



Landscape Architecture, P.C.

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# WASHINGTON BOULEVARD at KIRKWOOD

ARLINGTON COUNTY, VIRGINIA

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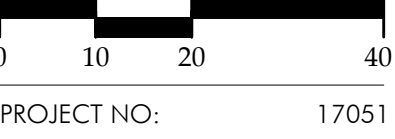
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REVISIONS:

## OVERALL SITE PLAN

DESIGN: DD  
DRAWN: SS  
CHECKED: SS

SCALE: 1" = 20'-0"



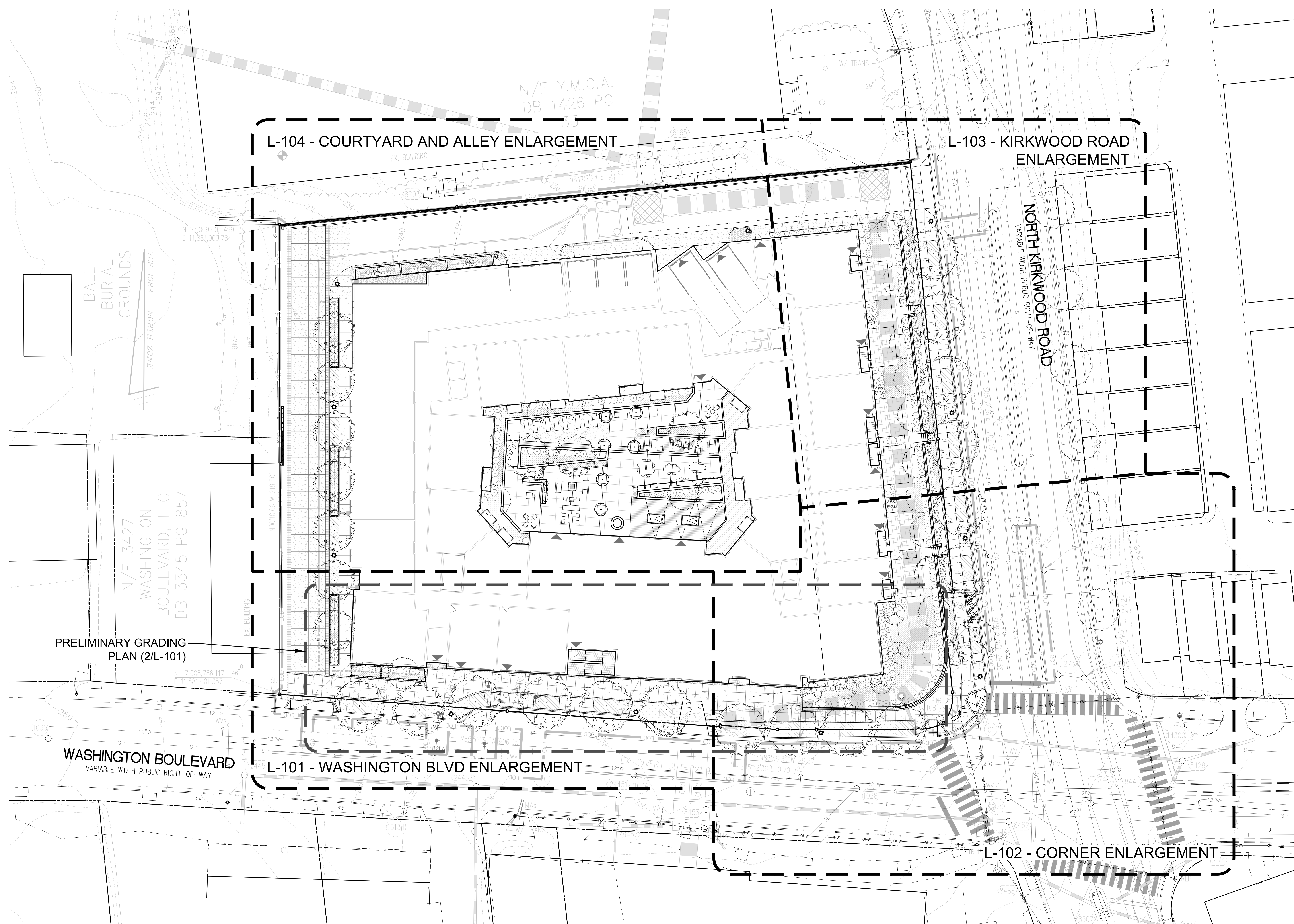
PROJECT NO: 17051  
DATE: 12.19.18

# L-100

FINAL 4.1 FILING

NOT RELEASED FOR CONSTRUCTION

P:\2017\17051 Kirkwood\6.0 CAD Files\4.1 L-100 OVERALL SITE PLAN.dwg



BALL BURIAL GROUNDS  
3102 HILTON - 8861 S01

N/F 3427  
WASHINGTON  
BOULEVARD, LLC  
DB 3345 PG 857

N/F Y.M.C.A.  
DB 1426 PG

PRELIMINARY GRADING  
PLAN (2/L-101)

WASHINGTON BOULEVARD  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

L-104 - COURTYARD AND ALLEY ENLARGEMENT

L-103 - KIRKWOOD ROAD  
ENLARGEMENT

L-101 - WASHINGTON BLVD ENLARGEMENT

L-102 - CORNER ENLARGEMENT

NORTH KIRKWOOD ROAD  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY





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WASHINGTON BOULEVARD at KIRKWOOD  
ARLINGTON COUNTY, VIRGINIA

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REVISIONS:

WASHINGTON BLVD ENLARGEMENT

DESIGN: DD  
DRAWN: SS  
CHECKED: SS  
N O R T H

SCALE: 1" = 10'-0"

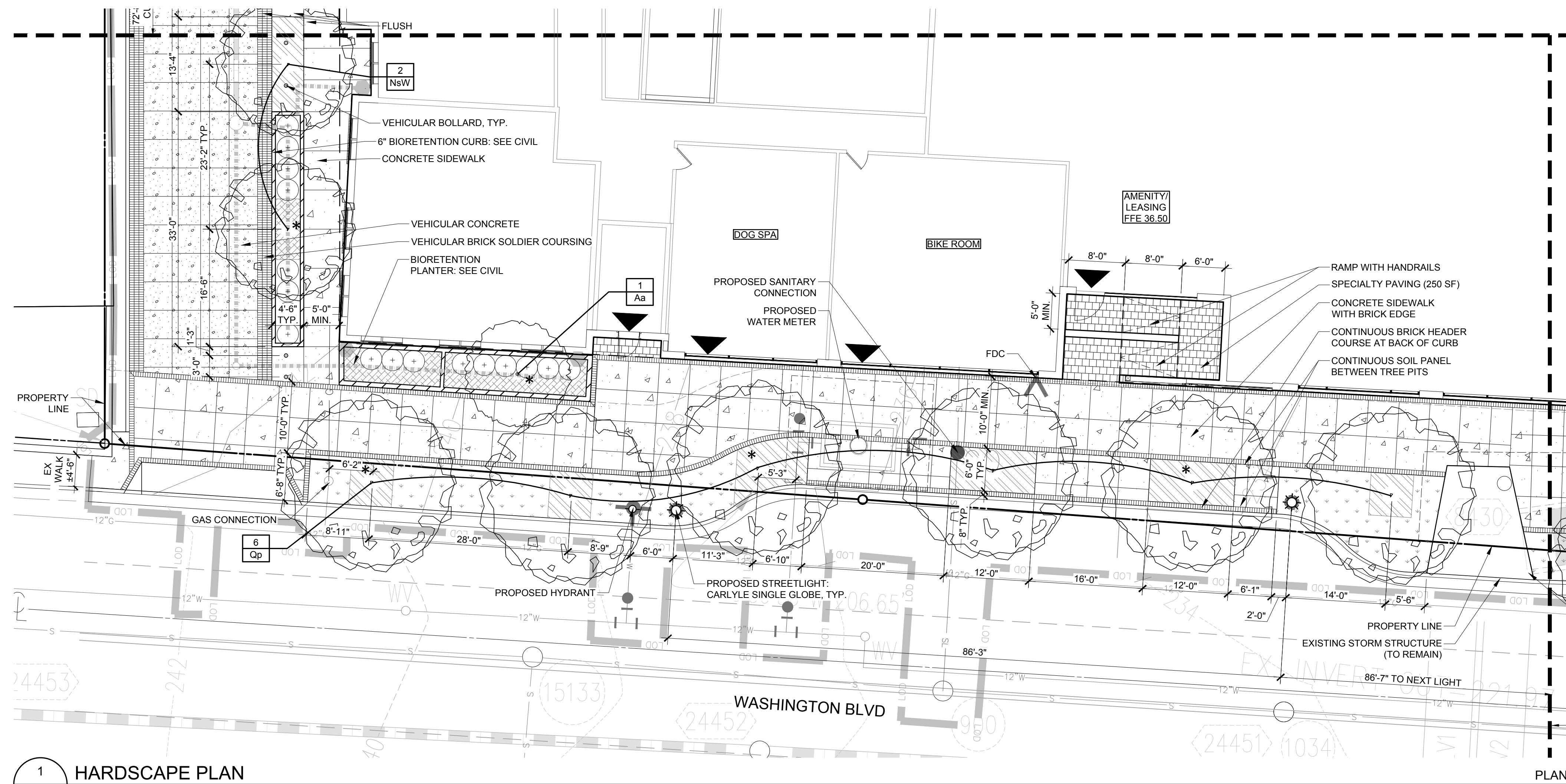
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PROJECT NO: 17051  
DATE: 12.19.18

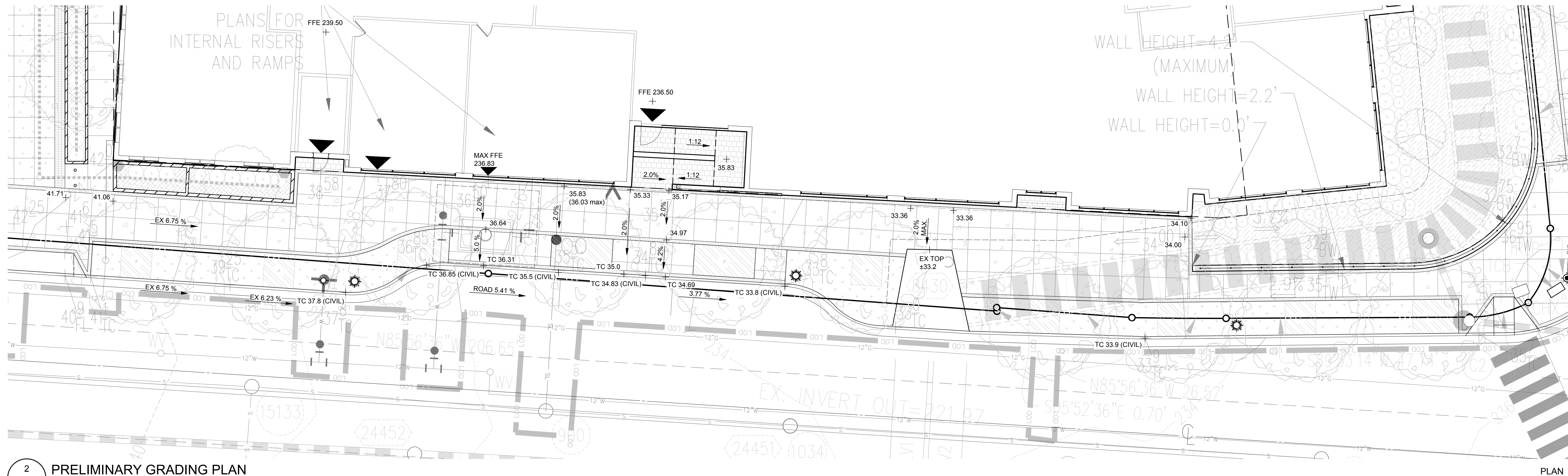
L-101

FINAL 4.1 FILING

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1 HARDSCAPE PLAN  
L-101 Scale: 1" = 10'-0"



2 PRELIMINARY GRADING PLAN  
L-101 Scale: 1" = 10'-0"



REVISIONS:

CORNER ENLARGEMENT

DESIGN: DD  
 DRAWN: SS  
 CHECKED: SS

SCALE: 1" = 10'-0"

