



# CITY CENTRE WEST

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AN OX HILL PROPERTY  
CERTIFICATE OF APPROPRIATENESS



STREET VIEW OF PROJECT 1



STREET VIEW OF PROJECT 2



STREET VIEW OF PROJECT 3



Site Plan, 10501 Main St., Fairfax, VA 22030



STREET VIEW FROM PROJECT 4









STREET VIEW FROM PROJECT 5

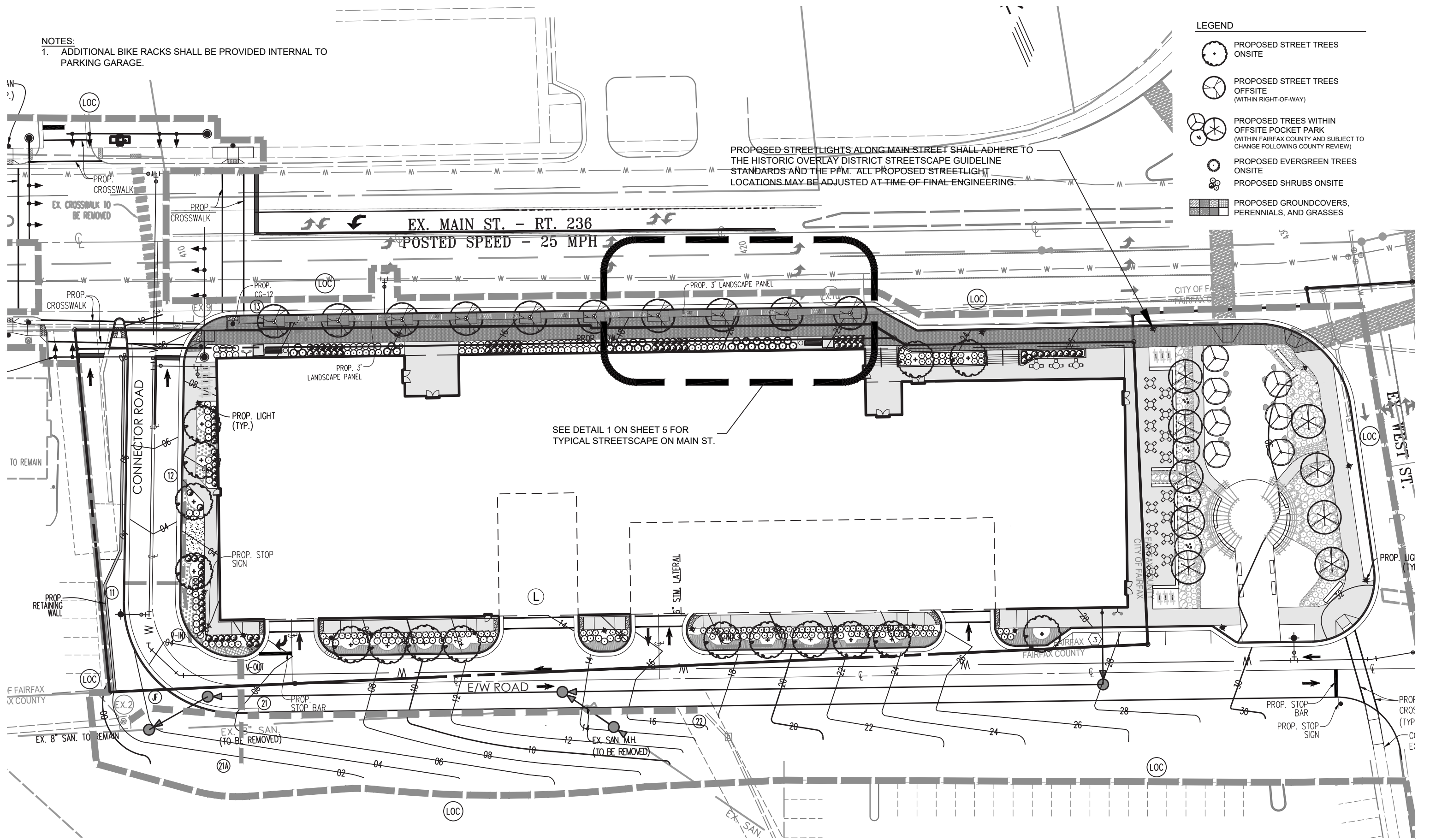


STREET VIEW FROM PROJECT 6

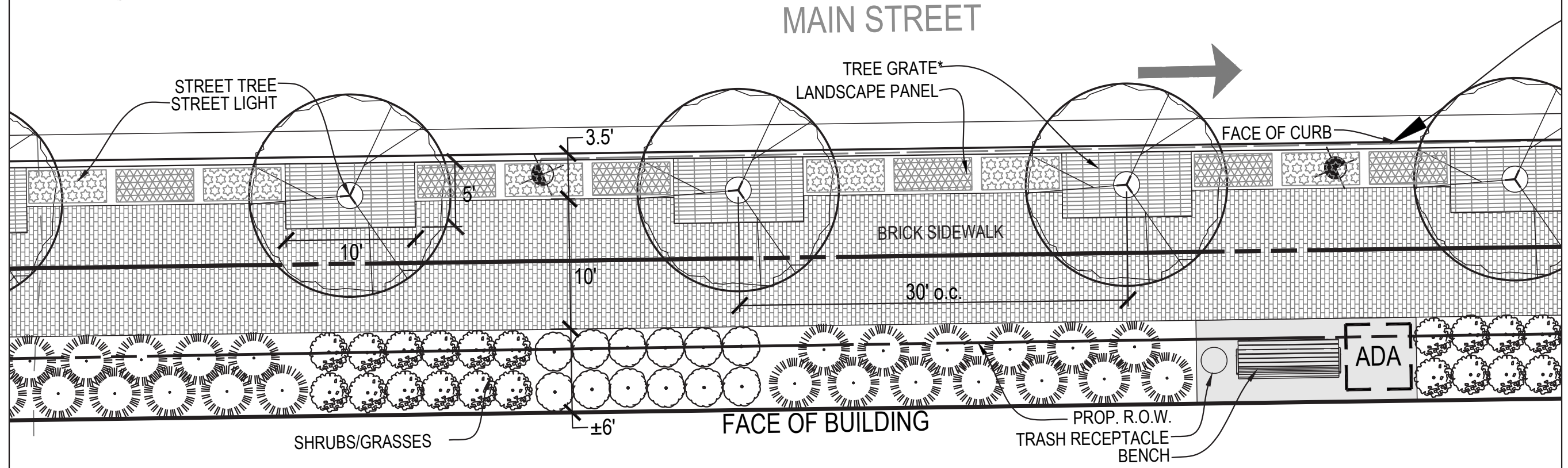


