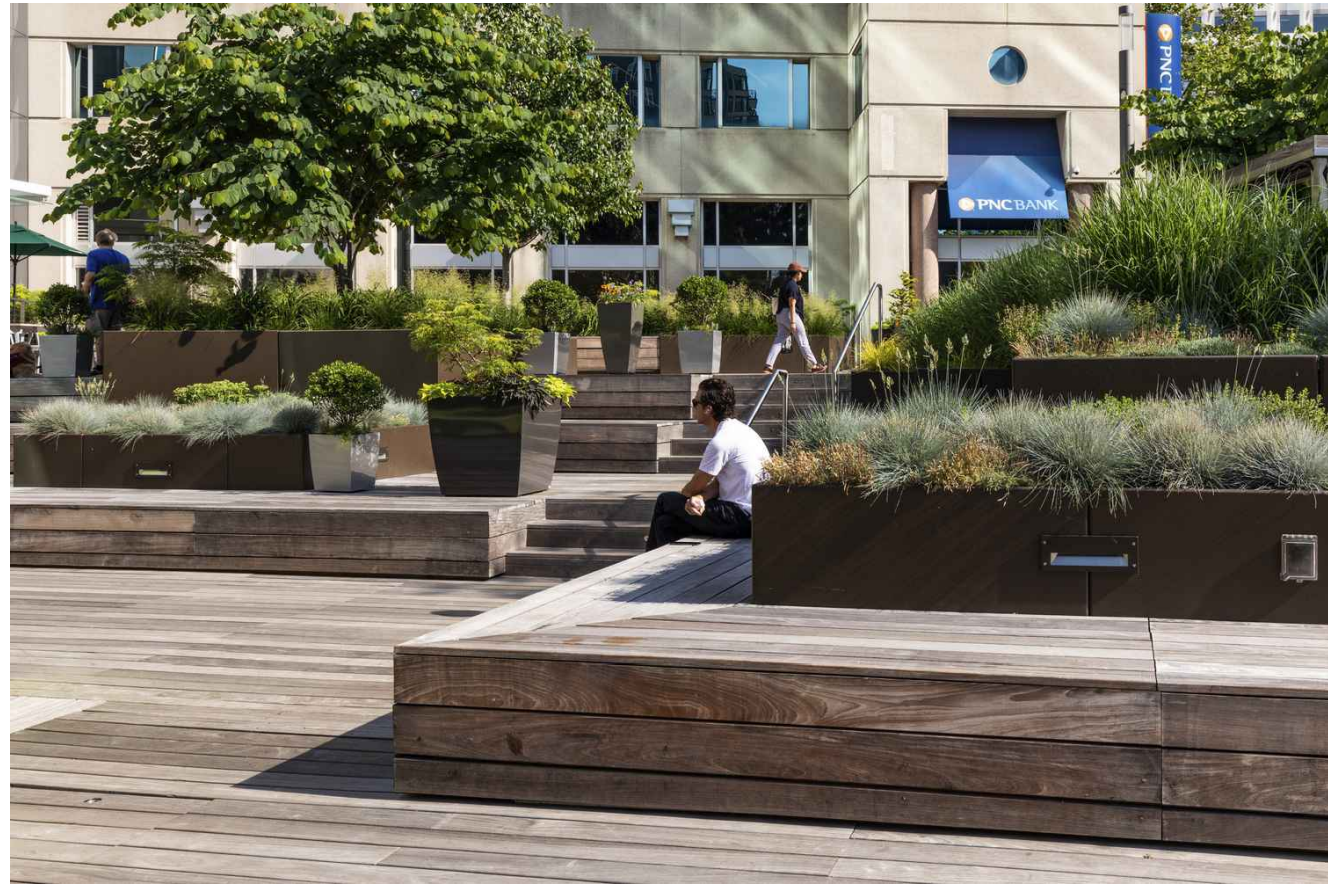
VERT: N/A  
HORZ:

SHEET TITLE

DETAILS - HARDSCAPE

SHEET NUMBER

L-501



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

1 BENCH - TYPE 1  
L-511 PICTORIAL

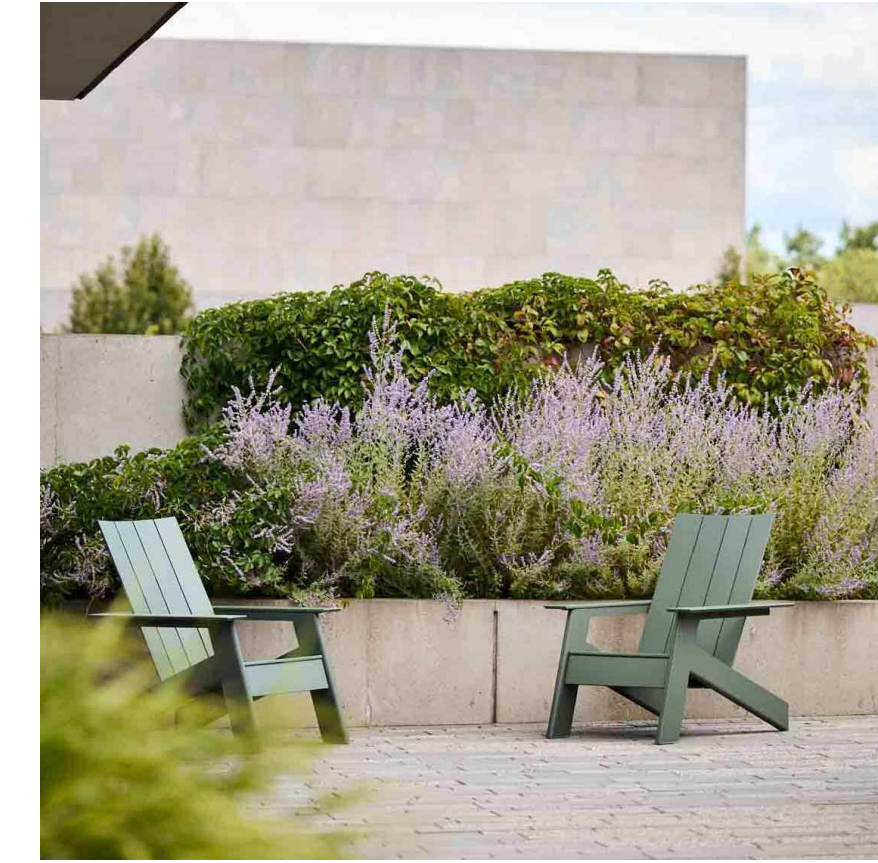
NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

4 BENCH - TYPE 4  
L-511 PICTORIAL

NTS



7 LOUNGE CHAIRS  
L-511 PICTORIAL

NTS

NO LONGER IN SET



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

2 BENCH - TYPE 2  
L-511 PICTORIAL

NTS

5 BENCH - TYPE 5  
L-511 PICTORIAL

NTS



CHAIR PRECEDENT IMAGE



TABLE WITH UMBRELLA PRECEDENT IMAGE

NOTE: OR CLIENT/COUNTY APPROVED EQUAL. COLORS: TBD

8 DINING TABLE AND CHAIRS  
L-511 PICTORIAL

NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

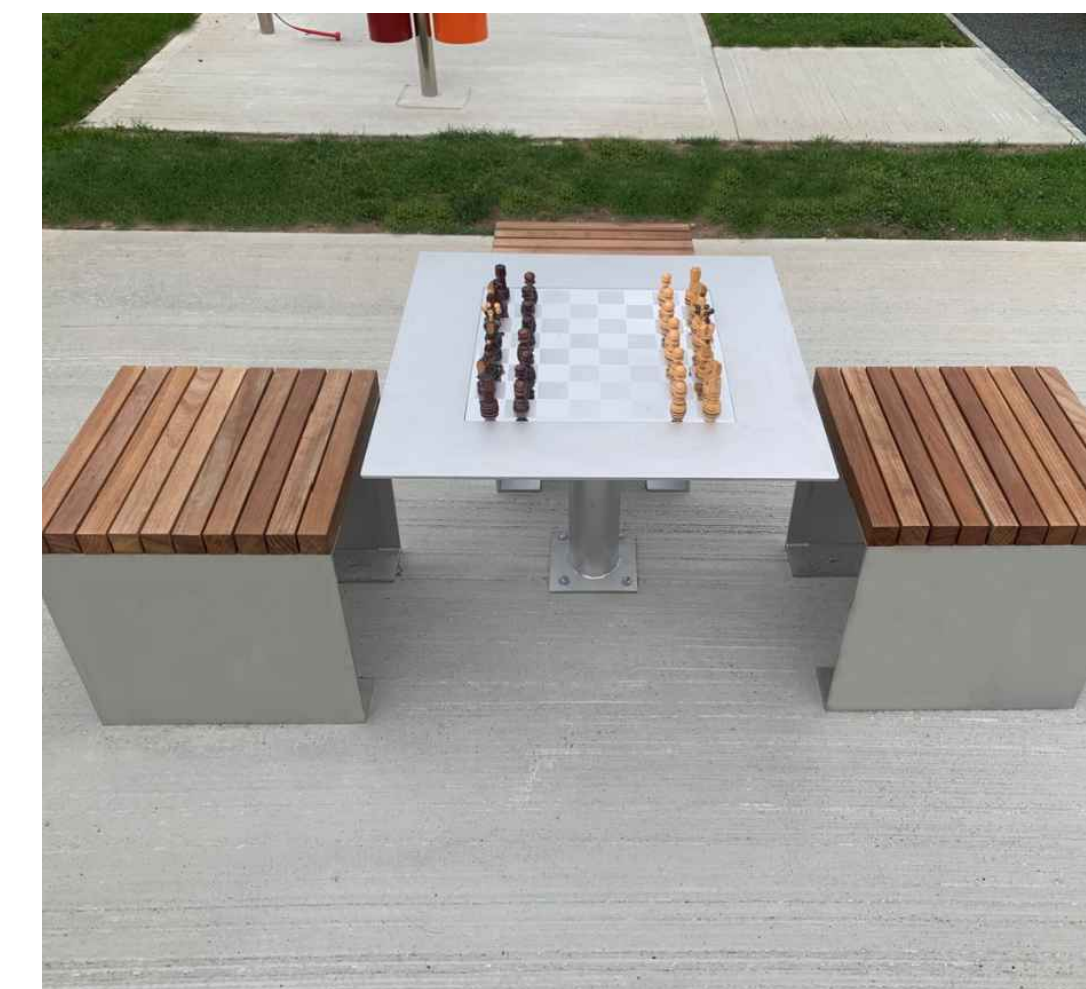
3 BENCH - TYPE 3  
L-511 PICTORIAL

NTS

6 SCULPTURAL SEAT  
L-511 PICTORIAL

NTS

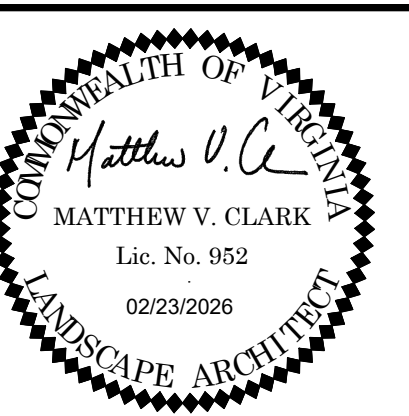
NO LONGER IN SET



NOTE: OR CLIENT/COUNTY APPROVED EQUAL. COLORS: TBD

9 GAME TABLE AND CHAIRS  
L-511 PICTORIAL

NTS



3130 LANGSTON BOULEVARD

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ.# 2024074

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6	4.1 SITE PLAN RESUBMISSION	02/23/2026

DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (VCS 83)

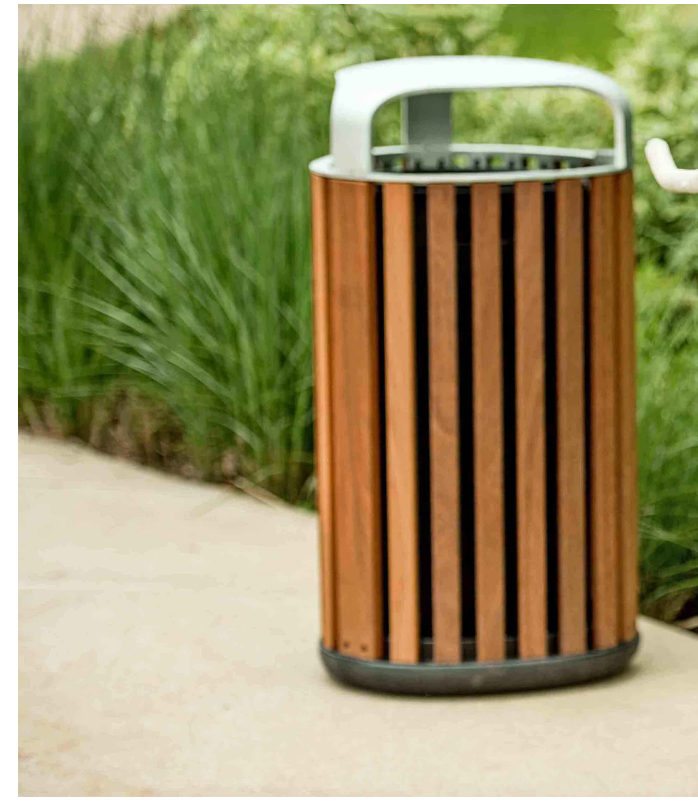
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HORZ: N/A

SHEET TITLE

DETAILS - FURNISHINGS

SHEET NUMBER

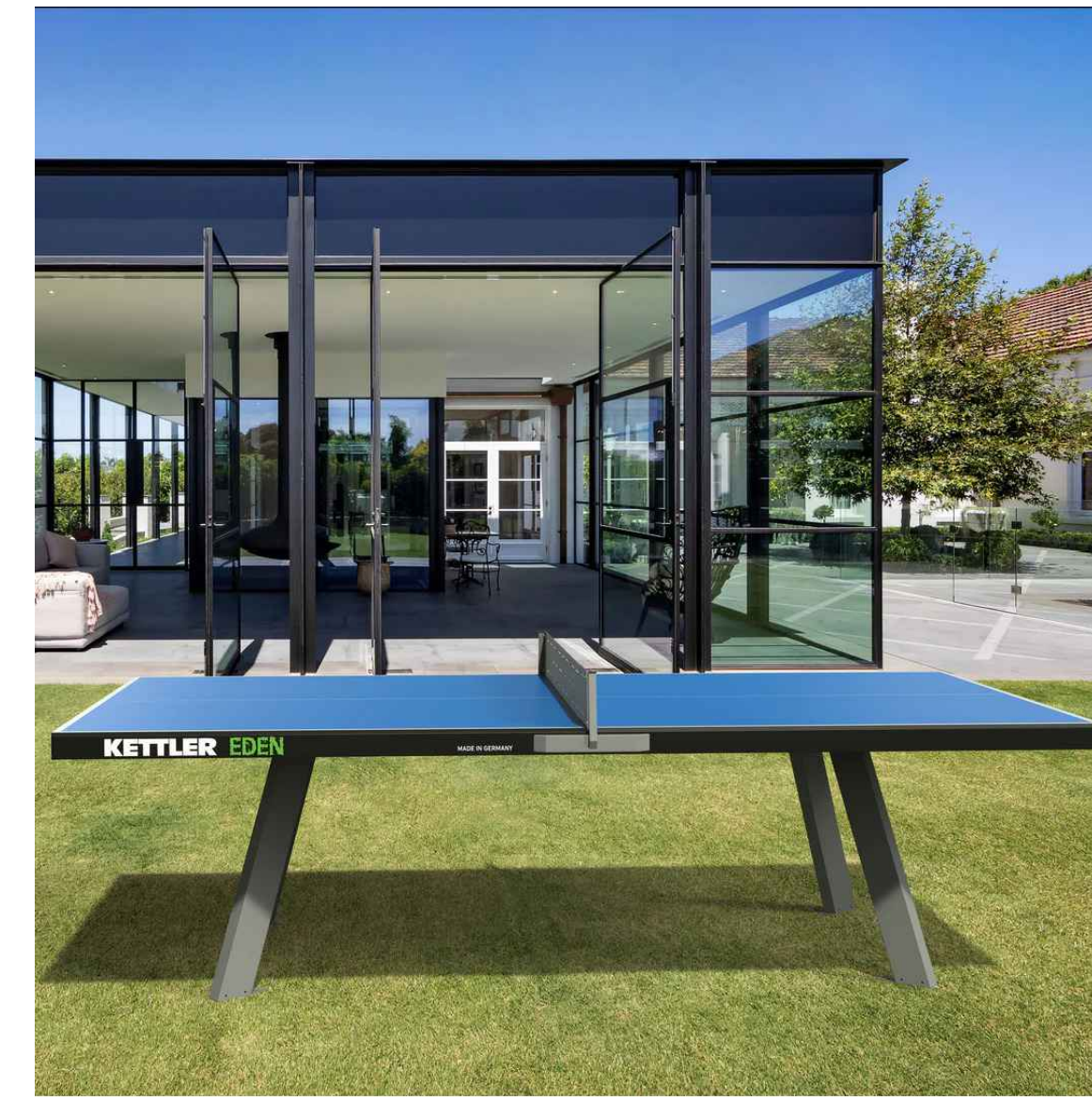
L-511



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

1 TRASH + RECYCLING  
L-512 PICTORIAL

NTS

4 PET WASTE STATION  
L-512 PICTORIAL

NTS

7 OUTDOOR GAME TABLE  
L-512 PICTORIAL

NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL. COLORS: TBD



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

2 FIRE ELEMENT  
L-512 PICTORIAL

NTS

5 SCULPTURAL ELEMENT  
L-512 PICTORIAL

NTS

8 WORK POD  
L-512 PICTORIAL

NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.



