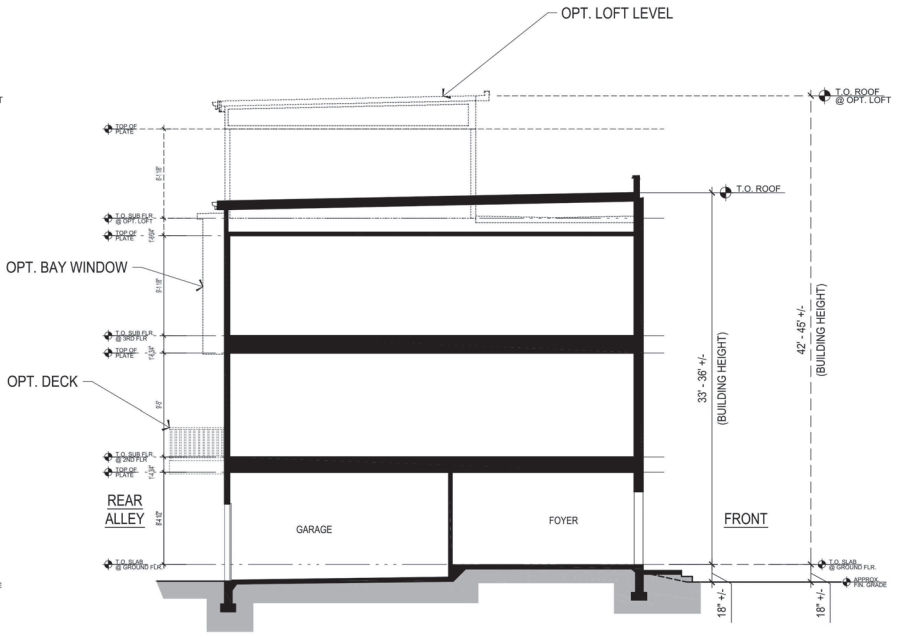


**B** TYPICAL BUILDING SECTION (UNIT A)  
Scale: 3/16" = 1'-0"  
FRONT LOAD UNITS



**A** TYPICAL BUILDING SECTION (UNIT B & C)  
Scale: 3/16" = 1'-0"  
REAR LOAD UNITS

**VIVA**  
ENGINEERING SURVEYING GEOMATICS  
LANDSCAPE ARCHITECTURE PLANNING  
VIVA VIRGINIA, LLC  
8180 GREENSBORO DRIVE SUITE 200  
TYSONS, VIRGINIA 22102  
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TYSONS, VA., GERMANTOWN, MD.  
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6445 GROVEDALE DRIVE  
ALEXANDRIA, VA 22310  
ATTN: JEE FLAHERTY  
(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020



3500 PICKETT ROAD  
CITY OF FAIRFAX, VIRGINIA

ARCHITECTURAL SECTIONS

<b>DRAWN BY:</b>	
<b>DESIGNED BY:</b>	
<b>DATE ISSUED:</b>	NOVEMBER 22, 2019
<b>DWG. NO.:</b>	
<b>SCALE:</b>	AS SHOWN
<b>VIVA.XB NO.:</b>	VV7583C
<b>SHEET NO.:</b>	A-3



ENGINEERING SURVEYING/GEOMATICS  
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REVISIONS	DATE
2ND SUBMISSION	02/07/2020