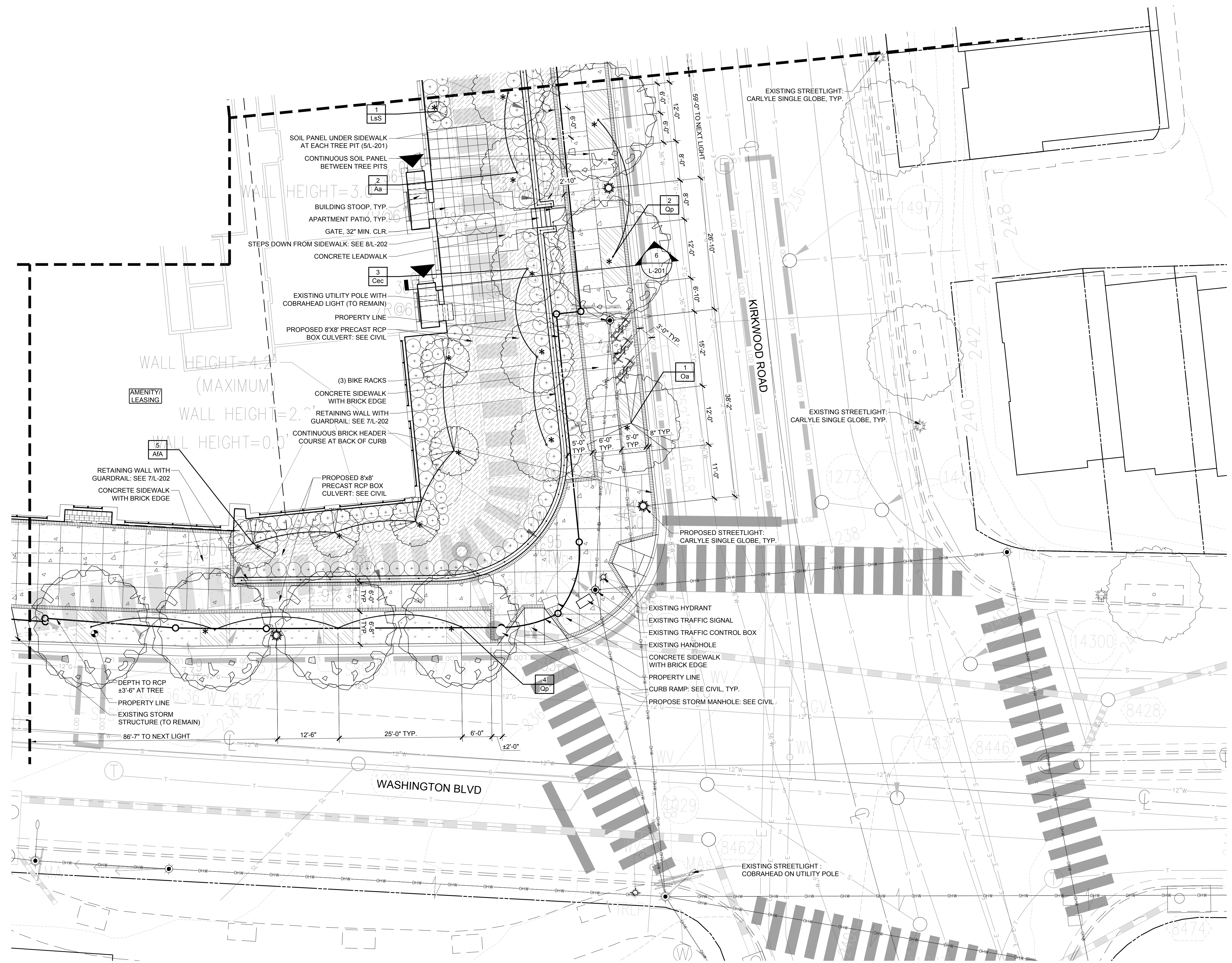
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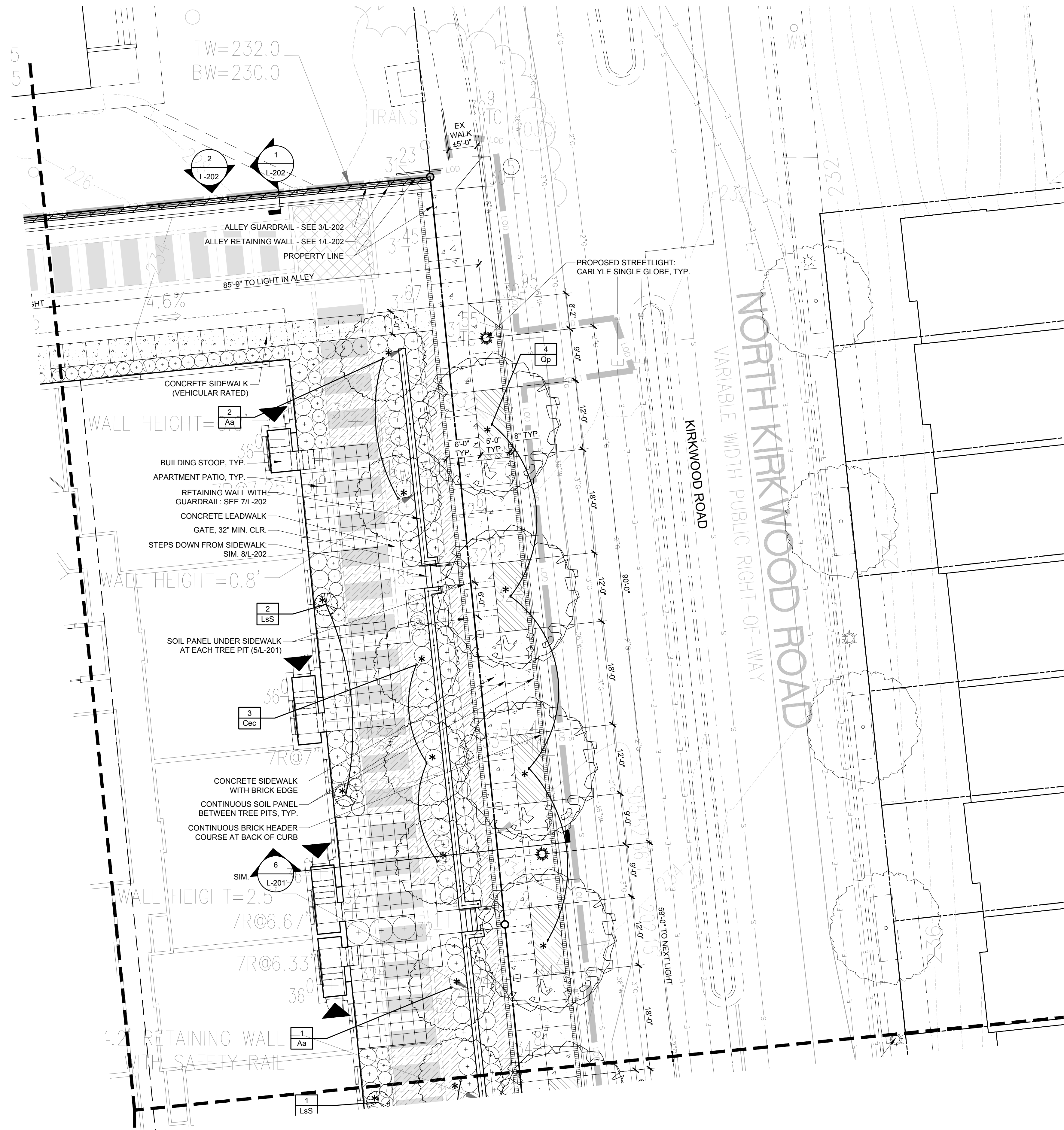
L-102

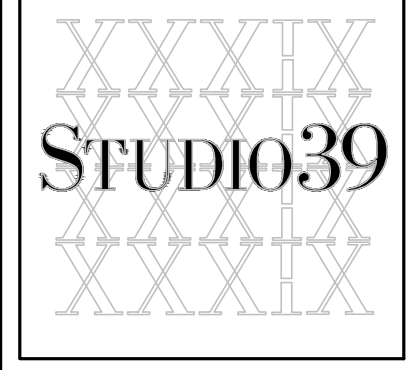
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**WASHINGTON BOULEVARD at KIRKWOOD**  
 ARLINGTON COUNTY, VIRGINIA

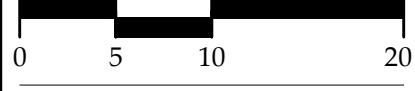
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REVISIONS:


**COURTYARD AND ALLEY ENLARGEMENT**

DESIGN:	DD
DRAWN:	SS
CHECKED:	SS

SCALE: 1" = 10'-0"

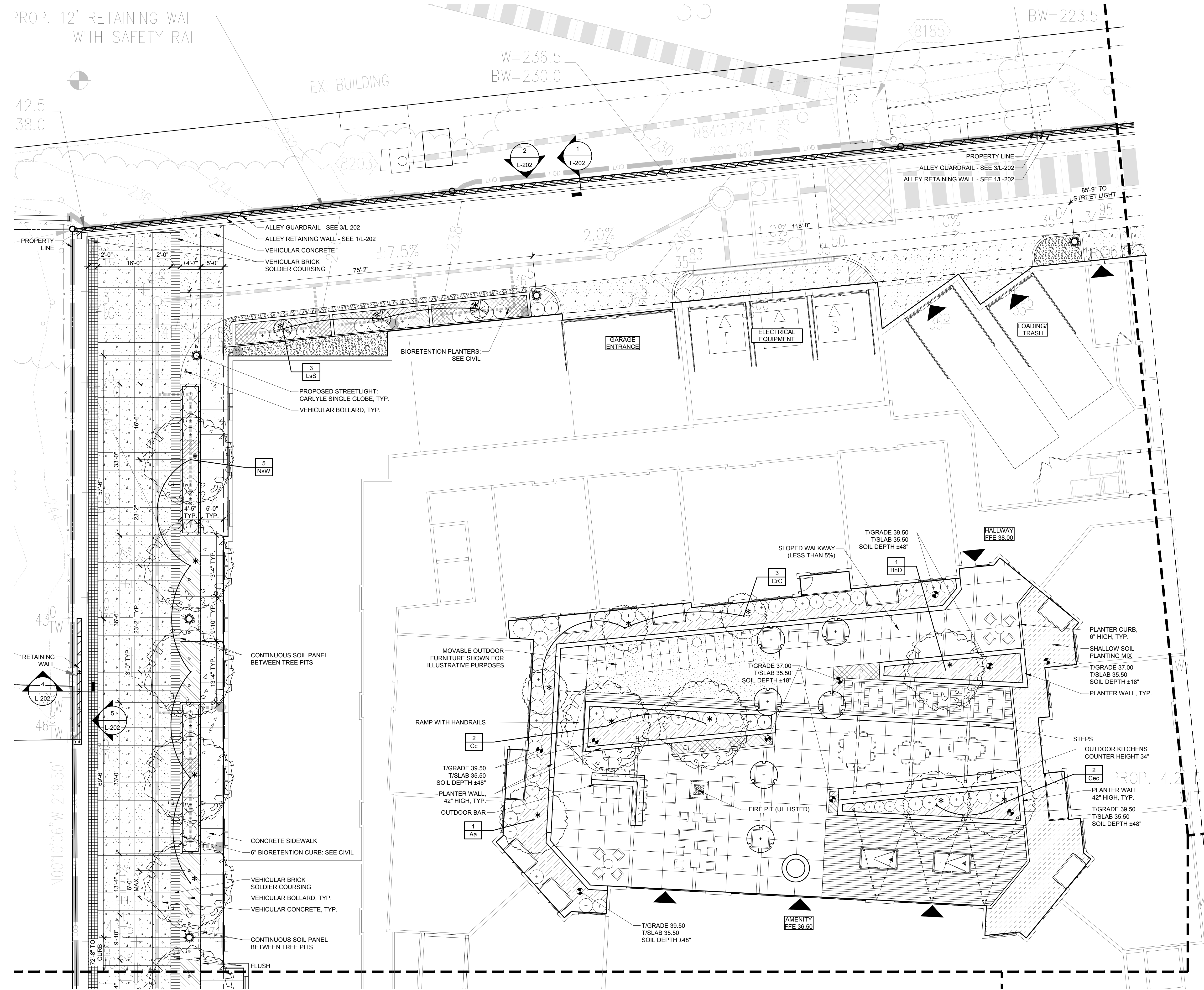


PROJECT NO: 17051  
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**L-104**

FINAL 4.1 FILING

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PROP. 12' RETAINING WALL WITH SAFETY RAIL

42.5  
38.0

EX. BUILDING

TW=236.5  
BW=230.0

BW=223.5

8185

ALLEY GUARDRAIL - SEE 3/L-202  
 ALLEY RETAINING WALL - SEE 1/L-202  
 VEHICULAR CONCRETE  
 VEHICULAR BRICK SOLDIER COURSING

BIORETENTION PLANTERS - SEE CIVIL

PROPOSED STREETLIGHT: CARLYLE SINGLE GLOBE, TYP.  
 VEHICULAR BOLLARD, TYP.

GARAGE ENTRANCE

ELECTRICAL EQUIPMENT

LOADING/TRASH

HALLWAY FFE 38.00

SLOPED WALKWAY (LESS THAN 5%)

T/GRADE 39.50  
T/SLAB 35.50  
SOIL DEPTH ±48"

PLANTER CURB, 6" HIGH, TYP.  
 SHALLOW SOIL PLANTING MIX  
 T/GRADE 37.00  
T/SLAB 35.50  
SOIL DEPTH ±18"  
 PLANTER WALL, TYP.

STEPS  
 OUTDOOR KITCHENS  
 COUNTER HEIGHT 34"

PLANTER WALL 42" HIGH, TYP.  
 T/GRADE 39.50  
T/SLAB 35.50  
SOIL DEPTH ±48"

RAMP WITH HANDRAILS

T/GRADE 39.50  
T/SLAB 35.50  
SOIL DEPTH ±48"

PLANTER WALL, 42" HIGH, TYP.  
 OUTDOOR BAR

FIRE PIT (UL LISTED)

AMENITY FFE 36.50

T/GRADE 39.50  
T/SLAB 35.50  
SOIL DEPTH ±48"

CONTINUOUS SOIL PANEL BETWEEN TREE PITS

CONCRETE SIDEWALK  
 6" BIORETENTION CURB: SEE CIVIL

VEHICULAR BRICK SOLDIER COURSING  
 VEHICULAR BOLLARD, TYP.  
 VEHICULAR CONCRETE, TYP.

