ATTACHMENT 8

JENSEN HUGHES

Advancing the Science of Safety

November 13, 2019

Brooke Hardin
City of Fairfax
Department of Community Development & Planning

RE: 3500 Pickett Road
Code Compliance Review

Dear Mr. Hardin:

On behalf of EYA Development, LLC, we are submitting the enclosed code compliance review as an independent third party charged with evaluating the compliance of the proposed new development at 3500 Pickett Road through a due diligence assessment. In particular, we focused our review on assessing the risk posed to the proposed development by the adjacent TransMontaigne tank farm facility. To summarize our conclusions:

> The TransMontaigne tank farm facility was examined for compliance of the location of the storage tanks and the loading/unloading operations with respect to the nearest property line and the proposed of the residential project at 3500 Pickett Road.
>
> The code compliance analysis was based on the locally adopted Virginia SFPC and USBC codes, which are amended by the City of Fairfax and include by reference the IFC and NFPA 30.
>
> According to information included in the NFPA Handbook as commentary, the location provisions included in NFPA 30 are “intended to ensure that tanks are located such that they will not jeopardize structures on the property of others”. In the context of Virginia SFPC, the IFC and NFPA 30, the location of the storage tanks and the loading/unloading operations were determined to exceed the minimum distance requirement with respect to the nearest property line that can be built upon, relative to the proposed residential project. The separation distances provided include a significant safety factor when compared to the minimum code requirements. Thus, the proposed location of the residential project was observed to be compliant with the applicable code requirements set forth in the Virginia SFPC, USBC, IFC 2015 and NFPA 30 with respect to location of fuel storage tanks and loading / unloading areas.

We have also attached the tables from our report that demonstrate the significance of the separation distance between the tank farm and proposed development when compared to code regulations.

We are happy to present our findings in greater detail, or otherwise clarify, as requested.

Sincerely,

Jensen Hughes

Eric M. Roeder, PE, PSP
Senior Fire Protection Engineer
Arlington Office Manager

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Table 1 - Summary of Code Compliance Analysis of Location of fuel storage tanks

Minimum Distance from property line to storage tank, required per IFC and NFPA 30	Actual Distance from Tank Farm property line to nearest storage tank (T-111)	Actual distance from storage tank T-111 to proposed residential project
124 ft	192 ft	560 ft

Table 2 - Summary of Code Compliance Analysis of Location of fuel loading / unloading area

Minimum Distance from property line to loading / unloading area, required per IFC and NFPA 30	**Actual Distance from nearest property line to loading/ unloading area**	**Actual distance from loading /unloading area to proposed residential project**
25 ft	411 ft	630 ft

CODE COMPLIANCE REVIEW FOR THE PROPOSED RESIDENTIAL DEVELOPMENT AT 3500 PICKETT ROAD

PREPARED FOR

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Project #: 1EMR19027
Date: 10/21/2019

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EXECUTIVE SUMMARY

EYA Development, LLC intends to build a new residential housing project, to be located in 3500 Pickett Road, Fairfax VA. The new residential project will be located in proximity to the neighboring TransMontaigne tank farm. Since the tank farm is used to store and handle liquid fuels, EYA Development, LLC wishes to execute a due diligence assessment of the risks posed in order to support the permitting process with the Authority Having Jurisdiction in the City of Fairfax, VA.

This report documents a Code Compliance review, focused on the sections of the applicable codes that cover location of storage tanks (such as the tanks located in the TransMontaigne tank farm facility) and truck loading area with respect to property lines that can be built upon and important buildings. The compliance review of the tank farm was examined both with respect to locally adopted state codes applicable to the jurisdiction in the City of Fairfax, including the Virginia Statewide Fire Prevention Code (SFPC) and the Virginia Uniform Statewide Building Code (VUSBC), including City of Fairfax amendments dated 9/17/2013, as well as international codes such as the International Fire Code (IFC), the International Building Code (IBC) and NFPA 30 “Flammable and Combustible Liquids Code”.

The Code Compliance review concludes that the location of the storage tanks and the loading/unloading operations meet the minimum distance requirements with respect to property lines, and therefore the proposed location for the proposed residential project is compliant with the Virginia SFPC, USBC, IFC, IBC and the NFPA 30.

1.0 Background

EYA Development, LLC intends to build a new residential housing project, to be located at 3500 Pickett Rd, Fairfax VA. The TransMontaigne tank farm which is known to store and handle flammable liquid fuels is located in proximity to the proposed residential housing development. Due to the proximity of this residential development to the neighboring TransMontaigne tank farm, the Authority Having Jurisdiction (AHJ) has expressed concerns about permitting the development.

1.1 OVERVIEW OF PROJECT SITE

The TransMontaigne tank farm facility is located at 3790 Pickett Rd., in Fairfax VA. Figure 1 below shows the location of the tank farm relative to the proposed residential housing project.

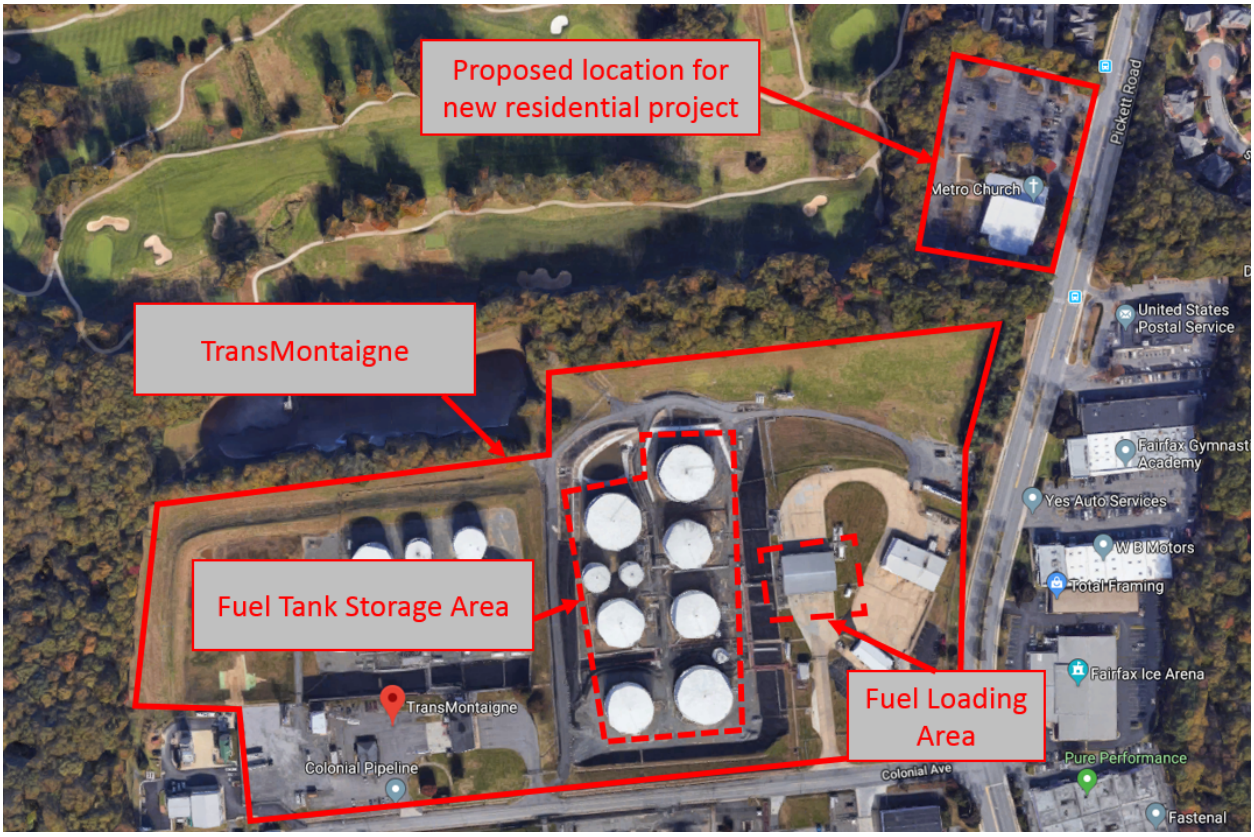


Figure 1 – Aerial view of Project site

The TransMontaigne tank farm has a storage capacity of 513,000 barrels (bbls) and is known to store gasoline, ethanol and diesel in a total of 17 atmospheric storage tanks of different sizes. One of the largest fuel storage tanks in the facility, denoted as Tank T-111, is located closest to the proposed residential project, therefore the Code Compliance review will be focused on this tank. Tank T-111 is a vertical cone roof tank with an internal floating roof, with total storage capacity of 81,665 bbls (approx. 3.4 million gallons). The approximate external diameter of the tank T-111 is 124 ft (as measured with Google earth).

