

Breezeway Certificate of Appropriateness Application Landscape Plans



Existing Site Conditions





View from Oak Street towards Panther Place



View from Walnut Street to Fairfax Boulevard



View turning onto Walnut Street



Breezeway Motel



View along Cedar Avenue



View turning onto Walnut Street



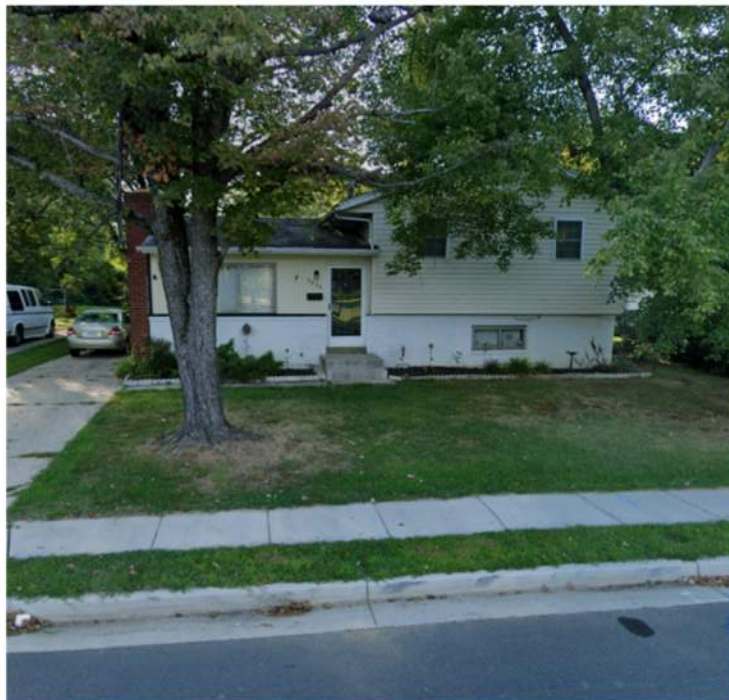
View from Panther Place of Cedar Avenue



View along Cedar Avenue



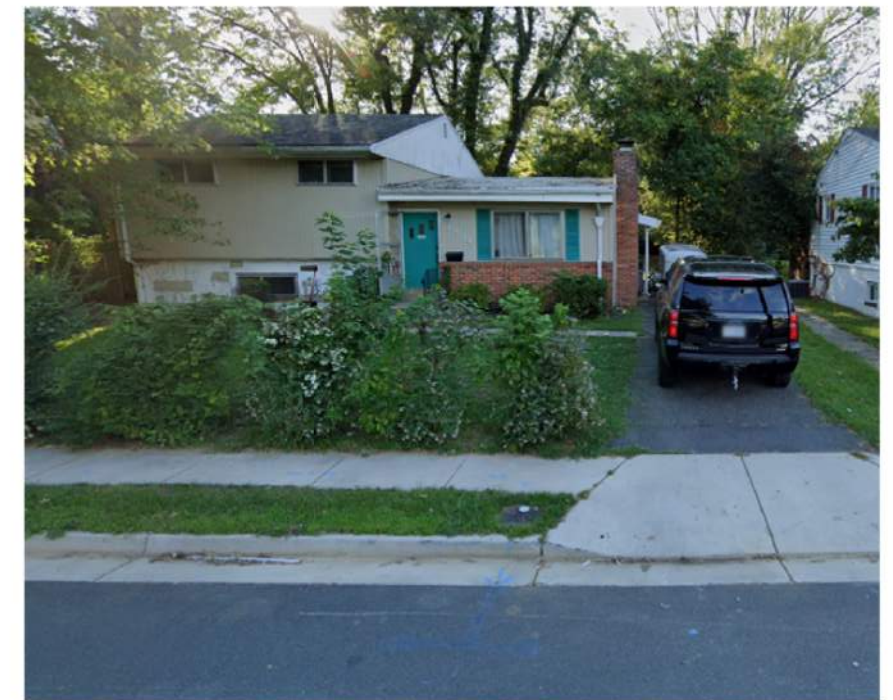
View from Walnut Street northbound
turning onto Cedar Avenue