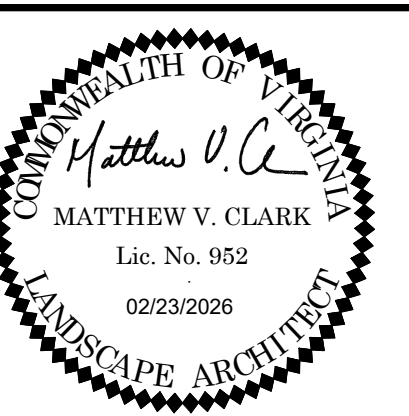
NOTE: OR CLIENT/COUNTY APPROVED EQUAL. COLOR: CHROME

3 BIKE RACK  
L-512 PICTORIAL

NTS

6 BIKE REPAIR STATION  
L-512 PICTORIAL

NTS



3130 LANGSTON BOULEVARD

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ARLINGTON, VA 22201

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SCALE: NORTH (VCS 83)

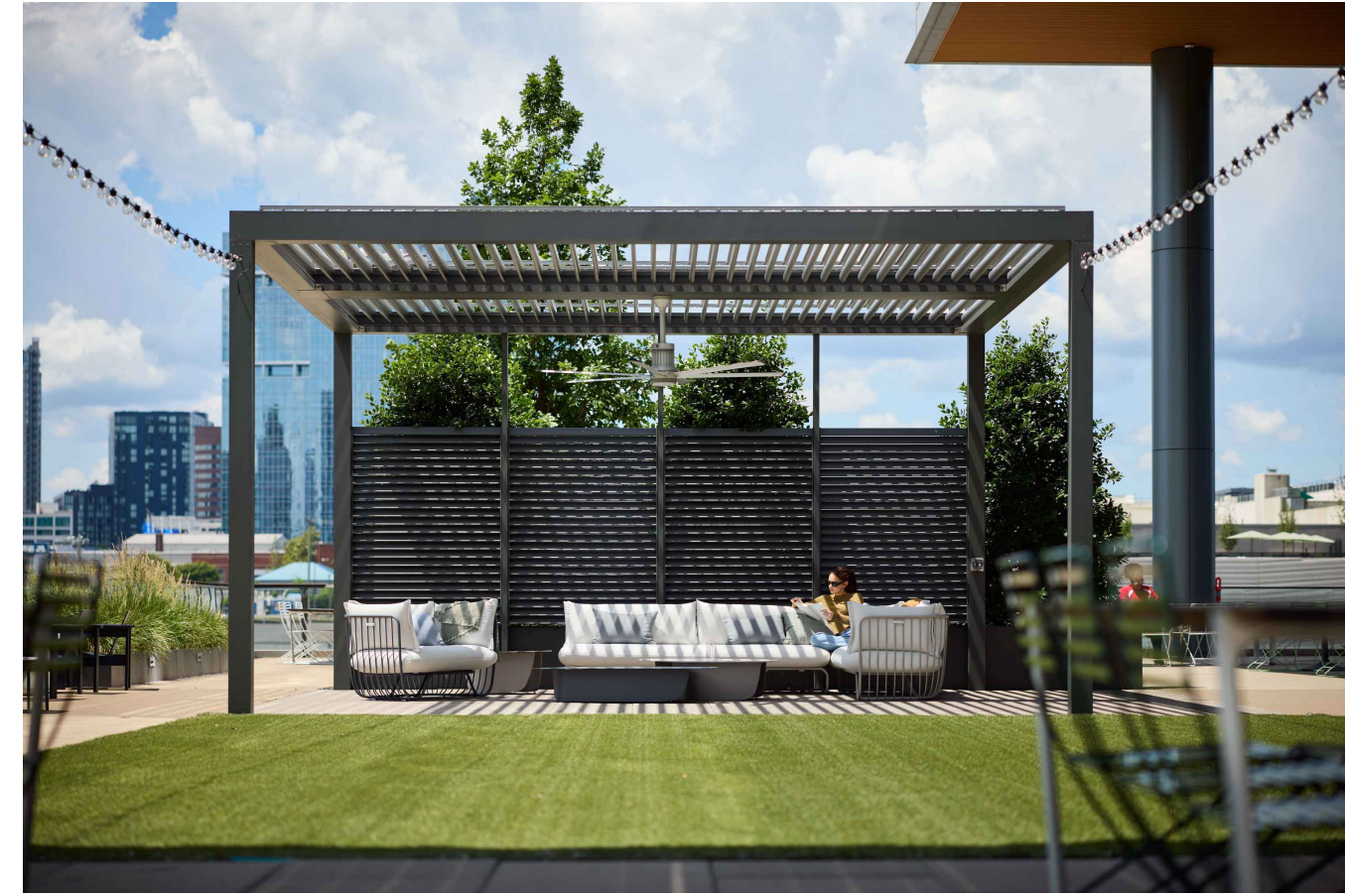
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HORZ: N/A

SHEET TITLE

DETAILS - FURNISHINGS

SHEET NUMBER

L-512



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

NO LONGER IN SET

**1** SHADE STRUCTURE - TYPE 1  
L-513 PICTORIAL

NTS

**4** STRING LIGHTS  
L-513 PICTORIAL

NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

**2** SHADE STRUCTURE - TYPE 2  
L-513 PICTORIAL

NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

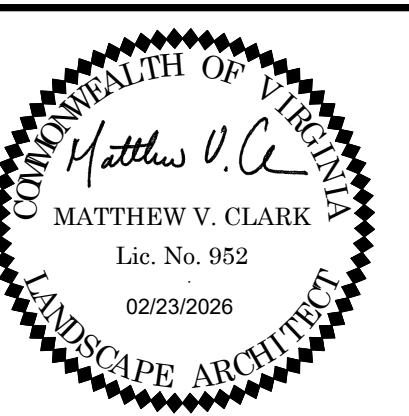
**5** PATH LIGHT  
L-513 PICTORIAL

NTS

NO LONGER IN SET

**3** SHADE STRUCTURE - TYPE 3  
L-513 PICTORIAL

NTS



**3130 LANGSTON BOULEVARD**

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ARLINGTON, VA 22201

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6	4.1 SITE PLAN RESUBMISSION	02/23/2026

DESIGNED BY: GC  
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CHECKED BY: AC

SCALE: NORTH (VCS 83)

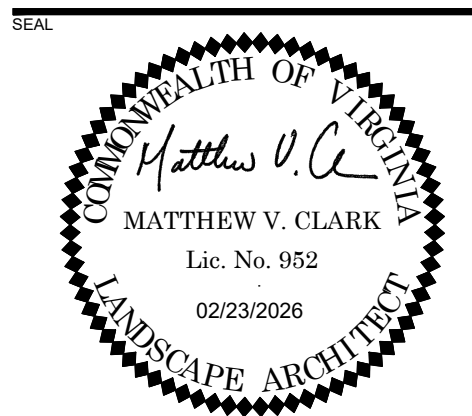
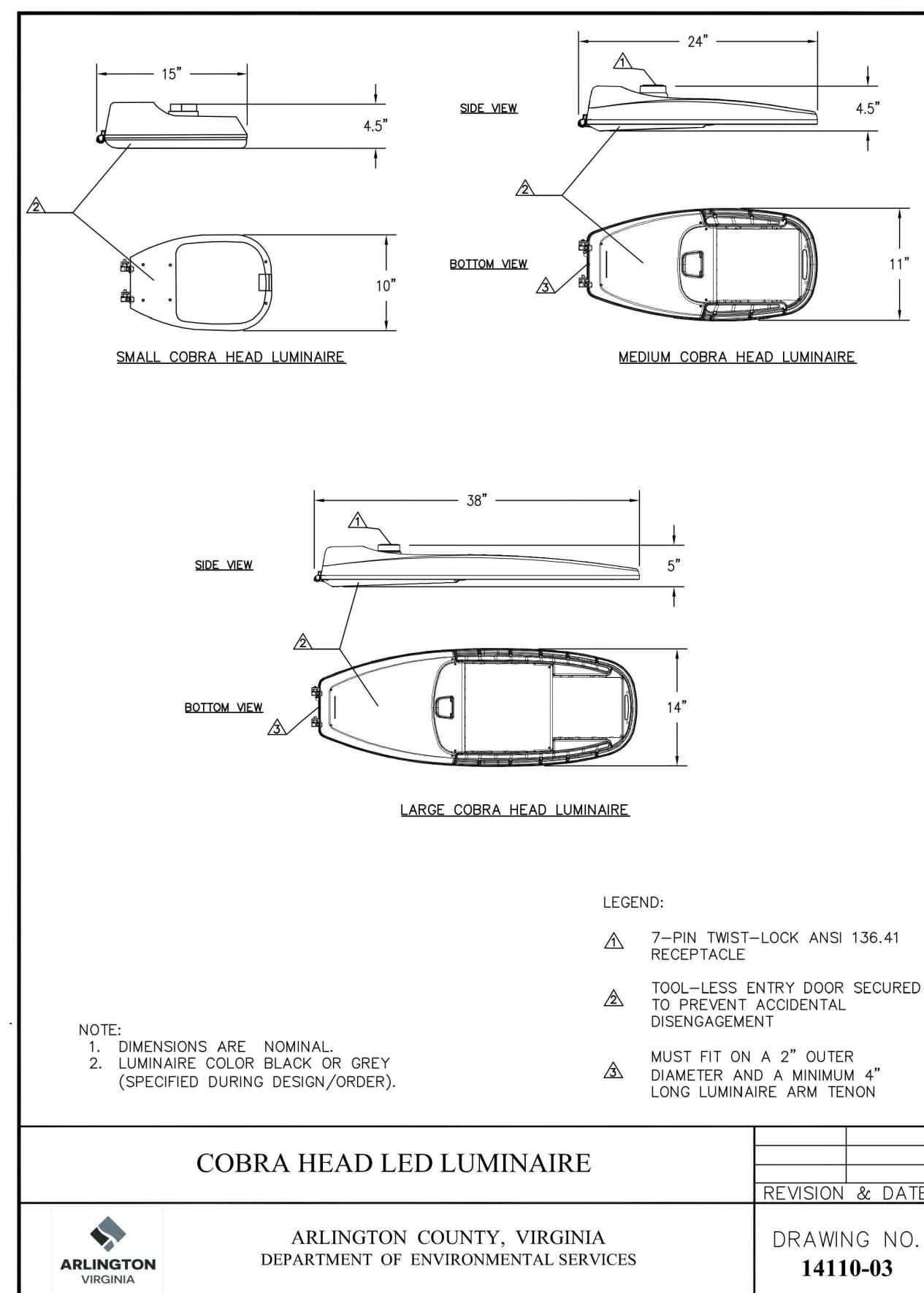
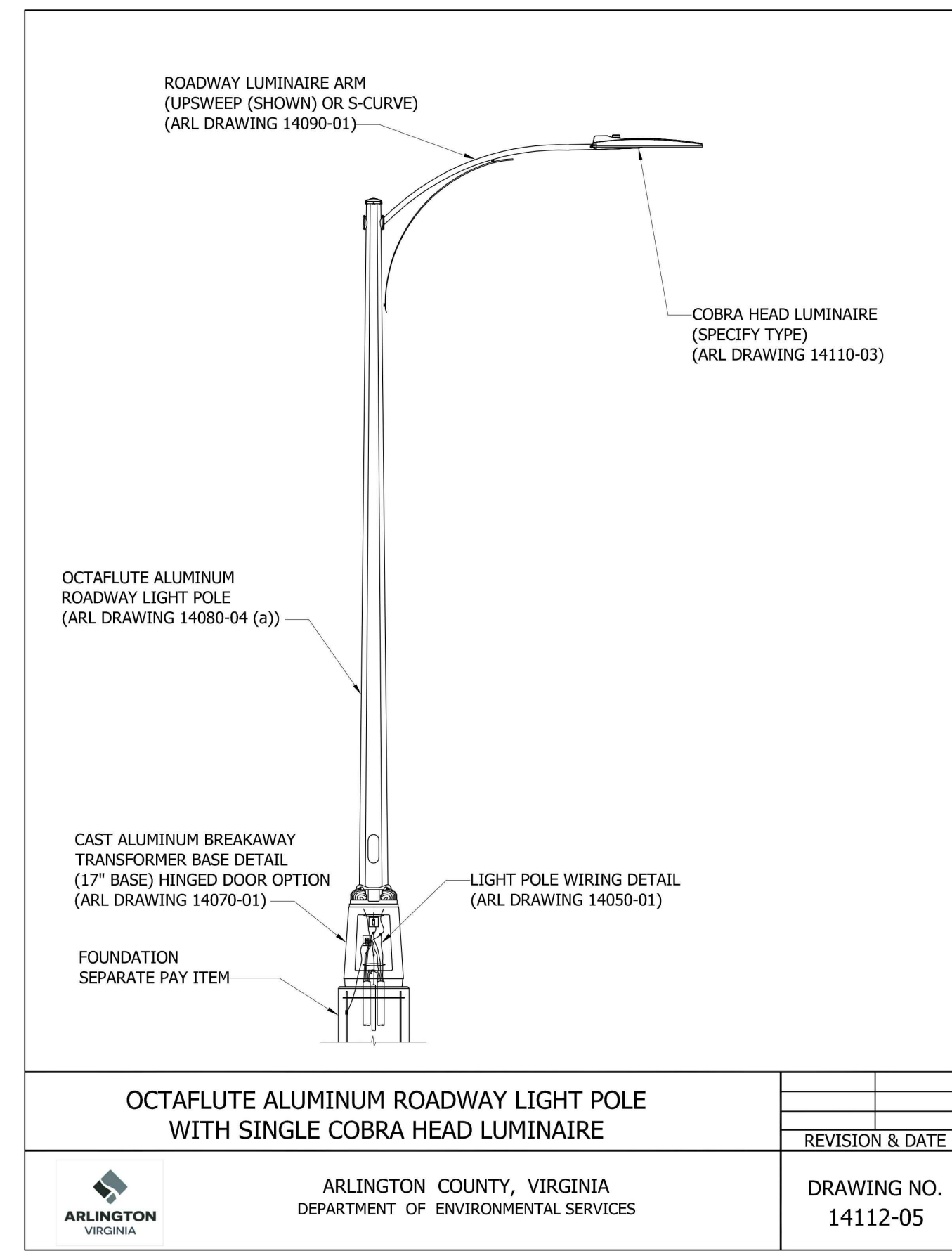
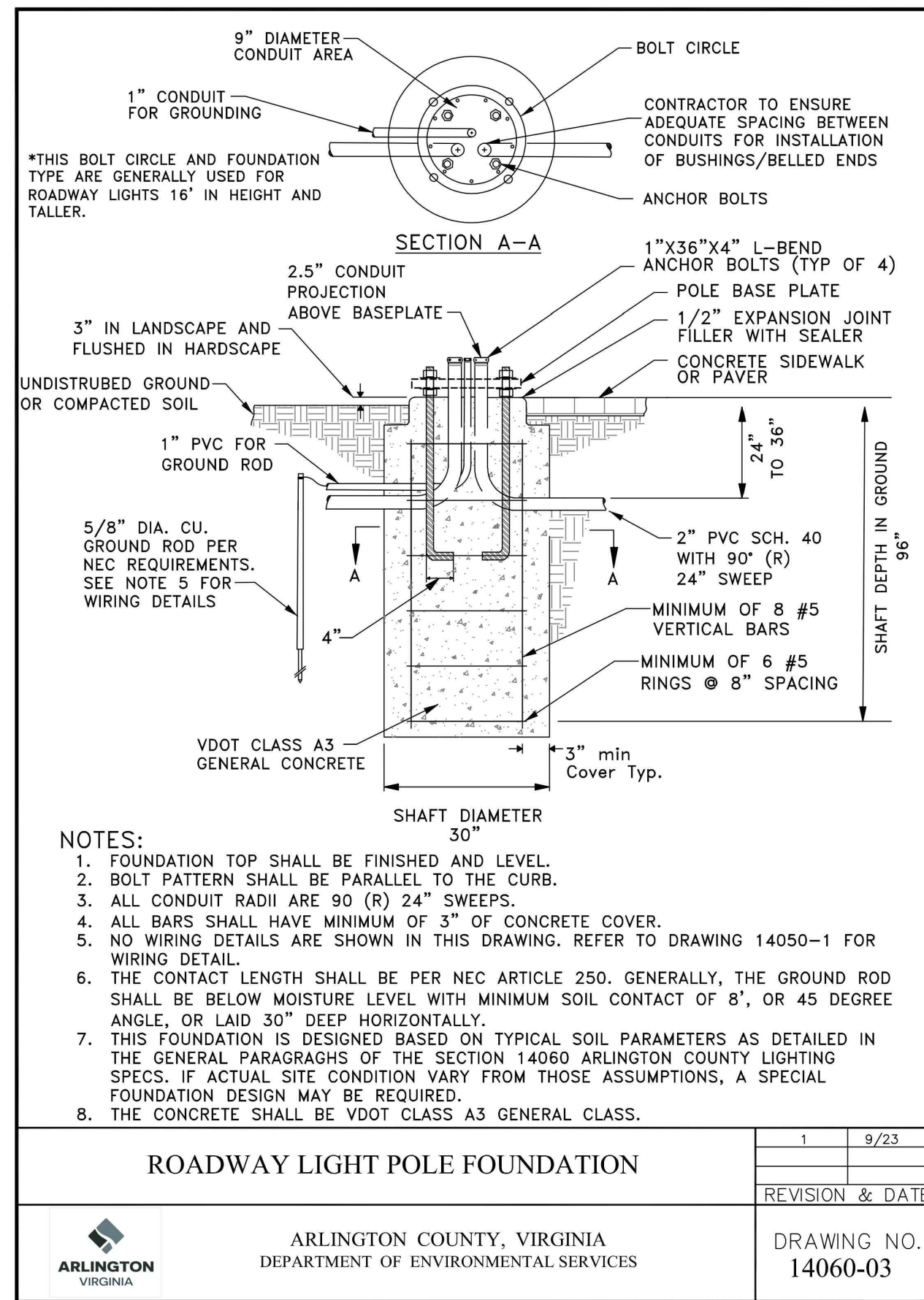
VERT: N/A  
HORZ: N/A

SHEET TITLE

DETAILS - FURNISHINGS

SHEET NUMBER

L-513



**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

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DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (VCS 83)

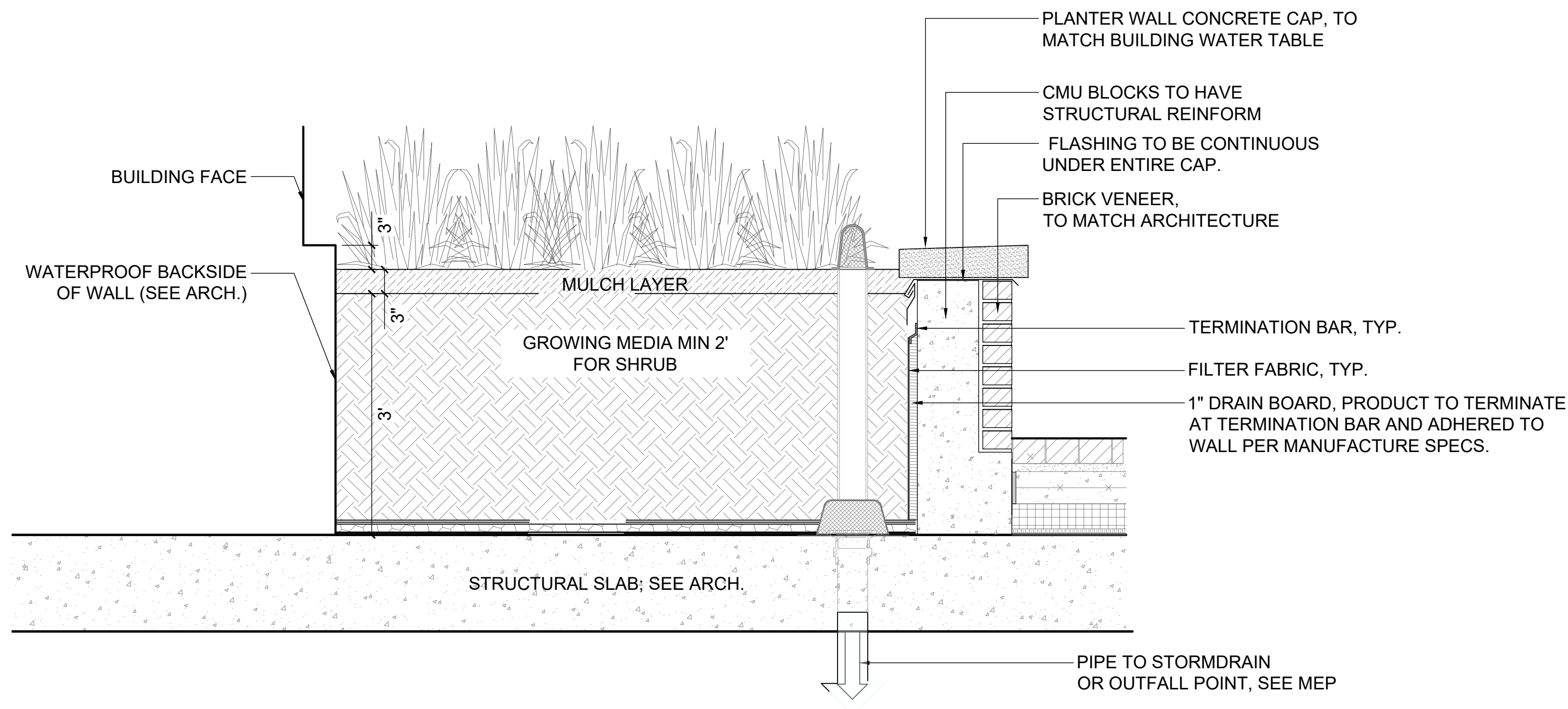
VERT: N/A  
HORZ:

SHEET TITLE: DETAILS - LIGHTING & ELECTRICAL

SHEET NUMBER: L-521

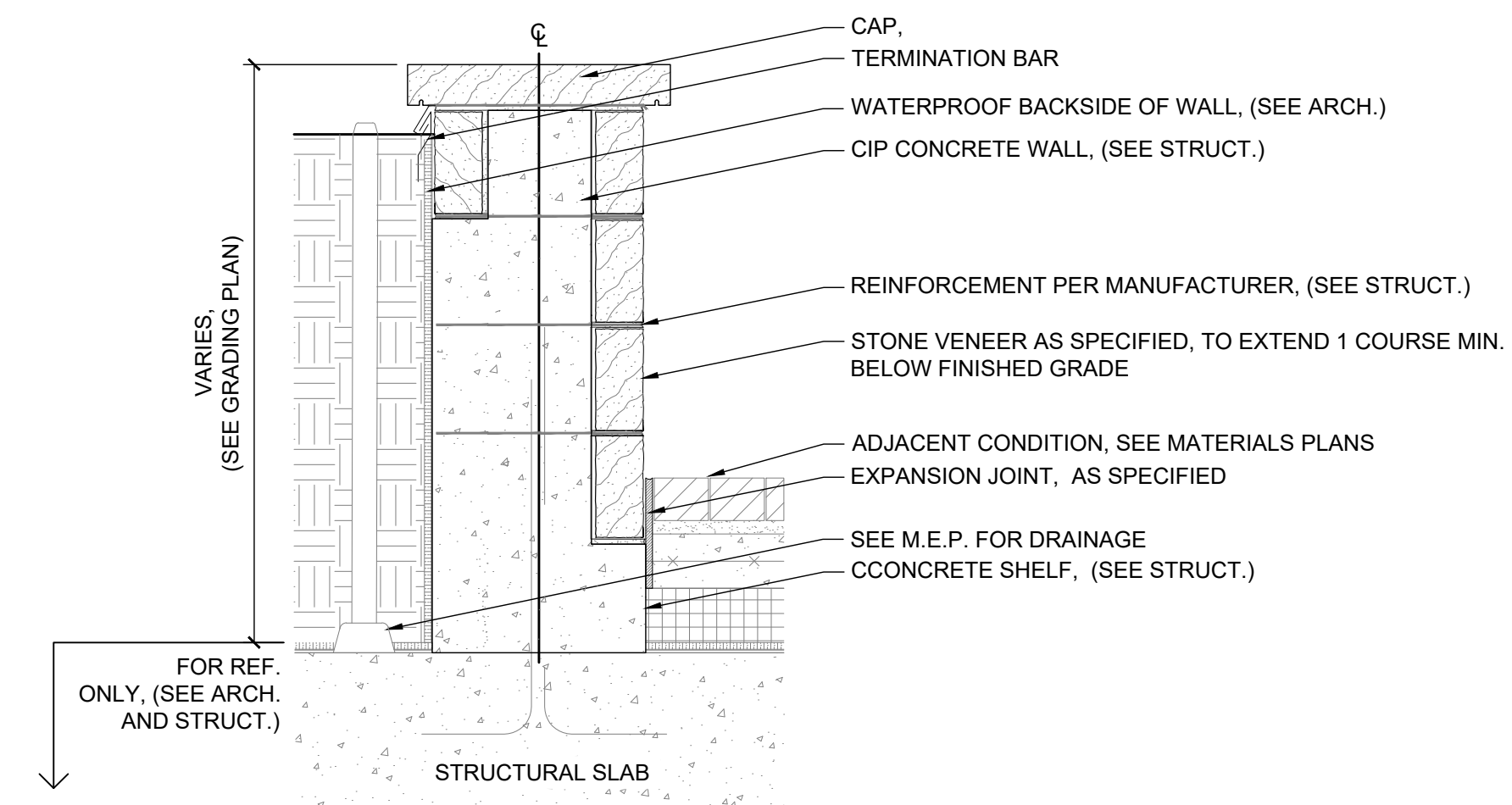
1 STREETLIGHT - COUNTY STANDARD  
L-521 PICTORIAL

NTS



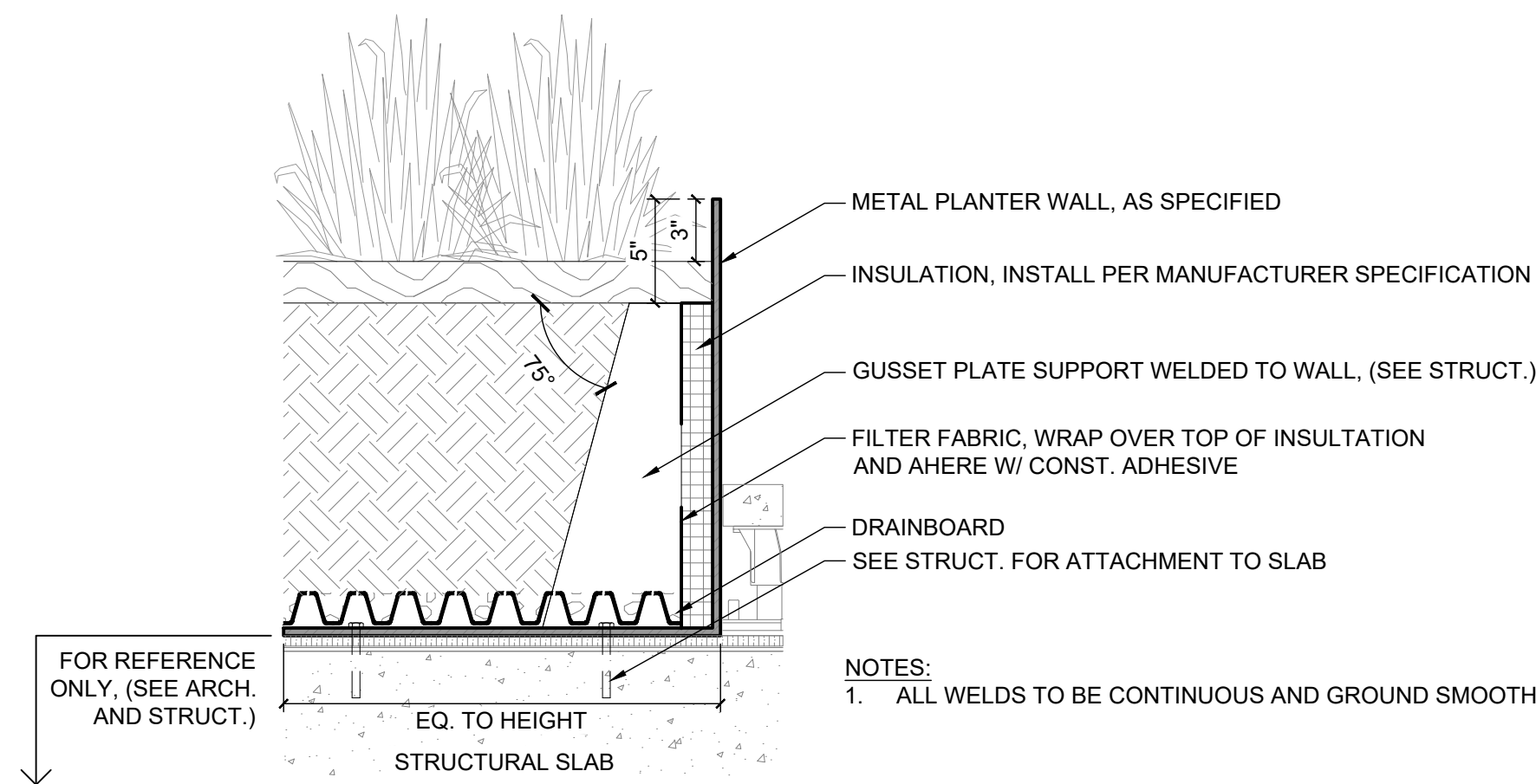
**1** BIORETENTION WALL  
L-531 SECTION

1" = 1'-0"



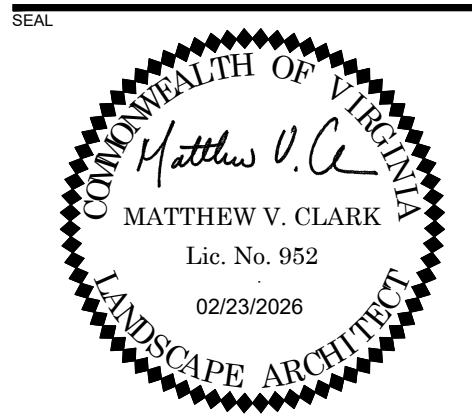
**4** PLANTER WALL  
L-531 SECTION

1" = 1'-0"



**2** METAL PLANTER WALL  
L-531 SECTION

1 1/2" = 1'-0"



PROJECT  
**3130 LANGSTON BOULEVARD**  
ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD

LANDDESIGN PROJ.# 2024074

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6	4.1 SITE PLAN RESUBMISSION	02/23/2026

DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (VCB 83)

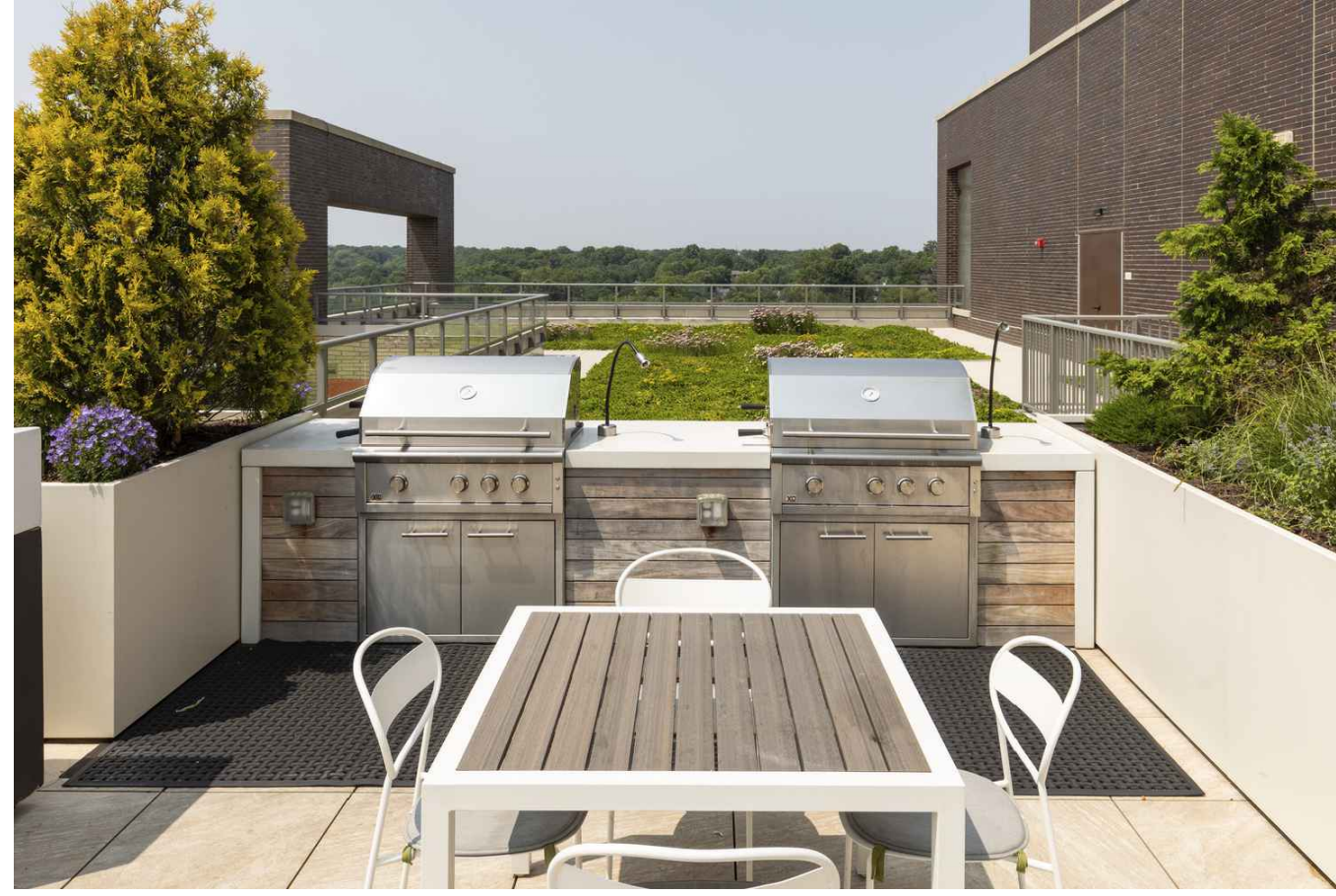
VERT: N/A  
HORZ: AS NOTED

SHEET TITLE

DETAILS - WALLS

SHEET NUMBER

**L-531**



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

**1 GRILL STATION**

L-541 PICTORIAL

NTS

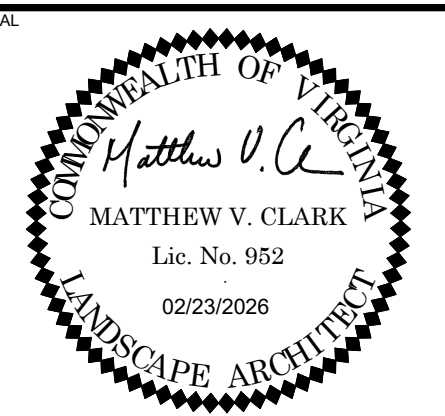


NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

**2 WAYFINDING SIGNAGE**

L-541 PICTORIAL

NTS



**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
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DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (VCB-83)

VERT: N/A  
HORZ:

SHEET TITLE

DETAILS - CUSTOM

SHEET NUMBER

**L-541**



NOTE: OR CLIENT/COUNTY  
APPROVED EQUAL.

**1 FENCE - TYPE 1**  
L-551 PICTORIAL

NTS

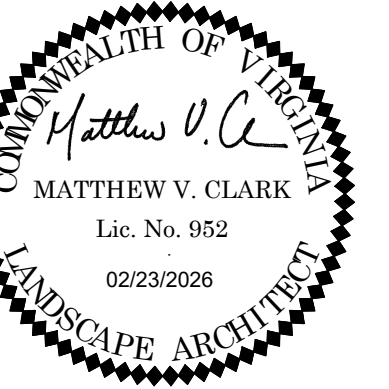


NOTE: OR CLIENT/COUNTY  
APPROVED EQUAL.

**2 GATE - TYPE 1**  
L-551 PICTORIAL

NTS

SEAL



PROJECT

**3130 LANGSTON  
BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDESIGN PROJ.# 2024074

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN SUBMISSION	08/09/2024
2	4.1 SITE PLAN RESUBMISSION	10/29/2024
3	4.1 SITE PLAN RESUBMISSION	03/14/2025
4	4.1 SITE PLAN RESUBMISSION	06/13/2025
5	4.1 SITE PLAN RESUBMISSION	11/21/2025
6	4.1 SITE PLAN RESUBMISSION	02/23/2026

DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (VCS 83)

VERT: N/A  
HORZ:

SHEET TITLE

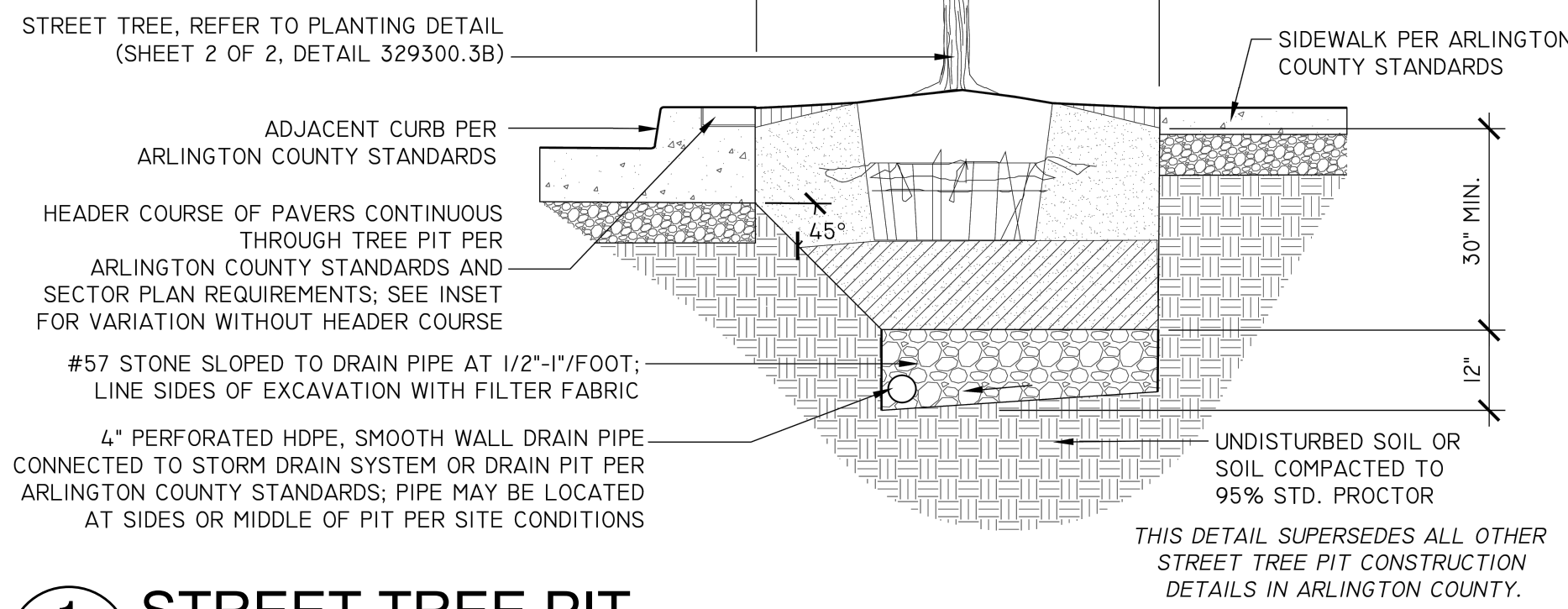
DETAILS - FENCES

SHEET NUMBER

L-551

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.