The fuels are supplied to the facility by pipeline and trucks. The facility includes a truck loading / unloading area with three truck spots.

The TransMontaigne facility is separated from the proposed residential project by a patch of land of width 100 ft, owned by the City of Fairfax.

2.0 Scope and Objective

The scope of this report is to perform a Code Compliance Review, which will include requirements applicable to location of hydrocarbon storage tanks in relation to the proposed residential project on 3500 Pickett Road, Fairfax, VA. This includes identification of requirements set forth in the Virginia Statewide Fire Prevention Code (SFPC) and the Virginia Uniform Statewide Building Code (VUSBC), including City of Fairfax amendments dated 9/17/2013, as well as international codes such as the International Fire Code (IFC), the International Building Code (IBC) and NFPA 30 “Flammable and Combustible Liquids Code”.

The objective of this report is to document the Code Compliance review to determine whether the separation distance between the tank farm facility and the proposed residential project is compliant with the requirements outlined in the applicable codes mentioned above. It is expected that the findings from this report will provide a basis for further discussion with the Authority Having Jurisdiction to support the permitting process of the proposed residential project.

3.0 Approach and Analysis

The approach followed for the Code Compliance Review was structured as follows:

- **Identification of Applicable Codes** – This section outlines the codes and standards applicable to storage and handling of flammable and combustible liquids in the City of Fairfax, VA.
- **Identification of Code Requirements** – Within the codes and standards identified as applicable for this project, this section identifies the specific sections of the code that determine minimum spacing requirements or location of storage or handling operations of flammable and combustible liquids with respect to property lines or important buildings.
- **Analysis of site-specific conditions with respect to Code Requirements** – This section provides an analysis of current and proposed site conditions with respect to the specific code requirements identified in the previous section.

The analysis described above is presented in the following subsections.

3.1 IDENTIFICATION OF APPLICABLE CODES

As mentioned previously, the project is planned to be built in the City of Fairfax, in Virginia. Within the City of Fairfax, the Office of the Fire Marshal enforces the Virginia Statewide Fire Prevention Code (SFPC). The City of Fairfax issued a number of amendments to the SFPC in September of 2013.

The Virginia Statewide Fire Prevention Code, simply referred to as the Fire Prevention Code, is a state regulation promulgated by the Virginia Board of Housing and Community Development (BHCD) in cooperation with the Virginia Fire Services Board (VFSB), both Governor-appointed boards. The purpose of the Virginia SFPC is to establish statewide standards to safeguard life and property from the hazards of fire or explosion arising from the improper maintenance of life safety and fire prevention and protection materials, devices, systems and structures and the unsafe storage handling, and use of substances, materials and devices, including fireworks, explosives and blasting agents, wherever located.

The provisions of the SFPC are based on a nationally recognized model code published by the International Code Council, Inc (ICC) and fire protection and prevention standards published by the National Fire Protection Association (NFPA). Such code and standards are made part of the SFPC through a regulatory process known as incorporation by reference. The SFPC also contains administrative provisions governing the use of the model code and standards and establishing requirements for the enforcement of the code by the local and state enforcing agencies.

The 2015 edition of the International Fire Code (IFC) is incorporated by reference into the 2015 edition of the Virginia SFPC. For the purposes of assessing the adequate location of the storage tanks relative to the proposed residential project, the applicable chapter in both the SFPC and the IFC is Chapter 57 “Flammable and Combustible Liquids”. Chapter 57 of the IFC describes requirements intended, in part, to protect people and property in the event of accidental fires involving flammable and combustible liquids. In addition, several sections included in the Chapter 57 of the IFC refer to the 2012 edition of NFPA 30 “Flammable and Combustible Liquids Code”, which are discussed in the following subsections of this report.

3.2 IDENTIFICATION OF CODE REQUIREMENTS

The TransMontaigne tank farm includes two main operations that are covered in the codes identified in the previous subsection:

- Fuel storage in atmospheric storage tanks
- Fuel loading and unloading in tank cars (loading and unloading area)

The specific code requirements that determine the location of these areas with respect to property lines are discussed in the following subsections.

3.2.1 Code requirements related to location of atmospheric fuel storage tanks

The VUSBC section 414.6 states that the outdoor storage, dispensing and use of hazardous materials shall be in accordance with the IFC. The IFC 2015 requires that storage of any flammable and combustible liquids in above-ground tanks comply with sections 5704.2.9.6.1 through 5704.2.9.6.3. With respect to location of atmospheric storage tanks storing Class I or II liquids, IFC §5704.2.9.6.1.1 indicates that such tanks must be located in accordance with Table 22.4.1.1(a) of NFPA 30.[1] An excerpt of Table 22.4.1.1(a) from NPFA 30 is shown in Table 1 below.

Table 1 - NFPA 30 Table 22.4.1.1 (a), referenced by IFC 5704.2.9.6

Table 22.4.1.1(a) Location of Aboveground Storage Tanks Storing Stable Liquids — Internal Pressure Not to Exceed a Gauge Pressure of 2.5 psi (17 kPa)

		Minimum Distance (ft)	
Type of Tank	Protection	From Property Line That Is or Can Be Built Upon, Including the Opposite Side of a Public Way[a]	From Nearest Side of Any Public Way or from Nearest Important Building on the Same Property[a]
Floating roof	Protection for exposures[b]	½ × diameter of tank	⅙ × diameter of tank
	None	Diameter of tank but need not exceed 175 ft	⅙ × diameter of tank
Vertical with weak roof-to-shell seam	Approved foam or inerting system[c] on tanks not exceeding 150 ft in diameter[d]	½ × diameter of tank	⅙ × diameter of tank
	Protection for exposures[b]	Diameter of tank	⅓ × diameter of tank
	None	2 × diameter of tank but need not exceed 350 ft	⅓ × diameter of tank
Horizontal and vertical tanks with emergency relief venting to limit pressures to 2.5 psi (gauge pressure of 17 kPa)	Approved inerting system[b] on the tank or approved foam system on vertical tanks	½ × value in Table 22.4.1.1(b)	½ × value in Table 22.4.1.1(b)
	Protection for exposures[b]	Value in Table 22.4.1.1(b)	Value in Table 22.4.1.1(b)
	None	2 × value in Table 22.4.1.1(b)	Value in Table 22.4.1.1(b)
Protected aboveground tank	None	½ × value in Table 22.4.1.1(b)	½ × value in Table 22.4.1.1(b)

[1] It is worth noting that, for "protected tanks", the exception (3) in IFC §5704.2.9.6.1.1 allows for reduction in distances to property lines by referring to Table 22.1.1.1(b); however, since it is not known whether the tanks in the TransMontaigne are installed with such additional protection features, it was assumed that the more restrictive distances from NFPA 30 Table 22.4.1.1(a) apply.

Table 22.4.1.1(a) provides minimum distance to a property line "*that is or can be built upon*" for different types of tanks. The first category consists of tanks with floating roofs, either open-top or internal. As mentioned previously, Tank T-111 is a vertical cone roof tank with an internal floating roof; therefore, the first category of "floating roof" tank type applies to this analysis.

The second category is "*Protection*", and the column includes the term "*protection for exposures*", which should not be confused with fire suppression systems and equipment used to fight a tank fire. The definition of "*Protection for exposures*" is presented in NFPA 30 §3.3.46 as "Fire protection for structures on property adjacent to liquid storage that is provided by (1) a public fire department or (2) a private fire brigade maintained on the property adjacent to the liquid storage, either of which is capable of providing cooling water streams to protect the property adjacent to the liquid storage." In the context of this analysis, protection for exposures refers to fire protection provided for adjacent property (such as the proposed residential project), not for the property on which the flammable or combustible liquid is located. For the purposes of this analysis, and to provide a conservative estimate of the separation distance required between the tank T-111 and the neighboring sites beyond the property line, it may be assumed that no protection is provided on the proposed residential project.[2]

The third column of Table 22.4.1.1(a) includes the "minimum distance from property line that is or can be built upon, including the opposite side of a public way". According to the NFPA 30 Handbook, this distance refers to a basic premise of the spacing requirements, meaning that the tank should not threaten adjacent facilities on the other side of the property line. The separation distances apply regardless of whether a structure is present on the adjacent property or the land is vacant, and future construction on the adjacent property must be anticipated. For the purposes of this analysis, the minimum distance obtained from Table 22.1.1.1(a) would correspond to the "diameter of the tank, but not exceeding 175 ft". Considering that the tank diameter (as measured from a Satellite view obtained from Google Earth, as shown in Figure 2) is 124 ft, the minimum distance from the tank shell to the nearest property line that can be built upon must be also **124 ft**.