Single Family Home along Oak Street



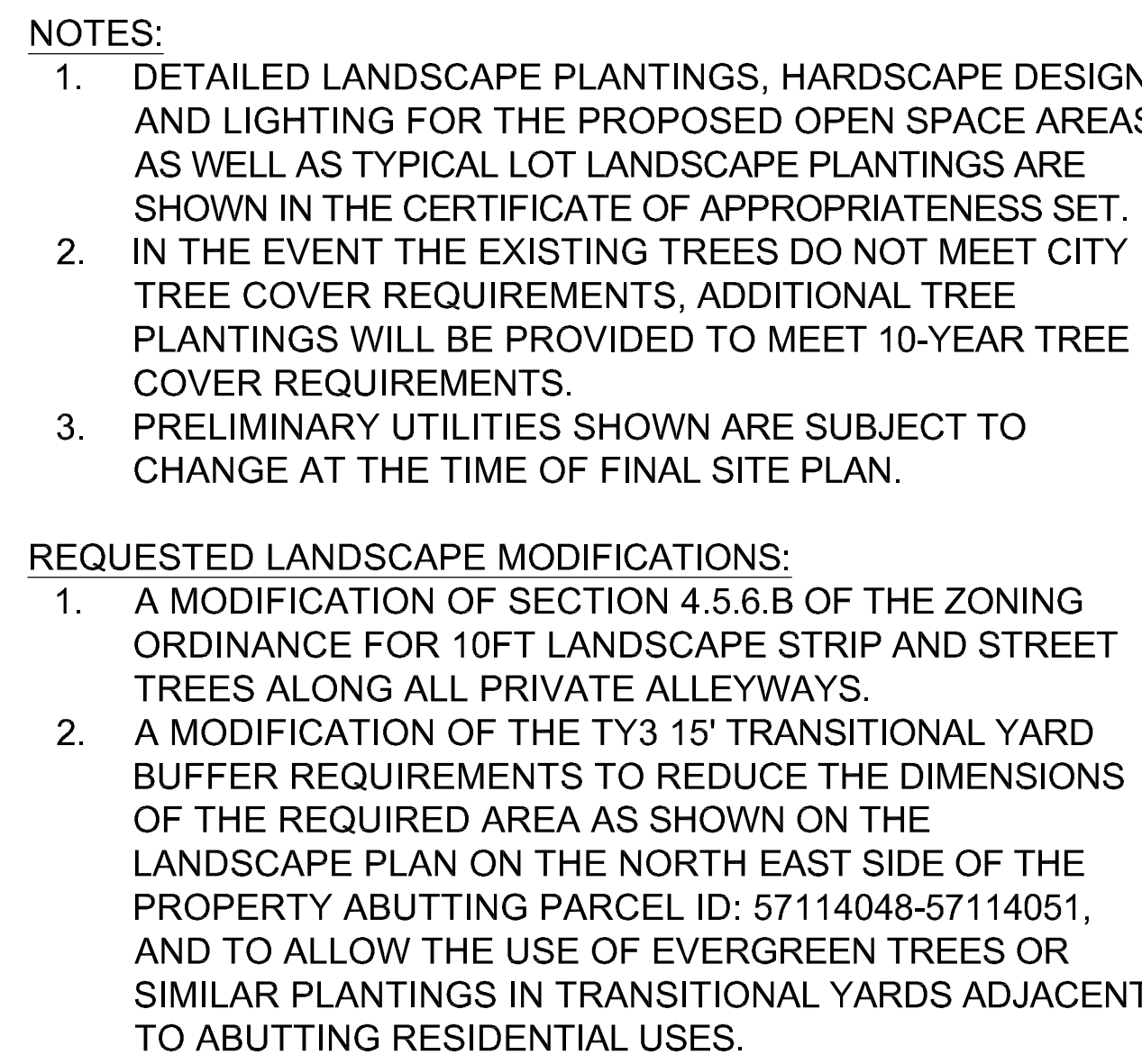
Single Family Home along Oak Street



Single Family Home along Oak Street

Landscape Plan





YEAR TREE COVER CALCULATIONS		*CITY OF FAIRFAX ZONING ORDINANCE, Sect. 4.5.6					
TREE CANOPY							
SITE AREA	CODE	CODE APPLICATION	REQUIRED	PROVIDED	NOTES	NOTES	
4.6806 acres (203,887.61 sq. ft.)	10% Min. Tree Canopy Required For PD-14				Provided 19.1% Canopy Coverage		
		203,887 x (10% = 20,388.7)	20,389	38,920			
TRANSITIONAL TREES							
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.
CANOPY TREES (MAJOR DECIDUOUS SHADE TREES)							
3	COH	Celtis occidentalis	Hackberry	III	3.5' Cal.	175	525
3	LSC	Liquidambar styraciflua 'Cherokee'	Cherokee Sweetgum	IV	3.5' Cal.	125	375
8	MMB	Magnolia macrophylla	Bigleaf Magnolia	III	3.5' Cal.	175	875
5	GTS	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honey Locust	III	3.5' Cal.	175	875
3	POA	Platanus occidentalis	American sycamore	IV	3.5' Cal.	250	1500
UNDERSTORY TREES (MINOR DECIDUOUS SHADE TREES)							
10	CCA	Carpinus caroliniana	American Hornbeam	I	3.5' Cal.	75	750
20	MVS	Magnolia virginiana	Sweet Bay Magnolia	II	10' Ht.	125	2500
EVERGREEN TREES							
22	IOA	Ilex opaca	American Holly	II	8.0' Ht.	125	2750
12	IOS	Ilex opaca 'Satyr Hill'	Satyr Hill American Holly	II	8.0' Ht.	125	1500
9	JVE	Juniperus virginiana	Eastern Red Cedar	II	8.0' Ht.	125	1125
STREET TREE (EXCLUDES FAIRFAX BLVD)							
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.
CANOPY TREES (MAJOR DECIDUOUS SHADE TREES)							
27	ARO	Acer rubrum 'PNI 0268'	October Glory Red Maple	IV	3.5' Cal.	250	6750
6	GTS	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honey Locust	III	3.5' Cal.	175	1050
8	ZSV	Zelkova serrata 'Village Green'	Village Green Japanese zelkova	IV	3.5' Cal.	250	2000
PARKING LOT							
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.
CANOPY TREES (MAJOR DECIDUOUS SHADE TREES)							
5	ZSV	Zelkova serrata 'Village Green'	Village Green Japanese zelkova	IV	3.5' Cal.	250	1250
OPEN SPACE PARK PLANTING							
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.
CANOPY TREES (MAJOR DECIDUOUS SHADE TREES)							
1	ARO	Acer rubrum 'PNI 0268'	October Glory Red Maple	IV	3.5' Cal.	250	250
2	ORN	Quercus rubra	Northern Red Oak	IV	3.5' Cal.	250	500
UNDERSTORY TREES (MINOR DECIDUOUS SHADE TREES)							
