

LANDSCAPE LEGEND

- PROPOSED BODONUS TREE CATEGORY W (250 SF) - TRANSITIONAL YARD
- PROPOSED BODONUS TREE CATEGORY B (150 SF) - TRANSITIONAL YARD
- PROPOSED BODONUS TREE CATEGORY I (100 SF) - TRANSITIONAL YARD
- PROPOSED BODONUS TREE CATEGORY II (100 SF) - STREET TREES
- PROPOSED BODONUS TREE CATEGORY III (100 SF) - INTERIOR PARKING
- PROPOSED SPINA (SMALL) - TRANSITIONAL YARD

LANDSCAPE TABULATIONS

STREET TREES
 REQUIRED: 10' FROM WIDE LANDSCAPE STRIP ALONG ALL STREETS WITH 1' CANOPY TREE PER 40' URBAN FEET.
 PROPOSED TO FOOT WIDE LANDSCAPE STRIP AND 1' CANOPY TREE PER 40' URBAN FEET (UJ) ALONG ALL STREETS (PUNIBER PLACE/BLVD, WALNUT STREET, CEDAR AVENUE AND OAK STREET). 1,750' URBAN FT. = 44 CANOPY TREES

PARKING LOT LANDSCAPING - INTERIOR
 REQUIRED: 1' FROM WIDE LANDSCAPE STRIP ALONG ALL STREETS WITH 1' CANOPY TREE PER 40' URBAN FEET.
 PROPOSED TO FOOT WIDE LANDSCAPE STRIP AND 1' CANOPY TREE PER 40' URBAN FEET (UJ) ALONG ALL STREETS (PUNIBER PLACE/BLVD, WALNUT STREET, CEDAR AVENUE AND OAK STREET). 1,750' URBAN FT. = 44 CANOPY TREES

PARKING LOT LANDSCAPING - EXTERIOR
 REQUIRED: 1' FROM WIDE LANDSCAPE STRIP ALONG ALL STREETS WITH 1' CANOPY TREE PER 40' URBAN FEET.
 PROPOSED TO FOOT WIDE LANDSCAPE STRIP AND 1' CANOPY TREE PER 40' URBAN FEET (UJ) ALONG ALL STREETS (PUNIBER PLACE/BLVD, WALNUT STREET, CEDAR AVENUE AND OAK STREET). 1,750' URBAN FT. = 44 CANOPY TREES

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TRANSITIONAL YARD
 REQUIRED: 1' FROM WIDE LANDSCAPE STRIP ALONG ALL STREETS WITH 1' CANOPY TREE PER 40' URBAN FEET.
 PROPOSED TO FOOT WIDE LANDSCAPE STRIP AND 1' CANOPY TREE PER 40' URBAN FEET (UJ) ALONG ALL STREETS (PUNIBER PLACE/BLVD, WALNUT STREET, CEDAR AVENUE AND OAK STREET). 1,750' URBAN FT. = 44 CANOPY TREES

10-YEAR TREE COVER CALCULATIONS

SITE AREA:	201,814 SF (4.53 AC)
PERCENT OF TREE COVER REQUIRED:	10%
TOTAL AREA OF TREE COVER REQUIRED:	20,181 SF
TREE COVER PROVIDED:	
TRANSITIONAL YARD:	1,000 SF
STREET TREES:	2,800 SF
INTERIOR PARKING:	4,400 SF
EXISTING TREES:	6,100 SF
TOTAL PROVIDED TREE COVER:	20,300 SF (10%)

NOTES

1. DETAILED LANDSCAPE PLANNING, LANDSCAPE DESIGN, & URBAN FORM THE PROPOSED OPEN SPACE AREAS SHOWN WILL BE PROVIDED AT THE TIME OF THE FINAL SITE PLAN.
2. THE PROPOSED LANDSCAPE PLAN IS BASED ON THE ASSUMPTION THAT THE EXISTING TREES DO NOT MEET THE TREE COVER REQUIREMENTS. ADDITIONAL TREE PLANNING WILL BE PROVIDED TO MEET 10% TREE COVER REQUIREMENTS.

LEGEND

- ROAD CENTERLINE
- ADJACENT PROPERTY LINE
- EX OVERHEAD ELECTRIC
- EX CURB OR PARAPET
- EX CURB OR PARAPET
- EX MAJOR CONTOUR
- EX MAJOR CONTOUR
- PROPOSED BOUNDARY
- EX SANITARY SEWER LINE
- EX STORM SEWER LINE
- EX WATER LINE

<p>LANDSCAPE PLAN RT. 50 BREEZEWAY MASTER DEVELOPMENT PLAN</p> <p>LOCATION: FARRFAX CITY, VIRGINIA</p>		<p>2553 DUMMIES VIEW DRIVE, SUITE 300 4E FREDSON, VIRGINIA 22171 (703) 430-7500 FAX (703) 430-5880 HENRICH - BALTIMORE - RALEIGH - RICHMOND - WASHINGTON, DC WALKER - NEWPORT NEWS - RALEIGH WWW.ATCSPLG.COM</p>	<p>CLIENT PLATE HOME COMPANY, LLC 6302 LEE HIGHWAY, SUITE 100C FARRFAX, VA 22031</p>																					
<p>AUTHOR: A.A.L. DATE: 6/20/2018 SCALE: AS SHOWN</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6/20/2018</td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	6/20/2018																	<p>DATE: 6/20/2018 SCALE: AS SHOWN</p>	<p>DATE: 6/20/2018 SCALE: AS SHOWN</p>
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REVISIONS	DATE	DESCRIPTION