[2] It is important to note that this analysis seeks to establish whether additional "protection" is warranted based on these code requirements. This code analysis is only establishing the "bounding" or "worst case" conditions that would satisfy the code requirements. If the "bounding" conditions are satisfied, then all other "less conservative" assumptions would also satisfy the requirements set by the applicable codes. Compliance will be assessed in future sections of the report.

Figure 2 – Aerial view of Tank T-111, showing the tank diameter is approximately 124 ft.

3.2.2 Code requirements related to location of fuel loading / unloading area

VSFPC 2015 requires that the location of bulk transfer operations (loading and unloading from tank cars and vehicles) comply with Section 5706.5.1.1; stating that tank vehicle and tank car transfer facilities must be separated from buildings and property lines by distance of **25 ft** for Class I liquids and 15 ft for Class II and III liquids measured from the nearest position of any loading or unloading valve. Buildings for pumps or shelters for personnel shall be considered part of the transfer facility.

The above requirement is also in accordance with NFPA 30 §28.4.1 which requires that loading and unloading facilities for flammable and combustible liquids be separated from aboveground tanks, warehouses, or the nearest line of adjoining property that can be built upon by a distance of at least **25 ft** for Class I flammable liquids, and at least 15 ft for Class II combustible liquids.

3.3 ANALYSIS OF SITE-SPECIFIC CONDITIONS WITH RESPECT TO CODE REQUIREMENTS

This subsection provides an analysis of current and proposed site conditions with respect to the specific code requirements identified in the previous subsection.

3.3.1 Code Compliance Analysis of Location of Atmospheric Fuel Storage Tanks

As previously stated, the closest tank to the residential project property line is tank T-111, which has a diameter of approximately 124 ft. and volumetric storage capacity of 81,665 bbls (3,429,930 gallons). Considering that the TransMontaigne facility is known to store different types of fuels, including gasoline,

ethanol and diesel, a conservative case would be to assume that the tank T-111 is used to store Class IB flammable liquids (defined as a liquid that has a flash point below 73°F and a boiling point at or above 100°F). Based on Table 22.4.1.1(a) of NFPA 30, it was previously determined that the minimum distance to the property line that is or can be built upon is 124 ft (the diameter of the tank T-111).

Figure 3 shows an aerial view of the project site, showing actual distance between Tank T-111 and the property line as approximately 192 ft.

Figure 3 - Aerial view of the project site, showing actual distance between Tank T-111 and the property line is approx. 192 ft

Considering that the actual distance between the tank and the property line (192 ft) is greater than the minimum distance required by the applicable codes (124 ft), it can be determined that the proposed location of the proposed residential building meets the requirements set forth by the amended Virginia SFPC, IFC and NFPA 30 with regard to location of aboveground storage tanks to property lines. In

addition, it is worth mentioning that the approximate separation distance between the tank T-111 and the proposed location for the new residential project is approximately 560 ft. The results of the Code Compliance Analysis of Location of fuel storage tanks is summarized in Table 2 below.

Table 2 - Summary of Code Compliance Analysis of Location of fuel storage tanks

Minimum Distance from property line to storage tank, required per IFC and NFPA 30	Actual Distance from Tank Farm property line to nearest storage tank (T-111)	Actual distance from storage tank T-111 to proposed residential project
124 ft	192 ft	560 ft

3.3.2 Code Compliance Analysis of Location of Fuel Loading / Unloading Area

As previously stated, both IFC and NFPA 30 state that the minimum distance between bulk fuel transfer operations must be 25 ft for Class IB liquids and 15 ft for Class II liquids. Considering that the TransMontaigne facility is known to handle different types of fuels, including gasoline, ethanol and diesel, a conservative case would be to assume that the minimum distance should be based on Class IB liquids, which would be 25 ft.

Figure 4 shows an aerial view of the project site, showing actual distance between Tank T-111 and the nearest property line closest to the proposed residential project is as approximately 411 ft.

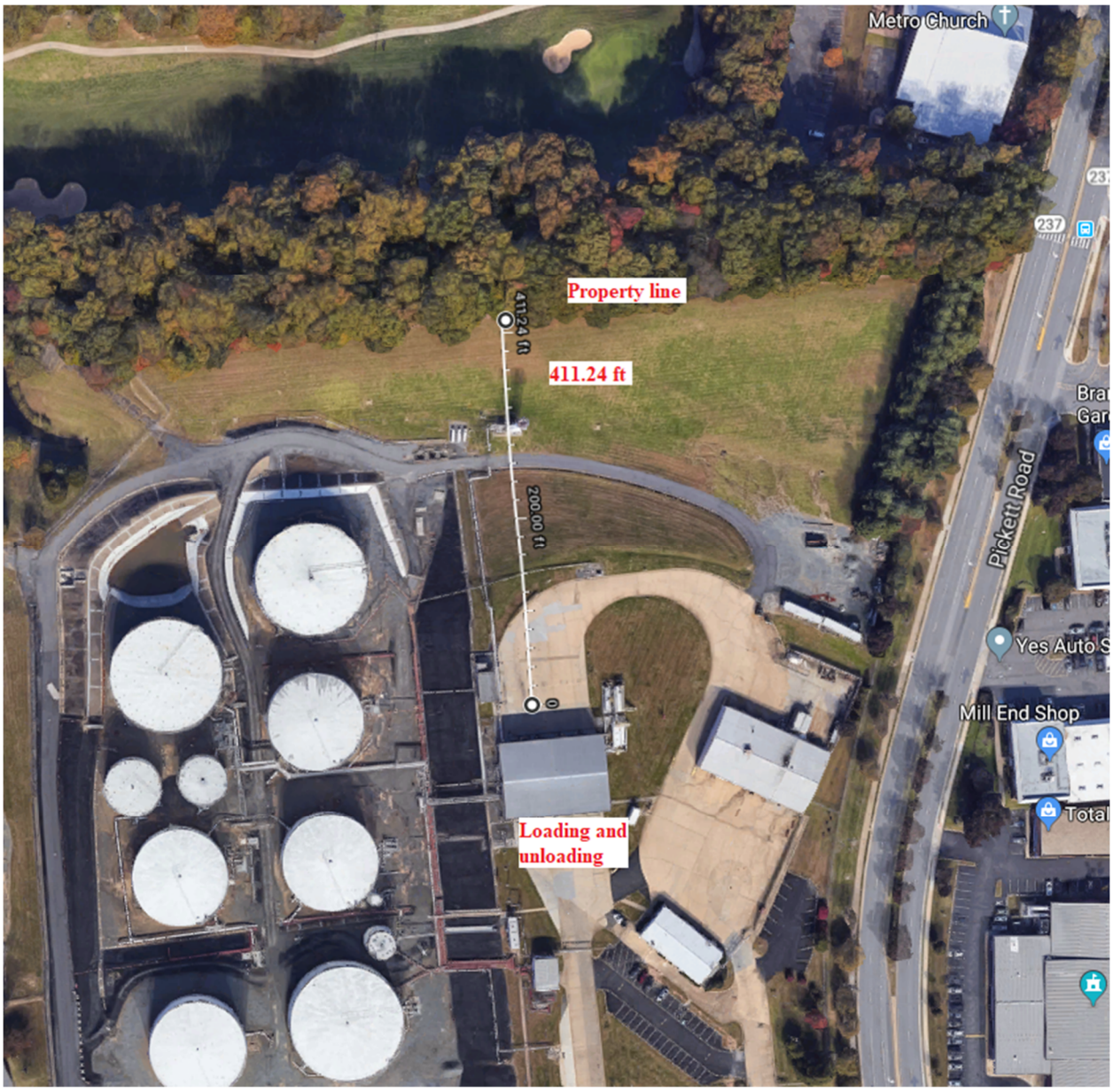


Figure 4 - Aerial view of the project site, showing actual distance between fuel loading / unloading area and the property line is approx. 411 ft

Considering that the actual distance between the loading / unloading area and the property line (411 ft) is greater than the minimum distance required by the applicable codes (25 ft), it can be determined that the proposed location of the proposed residential building meets the requirements set forth by the Virginia SFPC, IFC and NFPA 30 with regard to location of bulk loading and unloading facilities to property lines. Thus, the minimum distance requirement in this case exceeds the requirements set forth by the VSFPC. In addition, it is worth mentioning that the approximate separation distance between the truck loading / unloading area and the proposed location for the new residential project is approximately 630 ft. The

results of the Code Compliance Analysis of Location of fuel loading / unloading area is summarized in Table 3 below.