**NOTES:**  
 1. ADDITIONAL BIKE RACKS SHALL BE PROVIDED INTERNAL TO PARKING GARAGE.

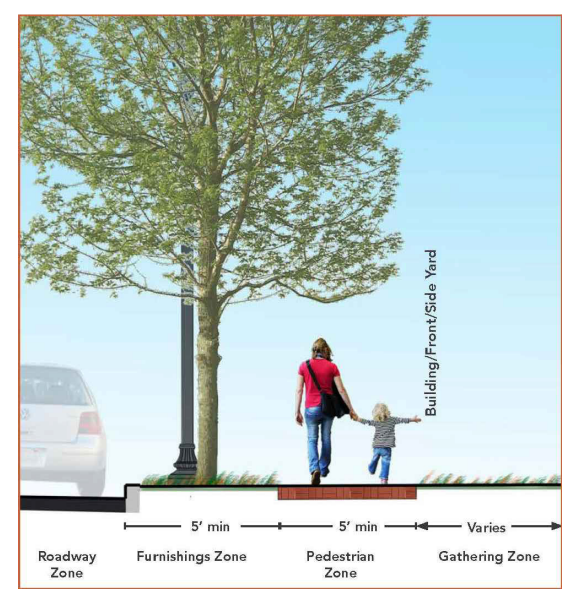
- LEGEND**
-  PROPOSED STREET TREES ONSITE
  -  PROPOSED STREET TREES OFFSITE (WITHIN RIGHT-OF-WAY)
  -  PROPOSED TREES WITHIN OFFSITE POCKET PARK (WITHIN FAIRFAX COUNTY AND SUBJECT TO CHANGE FOLLOWING COUNTY REVIEW)
  -  PROPOSED EVERGREEN TREES ONSITE
  -  PROPOSED SHRUBS ONSITE
  -  PROPOSED GROUNDCOVERS, PERENNIALS, AND GRASSES