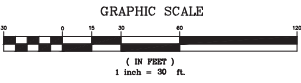
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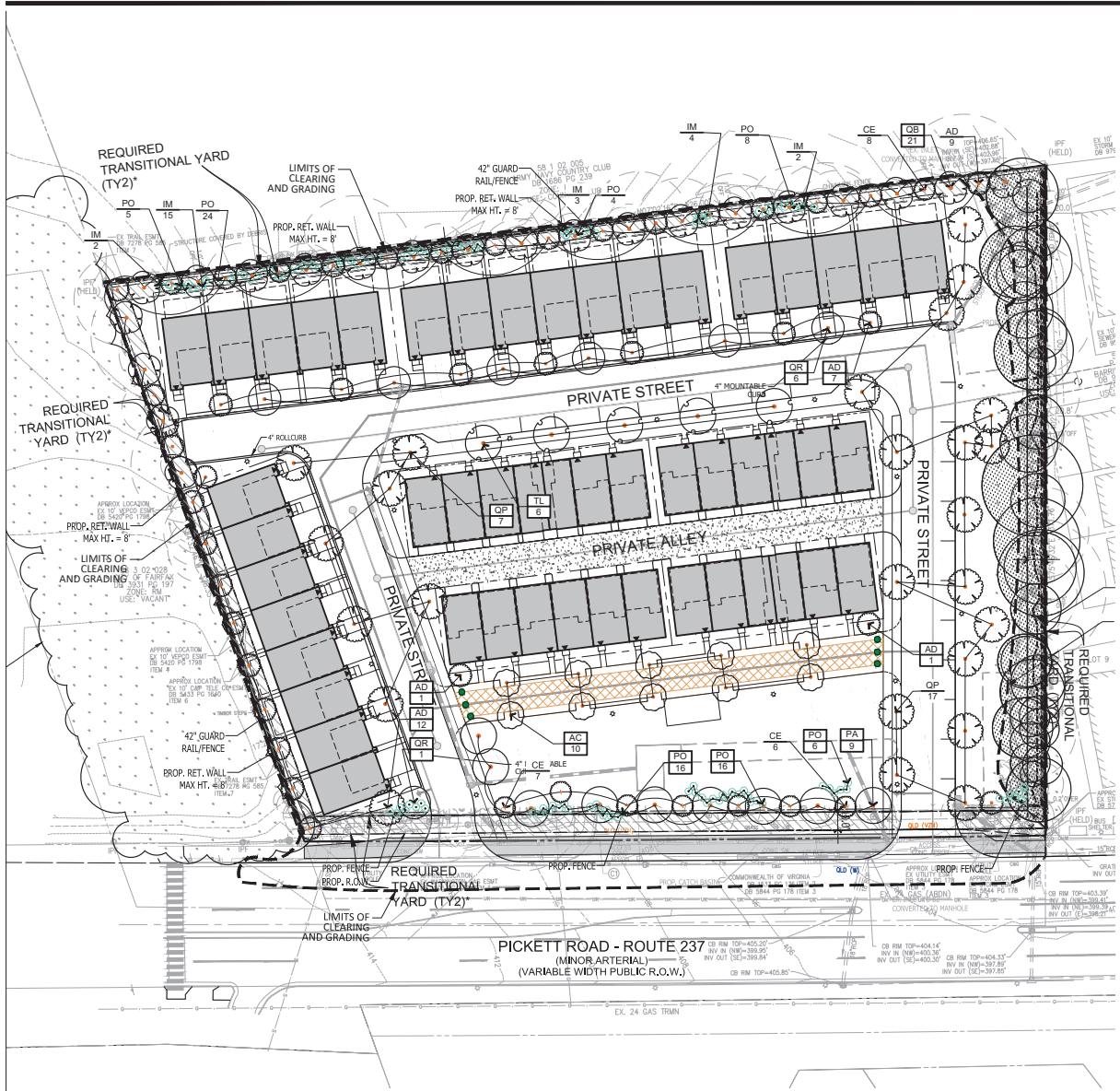
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ROAD  
CITY OF FAIRFAX, VIRGINIA

OVERALL SITE  
ILLUSTRATIVE

DRAWN BY:	PR
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 23, 2019
DWG. SCALE:	AS SHOWN
VVA.XB NO.:	VV7583C
SHEET NO.:	L-01



VA STATE  
GRID NORTH  
(VSC 83)



**LEGEND**

- CANOPY TREES
- UNDERSORY TREES
- SHRUBS
- EXISTING TREES

\* TRANSITIONAL YARDS- SEE L-03 AND C-01 FOR MORE DETAIL

**PLANT SCHEDULE**

CANOPY TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	AC	ACER RUBRUM 'COLUMNARE'	COLUMNAR RED MAPLE	3" CAL	B&B	10		
	PA	PLATANUS X ACERFOLIA	LONDON PLANE TREE	3" CAL	B&B	9		
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL	B&B	21		
	QP	QUERCUS PHELLOS	WILLOW OAK	3" CAL	B&B	24		
	QR	QUERCUS RUBRA	RED OAK	3" CAL	B&B	7		
	TL	TILIA AMERICANA	AMERICAN LINDEN	3" CAL	B&B	5		
UNDERSORY TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	AD	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL	B&B	31		
	CE	CERCIS CANADENSIS	EASTERN REDBUD MULTI TRUNK	3" CAL	B&B	16		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	IM	ILEX X MESERVEAE	MESERVE HOLLY	---	---	26		
	PO	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	---	---	97		

**CATEGORY II DECIDUOUS TREES**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	10 YR CANOPY CREDIT	SUB-TOTAL 10 YR TREE CANOPY CREDIT
AM	31	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL	B&B	125	3,875
CE	16	CERCIS CANADENSIS	EASTERN RED BUD	3" CAL	B&B	125	2,000
	31						5,875

**CATEGORY III DECIDUOUS TREES**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	10 YR CANOPY CREDIT	SUB-TOTAL 10 YR TREE CANOPY CREDIT
PA	9	PLATANUS X ACERFOLIA	LONDON PLANE TREE	3" CAL	B&B	250	2,250
QB	24	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL	B&B	250	6,000
QP	20	QUERCUS PHELLOS	WILLOW OAK	3" CAL	B&B	250	5,000
QR	7	QUERCUS RUBRA	RED OAK	3" CAL	B&B	250	1,750
TL	5	TILIA AMERICANA	AMERICAN LINDEN	3" CAL	B&B	250	1,250
	65						16,250

**CATEGORY IV DECIDUOUS TREES**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	10 YR CANOPY CREDIT	SUB-TOTAL 10 YR TREE CANOPY CREDIT
AC	10	ACER RUBRUM 'COLUMNARE'	COLUMNAR RED MAPLE	3" CAL	B&B	75	750
	10						750

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	10 YR CANOPY CREDIT	SUB-TOTAL 10 YR TREE CANOPY CREDIT
	106						22,875
							EXISTING CANOPY
							9,467

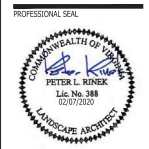
TOTAL 10 YR TREE CREDIT PROVIDED 32,342.00 SF.  
 TOTAL 10 YR TREE CREDIT REQUIRED 32,198.00 SF.