CONTINUOUS SOIL PANEL BETWEEN TREE PITS

FLUSH

RETAINING WALL

L-202

L-202

L-202

L-202

L-202

L-202

L-202

P:\2017\17051 Kirkwood\6.0 CAD Files\4.1 L-104 COURTYARD AND ALLEY ENLARGEMENT.dwg



REVISIONS:


HARDSCAPE DETAILS

DESIGN:	DD
DRAWN:	SS
CHECKED:	SS

SCALE: Viewport Scale

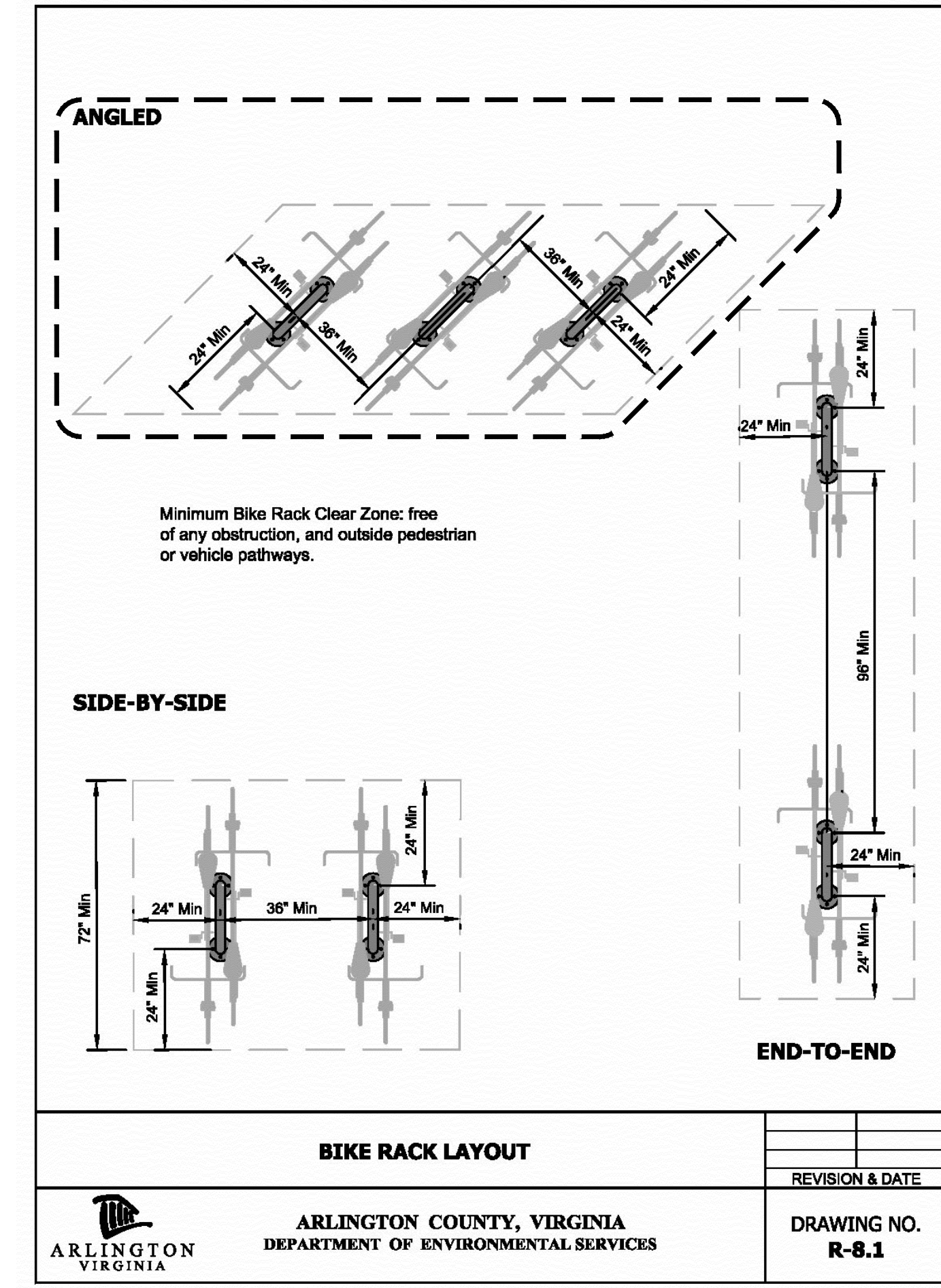
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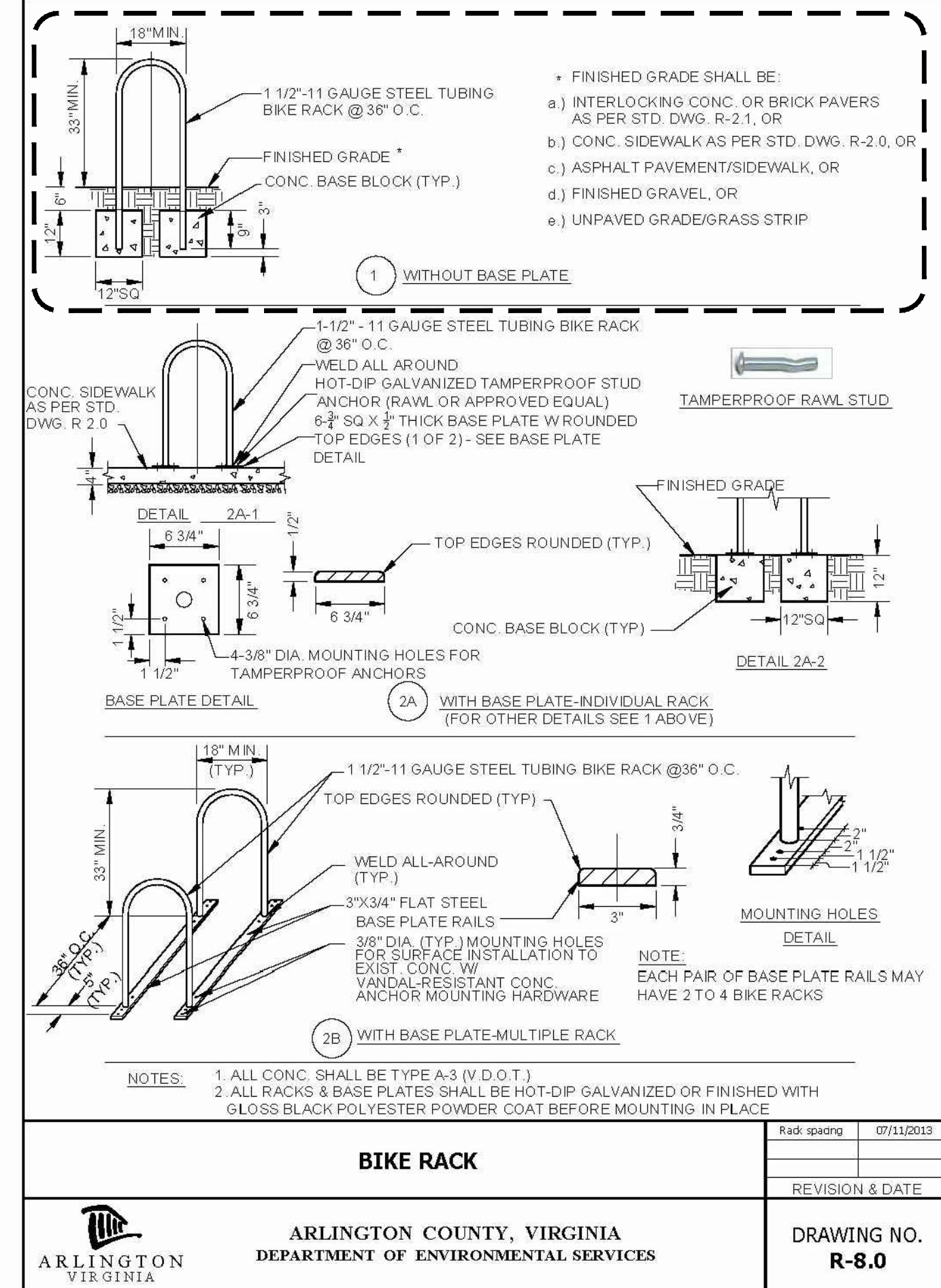
L-201

FINAL 4.1 FILING

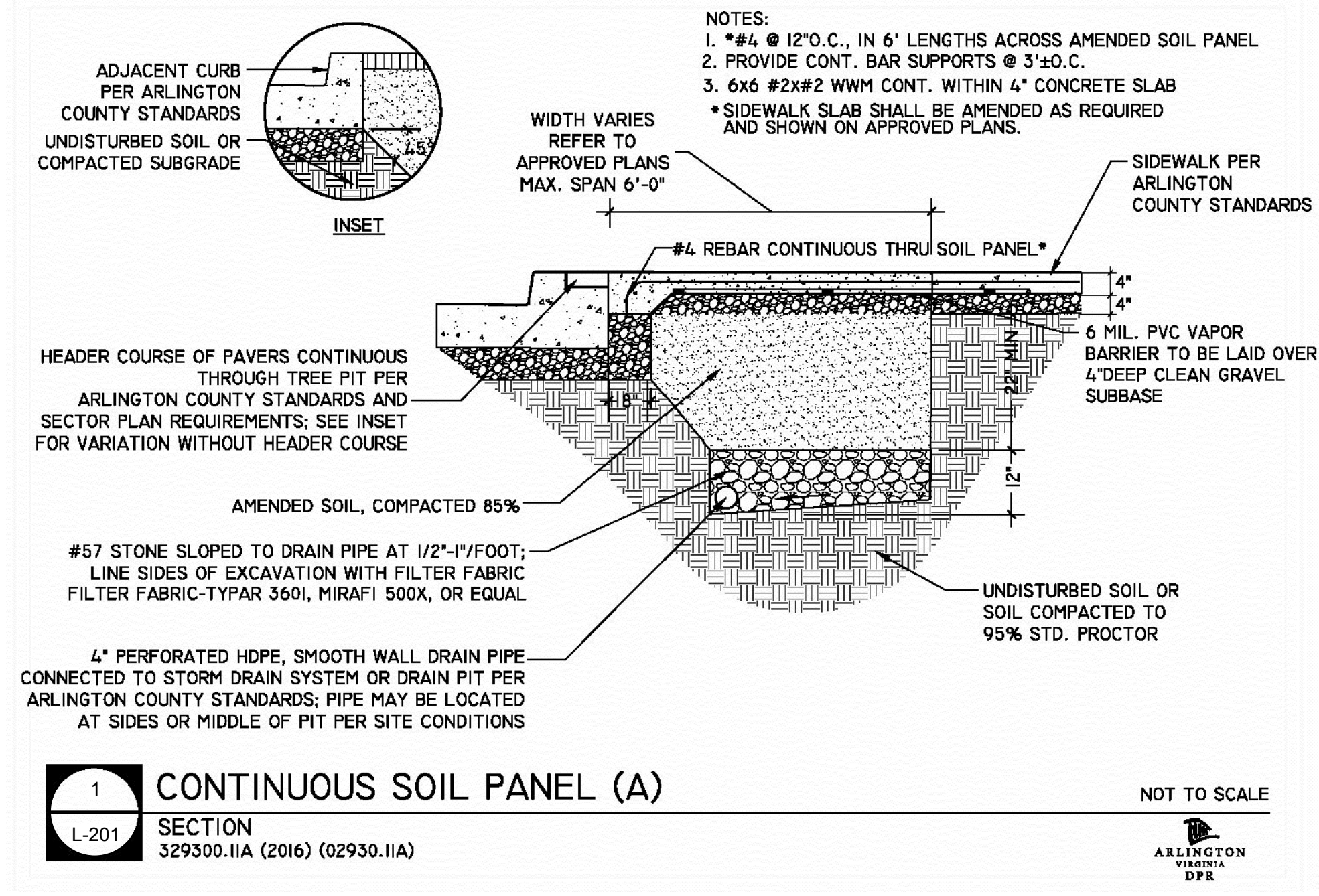
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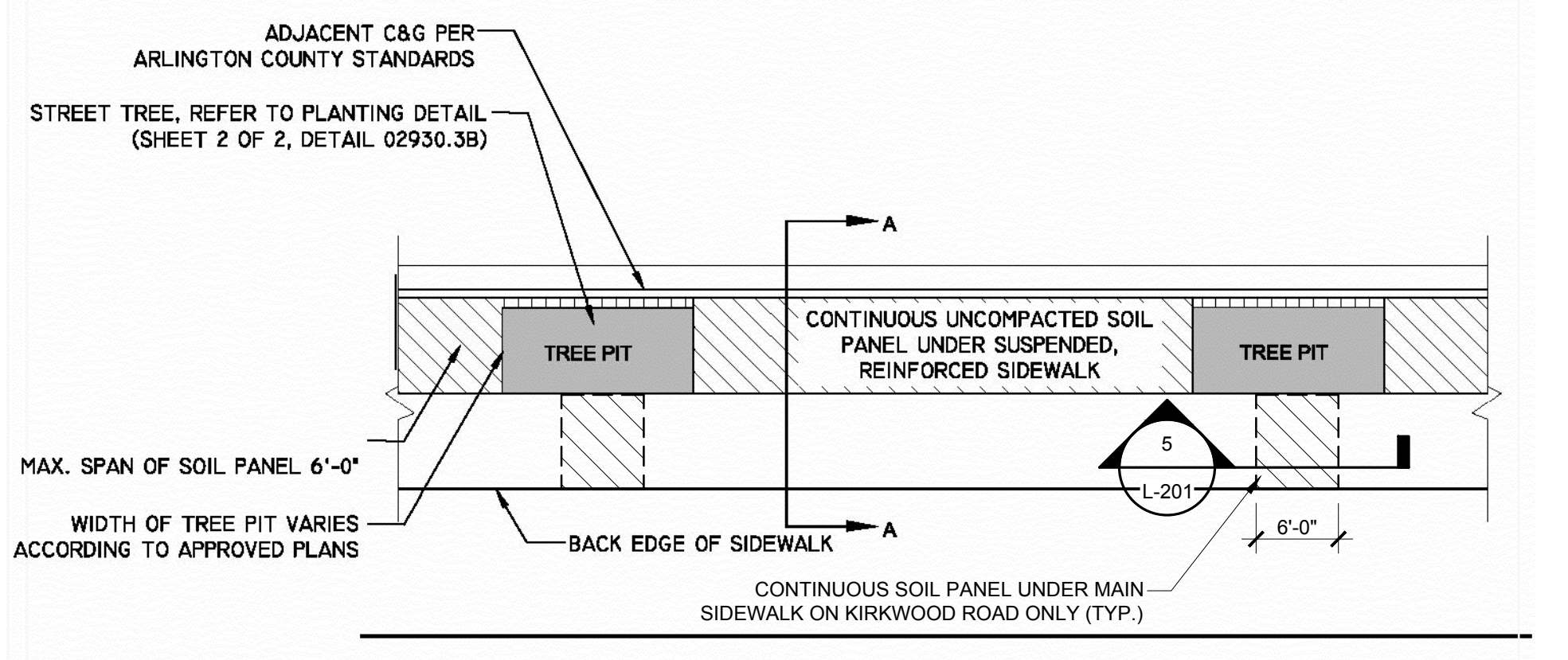
4 BIKE RACK LAYOUT  
 L-201 Scale: NTS