1 MAIN ST. STREETSCAPE (TYP.)  
Scale: 1" = 10'



\*NOTE: TREE GRATES SHALL BE APPROVED BY BOARD OF ARCHITECTURAL REVIEW AND SHALL HAVE OPENINGS FOR TREE TRUNKS THAT ENSURE TRUNK GROWTH DOES NOT CONFLICT WITH GRATES.



ACTIVE STREET TYPE 3 APPLICABLE FOR MAIN STREET FRONTAGE ONLY (IMAGE FROM HISTORIC OVERLAY DISTRICT STREETSCAPE STANDARDS)

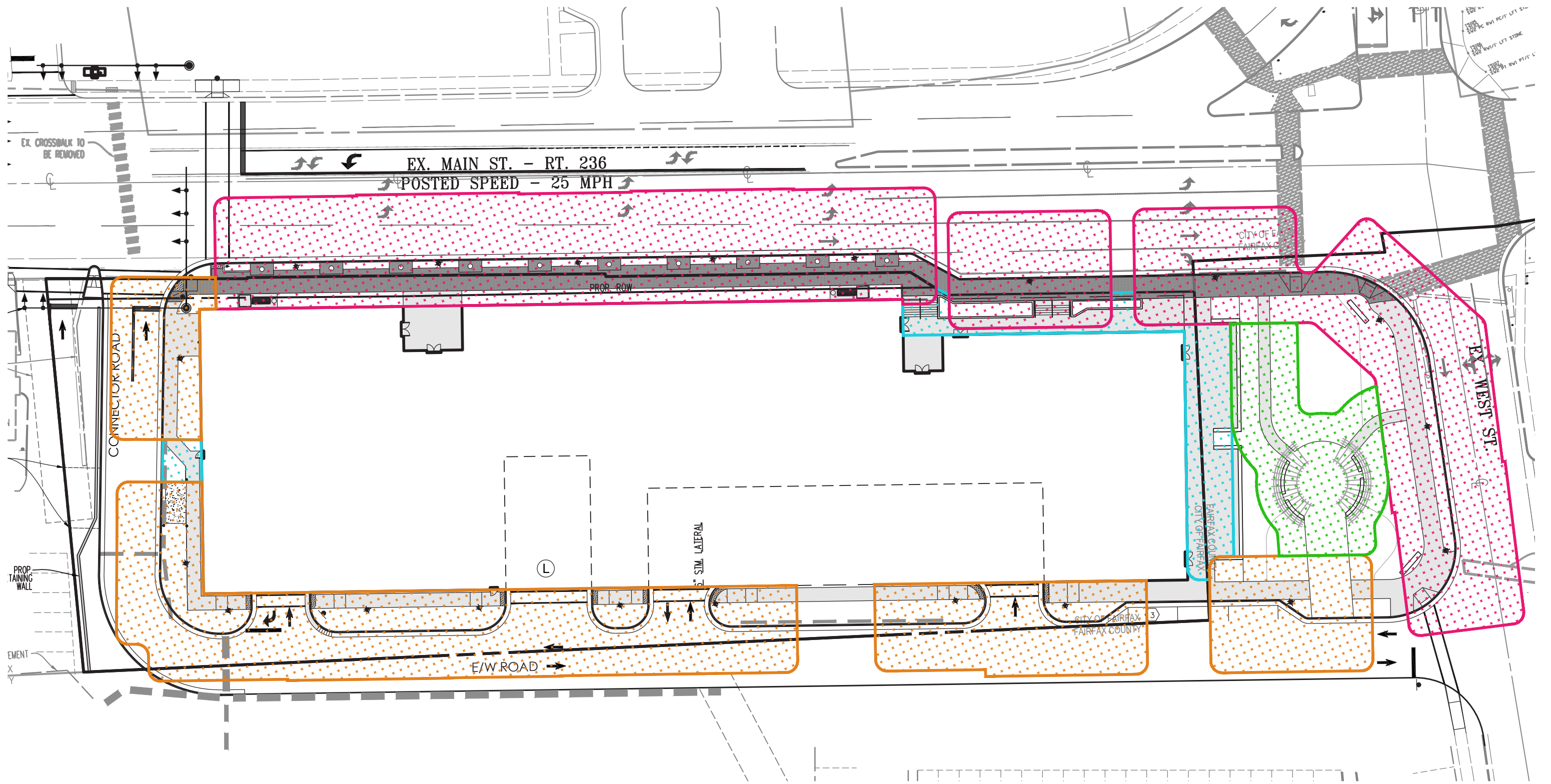
TERRACE/BALCONY PLANT SCHEDULE					
QTY	Botanical Name	Common Name	Size	Type	Remarks
<b>Terrace/Balcony Planter</b>					
200	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.	As Shown	Cont.
200	<i>Ilex crenata</i> 'Sky Pencil'	Sky Pencil Japanese Holly	24" Ht.	As Shown	Cont.
200	<i>Pieris japonica</i>	Japanese Pieris	1 Gal.	As Shown	Cont.
200	<i>Thuja occidentalis</i> 'Little Giant'	Dwarf Globe Arborvitae	1 Gal.	As Shown	Cont.

