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# VIENNA MARKET

## VIENNA, VIRGINIA

### CD

JULY 22, 2019

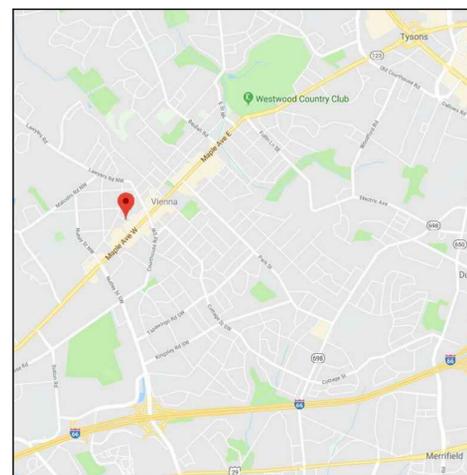
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VICINITY MAP  
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LANDSCAPE ARCHITECT



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DATE	DESCRIPTION
06.26.2019	CD SET

VIENNA MARKET  
VIENNA, VIRGINIA

NVR, INC. & NORTHFIELD DEVELOPMENT

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PROJECT NO: 19014

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**COMMON ABBREVIATIONS**

A	A/C	AIR CONDITIONING	I	ID	INSIDE DIAMETER
	AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSPORTATION OFFICIALS		INSTL	INSTALLATION
	AB	ANCHOR BOLT		INV	INVERT
	ABRSV	ABRASIVE		IP	IRON PIPE
	ABV	ABOVE	J	JST	JOIST
	AC	ACRE		JT	JOINT
	ACD	ACCESS DOOR	L	LAM	LAMINATED
	AD	AREA DRAIN		LB	POUND
	ADA	AMERICAN WITH DISABILITIES ACT		LBR	LUMBER
	ADEN	ADDENDA, ADDENDUM		LH	LEFT HAND
	ADD	ADDITIONAL		LOD	LIMITS OF DISTURBANCE
	ADH	ADHESIVE		LOS	LINE OF SIGHT
	ADJ	ADJACENT		LOW	LIMITS OF WORK
	ADJT	ADJUSTABLE		LTP	LIGHT POLE
	A-E	ARCHITECT-ENGINEER		LP	LOW POINT
	AFF	ABOVE FINISH FLOOR		LS	LANDSCAPE
	AFG	ABOVE FINISH GRADE		LT	LIGHT
	AGGR	AGGREGATE		LTG	LIGHTING
	ALUM	ALUMINUM		LVL	LEVEL
	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	M	MAS	MASONRY
	APPROX	APPROXIMATE		MAT	MATERIAL
	APT	APARTMENT		MAX	MAXIMUM
	ASPH	ASPHALT		MECH	MECHANICAL
	ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS		MED	MEDIUM
	AVE	AVENUE		MET	METAL
				METB	METAL BASE
B	B&B	BALL AND BURLAP		MFG	MANUFACTURING
	BC	BOTTOM OF CURB, BOTTOM OF COLUMN		MH	MANHOLE
	BE	BEAM		MIN	MINIMUM
	BITUM	BITUMINOUS		MISC	MISCELLANEOUS
	BL	BASELINE		MILDG	MOLDING
	BLDG	BUILDING		MTG	MOUNTING
	BLK	BLOCK		MULL	MULLION
	BLVD	BOULEVARD		MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
	BM	BENCHMARK	N	N	NORTH
	BMP	BEST MANAGEMENT PRACTICES		N/A	NOT APPLICABLE
	BOC	BACK OF CURB		NIC	NOT IN CONTRACT
	BP	BREAK POINT		NO	NO
	BRK	BRICK		NOM	NOMINAL
	BRKT	BRACKET		NTS	NOT TO SCALE
	BRL	BUILDING RESTRICTION LINE	O	OA	OVERALL
	BS	BOTTOM OF STEP		OC	ON CENTER
	BSMT	BASEMENT		OD	OUTSIDE DIAMETER
	BTWN	BETWEEN		OPNG	OPENING
	BW	BOTTOM OF WALL		OPT	OPTIONAL
	BEV	BEVEL		ORIG	ORIGINAL
C	CB	CATCH BASIN	P	PAR	PARALLEL
	CC	CENTER TO CENTER		PERP	PERPENDICULAR
	CEM	CEMENT		PI	POINT OF INTERSECTION
	CI	CAST IRON		PIE	PUBLIC IMPROVEMENT EASEMENT
	CIP	CAST IRON PIPE		PKWY	PARKWAY
	CIPC	CAST-IN-PLACE CONCRETE		PL	PROPERTY LINE
	CJ	CONTROL JOINT		PLBG	PLUMBING
