



Tall Oaks: Residential

Design Review Board Presentation

October 17, 2017

Overview

1. PRC Plan approved by Fairfax County and the DRB in May 2016.
2. Commercial buildings approved by the DRB and are under construction.
3. Site/Subdivision for the residential area submitted to Fairfax County and under review.
4. Previously approved: Open space including 27,350 SF linear green, 15,200 SF community/recreation area and 69,537 SF other open space; Two, five-story condo buildings; Four rows of two-over-two units; Seven sticks of 3.5- and 4-story townhouses.
5. DRB approval/input requested tonight:
 1. Final Landscape Plan, including: Exercise Equipment, Playground and Putting Green Plan, Hardscape Specifications, Site Furnishing, Hardscape Plan
 2. Comprehensive Sign Plan
 3. Lighting Plan
 4. Material Specifications: Exterior Garage Lighting, Entry Door, Sliding Door, Windows, Doorbell, Garage Door, Door Lock, James Hardie, Brick & Mortar, Metal Awnings, Gutter, Railings



Approved PRC Plan



1. Final Landscaping Plan

Exercise Equipment, Playground and Putting Green Plan,
Hardscape Specifications, Site Furnishings, Hardscape Plan

Plan Analysis – Final Landscape Plan

Key	City	Botanical Name	Common Name	Size

[illegible]

IS	<i>Lonicera sempervirens</i>	Caral Hornsuckle	3 gal. cont.
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4	Author Index	Smooth Blue Amber	1 gal. cont.
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CV	<i>Coronilla verticillata</i>	Moorbeam	1	out	cont.
DE	<i>Dicentra eximia</i>	Wild Bleeding Heart	1	out	cont.

1005	<i>Lobelia spicata</i>	Great Blue Lobelia	1 gal. cont.
1010	<i>Liatris pycnostachya</i>	Dense blazing Star	1 gal. cont.
1015	<i>Phlox paniculata</i>	Woolly Blue Phlox	1 gal. cont.

824		Kalbesche hirt	Black-eyed Green	1 gal cont.
824		Kalbesche hirt	Black-eyed Green	1 gal cont.
824		Kalbesche hirt	Black-eyed Green	1 gal cont.

SR	<i>Solidago rugosa</i> 'Fireworks'	Whirligig-Legend Goldveined	1 gal. cont.
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MS	<i>Melastomoid diaphyllum</i>	Catrich Fern	1 gal. cont.
PA	<i>Polystichum acrostichoides</i>	Christmas Fern	1 gal. cont.

	Gesamt		
206	Kostenpunkt A	Kostenpunkt B	Kostenpunkt C

74	Paragon Protein	Sanitization	1 gal. cont.
55	Schleichmann's Acetamin. Protein B	Merle Egan Lette Blushen	1 gal. cont.

CL	Corydalis aurea	Corydalis	4" pot
GR	Lupinus muscardi 'Red Blue'	Red Blue Lupine	4" pot
GR	Lupinus muscardi 'variegata'	Variegated Lupine	4" pot

PHS	Phlox subulata	Mean Price	4	post
PH	Phlox subulata 'Korley Blue'	Ornamental Shrub: Semi	4	post
PH	Phlox subulata	Ornamental Shrub: Semi	4	post

75	<i>Thymus praecox</i>	Common Thyme	4"	not
76	<i>Thymus praecox</i> 'Coccineus'	Red Creeping Thyme	4"	not
77	<i>Thymus serpyllum</i>	Creeping Thyme	4"	not

SYMBOL	QTY.	SYN.	BOTANICAL NAME	COMMON NAME	

		Category II Declension Trees		
		QI	Quercus rubra	Northern Red Oak

		42	PO QP T4	Parus occidentalis Quercus phellos Tilia americana "Greenopsis"	Stanger Willow Oak Americas Linden
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	Cabarety	Idesia	Scrub Forest	
	GT	<i>Gleditsia triacanthos</i> 'Sulina'	Sulina Honeylocust	

