

Owner  
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Civil Engineer  
 Walter L. Phillips  
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SEAL

| ISSUED FOR   | DATE     |
|--|----------|
| 1 Preliminary Application for MAC Zone Designation | 12/06/17 |
| 2 Preliminary Application for MAC Zone Designation | 02/15/18 |
| 3 Preliminary Application for MAC Zone Designation | 04/11/18 |
| 4 Preliminary Application for MAC Zone Designation | 04/11/18 |
| 5 Preliminary Application for MAC Zone Designation | 06/25/18 |
| 6 Work Session                                     | 10/04/18 |
| 7 Preliminary Application for MAC Zone Designation | 10/29/18 |
| 8 Preliminary Application for MAC Zone Designation | 04/29/20 |

PROJECT NO. 17041 SCALE: As Shown

DRAWN BY: BB, RJ, BH REVIEWED BY: MR

**LS-1.06**  
 LEVEL 2  
 EAST MATERIALS PLAN

**HARDSCAPE KEY**

PAVING

- P1 C.I.P. CONCRETE PAVING
- P2A BRICK PAVING, RUNNING BOND
- P2B BRICK PAVING, HERRINGBONE
- P2C 8" BRICK PAVER BAND
- P3 IPE WOOD DECK
- P4 DETECTABLE WARNING CONCRETE DOME PAVERS
- P5 PORCELAIN PAVERS
- P6 POOL COPING
- P8 ARTIFICIAL TURF
- P9 RIVER ROCKS @ BLDG. EDGE IN PLANTERS
- P10 RIVER ROCKS @ SWALE (SEE CIVIL DWGS.)
- P11 PORCELAIN PAVERS
- P12 CRUSHED GRANITE

WALLS/ CURBS/ FENCES

- C1 C.I.P. CONCRETE FLUSH CURB
- C2 PRECAST CONCRETE FLUSH CURB/ BAND
- F1 POOL FENCE, METAL
- F2 POOL FENCE, GLASS
- F3 POOL FENCE, GLASS, WALL MOUNTED
- F4 FENCE, METAL
- FG FENCE GATE, METAL
- R1 ALUMINUM RAILING
- S1 C.I.P. CONCRETE STAIRS WITH STAINLESS STEEL HANDRAIL
- W1 BRICK RETAINING WALL, DOUBLE SIDED (A - AT GRADE, B - ON STRUCTURE)

SITE AMENITIES

- B1 BENCH
- B2 BENCH, PLINTH
- B3 BENCH, WALL MOUNTED
- BI PREFABRICATED BRIDGE OVER SWALE
- BO VEHICULAR BOLLARD @ 5'-0" O.C.
- BR BIKE RACK
- DF DRINKING WATER FOUNTAIN
- FP FIRE PIT
- ME METAL EDGE RESTRAINT @ PAVERS
- OK OUTDOOR KITCHEN
- TR LITTER/RECYCLE RECEPTACLE
- PL1 PLANTER, TYPE 1
- PL2 PLANTER, TYPE 2
- PL3 PLANTER GROUP, TYPE 3
- PS PET STATION
- SLP STRING LIGHT POST

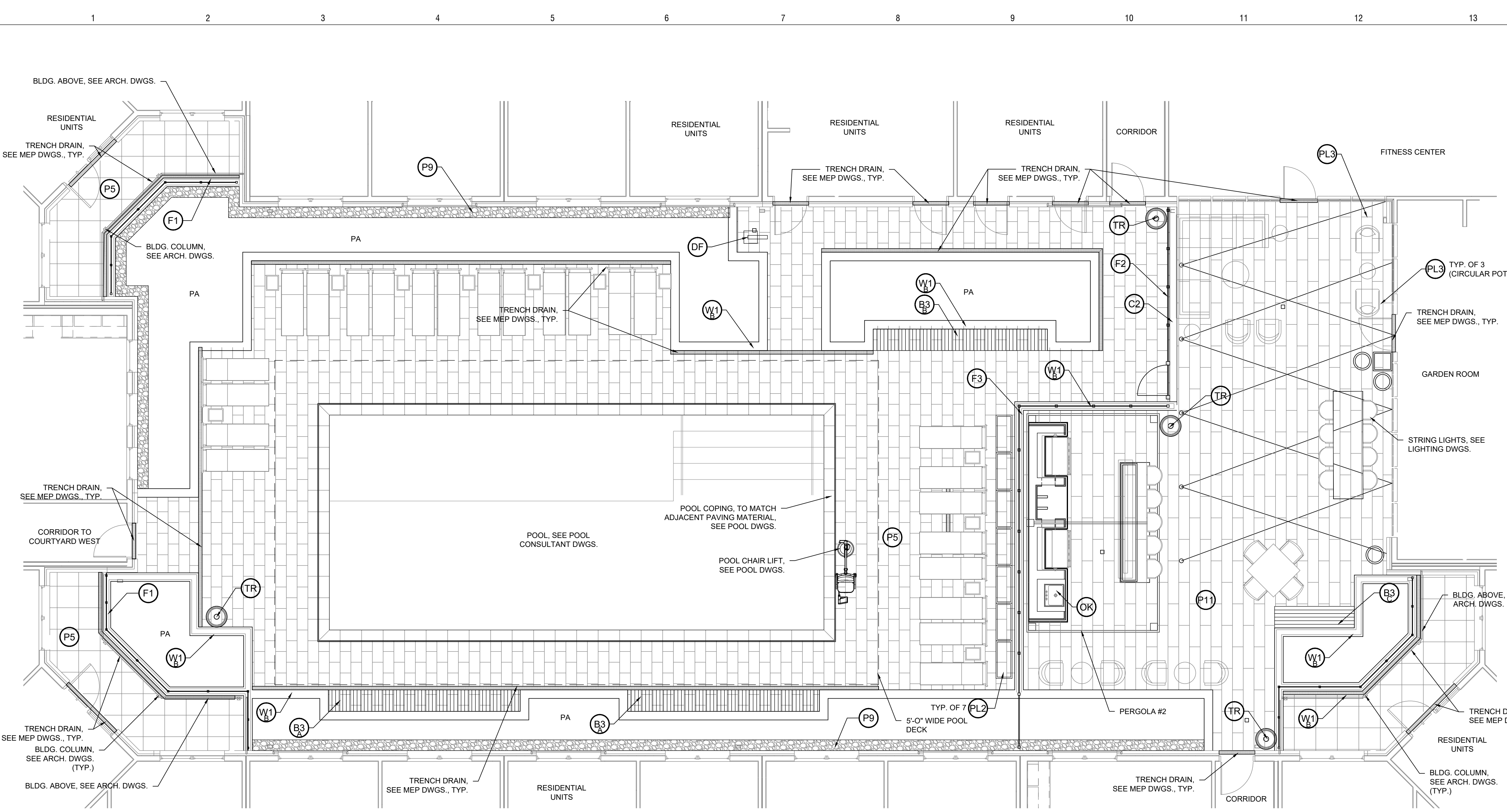
PA PLANTING AREA

DRAIN - SEE MEP DWGS. (TYP)

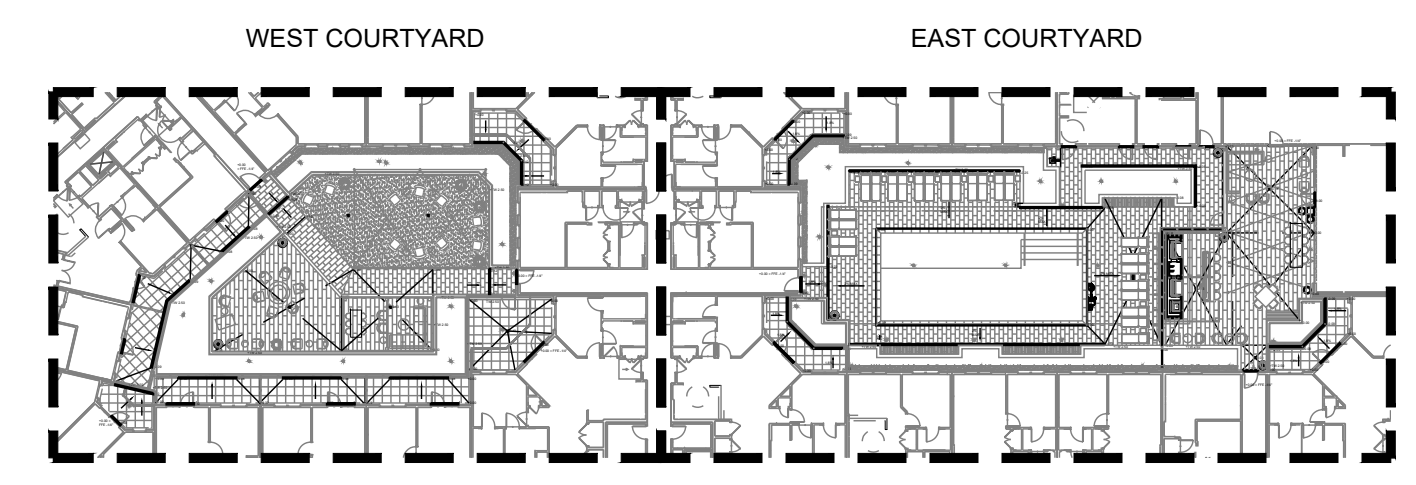
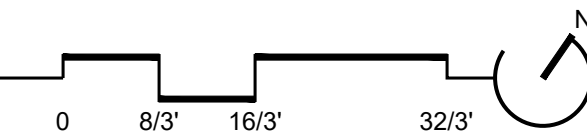
- AREA DRAIN
- TRENCH DRAIN

**NOTES:**

1. SEE ELECTRICAL DRAWINGS FOR ALL LIGHTING CONDUITS, MOUNTING DETAILS, ETC.
2. COMPLY WITH LOCAL AND CITY STANDARDS NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
3. REFER TO LIGHTING FIXTURE MANUFACTURER'S DETAILS, LAYOUT, PHOTOGRAPHIC DETAILS, ETC.
4. ALL WALLS ON STRUCTURE TO BE DESIGNED AND DOCUMENTED BY PROJECT STRUCTURAL ENGINEER.
5. REFER TO MEP DWGS. FOR ALL DRAINAGE, WATER CALCULATIONS ETC.
6. REFER TO POOL CONSULTANT'S DWGS. FOR ALL POOL RELATED INFORMATION.
7. FF&E SHOWN FOR DESIGN INTENT ONLY.



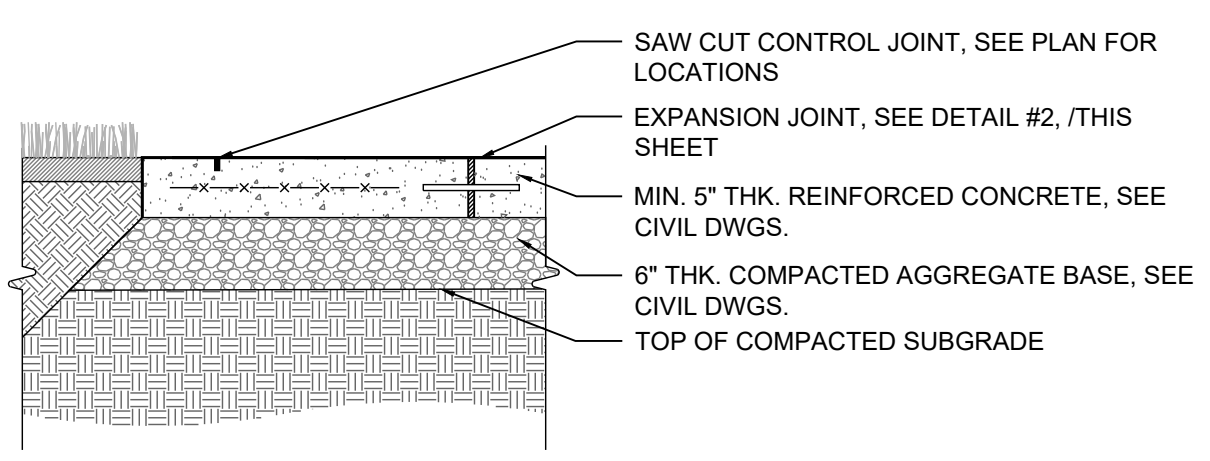
**1 MATERIALS PLAN - COURTYARD EAST**  
 3/16"=1'-0"