	CL	CENTER LINE		PLYWD	PLYWOOD
	CLO	CLOSET		PNL	PANEL
	CLR	CLEAR		PNT	PAINT
	CMU	CONCRETE MASONRY UNIT		POB	POINT OF BEGINNING
	COL	COLUMN		PR	PAIR
	CONC	CONCRETE		PRCST	PRECAST
	CONN	CONNECTION		PRELIM	PRELIMINARY
	CONST	CONSTRUCTION		PRKG	PARKING
	CONT	CONTINUOUS		PROP	PROPOSED
	COORD	COORDINATE		PSF	POUNDS PER SQUARE FOOT
D	DF	DRINKING FOUNTAIN		PSI	POUNDS PER SQUARE INCH
	DIA	DIAMETER		PT	PRESSURE TREATED
	DIM	DIMENSION		PAINTD	PAINTED
	DIST	DISTANCE		PUE	PUBLIC UTILITY EASEMENT
	DR	DRIVE		PVMT	PAVEMENT
	DRN	DRAIN	R	R	RISER, RADIUS
	DWG	DRAWING		RC	REINFORCED CONCRETE
	DEMO	DEMOLITION		RD	ROAD
	DET	DETAIL		RDWY	ROADWAY
	DI	DROP INLET		REC	RECESSED
	DN	DOWN		REF	REFERENCE
	DS	DOWNSPOUT		REQD	REQUIRED
	DT	DRAIN TILE		RFD	ROOF DRAIN
	DWL	DOWEL		RH	RIGHT HAND
E	E	EAST		RIM	DRAIN INLET RIM ELEVATION
	EA	EACH		RLG	RAILING
	ELEC	ELECTRICAL		RM	ROOM
	ELEC P	ELECTRICAL PANEL		RND	ROUND
	ELEV	ELEVATION		ROW	RIGHT OF WAY
	ENCL	ENCLOSURE		RP	RADIUS POINT
	ENTR	ENTRANCE		RPA	RESOURCE PROTECTION AREA
	EP	EDGE OF PAVEMENT		RTE	ROUTE
	EQ	EQUAL	S	S	SOUTH
	EQL SP	EQUALLY SPACED		SD	SURFACE DRAIN
	EQUIP	EQUIPMENT		SECT	SECTION
	ESMT	EASEMENT		SGL	SINGLE
	ETD	EXISTING TO BE DEMOLISHED		SJ	SCORED JOINT
	ETR	EXISTING TO REMAIN		SLP	SLOPE
	ETRL	EXISTING TO BE RELOCATED		SM	SMOOTH
	ETRP	EXISTING TO BE REPLACED		SPEC	SPECIFICATION
	EW	EACH WAY		SQ FT	SQUARE FOOT
	EX	EXISTING		SQ IN	SQUARE INCH
	EXP	EXPANSION		SST	STAINLESS STEEL
	EXT	EXTERIOR		ST	STREET
F	FAR	FLOOR AREA RATIO		STA	STATION POINT
	FBD	FIBER BOARD		STD	STANDARD
	FD	FLOOR DRAIN		STL	STEEL
	FDN	FOUNDATION		STM	STORM DRAIN
	FFE	FINISHED FLOOR ELEVATION		SW	SIDEWALK
	FIN	FINISH		SWM	STORM WATER MANAGEMENT
	FIN FL	FINISH FLOOR		T	T&G
	FIN GR	FINISH GRADE			TONGUE AND GROOVE
	FN	FENCE		TC	TOP OF CURB, TOP OF COLUMN
	FOC	FRONT OF CURB		TD	TRENCH DRAIN
	FT	FOOT/FEET		TEMP	TEMPORARY
	FTG	FOOTING		TS	TOP OF STEP
	FUT	FUTURE		TW	TOP OF WALL
	FXTR	FIXTURE		TX	TEXT
				TYP	TYPICAL
G	GA	GAUGE	U	UNFIN	UNFINISHED
	GAB	GRADED AGGREGATE BASE		V	VERT
	GALV	GALVANIZED		W	WEST
	GC	GENERAL CONTRACTOR		WD	WOOD
	GDR	GUARD RAIL		WI	WROUGHT IRON
	GFA	GROSS FLOOR AREA		WLD	WELDED
	GIP	GALVANIZED IRON PIPE		WP	WATER PROOFING
	GL	GLASS		WR	WATER RESISTANT
	GP	GUTTER PAN		WWM	WELDED WIRE MESH
	GVL	GRAVEL		WWR	WELDED WIRE REINFORCEMENT
H	HB	HOSE BIBB	Y	YD	YARD DRAIN
	HC	HANDICAP PARKING SPACE			
	HDPE	HIGH DENSITY POLYETHYLENE PIPE			
	HDWD	HARDWOOD			
	HDWE	HARDWARE			
	HT	HEIGHT			
	HNDRL	HANDRAIL			
	HORZ	HORIZONTAL			
	HP	HIGH POINT			
	HS	HARDSCAPE			