24	PYY	Prunus x yedoensis	Yoshino Cherry	III	3.5' Cal.	175	4200
13	CCF	Cornus florida	Flowering Dogwood	II	10' Ht.	125	1625
LANDSCAPE BUFFER BETWEEN MULTI-FAMILY STACKED CONDO DWELING AND PROPOSED COMMERCIAL BUILDING							
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.
CANOPY TREES (MAJOR DECIDUOUS SHADE TREES)							
2	ARO	Acer rubrum 'PNI 0268'	October Glory Red Maple	IV	3.5' Cal.	250	500
3	LSC	Liquidambar styraciflua 'Cherokee'	Cherokee Sweetgum	IV	3.5' Cal.	125	375
4	POA	Platanus occidentalis	American sycamore	IV	3.5' Cal.	250	1000
3	ORN	Quercus rubra	Northern Red Oak	IV	3.5' Cal.	250	750
UNDERSTORY TREES (MINOR DECIDUOUS SHADE TREES)							
7	CCC	Cercis canadensis	Eastern Redbud	II	10' Ht.	125	875
EVERGREEN TREES							
3	IOS	Ilex opaca 'Satyr Hill'	Satyr Hill American Holly	II	8.0' Ht.	125	375
2	PSC	Pinus strobus 'Fastigiata'	Columnar Eastern White Pine	II	8.0' Ht.	125	250
EXISTING TREES							
QUANTITY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.	
6	-	-	-	-	645	3870	
TOTAL PROPOSED TREE CANOPY						38,920 (19.1%)	

SHRUB AND PERENNIAL KEY		
EVERGREEN SHRUBS		
KEY	Botanical Name	Common Name
ABR	<i>Abelia x chinensis</i> 'Rose Creek'	Rose Creek Abelia
ARR	<i>Azalea</i> 'Raspberry Sundae'	Raspberry Sundae Azalea
BGG	<i>Buxus</i> x 'Green Gem'	Green Gem Boxwood
IGS	<i>Ilex glabra</i> 'Strongbox'	Strongbox inkberry
PL0	<i>Prunus laurocerasus</i> 'Otto Lyuyen'	Otto Lyuyen English laurel
DECIDUOUS SHRUBS		
KEY	Botanical Name	Common Name
CPM	<i>Ceanothus x pallidus</i> 'Mimrari'	Marie Bleu New Jersey Tea
HQO	<i>Hydrangea</i> <i>quercifolia</i>	Oakleaf Hydrangea
HPV	<i>Hydrangea</i> <i>paniculata</i> 'SMHPCW'	Strawberry Shale Hydrangea
ITL	<i>Itea virginica</i> 'Sprich'	Little Henry Dwarf Virginia Sweetpire
RNO	<i>Rosa</i> x 'Noame!'	Flower Carpet Applesom Rose
RKF	<i>Rosa</i> x 'Radrazz'	Knock Out Shrub Rose
SDP	<i>Spiraea</i> x 'NCSX2'	Double Play Doozie Spirea
PERENNIALS		
KEY	Botanical Name	Common Name
SSL	<i>Schizandrium scoparium</i> 'Carouse!'	Carouse! Little Bluestem

Landscape Renderings





LEGEND



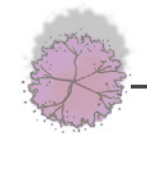
CANOPY TREES

ACER RUBRUM 'OCTOBER GLORY'
CELTIS OCCIDENTALIS
GLEDTISIA TRIACANTHOS F. INERMIS 'SKYCOLE'
LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
MAGNOLIA MACROPHYLLA
PLATANUS OCCIDENTALIS
QUERCUS RUBRA
ZELKOVA SERRATA 'VILLAGE GREEN'