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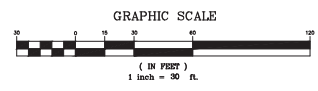
REVISIONS	DATE
2ND SUBMISSION	02/07/2020



**3500 PICKETT ROAD**  
 CITY OF FAIRFAX, VIRGINIA

**LANDSCAPE PLAN**

DRAWN BY: JR  
 DESIGNED BY: JR  
 DATE ISSUED: NOVEMBER 23, 2019  
 DWG NO.:  
 SCALE: AS SHOWN  
 VVA JOB NO.: W7583C  
 SHEET NO.: L-02



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### TREE CANOPY CALCULATION

SITE AREA	160,993 SF (3.694 AC)
ZONE FOR 10 YR TREE CANOPY REQUIREMENT	20%
EXISTING TREE CANOPY	9,467 SF
10 YR TREE CANOPY PROVIDED	32,199 SF
TOTAL TREE CANOPY PROVIDED	32,967 SF

### 10 YR-CANOPY PROVIDED

CANOPY TYPE	QUANTITY	SIZE	10-YR TREE CANOPY CREDIT (SF)	TOTAL 10-YR CANOPY CREDIT (SF)
CANOPY TREES	72	3"	250	18,000
UNDERSTORY TREES	47	3"	125	5,875

CANOPY TREES PROVIDED 23,875  
EXISTING TREES 9,467  
TOTAL CANOPY TREE PROVIDED 33,342 SF  
REQUIRED 10-YR CANOPY 32,198 SF

- I. General**
- Landscape Specifications:** Landscape specifications shall be as outlined below. Any item or procedure not mentioned below shall be as specified in the Landscape specification guidelines published by the Landscape Contractors Association (latest edition).
  - Plant Materials:** The Landscape Contractor shall furnish and install end/or dig, ball, burlap, and transplant plant materials called for on the drawings and/or listed in the plant schedule. The City reserves the right to inspect plant material of the nursery source, before off-loading at the project site, when in storage or prior to installation.
  - Plant Names:** Plant names used in the plant schedule shall be identified in accordance with Hortus Third, by L.H. Bailey, 1976.
  - Plant Standards:** Plant materials shall be equal to or better than the requirements of the "American Standard for Nursery Stock" (ANSI Z60.1 latest edition), as published by the American Association of Nurserymen (hereinafter referred to as AAN standards). Plants shall be typical of their species and variety, shall have a normal habit of growth, and shall be first quality, sound, vigorous, well branched, and with healthy, well-furnished root systems. They shall be free of disease, insect pests, and mechanical injuries.
    - (A) Plants shall be nursery grown and shall have been grown under the same climatic conditions as the location of the subject project for at least two years before planting. Neither heeled-in plant, nor plants from cold storage will be accepted.
    - (B) Collected plants or transplanted trees when specified by the landscape architect may be used, provided that locations and soil conditions will permit proper balling.
  - Materials for Planting:**
    - (A) Stakes for guying trees shall be sound oak or other approved hardwood. Three stakes spread 120-degrees apart shall be used when detailed. Notch stakes for wire. See details. Trees located between sidewalk and curb shall have two stakes.
    - (B) Tree Guys: Provide wire ties and guys of 2-strand, twisted, pilable galvanized steel wire not lighter than 12-gauge with zinc coated turnbuckles. Provide w-ply garden hose not less than 0.5-inch hose size, cut to lengths to protect tree trunks from damage by wires. Provide 14-gauge wire for trees less than 12-ft. height. Wire for guy may be twisted when a turnbuckle is not specified by the landscape architect. Use of tree ties in lieu of wire is acceptable.
    - (C) Mulching: Mulch shall consist of double shredded hardwood mulch.
  - Planting Schedule:** A professional horticultural/nurseryman shall be consulted to determine the proper time, based on plant species and weather conditions, to move and install plant materials to minimize stress to the plant. Planting of deciduous material may be continued during the winter months provided there is no frost on the ground and frost-free soil planting mixtures are used.