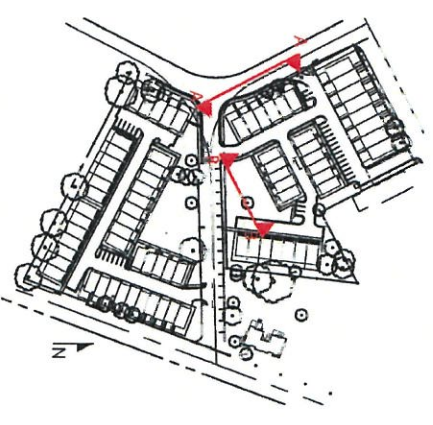
EXTERIOR
ELEVATIONS
UNITS 9-14&15-19

SHEET NO.
A2.1



B

UNITS 15-19
1/8"=1'-0"



KEY PLAN



A

UNITS 9-14
1/8"=1'-0"



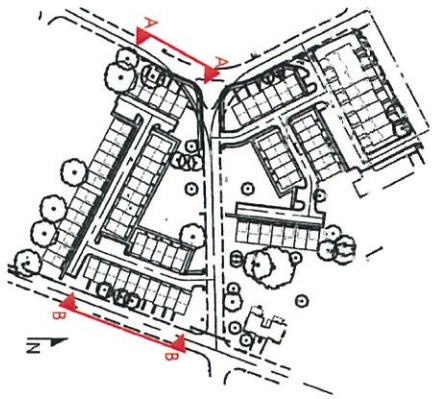
8

UNITS 51-60
1/8"=1'-0"



A

UNITS 33-37
1/8"=1'-0"



KEY PLAN



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REVISIONS	DATE	DESCRIPTION

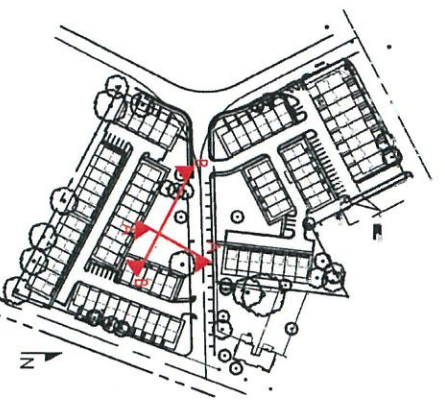
EXTERIOR
ELEVATIONS
UNITS
33-37&51-60
SHEET NO.

A2.2



B

UNITS 66-74
1/8"=1'-0"



KEY PLAN

A



UNITS 61-65
1/8"=1'-0"



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REVISIONS	DATE	DESCRIPTION

EXTERIOR
ELEVATIONS
UNITS 61-65&66-74

SHEET NO.

A2.3



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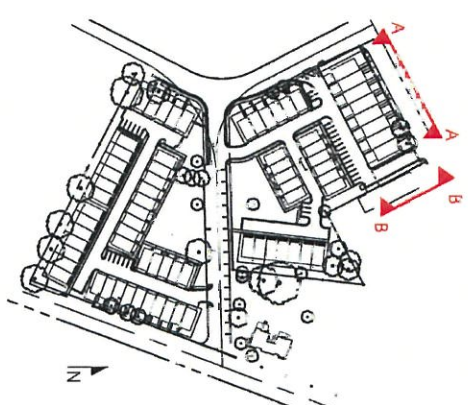
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Fairfax Virginia

UNITS 1-8, SIDE
1/8" = 1'-0"



KEY PLAN



UNITS 1-8
1/8" = 1'-0"

A

18.020

REVISIONS

DATE DESCRIPTION

EXTERIOR
ELEVATIONS
UNITS 1-8

SHEET NO.

A2.4



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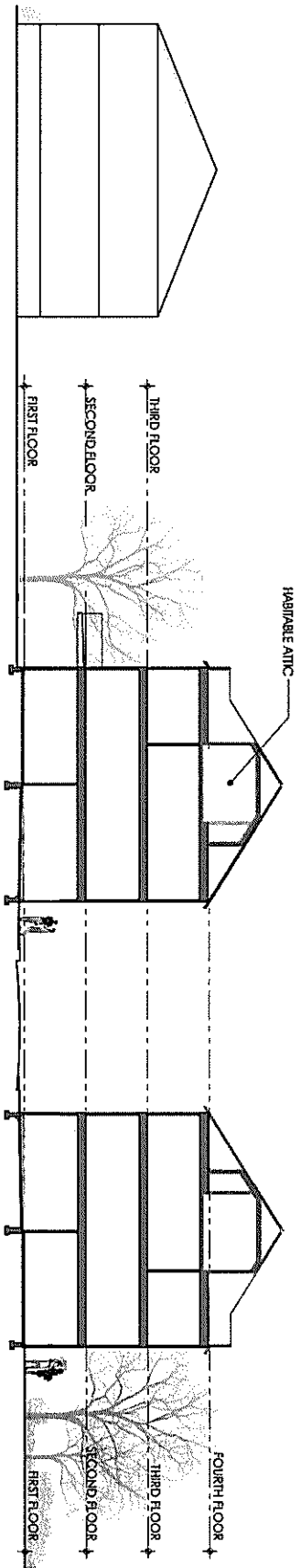
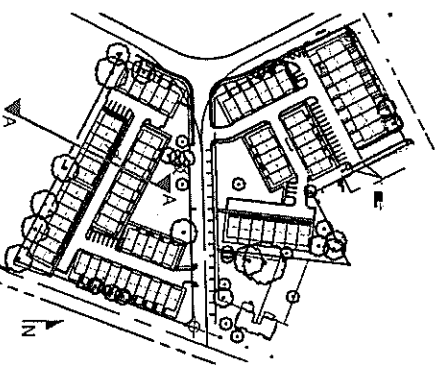
18.020

REVISIONS
DATE DESCRIPTION

BUILDING
SECTION

SHEET NO.

A3.1



BUILDING SECTION
SCALE: 1/8" = 1'-0"