Table 3 - Summary of Code Compliance Analysis of Location of fuel loading / unloading area

Minimum Distance from property line to loading / unloading area, required per IFC and NFPA 30	Actual Distance from nearest property line to loading/ unloading area	Actual distance from loading /unloading area to proposed residential project
25 ft	411 ft	630 ft

4.0 Summary and Conclusions

The TransMontaigne tank farm facility was examined for compliance of the location of the storage tanks and the loading/unloading operations with respect to the nearest property line and the proposed of the residential project at 3500 Pickett Road.

The code compliance analysis was based on the locally adopted Virginia SFPC and USBC codes, which are amended by the City of Fairfax and include by reference the IFC and NFPA 30.

According to information included in the NFPA Handbook as commentary, the location provisions included in NFPA 30 are “intended to ensure that tanks are located such that they will not jeopardize structures on the property of others”. In the context of Virginia SFPC, the IFC and NFPA 30, the location of the storage tanks and the loading/unloading operations were determined to exceed the minimum distance requirement with respect to the nearest property line that can be built upon, relative to the proposed residential project. The separation distances provided include a significant safety factor when compared to the minimum code requirements. Thus, the proposed location of the residential project was observed to be compliant with the applicable code requirements set forth in the Virginia SFPC, USBC, IFC 2015 and NFPA 30 with respect to location of fuel storage tanks and loading / unloading areas.

5.0 References

1. USBC 2015, Virginia Construction Code Part I of the Virginia Uniform Statewide Building Code.
2. SFPC 2015, Virginia Statewide Fire Prevention Code.
3. IBC 2015, International Building Code, International Code Council Inc.
4. IFC 2015, International Fire Code, International Code Council Inc.
5. NFPA 30, Flammable and Combustible Liquids Code, 2012 Edition.

ATTACHMENT 9

FISCAL IMPACT ESTIMATE – METRO CHURCH SUMMARY

	Potential Redevelopment LOW	Potential Redevelopment HIGH
RESIDENTIAL REVENUES		
Real Estate Tax	$383,000	$424,000
BPOL (Rental Tax)	$0	$0
Personal Property Tax	$36,000	$44,000
Retail Sales Tax (1%)	$5,000	$6,000
Restaurant Tax (1% + 4%)	$6,000	$8,000
TOTAL	**$430,000**	**$482,000**
RESIDENTIAL EXPENSES		
Education	$154,000	$188,000
Police/Fire	$50,000	$62,000
Misc. Gov't	$93,000	$113,000
TOTAL	**$297,000**	**$363,000**
COMMERCIAL REVENUES		
Real Estate Tax	$0	$0
BPOL (Rental Tax)	$0	$0
Retail Sales Tax (1%)	$0	$0
Restaurant Tax (4%)	$0	$0
(Less ⅛ resident spending)		
Retail/Restaurant BPOL/BPP	$0	$0
Office BPOL/BPP	$0	$0
TOTAL	**$0**	**$0**
COMMERCIAL EXPENSES		
Police/Fire	$0	$0
Misc. Gov't	$0	$0
TOTAL	**$0**	**$0**
BALANCE	**$67,000**	**$185,000**

Agenda Item: 4a
BAR Meeting: 5/6/2020

ATTACHMENT 10

Board of Architectural Review

DATE: May 6, 2020
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief JDS
FROM: Tommy Scibilia, BAR Liaison TS
SUBJECT: EYA Townhouses

ATTACHMENTS:
1. Relevant Regulations
2. Aerials
3. Statement of Intent
4. Plans Package

Nature of Request

1.	Case Number:	BAR-20-00113
2.	Address:	3500 Pickett Road
3.	Tax Map Parcels	58 1 02 021
4.	Request:	50 townhouses and site improvements
5.	Applicant:	EYA Development LLC
6.	Applicant's Representative:	Aakash Thakkar
7.	Status of Representative:	Agent
8.	Current Zoning:	RL Residential Low
9.	Proposed Zoning:	PD-R Planned Development Residential

BACKGROUND

The subject site comprises a single 3.69-acre property on the west side of Pickett Road. It is currently developed with Metro Church, formerly Church of the Apostles, approved by the City for a special use permit in 1979. Three small additions to the building were approved in 1988. The church building is approximately 17,830 square feet, and the remainder of the property is surface parking and landscaping. To the north is Barristers Keepe, a gated residential community, separated from the subject site by a vegetative buffer of mature trees and undergrowth. To the south is a narrow property owned by the City of Fairfax that acts as an approximately 100-foot buffer of mature forest between the subject site and the Tank Farm. To the east across Pickett Road is the south end of the Pickett's Reserve single-family home subdivision, as well as a property owned and operated by the United Stated Postal Service. To the west is the Army Navy Country Club golf course, separated from the subject site by a vegetative buffer of mature trees and undergrowth. See aerial photos of the site in Attachment 2.

PROPOSAL

The applicant is requesting to redevelopment the site with 50 townhouses and associated site improvements, which requires approval of a major certificate of appropriateness as part of an active land use case. The applicant is also requesting a Comprehensive Plan Future Land Use Map Amendment to change the property's designation from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood, as well as a rezoning of the property from RL Residential Low to PD-R Planned Development Residential.

Site

Although site design is not within the scope of certificates of appropriateness, a description of the site layout is provided for context. A private two-way loop road would form a horseshoe through the property with sidewalks on the inside of the road. The central block would be bisected by a private alley providing rear-load vehicular access to four sticks of townhouses. The remaining four sticks would be front-loaded units arranged along the west and south property edges facing onto the loop road. A large landscaped lawn area with a setback ranging from approximately 60 to 90 feet is proposed at the center of the development along Pickett Road. A paved "promenade" is proposed inside the lawn along the front of the two eastern sticks of rear-loaded townhouses inside the loop road. This area is intended to act as a gathering space for residents as well as a fire lane in case of the need for emergency vehicle access. The landscaped open space along the northern property line would retain the mature trees along the northern edge of the property, and would be regraded to create a swale to help with drainage improvements for both the subject site and Barristers Keepe.

Townhouses

There are 25 rear-loaded and 25 front-loaded townhouses proposed as part of this development. 20 of the rear-loaded units would be 20 feet in width, and five units, designated as affordable units, would be 16 feet in width. The front-loaded units would be 25 feet in width. The rear-loaded units would be located inside the loop road and the front-loaded units would be located on the west and south edges of the site outside the road. All units would be three stories and approximately 33-36 feet in height (to the top of the cornice), with an optional fourth-story loft and roof terrace which would bring total height of the unit up to 45 feet. The only unit for which the fourth story is not an option is the front-loaded unit in the northwest corner of the site closest to Barristers Keepe, unit 25. The Comprehensive Plan recommends a three-story height maximum and 50-foot landscape buffer adjacent to single-family detached neighborhoods, and so this designation was made to comply with that provision.

Attachment 4 contains elevations and renderings of the townhouse units. The townhouses are designed in a contemporary style, with architectural features including face brick, extruded two-story window bays, flush two-story window bays, recessed garage doors (front-loaded units only), one-over-one vertically oriented windows, decorative cornices at the third story, simpler cornices at the fourth story for those units with lofts, soldier course brick banding and window and door headers, rowlock brick

banding and window sills, individual front stoops with suspended metal awnings, and optional rear second-story decks. Side elevations that are in close proximity to other side elevations between townhouse sticks ("typical side elevations" in Attachment 4) would have a higher proportion of fiber cement siding to brick, while side elevations that would have higher visibility ("alternative side elevations") would have additional brick. Low visibility side elevations on rear-loaded units would have only fiber cement siding.