1 STREET TREE PIT

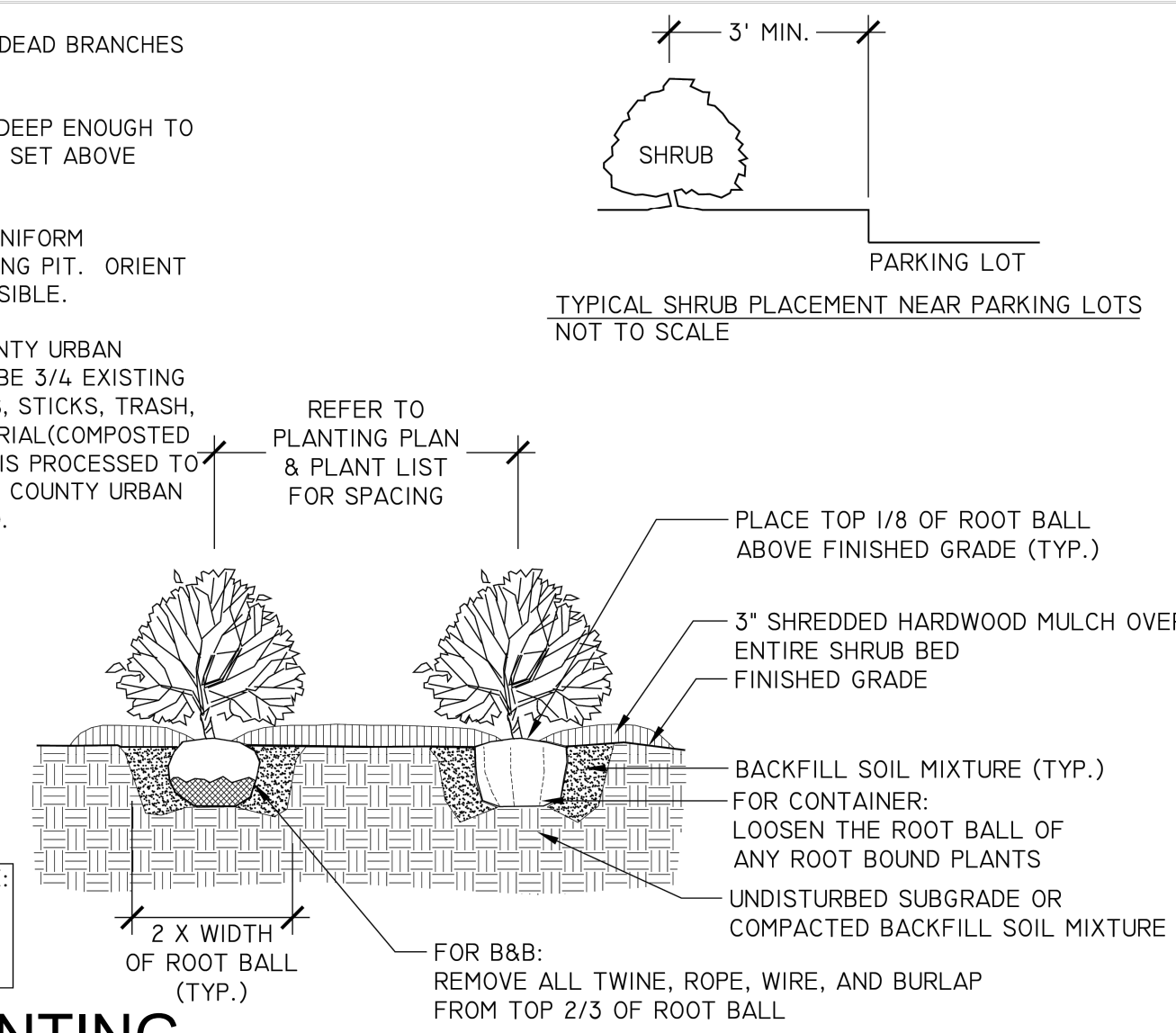
L-601 SECTION 1/2" = 1'-0"

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.

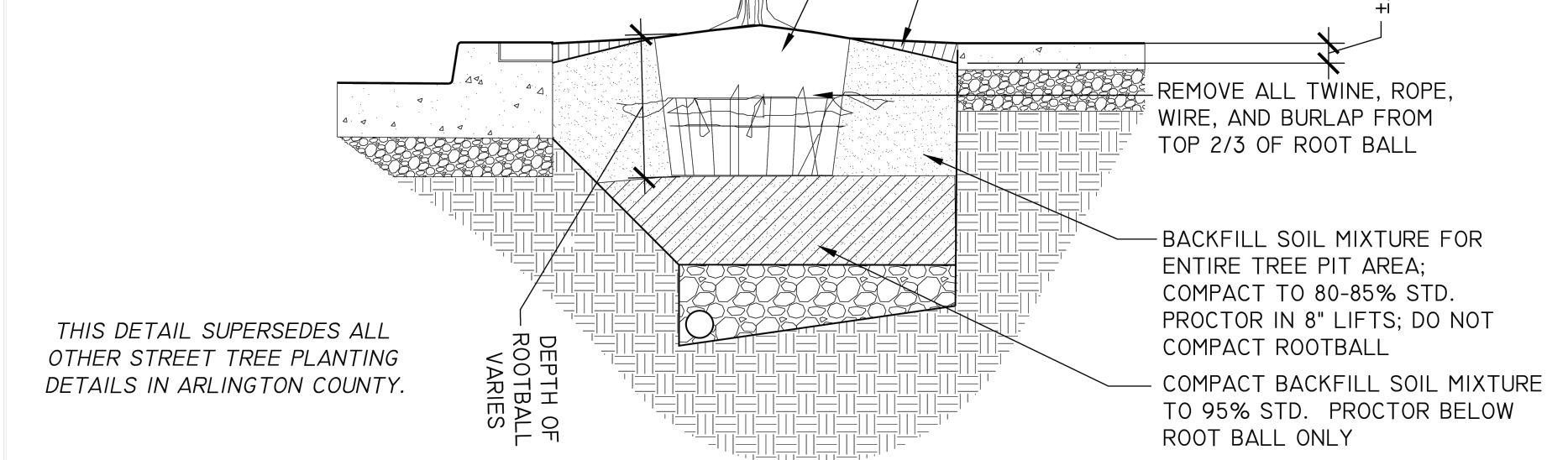


4 SHRUB PLANTING

L-601 SECTION NTS 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.

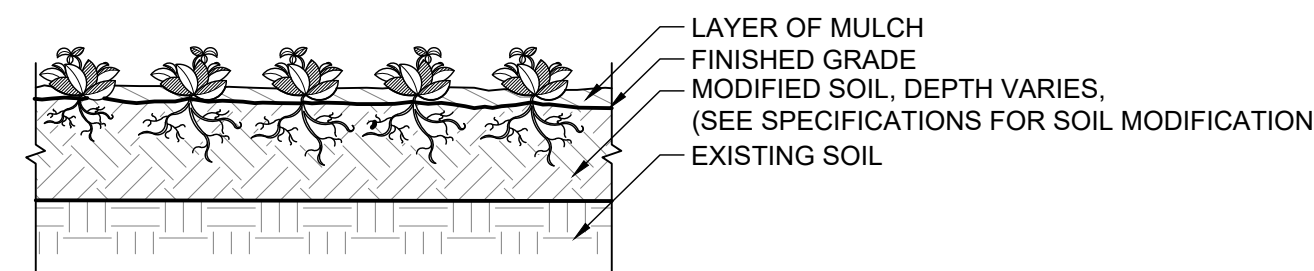


2 TREE PLANTING

L-601 SECTION 1/2" = 1'-0"

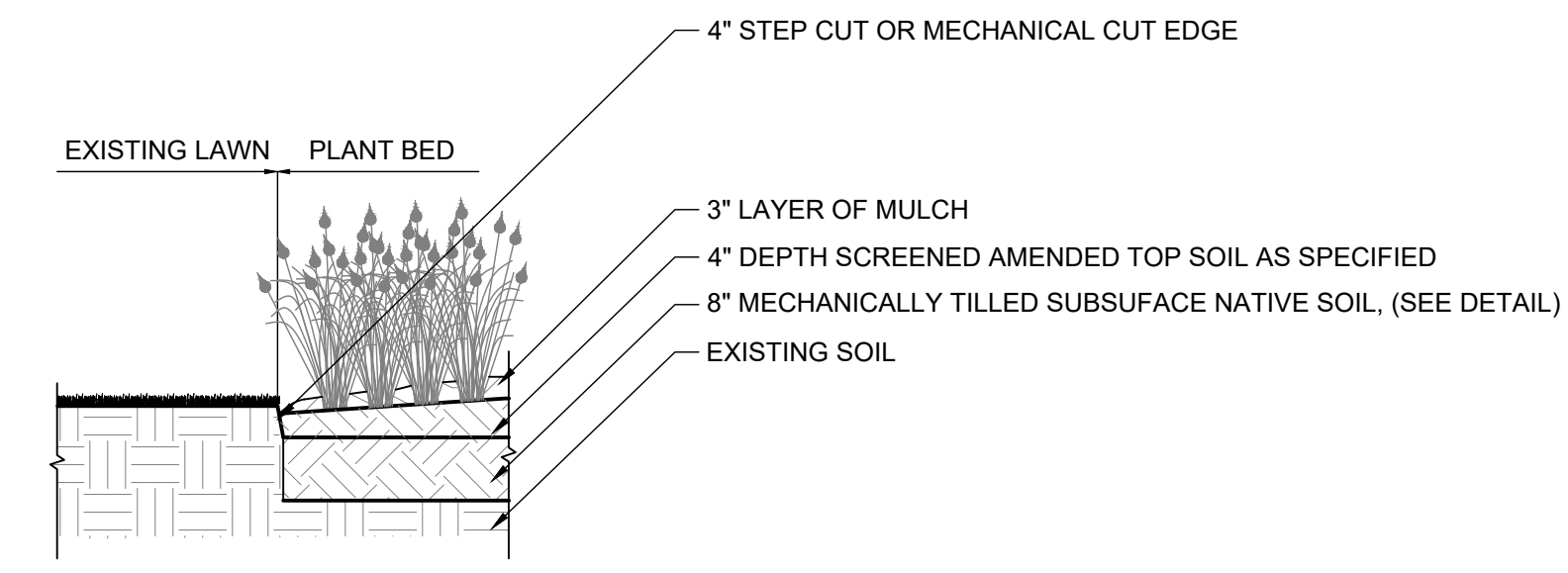
PLANT SPACING CHART

SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29



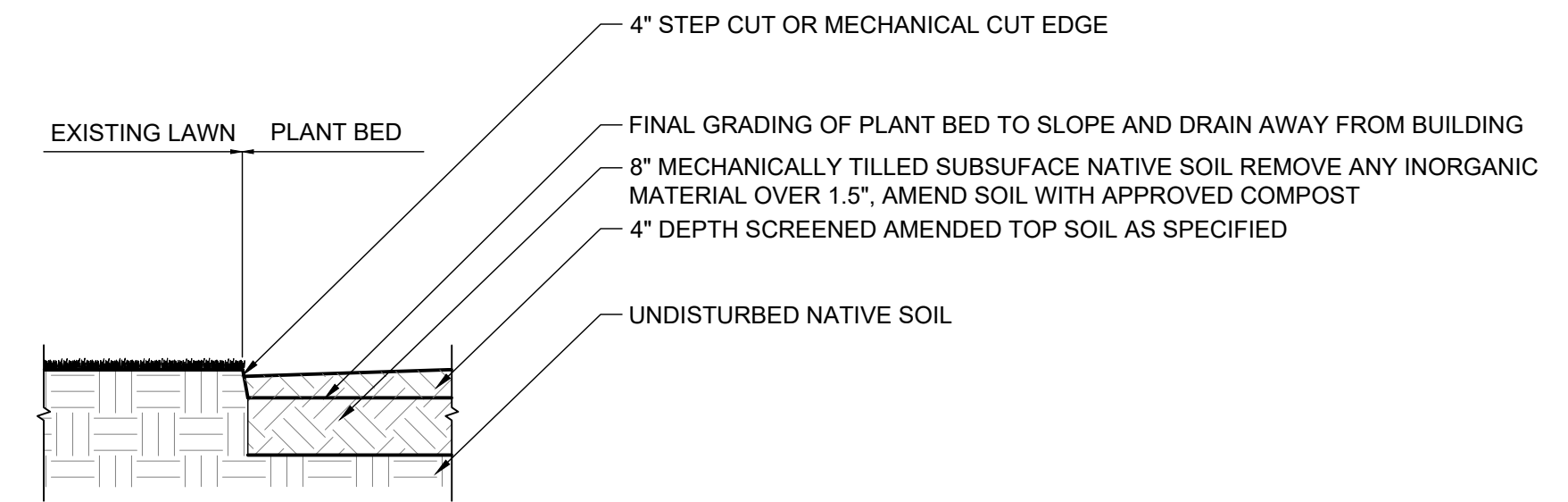
5 GROUNDCOVER SPACING - TRIANGULAR

L-601 SECTION 1/2" = 1'-0"



7 STEEL CUT EDGE

L-601 SECTION 1/2" = 1'-0"



8 BED PREP

L-601 SECTION 1/2" = 1'-0"

NO ENTRY

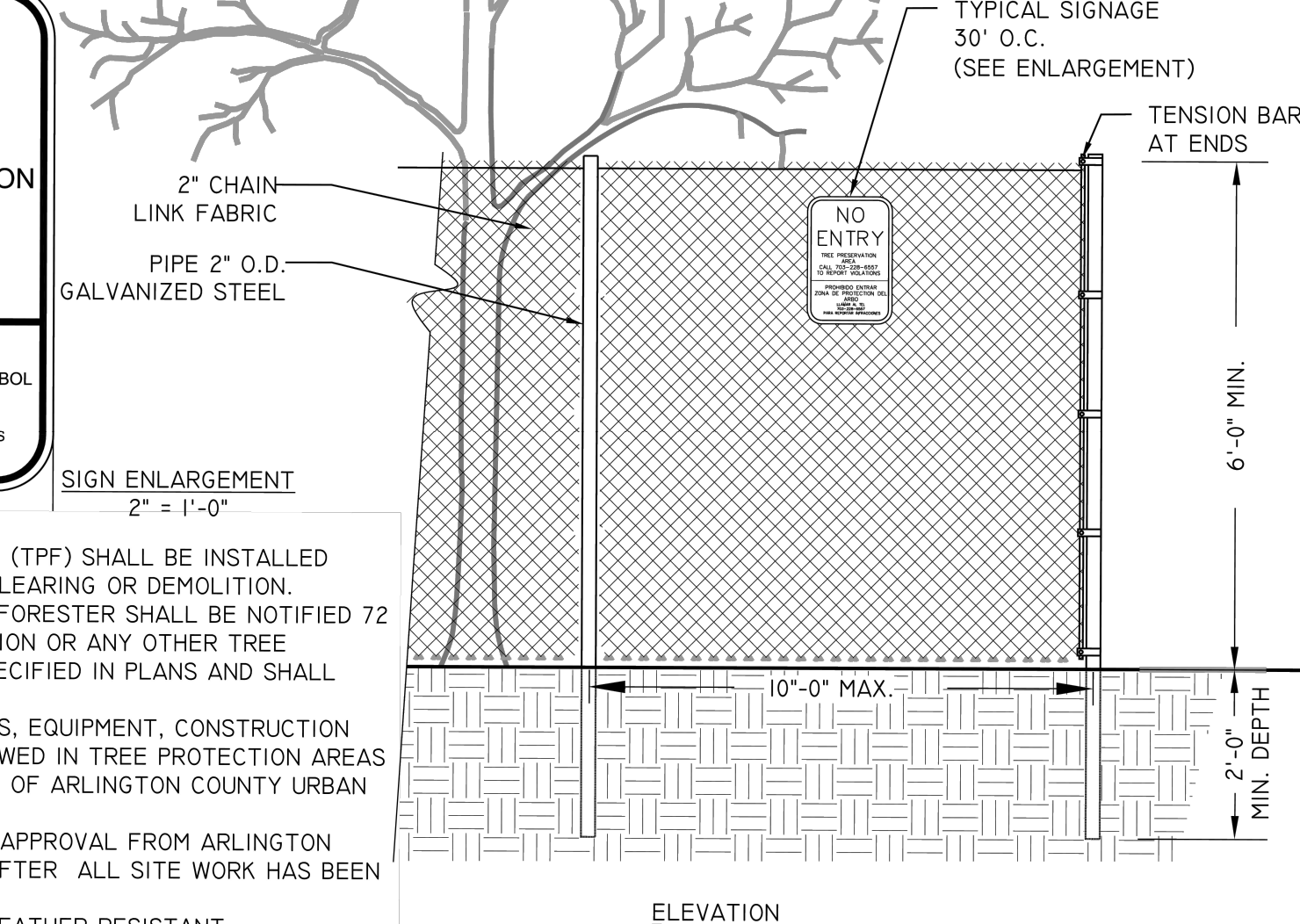
TREE PRESERVATION AREA

CALL: 703-228-6557 TO REPORT VIOLATIONS

PROHIBIDO ENTRAR  
ZONA DE PROTECCION DEL ARBOL  
LLAMAR AL TEL. 703-228-6557  
PARA REPORTAR INFRACCIONES

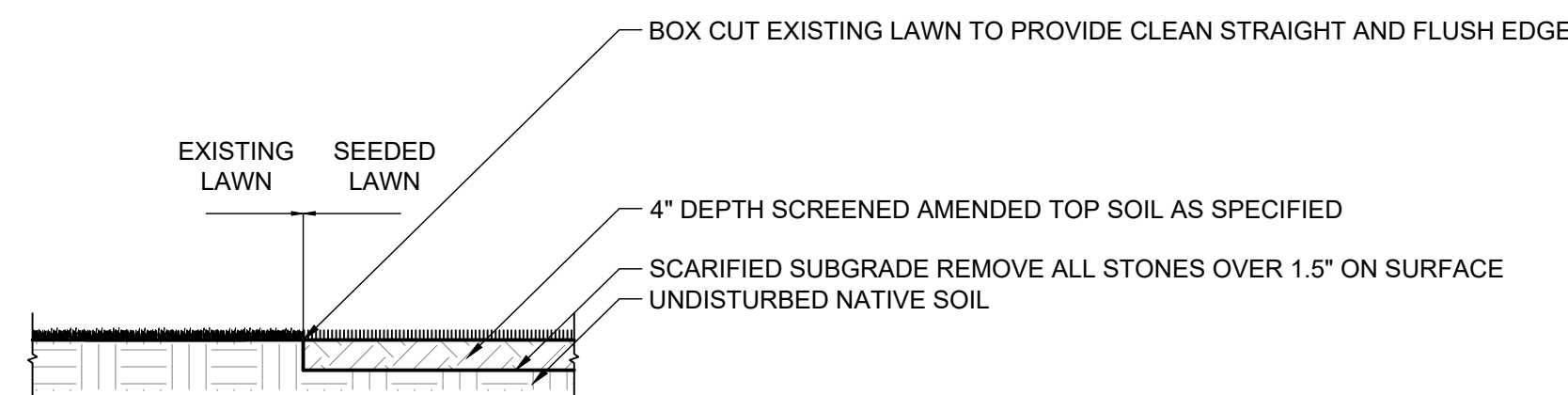
NOTES

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.



