

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Electrify America – Ian Hostler

LOCATION: Old and Historic Alexandria District
600 North Washington Street

ZONE: OC/Office Commercial Zone

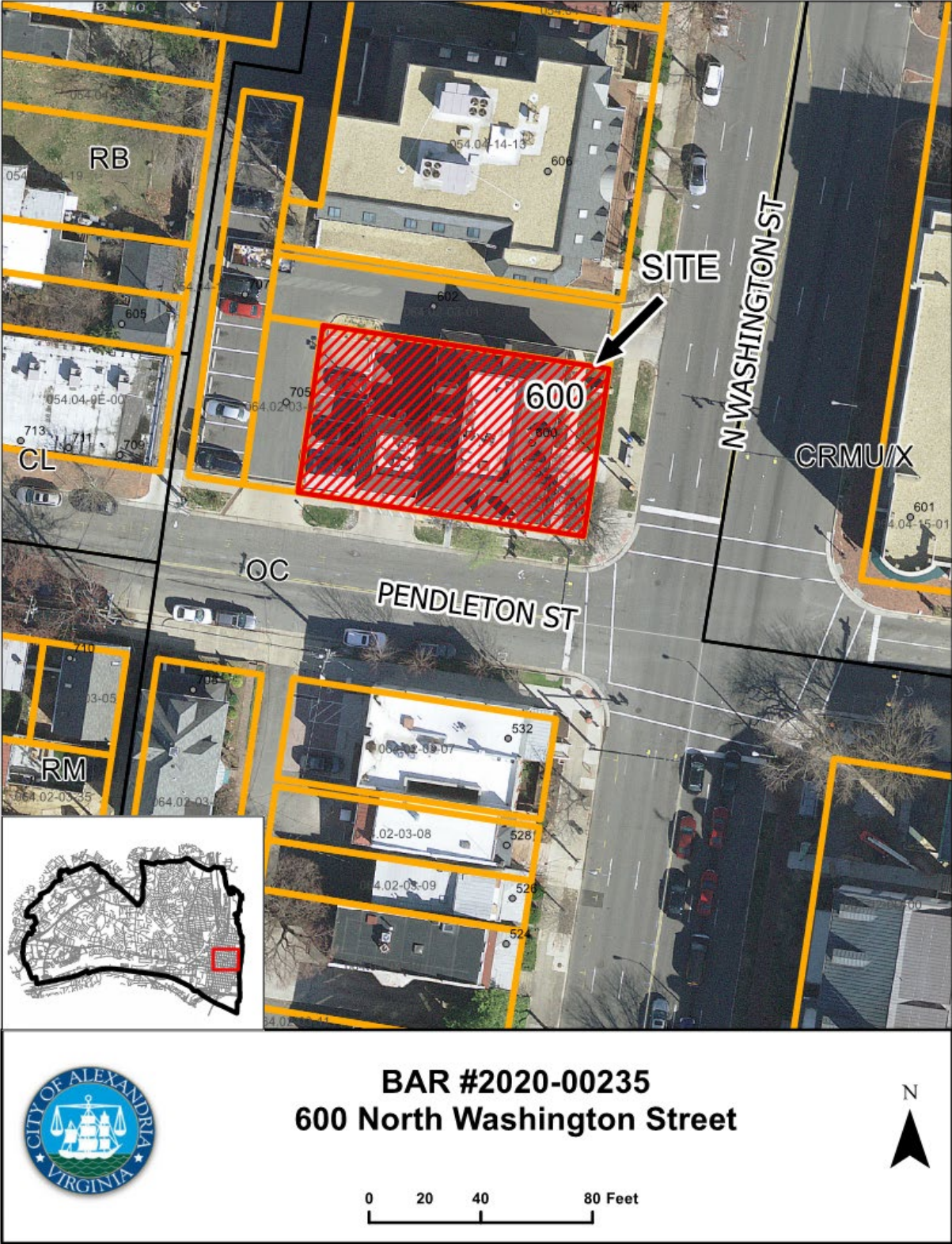
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations with the following conditions:

- 1- That the intensity of the dispenser's illumination is to be reviewed by staff at night in the field to ensure the compatibility of the illumination with the surrounding streetscape
- 2- Include the following statements on all construction documents involving demolition or ground disturbance, so that on-site contractors are aware of the requirements:
 - a. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.
 - b. Call Alexandria Archaeology immediately (703.838.4399) if any graves, buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to install four electrical charging dispensers and required equipment, at 600 North Washington Street.

Certificate of Appropriateness

- Install four 150kW DC Fast Charging dispensers approximately 8' high x 4' long x 2'-8"
- Install two concrete pads 14' x 2.67' approximately to anchor the dispensers
- Install four power cabinets and screening to be placed on concrete pad 33'x 22' approximately
- Install four bollards with "No Parking" sign
- Landscape screening

Site context

The subject property sits on the northwest corner of North Washington and Pendleton streets intersection, there is a public alley running adjacent to the rear parking lot. Washington Street is part of the George Washington Memorial Parkway (Parkway) as it passes through Alexandria on its way from Washington, DC to Mount Vernon.

II. HISTORY

The five bay, one-story, brick Colonial Revival commercial building was built in **1972**. The building features hipped roof with dormers, dentiled cornice, multi-light windows and double door with transom and pedimented door surrounding.

Previous BAR Approvals

The BAR approved signage in 1999 (BAR99-00117) and 2006 (BAR2006-00056), exterior lighting in 2016 (BAR2016-00256), a ATM machine installation in 2017 (BAR2017-00175) and partial demolition and alterations (BAR2017-00217 and BAR2017-00218) also in 2017.

III. ANALYSIS

The BAR and the National Park Service (NPS) are jointly concerned with the maintenance of the memorial character of the Parkway within the City limits under a 1929 agreement between the City of Alexandria and the Federal government. Therefore, all requests for signs and new construction or alterations on Washington Street are routed to the NPS for advisory comment, as are all cases on the waterfront. No comments were received from the NPS.

The *Design Guidelines* state that "Freestanding accessory structures should complement, not compete with, the architecture of the main building." Staff has no objections to the proposed charging dispensers as they will be located at the west side of the rear parking lot which is basically surrounded by commercial buildings and will be minimally visible from the George Washington Memorial Parkway (Figure 1). The dispensers are compact in size and will be placed perpendicular to the rear public alley. The power cabinets to be installed on the northwest corner of the parking lot will be screened by evergreen trees, minimalizing their view from the public alley behind.



Figure 1: view from N. Washington Street

Even though the dispensers are not considered signs; staff believes that the proposed internal illumination will function as a form to attract attention to them. That being said, internally illuminated signs are discouraged in the historic districts. Staff has concerns about the intensity of the light to be emitted from the dispensers, therefore staff recommends approval of the project with the condition that the intensity of the dispenser's illumination is to be reviewed by staff at night in the field to ensure the compatibility of the illumination with the surrounding streetscape.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

No comments received

Development

- F-1 A minor site plan amendment to SIT#71-0030 will be required to be filed with Transportation & Environmental Services to document the changes to the site, including the addition of the EV charging stations, switchgears and any changes to the provided parking.

Code Administration

- F-1 A building permit and plan review are required prior to start of the construction

Transportation and Environmental Services

- F-1 The applicant shall coordinate with T&ES staff prior to the submission of the minor amendment to ensure that the proposed improvements do not preclude any future alley improvements anticipated by the City. (T&ES)
- F-2 A minor amendment to the Site Plan must be approved and released and a copy of that plan must be attached to the permit application. No permit will be issued in advance unless the minor amendment includes a demolition plan which clearly represents the demolished condition. (T&ES)
- F-3 Comply with all requirements of SIT82-003(T&ES)

Alexandria Archaeology

- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. Privileged
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- F-1 According to historic maps, much of the block remained vacant until the late nineteenth century. By the 1890s a dwelling stood on the property fronting on N. Washington St. A decade later a larger house stood approximately where the bank building is now located. By 1920 a pair of townhouses stood fronting on Pendleton St. in the approximate location of the proposed undertaking. By the 1960s those houses were cleared away to make way for the bank property.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2020-00235: 600 North Washington Street

ADDRESS OF PROJECT: 600 N. Washington St., Alexandria va 22314

DISTRICT: ☒ **Old & Historic Alexandria** ☐ **Parker – Gray** ☐ **100 Year Old Building**

TAX MAP AND PARCEL: Map 064.02-03-03 **ZONING:** OC Office Commercial

APPLICATION FOR: *(Please check all that apply)*

☒ **CERTIFICATE OF APPROPRIATENESS**

☐ **PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH**
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ **WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA** *(Section 7-802, Alexandria 1992 Zoning Ordinance)*

☐ **WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT**
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ **Property Owner** ☒ **Business** *(Please provide business name & contact person)*

Name: Electrify America - Ian Hostetler

Address: 2003 Edmund Halley Dr.

City: Reston **State:** VA **Zip:** 20191

Phone: (571) 524-2711 **E-mail:** ian.hostetler@electrifyamerica.com

Authorized Agent *(if applicable):* ☐ **Attorney** ☐ **Architect** ☒ **Consultant**

Name: Kimley-Horn and Associates - Caycee Hart **Phone:** 703-674-1336

E-mail: caycee.hart@kimley-horn.com

Legal Property Owner:

Name: Bank of America, N.A.

Address: 101 N. Tryon St

City: Charlotte **State:** NC **Zip:** 28255

Phone: _____ **E-mail:** _____

- ☐ **Yes** ☒ **No** Is there an historic preservation easement on this property?
☐ **Yes** ☐ **No** If yes, has the easement holder agreed to the proposed alterations?
☐ **Yes** ☒ **No** Is there a homeowner's association for this property?
☐ **Yes** ☐ **No** If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning
☐ doors
☐ lighting
☐ other

☐ fence, gate or garden wall
☐ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

EV Charging Stations _____

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Electrify America intends to install (4) 150kW DC Fast Charging dispensers as well as the equipment that will serve these dispensers in the Bank of America parking lot. The scope of work involves demolishing asphalt and a tree to make room for the installation of a concrete equipment pad. A switchgear and (4) power cabinets will reside on the equipment pad and will be screened from the adjacent residential property by Evergreen trees known as the American Arborvitae "Emerald Green". The power source for these chargers will come from transformer located within a Dominion easement on the adjacent property (Parcel ID #054.04-14-13). Conduit will be trenched from the transformer to the switchgear, then to the power cabinets, and from the power cabinets to the (4) dispensers. The (4) charging dispensers have a side-by-side layout and are oriented so that the dispensers will serve each quadrant of an EV car. The proposed dispensers include two types of charging ports (CCS and CHAdeMO) which allows for most cars on the market to use these facilities. Three of the EV stalls will have pavement marking and signs to identify that the stalls are for EV Charging only.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐
☐
☐
☐
☐

☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☐ Description of the reason for demolition/encapsulation.
☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- ☐ ^{N/A} ☒ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☒ FAR & Open Space calculation form.
- ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☒ Existing elevations must be scaled and include dimensions.
- ☐ ☒ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☒ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☐ ^{N/A} ☒ Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☒ Square feet of existing signs to remain: _____.
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet or bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

- ☒ ^{N/A} ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☒ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

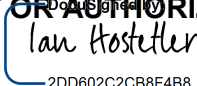
ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

Per City Staff the fees are to be invoiced after submittal

- ☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature:  2DD602C2CB8E4B8

Printed Name: Ian Hostetler

Date: 5/13/2020

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Electrify America	2003 Edmund Halley Dr, Reston, VA 20191	0
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 600 N Washington Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Bank of America NA	Corporate REA 101 N Tryson St, NCI 001 03 081 Charlotte, NC 28255	100
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Bank of America NA	No relationship	
2. Electrify America	No relationship	
3. Ian Hostetler	No relationship	
4. Caycee Hart	No relationship	

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/13/2020

Ian Hostetler

Date

Printed Name

DocuSigned by:

Ian Hostetler

Signature

TITLE DESCRIPTION

ALL THOSE PIECES OR PARCELS OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON AND APPURTENANCES THEREON BELONGING, LYING, SITUATE AND BEING IN THE CITY OF ALEXANDRIA, VIRGINIA, BEING DESCRIBED AS FOLLOWS:

TRACT ONE:

(600 NORTH WASHINGTON STREET, 703 AND 705 PENDLETON STREET)

PARCEL 1:
BEGINNING AT THE INTERSECTION OF THE NORTH SIDE OF PENDLETON STREET WITH THE WEST SIDE OF WASHINGTON STREET; AND RUNNING THENCE NORTH ON WASHINGTON STREET 60 FEET; THENCE WEST PARALLEL TO PENDLETON STREET 80 FEET; THENCE SOUTH PARALLEL TO WASHINGTON STREET 60 FEET TO PENDLETON STREET; THENCE EAST ALONG PENDLETON STREET 80 FEET TO POINT OF BEGINNING, KNOWN AS 600 WASHINGTON STREET.

PARCEL 2:

BEGINNING AT A POINT ON THE NORTH SIDE OF PENDLETON STREET 80 FEET WEST FROM THE WEST SIDE OF WASHINGTON STREET AND RUNNING NORTH PARALLEL WITH WASHINGTON STREET 70 FEET; THENCE WEST AND PARALLEL WITH PENDLETON STREET 71 FEET 8 1/2 INCHES; THENCE SOUTH AND PARALLEL WITH WASHINGTON STREET 70 FEET; THENCE EAST ALONG PENDLETON STREET TO THE POINT OF BEGINNING, KNOWN AS 703 PENDLETON STREET.

PARCEL 3:

BEGINNING AT A POINT ON THE NORTH SIDE OF PENDLETON STREET 101 FEET 8 1/2 INCHES WEST FROM THE WEST SIDE OF WASHINGTON STREET AND RUNNING THENCE NORTH AND PARALLEL TO WASHINGTON STREET 70 FEET; THENCE WEST AND PARALLEL TO PENDLETON STREET 20 FEET; THENCE SOUTH AND PARALLEL TO WASHINGTON STREET 70 FEET TO PENDLETON STREET; AND THENCE EAST ALONG PENDLETON STREET, 20 FEET TO THE POINT OF BEGINNING, KNOWN AS 705 PENDLETON STREET.

PARCEL 4:

ALL OF THAT INTERVENING PARCEL OF GROUND BETWEEN THE WESTERN LOT LINE OF PARCEL 3 DESCRIBED ABOVE AND A LINE RUNNING PARALLEL TO WASHINGTON STREET, THROUGH THE CENTER LINE OF THE EXISTING PARTITION WALL BETWEEN PREMISES KNOWN AS 705 AND 707 PENDLETON STREET, BEING 123 FEET, 5 INCHES, WEST OF WASHINGTON STREET, STARTING AT THE NORTH SIDE OF PENDLETON STREET AND RUNNING THROUGH SAID CENTER LINE PARALLEL TO WASHINGTON STREET FOR A COMPLETE DEPTH OF 70 FEET, WHICH PARCEL HAS BEEN OCCUPIED BY AND INCLUDED IN THE OWNERSHIP OF PREMISES KNOWN AS 705 PENDLETON STREET FOR MANY YEARS.

TRACT TWO:

(602 NORTH WASHINGTON STREET)

PARCEL 1:
BEGINNING AT A POINT 60 FEET NORTH FROM NORTHWEST CORNER OF THE INTERSECTION OF PENDLETON AND WASHINGTON STREETS AND RUNNING NORTH ON WASHINGTON STREET 20 FEET; THENCE WEST AND PARALLEL WITH PENDLETON STREET TO THE CENTER OF THE SQUARE; THENCE SOUTH AND PARALLEL WITH WASHINGTON STREET 10 FEET; THENCE EAST AND PARALLEL WITH PENDLETON STREET 43 FEET 5 INCHES; THENCE SOUTH AND PARALLEL WITH WASHINGTON STREET 10 FEET; THENCE EAST IN A STRAIGHT LINE TO THE POINT AND PLACE OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE WEST SIDE OF WASHINGTON STREET 80 FEET NORTH OF PENDLETON STREET; THENCE RUNNING NORTH ON WASHINGTON STREET 3 FEET; THENCE RUNNING WEST AND PARALLEL WITH PENDLETON STREET 110 FEET; THENCE RUNNING SOUTH AND PARALLEL TO WASHINGTON STREET 3 FEET; THENCE RUNNING EAST AND PARALLEL WITH PENDLETON STREET 110 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF NORTH WASHINGTON STREET, SAID POINT BEING NORTH 9° 30' 00" EAST 83.00 FEET FROM THE NORTHERLY SIDE OF PENDLETON STREET; THENCE DEPARTING NORTH WASHINGTON STREET THE FOLLOWING COURSES: NORTH 80° 49' 00" WEST 110 FEET; SOUTH 9° 30' 00" WEST 3.00 FEET; NORTH 80° 49' 00" WEST 13.42 FEET; AND NORTH 9° 30' 00" EAST 4.50 FEET TO A POINT ON A WIRE FENCE LINE; THENCE WITH THE SAID FENCE LINE AND CONTINUING WITH THE OUTSIDE NORTHERLY WALL OF 802 N. WASHINGTON STREET SOUTH 80° 42' 07" EAST 115.12 FEET TO THE END OF SAID WALL; THENCE WITH AN IRON FENCE LINE SOUTH 79° 18' 00" EAST 8.30 FEET TO A POINT ON THE AFOREMENTIONED SIDE OF NORTH WASHINGTON STREET; THENCE WITH THE SAID SIDE OF NORTH WASHINGTON STREET 9° 30' 00" WEST 1.05 FEET TO THE POINT OF BEGINNING, CONTAINING 209 SQUARE FEET OF LAND, MORE OR LESS.

