

Landscape Architecture, P.C.
 6416 Grovedale Drive, Suite 100-A
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 Email: frontdesk@studio39.com

VIENNA MARKET
 VIENNA, VIRGINIA

NVR, INC. & NORTFIELD DEVELOPMENT

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REVISIONS:

CORNER PARK HARDSCAPE PLAN

DESIGN: DH
 DRAWN: DH
 CHECKED: DD

SCALE: 1" = 5' - 0"

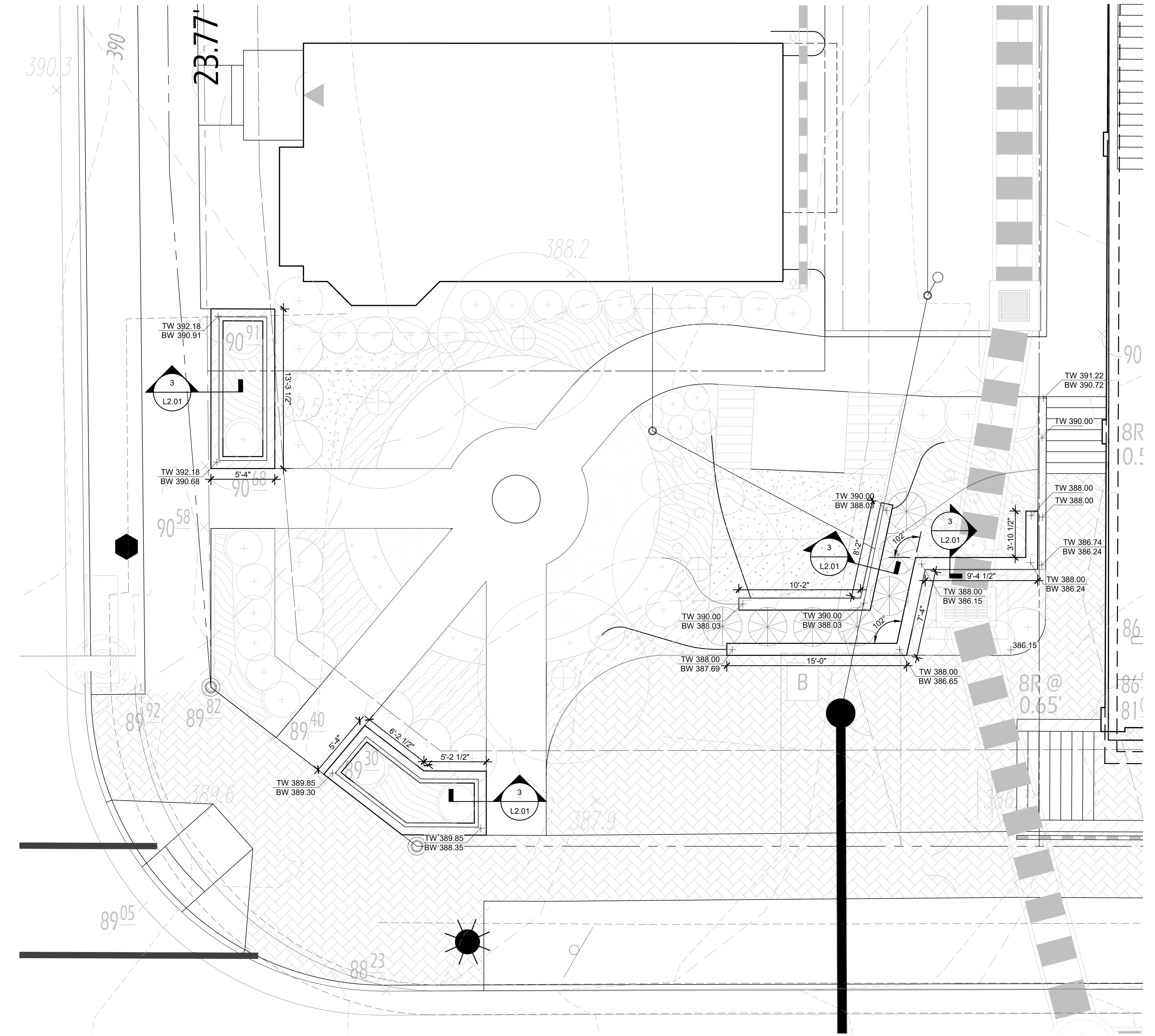
PROJECT NO: 19014

DATE: 11.17.22

L2.01

CD

NOT RELEASED FOR CONSTRUCTION



MODEL #: SEMMA
 DIMENSIONS: 6" X 16"
 COLOR/FINISH: CHAMPLAIN GREY
 QUANTITY: PER PLAN
 COMPANY: TECHO-BLOC
 WWW.TECHO-BLOC.COM
 CONTACT: GEORGE OHLIN
 (P) 571.317.5087
 george.ohlin@techo-bloc.com



NOTES:
 1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL REQUIREMENTS.
 2. CONTRACTOR TO VERIFY QUANTITIES.
 3. ALL CORNERS MUST BE FINGER JOINTED
 4. SEE PLAN FOR WALL HEIGHTS