Department of Public Works  
1015 Armstrong Street  
Fairfax, VA 22030-3630

**CITY OF FAIRFAX**  
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY

Voice (703) 885-7810  
Fax (703) 591-8777  
www.fairfax.gov

SCALE: Not To Scale  
REVISION DATE: December 2016  
SHEET # 2 OF 3

**PLANTING NOTES  
DETAIL**

- II. Planting Execution**
- Excavation of Plant Pits**
    - (A) Circular Pits, with vertical sides shall be excavated for all plants. In heavy soils, slope the sides outward. The diameter of the holes shall be 18-inches greater than the diameter of the ball for trees, or 1.5 times the diameter of shrubs and container grown material.
    - (B) The depth of pits shall allow for one-third of the tree root ball or container depth to be above existing grade.
    - (C) Obstructions encountered in excavated or planted areas shall be removed or plants relocated as approved.
    - (D) Plants shall be planted plumb, at slightly above grade as in the nursery (in relation to finished grade); tamp topsoil under and around base of ball to fill all voids. Remove all burlap, ropes, plastic or synthetic twine or film, and wires from sides and tops of balls, but do not remove burlap from under ball. Thoroughly water when hole is two-thirds full of topsoil. Mix soil amendments thoroughly with soil mixture. Backfill pit halfway and tamp as pit is filled. Do not over compact remainder of backfill. After watering, 3" of mulch shall be applied over a 3" earth berm to create a shallow watering basin around the tree.
    - (E) Shrubs shall be planted in conformance with deciduous shrub planting Detail 8.05.
  - Staking and Guying**
    - (A) Deciduous trees 2-2.5" caliper or larger and all evergreen trees shall be staked and guyed with three 2" x 2" x 6' hardwood stakes per tree, spread 120-degrees apart. Hardwood stakes shall be driven no less than 10-inches below subgrade and outside the root ball. A double strand of 12-gauge galvanized wire shall be twisted and threaded through 0.5-inch garden hose to protect the tree trunk and secured to the hardwood stake. Notch stakes for wire.
    - (B) The 12-gauge galvanized wire shall be placed at a 45-degree angle from the tree to the stake. See Detail 8.04.
  - Plant Pruning, Edging, and Mulching**
    - (1) Pruning shall be by experienced landscape personnel. Remove broken or damaged branches and roots. Cut back and thin deciduous material to retain two-thirds of the initial branches. Cut back evergreens to give compact uniform appearance. Damaged or pruned tree leaders shall be cause for rejection. Do not cut leaders.
    - (2) If foliage is present on deciduous plant material, they shall be sprayed with an anti-desiccant, which slows down the transpiration process, through reducing the danger of dehydration.
    - (3) The areas around isolated plants shall be edged and cultivated to the full diameter of the pit.
    - (4) After cultivation, plant material shall be mulched with a three-inch layer of double shredded mulch over the entire area of the bed or saucer.

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REVISION DATE: December 2016  
SHEET # 2 OF 3

**PLANTING NOTES  
DETAIL**

- III. Warranty:** Plant material shall have a one-year warranty commencing on the date of initial acceptance. Plant material shall be alive and in satisfactory condition at the end of the warranty period. Plant material will be considered dead if 25% or more of the material is found to be dead. Trees with a leader that has died will be considered dead. Trees with 25% or more crown found to be dead will also be considered dead.
- Dead plants shall be replaced in the next planting period or as approved.
  - Replacements shall be of same type and size of specie originally specified or as approved.
  - The warranty shall be for a one-time only replacement.
  - Contractor will not be responsible for vandalism or losses due to abnormal weather conditions.

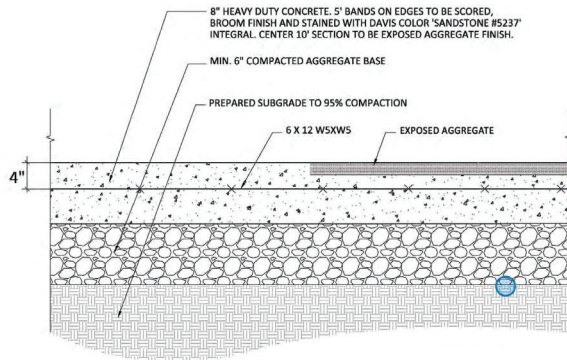
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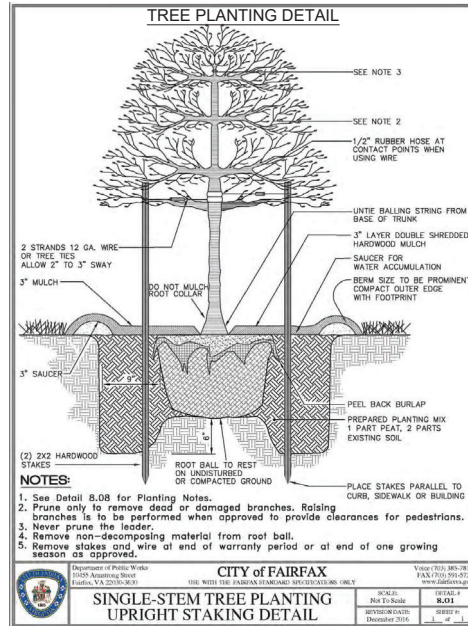
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SHEET # 3 OF 3