**PROFESSIONAL TITLES**

ARCH	ARCHITECT
CIVIL	CIVIL ENGINEER
ENGR	ENGINEER
GC	GENERAL CONTRACTOR
ID	INTERIOR DESIGNER
MEP	MECHANICAL/ELECTRICAL/PLUMBING
LA	LANDSCAPE ARCHITECT
LC	LANDSCAPE CONTRACTOR
STR	STRUCTURAL ENGINEER

**MATERIAL GRAPHICS**

	CONCRETE		FABRIC SEPARATOR
	COMPACTED AGGREGATE SUB-BASE		STEEL / IRON
	SAND		ALUMINUM
	MORTAR		BRASS / BRONZE / COPPER
	MORTAR NEXT TO SAND SETTING BED		WOOD
	BRICK / PAVER		MULCH
	DRAINAGE GRAVEL		PLASTIC
	SOIL / COMPACTED SOIL / UNDISTURBED SUBGRADE		ARCHITECTURAL PRECAST
	STRUCTURAL / PLANTING / LIGHTWEIGHT SOIL		WELDED WIRE REINFORCEMENT
	EXPANSION JOINT W/ BACKER ROD		CMU
	REBAR		RIGID INSULATION W/ OPEN JOINTS FOR DRAINAGE
	STONE		BRICK / CONCRETE PAVER RUNNING BOND
	ASPHALT CONCRETE W/ NEOPRENE TACK COAT		BRICK / CONCRETE PAVER HERRINGBONE

**LEGEND**

	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	ELEVATION
	STATION POINT
	EASEMENT (PUE, PIE, ETC.)
	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY
	LOT LINE
	CENTER LINE OF SWALE
	EXPANSION JOINT
	STEP
	EXISTING LIGHT
	PROPOSED POLE LIGHT
	PROPOSED PEDESTRIAN LIGHT
	PROPOSED WALL LIGHT
	PROPOSED BOLLARD
	PROPOSED FOUNTAIN LIGHT
	PROPOSED FLOODLIGHT
	PROPOSED UPLIGHT
	PROPOSED STEP LIGHT
	SLAB DRAIN
	SURFACE DRAIN / YARD DRAIN
	TRENCH DRAIN
	PLANT CALLOUT
	MATERIAL OR DETAIL CALLOUT
	ELEVATION CALLOUT
	SECTION CALLOUT

**GENERAL NOTES**

**GENERAL LAYOUT NOTES:**

- BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY SMITH ENGINEERING.
- DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY xxxxxx, DATED xxxxxx, AND PREPARED BY xxxxxx, DATED xxxxxx.
- UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
- DO NOT SCALE THESE DRAWINGS.
- DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS; FROM EDGE OF PAVEMENT TO FACE OF WALL UNLESS OTHERWISE SPECIFIED.
- ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS AND ANY CONFLICTS ENCOUNTERED IN FIELD.
- QUANTITIES REFERENCED IN PLANS ARE SHOWN AS A COURTESY ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL WALLS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
- CONTRACTOR IS RESPONSIBLE FOR ALL WIRING, CONDUIT, FOOTINGS, PERMITS, ETC. NECESSARY TO COMPLETE SITE LIGHTING INSTALLATION. CONTRACTOR TO COORDINATE POWER CONNECTIONS WITH ELECTRICAL ENGINEER AND OWNER.
- BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.