NOTE: CALCULATION OF PLANT MATERIALS PROVIDED ARE APPROXIMATE AND BASED ON THE DIMENSIONS OF THE 2ND AND 7TH FLOOR TERRACE PLANTERS (2,075 L.F.) AND FREESTANDING CONTAINERS OF UNIT BALCONIES. HOA SHALL MAINTAIN ALL PLANT MATERIAL WITHIN THE TERRACE/BALCONY PLANTERS.

STREET TREE CALCULATIONS				
Street Name	Requirements	Linear Feet Along Street	Street Trees Required	Street Trees Provided
Main St.	Street Tree Required (1 Tree per 40 L.F.)	460	12	12
Proposed Connector Road	Street Tree Required (1 Tree per 40 L.F.)	140	4	4
Proposed E/W Road	Street Tree Required (1 Tree per 40 L.F.)	370	10	10
			<b>Total Street Trees Provided (s.f.)</b>	<b>26</b>

- LANDSCAPE NOTES:**
- NO OVERALL CANOPY STANDARDS ARE REQUIRED WITHIN THE CU ZONE.
  - TRANSITIONAL YARD REQUIREMENT: PER Z.O. CH. 110 ARTICLE 4.5.5.C.1 TABLE, NO TRANSITIONAL YARDS ARE REQUIRED ADJACENT TO THE ABUTTING PROPERTIES.
  - THIS PLAN IS SCHEMATIC AND REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURE, AND LANDSCAPE ARCHITECTURE DESIGN. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.
  - TREE LOCATION, TREE QUANTITY, AND TREE SPECIES ARE SUBJECT TO CHANGE BASED ON CHANGES THAT MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN. MODIFICATIONS TO THE LANDSCAPE PLAN ARE SUBJECT TO APPROVAL OF THE CITY'S URBAN FORESTER.