There are three color palettes proposed to be intermixed within each stick of units. The palettes feature related color schemes of warm earth tones with accent colors in darker metallic tones to give the homes a contemporary feel. The material and color schemes are as follows:

Scheme 1:

- Brick – "Ashfield Modular" brown brick by Glen Gery
- Mortar – Beige by Argos Mortar
- Window frames – Dark bronze by Jeld-Wen, or white by Jeld-Wen for certain rear elevation windows
- Front fiber cement lap siding and trim – "Brownstone" reddish brown by Sherwin Williams
- Window bay siding and trim – "Thunder Gray" medium brownish gray by Sherwin Williams
- Rear siding and trim – "Sand Dune" tan by Sherwin Williams
- Cornice – "Sealskin" dark brownish gray by Sherwin Williams
- Vent covers – "Rockwood Dark Brown" brown by Sherwin Williams
- Metal elements – Dark bronze by Jeld-Wen
- Composite decking by Tamco – "Ultra Cork Espresso" by Duradek
- Deck railings – "Kona" reddish brown by Azek

Scheme 2:

- Brick – "Silverview Modular" tan brick by Glen Gery
- Mortar – "Tenn Buff" by Lehigh Mortar
- Window frames – Dark bronze by Jeld-Wen, or white by Jeld-Wen for certain rear elevation windows (same as scheme 1)
- Front fiber cement lap siding and trim – "Brownstone" reddish brown by Sherwin Williams (same as scheme 1)
- Window bay siding and trim – "Cyberspace" cool medium gray by Sherwin Williams
- Rear siding and trim – "Sand Dune" tan by Sherwin Williams (same as scheme 1)
- Cornice – "Sealskin" dark warm gray by Sherwin Williams (same as scheme 1)
- Vent covers – "Trail Dust" tan by Sherwin Williams
- Metal elements – Dark bronze by Jeld-Wen (same as scheme 1)
- Composite decking by Tamco – "Ultra Cork Espresso" by Duradek (same as scheme 1)
- Deck railings – "Kona" reddish brown by Azek (same as scheme 1)

Scheme 3:

- Brick – "Madison Modular" taupe and tan brick by Glen Gery
- Mortar – "Tenn Buff" by Lehigh Mortar (same as scheme 2)
- Window frames – Dark bronze by Jeld-Wen, or white by Jeld-Wen for certain rear elevation windows (same as schemes 1 and 2)
- Front fiber cement lap siding and trim – "Brownstone" reddish brown by Sherwin Williams (same as schemes 1 and 2)
- Window bay siding and trim – "Polished Mahogany" mahogany by Sherwin Williams
- Rear siding and trim – "Sand Dune" tan by Sherwin Williams (same as schemes 1 and 2)
- Cornice – "Sealskin" dark warm gray by Sherwin Williams (same as schemes 1 and 2)
- Vent covers – "Quartersawn Oak" light brown by Sherwin Williams
- Metal elements – Dark bronze by Jeld-Wen (same as schemes 1 and 2)
- Composite decking by Tamco – "Ultra Cork Espresso" by Duradek (same as schemes 1 and 2)
- Deck railings – "Kona" reddish brown by Azek (same as schemes 1 and 2)

Landscape

The landscape plan in Attachment 4 shows canopy trees along both sides of the loop road including willow oak, American linden, red oak, and swamp white oak. Downy serviceberry understory trees are proposed interspersed with the red oaks on the west side of the loop road between the front-loaded townhouse driveways. A row of London plane trees is proposed along the Pickett Road frontage in the lawn area interspersed with eastern redbud understory trees and luykens laurel shrubs. The promenade is proposed to be lined with columnar red maple trees.

The proposal retains many of the mature trees along the north property line shared with Barristers Keepe. Swamp white oak canopy trees interspersed with downy serviceberry and eastern redbud understory trees are proposed along the western property line and wrapping to the southwest corner of the site. Downy service berries would continue across the southern property line within the rear yards of the southern those townhouse units.

Typical yard landscaping for both the rear- and front-loaded townhouse units can be found on sheet L5 of Attachment 4. The rear-loaded units would have shallow front yards planted with shrubs, perennials, and decorative glasses. A single shrub or ground cover would be planted in the narrow spaces between the driveways of these units. The front-loaded units would have more space between their driveways and in front of their stoops for a small landscaped yard with shrubs, groundcover, ornamental grasses, and one small canopy tree or ornamental tree. The side yards of both unit types would have more substantial plantings with a variety of different-sized shrubs, groundcover, and ornamental grasses. A variety of species would be used for yard plantings, which are listed on the tables on sheet L6 of Attachment 4.

Fences and Walls

Wood privacy fences are proposed between the rear yards of all front-loaded townhouse units. These fences would be six feet closest to the building and step down to five feet further from the building. They would be pressure-treated wood with a cedar stain. Retaining walls are proposed along the north, west, and south property lines. The wall material would be gray split-face CMU block and would vary in height up to a maximum of eight feet. A 42-inch dark bronze powder-coated aluminum railing would run across the top of all retaining walls. The walls along the north and west property lines would face outward toward Barristers Keepe and golf course respectively. The retaining wall along the south property line would face in toward the rear yards of the south stick of front-loaded townhouse units, which would be at a lower grade than the forested land to the south. Fence and wall details can be found on sheet L8 of Attachment 4.

Lighting

Three types of freestanding lighting fixtures are proposed. 16-foot-tall LED traditional-style street lights in a black finish are proposed along the loop road. 40-inch-tall, square, bollard-style LED fixtures in a black finish are proposed along the paved portion of the promenade. On either side of the small seating area off the promenade would be two, 15-foot-tall, square, LED pedestrian pole lighting fixtures in a black finish. Two types of building-mounted lighting fixtures are proposed for use on the townhouses. Decorative rectangular wall sconces with a black metal plate finish would be located next to the front entrance of each townhouse unit and at the rear door onto the optional second story deck. A floodlight fixture in a dark bronze finish is proposed above the garages of the rear-loaded units. See sheet L9 of Attachment 4 for images and details of the lighting fixtures. The lighting levels will be reviewed for zoning compliance in a photometric plan at the site plan stage.

Amenities

The lawn and promenade areas in front of the east stick of rear-loaded townhouses are the main amenity spaces proposed for residents. The promenade would be paved with an exposed aggregate concrete in a tan finish with plain concrete borders. Either end would be lined with three movable precast planters in a taupe finish by Landscape Forms to add decoration and restrict non-emergency vehicular access. Two small concrete pads with metal tube bike racks in a black finish would be located near either end of the promenade as well. A small seating area would be located off of the center of the promenade extending east into the lawn space. This seating area would have four metal-frame slatted benches in a bronze and wood finish, as well as one steel trash receptacle with plasma-cut grass designs in a bronze finish, both by Landscape Forms. A detail of the amenity area can be found on sheet L4 of Attachment 4, and details of the proposed furniture and amenities can be found on sheet L7.

Appurtenances

All mechanical units associated with the townhouses would be roof-mounted above the third story or fourth story if the optional loft/terrace is included. The applicant included a line of sight exhibit on sheet A-15 of Attachment 4 demonstrating that proposed parapets would screen them from view at ground-level. Ground-mounted electrical transformers would be located within the open space on the north side of the loop road roughly across from the alley, and in the landscaped area south of the

vehicle turnaround area of the western portion of the loop road. The applicant has provided a planting detail on sheet L7 of Attachment 4 that shows how these would be screened with four-foot-tall evergreen shrubs, smaller accent shrubs, and decorative grasses surrounding the units.

ANALYSIS

City of Fairfax Design Guidelines:
The following excerpts from the Design Guidelines are relevant to this application.

Architectural Control Overlay District Overview, ACOD-1

ACOD Goals, ACOD-1.2

1. Strengthen the street edge with buildings and landscape on major corridors.

2. Maintain a human scale in building design and outdoor spaces.

3. Where existing buildings or developments do not provide appropriate examples, new development should strive to implement the intended vision rather than repeat existing patterns.

4. Existing buildings or developments should be upgraded to a higher design quality as opportunities arise to reflect these guidelines.

5. Continue the emphasis on attractive and well maintained landscaping.

6. Preserve and enhance natural character of topography, streams, and mature trees.

7. Mask the utilitarian by screening equipment, loading areas, parking lots, and other uses that have adverse visual impacts.

8. Continue to create an inviting public streetscape realm with coordinated designs.

Staff finds the proposal to conform to the above goals of the ACOD. The street edge along Pickett Road would be enhanced with street trees and supplemental landscaping as well as a large open greenspace. The contemporary aesthetic of the townhouses with traditional materials and human-scale design features would provide a new design prototype for this corridor of the City. A stand of trees along the northern property line is proposed to be retained as a natural buffer between the new development and Barristers Keepe. Ground-mounted electrical transformers are proposed to be softened in appearance and screened form the right-of-way with landscaping.

