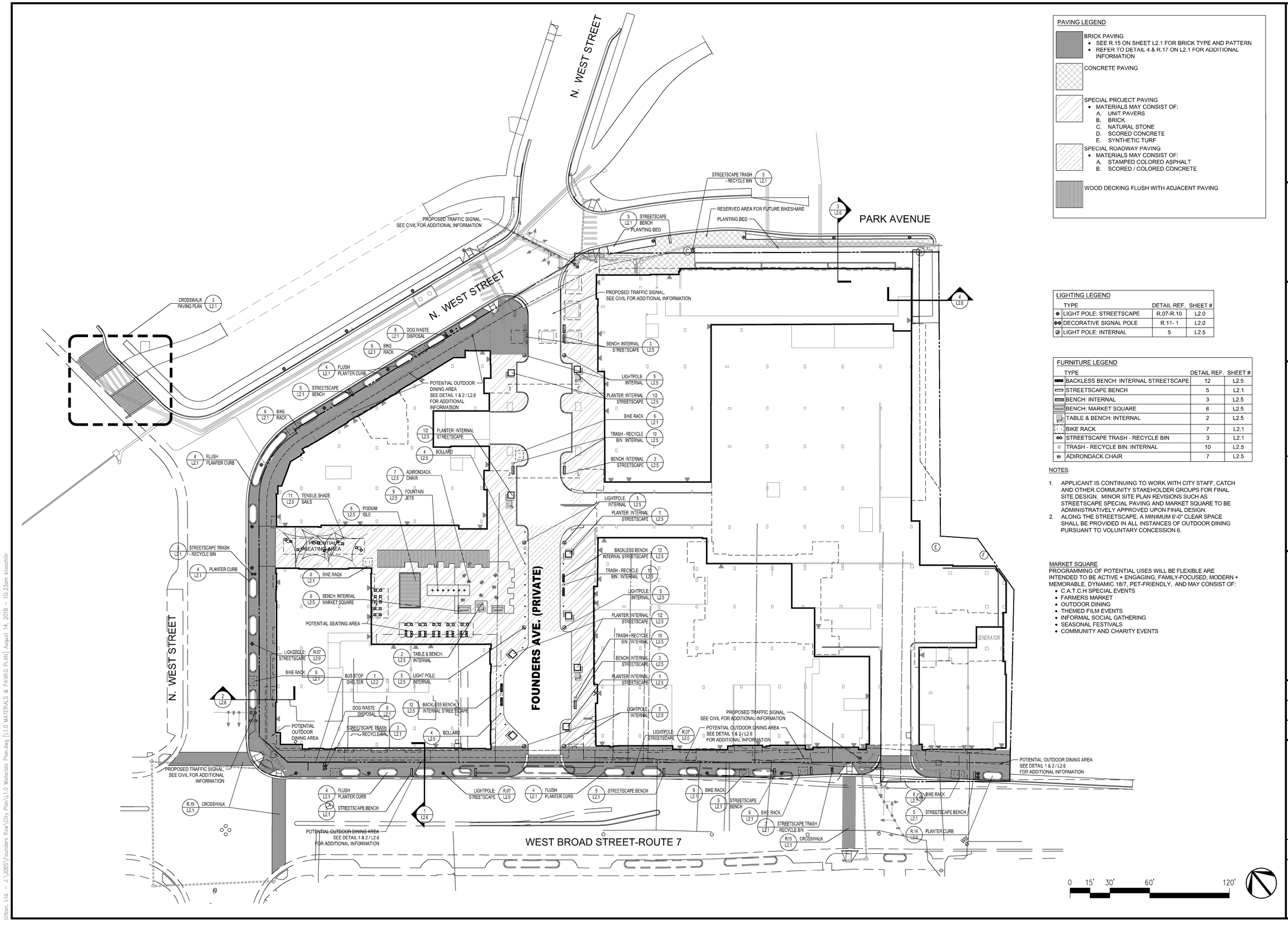

PAVING LEGEND

- BRICK PAVING
  - SEE R.15 ON SHEET L2.1 FOR BRICK TYPE AND PATTERN
  - REFER TO DETAIL 4 & R.17 ON L2.1 FOR ADDITIONAL INFORMATION
- CONCRETE PAVING
- SPECIAL PROJECT PAVING
  - MATERIALS MAY CONSIST OF:
    - A. UNIT PAVERS
    - B. BRICK
    - C. NATURAL STONE
    - D. SCORED CONCRETE
    - E. SYNTHETIC TURF
- SPECIAL ROADWAY PAVING
  - MATERIALS MAY CONSIST OF:
    - A. STAMPED COLORED ASPHALT
    - B. SCORED / COLORED CONCRETE
- WOOD DECKING FLUSH WITH ADJACENT PAVING

LIGHTING LEGEND

TYPE	DETAIL REF.	SHEET #
LIGHT POLE: STREETSCAPE	R.07-R.10	L2.0
DECORATIVE SIGNAL POLE	R.11- 1	L2.0
LIGHT POLE: INTERNAL	5	L2.5

FURNITURE LEGEND

TYPE	DETAIL REF.	SHEET #
BACKLESS BENCH: INTERNAL STREETSCAPE	12	L2.5
STREETSCAPE BENCH	5	L2.1
BENCH: INTERNAL	3	L2.5
BENCH: MARKET SQUARE	6	L2.5
TABLE & BENCH: INTERNAL	2	L2.5
BIKE RACK	7	L2.1
STREETSCAPE TRASH - RECYCLE BIN	3	L2.1
TRASH - RECYCLE BIN: INTERNAL	10	L2.5
ADIRONDACK CHAIR	7	L2.5

NOTES:

1. APPLICANT IS CONTINUING TO WORK WITH CITY STAFF, CATCH AND OTHER COMMUNITY STAKEHOLDER GROUPS FOR FINAL SITE DESIGN. MINOR SITE PLAN REVISIONS SUCH AS STREETSCAPE SPECIAL PAVING AND MARKET SQUARE TO BE ADMINISTRATIVELY APPROVED UPON FINAL DESIGN.
2. ALONG THE STREETSCAPE, A MINIMUM 6'-0" CLEAR SPACE SHALL BE PROVIDED IN ALL INSTANCES OF OUTDOOR DINING PURSUANT TO VOLUNTARY CONCESSION 6.

MARKET SQUARE

PROGRAMMING OF POTENTIAL USES WILL BE FLEXIBLE ARE INTENDED TO BE ACTIVE + ENGAGING, FAMILY-FOCUSED, MODERN + MEMORABLE, DYNAMIC 18/7, PET-FRIENDLY, AND MAY CONSIST OF:

- C.A.T.C.H SPECIAL EVENTS
- FARMERS MARKET
- OUTDOOR DINING
- THEMED FILM EVENTS
- INFORMAL SOCIAL GATHERING
- SEASONAL FESTIVALS
- COMMUNITY AND CHARITY EVENTS

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Chantilly, Virginia 20151
TEL 703.642.2306 FAX 703.378.7888
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
Adam J. Steiner
Lic. No. 1237
08/14/2018
LANDSCAPE ARCHITECT

Client

MILL CREEK RESIDENTIAL
6701 Democracy Boulevard
Suite 500
Rockville, MD 20817

Contact: Amirali Nasserian

Revision / Issue

No.	Description	Date
	SUBMISSION 01	09.23.2016
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	SUBMISSION 04	08.14.2018

Issue

Date Description

Project Name

FOUNDERS ROW

City of Falls Church, Virginia

Drawn By	Checked By
KAT / MLH	AJS

Project No. 17-708

Date AUGUST 14, 2018

Drawing Title

MATERIALS & PAVING PLAN

Scale: 1" = 30'-0"

Drawing Number

L1.0

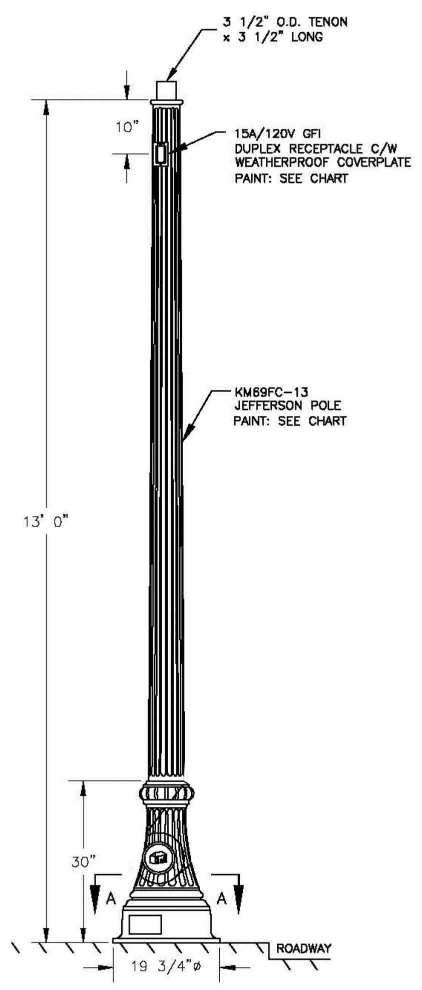
Urban, Ltd. - J:\0265\Founders Row\City Plan\L1.0 Materials Plan.dwg [L1.0 MATERIALS & PAVING PLAN] August 14, 2018 - 10:23am kloschin

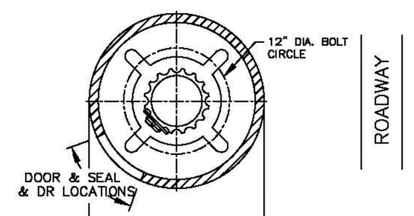
REV.	ALTERATION	DATE	BY
A	PAINT WAS GREY #24091 (60–10523)	01/08/18	D.M.

POLE SPECIFICATIONS

CATALOGUE NO.: KM69FC–13–DR
QUANTITY:
MATERIAL: FLTD. CAST ALUM. SHAFT CAST ALUM. BASE
PAINT: SEE CHART
–
SHAFT TOP DIA.: 5"
OVERALL LENGTH: 13' 0"
ANCHOR BOLTS: (4) 1" x 36"L (INCLUDED)
BOLT CIRCLE: 12" ø

CHECK ONE	PAINT OPTIONS
☒	TEXTURED BLACK
☐	STD. FALLS CHURCH GREY 595A, #24091



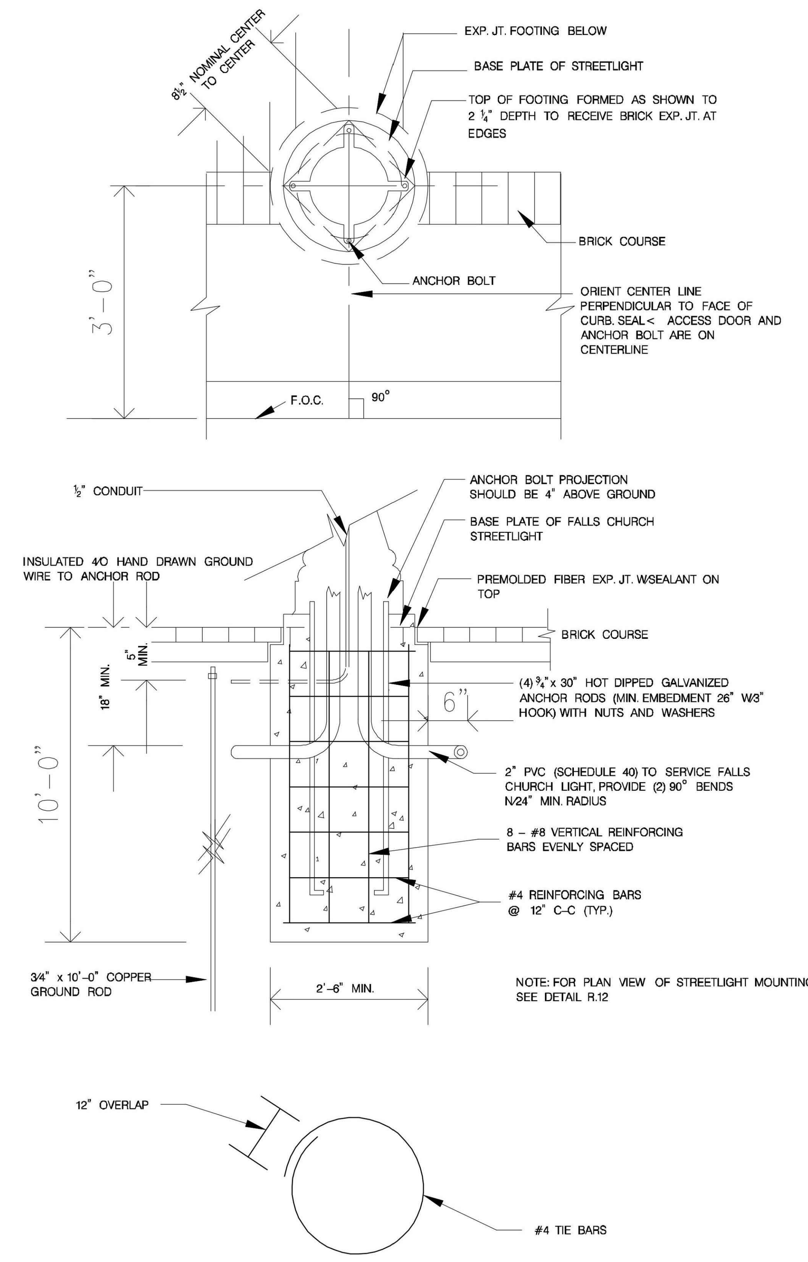


SECTION A–A

CUSTOMER APPROVAL & DATE:

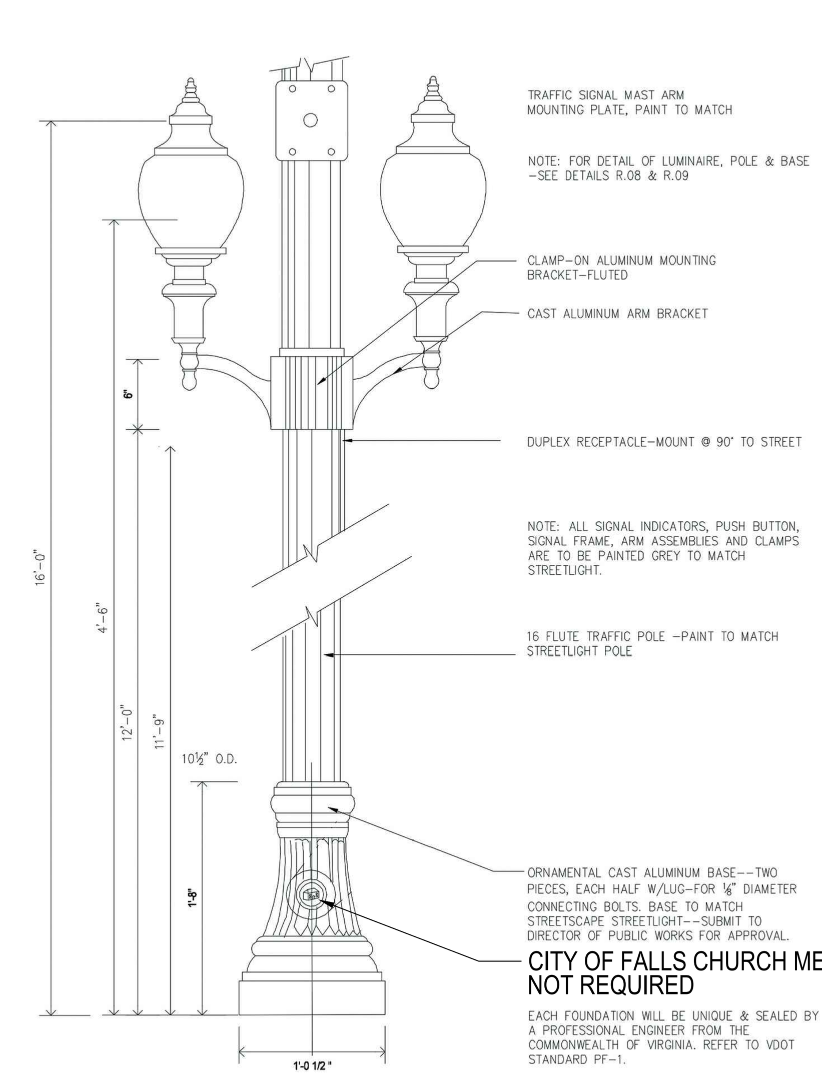
CUSTOMER ORDER No:	King Luminaire • StressCrete • Est. 1953 STRESSCRETE GROUP	*Manufacturing Locations:* *Burlington, Ontario 1–800–268–7809* *Northport, Alabama 1–800–435–6563* *Atchison, Kansas 1–800–837–1024* *Jefferson, Ohio 1–800–268–7809*
STRESSCRETE ORDER No:	PROJECT/CUSTOMER: CITY OF FALLS CHURCH	
STOCK CODE No:	DRAWN BY: A. ALVELA / AT: SC1 / CHECKED BY:	DATE: 12/16/14 / REVISION: A
	DRAWING TYPE: APPROVAL DWG.	DRAWING NUMBER: FALLS–CHURCH–6

Notes:
Although rare, oscillating loads severe enough to cause damage can occasionally occur in structures of all types. Because they are influenced by many factors not provided to StressCrete, these loads are unpredictable. The users maintenance program should include observation for excessive vibration & examination for any structural damage. The StressCrete warranty specifically excludes fatigue failure or similar phenomena resulting from induced vibration, oscillation or resonance associated with the eccentric rotation of attached equipment.



ISSUED: 02–01–13		STREETLIGHT BASE DETAIL	DRAWING NO. R. 10
REVISION: V1.0.0			
REVISION:			
APPROVED:			

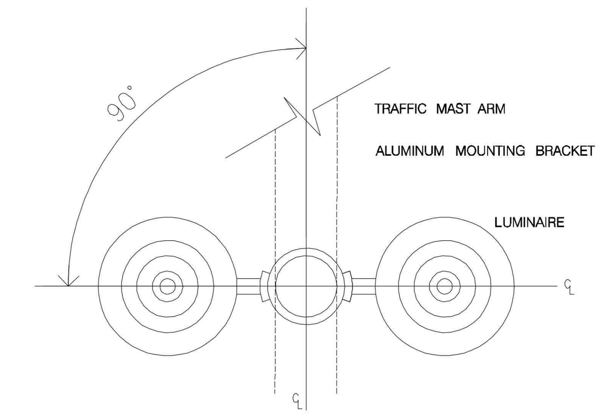
CITY OF FALLS CHURCH VA PUBLIC FACILITIES MANUAL



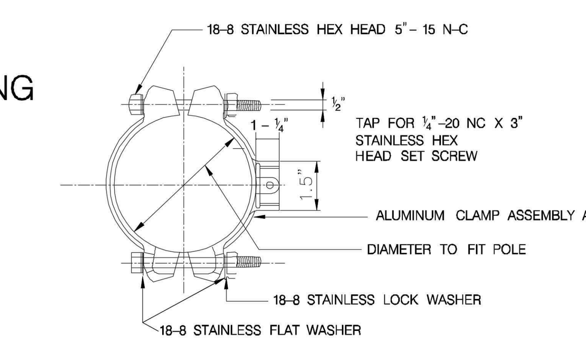
SCALE: N.T.S.

ISSUED: 2–1–13		DECORATIVE SIGNAL POLE	DRAWING NO. R. 11
REVISION: V1.0.0			
REVISION:			
APPROVED:			

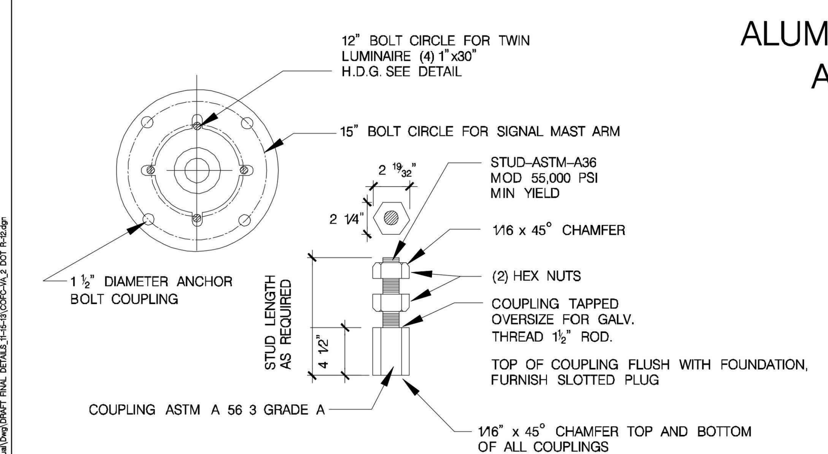
CITY OF FALLS CHURCH VA PUBLIC FACILITIES MANUAL



STREETLIGHT MOUNTING PLAN VIEW



ALUMINUM CLAMP ASSEMBLY

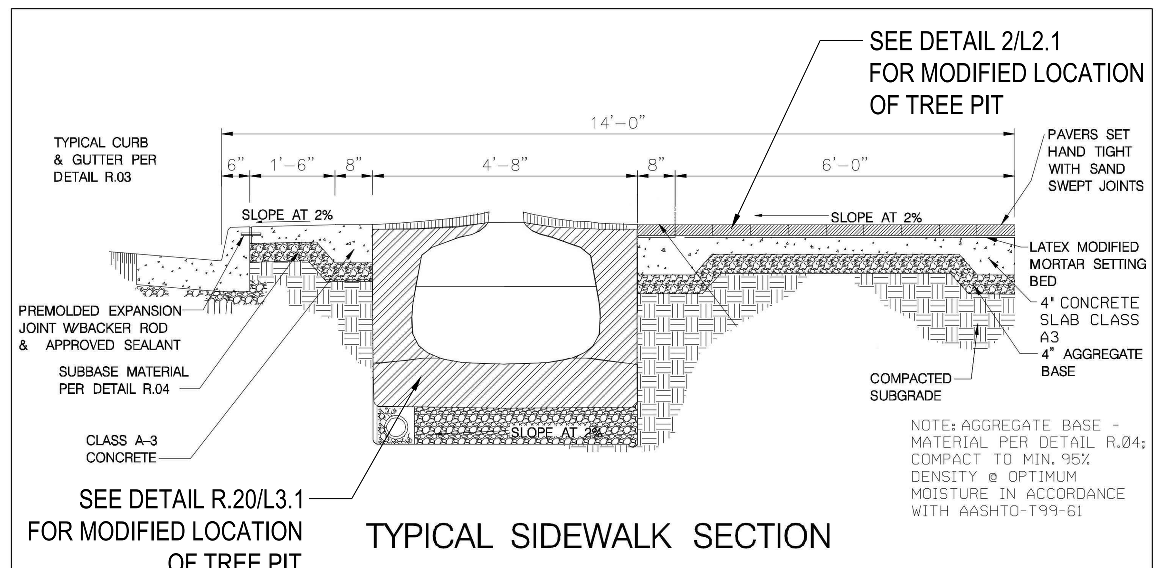


MODIFIED PF–1
(SIGNAL MAST ARM BASE)

SCALE: N.T.S.

ISSUED: 02–01–13		DECORATIVE SIGNAL POLE DETAILS	DRAWING NO. R. 12
REVISION: V1.0.0			
REVISION:			
APPROVED:			

CITY OF FALLS CHURCH VA PUBLIC FACILITIES MANUAL

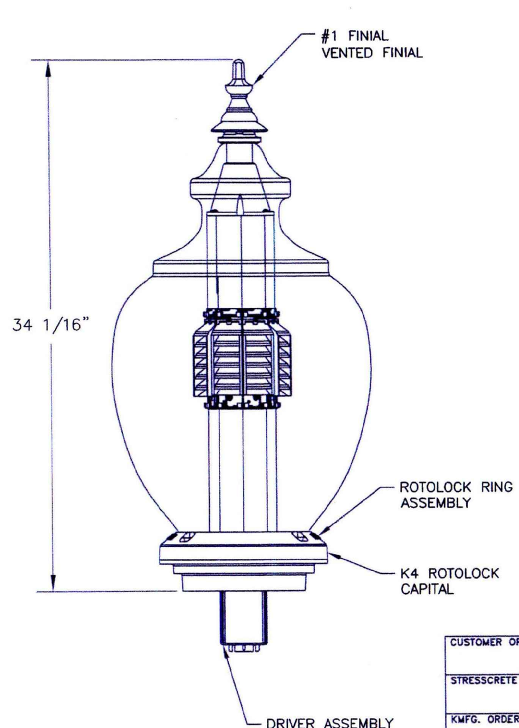


TYPICAL SIDEWALK SECTION

SCALE: N.T.S.