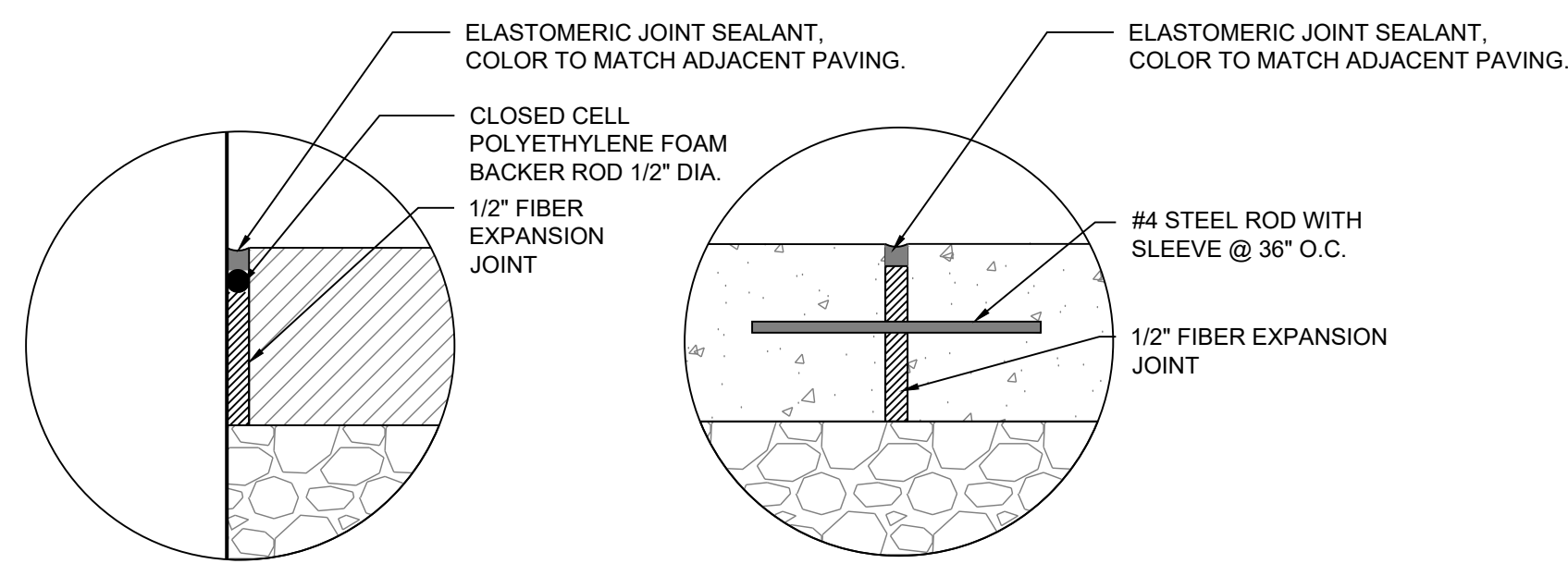
KEY PLAN  
 NTS

**LS-1.06**  
 LEVEL 2  
 EAST MATERIALS PLAN



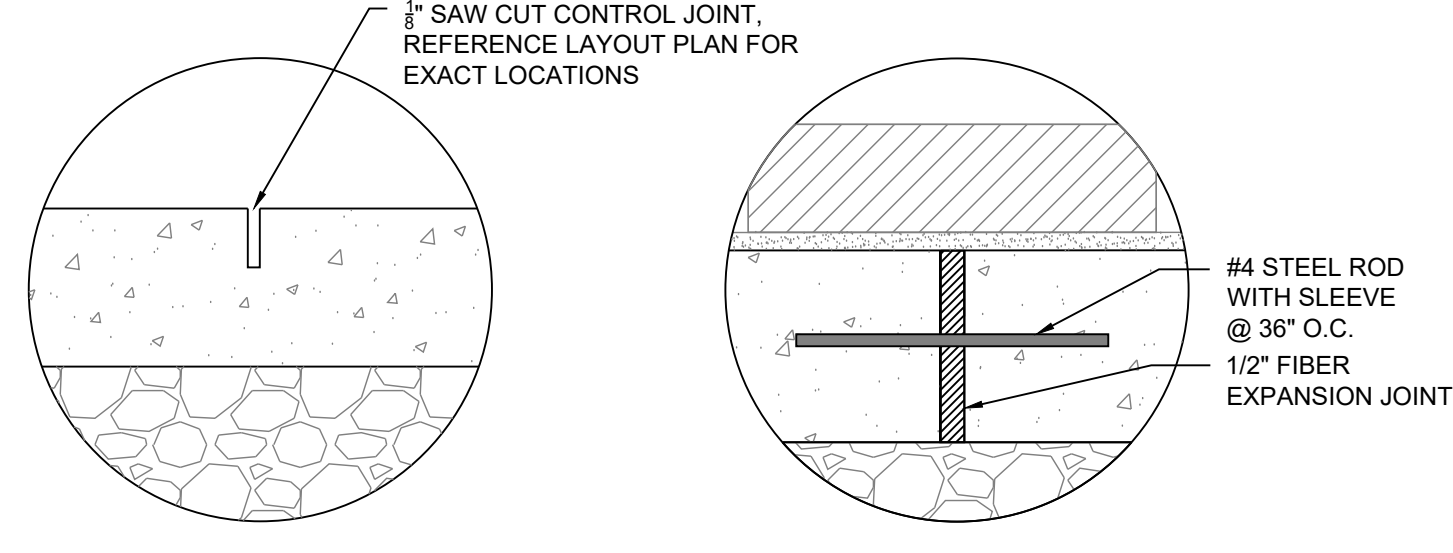


**A - PEDESTRIAN CONCRETE ON GRADE**



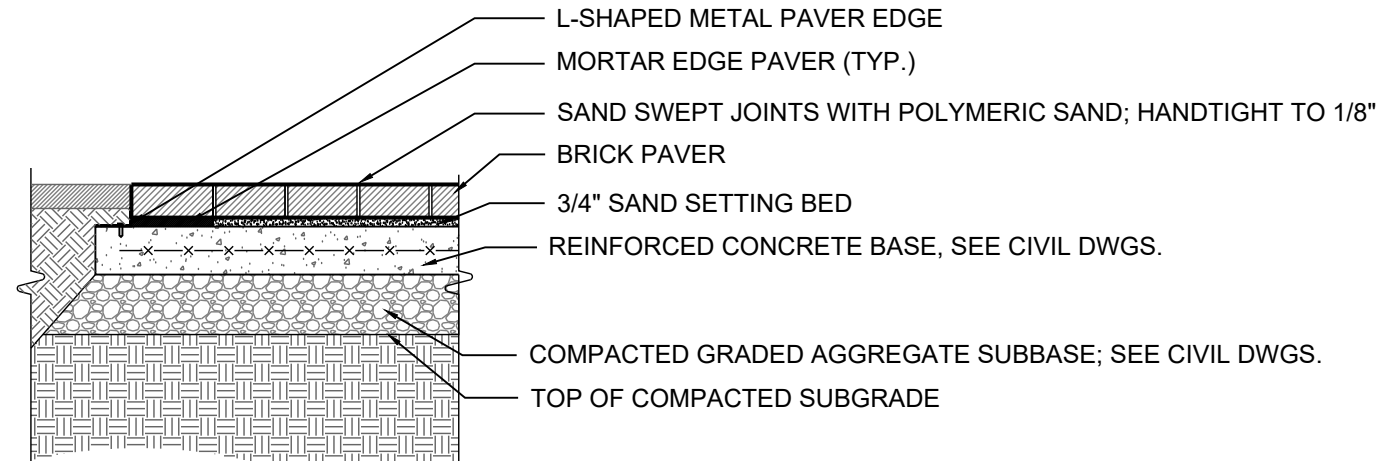
**EXPANSION JOINT @ VERTICAL FACE (WALLS, CURBS, BUILDINGS & STRUCTURES)**

**EXPANSION JOINT @ CONCRETE**

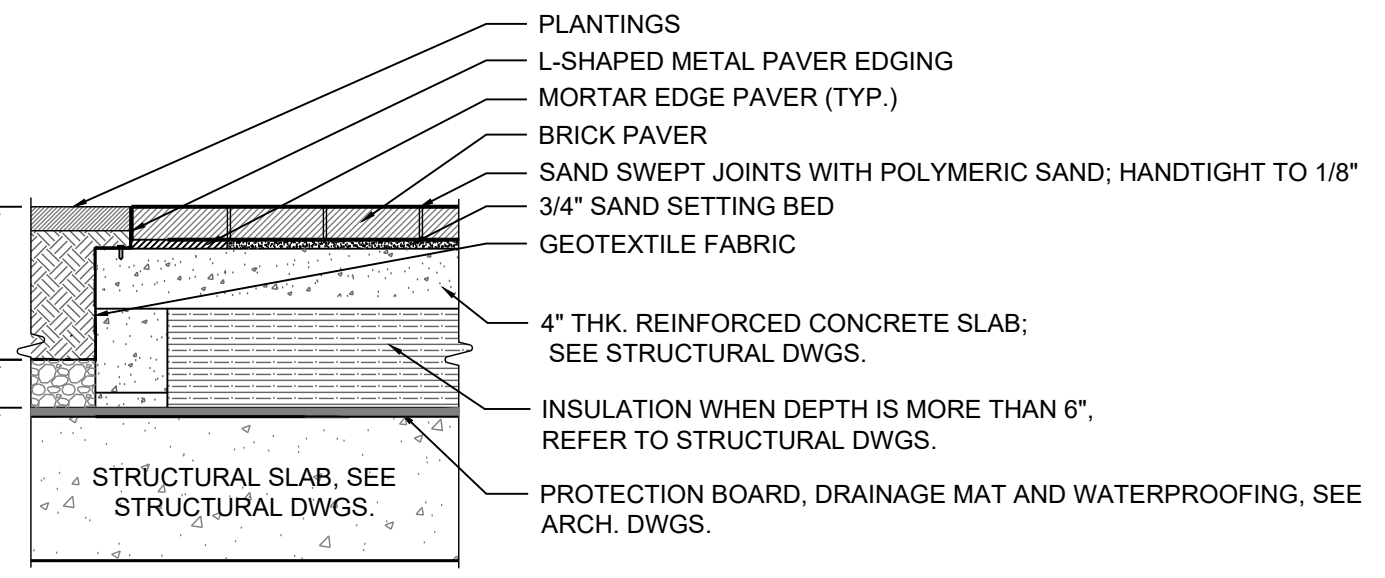


**CONTRACTION JOINT @ CONCRETE**

**EXPANSION JOINT @ PAVER ON SAND SETTING BED**

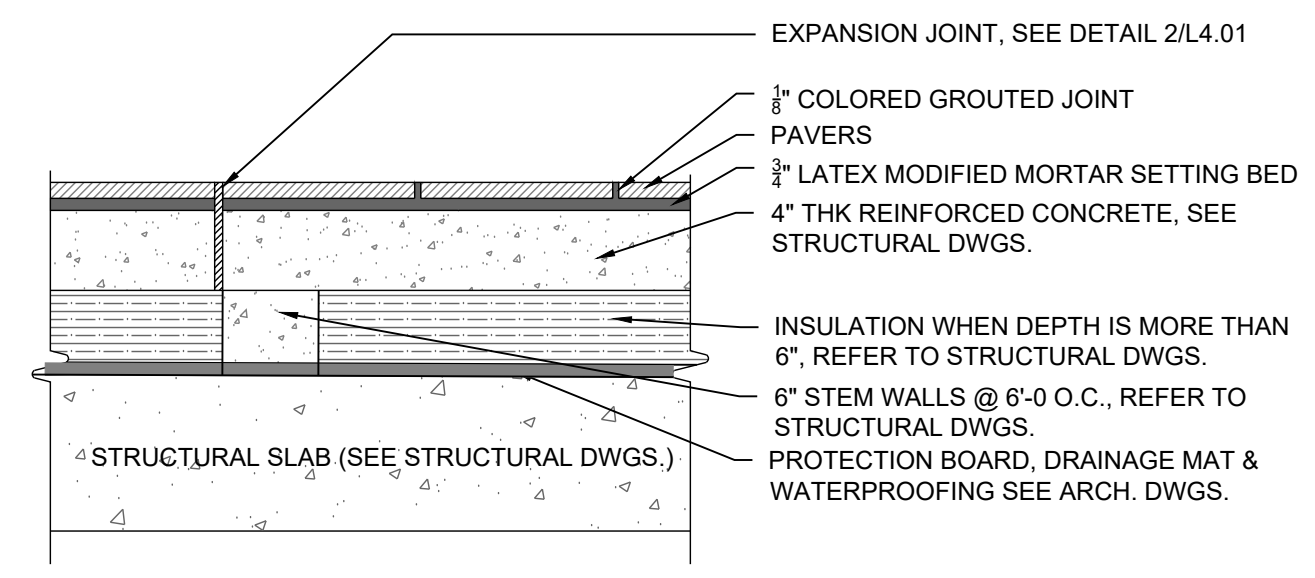


**A - BRICK PAVERS ON GRADE**



**B - PAVERS ON STRUCTURE**

- NOTES:  
 1. EXPANSION JOINTS AT 20' O.C. IN CONCRETE BASE UNLESS OTHERWISE NOTED.  
 2. ADD EXPANSION JOINTS WHEN PAVERS ABUT A RIGID SURFACE SUCH AS BUILDINGS, WALLS, OR CHANGES IN MATERIAL.  
 3. SEE CIVIL SPECS FOR CONCRETE.  
 4. REFER TO STRUCTURAL DWGS. FOR CONCRETE SLAB AND STEM WALLS ON STRUCTURE



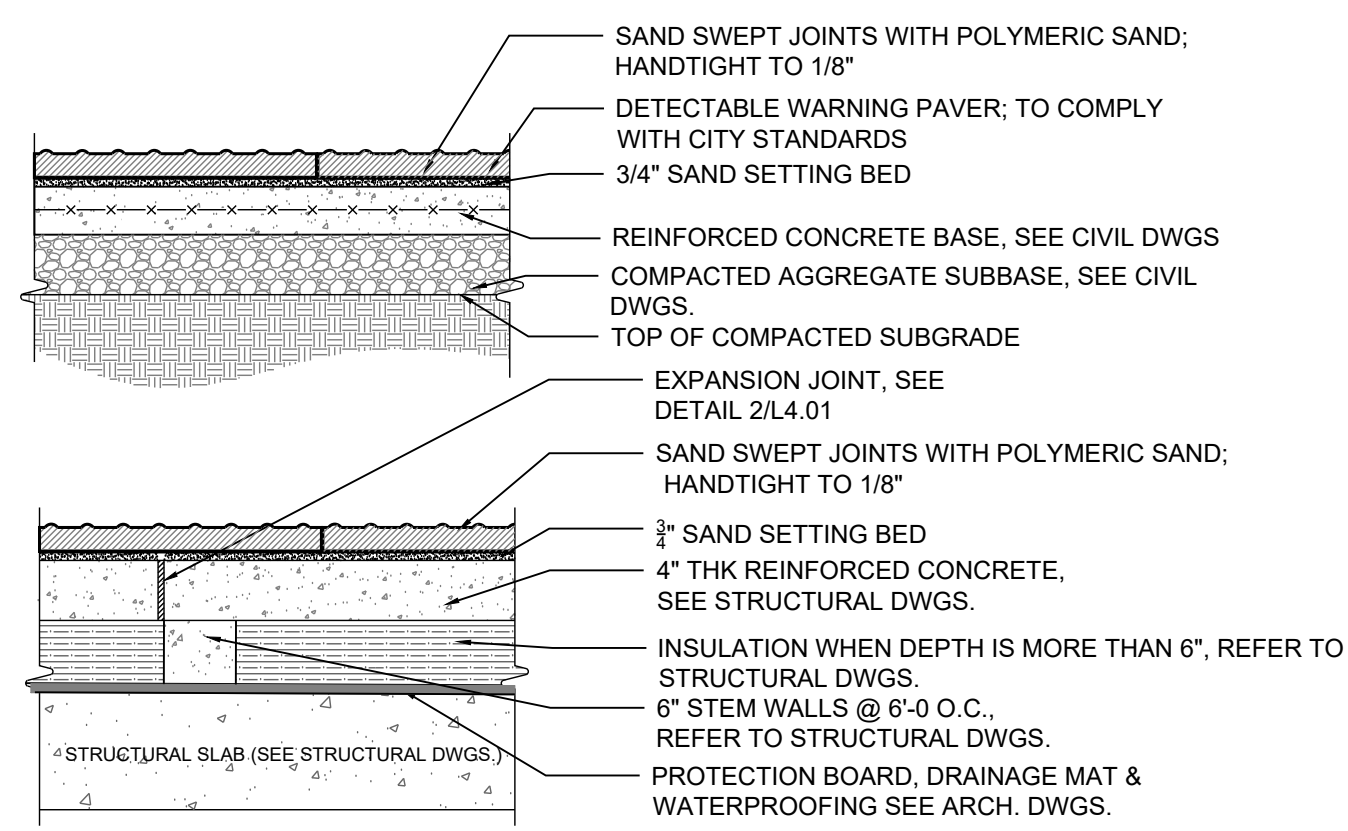
- NOTES:  
 1. EXPANSION JOINTS AT 20' O.C. IN CONCRETE BASE UNLESS OTHERWISE NOTED.  
 2. ADD EXPANSION JOINTS WHEN PAVERS ABUT A RIGID SURFACE SUCH AS BUILDINGS, WALLS, OR CHANGES IN MATERIAL.  
 3. REFER TO STRUCTURAL DWGS. FOR CONCRETE SLAB AND STEM WALLS ON STRUCTURE

**1 CAST-IN-PLACE CONCRETE PAVING**  
 3/4"=1'-0"

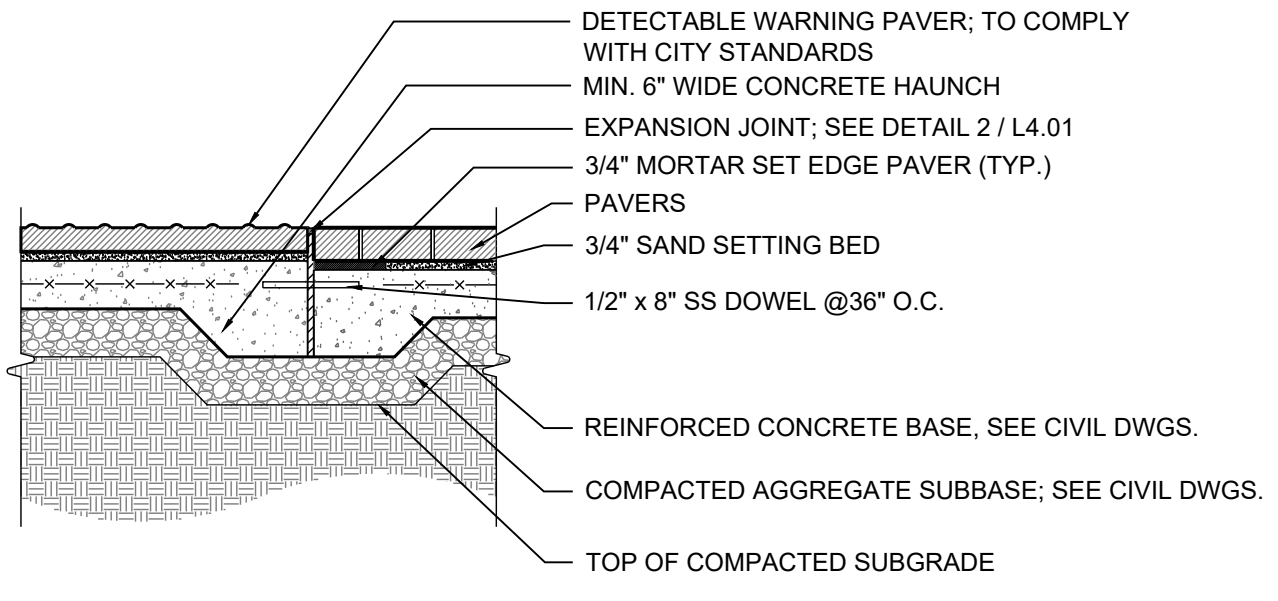
**2 CONCRETE JOINTS**  
 3/8"=1'-0"