New Construction, ACOD-3

Building Form & Articulation, Building Scale, ACOD-3.4 – ACOD-3.5

> *Use forms in new construction that relate to those of existing neighboring buildings on the street that are of quality design.*
>
> *Reinforce the human scale of new design in ACOD by including different materials, textures or colors within a large building and/ or by dividing large facades and other elevations into different bays with different heights and planes.*
>
> *Use other techniques such as varying rooflines and window patterns, articulating entrances, and adding cornices and string and belt courses to separate floor levels, and using other decorative features. Corner articulation, balconies, canopies, marquees, and awnings can all also help create a human scale.*

Staff finds the material variation and use of different planes in the design of the townhouse buildings to be consistent with the above guidelines. The optional loft levels will create varied height from unit to unit, and the architectural features such as decorative brick banding, cornices, projecting window bays, and awnings will help add articulation to each stick of homes. Staff is concerned that the lack of variation in unit setback within townhouse sticks will result in a flat appearance, not consistent with the intent of the Zoning Ordinance, which requires varied setbacks (see §3.5.1.C in Attachment 1). The applicant is requesting a modification to this Zoning requirement as part of their land use application, but staff believes that the building articulation would be enhanced if the setbacks were varied. Staff also believes a variation in setbacks for townhouse units relates to traditional design principles which would work well with other traditional design elements proposed as part of this hybrid aesthetic. See recommendation below.

Roof Form & Materials, ACOD-3.6

> *Large-scaled buildings should have a varied roofline to break up the mass of the design and to avoid a visible monolithic expanse of roof. Use gable and/or hipped forms or different height of bays. Break the roof mass with elements such as gables, hipped forms, dormers, or parapets. Scale these features to the scale of the building.*
>
> *Consider using a special roof feature on buildings located at a prominent corner or to highlight entry bays on larger structures.*

Staff believes that the variation in the cornice height from unit to unit, and the option to have a fourth floor loft space will appropriately add variation to the roofline of each stick of homes. The flat roof form proposed is consistent with a contemporary aesthetic.

Opening Types & Patterns, ACOD-3.7

> *The size and proportion, or the ratio of width to height, of windows of new buildings' primary facades may be vertical, horizontal or square. Their arrangement may be laid out in a pattern or in a more random fashion depending on the building's use and its overall design.*
>
> *Traditionally designed openings are generally recessed on masonry buildings and have a raised surround on frame buildings. New construction may use these methods in the ACOD, or they may have openings that are flush with the rest of the wall.*
>
> *Door selection should be integrated into the overall design vocabulary of the building and should be part of an entry element that is articulated and a visible part of the façade.*

Staff finds the windows and doors proposed to be consistent with a contemporary design aesthetic. The use of rowlock sills and soldier course headers would add a traditional design element familiar to buildings in the City.

Building Foundations, ACOD-3.9

> *Consider distinguishing the foundation from the rest of the structure by using different materials, patterns, or textures.*
>
> *Brick or stone veneer may be used over a block or concrete foundation if the applied veneer appears as a masonry foundation. Do not leave foundations of plain concrete block or poured concrete exposed when visible from public places.*

The elevations show the use of cementitious products down to the ground plane in some areas. Staff believes that a masonry material with a brick veneer should be used at the foundation level on all sides of all townhouse units, for both an enhanced aesthetic, and for protection of less durable fiber cement products. See recommendation below.

Materials & Textures, ACOD-3.9

> *The selection of materials and textures for a new building in the ACOD may include brick, stone, cast stone, wood or cementitious siding, metal, glass panels, or other materials as deemed appropriate by Staff and the BAR. In general, the use of stucco-like products such as EIFS should be limited and is most appropriate on higher elevations, not in the pedestrian realm.*
>
> *Use quality materials consistently on all publicly visible sides of buildings in the district. These materials should be long lasting, durable, maintainable, and appropriate for environmental conditions.*

Staff finds the use of brick for a majority of the front elevations and for a substantial portion of high-visibility side elevations to be consistent with the above guidelines. Staff believes that the above-mentioned recommendation to use brick veneer up to the foundation level for all units would bring the design closer into conformance with the intent of these guidelines. Staff also believes that, although the side elevations of units 44 and 45 are considered to have low visibility and therefore are proposed to be fiber cement siding from front to back, these side elevations would be relatively visible from the right-of-way on Pickett Road. Staff believes that the use of a few feet of brick wrapping the corner to match the front façade materials would give the building a higher-quality appearance. This treatment would be similar to the low visibility/"typical" side elevation for the front-loaded units. Fiber cement siding is acceptable on the rear and low-visibility side elevations elsewhere onsite, for the optional loft level, and for accent materials on front elevations.

Architectural Details & Decorative Features, ACOD-3.9

> *Simple details such as brick patterns, varied materials, cornices, roof overhangs, window and door surrounds, belt or string-courses, and water tables can all add visual interest and human scale elements to new construction.*

Staff finds the use of varying wall materials, rooflines, colors, and features such as decorative brick banding, headers, sills, cornices, window bays, and awnings to add articulation and architectural interest to the design of the townhouses.

Building-Mounted Lighting, ACOD-3.12

> *Lighting for new structures should be designed to be an integral part of the overall design by relating to the style, material, and/ or color of the building.*
>
> *Fixtures should utilize an incandescent, LED, fluorescent, metal halide, or color corrected high-pressure sodium lighting sources. Avoid overly bright or colored lights.*
>
> *Fixtures should be the full cutoff variety to limit the impact of lighting on neighboring properties.*
>
> *A combination of free-standing and wall-mounted fixtures is recommended to yield varied levels of lighting and to meet the intent of the zoning regulations.*

Staff finds the proposed building-mounted sconces and flood lights to be appropriate for the contemporary aesthetic of the buildings and cohesive with the freestanding site lighting fixtures.

Appurtenances, ACOD-3.13

> *Building service, loading, and utility areas should not be visible from public streets or adjacent developments, or from access drives within large developments. Such service areas should be located behind the main structure in the least visible location possible or screened if otherwise visible from the right-of-way or other public places.*
>
> *Mechanical equipment on roofs or sides of buildings should not be visible from streets. It should be screened from public view on all sides if otherwise visible. The screening should be consistent with the design, textures, materials, and colors of the building. Another method is to place the equipment in a nonvisible location behind a parapet.*
>
> *Items such as roof ladders, railings, roll-up doors, and service doors should be located on building elevations that are the least visible from public streets/corridors and adjacent developments or from access drives within large developments. Their colors should be coordinated among all these elements and blend with the rest of the building.*
>
> *Dumpster enclosures should be constructed of either an opaque fence or wall made of the same material as the building.*

The applicant has submitted a sight line diagram that can be seen on sheet A-15 of Attachment 4 demonstrating that the roof-mounted mechanical units for the townhouses would not be visible from the ground level.

Building Types: Additional Considerations, ACOD-3.14

> *Townhouses*
>
> *Residential townhouses, depending on the number that are abutting, should have varied setbacks.*
>
> *In townhome developments, avoid creating street front facades that are dominated by garage doors.*
>
> *Many townhouses have some type of entry porch or portico with much variety in the size, location, and form of these features. Since this element is such a prominent part of the residential areas, consider including it in residential design.*

Staff is concerned that the lack of variation in unit setback within townhouse sticks will result in a flat appearance, not consistent with the intent of the above guidelines or with the Zoning Ordinance, which requires varied setbacks (see §3.5.1.C in Attachment 1). The applicant is requesting a modification to this Zoning requirement as part of their land use application, but staff believes that the building articulation would be enhanced if the setbacks were varied. Staff also believes a variation in setbacks for

townhouse units relates to traditional design principles which would work well with other traditional design elements proposed as part of this hybrid aesthetic. See recommendation below.

Awnings & Canopies, ACOD-5

Placement & Design, ACOD-5.2

Place an awning or canopy carefully within the storefront, porch, door, or window openings so it fits the building and does not obscure other important features or elements or damage materials.

Choose designs that do not interfere with existing signs, street trees, or other elements along the street.

Choose an awning shape that fits the opening in which it is installed. Use materials and forms that are compatible with the associated building.

Materials & Color, ACOD-5.3

Coordinate color scheme of awnings and canopies with the overall building color scheme.

Use materials that are compatible with the associated building.

Staff believes that the proposed suspended metal awnings for the front entrances of all townhouse units are consistent with the above guidelines, and with the contemporary component of the proposal's design aesthetic.