TRACT THREE:

(707 PENDLETON STREET)

BEGINNING AT A POINT ON THE NORTH SIDE OF PENDLETON STREET 123 FEET 5 INCHES WEST OF WASHINGTON STREET AND RUNNING THENCE WEST ON PENDLETON STREET 20 FEET TO AN ALLEY 10 FEET WIDE; THENCE NORTH ON SAID ALLEY PARALLEL WITH WASHINGTON STREET 138 FEET TO A COURT 20 FEET 7 INCHES WIDE; THENCE EAST ON SAID COURT PARALLEL WITH PENDLETON STREET 20 FEET; AND THENCE SOUTH PARALLEL WITH WASHINGTON STREET 138 FEET TO THE POINT OF BEGINNING, WITH RIGHT OF WAY OVER SAID ALLEY.

This Survey and Legal Description are not the same property as that shown on the LIMITED LIABILITY REPORT OF TITLE, prepared by First American Title Insurance Company, File No. NCS-993472-VA54, From December 23, 1989 through December 23, 2019.

SCHEDULE "B" ITEMS

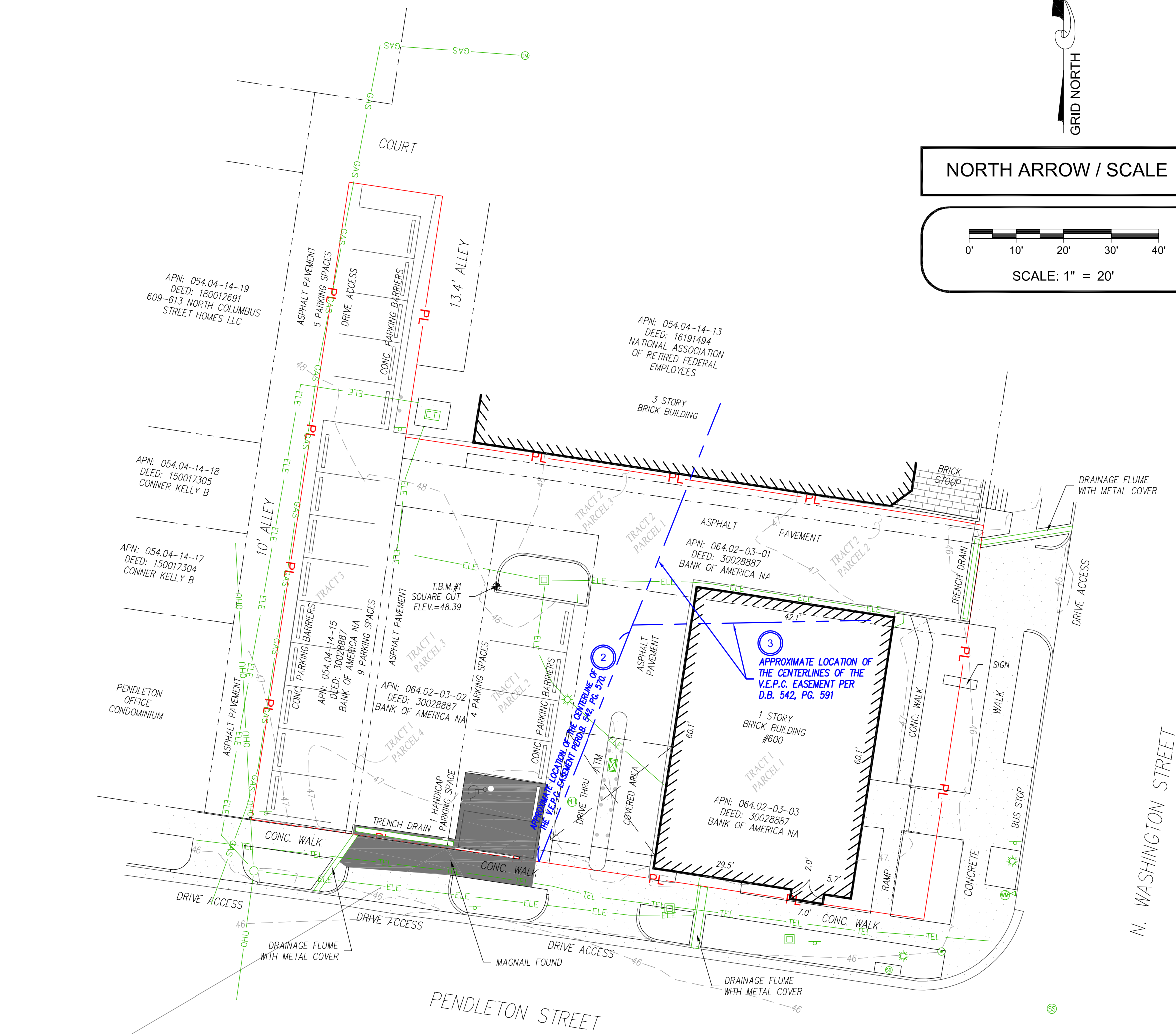
NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

2. Easement granted to Virginia Electric and Power Company, recorded in Deed Book 542 at Page 570. (DOES AFFECT THE SURVEY AREA, AN APPROXIMATE LOCATION IS PLOTTED ON THE SURVEY BASED ON A GRAPHIC CONTAINED WITHIN THE DOCUMENT.)
3. Easement granted to Virginia Electric and Power Company, recorded in Deed Book 542 at Page 591. (DOES AFFECT THE SURVEY AREA, AN APPROXIMATE LOCATION IS PLOTTED ON THE SURVEY BASED ON A GRAPHIC CONTAINED WITHIN THE DOCUMENT.)
4. Indenture of Lease by and between Richard C. Dyes and Mildred W. Dyes, husband and wife (Lessor) and Virginia National Bank (Tenant), recorded in Deed Book 727 at Page 681. (DOES AFFECT THE SURVEY AREA, BLANKET IN NATURE, NO PLOTTABLE ITEMS.)

SURVEYOR NOTES

1. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only.
 2. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.
 3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published 12-16-2019 referencing Flood Insurance Rate Map, Map Number 515519 0041E, effective date 06/16/11, indicates this parcel of land is located in Zone(s) "X".
 4. This survey does not constitute a title search by FA Commercial Due Diligence Services to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, CDS relied upon a LIMITED LIABILITY REPORT OF TITLE, prepared by First American Title Insurance Company, File No. NCS-993472-VA54, From December 23, 1989 through December 23, 2019.
 5. Elevations are based on NAVD 88 datum.
 6. SITE BENCHMARK: TBM #1, SQUARE CUT ON TOP OF CURB. Elevation: 48.39 (NAVD 88)
 7. BASIS OF BEARINGS: GRID NORTH, STATE PLANE COORDINATE SYSTEM, NAD83, VIRGINIA NORTH ZONE
 8. Field work for this survey was completed on 1-2-2020.
 9. The owner names and tax parcel data shown hereon are based upon the public works records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
 10. Per the Zoning Information Report prepared by FA-CDS (888) 322 7371 - cds.solutions@firstam.com; Order No.: 19-12-0242, Dated: December 17, 2019, this site is zoned: OC, Office Commercial.
- REQUIREMENTS
Minimum Front Setback: No requirement
Minimum Side Setbacks: No requirement
Minimum Rear Setback: No requirement
Maximum Height: 50' Maximum
Minimum Lot Area: No requirement
Minimum Lot Width: No requirement
Minimum Lot Depth: No requirement
Maximum Floor Area Ratio: 1.00 maximum
Maximum Coverage: No requirement
Minimum Parking: Office uses; within enhanced transit area: .25 per 1,000 sq. ft.; outside enhanced transit area: .75 per 1,000 sq. ft.
11. All drainage inlets and / or trench drains were full with trash and debris at the time of the survey.
 12. The sanitary sewer manhole shown near the intersection could not be accessed at the time of the survey due to constant vehicular traffic.
 13. The manhole located in the A.T.M. Drive Thru has an unknown purpose and could not be opened at the time of the survey.

SURVEY DRAWING

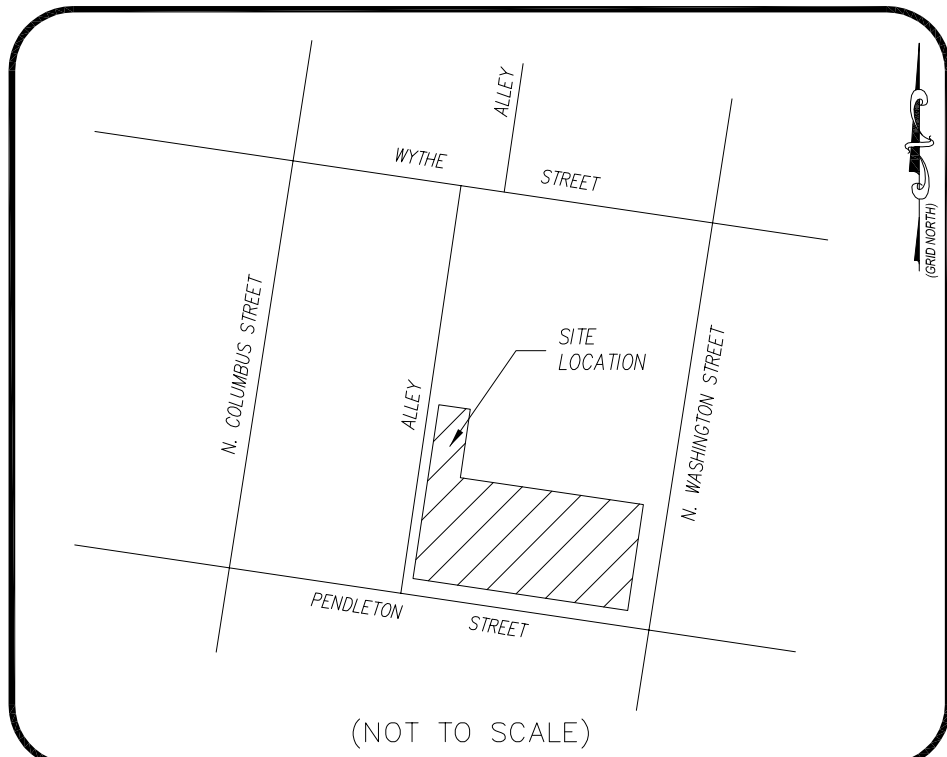


LEGEND

— GAS —	UNDER GROUND GAS	— GAS —
— OHU —	OVER HEAD UTILITIES	— OHU —
— TEL —	OVER HEAD UTILITIES	— TEL —
— ELE —	UNDER GROUND ELECTRIC	— ELE —
— ADJ —	ADJONER LINE	— ADJ —
— PL —	PROPERTY LINE	— PL —
— 1' —	CONTOUR 1'	— 1' —
— 5' —	CONTOUR 5'	— 5' —
— BUILDING FACE —	BUILDING FACE	— BUILDING FACE —
+	FOUND CROSS CUT	
⊗	FOUND MAG NAL	
⊙	FOUND IRON PIPE	
⊕	TRAFFIC LIGHT POLE	
⊖	ELECTRIC PULL BOX	
⊗	STORM DRAIN	
⊕	SANITARY SEWER	
⊖	WATER METER	
⊗	WATER VALVE	
⊕	LIGHT POLE	
⊖	MANHOLE (UNKNOWN PURPOSE)	
⊗	UTILITY POLE	
⊕	ROLLARD	
⊖	A.T.M. = AUTOMATED TELLER MACHINE	
⊗	ELECTRIC TRANSFORMER	
⊕	T.B.M. = TEMPORARY BENCHMARK	
⊖	SIOW	
⊗	LIGHT POLE	
⊕	GAS METER	
⊖	HANDICAP PARKING	

— CONCRETE —
T.B.M. = TEMPORARY BENCHMARK
ELE = ELECTRIC
OHU = OVERHEAD UTILITIES
SAN = SANITARY SEWER
WTR = WATER
GAS = GAS
V.E.P.C. = VIRGINIA ELECTRIC & POWER COMPANY

VICINITY MAP



The surveying company,
Commercial Due Diligence Services
certifies to the accuracy and sufficiency
of the survey provided hereon.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

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SURVEYOR
CERTIFICATION

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the standards of practice for surveying in the State of Virginia to the best of my knowledge, information, and belief.

Date of Plat or Map: January 9, 2020

Raymond B. Dawber
P.L.S.# 2559
In the State of Virginia
For the benefit and use of LMS Surveying, LTD.



Topographic Survey

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

Toll Free: 888.457.7878

Drawn By: KPH	Date: --
Surveyor	Revision: --
Ref. No.: 19-12-0242:1	Date: --
Approved By: JWA	Revision: --
Field Date: 1-2-2020	Date: --
Scale: 1" = 20'	Revision: --

Prepared For:

BANK OF AMERICA N.A.
ALEXANDRIA VA9-666
SITE ID: 210253

PROJECT ADDRESS

600 N. Washington Street
Alexandria, VA 22314

Project Name:
C2 - 210253 - Alexandria VA
CDS Project Number:
19-12-0242

NOTES

1. SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.
2. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.

PROJECT AREA STALL COUNT	
EXISTING STALL COUNT	8
PROPOSED STALL COUNT	4
SITE HOST APPROVED STALL COUNT	8

PROPOSED DISPENSER		
DISPENSER NUMBER	150 KW	CABLE TYPE
1	X	CHAdEMO/CCS
2	X	CCS
3	X	CCS
4	X	CCS

DECIMAL FEET TO ARCHITECTURAL CONVERSIONS			
DECIMAL (FT)	ARCH. (IN)	DECIMAL (FT)	ARCH. (IN)
0.04'	1/2"	0.5'	6"
0.08'	1"	0.58'	7"
0.1'	1-1/4"	0.6'	7-1/4"
0.17'	2"	0.67'	8"
0.2'	2-1/2"	0.7'	8-1/2"
0.25'	3"	0.75'	9"
0.3'	3-1/2"	0.8'	9-1/2"
0.33'	4"	0.83'	10"
0.4'	4-3/4"	0.9'	10-3/4"
0.42'	5"	0.92'	11"

*CONVERSION FROM DECIMAL ARE TO THE NEAREST USABLE 1/4" FRACTION

LEGEND



RED TRIANGLE INDICATES THE LOCATION THAT THE PHOTO WAS TAKEN. THE BLACK TRIANGLE INDICATES THE DIRECTION THAT THE PHOTO WAS TAKEN. THE NUMBER REPRESENTS THE PHOTO NUMBER



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america

ELECTRIFY AMERICA, LLC.
2003 EDMUND HALLEY DRIVE
SUITE 200
RESTON, VA 20191

KimleyHorn

11400 COMMERCE PARK DR.,
SUITE 400
RESTON, VA 20191
703-674-1300

Job Name:

BANK OF AMERICA
VA9-666

600 N. WASHINGTON ST.
ALEXANDRIA, VA 22314

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
KimleyHorn
Kimley-Horn and Associates, Inc.