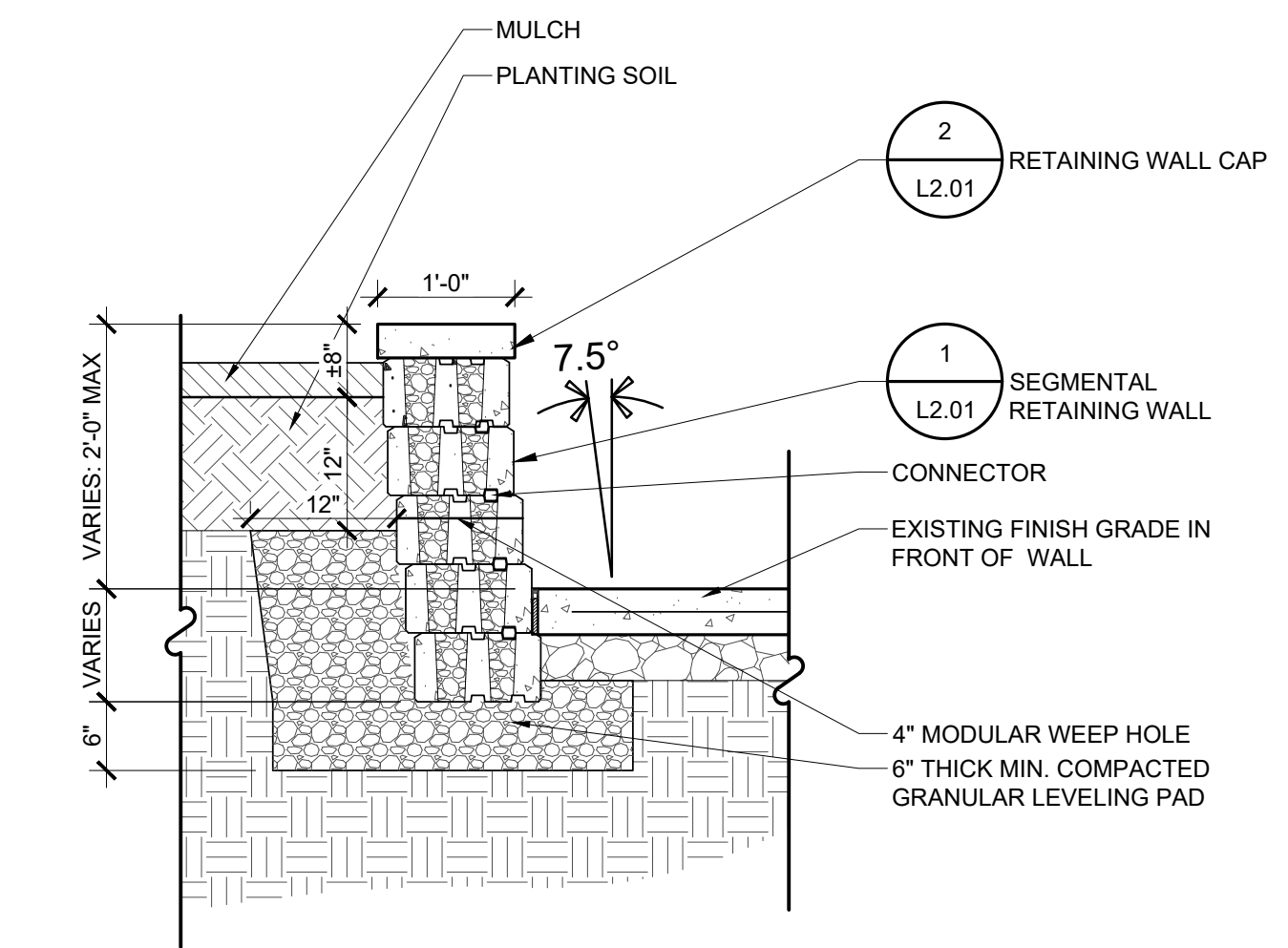
1 SEGMENTAL RETAINING WALL PROD. INFO.
 Scale: NTS

MODEL #: ARCHITECTURAL
 COLOR/FINISH: CHAMPLAIN GREY
 QUANTITY: PER PLAN
 COMPANY: TECHO-BLOC
 WWW.TECHO-BLOC.COM
 CONTACT: GEORGE OHLIN
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2 RETAINING WALL CAP PROD. INFO.
 Scale: NTS



3 RETAINING WALL SECTION
 Scale: 3/4" = 1'-0"
 CATALOG NO:



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REVISIONS:

CORNER PARK
LANDSCAPE PLAN

DESIGN: DH
DRAWN: DH
CHECKED: DD

SCALE: 1" = 10' - 0"