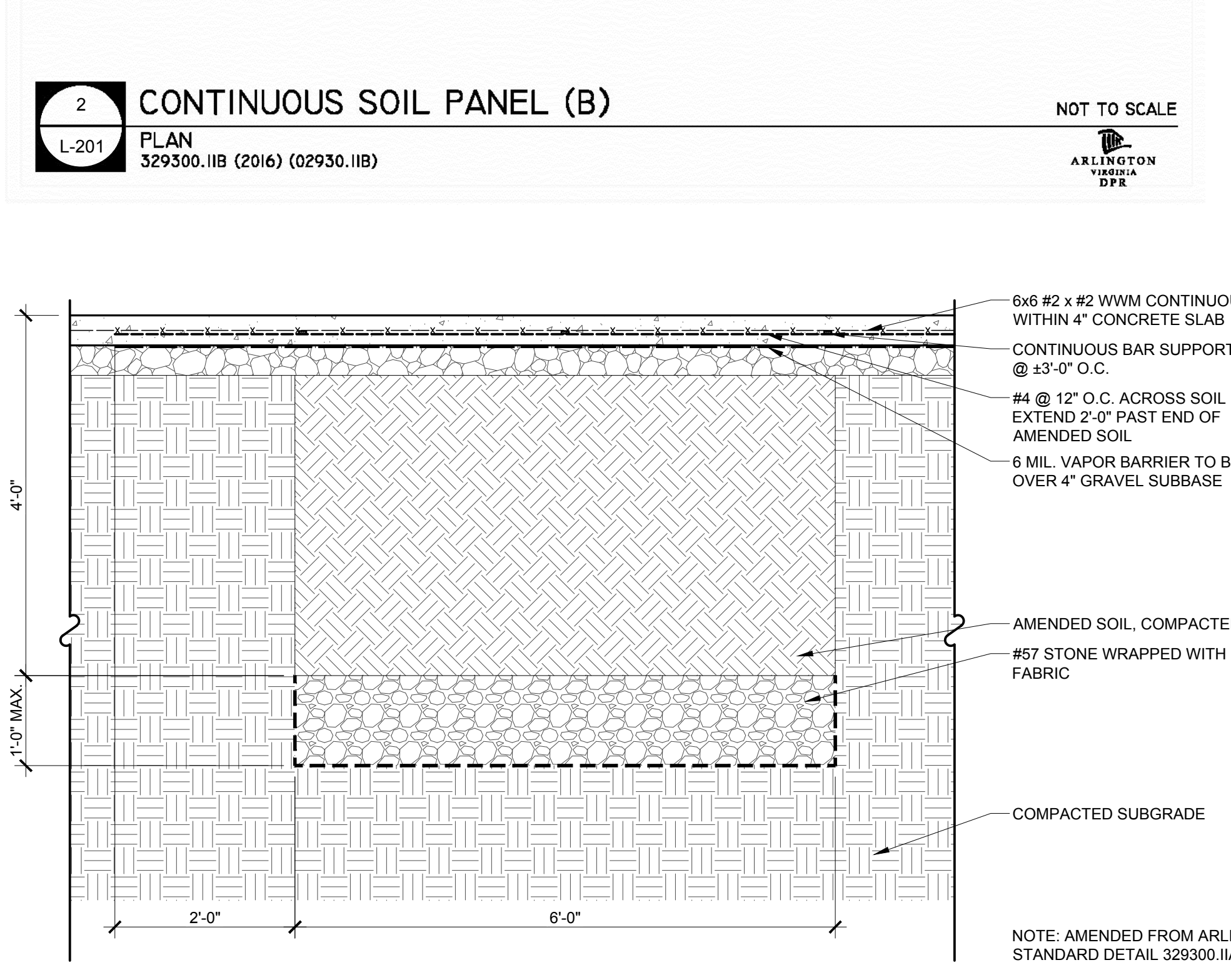
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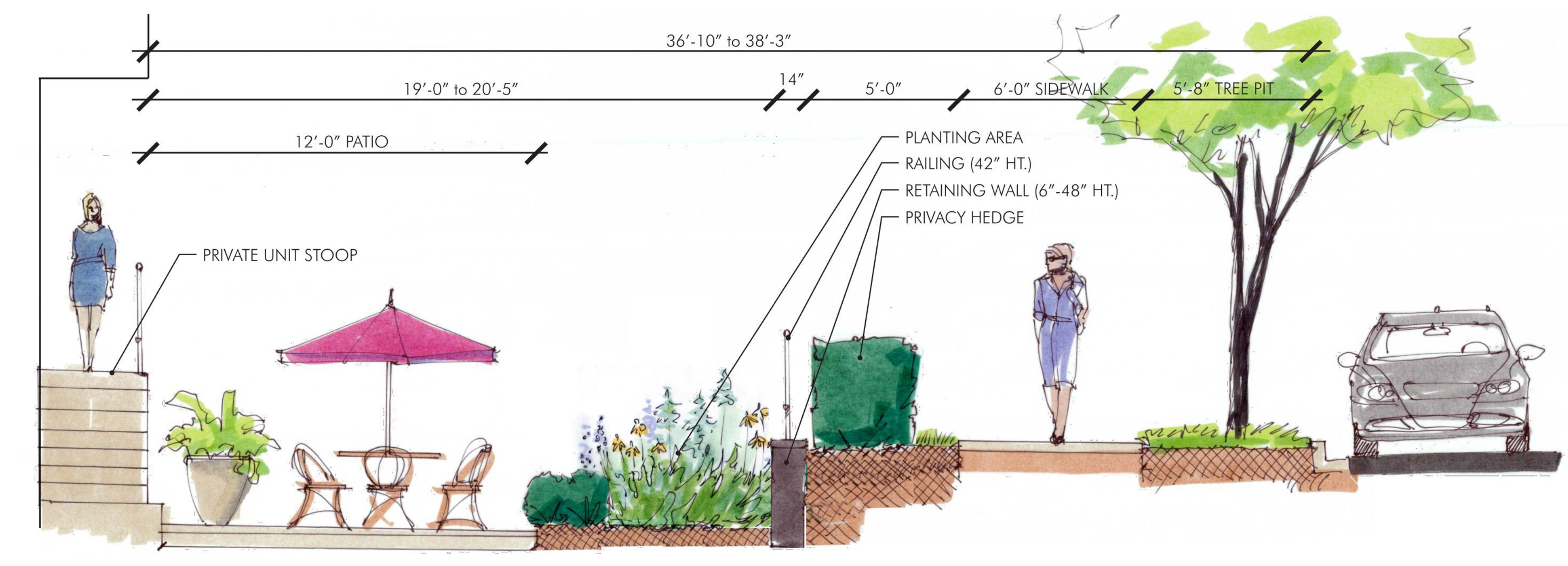
1 CONTINUOUS SOIL PANEL (A)  
 L-201 SECTION 329300.IIA (2016) (02930.IIA)  
 NOT TO SCALE



2 CONTINUOUS SOIL PANEL (B)  
 L-201 PLAN 329300.IIB (2016) (02930.IIB)  
 NOT TO SCALE



5 CONTINUOUS SOIL PANEL UNDER MAIN SIDEWALK  
 L-201 SECTION 3/4" = 1'-0"  
 NOT TO SCALE



6 KIRKWOOD ROAD STREETSCAPE SECTION  
 L-201 SECTION 3/8" = 1'-0"

P:\2017\17051 Kirkwood\6.0 CAD Files\4.1\L-201 HARDSCAPE DETAILS.dwg



REVISIONS:

HARDSCAPE DETAILS

DESIGN: DD  
 DRAWN: SS  
 CHECKED: SS

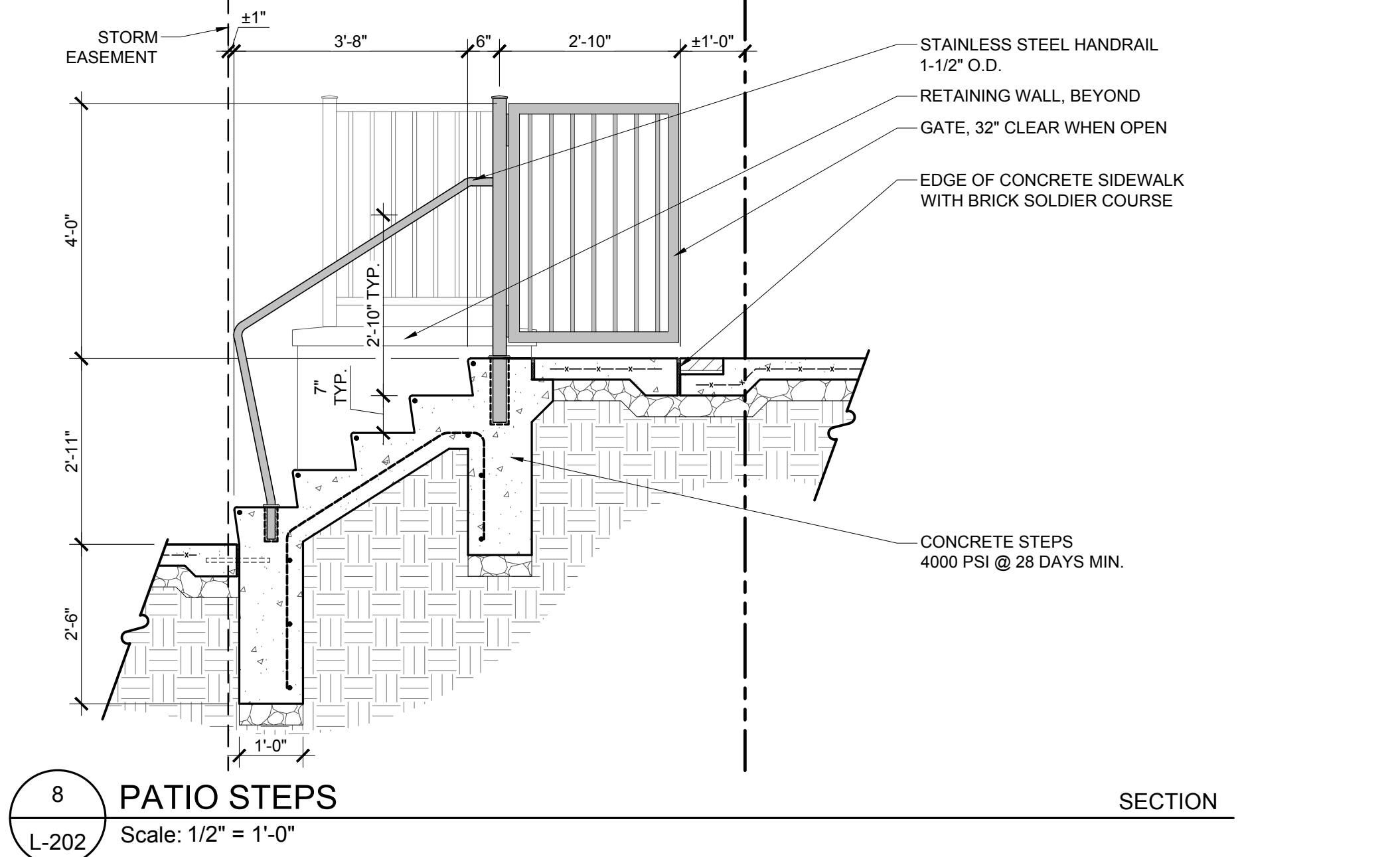
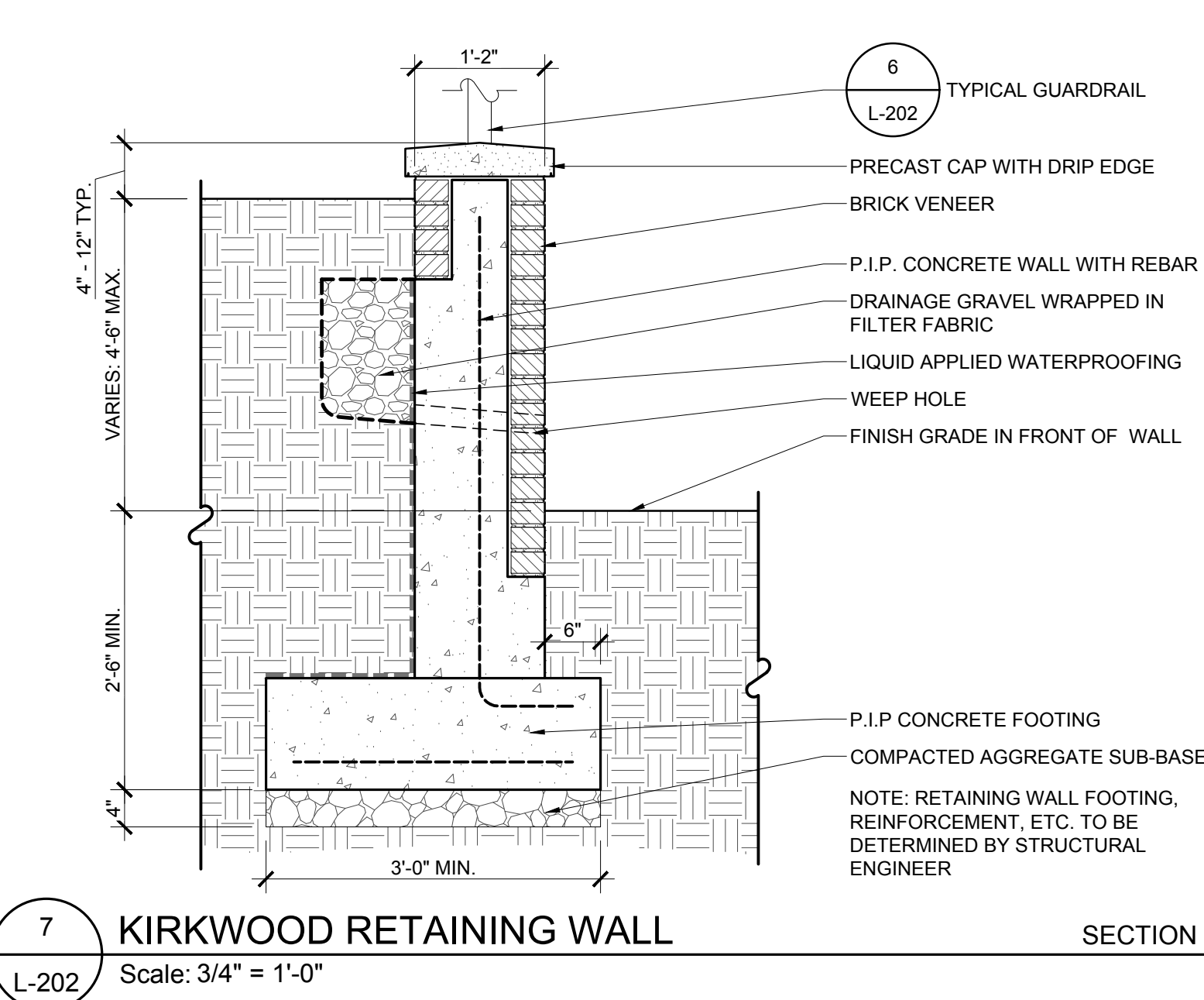
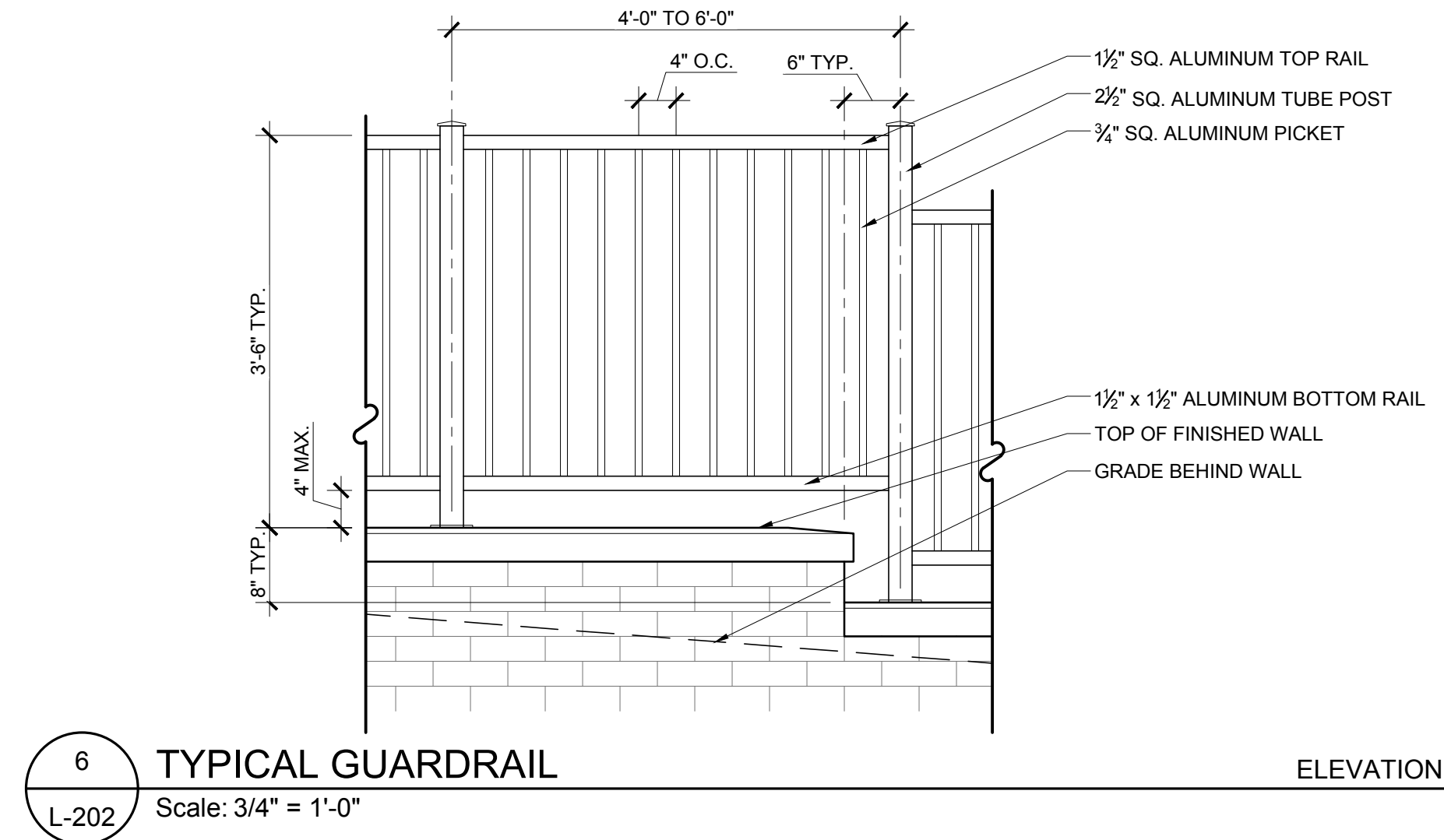
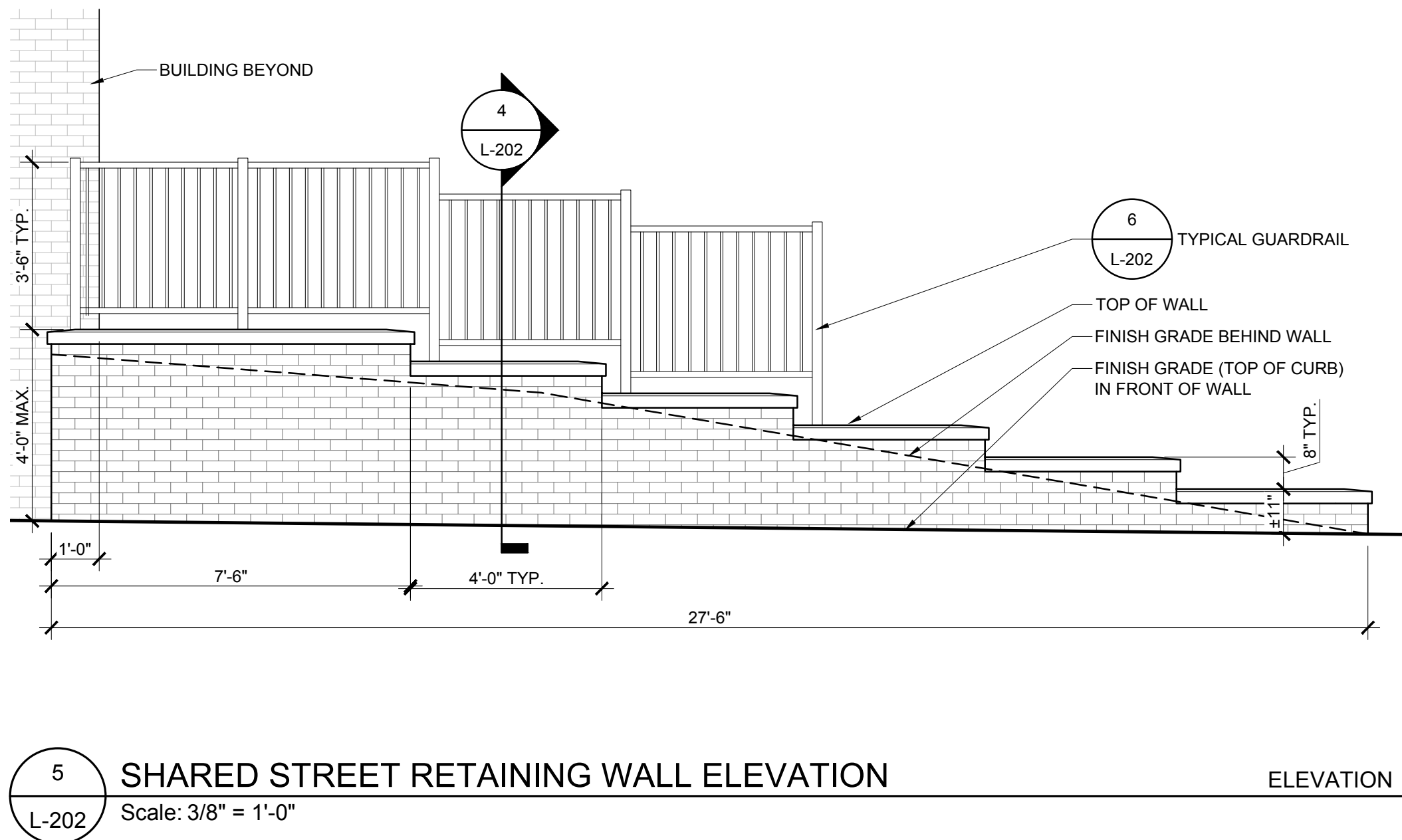
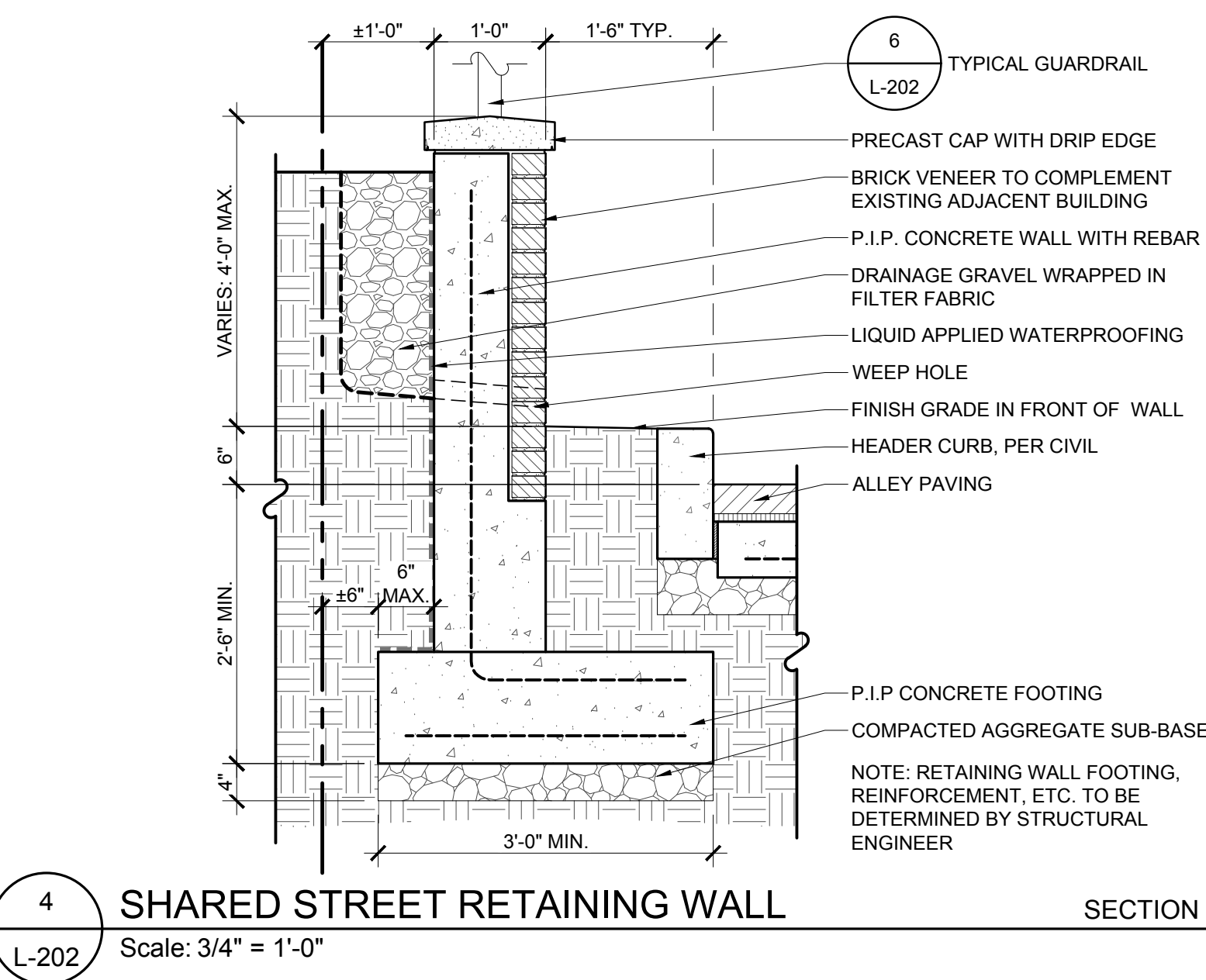
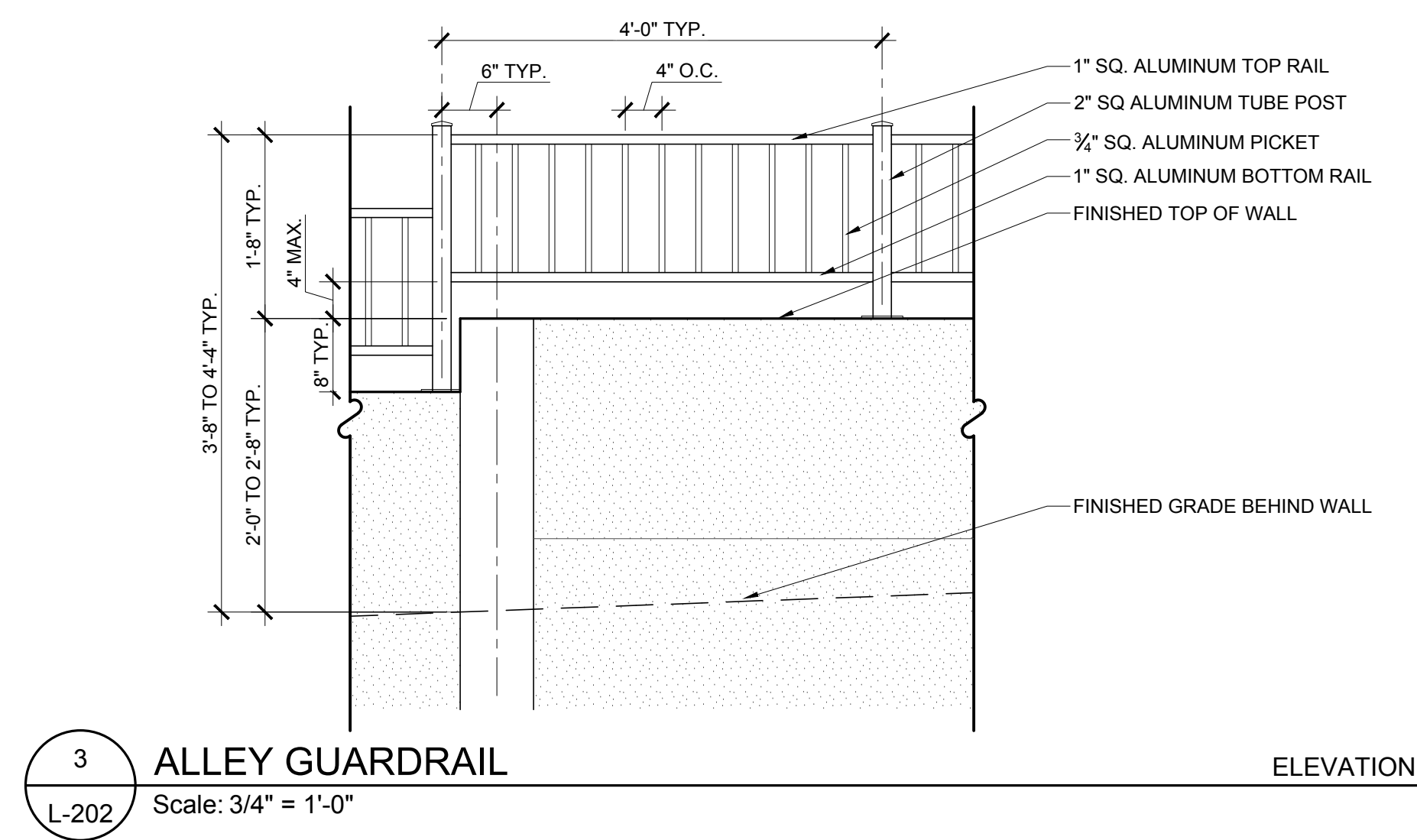
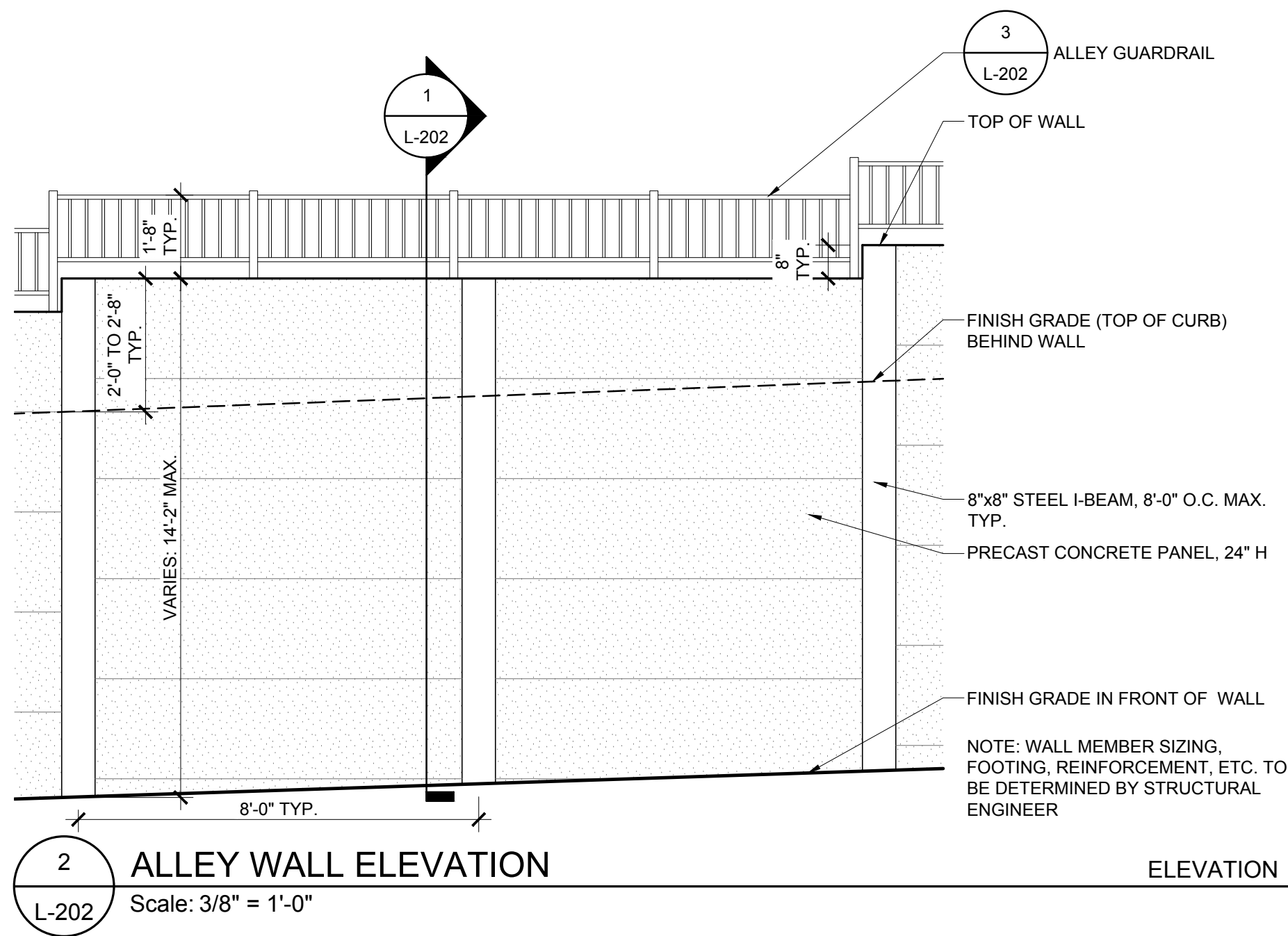
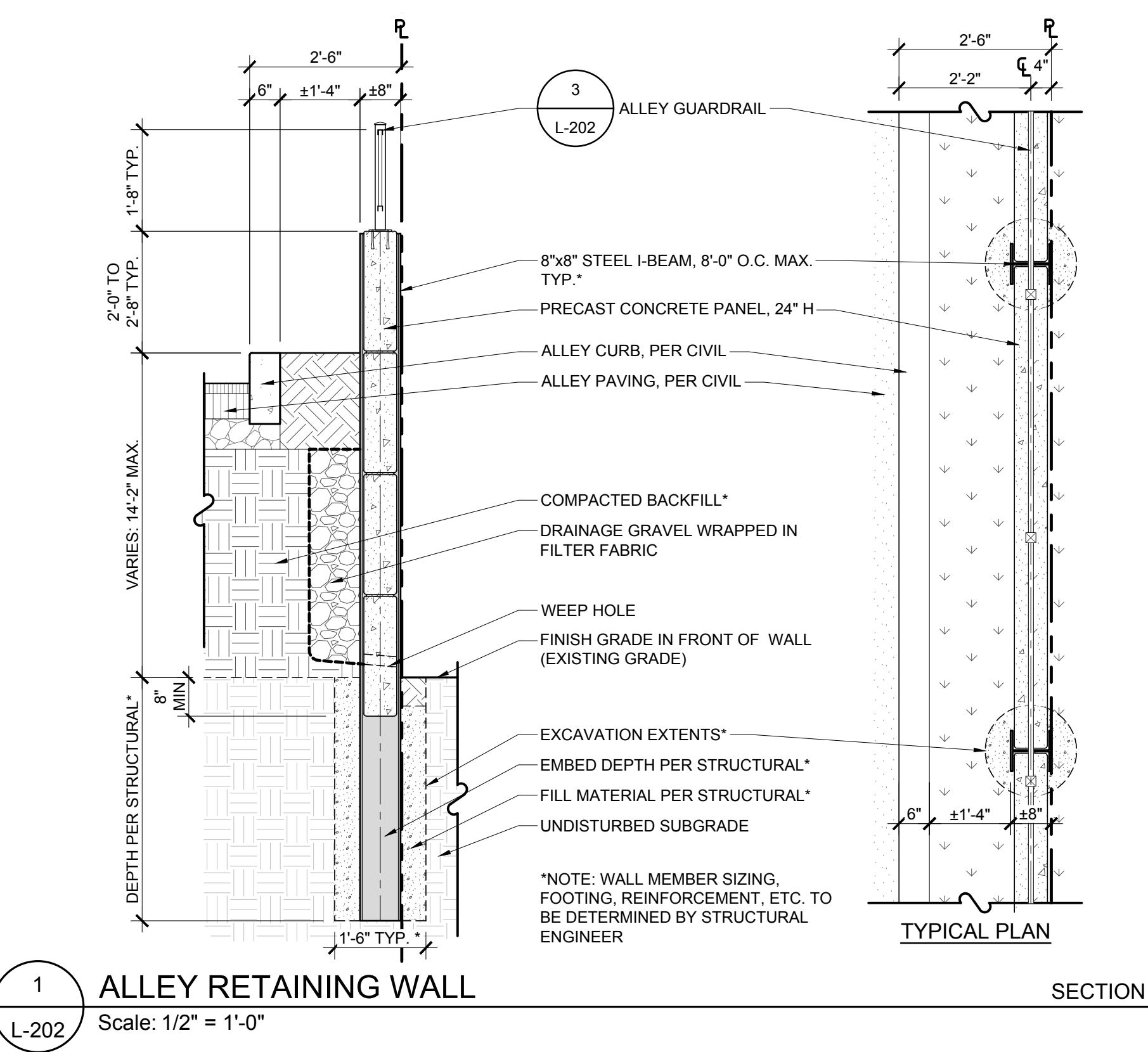
SCALE: AS NOTED