SHEET DESCRIPTION:
SITE PHOTO EXHIBIT

Project #: VA210253

File: CONSTRUCTION DOCUMENTS

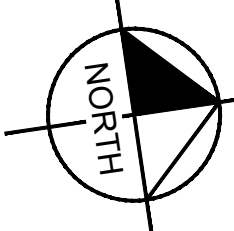
Drawn by: MJG

Date(s): 03/20/2020

04/08/2020 REV #1 CD90 PLANS

04/21/2020 REV #2 CD100 PLANS

PROJECT TYPE: METRO
EA EQUIPMENT: SIGNET 03/2020
EA BATTERY STG: NOT REQUIRED 03/2020
LOCAL UTILITY: DOMINION

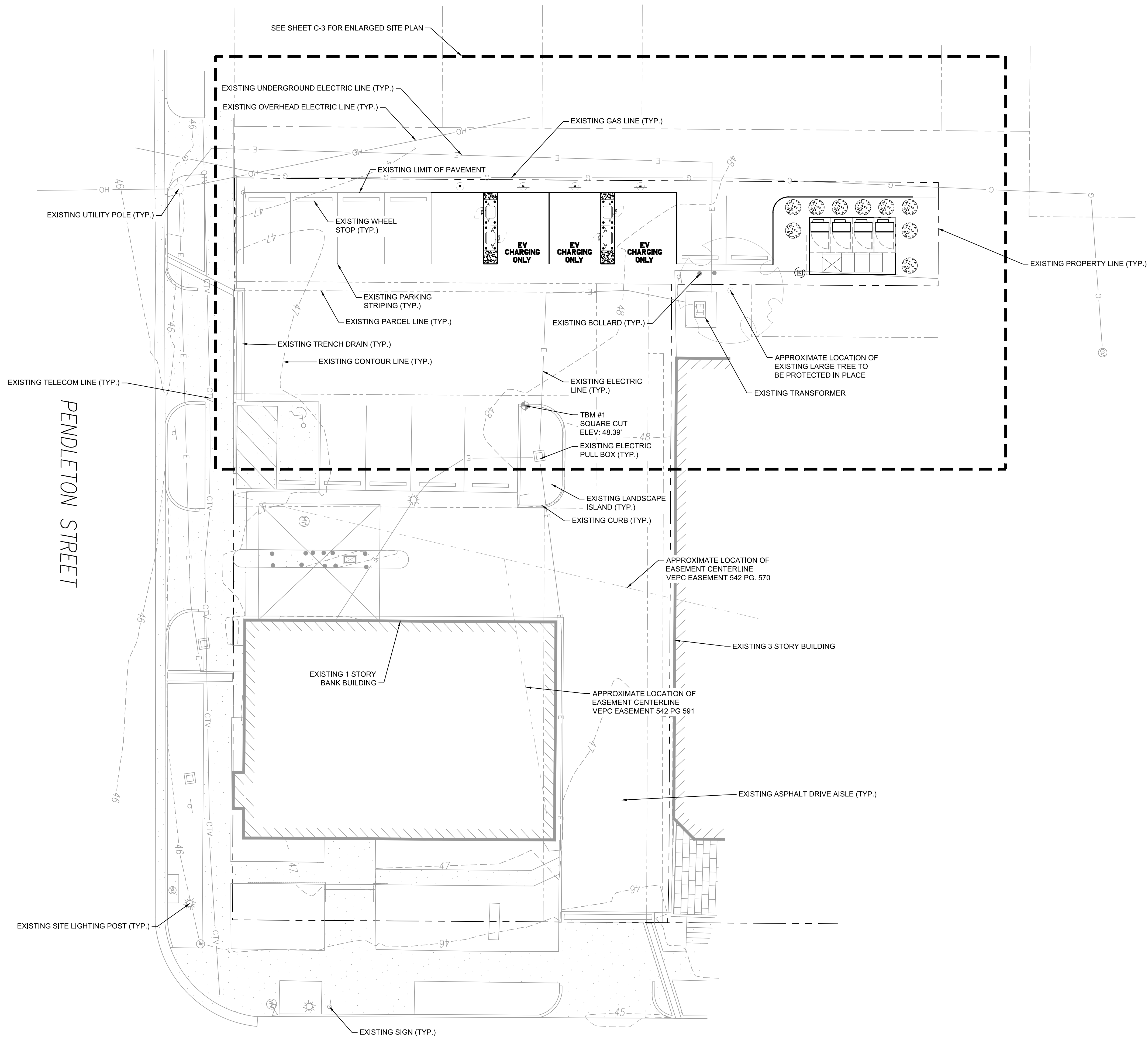


GRAPHIC SCALE IN FEET
0 2.5 5 10

EX-1

ENLARGED SITE PLAN

K:\DEN_CIVIL\096867000_ELECTRIFY_AMERICA\VA210253 - BOA_VAA9-666 (ALEXANDRIA, VA)\CADD\PLANSHEETS\CD50\VA210253_BOA_ALEXANDRIA.DWG



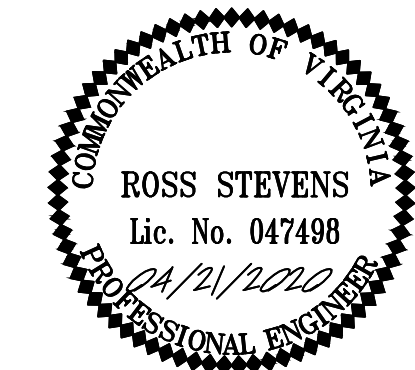
ELECTRIFY AMERICA, LLC
2003 EDMUND HALLEY DRIVE
SUITE 200
RESTON, VA 20191



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SUITE 400
RESTON, VA 20191
703-674-1300

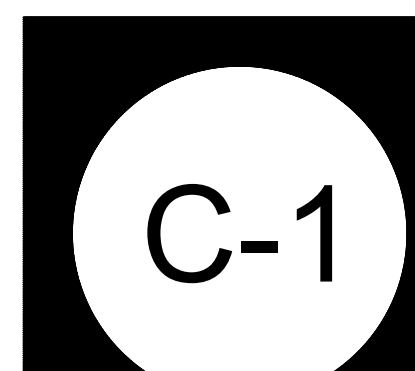
Job Name:
**BANK OF AMERICA
VA9-666**

600 N. WASHINGTON ST.
ALEXANDRIA, VA 22314

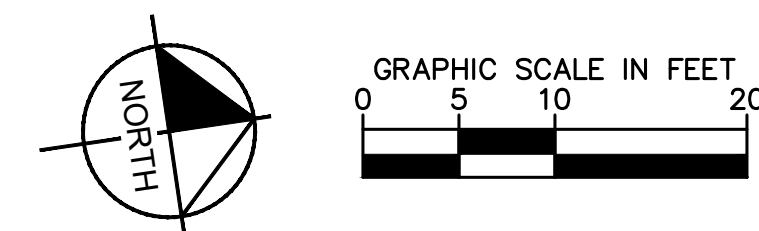


SHEET DESCRIPTION:
OVERALL SITE PLAN

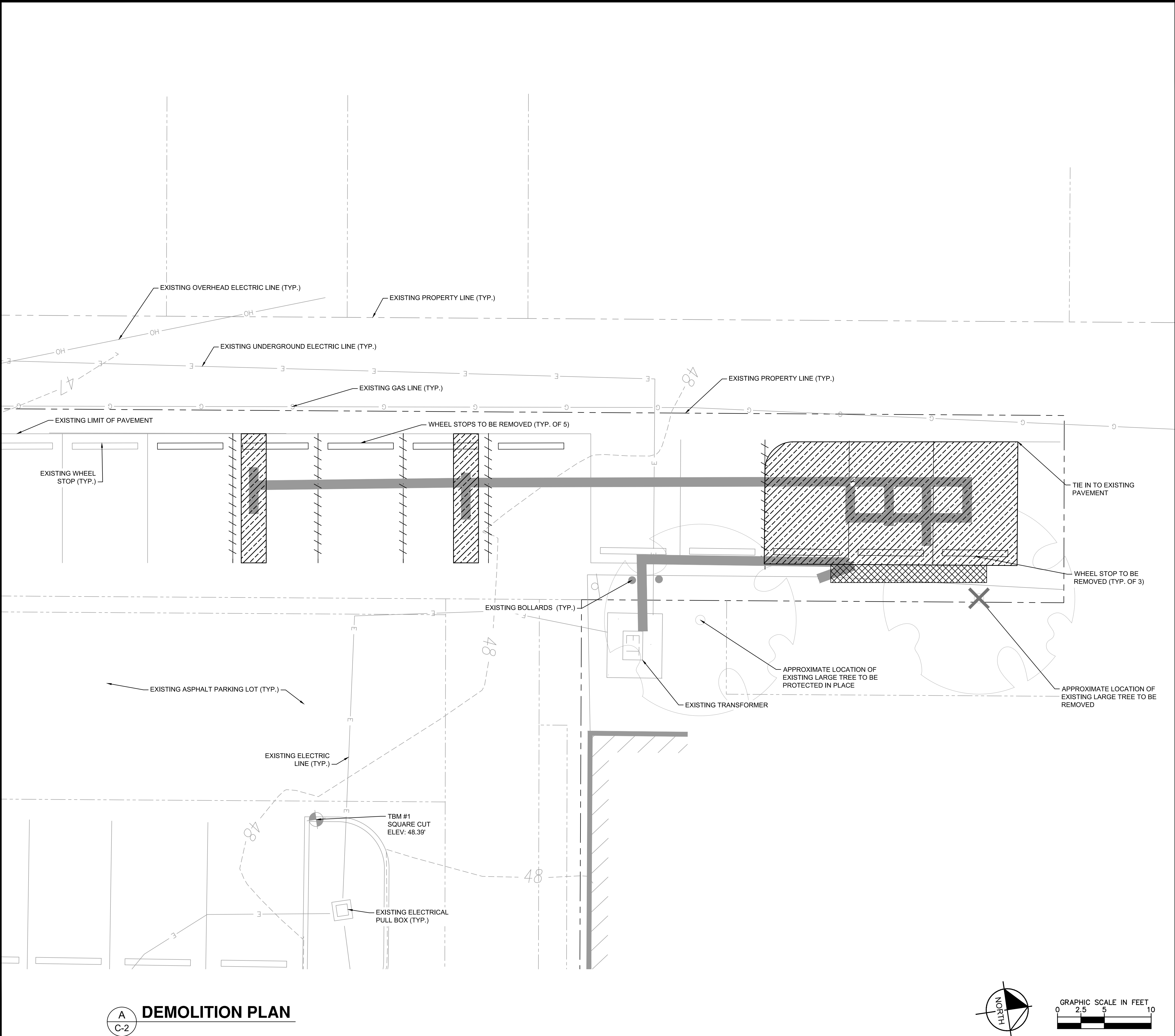
Project #: VA210253
File: CONSTRUCTION DOCUMENTS
Drawn by: MJG
Date(s): 03/20/2020
04/08/2020 REV #1 CD90 PLANS
04/21/2020 REV #2 CD100 PLANS



OVERALL SITE PLAN



K:\DEN_CIVIL\096867000_ELECTRIFY AMERICA\VA210253 - BOA_VAA9-666 (ALEXANDRIA, VA)\CADD\PLANSHEETS\CD90\OTHER_CIVIL.DWG



A
C-2

DEMOLITION PLAN

DEMO QUANTITIES TABLE

	ASPHALT	±425 SQ FT
	PARKING LINES	GRINDING
	CURB	0 LF
	LANDSCAPING	±35 SQ FT
	UTILITY TRENCH	±155 LF
	UTILITY BORE	±0 LF
	TREE REMOVAL	1 EA

NOTES

1. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
2. ALL QUANTITIES LISTED IN DEMOLITION PLAN SHEET ARE ONLY APPROXIMATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE BIDDING.
3. TRENCHING IS TO BE USED EXCEPT IN HEAVY TRAFFIC AREAS, MAIN DRIVE AISLES AND ACROSS STORE ENTRANCE.
4. THE CONTRACTOR SHALL PROTECT EXISTING INFRASTRUCTURE IN PLACE WITHIN THE AREA OF IMPROVEMENTS



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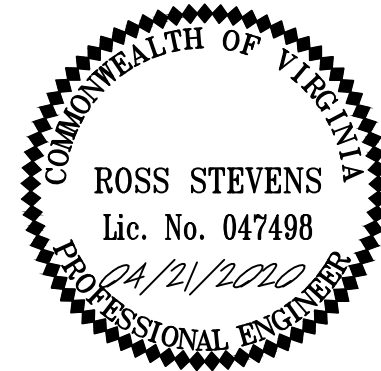
Kimley»Horn

11400 COMMERCE PARK DR.,
SUITE 400
RESTON, VA 20191
703-674-1300

Job Name:

**BANK OF
AMERICA
VA9-666**

600 N. WASHINGTON ST.
ALEXANDRIA, VA 22314



SHEET DESCRIPTION:
DEMOLITION PLAN

Project #: VA210253

File: CONSTRUCTION DOCUMENTS

Drawn by: MJG

Date(s): 03/20/2020

04/08/2020 REV #1 CD90 PLANS

04/21/2020 REV #2 CD100 PLANS

C-2

NOTES

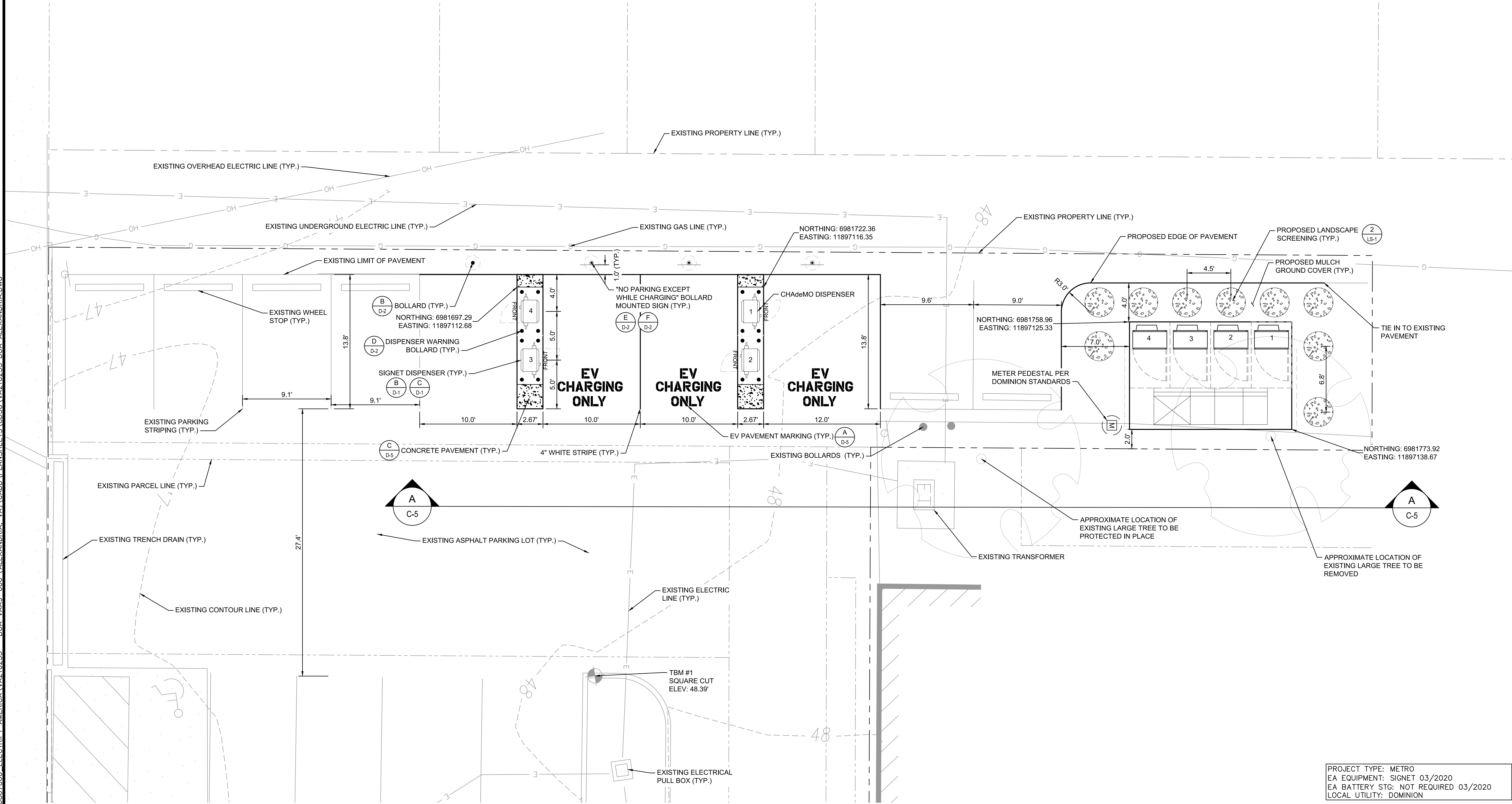
1. SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.
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PROJECT AREA STALL COUNT	
EXISTING STALL COUNT	8
PROPOSED STALL COUNT	4
SITE HOST APPROVED STALL COUNT	8