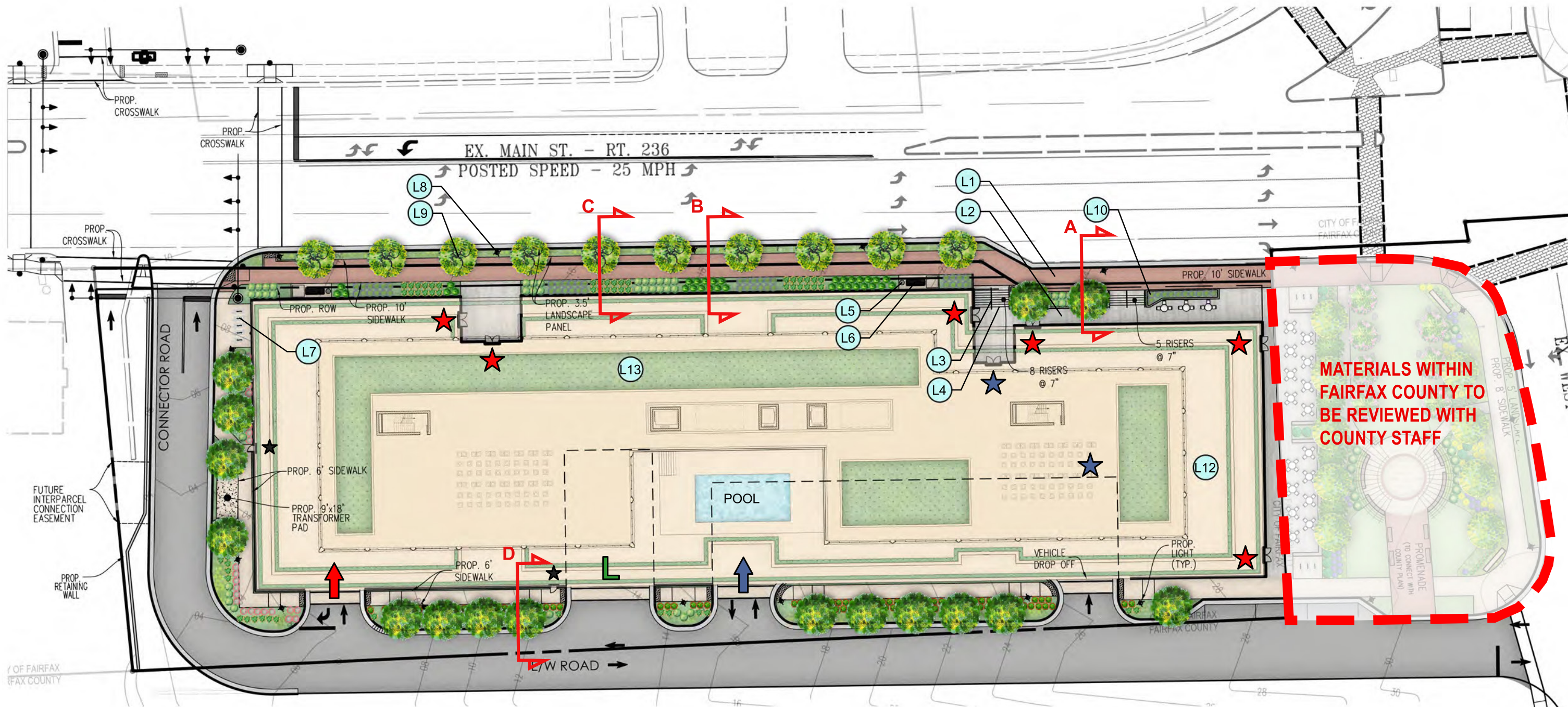
PLANT SCHEDULE						
QTY	Key	Botanical Name	Common Name	Size	Type	Remarks
<b>Canopy Trees</b>						
16	[Tree Key]	<i>Carpinus caroliniana</i> 'J.N. Upright'	Firespire American Hornbeam	3.5' Cal.	B & B	Uniform branching pattern
		<i>Nyssa sylvatica</i> 'WFH'	Tupelo Tower Black Gum	3.5' Cal.	B & B	Uniform branching pattern
		<i>Ostrya virginiana</i>	Eastern Hop-hornbeam	3.5' Cal.	B & B	Uniform branching pattern
		<i>Oxydendrum arborescens</i>	Sourwood	3.5' Cal.	B & B	Uniform branching pattern
19	[Tree Key]	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	2' Cal.	B & B	Uniform branching pattern
		<i>Betula nigra</i>	River Birch	2' Cal.	B & B	Uniform branching pattern
		<i>Ulmus americana</i> 'Valley Forge'	Valley Forge Elm	2' Cal.	B & B	Uniform branching pattern
		<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	2' Cal.	B & B	Uniform branching pattern
<b>Understory Trees (Offsite)</b>						
11	[Tree Key]	<i>Lagerstroemia indica</i> 'Twilight'	Twilight Crape Myrtle	2' Cal.	B & B	Uniform branching pattern
		<i>Magnolia virginiana</i>	Sweetbay Magnolia	2' Cal.	B & B	Uniform branching pattern
<b>Evergreen Trees</b>						