**PLANTING NOTES  
DETAIL**



**1 PROMENADE/FIRE LANE DETAIL SECTION**  
NOT TO SCALE



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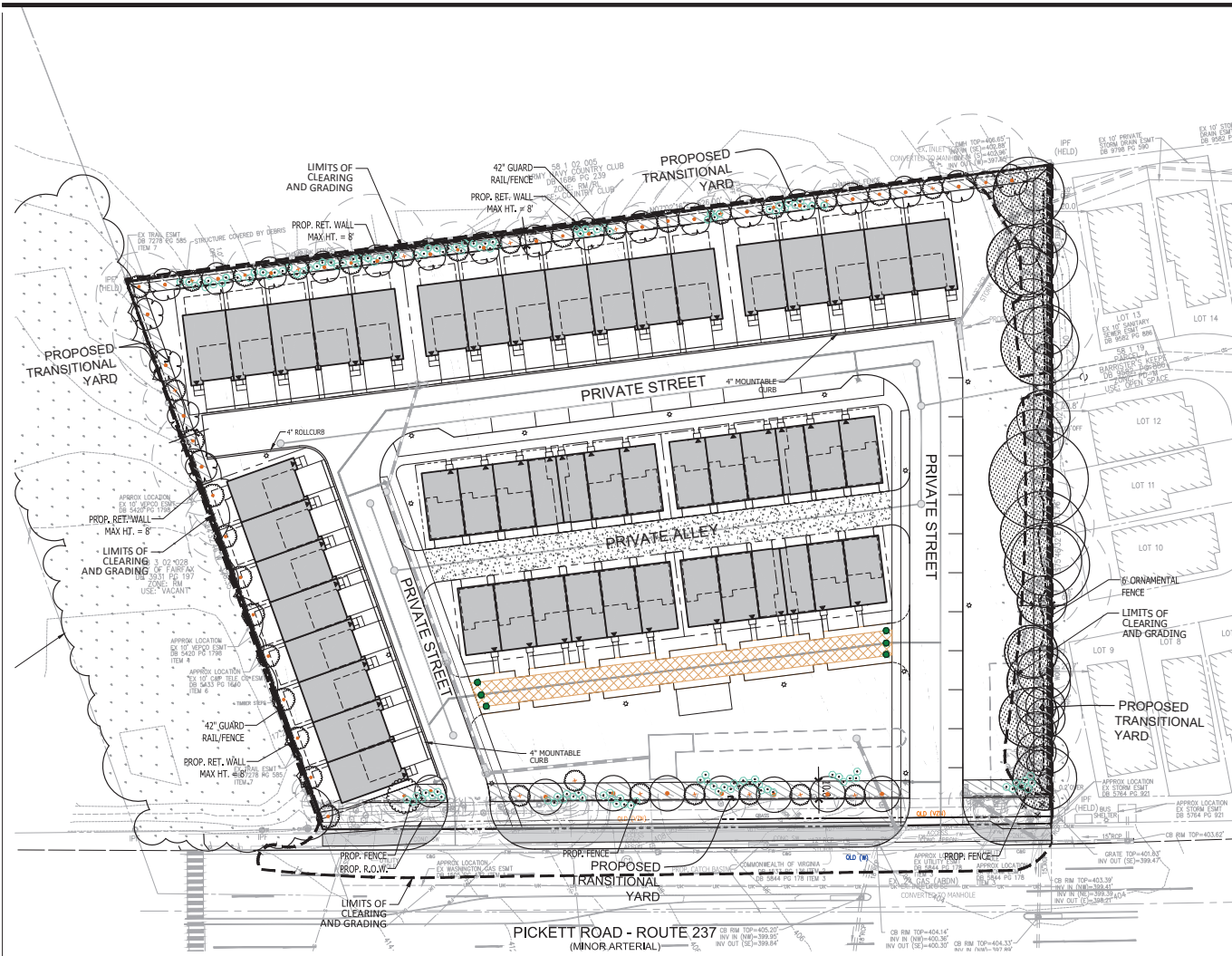
**SINGLE-STEM TREE PLANTING  
UPRIGHT STAKING DETAIL**



**3500 PICKETT ROAD**  
CITY OF FAIRFAX, VIRGINIA

**LANDSCAPE TABULATION AND DETAILS**

DESIGNED BY: PR  
DATE ISSUED: NOVEMBER 23, 2019  
DWG: SCALE: AS SHOWN  
VIA JOB NO.: W7583C  
SHEET NO.: L-03



**LEGEND**

- CANOPY TREES
- TREE PRESERVE
- UNDERSORY TREES
- SHRUBS



ENGINEERING SURVEYING/GEOMATICS  
 LANDSCAPE ARCHITECTURE PLANNING  
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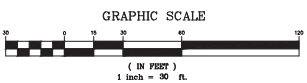
**3500 PICKETT ROAD**  
 CITY OF FAIRFAX, VIRGINIA

**PROPOSED TRANSITIONAL SCREENING YARDS**

**TRANSITIONAL YARD & FENCE REQUIREMENTS**


Transitional Yard Location	Lot Line Length (Feet)	Transitional Yard Required	Transitional Yard Width (Feet)	Required Fence (Feet)	Minimum Canopy Required (3 every 100')	Minimum Undersory Required (3 every 100')	Minimum Shrubs Required (per 100')	Canopy Provided	Undersory Provided	Evergreen Provided
North Lot Line	371.76	TY2	10	6' (WR)	11	13	-	(WR)	(WR)	
South Lot Line	328.35	TY2	10	6' (WR)	10	10	-	4(WR)	4(WR)	
East Lot Line	242	TY2	10	6' (WR)	8	8	-	9	8	
West Lot Line	526	TY2	10	6' (WR)	16	16	-	17(WR)	17(WR)	

**WAIVER REQUEST (WR)**  
 \* TRANSITIONAL YARDS- SEE C-01 FOR MODIFICATION REQUEST





**LEGEND**

 OPEN SPACE  
TO BE A MIX OF INFORMAL ACTIVE AND PASSIVE AREAS, AS WELL AS MORE FORMAL DEVELOPED RECREATIONAL AREAS.