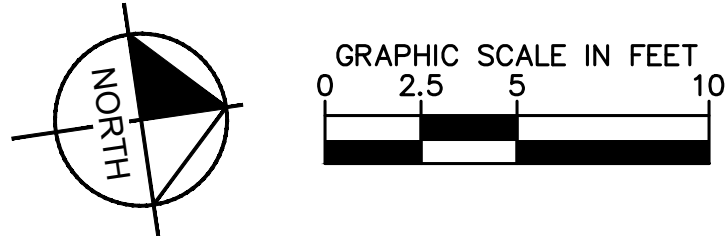
PROPOSED DISPENSER		
DISPENSER NUMBER	150 KW	CABLE TYPE
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2	X	CCS
3	X	CCS
4	X	CCS

DECIMAL FEET TO ARCHITECTURAL CONVERSIONS			
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0.3'	3-1/2"	0.8'	9-1/2"
0.33'	4"	0.83'	10"
0.4'	4-3/4"	0.9'	10-3/4"
0.42'	5"	0.92'	11"

*CONVERSION FROM DECIMAL ARE TO THE NEAREST USABLE 1/4" FRACTION



A
C-3
ENLARGED SITE PLAN



PROJECT TYPE: METRO
EA EQUIPMENT: SIGNET 03/2020
EA BATTERY STG: NOT REQUIRED 03/2020
LOCAL UTILITY: DOMINION



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2003 EDMUND HALLEY DRIVE
SUITE 200
RESTON, VA 20191

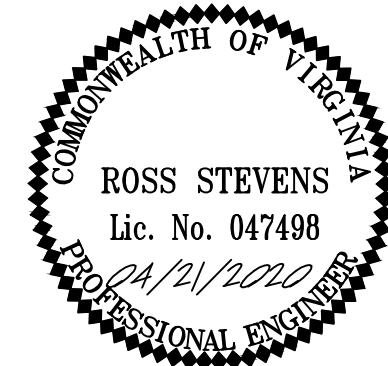
Kimley»Horn

11400 COMMERCE PARK DR.,
SUITE 400
RESTON, VA 20191
703-674-1300

Job Name:

**BANK OF
AMERICA
VA9-666**

600 N. WASHINGTON ST.
ALEXANDRIA, VA 22314

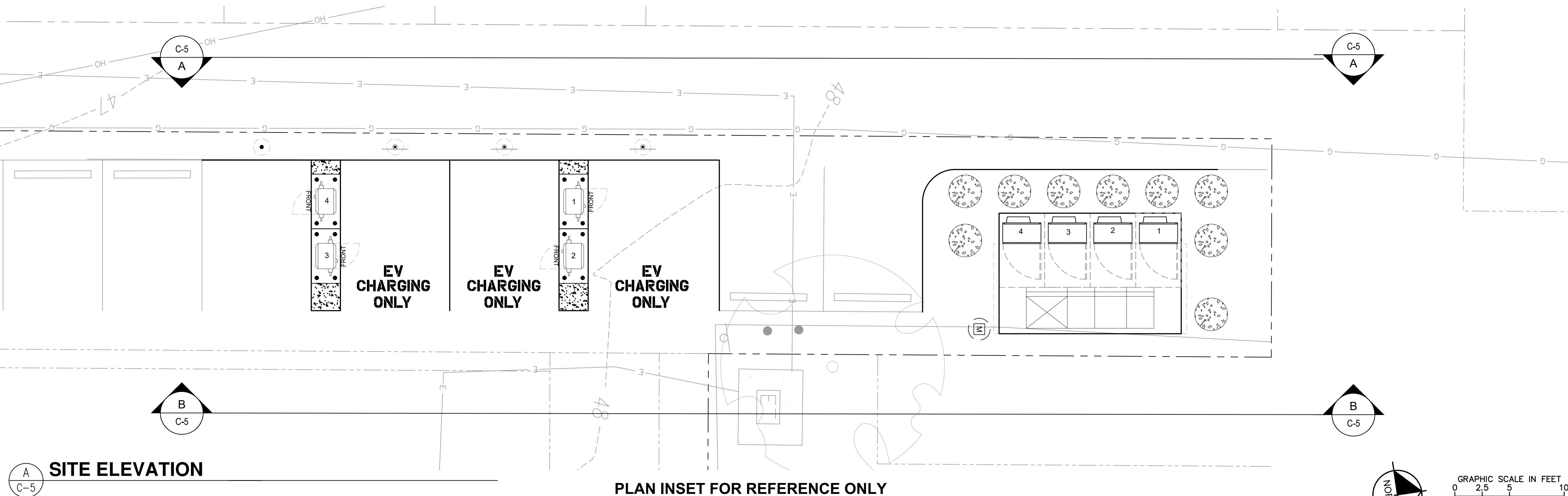
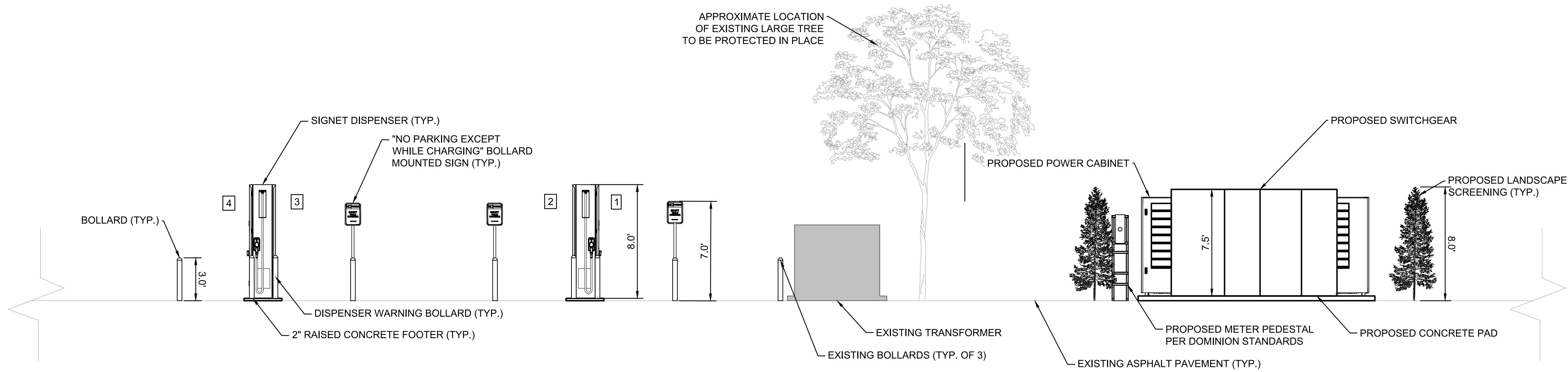
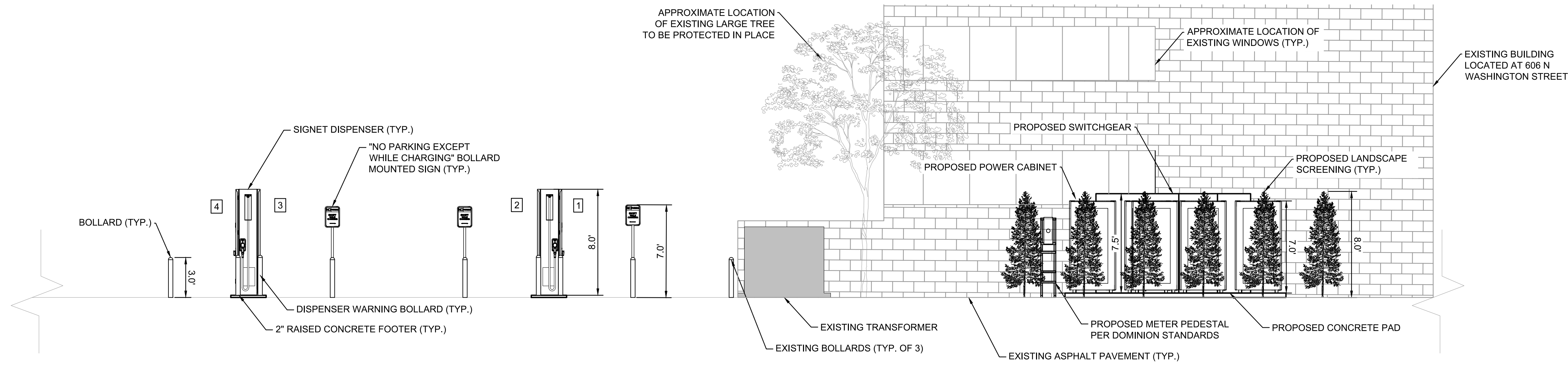


SHEET DESCRIPTION:
ENLARGED SITE PLAN

Project #: VA210253
File: CONSTRUCTION DOCUMENTS
Drawn by: MJG
Date(s): 03/20/2020
04/08/2020 REV #1 CD90 PLANS
04/21/2020 REV #2 CD100 PLANS

C-3

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ELECTRIFY AMERICA, LLC,
2003 EDMUND HALLEY DRIVE
SUITE 200
RESTON, VA 20191

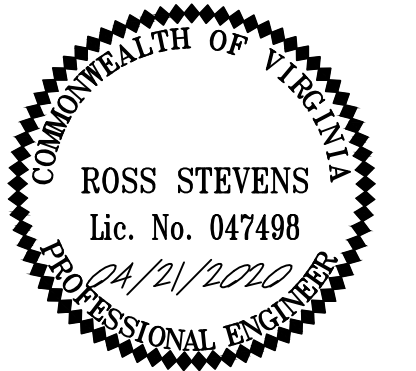


11400 COMMERCE PARK DR.,
SUITE 400
RESTON, VA 20191
703-674-1300

Job Name:

**BANK OF
AMERICA
VA9-666**

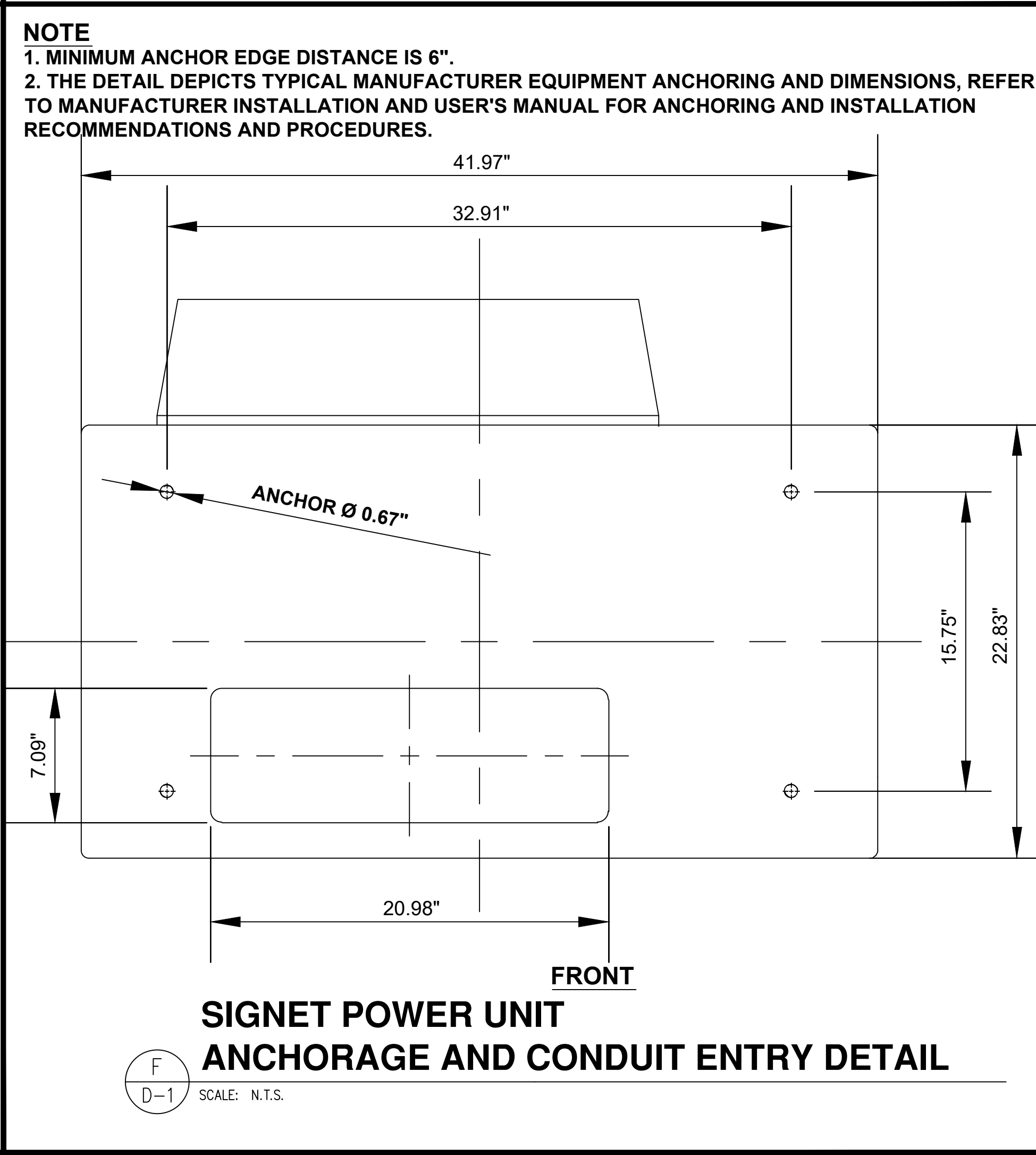
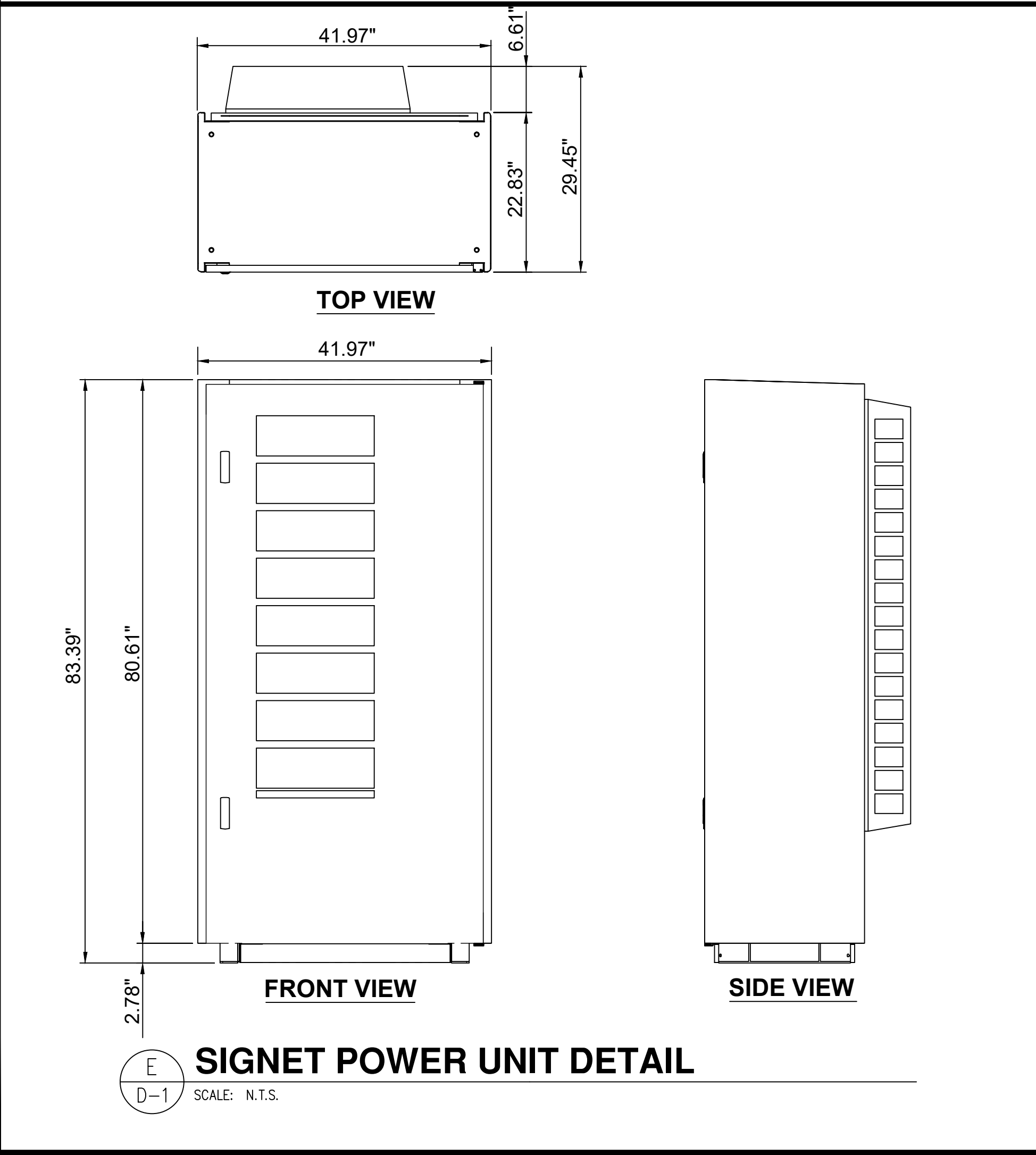
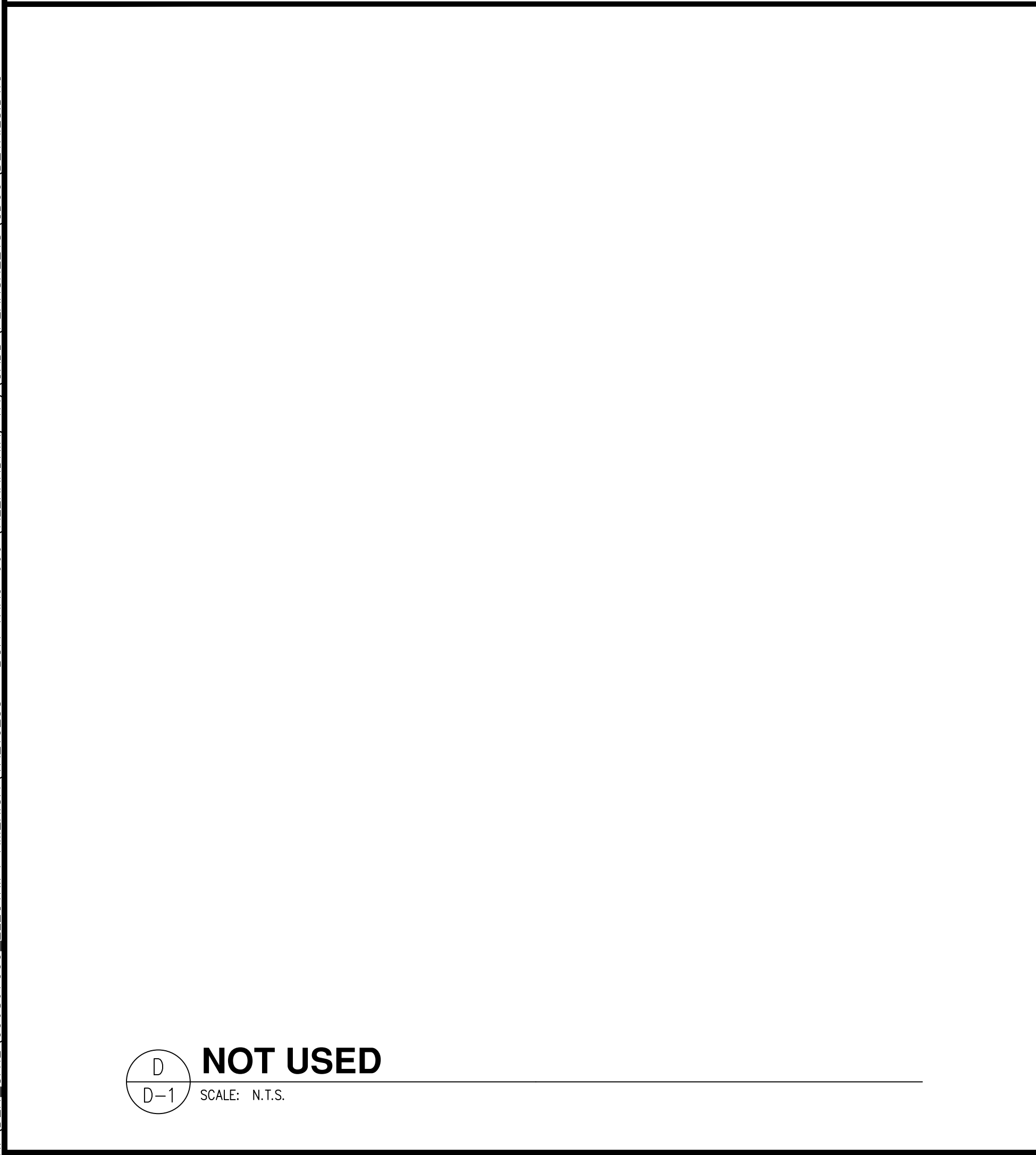
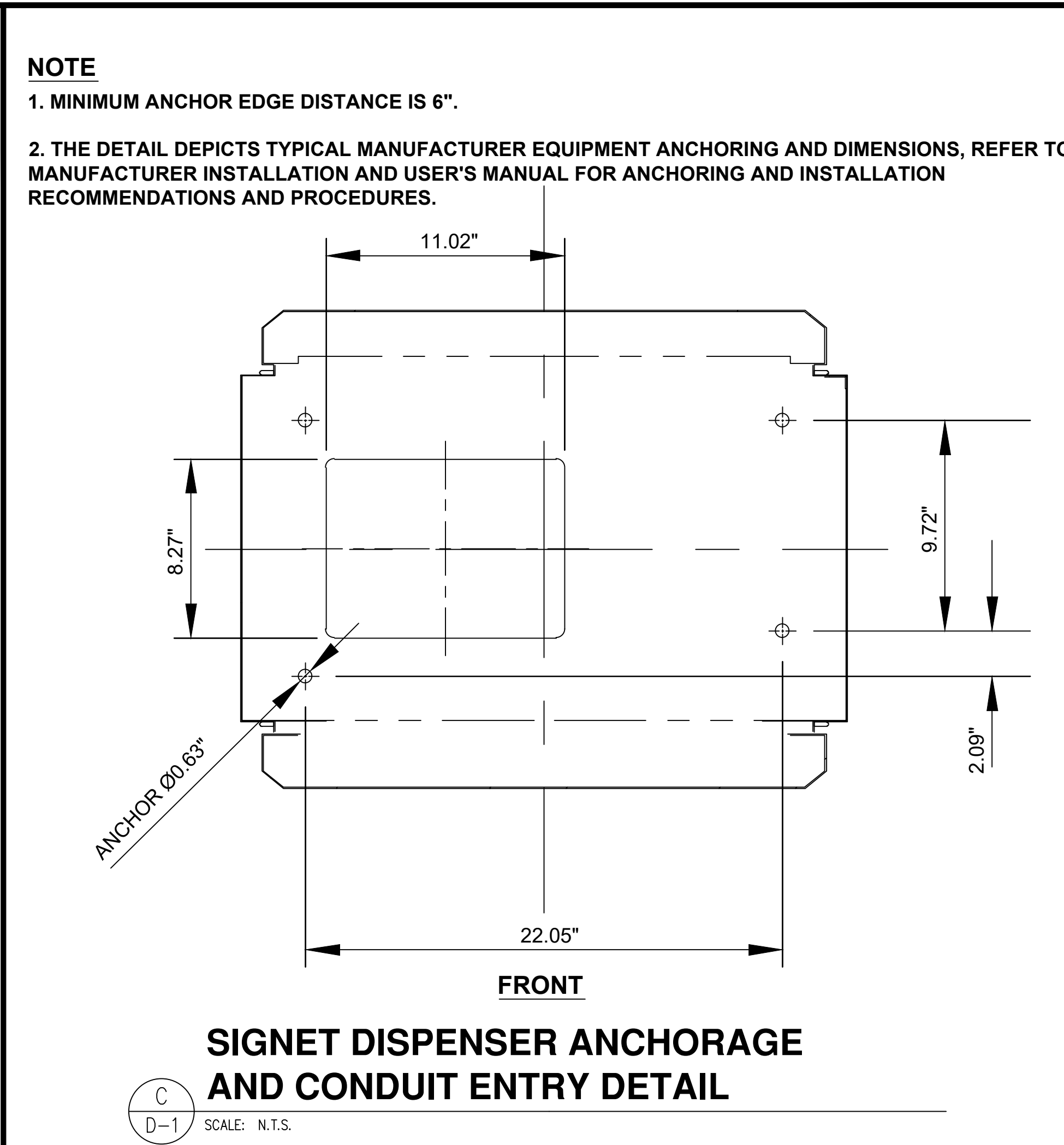
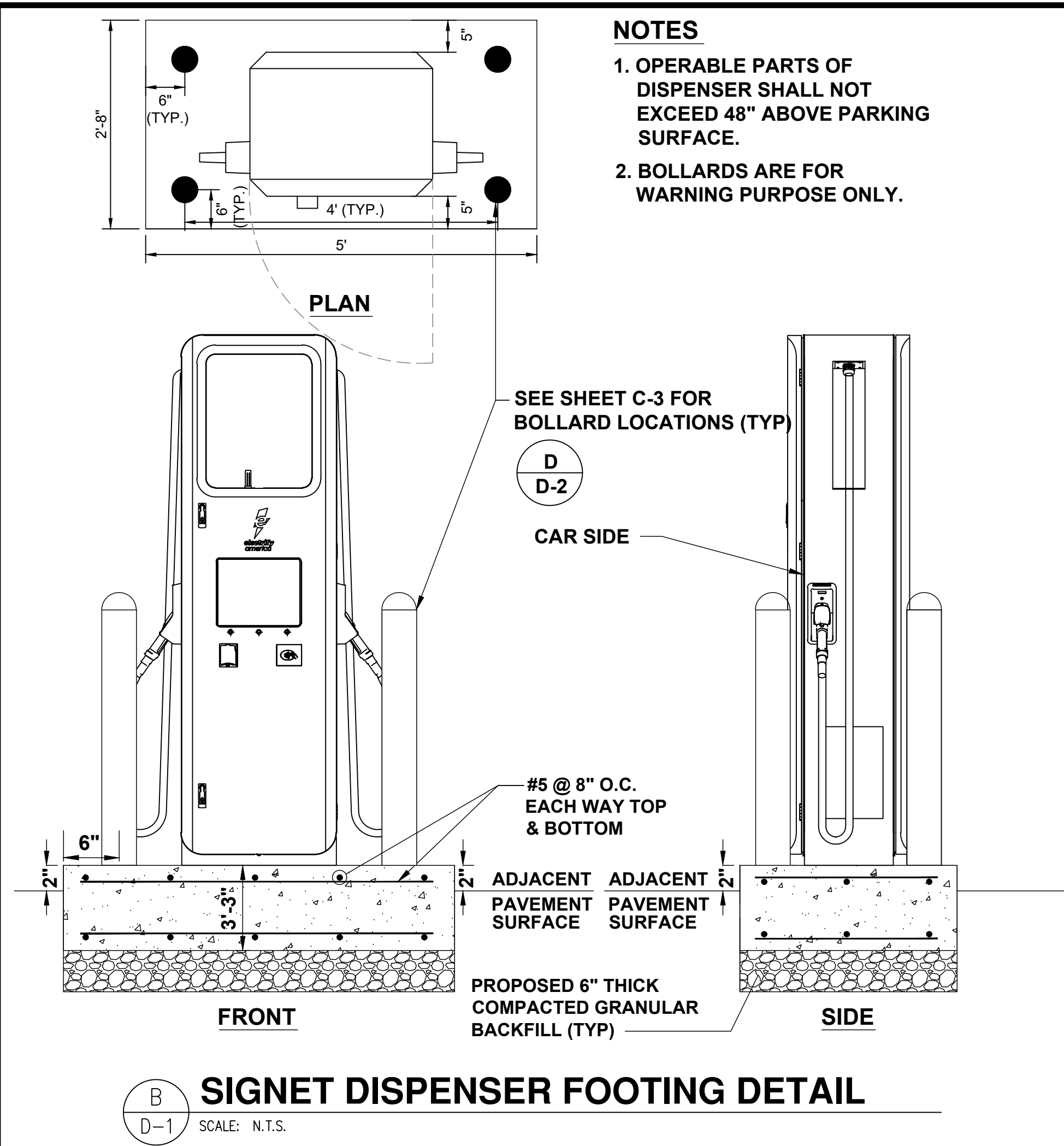
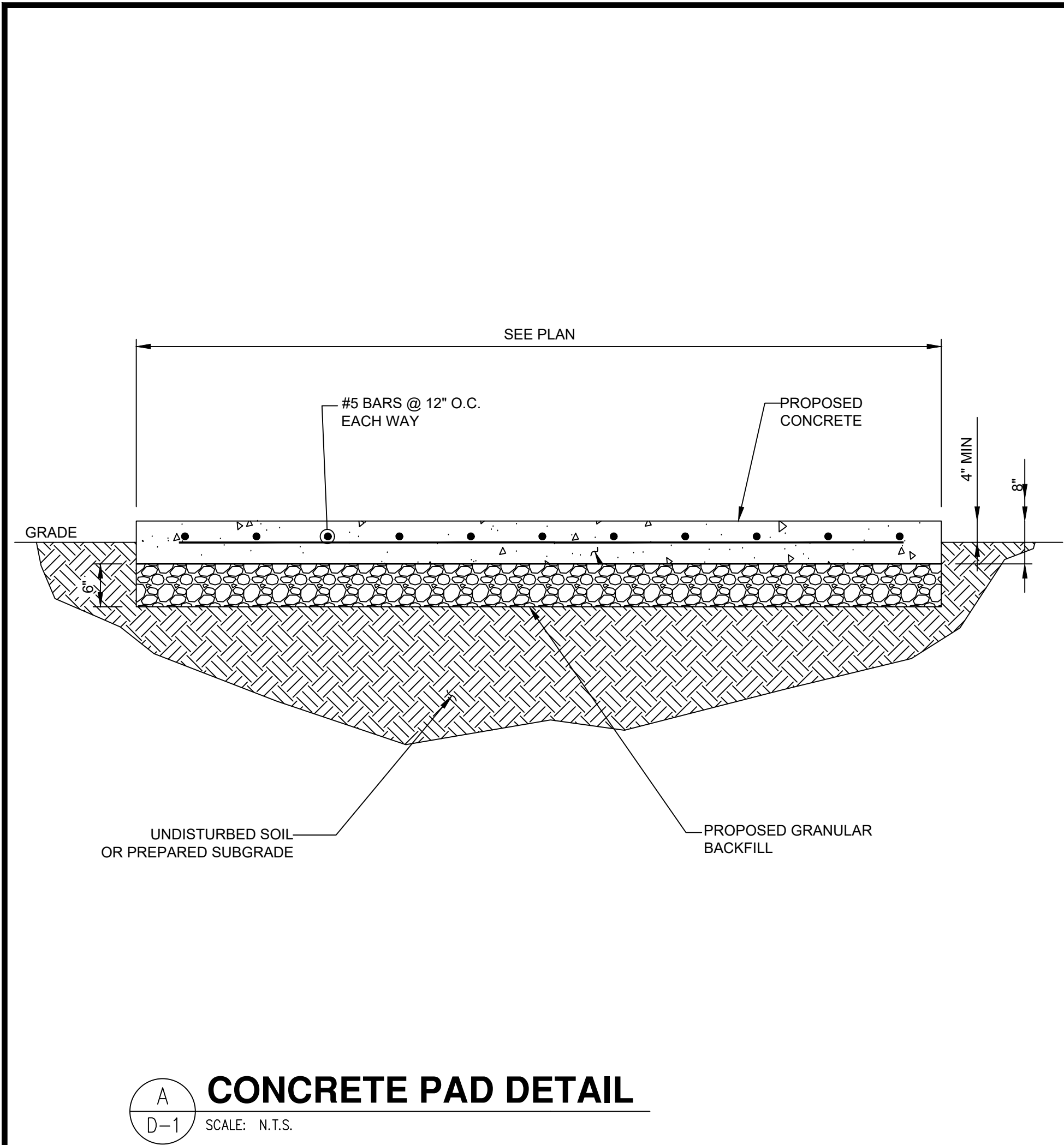
600 N. WASHINGTON ST.
ALEXANDRIA, VA 22314