		Calceolus	Calceolus	Tree	
		Al.	Arctostaphylos	Arctostaphylos	Arctostaphylos

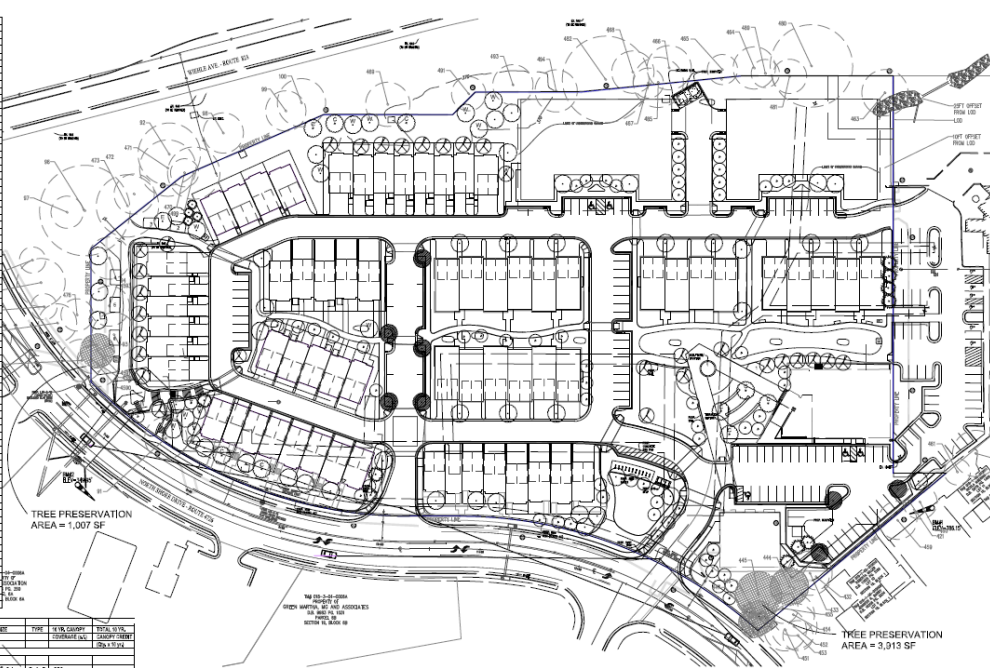
		MV	Magnolia virginiana	Swampbay Magnolia
		Category:	II Evergreen Trees	







		PI PV	Price Cost Price Virginia	Locality Price Virginia Price
		Calculus I	Calculus II	

		Jv	<i>Juniperus virginiana</i>	Eastern Redcedar	8
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Note: All planting to be common plant species generally native to Fairfax County, including

on October 17, 2017

[illegible][illegible]

-  DECIDUOUS TREE (CATEGORY IV)
-  DECIDUOUS TREE (CATEGORY III)
-  DECIDUOUS TREE (CATEGORY II)
-  EVERGREEN TREE (CATEGORY III)
-  EVERGREEN TREE (CATEGORY I)
-  DECIDUOUS TREE (CATEGORY IV)
USED TO MEET INTERIOR PARKING
LOT LANDSCAPE REQUIREMENT



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Plan Analysis – Exercise Equipment

STATION 3 (SENIOR ORIENTED)



STRETCHING STATION



TAI CHI DOUBLE HANDLE BIKE

STATION 2 (SENIOR ORIENTED)



STEP BALANCE / HIP TWIST



T-BAR STRETCHING STATION

STATION 1 (SENIOR ORIENTED)