**NOTE:**

THE DRAWINGS AND IMAGES SHOWN HEREON ARE INTENDED TO REPRESENT TYPICAL LANDSCAPE ARCHITECTURAL CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLAN PER FINAL SITE DESIGN, PROVIDED OVERALL QUALITY AND DESIGN INTENT ARE MAINTAINED. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

**OPEN SPACE CALCULATION:**

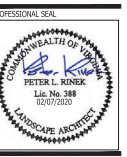
REQUIRED OPEN SPACE:  
160,993 SF (3.694 AC.) X 20% = 32,199 SF (0.74 AC.)  
TOTAL OPEN SPACE PROVIDED = 36,079 SF (0.83 AC.) OR 22%



ENGINEERING SURVEYING/GEOMATICS  
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REVISIONS	DATE
2ND SUBMISSION	02/07/2020

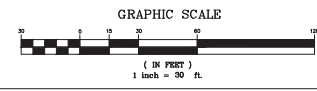


**3500 PICKETT ROAD**  
CITY OF FAIRFAX, VIRGINIA

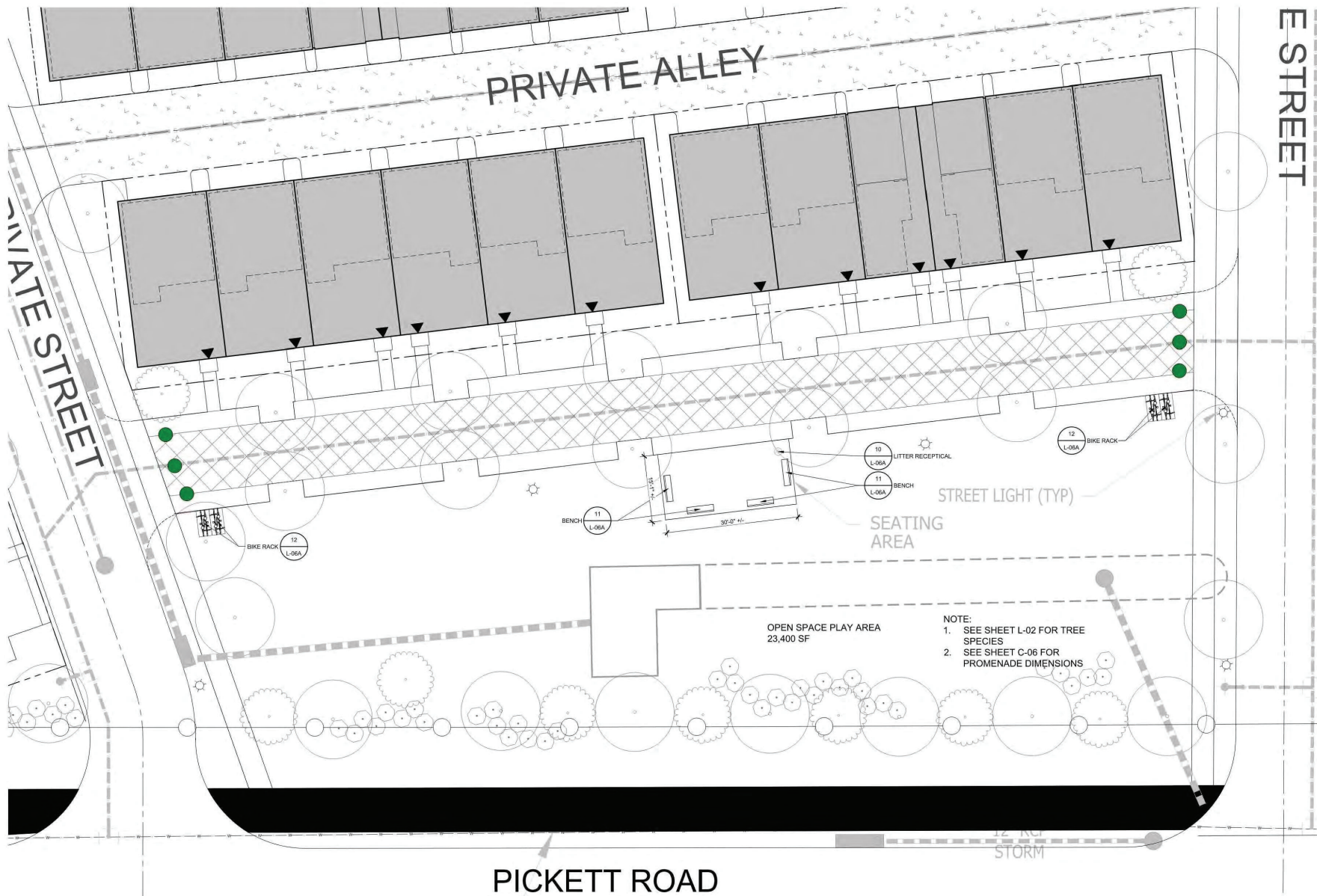
**OPEN SPACE PLAN**



VIA STATE GRID NORTH (VSC 83)



DRAWN BY: **SPM**  
DESIGNED BY: **RE**  
DATE ISSUED: **NOVEMBER 23, 2019**  
DWG. SCALE: **AS SHOWN**  
VVA JOB NO.: **VW7583C**  
SHEET NO.: **L-05**