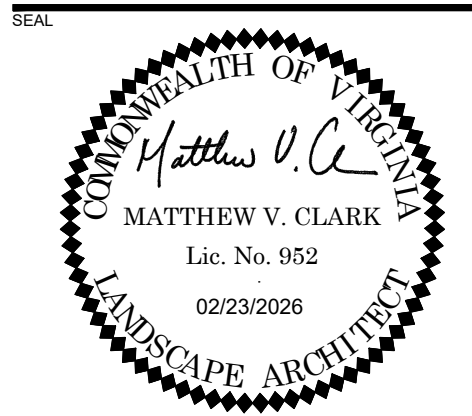
3 PROTECTION FENCE

L-601 SECTION 1/2" = 1'-0"



6 SEEDED LAWN

L-601 SECTION 1/2" = 1'-0"



3130 LANGSTON BOULEVARD

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ.# 2024074

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6	4.1 SITE PLAN RESUBMISSION	02/23/2026

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

SCALE: NORTH (VCS-83)

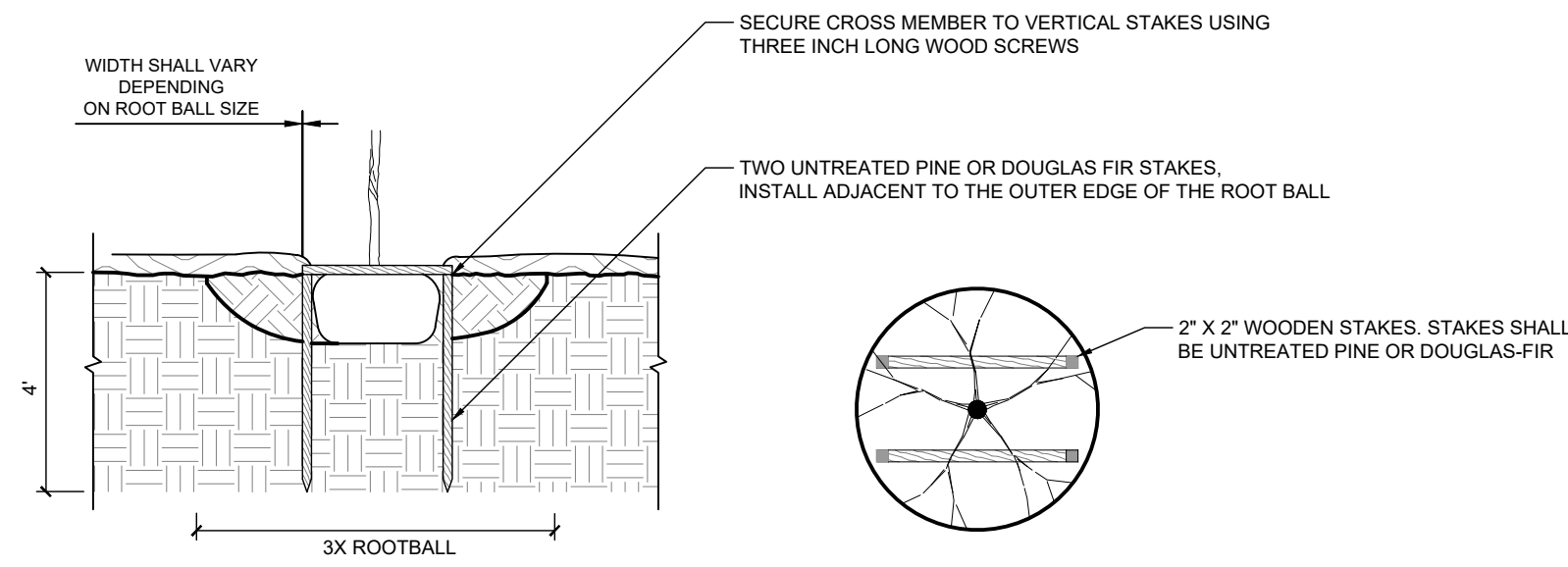
VERT: N/A  
HORZ:

SHEET TITLE

DETAILS - PLANTING ON GRADE

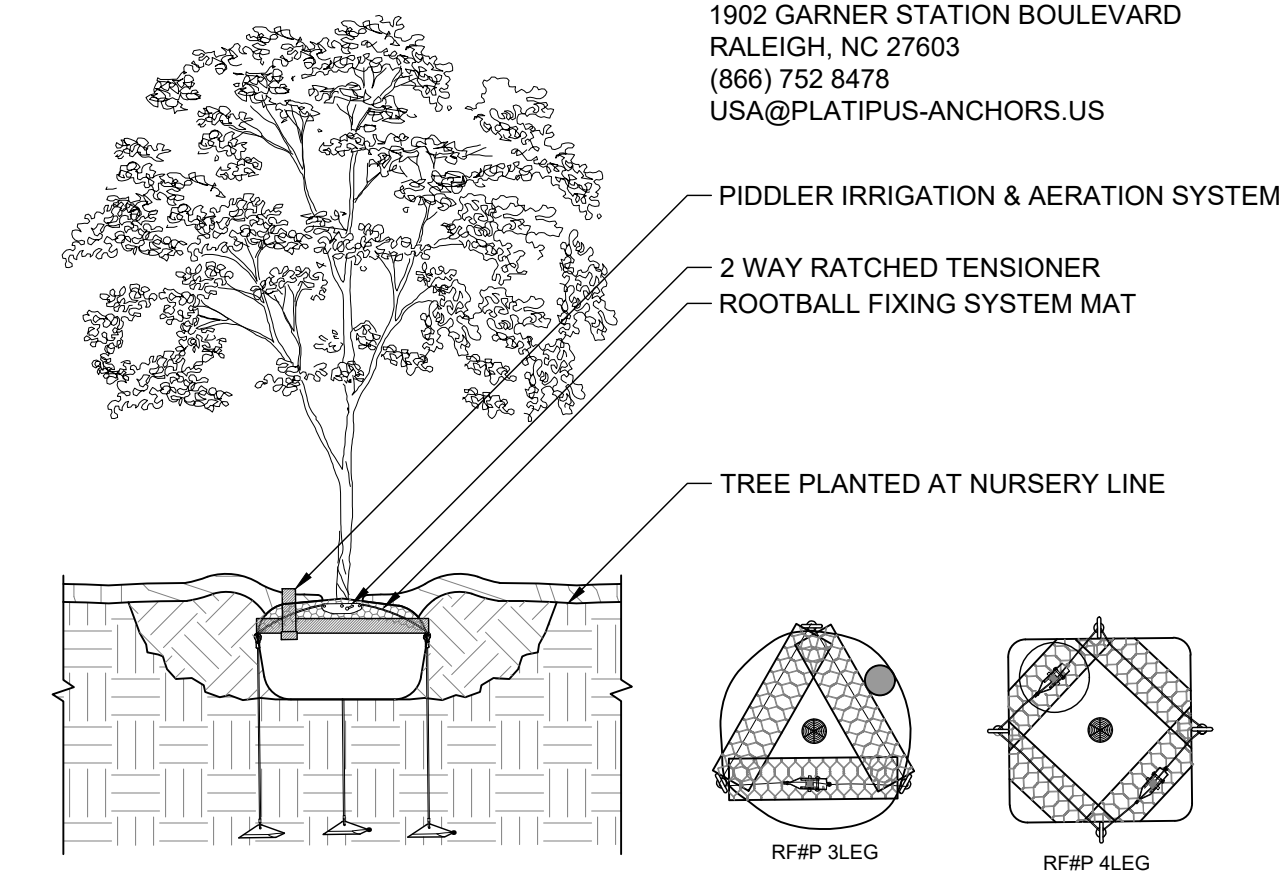
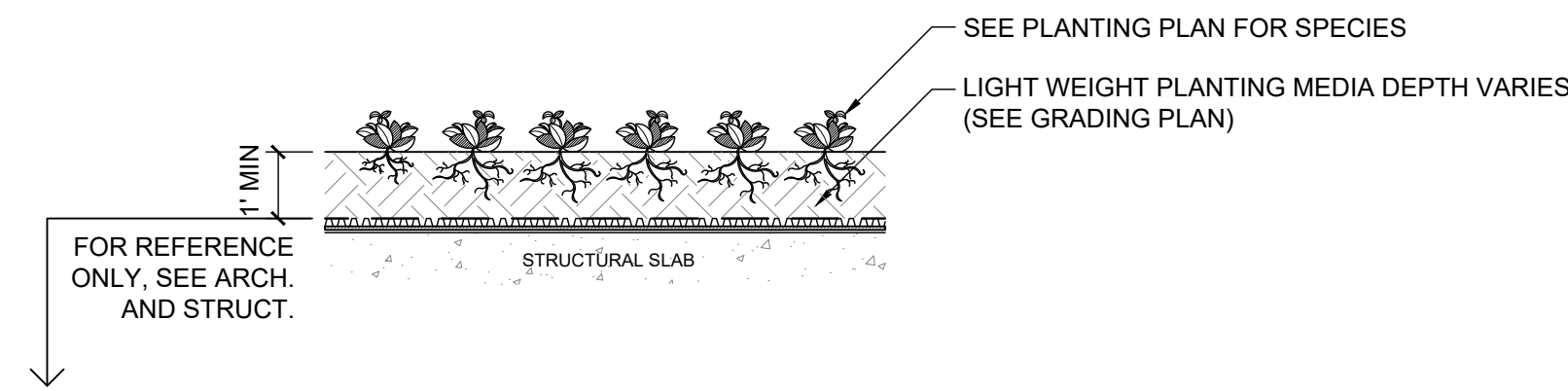
SHEET NUMBER

L-601



PLANT SPACING CHART

ROWS	SPACING "D"	ROW "A"	PLANTS / S.F.
+	6" O.C.	5.20" O.C.	4.61
+	8" O.C.	6.93" O.C.	2.60
+	10" O.C.	8.66" O.C.	1.66
+	12" O.C.	10.40" O.C.	1.15
+	15" O.C.	13.00" O.C.	0.73
+	18" O.C.	15.60" O.C.	0.51
+	24" O.C.	20.80" O.C.	0.29



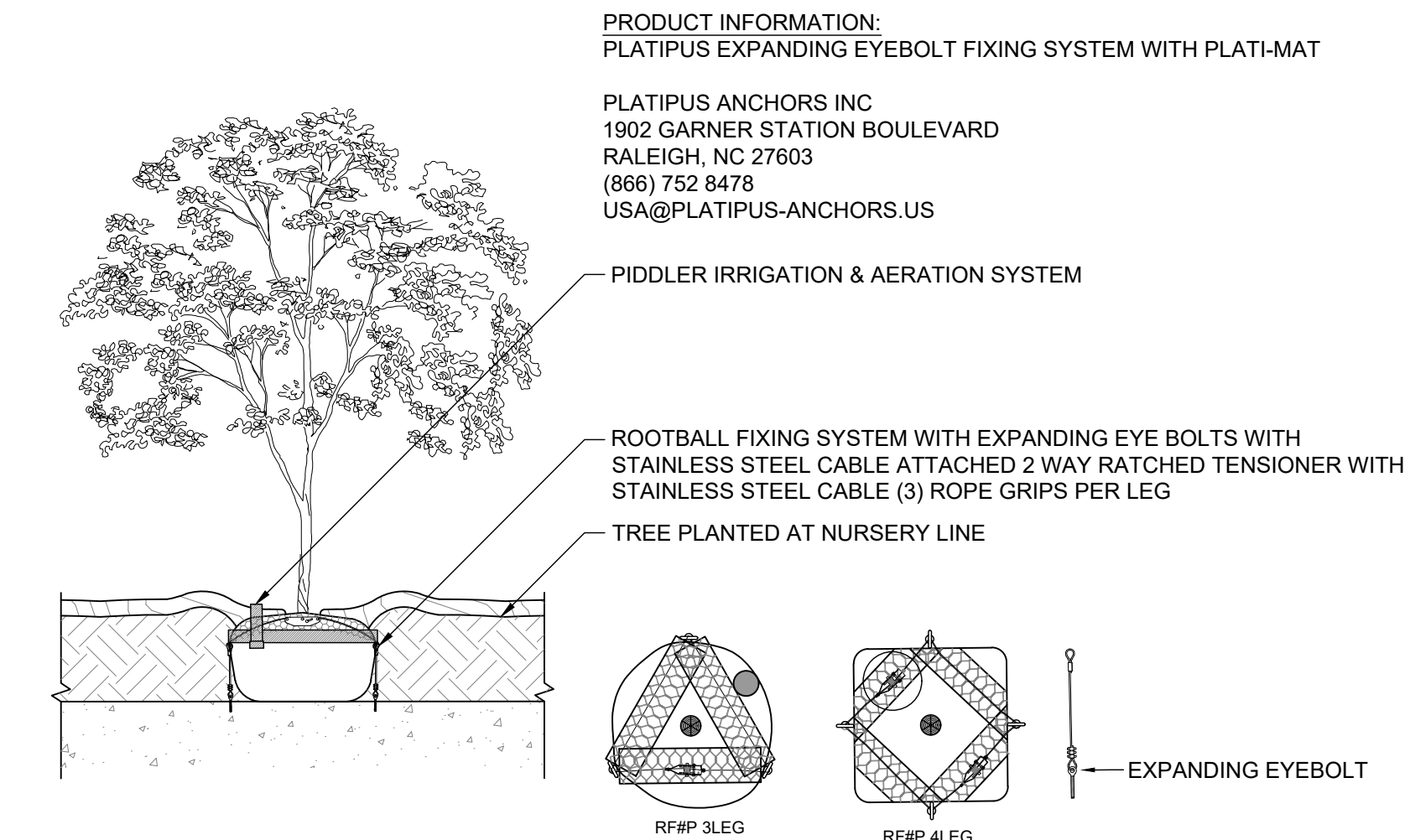
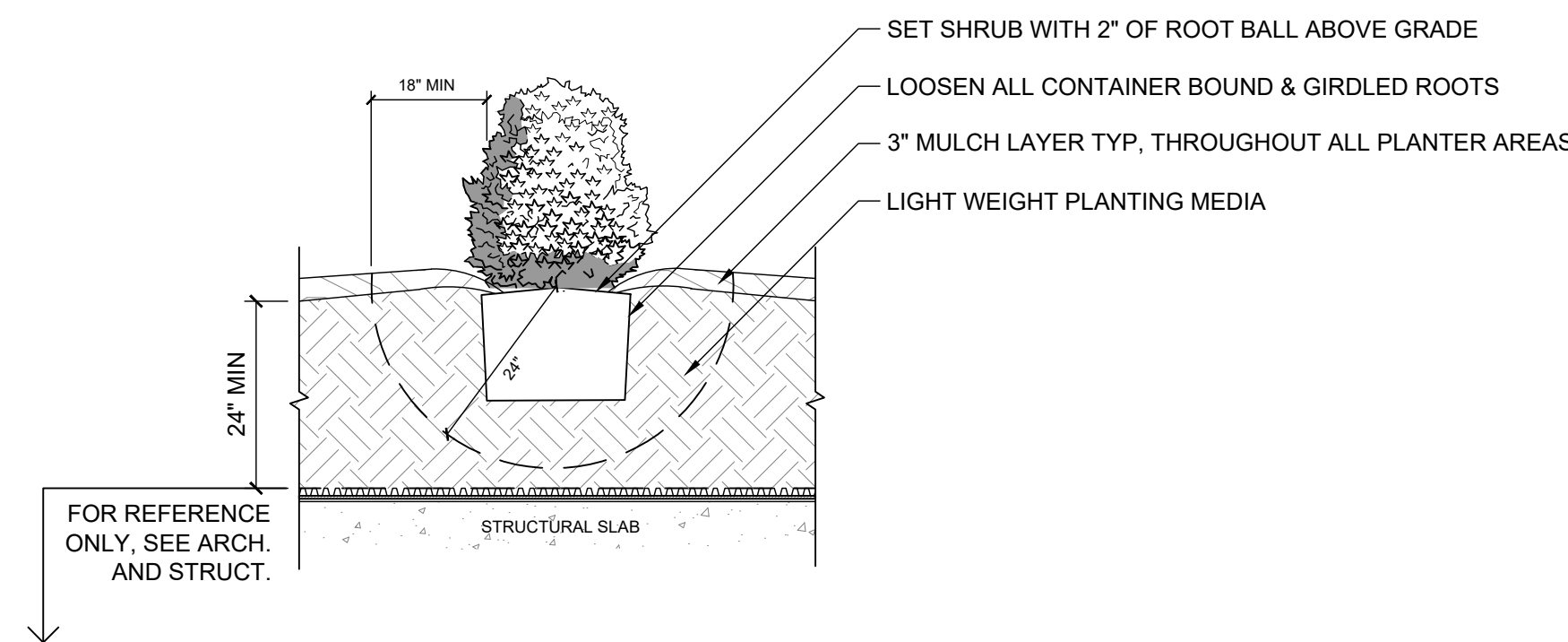
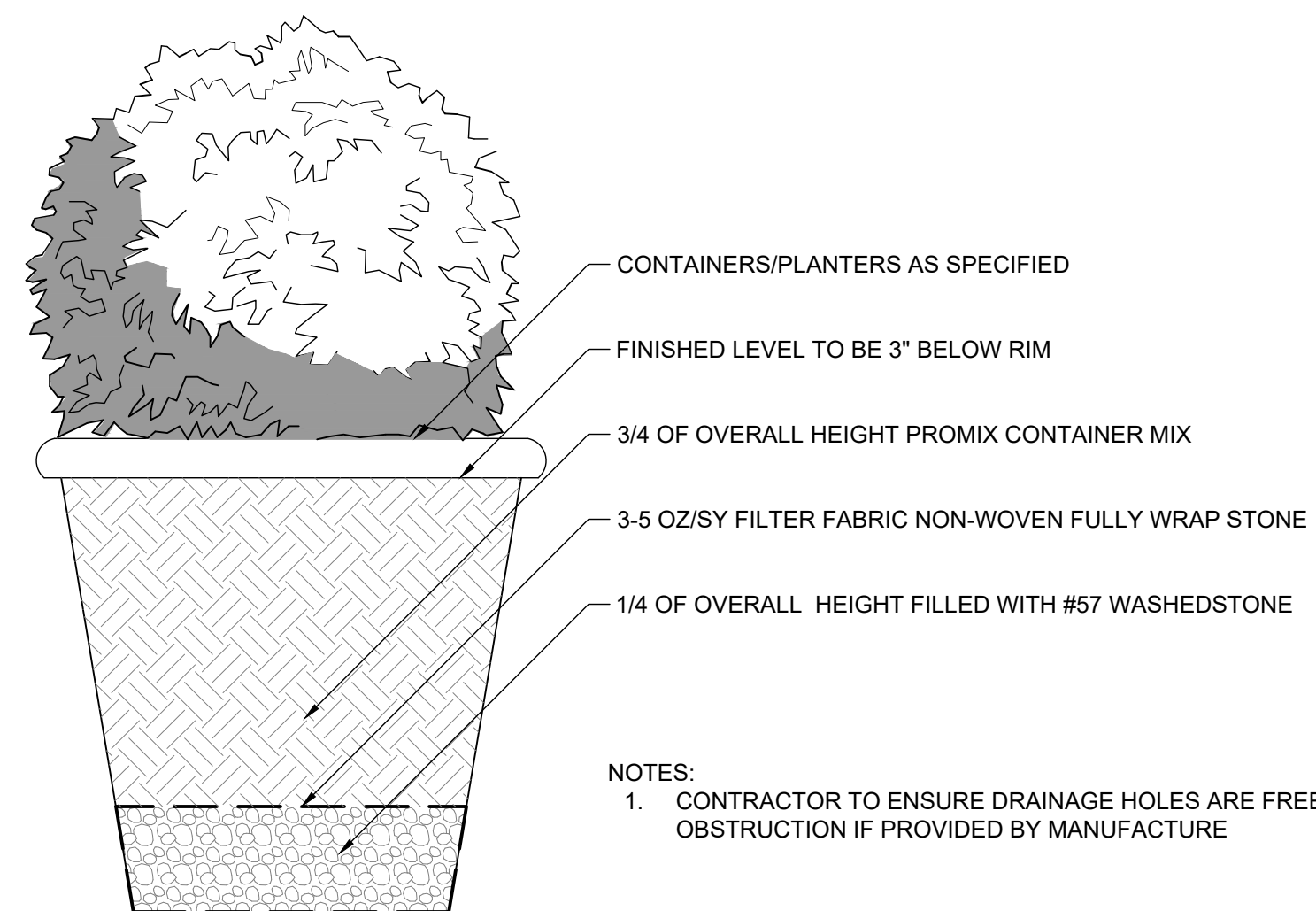
PRODUCT INFORMATION:  
PLATIPUS ROOTBALL FIXING SYSTEM W PLATI-MAT

