ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA

Herndon Police Department Community Room
397 Herndon Parkway, #300, Herndon, VA 20170

Wednesday, November 6, 2024 | 7:30 PM

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1. **Call to Order**

2. **Public Hearings**

   a. APPLICATION FOR AN ADDITION AND ALTERATIONS, ARB #24-002, to consider an application for alterations and an addition to the Herndon Elementary School, Fairfax County Public Schools, at 630 Dranesville Road.

   b. APPLICATION FOR NEW CONSTRUCTION, ARB #24-005, to consider an application for construction of an approximately 400-unit multi-family residential building with approximately 5,300 square feet of retail space at 555 Herndon Parkway.

3. **Comments**

   a. Comments from the Staff Members

   b. Comments from the Board Members

4. **Adjournment**

Architectural Review Board Work Session
Agenda Item 2.a.

Agenda Item: **APPLICATION FOR AN ADDITION AND ALTERATIONS, ARB #24-002, to consider an application for alterations and an addition to the Herndon Elementary School, Fairfax County Public Schools, at 630 Dranesville Road.**

Meeting Date: November 6, 2024

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
This item is for the expansion and renovation of Herndon Elementary School at 630 Dranesville Road. The work modernizes the building and increases its capacity for future growth without the continued use of temporary modular trailers. The architecture would be generally contemporary in form and finish with the use of brick and metal paneling as the principal exterior materials. There will be substantial design changes to the front entrance, a large addition off the left side (north end) of the existing school, and new rooftop screening. No changes to the architecture have occurred since the last ARB review of this item. The proposed building design is shown in the provided attachments.

Background:
The ARB reviewed this project as a discussion item at the September 2023 and February 2024 work sessions. The applicant made adjustments to the proposed architecture based on feedback received at those meetings. The case was then scheduled for formal review at the July 2024 ARB regular meeting. There were no further design issues identified by staff or the board in that review. That case could not be approved at the time, however, because of a determination that the ARB could not take action on an application prior to approval of the site plan. The site plan review continues as the applicant works through obtaining necessary easements. The case is back before the board because of an updated determination that the requirement for prior site plan approval may be waived by the ARB.

Budget Impact:
N/A

Staff Recommendation/Next Steps:
Staff recommends the ARB waive the requirement of prior site plan approval and approve ARB #24-002 as proposed and in accordance with the draft resolution that will

be provided with the November regular meeting dispatch.

Attachments:

1. Herndon Elementary School Presentation with Renderings
2. Herndon Elementary School Building Elevation Drawings

HERNDON ELEMENTARY SCHOOL

ARCHITECTURAL REVIEW BOARD
WORK SESSION

Herndon, VA

June 12, 2024

Fairfax County PUBLIC SCHOOLS
ENGAGE • INSPIRE • THRIVE

TOWN OF Herndon VIRGINIA

COOPER CARRY

AGENDA

1. INTRODUCTION
2. CONTEXT
3. PROPOSED NEW CONSTRUCTION
4. DISCUSSION

1. INTRODUCTION

PROJECT SUMMARY

- Existing 2-story FCPS Elementary School
- Original construction: 1961
- Project Scope:

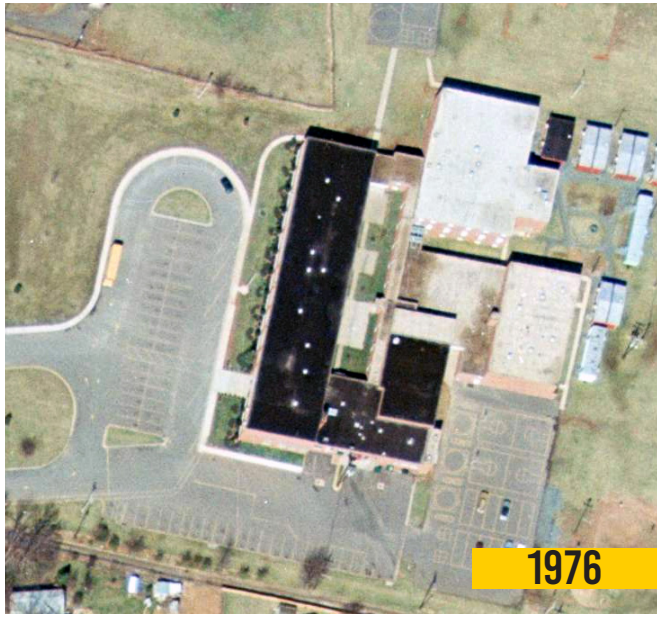
Renovation of existing building

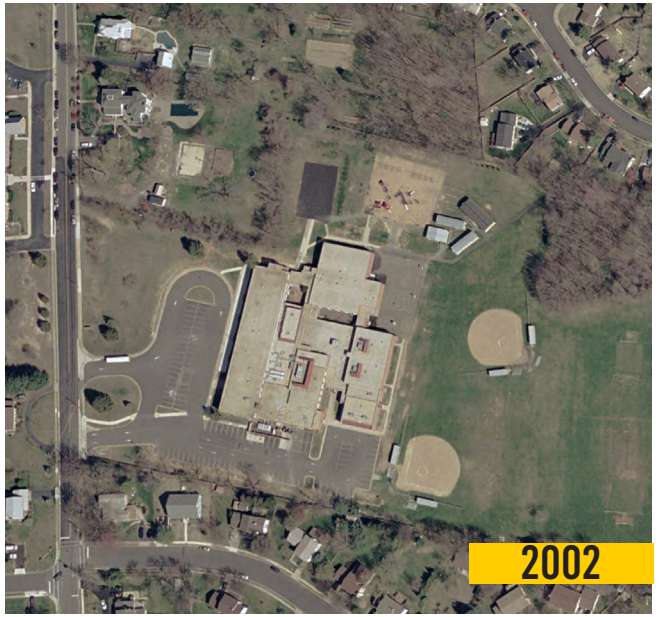
New additions

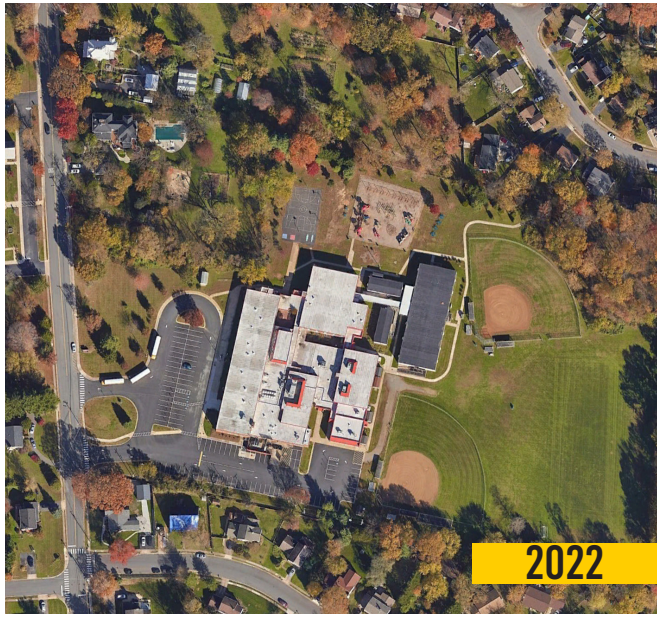
Site improvements

GROWTH

- Herndon Elementary School built in 1961
- Additions built between 1960-1990's







EXISTING SITE PLAN

LEGEND

- EXISTING BUILDING
- EXISTING TRAILERS
- PAVED PLAY AREA
- PLAYGROUND/ SOFTBALL FIELD
- MAIN ENTRY
- PROPERTY LINE

SITE AMENITIES

PLAYGROUND
PAVED PLAY AREA
2 - SOFTBALL FIELDS
SOCCER FIELD

PARKING

97 EXISTING PARKING SPACES

12 CURRENT BUSES FOR ARRIVAL AND DISMISSAL

CIRCULATION

- KISS & RIDE
- BUS

PROPOSED SITE PLAN

LEGEND

- EXISTING BUILDING
- ADDITION
- PLAYGROUND/ SOFTBALL FIELD
- PAVED PLAY AREA
- SOCCER FIELD
- MAIN ENTRY
- PROPERTY LINE

SITE AMENITIES

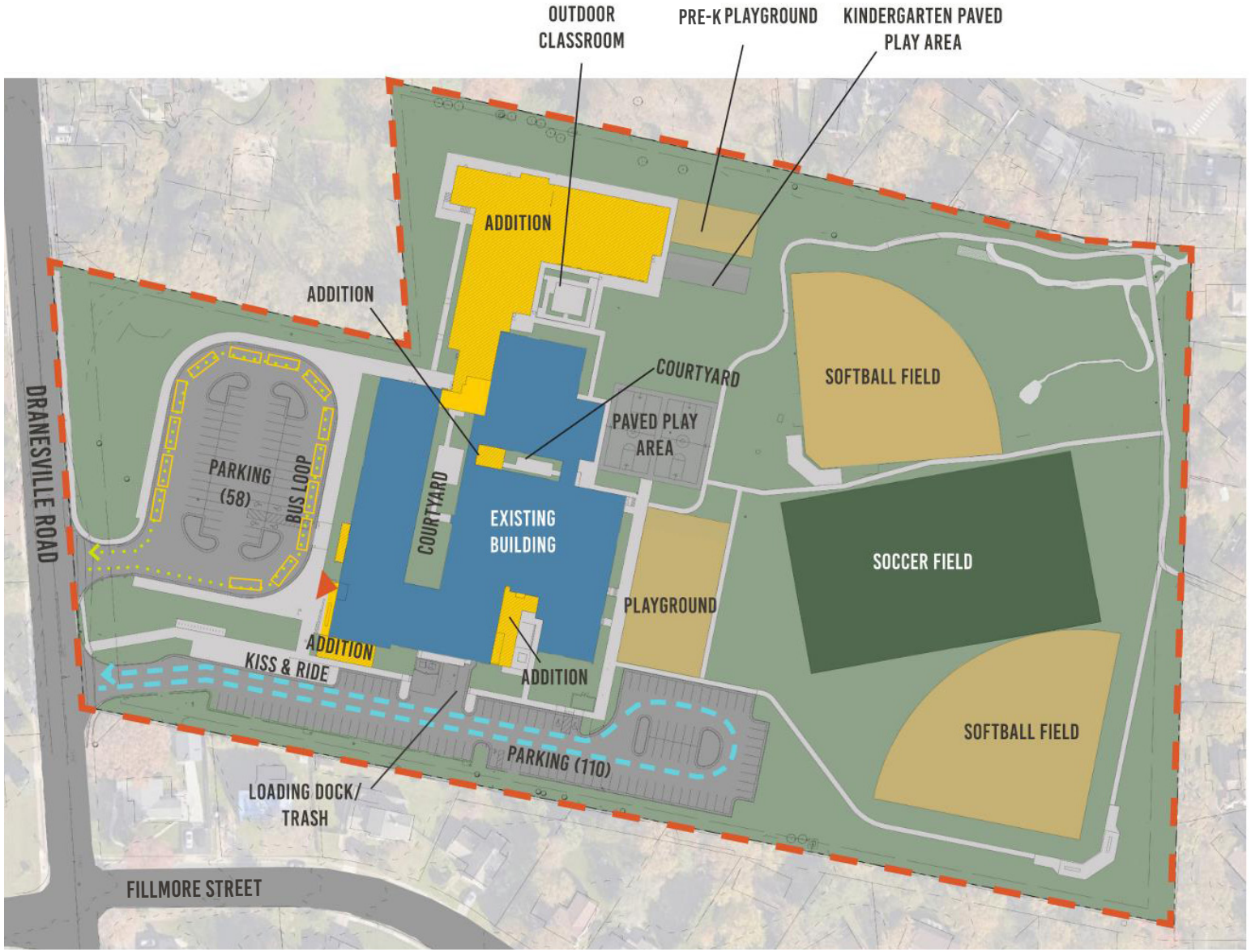
PLAYGROUND
PRE-K PLAYGROUND
KINDERGARTEN PAVED PLAY AREA
OUTDOOR CLASSROOM
PAVED PLAY AREA
2 - SOFTBALL FIELDS
SOCCER FIELD
COURTYARDS

PARKING
168 PROPOSED PARKING SPACES
(97 EXISTING)

14 PROPOSED BUSES FOR ARRIVAL AND DISMISSAL

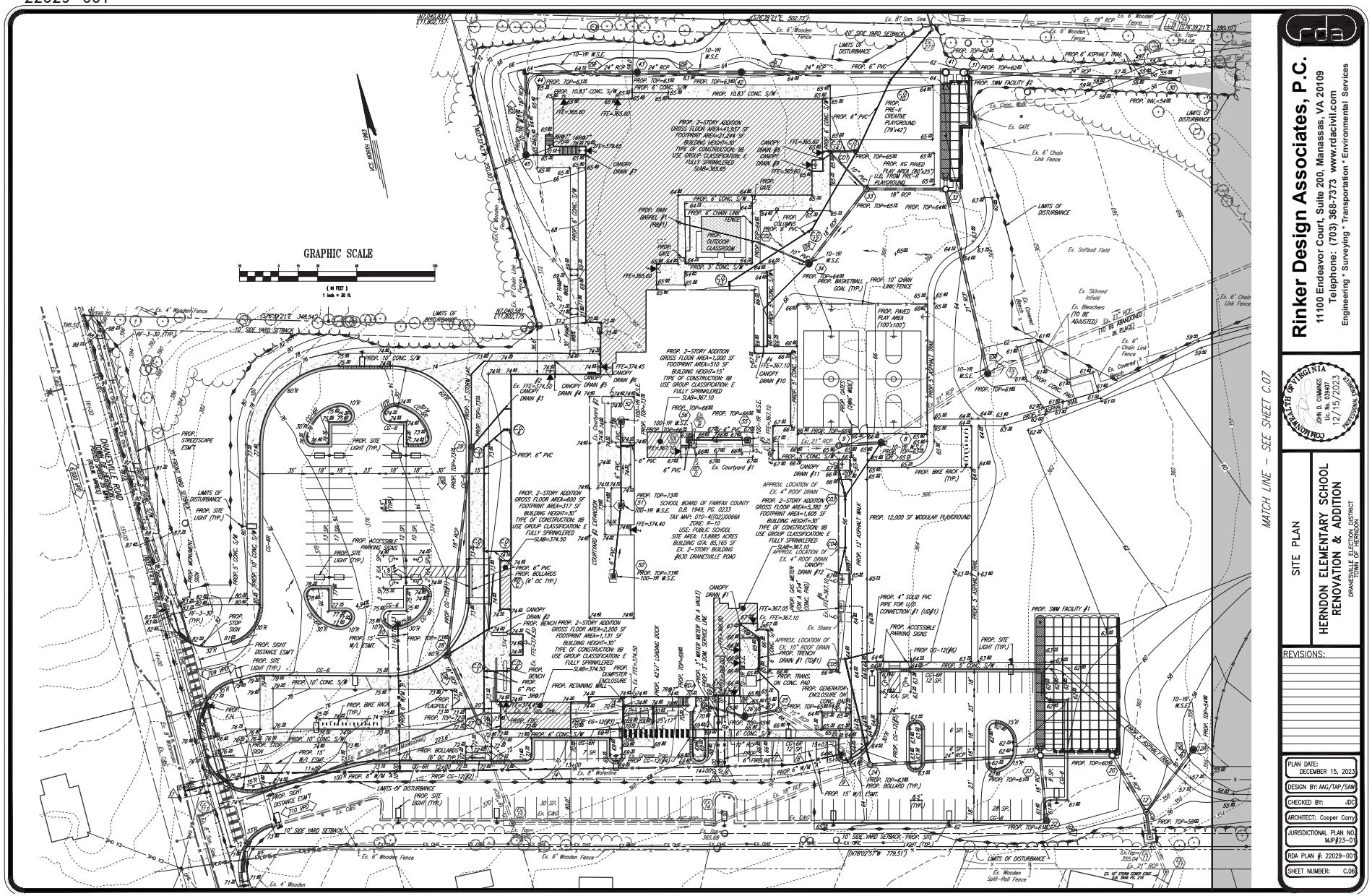
CIRCULATION

- KISS & RIDE
- BUS



SITE PLAN

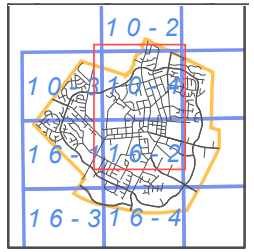
22029–001

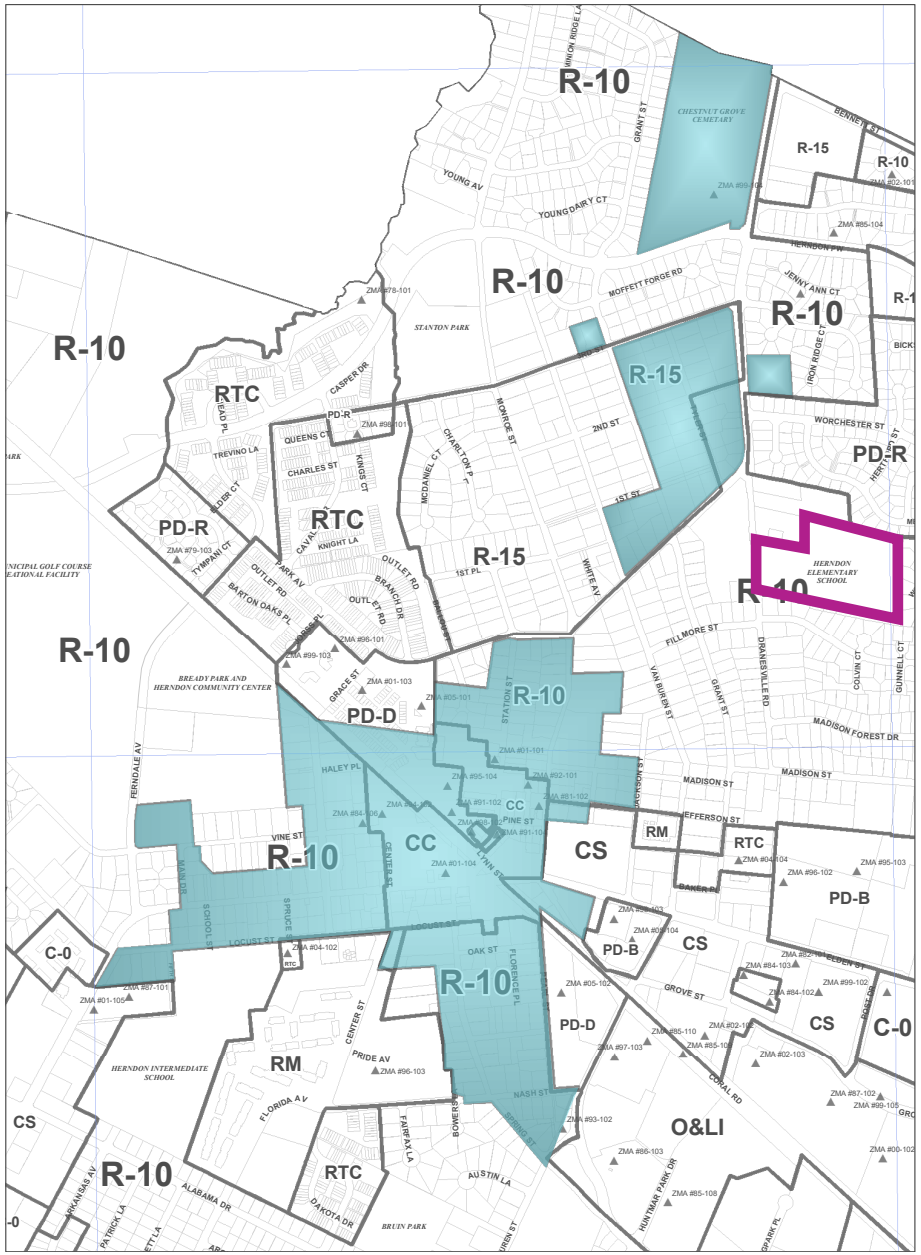


2. CONTEXT

TOWN OF HERNDON

- Zoned Residential R-10
- Site is outside of Historic District
- Site is adjacent to Trinity Presbyterian Church and single family residential dwellings
- Site is on Dranesville Road