E STREET

PRIVATE STREET

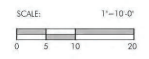
PRIVATE ALLEY

PICKETT ROAD

10 LITTER RECEPTICAL  
11 BENCH  
12 BIKE RACK  
STREET LIGHT (TYP)  
SEATING AREA

OPEN SPACE PLAY AREA  
23,400 SF

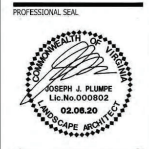
NOTE:  
1. SEE SHEET L-02 FOR TREE SPECIES  
2. SEE SHEET C-06 FOR PROMENADE DIMENSIONS



**VIVA**  
ENGINEERING SURVEYING GEOMATICS  
LANDSCAPE ARCHITECTURE PLANNING  
VIVA VIRGINIA, LLC  
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TYSONS, VIRGINIA 22102  
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FAX: (703) 761-2787  
TYSONS, VA GERMANTOWN, MD.  
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RESTON, VA 20190-9006  
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6418 GROVEVALE DRIVE  
ALEXANDRIA, VA 22310  
ATTN: ZOE FLURBE  
(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020

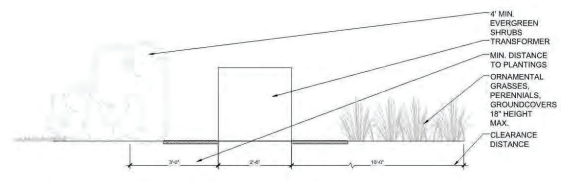


**3500 PICKETT ROAD**  
CITY OF FAIRFAX, VIRGINIA

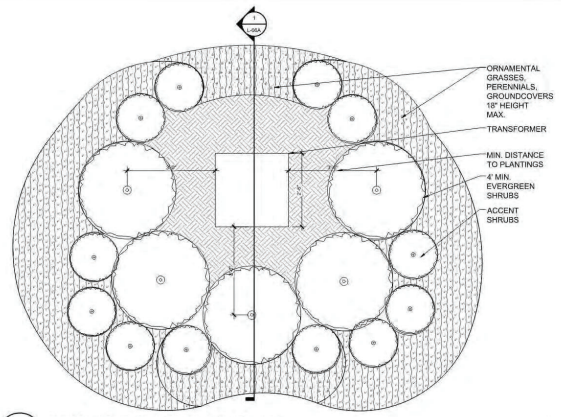
**OPEN SPACE ENLARGEMENT**

**DRAWN BY:** B.C.  
**DESIGNED BY:** J. DAVIS  
**DATE ISSUED:** NOVEMBER 23, 2019  
**DATE:** AS SHOWN  
**VIVA JOB NO.:** VV7583C  
**SHEET NO.:** L-06

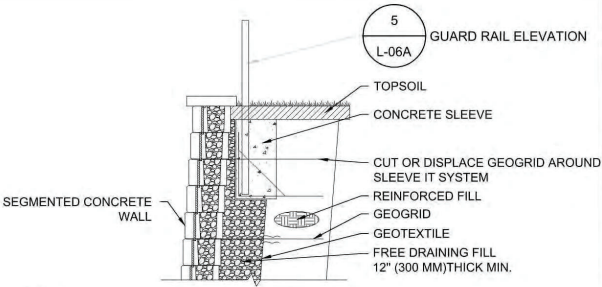
P:\2019\3500\_PickettRoad\3500\_PickettRoad\3500\_PickettRoad\_L-06.dwg  
L-06 1:10 11/23/19  
L-06 1:10 11/23/19



**1 TRANSFORMER SCREEN SECTION**  
SECTION  
L-06A Scale: 1/2" = 1'-0"

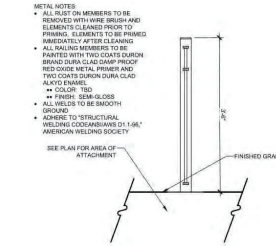


**2 TRANSFORMER SCREEN PLAN**  
PLAN  
L-06A Scale: 1/2" = 1'-0"

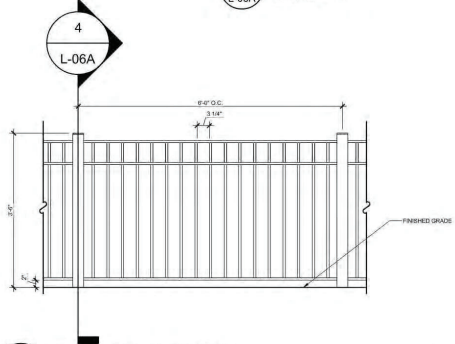


**5 GUARD RAIL ELEVATION**  
L-06A  
NOTES:  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

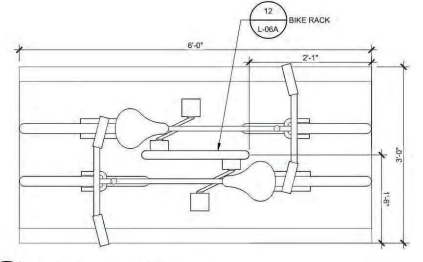
**3 RETAINING WALL WITH GUARD RAIL**  
SECTION  
L-06A Scale: 3/4" = 1'-0"