ISSUED: 02–01–13		WEST BROAD STREETSCAPE TYPICAL SIDEWALK SECTION & PLANTER CURB DETAIL	DRAWING NO. R. 14
REVISION: V1.0.0			
REVISION:			
APPROVED:			

CITY OF FALLS CHURCH VA PUBLIC FACILITIES MANUAL



REV.	ALTERATION	DATE	BY
A	SST REMOVED	01/28/16	T.B
B	LUMINAIRE SPECS. CORRECTED	02/04/16	T.B

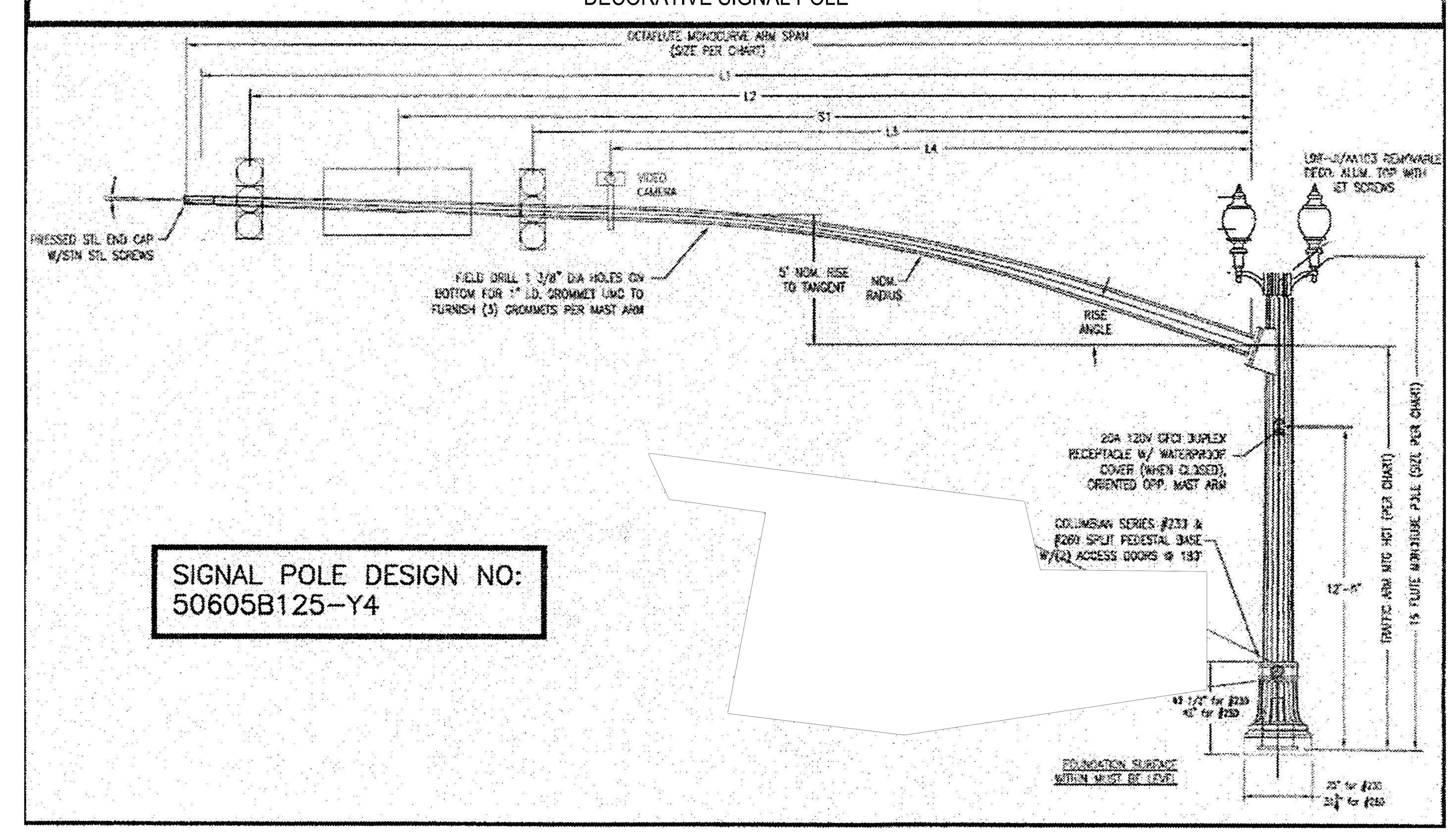
LUMINAIRE SPECIFICATIONS
CATALOGUE NO.: KCK118R–BAAR–III–100(SSL) –8000–120:277–K4–#1 S/F PBC
(NEW CATALOGUE LOGIC: KCK118R–B2AR–III–100(SSL) –1063–120:277–K4–#1 S/F PBC)
QUANTITY:
OPTICAL SYSTEM: BAFFLED ARRAY ACRYLIC RIPPLED
IES CLASS.: TYPE III
WATTAGE: 100W (1063 SERIES) SOLID STATE LIGHTING
LINE VOLTAGE: 120:277V
CCT: *** 4500K ***
ADAPTOR: K4
PAINT: STD. FALLS CHURCH TEXTURED BLACK
OPTIONS: #1 VENTED FINIAL S/F PHOTO BUTTON CELL

OPTIONS
QUICK DISCONNECT ☒

CUSTOMER APPROVAL & DATE:

CUSTOMER ORDER No:	King Luminaire • StressCrete • Est. 1953 STRESSCRETE GROUP	*Manufacturing Locations:* *Burlington, Ontario 1–800–268–7809* *Northport, Alabama 1–800–435–6563* *Atchison, Kansas 1–800–837–1024* *Jefferson, Ohio 1–800–268–7809*
STRESSCRETE ORDER No:	PROJECT/CUSTOMER: CITY OF FALLS CHURCH	
KMFG. ORDER No:	DRAWN BY: A. ALVELA / AT: SC1 / CHECKED BY:	DATE: 12/21/15 / REVISION: B
KING U.S. ORDER No:	DRAWING TYPE: APPROVAL DWG.	DRAWING NUMBER: COFC TYPE III KIT KCK118R–B2AR–III–K4–2

DECORATIVE SIGNAL POLE



1 DECORATIVE SIGNAL POLE
N.T.S.

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4200-D Technology Court
Chantilly, Virginia 20151
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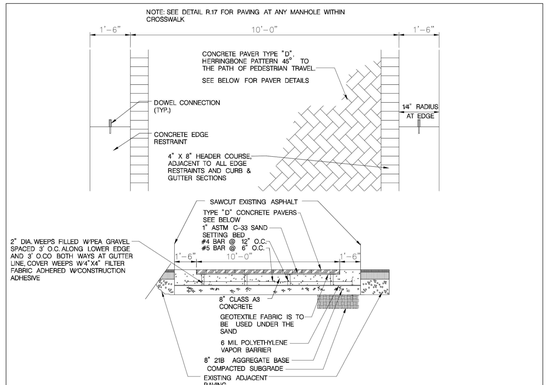
Issue

Date	Description

Project Name
FOUNDERS ROW
City of Falls Church, Virginia

Drawn By KAT / MLH | Checked By AJS
Project No. 17-708
Date AUGUST 14, 2018
Drawing Title
STREETSCAPE DETAILS
Scale: As Shown
Drawing Number
L2.0

Urban, Ltd. – J:\JOBS\Founders Row\City Plan\L2.0– L2.5 Street & Hardscape Details.dwg [L2.0 Streetscape DETAILS] August 14, 2018 – 10:09am ktoschin



TYPICAL CROSSWALK

KEY	TYPE	MANUFACTURER	SIZE	PRODUCT NAME	COLOR	SALT & FROST RESISTANCE
PAVERS						
A	BRICK PAVER	YANKEE HILL	4" x 8" x 2.25"		MEDIUM RED VELOUR	GRADE SX TYPE 1
B	FACE BRICK	YANKEE HILL	3-5/8" x 7-5/8" x 2-1/4"		MEDIUM RED VELOUR	GRADE SX TYPE 1
C	BULLNOSE SHAPED BRICK	YANKEE HILL	3-5/8" x 8" x 2-1/4"		MEDIUM RED VELOUR	GRADE SX TYPE 1
D	CONCRETE PAVER	HANOVER	4" x 8" x 3-1/8"	PRIEST BRICK	QUARRY RED, NATURAL FINISH	ASTM C936-82 / ASTM C67
E	DITECTABLE WARNING PAVER	HANOVER	11-3/4" x 11-3/4" x2"	DETECTABLE WARNING PAVER	CHARCOAL	ASTM C936-82 / ASTM C67

PAVER DETAILS

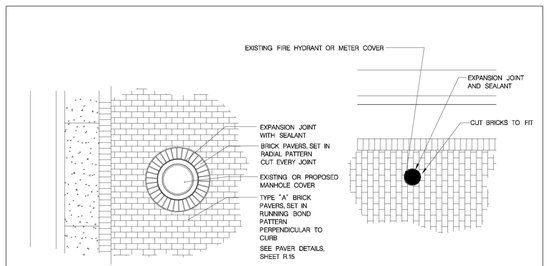
SCALE: N.T.S.

ISSUED: 02-01-13
REVISION: V1.0.0
REVISION:
APPROVED:

WEST BROAD STREETSCAPE TYPICAL CROSSWALK & PAVER DETAILS

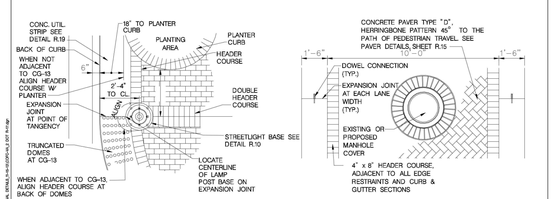
DRAWING NO. R. 15

CITY OF FALLS CHURCH VA PUBLIC FACILITIES MANUAL



TYPICAL PAVING AT MANHOLE

TYPICAL PAVING AT FIRE HYDRANT OR UTILITY



TYPICAL PAVING AT STREETLIGHT BASE

CROSSWALK PAVING AT MH-PLAN

SCALE: N.T.S.

ISSUED: 02-01-13
REVISION: V1.0.0
REVISION:
APPROVED:

WEST BROAD STREETSCAPE PAVING DETAILS

DRAWING NO. R. 17

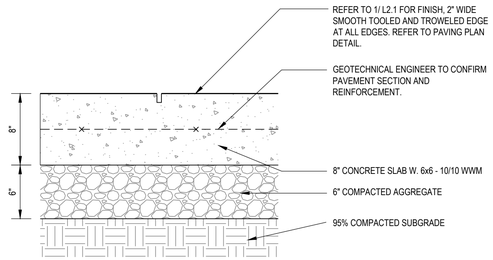
CITY OF FALLS CHURCH VA PUBLIC FACILITIES MANUAL

SCOFIELD
WWW.SCOFIELD.COM
PH:1(800)800.9900

PRODUCT: CHROMIX INTEGRAL ADMIXTURE
COLOR: C-34 DARK GRAY
NOMINAL SIZE: 24" X 36"
PATTERN: ALTERNATING STACKED BOND

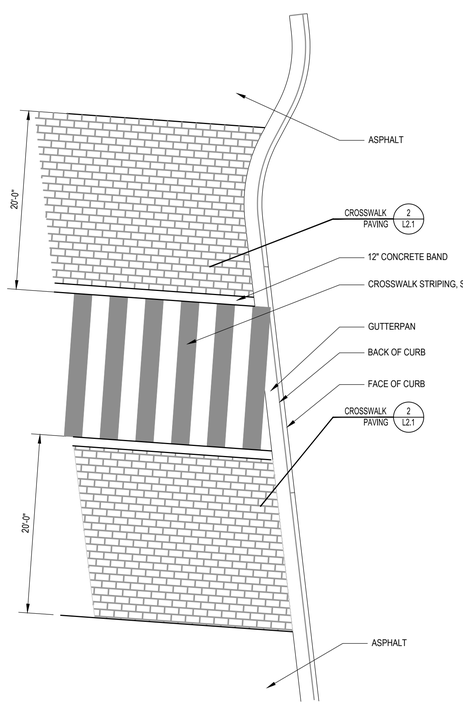
1 CROSSWALK PAVING FINISH

NTS



2 CONCRETE PAVING: CROSSWALK

Scale: 1 1/2"=1'-0"



3 CROSSWALK PAVING PLAN

SCALE: 1/8"=1'-0"

VICTOR STANLEY
P.O. DRAWER 330
DUNKIRK, MD
PH: 301.855.8300
WWW.VICTORSTANLEY.COM

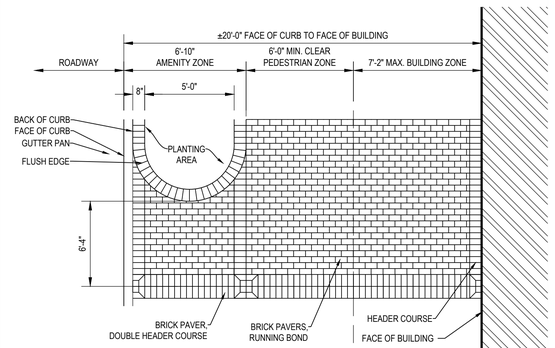
PRODUCT #: FC-12 OR APPROVED EQUAL

PRODUCT INFO:
- STANDARD TAPERED FORMED LID
- WIDTH AT TOP: 23-1/4"
- WIDTH AT BOTTOM 23-1/4"
- HEIGHT: 35"
- COLOR: BLACK
- FINISH: POWDER-COATED

NOTE:
1. WHERE TRASH AND RECYCLING BINS ARE PAIRED, THEY SHALL BE SET DIRECTLY ADJACENT TO ONE ANOTHER AND DIFFERENTIATED BY MARKINGS ON THE LID

3 STREETSCAPE TRASH-RECYCLE BIN

N.T.S.



4 FLUSH PLANTER CURB AND PAVING

1/4"=1'-0"

NOTE:
FLUSH PLANTER OPTION PROVIDED TO PROTECT EXPOSED SOIL VOLUME FROM COMPACTION AND LIMIT WATER AND SALT RUNOFF.

VICTOR STANLEY
P.O. DRAWER 330
DUNKIRK, MD
PH: 301.855.8300
WWW.VICTORSTANLEY.COM

PRODUCT #: RB 28 OR APPROVED EQUAL

PRODUCT INFO:
- SURFACE MOUNT
- NO INTERMEDIATE ARM-RESTS
- WIDTH: 6'-0"
- DEPTH: 2'-2"
- COLOR: BLACK
- FINISH: POWDER-COATED

5 STREETSCAPE BENCH

N.T.S.

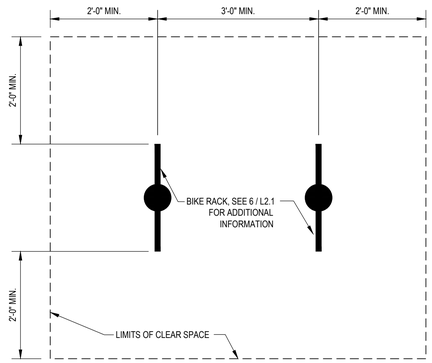
VICTOR STANLEY
P.O. DRAWER 330
DUNKIRK, MD
PH: 301.855.8300
WWW.VICTORSTANLEY.COM

PRODUCT #: BRBS-103 OR APPROVED EQUAL

PRODUCT INFO:
- IN-GROUND MOUNT
- COLOR: BLACK
- FINISH: POWDER-COATED
- SEE DETAIL 7 / L2.1 FOR TYPICAL LAYOUT

6 BIKE RACK

N.T.S.