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REVISIONS:


**GENERAL NOTES**

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	DRAWN: JB
	CHECKED: DD

SCALE: Viewport Scale

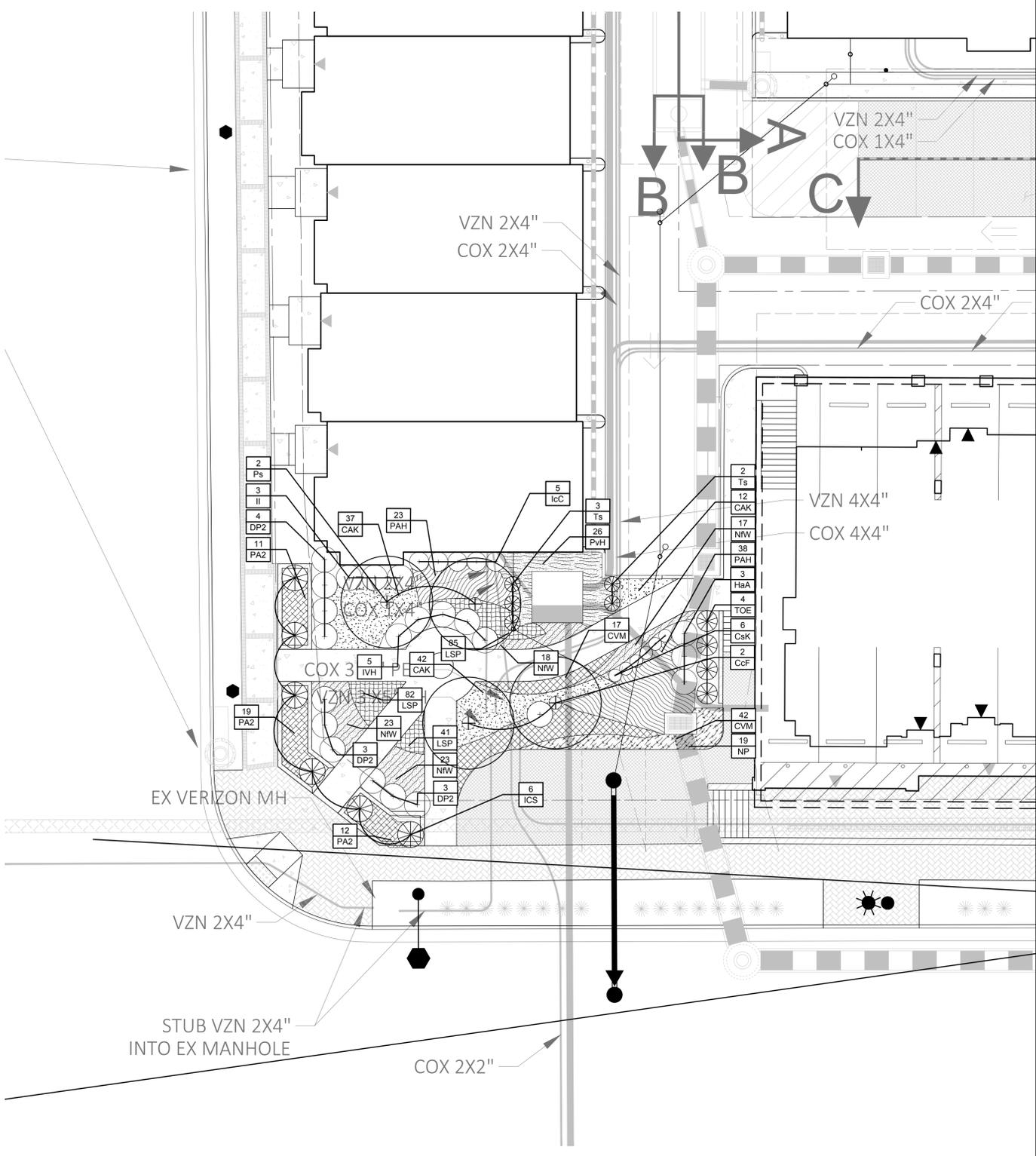
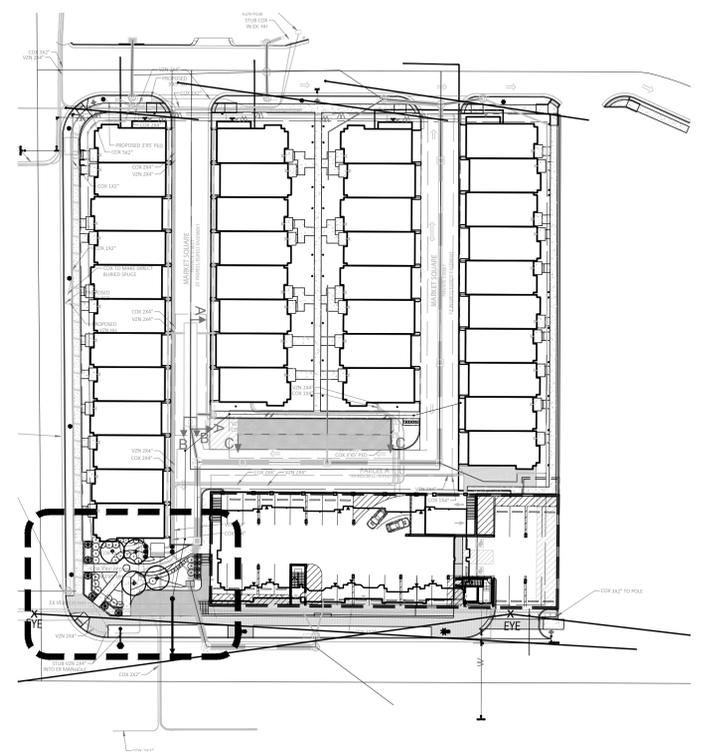