DOUBLE AIR STRIDE



WHEEL CHAIR PRESS

STATION 6



COMPOUND PULL UP



SIT UP

STATION 5



LOWER BACK TRAINER



DIP AND PULL UP

STATION 4



BALANCE BEAMS

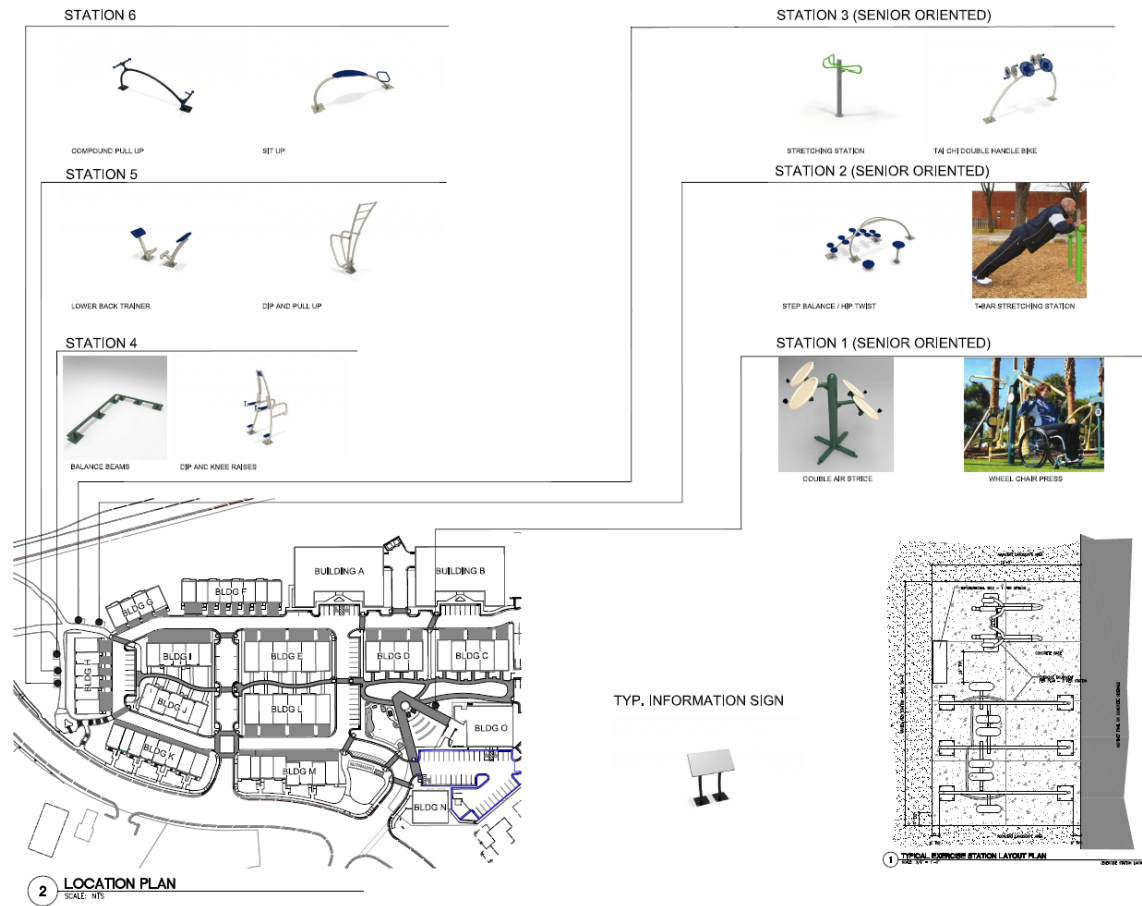


DIP AND KNEE RAISES

TYP. INFORMATION SIGN



Plan Analysis – Exercise Equipment



Plan Analysis – Playground and Putting Green Plan



173596 – LOG BALANCE BEAM BY LANDSCAPE STRUCTURES, INC.

2 PLAYGROUND EQUIPMENT

SCALE: NTS



173594 – LOG CRAWL TUNNEL BY LANDSCAPE STRUCTURES, INC.