7 BIKE RACK - LAYOUT

3/4" = 1'-0"

SUPPLIER:
DOGIPOT
2100 PRINCIPAL ROW
SUITE 405
ORLANDO, FLORIDA 32837
TEL: 800.364.7681
www.dogipot.com

MODEL: #1003-L
ALUMINUM DOGI-POT PET STATION

COLOR: FOREST GREEN

INSTALL SUPPORT POST W/ 6" DIA. CONCRETE FOOTER, BAG DISPENSER TO BE 18"-45" ABOVE FINISH GRADE

8 DOG WASTE DISPOSAL

N.T.S

urban

4200-D Technology Court
Chantilly, Virginia 20151
TEL 703.642.2306 FAX 703.378.7888
www.urban-ltd.com

Seal

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City of Falls Church, Virginia

Drawn By	Checked By
KAT / MLH	AJS

Project No. 17-708

Date AUGUST 14, 2018

Drawing Title

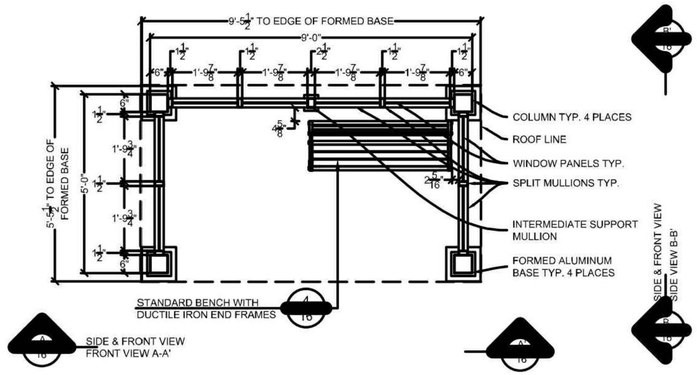
STREETSCAPE DETAILS

Scale: As Shown

Drawing Number

L2.1

Urban, Ltd. - J:\JOBS\Founders Row\City Plan\L2.0- L2.5 Street & Hardscape Details.dwg [L2.1 Streetscape DETAILS] August 14, 2018 - 10:09am kteachin

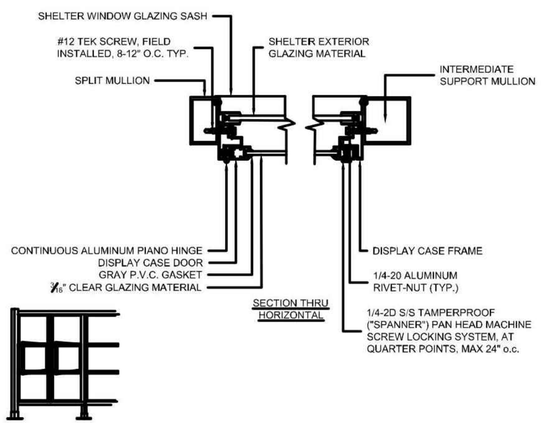


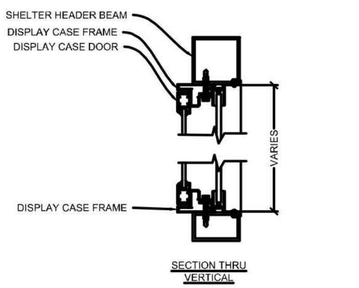
TOP VIEW

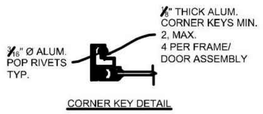
1 BUS SHELTER PLAN VIEW

1/2" = 1'-0"

1306-03



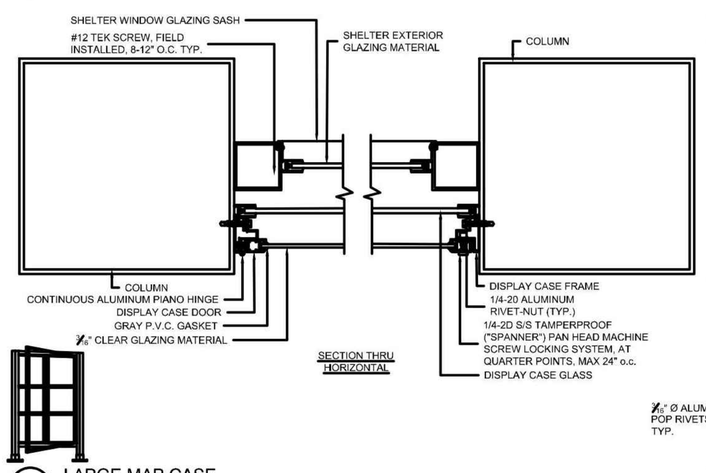


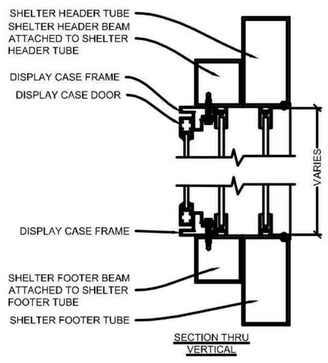


2 MAP CASE

6" = 1'-0"

3241-01

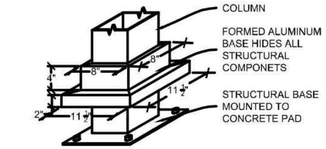




3 LARGE MAP CASE

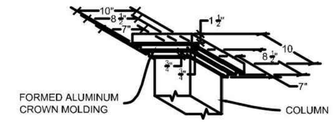
6" = 1'-0"

3241-02



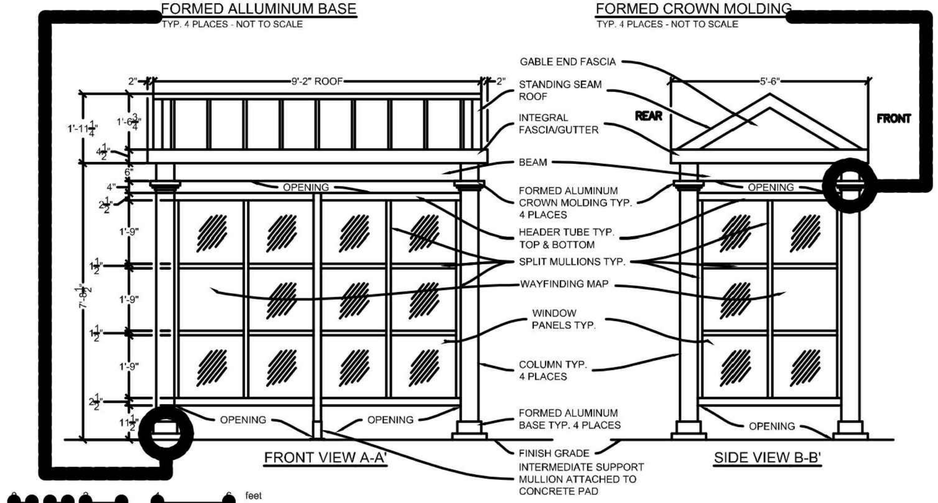
FORMED ALLUMINUM BASE

TYP. 4 PLACES - NOT TO SCALE



FORMED CROWN MOLDING

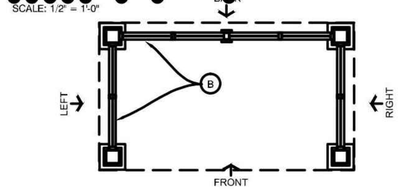
TYP. 4 PLACES - NOT TO SCALE



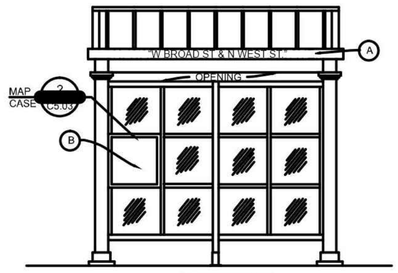
FRONT VIEW A-A'

SIDE VIEW B-B'

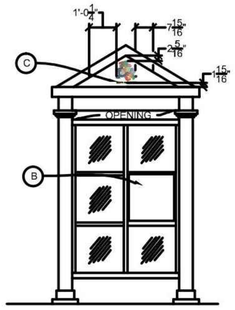
SCALE: 1/2" = 1'-0"



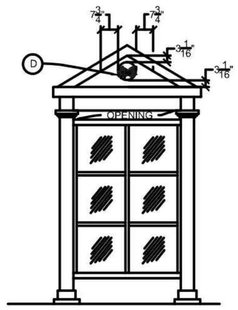
TOP VIEW



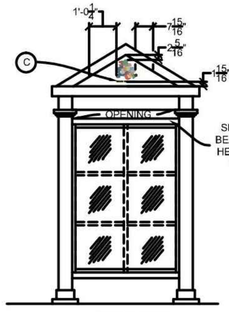
FRONT VIEW



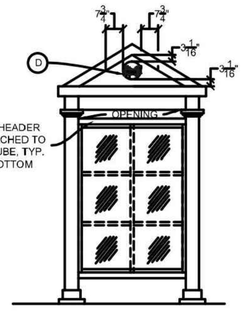
LEFT SIDE



RIGHT SIDE



LEFT SIDE



RIGHT SIDE

(A) STOP NAME: 4" TALL ARIAL FONT MADE FROM PREMIUM OUTDOOR GRADE VINYL PER SPEC. BACKGROUND COLOR WHITE TO MATCH THE STRUCTURE. "W BROAD ST & N WEST ST."

(B) WAYFINDING MAP HOLDER BY MANUF. TO FIT INDIVIDUAL WINDOW PROVIDE A GLASS COVER.

(C) 10"x10" LITTLE CITY LOGO MADE FROM PREMIUM OUTDOOR GRADE VINYL PER SPEC. BACKGROUND COLOR WHITE TO MATCH THE STRUCTURE.

(D) 10" Ø CITY SEAL MADE FROM PREMIUM OUTDOOR GRADE VINYL PER SPEC. BACKGROUND COLOR WHITE TO MATCH THE STRUCTURE.

4 BUS SHELTER SIGNAGE PLAN

NOT TO SCALE

1306-06

NOTES:

1. PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR THE SHELTER AND ALL COMPONENTS FROM THE MANUFACTURER FROM A LICENSED P.E. IN THE STATE OF VIRGINIA.

urban

4200-D Technology Court
Chantilly, Virginia 20151
TEL 703.642.2306 FAX 703.378.7888
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
Adam J. Steiner
Lic. No. 1237
08/14/2018
LANDSCAPE ARCHITECT

Client

MILL CREEK RESIDENTIAL
6701 Democracy Boulevard
Suite 500
Rockville, MD 20817
Contact: Amirali Nasserian

Revision / Issue

No.	Description	Date
	SUBMISSION 01	09.23.2016
	SUBMISSION 02	02.20.2018
	SUBMISSION 03	07.10.2018
	SUBMISSION 04	08.14.2018

Issue

Date	Description

Project Name

FOUNDERS ROW

City of Falls Church, Virginia

Drawn By	Checked By
KAT / MLH	AJS

Project No. 17-708

Date AUGUST 14, 2018

Drawing Title

STREETSCAPE DETAILS

Scale: As Shown

Drawing Number

L2.2

Urban, Ltd. - J:\V08\Founders Row\City Plan\v2.0 - 12.5 Street & Hardscape Details.dwg [L2.2 STREETSCAPE DETAILS] August 14, 2018 - 10:09am kkoshin

STREETLIFE
PHILADELPHIA, PA
P: 215.247.0148
WWW.STREETLIFE.NL

PRODUCT: MEET & WORK PLANTER
PRODUCT CODE: M&W-TS-120
TABLETOP: TIMBER UNTREATED
100% HARDWOOD (CUMARU)
SUPPORT: ALUMINUM

IRRIGATION SYSTEM

PRODUCT: TREETEC BOTTOM UP
WALL CONSTRUCTION: THERMAL INSULATION AND OXYGEN CIRCULATION AROUND THE ROOTBALL

1 PLANTER
N.T.S.

STREETLIFE
PHILADELPHIA, PA
P: 215.247.0148
WWW.STREETLIFE.NL

PRODUCT: MEET & WORK TABLE AND BENCH

TABLE

PRODUCT CODE: M&W-TS-120
TABLETOP: TIMBER UNTREATED
100% HARDWOOD (CUMARU)
SUPPORT: ALUMINUM

BENCH

PRODUCT CODE: M&W-LBS120
SEAT: TIMBER, UNTREATED
100% HARDWOOD (CUMARU)
SUPPORT BENCH: STAINLESS STEEL

2 TABLE & BENCH: INTERNAL
N.T.S.

FORMS + SURFACES
30 PINE STREET
PITTSBURGH ,PA 15223
800.451.0410
WWW.FORMS-SURFACES.COM

PRODUCT #: TRIO BENCH SBTRO-72BA

PRODUCT INFO:

- SURFACE MOUNT
- 6' BACKED WITH ALUMINUM SLATS
- NO INTERMEDIATE ARM-RESTS
- LENGTH: 75"
- DEPTH: 23"
- COLOR: BLACK ON SIDES AND SLATS
- FINISH: POWDER-COATED