SHEET DESCRIPTION:
SITE ELEVATION

Project #: VA210253
File: CONSTRUCTION DOCUMENTS
Drawn by: MJG
Date(s): 03/20/2020
04/08/2020 REV #1 CD90 PLANS
04/21/2020 REV #2 CD100 PLANS

C-5



ELECTRIFY AMERICA, LLC.
2003 EDMUND HALLEY DRIVE
SUITE 200
RESTON, VA 20191



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SUITE 400
RESTON, VA 20191
703-674-1300

Job Name:
**BANK OF AMERICA
VA9-666**

600 N. WASHINGTON ST.
ALEXANDRIA, VA 22314



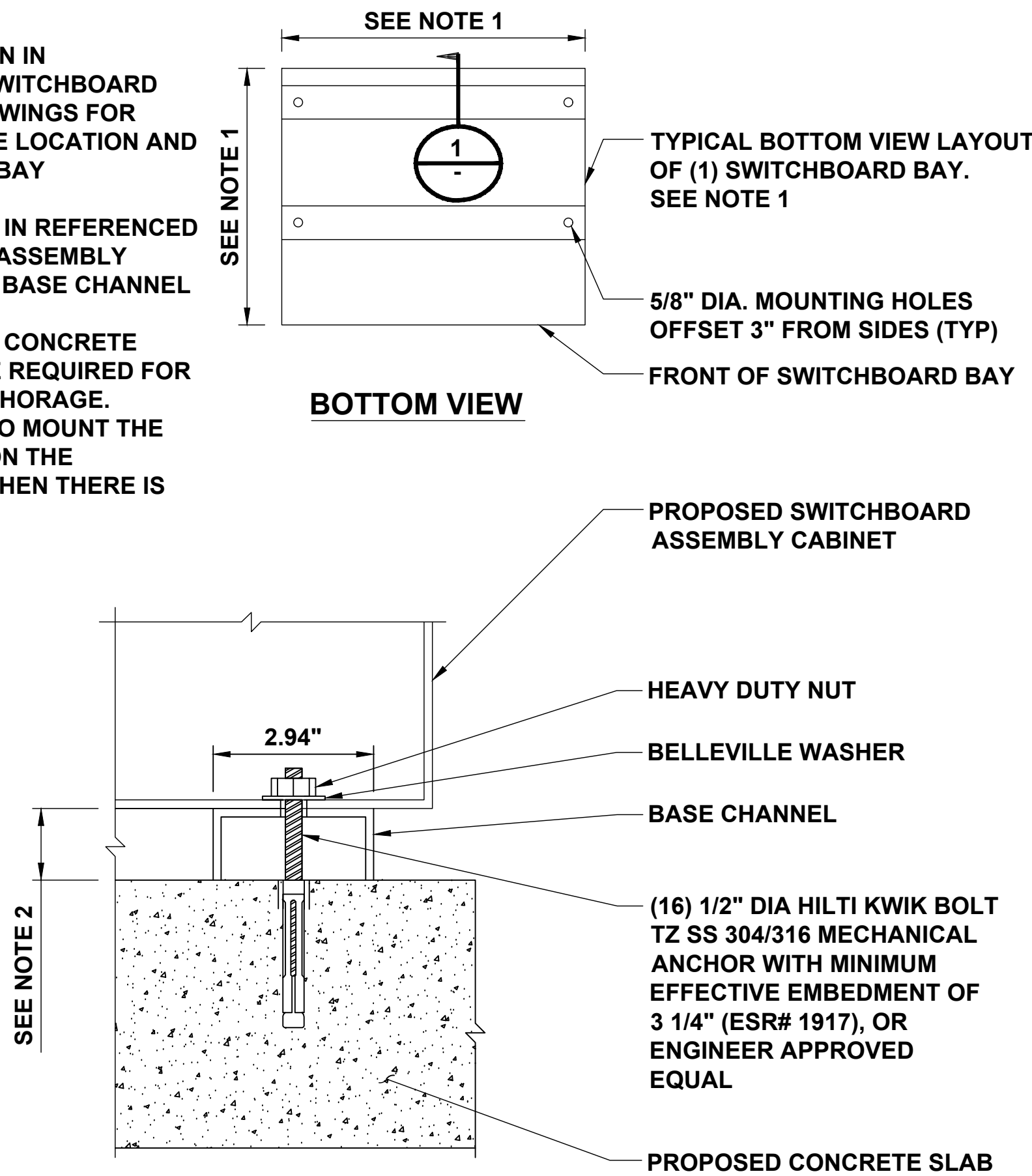
SHEET DESCRIPTION:
DETAILS

Project #: VA210253
File: CONSTRUCTION DOCUMENTS
Drawn by: MJG
Date(s): 03/20/2020
04/08/2020 REV #1 CD90 PLANS
04/21/2020 REV #2 CD100 PLANS

D-1

NOTES

1. SEE FLOOR PLAN IN REFERENCED SWITCHBOARD ASSEMBLY DRAWINGS FOR MOUNTING HOLE LOCATION AND SWITCHBOARD BAY DIMENSIONS.
2. SEE ELEVATION IN REFERENCED SWITCHBOARD ASSEMBLY DRAWINGS FOR BASE CHANNEL DIMENSION.
3. MINIMUM 10 1/2" CONCRETE EDGE DISTANCE REQUIRED FOR PROPOSED ANCHORAGE.
4. CONTRACTOR TO MOUNT THE KEYSAFE BOX ON THE SWITCHGEAR WHEN THERE IS NO FENCE



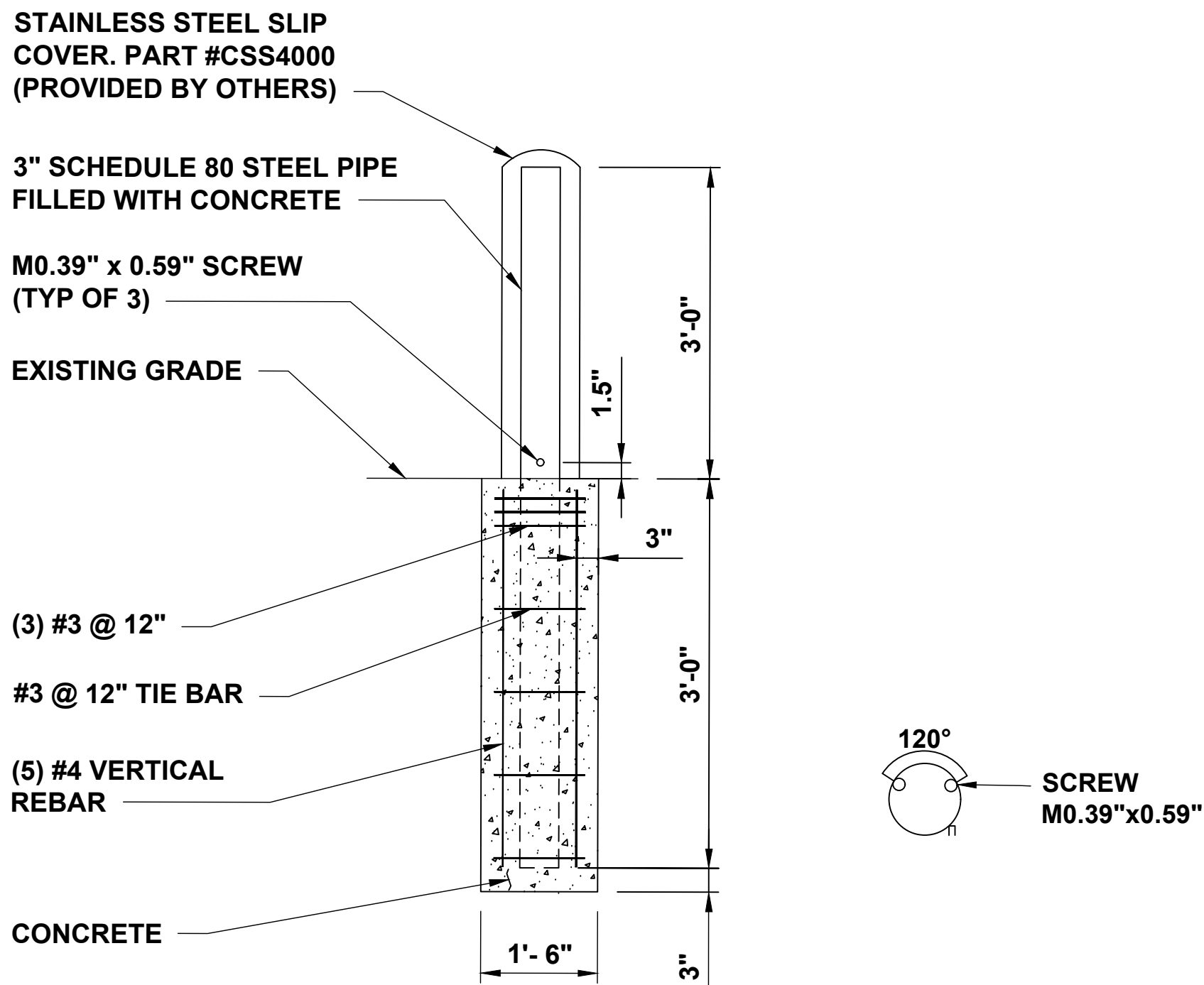
SECTION 1

SWITCHBOARD MOUNTING DETAIL

SCALE: N.T.S.

NOTES

1. BOLLARD IS FOR WARNING PURPOSES ONLY.
2. BOLLARD DETAIL FOR BOLLARDS AROUND ELECTRIFY AMERICA EQUIPMENT.
3. CONTRACTOR TO PROVIDE (2) 6' LONG, 1/2" THICK FOAM STRIPS CROSSED OVER TOP OF STEEL PIPE TO STABILIZE SLIP COVER.



WARNING BOLLARD DETAIL

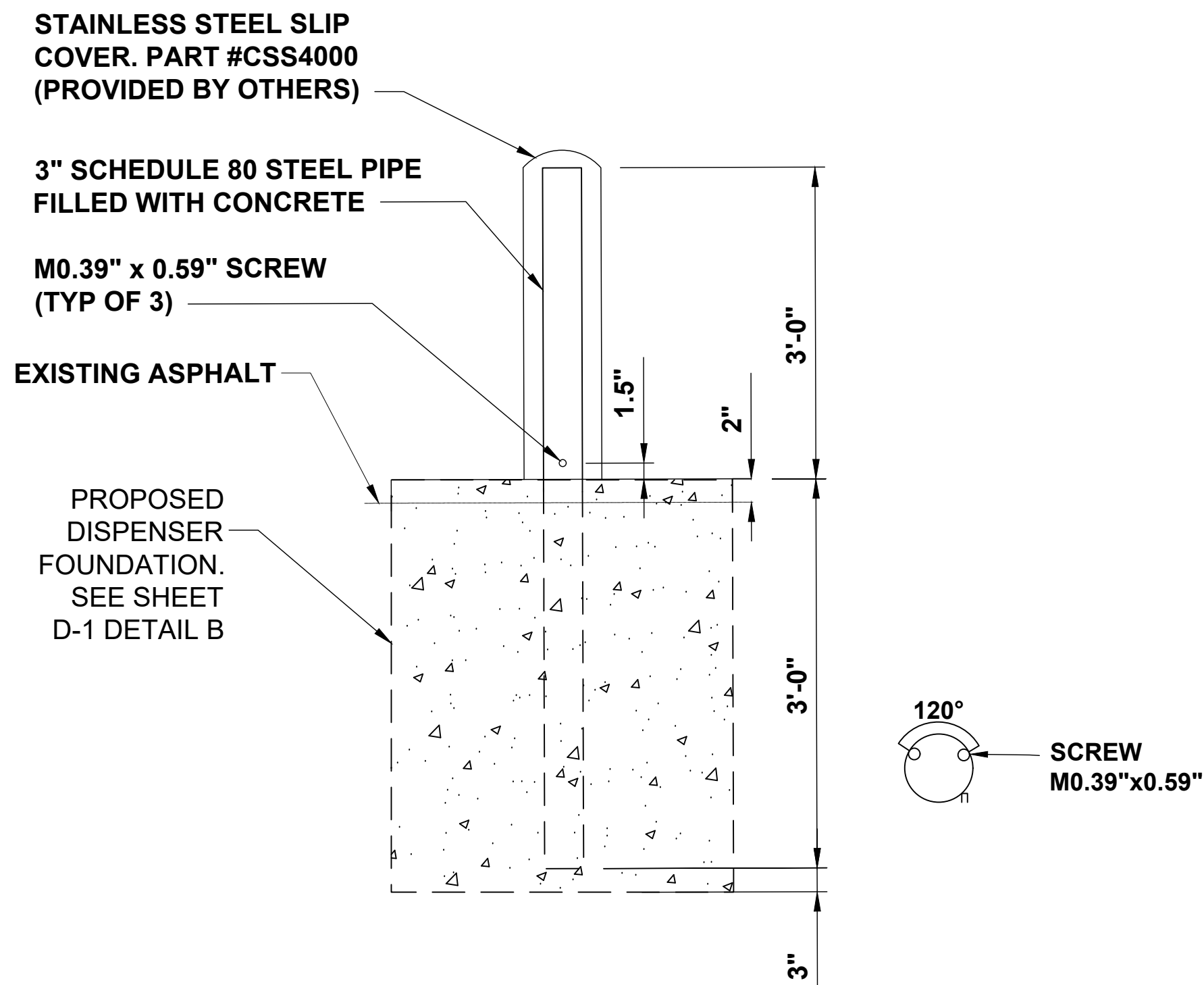
SCALE: N.T.S.

NOT USED

SCALE: N.T.S.

NOTES

1. BOLLARD IS FOR WARNING PURPOSES ONLY.
2. BOLLARD DETAIL FOR BOLLARDS AROUND ELECTRIFY AMERICA EQUIPMENT.
3. CONTRACTOR TO PROVIDE (2) 6' LONG, 1/2" THICK FOAM STRIPS CROSSED OVER TOP OF STEEL PIPE TO STABILIZE SLIP COVER.

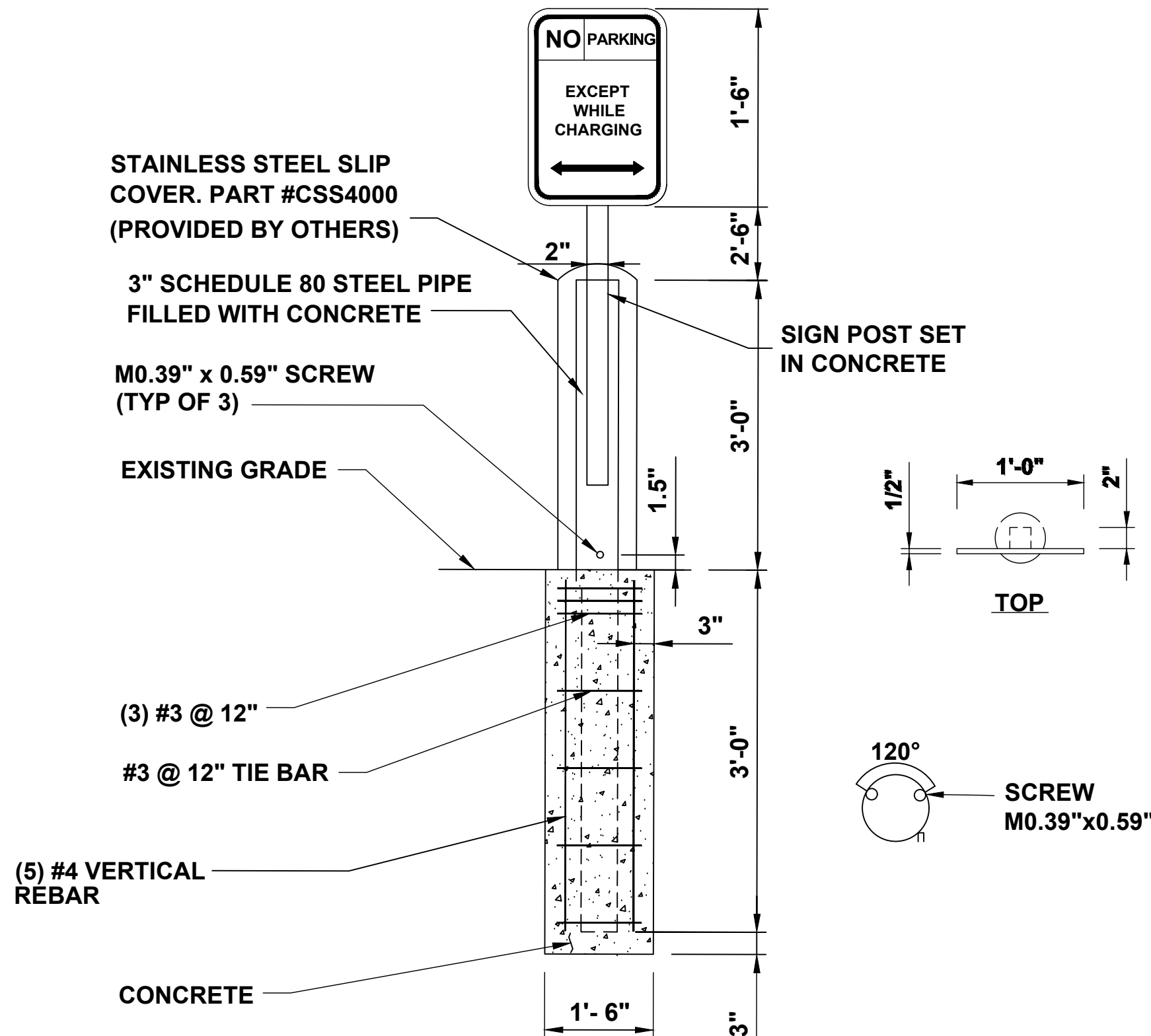


DISPENSER WARNING BOLLARD DETAIL

SCALE: N.T.S.