3 PLAYGROUND EQUIPMENT

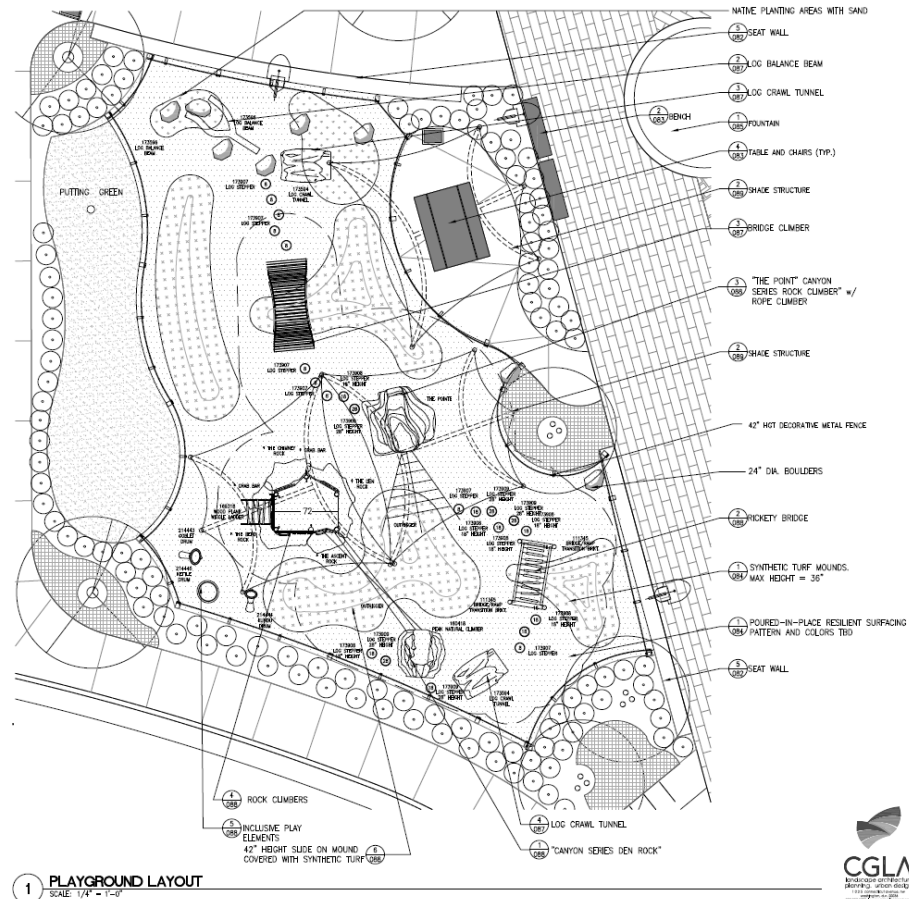
SCALE: NTS



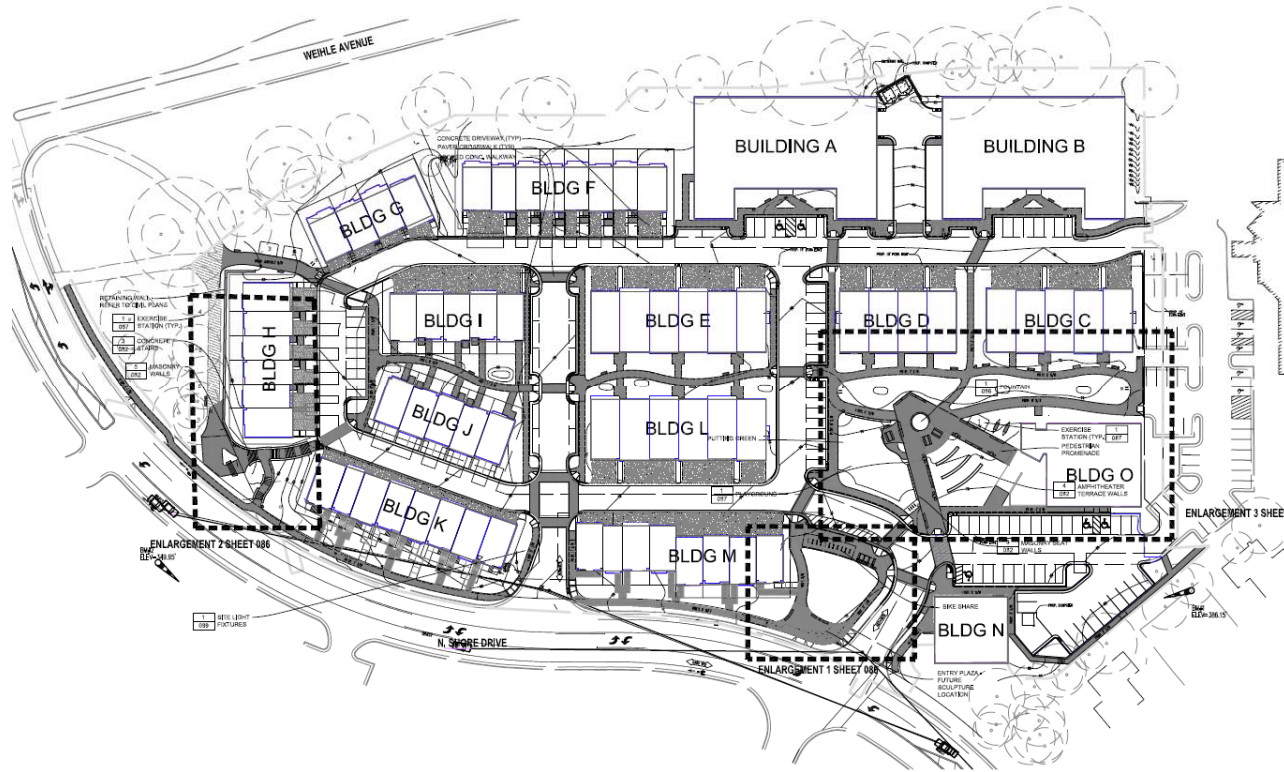
CUSTOM BRIDGE CLIMBER – WOOD PLANKS WITH METAL STRUCTURE. WIDTH = 36" MIN. MAX HEIGHT = 48"