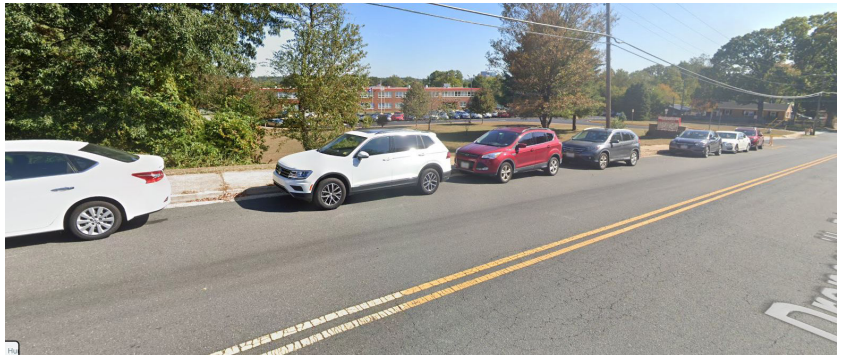




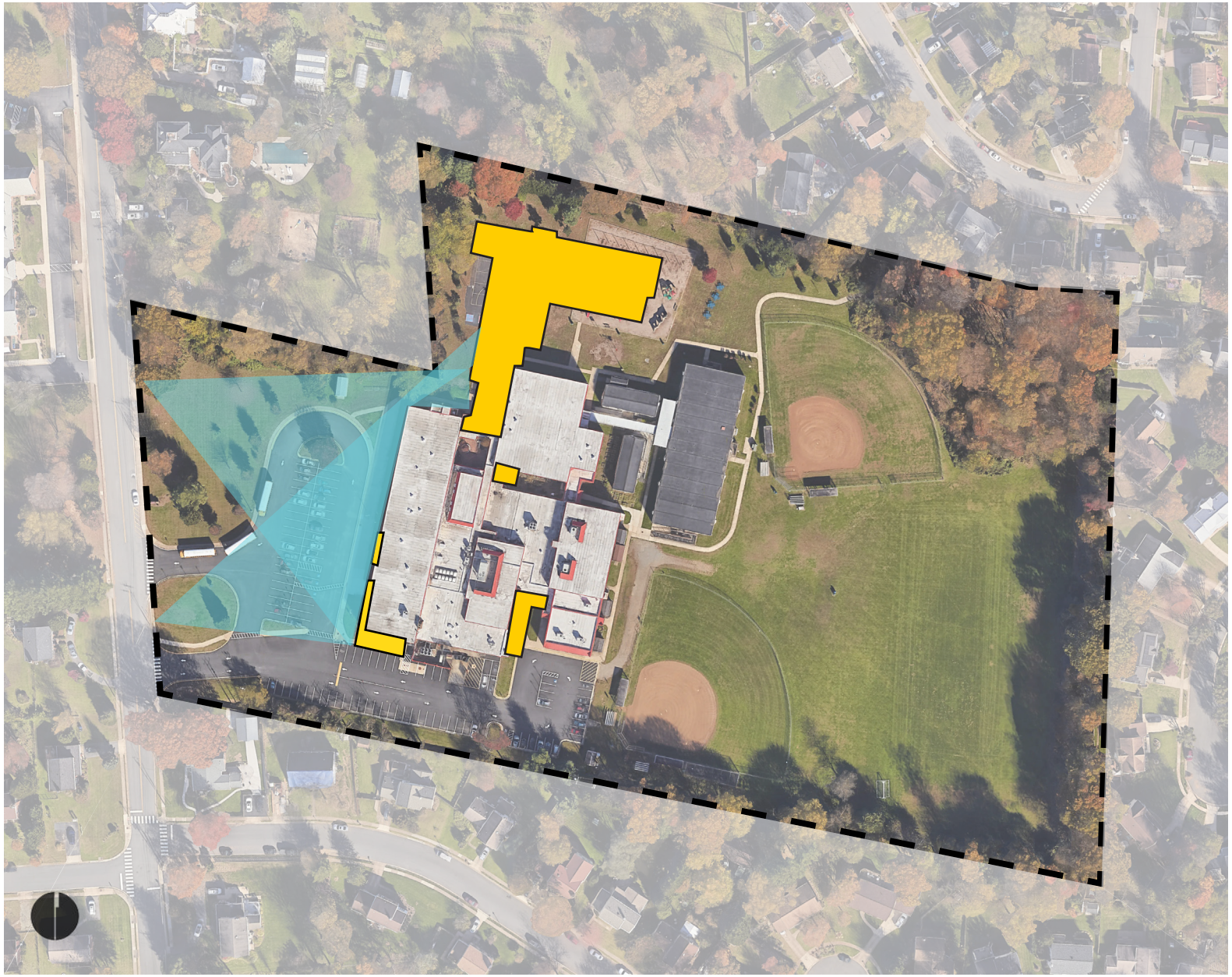
Heritage Preservation Districts

Herndon Elementary School Site

CONTEXT PHOTOS



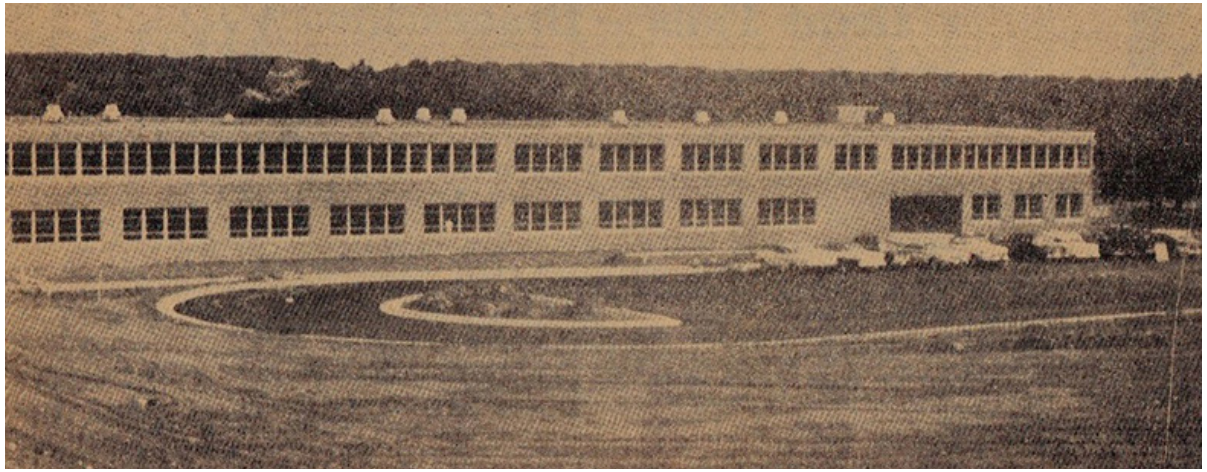
VIEWSHED



PROPOSED ADDITION

PHOTOS

3. PROPOSED NEW CONSTRUCTION



EXISTING
FRONT FACADE

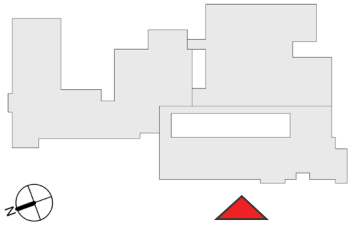
EXISTING
FRONT FACADE

PROPOSED
FRONT FACADE

EXISTING
FRONT FACADE

PROPOSED
FRONT FACADE

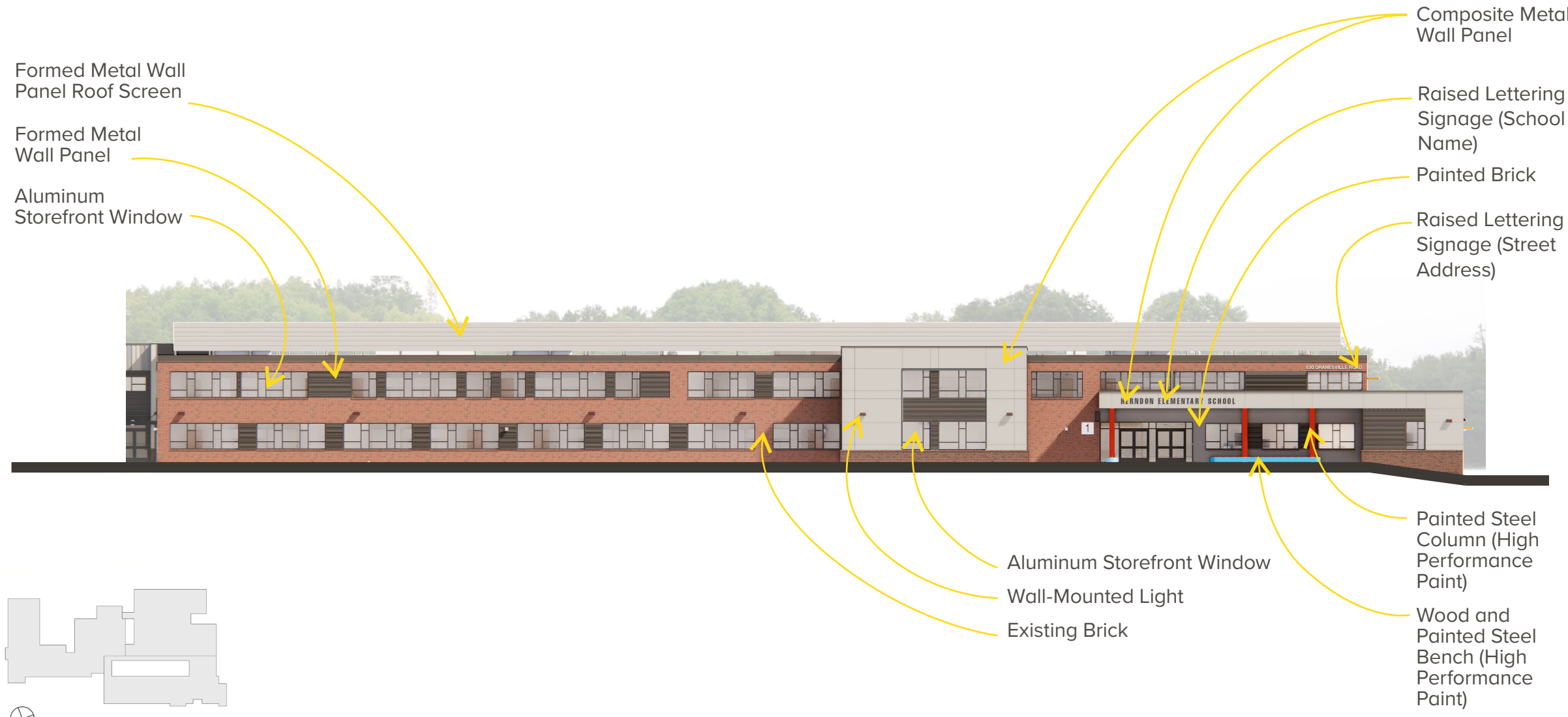
PROPOSED-ALTERNATE
FRONT FACADE

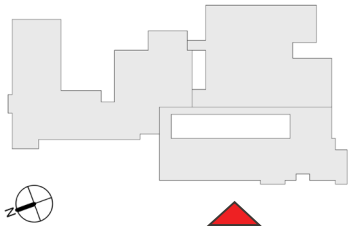


Addition / New Construction

PROPOSED

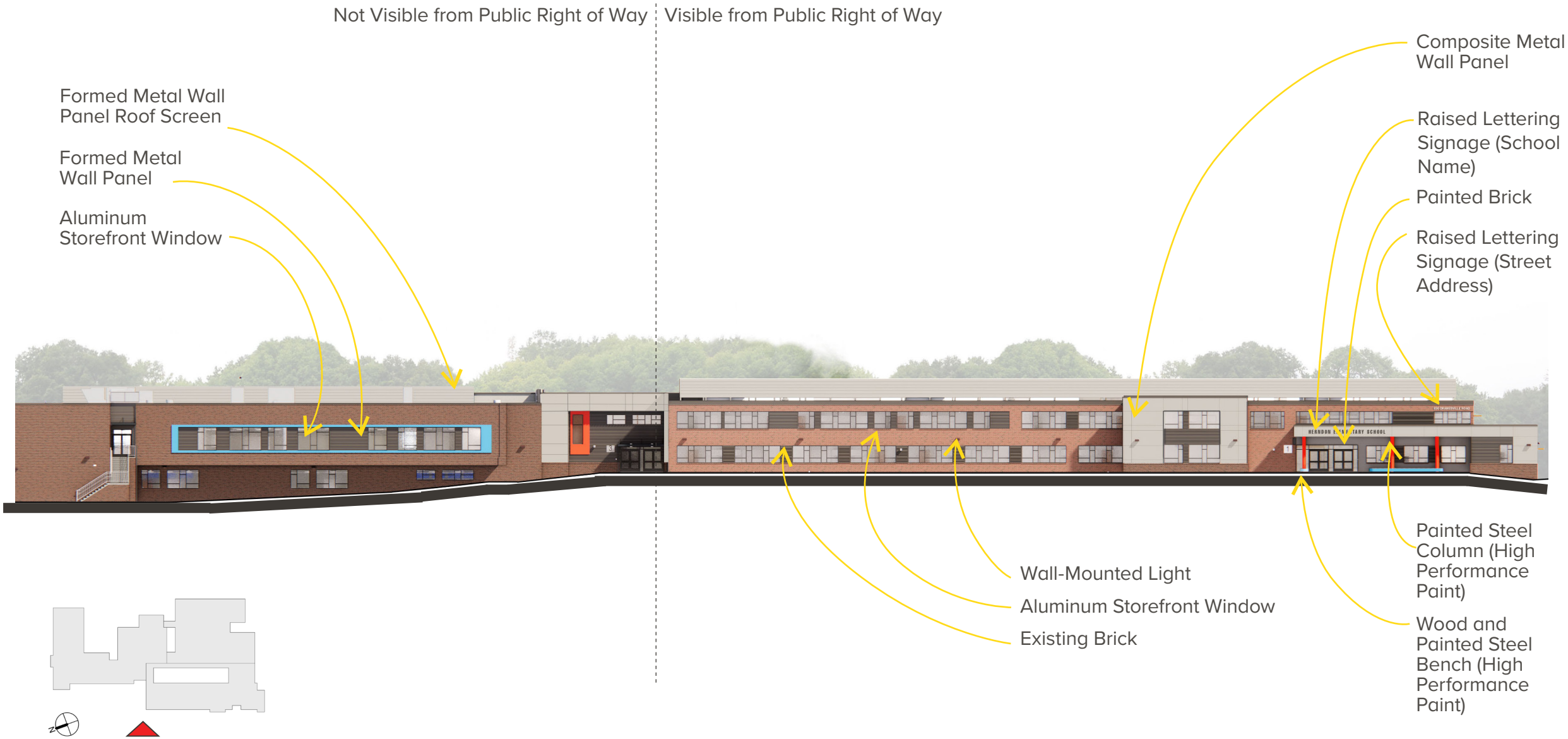
FRONT FACADE (WEST ELEVATION FACING DRANESVILLE ROAD + VISIBLE FROM PUBLIC RIGHT OF WAY)





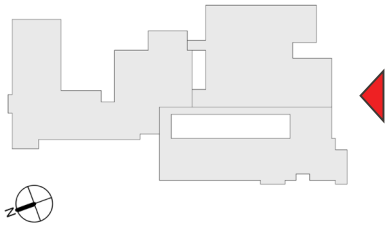
PROPOSED

FRONT FACADE (WEST ELEVATION FACING DRANESVILLE ROAD; VISIBLE FROM PUBLIC RIGHT OF WAY)



PROPOSED

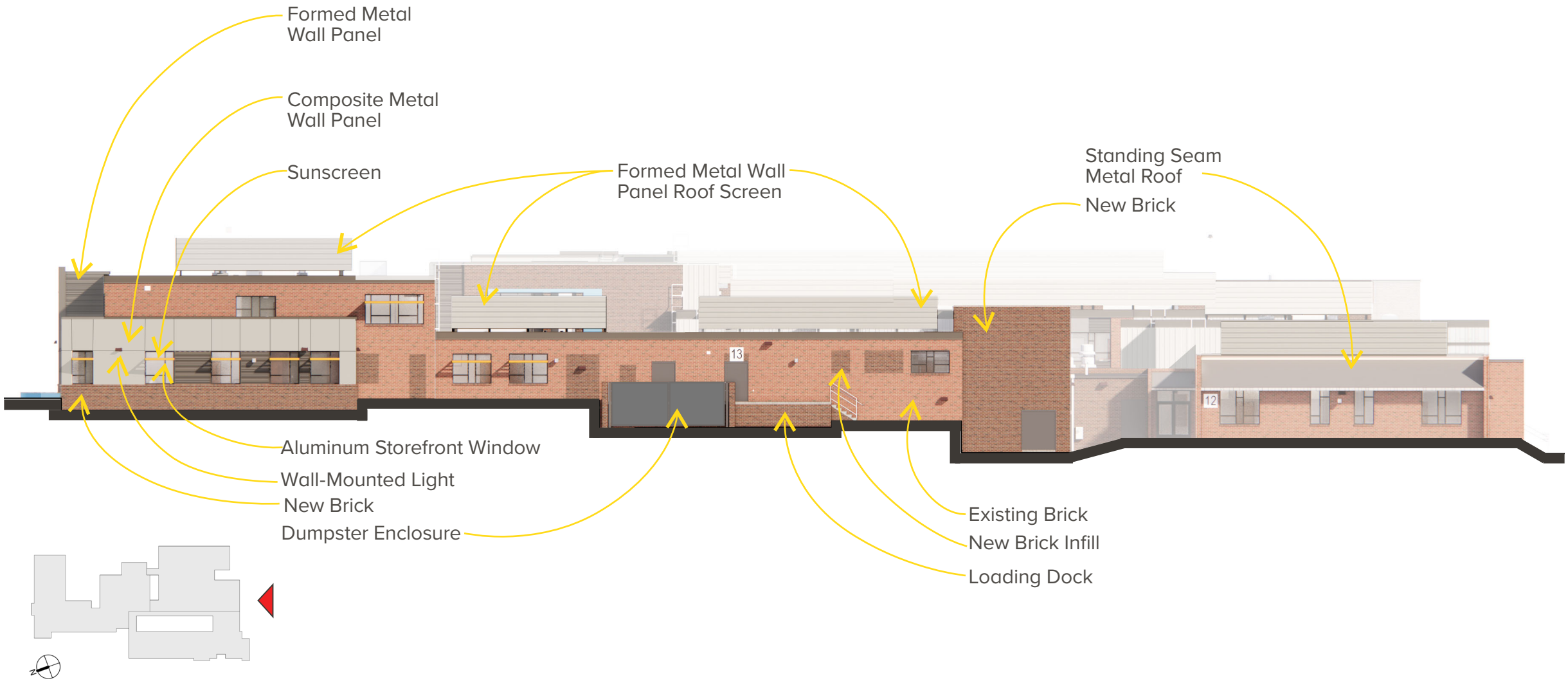
FRONT FACADE (WEST ELEVATION FACING DRANESVILLE ROAD; PARTIALLY VISIBLE FROM PUBLIC RIGHT OF WAY)



Addition / New Construction

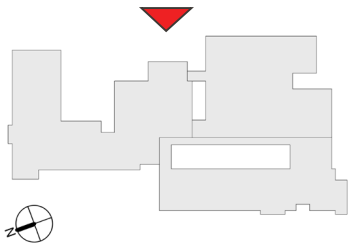
PROPOSED

SIDE FACADE (SOUTH ELEVATION; **NOT** VISIBLE FROM PUBLIC RIGHT OF WAY)



PROPOSED

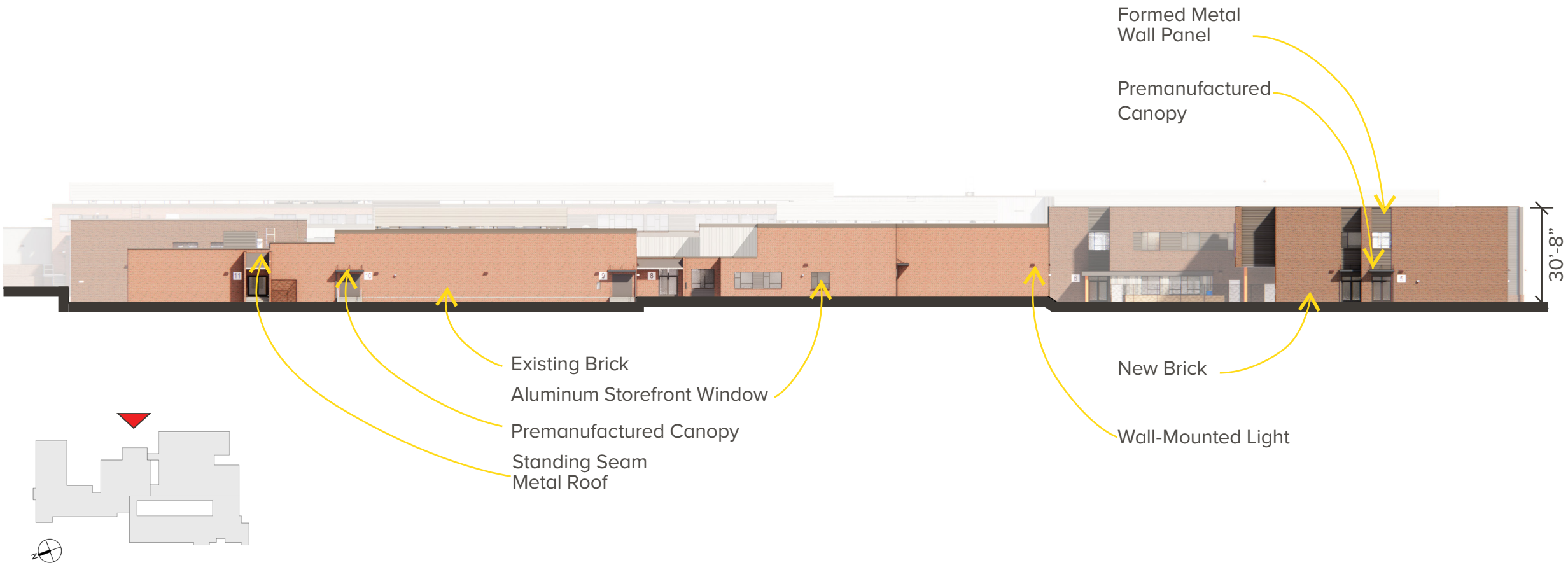
SIDE FACADE (SOUTH ELEVATION; **NOT** VISIBLE FROM PUBLIC RIGHT OF WAY)



Addition / New Construction

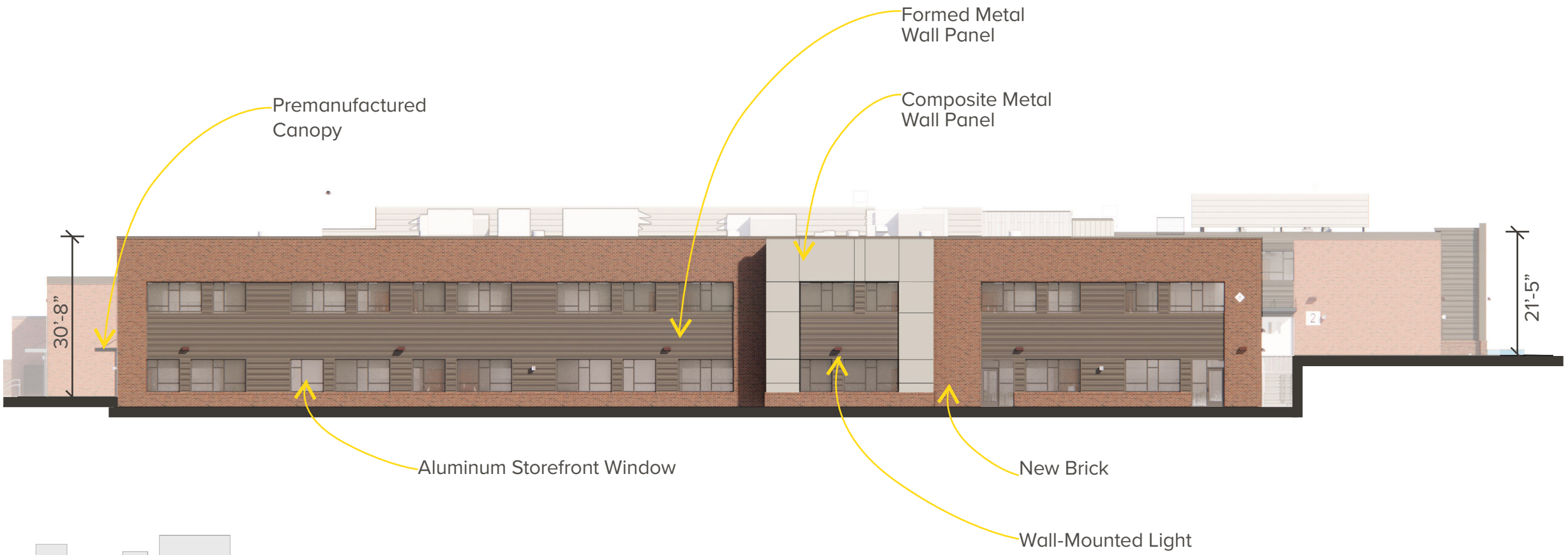
PROPOSED

BACK FACADE (EAST ELEVATION; **NOT** VISIBLE FROM PUBLIC RIGHT OF WAY)



PROPOSED

BACK FACADE (EAST ELEVATION; **NOT** VISIBLE FROM PUBLIC RIGHT OF WAY)



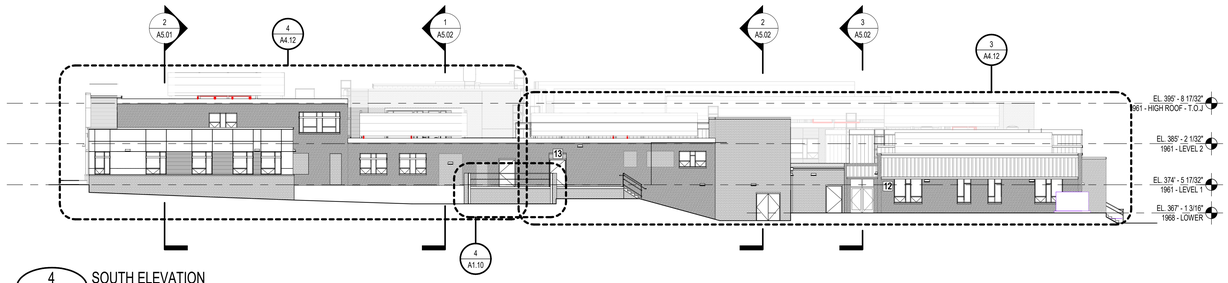
PROPOSED

SIDE FACADE (NORTH ELEVATION; **NOT** VISIBLE FROM PUBLIC RIGHT OF WAY)

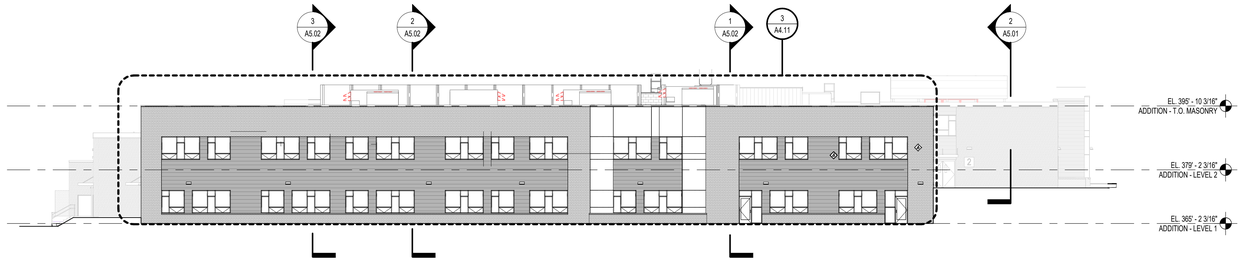
4. DISCUSSION

630 DRANESVILLE ROAD
ELEMENTARY SCHOOL

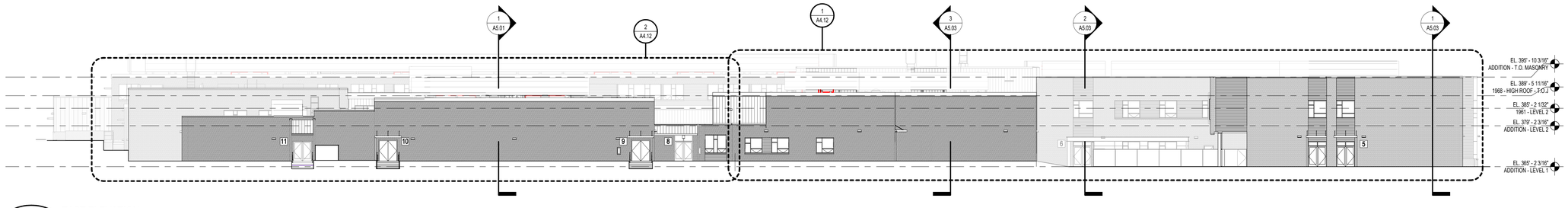
THANK YOU



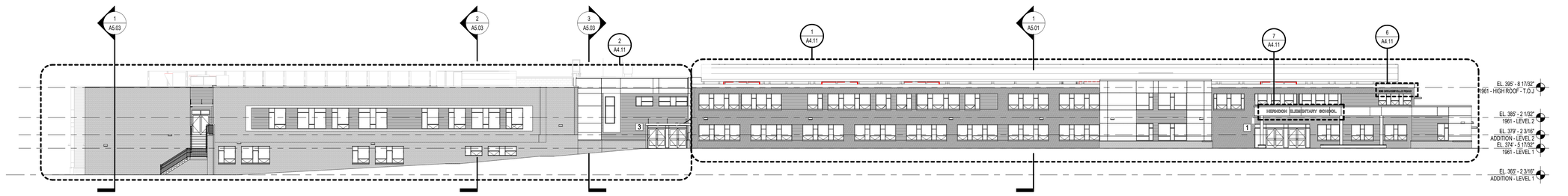
4 A4.01 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 A4.01 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 A4.01 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 A4.01 WEST ELEVATION
SCALE: 1/16" = 1'-0"

0' 8' - 0" 32' - 0"
4' - 0" 16' - 0"
SCALE: 1/16" = 1'-0"

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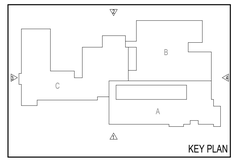
ISSUANCES		
No.	Drawing Issue Description	Date
	SCHEMATIC DESIGN PRICING	05/31/22
	SCHEMATIC DESIGN SUBMISSION	06/06/22
	DESIGN DEVELOPMENT PRICING	08/24/22
	DESIGN DEVELOPMENT SUBMISSION	09/06/22
	ICD PRICING SET	11/22/22
	ICD SUBMISSION	12/02/22
	FINAL CD PRICING	03/10/23
	FINAL CD SUBMISSION	03/20/23
	ISSUED FOR PERMIT	05/25/23
A	PERMIT REVISION - TOH	11/30/23



HERNDON ELEMENTARY SCHOOL RENOVATION AND ADDITIONS

State ID No. 029-125-00-101

FAIRFAX COUNTY PUBLIC SCHOOLS

EXTERIOR ELEVATIONS

BRENT AMOS Principal-in-Charge	20210381 Project No.
MAUREEN WIECHERT Project Manager	05/25/23 Date
HEIDI LEINBACH Sr Project Architect	
SAEED DORNAJAFI Project Architect	A4.01
SAVANNAH HENLEY Staff Designer	Drawing No.

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20210381 PROJECT NAME: HERNDON ELEMENTARY SCHOOL RENOVATION AND ADDITIONS
SHEET NUMBER: A4.01 - EXTERIOR ELEVATIONS
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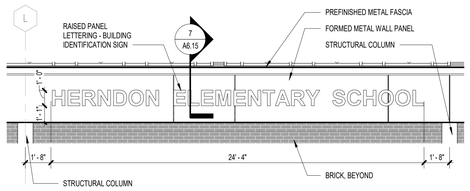
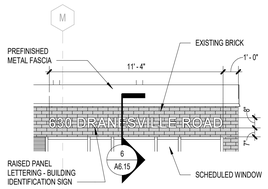
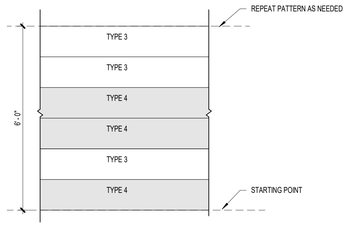


7 A4.11 ENLARGED SIGN - SCHOOL NAME
SCALE: 1/4" = 1'-0"

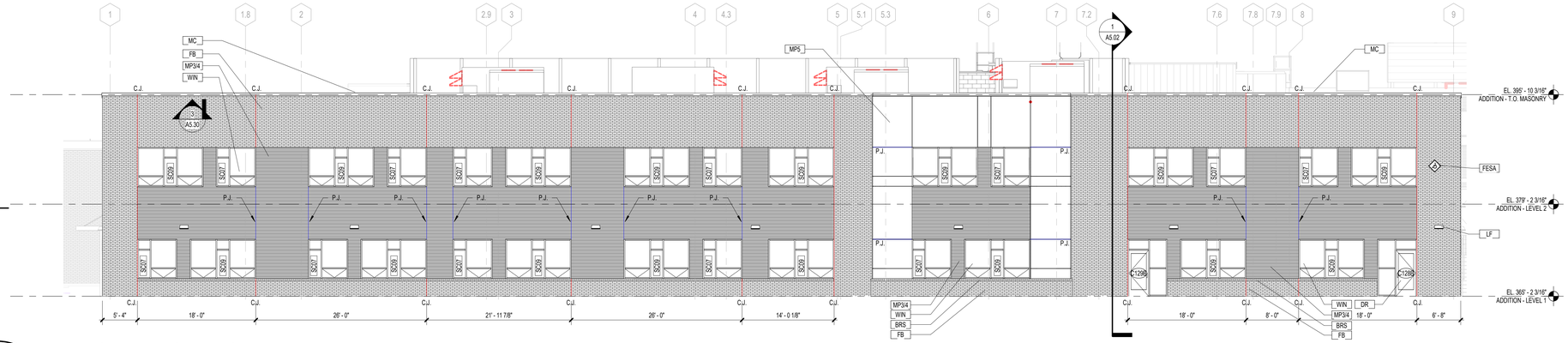


6 A4.11 ENLARGED SIGN - STREET ADDRESS
SCALE: 1/4" = 1'-0"

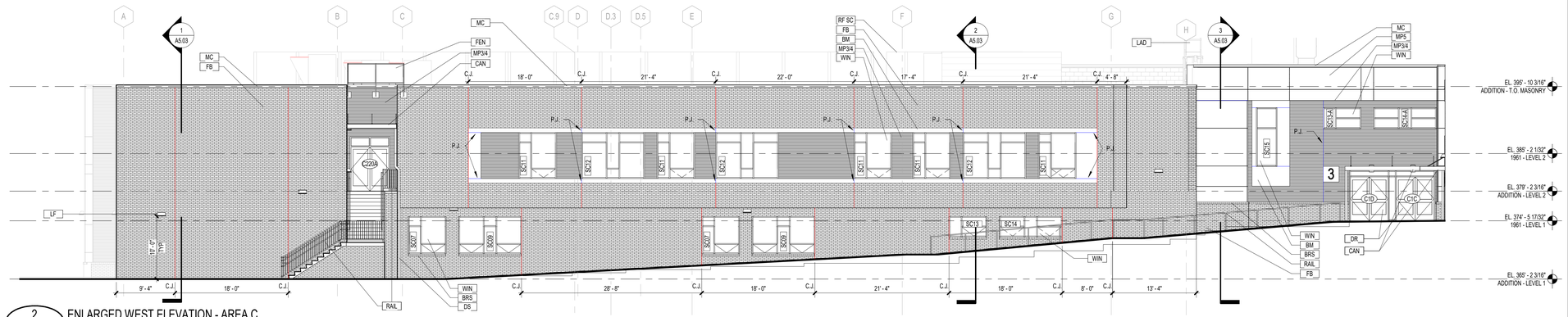


4 A4.11 FORMED METAL WALL PANEL - TYPE 3&4 - REPEATING PATTERN
SCALE: 1/2" = 1'-0"

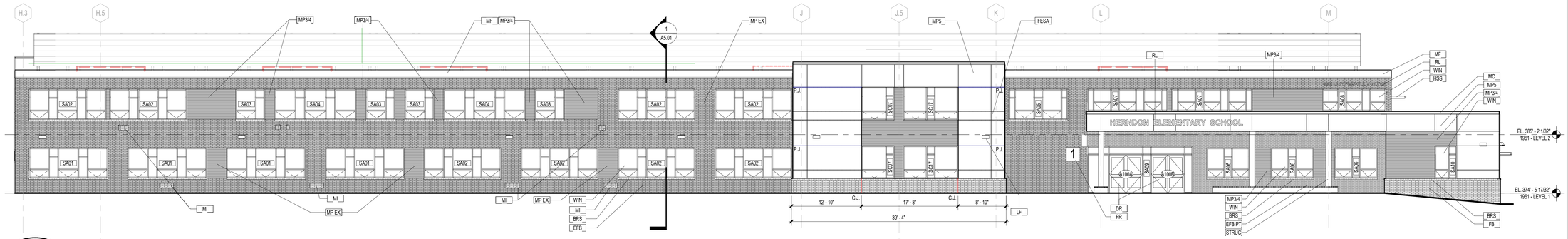
EXTERIOR ELEVATION KEYNOTE LEGEND	
Key Value	Keynote Text
BM	BRAKE METAL
BRS	BRICK ROWLOCK SILL
CAN	PREMANUFACTURED CANOPY
DR	SCHEDULED DOOR AND FRAME
DS	4" X 4" DOWNSPOUT
EFB	EXISTING FACE BRICK
EFB PT	EXISTING FACE BRICK, PAINT.
FB	FACE BRICK, TYP
FEN	FENCE, SEE DETAIL
FESA	FESA SIGN
FR	FIRST RESPONDER SIGNAGE
HSS	HORIZONTAL SUNSHADE
LAD	ROOF LADDER
LF	LIGHT FIXTURE, TYP. SEE ELECTRICAL.
MC	PREFINISHED METAL COPING
MF	PREFINISHED METAL FASCIA
MI	MASONRY INFILL, SEE DETAI 5/A6.15.
MP3/4	FORMED METAL WALL PANEL - TYPE 3 & 4
MP5	ACM WALL PANEL - TYPE 5
MP EX	FORMED METAL WALL PANEL TYPE 3 & 4 OVER EXISTING EXTERIOR WALL
RAIL	SCHEDULED RAILING
RF SC	MECHANICAL ROOF SCREEN
RL	RAISED PANEL LETTERING
STRUC	EXPOSED STRUCTURAL STEEL, PAINT
WIN	SCHEDULED WINDOW, TYP



3 A4.01 A4.11 ENLARGED NORTH ELEVATION - AREA C
SCALE: 1/8" = 1'-0"



2 A4.01 A4.11 ENLARGED WEST ELEVATION - AREA C
SCALE: 1/8" = 1'-0"



1 A4.01 A4.11 ENLARGED WEST ELEVATION - AREA A
SCALE: 1/8" = 1'-0"

GENERAL NOTE:
1. AT EXISTING FACADES, WALL ASSEMBLIES TO BE PATCHED WHERE EQUIPMENT HAS BEEN REMOVED INCLUDING LOUVERS, HVAC, SECURITY, ELECTRICAL AND PLUMBING EQUIPMENT. REFER TO MEP DRAWINGS FOR ADDITIONAL SCOPE.