PROJECT NO: 19014

DATE: 07.23.19

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PLANT SCHEDULE CORNER PARK								
TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	
Ts	5	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	6'-8'		3'-4'		
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	
ICS	6	<i>Ilex crenata</i> 'Sentinel'	Sentinel Japanese Holly	6'-8'		3 1/2' - 5'	B&B, full to ground with good seasonal flush	
TOE	4	<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	2	<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	
Ps	2	<i>Prunus sargentii</i>	Sargent Cherry	8'-10'	2 1/2" min.		B&B, uniform branching, full specimen	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS
CsK	6	<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	18"-24"	18"-24"	#3 cont.	2' o.c.	full specimen, healthy, vigorous, well-rooted and established
DP2	11	<i>Distylium x PIIDIST-II</i>	Blue Cascade Evergreen Distylium	18"-24"	18"-24"	3 gal	4' o.c.	full specimen, healthy, vigorous, well-rooted and established
HaA	3	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Smooth Hydrangea	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy, vigorous, well-rooted & established in container
IcC	5	<i>Ilex cornuta</i> 'Carissa'	Carissa Holly	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
II	3	<i>Ilex glabra</i> 'Compacta'	Compact Inkberry	36 - 48"	48"-72"	#3 cont.	3' o.c.	
IVH	5	<i>Itea virginica</i> 'Henry's Garnet'	Henry's Garnet Sweetspire	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy vigorous, well-rooted & established in container
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS	
NP	21	<i>Nassella tenuissima</i> 'Pony Tails'	Mexican Feathergrass	#1 cont.		24" o.c.		
PA2	42	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Dwarf Fountain Grass	#2 cont.		18" o.c.	full specimen, healthy, vigorous, well-rooted and established	
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS	
CAK	102	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#2 cont.		18" o.c.	full specimen, healthy, vigorous, well-rooted and established	
CVM	66	<i>Coreopsis verticillata</i> 'Moonbeam'	Threadleaf Coreopsis	#1 cont.	pale yellow	18" o.c.	full specimen, healthy, vigorous, well-rooted and established	
LSP	208	<i>Liatris spicata</i>	Spike Gayfeather	#1 cont.	purple	8" o.c.	full specimen, healthy, vigorous, well-rooted and established	
NW	81	<i>Nepeta x faassenii</i> 'Walkers Low'	Walkers Low Catmint	#1 cont.	blue	16" o.c.	full specimen, healthy, vigorous, well-rooted and established	
PvH	26	<i>Panicum virgatum</i> 'Heavy Metal'	Blue Switch Grass	#3 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established	
PAH	93	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Dwarf Fountain Grass	#2 cont.		18" o.c.	full specimen, healthy, vigorous, well-rooted and established	

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REVISIONS:


CORNER PARK LANDSCAPE PLAN

DESIGN: JB  
 DRAWN: JB  
 CHECKED: DD  
 NORTH

SCALE: 1" = 10' - 0"