Painting, Color & Finishes, ACOD-4

Guidelines, ACOD-4.2

Brick is intended to remain unpainted; however, if the brick has been painted in the past or the brick is aesthetically unattractive, use a masonry paint product. Masonry is intended to breathe and inappropriate paint coatings can cause moisture issues.

Select a coordinated palette of colors for each property that includes site elements in addition to the building itself.

Set the color theme by choosing the color for the material with the most visible area, such as a brick wall area or a metal roof, and relate other colors to it.

Select natural tones instead of overly bright and obtrusive colors.

Treat similar elements with the same color to achieve a unified rather than overly busy and disjointed appearance.

For most buildings, the numbers of paint colors are typically limited to three: a wall or field color, a trim color, and an accent color for signs, doors, etc.

Staff finds the three color palettes proposed to be cohesive and in line with the above guidelines. The majority of the structures would use subdued earth tones, while contrasting cool metallic colors would provide an effective contemporary accent.

Private Site Design & Elements, ACOD-6

Parking, ACOD-6.2

Hide or screen parking from view of the public right-of-way by locating it within the building mass.

Off-street parking lots should be designed, located, and buffered in order to minimize their negative visual impacts on surrounding areas. If parking lots cannot be screened from the public right-of-way by building mass, screen parking lots with berms, plant materials, or walls, or a combination of these materials. With any screening technique other than building massing, protect views from the public right-of-way into the site of building frontages and signage. Where needed, limb up canopy trees to open views. Limit the height of walls, berms, or shrub layer plantings to that of the height of the vehicles they are screening.

Onsite parking would be located inside individual garages and in driveways of certain front-loaded units. Landscaping along Pickett Road would help buffer driveway parking for the southern stick of front-loaded units from view in the right-of-way.

Paving, ACOD-6.2

Use materials that are stable, attractive, and reflect the adjacent building vocabulary and streetscape materials. Poured concrete is usually appropriate for sidewalks in the ACOD, though the use of brick, stone, or stamped concrete should be considered in areas of pedestrian interest as appropriate within the context of the site.

Staff believes that the exposed aggregate tan concrete proposed for use in the promenade would help accentuate this area as a gathering place for residents. Poured concrete is acceptable for walkways in the ACOD.

Landscaping, ACOD-6.3

> *Use plant materials that are appropriate and hardy to this region and to harsh urban conditions. Select materials with concern for their longevity and ease of maintenance. From these selections, create a distinctive and visually attractive outdoor space.*
>
> *Use landscape edges such as a row of street trees. Where trees cannot be installed due to utility or other restrictions, use a shrub layer or herbaceous planting to create a unifying edge or seam between adjacent developments and their face on the public right-of-way.*
>
> *Enhance the site's appearance by incorporating a layered landscape with a variety of plant materials. Consider color, texture, height, and mass of plant selections in a planting composition.*
>
> *Create well-defined outdoor spaces, delineate pathways and entries, and create a sense of continuity from one site to the next.*
>
> *Use plant materials to soften large buildings, hard edges, and paved surfaces.*
>
> *Refer to the plant list included in Appendix III for recommended plants for use in various site conditions and uses.*

Staff believes the proposed landscaping would enhance the street edge with layered plantings along Pickett Road, create a comfortable shaded environment along the sidewalks within the development, and add appropriate ornamentation to the individual yards of the townhouse units. The existing stand of mature trees proposed to remain along the north property line would act as a natural buffer between the proposed development and Barristers Keepe. The majority of the species proposed can be found in Appendix III of the Design Guidelines.

Fences & Walls, ACOD-6.4

> *Use brick or other natural stone materials for walls. When a wall is an integral part of, or an extension of a building, select wall materials that complement the building's materials.*
>
> *Avoid the use of modern, mass-produced fence materials such as diamond lattice panels, or synthetic materials such as plastic or fiberglass timbers. Stained wood board-on-board is usually appropriate.*
>
> *If a fence or wall spans an area longer than 1/3 of the property line, modulate and articulate the wall with techniques to provide visual interest from the public right-of-way. Examples to break up a long expanse include inserting vertical piers of a different material, height, or width in an intentional rhythm or by adding a vegetative layer(s).*

Staff finds the use of gray split-face CMU for the retaining walls with decorative black metal railing along the tops, as well as the use of individual board-on-board wood fencing for privacy between individual rear yards for the front-loaded units to be consistent with the above guidelines. In concurrence with a comment made at the Planning Commission work session for this project held on April 27, 2020, staff believes that a six-foot-tall board-on-board wooden privacy fence should be used across the top of the south retaining wall instead of the decorative railing proposed. The City plans to construct a trail through this forested land that would be located in close proximity to the shared border with the subject site, and staff believes that a board-on-board fence would create needed privacy for the rear yards of the south stick of townhouses. See recommendation below.

Lighting, ACOD-6.5

> *Select light posts and fixtures that are sympathetic to the design and materials of the building and its neighbors.*
>
> *As a way to enhance design coherency on a private site in the ACOD, ensure that new exterior lighting elements—posts, fixtures, landscape, and other accent lights share at least one common element—color, material, form, or style, creating a coherent suite or assemblage of exterior lighting elements.*
>
> *Consider making use of adaptive lighting controls, allowing lighting levels to be reduced during off-peak periods.*
>
> *When possible, consider the use of LED lights for outdoor lighting of all types. Choose LED lighting with the lowest emission of blue light possible. Shield all lighting to minimize glare and its effect on wildlife. Dim when possible, or shut-off completely when not needed.*
>
> *Colored lighting should generally not be used outside of temporary seasonal displays.*
>
> *Do not attach lighting elements in any way that will damage living elements such as trees or shrubs.*
>
> *Lighting should illuminate parking lots and pathways to provide safe vehicular and pedestrian circulation and to minimize pedestrian/vehicular conflicts.*

Staff finds the proposed site lighting fixtures to be located in appropriate locations, related in character and finish to the building-mounted lighting described above, consistent with the design aesthetic proposed for the townhouses, and consistent with the above guidelines.

Furnishings, ACOD-6.6

> *Select site furnishings similar in appearance and quality to those at Old Town Square.*
>
> *Encourage developments to brand their site through the use of select site furnishings and the use of color and materials, as long as their quality is comparable to those in Old Town Square.*
>
> *Private sites are encouraged to make individual choices as to the style and color of bollards, bike racks, and other site-specific furnishings.*
>
> *All furnishings within a single private site or project should form a coherent suite or family of furnishings—with a consistent color, material, style, or form.*
>
> *Furnishings should be of similar quality and value as those required for incorporation in the public right-of-way or similar to those located in Old Town Square.*
>
> *Benches and trashcans should be located where useful—along pedestrian pathways, and at building entries, gathering areas, and plazas.*
>
> *Bike racks should be placed near building entries and included in parking lots, garages, and structures.*
>
> *The use of café seating and movable furnishings is highly encouraged in gathering spaces and plazas.*

Staff finds the location of the furniture within and around the promenade to be consistent with the above guidelines. The proposed furniture appears to be of high quality design and materials, and consistent with the contemporary design aesthetic of the townhouses. The movable planters at the ends of the promenade are consistent with the last guideline above, however their placement in these areas are subject to approval by the Fire Marshal, to ensure that they do not restrict emergency vehicle access. See recommendation below.

Appurtenances, ACOD-6.7

> *Examples of architectural interventions that are appropriate for screening appurtenances include masonry walls, fences with gates, landscape, or wood screens.*
>
> *Dumpster enclosures should reflect the surrounding building materials and design.*

Staff finds the proposed landscape screening for the two ground-mounted electrical transformers to be consistent with the above guidelines.

Gathering Spaces, ACOD-6.8

> *Incorporate a variety of small public spaces, ranging in size from 100 to 2,000 square feet, to provide opportunities for informal interactions and public outdoor access.*
>
> *Smaller and less formal than a plaza as defined in the Zoning Ordinance, gathering spaces may vary widely in type, size and amenities. At a minimum, a gathering space should accommodate six seated individuals and allow for a variety of seating options such as benches, seat walls, tables/chairs, or seating directly on lawn areas. Other amenities in these spaces may include outdoor dining, game tables, public art, or water features.*
>
> *Orient buildings to form gathering spaces rather than isolating them in forgotten, unattractive portions of the site. Use trees, walls, topography, and other site features to define gathering spaces and to lend a human scale to the area. Shade is an important component and could be provided by a shade structure, trees, or overhang from an adjacent building.*

Staff finds the design of the promenade area and lawn space, with seating areas, planters, and pedestrian-scale lighting to be consistent with the above guidelines.