0' 2' - 0" 4' - 0" 8' - 0" 16' - 0"

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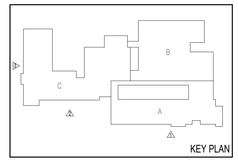
ISSUANCES		
No.	Drawing Issue Description	Date
	DESIGN DEVELOPMENT PRICING	08/24/22
	DESIGN DEVELOPMENT SUBMISSION	09/06/22
	ICD PRICING SET	11/22/22
	ICD SUBMISSION	12/02/22
	FINAL CD PRICING	03/10/23
	FINAL CD SUBMISSION	03/20/23
	ISSUED FOR PERMIT	05/25/23
A	PERMIT REVISION - TOH	11/30/23



HERNDON ELEMENTARY SCHOOL RENOVATION AND ADDITIONS

State ID No. 029-125-00-101

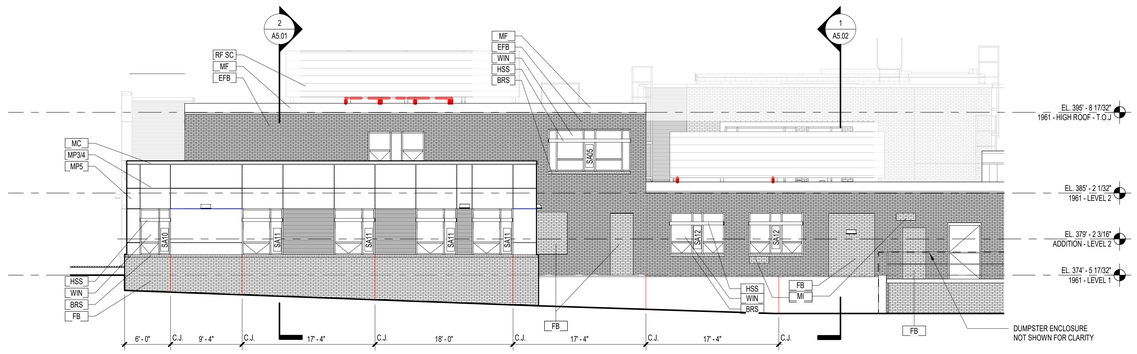
FAIRFAX COUNTY PUBLIC SCHOOLS

BUILDING ELEVATION WEST & NORTH - ENLARGED

BRENT AMOS Principal-in-Charge	20210381 Project No.
MAUREEN WIECHERT Project Manager	05/25/23 Date
HEIDI LEINBACH Sr Project Architect	
SAEED DORNAJAFI Project Architect	A4.11 Drawing No.
SAVANNAH HENLEY Staff Designer	

ISSUED FOR CONSTRUCTION

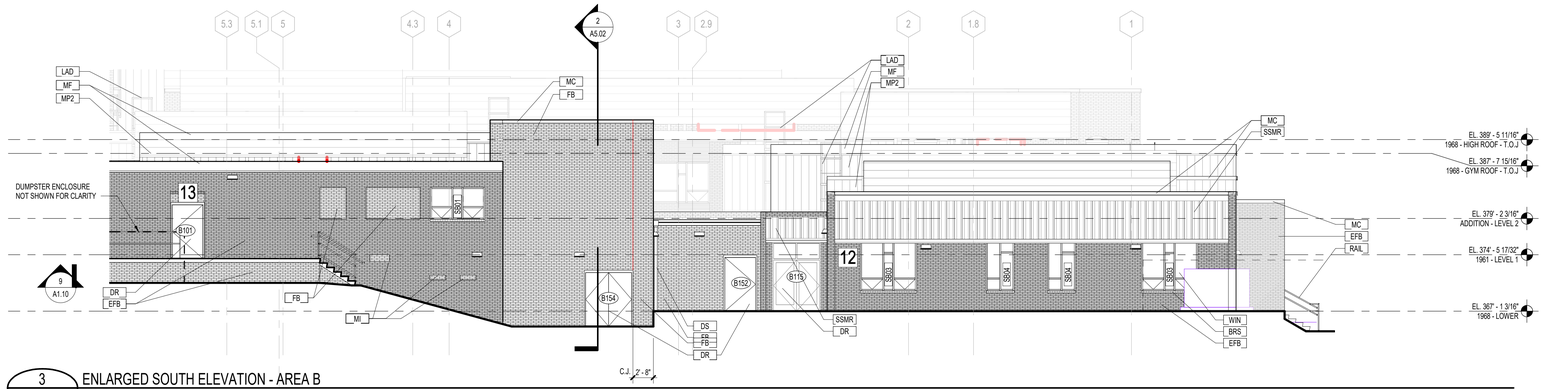
PROJECT NUMBER: 20210381 PROJECT NAME: HERNDON ELEMENTARY SCHOOL RENOVATION AND ADDITIONS
SHEET NUMBER: A4.11 - BUILDING ELEVATION WEST & NORTH - ENLARGED
BIM 360://20210381 FCPS Herndon Elementary School/20210381_v21_FCPS Herndon ES_Central.rvt
5/10/2024 3:32:28 PM



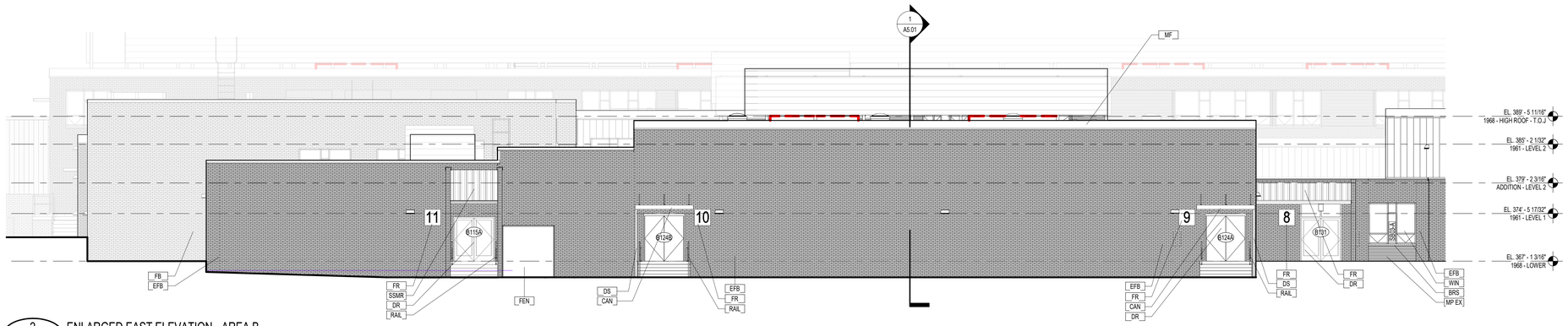
4 A4.12 ENLARGED SOUTH ELEVATION - AREA A
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTE LEGEND	
Key Value	Keynote Text
BRS	BRICK ROWLOCK SILL
CAN	PREMANUFACTURED CANOPY
DR	SCHEDULED DOOR AND FRAME
DS	4" X 4" DOWNSPOUT
EFB	EXISTING FACE BRICK
FB	FACE BRICK, TYP
FEN	FENCE, SEE DETAIL
FR	FIRST RESPONDER SIGNAGE
HSS	HORIZONTAL SUNSHADE
LAD	ROOF LADDER
MC	PREFINISHED METAL COPING
MF	PREFINISHED METAL FASCIA
MI	MASONRY INFILL, SEE DETAI-5/A6.15
MP2	FORMED METAL WALL PANEL - TYPE 2
MP3/4	FORMED METAL WALL PANEL - TYPE 3 & 4
MP5	ACM WALL PANEL - TYPE 5
MP EX	FORMED METAL WALL PANEL TYPE 3 & 4 OVER EXISTING EXTERIOR WALL
RAIL	SCHEDULED RAILING
RF SC	MECHANICAL ROOF SCREEN
SSMR	STANDING SEAM METAL ROOF
STRUC	EXPOSED STRUCTURAL STEEL, PAINT
WIN	SCHEDULED WINDOW, TYP

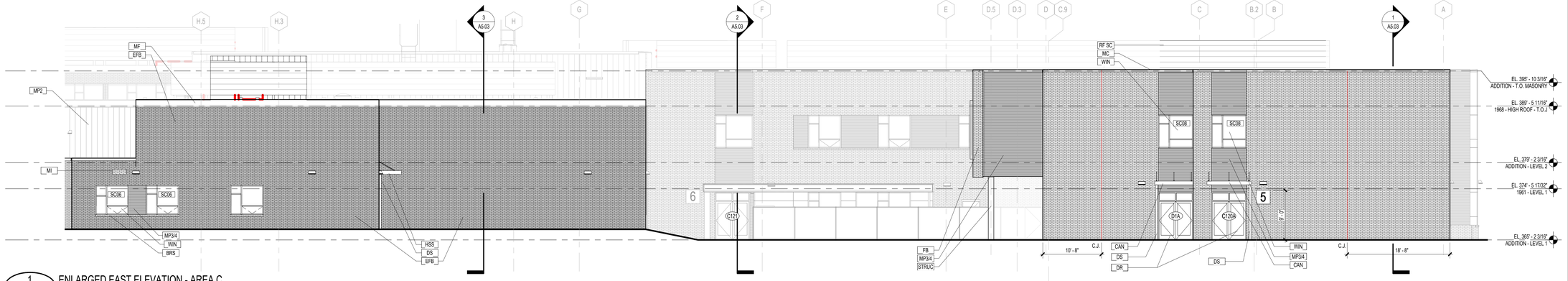
GENERAL NOTE:
1. AT EXISTING FACADES, WALL ASSEMBLIES TO BE PATCHED WHERE EQUIPMENT HAS BEEN REMOVED INCLUDING LOUVERS, HVAC, SECURITY, ELECTRICAL AND PLUMBING EQUIPMENT. REFER TO MEP DRAWINGS FOR ADDITIONAL SCOPE.



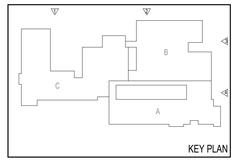
3 A4.12 ENLARGED SOUTH ELEVATION - AREA B
SCALE: 1/8" = 1'-0"



2 A4.12 ENLARGED EAST ELEVATION - AREA B
SCALE: 1/8" = 1'-0"



1 A4.12 ENLARGED EAST ELEVATION - AREA C
SCALE: 1/8" = 1'-0"



0' 2' - 0" 4' - 0" 8' - 0" 16' - 0"

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	DESIGN DEVELOPMENT SUBMISSION	09/06/22
	ICD PRICING SET	11/22/22
	ICD SUBMISSION	12/02/22
	FINAL CD PRICING	03/10/23
	FINAL CD SUBMISSION	03/20/23
	ISSUED FOR PERMIT	05/25/23

HERNDON ELEMENTARY SCHOOL RENOVATION AND ADDITIONS

State ID No. 029-125-00-101

FAIRFAX COUNTY PUBLIC SCHOOLS

BUILDING ELEVATION EAST & SOUTH - ENLARGED

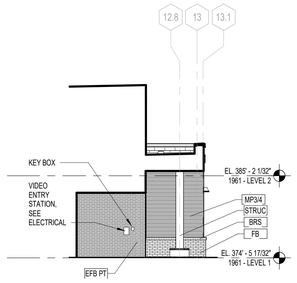
BRENT AMOS, Principal-in-Charge	20210381, Project No.
MAUREEN WIECHERT, Project Manager	05/25/23, Date
HEIDI LEINBACH, Sr Project Architect	
SAEED DORNAJAFI, Project Architect	A4.12, Drawing No.
SAVANNAH HENLEY, Staff Designer	

ISSUED FOR CONSTRUCTION

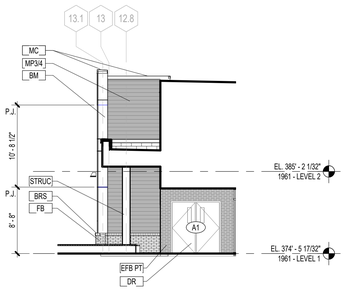
PROJECT NUMBER: 20210381 PROJECT NAME: HERNDON ELEMENTARY SCHOOL RENOVATION AND ADDITIONS
SHEET NUMBER: A4.12 - BUILDING ELEVATION EAST & SOUTH - ENLARGED
BIM 360://20210381 FCPS Herndon Elementary School/20210381_v21_FCPS Herndon ES_Central.rvt
5/10/2024 2:27:02 PM

EXTERIOR ELEVATION KEYNOTE LEGEND	
Key Value	Keynote Text
BM	BRAKE METAL
BRS	BRICK ROWLOCK SILL
CAN	PREMANUFACTURED CANOPY
DR	SCHEDULED DOOR AND FRAME
DS	4" X 4" DOWNSPOUT
EFB	EXISTING FACE BRICK
EFB PT	EXISTING FACE BRICK, PAINT.
FB	FACE BRICK, TYP
FB PT	FACE BRICK, PAINT
FR	FIRST RESPONDER SIGNAGE
HSS	HORIZONTAL SUNSHADE
LAD	ROOF LADDER
MC	PREFINISHED METAL COPING
MF	PREFINISHED METAL FASCIA
MI	MASONRY INFILL, SEE DETAI 5/A6.15
MP2	FORMED METAL WALL PANEL - TYPE 2
MP3/4	FORMED METAL WALL PANEL - TYPE 3 & 4
MP5	ACM WALL PANEL - TYPE 5
MP EX	FORMED METAL WALL PANEL TYPE 3 & 4 OVER EXISTING EXTERIOR WALL
RF SC	MECHANICAL ROOF SCREEN
STRUC	EXPOSED STRUCTURAL STEEL, PAINT
WIN	SCHEDULED WINDOW, TYP

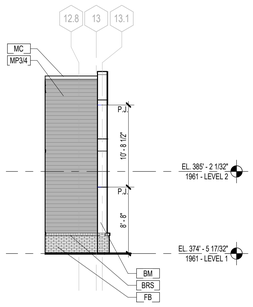
GENERAL NOTE:
1. AT EXISTING FACADES, WALL ASSEMBLIES TO BE PATCHED WHERE EQUIPMENT HAS BEEN REMOVED INCLUDING LOUVERS, HVAC, SECURITY, ELECTRICAL AND PLUMBING EQUIPMENT. REFER TO MEP DRAWINGS FOR ADDITIONAL SCOPE.



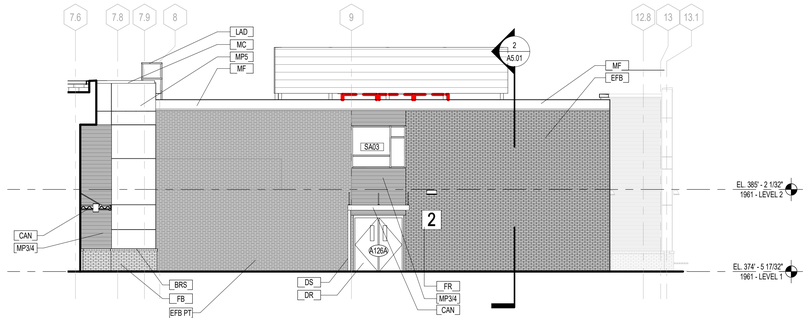
8 A4.20 ADMIN ADDITION - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



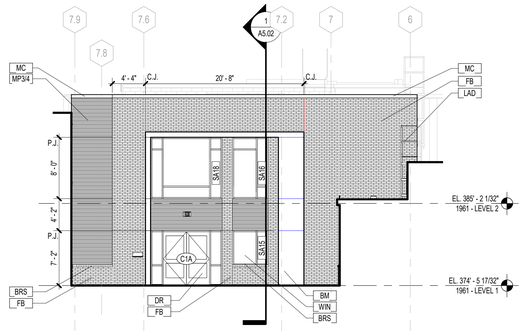
7 A4.20 WEST EXTENSION - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



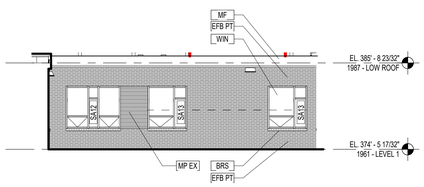
6 A4.20 WEST EXTENSION - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



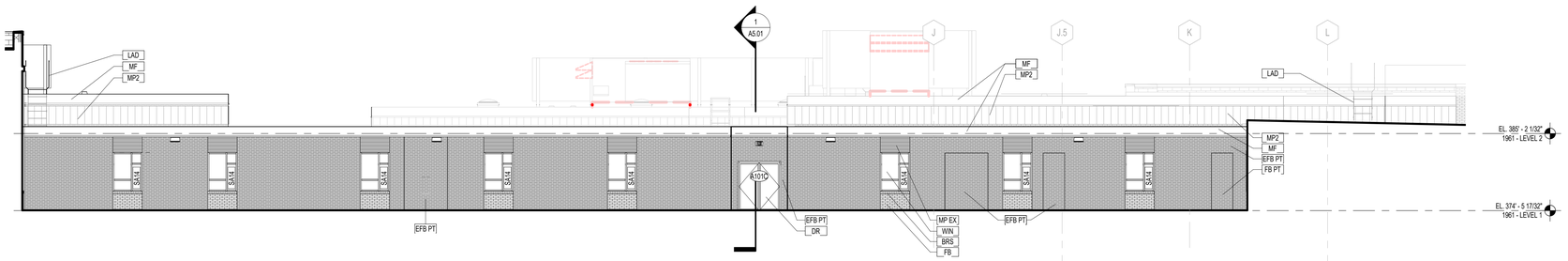
5 A4.20 EXISTING BUILDING SOUTH EXIT
SCALE: 1/8" = 1'-0"



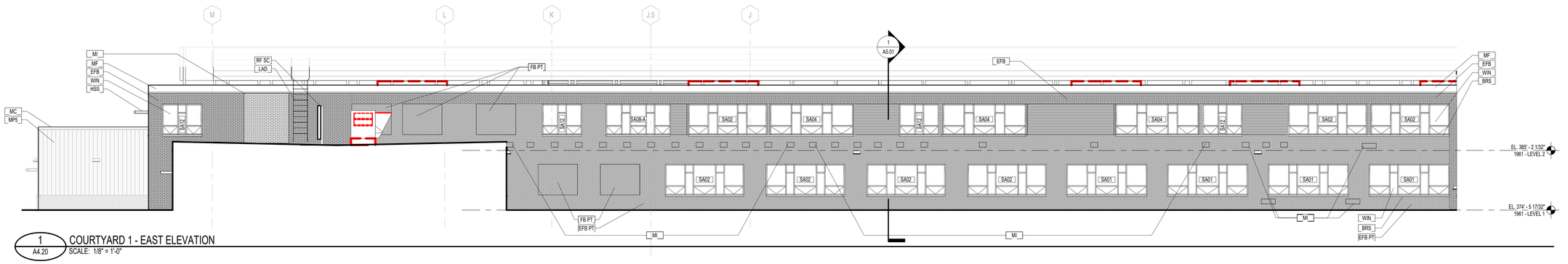
4 A4.20 COURTYARD 1 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



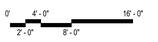
3 A4.20 COURTYARD 1 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A4.20 COURTYARD 1 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 A4.20 COURTYARD 1 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



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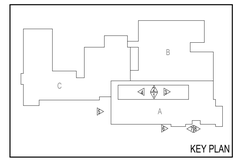
	DESIGN DEVELOPMENT SUBMISSION	09/06/22
	ICD PRICING SET	11/22/22
	ICD SUBMISSION	12/02/22
	FINAL CD PRICING	03/10/23
	FINAL CD SUBMISSION	03/20/23
	ISSUED FOR PERMIT	05/25/23



HERNDON ELEMENTARY SCHOOL RENOVATION AND ADDITIONS

State ID No. 029-125-00-101

FAIRFAX COUNTY PUBLIC SCHOOLS

PARTIAL EXTERIOR ELEVATIONS - ENLARGED

BRENT AMOS, Principal-in-Charge	20210381, Project No.
MAUREEN WIECHERT, Project Manager	05/25/23, Date
HEIDI LEINBACH, Sr Project Architect	
SAEED DORNAJAFI, Project Architect	A4.20, Drawing No.
SAVANNAH HENLEY, Staff Designer	

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20210381 PROJECT NAME: HERNDON ELEMENTARY SCHOOL RENOVATION AND ADDITIONS
SHEET NUMBER: A4.20 - PARTIAL EXTERIOR ELEVATIONS - ENLARGED
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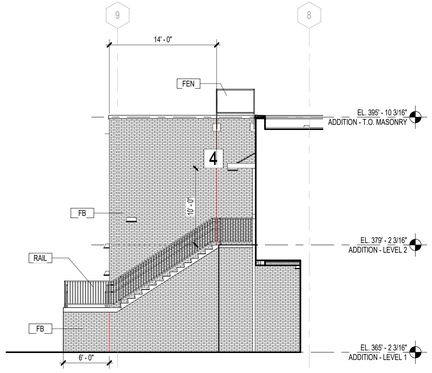
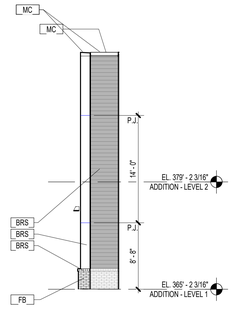
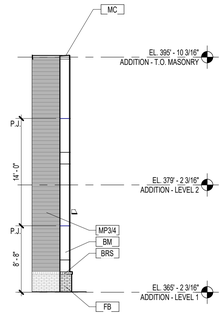


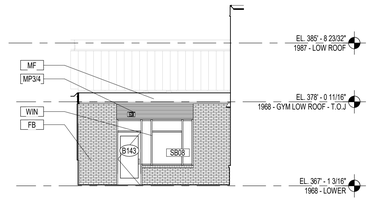
9 A4.21 ADDITION WEST EGRESS STAIR ELEVATION
SCALE: 1/8" = 1'-0"



8 A4.21 RESOURCE CLASSROOM - WEST ELEVATION
SCALE: 1/8" = 1'-0"



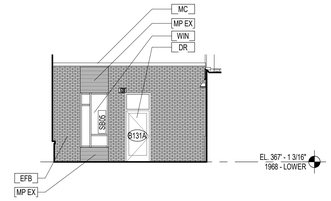
7 A4.21 RESOURCE CLASSROOM - EAST ELEVATION
SCALE: 1/8" = 1'-0"



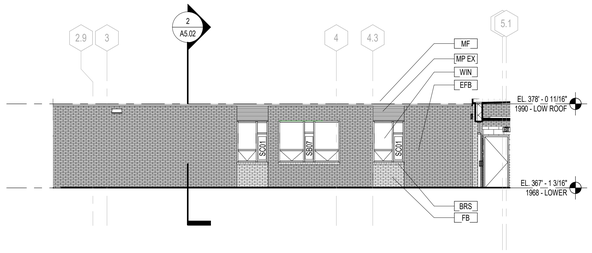
6 A4.21 COURTYARD 2 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTE LEGEND	
Key Value	Keynote Text
BM	BRAKE METAL
BRS	BRICK ROWLOCK SILL
DR	SCHEDULED DOOR AND FRAME
EFB	EXISTING FACE BRICK
EFB PT	EXISTING FACE BRICK, PAINT.
FB	FACE BRICK, TYP
FEN	FENCE, SEE DETAIL
FL	FLASHING AND COUNTERFLASHING
LAD	ROOF LADDER
MC	PREFINISHED METAL COPING
MF	PREFINISHED METAL FASCIA
MI	MASONRY INFILL, SEE DETAI 5/A6.15.
MP2	FORMED METAL WALL PANEL - TYPE 2
MP3/4	FORMED METAL WALL PANEL - TYPE 3 & 4
MP EX	FORMED METAL WALL PANEL TYPE 3 & 4 OVER EXISTING EXTERIOR WALL
RAIL	SCHEDULED RAILING
RF SC	MECHANICAL ROOF SCREEN
WIN	SCHEDULED WINDOW, TYP

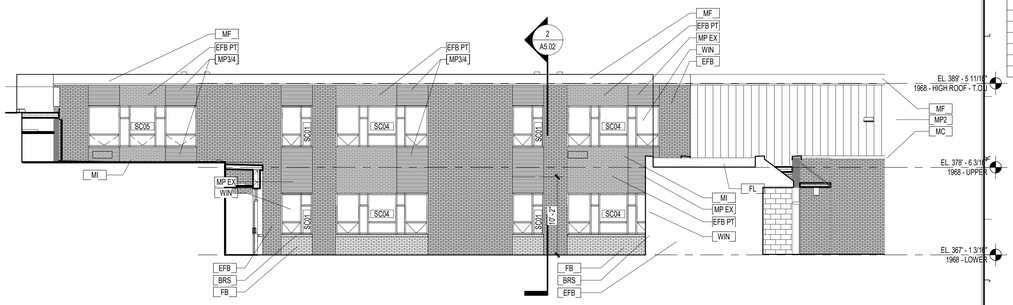
GENERAL NOTE:
1. AT EXISTING FACADES, WALL ASSEMBLIES TO BE PATCHED WHERE EQUIPMENT HAS BEEN REMOVED INCLUDING LOUVERS, HVAC, SECURITY, ELECTRICAL AND PLUMBING EQUIPMENT. REFER TO MEP DRAWINGS FOR ADDITIONAL SCOPE.