30	[Tree Key]	<i>Ilex opaca</i> 'Clarendon'	Clarendon American Holly	8' Ht.	B & B	Uniform branching pattern
		<i>Juniperus scopulorum</i> 'Blue Arrow'	Blue Arrow Juniper	8' Ht.	B & B	Uniform branching pattern
		<i>Thuja occidentalis</i> 'Dedroot's Spire'	Dedroot's Spire Arborvitae	8' Ht.	B & B	Uniform branching pattern
<b>Shrubs</b>						
339	[Shrub Key]	<i>Clethra alnifolia</i>	Summersweet	24" Ht.	As Shown	Cont.
		<i>Ilex verticillata</i>	Winterberry	24" Ht.	As Shown	Cont.
		<i>Ilex virginica</i>	Virginia Sweetshrub	24" Ht.	As Shown	Cont.
		<i>Fothergilla gardenii</i>	Dwarf Fothergilla	24" Ht.	As Shown	Cont.
<b>Groundcovers, Perennials, &amp; Grasses</b>						
460	[Groundcover Key]	<i>Anemone hepatica</i>	Threadleaf Blue Star	1 Gal.	As Shown	Cont.
		<i>Asarum canadense</i>	Wild Ginger	1 Gal.	As Shown	Cont.
		<i>Carex flacca</i>	Blue Sedge	1 Gal.	As Shown	Cont.
		<i>Carex tomentosa</i>	Snow-in-Summer	1 Gal.	As Shown	Cont.
		<i>Galium odoratum</i>	Sweet Woodruff	1 Gal.	As Shown	Cont.
		<i>Hypericum calycinum</i>	Creeeping St. John's Wort	1 Gal.	As Shown	Cont.
		<i>Rudbeckia hirta</i> var. 'Goldsturm'	Goldsturm Black-Eyed Susan	1 Gal.	As Shown	Cont.
		<i>Symphoricarpos orbifolius</i>	Aromatic Aster	1 Gal.	As Shown	Cont.