4 PLAYGROUND EQUIPMENT









SCALE: NTS



Plan Analysis – Hardscape Plan



Hardscape Material Schedule

SYMBOL	NO.	LOCATION	DESCRIPTION	MANUFACTURER	DETAIL
	1	CROSSHAIRS	2"x4"x8" PRE-CAST CONCRETE PAVERS, PREST PAVERS, IN HERRINGBONE PATTERN WITH SINGLE SOLDIER COURSE. COLORS: Limestone GRAY FIELD	HANOVER ARCHITECTURAL PRODUCTS, INC.	REFER TO CIVIL PLANS
	2	LINEAR GREEN WALKWAY	4" THICK, REINFORCED INTEGRAL COLOR CONCRETE, BROOM FINISH. COLOR: "5130 SPRING BEIGE"	LM SCOFIELD	REFER TO CIVIL PLANS
	3	PEDESTIAN PROMENADE	6" x 18" "PLANKSTONE" PRE-CAST PAVERS, SET IN RUNNING BOND PATTERN. COLORS: 70% CREAM, 20% BROWN, AND 10% QUARRY RED	HANOVER ARCHITECTURAL PRODUCTS, INC.	1/082
	4	SEDEMUS, BALUBAYS, AND DRIVEWAYS	REINFORCED CONCRETE SIDEWALK	PER FDOT STANDARDS	REFER TO CIVIL PLANS
	5	SPECIAL GATHERING AREAS	PATTERNED FLAGSTONE 1" THICK	TBD	1/082
	6	EXERCISE AREAS	4" THICK CONCRETE SLAB - BROOM FINISH	N/A	1/084
	7	PLAYGROUND	POURED-IN-PLACE RESILIENT SURFACING "PEBBLEPLEX" OR APPROVED EQUAL	LANDSCAPE STRUCTURES INC.	1/087
	8	TRAIL CONNECTION	ASPHALT, PER FAIRFAX COUNTY PARKS STANDARDS	N/A	REFER TO CIVIL PLANS

Site Furniture Schedule

SYMBOL	QTY.	ITEM	LOCATION	MODEL	MANUFACTURER	NOTES	DETAIL
	16	BENCH 1	PROMENADE	STRATA BEAM BENCH	LANDSCAPE FORMS, INC.	WITH ARMS	2/083
	20	BENCH 2	WALKWAYS	WELLSPRING BENCH	LANDSCAPE FORMS	WITH ARMS	3/083
	26	TRASH RECEPT	THROUGHOUT	MULTIFUNCTION	LANDSCAPE FORMS, INC.	BLACK AND METAL FINISH	6/083
	3	TABLES/ CHAIRS	AMPHITHEATER	ROUGH AND READY	STRELEIFE, INC.	CORTEN STEEL SUPPORTS	4/083
	2	SHADE STRUCTURE	PLAYGROUND	THUNDER	SHADE SYSTEMS, INC.	CANVAS COLOR:EGGHELL WHITE FRAME COLOR: BLACK	2/083
	24	BIKE RACK	THROUGHOUT	CUSTOM		DESIGN TBD	1/083
	1	BUS SHELTER	ENTRY PLAZA	CUSTOM		DESIGN TBD	5/083
	3	HAMMOCK	PROMENADE	PARALLEL 42 - STRAIGHT	CUSTOM	4" DIA. METAL POSTS POWDERCOATED: BLACK	4/085
	4	GAME TABLE	PROMENADE	TBD		REFER TO DETAIL	2/085

Plan Analysis – Hardscape Materials and Site Furnishings

Hardscape Materials



ELONGATED PAVER



PAVER CROSSWALKS



STONE PAVING



STONE WALL WITH PRECAST CAP



INTEGRAL COLORED CONCRETE

Site Furnishings



ARTISTIC BIKE RACKS (EXAMPLE)