**3 BRICK PAVING**  
 3/4"=1'-0"

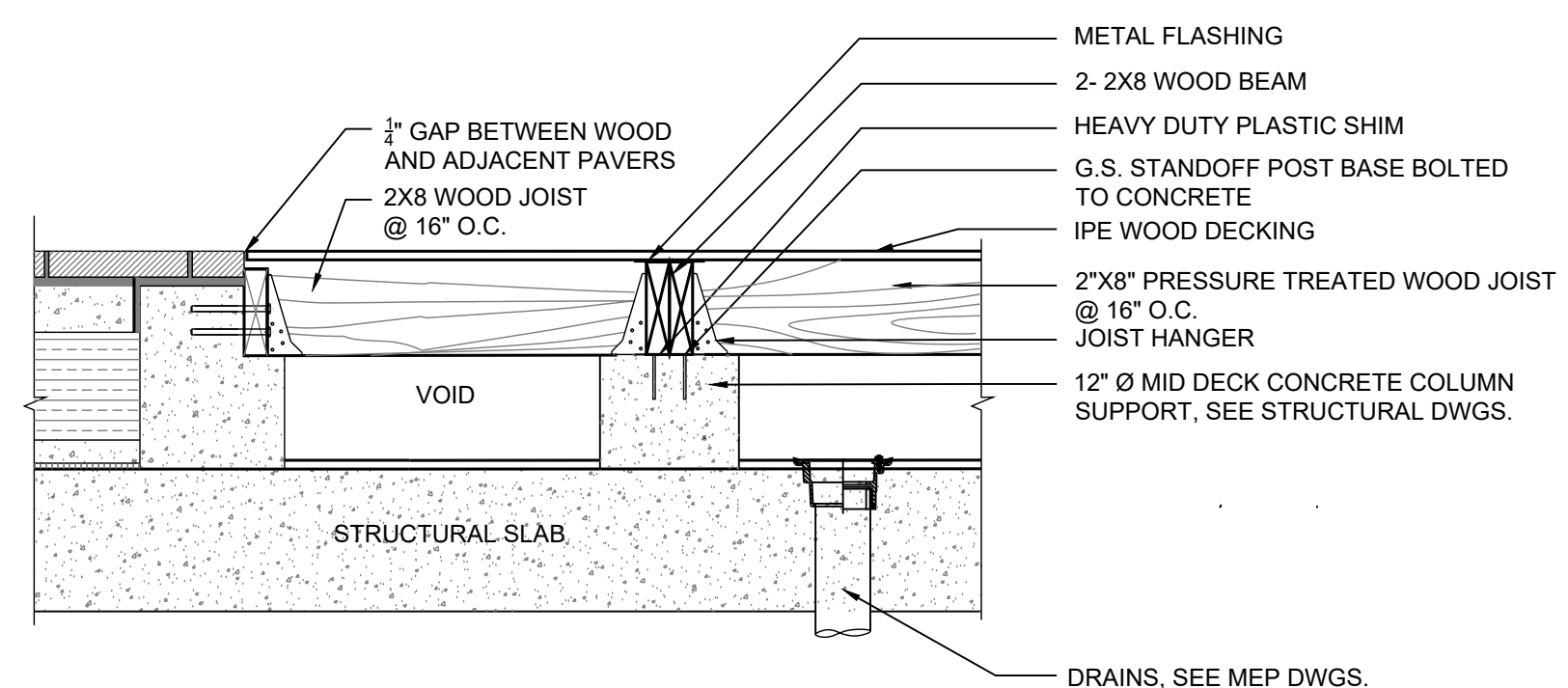
**4 PORCELAIN PAVERS (MORTARED)**  
 1"=1'-0"



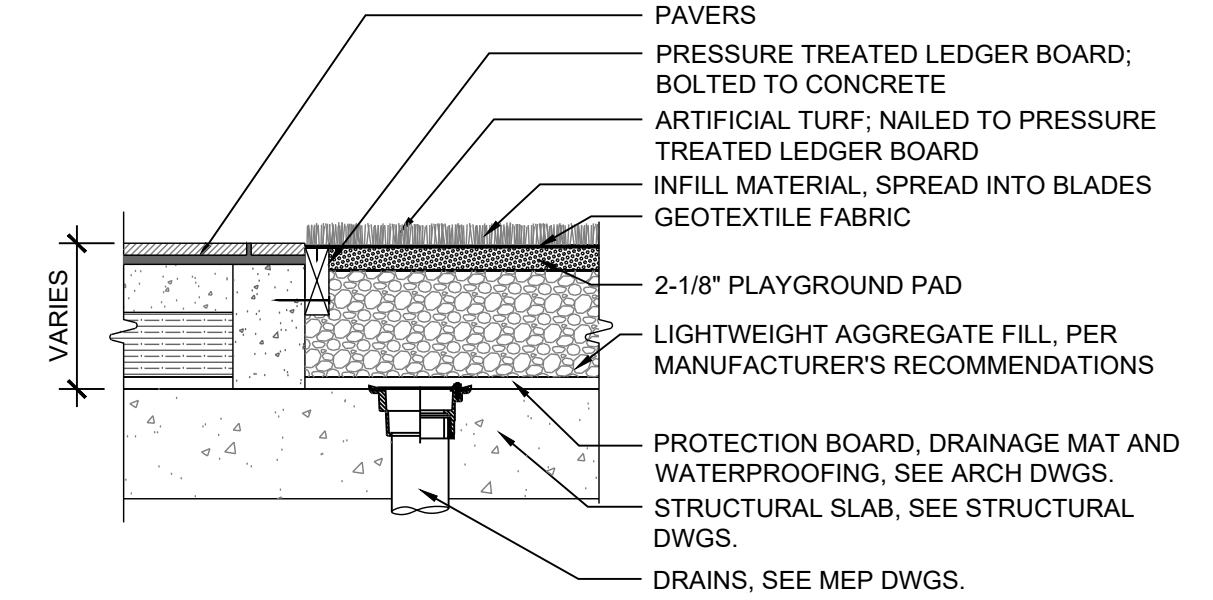
- NOTES:  
 1. EXPANSION JOINTS AT 20' O.C. IN CONCRETE BASE UNLESS OTHERWISE NOTED.  
 2. ADD EXPANSION JOINTS WHEN PAVERS ABUT A RIGID SURFACE SUCH AS BUILDINGS, WALLS, OR CHANGES IN MATERIAL.  
 3. REFER TO STRUCTURAL DWGS. FOR CONCRETE SLAB AND STEM WALLS ON STRUCTURE



- NOTES:  
 1. EXPANSION JOINTS AT 20' O.C. UNLESS OTHERWISE MENTIONED.  
 2. EXPANSION JOINT TO GO THROUGH CONCRETE BASE ONLY.  
 3. REFER TO CIVIL DWGS. FOR CONCRETE DETAILS AND SPECS



- NOTES:  
 1. REFER TO STRUCTURAL DWGS. FOR STRUCTURAL SLAB ELEVATIONS AND DETAILS / REINFORCEMENT  
 2. REFER TO MEP DWGS. FOR DRAINS ETC.  
 3. REFER TO ARCH. DWGS. FOR WATERPROOFING AND ALL ROOF LAYERS  
 4. CONTRACTOR TO SUBMIT SHOP DWGS. FOR ALL DECKS, DETAILS AND USE HIDDEN FASTENERS  
 5. THERE SHOULD BE NO STANDING WATER ON THE STRUCTURAL SLAB BELOW THE WOOD DECK  
 6. STRUCTURAL ENGINEER TO DESIGN ALL STRUCTURAL COMPONENTS OF THE DECK FOR STABILITY AND WIND LIFT ETC.

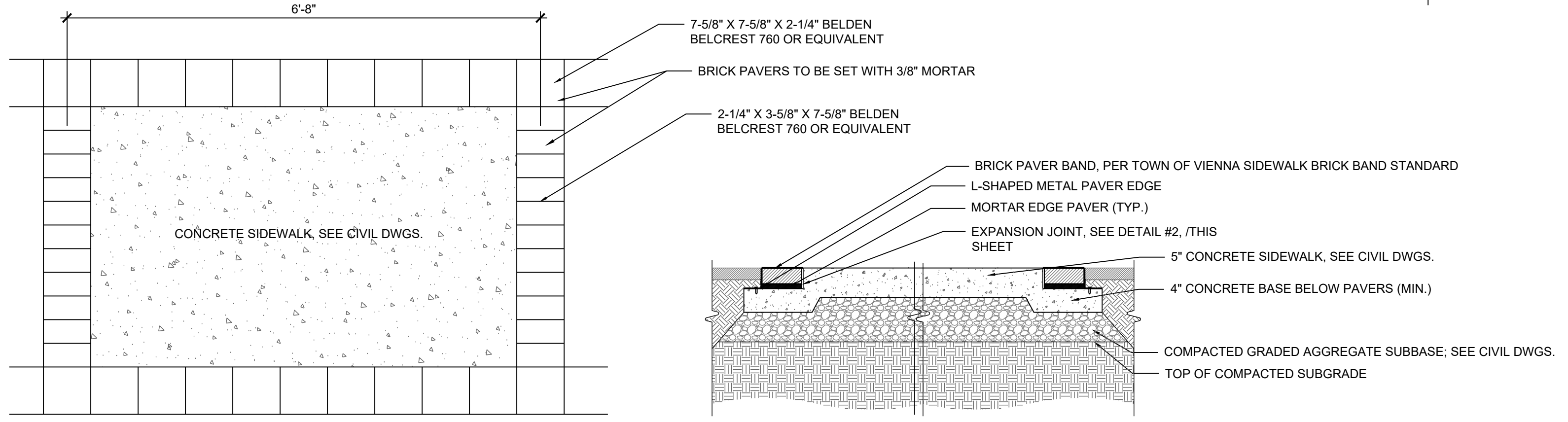


- NOTE:  
 1. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION OF TURF

**5 DETECTABLE WARNING CONCRETE DOME PAVERS**  
 3/4"=1'-0"

**6 WOOD DECK**  
 3/4"=1'-0"

**7 ARTIFICIAL TURF**  
 3/4"=1'-0"



**8 BRICK BAND @ CONCRETE SIDEWALK (NUTLEY)**  
 3/4"=1'-0"

**Town of Vienna**  
**Approved**  
 06/09/2021

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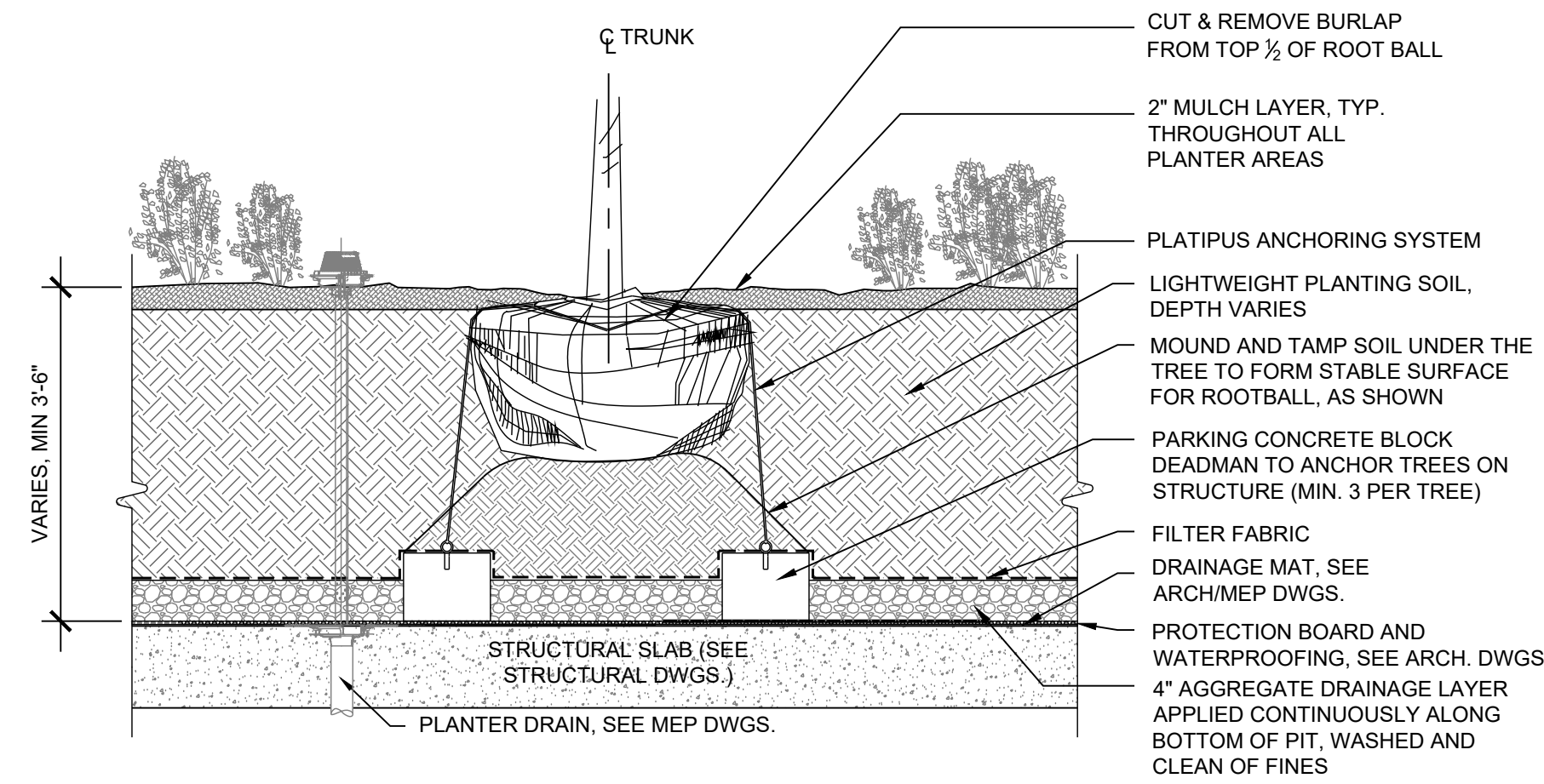
SEAL

| ISSUED FOR                  | DATE     |
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| 1. MAC Zone Designation     | 12/06/17 |
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| Preliminary Application for |          |
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| Preliminary Application for |          |
| 8. MAC Zone Designation     | 04/29/20 |

PROJECT NO. 17041 SCALE: As Shown  
 DRAWN BY: BB,RJ, BH REVIEWED BY: MR

**LS-4.01**  
 HARDSCAPE DETAILS

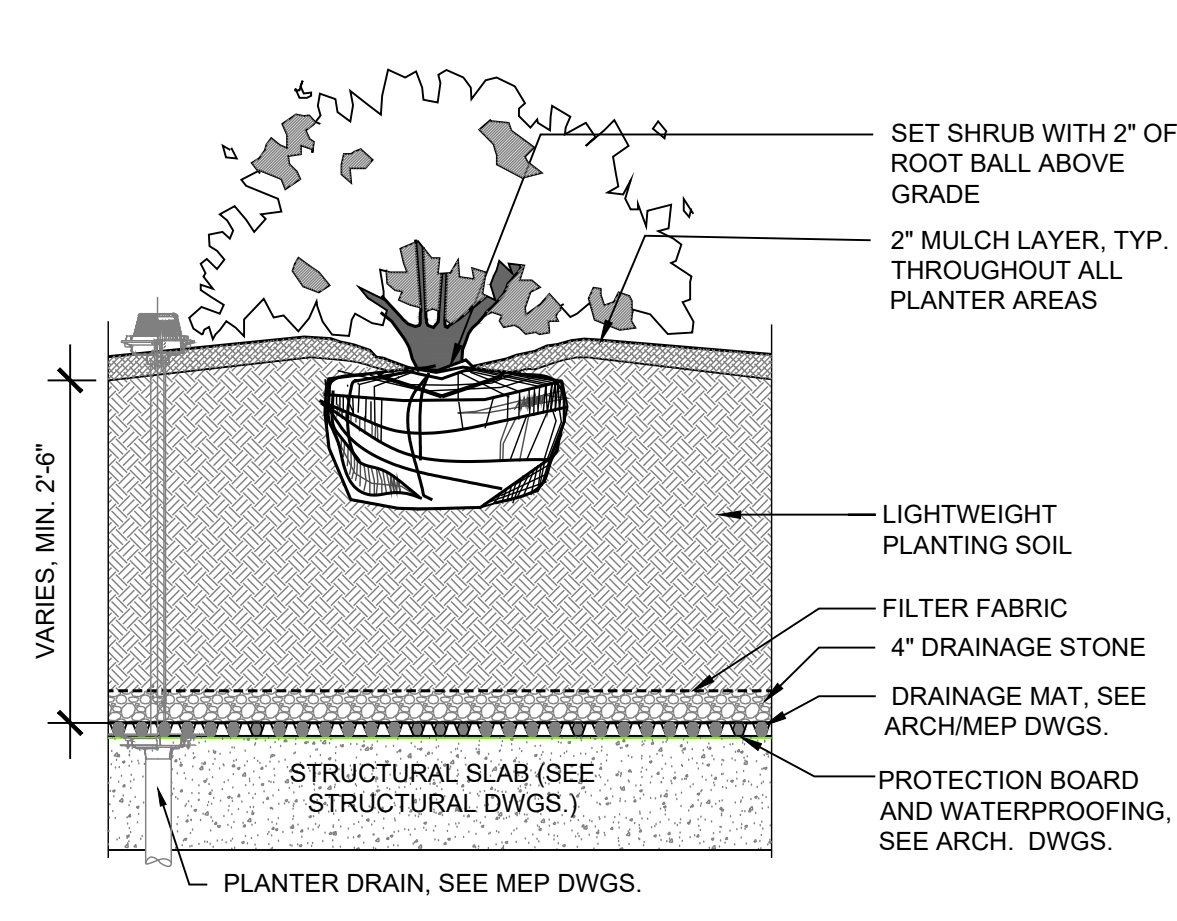




- NOTE:
1. REFER TO STRUCTURAL DWGS. FOR STRUCTURAL SLAB ELEVATIONS AND DETAILS / REINFORCEMENT
  2. REFER TO MEP DWGS. FOR PLANTER DRAIN LOCATIONS
  3. REFER TO ARCH. DWGS. FOR WATERPROOFING AND ROOF LAYERS
  4. WRAP AND OVERLAP FILTER FABRIC AROUND ALL PLANTER WALLS, KEEP 1" BELOW FINISHED SURFACE
  5. DEADMEN TO BE PLACED PRIOR TO SOIL PLACEMENT (TYP.)