NOTES

1. BOLLARD IS FOR WARNING PURPOSES ONLY.
2. CONTRACTOR TO CUT HOLE IN TOP OF PROVIDED BOLLARD COVER AND SMOOTH EDGES TO PREVENT CUT HAZARD.
3. CONTRACTOR TO PROVIDE (2) 6' LONG, 1/2" THICK FOAM STRIPS CROSSED OVER TOP OF STEEL PIPE TO STABILIZE SLIP COVER.

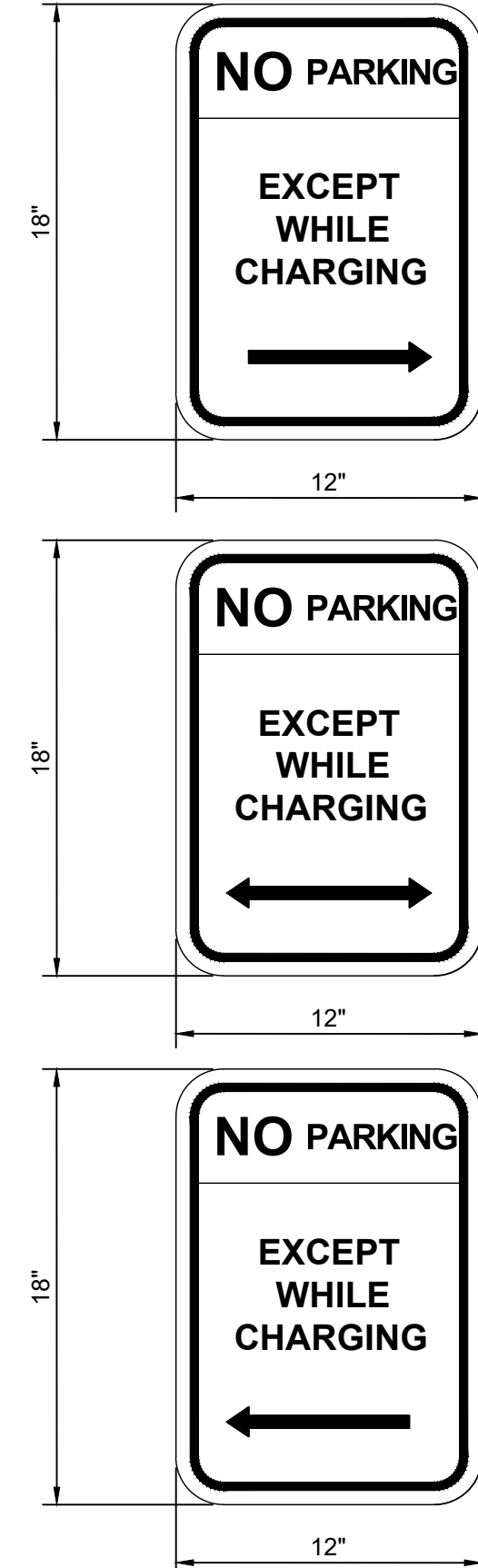


WARNING BOLLARD WITH SIGN DETAIL

SCALE: N.T.S.

NOTES

1. BOTTOM OF LOWEST SIGN SHALL BE INSTALLED 66" ABOVE GRADE.
2. TO CONFORM WITH MUTCD SIGNS R-113, R-111-L AND R-111-R.
3. SIGNS ARE TO HAVE A WHITE RETROREFLECTIVE BACKGROUND WITH RED RETROREFLECTIVE LETTERS, ARROW, AND BORDER



NO PARKING SIGN

SCALE: N.T.S.



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2003 EDMUND HALLEY DRIVE
SUITE 200
RESTON, VA 20191

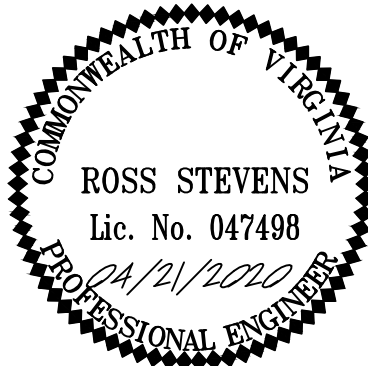
Kimley»Horn

11400 COMMERCE PARK DR.,
SUITE 400
RESTON, VA 20191
703-674-1300

Job Name:

BANK OF
AMERICA
VA9-666

600 N. WASHINGTON ST.
ALEXANDRIA, VA 22314



SHEET DESCRIPTION:
DETAILS

Project #: VA210253
File: CONSTRUCTION DOCUMENTS
Drawn by: MJG
Date(s): 03/20/2020
04/08/2020 REV #1 CD90 PLANS
04/21/2020 REV #2 CD100 PLANS

D-2

- NOTES
1. BOTTOM OF STENCIL TO BE PLACED AT THE LEADING EDGE OF THE PROPOSED PARKING STALL
 2. STENCIL TO FIT WITHIN DIMENSIONS SHOWN
 3. PAVEMENT MARKING TO BE PAINTED WHITE

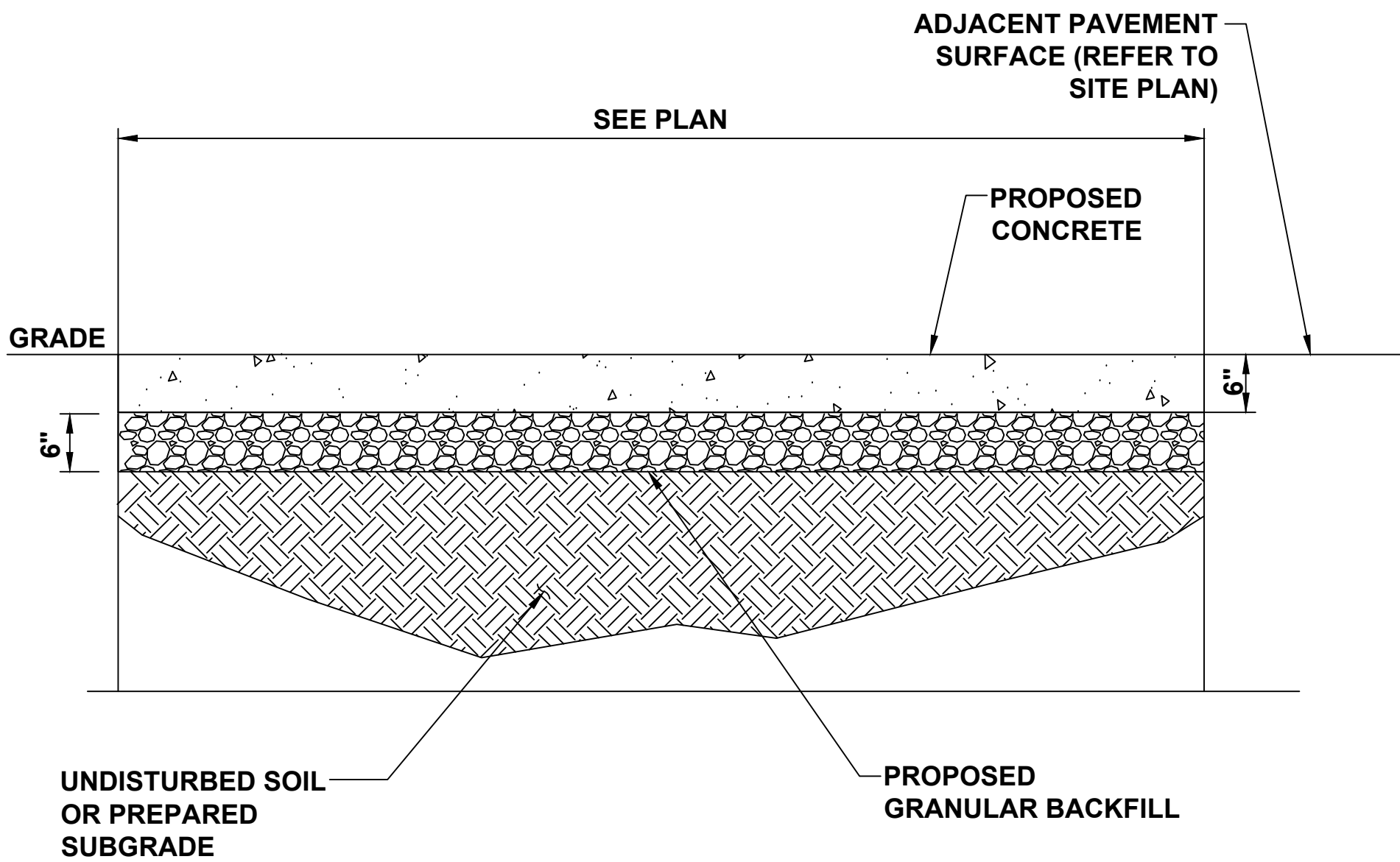
- PAINT SPECIFICATIONS
1. PAINT SHALL BE WATERBORNE OR SOLVENT BORNE, COLORS AS SHOWN OR SPECIFIED HEREIN. PAVEMENT MARKING PAINTS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL LAWS ENACTED TO ENSURE COMPLIANCE WITH FEDERAL CLEAN AIR STANDARDS. PAINT MATERIALS SHALL CONFORM TO THE RESTRICTIONS OF THE LOCAL AIR POLLUTION CONTROL DISTRICT.
 2. WATERBORNE PAINT: PAINTS SHALL CONFORM TO FS TT-P-1952.
 3. SOLVENT BORNE PAINT: PAINT SHALL CONFORM TO FS A-A-2886 OR AASHTO M248. PAINT SHALL BE NON-BLEEDING, QUICK DRYING, AND ALKYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC BEARING SURFACE AND BE MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION .



A
D-5 EV PAVEMENT MARKING DETAIL
SCALE: N.T.S.

B
D-5 NOT USED
SCALE: N.T.S.

- NOTE
1. REFER TO REINFORCED CONCRETE NOTE FOR CONCRETE REQUIREMENTS



C
D-5 PARKING LOT CONCRETE DETAIL
SCALE: N.T.S.

D
D-5 NOT USED
SCALE: N.T.S.

E
D-5 NOT USED
SCALE: N.T.S.

F
D-5 NOT USED
SCALE: N.T.S.


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11400 COMMERCE PARK DR.,
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RESTON, VA 20191
703-674-1300

Job Name:
**BANK OF AMERICA
VA9-666**
600 N. WASHINGTON ST.
ALEXANDRIA, VA 22314

COMMONWEALTH OF VIRGINIA
ROSS STEVENS
Lic. No. 047498
04/21/2020
PROFESSIONAL ENGINEER

SHEET DESCRIPTION:
DETAILS

Project #: VA210253
File: CONSTRUCTION DOCUMENTS
Drawn by: MJG
Date(s): 03/20/2020
04/08/2020 REV #1 CD90 PLANS
04/21/2020 REV #2 CD100 PLANS

D-5

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE. PRIOR TO EXCAVATION, THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE Drip-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE Drip-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER UPON APPROVAL. DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS.
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM PROJECT LANDSCAPE ARCHITECT.
- d. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT.
- e. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¼ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- f. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- g. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- h. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

3. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACK-FILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM.
- b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS, WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTRUP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

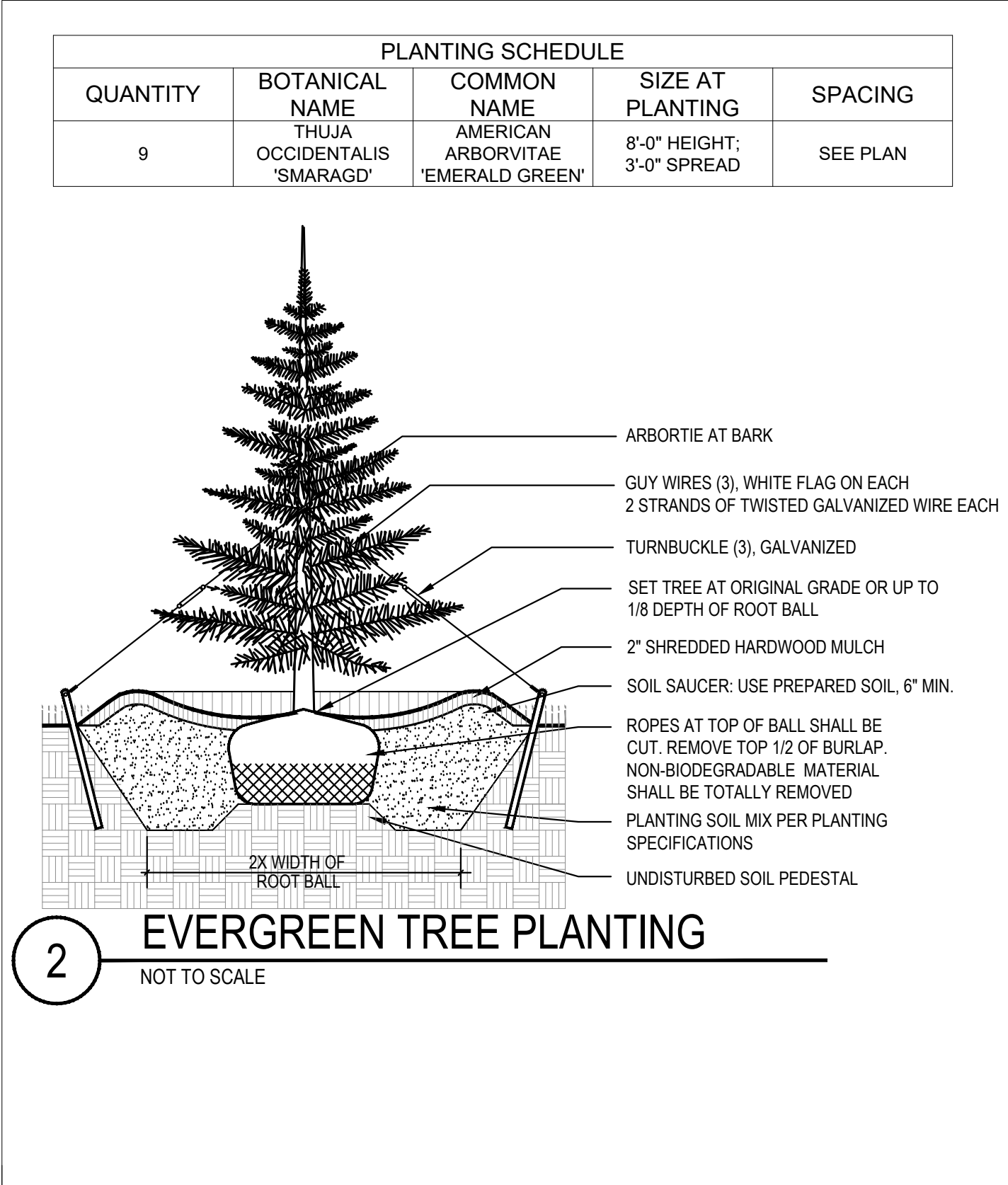
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BALL PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

M. PLANTING PROCEDURES

12. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
13. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NEW MEXICO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
14. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
15. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
16. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
17. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
18. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
19. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
20. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
21. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL, AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
22. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
23. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
24. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER PLANTING).
25. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
26. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
27. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
28. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- N. LAWN SODDING
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- O. EDGING
- a. CONTRACTOR SHALL INSTALL 4"x6" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- P. CLEANUP
- Q. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL PROJECT COMPLETION.