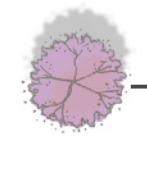
UNDERSTORY TREES

CARPINUS CAROLINIANA
CERCIS CANADENSIS
CHIONANTHUS VIRGINICUS
CORNUS FLORIDA
MAGNOLIA VIRGINIANA
OSTRYA VIRGINIANA
PRUNUS X YEDOENSIS



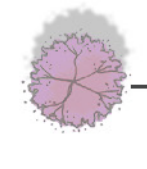
EVERGREEN TREES

ILEX OPACA, JUNIPERUS VIRGINIANA
PINUS STROBUS 'FASTIGIATA'
THUJA OCCIDENTALIS 'SMARAGD'



EVERGREEN SHRUBS

ABELIA X CHINENSIS 'ROSE CREEK'
BUXUS X 'GREEN GEM'
ILEX GLABRA 'COMPACTA'
PRUNUS LAUROCERASUS 'OTTO LUYKEN'
RHODODENDRON X 'RLH1-14P14'



DECIDUOUS SHRUBS

CEANOTHUS X PALLIDUS 'MINMARI'
HYDRANGEA QUERCIFOLIA
HYDRANGEA PANICULATA 'JANE'
ITEA VIRGINICA 'SPRICH'; SPIRAEA X 'NCSX2'
ROSA X 'NOAMEL'; ROSA X 'RADRAZZ'