**1 TREE PLANTING ON STRUCTURE**

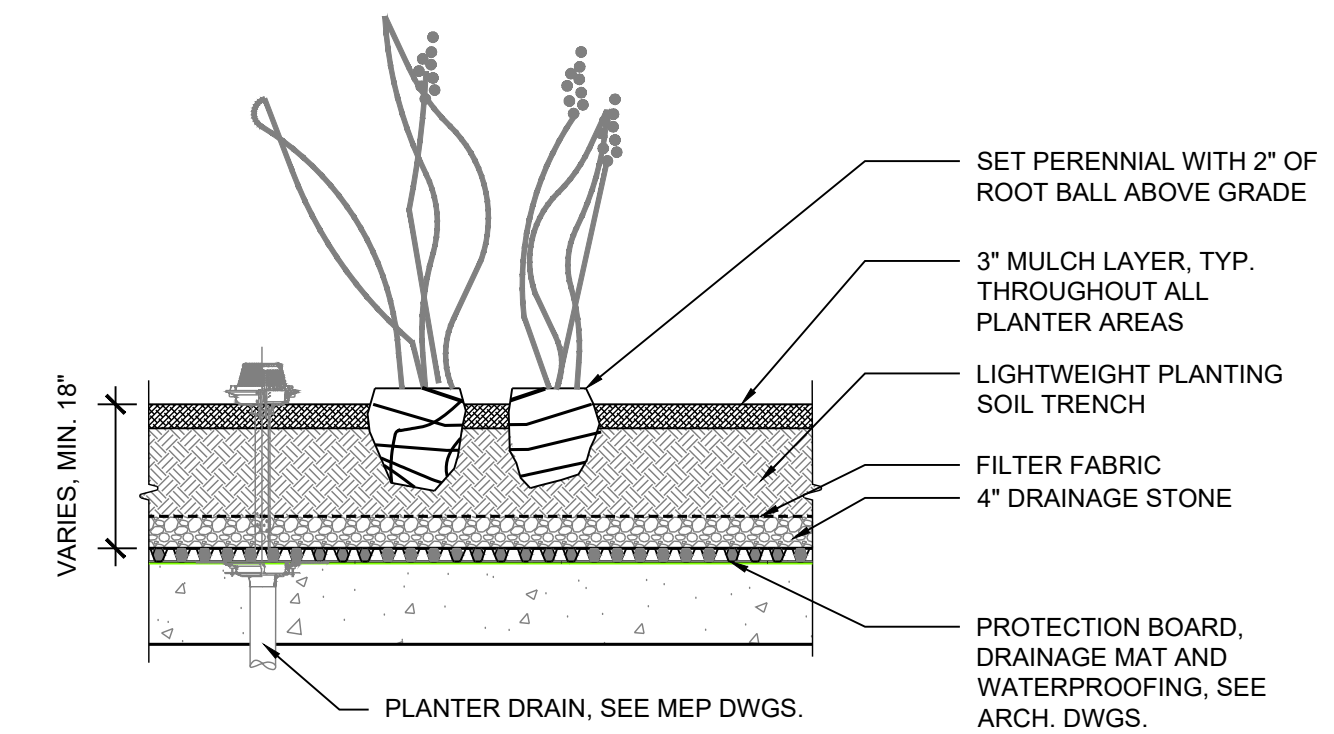
1/2"=1'-0"



- NOTE:
1. REFER TO STRUCTURAL DWGS. FOR STRUCTURAL SLAB ELEVATIONS AND DETAILS / REINFORCEMENT
  2. REFER TO MEP DWGS. FOR PLANTER DRAIN LOCATIONS
  3. REFER TO ARCH. DWGS. FOR WATERPROOFING LAYERS
  4. WRAP AND OVERLAP FILTER FABRIC AROUND ALL PLANTER WALLS, KEEP 1" BELOW FINISHED SURFACE

**2 SHRUB ON STRUCTURE**

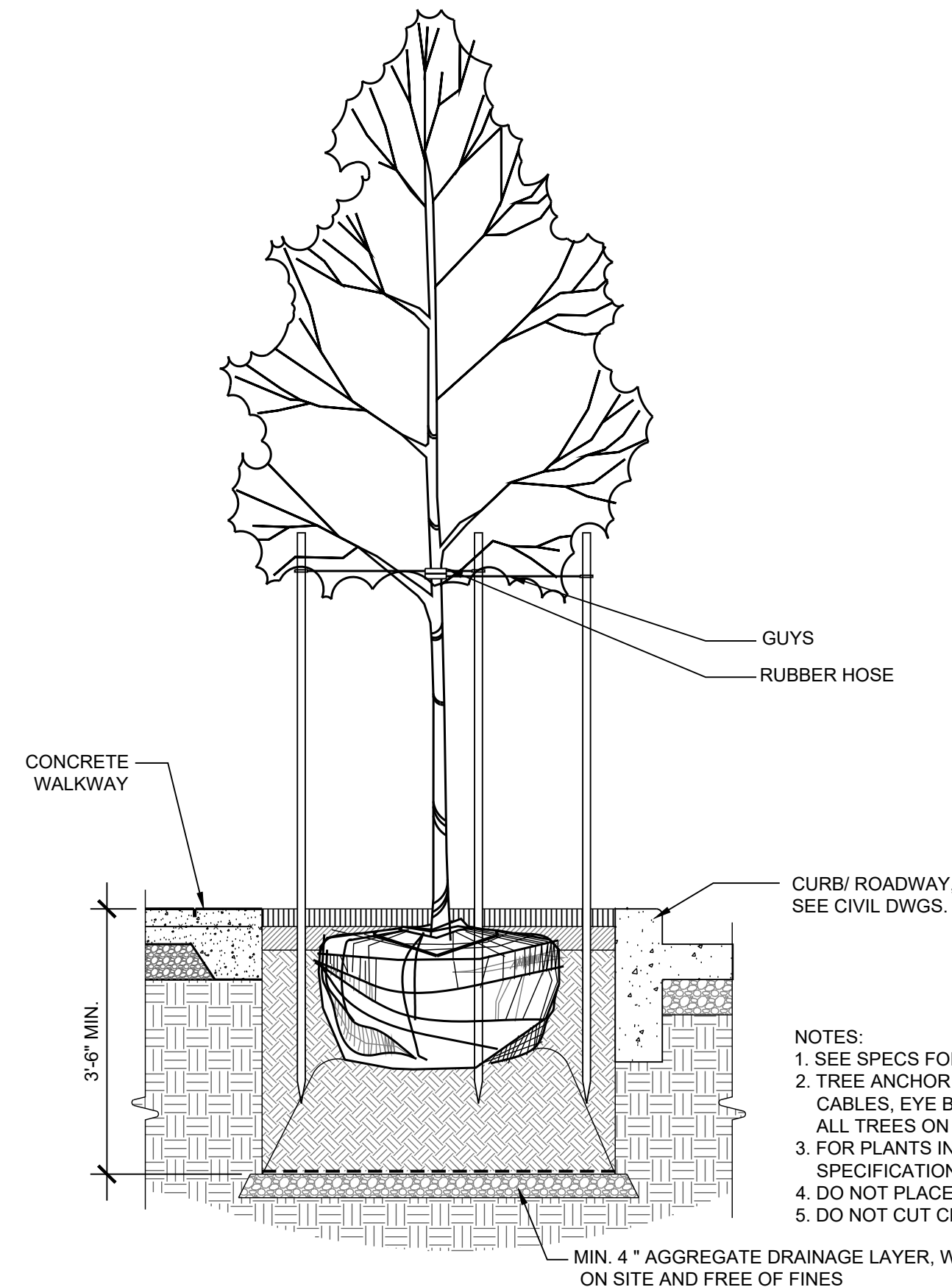
1/2"=1'-0"



- NOTE:
1. REFER TO STRUCTURAL DWGS. FOR STRUCTURAL SLAB ELEVATIONS AND DETAILS / REINFORCEMENT
  2. REFER TO MEP DWGS. FOR PLANTER DRAIN LOCATIONS
  3. REFER TO ARCH. DWGS. FOR WATERPROOFING LAYERS
  4. WRAP AND OVERLAP FILTER FABRIC AROUND ALL PLANTER WALLS, KEEP 1" BELOW FINISHED SURFACE

**3 PERENNIAL PLANTING ON STRUCTURE**

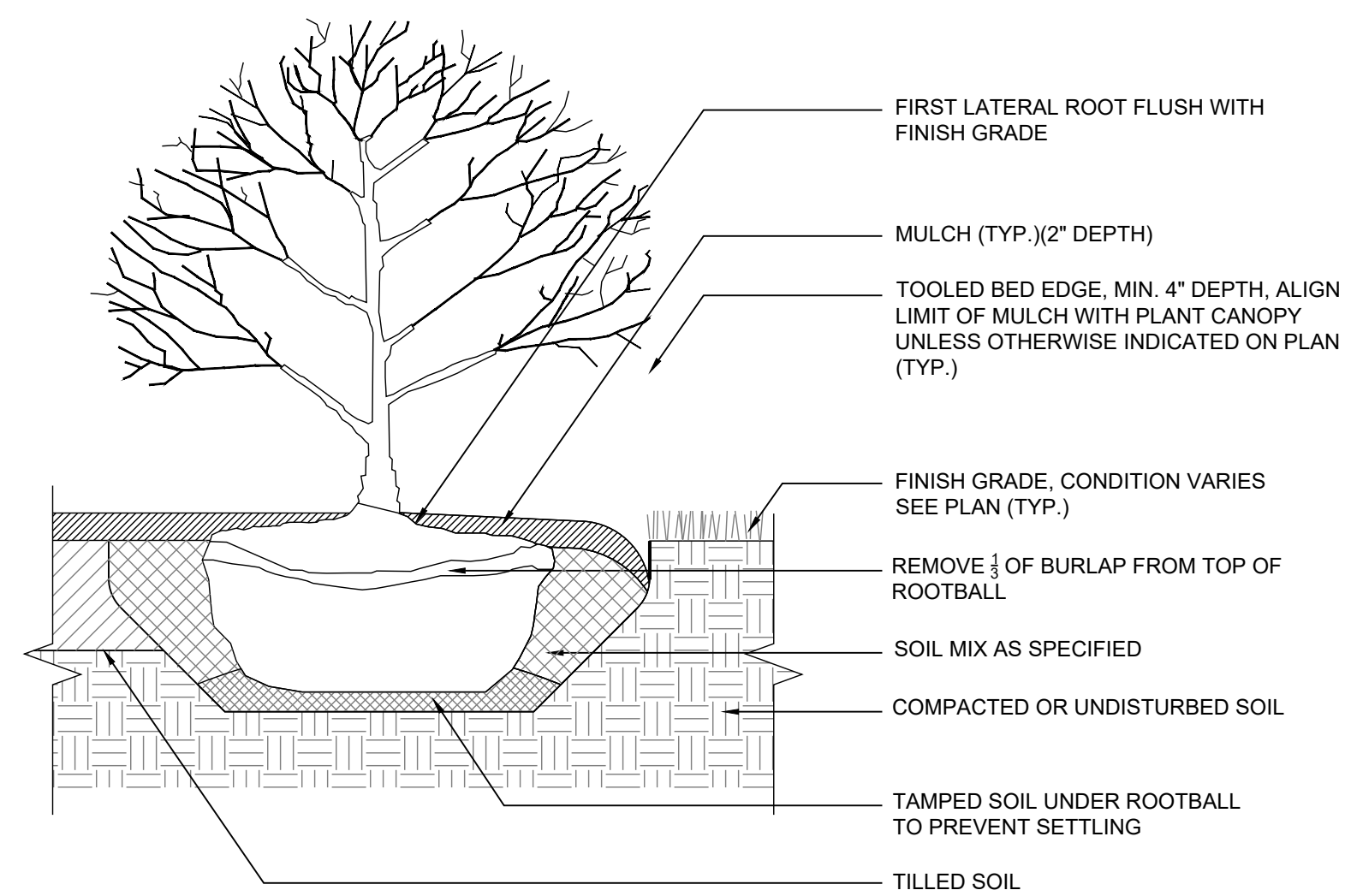
1/2"=1'-0"



- NOTES:
1. SEE SPECS FOR DETAILS ON ROOT ANCHORING SYSTEM.
  2. TREE ANCHORING SYSTEM AND ALL ASSOCIATED CABLES, EYE BOLTS, AND PIERS ARE TO BE USED FOR ALL TREES ON GRADE.
  3. FOR PLANTS IN WIRE BASKETS, REFER TO SPECIFICATIONS
  4. DO NOT PLACE MULCH AGAINST ROOT FLARE
  5. DO NOT CUT CENTRAL LEADER

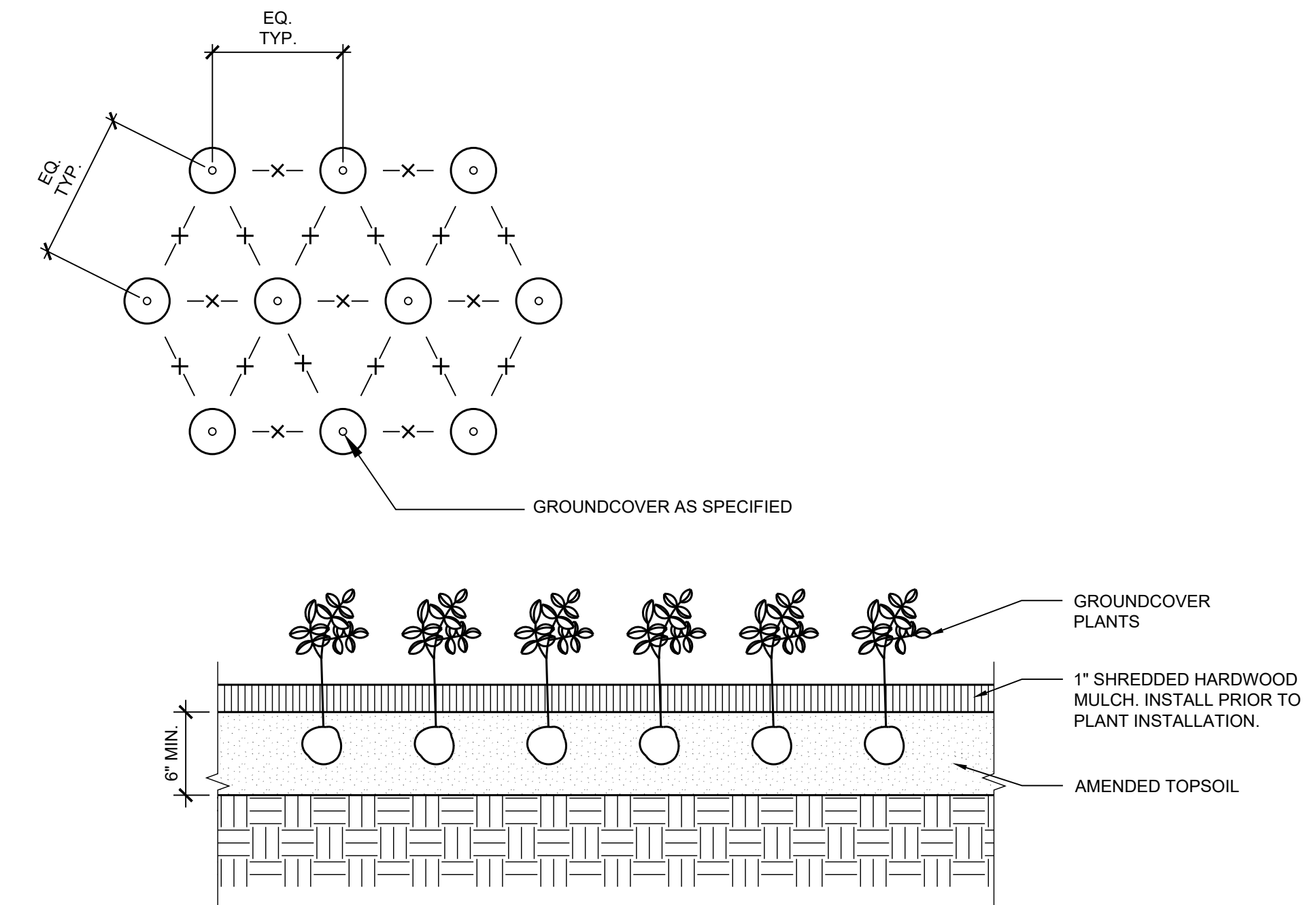
**4 TREE PLANTING IN GRADE**

1/2"=1'-0"