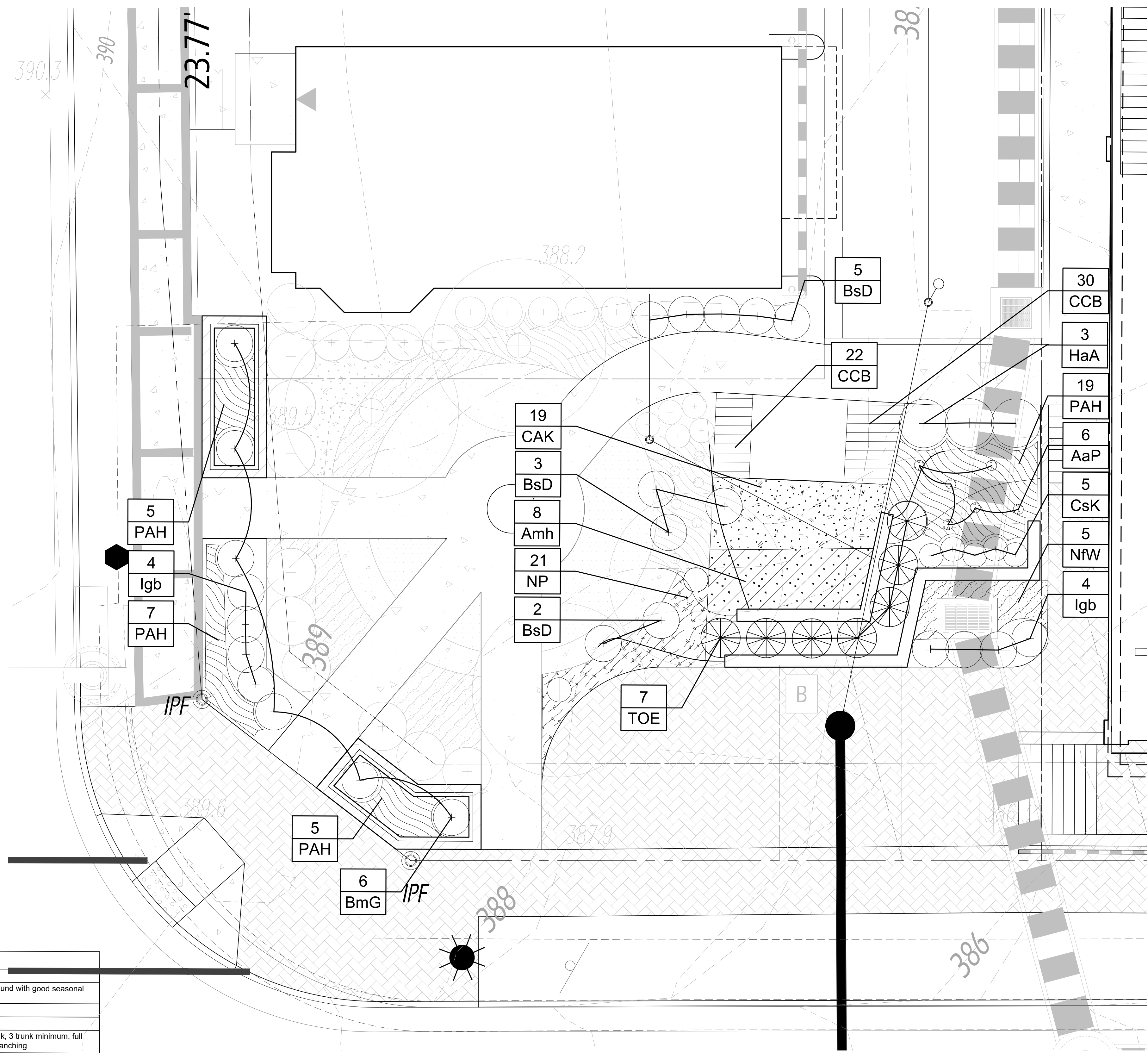
0 5 10 20

PROJECT NO: 19014

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L6.01

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PLANT SCHEDULE							
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS
TOE	7	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	6'-8'		3 1/2' - 5'	B&B, full to ground with good seasonal flush
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS
CcF	1	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS
BmG	6	<i>Buxus microphylla</i> 'Green Mountain'	Green Mountain Boxwood	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
BsD	10	<i>Buxus sempervirens</i> 'Dee Runk'	Dee Runk Common Boxwood	24"-30"	15"-18"	#3 cont.	healthy vigorous, well-rooted & established in container
CsK	5	<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	18"-24"	18"-24"	#3 cont.	full specimen, healthy, vigorous, well-rooted and established
HaA	3	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Smooth Hydrangea	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container
Igb	8	<i>Ilex glabra</i> 'Strongbox'	Strongbox Inkberry	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS
AaP	6	<i>Allium aflatanense</i> 'Purple Sensation'	Ornamental Onion	Bulb	Purple	16" o.c.	full specimen, healthy, vigorous, well-rooted and established
Amh	8	<i>Amsonia hubrichtii</i>	Arkansas Blue-star	#1 cont.	Blue	36" o.c.	full specimen, healthy, vigorous, well-rooted and established
CAK	19	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#2 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established
CCB	52	<i>Coreopsis x 'Creme Brulee'</i>	Creme Brulee Tickseed	#1 cont.	yellow	12" o.c.	full specimen, healthy, vigorous, well-rooted and established
Lsc	32	<i>Liriope spicata</i>	Creeping Lily Turf	1 qt.		12" o.c.	full specimen, healthy, vigorous, well-rooted and established
NP	21	<i>Nassella tenuissima</i> 'Pony Tails'	Mexican Feathergrass	#1 cont.		18" o.c.	full specimen, healthy, vigorous, well-rooted and established
NW	5	<i>Nepeta x faassenii</i> 'Walkers Low'	Walkers Low Catmint	#1 cont.	blue	30" o.c.	full specimen, healthy, vigorous, well-rooted and established
PAH	48	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Dwarf Fountain Grass	#2 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established

P:\2019\19014 vienna market\6.0 cad files\cd - nvr.incl.6.01 CORNER PARK LANDSCAPE PLAN.dwg