3 BENCH : INTERNAL
N.T.S.

SUPPLIER:
LANDSCAPE FORMS, INC.
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
TEL: 800.430.6209
WEB: WWW.LANDSCAPEFORMS.COM
EMAIL: SPECIFY@LANDSCAPEFORMS.COM

LOCAL REP:
BARBARA NOLAN, INC.
12606 TOLMAN ROAD
FAIRFAX, VA 22033
TEL: 703.648.0848
EMAIL:
BARBARA@BARBARANOLANINC.COM

PRODUCT: HAWTHORNE LIGHTING
COLOR: STORMCLOUD
FINISH: POWDER-COATED
HEIGHT: 37"

4 BOLLARD
N.T.S.

SUPPLIER:
LANDSCAPE FORMS, INC.
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
TEL: 800.430.6209
WEB: WWW.LANDSCAPEFORMS.COM
EMAIL: SPECIFY@LANDSCAPEFORMS.COM

LOCAL REP:
BARBARA NOLAN, INC.
12606 TOLMAN ROAD
FAIRFAX, VA 22033
TEL: 703.648.0848
EMAIL:
BARBARA@BARBARANOLANINC.COM

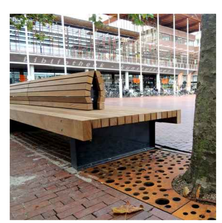
PRODUCT: ALCOTT PEDESTRIAN LIGHT
COLOR: STORMCLOUD
FINISH: POWDER-COATED
HEIGHT: 12'

NOTE:
1. REFER TO LIGHTING PLAN FOR ADDITIONAL LIGHTING INFORMATION

5 LIGHT POLE: INTERNAL
N.T.S.

STREETLIFE
PHILADELPHIA, PA
P: 215.247.0148
WWW.STREETLIFE.NL

PRODUCT: SOLID SERIF BENCH
PRODUCT CODE: SER-L15-235-CT
SEAT AND FRONT SLATS: TIMBER, UNTREATED 100% HARDWOOD (CUMARU)
SUPPORT: WEATHERING STEEL LASER CUT-SHAPE RECTANGULAR SHAPE
FINISH: DOUBLE POWEDER COATED FINISH IN RAL COLOR - RAL 7011



6 BENCH: INTERNAL MARKET SQUARE
N.T.S.

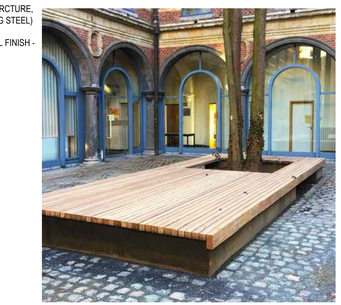
SUPPLIER:
SEASIDE CASUAL FURNITURE
11 INDUSTRIAL DRIVE
COVENTRY, RI 02816
TEL: 800.809.3114
FAX: 401.792.8663
WEB: WWW.SEASIDECASUAL.COM
EMAIL: SALES@SEASIDECASUAL

PRODUCT: MADirondack CHAIR (280)
COLOR: CHERRY (18)
SEAT HEIGHT: 14"
ARM HEIGHT: 22"

7 ADIRONDACK CHAIR
N.T.S.

STREETLIFE
PHILADELPHIA, PA
P: 215.247.0148
WWW.STREETLIFE.NL

PRODUCT: PODIUM ISLE
TIMBER: HARDWOOD (CUMARU)
WALL SECTION: LASER CUT COMB-STURCTURE, MADE OF CORTEN STEEL (WEATHERING STEEL)
4MM THICK
FINISH: DOUBLE POWDER COATING RAL FINISH - RAL 7011



8 PODIUM ISLE
N.T.S.

SUPPLIER:
FONTANA FOUNTAINS LTD
40 GRACECHURCH ST
LONDON, EC3V 0DN, UNITED KINGDOM
WESITE: WWW.FONTANAFOUNTAINS.COM
TEL: +44.20.7193.8975
EMAIL: INFO@FONTANAFOUNTAINS.COM

PRODUCT: FPK 1000 SERIES (OR APPROVED EQUAL)
MATERIAL: STAINLESS TEEL AISI 304
NOZZLES: FROTHY WATER
COVER: SQUARE

9 FOUNTAIN JETS
N.T.S.

FORMS+SURFACES
PRODUCT: DISPATCH LITTER RECEPTACLE
PRODUCT #: SLDIS-136

PRODUCT INFO:

- 36 GALLON, SINGLE STREAM WITH ONE 36-GALLON LINER
- STANDARD OPENING BOTH SIDES
- LIFT LEVER LATCH
- SURFACE MOUNT
- WIDTH: 25-1/2"
- DEPTH: 22"
- HEIGHT: 43"
- LID COLOR: BLACK
- BODY COLOR: BLACK
- FINISH: POWDER-COATED

10 TRASH-RECYCLE BIN : INTERNAL
N.T.S.

TENSILE SHADE SAIL
PRODUCT INFO:

- COLOR: VARIES
- FABRIC OPTION: HDPE

11 TENSILE SHADE SAIL
N.T.S.

FORMS + SURFACES
30 PINE STREET
PITTSBURGH ,PA 15223
800.451.0410
WWW.FORMS-SURFACES.COM

PRODUCT #: TRIO BENCH SBTRO-72NA

PRODUCT INFO:

- SURFACE MOUNT
- NO INTERMEDIATE ARM-RESTS
- LENGTH: 75"
- DEPTH: 20"
- COLOR: BLACK ON SIDES AND SLATS
- FINISH: POWDER-COATED

12 BACKLESS BENCH : INTERNAL
N.T.S.

NOTE:
SPECIFICATION SHOWN IS FOR DESIGN INTENT ONLY. OWNER MAY SUBSTITUTE AN APPROVED EQUAL.

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4200-D Technology Court
Chantilly, Virginia 20151
TEL 703.642.2306 FAX 703.378.7888
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
Adam J. Steiner
Lic. No. 1237
08/14/2018
LANDSCAPE ARCHITECT

Client

MILL CREEK RESIDENTIAL
6701 Democracy Boulevard
Suite 500
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Contact: Amirali Nasserian

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Issue

Date	Description

Project Name

FOUNDERS ROW

City of Falls Church, Virginia

Drawn By	Checked By
KAT / MLH	AJS

Project No. 17-708

Date AUGUST 14, 2018

Drawing Title

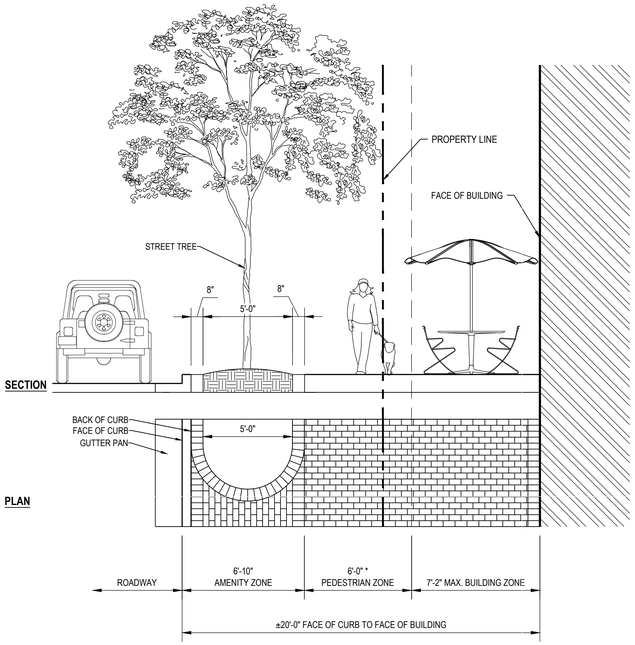
PROJECT HARDSCAPE DETAILS

Scale: As Shown

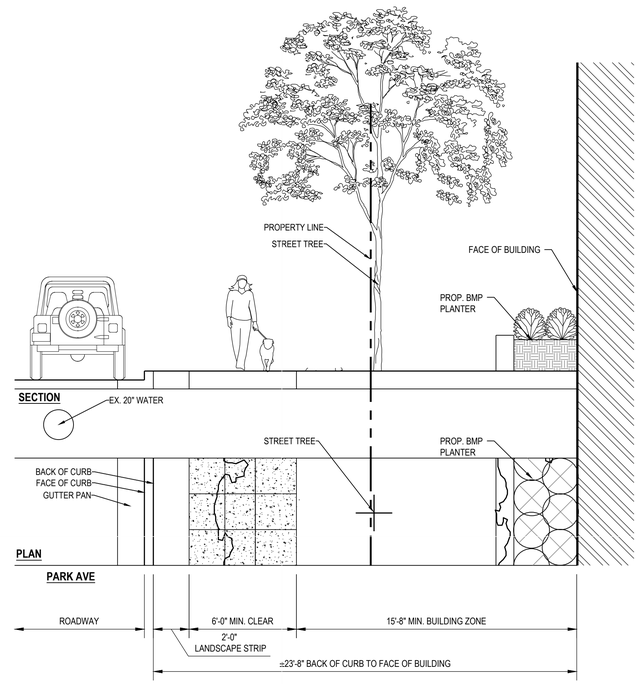
Drawing Number

L2.5

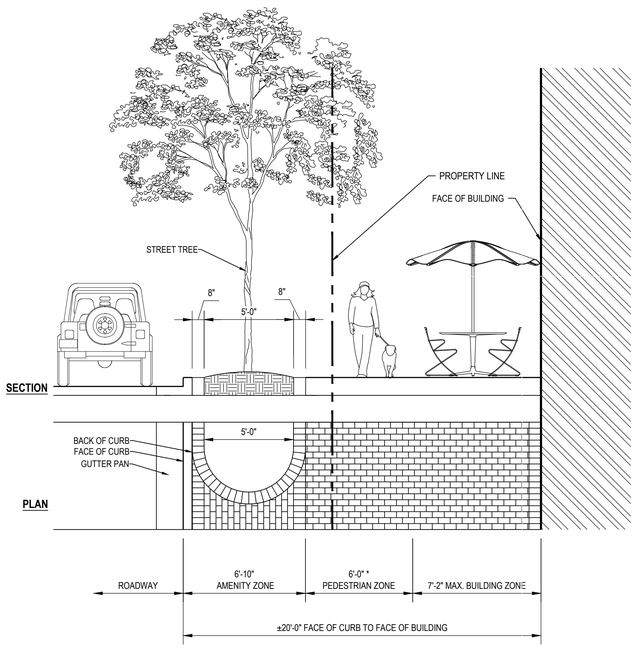
Urban, Ltd. – J:\JOBS\Founders Row\City Plans\2.0– L2.5 Street & Hardscape Details.dwg [L2.5 PROJECT HARDSCAPE DETAILS] August 14, 2018 – 10:09am kloschin



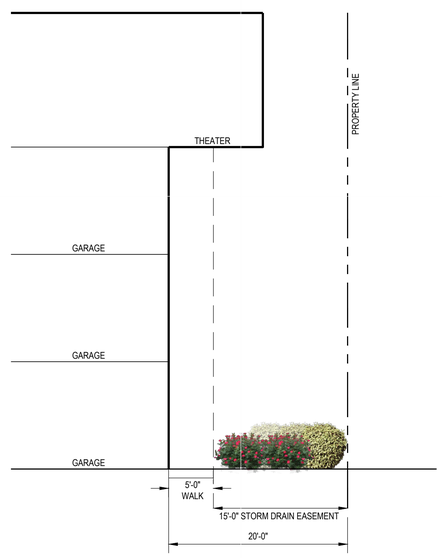
1 W. BROAD ST.
SCALE: 1/4"=1'-0"



3 PARK AVE.
SCALE: 1/4"=1'-0"



2 N. WEST ST.
SCALE: 1/4"=1'-0"



4 BUFFER
SCALE: 1/8"=1'-0"

* IN AREAS WITHOUT OUTDOOR DINING, THE CLEAR WIDTH OF THE PEDESTRIAN ZONE SHALL BE 10' MINIMUM.