PROJECT NO: 19014  
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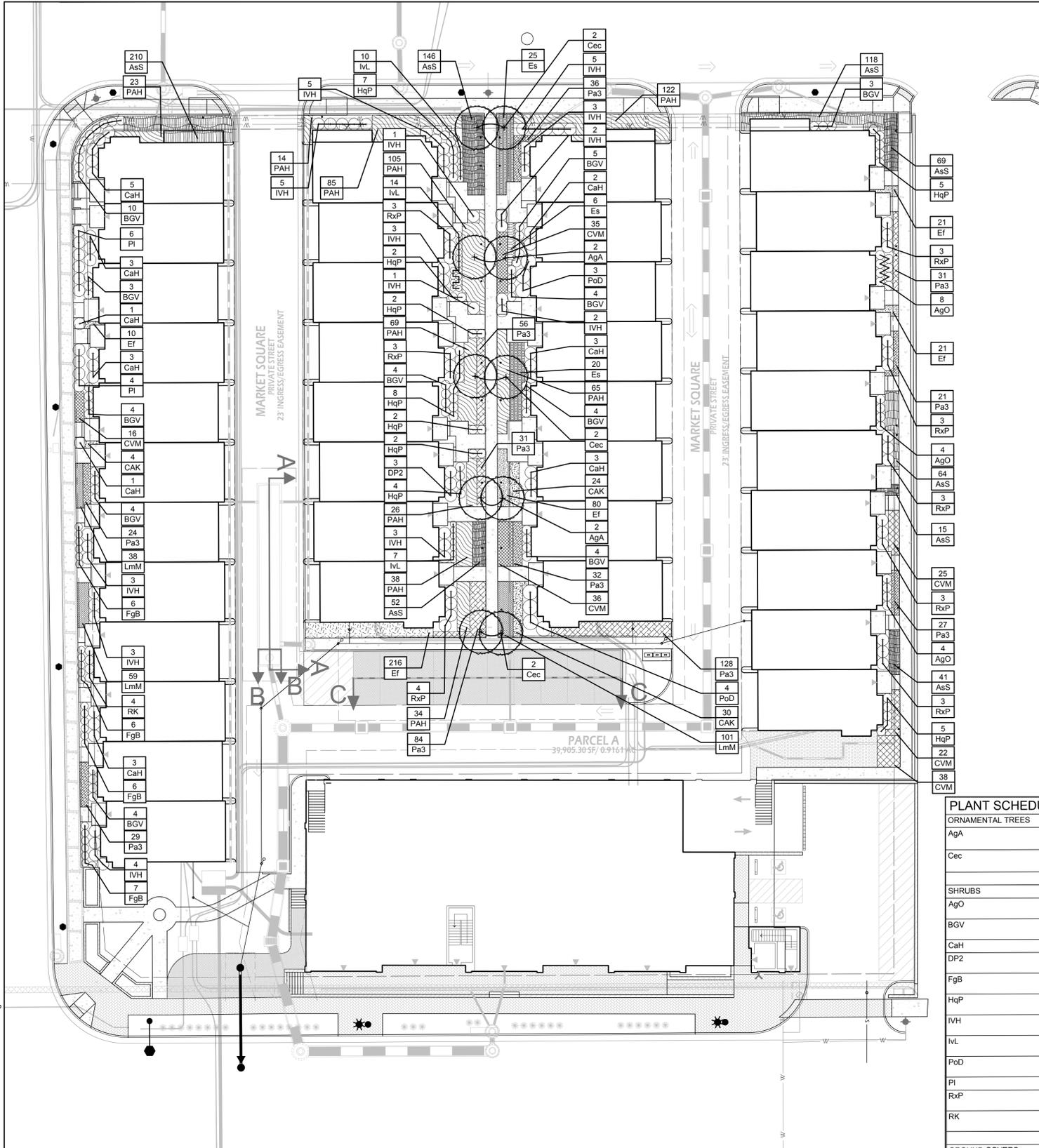
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PLANT SCHEDULE