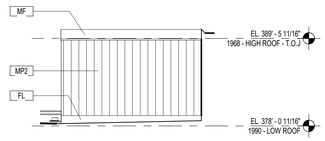
5 A4.21 COURTYARD 2 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



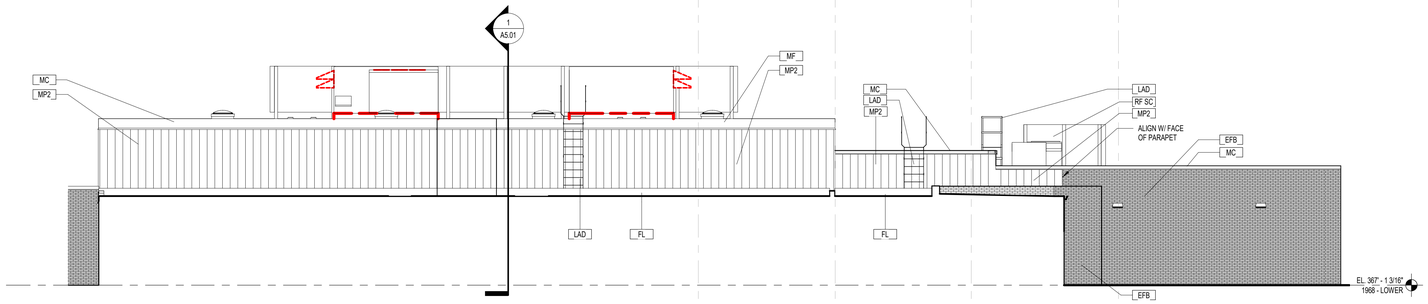
4 A4.21 COURTYARD 2 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



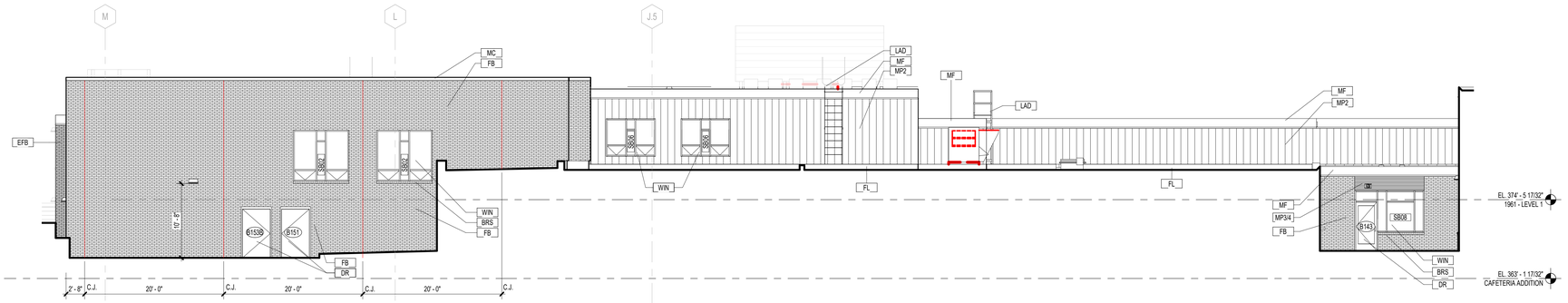
3 A4.21 COURTYARD 2 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



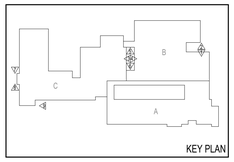
10 A4.21 PARAPET WALL ELEVATION - EAST - AREA C
SCALE: 1/8" = 1'-0"



2 A4.21 WEST ELEVATION - AREA B
SCALE: 1/8" = 1'-0"



1 A4.21 CAFETERIA ADDITION - EAST ELEVATION
SCALE: 1/8" = 1'-0"



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	FINAL CD SUBMISSION	03/20/23
	ISSUED FOR PERMIT	05/25/23

HERNDON ELEMENTARY SCHOOL RENOVATION AND ADDITIONS

State ID No. 029-125-00-101

FAIRFAX COUNTY PUBLIC SCHOOLS

PARTIAL EXTERIOR ELEVATIONS - ENLARGED

BRENT AMOS, Principal-in-Charge	20210381, Project No.
MAUREEN WIECHERT, Project Manager	05/25/23, Date
HEIDI LEINBACH, Sr Project Architect	
SAEED DORNAJAFI, Project Architect	A4.21, Drawing No.
SAVANNAH HENLEY, Staff Designer	

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20210381 PROJECT NAME: HERNDON ELEMENTARY SCHOOL RENOVATION AND ADDITIONS
SHEET NUMBER: A4.21 - PARTIAL EXTERIOR ELEVATIONS - ENLARGED
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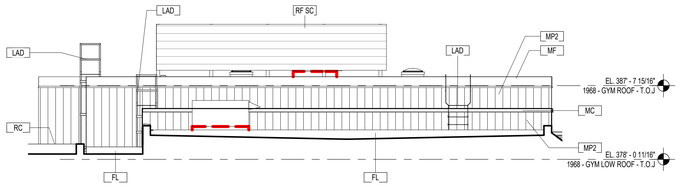
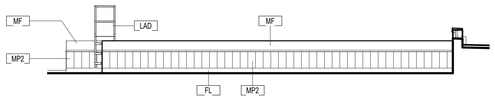
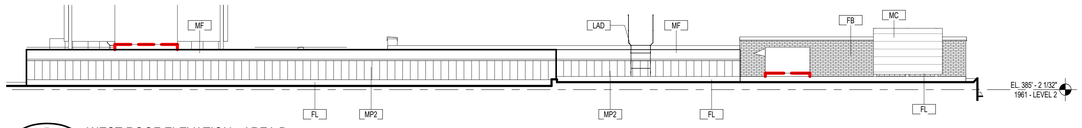
5/10/2024 2:28:43 PM



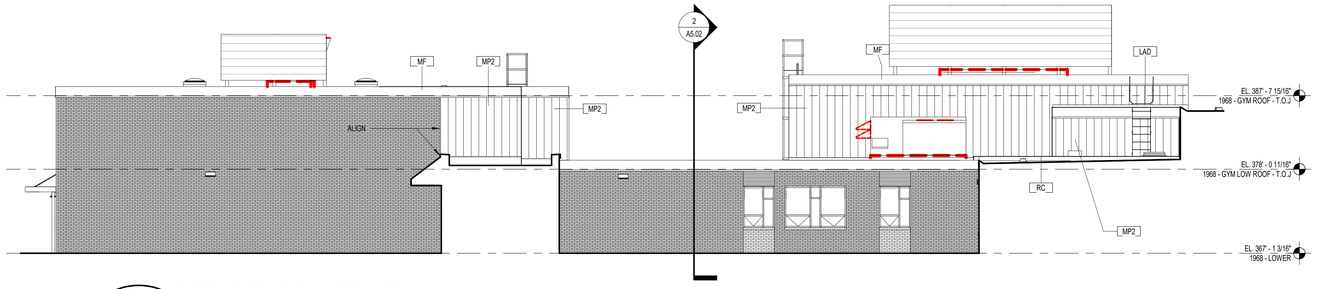
7 A2.12B|A4.22 ROOF ELEVATION @ GYM/SACC - AREA B - SOUTH
SCALE: 1/8" = 1'-0"



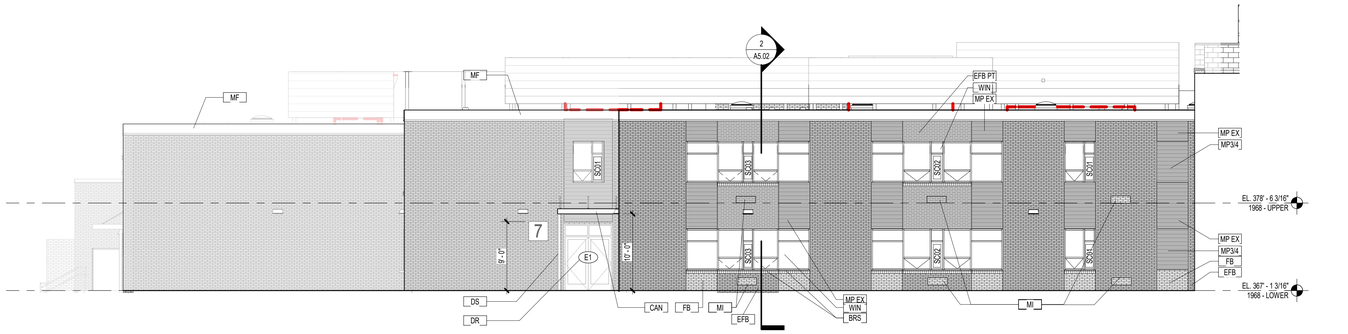
6 A2.02|A4.22 ROOF ELEVATION @ CAFETERIA - AREA B - SOUTH
SCALE: 1/8" = 1'-0"



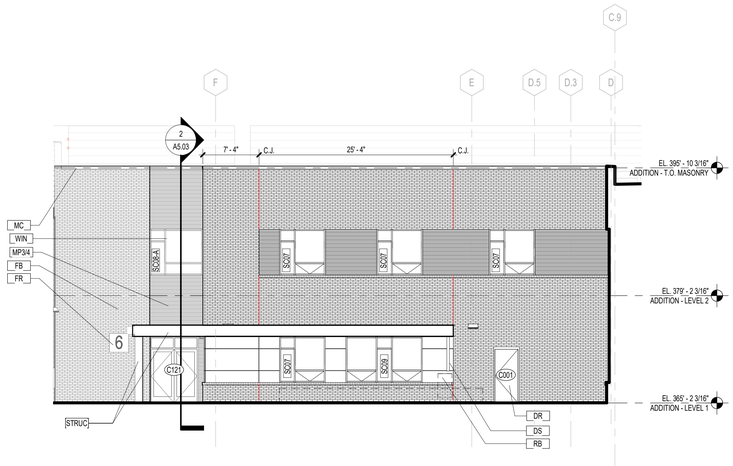
5 A2.02|A4.22 WEST ROOF ELEVATION - AREA B
SCALE: 1/8" = 1'-0"



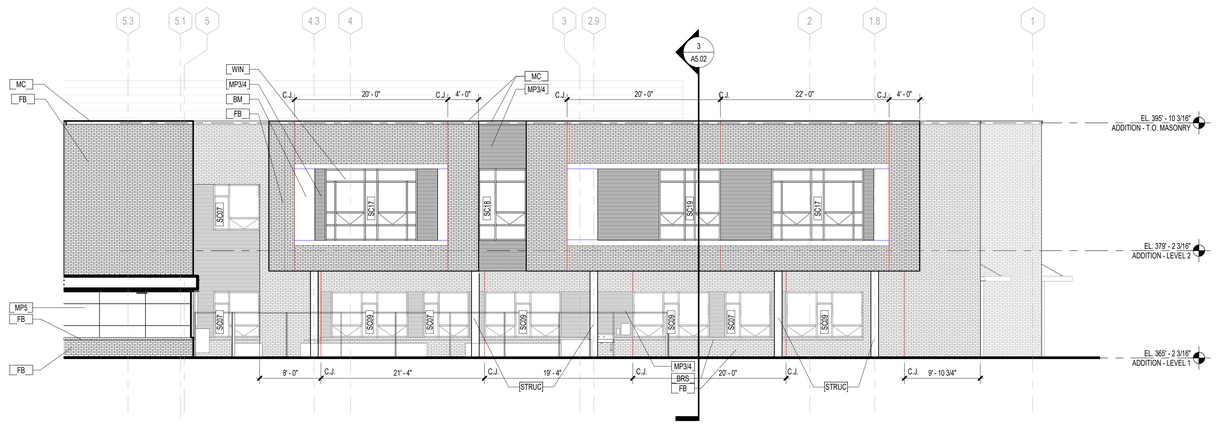
4 A2.01|A4.22 EXTERIOR ELEVATION - NORTH - AREA B
SCALE: 1/8" = 1'-0"



3 A1.11|A4.22 NORTH ELEVATION - AREA C
SCALE: 1/8" = 1'-0"



2 A1.11|A4.22 EAST ELEVATION - AREA C ADDITION
SCALE: 1/8" = 1'-0"



1 A1.11|A4.22 SOUTH ELEVATION - AREA C ADDITION
SCALE: 1/8" = 1'-0"

0' 4' - 0" 16' - 0"
2' - 0" 8' - 0"

EXTERIOR ELEVATION KEYNOTE LEGEND

Key Value	Keynote Text
BM	BRAKE METAL
BRS	BRICK ROWLOCK SILL
CAN	PREMANUFACTURED CANOPY
DR	SCHEDULED DOOR AND FRAME
DS	4" X 4" DOWNSPOUT
EFB	EXISTING FACE BRICK
EFB PT	EXISTING FACE BRICK, PAINT.
FB	FACE BRICK, TYP
FL	FLASHING AND COUNTERFLASHING
FR	FIRST RESPONDER SIGNAGE
LAD	ROOF LADDER
MC	PREFINISHED METAL COPING
MF	PREFINISHED METAL FASCIA
MI	MASONRY INFILL, SEE DETA 5/A6.15
MP2	FORMED METAL WALL PANEL - TYPE 2
MP3/4	FORMED METAL WALL PANEL - TYPE 3 & 4
MP5	ACM WALL PANEL - TYPE 5
MP EX	FORMED METAL WALL PANEL TYPE 3 & 4 OVER EXISTING EXTERIOR WALL
RB	RAIN BARREL
RC	ROOF CURB
RF SC	MECHANICAL ROOF SCREEN
STRUC	EXPOSED STRUCTURAL STEEL, PAINT
WIN	SCHEDULED WINDOW, TYP

GENERAL NOTE:
1. AT EXISTING FACADES, WALL ASSEMBLIES TO BE PATCHED WHERE EQUIPMENT HAS BEEN REMOVED INCLUDING LOUVERS, HVAC, SECURITY, ELECTRICAL AND PLUMBING EQUIPMENT. REFER TO MEP DRAWINGS FOR ADDITIONAL SCOPE.

COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE
625 North Washington Street
Suite 200
Alexandria, VA 22314
(703) 519-6152
coopercarry.com

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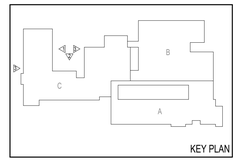
ISSUANCES

No.	Drawing Issue Description	Date
	DESIGN DEVELOPMENT PRICING	08/24/22
	DESIGN DEVELOPMENT SUBMISSION	09/06/22
	ICD PRICING SET	11/22/22
	ICD SUBMISSION	12/02/22
	FINAL CD PRICING	03/10/23
	FINAL CD SUBMISSION	03/20/23
	ISSUED FOR PERMIT	05/25/23



KEY PLAN

HERNDON ELEMENTARY SCHOOL RENOVATION AND ADDITIONS

State ID No. 029-125-00-101

FAIRFAX COUNTY PUBLIC SCHOOLS

PARTIAL EXTERIOR ELEVATIONS - ENLARGED

BRENT AMOS, Principal-in-Charge	20210381, Project No.
MAUREEN WIECHERT, Project Manager	05/25/23, Date
HEIDI LEINBACH, Sr Project Architect	
SAEED DORNAJAFI, Project Architect	
SAVANNAH HENLEY, Staff Designer	

A4.22
Drawing No.

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20210381 PROJECT NAME: HERNDON ELEMENTARY SCHOOL RENOVATION AND ADDITIONS
SHEET NUMBER: A4.22 - PARTIAL EXTERIOR ELEVATIONS - ENLARGED
BIM 360://20210381 FCPS Herndon Elementary School/20210381_v21_FCPS Herndon ES_Central.rvt
5/10/2024 2:17:22 PM

Architectural Review Board Work Session
Agenda Item 2.b.

Agenda Item: **APPLICATION FOR NEW CONSTRUCTION, ARB #24-005, to consider an application for construction of an approximately 400-unit multi-family residential building with approximately 5,300 square feet of retail space at 555 Herndon Parkway.**

Meeting Date: November 6, 2024

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
This item is for the building and landscape design of the proposed mixed-use redevelopment project at 555 Herndon Parkway, within the town's Herndon Transit Oriented Core (HTOC). The building is constructed of a wood frame over a concrete podium and varies between six and eight stories. It comprises a full urban block with a contemporary design intended to appear as a collection of smaller buildings. The building wraps a structured parking garage which is only visible from the south. The exterior materials largely consist of brick, fiber cement paneling and siding, and metal paneling. The building design on the ground floor is activated in certain areas with retail storefronts, residential amenity space, and residential walk-out units. The open spaces include a publicly accessible central courtyard and a small park in front of the garage, streetscapes with street trees and wide sidewalks, and private amenity space for the residents.

Background:
The property was previously rezoned with an adopted Development Plan for this project. As part of the review for the rezoning, the ARB informally considered the building and landscape design at two ARB work sessions. The design has evolved from the initial concept based on feedback from staff and the ARB. There are two supporting documents attached. The first shows the illustrative renderings and elevations of the proposed development, while the second includes the site plan, landscape and hardscape plans, roof plan, and exterior materials schedule.

Staff evaluation of these items remains ongoing at this time. An update of that review will be presented at the work session with a written report anticipated to be ready for inclusion in the dispatch for the November ARB regular meeting. Staff will be closely examining the design against the Architectural Control District criteria for review and the Herndon Transit-Oriented Core Architectural and Design Guidelines, which are on the Town's website at https://www.herndon-va.gov/home/showpublisheddocument/11107/637096832710330000. The architectural

guidelines for buildings (Section C) start on page 30. The specific guidance for Midrise and Podium Buildings apply to this project, along with those guidelines for massing, form, parking, special architectural elements, storefronts, and materials.

Budget Impact:
N/A

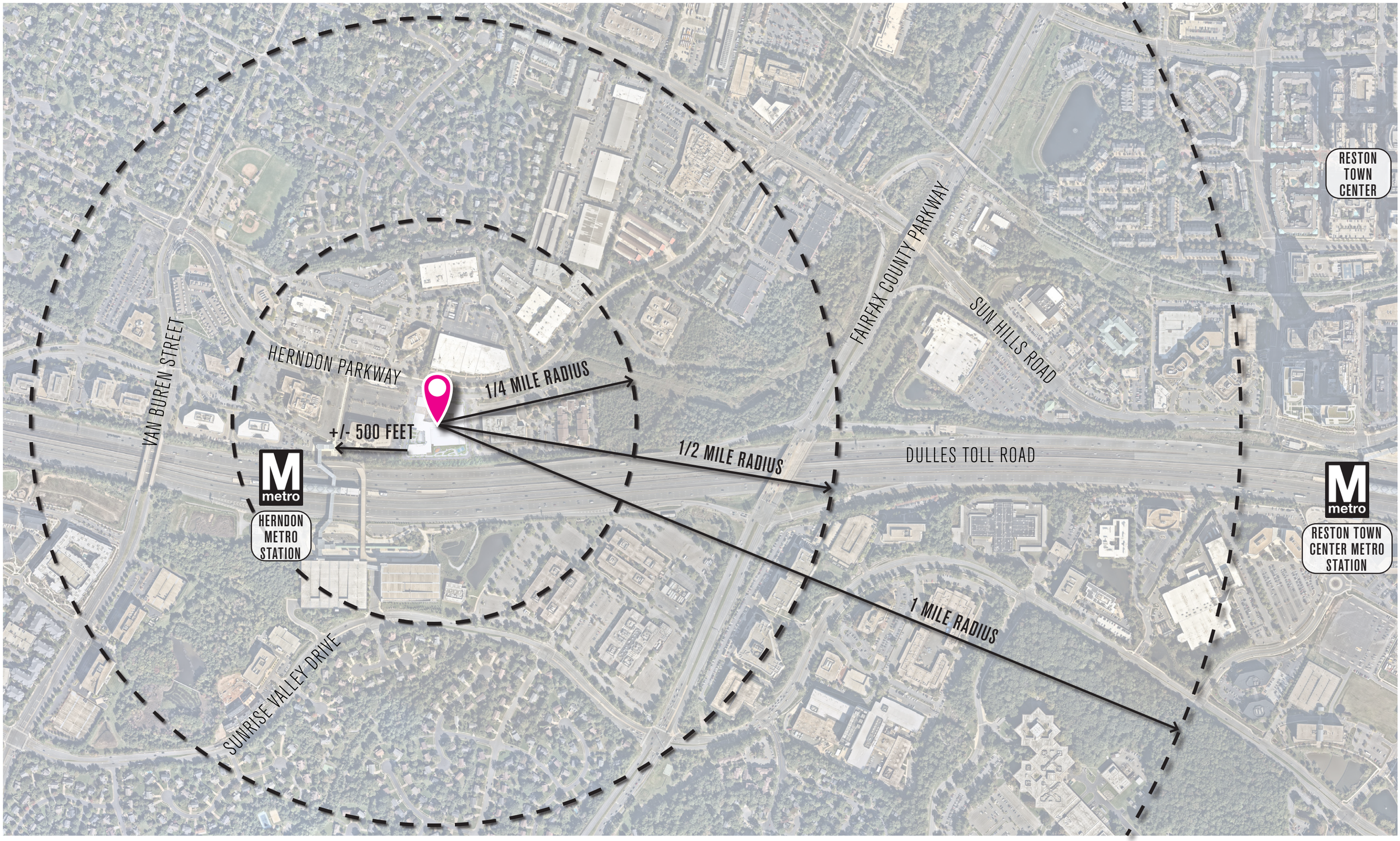
Staff Recommendation/Next Steps:
Staff will provide a recommendation for the Board's consideration in the dispatch for the November ARB regular meeting.

Attachments:
1. 555 Herndon Parkway Renderings
2. 555 Herndon Parkway Plans, Materials, & Elevations

555 HERNDON PARKWAY

HERNDON, VIRGINIA

SITE


VAN BUREN STREET
HERNDON PARKWAY
+/- 500 FEET
1/4 MILE RADIUS
1/2 MILE RADIUS
1 MILE RADIUS
FAIRFAX COUNTY PARKWAY
SUN HILLS ROAD
DULLES TOLL ROAD
RESTON TOWN CENTER
HERNDON METRO STATION
RESTON TOWN CENTER METRO STATION
SUNRISE VALLEY DRIVE

CONTEXT MAP

ILLUSTRATIVE SITE PLAN

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
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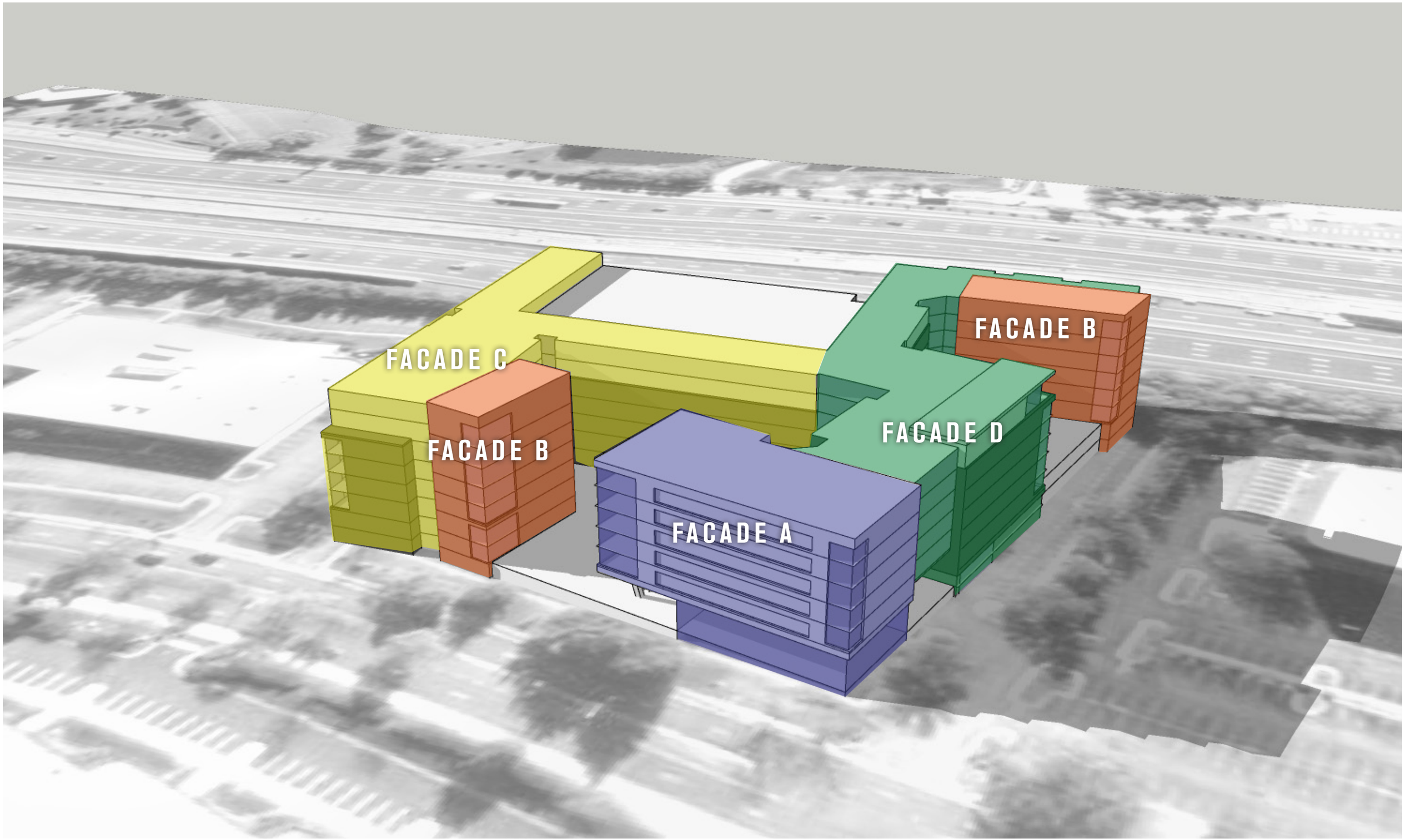
DESIGN CONCEPT



CONCEPT MASSING

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign.
hord | coplan | macht

PERSPECTIVES

VIEW 01 HERNDON PARKWAY

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
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VIEW 02 NORTH COURTYARD

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

VIEW 03 NORTHWEST CORNER

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LandDesign
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VIEW 04 FROM THE WEST

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
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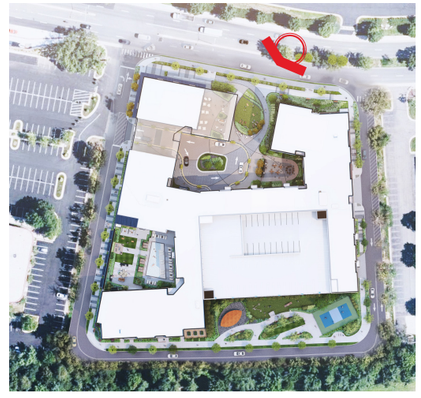

VIEW 05 SOUTHWEST CORNER

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VIEW 06 POOL COURTYARD

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign.
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VIEW 07 SOUTHWEST CORNER

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
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VIEW 08 FROM THE SOUTH

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

VIEW 09 SOUTHEAST CORNER

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

VIEW 10 FROM THE EAST

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

VIEW 11 NORTHEAST CORNER

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

VIEW 12 FROM THE NORTH

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

EXHIBITS

EXHIBIT A PARAPET ARTICULATION

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
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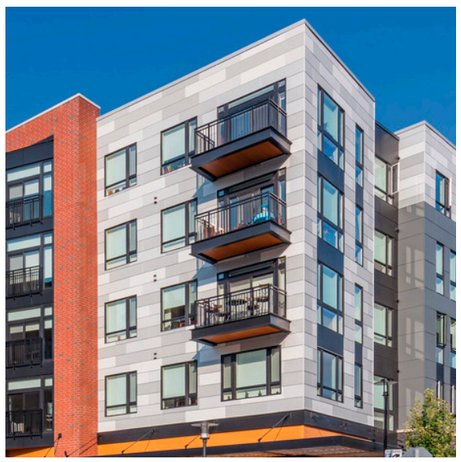


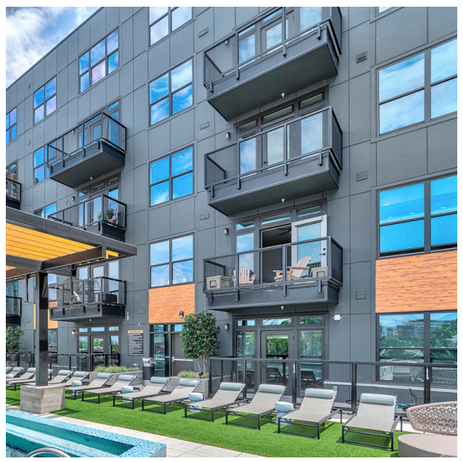
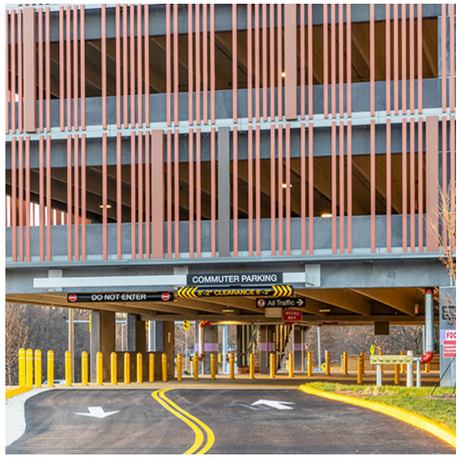