PLATIPUS ANCHORS INC  
1902 GARNER STATION BOULEVARD  
RALEIGH, NC 27603  
(866) 752 8478  
USA@PLATIPUS-ANCHORS.US

**1 STAKING BELOW GROUND**  
L-602 SECTION 3/8" = 1'-0"

**4 GROUNDCOVER ON STRUCTURE**  
L-602 SECTION 1/2" = 1'-0"

**7 ROOTBALL FIXING SYSTEM W/MAT**  
L-602 SECTION 3/8" = 1'-0"



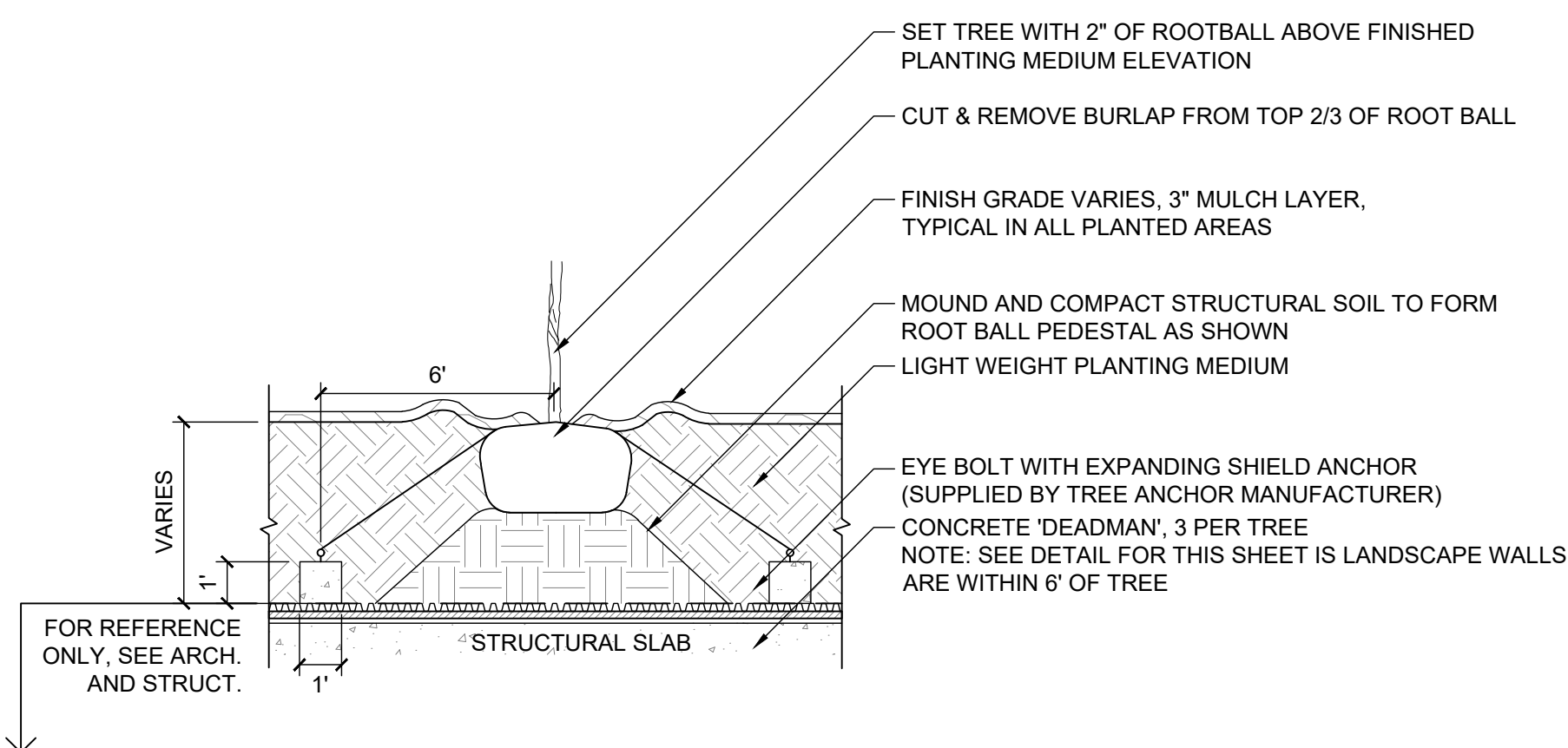
PRODUCT INFORMATION:  
PLATIPUS EXPANDING EYEBOLT FIXING SYSTEM WITH PLATH-MAT

PLATIPUS ANCHORS INC  
1902 GARNER STATION BOULEVARD  
RALEIGH, NC 27603  
(866) 752 8478  
USA@PLATIPUS-ANCHORS.US

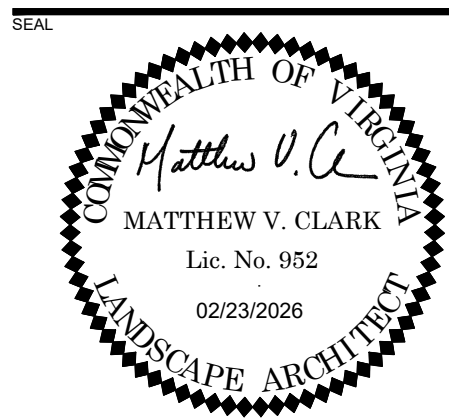
**2 PLANTING IN POT**  
L-602 SECTION 1" = 1'-0"

**5 SHRUB PLANTING ON STRUCTURE**  
L-602 SECTION 1/2" = 1'-0"

**8 EXPANDING EYEBOLT FIXING SYSTEM W/MAT**  
L-602 SECTION 3/8" = 1'-0"



**3 TREE PLANTING ON STRUCTURE**  
L-602 SECTION 1/4" = 1'-0"



**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ# 2024074

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6	4.1 SITE PLAN RESUBMISSION	02/23/2026

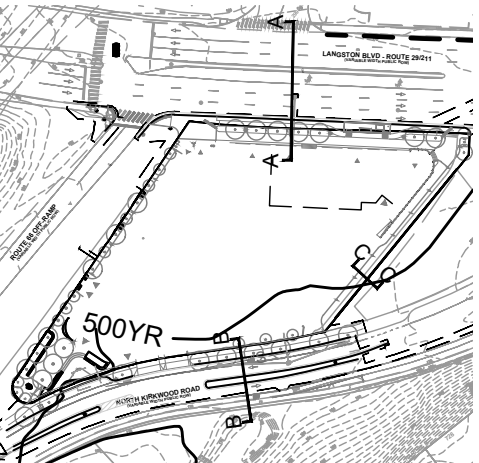
DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (VCS 83)

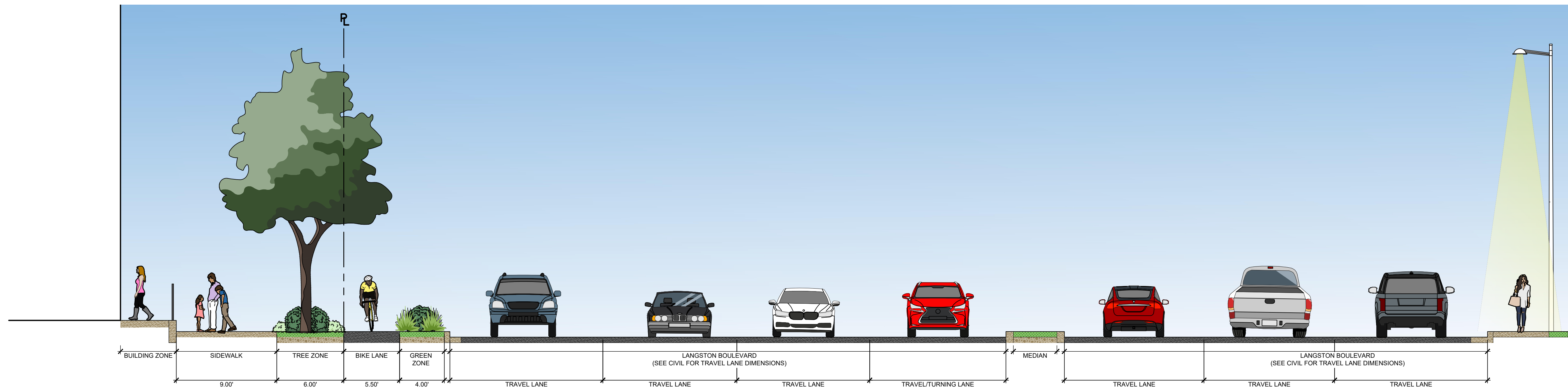
VERT: N/A  
HORZ:

SHEET TITLE  
DETAILS - PLANTING ON STRUCTURE

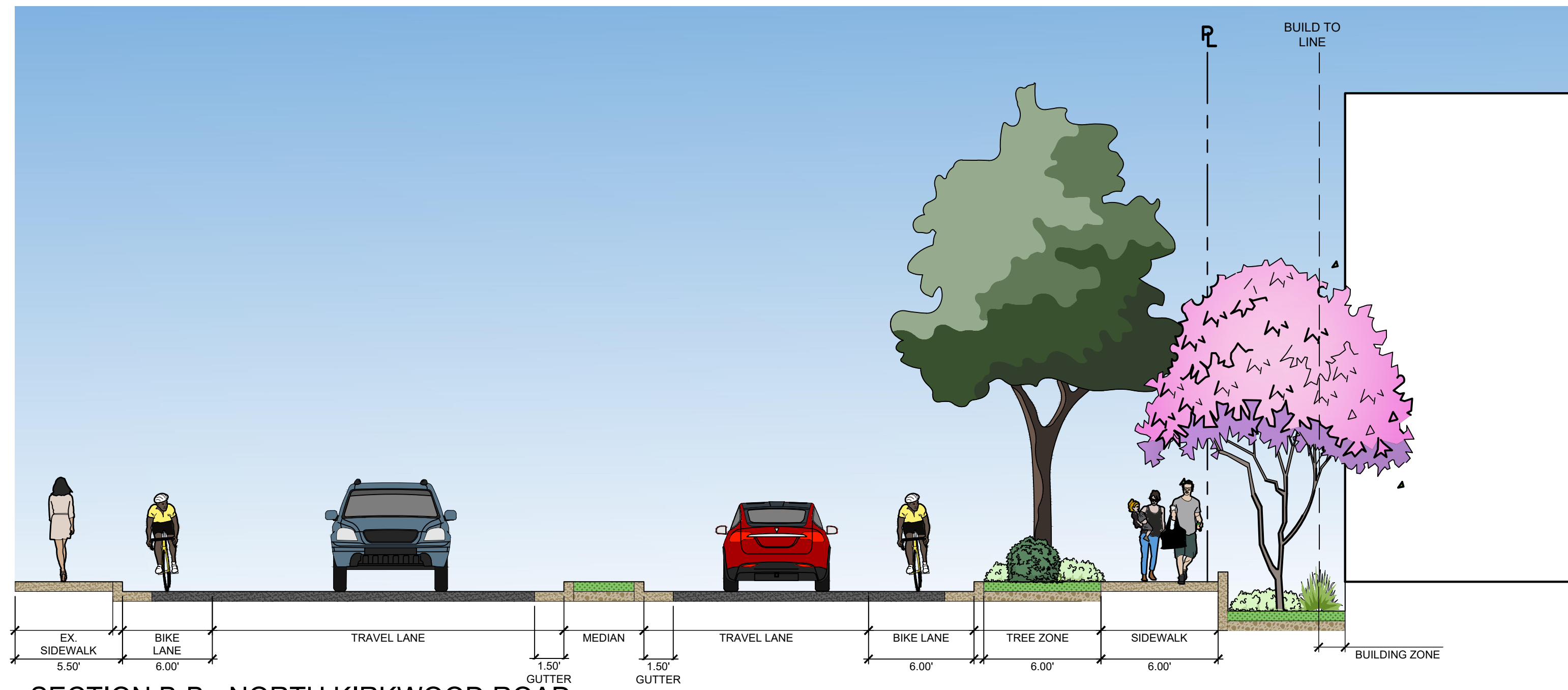
SHEET NUMBER  
**L-602**



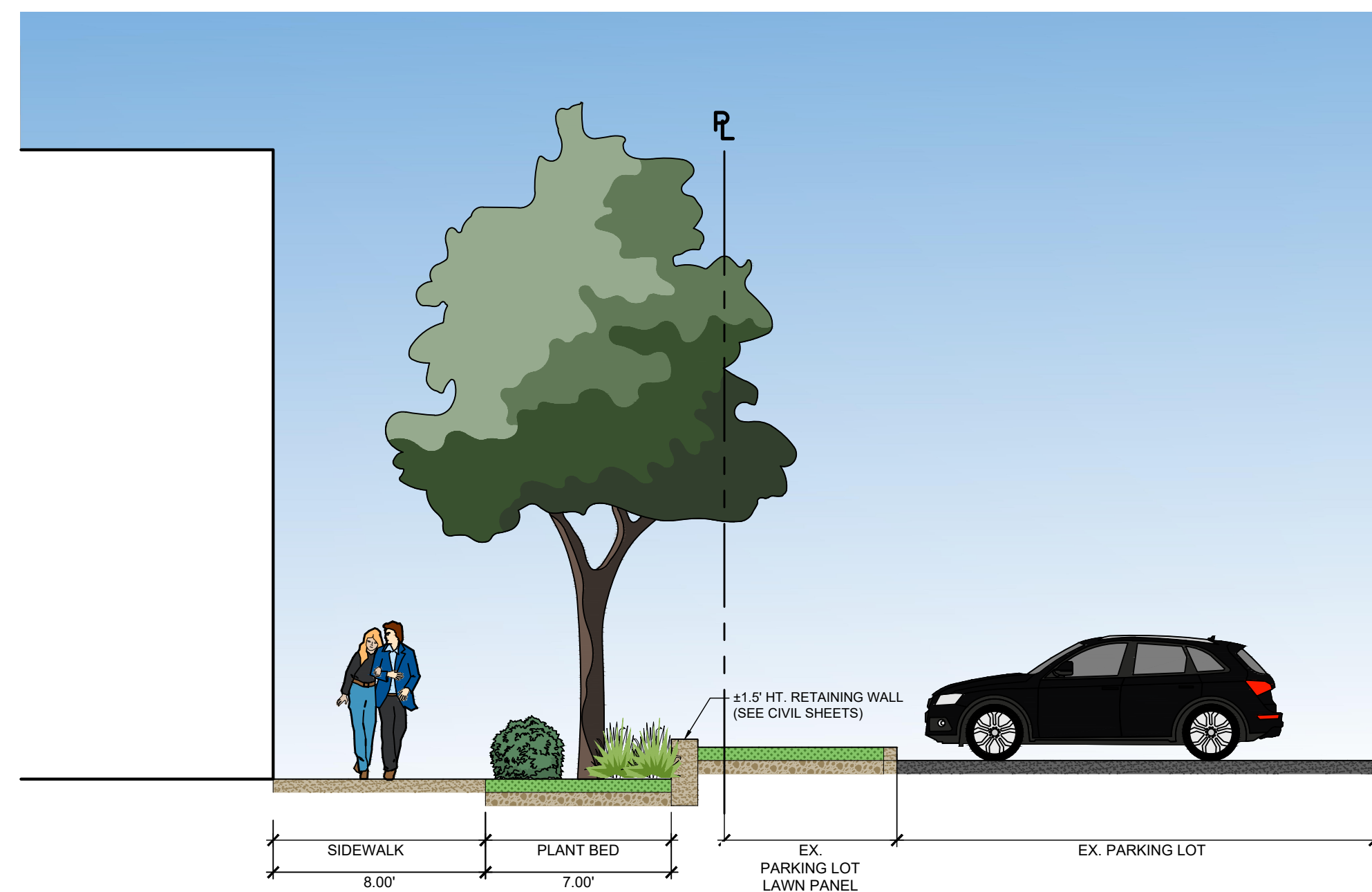
KEY MAP  
SCALE: 1" = 200'



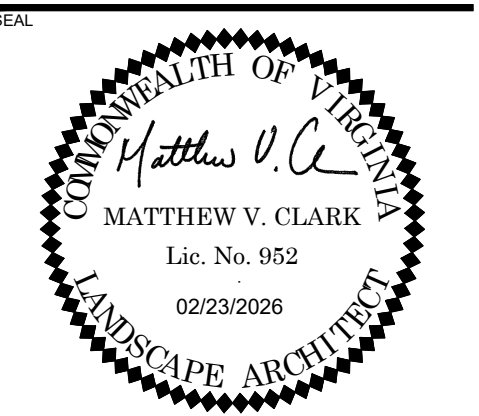
SECTION A-A - LANGSTON BOULEVARD



SECTION B-B - NORTH KIRKWOOD ROAD



SECTION C-C - EASTERN PROPERTY BOUNDARY



**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
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SCALE: NORTH (VCS 83)