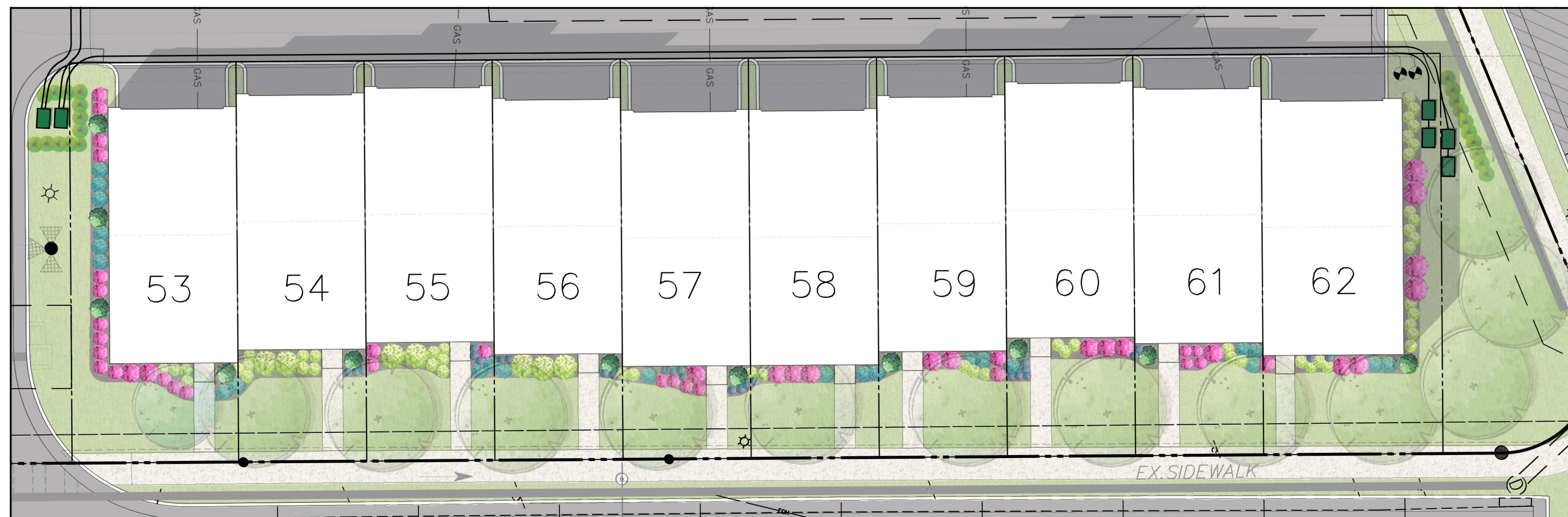
EXISTING TREE TO BE PRESERVED



MULTI-FAMILY UNITS



FRONT LOAD UNITS



REAR LOAD UNITS

LEGEND

-  FASTIGIATE ACCENT EVERGREEN SHRUB, 5-6' mature height
- *Ilex crenata* 'Sky Pencil' or *Buxus* x 'Green Mountain'
-  FLOWERING EVERGREEN SHRUB, 2-3' tall
- *Abelia* x *chinensis* 'Rose Creek',
Rhododendron x 'RLH1-14P14' (Double Shot Grape Azalea),
Sarcococca hookeriana var. *humilis*
-  EVERGREEN SHRUB
- *Buxus* x 'Green Gem', *Ilex glabra* 'Compacta'
-  FLOWERING SHRUBS
- *Hydrangea quercifolia*,
Hydrangea paniculata 'Jane',
Fothergilla gardenii, *Itea virginica* 'Sprich',
Spiraea x 'NCSX2' Double Play Doozie *Spiraea*,
Caryopteris x *clandonensis* 'Korball'
-  ORNAMENTAL GRASS
- *Pennisetum alopecuroides* 'Little Bunny'
-  PERENNIAL
- *Echinacea* spp. 'Now Cheesier', *Amsonia* x 'Blue Ice',
Nepeta x *faassenii* 'Walker's Low',
-  GROUND COVER
- *Liriope muscari* 'Super Blue'

October Glory Red Maple



Crimson Spire Fastigate Oak



Hackberry



Eastern Hop Hornbeam



Eastern Red Cedar



Yoshino Cherry



White Fringe Tree



Sky Pencil Japanese Holly



Green Gem Boxwood



Otto Luyken English Laurel



Little Henry Dwarf
Virginia Sweetspire



Knock Out Shrub Rose



Dwarf Fothergilla



Blue Balloon Bluebeard



Double Play Doozie Spirea



Now Cheesier Coneflower



Little Bunny
Dwarf Fountain Grass



BREEZEWAY		
CONCEPTUAL PLANT SCHEDULE		
CANOPY TREES (MAJOR DECIDUOUS SHADE TREES)		
KEY	Botanical Name	Common Name
ARO	Acer rubrum 'PNI 0268'	October Glory Red Maple
COH	Celtis occidentalis	Hackberry
GTS	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust
LSC	Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Sweetgum
MMB	Magnolia macrophylla	Bigleaf Magnolia
POA	Platanus occidentalis	American sycamore
QRN	Quercus rubra	Red Oak
ZSV	Zelkova serrata 'Village Green'	Village Green Japanese zelkova
UNDERSTORY TREES (MINOR DECIDUOUS SHADE TREES)		
KEY	Botanical Name	Common Name
CCA	Carpinus caroliniana	American Hornbeam
CCE	Cercis canadensis	Eastern Redbud
CFF	Cornus florida	Flowering Dogwood
MVS	Magnolia virginiana	Sweet Bay Magnolia
PYY	Prunus x yedoensis	Yoshino Cherry
EVERGREEN TREES		
KEY	Botanical Name	Common Name
IOA	Ilex opaca	American Holly
IOS	Ilex opaca 'Satyr Hill'	Satyr Hill American Holly
JVE	Juniperus virginiana	Eastern Red Cedar
PSC	Pinus strobus 'Fastigiata'	Columnar Eastern White Pine
EVERGREEN SHRUBS		
KEY	Botanical Name	Common Name
ABR	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia
ARR	Azalea 'Raspberry Sundae'	Raspberry Sundae Azalea
BUX	Buxus x 'Green Mountain'	Green Mountain Boxwood
BGG	Buxus x 'Green Gem'	Green Gem Boxwood
ILEX	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly
IGS	Ilex glabra 'Strongbox'	Strongbox Inkberry
PLO	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel
RHD	Rhododendron x 'RLH1-14P14'	Double Shot Grape Azalea
SAR	Sarcococca hookeriana var. humilis	Himalayan Sweet Box
DECIDUOUS SHRUBS		
KEY	Botanical Name	Common Name
CAR	Caryopteris x clandonensis 'Korball'	Blue Balloon Bluebeard
CPM	Ceanothus x pallidus 'Minmari'	Marie Bleu New Jersey Tea
FOT	Fothergilla gardenii	Dwarf Fothergilla
HQO	Hydrangea quercifolia	Oakleaf Hydrangea
HPS	Hydrangea paniculata 'Jane'	Little Lime Hardy Hydrangea
IVL	Itea virginica 'Sprich'	Little Henry Dwarf Virginia Sweetspire
RNF	Rosa x 'Noamel'	Flower Carpet Appleblossom Rose
RKO	Rosa x 'Radrazz'	Knock Out Shrub Rose
SDP	Spiraea x 'NCSX2'	Double Play Doozie Spirea
PERENNIALS		
KEY	Botanical Name	Common Name
AMN	Amsonia x 'Blue Ice'	Blue Ice Bluestar
ECH	Echinacea spp. 'Now Cheesier'	Now Cheesier Coneflower
LIR	Liriope muscari 'Super Blue'	Super Blue Lilyturf
NEP	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint
PEN	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass
SSL	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem

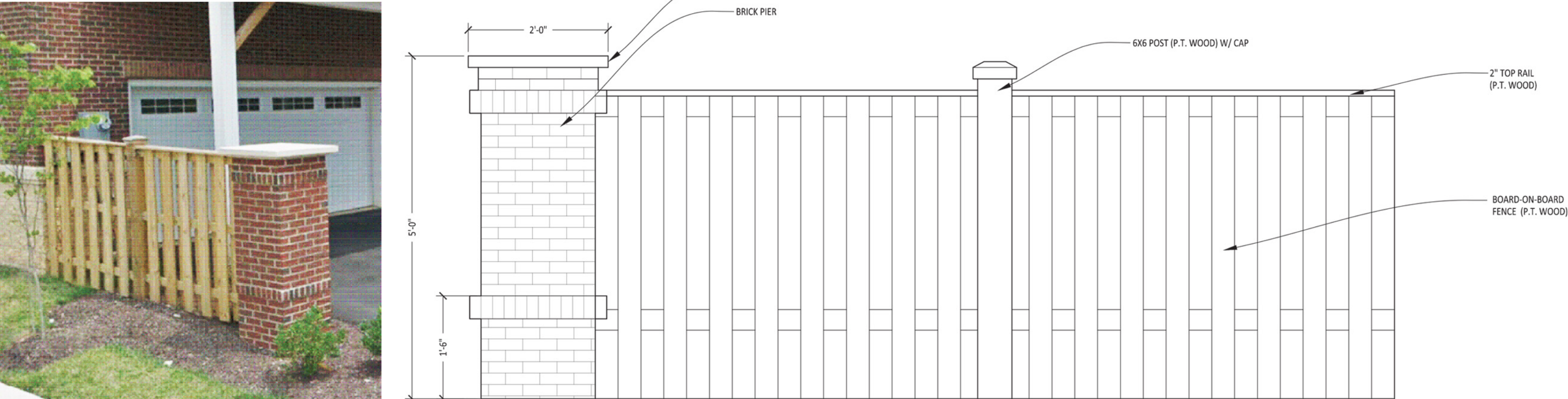




BROOM FINISHED CONCRETE WITH TROWEL FINISHED EDGES



WOOD PRIVACY FENCE WITH MASONRY PIER



4' FENCE - AMERISTAR
Montage Plus ATF Majestic 3 Rail



BRICK EDGING AT CONCRETE



6' BENCH - Victor Stanley CR-96