EXHIBIT B BALCONY INTEGRATION

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht



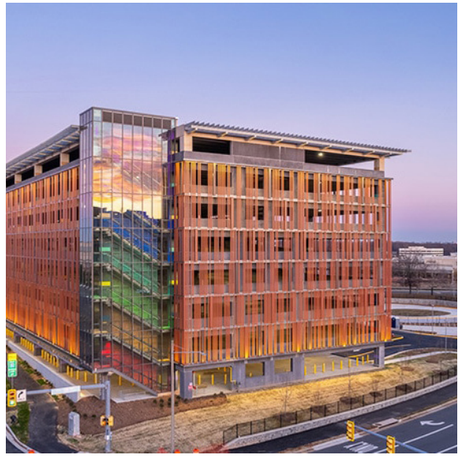
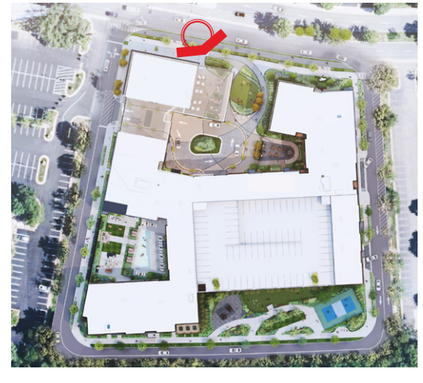


EXHIBIT C GARAGE SCREEN

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

PEDESTRIAN PERSPECTIVES



HERNDON PARKWAY OVERALL HERNDON PARKWAY

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

1 | 8' CYCLE TRACK

2 | PEDESTRIAN LIGHTING

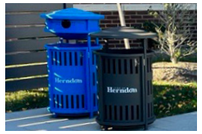
- HTOC UDG, SECTION D, LIGHTING

3 | BIKE RACK

- HTOC UDG, SECTION D, SITE FURNISHINGS

4 | RECEPTACLES

- HTOC UDG, SECTION D, SITE FURNISHINGS



5 | BENCH SEATING

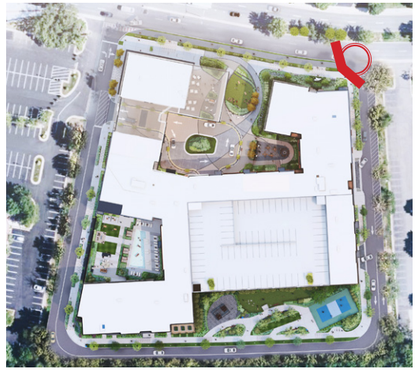
- HTOC UDG, SECTION D, SITE FURNISHINGS

6 | HERNDON PARKWAY PAVING

- HTOC UDG, SECTION D, PUBLIC STREETS HERNDON PARKWAY

8 | CROSSWALK

- HTOC UDG, SECTION D, MATERIALS



HERNDON PARKWAY EAST CORNER

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

1 | 8' CYCLE TRACK

2 | BIKE RACK

- HTOC UDG, SECTION D, SITE FURNISHINGS

3 | RECEPTACLES

- HTOC UDG, SECTION D, SITE FURNISHINGS

4 | BENCH SEATING

- HTOC UDG, SECTION D, SITE FURNISHINGS

5 | HERNDON PARKWAY PAVING

- HTOC UDG, SECTION D, PUBLIC STREETS HERNDON PARKWAY

6 | 4.5' LANDSCAPE STRIP / TREE VERGE

7 | GRANITE MOTIF

- HTOC UDG, SECTION D, MATERIALS

8 | PUBLIC ART

- HTOC UDG, SECTION D, SPACE OVER VIEW

HERNDON PARKWAY EAST CORNER AT FOCAL ELEMENT

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

8' SIDEWALK

4.5' LANDSCAPE STRIP

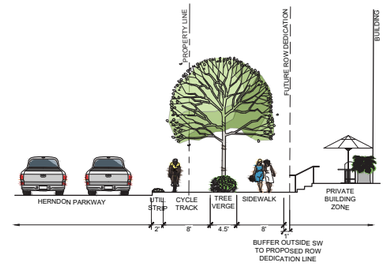
8' CYCLE TRACK

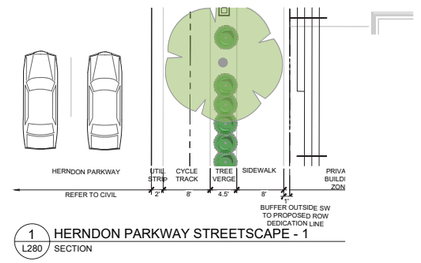
2' UTILITY STRIP

HERNDON PARKWAY

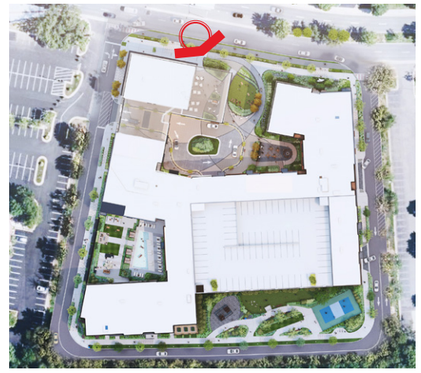
HERNDON PARKWAY STREETSCAPE SECTION

- HTOC UDG, SECTION D, PUBLIC STREET, HERNDON PARKWAY





1 / L280 HERNDON PARKWAY STREETSCAPE - 1
SECTION



HERNDON PARKWAY BIRD'S EYE ABOVE HERNDON PARKWAY

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

1 | 8' CYCLE TRACK

- HTOC UDG, SECTION B, OPEN SPACE AND TRAILS

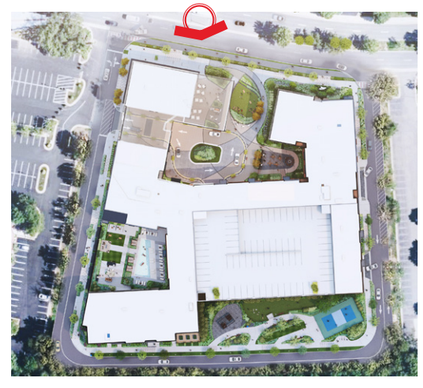
2 | PEDESTRIAN LIGHTING

- HTOC UDG, SECTION D, LIGHTING

3 | BENCH SEATING

- HTOC UDG, SECTION D, SITE FURNISHINGS

4 | TREE VERGE



HERNDON PARKWAY VIEW FROM WESTBOUND LANE

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

1 | 8' CYCLE TRACK

- HTOC UDG, SECTION B, OPEN SPACE AND TRAILS

2 | 4.5' LANDSCAPE STRIP / TREE VERGE

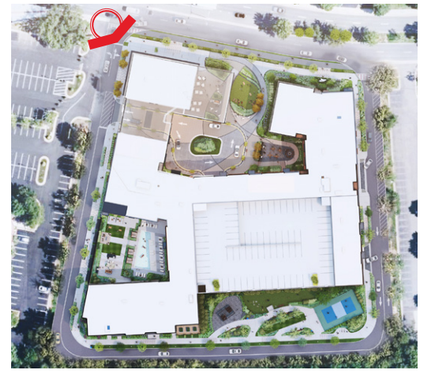
- TREES AT 40' O.C. MIN.
- REQUIRED LIGHTING
- MASSING OF LOW SHRUBS MATURING AT 30" HEIGHT AS REQUESTED PER STAFF COMMENTS

3 | 8' PEDESTRIAN SIDEWALK

- HTOC UDG, SECTION D, PUBLIC STREET, HERNDON PARKWAY

4 | CROSSWALK

- HTOC UDG, SECTION D, MATERIALS
- TOH STREETSCAPE MANUAL, STREETSCAPE DESIGN & DIMENSIONS



HERNDON PARKWAY + LOOP ROAD A AT RETAIL CORNER

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

1 | PUBLIC ART

- HTOC UDG, SECTION D, SPACE OVER VIEW

2 | TREES IN PLAZA

- UNDERSTORY AND CANOPY TREES IN CENTRAL PLAZA TO SOFTEN THE BUILDING AND PROVIDE SHADE

3 | ACCESS

- PEDESTRIAN AND ADA ACCESS TO PUBLIC PLAZA

4 | PEDESTRIAN LIGHTING

- HTOC UDG, SECTION D, LIGHTING

PUBLIC PLAZA FROM HERNDON PARKWAY

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

1 | PUBLIC ART

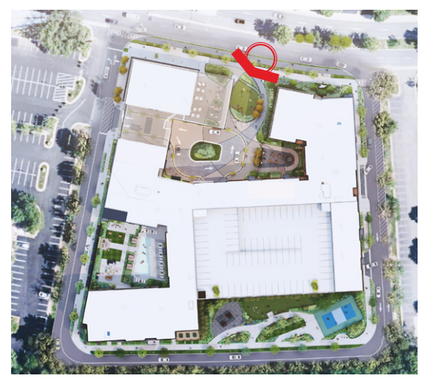
- HTOC UDG, SECTION D, SPACE OVER VIEW

2 | TREES IN PLAZA

- UNDERSTORY AND CANOPY TREES IN CENTRAL PLAZA TO SOFTEN THE BUILDING AND PROVIDE SHADE

3 | PLANTER WALL

- DECORATIVE PLANTER WALL



PUBLIC PLAZA FROM HERNDON PARKWAY

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

1 | PARK ACTIVATION

- POP UP ACTIVATION
- MUSIC EVENT
- FOOD CARTS
- SEATING OPPORTUNITIES
- COVERED AREA TO ALLOW FOR YEAR ROUND ACTIVITIES AND EVENTS.

2 | CENTRAL LAWN

- LAWN GAMES
- CONCERTS ON THE LAWN
- MOVIES ON THE LAWN
- WEEKEND MARKETS/SHOWS
- GATHERING
- PICNICKING
- RECREATIONAL ACTIVITIES
- SEATING OPPORTUNITIES

3 | PUBLIC ART

- HTOC UDG, SECTION D, SPACE OVER VIEW

PUBLIC PLAZA BIRD'S EYE LOOKING TOWARDS HERNDON PARKWAY

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

1 | PUBLIC COURTYARD

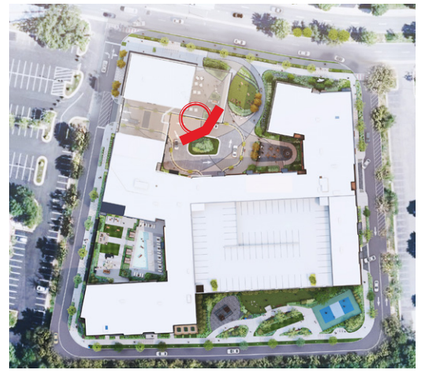
- STRING LIGHTING
- FIRE PIT
- GRILLS
- SEATING OPPORTUNITIES

2 | RIDE SHARE PICK UP

- SEATING OPPORTUNITIES

3 | DECORATING WALL

- FEATURED WALL



PUBLIC PLAZA BIRD'S EYE LOOKING AT PUBLIC COURTYARD

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

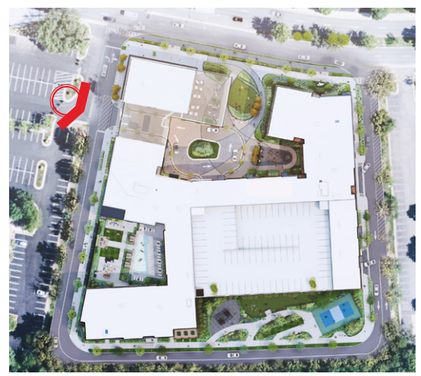
LandDesign
hord | coplan | macht

1 | STREET LIGHT

- HTOC UDG, SECTION D, LIGHTING

2 | MURAL - PUBLIC ART

- HTOC UDG, SECTION D, SPACE OVER VIEW



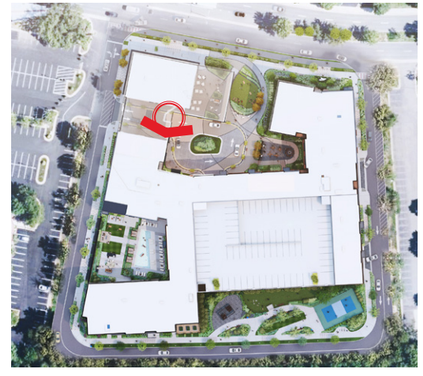
MOTOR COURT ENTRANCE FROM LOOP ROAD A

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

LandDesign
hord | coplan | macht

1 | PEDESTRIAN AND VEHICLE PROTECTION

- MIX OF BOLLARDS (LIT & NON-LIT) AND FIXED PLANTERS



MOTOR COURT LOOKING AT RESIDENTIAL ENTRANCE

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

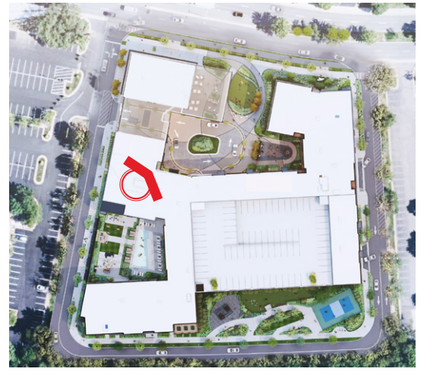
LandDesign
hord | coplan | macht

1 | PEDESTRIAN AND VEHICLE PROTECTION

- MIX OF BOLLARDS (LIT & NON-LIT) AND FIXED PLANTERS

2 | PARK ACTIVATION

- POP UP ACTIVATION
- MUSIC EVENT
- FOOD CARTS
- SEATING OPPORTUNITIES
- COVERED AREA TO ALLOW FOR YEAR ROUND ACTIVITIES AND EVENTS.



MOTOR COURT LOOKING AT PUBLIC PLAZA

2

3

1

5' PLANTING AREA

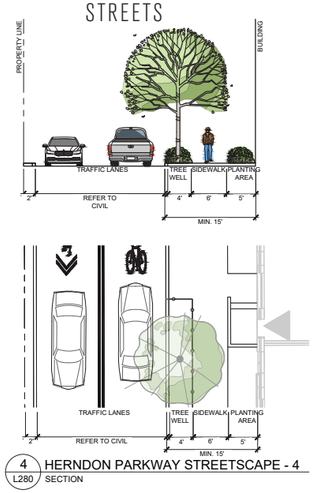
6' SIDEWALK

4' TREE WELL

WALL-MATCH ARCH

PROP. LOOP ROAD SEGMENT 'A' SECTION

- HTOC UDG, SECTION D, PRIVATE STREETS



4 L280 HERNDON PARKWAY STREETSCAPE - 4 SECTION

1 | SPECIAL PAVING

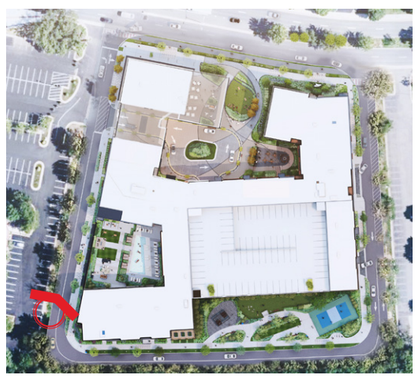
- HTOC UDG, SECTION D, PEDESTRIAN PASSAGES
- HTOC UDG, SECTION D, PRIVATE STREET

2 | PEDESTRIAN LIGHTING

- HTOC UDG, SECTION D, LIGHTING

3 | TREE PLANTER PROTECTION

- HTOC UDG, SECTION D, MATERIALS



LOOP ROAD A AT WALK UP UNITS

PLACEMENT OF SITE ELEMENTS

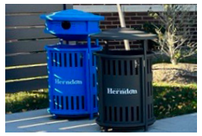
- HTOC UDG, SECTION D, PLACEMENT OF SITE ELEMENTS AT INTERSECTION

1 | PEDESTRIAN LIGHTING

- HTOC UDG, SECTION D, SITE FURNISHINGS

2 | RECEPTACLES

- HTOC UDG, SECTION D, SITE FURNISHINGS

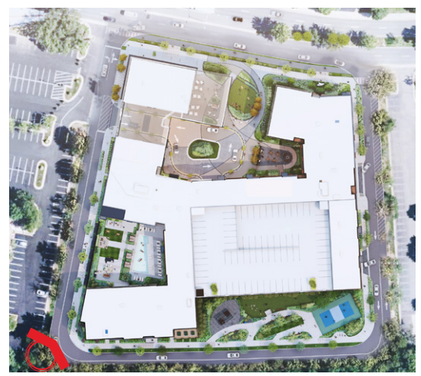


3 | BENCH SEATING

- HTOC UDG, SECTION D, SITE FURNISHINGS

4 | SPECIAL PAVING

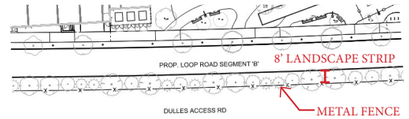
- HTOC UDG, SECTION D, PEDESTRIAN PASSAGES
- HTOC UDG, SECTION D, PRIVATE STREET



LOOP ROAD A CORNER AT LOOP ROAD A AND B

DULLES TOLL ROAD FRONTAGE

- HTOC UDG, SECTION B, DULLES TOLL ROAD FRONTAGE
- DECORATIVE FENCE, A MINIMUM 8-FOOT WIDE LANDSCAPE STRIP.



1 | MULTI-PURPOSE TRAIL

- HTOC UDG, SECTION B, OPEN SPACE AND TRAILS

2 | BIKE RACK

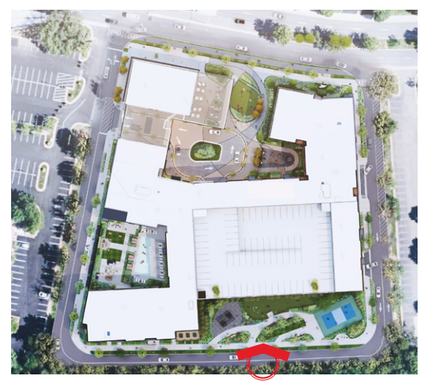
- HTOC UDG, SECTION D, SITE FURNISHINGS

3 | PEDESTRIAN LIGHTING

- HTOC UDG, SECTION D, LIGHTING

4 | METAL FENCE

- PICKET FENCE



LOOP ROAD B AT INTERIM PARK

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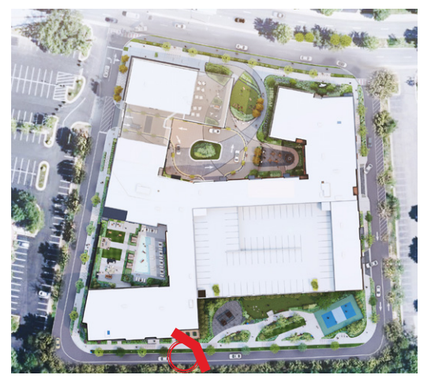
PARK ACTIVATION

- TRELLIS
- SEATING OPPORTUNITIES
- PICNIC TABLES
- PLANTING



INTERIM PARK AT PARK PAVILION

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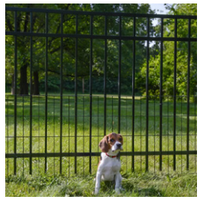
LandDesign
hord | coplan | macht

PARK ACTIVATION

- DOG PARK
- SEATING OPPORTUNITIES
- BOCCE
- ARTIFICIAL TURF



1 | SPECIAL PAVING

- HTOC UDG, SECTION D, PEDESTRIAN PASSAGES
- HTOC UDG, SECTION D, PRIVATE STREET

INTERIM PARK BIRD'S EYE OF DOG PARK, BOCCE COURT, AND PICKLEBALL COURT

PARK ACTIVATION

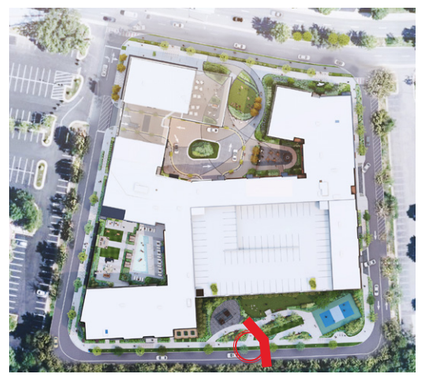
- SEATING OPPORTUNITIES
- BOCCE
- PICKLEBALL

1 | SPECIAL PAVING

- HTOC UDG, SECTION D, PEDESTRIAN PASSAGES
- HTOC UDG, SECTION D, PRIVATE STREET

2 | BIKE RACK

- HTOC UDG, SECTION D, SITE FURNISHINGS



INTERIM PARK AT BOCCE COURT AND PICKLEBALL COURT

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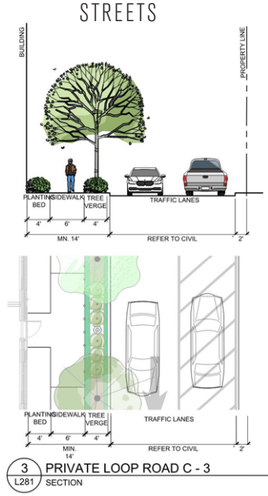
PROP. LOOP ROAD SEGMENT 'C' SECTION

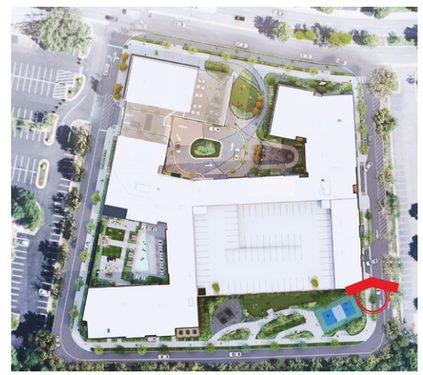
- HTOC UDG, SECTION D, PRIVATE STREETS



3 L281 PRIVATE LOOP ROAD C - 3 SECTION

1 | TREE PLANTER PROTECTION

- HTOC UDG, SECTION D, MATERIALS



LOOP ROAD C AT GARAGE ENTRY

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1 | SPECIAL PAVING

- HTOC UDG, SECTION D, PEDESTRIAN PASSAGES
- HTOC UDG, SECTION D, PRIVATE STREET

2 | PEDESTRIAN LIGHTING

- HTOC UDG, SECTION D, LIGHTING

3 | TREE PLANTER PROTECTION

- HTOC UDG, SECTION D, MATERIALS

LOOP ROAD C AT WALK UP UNITS

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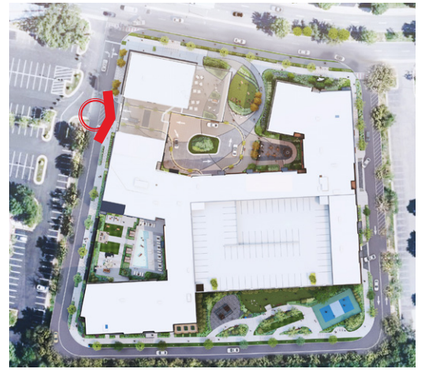
1 | PUBLIC ART

- HTOC UDG, SECTION D, SPACE OVER VIEW



MOTOR COURT UNDER BRIDGE

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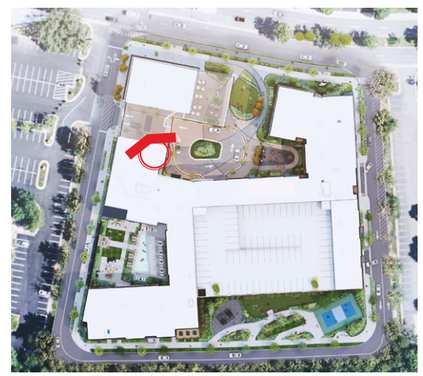
1 | PUBLIC ART

- HTOC UDG, SECTION D, SPACE OVER VIEW



PUBLIC ART: MURAL

1 | MURAL

2 | FEATHER SCULPTURE

3 | WINGS SCULPTURE

PUBLIC ART

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ELEVATIONS

KEY NOTES

4BA	BRICK TYPE A - LIGHT
4BB	BRICK TYPE B - MEDIUM
4BC	BRICK TYPE C - DARK
4BD	BRICK TYPE D - BROWN
4CA	CMU BLOCK TYPE A
5.1	METAL CLAD CANOPY
5.2	PREFINISHED DECORATIVE METAL RAILING - BLACK FINSIH
5.3	PREMANUFACTURED PREFINISHED METAL BALCONY
5.4	PREMANUFACTURED PREFINISHED JULIET BALCONY
7MA	METAL PANEL TYPE A - CHARCOAL
7MB	METAL PANEL TYPE A - BLACK
7PA	FIBER CEMENT PANEL A - LIGHT
7PB	FIBER CEMENT PANEL B - MEDIUM
7PC	FIBER CEMENT PANEL C - DARK
7PD	FIBER CEMENT PANEL D - BLACK
7LA	FIBER CEMENT SIDING A - WOOD LOOK
7LB	FIBER CEMENT SIDING B - LIGHT
7LC	FIBER CEMENT SIDING C - DARK
8.1	EXTERIOR METAL DOOR
8.2	OVERHEAD SECTIONAL DOOR
8.3	OVERHEAD RAPID COILING DOOR
8LA	ARCHITECTURAL LOUVER
8SA	ALUMINUM STOREFRONT SYSTEM - BLACK
8WVA	VINYL WINDOW UNIT TYPE A - BLACK

EAST ELEVATION

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KEY NOTES

4BA	BRICK TYPE A - LIGHT
4BB	BRICK TYPE B - MEDIUM
4BC	BRICK TYPE C - DARK
4BD	BRICK TYPE D - BROWN
4CA	CMU BLOCK TYPE A
5.1	METAL CLAD CANOPY
5.2	PREFINISHED DECORATIVE METAL RAILING - BLACK FINSIH
5.3	PREMANUFACTURED PREFINISHED METAL BALCONY
5.4	PREMANUFACTURED PREFINISHED JULIET BALCONY
7MA	METAL PANEL TYPE A - CHARCOAL
7MB	METAL PANEL TYPE A - BLACK
7PA	FIBER CEMENT PANEL A - LIGHT
7PB	FIBER CEMENT PANEL B - MEDIUM
7PC	FIBER CEMENT PANEL C - DARK
7PD	FIBER CEMENT PANEL D - BLACK
7LA	FIBER CEMENT SIDING A - WOOD LOOK
7LB	FIBER CEMENT SIDING B - LIGHT
7LC	FIBER CEMENT SIDING C - DARK
8.1	EXTERIOR METAL DOOR
8.2	OVERHEAD SECTIONAL DOOR
8.3	OVERHEAD RAPID COILING DOOR
8LA	ARCHITECTURAL LOUVER
8SA	ALUMINUM STOREFRONT SYSTEM - BLACK
8WVA	VINYL WINDOW UNIT TYPE A - BLACK

NORTH ELEVATION

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KEY NOTES

4BA	BRICK TYPE A - LIGHT
4BB	BRICK TYPE B - MEDIUM
4BC	BRICK TYPE C - DARK
4BD	BRICK TYPE D - BROWN
4CA	CMU BLOCK TYPE A
5.1	METAL CLAD CANOPY
5.2	PREFINISHED DECORATIVE METAL RAILING - BLACK FINSIH
5.3	PREMANUFACTURED PREFINISHED METAL BALCONY
5.4	PREMANUFACTURED PREFINISHED JULIET BALCONY
7MA	METAL PANEL TYPE A - CHARCOAL
7MB	METAL PANEL TYPE A - BLACK
7PA	FIBER CEMENT PANEL A - LIGHT
7PB	FIBER CEMENT PANEL B - MEDIUM
7PC	FIBER CEMENT PANEL C - DARK
7PD	FIBER CEMENT PANEL D - BLACK
7LA	FIBER CEMENT SIDING A - WOOD LOOK
7LB	FIBER CEMENT SIDING B - LIGHT
7LC	FIBER CEMENT SIDING C - DARK
8.1	EXTERIOR METAL DOOR
8.2	OVERHEAD SECTIONAL DOOR
8.3	OVERHEAD RAPID COILING DOOR
8LA	ARCHITECTURAL LOUVER
8SA	ALUMINUM STOREFRONT SYSTEM - BLACK
8WVA	VINYL WINDOW UNIT TYPE A - BLACK

SOUTH ELEVATION

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24

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KEY NOTES

4BA	BRICK TYPE A - LIGHT
4BB	BRICK TYPE B - MEDIUM
4BC	BRICK TYPE C - DARK
4BD	BRICK TYPE D - BROWN
4CA	CMU BLOCK TYPE A
5.1	METAL CLAD CANOPY
5.2	PREFINISHED DECORATIVE METAL RAILING - BLACK FINSIH
5.3	PREMANUFACTURED PREFINISHED METAL BALCONY
5.4	PREMANUFACTURED PREFINISHED JULIET BALCONY
7MA	METAL PANEL TYPE A - CHARCOAL
7MB	METAL PANEL TYPE A - BLACK
7PA	FIBER CEMENT PANEL A - LIGHT
7PB	FIBER CEMENT PANEL B - MEDIUM
7PC	FIBER CEMENT PANEL C - DARK
7PD	FIBER CEMENT PANEL D - BLACK
7LA	FIBER CEMENT SIDING A - WOOD LOOK
7LB	FIBER CEMENT SIDING B - LIGHT
7LC	FIBER CEMENT SIDING C - DARK
8.1	EXTERIOR METAL DOOR
8.2	OVERHEAD SECTIONAL DOOR
8.3	OVERHEAD RAPID COILING DOOR
8LA	ARCHITECTURAL LOUVER
8SA	ALUMINUM STOREFRONT SYSTEM - BLACK
8WVA	VINYL WINDOW UNIT TYPE A - BLACK