GENERAL NOTE

1. CONTRACTOR TO MODIFY EXISTING IRRIGATION AS NECESSARY TO ENSURE 100% COVERAGE TO ALL NEW PLANT MATERIAL. IN THE EVENT THAT THERE IS NO EXISTING IRRIGATION ON SITE, CONTRACTOR TO WATER ALL PLANTS WEEKLY, AND MORE FREQUENTLY DURING TIMES OF EXTREME HEAT, FOR THE DURATION OF THE FIRST GROWING SEASON.

TREE PLANTING NOTES

1. SITUATE ROOT BALL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.
2. SCARIFY SIDES AND BOTTOM OF TREE PIT.
3. BACKFILL TREE PIT WITH EXISTING SOIL AND WATER UNTIL NO MORE WATER IS ABSORBED.
4. DO NOT ALLOW AIR POCKETS TO FORM WHILE BACKFILLING.
5. INSTALL A MIN. 4'-0" DIAMETER MULCH RING AT A MIN. DEPTH OF 3" FOR TREES IN LAWN AREA.
6. TREES TO BE PLANTED 4'-6" CENTER TO CENTER (SEE PLAN).



electrify
america

ELECTRIFY AMERICA, LLC,
2003 EDMUND HALLEY DRIVE
SUITE 200
RESTON, VA 20191

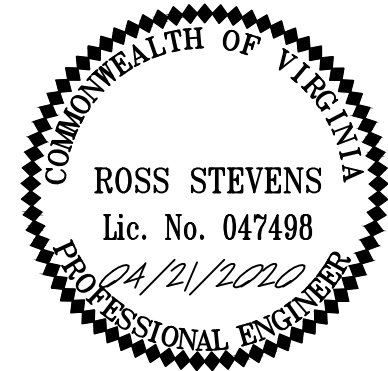
Kimley»Horn

11400 COMMERCE PARK DR.,
SUITE 400
RESTON, VA 20191
703-674-1300

Job Name:

BANK OF
AMERICA
VA9-666

600 N. WASHINGTON ST.
ALEXANDRIA, VA 22314



SHEET DESCRIPTION:
LANDSCAPE PLAN

Project #: VA210253
File: CONSTRUCTION DOCUMENTS
Drawn by: WJG
Date(s): 03/20/2020
04/08/2020 REV #1 CD90 PLANS
04/21/2020 REV #2 CD100 PLANS

LS-1



Photo #1



Photo #2



Photo #3



Photo #4



Photo #5



Photo #6



Photo #7



Photo #8



Photo #9



Photo #10



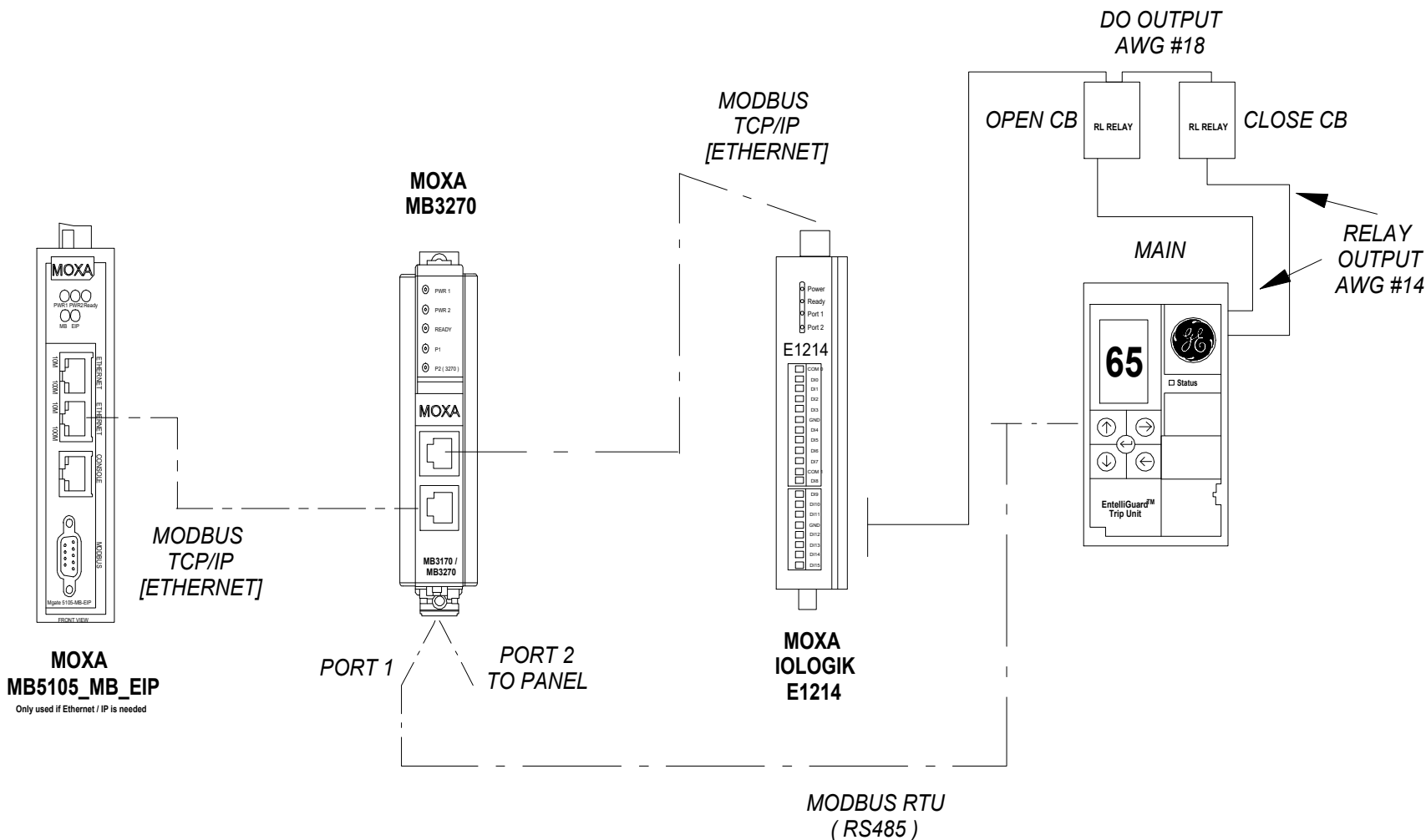




ELECTRIFY AMERICA COMMUNICATION NETWORK DETAILS

EA-MOWD-003
CONT. ON SH. SH. NO. 1

POWER TO MOXA DEVICES
PROVIDED BY SOLA PS,
SEE EA-SOLA-001.



REV 1	DRAWN BY M. AUTON	APPROVAL	GE	EA-MOWD-003
REV 2	ISSUED 02/20/18	MA	MEBANE N.C.	CONT. ON SH. SH. NO. 1

24VDC PS FOR MOXA 3170/3270 (RS485 RTU - RS485 TCP/IP CONVERTER)

MOXA MB3*70 DEVICE LEGEND

- A. POWER TERMINALS (12V - 48VDC)
- B. STATUS INFORMATION
- C. ETHERNET 1
- D. ETHERNET 2
- E. DRY RELAY CONTACT (V1 & V2 PWR MUST BE APPLIED)
- F. DB9 TERMINAL CONNECTION
- G. RESISTOR TERMINATION, IF REQUIRED. MUL#18100106A2

REFERENCE DRAWINGS:

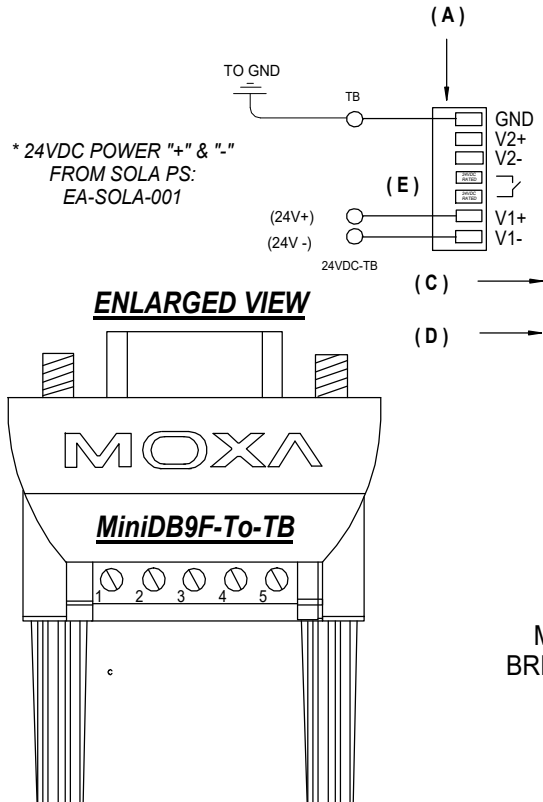
RS485 INTERCONNECTION - SEE DIAGRAM 75A662340SHT7



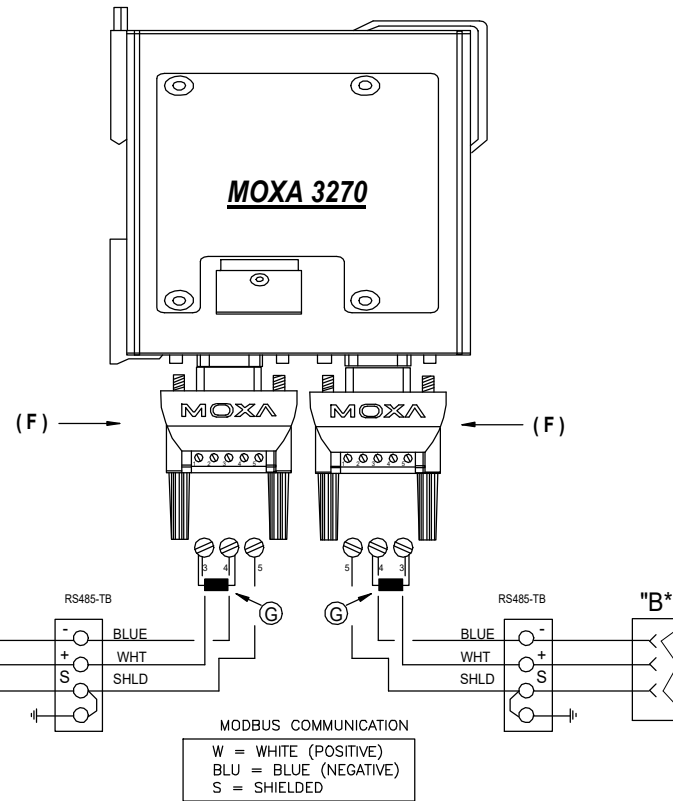
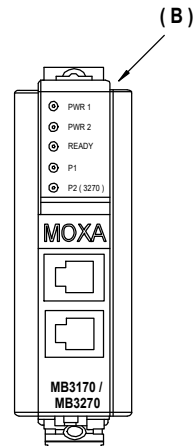
EA-MOXA-004
CONT. ON SH. SH. NO. 1

PARTS:

- 1. MB3270/MB3170 - MOXA RS485 RTU - RS485 TCP/IP CONV.
- 2. MiniDB9F-To-TB - MOXA DB9 BREAKOUT BOX



TO
MAIN
BREAKER



TO
FEEDER
BREAKERS

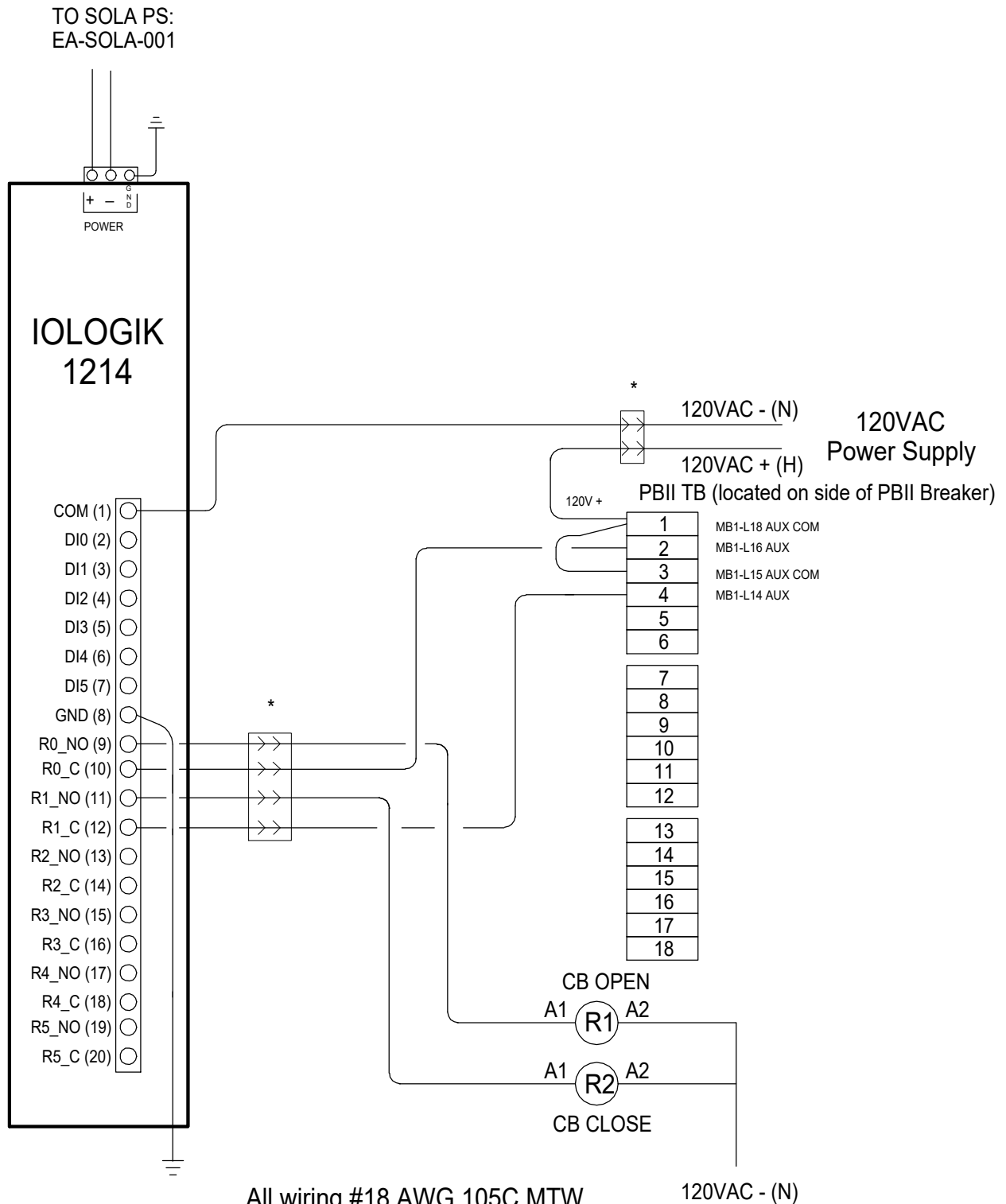
* Only required when the devices are in separate sections.

ALL WIRING TO BE #14 AWG
UNLESS OTHERWISE NOTED.

REVISION	REVISION	REVISION	DRAWN BY	APPROVAL	GE	EA-MOXA-004
			M. Auton	MA	MEBANE N.C.	CONT. ON SH. SH. NO. 1
			ISSUED	02/23/18		



* Plug if needed



All wiring #18 AWG 105C MTW
unless noted otherwise.
Ground Wires to be #12 AWG.

Rev #	Date	Description