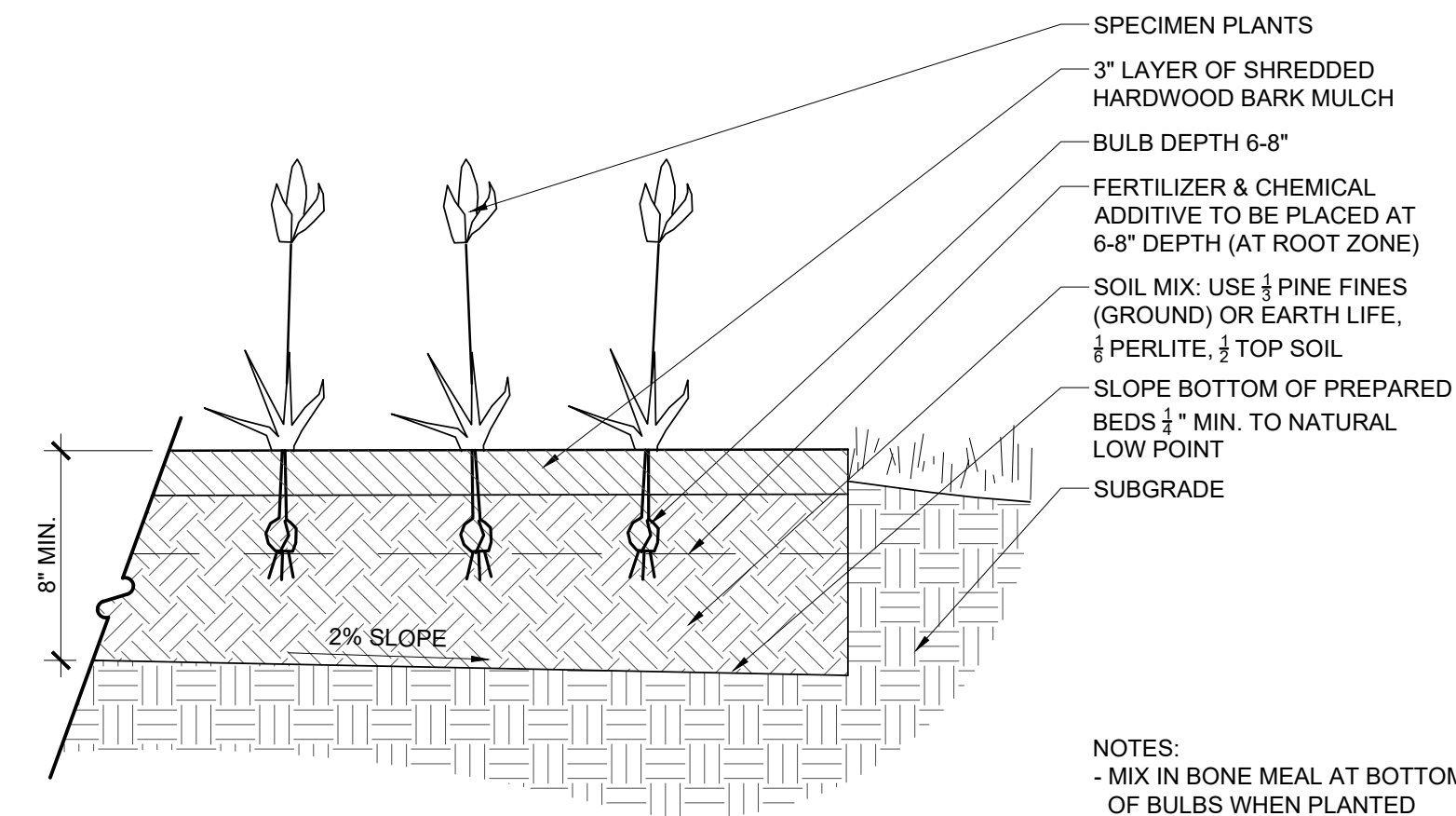
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PLANTING NOTES