BISTRO TABLE - Victor Stanley CRPR-3



TRASH RECEPTACLE
- Victor Stanley SD-42



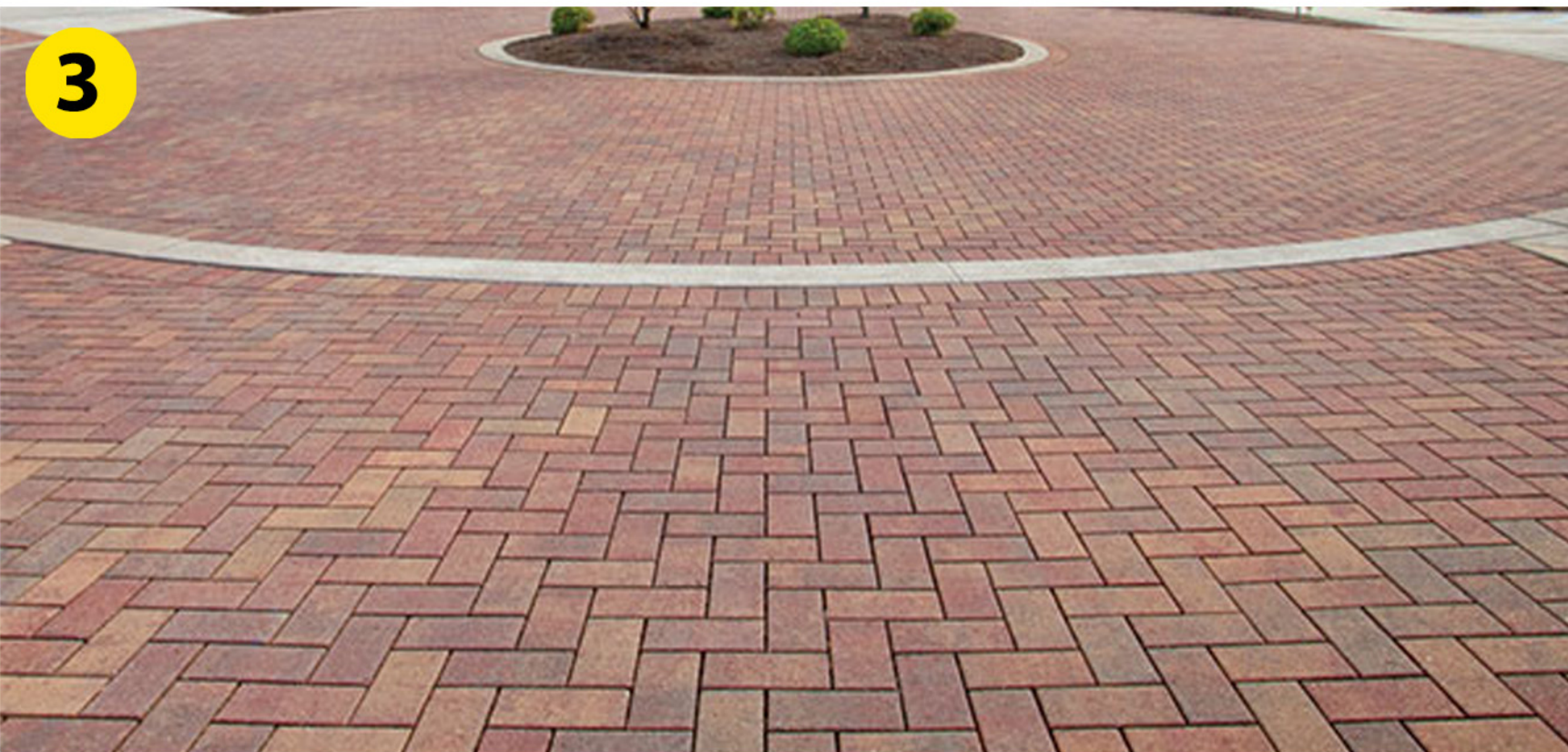
BOLLARD LIGHT -HADCO
DB3O bollard



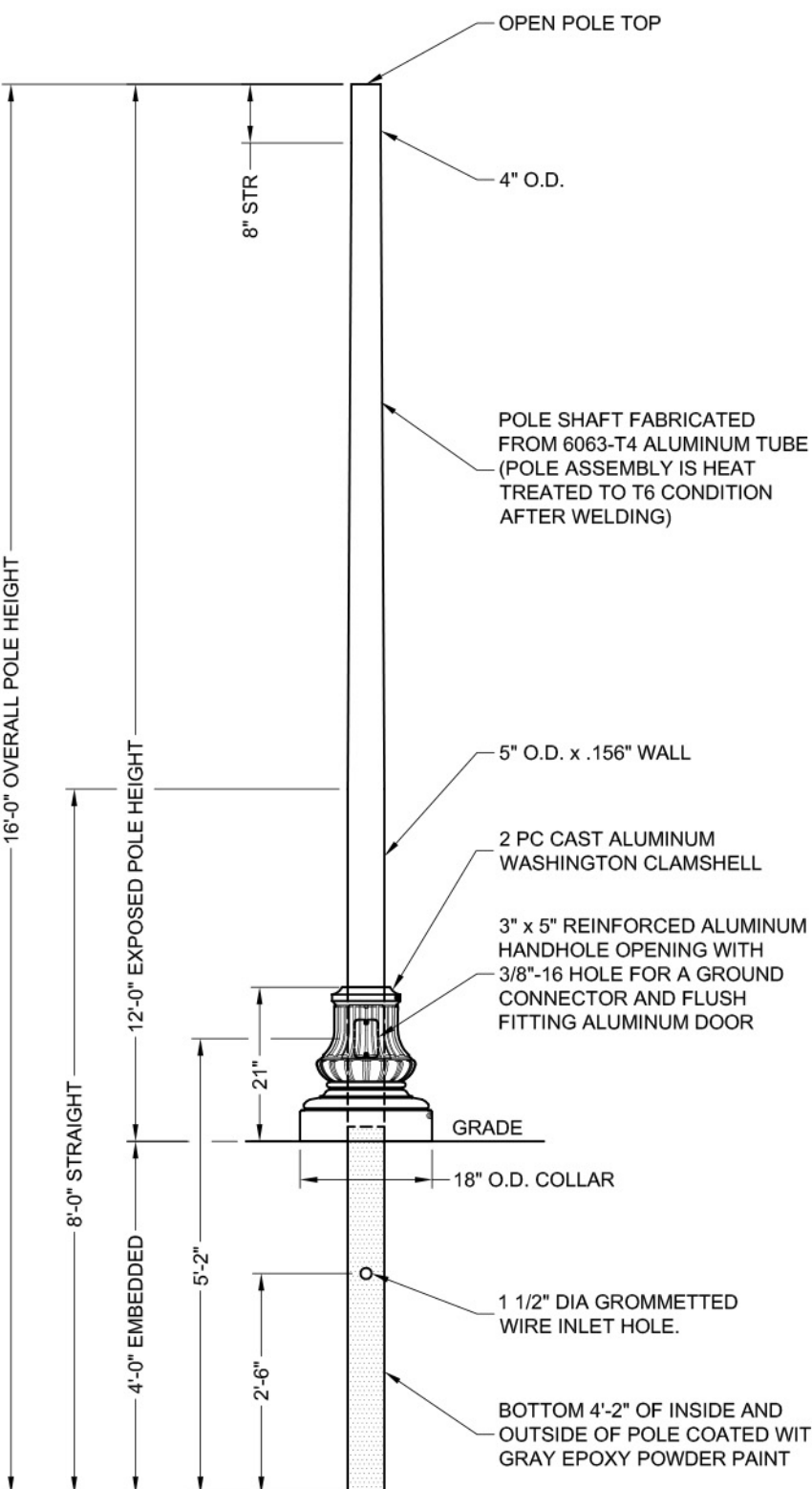
MAILBOX - AF Florence vogue™ Traditional Serie
VITAL™ 1570-8V2 VITAL™ 1570-16V2