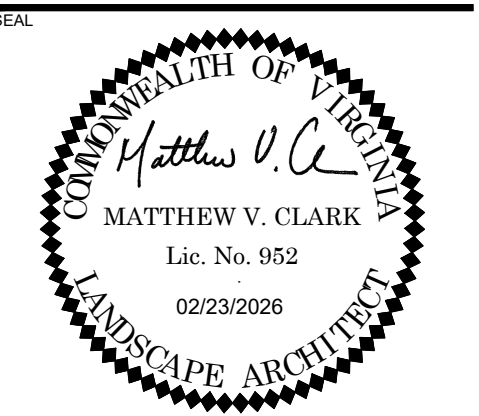
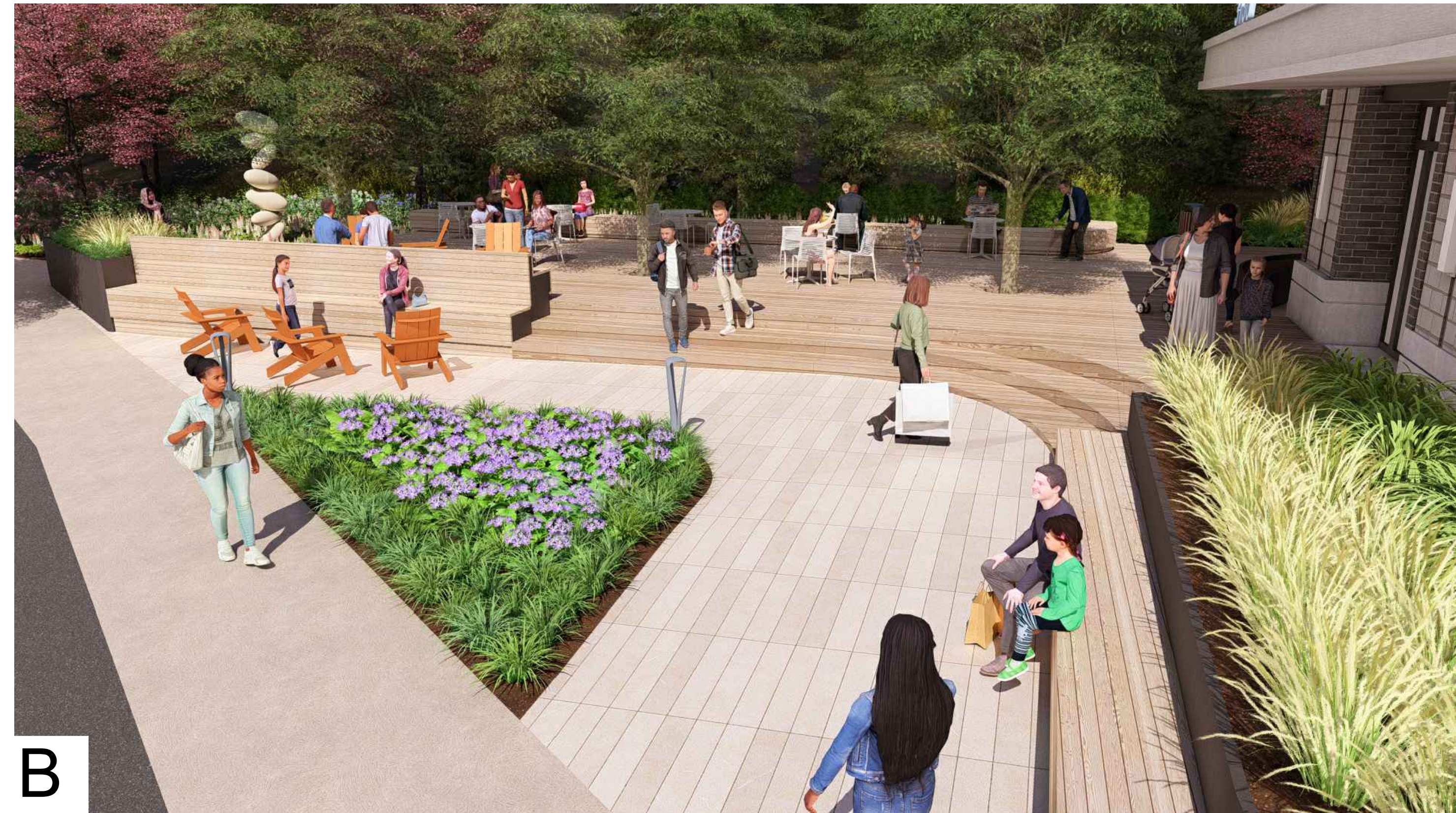
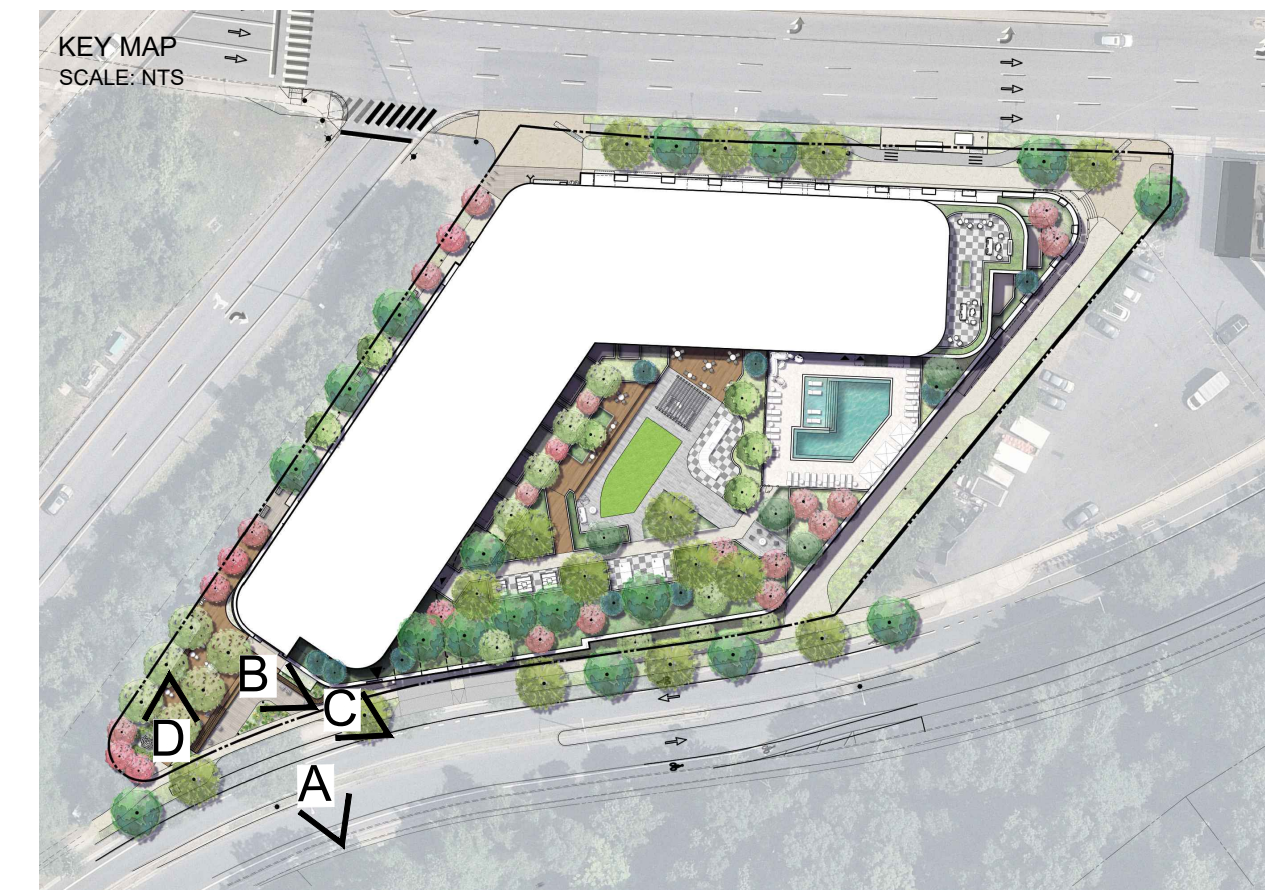
VERT: N/A  
HORZ: 1" = 5'

SHEET TITLE

DETAILS - SECTIONS

SHEET NUMBER

**L-701**



**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

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DESIGNED BY: GC  
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CHECKED BY: AC

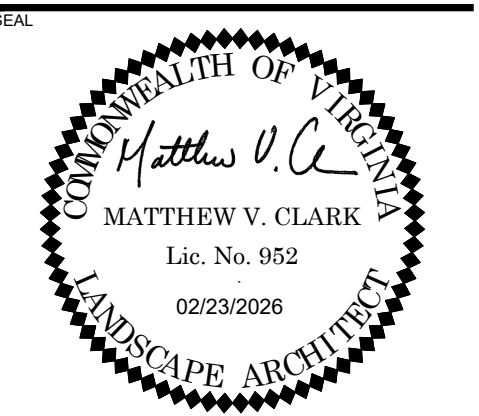
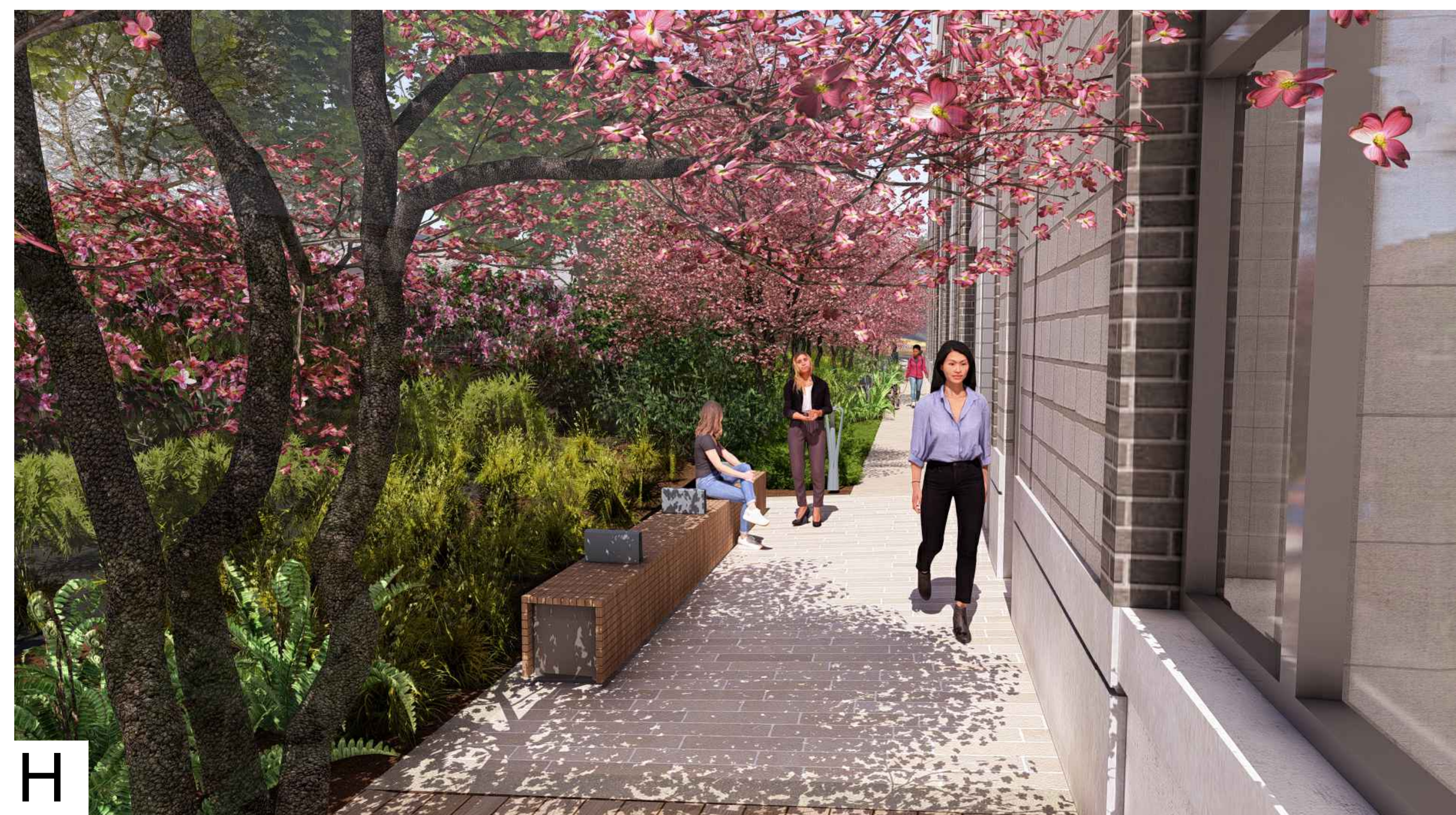
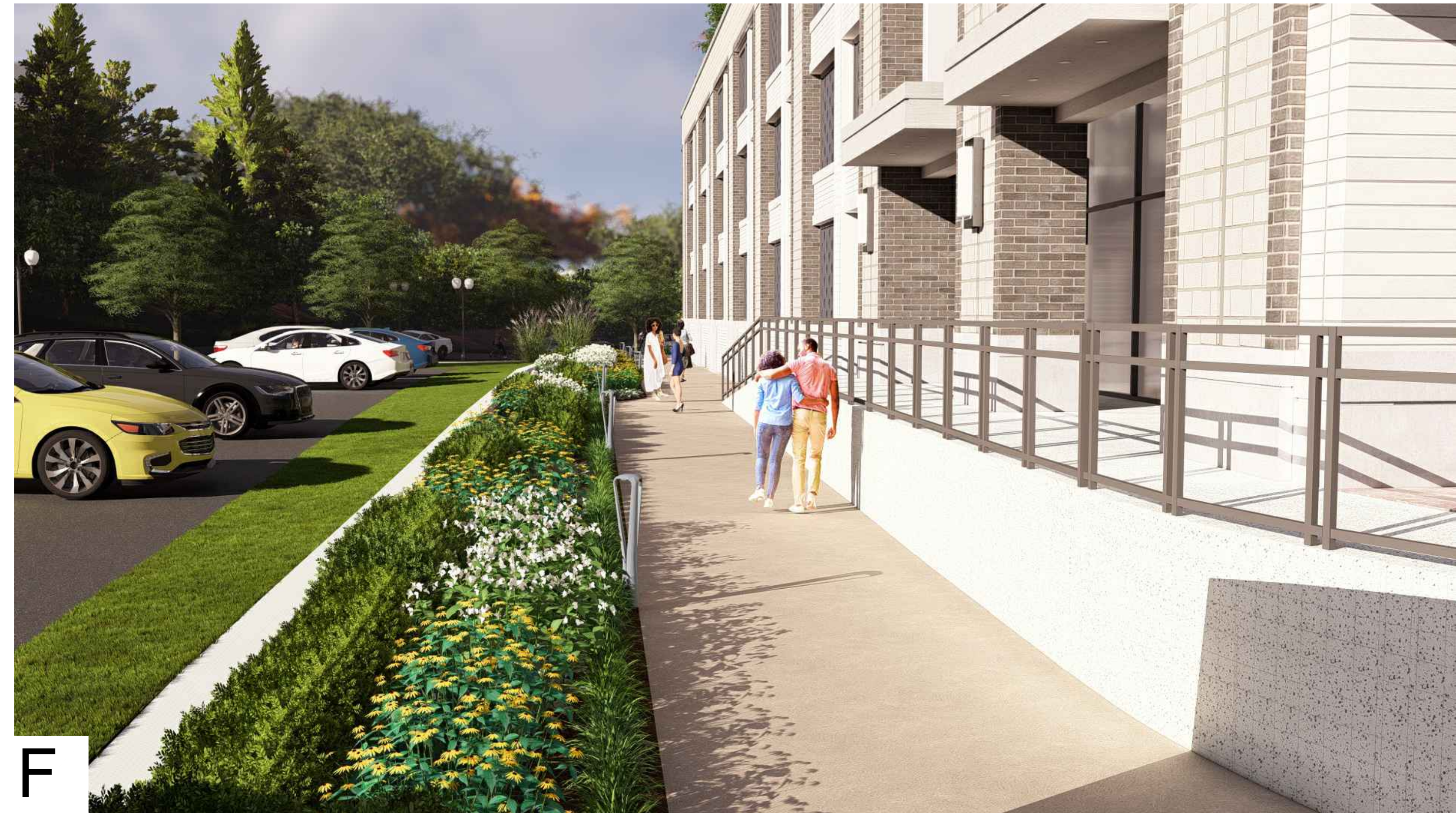
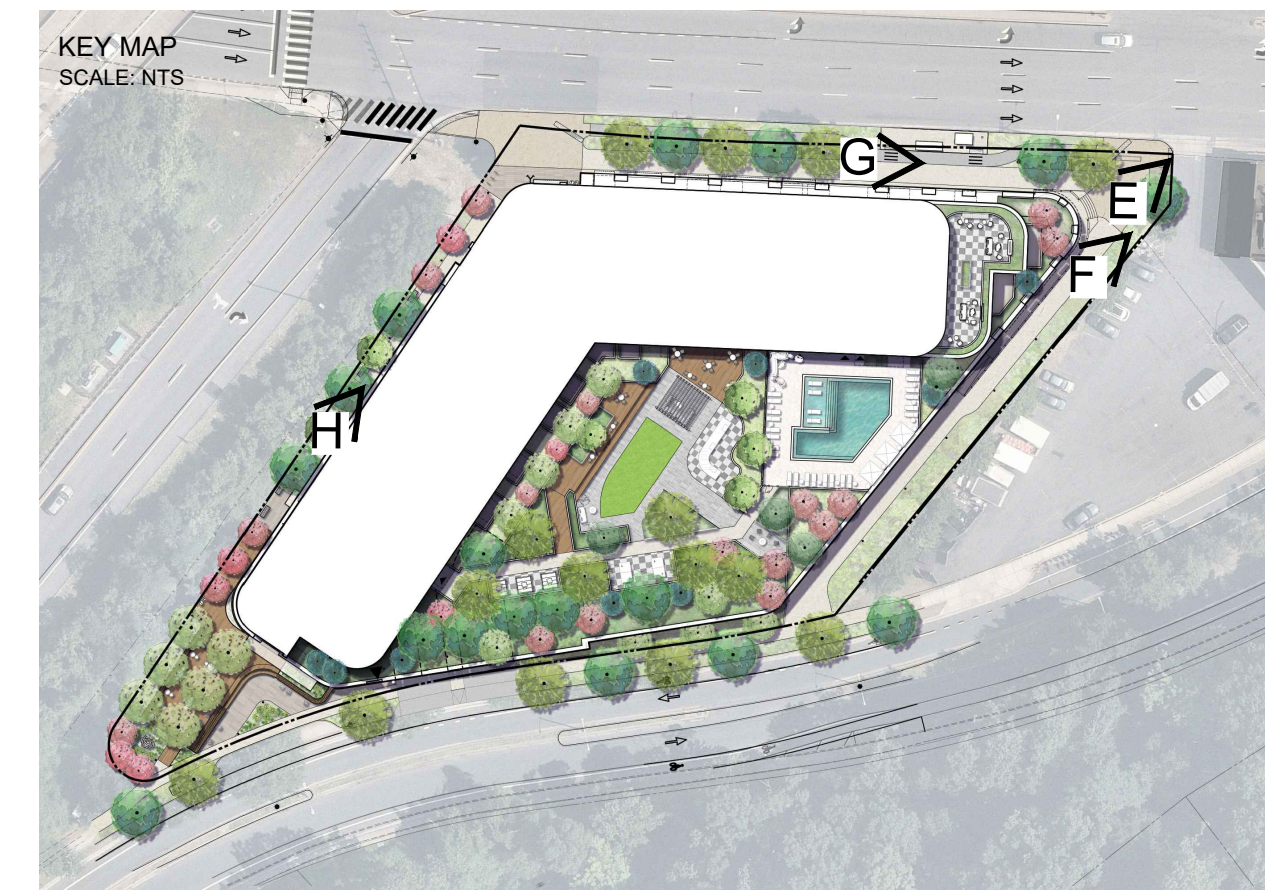
SCALE: NORTH (VCS 83)

VERT: N/A  
HORZ:

SHEET TITLE  
**PERSPECTIVE RENDERINGS  
- PLAZA-PARK HYBRID**

SHEET NUMBER

**L-801**



PROJECT  
**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

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DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