CUSTOM BUS SHELTER



PICNIC TABLE BY STREETLIFE



STRATA BEAM BENCH
BY LANDSCAPE FORMS



WELLSPRING BENCH
BY LANDSCAPE FORMS



WELLSPRING LITTER RECEPTACLE
BY LANDSCAPE FORMS



URBAN SERIES LED LIGHT
BY BEACON LIGHTING PRODUCTS

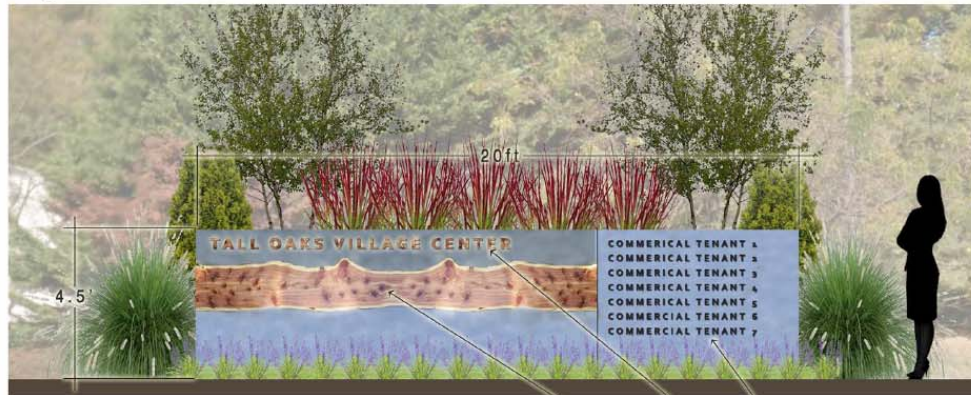
2. Comprehensive Sign Plan

Comprehensive Sign Plan



Comprehensive Sign Plan – Sign Elevations

Sign 1 and 3



Sign 2



Tall Oaks Directional Sign



5" METALIC LETTERING, PIN MOUNTED
AND BACK LIT

8" METALIC LETTERING, PIN-MOUNTED
AND BACK LIT

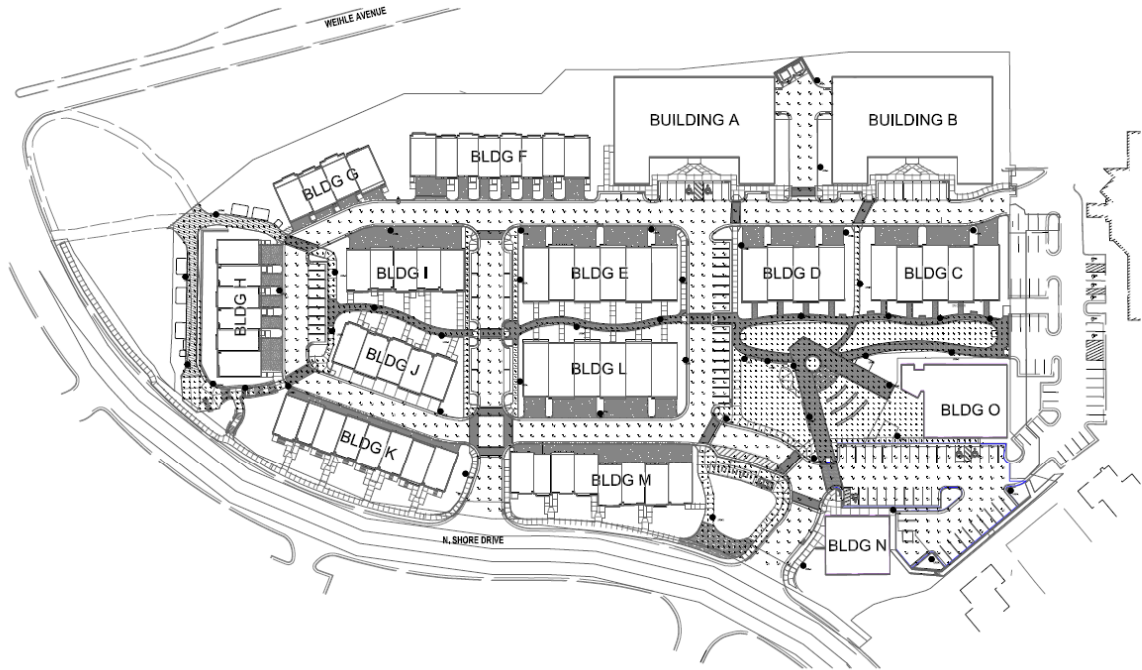
INLAID WOOD WITH
POLISHED/ STAINED CONCRETE

Comprehensive Sign Plan – Inlaid Wood Examples



3. Lighting Plan

Lighting Plan & Materials Specification



URBAN SERIES BY BEACON LIGHTING PRODUCTS

1 LED LIGHT
SCALE: NTS

Luminaire Schedule						
Symbol	Label	Qty	Mounting Height	LLF	Watts	Lumens
●	URB-L	22	20' - 0" AFG	0.855	137	11641
●	URB-S	26	12' - 0" AFG	0.855	55	4656