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www.urban-ltd.com

Seal

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08/14/2018
LANDSCAPE ARCHITECT

Client

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6701 Democracy Boulevard
Suite 500
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Contact: Amirali Nasserian

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Issue

Date	Description

Project Name

FOUNDERS ROW

City of Falls Church, Virginia

Drawn By	Checked By
KAT / MLH	AJS

Project No. 17-708

Date AUGUST 14, 2018

Drawing Title

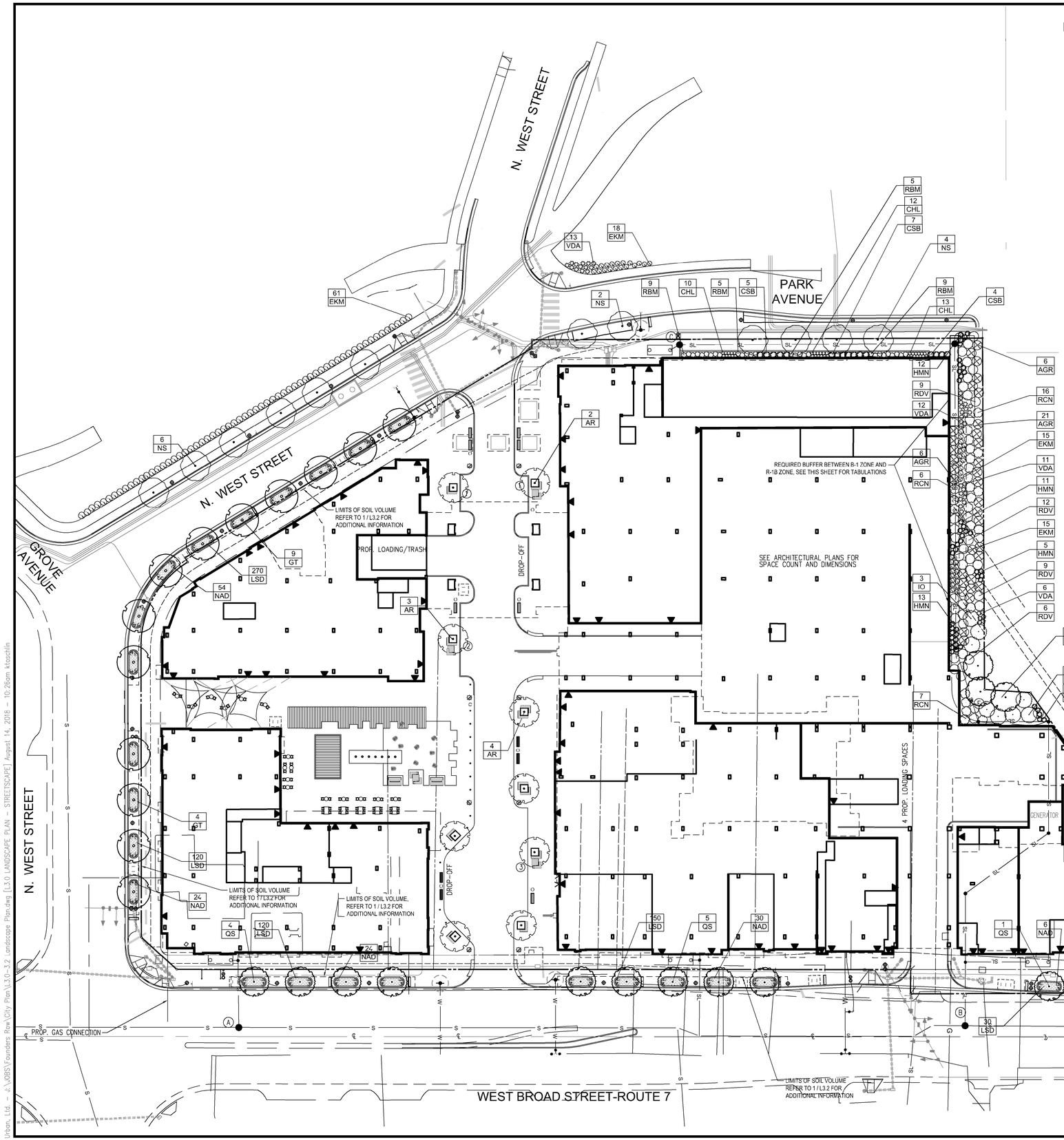
STREETSCAPE SECTIONS

Scale: As Shown

Drawing Number

L2.6

Urban Ltd. – J:\JOBS\Founders Row\City Plans\L2.0– L2.5 Street & Hardscape Details.dwg [L2.6 streetscape details] August 14, 2018 – 10:10am klnschlin



PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
IO	8	Ilex opaca	American Holly	B & B	8'-10' HT MIN.	Full, Uniform Shape

SHADE / STREET TEES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	REMARKS
AR	9	Acer rubrum `October Glory` TM	October Glory Maple	B & B	2.5"Cal	Strong Central Leader, Uniform branching pattern
GT	13	Gleditsia triacanthos	Honey Locust	B & B	2.5"Cal	Strong Central Leader, Uniform branching pattern
NS	12	Nyssa sylvatica	Black Gum	B & B	2.5"Cal	Strong Central Leader, Uniform branching pattern
QS	13	Quercus montana	Chestnut Oak	B & B	3.5"Cal 16' Min. Height	Strong Central Leader, Uniform branching pattern

LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
AGR	33	Abelia x grandiflora	Glossy Abelia	Cont.	24" HT MIN.	
RDV	36	Rhododendron atlanticum	Deciduous Azalea	Cont.	24" HT MIN.	
RCN	29	Rhododendron catawbiense `Nova Zembla`	Catawba Rhododendron	Cont.	24" HT MIN.	

SMALL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
EKM	109	Euonymus kiautschovicus `Manhattan`	Manhattan Euonymus	Cont.	24" HT MIN.	
HMN	35	Hydrangea arborescens `Grandiflora`	Smooth Hydrangea	Cont.	24" HT MIN.	
NAD	138	Nandina domestica 'Fire Power'	Fire Power Nandina	Cont.	24" HT MIN.	
VDA	42	Viburnum dentatum `Arrowwood`	Arrowwood Viburnum	Cont.	24" HT MIN.	

GROUNDCOVER	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
LSD	690	Liriope spicata 'Silver Dragon'	'Silver Dragon' Liriope	Cont.	12" HT MIN.	Mature, well rooted

BIORETENTION PLANTINGS

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT	REMARKS
CHL	35	Chasmanthium latifolium	Northern Oatgrass	Cont.	12" HT. MIN.	Dense, well-rooted
CSB	16	Cornus sericea 'Baileyii'	Bailey's Redtwig Dogwood	Cont.	24" HT. MIN.	Dense, well-rooted
RBM	28	Rhododendron 'Brandi Michele Raley'	Southgate Brandi Rhododendron	Cont.	18" HT. MIN.	Dense, well-rooted

NOTES:

1. TREES AND SHRUBS PER THE RECOMMENDED LIST OF TREES AND SHRUBS TO PLANT IN THE CITY OF FALLS CHURCH.
2. TREES ALONG AN ACCESSIBLE ROUTE SHALL BE MAINTAINED TO PROVIDE A CLEAR CANOPY HEIGHT 7'-0" MIN ABOVE WALKING SURFACE.
3. REFER TO L4.0 FOR ADDITIONAL INFO REGARDING IRRIGATION.

BUFFER REQUIREMENTS - SEC 48-1183(2)D:

BUFFER TYPE REQUIRED: D
BUFFER LENGTH : 225 LF

	REQUIRED	PROVIDED
LARGE SHRUBS (25 PER 100 LF)	57	98
SHADE TREES (25 PER 100 LF)	9	3*

	REQUIRED	PROVIDED
SMALL SHRUBS	57	94
EVERGREEN TREES	27	8**

*A WAIVER IS HEREBY REQUESTED TO MODIFY THE QUANTITY OF SHADE TREES REQUIRED IN LIEU TO WHICH IS SHOWN ON THE PLAN.

** A WAIVER IS HEREBY REQUESTED TO MODIFY THE QUANTITY OF EVERGREEN TREES REQUIRED IN LIEU TO WHICH IS SHOWN ON THE PLAN.

0 15' 30' 60' 120'

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4200-D Technology Court
Chantilly, Virginia 20151
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FOUNDERS ROW

City of Falls Church, Virginia

Drawn By	Checked By
KAT / MLH	AJS

Project No. 17-708

Date AUGUST 14, 2018

Drawing Title

LANDSCAPE PLAN - STREETSCAPE

Scale: 1" = 30'-0"

Drawing Number

L3.0

Urban, Ltd. - J:\JOBS\Founders Row\City Plan\L3.0-3.2 Landscape Plan.dwg [L3.0 LANDSCAPE PLAN - STREETSCAPE] August 14, 2018 - 10:26am ktoschlin

CITY OF FALLS CHURCH TREE & LANDSCAPE SPECIFICATIONS

A. GENERAL STANDARDS & SPECIFICATIONS

All tree and landscape-related work shall be performed in full compliance with the following documents, read together as a single specification:

- ANSI A300, *Tree Care Operations*
- ANSI Z133, *Standards for Safety in Tree Care Operations*
- ANSI Z60, *Standards for Nursery Stock*
- VDOT *Road & Bridge Specifications*, most current Edition, Sections: o 244.02(a through h) - Materials
  - o 602 - Topsoil
  - o 603 - Seeding
  - o 604 - Sodding

The aforementioned documents, as amended by issuing entities, are hereby incorporated into this contract by reference.

B. CITY ARBORIST

The City Arborist shall be notified a minimum of three days in advance of commencing any form of tree or planting work: 703-248-5183 or arborist@fallschurchva.gov.

Per the City's Department of Public Works (DPW) General Provisions for Construction Projects, the City Arborist has the authority to direct and inspect all work and materials used for any landscape planting, tree protection or tree removal, as well as the authority to require additional tree protection measures and mitigation work.

C. PROTECTION

1. Description

Existing vegetation, where shown in the construction plans or designated by the City Project Manager, shall be saved and protected throughout construction and through the life of the Contract. Tree Preservation shall consist of any and all measures specified in construction plans to help existing trees survive during construction. These measures may include (but are not limited to): watering, mulching, pruning, fertilizing, control of pests or invasive plants, root padding, root pruning and installation of protective fencing.

2. Prior to Construction

All required tree work must be completed and tree preservation measures installed before any vehicle or construction equipment may enter the site. The Contractor's construction foreman, the Contractor's arborist and the City Arborist shall meet to mark the location of the limits of disturbance, tree preservation fencing and root pruning line (where required), erosion control measures, access routes, and areas for storage, concrete wash-out and parking. All tree preservation measures, invasive plant control and tree removal are to be discussed at this time

3. Plant Protection Area (PPA)

A. No construction equipment may enter the Plant Protection Area (PPA), before or after the PPA is marked, except under a temporary access plan approved by the City Arborist.

B. Plant protection fencing shall be six-foot high chain link fence with 11-gauge mesh. Supports shall be 1 5/8 inch outside-diameter pipes, set at least 2 feet into the ground, no more than 8 feet apart. Temporary fencing set in concrete blocks shall not be used unless absolutely necessary; block locations must be marked on the ground with stakes and paint.

C. Weatherproof signs at least 8.5" x 11" saying "PLANT PROTECTION AREA: No Entry, No Materials" or equivalent language, shall be placed a maximum of 20 feet apart on the plant protection fencing.

D. No vehicles or materials or debris of any kind, nor concrete washouts nor rinse water from any substance shall be allowed inside the Plant Protection Area. No burning shall be allowed on site.

E. All erosion and sediment control measures shall be installed outside of the PPA. Devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion from affecting the PPA.

F. All underground utilities and drain or irrigation lines shall be routed outside the PPA. If alternative routes are not possible, lines shall be tunneled or bored under the PPA with the approval of the City Arborist.

G. The Contractor shall maintain the plant protection fencing in place at all times throughout construction. The City Arborist must grant approval before any plant protection fencing may be removed, even temporarily.

4. Work Within the PPA

A. Irrigation for preserved vegetation shall be supplied by the Contractor from early spring until the ground freezes in the fall when natural rainfall is less than 1 inch per week. Irrigation must be designed to deliver a minimum of 1 inch of water at a time.

B. All materials to be removed from within the PPA, including trees, brush, debris, pavement, structures or underground features, shall be performed by hand or using equipment operated from outside the PPA. Materials must be lifted out, not skidded across the ground. The City Arborist shall be present during all such operations within the TPA to monitor demolition activity.

C. Selective tree removal within the PPA will be allowed only under the direction of the City Arborist. The work must be performed by an experienced tree service contractor, not construction workers. Trees to be removed shall be felled in such a way that damage to preserved trees is avoided or minimized.

D. All tree work contractors are required to have a City of Falls Church annual Tree Contractor license; the most recent list of licensed Tree Contractors is posted on the City's website.

E. Root pruning, where required, shall be performed outside the PPA by cutting all roots cleanly to a depth of at least 24 inches. Roots shall be cut using a vibrating knife or narrow mechanical trencher with sharp blades, or by manually digging a trench and cutting exposed roots with a saw. Once a trench is opened up, approximately 4" wide, all exposed roots shall be hand pruned to make clean-cut ends. Pruned roots shall be promptly covered with moist soil.

F. All pruning on preserved trees must be performed to ANSI A300 and Z133 standards by an arborist certified by the International Society of Arboriculture (ISA), and in accordance with the construction plans and the direction of the City Arborist. Construction workers shall not be allowed to prune trees.

G. If the City Arborist approves temporary access over the root area of trees to be retained, a roadbed of at least 15 inches of wood chips or crushed rock shall be created and replenished as necessary by the Contractor to protect the soil from compaction.

H. When the roots of trees designated to be saved are exposed by the Contractor's operation, they shall be wrapped with heavy, moist material, such as burlap or canvas, for protection and to prevent excessive drying. The material shall be kept moist and securely fastened until the roots are covered to finish grade. All material and fasteners shall be removed from the roots before covering.

I. Fertilizers shall not be applied unless specified in the construction plan or soil tests indicate the need, and shall be applied at the rate indicated by the soil test. Fertilizer products shall be in slow-release granular form, uniform in composition, free flowing, and delivered to the project in original containers with manufacturer labels attached.

J. Pesticides shall not be applied unless specified in the construction plan or by the City Arborist. All pesticides shall be registered with the Virginia Department of Agriculture and Consumer Services; copies of the MSDS for each product shall be supplied to the City. All materials and applications shall be in accordance with all Commonwealth of Virginia pesticide laws and regulations and be approved by the City Arborist before application. All pesticide applications must be performed by an individual with a valid Virginia Commercial Pesticide Applicator License.