PROJECT NO: 17051  
 DATE: 12.19.18

L-202

FINAL 4.1 FILING

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**1 TREE PLANTING DETAIL**  
FOR OPEN PLANTING AREAS FREE OF PAVING OR GRATES  
329300.1 (2016) (02930.1)

**NOTES**

- AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARD A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
- CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
- UNLESS OTHERWISE DIRECTED BY ARLINGTON COUNTY URBAN FORESTER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE URBAN FORESTER; PEAT MOSS SHALL NOT BE USED).
- CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM SITE.
- TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
- TREES MAY ONLY BE STAKED IF REQUIRED BY THE COUNTY URBAN FORESTER. REFER TO STAKING DETAILS.

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

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

MINIMUM WIDTH OF TREE PIT: 5'-0" OR 2 TIMES ROOTBALL DIAMETER OR 3'-0", WHICHEVER IS GREATER

MINIMUM DEPTH OF TREE PIT: 30" MIN.

MINIMUM WIDTH OF MULCH RING: 6 FT. DIAM. MIN.

MINIMUM WIDTH OF SAUCER: 3'-0"

MINIMUM DEPTH OF SAUCER: 4 IN. HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL

REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP 2/3 OF ROOT BALL

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT

UNDISTURBED SUBGRADE

ADJACENT CURB PER ARLINGTON COUNTY STANDARDS

HEADER COURSE OF PAVERS CONTINUOUS THROUGH TREE PIT PER ARLINGTON COUNTY STANDARDS AND SECTOR PLAN REQUIREMENTS; SEE INSET FOR VARIATION WITHOUT HEADER COURSE

#57 STONE SLOPED TO DRAIN PIPE AT 1/2"-1"/FOOT; LINE SIDES OF EXCAVATION WITH FILTER FABRIC

4" PERFORATED HDPE, SMOOTH WALL DRAIN PIPE CONNECTED TO STORM DRAIN SYSTEM OR DRAIN PIT PER ARLINGTON COUNTY STANDARDS; PIPE MAY BE LOCATED AT SIDES OR MIDDLE OF PIT PER SITE CONDITIONS

UNDISTURBED SOIL OR SOIL COMPACTED TO 95% STD. PROCTOR

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

1/2" - 1'-0"

ARLINGTON COUNTY DPW

**2 STREET TREE PLANTING PIT (SHEET 1 OF 2)**  
FOR TREE PLANTING PITS IN RIGHT-OF-WAY & ADJACENT TO PAVING  
329300.3A (2016) (02930.3A)

**NOTES**

- TREE GRATES MAY ONLY BE USED UPON APPROVAL OF ARLINGTON COUNTY URBAN FORESTER.
- REFER TO DETAIL 329300.5 FOR GENERAL STREET TREE PLANTING NOTES.
- INSTALL RAILING, RAISED CURB, OR BORDER PER APPROVED PLANS.