**4 GUARD RAIL SECTION**  
SECTION  
L-06A Scale: 3/4" = 1'-0"



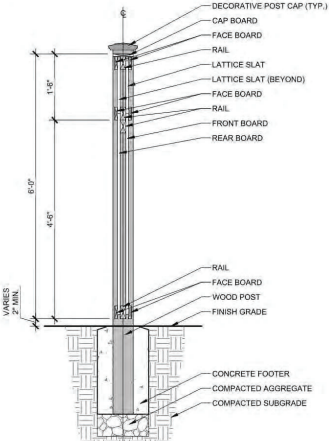
**5 GUARD RAIL ELEVATION**  
ELEVATION  
L-06A Scale: 3/4" = 1'-0"



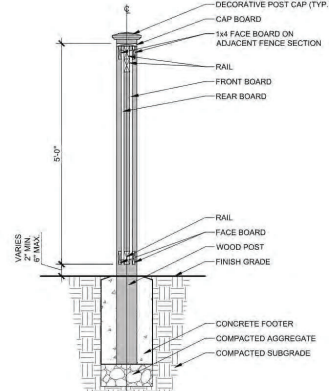
**9 BIKE RACK LAYOUT**  
SECTION  
L-06A Scale: 1" = 1'-0"

MODEL:	LAKESIDE LITTER - GRASS TOP OPEN LITTER RECEPTICAL OR APPROVED EQUAL	PROD. INFO.
MODEM:	TBD	
SIZE:	21" X 36" X 35 GAL.	
COLOR:	TBD	
QUANTITY:	PER PLAN	
COMPANY:	LANDSCAPE FORMS 7800 E MICHIGAN AVE. KALAMAZOO, MI 49048 (P) 800.430.6209	
NOTES:	1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS 2. CONTRACTOR TO VERIFY QUANTITIES	

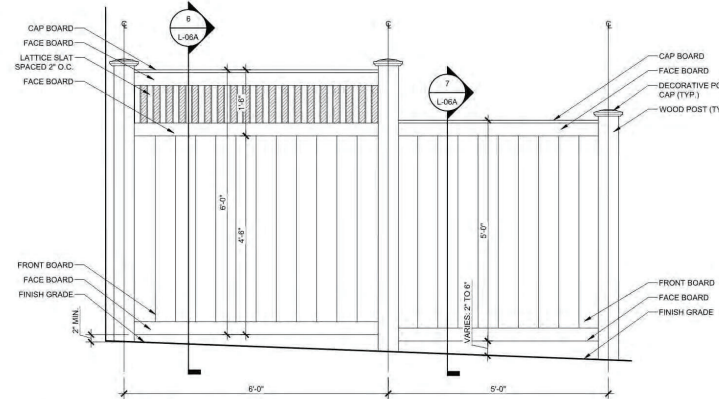
**10 LITTER RECEPTICAL**  
L-06A Scale: NTS



**6 SCREEN FENCE SECTION A**  
SECTION  
L-06A Scale: 3/4" = 1'-0"



**7 SCREEN FENCE SECTION B**  
SECTION  
L-06A Scale: 3/4" = 1'-0"



**8 SCREEN FENCE ELEVATION**  
SECTION  
L-06A Scale: 3/4" = 1'-0"

MODEL:	NEOLIVANO BENCH 66" BACKED OR APPROVED EQUAL	PROD. INFO.
SIZE:	27" X 66" X 31"	
COLOR:	TBD	
QUANTITY:	PER PLAN	
COMPANY:	LANDSCAPE FORMS 7800 E MICHIGAN AVE. KALAMAZOO, MI 49048 (P) 800.430.6209	
NOTES:	1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS 2. CONTRACTOR TO VERIFY QUANTITIES	

**11 BENCH**  
L-06A Scale: NTS

MODEL #:	BRWS-101 OR APPROVED EQUAL	PROD. INFO.
DESCRIPTION:	SINGLE WIDE LOOP BIKE RACK CONSTRUCTED OF 2 3/4" O.D SCHEDULE 40 TUBULAR STEEL PIPE	
COLOR/FINISH:	TBD	
QUANTITY:	PER PLAN	
COMPANY:	VICTOR STANLEY P.O. DRAWER 330 DUNKIRK, MD 20754 www.victorstanley.com	
CONTACT:	CLAIRE COOLIDGE P: 301.858.6200 F: 410.257.7579	
NOTES:	1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL REQUIREMENTS 2. CONTRACTOR TO VERIFY QUANTITIES.	

**12 BIKE RACK**  
L-06A Scale: NTS



ENGINEERING SURVEYING/GEOMATICS  
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(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020



**3500 PICKETT ROAD**  
CITY OF FAIRFAX, VIRGINIA

**HARDSCAPE DETAILS AND PRODUCT INFORMATION**

DRAWN BY:	B.C.
DESIGNED BY:	D. DICKIE
DATE ISSUED:	NOVEMBER 23, 2019
DWG. SCALE:	AS SHOWN
VIKA JOB NO.:	W7583C
SHEET NO.:	L-06A

UNLESS OTHERWISE SPECIFIED, REFER TO: 2018