RACE  
 = 395.82  
 = 417.13  
 = 427 R2

LEGEND

- PROPOSED STREET LIGHT
- PUBLIC STREET LIGHT ZONES
- BUILDING MOUNTED LIGHT ZONES
- PRIVATE STREET LIGHT ZONES
- PEDESTRIAN LIGHT ZONES



**BICYCLE PARKING**

REQUIRED VEHICULAR PARKING:	249 SPACES
REQUIRED BICYCLE PARKING:	
FIRST 100 VEHICULAR SPACES	6 SPACES
1 SPACE/20 VEHICULAR SPACES OVER INITIAL 100	8 SPACES
<b>TOTAL REQUIRED</b>	<b>14 SPACES</b>

PROVIDED BICYCLE PARKING 14 SPACES

NOTE: 12 SPACES PROVIDED ON SITE OUTSIDE OF BUILDING AND 2 SPACES PROVIDED IN GARAGE AND/OR WITHIN PORTE COCHERE

**ON-STREET PARKING**

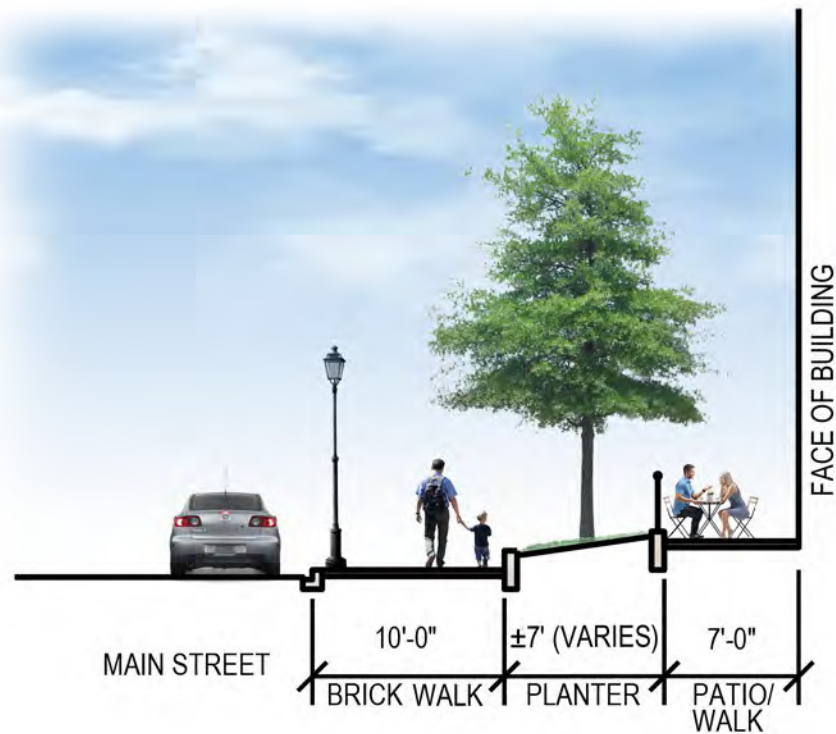
PARKING SPACES WITHIN CITY OF FAIRFAX:	1.5 SPACES
PARKING SPACES WITHIN FAIRFAX COUNTY:	1.5 SPACES
<b>TOTAL ON-STREET PARKING:</b>	<b>3 SPACES</b>

**KEY (REFER TO CUT SHEETS)**

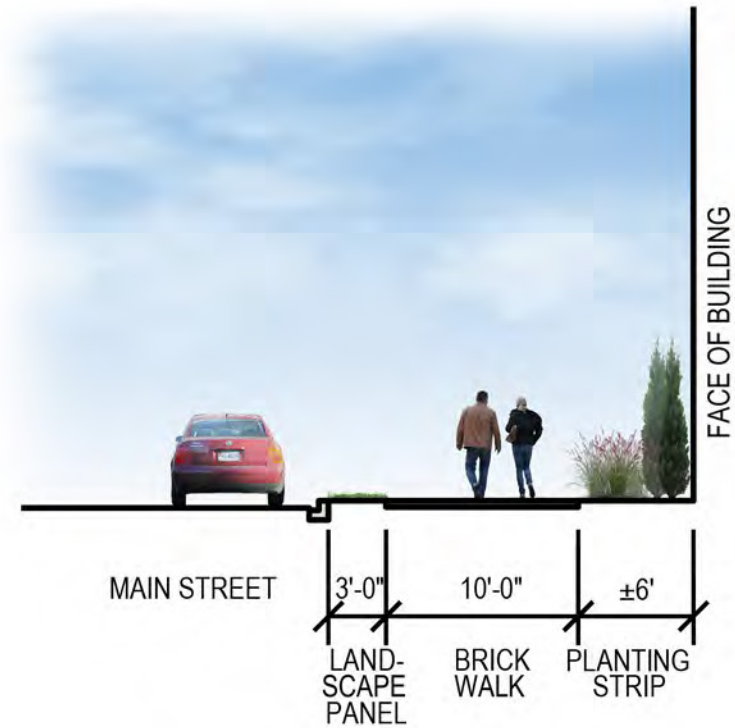
- |                       |                              |
|-----------------------|------------------------------|
| (L1) BRICK SIDEWALK   | (L8) LIGHT POLE              |
| (L2) PORCELAIN PAVERS | (L9) TREE GRATE              |
| (L3) HANDRAIL         | (L10) BULLET LIGHT           |
| (L4) STEP LIGHTS      | (L11) BALCONY CONTAINERS     |
| (L5) TRASH RECEPTACLE | (L12) ROOFTOP PAVERS         |
| (L6) BENCH            | (L13) GREEN ROOF TRAY SYSTEM |
| (L7) BIKE RACK        |                              |