**5 SHRUB AT GRADE**

1/2"=1'-0"



- NOTE:
1. REFER TO PLANT LIST FOR SPACING

**6 GROUNDCOVER AT GRADE**

1/2"=1'-0"

Town of Vienna  
**Approved**  
 06/09/2021

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PROJECT NO. 17041 SCALE: As Shown

DRAWN BY: BB,RJ, BH REVIEWED BY: MR

**LS-4.10**  
 PLANTING DETAILS



# 444 Maple

Town of Vienna, Virginia

Owner  
 Hekman & Co., Inc.  
 505 Main Street, P.O. Box 667  
 Hackensack, NJ, 07602  
 1.201.487.1500

Architect  
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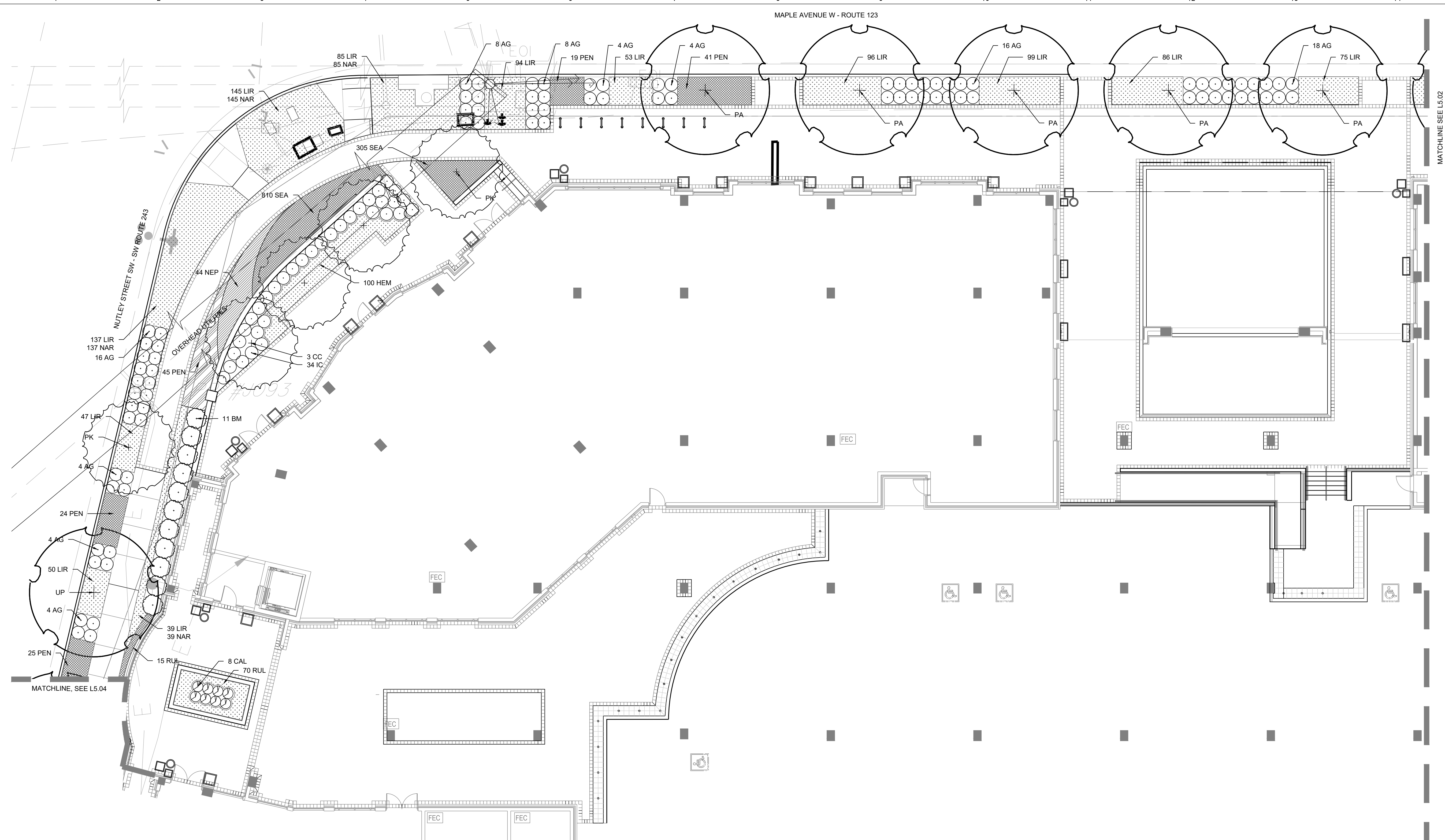
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| 6 MAC Zone Designation        | 10/04/18 |
| 7 Work Session                | 10/29/18 |
| 8 Preliminary Application for | 04/29/20 |
| 9 MAC Zone Designation        |          |

PROJECT NO. 17041 SCALE: As Shown

DRAWN BY: BB,RJ, BH REVIEWED BY: MR

**LS-5.01**  
 PLANTING PLAN



## 1 PLANTING PLAN

1"=10'-0"

### PLANT SCHEDULE

| QTY.                                       | KEY | BOTANICAL/COMMON NAME                 | SIZE     | ROOT  | COMMENTS                       | QTY. | KEY | BOTANICAL/COMMON NAME                | SIZE | ROOT  | COMMENTS |
|--|-----|---------------------------------------|----------|-------|--------------------------------|------|-----|--------------------------------------|------|-------|----------|
| <b>PERENNIALS / GROUNDCOVERS / GRASSES</b> |     |                                       |          |       |                                |      |     |                                      |      |       |          |
| 1  | UP  | Ulmus parviflora 'Emer II'            | 3.5" Cal | B&B   | Central Leader                 | 8    | CAL | Calamagrostis x acutiflora 'Stricta' | #1   | Cont. |          |
|  |     | Allee Elm                             |          |       | Full Crown                     |      |     | Feather Reed Grass                   |      |       |          |
| <b>FLOWERING TREES</b>                     |     |                                       |          |       |                                |      |     |                                      |      |       |          |
| 3  | CC  | Cercis canadensis                     | 10' Ht.  | B&B   | Multi Stem, 3-5 canes, Matched | 1004 | LIR | Liriope muscari 'Royal Purple'       | #1   | Cont. | 12" O.C. |
|  |     | Eastern Redbud                        |          |       |                                |      |     | Lilyturf                             |      |       |          |
| 5  | PA  | Platanus x Acerifolia 'Morton Circle' | 3.5" Cal | B&B   | Central Leader                 | 406  | NAR | Narcissus 'Marieke'                  | DN1  | Bulb  | 12" O.C. |
|  |     | Exclamation Planetree                 |          |       | Full Canopy, 6' Branching HT.  |      |     | Daffodil                             |      |       |          |
| 2  | PK  | Prunus serrulate 'Kwanza'             | 3.5" Cal | B&B   | Central Leader                 | 154  | PEN | Pennisetum alopecuroides 'Hameln'    | #1   | Cont. | 18" O.C. |
|  |     | 'Kwanzan' Cherry                      |          |       | Full Canopy, 6' Branching HT.  |      |     | Dwarf Fountain Grass                 |      |       |          |
| <b>SHRUBS</b>                              |     |                                       |          |       |                                |      |     |                                      |      |       |          |
| 86   | AG  | Abelia x grandiflora 'Little Richard' | #5       | Cont. | 24" Spd.                       | 100  | HEM | Hemerocallis 'Stella D'Oro'          | #1   | Cont. | 15" O.C. |
|  |     | Little Richard Abelia                 |          |       |                                |      |     | Stella D'Oro Daylily                 |      |       |          |
| 11   | BM  | Buxus microphylla var. koreana        | #7       | Cont. | 18"-24" Spd.                   | 85   | RUL | Rudbeckia 'Fulgida "Little Goldstar" | #1   | Cont. | 12" O.C. |
|  |     | Korean Boxwood                        |          |       |                                |      |     | Dwarf Black Eyed Susan               |      |       |          |
| 34   | IC  | Ilex crenata 'Heller'                 | #5       | Cont. | 18"-24" Spd.                   | 1115 | SEA | ANNUALS                              |      |       |          |
|  |     | Helleri holly                         |          |       |                                |      |     | Seasonal colour                      | #6   | Pot   | 6" O.C.  |
|  |     |                                       |          |       |                                |      |     | Feather Reed Grass                   |      |       |          |

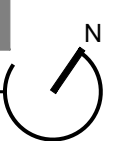
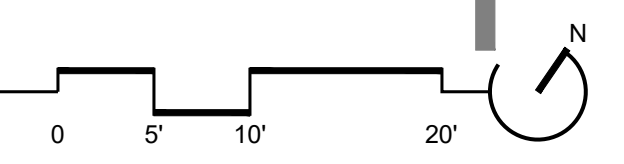
**MAPLE AVENUE MAC ZONE REQUIREMENTS**

THE LANDSCAPE SHOWN MEETS THE REQUIREMENTS OF SEC. 18-95-12 OF THE TOWN OF VIENNA MAC COMMERCIAL ZONE REGULATIONS INCLUDING THE FOLLOWING CONSIDERATIONS:

- INTERIOR PARKING LOT ISLANDS
- PERIMETER LANDSCAPING
- STREET TREES

**Town of Vienna**  
**Approved**  
 06/09/2021

PROPERTY LINE

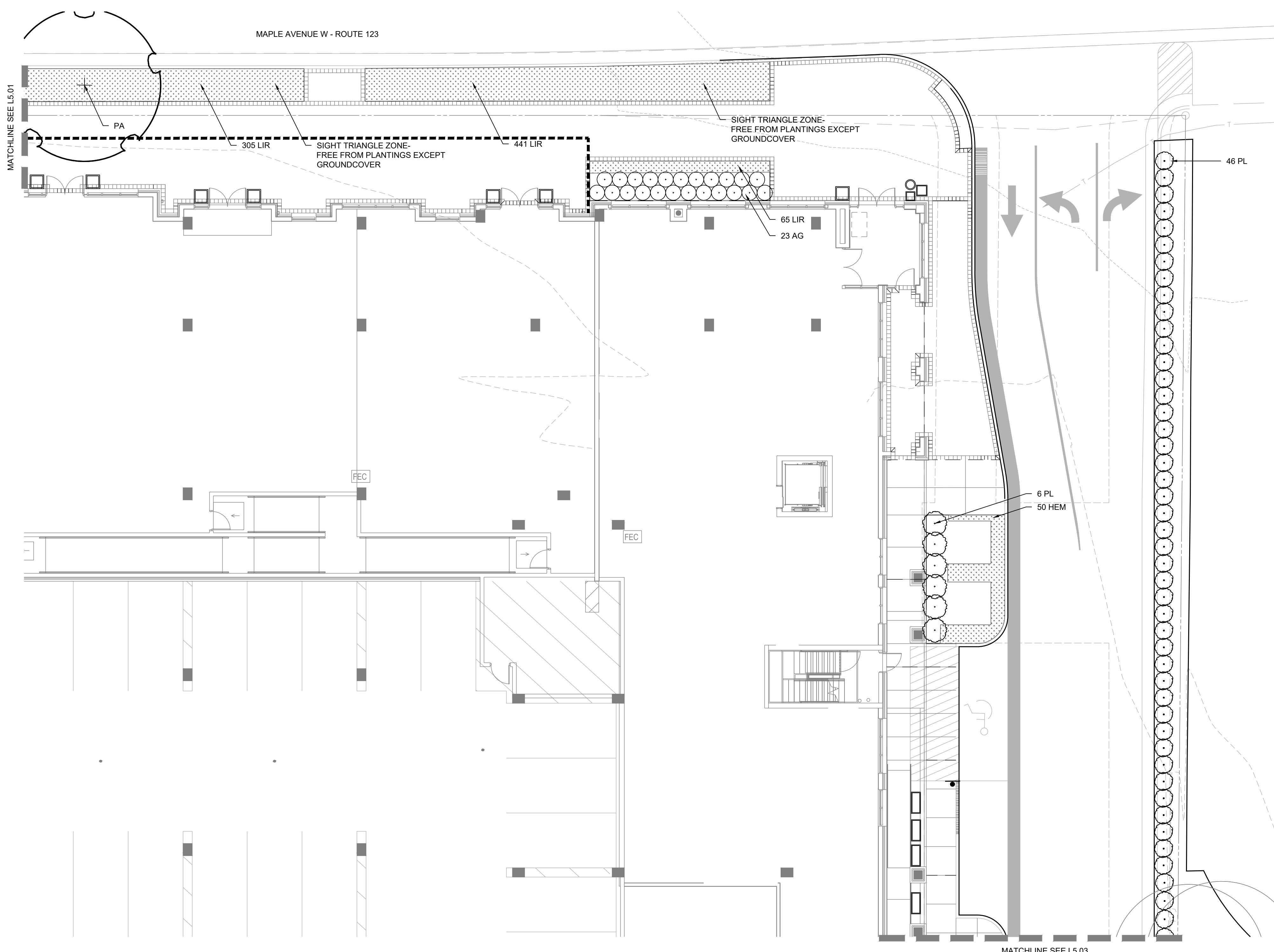




**444 Maple**  
 Town of Vienna, Virginia

**PLANT SCHEDULE**

| QTY.                                       | KEY | BOTANICAL/COMMON NAME                                       | SIZE     | ROOT  | COMMENTS                                     |
|--|-----|---|----------|-------|--|
| <b>FLOWERING TREES</b>                     |     |   |          |       |  |
| 1  | PA  | Platanus x Acerifolia 'Morton Circle' Exclamation Planetree | 3.5" Cal | B&B   | Central Leader Full Canopy, 6' Branching HT. |
| <b>SHRUBS</b>                              |     |   |          |       |  |
| 23   | AG  | Abelia x grandiflora 'Little Richard' Little Richard Abelia | #5       | Cont. | 24" Spd.                                     |
| 52   | PL  | Prunus laurocerasus 'Schipkaensis' Skip Laurel              | #7       | Cont. | 36" Ht.                                      |
| <b>PERENNIALS / GROUNDCOVERS / GRASSES</b> |     |   |          |       |  |
| 50   | HEM | Hemerocallis 'Stella D'oro' Stella D'oro Daylily            | #1       | Cont. | 18" O.C.                                     |
| 881  | LIR | Liriope muscari 'Royal Purple' Lilyturf                     | #1       | Cont. | 12" O.C.                                     |



**1 PLANTING PLAN**  
 1"=10'-0"

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MAPLE AVENUE MAC ZONE REQUIREMENTS

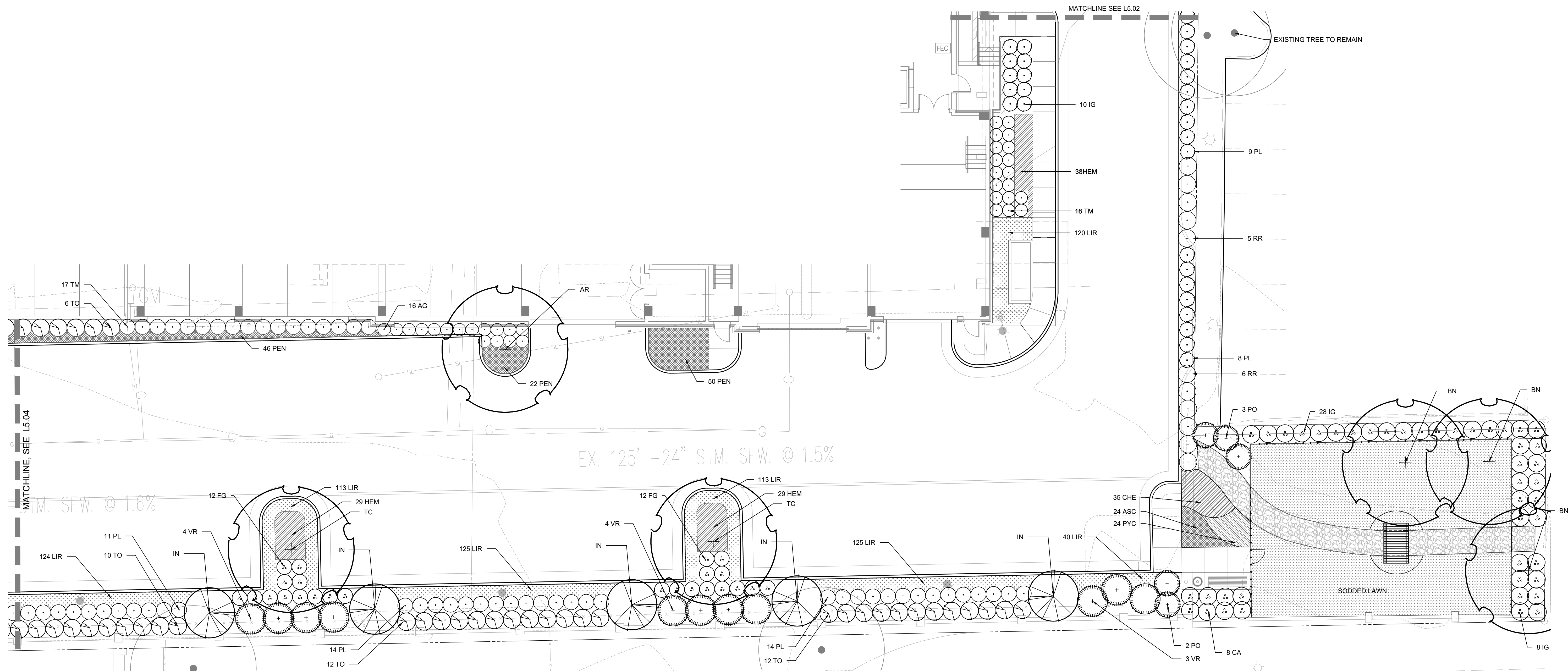
THE LANDSCAPE SHOWN MEETS THE REQUIREMENTS OF SEC. 18-95-12 OF THE TOWN OF VIENNA MAC COMMERCIAL ZONE REGULATIONS INCLUDING THE FOLLOWING CONSIDERATIONS:

- INTERIOR PARKING LOT ISLANDS
- PERIMETER LANDSCAPING
- STREET TREES

Town of Vienna  
**Approved**  
 06/09/2021



**444 Maple**  
 Town of Vienna, Virginia



**1 PLANTING PLAN**  
 1"=10'-0"

**PLANT SCHEDULE**

| QTY.                   | KEY | BOTANICAL/COMMON NAME        | SIZE     | ROOT | COMMENTS              | QTY. | KEY | BOTANICAL/COMMON NAME                 | SIZE     | ROOT  | COMMENTS      | QTY. | KEY | BOTANICAL/COMMON NAME             | SIZE | ROOT  | COMMENTS |
|------------------------|-----|------------------------------|----------|------|-----------------------|------|-----|---------------------------------------|----------|-------|---------------|------|-----|-----------------------------------|------|-------|----------|
| <b>SHADE TREES</b>     |     |                              |          |      |                       |      |     |                                       |          |       |               |      |     |                                   |      |       |          |
| 1                      | AR  | Acer rubrum 'Bowhall'        | 3.5" Cal | B&B  | Central Leader        | 16   | AG  | Abelia x grandiflora 'Little Richard' | #5       | Cont. | 24" Spd.      | 24   | ASC | Asclepias tuberosa                | SP#4 | Cont. | 18" O.C. |
|                        |     | Bowhall Red Maple            |          |      | Full Crown            |      |     | Little Richard Abelia                 |          |       |               |      |     | Butterfly Weed                    |      |       |          |
| 2                      | TC  | Tilia cordata 'Greenspire'   | 3.5" Cal | B&B  | Central Leader        | 8    | CA  | Clethra alnifolia                     | #5       | Cont. | 24" Spd.      | 35   | CHE | Chelone Glabra                    | #1   | Cont. | 18" O.C. |
|                        |     | Greenspire Linden            |          |      | Full Crown            |      |     | Sweet Pepperbush                      |          |       |               |      |     | Turtlehead                        |      |       |          |
| 3                      | BN  | Betula nigra 'Dura Heat'     | 10' Ht.  | B&B  | Multi-Stem, 3-5 canes | 24   | FG  | Fothergilla gardenii                  | #3       | Cont. | 18" Ht.       | 179  | HEM | Hemerocallis 'Stella D'oro'       | #1   | Cont. | 18" O.C. |
|                        |     | Dura Heat River Birch        |          |      | Matched Specimens     |      |     | Dwarf Fothergilla                     |          |       |               |      |     | Stella D'oro Daylily              |      |       |          |
| <b>EVERGREEN TREES</b> |     |                              |          |      |                       |      |     |                                       |          |       |               |      |     |                                   |      |       |          |
| 5                      | IN  | Ilex x 'Nellie R. Stevens'   | 8' Ht.   | B&B  | Male, Full to Ground  | 46   | IG  | Ilex glabra 'Compacta'                | #5       | Cont. | 24" Spd.      | 760  | LIR | Liriope muscari 'Royal Purple'    | #1   | Cont. | 12" O.C. |
|                        |     | Nellie Stevens Holly         |          |      |                       |      |     | Compact Inkberry                      |          |       |               |      |     | Lilyturf                          |      |       |          |
| 40                     | TO  | Thuja occidentalis 'Emerald' | 6' Ht.   | B&B  | Male, Full to Ground  | 56   | PL  | Prunus laurocerasus 'Schipkaensis'    | #7       | Cont. | 36" Ht.       | 118  | PEN | Pennisetum alopecuroides 'Hameln' | #1   | Cont. | 18" O.C. |
|                        |     | Emerald Arborvitae           |          |      |                       |      |     | Skip Laurel                           |          |       |               |      |     | Dwarf Fountain Grass              |      |       |          |
|                        |     |                              |          |      |                       | 5    | PO  | Physocarpus opulifolius 'Summer Wine' | #7       | Cont. | 36" Spd.      | 24   | PYC | Pycnanthemum muticum              | #1   | Cont. | 18" O.C. |
|                        |     |                              |          |      |                       |      |     | Ninebark                              |          |       |               |      |     | Mountainmint                      |      |       |          |
|                        |     |                              |          |      |                       | 11   | RR  | Rosa 'Radrazz'                        | #5       | Cont. | 18"-24" Ht.   |      |     |                                   |      |       |          |
|                        |     |                              |          |      |                       |      |     | Knock Out Rose                        |          |       |               |      |     |                                   |      |       |          |
|                        |     |                              |          |      |                       | 33   | TM  | Taxus x media 'Densiflora'            | 24" Spd. | B&B   | Full, Matched |      |     |                                   |      |       |          |
|                        |     |                              |          |      |                       |      |     | Densiflora Yew                        |          |       |               |      |     |                                   |      |       |          |
|                        |     |                              |          |      |                       | 11   | VR  | Viburnum rhytidophyllum               | 42" Spd. | B&B   | Full, Matched |      |     |                                   |      |       |          |
|                        |     |                              |          |      |                       |      |     | Leatherleaf Viburnum                  |          |       |               |      |     |                                   |      |       |          |

**MAPLE AVENUE MAC ZONE REQUIREMENTS**

THE LANDSCAPE SHOWN MEETS THE REQUIREMENTS OF SEC. 18-95-12 OF THE TOWN OF VIENNA MAC COMMERCIAL ZONE REGULATIONS INCLUDING THE FOLLOWING CONSIDERATIONS:

- INTERIOR PARKING LOT ISLANDS
- PERIMETER LANDSCAPING
- STREET TREES

**Town of Vienna**  
**Approved**  
 06/09/2021

Owner  
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 1.201.487.1500

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 1.703.245.1090

Civil Engineer  
 Walter L. Phillips  
 207 PARK AVENUE  
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 1.703.532.6163

| ISSUED FOR   | DATE     |
|--|----------|
| 1 Preliminary Application for MAC Zone Designation | 12/06/17 |
| 2 Preliminary Application for MAC Zone Designation | 02/15/18 |
| 3 Preliminary Application for MAC Zone Designation | 04/11/18 |
| 4 Preliminary Application for MAC Zone Designation | 04/11/18 |
| 5 Preliminary Application for MAC Zone Designation | 06/25/18 |
| 6 Work Session                                     | 10/04/18 |
| 7 Preliminary Application for MAC Zone Designation | 10/29/18 |
| 8 Preliminary Application for MAC Zone Designation | 04/29/20 |

PROJECT NO.  
 17041

SCALE:  
 As Shown

DRAWN BY:  
 BB,RJ, BH

REVIEWED BY:  
 MR

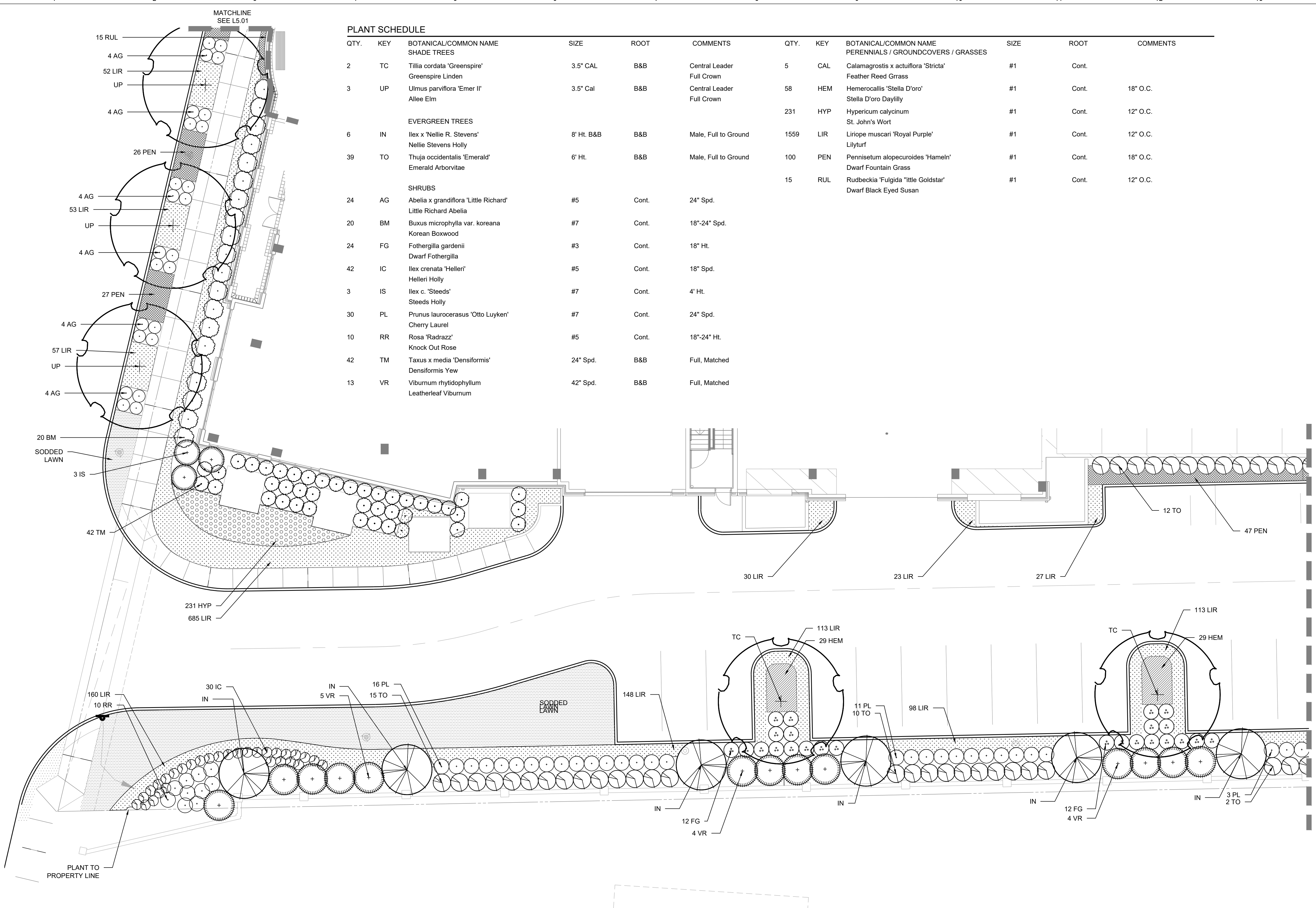
**LS-5.03**  
 PLANTING PLAN



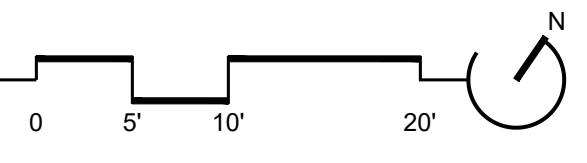
**444 Maple**  
 Town of Vienna, Virginia

**PLANT SCHEDULE**

| QTY.                   | KEY | BOTANICAL/COMMON NAME                 | SIZE       | ROOT  | COMMENTS             | QTY. | KEY | BOTANICAL/COMMON NAME                 | SIZE | ROOT  | COMMENTS |
|------------------------|-----|---------------------------------------|------------|-------|----------------------|------|-----|---------------------------------------|------|-------|----------|
| <b>SHADE TREES</b>     |     |                                       |            |       |                      |      |     |                                       |      |       |          |
| 2                      | TC  | Tilia cordata 'Greenspire'            | 3.5" CAL   | B&B   | Central Leader       | 5    | CAL | Calamagrostis x actuliflora 'Stricta' | #1   | Cont. |          |
|                        |     | Greenspire Linden                     |            |       | Full Crown           |      |     | Feather Reed Grass                    |      |       |          |
| 3                      | UP  | Ulmus parviflora 'Emer II'            | 3.5" Cal   | B&B   | Central Leader       | 58   | HEM | Hemerocallis 'Stella D'oro'           | #1   | Cont. | 18" O.C. |
|                        |     | Allele Elm                            |            |       | Full Crown           |      |     | Stella D'oro Daylily                  |      |       |          |
| <b>EVERGREEN TREES</b> |     |                                       |            |       |                      |      |     |                                       |      |       |          |
| 6                      | IN  | Ilex x 'Nellie R. Stevens'            | 8' Ht. B&B | B&B   | Male, Full to Ground | 1559 | LIR | Liriope muscari 'Royal Purple'        | #1   | Cont. | 12" O.C. |
|                        |     | Nellie Stevens Holly                  |            |       |                      |      |     | Lilyturf                              |      |       |          |
| 39                     | TO  | Thuja occidentalis 'Emerald'          | 6' Ht.     | B&B   | Male, Full to Ground | 100  | PEN | Pennisetum alopecuroides 'Hameln'     | #1   | Cont. | 18" O.C. |
|                        |     | Emerald Arborvitae                    |            |       |                      |      |     | Dwarf Fountain Grass                  |      |       |          |
| <b>SHRUBS</b>          |     |                                       |            |       |                      |      |     |                                       |      |       |          |
| 24                     | AG  | Abelia x grandiflora 'Little Richard' | #5         | Cont. | 24" Spd.             |      |     | Rudbeckia 'Fulgida' 'Little Goldstar' | #1   | Cont. | 12" O.C. |
|                        |     | Little Richard Abelia                 |            |       |                      |      |     | Dwarf Black Eyed Susan                |      |       |          |
| 20                     | BM  | Buxus microphylla var. koreana        | #7         | Cont. | 18"-24" Spd.         |      |     |                                       |      |       |          |
|                        |     | Korean Boxwood                        |            |       |                      |      |     |                                       |      |       |          |
| 24                     | FG  | Fothergilla gardenii                  | #3         | Cont. | 18" Ht.              |      |     |                                       |      |       |          |
|                        |     | Dwarf Fothergilla                     |            |       |                      |      |     |                                       |      |       |          |
| 42                     | IC  | Ilex crenata 'Helleri'                | #5         | Cont. | 18" Spd.             |      |     |                                       |      |       |          |
|                        |     | Helleri Holly                         |            |       |                      |      |     |                                       |      |       |          |
| 3                      | IS  | Ilex c. 'Steeds'                      | #7         | Cont. | 4' Ht.               |      |     |                                       |      |       |          |
|                        |     | Steeds Holly                          |            |       |                      |      |     |                                       |      |       |          |
| 30                     | PL  | Prunus laurocerasus 'Otto Luyken'     | #7         | Cont. | 24" Spd.             |      |     |                                       |      |       |          |
|                        |     | Cherry Laurel                         |            |       |                      |      |     |                                       |      |       |          |
| 10                     | RR  | Rosa 'Radrazz'                        | #5         | Cont. | 18"-24" Ht.          |      |     |                                       |      |       |          |
|                        |     | Knock Out Rose                        |            |       |                      |      |     |                                       |      |       |          |
| 42                     | TM  | Taxus x media 'Densiflora'            | 24" Spd.   | B&B   | Full, Matched        |      |     |                                       |      |       |          |
|                        |     | Densiflora Yew                        |            |       |                      |      |     |                                       |      |       |          |
| 13                     | VR  | Viburnum rhytidophyllum               | 42" Spd.   | B&B   | Full, Matched        |      |     |                                       |      |       |          |
|                        |     | Leatherleaf Viburnum                  |            |       |                      |      |     |                                       |      |       |          |



**1 PLANTING PLAN**  
 1"=10'-0"



Town of Vienna  
**Approved**  
 06/09/20  
 MAPLE AVENUE TO GARDEN REQUIREMENTS  
 THE LANDSCAPE SHOWN MEETS THE REQUIREMENTS OF SEC. 8-95-12 OF THE TOWN OF VIENNA COMMERCIAL ZONE REGULATIONS INCLUDING THE FOLLOWING CONSIDERATIONS:  
 • INTERIOR PARKING LOT BELANDS  
 • PERIMETER LANDSCAPING  
 • STREET TREES

Owner  
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Architect  
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Civil Engineer  
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 207 PARK AVENUE  
 Falls Church, VA 22046  
 1.703.532.6163