WEST ELEVATION

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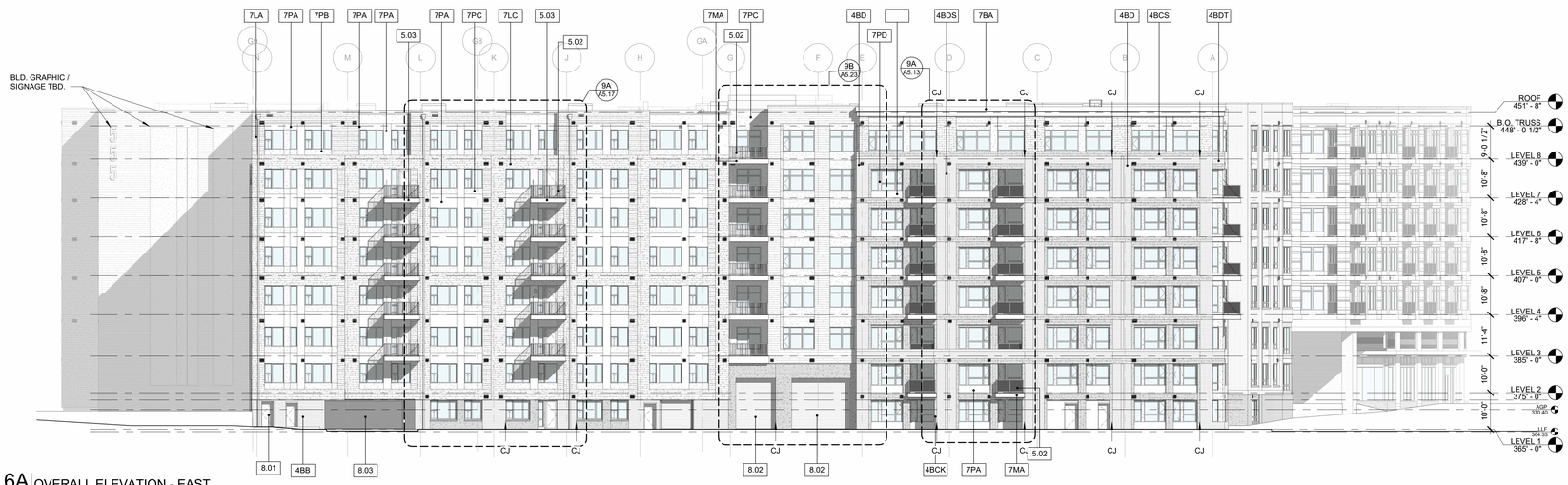
3A OVERALL ELEVATION - NORTH - NE

A2.02 | A4.00 1/16" = 1'-0"

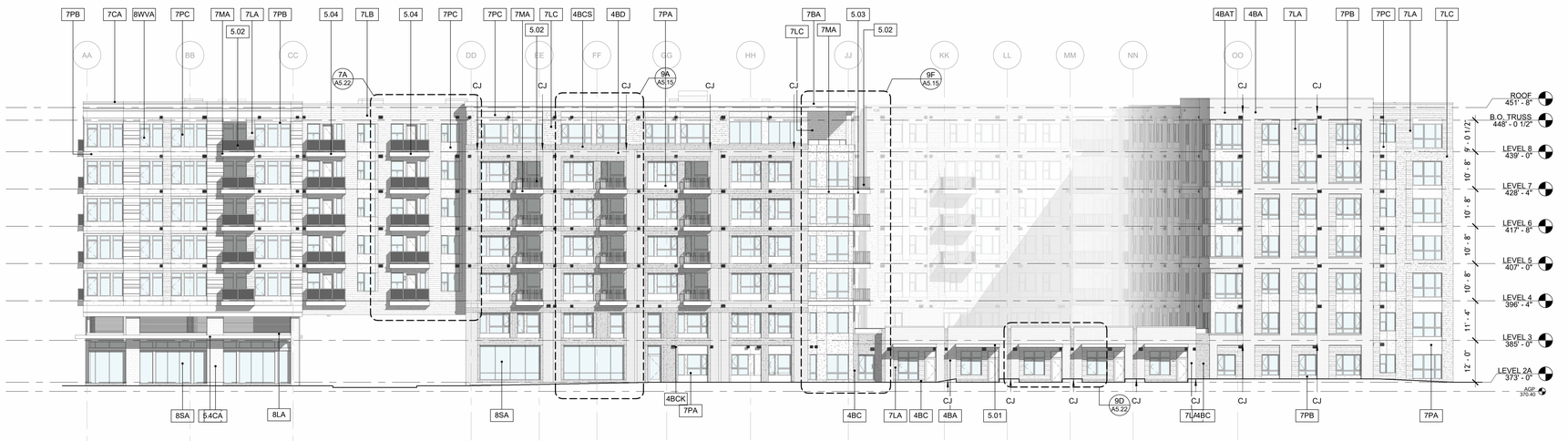
3D OVERALL ELEVATION - NORTH

A2.02 | A4.00 1/16" = 1'-0"



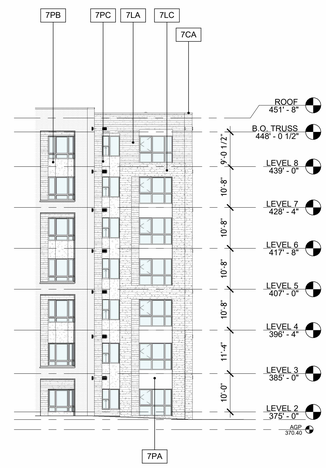
6A OVERALL ELEVATION - EAST

A4.00 1/16" = 1'-0"



9A OVERALL ELEVATION - WEST

A2.02 | A4.00 1/16" = 1'-0"



9L OVERALL ELEVATION - WEST SW

A2.02 | A4.00 1/16" = 1'-0"

ELEVATION KEYNOTES

KEY	DESCRIPTION
4BA	BRICK VENEER TYPE A - LIGHT
4BAR	BRICK ROWLOCK BAND/SILL TYPE A - LIGHT
4BAS	BRICK SOLDIER TYPE A - LIGHT
4BAT	THIN BRICK VENEER TYPE A - LIGHT
4BB	BRICK VENEER TYPE B - MEDIUM
4BBR	BRICK ROWLOCK TYPE B - MEDIUM
4BC	BRICK VENEER TYPE C - DARK
4BCK	BRICK STACKED TYPE C - DARK
4BCR	BRICK ROWLOCK TYPE C - DARK
4BCS	BRICK SOLDIER TYPE C - DARK
4BD	BRICK VENEER TYPE D - BROWN
4BDS	BRICK SOLDIER TYPE D - BROWN
4BDT	THIN BRICK VENEER TYPE D - BROWN
4CA	CMU BLOCK VENEER TYPE A - GRAY
5.01	METAL CLAD CANOPY
5.02	PREFINISHED DECORATIVE METAL/MESH RAILING - BLACK FINSIH
5.03	PREMANUFACTURED PREFINISHED METAL BALCONY - BLACK FINISH
5.04	PREMANUFACTURED PREFINISHED JULIET BALCONY - BLACK FINISH
7BA	CORNICE BUILD-OUT W/ BRAKE METAL & COPING TYPE A - BLACK FINISH
7CA	PREFINISHED METAL COPING TYPE A - BLACK FINISH
7LA	FIBER CEMENT LAP SIDING A - WOOD LOOK
7LB	FIBER CEMENT LAP SIDING B - LIGHT
7LC	FIBER CEMENT LAP SIDING C - DARK
7MA	METAL PANEL TYPE A - CHARCOAL
7MB	METAL PANEL TYPE A - BLACK
7PA	FIBER CEMENT PANEL A - LIGHT
7PB	FIBER CEMENT PANEL B - MEDIUM
7PC	FIBER CEMENT PANEL C - DARK
7PD	FIBER CEMENT PANEL D - BLACK
8.01	EXTERIOR METAL DOOR
8.02	OVERHEAD SECTIONAL DOOR
8.03	OVERHEAD RAPID COILING DOOR
8LA	ARCHITECTURAL LOUVERS AT RETAIL - BLACK
8LB	PREFINISHED EXTERIOR LOUVER TO MATCH ADJACENT EXTERIOR WALL MATERIAL
8SA	ALUMINUM STOREFRONT SYSTEM - BLACK
8WVA	VINYL WINDOW UNIT TYPE A - BLACK
22B	PREFINISHED SCUPPER AND/OR DOWNSPOUT - BLACK

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Thiel & Team
700 N. Carroll Ave, Suite 100 Southlake, TX 76092
p. 817.581.3838

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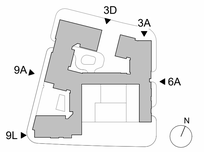

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PLANNING
INTERIOR DESIGN

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no.	date	revision

Project Name
555 HERNDON

Project Number
223100.00

Date
08.01.2024

Scale
As indicated

Drawing
EXTERIOR ELEVATIONS

A4.00

GMP ADDENDUM 01

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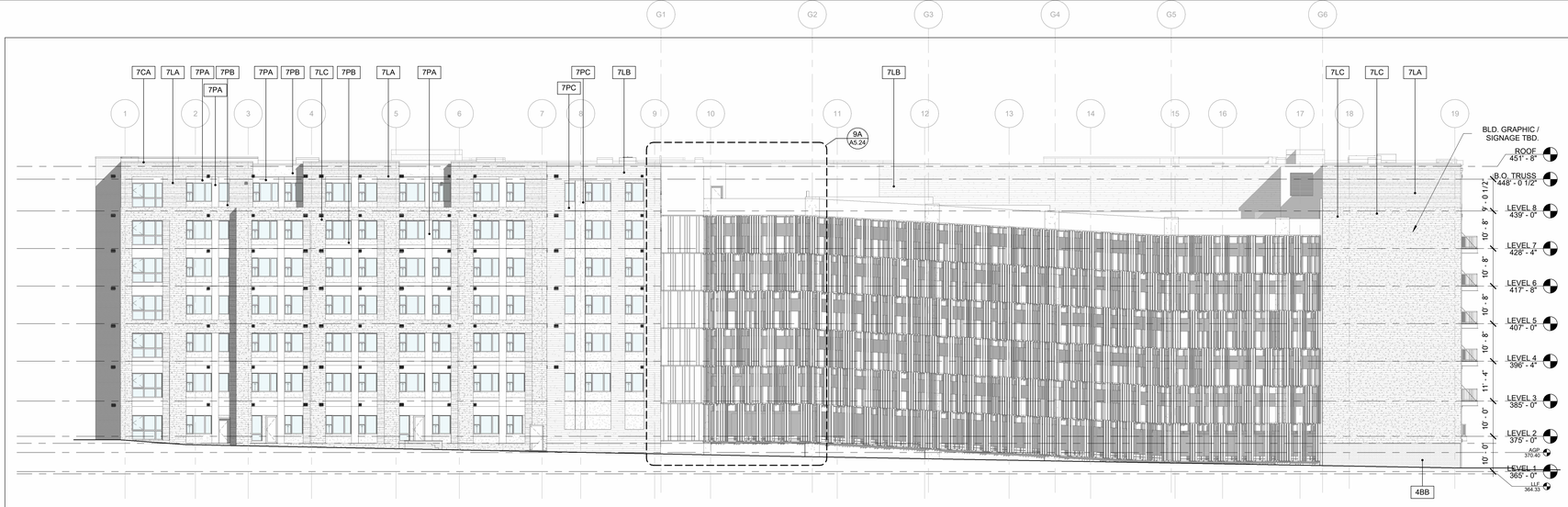
Autodesk Docs://223100 Herndon Parkway Mixed-Use/223100 - Herndon Parkway Mixed Use - R2023.rvt



3A OVERALL ELEVATION - SOUTH

A2.01 | A4.01 | 1/16" = 1'-0"

ELEVATION KEYNOTES	
KEY	DESCRIPTION
4BA	BRICK VENEER TYPE A - LIGHT
4BAR	BRICK ROWLOCK BAND/SILL TYPE A - LIGHT
4BAS	BRICK SOLDIER TYPE A - LIGHT
4BAT	THIN BRICK VENEER TYPE A - LIGHT
4BB	BRICK VENEER TYPE B - MEDIUM
4BBR	BRICK ROWLOCK TYPE B - MEDIUM
4BC	BRICK VENEER TYPE C - DARK
4BCK	BRICK STACKED TYPE C - DARK
4BCR	BRICK ROWLOCK TYPE C - DARK
4BCS	BRICK SOLDIER TYPE C - DARK
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7LB	FIBER CEMENT LAP SIDING B - LIGHT
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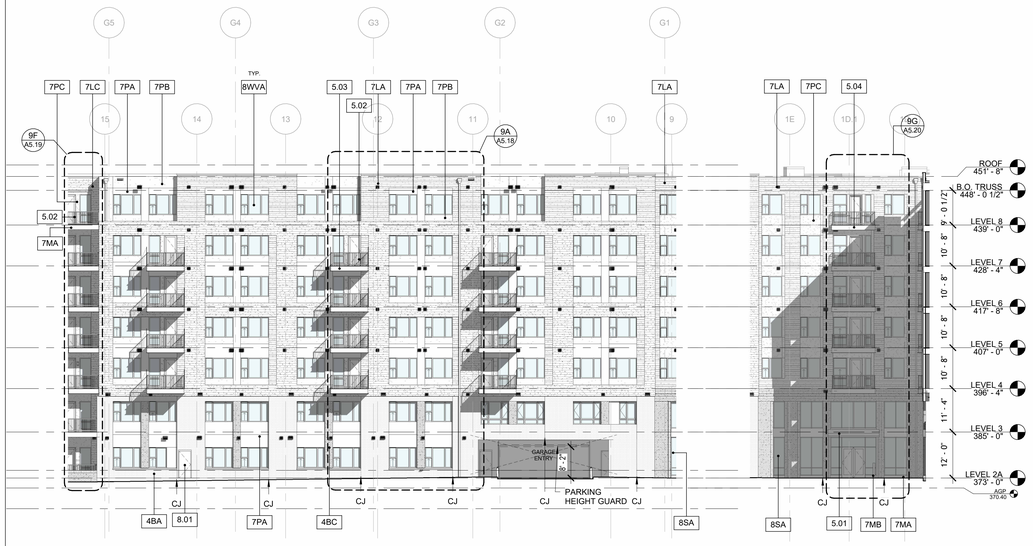
8SA	ALUMINUM STOREFRONT SYSTEM - BLACK
8WVA	VINYL WINDOW UNIT TYPE A - BLACK
22B	PREFINISHED SCUPPER AND/OR DOWNSPOUT - BLACK



6A ENTRY PLAZA ELEVATION - SOUTH

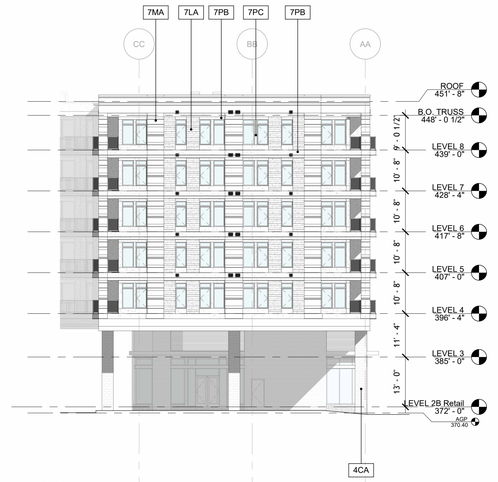
A2.02 | A4.01 | 1/16" = 1'-0"

6D ENTRY PLAZA ELEVATION - SOUTH ENTRY

MV01 | A4.01 | 1/16" = 1'-0"

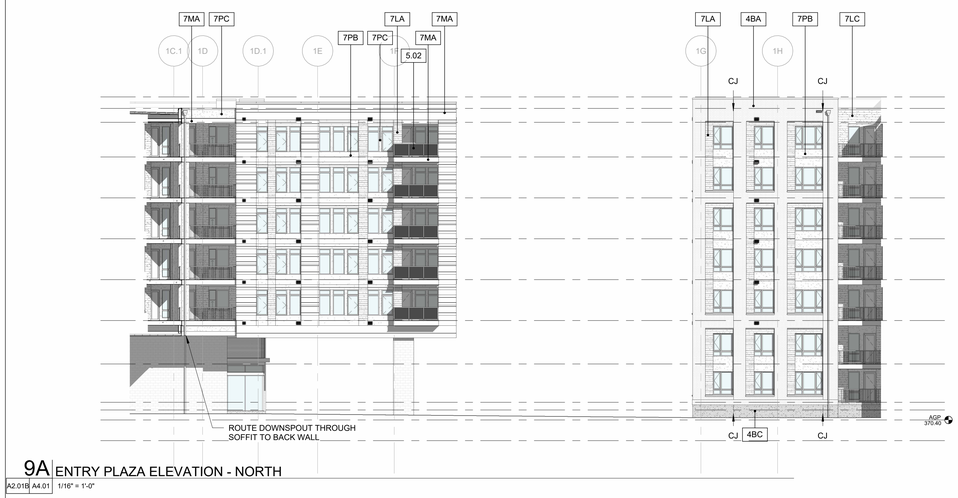
6G ENTRY PLAZA ELEVATION - WEST INT

A2.02 | A4.01 | 1/16" = 1'-0"



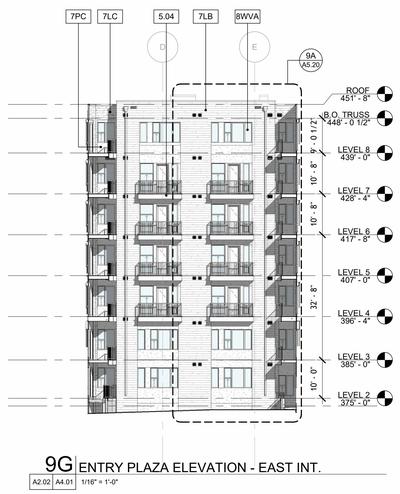
6J ENTRY PLAZA ELEVATION - WEST

A2.02 | A4.01 | 1/16" = 1'-0"



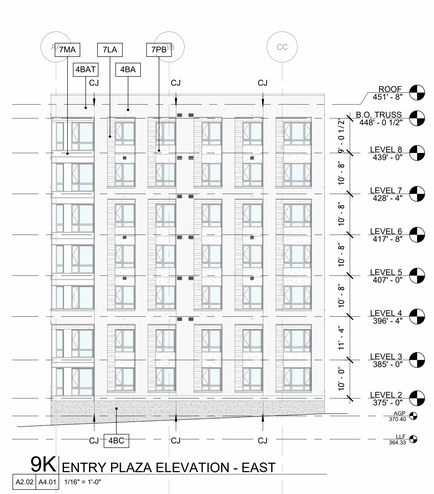
9A ENTRY PLAZA ELEVATION - NORTH

A2.01B | A4.01 | 1/16" = 1'-0"



9G ENTRY PLAZA ELEVATION - EAST INT.

A2.02 | A4.01 | 1/16" = 1'-0"



9K ENTRY PLAZA ELEVATION - EAST

A2.02 | A4.01 | 1/16" = 1'-0"

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Autodesk Docs://223100 Herndon Parkway Mixed-Use/223100 - Herndon Parkway Mixed Use - R2023.rvt

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

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LICENSE NUMBER:
EXPIRATION DATE:

no.	date	revision

Project Name
555 HERNDON

Project Number
223100.00

Date
08.01.2024

Scale
As indicated

Drawing
EXTERIOR ELEVATIONS

A4.01

GMP ADDENDUM 01

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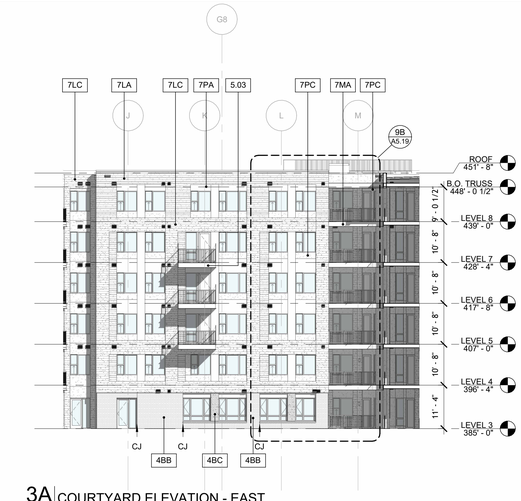
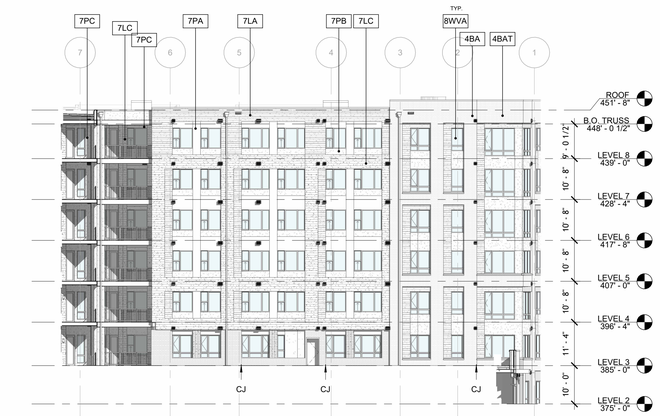


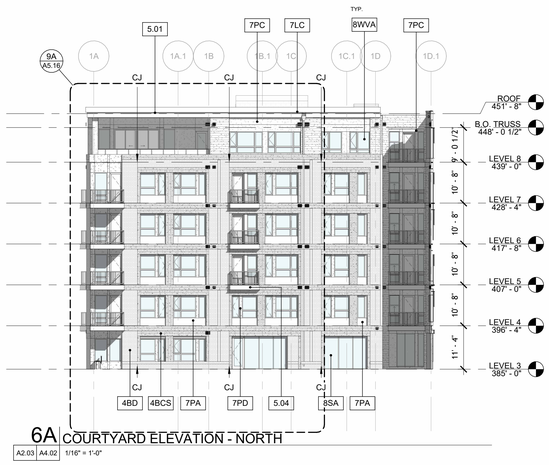
3A COURTYARD ELEVATION - EAST

A2.03 | A4.02 1/16" = 1'-0"



3E COURTYARD ELEVATION - SOUTH

A2-10 | A4.02 1/16" = 1'-0"



6A COURTYARD ELEVATION - NORTH

A2.03 | A4.02 1/16" = 1'-0"

ELEVATION KEYNOTES	
KEY	DESCRIPTION
4BA	BRICK VENEER TYPE A - LIGHT
4BAR	BRICK ROWLOCK BAND/SILL TYPE A - LIGHT
4BAS	BRICK SOLDIER TYPE A - LIGHT
4BAT	THIN BRICK VENEER TYPE A - LIGHT
4BB	BRICK VENEER TYPE B - MEDIUM
4BBR	BRICK ROWLOCK TYPE B - MEDIUM
4BC	BRICK VENEER TYPE C - DARK
4BCK	BRICK STACKED TYPE C - DARK
4BCR	BRICK ROWLOCK TYPE C - DARK
4BCS	BRICK SOLDIER TYPE C - DARK
4BD	BRICK VENEER TYPE D - BROWN
4BDS	BRICK SOLDIER TYPE D - BROWN
4BDT	THIN BRICK VENEER TYPE D - BROWN
4CA	CMU BLOCK VENEER TYPE A - GRAY
5.01	METAL CLAD CANOPY
5.02	PREFINISHED DECORATIVE METAL/MESH RAILING - BLACK FINSIH
5.03	PREMANUFACTURED PREFINISHED METAL BALCONY - BLACK FINISH
5.04	PREMANUFACTURED PREFINISHED JULIET BALCONY - BLACK FINISH
7BA	CORNICE BUILD-OUT W/ BRAKE METAL & COPING TYPE A - BLACK FINISH
7CA	PREFINISHED METAL COPING TYPE A - BLACK FINISH
7LA	FIBER CEMENT LAP SIDING A - WOOD LOOK
7LB	FIBER CEMENT LAP SIDING B - LIGHT
7LC	FIBER CEMENT LAP SIDING C - DARK
7MA	METAL PANEL TYPE A - CHARCOAL
7MB	METAL PANEL TYPE A - BLACK
7PA	FIBER CEMENT PANEL A - LIGHT
7PB	FIBER CEMENT PANEL B - MEDIUM
7PC	FIBER CEMENT PANEL C - DARK
7PD	FIBER CEMENT PANEL D - BLACK
8.01	EXTERIOR METAL DOOR
8.02	OVERHEAD SECTIONAL DOOR
8.03	OVERHEAD RAPID COILING DOOR
8LA	ARCHITECTURAL LOUVERS AT RETAIL - BLACK
8LB	PREFINISHED EXTERIOR LOUVER TO MATCH ADJACENT EXTERIOR WALL MATERIAL
8SA	ALUMINUM STOREFRONT SYSTEM - BLACK
8WVA	VINYL WINDOW UNIT TYPE A - BLACK
22B	PREFINISHED SCUPPER AND/OR DOWNSPOUT - BLACK

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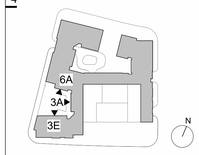

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Date
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Drawing
EXTERIOR ELEVATIONS

A4.02

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EXTERIOR MATERIAL SCHEDULE

MATERIAL	KEYNOTE	COLOR	MANUFACTURER	MODEL NUMBER	NOTES
BRICK & MASONRY	**NEW**				
Brick Veneer Type A - Light	4BA	Alaska - Dart-tex	Belden		
Brick Veneer Type B - Medium	4BB	Oyster Bay Matt Clear	Watsontown		
Brick Veneer Type C - Dark	4BC	Ravenswood	Endicott		
Brick Veneer Type D - Brown	4BD	Coppertone	Taylor		
Ground Face Block Type A	4CA	GR 670 H	Hagerstown Block Company		Ground face
MORTAR					
Mortar Type A (Brick Veneer A)		White	Argos		
Mortar Type B (Brick Veneer B)		Khaki	Argos		
Mortar Type C (Brick Veneer C)		Charcoal	Argos		
Mortar Type D (Brick Veneer D)		Lite Beige	Argos		
METAL PANEL					
Metal Panel Type A - Charcoal	7MA	Dusty Charcoal II	Alucobond	EasyFix	
Metal Panel Type B - Black	7MB	Focus Black II	Alucobond	EasyFix	
CEMENTITOUS PANEL					
Fiber Cement Panel Type A - Medium	7PA	Sherwin Williams - SW 7067 Cityscape	James Hardie		Field Painted w/ Alum Reveal Trim
Fiber Cement Panel Type B - Dark	7PB	Sherwin Williams - SW 7674 Peppercorn	James Hardie		Field Painted w/ Alum Reveal Trim
Fiber Cement Panel Type C - Black	7PC	Sherwin Williams - SW 6258 Tricorn Black	James Hardie		Field Painted w/ Alum Reveal Trim
Fiber Cement Siding Type A - Wood Look	7LA	Cedar	Nichiha		Prefinished w/ Alum Reveal Trim
Fiber Cement Siding Type B - Light	7LB	Sherwin Williams - SW 7658 Gray Clouds	James Hardie		Field Painted w/ Alum Reveal Trim
Fiber Cement Siding Type C - Dark	7LC	Sherwin Williams - SW 7674 Peppercorn	James Hardie		Field Painted w/ Alum Reveal Trim
WINDOWS/DOORS					
Storefront Type A - Black	8SA	Black	Kawneer	Trifab VG 451 / 451T	
Vinyl Window Type A - Black	8WVA	Black	VPI	Endurance/Envision Series	
GLAZING					
Glazing Type A	GLA	Clear	Vitro	Solarban 60 (2) + Clear	
Glazing Type B	GLB	Spandrel	Vitro	Clear + Solarban 60 + Lexus Gray 3-4424	
GARAGE SCREEN					
Screen Type 1	8.04	Varies	Longboard	Link & Lock HD	Varying size and color
BALCONY/RAILINGS					
Railing Type 1	5R1	Black	Fairway	2"x2" Woven Metal Mesh	
MISC. METAL					
Soffit Type 1	ST1	Dark Fir	Longboard	6" V-Groove Plank	
Soffit Type 1 Alternate		*Vintagewood - Cedar*	*Nichiha*	*Wall Panel Soffit*	
Prefinished Metal Cornice	7BA	Black			