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	
AgA	4	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	
Cec	6	Cercis canadensis	Eastern 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	SPACING	REMARKS
AgO	16	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	12"-15"	18"-24"	#2 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
BGV	49	Buxus 'Green Velvet'	Green Velvet Boxwood	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
CaH	24	Clethra alnifolia 'Hummingbird'	Summersweet	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy, vigorous, well-rooted & established
DP2	3	Distylium x PIDIST-II	Blue Cascade Evergreen Distylium	18"-24"	18"-24"	3 gal	4' o.c.	full specimen, healthy, vigorous, well-rooted and established
FgB	25	Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla	15"-18"	18"-24"	#3 cont.	2' o.c.	healthy, vigorous, well-rooted & established in container
HqP	37	Hydrangea quercifolia 'Pee Wee'	Oakleaf Hydrangea	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
IVH	40	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy vigorous, well-rooted & established in container
IVL	31	Itea virginica 'Little Henry'	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	2' o.c.	healthy vigorous, well-rooted & established in container
PoD	7	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	24"-36"	18"-24"	#3 cont.	5' o.c.	healthy vigorous, well-rooted & established in container
PI	10	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark					
RxP	25	Rhododendron x 'P.J.M.'	P.J.M. Rhododendron	24"-30"	18"-24"	#3 cont.	4' o.c.	healthy, vigorous, well-rooted & established in container
RK	4	Rosa x 'Knockout'	Rose	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS	
Pa3	499	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#1 cont.		15" o.c.	full specimen, healthy, vigorous, well-rooted and established	
GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS	
Ef	348	Euonymus fortunei	Wintercreeper	2" Peat pot		12" o.c.	full specimen, healthy, vigorous, well-rooted and established	
LmM	198	Liriope muscari 'Monroe White'	Monroe White Liriope	1 qt.		12" o.c.	full specimen, healthy, vigorous, well-rooted and established	
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS	
AsS	715	Astilbe simplicifolia 'Sprite'	Sprite Astilbe	#1 cont.	pink	14" o.c.	full specimen, healthy, vigorous, well-rooted and established	
CAK	58	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 cont.		18" o.c.	full specimen, healthy, vigorous, well-rooted and established	
CVM	172	Coreopsis verticillata 'Moonbeam'	Threadleaf Coreopsis	#1 cont.	pale yellow	18" o.c.	full specimen, healthy, vigorous, well-rooted and established	
Es	51	Eragrostis spectabilis	Purple Love Grass	#2 cont.		30" o.c.	full specimen, healthy, vigorous, well-rooted and established	
PAH	576	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#2 cont.		18" o.c.	full specimen, healthy, vigorous, well-rooted and established	

REVISIONS:

TOWN HOME LANDSCAPE PLAN

DESIGN: JB  
DRAWN: JB  
CHECKED: DD  
N O R T H

SCALE: 1" = 20' - 0"

PROJECT NO: 19014

DATE: 07.23.19

L6.02

CD

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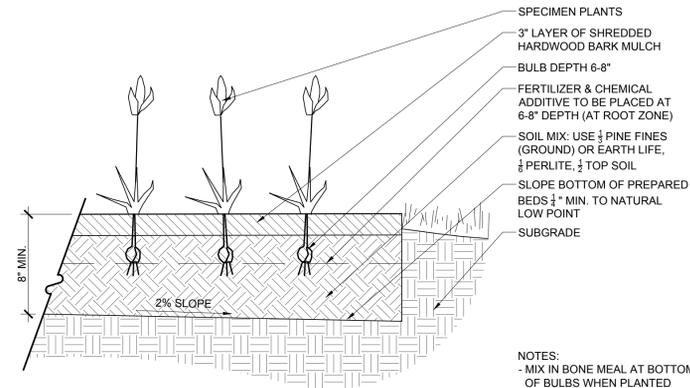
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**PLANTING NOTES**

- 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 approval 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 as 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 Z601).
- 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, A4L Labs is available to conduct the testing. Contact them at:  
A4L Analytical Laboratories, Inc.  
2790 Whitten Road  
Memphis, TN 38133  
1-800-264-4522
- The lab shall perform an SIA test and submit the results to Studio 39 Landscape Architecture, PC.