K. Mulch shall consist of double shredded hardwood, shredded hardwood bark, or arborist wood chips from tree removal and pruning operations only (no tub-grinder chips or hog fuel). Mulch shall be placed where specified on the construction plan, no less than 3 inches and no more than 4 inches deep, and shall be kept 4 inches away from tree trunks.

L. Wood chips from on-site tree work operations may be spread in vegetated areas of the site if approved by the City Arborist, to a depth of no more than 4 inches, with no chips against tree trunks.

5. At Completion of Project

At the completion of construction (and all equipment has been removed from site), notify the City Arborist for an inspection before removing the plant protection fencing. At this time, all trees will be inspected and any repairs needed will be stipulated by the City and promptly made by the Contractor.

6. Damage to Preserved Vegetation

Refer also to Job Site Damages, in the City of Falls Church's Contract General Provisions.

A. If damage occurs to any preserved tree during construction, it shall be reported to the City Arborist as soon as possible so that prompt remedial action can be taken. Such repairs, and the replacement in kind of those trees that cannot be satisfactorily repaired, shall be performed at the Contractor's expense.

B. If due to, or for any reason related to the Contractor's operation, any tree, shrub, ground cover or herbaceous vegetation designated to be saved is destroyed, disfigured, or damaged to the extent that continued life is questionable as determined by the City Arborist, it shall be removed by the Contractor at the direction of the City Arborist. The Contractor will be assessed damages equal to the value of the vegetation as determined in the Guide for Plant Appraisal, Current Edition, published by the International Society of Arboriculture, plus the estimated cost of restoration with a similar species.

C. Damage which may require replacement of vegetation includes torn or broken bark, stripping, broken branches, exposed root systems, cut root systems, poisoned root systems, compaction of surface soil and roots, puncture wounds, drastic reduction of surface roots or leaf canopy, changes in grade greater than 6 inches, or any other changes to the site that may jeopardize the survival or health of the vegetation to be preserved.

D. Any damage so assessed will be deducted from the monies due or that may become due the Contractor.

D. TREE & STUMP REMOVAL

1. Description

This work shall consist of the selective removal and disposal of trees, stumps and woody debris on construction projects. Stumps to remain shall be treated with an approved herbicide to prevent sprouting.

2. Materials

Herbicides used shall be registered with the Virginia Department of Agriculture and Consumer Services; copies of the MSDS for each product shall be supplied to the City. All materials and applications shall be in accordance with all Commonwealth of Virginia pesticide laws and regulations and be approved by the City Arborist before application. All pesticide applications must be performed by an individual with a valid Virginia Commercial Pesticide Applicator License.

3. Procedures

A. Trees to be removed shall be clearly marked and approved by the City Arborist prior to demolition or entry of any equipment on site.

B. The Contractor's tree removal operations shall not damage trees and shrubs that are to remain (including off-site trees). If roots are entwined, the City Arborist may require root pruning before commencing tree removal. Tree removal within 50 feet of a tree to remain must be performed by an experienced tree service contractor, not construction workers.

C. All tree work contractors are required to have a City of Falls Church annual Tree Contractor license; the most recent list of licensed Tree Contractors is posted on the City's website.

D. Stumps and any visible surface roots shall be ground to a depth of at least 18 inches. Stump chips shall be hauled away and the resulting depression filled with Class A or B Topsoil conforming to VDOT 244.02(b), compacted to match the surrounding soil.

E. Where the construction plan calls out stumps to remain, they shall be cut not higher than 4 inches above the ground unless otherwise specified on the plan. Stumps of living trees and shrubs shall be coated with a herbicide solution within 48 hours after they are cut. The exposed surface of stumps and exposed live roots shall be saturated with herbicide to the point of runoff.

F. Woody plant debris shall be disposed of by either hauling from the site or chipping. Wood greater than 6 inches in diameter shall be disposed of as saw logs, pulpwood, firewood or other usable material. Chips may be spread in vegetated areas of the site if approved by the City Arborist, to a depth of no more than 4 inches, with no chips against tree trunks.

4. Damage to Preserved Vegetation

A. Any damage to remaining trees due to tree removal activities shall be reported to the City Arborist as soon as possible so that prompt remedial action can be taken.

B. If due to, or for any reason related to the Contractor's operation, any tree, shrub, ground cover or herbaceous vegetation designated to be saved is destroyed, disfigured, or damaged to the extent that continued life is questionable as determined by the City Arborist, it shall be removed by the Contractor at the direction of the City Arborist. The Contractor will be assessed damages equal to the value of the vegetation as determined in the Guide for Plant Appraisal, Current Edition, published by the International Society of Arboriculture, plus the estimated cost of restoration with a similar species.

C. Damage which may require replacement of vegetation includes torn or broken bark, stripping, broken branches, exposed root systems, cut root systems, poisoned root systems, compaction of surface soil and roots, puncture wounds, drastic reduction of surface roots or leaf canopy, changes in grade greater than 6 inches, or any other changes to the site that may jeopardize the survival or health of the vegetation to be preserved.

D. Any damage so assessed will be deducted from the monies due or that may become due the Contractor.

E. PLANTING SPECIFICATIONS

1. Description

This work shall consist of furnishing and installing plant material as indicated on the construction plans, including all labor, materials, plants, equipment, incidentals, and clean-up.

2. General Workmanship

A. During installation of trees and shrubs, all work areas shall be kept neat, clean and free of all trash and debris, and all reasonable precautions shall be taken to avoid damage to existing plants, turf, structures, and private property.

B. The Contractor shall be responsible for removal and disposal off-site of all trash, excess backfill and any materials incidental to the project.

3. Plant Materials

A. The Contractor shall acquire plant materials from certified nurseries that have been inspected by state and/or federal agencies.

B. All plant materials shall conform to the American Standard for Nursery Stock, ANSI Z60 latest edition, published by American Hort. Pay particular note to the fact that all trees must have their root crowns visible at or near the soil surface, and that circling roots are not acceptable. Plants that do not meet all elements of ANSI Z60 will be rejected.

C. All plant materials shall bear nursery tags indicating the genus, species and if applicable, cultivar or variety. The Contractor shall remove all tags after the City Arborist has inspected and approved the plant material.

D. The Contractor and her/his suppliers shall keep all plant materials damp and protected from damage, sun, wind and temperature extremes during transport. Plants shall be handled by their root balls or containers only.

E. All plant materials must pass inspection by the City Arborist prior to planting. The Contractor shall phone at least three days prior to installation to schedule inspections.

F. Substitutions in plant material or sizes specified will not be accepted unless approved by the City Arborist prior to delivery.

4. Other Materials

A. Unless otherwise specified, imported topsoil shall meet the specifications of VDOT *Road & Bridge Specifications* Section 244.02(b).

B. Fertilizers, if required, shall be formulated to supply required elements as indicated by soil testing. Fertilizer products shall be in slow-release granular form, uniform in composition, free flowing, and delivered to the project in original containers with manufacturer labels attached.

C. Unless otherwise specified in the construction plans, compost shall consist of decomposed vegetable matter which has been composted to support bacterial cultures. Such compost shall not contain live plant seeds or plant disease organisms.

D. Unless otherwise specified in the construction plans, mulch shall consist of double shredded hardwood, shredded hardwood bark, or arborist wood chips from tree removal and pruning operations only (no tub-grinder chips or hog fuel). Mulch shall be placed as specified on the construction plan, no less than 3 inches and no more than 4 inches deep, and shall be kept 4 inches away from tree trunks.

5. Planting Schedule

A. The Contractor shall not begin soil or planting work until all construction is finished and all irrigation work is complete and approved.

B. Planting operations shall be performed during periods within the planting season when weather and soil conditions are suitable and in accordance with accepted local practice. The Contractor shall not install plants in soil that is muddy or frozen.

C. Planting season dates:

- Deciduous Trees - March 1 to May 30 or September 1 to December 15.
- Evergreen Trees - March 1 to May 15 or September 1 to November 15.
- Other Plants: March 1 to December 15.

D. Plant material shall be planted on the day of delivery if/when practical. In the event that this is not possible, the Contractor shall keep plants damp and protect them from damage, sun, wind and temperature extremes until they are planted. Any plants not installed within three days after delivery shall be rejected, unless the City Arborist and Contractor provide otherwise by written agreement.

2. Seeding and Sodding

A. Seeding shall follow VDOT *Road & Bridge Specifications*, Section 603.

B. Sodding shall follow VDOT *Road & Bridge Specifications*, Section 604.

7. Prior to Planting

A. Soil shall be prepared, and topsoil applied if specified in the construction plans, following VDOT *Road & Bridge Specifications*, Section 602.03(b & c).

B. If soils are compacted in a planting area, the Contractor shall spread six inches of compost over the area and till to a depth of eighteen inches. The Contractor shall not add sand, and shall not till within a tree preservation area.

C. The Contractor shall have the soil fertility tested at an accredited laboratory and submit the results to the City Arborist prior to installing plant material. Only if needed, the Contractor shall supply and apply fertilizer at the rate indicated by the soil test.

D. If the soil drains at a rate less than one inch per hour, the Contractor shall install drainage to carry water away from bottom of the planting hole, or move or raise the planting site (berm construction).

E. The Contractor shall verify existing conditions and utility locations before digging planting holes or planting beds. The City of Falls Church may require the Contractor to stake the locations of individual plants within the approved planting areas.

F. The City Arborist must approve plant material location adjustments from the construction plans prior to planting.

8. Planting Procedure

A. Remove any excess soil from the top of the soil ball so that the top of the root flare is exposed and the top of the ball is as level as possible.

B. Dig tree and shrub planting holes a minimum of two and a half times the width of the root ball and no deeper than the height of the root ball.

C. Remove all ropes, ties and tags from trees and shrubs to prevent girdling branches and trunks.

D. Plant trees and shrubs at the height of the surrounding grade. Root flares must be visible at or barely above the final soil surface.

E. Pruning at the time of planting shall be done only to remove dead or damaged branches or co-dominant leaders.

F. Balled and burlapped plants: Remove pinning nails and rope lacing, remove the top 12" of the wire basket, then cut away the wrapping.

G. Container plants: Remove the container completely. Using a sharp tool, cut the outer 1 inch off from the entire root/soil ball to remove any small circling roots.

H. Backfill planting holes with soil only. Do not add fertilizer or organic matter such as peat moss into the backfill. Do not add gravel or sand. When half of the soil has been returned to the planting hole, use water to settle soil and eliminate air pockets. Water again after the remaining soil has been placed.

I. Form a three-inch rim of soil around the planting holes for individual trees in turf areas, to hold water and mulch.

J. Plant perennials at the same depth they were in the containers. For bare root perennials, plant with the soil even with the top of the root crown. Dig the hole wide enough to allow the roots to spread out in the soil. Push the soil back into the hole over the roots and use water to settle the soil.

K. Stake trees only where requested by the City Arborist, in areas of high traffic or highly windy locations. Unless otherwise specified, pound three six-foot stakes at least two feet into the ground outside the root ball. Use plastic chain lock tie or fabric straps that won't damage the bark, and allow trees 2-3 inches of flex. Place the ties at 1/3 of the tree's height. Remove all staking material after one year.

L. Use tree wrap only if specified by the City Arborist. In these instances use white wrap, attaching without the use of wire, rope or ties, and remove after one year.

M. The Contractor shall supply and place mulch as specified on the construction plan. For trees and shrubs, place mulch no less than 3 inches and no more than 4 inches deep, and keep it 4 inches away from tree trunks. For perennials, place mulch no more than 2 inches deep.

9. Prior to Acceptance

Upon the completion of all planting work and before final acceptance, the Contractor shall remove all material, equipment and debris resulting from his work. All paved areas shall be broom cleaned and the site left in a neat and acceptable condition as approved by the City Arborist.

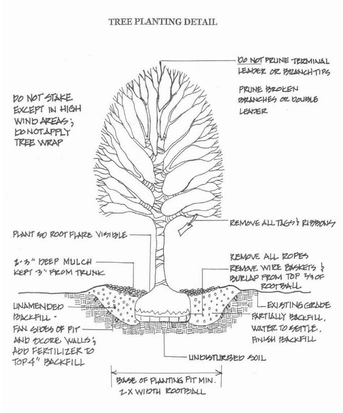
10. Warranty of Plant Material

A. The Contractor shall warranty (guarantee) all plant material to be in vigorous growing condition at planting, and shall guarantee plant growth for at least one year from the date of final acceptance of the planting. If any plants die or fail to flourish within that year, replacements shall be made at the beginning of the first succeeding planting season.

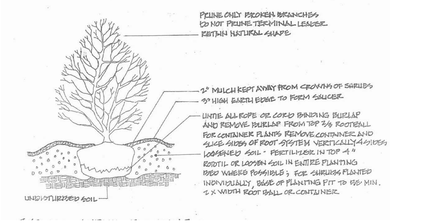
B. During the Warranty Period, the Contractor shall maintain all plantings as required for healthy growth. This work shall include watering when natural rainfall is less than 1 inch per week; controlling weed growth; mowing turf areas; restoring planting saucers and mulch; repairing stakes and guy supports; resetting plants to proper grades or vertical position as required; and pest control as required to keep plants healthy.

NOTE:

THE FALLS CHURCH STANDARD NOTES AND DETAILS APPLY TO ALL NEW LANDSCAPING INSTALLED ON SITE. WHERE CONFLICTS OCCUR BETWEEN STANDARD CITY REQUIREMENTS AND LANDSCAPE ARCHITECTURE SPECIFICATIONS, THE CITY STANDARDS WILL APPLY UNLESS OTHERWISE AUTHORIZED BY THE CITY ARBORIST AT THE TIME OF INSTALLATION.