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Drawing
EXTERIOR FINISH SCHEDULE

A9.30

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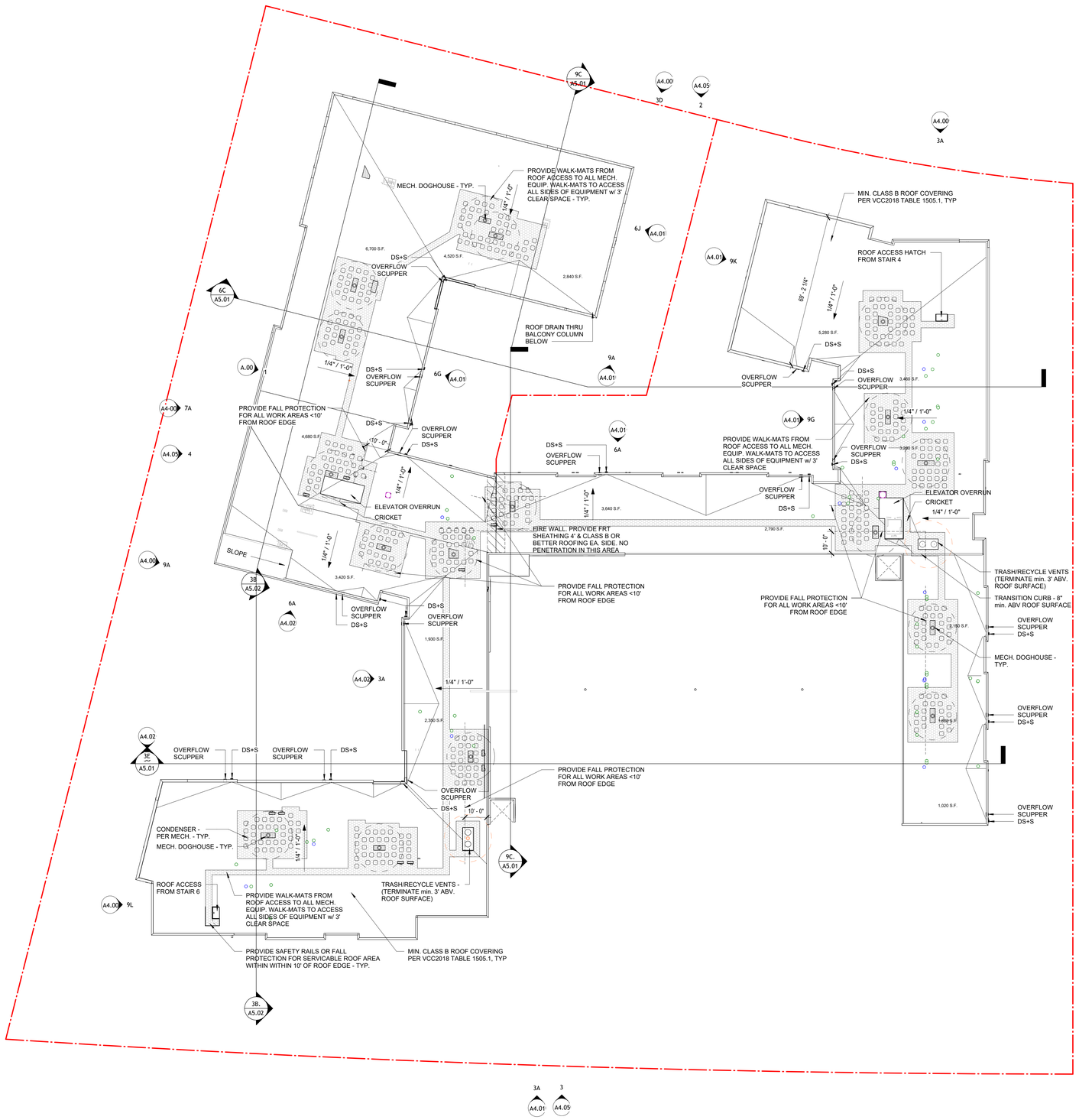
GENERAL NOTES - OVERALL PLANS

1. DO NOT SCALE DRAWINGS.
2. EXTERIOR DIMENSIONS INDICATED TO MAIN GRID LINE, TO FACE OF BRICK, CONCRETE, CMU OR STUD AS APPLICABLE.
3. INTERIOR DIMENSIONS INDICATED TO CENTERLINE OF CORRIDORS,FACE OF STUD AND MASONRY AS APPLICABLE.
4. SEE 1/8" PARTIAL PLANS FOR MORE DETAILED EXTERIOR DIMENSIONS,WALL, WINDOW AND DOOR TYPES.
5. SEE 1/4" SCALE A6 SERIES FOR INTERIOR DWELLING UNIT DIMENSIONS.
6. REFER TO A0.21 THRU A0.23 SHEETS FOR FLOOR/CEILING, ROOF AND WALL ASSEMBLIES
7. SEE A9 SERIES SHEETS FOR DOOR AND WINDOW SCHEDULES.
8. REFER TO SHEET A0.11 AND A0.12 FOR ACCESSIBLE DESIGN STANDARDS.
9. "CJ" DENOTES CONTROL JOINT. CONTROL JOINT SPACING NOT TO EXCEED 30'-0" IN CEILING AND WALLS. WHERE CORRIDOR LENGTH IS LESS THAN 30'-0", CONTROL JOINT IS NOT REQUIRED.
10. OBJECTS MOUNTED ON WALLS, INCLUDING LIGHTING, EMERGENCY ALARMS, FIRE EXTINGUISHERS, ETC. ARE NOT TO PROTRUDE MORE THAN 4" FROM THE FACE OF WALL WHEN LOCATED BETWEEN 27" AND 80" A.F.F.
11. EXTEND ALL FIRE-RATED PARTITIONS TO CONSTRUCTION ABOVE AS REQUIRED BY CODE AND SEAL WITH APPROVED FIRESTOPPING MATERIALS. SEAL ALL PENETRATIONS OF FIRE RATED ASSEMBLIES WITH APPROVED FIRE STOPPING MATERIALS.
12. CONTRACTOR IS RESPONSIBLE FOR ALL ACCESSORIES INCLUDING STIFFENERS, BACKUP PLATES, SUPPORTING BRACKETS, BLOCKING, ETC., AS MAY BE NECESSARY TO MAKE THE WORK WHOLE AND COMPLETE.
13. REFER TO LANDSCAPE DRAWINGS FOR SITE WALLS, EXTERIOR RAMPS AND STAIRS, AND EXTERIOR PATIOS.
14. GARAGE PAINT NOTES:
    i. GARAGE COLUMNS ALONG DRIVE AISLE TO BE PAINTED WITH 4" BAND CENTERED AT 6' AFF. REFER TO SCHEDULE FOR COLORS
    ii. GARAGE WALLS AND ELEVATOR CORES AND ADJOINING WALLS TO BE PAINTED. REFER TO SCHEDULE FOR COLORS
15. PROVIDE "NO SMOKING" SIGNAGE ADJACENT TO BUILDING ENTRIES, AIR INTAKES, AND OPERABLE WINDOWS. SIGNAGE TO BE DESIGNED AND PROVIDED BY OWNER'S VENDOR.



B9 | ROOF

0.01 | A2.09 | 3/64" = 1'-0"

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ROOF - OVERALL PLAN

A2.09

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PLANT SCHEDULE (REQUIRED)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	R-CAOV	9	CARYA OVATA / SHAGBARK HICKORY
	R-GIBI	3	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE
	R-GLTR	1	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST
	R-LISR	2	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM
	R-QUCO	5	QUERCUS COCCINEA 'SPLENDENS' / SPLENDENS SCARLET OAK
	R-SANI	1	SALIX NIGRA / BLACK WILLOW
EVERGREEN TREES			
	R-ILOP	10	ILEX OPACA 'CARDINAL' / CARDINAL AMERICAN HOLLY
	R-THGG	12	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE
ORNAMENTAL TREES			
	R-BENI	4	BETULA NIGRA 'DURAHEAT' / RIVER BIRCH SINGLE-TRUNK
	R-BEPA	7	BETULA PAPYRIFERA `CHICKADEE` / CHICKADEE PAPER BIRCH
	R-HAHA	2	HAMAMELIS VIRGINIANA 'HARVEST MOON' / HARVEST MOON WITCH HAZEL
STREET TREES			
	R-GYDI	3	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE
	R-LIST	6	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM
	R-PLOC	6	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	R-QUBI	3	QUERCUS BICOLOR / SWAMP WHITE OAK
	R-QUPA	4	QUERCUS PALUSTRIS / PIN OAK
	R-TIAM	5	TILIA AMERICANA 'BAILYARD' / FRONTYARD® AMERICAN LINDEN
DECIDUOUS SHRUBS			
	R-RUAR	16	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
EVERGREEN SHRUBS			
	R-DICG	34	DISTYLIUM X 'CINNAMIN GIRL" / CINNAMON GIRL DISTYLIUM

SECURITY FOR REQUIRED LANDSCAPING				
TYPE OF MATERIALS	QUANTITY	AMOUNT OF SECURITY		
CANOPY TREES	48	$150 PER CALIPER INCH	48 X 2 X $150	$14,400
ORNAMENTAL TREES	13	2 INCH CALIPER OR LESS - $200	13 X $200	$2,600
EVERGREEN TREES	22	$240 PER TREE 6 FEET IN HEIGHT	22 X $240	$5,280
SHRUB	52	$30 PER SHRUB	52 X $30	$1,560
			TOTAL	$23,840

NOTE:
1. SEE COVER SHEET FOR FULL CASH ESCROW TABULATION TABLE
2. SEE L703 FOR FULL PLANTING SCHEDULE
3. IF UTILITY CONFLICTS ARE FOUND PRIOR TO OR DURING CONSTRUCTION, RELOCATE ANY EXISTING AND PROPOSED UTILITIES AS NEEDED TO ENSURE PROPOSED TREES ARE INSTALLED AS SHOWN ON THE LANDSCAPE SHEETS.

LandDesign.
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ALEXANDRIA, VA 22314
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KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
RALPH JOSEPH GIANGRASSO III
Lic. No. 3420
10.10.2024
LANDSCAPE ARCHITECT

PROJECT

555 HERNDON PARKWAY

555 HERNDON, LLC (FAIRFIELD RESIDENTIAL)

555 HERNDON PARKWAY

TOWN OF HERNDON, VA

LANDDESIGN PROJ.#
2023080

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	09/22/2023
2	50% DD	10/16/2023
3	100% DD	12/15/2023
4	SITE PLAN 2ND SUB.	12/15/2023
5	50% CD	02/02/2024
6	SITE PLAN 3RD SUB.	03/15/2024
7	90% CD / GMP SET	03/22/2024
8	SITE PLAN 4TH SUB.	05/24/2024
9	SITE PLAN 5TH SUB.	07/25/2024
10	SITE PLAN 6TH SUB.	09/04/2024
11	SIGNATURE SET SUB.	10/10/2024

DESIGNED BY: KG, ML
DRAWN BY: TB, ML, JC, AC
CHECKED BY: KG, TB

SCALE
VERT: N/A
HORZ: 1"=30'
0 15' 30' 60'

NORTH

SHEET TITLE

REQUIRED PLANTING PLAN

SHEET NUMBER

L110

REFERENCE NOTES

SYMBOL	LIGHTING & ELECTRICAL DESCRIPTION	DETAIL
L-02	POLE LIGHT 01 (STREETSCAPE)	1/L660

SYMBOL	PAVING & CURBS DESCRIPTION	DETAIL
P-01C	CONCRETE PAVING (PEDESTRIAN) - NATURAL	1/L600
P-02B	CONCRETE PAVING (PEDESTRIAN) - TAN 02	1/L600
P-03B	CONCRETE PAVING (PEDESTRIAN) - BANDING DARK	1/L600
P-04B	UNIT PAVER (PEDESTRIAN) - FIELD	3/L600
P-06	CONCRETE PAVING (PEDESTRIAN) - BANDING LIGHT	7/L600
P-07	UNIT PAVER (PEDESTRIAN) -STREET	3/L600
P-08	STAMPED CONCRETE - CROSSING	2/L600
P-14	MOTIF PAVER	5/L601
P-16	CROSSWALK TREATMENT	6/L601

SYMBOL	RAILINGS & FENCES DESCRIPTION	DETAIL
R-06	HANDRAIL	
R-11	METAL FENCE	5/L620
R-12	TREE PROTECTION FENCE	6/L620

SYMBOL	FURNISHINGS DESCRIPTION	DETAIL
SF-01A	RECEPTACLE 01A - TRASH	1/L640
SF-01B	RECEPTACLE 01B- RECYCLING	1/L640
SF-04	BIKE RACK	3/L640
SF-15	BENCH 02	1/L642

SYMBOL	WALLS & STAIRS DESCRIPTION	DETAIL
W-05	RETAINING WALL 01 - BELOW GRADE STOOP	2/L670
W-05A	STAIRS - BELOW GRADE STOOP	2/L670
W-06	RETAINING WALL 02 - ABOVE GRADE STOOP	3/L670
W-06A	STAIRS - ABOVE GRADE STOOP	3/L670

NOTES:

1. GREEN HATCHED AREAS REPRESENT PLANT BED AREAS THAT MAY CONSIST OF GROUNDCOVER, GRASSES, PERENNIALS, EVERGREEN AND DECIDUOUS SHRUBS, AND EVERGREEN, ORNAMENTAL AND DECIDUOUS TREES. SEE L110, L250, L260, L350, L360, L430, L530, AND L703 FOR PLANTING PLANS AND SCHEDULE. REFER TO L240, L340, L420 AND L520 FOR IRRIGATION AREA.
2. SEE L110 FOR REQUIRED PLANT AS PART OF THE TOWN OF HERNDON SITE PLAN SUBMISSION.
3. MOVEABLE SITE FURNISHINGS SHOWN ON PLANS AND PERSPECTIVES ARE FOR REFERENCE ONLY AND SHALL BE SELECTED BY THE INTERIOR DESIGNER.

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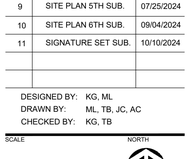
KEY MAP

SEAL



PROJECT

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DESIGNED BY: KG, ML
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CHECKED BY: KG, TB

SCALE

NORTH

VERT: N/A
HORZ: 1"=30'

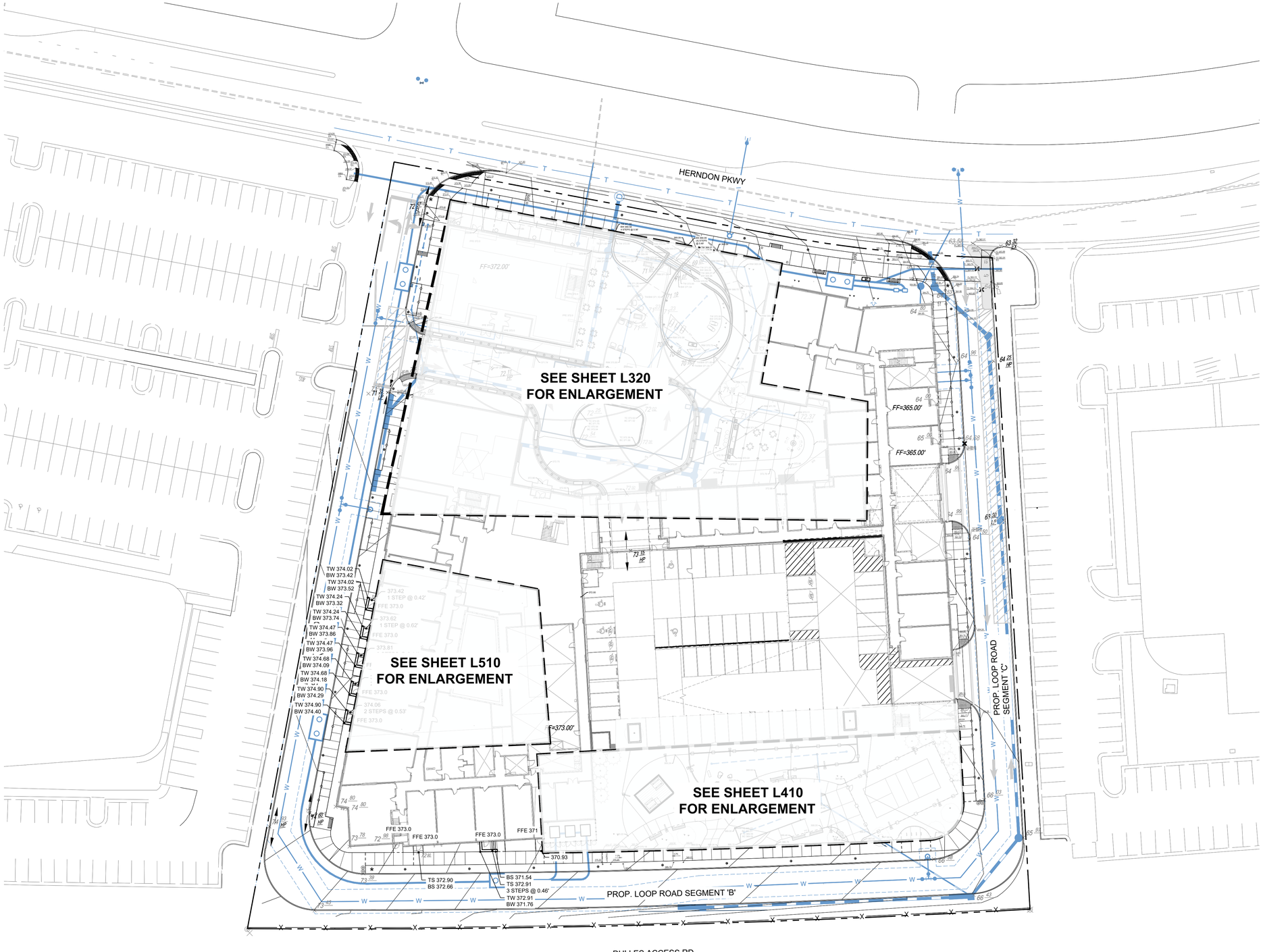
0 15' 30' 60'

SHEET TITLE

MATERIALS PLAN - STREETSCAPE

SHEET NUMBER

L210



GRADING LEGEND

XXX.XX	SPOT ELEVATION
TW XXX.XX	TOP OF WALL
BW XXX.XX	BOTTOM OF WALL
TC XXX.XX	TOP OF CURB
BC XXX.XX	BOTTOM OF CURB
TF XXX.XX	TOP OF FENCE
BE/ME XXX.XX	CIVIL SPOT ELEVATIONS IS ITALICIZED AND SHOWN FOR REFERNCE PURPOSES ONLY; SEE CIVIL DWGS
X.X%	PERCENT SLOPE
	FLUSH
(109)	PROPOSED GRADING
(99)	EXISTING GRADING
[ ]	GRADING SPOTS FROM CIVIL ENGINEERING DRAWINGS

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KEY MAP

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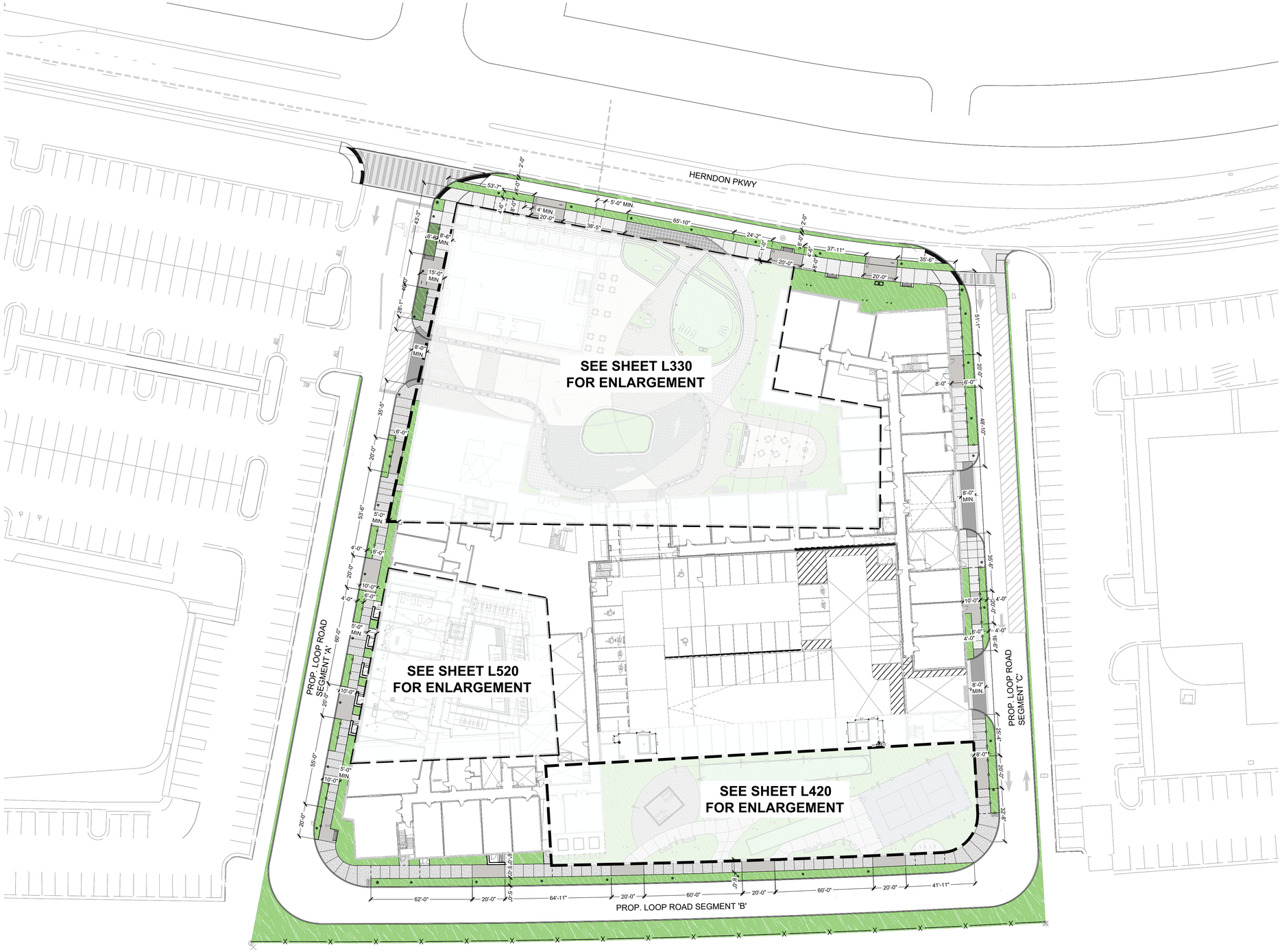
0 15' 30' 60'

SHEET TITLE

GRADING PLAN - STREETSCAPE

SHEET NUMBER

L220



LAYOUT LEGEND

- X'-X" — DIMENSION
- ALIGN — ALIGN, ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE
- ℄ — CENTERLINE
- BASELINE L1, DEFINED ALONG CENTERLINE OF DOORWAY OR EDGE OF CURB

LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
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KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
RALPH JOSEPH GIANGRASPI III
Lic. No. 3420
10.10.2024
LANDSCAPE ARCHITECT

PROJECT

555 HERNDON PARKWAY

555 HERNDON, LLC (FAIRFIELD RESIDENTIAL)

555 HERNDON PARKWAY

TOWN OF HERNDON, VA

LANDDESIGN PROJ.#

2023080

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	09/22/2023
2	50% DD	10/16/2023
3	100% DD	12/15/2023
4	SITE PLAN 2ND SUB.	12/15/2023
5	50% CD	02/02/2024
6	SITE PLAN 3RD SUB.	03/15/2024
7	90% CD / GMP SET	03/22/2024
8	SITE PLAN 4TH SUB.	05/24/2024
9	SITE PLAN 5TH SUB.	07/25/2024
10	SITE PLAN 6TH SUB.	09/04/2024
11	SIGNATURE SET SUB.	10/10/2024

DESIGNED BY: KG, ML
DRAWN BY: ML, TB, JC, AC
CHECKED BY: KG, TB

SCALE

VERT: N/A
HORZ: 1"=30'

0 15' 30' 60'

NORTH

SHEET TITLE

LAYOUT PLAN - STREETSCAPE

SHEET NUMBER

L230

PLANT LEGEND STREETSCAPE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	CLAL	CLETHRA ALNIFOLIA / SUMMERSWEET
	COSF	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD
	HYQU	HYDRANGEA QUERCIFOLIA `MUNCHKIN` / MUNCHKIN OAKLEAF HYDRANGEA
	RUAR	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	R-RUAR	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
EVERGREEN SHRUBS		
	DICG	DISTYLIUM X 'CINNAMIN GIRL" / CINNAMON GIRL DISTYLIUM
	R-DICG	DISTYLIUM X 'CINNAMIN GIRL" / CINNAMON GIRL DISTYLIUM
	ILGG	ILEX GLABRA `GEM BOX` / GEMBOX
	ILGL	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	PRLA	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL
GROUND COVERS		
	ASAR	ASTILBE X ARENDSII 'RED SENTINEL' / RED SENTINEL ASTILBE
	ERSP	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS
	GAPR	GAULTHERIA PROCUMBENS / WINTERGREEN
	JUBH	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER
	MUCA	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
	PAVI	PANICUM VIRGATUM 'WARRIOR' / WARRIOR SWITCH GRASS
	PEAL	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS
	RUAM	RUDBECKIA AMPLEXICAULIS / BLACK-EYED SUSAN
	TICO	TIARELLA CORDIFOLIA 'IRON BUTTERFLY' / IRON BUTTERFLY FOAMFLOWER
SOD/SEED		
	SOD	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS

NOTES: REFER TO L703 FOR FULL PLANT SCHEDULE.

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11	SIGNATURE SET SUB.	10/10/2024

DESIGNED BY: KG, ML
DRAWN BY: ML, TB, JC, AC
CHECKED BY: KG, TB

SCALE
VERT: N/A
HORZ: 1"=30'
0 15' 30' 60'

NORTH

SHEET TITLE
UNDERSTORY PLAN - STREETSCAPE

SHEET NUMBER
L260

CONCRETE COLOR LEGEND		
COLOR&FINISH 1	ADOBE COLOR	BROOM FINISH
COLOR&FINISH 2	ADOBE COLOR	MEDIUM SANDBLASTED FINISH
COLOR&FINISH 3	GRAPHITE COLOR	BROOM FINISH
COLOR&FINISH 4	DARK GREY TO MATCH P-04B PAVER	MEDIUM SANDBLASTED FINISH
COLOR&FINISH 5	NATURAL GREY	BROOM FINISH

NOTES:

1. GREEN HATCHED AREAS REPRESENT PLANT BED AREAS THAT MAY CONSIST OF GROUNDCOVER, GRASSES, PERENNIALS, EVERGREEN AND DECIDUOUS SHRUBS, AND EVERGREEN, ORNAMENTAL AND DECIDUOUS TREES. SEE L110, L250, L260, L350, L360, L430, L530, AND L703 FOR PLANTING PLANS AND SCHEDULE. REFER TO L240, L340, L420 AND L520 FOR IRRIGATION AREA.
2. SEE L110 FOR REQUIRED PLANT AS PART OF THE TOWN OF HERNDON SITE PLAN SUBMISSION.
3. MOVEABLE SITE FURNISHINGS SHOWN ON PLANS AND PERSPECTIVES ARE FOR REFERENCE ONLY AND SHALL BE SELECTED BY THE INTERIOR DESIGNER.