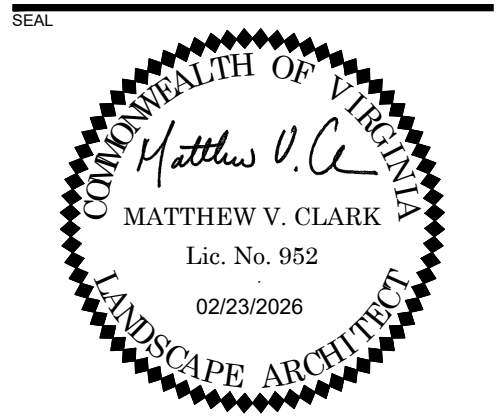
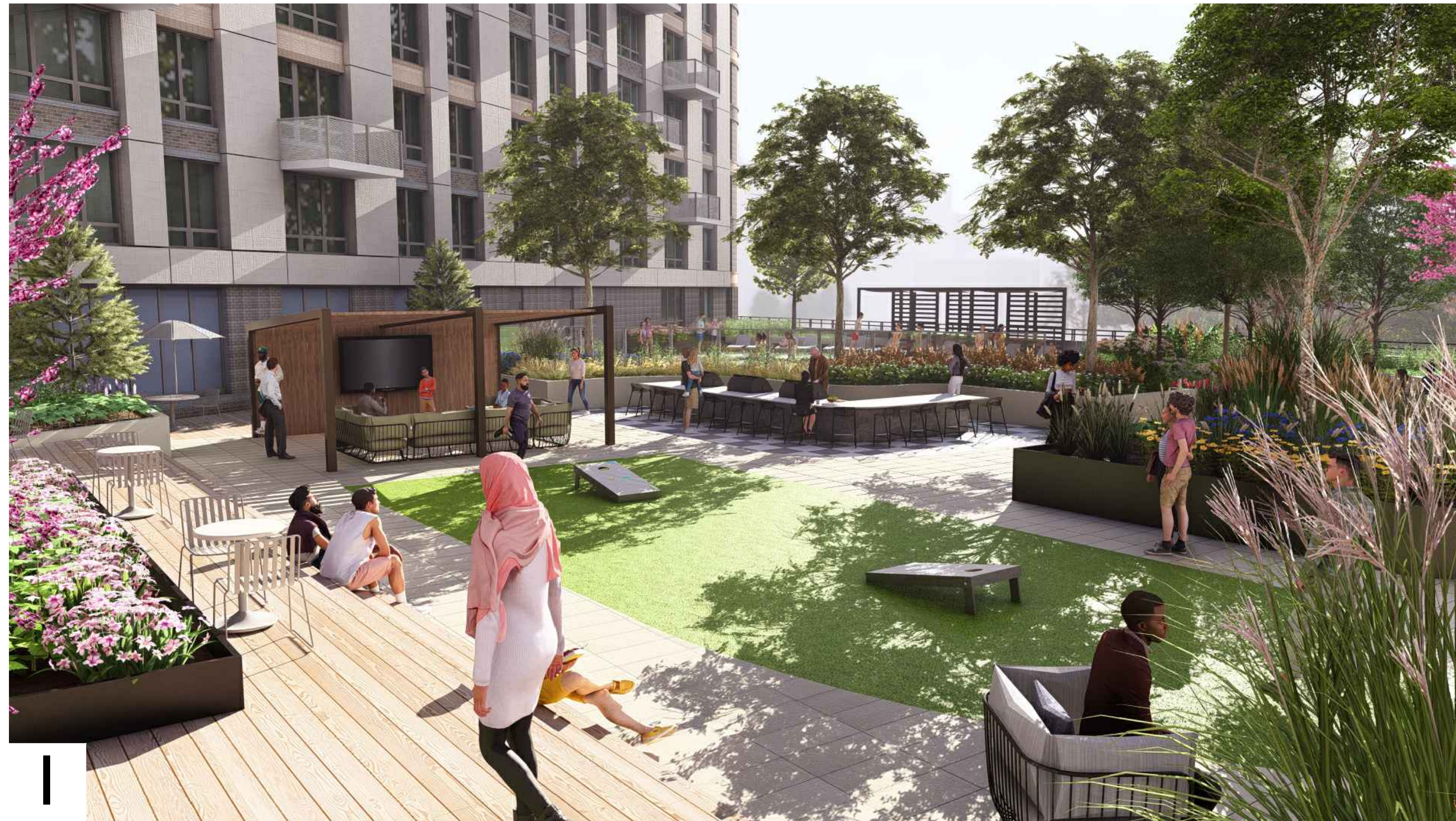
SCALE: NORTH (VCS 83)

VERT: N/A  
HORZ:

SHEET TITLE  
**PERSPECTIVE RENDERINGS  
- STREETScape**

SHEET NUMBER

**L-802**



**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

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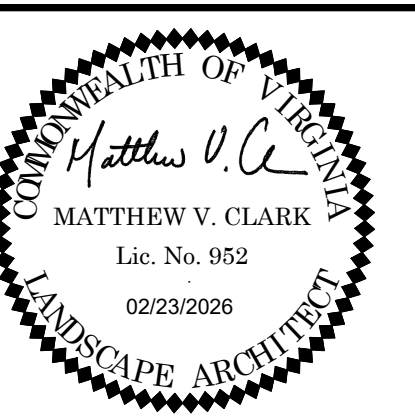
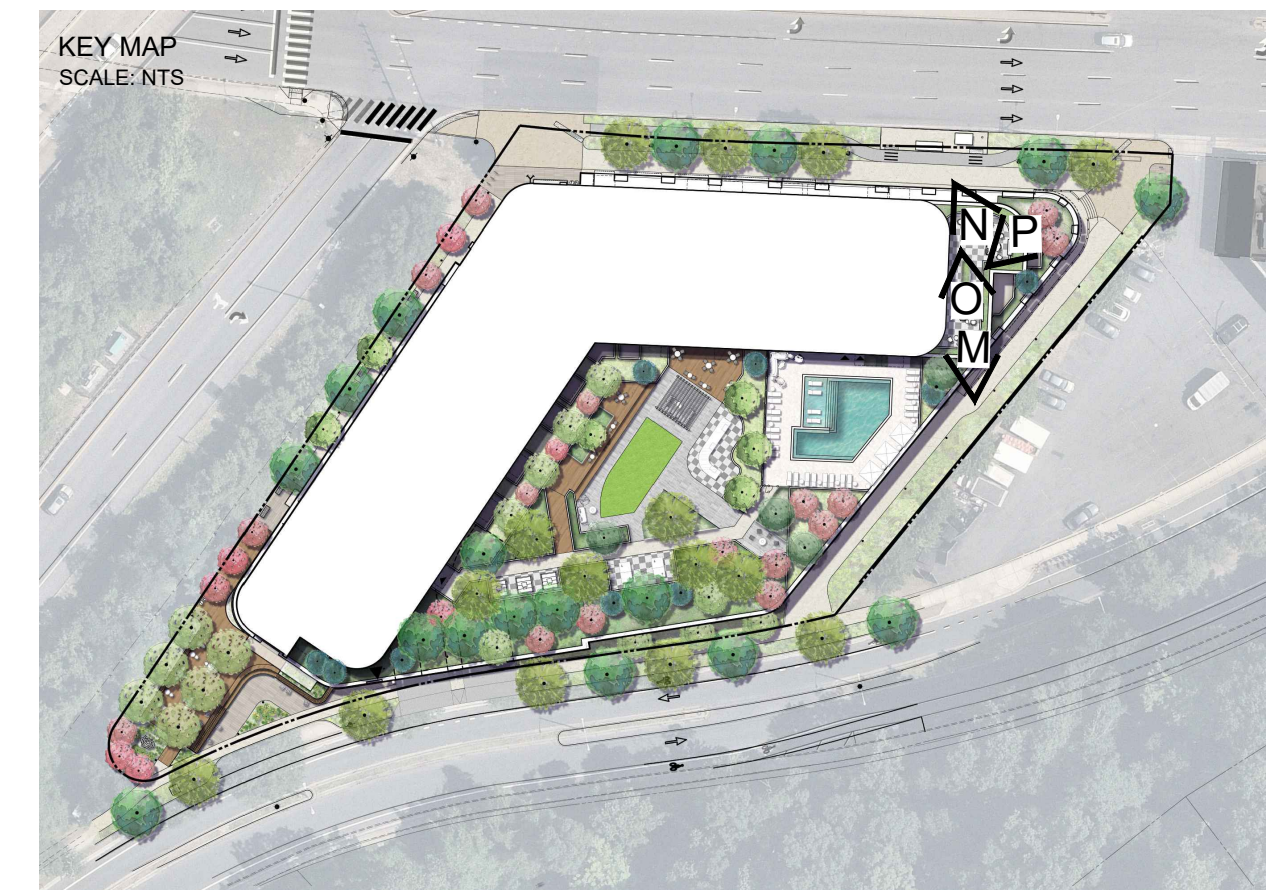
DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (VCS 83)

VERT: N/A  
HORZ:

SHEET TITLE  
**PERSPECTIVE RENDERINGS  
- PODIUM AMENITY**

SHEET NUMBER  
**L-803**



**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

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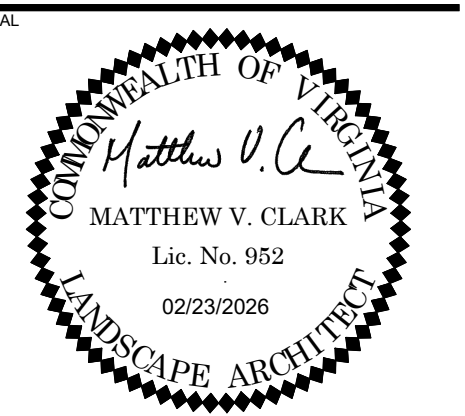
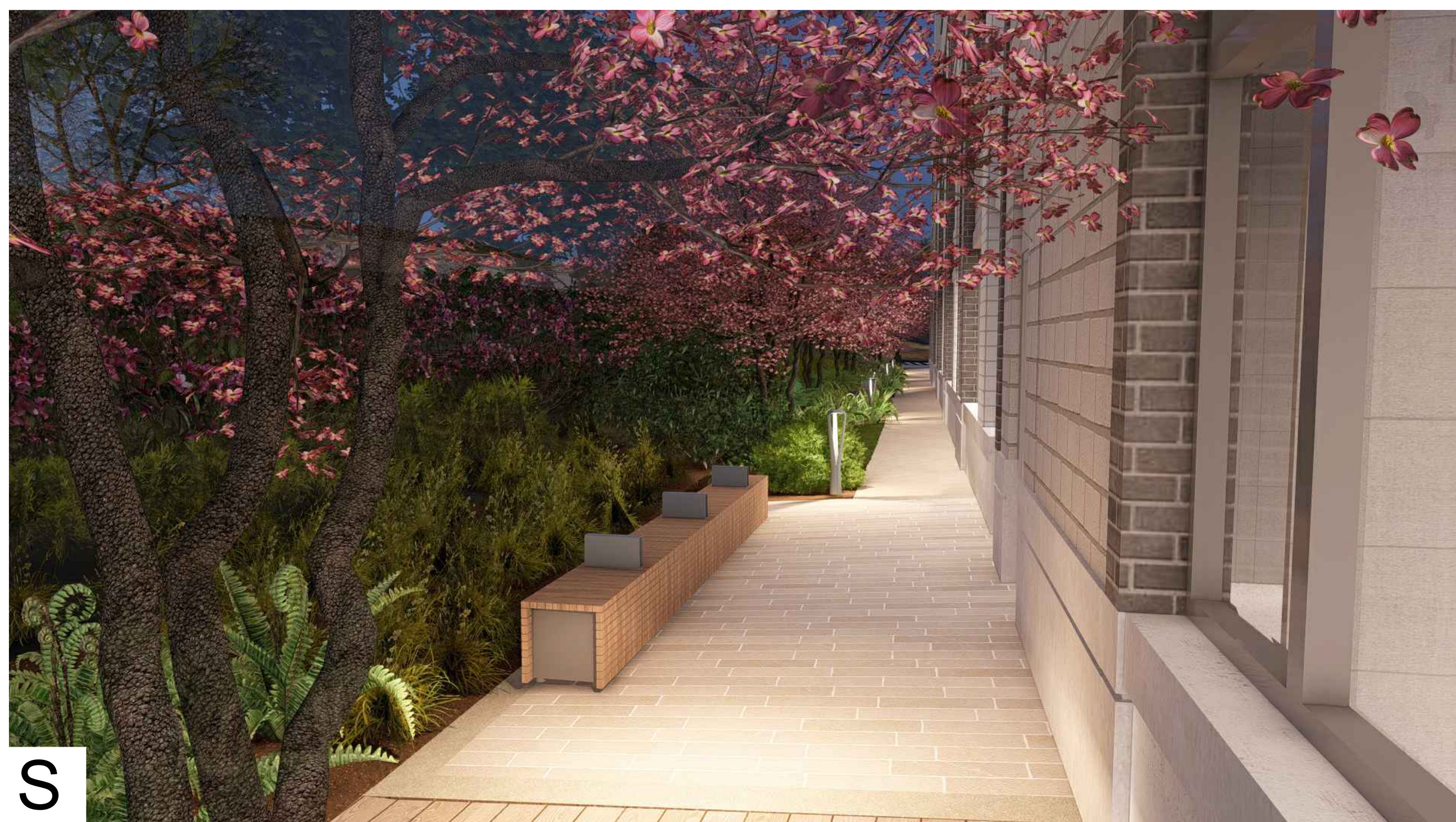
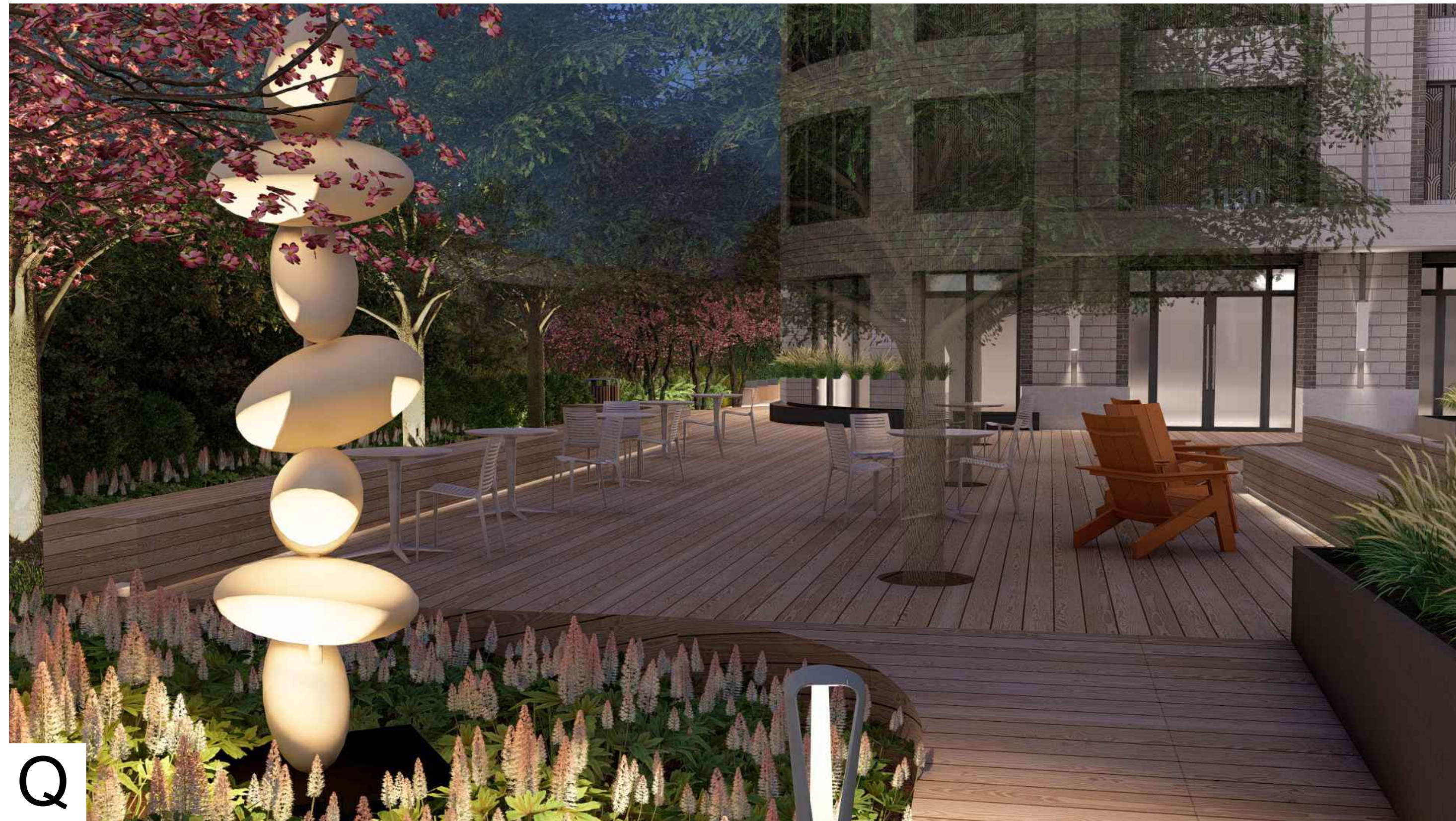
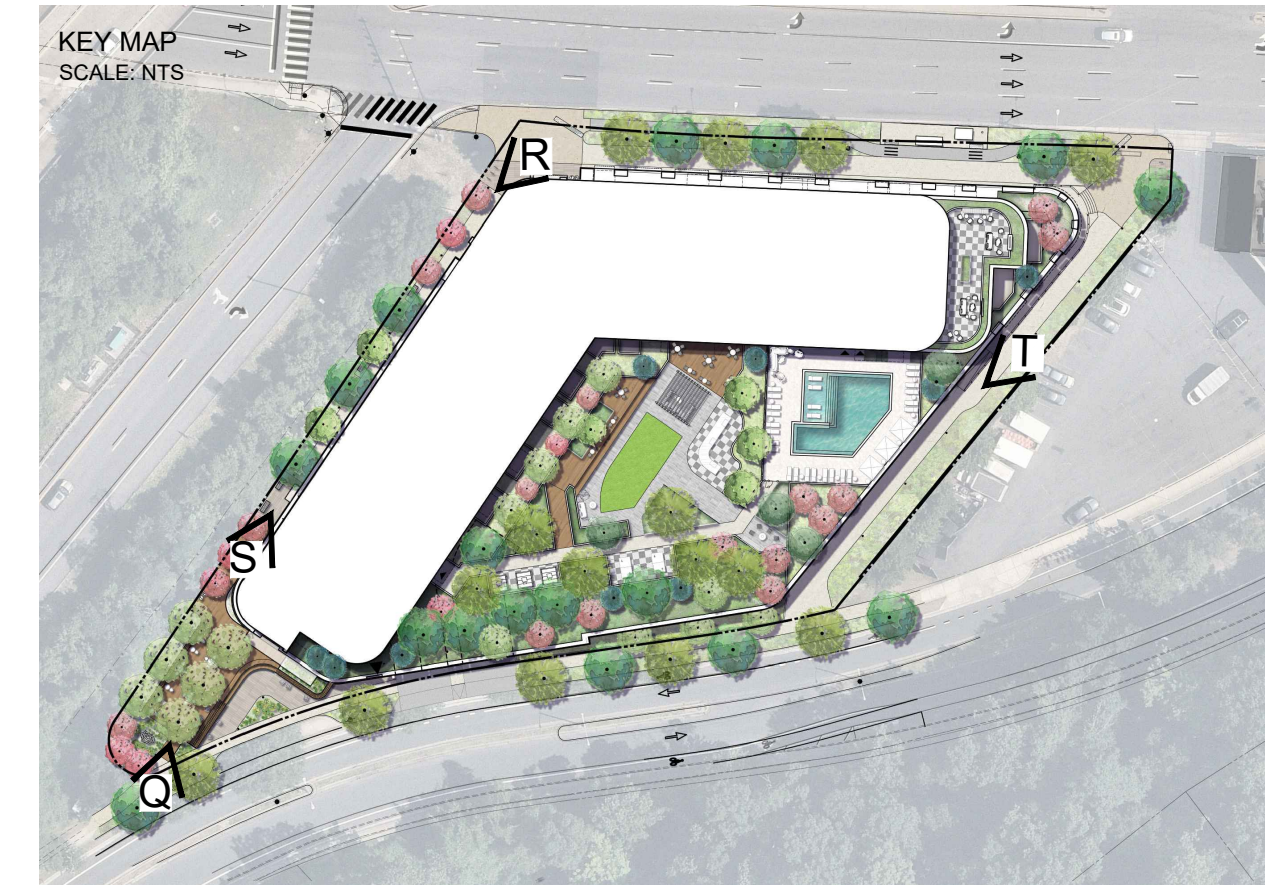
SCALE: NORTH (VCS 8)

VERT: N/A  
HORZ:

SHEET TITLE  
**PERSPECTIVE RENDERINGS  
- TERRACE AMENITY**

SHEET NUMBER

**L-804**



PROJECT  
**3130 LANGSTON BOULEVARD**

ROONEY PROPERTIES, LLC  
3130 LANGSTON BOULEVARD  
ARLINGTON, VA 22201

LANDDESIGN PROJ.# 2024074

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DESIGNED BY: GC  
DRAWN BY: JM  
CHECKED BY: AC

SCALE: NORTH (VCS 83)

VERT: N/A  
HORZ:

SHEET TITLE

PERSPECTIVE RENDERINGS  
- NIGHT VIEWS

SHEET NUMBER

L-805