CITY OF FALLS CHURCH TREE PLANTING DETAIL
NOT TO SCALE



CITY OF FALLS CHURCH SHRUB PLANTING DETAIL
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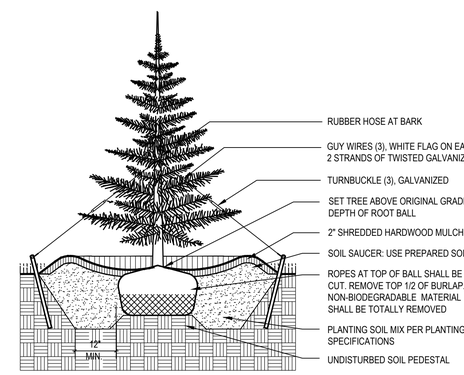

EVERGREEN TREE PLANTING
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COMMONWEALTH OF VIRGINIA
Adam J. Steiner
Lic. No. 1237
08/14/2018
LANDSCAPE ARCHITECT

Client

MILL CREEK RESIDENTIAL
6701 Democracy Boulevard
Suite 500
Rockville, MD 20817

Contact: Amirali Nasserian

Revision / Issue

No.	Description	Date
	SUBMISSION 01	09.23.2016
	SUBMISSION 02	02.20.2018
	SUBMISSION 03	07.10.2018
	SUBMISSION 04	08.14.2018

Issue

Date	Description

Project Name

FOUNDERS ROW

City of Falls Church, Virginia

Drawn By	Checked By
KAT / MLH	AJS

Project No. 17-708

Date AUGUST 14, 2018

Drawing Title

LANDSCAPE NOTES & DETAILS

Scale: As Shown

Drawing Number

L3.1

Urban, Ltd. - J:\JOBS\Founders Row\City Plan\L3.0-3.2 Landscape Plan.dwg [L3.1 LANDSCAPE NOTES & DETAILS] August 14, 2018 - 10:17am ktoschis

NOTE:

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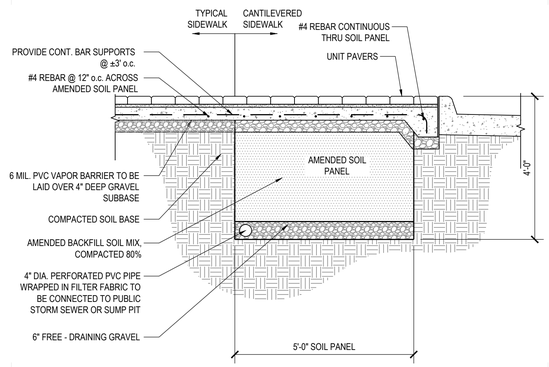
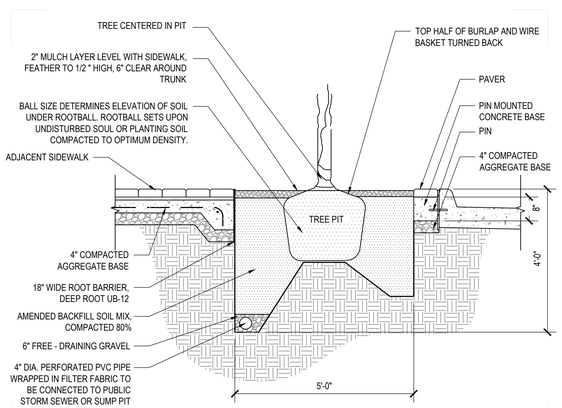


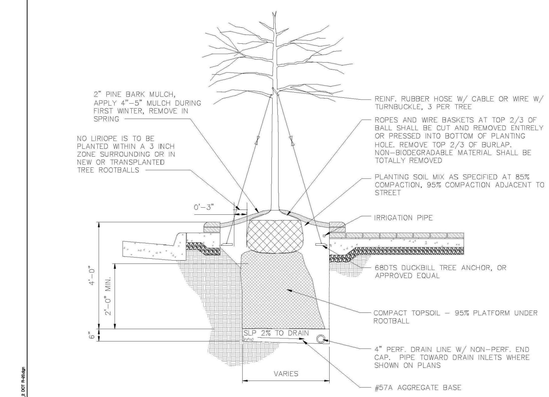
3 SOIL PANEL: SECTION

SCALE: 1/2"=1'-0"



4 TREE PIT

SCALE: 1/2" = 1' - 0"

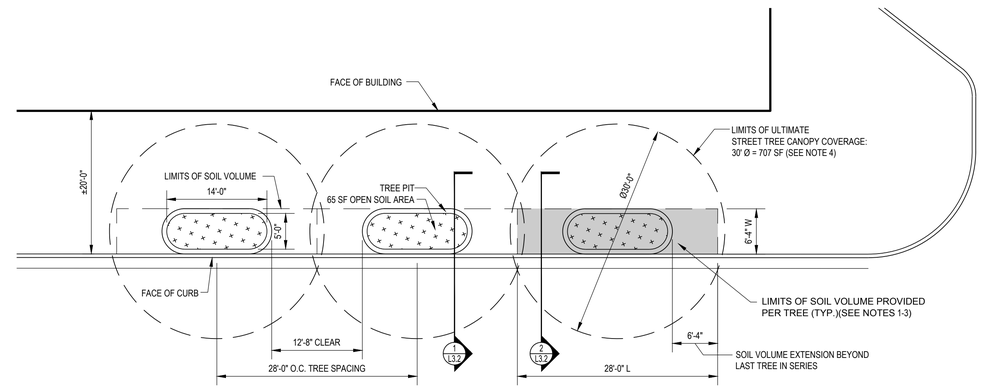


*THIS DETAIL IS FOR TREE INSTALLATION INFORMATION ONLY.
REFER TO SUPPLEMENTAL DETAILS FOR SOIL VOLUME AND TREE PIT

SCALE: N.T.S.

ISSUED: 02-01-13	WEST BROAD STREETSCAPE TREE PLANTING DETAIL	DRAWING NO. R. 20
REVISION: V1.0.0		
REVISION:		
APPROVED:		

CITY OF FALLS CHURCH VA PUBLIC FACILITIES MANUAL



WEST BROAD STREET-ROUTE 7

NOTES:
SOIL VOLUME COMPUTATIONS AND INFORMATION BASED ON:

1. 1 CUBIC FOOT OF SOIL PROVIDED PER 1 SQUARE FOOT OF CANOPY COVERAGE WHEN IRRIGATED
   28'L x 6'-4"W x 4'D = 709 CF OF SOIL VOLUME PROVIDED PER TREE
   (UP BY ROOTS JAMES URBAN COPYRIGHT 2008: SOIL VOLUME REQUIRED FIGURE 1.5.38)

2. MEASURES TO PROVIDE REQUIRED SOIL VOLUME:
   A. CANTILEVERED PAVEMENT OVER TOPSOIL

3. TOTAL SOIL VOLUME PROVIDED PER TREE = 700 CUBIC FEET
   (TYSON'S CORNER URBAN DESIGN GUIDELINES ADOPTED JANUARY 21, 2012 TREE SPACE DESIGN SECTION 3.6A)

4. ULTIMATE STREET TREE CANOPY COVERAGE ASSUMPTIONS BASED ON ACTUAL AVAILABLE GROWTH ZONE FOR CANOPY GIVEN PROXIMITY TO BUILDING, CURB AND ADJACENT TREES

1 SOIL VOLUME DIAGRAM

1" = 10'-0"

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FOUNDERS ROW

City of Falls Church, Virginia

Drawn By	Checked By
KAT / MLH	AJS

Project No. 17-708

Date AUGUST 14, 2018

Drawing Title

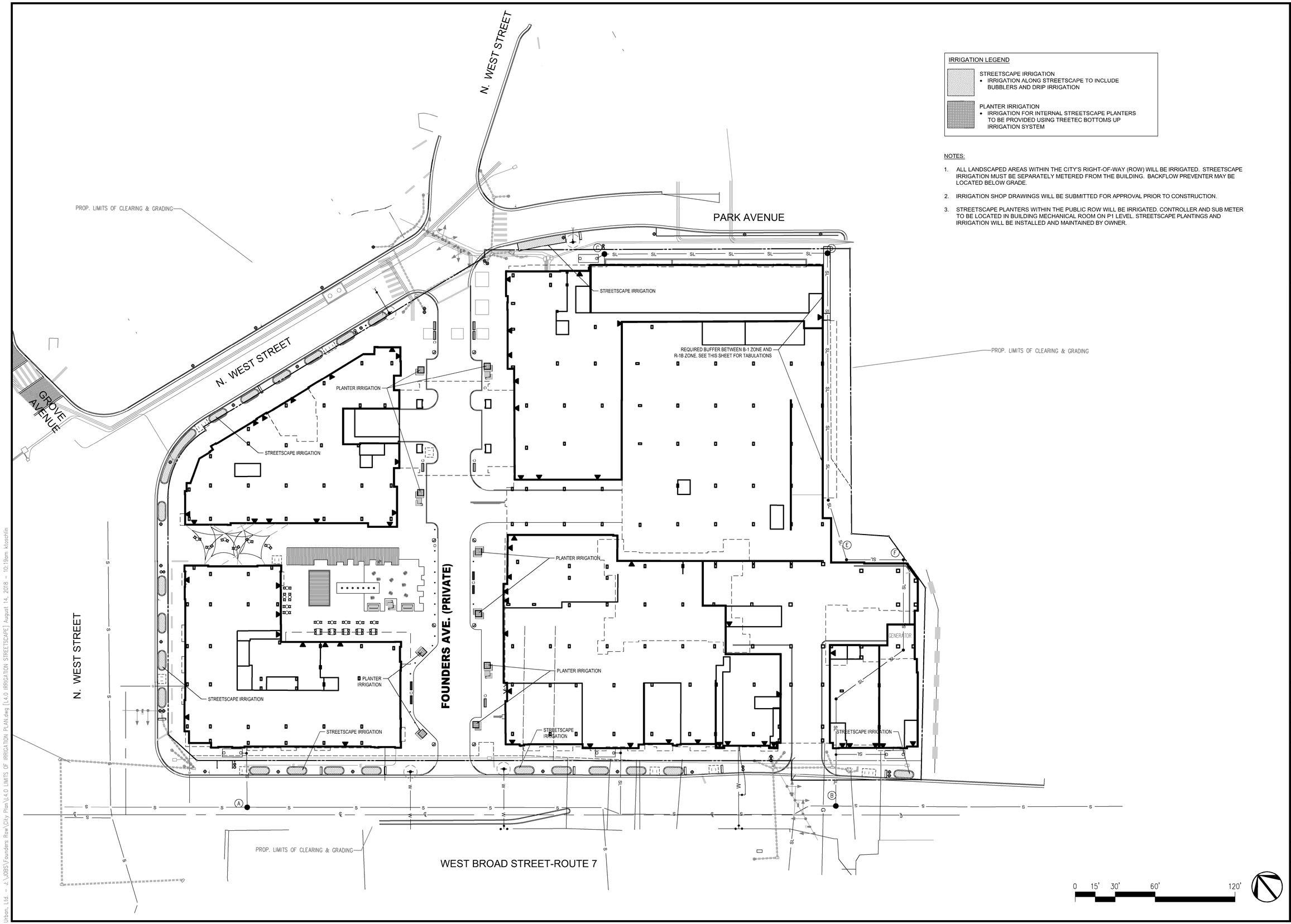
LANDSCAPE DETAILS

Scale: As Shown

Drawing Number

L3.2

Urban, Ltd. - J:\0865\Founders Row\City Plan\3.0-3.2 Landscape Plan.dwg [L3.2 LANDSCAPE DETAILS] August 14, 2018 - 10:17am klaschin



IRRIGATION LEGEND

STREETSCAPE IRRIGATION
- IRRIGATION ALONG STREETSCAPE TO INCLUDE BUBBLERS AND DRIP IRRIGATION

PLANTER IRRIGATION
- IRRIGATION FOR INTERNAL STREETSCAPE PLANTERS TO BE PROVIDED USING TREETEC BOTTOMS UP IRRIGATION SYSTEM

NOTES:

1. ALL LANDSCAPED AREAS WITHIN THE CITY'S RIGHT-OF-WAY (ROW) WILL BE IRRIGATED. STREETSCAPE IRRIGATION MUST BE SEPARATELY METERED FROM THE BUILDING. BACKFLOW PREVENTER MAY BE LOCATED BELOW GRADE.
2. IRRIGATION SHOP DRAWINGS WILL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
3. STREETSCAPE PLANTERS WITHIN THE PUBLIC ROW WILL BE IRRIGATED. CONTROLLER AND SUB METER TO BE LOCATED IN BUILDING MECHANICAL ROOM ON P1 LEVEL. STREETSCAPE PLANTINGS AND IRRIGATION WILL BE INSTALLED AND MAINTAINED BY OWNER.

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City of Falls Church, Virginia

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Drawing Title

LIMITS OF IRRIGATION PLAN - STREETSCAPE

Scale: 1" = 30'-0"

Drawing Number

L4.0

Urban, Ltd. - J:\JOBS\Founders Row\City Plan\L4.0 LIMITS OF IRRIGATION PLAN.dwg [L4.0 IRRIGATION STREETSCAPE] August 14, 2018 - 10:19am klosshlin