- THIS PLAN FOR PLANTING LOCATIONS ONLY.
- Contractor shall be solely responsible for all plant maintenance; including shrubs and groundcover, and shall maintain area in a weed and debris free condition throughout the one-year guarantee period, unless otherwise specified.
- ALL DIMENSIONS to be taken from back of curb.
- Contractor shall layout and clearly stake all proposed improvements included on this plan.
- Contractor is responsible for contacting UTILITY company prior to beginning construction for location of all UTILITY lines. Trees shall be located a minimum of 5' from sewer/water connections. Contractor shall be liable for damage to any and all public or private utilities.
- Contractor to verify plant list totals with quantities shown on plan. Landscape Architect shall be alerted by Contractor of any discrepancies prior to final bid negotiation. Unit prices for all material shall be supplied to the Owner at bidding time.
- All materials shall be subject to approval by the Landscape Architect. Owner shall receive tag from each plant species and a list of plant suppliers. Where any requirements are omitted from the Plant List, the plants furnished shall meet the normal requirements for the variety per the American Standard for Nursery Stock, latest edition, published by the American Association of Nurserymen (AAN). Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.
- Where trees are planted in rows, they shall be uniform in size and shape.
- Sizes specified in the plant list are minimum sizes to which the plants are to be judged. Failure to meet minimum size on any plant will result in rejection of that plant.
- All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae, and shall have adequate root systems.
- All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition.
- Groups of shrubs shall be placed in a continuous mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plant mass. Trees located within four feet of shrub beds shall share same mulch bed.
- No existing trees shall be removed without written authorization from the Owner except where noted on plans. No grubbing shall occur within existing tree areas.
- Trees shall be located a minimum of 3' - 4' from walls and walks within the project. If conflicts arise between actual size of area and plans, Contractor shall contact Landscape Architect for resolution. Failure to make such conflicts known to the Owner or Landscape Architect will result in Contractor's liability to relocate materials.
- Large growing plants are not to be planted in front of windows, under building overhangs, or in drainage swales. Shrubs planted near H.V.A.C. units to be located so that shrubs at maturity will maintain 1' airspace between unit and plant.
- Contractor to slightly adjust plant locations in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as to not impede drainage away from buildings.
- Tree staking and guying shall be done per details. Contractor shall ensure that trees remain vertical and upright for the duration of the guarantee period.
- All tree pits, shrub beds and prepared planting beds are to be completely excavated in accordance with the planting details.
- Mulch is to be fine bark type for trees and shrubs. Fine bark mulch is to be used for perennial beds and within the "existing trees to remain." Contractor to submit sample for approval prior to installation.
- Crown of root ball shall be higher (after settling) than adjacent soil.
- Tags and twine are to be removed and burlap is to be rolled back one-third on all B&B plant material. Remove burlap if it is non-biodegradable. For street trees tags, twine, cord, burlap and wire basket to be cut 12" down side of rootball and removed from project site.
- Shrubs, bulbs and groundcovers shall be triangularly spaced at spacing shown on planting plans.
- Shade Trees: Height shall be measured from the crown of the root ball to the top of mature growth. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation. Shrubs: Height shall be measured from the ground to the average height of the top of the plant. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.
- Contractor shall inspect all bulbs and bring any damaged material to the attention of the Owner prior to planting.
- All seasonal color shall be triangularly spaced at spacing shown on planting plans. One year (four rotations) of seasonal color is to be bid. Install the first rotation which is "in season" at time that adjacent plantings are installed.
- All substitutions of plant material are to be requested in writing to the Landscape Architect and approved by the Owner. If Contractor fails to submit a written request, it will result in liability to the Contractor.
- All Contractors shall be required to completely remove all trash, debris and excess materials from the work area and the property (especially at all curb, gutters and sidewalks) daily during installation.
- Dead plants are to be removed from the job by the contractor weekly. Contractor shall maintain an updated, comprehensive list of all dead materials removed from the job site. A copy of the list is to be submitted to the owner at the end of every month during the contract period.
- Topsoil required for soil mixes and special seeding areas shall be provided by Landscape Contractor. Contractor must load, haul, mix, and spread all topsoil and other soil additives are required.
- The intent of the project is to have natural drifts of bulbs/perennials in planting. Keep sweeps of similar bulbs/perennials similar bulbs in separate groups.
- Contractor shall be responsible to regrade, hydro-seed, straw mulch, and tack all lawn areas disturbed as the result of his work.
- All existing soil to be removed from perennial beds to a depth of 12" and replaced with soil mix per detail.
- Contractor shall guarantee all landscape improvements, including seeding, for one full year as required by the Specifications. Contractor must contact the Owner at least ten working days in advance to schedule acceptance inspection(s). Contractor must replace all dead or unacceptable plants during the following recommended planting season.
- The Specifications for all work included in this contract shall be Landscape Specifications Guidelines for Baltimore-Washington Metropolitan Area, current edition, unless otherwise noted on these plans.
- All planting shall conform to the requirements of the Town Of Herndon..
- Any planting which is shown adjacent to condenser units shall be planted as required to screen the units. Should the condenser units be installed in locations different from those shown on the plan it will be the Contractor's responsibility to install the materials around the condensers and to adjust other adjacent planting accordingly.
- All materials' specifications shall be in accordance with the industry standard for grading plant material- The American Standard for Nursery Stock (ANSI Z60.1).
- Maintenance of all trees and landscape materials shall conform to accepted industry standards set forth by the Landscape Contractors Association, American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.
- Property owner is responsible for the maintenance landscaping and plant material. Any substitutions of plant material shall be approved by the Town of Herndon Community Forester. All planting shall conform to Town of Herndon requirements.

PLANTING MIX NOTES

- The recommended planting medium should contain good top soil that will sustain plant growth.
- The top soil shall not be lacking in potassium, phosphorus, magnesium or calcium. The top soil shall not contain any materials toxic to plant growth.
- The top soil shall be a sandy clay loam or a silty clay loam with well aggregated clays and a minimum of 4% (four percent) organic matter.
- The soils pH range should be within 5.5 to 6.5 and adjusted as necessary for individual plant species requirements.
- A soil test shall be performed by a full-service testing company and the results shall be provided to the Landscape Architect prior to installation of planting medium.
- If a local, reputable testing company cannot be employed, A&L Labs is available to conduct the testing. Contact them at:
A&L Analytical Laboratories, Inc.
2790 Whitten Road
Memphis, TN 38133
1-800-264-4522
- The lab shall perform an S1A test and submit the results to Studio 39 Landscape Architecture, PC.