**LEGEND**

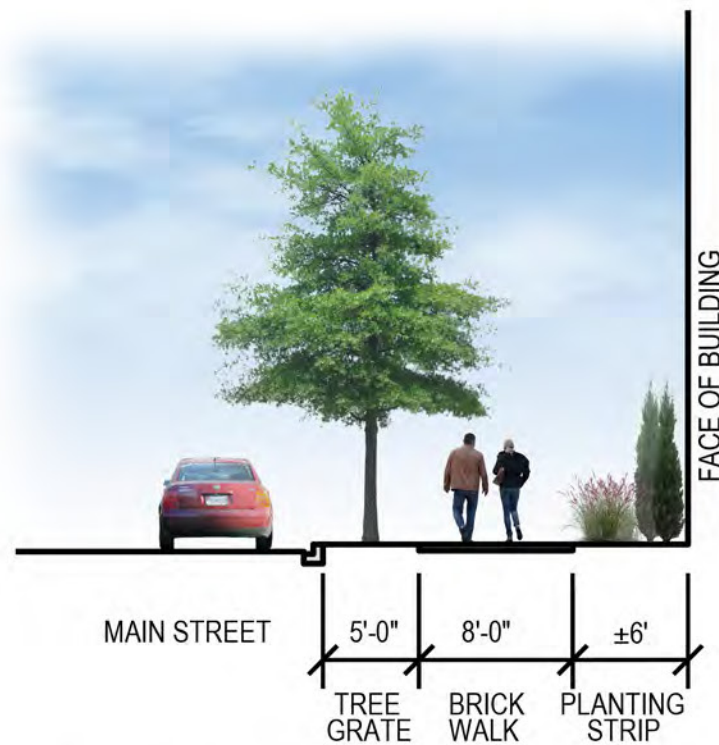
- ★ COMMERCIAL BUILDING ENTRY
- ★ RESIDENTIAL BUILDING ENTRY
- ★ EMERGENCY BUILDING EXIT
- ➔ COMMERCIAL GARAGE ENTRY
- ➔ RESIDENTIAL/BANK BRANCH GARAGE ENTRY
- L LOADING/SERVICE AREA



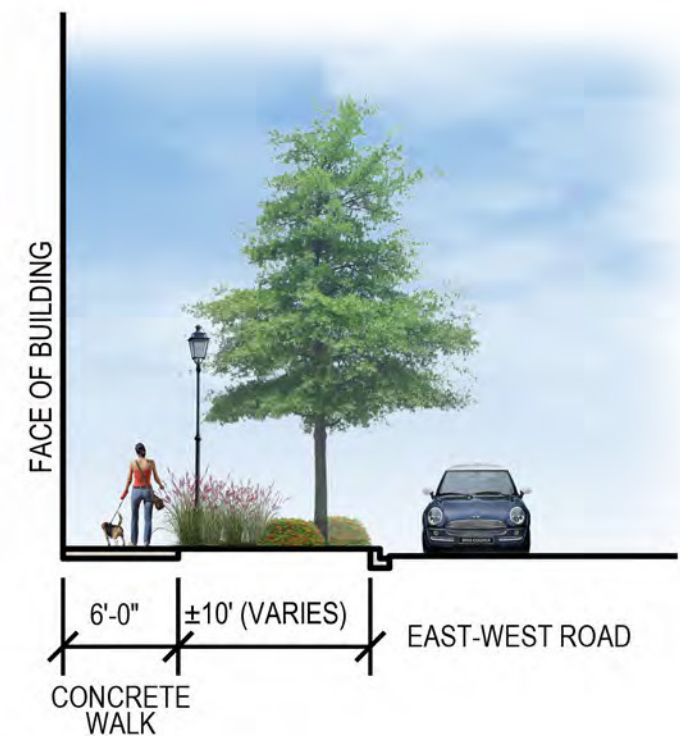
SECTION 'A'  
Scale: 1" = 10'



SECTION 'B'  
Scale: 1" = 10'



SECTION 'C'  
Scale: 1" = 10'



SECTION 'D'  
Scale: 1" = 10'