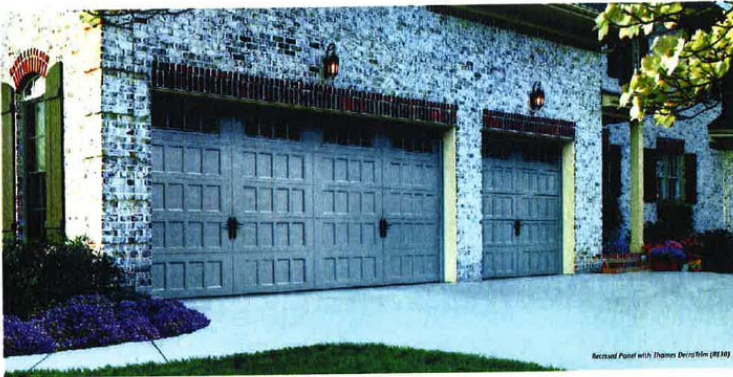
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Overall Area	Illuminance	Fc	0.50	5.3	0.0	N.A.
Sidewalks	Illuminance	Fc	1.76	5.5	0.1	27.60
Streets	Illuminance	Fc	1.07	4.3	0.4	4.68



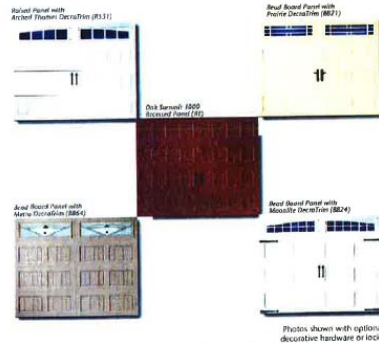
4. Material Specifications

Exterior Garage Lighting, Garage Door, Doorbell, Door Lock, Entry Door, Sliding Door, Windows, Hardie Siding, Brick & Mortar, Metal Awnings, Gutter, Railings

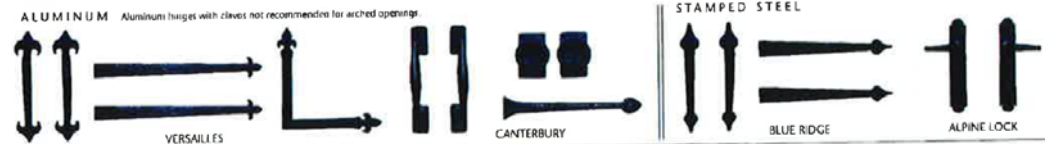
Materials Specifications – Garage Door & Garage Lighting



Self-expression shouldn't cost a fortune. With Amarr's Oak Summit Collection, it won't. These durable steel doors offer an attractive carriage house look. Choose from a variety of door colors, decorative hardware, and window accents. Customize your home with Amarr's most affordable carriage house door.



PANEL DESIGNS



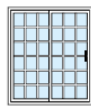
Materials Specifications – Entry Doors, Sliding Doors, Doorbell

Glass Panel Exterior Door



Sliding Doors

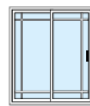
GRID PATTERNS



Colonial



9-Lite
Perimeter



6-Lite
Perimeter

VINYL/EXTRUDED COLORS



White



Almond



Clay



EXTERIOR PAINT†



Cream



Almond



Clay



Silver



Cocoa



Forest
Green



Bronze



Black

Doorbell



Materials Specifications – Windows



GRID PATTERNS



Colonial



9-Lite
Perimeter



6-Lite
Perimeter



Diamond

VINYL/EXTRUDED COLORS



White



Almond

EXTERIOR LAMINATE*



Bronze

EXTERIOR PAINT†



Cream



Almond



Clay



Silver



Cocoa



Forest
Green



Bronze

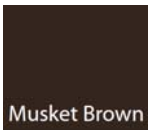


Black

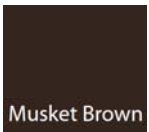
Materials Specifications – Multi Family Buildings (front elevation)



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



Materials Specifications – Multi Family Buildings (rear elevation)



Materials Specifications – Multi Family Buildings (side elevations)

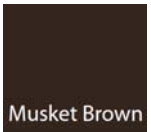


LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

Musket Brown C



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



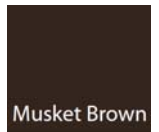
Materials Specifications – Two Over Two's (front elevation)



Materials Specifications – Two Over Two's (rear elevation)



Materials Specifications – Two Over Two's (side elevation)



Materials Specifications – Front Loaded Towns (front elevation)



Materials Specifications – Front Loaded Towns (rear elevation)