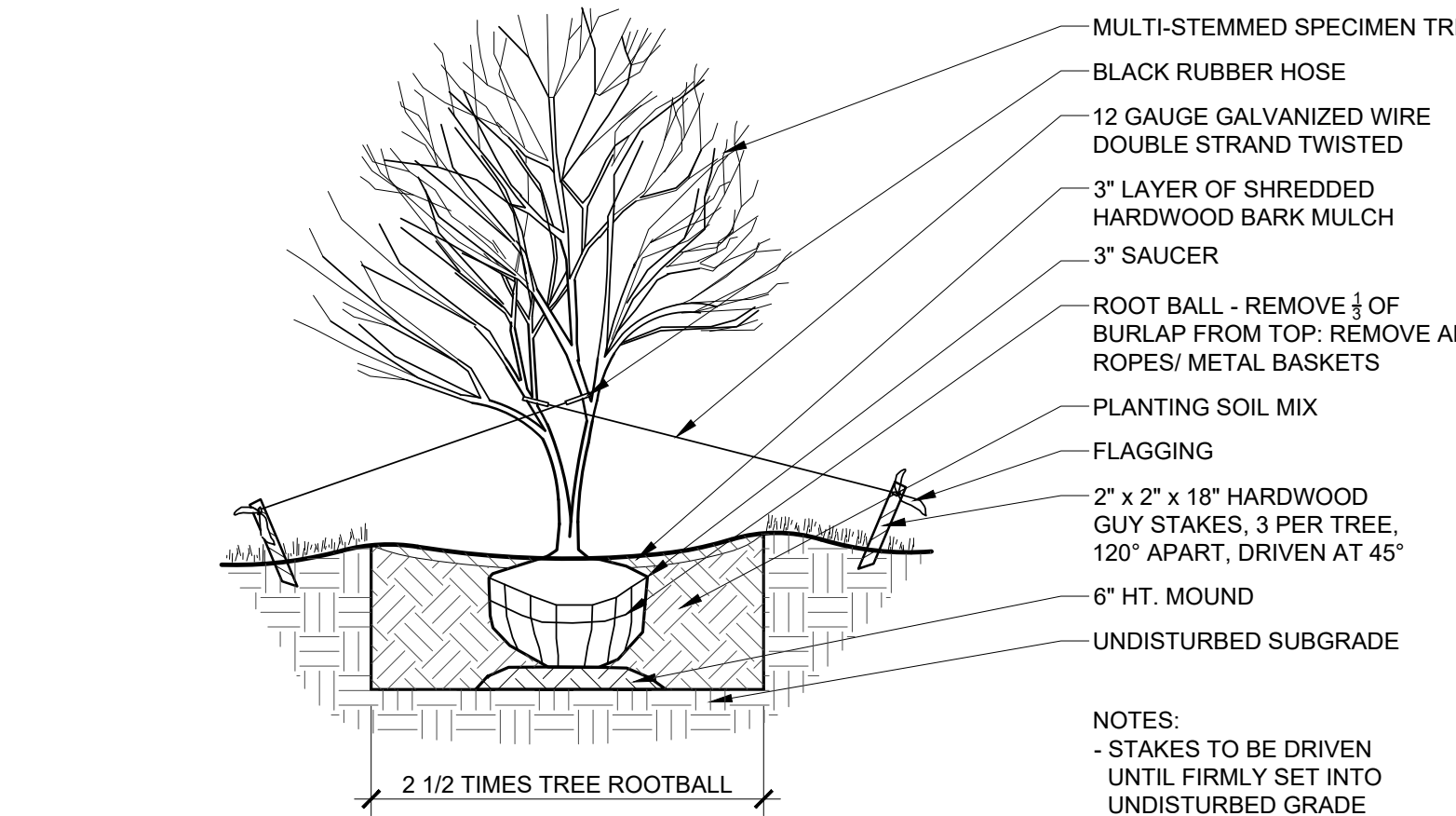


1 ANNUAL & PERENNIAL PLANTING SECTION LD-006
Scale: 1" = 1'-0"

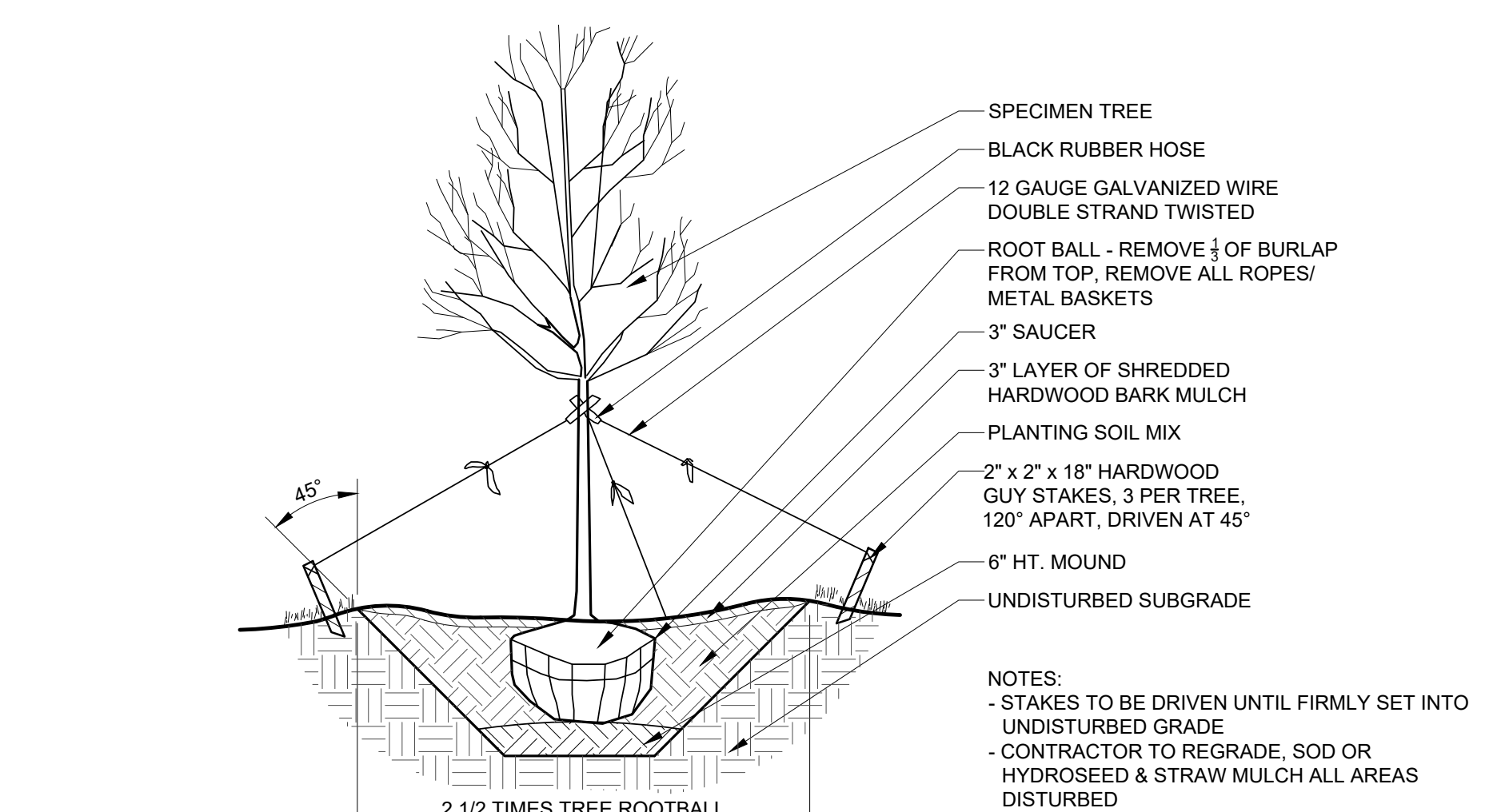
PLANT SPACING CHART
AS SPECIFIED ON PLANT LIST