SEAL

| ISSUED FOR                  | DATE     |
|-----------------------------|----------|
| Preliminary Application for |          |
| 1 MAC Zone Designation      | 12/06/17 |
| Preliminary Application for |          |
| 2 MAC Zone Designation      | 02/15/18 |
| Preliminary Application for |          |
| 3 MAC Zone Designation      | 04/11/18 |
| Preliminary Application for |          |
| 4 MAC Zone Designation      | 04/11/18 |
| Preliminary Application for |          |
| 5 MAC Zone Designation      | 06/25/18 |
| 6 Work Session              | 10/04/18 |
| Preliminary Application for |          |
| 7 MAC Zone Designation      | 10/29/18 |
| Preliminary Application for |          |
| 8 MAC Zone Designation      | 04/29/20 |

PROJECT NO.  
 17041

SCALE:  
 As Shown

DRAWN BY:  
 BB,RJ, BH

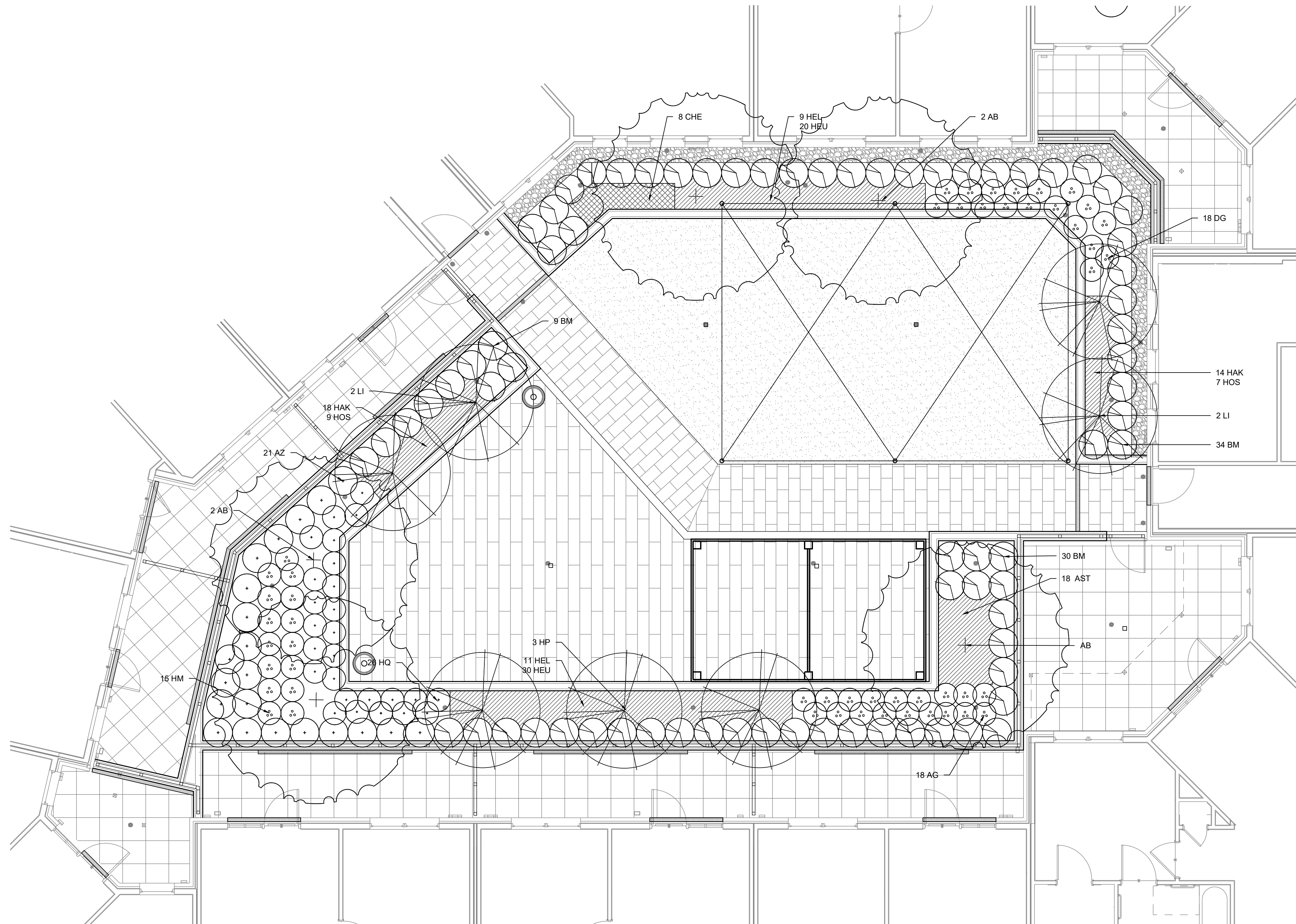
REVIEWED BY:  
 MR

**LS-5.04**  
 PLANTING PLAN

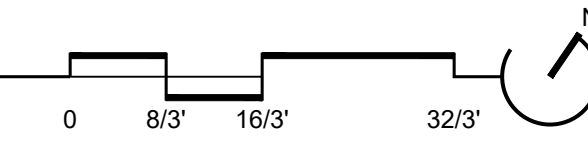


**MASTER PLANT SCHEDULE**

| QTY.                                       | KEY | BOTANICAL/COMMON NAME  | SIZE     | ROOT  | COMMENTS                                   |
|--|-----|--|----------|-------|--|
| <b>SHADE TREES</b>                         |     |  |          |       |  |
| 5  | AB  | Acer rubrum 'Bowhall'<br>Bowhall Maple                             | 3" Cal.  | B&B   | Central Leader<br>Full Crown               |
| <b>FLOWERING TREES</b>                     |     |  |          |       |  |
| 4  | LI  | Lagerstroemia indica 'Apalachee'<br>Crape Myrtle                   | 8' Ht.   | B&B   | Multi-Stem, 3-5 canes<br>Matched Specimens |
| 3  | HP  | Hydrangea panniculata 'Pee Gee'<br>Pee Gee Hydrangea               | 6' Ht.   | B&B   | Tree Form, Standard<br>Matched Specimens   |
| <b>SHRUBS</b>                              |     |  |          |       |  |
| 21   | AZ  | Azalea 'Tradition'<br>Tradition Azalea                             | #5       | Cont. | 24" Spd.<br>Full, Matched                  |
| 18   | AG  | Azalea 'Gumpo White'<br>Dwarf White Azalea                         | #5       | Cont. | 18" Spd.<br>Full, Matched                  |
| 73   | BM  | Buxus microphylla var. japonica 'Winter Gem'<br>Winter Gem Boxwood | 24" Spd. | B&B   | Full, Matched                              |
| 15   | HM  | Hydrangea macrophylla<br>Winter Gem Boxwood                        | #5       | Cont. | 18" Spd.<br>Full, Matched                  |
| 26   | HQ  | Hydrangea quercifolia 'Sike's Dwarf'<br>Dwarf Oakleaf Hydrangea    | #3       | Cont. | 18" Spd.<br>Full, Matched                  |
| 18   | DG  | Deutzia x 'Yuki Cherry Blossom'<br>Cherry Blossom Deutzia          | #3       | Cont. | 18" Spd.<br>Full, Matched                  |
| <b>PERENNIALS / GROUNDCOVERS / GRASSES</b> |     |  |          |       |  |
| 20   | HEL | Helleborus 'Penny's Pink'<br>Lenten Rose                           | #2       | Cont. | 24" O.C.                                   |
| 16   | HOS | Hosta x 'First Frost'<br>Hosta                                     | #1       | Cont. | 18" O.C.                                   |
| 32   | HAK | Hakonechloa macra 'Aureola'<br>Japanese Forest Grass               | #1       | Cont. | 12" O.C.                                   |
| 8  | CHE | Chelone glabra<br>White Turtlehead                                 | #1       | Cont. | 18" O.C.                                   |
| 50   | HEU | Heuchera x micrantha 'Palace Purple'<br>Coral Bells                | #1       | Cont. | 15" O.C.                                   |



**1 PLANTING PLAN - COURTYARD WEST**  
 3/16"=1'-0"



**MAPLE AVENUE MAC ZONE REQUIREMENTS**  
 THE LANDSCAPE SHOWN MEETS THE REQUIREMENTS OF  
 SEC. 18-95-12 OF THE TOWN OF VIENNA MAC COMMERCIAL  
 ZONE REGULATIONS INCLUDING THE FOLLOWING  
 CONSIDERATIONS:  
 • INTERIOR PARKING LOT ISLANDS  
 • PERIMETER LANDSCAPING  
 • STREET TREES

**Town of Vienna**  
**Approved**  
 06/09/2021

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Civil Engineer  
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 1.703.532.6163

SEAL

| ISSUED FOR  | DATE     |
|---|----------|
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| Preliminary Application for<br>MAC Zone Designation | 04/11/18 |
| Preliminary Application for<br>MAC Zone Designation | 06/25/18 |
| Work Session  | 10/04/18 |
| Preliminary Application for<br>MAC Zone Designation | 10/29/18 |
| Preliminary Application for<br>MAC Zone Designation | 04/29/20 |

PROJECT NO.  
17041

SCALE :  
As Shown

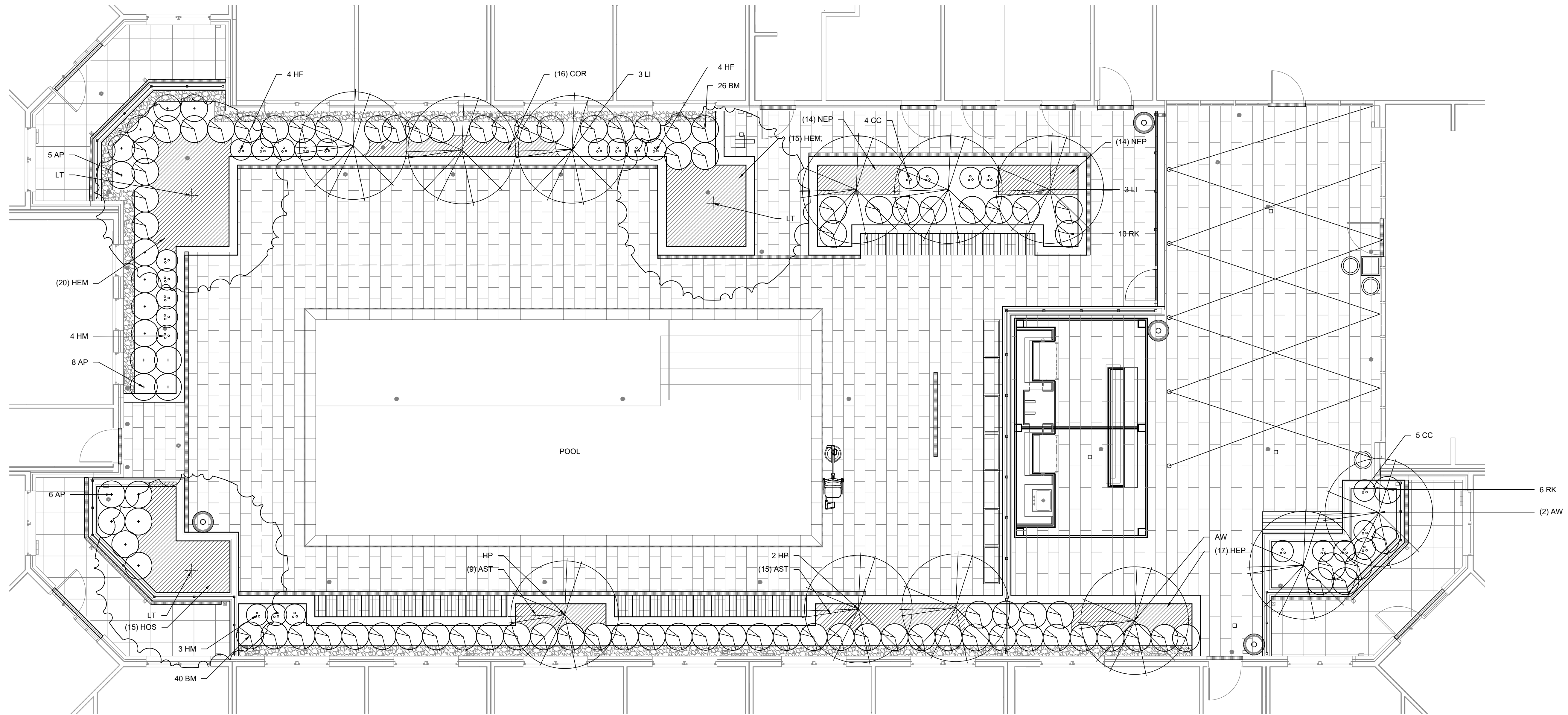
DRAWN BY :  
BB,RJ, BH

REVIEWED BY :  
MR

**LS-5.05**  
 PLANTING PLAN

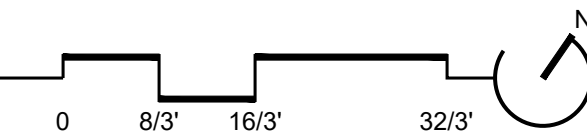


**444 Maple**  
 Town of Vienna, Virginia



**1 PLANTING PLAN - COURTYARD EAST**

3/16"=1'-0"



**MASTER PLANT SCHEDULE**

| QTY.                                       | KEY | BOTANICAL/COMMON NAME                        | SIZE     | ROOT  | COMMENTS              |
|--|-----|--|----------|-------|-----------------------|
| <b>FLOWERING TREES</b>                     |     |  |          |       |                       |
| 3  | AW  | Acer palmatum 'Wolff'                        | 2" Cal.  | B&B   | Matched Specimens     |
| 6  | LI  | Emperor I Japanese Maple                     | 8' Ht.   | B&B   | Multi-Stem, 3-5 canes |
| 3  | LT  | Lagerstroemia indica 'Tuscarora'             | 10' Ht.  | B&B   | Multi-Stem, 3-5 canes |
| 19   | AP  | Azalea 'Girard Pleasant White'               | #5       | Cont. | 21" Spd.              |
| 66   | BM  | Buxus microphylla var. japonica 'Winter Gem' | 24" Spd. | B&B   | Full, Matched         |
| 9  | CC  | Caryopteris x clandoensis 'Inoveris'         | #2       | Cont. | 15"-18" Spd.          |
| 8  | HF  | Hydrangea paniculata 'Komavesu'              | #3       | Cont. | 18"-24" Spd.          |
| 7  | HM  | Hydrangea macrophylla 'Pia'                  | #3       | Cont. | 18" Spd.              |
| 3  | HP  | Hydrangea paniculata 'Pee Gee'               | 6' Ht.   | B&B   | Tree Form, Standard   |
| 16   | RK  | Rosa 'KORhopiko'                             | #5       | Cont. | Full, Matched         |
| <b>PERENNIALS / GROUNDCOVERS / GRASSES</b> |     |  |          |       |                       |
| 24   | AST | Astilbe japonica 'Rheinland'                 | #1       | Cont. | 18" O.C.              |
| 16   | COR | Coreopsis verticillata 'Moonbeam'            | #1       | Cont. | 18" O.C.              |
| 35   | HEM | Hemerocallis 'Hyperion'                      | #1       | Cont. | 18" O.C.              |
| 17   | HEP | Heuchera x micrantha 'Palace Purple'         | #1       | Cont. | 15" O.C.              |
| 15   | HOS | Hosta 'Francee'                              | #1       | Cont. | 18" O.C.              |
| 28   | NEP | Nepeta x faassenii 'Walker's Low'            | #1       | Cont. | 15" O.C.              |