STREET TREE, REFER TO PLANTING DETAIL (SHEET 2 OF 2, DETAIL 329300.3B)

ADJACENT CURB PER ARLINGTON COUNTY STANDARDS

HEADER COURSE OF PAVERS CONTINUOUS THROUGH TREE PIT PER ARLINGTON COUNTY STANDARDS AND SECTOR PLAN REQUIREMENTS; SEE INSET FOR VARIATION WITHOUT HEADER COURSE

#57 STONE SLOPED TO DRAIN PIPE AT 1/2"-1"/FOOT; LINE SIDES OF EXCAVATION WITH FILTER FABRIC

4" PERFORATED HDPE, SMOOTH WALL DRAIN PIPE CONNECTED TO STORM DRAIN SYSTEM OR DRAIN PIT PER ARLINGTON COUNTY STANDARDS; PIPE MAY BE LOCATED AT SIDES OR MIDDLE OF PIT PER SITE CONDITIONS

UNDISTURBED SOIL OR SOIL COMPACTED TO 95% STD. PROCTOR

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

1/2" - 1'-0"

ARLINGTON COUNTY DPW

**3 STREET TREE PLANTING PIT (SHEET 2 OF 2)**  
FOR TREE PLANTING PITS IN RIGHT-OF-WAY & ADJACENT TO PAVING  
329300.3B (2016) (02930.3B)

**NOTES**

- REFER TO STREET TREE PIT DETAIL (329300.3A) FOR PIT CONSTRUCTION AND INFORMATION ON ADJACENT PAVEMENTS, CURB, AND DRAINAGE.
- REFER TO DETAIL 329300.5 FOR GENERAL TREE PLANTING NOTES.

CENTER TREE IN PIT AND SET TOP OF ROOT BALL 2 IN. ABOVE ADJACENT GRADE. THE TRUNK FLARE SHALL BE VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

3 IN. MULCH; MULCH MUST BE 6" AWAY FROM TREE TRUNK

REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP 2/3 OF ROOT BALL

BACKFILL SOIL MIXTURE FOR ENTIRE TREE PIT AREA; COMPACT TO 80-85% STD. PROCTOR IN 8" LIFTS; DO NOT COMPACT ROOTBALL

COMPACT BACKFILL SOIL MIXTURE TO 95% STD. PROCTOR BELOW ROOT BALL ONLY

DEPTH OF ROOTBALL VARIES

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

1/2" - 1'-0"

ARLINGTON COUNTY DPW

**5 TREE PLANTING STRIP (1 OF 2)**  
FOR TREE PLANTING STRIPS IN RIGHT-OF-WAY  
329300.4A (2016) (02930.4A)

**NOTES**

- REFER TO DETAIL 329300.4B FOR ADDITIONAL CROSS SECTION AND PLAN OF TREE PLANTING STRIP DETAIL.
- REFER TO DETAIL 329300.5 FOR GENERAL STREET TREE PLANTING NOTES.

CENTER TREE IN PIT AND SET TOP OF ROOT BALL 2 IN. ABOVE ADJACENT GRADE. THE TRUNK FLARE SHALL BE VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

3 IN. MULCH; MULCH MUST BE 6" AWAY FROM TREE TRUNK

REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP 2/3 OF ROOT BALL

BACKFILL SOIL MIXTURE FOR ENTIRE TREE PIT PLANTING AREA AT DEPTH INDICATED; COMPACT TO 80-85% STD. PROCTOR IN 8" LIFTS

BACKFILL SOIL MIXTURE BENEATH ROOTBALL; COMPACT TO 95% STD. PROCTOR

UNDISTURBED SOIL OR SOIL COMPACTED TO 95% STD. PROCTOR

LENGTH OF TREE PLANTING AREA: 12' OR LARGER IS STANDARD; 15' MIN. IF PLANTING STRIP WIDTH IS 4'

A.CROSS SECTION

NOTES

- REFER TO DETAIL 329300.4A FOR TREE STRIP PLANTING AREA INFORMATION.
- REFER TO DETAIL 329300.5 FOR GENERAL TREE PLANTING NOTES.

1/2" - 1'-0"

ARLINGTON COUNTY DPW

**5 TREE PLANTING STRIP (2 OF 2)**  
FOR TREE PLANTING STRIPS IN RIGHT-OF-WAY  
329300.4B (2016) (02930.4B)

**NOTES**

- REFER TO DETAIL 329300.4A FOR TREE STRIP PLANTING AREA INFORMATION.
- REFER TO DETAIL 329300.5 FOR GENERAL TREE PLANTING NOTES.

BACKFILL SOIL MIXTURE COMPACTED TO 85% STD. PROCTOR

BACKFILL SOIL MIXTURE BENEATH ROOTBALL COMPACTED TO 95% STD. PROCTOR

UNDISTURBED SOIL OR SOIL COMPACTED TO 95% STD. PROCTOR

TREE PLANTING AREA

CURB & GUTTER

STREET

MULCH

STREET TREE

SIDEWALK

PLAN

NOT TO SCALE

ARLINGTON COUNTY DPW

**6 GENERAL NOTES FOR STREET TREE PLANTINGS**  
FOR TREES PLANTED IN RIGHT-OF-WAY  
329300.5 (2016) (02930.5)

**NOTES**

- A PERMIT IS REQUIRED WHEN TREES ARE PLANTED IN PUBLIC RIGHT-OF-WAY OR IN A PUBLIC EASEMENT. THE DEPARTMENT OF ENVIRONMENTAL SERVICES SHALL ISSUE THE PERMIT ACCORDING TO THE PROVISIONS OF THE CURRENT ARLINGTON COUNTY ADMINISTRATIVE REGULATION 4.3.
- TREE SPECIES SHALL BE SELECTED FROM THE "ARLINGTON COUNTY STREET TREE LIST" OR PER SECTOR PLAN REQUIREMENTS.
- TREES SHALL BE NURSERY GROWN SPECIMENS THAT MEET THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60). BALLED AND BURLAPPED TREES SHALL BE SECURELY HELD IN PLACE BY UNTREATED BURLAP AND STOUT ROPE (NYLON ROPE IS NOT ACCEPTABLE). LOOSE, BROKEN OR MANUFACTURED BALLS ARE UNACCEPTABLE.
- CALL MISS UTILITY AT (800) 652-7001 FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.
- AT TIME OF PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
- TREE PIT AND TREE STRIP PLANTING AREA DIMENSIONS:  
(A) 5' X 12' OR LARGER IS STANDARD  
(B) 4' X 15' MINIMUM IS ALLOWED PER SITE CONDITIONS AND COUNTY URBAN FORESTER'S APPROVAL.
- SPACE TREES 25'-30' APART OR PER SECTOR PLAN REQUIREMENTS OR SITE CONDITIONS.
- SITE CHARACTERISTICS, SUCH AS OVERHEAD POWER LINES, EXISTING VEGETATION, AND INFRASTRUCTURE ITEMS SUCH AS CURBS, SIDEWALKS AND UTILITIES SHALL BE CONSIDERED. TREES THAT GROW TALLER THAN 25 FEET SHOULD NOT BE PLANTED DIRECTLY UNDER POWER LINES. WHEN POSSIBLE THE TREE LEADER SHALL BE OFFSET FROM POWER LINES.
- BACKFILL SOIL MIXTURE SHALL 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).
- IF THE QUANTITY OF ACCEPTABLE EXISTING SOIL IS INSUFFICIENT FOR THE PLANTING REQUIREMENTS, THE CONTRACTOR MAY USE TOPSOIL. SOIL TEST REPORT RESULTS FOR THE TOPSOIL WILL BE MADE AVAILABLE TO THE COUNTY URBAN FORESTER UPON REQUEST. CONTRACTOR SHALL SUBMIT TOPSOIL FOR APPROVAL TO COUNTY URBAN FORESTER THAT MEETS THE FOLLOWING SPECIFICATIONS:  
(A) TOPSOIL CONSISTS OF A SANDY LOAM WITH UNIFORM COMPOSITION AND IS FREE OF STONES, LUMPS, PLANTS, ROOTS, AND OTHER DEBRIS OVER 1/2" IN LENGTH.  
(B) TOPSOIL HAS A PH RANGE OF 5.5 TO 6.5 AND A MINIMUM CONTENT OF 1.0% ORGANIC MATTER.  
(C) TOPSOIL DOES NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. SOLUBLE SALT LEVEL SHALL NOT EXCEED 3 MILLIGRAMS PER CENTIMETER.
- TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
- TREES MAY ONLY BE STAKED IF REQUIRED BY THE COUNTY URBAN FORESTER. REFER TO ARLINGTON COUNTY STANDARD STAKING DETAILS.
- MULCH SHALL BE CLEAN, SCREENED, DOUBLE-HAMMERED HARDWOOD BARK MULCH, UNIFORM IN SIZE AND FREE OF STONES, CLODS, NON-ORGANIC DEBRIS AND OTHER FOREIGN MATERIAL.
- ALL PLANTS SHALL BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION. EACH WATERING WILL CONSIST OF 20 GALLONS PER TREE.
- CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM SITE.

PLANT SPACING 'D' O.C. | ROW 'A' O.C. | PLANTS PER S.F.

6'	5'	4.00
8'	7'	2.25
9'	8'	1.77
12'	10'	1.00
15'	13'	0.77
18'	16'	0.44

1/2" - 1'-0"

ARLINGTON COUNTY DPW

**7 DECIDUOUS TREE STAKING**  
ELEVATION  
329300.6 (2016) (02930.6)

**NOTES**

- STAKING AND GUYING MAY ONLY BE IMPLEMENTED WHERE SITE CONDITIONS WARRANT THEIR USE. PLANTED TREES WILL BE ASSESSED INDIVIDUALLY BY ARLINGTON COUNTY URBAN FORESTER. STAKING AND GUYING WILL BE INSTALLED ONLY IF REQUIRED BY ARLINGTON COUNTY URBAN FORESTER. CONDITIONS WHERE STAKING AND GUYING MAY BE NECESSARY TO ENSURE STABILITY INCLUDE: WINDY LOCATIONS, STEEP SLOPES, OR WHERE VANDALISM MAY BE A CONCERN.
- STAKES OR GUYS WILL BE INSTALLED USING ACCEPTED ARBORICULTURE PRACTICES. TREES SHALL STAND UPRIGHT AFTER STAKING.
- INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING AND GUYING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL/BACKFILL MIXTURE.
- REFER TO DETAILS FOR TREE PLANTING INFORMATION.

HARDWOOD STAKE

TREE TRUNK

ARBORITIE OR APPROVED EQUAL

ROOT BALL

PLANTING PIT

PLAN VIEW NOT TO SCALE

SURVEYOR'S FLAG

(2) 2" X 2" X 8' HARDWOOD STAKES SET OUTSIDE OF ROOTBALL

2" WIDE, FLAT, WOVEN POLYPROPYLENE MATERIAL, 900 LB. BREAK STRENGTH ("ARBOR TIE" OR AN APPROVED EQUAL) SHALL BE LOOPED AROUND THE TREE THROUGH EACH OTHER, TWISTED AND SECURED TO THE STAKE IN A MANNER WHICH PERMITS TREE MOVEMENT AND SUPPORTS THE TREE.

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

NOT TO SCALE

ARLINGTON COUNTY DPW

**8 SHRUB PLANTING**  
ELEVATION  
329300.8 (2016) (02930.8)

**NOTES**

- AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
- PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
- 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.
- 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).
- CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
- DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS

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

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

3' MIN.

SHRUB

PARKING LOT

TYPICAL SHRUB PLACEMENT NEAR PARKING LOTS NOT TO SCALE

REFER TO PLANTING PLAN & PLANT LIST FOR SPACING

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

3" MULCH OVER ENTIRE SHRUB BED

FINISHED GRADE

BACKFILL SOIL MIXTURE (TYP.)

FOR CONTAINER: LOOSEN THE ROOT BALL OF ANY ROOT BOUND PLANTS

UNDISTURBED SUBGRADE OR COMPACTED BACKFILL SOIL MIXTURE

2 X WIDTH OF ROOT BALL (TYP.)

FOR B&B: REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP 2/3 OF ROOT BALL

NOT TO SCALE

ARLINGTON COUNTY DPW

**9 GROUND COVERS & PERENNIAL PLANTING**  
ELEVATION  
329300.10 (2016) (02930.10)

**NOTES**

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

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

SEE PLANTING PLAN & SCHEDULE

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

3" MULCH OVER ENTIRE PLANTING BED

BACKFILL SOIL MIXTURE

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

UNDISTURBED SUBGRADE OR COMPACTED BACKFILL SOIL MIXTURE

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

NOT TO SCALE

ARLINGTON COUNTY DPW

REVISIONS:

DESIGN: DD

DRAWN: SS

CHECKED: SS

SCALE: AS NOTED

PROJECT NO: 17051

DATE: 12.19.18

**L-301**

FINAL 4.1 FILING

NOT RELEASED FOR CONSTRUCTION



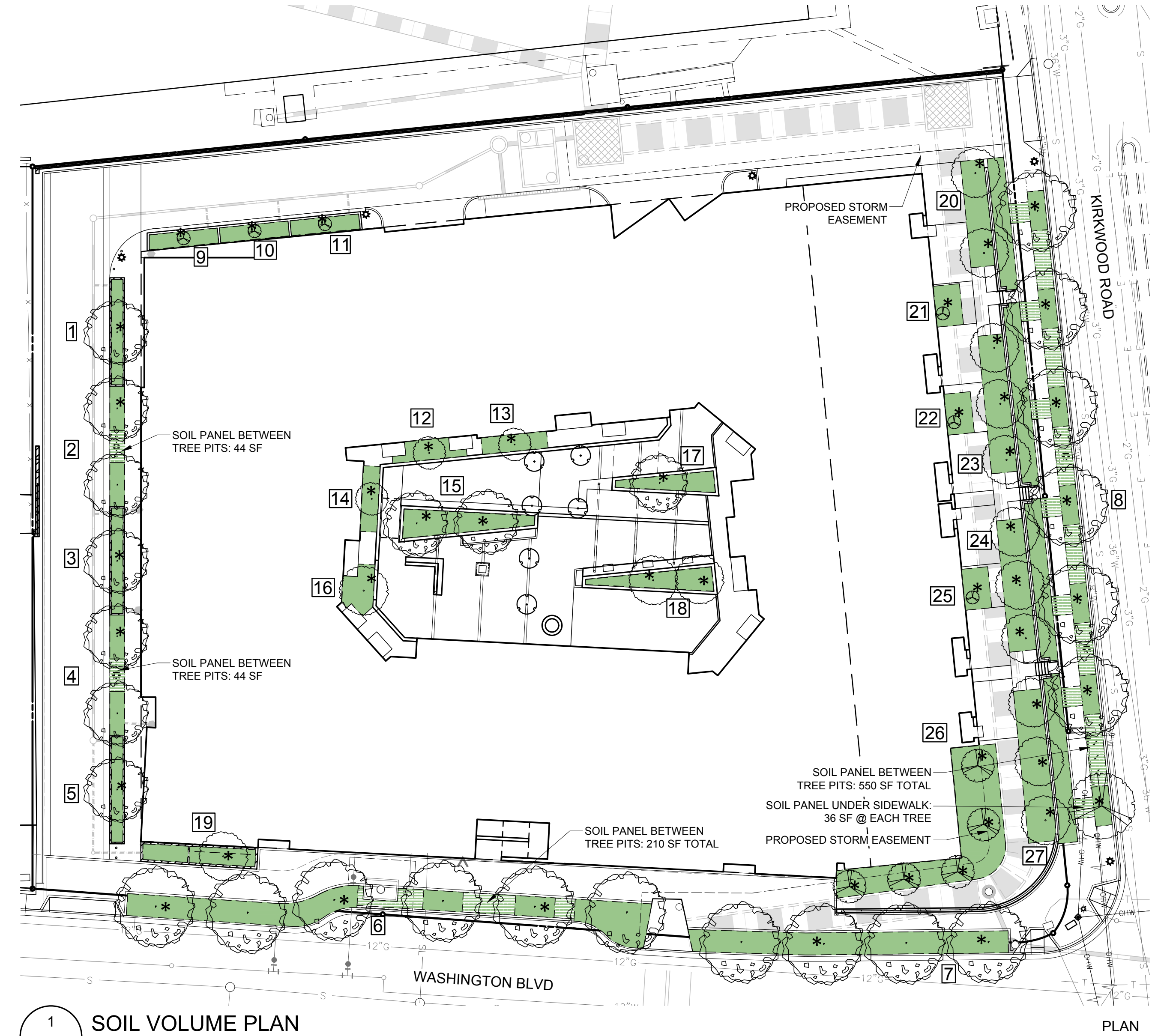
TREE SCHEDULE									
QTY	KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER/SPREAD	REMARKS	QTY FOR CREDIT	COVERAGE	TOTAL
<b>OFFSITE TREES (NOT COUNTED FOR CREDIT)</b>									
20	TBD	Medium or Large Shade Trees: Species and locations to be determined		14'-16'	3" - 3 1/2"		0	0.00	0.0
<b>DECIDUOUS SHADE TREES</b>									
1	BnD	Betula nigra 'Duraheat'	Duraheat River Birch	10'-12'	2" min.	Multi-trunk	1	218.75	218.8
2	Cc	Carpinus caroliniana	American Hornbeam	10'-12'	3" - 3 1/2"		2	218.75	437.5
7	NsW	Nyssa sylvatica 'Wildfire'	Wildfire Sour Gum	14'-16'	3" - 3 1/2"		5	312.50	1,562.5
16	Op	Quercus phellos	Willow Oak	14'-16'	3" - 3 1/2"		11	312.50	3,437.5
25	<b>SHADE TREE SUBTOTAL</b>						19		
<b>ORNAMENTAL TREES</b>									
7	Aa	Amelanchier arborea	Downy Serviceberry	8'-10'	1 1/2" min.	Multi-trunk	7	218.75	1,531.3
8	Cec	Cercis canadensis	Eastern Redbud	8'-10'	1 1/2" min.	Multi-trunk	8	218.75	1,750.0
3	CcC	Cornus 'Rutdan' Celestial	Celestial Dogwood	8'-10'	1 1/2" min.	Multi-trunk	3	175.00	525.0
18	<b>ORNAMENTAL TREE SUBTOTAL</b>						18		
<b>SMALL &amp; UPRIGHT SHADE TREES</b>									
5	AfA	Acer x freemanii 'Armstrong'	Freeman Maple	14'-16'	3" min.		5	110.00	550.0
6	LsS	Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweet Gum	14'-16'	3" min.		6	62.50	375.0
1	Oa	Oxydendrum arboreum	Sourwood Tree	8'-10'	2 1/2" min.		1	137.50	137.5
12	<b>UPRIGHT SHADE TREE SUBTOTAL</b>						12		
<b>TOTAL COVERAGE AREA</b>								10,525.0	
<b>SITE AREA</b>								75,187	
<b>TOTAL SITE COVERAGE</b>								14.0%	

- Notes:
- All trees to be B&B, full uniform crown, symmetrical branching, full specimen.
  - Multi-trunk trees to have 3 trunks minimum.
  - Oxydendrum arboreum is not listed on the 20-Yr Tree Canopy Coverage Worksheet. Credit has been calculated for a Small-Medium Canopy with a native bonus.

TREE REPLACEMENT			
REPLACEMENT TREES REQUIRED (SEE SHEET C-1202)			
PROVIDED	QUANTITY	REPLACEMENT VALUE	TOTAL
OFFSITE SHADE TREES	20	1.00	20.00
SHADE TREES	19	1.00	19.00
ORNAMENTAL TREES	18	0.33	6.00
SMALL & UPRIGHT SHADE TREES	12	0.33	4.00
<b>TOTAL PROVIDED</b>			<b>49.00</b>

CONCEPT PLANT SCHEDULE

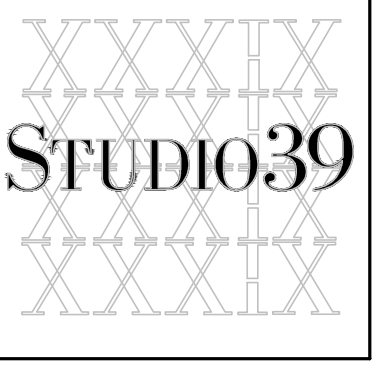
- SMALL ORNAMENTAL TREE** 6  
Small Ornamental Tree in planter box, not counted for canopy credit
- MEDIUM SHRUB** 270  
Clethra alnifolia 'Hummingbird' / Summersweet  
Cornus sericea 'Arctic Fire' / Arctic Fire Dogwood  
Ilex glabra 'Shamrock' / Inkberry  
Prunus laurocerasus 'Otto Luyken' / Luyken Laurel  
Rhododendron azalea 'Girard's Crimson' / Girard's Crimson Azalea
- SMALL SHRUB** 86  
Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood  
Cornus sericea 'Kelsey' / Kelsey Dogwood  
Hydrangea quercifolia 'Pee Wee' / Oakleaf Hydrangea  
Itea virginica 'Little Henry' / Virginia Sweetpire
- LARGE SHRUB** 7  
Abelia x grandiflora 'Edward Goucher' / Glossy Abelia  
Callicarpa americana / American Beautyberry  
Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea  
Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetpire  
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac  
Viburnum carlesii / Korean Spice Viburnum
- BIORETENTION SHRUB** 45  
Callicarpa americana / American Beautyberry  
Cornus sericea 'Arctic Fire' / Arctic Fire Dogwood  
Fothergilla gardenii / Dwarf Fothergilla  
Ilex glabra 'Shamrock' / Inkberry  
Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetpire  
Myrica pensylvanica / Northern Bayberry
- BIORETENTION PLANTS** 335 sf  
Amsonia hubrichtii / Threadleaf Bluestar  
Bouteloua gracilis 'Blonde Ambition' / Blue Grama  
Carex pensylvanica / Pennsylvania Sedge  
Chasmanthium latifolium / Wood Oats  
Echinacea purpurea / Purple Coneflower  
Eupatorium purpureum 'Little Joe' / Dwarf Joe-Pye Weed  
Helianthus angustifolius 'Low Down' / Swamp Sunflower  
Juncus effusus / Soft Rush  
Panicum virgatum 'Shenendoah' / Burgundy Switch Grass  
Pycnanthemum muticum / Clustered Mountainmint  
Solidago rugosa 'Golden Fleece' / Autumn Goldenrod  
Sporobolus heterolepis / Prairie Dropseed
- PERENNIALS, GRASSES & GROUNDCOVERS** 3,163 sf  
Amsonia hubrichtii / Threadleaf Bluestar  
Chasmanthium latifolium / Wood Oats  
Echinacea purpurea / Purple Coneflower  
Helianthus angustifolius 'Low Down' / Swamp Sunflower  
Hypericum calycinum / Creeping St. John's Wort  
Liatris spicata / Spike Gayfeather  
Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint  
Panicum virgatum 'Shenendoah' / Burgundy Switch Grass  
Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan  
Salvia nemorosa 'May Night' / May Night Sage  
Sisyrinchium angustifolium 'Lucerne' / Lucerne Blue Eyed Grass  
Solidago rugosa 'Golden Fleece' / Autumn Goldenrod  
Sporobolus heterolepis / Prairie Dropseed  
Stipa tenuissima / Finestem Needlegrass
- SEMI-INTENSIVE GREENROOF** 601 sf  
Allium schoenoprasum / Common Chives  
Allium tanguticum 'Summer Beauty' / Summer Beauty Globe Lily  
Bouteloua gracilis 'Blonde Ambition' / Blue Grama  
Delosperma cooperi / Purple Ice Plant  
Pheidimus takesimensis 'Golden Carpet' / Golden Carpet Evergreen Sedum  
Sedum album 'Murale' / Chubby Fingers  
Sedum hybridum 'Immergrunchen' / Hybrid Stonecrop  
Talinum calycinum / Largeflower Flameflower
- TREE PIT GROUNDCOVERS** 1,065 sf  
Carex elata / Tufted Sedge  
Carex pensylvanica / Pennsylvania Sedge  
Hypericum calycinum / Creeping St. John's Wort
- LAWN** 996 sf  
Festuca arundinacea 'Rebel IV' / Tall Fescue



SOIL VOLUMES								
KEY	TREE TYPE	REQUIRED		PROVIDED		FOR CREDIT*		
		CU FT PER TREE	AREA (FT <sup>2</sup> )	DEPTH (FT)	VOLUME (CU FT)	TREE QTY	CU FT PER TREE	
1	Bio-Planter Deciduous Medium	300	110.6	3.0	331.8	1	1	332
2	Alley Medium Tree	600	162.9	4.0	651.6	2	1	652
3	Bio-Planter Deciduous Medium	300	110.9	3.0	332.7	1	1	333
4	Alley Medium Tree	600	163.1	4.0	652.4	2	1	652
5	Bio-Planter Deciduous Medium	300	111.2	3.0	333.6	1	1	334
6	Street Deciduous Large	1,200	1073.2	4.0	4,292.8	6	3	1431
7	Street Deciduous Large	1,200	644.0	4.0	2,576.0	4	2	1288
8	Street Deciduous Large	1,200	2,214.1	4.0	8,856.5	7	7	1265
9	Bio-Planter Deciduous Small	300	94.3	3.2	301.8	1	1	302
10	Bio-Planter Deciduous Small	300	94.1	3.2	301.1	1	1	301
11	Bio-Planter Deciduous Small	300	94.1	3.2	301.1	1	1	301
12	Deciduous Small	300	101.2	4.0	404.8	1	1	405
13	Deciduous Small	300	100.0	4.0	400.0	1	1	400
14	Deciduous Small	300	100.0	4.0	400.0	1	1	400

SOIL VOLUMES								
KEY	TREE TYPE	REQUIRED		PROVIDED		FOR CREDIT*		
		CU FT PER TREE	AREA (FT <sup>2</sup> )	DEPTH (FT)	VOLUME (CU FT)	TREE QTY	CU FT PER TREE	
15	Deciduous Medium	300	232.8	4.0	931.2	2	2	466
16	Deciduous Small	300	112.7	4.0	450.8	1	1	451
17	Deciduous Small	300	127.6	4.0	510.4	1	1	510
18	Deciduous Small	300	170.4	4.0	681.6	2	2	341
19	Bio-Planter Deciduous Small	300	101.2	3.0	303.6	1	1	304
20	Deciduous Small	300	231.6	4.0	926.4	2	2	463
21	Deciduous Small	300	100.0	4.0	400.0	1	1	400
22	Deciduous Small	300	100.0	4.0	400.0	1	1	400
23	Deciduous Small	300	319.7	4.0	1,278.8	3	3	426
24	Deciduous Small	300	323.1	4.0	1,292.4	3	3	431
25	Deciduous Small	300	100.0	4.0	400.0	1	1	400
26	Deciduous Small	300	824.8	4.0	3,299.2	5	5	660
27	Deciduous Small	300	393.7	4.0	1,574.8	3	3	525
<b>TOTAL</b>						<b>56</b>	<b>49</b>	

P:\2017\17051 Kirkwood\6.0 CAD Files\4. 1L-302 PLANT SCHEDULE.dwg



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WASHINGTON BOULEVARD at KIRKWOOD  
ARLINGTON COUNTY, VIRGINIA

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REVISIONS:

PLANT SCHEDULE

DESIGN: DD  
DRAWN: SS  
CHECKED: SS

SCALE: 1" = 25'-0"

PROJECT NO: 17051

DATE: 12.19.18

L-302

FINAL 4.1 FILING

NOT RELEASED FOR CONSTRUCTION