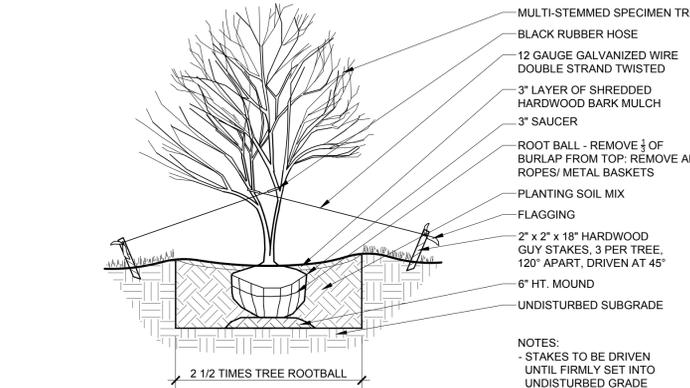


**1 ANNUAL & PERENNIAL PLANTING** SECTION LD-006  
Scale: 1" = 1'-0"

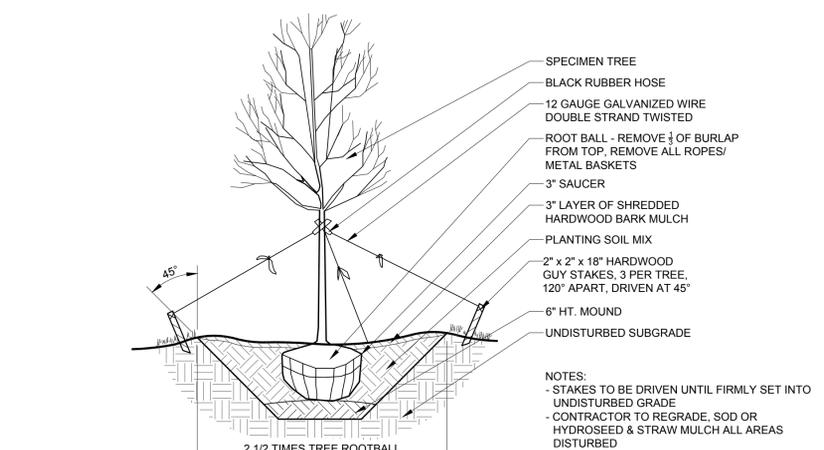
**PLANT SPACING CHART AS SPECIFIED ON PLANT LIST**

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

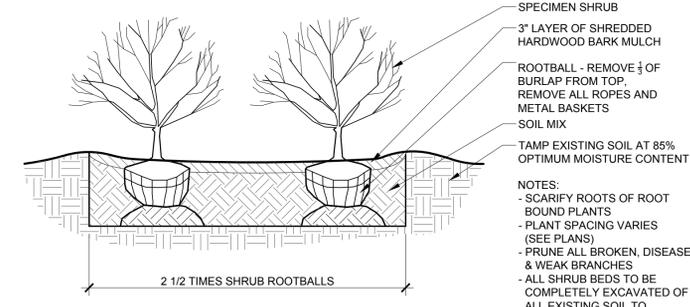
**2 PLANT SPACING** PLAN LD-007  
Scale: 1" = 1'-0"



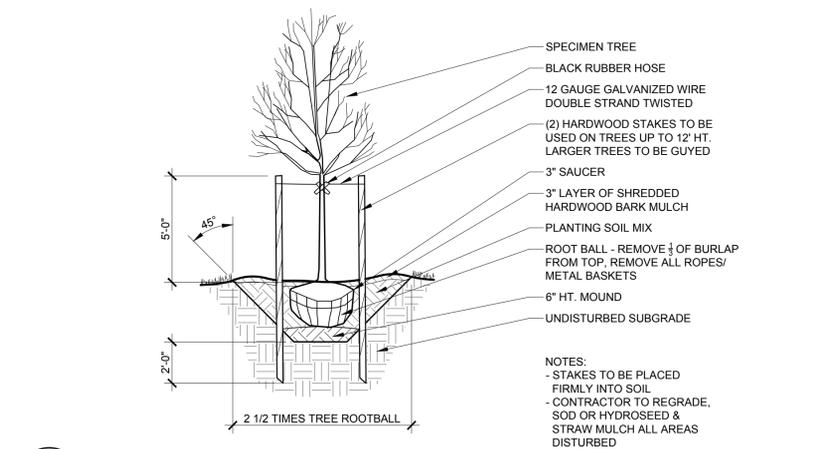
**3 TREE GUYING PLANTING - MULTI-STEMMED** SECTION LD-003  
Scale: 1/4" = 1'-0"



**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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Alexandria, Virginia 22310  
Tel: 703.719.6500 Fax: 703.719.6503  
Email: frontdesk@studio39.com

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VIENNA, VIRGINIA

NVR, INC. & NORTHFIELD DEVELOPMENT

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REVISIONS:


**LANDSCAPE DETAILS**

DESIGN: JB  
DRAWN: JB  
CHECKED: DD

SCALE: Viewport Scale

PROJECT NO: 19014  
DATE: 07.23.19

**L7.01**

CD

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