**MAPLE AVENUE MAC ZONE REQUIREMENTS**

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- STREET TREES

**Town of Vienna Approved**  
 06/09/2021

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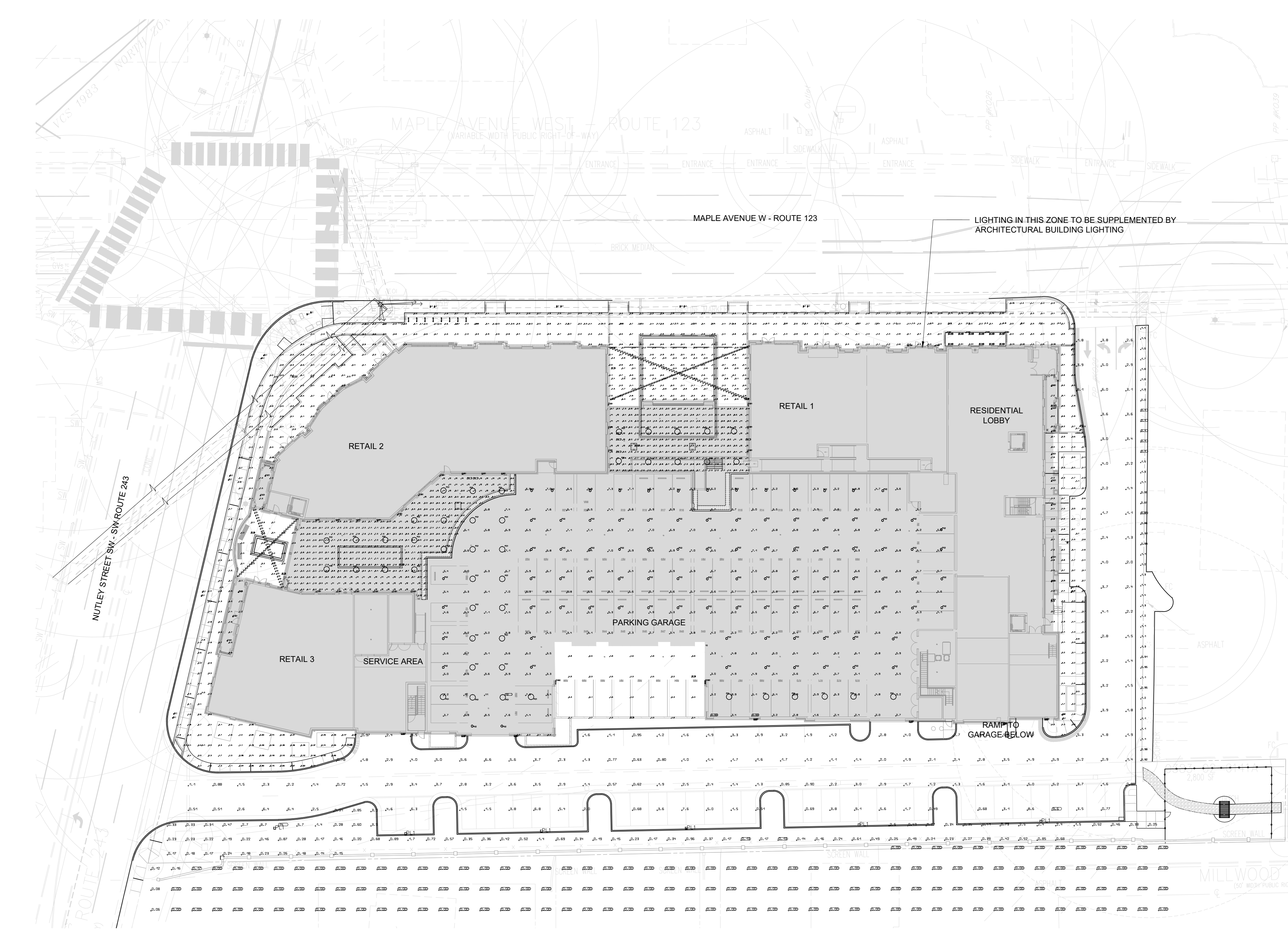
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| 6 Work Session                                     | 10/04/18 |
| 7 Preliminary Application for MAC Zone Designation | 10/29/18 |
| 8 Preliminary Application for MAC Zone Designation | 04/29/20 |

PROJECT NO. 17041 SCALE: As Shown

DRAWN BY: BB,RJ, BH REVIEWED BY: MR

**LS-5.06**  
 PLANTING PLAN

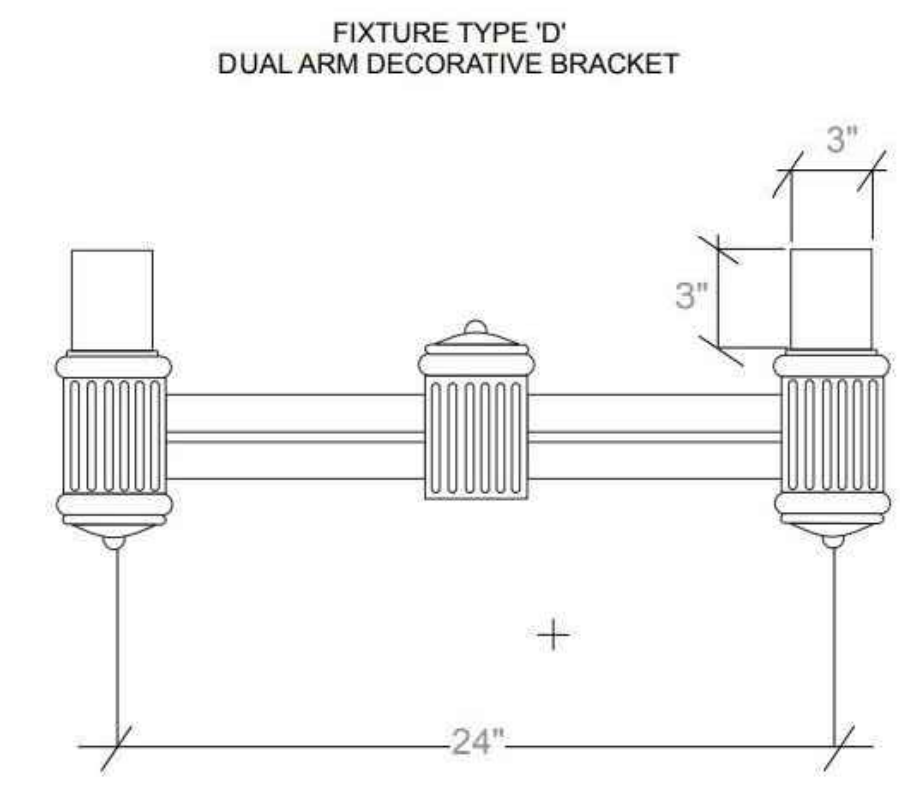




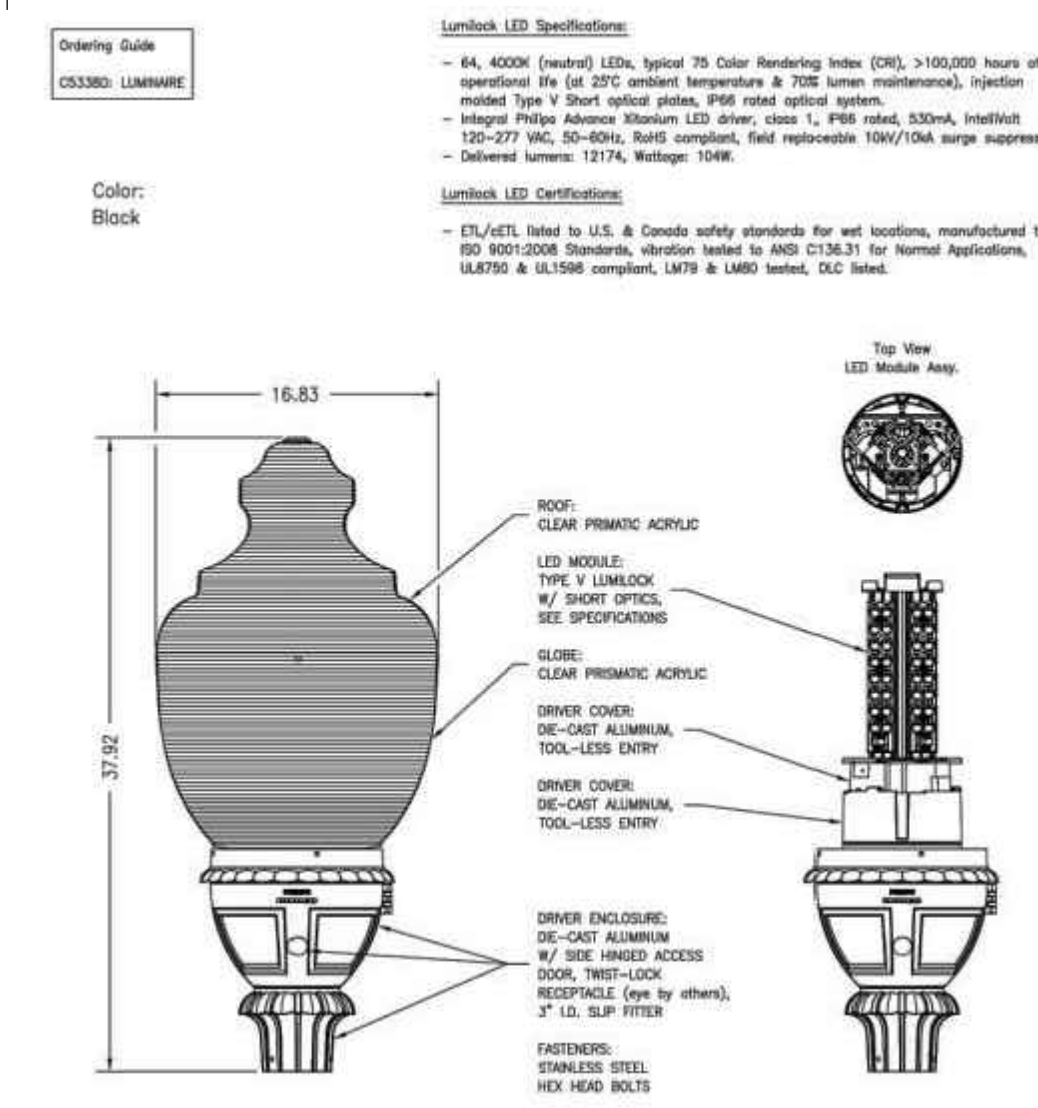
**1 LIGHTING PLAN**  
 1"=30'-0"

| Luminaire Schedule |     |       |                          |        |       |       |   |                         |
|--------------------|-----|-------|--------------------------|--------|-------|-------|---|-------------------------|
| Symbol             | Qty | Label | Arrangement              | Lumens | Watts | LLF   | Description   | Manufacturer            |
|                    | 13  | SL1   | Town Standard Light Pole | 12194  | 104.5 | 0.85  | 2 x Narrow Refractive Globe, LED, Acrylic Roof, Wide Type 5 Optic   | Signify/Hadco           |
|                    | 4   | EXB1  | Bollard                  | 260    | 3     | 0.85  | MIMIK 20 M 15W 730 Type IV 0-10V (Derated Power Supply)             | Performance in Lighting |
|                    | 16  | EXW1  | Wall Mount               | 1319   | 15    | 0.85  | MIMIK 20 M 15W 730 Type IV 0-10V                                    | Performance in Lighting |
|                    | 9   | EXW2  | Wall Mount               | 5520   | 63    | 0.085 | MIMIK 50 M 53W 830 Type IV 0-10V                                    | Performance in Lighting |
|                    | 112 | LS1   | Strand                   | 87     | 1     | 0.85  | LITESPHERE VHO 2700K Clear Globe                                    | Tivoli                  |
|                    | 44  | PG1   | Covered Parking Pendant  | 3000   | 35    | 0.85  | Michelle 36" Pendant (Derated Power Supply)                         | Birchwood Lighting      |
|                    | 93  | PG2   | Covered Parking Pendant  | 2500   | 25    | 0.85  | NELLUS w/ CLR Polycarbonate Dome Lens, 3000K (Derated Power Supply) | CGF Design              |
|                    | 6   | PL1   | Covered Lot 8' Pole      | 7668   | 55.7  | 0.085 | EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5W OPTIC    | Signify/Gardco          |
|                    | 15  | EXD1  | Recessed Downlights      | 1058   | 17    | 0.085 | WG-100RPTD-RBT-M-935-D010-RRC-R50-110-W                             | Whitegoods              |

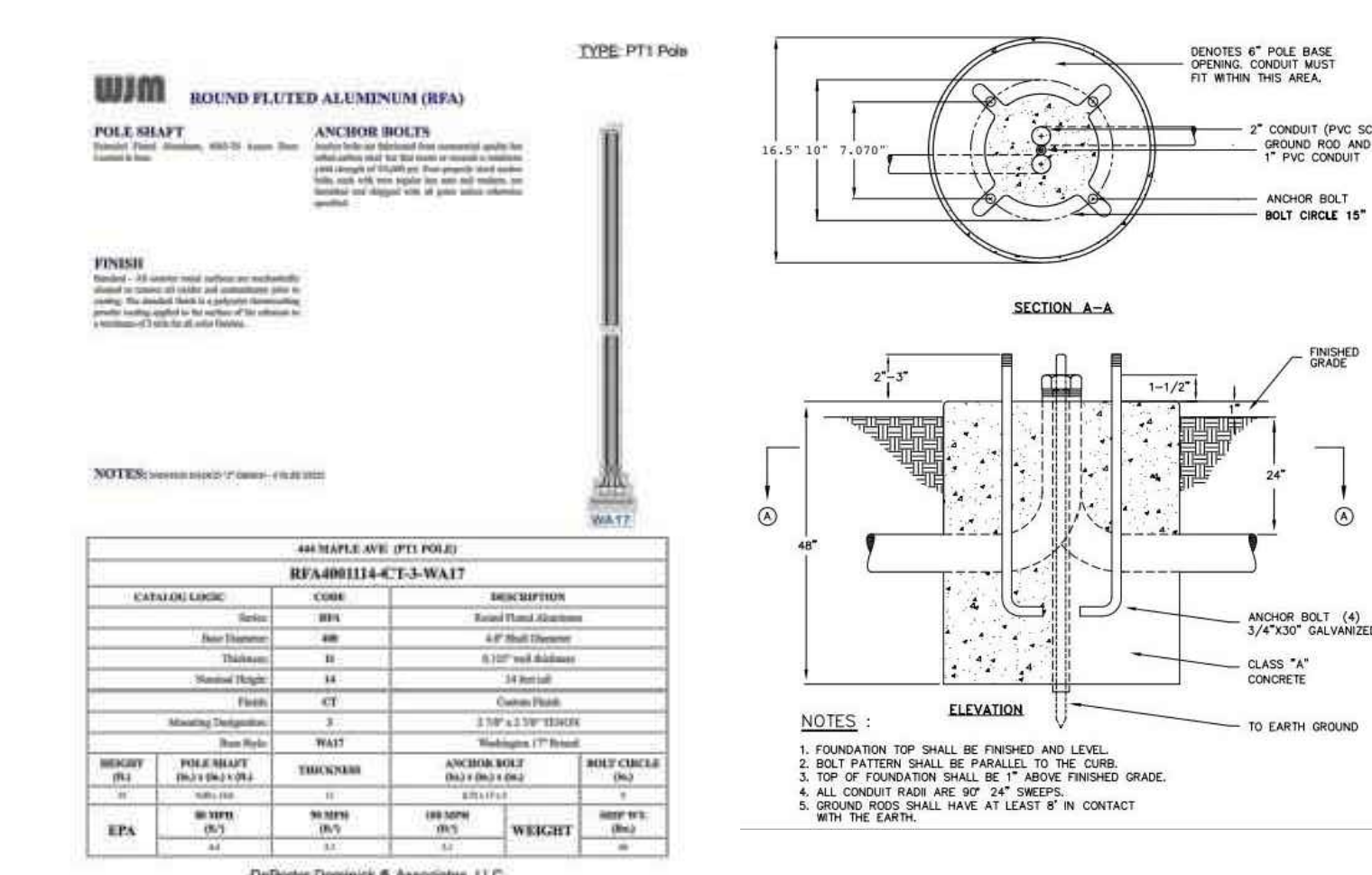
| Calculation Summary |            |       |       |        |      |         |         |              |
|---------------------|------------|-------|-------|--------|------|---------|---------|--------------|
| Label               | Calc Type  | Units | Avg.  | Max.   | Min. | Avg/Min | Max/Min | Description  |
| Sidewalk            | illumiance | fc    | 3.16  | 7.61   | 0.65 | 4.58    | 11.25   | 5ft Grid     |
| Parking and Drive   | illumiance | fc    | 2.65  | 8.22   | 0.5  | 5.3     | 16.44   | 10ft Grid    |
| Covered Parking     | illumiance | fc    | 6.33  | 11.1   | 1.5  | 4.22    | 7.4     | 10ft Grid    |
| Property Line       | illumiance | fc    | 2.24  | 6.68   | 0    | N.A.    | N.A.    | 10ft Spacing |
| Light Trespass      | illumiance | fc    | 0.004 | 0.0079 | 0    | N.A.    | N.A.    | 10ft Grid    |



**2 SL1 BRACKET**



**3 SL1 LUMINAIRE**



**4 SL1 POLE**

**Town of Vienna**  
**Approved**  
 06/09/2021

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| ISSUED FOR   | DATE     |
|--|----------|
| 1 Preliminary Application for MAC Zone Designation | 12/06/17 |
| 2 Preliminary Application for MAC Zone Designation | 02/15/18 |
| 3 Preliminary Application for MAC Zone Designation | 04/11/18 |
| 4 Preliminary Application for MAC Zone Designation | 04/11/18 |
| 5 Preliminary Application for MAC Zone Designation | 06/25/18 |
| 6 Work Session                                     | 10/04/18 |
| 7 Preliminary Application for MAC Zone Designation | 10/29/18 |
| 8 Preliminary Application for MAC Zone Designation | 04/29/20 |

PROJECT NO.  
 17041

SCALE:  
 As Shown

DRAWN BY:  
 BB, RJ, BH

REVIEWED BY:  
 MR

**LS-6.00**  
 LIGHTING PLAN