REFERENCE NOTES SCHEDULE

SYMBOL	CUSTOM DESCRIPTION	DETAIL
C-01	GRILL ENCLOSURE (DOUBLE)	1/L650

SYMBOL	DRAINAGE DESCRIPTION	DETAIL
D-01	PLANTER DRAIN	1/L610
D-02	AREA DRAIN	2/L610
D-03	TRENCH DRAIN	3/L610

SYMBOL	LIGHTING & ELECTRICAL DESCRIPTION	DETAIL
L-01	PLANTER WALL LIGHT	1/L660
L-03	POLE LIGHT 03 (PARK)	1/L660
L-05A	BOLLARD LIGHT (PLAZA)	2/L660
L-05B	BOLLARD (PLAZA)	2/L660
L-06	STRING LIGHTS (PLAZA)	1/L666
L-08	TREE UPLIGHT	3/L660

SYMBOL	PAVING & CURBS DESCRIPTION	DETAIL
P-01A	CONCRETE PAVING (VEHICULAR) - TAN 01	2/L600
P-01B	CONCRETE PAVING (PEDESTRIAN) - TAN 01	1/L600
P-01C	CONCRETE PAVING (PEDESTRIAN) - NATURAL	1/L600
P-02A	CONCRETE PAVING (VEHICULAR) - TAN 02	2/L600
P-02B	CONCRETE PAVING (PEDESTRIAN) - TAN 02	1/L600
P-03A	CONCRETE PAVING (VEHICULAR) - BANDING DARK	2/L600
P-03B	CONCRETE PAVING (PEDESTRIAN) - BANDING DARK	1/L600
P-04A	CONCRETE PAVING (VEHICULAR) - FIELD	2/L600
P-04B	UNIT PAVER (PEDESTRIAN) - FIELD	3/L600
P-06	CONCRETE PAVING (PEDESTRIAN) - BANDING LIGHT	7/L600
P-07	UNIT PAVER (PEDESTRIAN) -STREET	3/L600
P-09	DETECTABLE WARNING STRIP	5/L600
P-10	ARTIFICIAL TURF 01	1/L601
P-15	FLUSH CURB & BANDING	6/L600

SYMBOL	RAILINGS & FENCES DESCRIPTION	DETAIL
R-06	HANDRAIL	
R-07	DECORATIVE WALL GATE	1/L621
R-08	DECORATIVE FENCE	2/L621

SYMBOL		DETAIL
SF-01A	RECEPTACLE 01A - TRASH	1/L640
SF-01B	RECEPTACLE 01B- RECYCLING	1/L640
SF-02	RECEPTACLE 02 - TRASH	2/L640
SF-03	RECEPTACLE 03 - RECYCLING	2/L640
SF-07	FIRE PIT 01	3/L641
SF-14	BENCH 01	4/L641
SF-16	PLANTER POT 01	2/L642
SF-17	PLANTER POT 02	3/L642
SF-18	CHAISE LOUNGE	/

SYMBOL	WALLS & STAIRS DESCRIPTION	DETAIL
W-01	STAIRS	1/L670
W-02	FEATHERED STAIRS	1/L670
W-03	PLANTER WALL	1/L671
W-04	DECORATIVE WALL	1/L654

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Lic. No. 3420
10.10.2024
LANDSCAPE ARCHITECT

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555 HERNDON, LLC (FAIRFIELD RESIDENTIAL)

555 HERNDON PARKWAY

TOWN OF HERNDON, VA

LANDDESIGN PROJ.#
2023080

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11	SIGNATURE SET SUB.	10/10/2024

DESIGNED BY: KG, ML
DRAWN BY: ML, TB, JC, AC
CHECKED BY: KG, TB

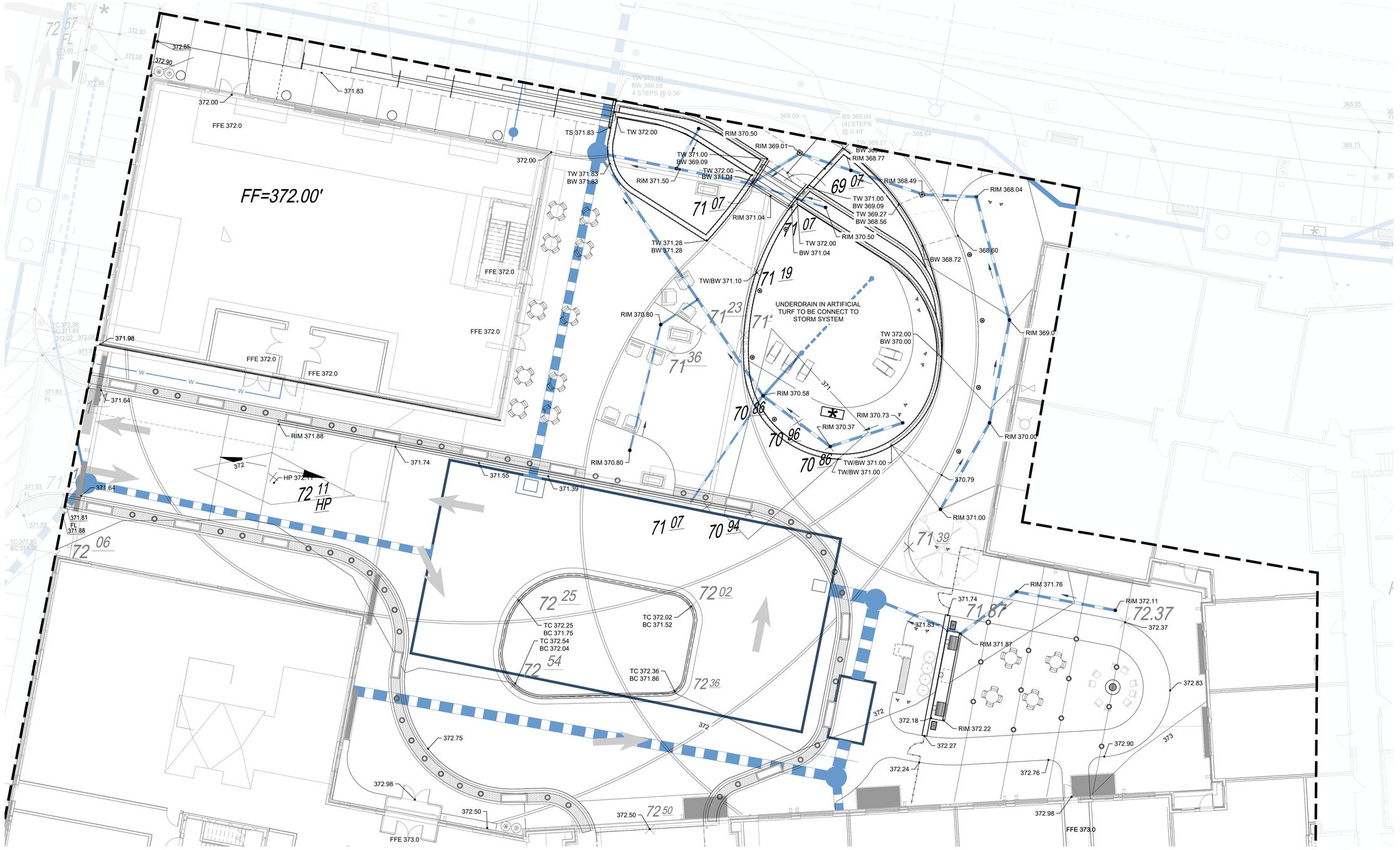
SCALE
NORTH
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

SHEET TITLE

MATERIALS PLAN - PUBLIC PLAZA

SHEET NUMBER

L310



GRADING LEGEND

•— XXX.XX	SPOT ELEVATION	X.X% →	PERCENT SLOPE
TW XXX.XX	TOP OF WALL	↕ ↕	FLUSH
BW XXX.XX	BOTTOM OF WALL	—(109)—	PROPOSED GRADING
TC XXX.XX	TOP OF CURB	- - -(99)- - -	EXISTING GRADING
BC XXX.XX	BOTTOM OF CURB	[ ]	GRADING SPOTS FROM CIVIL ENGINEERING DRAWINGS
TF XXX.XX	TOP OF FENCE		
BE/ME XXX.XX	CIVIL SPOT ELEVATIONS IS ITALICIZED AND SHOWN FOR REFERNCE PURPOSES ONLY; SEE CIVIL DWGS		

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DRAWN BY: ML, TB, JC, AC
CHECKED BY: KG, TB

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

NORTH

SHEET TITLE

GRADING PLAN - PUBLIC PLAZA

SHEET NUMBER

L320

PLANT LEGEND PUBLIC PLAZA

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	R-GIBI	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE
	R-LISR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM
EVERGREEN TREES		
	JUVI	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR
ORNAMENTAL TREES		
	R-BEPA	BETULA PAPYRIFERA `CHICKADEE` / CHICKADEE PAPER BIRCH
	R-HAHA	HAMAMELIS VIRGINIANA 'HARVEST MOON' / HARVEST MOON WITCH HAZEL

NOTES: REFER TO L703 FOR FULL PLANT SCHEDULE.

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KEY MAP

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11	SIGNATURE SET SUB.	10/10/2024

DESIGNED BY: KG, ML
DRAWN BY: ML, TB, JC, AC
CHECKED BY: KG, TB

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

NORTH

SHEET TITLE

CANOPY PLAN - PUBLIC PLAZA

SHEET NUMBER

L350

PLANT LEGEND PUBLIC PLAZA

SYMBOL CODE BOTANICAL / COMMON NAME

DECIDUOUS SHRUBS

CODE	BOTANICAL / COMMON NAME
COSF	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD
HAVE	HAMAMELIS VERNALIS 'WOODLAND JOY' / WOODLAND JOY VERNAL WITCHHAZEL
HYQU	HYDRANGEA QUERCIFOLIA `MUNCHKIN` / MUNCHKIN OAKLEAF HYDRANGEA

EVERGREEN SHRUBS

CODE	BOTANICAL / COMMON NAME
DICG	DISTYLIUM X 'CINNAMIN GIRL" / CINNAMON GIRL DISTYLIUM
ILGG	ILEX GLABRA `GEM BOX` / GEMBOX
ILGL	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
PRLA	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL

VINES

CODE	BOTANICAL / COMMON NAME
HEHE	HEDERA HELIX / ENGLISH IVY
HYAN	HYDRANGEA ANOMALA / CLIMBING HYDRANGEA
PAQU	PARTHENOCISSUS QUINQUEFOLIA / VIRGINA CREEPER

GROUND COVERS

CODE	BOTANICAL / COMMON NAME
ASAR	ASTILBE X ARENDSII 'RED SENTINEL' / RED SENTINEL ASTILBE
DRMA	DRYOPTERIS MARGINALIS / MARGINAL SHIELD FERN
ERSP	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS
JUBH	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER
MUCA	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PAVI	PANICUM VIRGATUM 'WARRIOR' / WARRIOR SWITCH GRASS
RUAM	RUDBECKIA AMPLEXICAULIS / BLACK-EYED SUSAN
TICO	TIARELLA CORDIFOLIA 'IRON BUTTERFLY' / IRON BUTTERFLY FOAMFLOWER

NOTES: REFER TO L703 FOR FULL PLANT SCHEDULE.

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DESIGNED BY: KG, ML
DRAWN BY: ML, TB, JC, AC
CHECKED BY: KG, TB

SCALE NORTH
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

SHEET TITLE

UNDERSTORY PLAN - PUBLIC PLAZA

SHEET NUMBER

L360

REFERENCE NOTES SCHEDULE

SYMBOL	CUSTOM DESCRIPTION	DETAIL
C-02	PAVILION	1/L653

SYMBOL	LIGHTING & ELECTRICAL DESCRIPTION	DETAIL
L-04	POLE LIGHT 03 (PARK)	1/L660
L-08	TREE UPLIGHT	3/L660

SYMBOL	PAVING & CURBS DESCRIPTION	DETAIL
P-01C	CONCRETE PAVING (PEDESTRIAN) - NATURAL	1/L600
P-10	ARTIFICIAL TURF 01	1/L601
P-11	ARTIFICIAL TURF 02	2/L601
P-12	DECOMPOSED GRANITE	3/L601
P-13	PICKLEBALL COURT	4/L601

SYMBOL	RAILINGS & FENCES DESCRIPTION	DETAIL
R-01	DOG PARK FENCE	1/L620
R-02	DOG PARK FENCE - LOW	2/L620
R-03	DOG PARK GATE	3/L620
R-04	PICKLE BALL COURT FENCE	4/L620
R-05	PICKLE BALL COURT FENCE GATE	4/L620
R-09	DECORATIVE SCREEN (TRANSFORMER)	3/L621
R-10	DECORATIVE SCREEN GATE (TRANSFORMER)	4/L621

SYMBOL	FURNISHINGS DESCRIPTION	DETAIL
SF-01A	RECEPTACLE 01A - TRASH	1/L640
SF-01B	RECEPTACLE 01B- RECYCLING	1/L640
SF-04	BIKE RACK	3/L640
SF-05	PET WASTE RECEPTACLE	1/L641
SF-06	DOG WATER FOUNTAIN	2/L641
SF-09	PICKLE BALL NET	
SF-10	DOG STEPPING STONES	
SF-11	DOG HILL EQUIPMENT	
SF-13	PICNIC TABLE	
SF-14	BENCH 01	4/L641

SYMBOL	WALLS & STAIRS DESCRIPTION	DETAIL
W-304	METAL PLANTER WALL 04 ON STRUCTURE	4/L702

NOTES:

1. GREEN HATCHED AREAS REPRESENT PLANT BED AREAS THAT MAY CONSIST OF GROUNDCOVER, GRASSES, PERENNIALS, EVERGREEN AND DECIDUOUS SHRUBS, AND EVERGREEN, ORNAMENTAL AND DECIDUOUS TREES. SEE L110, L250, L260, L350, L360, L430, L530, AND L703 FOR PLANTING PLANS AND SCHEDULE. REFER TO L240, L340, L420 AND L520 FOR IRRIGATION AREA.
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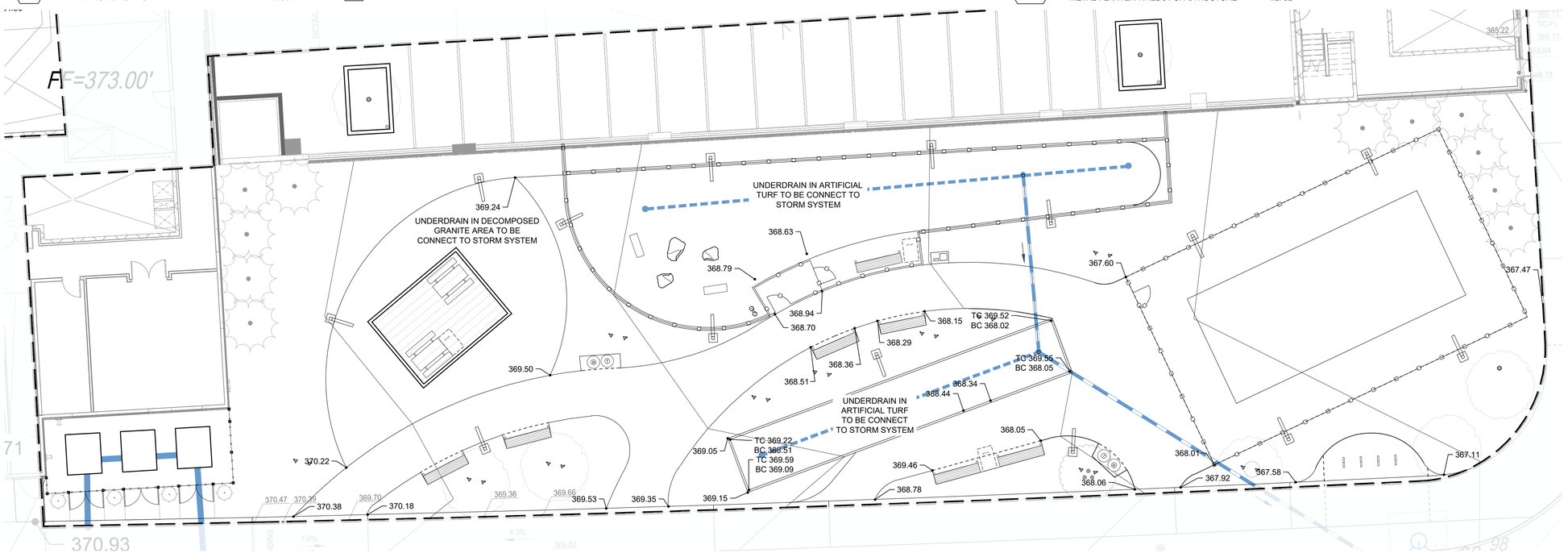

GRADING LEGEND

•—— XXX.XX	SPOT ELEVATION
TW XXX.XX	TOP OF WALL
BW XXX.XX	BOTTOM OF WALL
TC XXX.XX	TOP OF CURB
BC XXX.XX	BOTTOM OF CURB
TF XXX.XX	TOP OF FENCE
BE/ME XXX.XX	CIVIL SPOT ELEVATIONS IS ITALICIZED AND SHOWN FOR REFERNCE PURPOSES ONLY; SEE CIVIL DWGS
X.X%	PERCENT SLOPE
↕ ↕	FLUSH
—(109)—	PROPOSED GRADING
- - - -(99)- - - -	EXISTING GRADING
[ ]	GRADING SPOTS FROM CIVIL ENGINEERING DRAWINGS

LandDesign.
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11	SIGNATURE SET SUB.	10/10/2024

DESIGNED BY: KG, ML
DRAWN BY: ML, TB, JC, AC
CHECKED BY: KG, TB

SCALE

NORTH

VERT: N/A
HORZ: 1"=10'

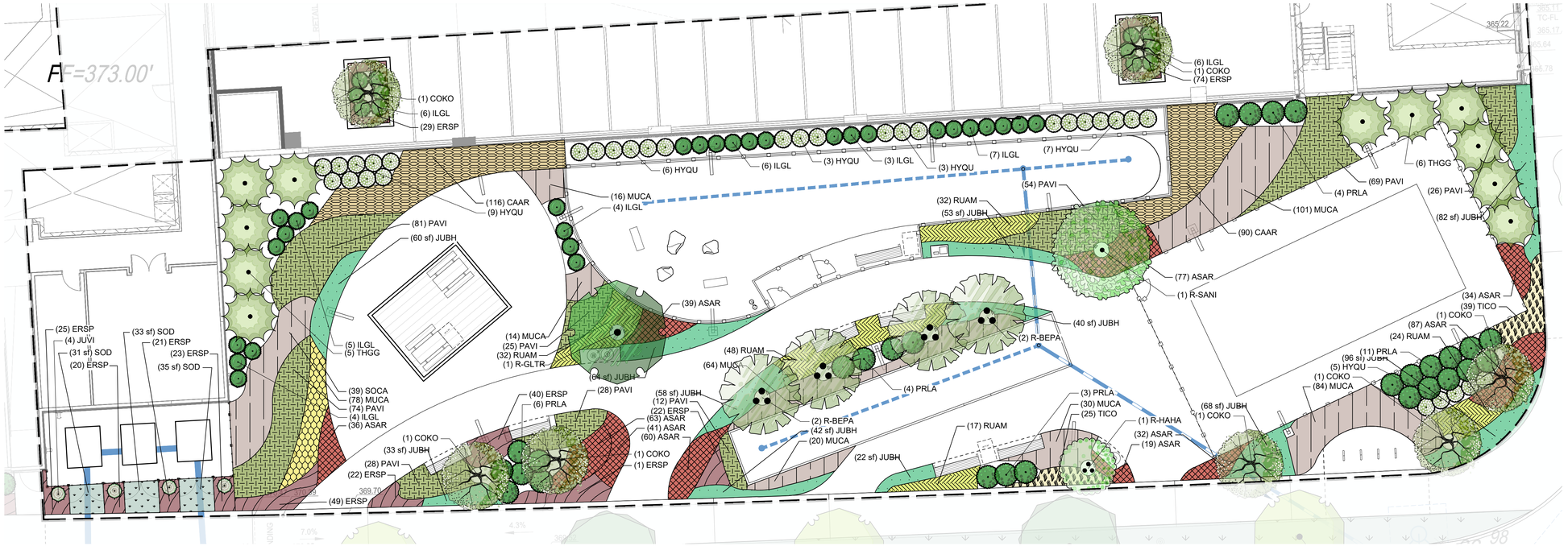
0 5' 10' 20'

SHEET TITLE

MATERIALS & GRADING PLAN - PUBLIC PARK

SHEET NUMBER

L410



PLANT LEGEND INTERIM PARK

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	R-GLTR	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST
	R-SANI	SALIX NIGRA / BLACK WILLOW
EVERGREEN TREES		
	JUVI	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR
	THGG	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE
ORNAMENTAL TREES		
	R-BEPA	BETULA PAPYRIFERA `CHICKADEE` / CHICKADEE PAPER BIRCH
	COKO	CORNUS KOUSA 'SILVERBELL' / SILVERBELL KOUSA DOGWOOD
	R-HAHA	HAMAMELIS VIRGINIANA 'HARVEST MOON' / HARVEST MOON WITCH HAZEL
DECIDUOUS SHRUBS		
	HYQU	HYDRANGEA QUERCIFOLIA `MUNCHKIN` / MUNCHKIN OAKLEAF HYDRANGEA
EVERGREEN SHRUBS		
	ILGL	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	PRLA	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL

GROUND COVERS		
	ASAR	ASTILBE X ARENDSII 'RED SENTINEL' / RED SENTINEL ASTILBE
	CAAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
	ERSP	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS
	JUBH	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER
	MUCA	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
	PAVI	PANICUM VIRGATUM 'WARRIOR' / WARRIOR SWITCH GRASS
	RUAM	RUDBECKIA AMPLEXICAULIS / BLACK-EYED SUSAN
	SOCA	SOLIDAGO CANADENSIS 'BABY GOLD' / BABY GOLD GOLDENROD
	TICO	TIARELLA CORDIFOLIA 'IRON BUTTERFLY' / IRON BUTTERFLY FOAMFLOWER
SOD/SEED		
	SOD	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS

NOTES: REFER TO L703 FOR FULL PLANT SCHEDULE.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
RALPH JOSEPH GIANGRASSO III
Lic. No. 3420
10.10.2024
LANDSCAPE ARCHITECT

PROJECT

555 HERNDON PARKWAY

555 HERNDON, LLC (FAIRFIELD RESIDENTIAL)

555 HERNDON PARKWAY

TOWN OF HERNDON, VA

LANDDESIGN PROJ.#
2023080

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	09/22/2023
2	50% DD	10/16/2023
3	100% DD	12/15/2023
4	SITE PLAN 2ND SUB.	12/15/2023
5	50% CD	02/02/2024
6	SITE PLAN 3RD SUB.	03/15/2024
7	90% CD / GMP SET	03/22/2024
8	SITE PLAN 4TH SUB.	05/24/2024
9	SITE PLAN 5TH SUB.	07/25/2024
10	SITE PLAN 6TH SUB.	09/04/2024
11	SIGNATURE SET SUB.	10/10/2024

DESIGNED BY: KG, ML
DRAWN BY: ML, TB, JC, AC
CHECKED BY: KG, TB

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

NORTH

SHEET TITLE
PLANTING PLAN - PUBLIC PARK

SHEET NUMBER
L430

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	REMARKS
DECIDUOUS TREES							
	R-CAOV	9	CARYA OVATA / SHAGBARK HICKORY	B & B	2" MIN		
	R-GIBI	3	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	B & B	2" MIN		STRONG CENTRAL LEADER
	R-GLTR	1	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	B & B	2" MIN		
	R-LISR	3	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM	B & B	3" - 3.5"		
	R-QUCO	5	QUERCUS COCCINEA 'SPLENDENS' / SPLENDENS SCARLET OAK	B & B	2" MIN		
	R-SANI	1	SALIX NIGRA / BLACK WILLOW	B & B	2" MIN		STRONG CENTRAL LEADER
EVERGREEN TREES							
	R-ILOP	10	ILEX OPACA 'CARDINAL' / CARDINAL AMERICAN HOLLY	B & B		8` - 10`	
	JUVI	8	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	B & B		6` MIN	
	THGG	11	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B		6` MIN	
	R-THGG	12	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B		6` MIN	
ORNAMENTAL TREES							
	R-BENI	4	BETULA NIGRA 'DURAHEAT' / RIVER BIRCH SINGLE-TRUNK	B & B	2" MIN	8` - 10`	SINGLE STRONG LEADER
	R-BEPA	7	BETULA PAPYRIFERA `CHICKADEE` / CHICKADEE PAPER BIRCH	B & B	2"-2.5" CAL		
	COKO	8	CORNUS KOUSA 'SILVERBELL' / SILVERBELL KOUSA DOGWOOD	B & B	2"-2.5" CAL		
	COSE	2	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD	B & B	2"-2.5" CAL		
	HAHA	2	HAMAMELIS VIRGINIANA 'HARVEST MOON' / HARVEST MOON WITCH HAZEL	B & B	2"-2.5" CAL		
	R-HAHA	3	HAMAMELIS VIRGINIANA 'HARVEST MOON' / HARVEST MOON WITCH HAZEL	B & B	2"-2.5" CAL		
STREET TREES							
	R-GYDI	3	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2" MIN		STRONG CENTRAL LEADER
	R-LIST	6	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM	B & B	2" MIN		STRONG CENTRAL LEADER
	R-PLOC	6	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2" MIN		STRONG CENTRAL LEADER
	R-QUBI	3	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2" MIN		STRONG CENTRAL LEADER
	R-QUPA	4	QUERCUS PALUSTRIS / PIN OAK	B & B	2" MIN		STRONG CENTRAL LEADER
	R-TIAM	5	TILIA AMERICANA 'BAILYARD' / FRONTYARD® AMERICAN LINDEN	B & B	2" MIN		STRONG CENTRAL LEADER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
DECIDUOUS SHRUBS							
	CLAL	4	CLETHRA ALNIFOLIA / SUMMERSWEET	#3	24" - 36"		
	COSF	26	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	#3	18" - 24"		
	HAVE	12	HAMAMELIS VERNALIS 'WOODLAND JOY' / WOODLAND JOY VERNAL WITCHHAZEL	#5	24" - 36"		
	HYQU	134	HYDRANGEA QUERCIFOLIA `MUNCHKIN` / MUNCHKIN OAKLEAF HYDRANGEA	#3	18" - 24"		
	RUAR	26	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#3		18" - 24"	
	R-RUAR	16	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#3	18" - 24"		
EVERGREEN SHRUBS							
	DICG	32	DISTYLIUM X 'CINNAMIN GIRL" / CINNAMON GIRL DISTYLIUM	#3	18" - 24"		
	R-DICG	34	DISTYLIUM X 'CINNAMIN GIRL" / CINNAMON GIRL DISTYLIUM	#3	18" - 24"		
	ILGG	369	ILEX GLABRA `GEM BOX` / GEMBOX	#3	12" - 15"		
	ILGL	149	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	#3	24" - 36"		
	PRLA	114	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	#5	36" - 48"		
VINES							
	HEHE	6	HEDERA HELIX / ENGLISH IVY	#1			
	HYAN	6	HYDRANGEA ANOMALA / CLIMBING HYDRANGEA	#1			
	PAQU	6	PARTHENOCISSUS QUINQUEFOLIA / VIRGINA CREEPER	#1			

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	SPACING	REMARKS
GROUND COVERS								
	ASAR	1,362	ASTILBE X ARENDSII 'RED SENTINEL' / RED SENTINEL ASTILBE	#1			12" o.c.	CLUMP
	CAAR	206	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	#3			18" o.c.	
	CAPE	23	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	#2			15" o.c.	
	DRMA	124	DRYOPTERIS MARGINALIS / MARGINAL SHIELD FERN	#1			15" o.c.	
	ERSP	2,095	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	#1			12" o.c.	
	FEGL	140	FESTUCA GLAUCA / BLUE FESCUE 'ELIJAH BLUE'	#1			12" o.c.	CLUMP
	GAPR	2,134	GAULTHERIA PROCUMBENS / WINTERGREEN	6" POT			12" o.c.	
	HOPA	13	HOSTA X 'PATRIOT' / PATRIOT HOSTA	#2			18" o.c.	
	JUBH	1,078 SF	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER	#1				
	LISP	55	LIRIOPE SPICATA / CREEPING LILYTURF	#1			15" o.c.	
	MISI	67	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	#3			18" o.c.	
	MUCA	809	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	#3			18" o.c.	
	PAVI	951	PANICUM VIRGATUM 'WARRIOR' / WARRIOR SWITCH GRASS	#3			18" o.c.	
	PEAL	174	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	#1			18" o.c.	
	PELB	130	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	#1			12" o.c.	CLUMP
	RUAM	548	RUDBECKIA AMPLEXICAULIS / BLACK-EYED SUSAN	#3			18" o.c.	
	SOCA	39	SOLIDAGO CANADENSIS 'BABY GOLD' / BABY GOLD GOLDENROD	#3			18" o.c.	
	TICO	355	TIARELLA CORDIFOLIA 'IRON BUTTERFLY' / IRON BUTTERFLY FOAMFLOWER	#1			15" o.c.	
SOD/SEED								
	SOD	1,904 SF	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	SOD				

NOTES:
R-XXX TO REPRESENT REQUIRED TREE PER APPROVED DPA.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
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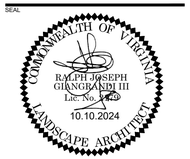
KEY MAP

SEAL



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DESIGNED BY: KG, ML
DRAWN BY: TB, ML, JC, AC
CHECKED BY: KG, TB

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

PLANTING SCHEDULE

SHEET NUMBER

L703