SPACING 'D'	ROW 'A'	NUMBER OF PLANTS PER SQUARE FOOT
6" o.c.	5 1/4" o.c.	4.62
8" o.c.	6 7/8" o.c.	2.60
10" o.c.	8 5/8" o.c.	1.66
12" o.c.	10 3/8" o.c.	1.15
15" o.c.	13" o.c.	0.74
18" o.c.	15 5/8" o.c.	0.51
24" o.c.	20 3/4" o.c.	0.29
30" o.c.	26" o.c.	0.18
36" o.c.	31 1/8" o.c.	0.13
42" o.c.	36 3/8" o.c.	0.09
48" o.c.	41 5/8" o.c.	0.07

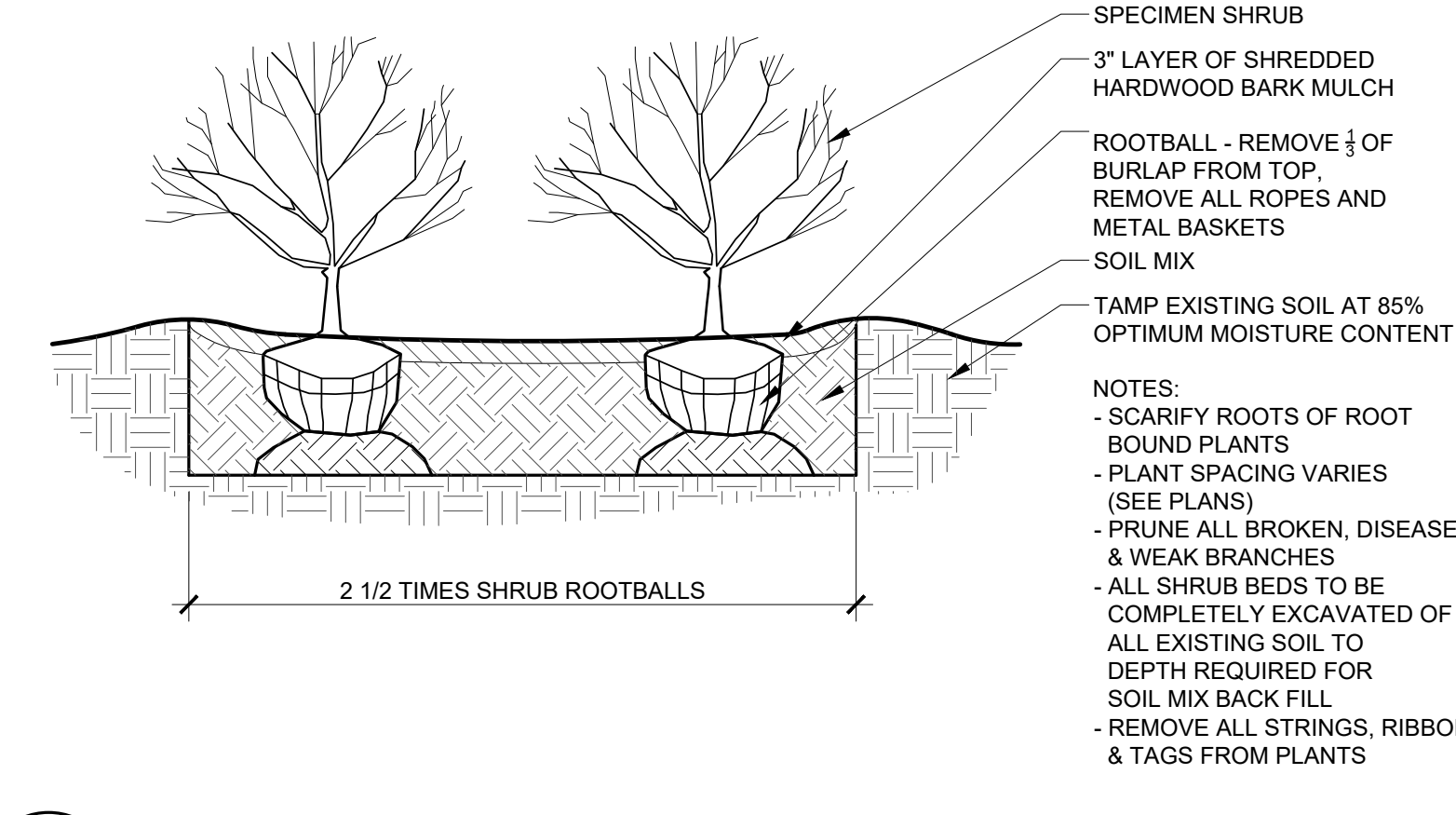
2 PLANT SPACING PLAN LD-007
Scale: 1" = 1'-0"