REAR ELEVATION



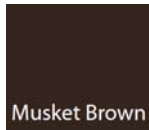
AGED PEWTER



PEARL GRAY



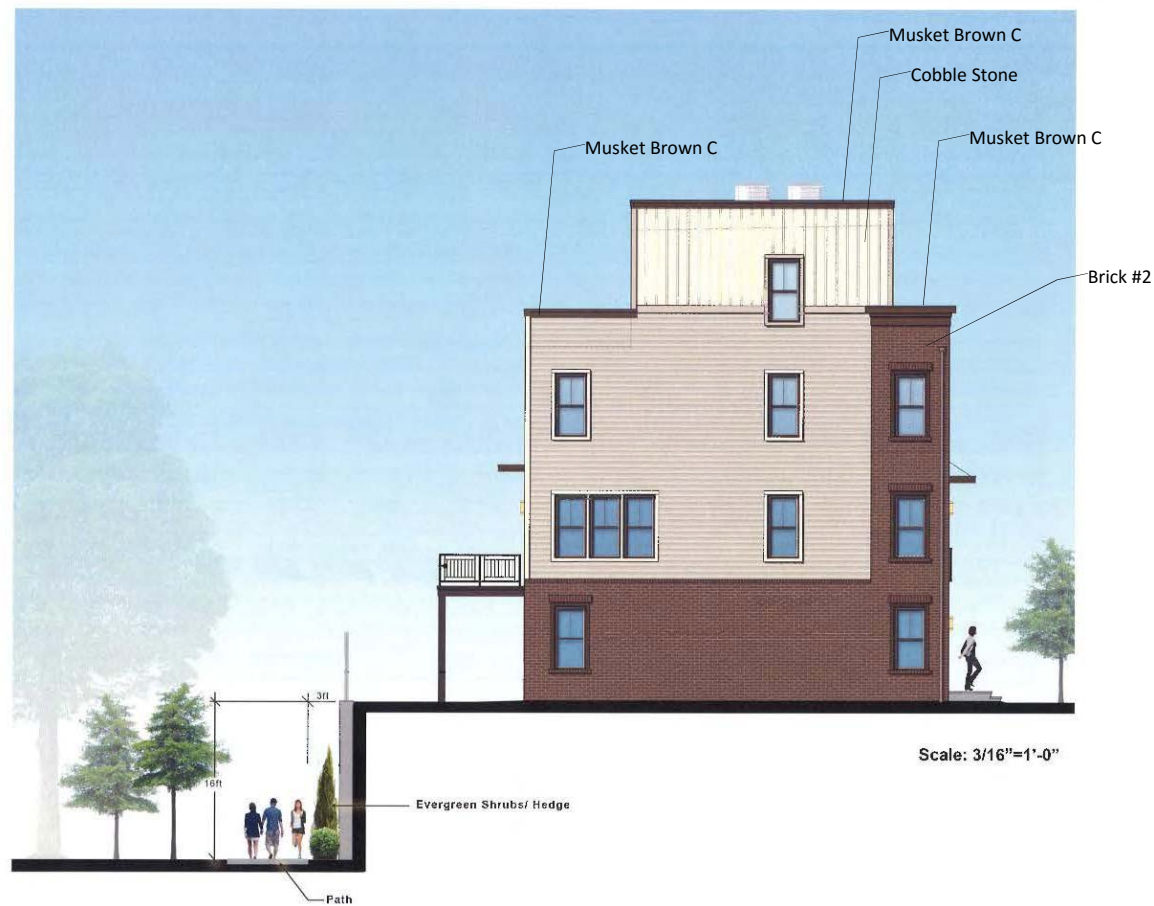
COBBLE STONE



Musket Brown



Materials Specifications – Front Loaded Towns (side elevation)



Materials Specifications – Rear Loaded Towns (front elevation)



Materials Specifications – Rear Loaded Towns (rear elevation)



Materials Specifications – Rear Loaded Towns (side elevation)



Materials Specifications – Awnings, Gutters, Railings

Awnings



Gutters

Colonial White	Single White	Si White	Si White	Snow White	Luxor White
Landmark Beige	Pearl	Bone Cream	Heritage Cream	Autumn Yellow	Milford
Seaside Stone	Almond	Light Maple	Landmark	Desert Tan	Loam
Glenn Ash	Green Tea	Seaside Blue	Luxor	Harbor Blue	Seaside Gray
Coastal Blue	Coastal Blue	Sea	Harbor	Coastal Blue	Seaside Gray
Natural Clay	Cape Cod	Heritage Clay	Seaside	Cypress	Seaside
Landmark	Coastal Clay	Seaside	Heritage Clay	Heritage Clay	Seaside
Seaside	Pacific Blue	Sea Green	Autumn Red	Lighthouse Red	Cable Brown
Seaside	Coastal	Seaside	Seaside Gray	Coastal Green	Seaside
Seaside	Seaside	Seaside	Seaside	Seaside	Seaside
Black					



Railings



Tall Oaks: Questions?