BRICK PLAZA



LIGHT POST - VALMONT
Embedded Aluminum Pole



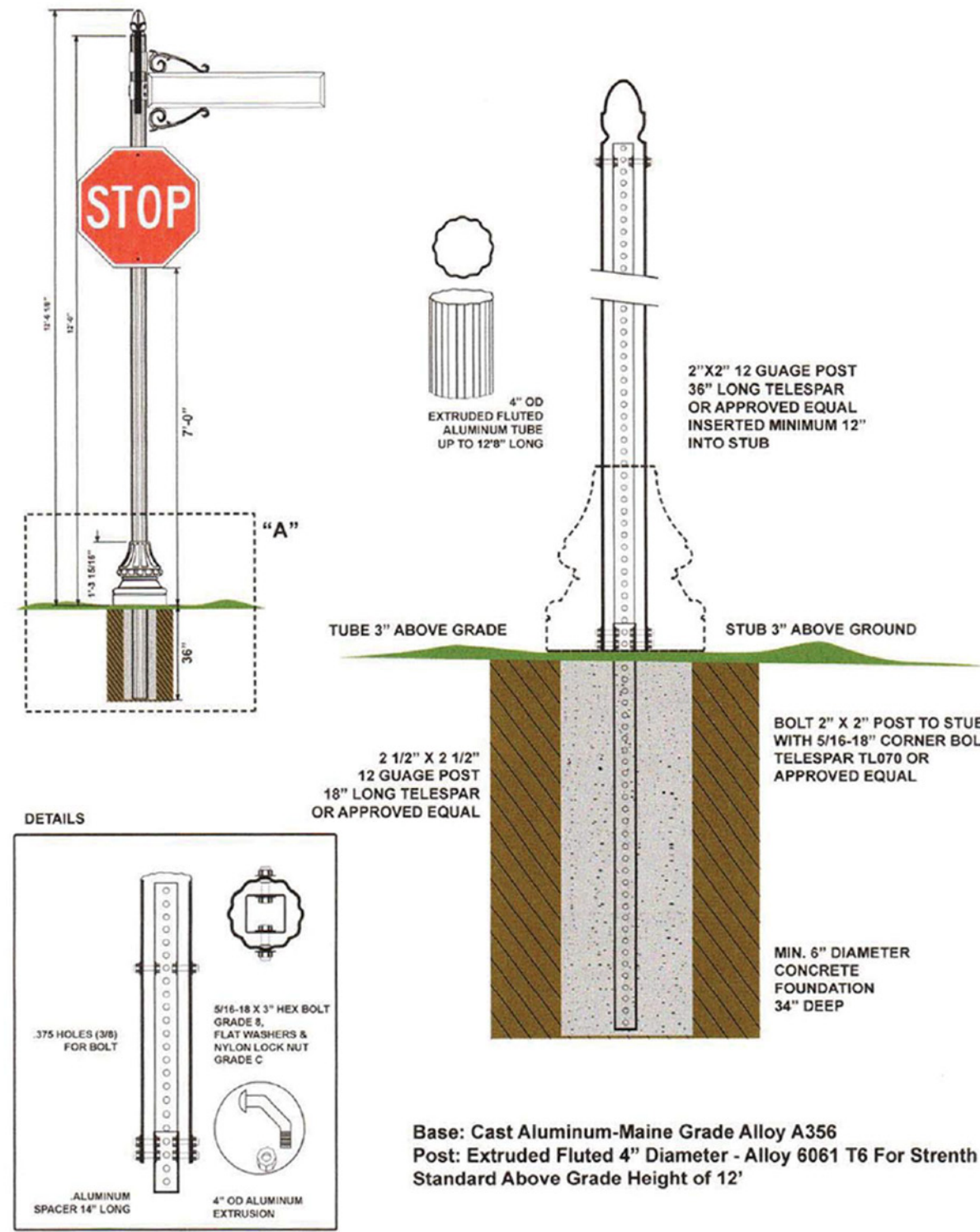
LED POST TOP
Coopers Lighting Solutions
ACN-080-LED-E-U-33-1-4-3-BK



CUSTOMIZED PLAY STRUCTURE BY ALL RECREATION



4" FLUTED VDOT TRAFFIC SIGN



EXPOSED AGGREGATE CONCRETE PATHWAY AT CEDAR AVENUE



BIKE RACK