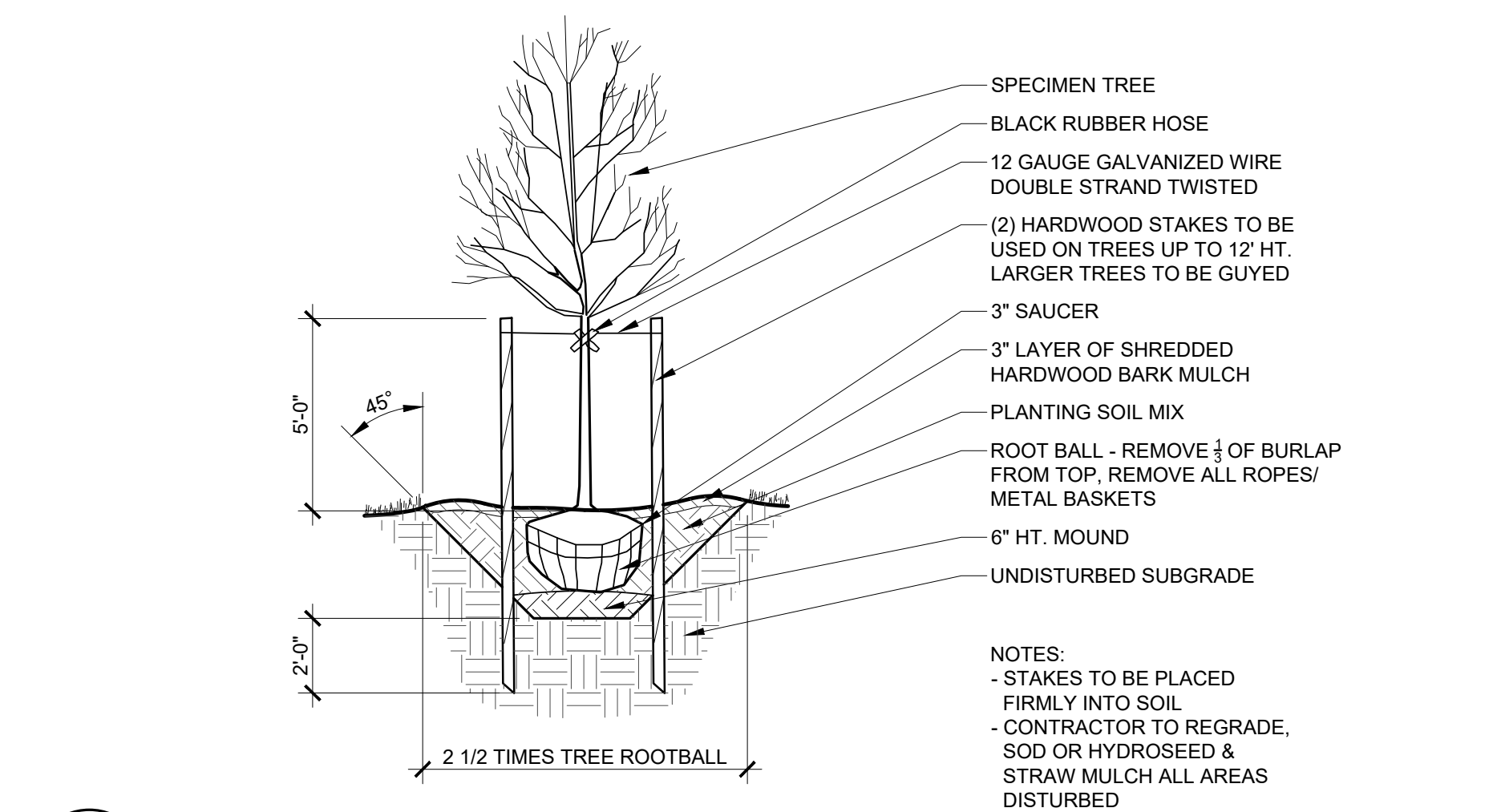
3 TREE GUYING PLANTING - MULTI-STEMMED SECTION LD-003
Scale: 1/4" = 1'-0"



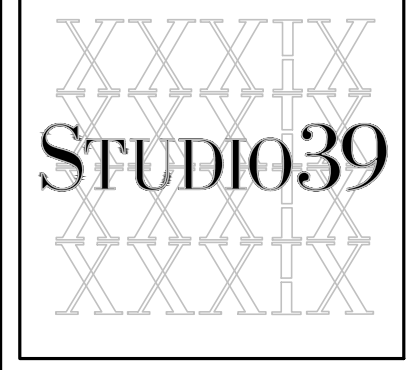
4 TREE GUYING PLANTING - SPECIMEN TREE SECTION LD-001
Scale: 1/4" = 1'-0"



5 SHRUB PLANTING SECTION LD-004
Scale: 1/2" = 1'-0"



6 TREE PLANTING SECTION LD-002
Scale: 1/4" = 1'-0"



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REVISIONS:

LANDSCAPE DETAILS

DESIGN: DH
DRAWN: DH
CHECKED: DD

SCALE: Viewport Scale

PROJECT NO: 19014

DATE: 11.17.22

L7.01

CD

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