Private Roads, ACOD-6.9

> *Provide for a pedestrian scaled and shaded environment by planting street trees on both sides of private streets.*
>
> *Provide pedestrian friendly sidewalks that are ADA compliant.*
>
> *Use materials that are stable, attractive, and reflect the adjacent building vocabulary and streetscape materials.*
>
> *Use sturdy benches, trashcans, and pedestrian amenities with materials, styles, and quality similar to those in quality and appearance required for the public streetscape.*
>
> *Site furnishings provide the opportunity to 'brand' a development through the use of color, materials, and style of furnishing. All furnishings within a single project or site should be of a suite, with a consistent vocabulary in color, material, and form between various elements such as trash cans, benches, tables, chairs, bollards, etc. Branding is encouraged for large projects within the ACOD. No specific style, material, or vendor is required.*

Staff finds the design of the private loop road through the site to be consistent with the above guidelines. The proposed street trees would provide a pleasant and shaded environment along the sidewalks on the inside of the road, and the traditional style street lights would help add human scale.

Comprehensive Plan:
The following excerpts from the 2035 Comprehensive Plan are relevant to this application.

Chapter 2 – Land Use

Townhouse/Single-Family Attached Neighborhood

The design and layout of new Townhouse and Single-Family Attached Neighborhood developments should reflect the location of the development within the City. In particular, development that is adjacent to Single-Family Detached Neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four stories or 45 feet may be considered.

Neighborhoods Goal 1 – Enhance neighborhood character.

OUTCOME N1.1: Infill housing that complements the character of surrounding homes in existing neighborhoods. (29)

Community Design and Historic Preservation Goal 1 – Require high-quality, sustainable design.

OUTCOME CDHP1.2: Attractive buildings, inviting public spaces, and welcoming gateways that contribute to our economic vitality and unique character. (64)

Staff believes that the proposal is generally consistent with the considerations in the Comprehensive Plan dealing with the design of new townhouse neighborhoods. The proposal is for a new neighborhood rather than infill within an existing neighborhood, and so staff finds its unique contemporary aesthetic which also utilizes traditional building materials and design features to be appropriate to the Pickett Road corridor, and to set a high-quality design precedent for future residential development in the City. Staff believes that the hybrid aesthetic the applicant wishes to achieve would be enhanced by introducing varied townhouse unit setbacks within each stick, to both add building articulation and create a more traditional appearance.

RECOMMENDATION

Staff finds the proposal to generally conform to the City's design criteria and therefore recommends that the BAR recommend to City Council approval of the major certificate of appropriateness with the following conditions:

1. Townhouse units shall have varied front yard setbacks.
2. Brick shall be used as the foundation material on all sides of all townhouses.

3. Brick to match the front elevation shall be used on the front portion of floors one through three of the side elevations between units 44 and 45 of the east sticks of townhouses.
4. Physical material samples shall be submitted to staff for review and approval by the Director of Community Development and Planning prior to issuance of any zoning permits.
5. A six-foot wooden board-on-board fence to match that proposed for the rear yards of the front-loaded townhouse units shall be installed across the top of the retaining wall along the southern property line.
6. The placement of the planters in the promenade area shall be subject to review and approval by the Fire Marshal.
7. The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

ATTACHMENT 1

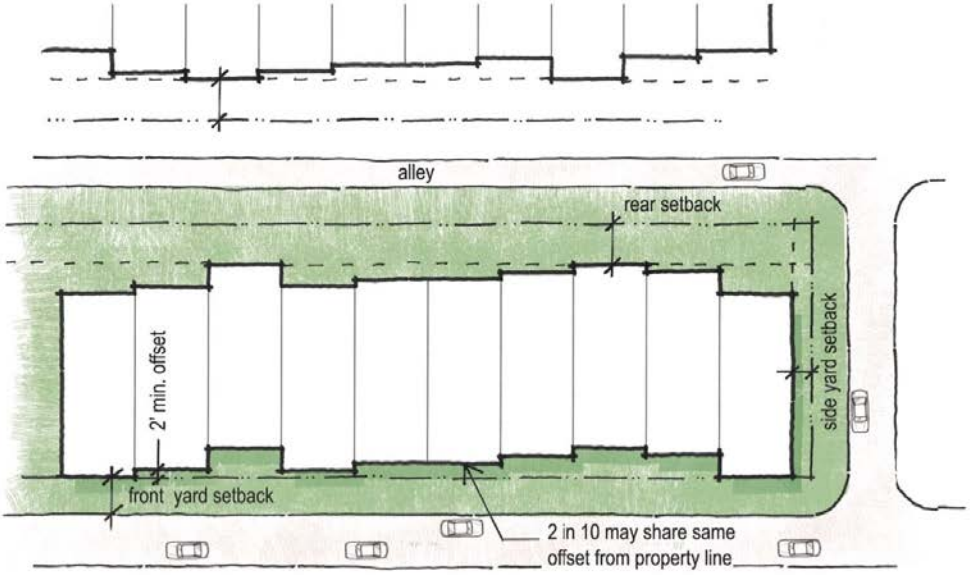
RELEVANT REGULATIONS

§3.5.1. Residential use standards

C. Townhouses

1. The maximum number of units allowed in a single building is ten.

2. No more than two of any 10 or one of any three to five abutting dwelling units having the same front yard setback. Varied front yard setbacks shall not be less than two feet offset from adjoining units as measured at the principal foundation line of each unit and no setback distance shall be less than the required minimum.



§3.7.4. Architectural control overlay district

A. Applicability

Except as specified in §3.7.4.C, below, the architectural control overlay district shall apply city-wide to all development, including significant landscape features associated with such improvements to be erected, reconstructed, substantially altered or restored, outside the historic overlay districts of §3.7.2 and the Old Town Fairfax Transition Overlay District (§3.7.3).

B. Certificate of appropriateness required

Except as specified in §3.7.4.C, below, all development in the architectural control overlay district shall be subject to the approval of a certificate of appropriateness in accordance with the provisions of §6.5.

C. Exceptions

Unless otherwise specified, the architectural control overlay district shall not apply to the following:

1. Signs;
2. Demolition;
3. Single-family detached;

4. Single-family attached, after initial approval and construction;
5. Duplex dwellings, after initial approval and construction; and
6. Townhouses, after initial approval and construction.

D. Design guidelines and standards

1. All development regulated by the Architectural Control Overlay District shall be in accordance with the comprehensive plan, the City of Fairfax Design Guidelines and any other adopted design guidelines.

2. Each structure or improvement erected, enlarged, or reconstructed in the Architectural Control Overlay District shall be designed and constructed in a manner that will complement the unique character and atmosphere of the district with respect to building size, scale, placement, design and the use of materials.

§3.8.2 Planned Development Districts, General Provisions

E. Site development standards

1. Planned developments should result in greater benefit to the city, not less, in accordance with the considerations of §6.6.8.

2. Planned developments shall not be approved primarily for the purpose of increasing density, reducing site development requirements or avoiding some other applicable requirement.

3. At the request of an applicant requesting approval of a planned development, the site development standards of Article 4 and the streets, pedestrian facilities, and lots and blocks design and improvement standards (See Subdivision Ordinance, Sections 2.2, 2.3 and 2.4) may be modified by the city council in the approval of a master development plan. Any such modifications requested by the applicant shall be clearly stated on the master development plan. Unless specifically modified by the city council in the approval of a master development plan, all site development standards specified in Article 4 shall apply.

F. Design guidelines and dimensional standards

1. Each planned development shall provide a comprehensive set of design guidelines as part of the master development plan that demonstrate the project will be in substantial conformance with the comprehensive plan. All dimensional standards shall be established in the master development plan when it is approved by the city council.

2. All master development plans shall include design guidelines and all modifications to the dimensional standards of §3.6 requested by the applicant. Once a master development plan is approved by the city council, all design guidelines and all modifications stated in the master development plan will be binding on the applicant.

§4.5.8. Screening

A. Features to be screened The following features must be screened from view of public rights-of-way, public open spaces and from lots used or zoned for residential purposes, as specified in §4.5.8.

1. Drive-through windows/facilities, subject to §4.5.8.B;
2. Ground-mounted mechanical equipment, subject to §4.5.8.C;
3. Outdoor storage of materials, supplies, vehicles and equipment, subject to §4.5.8.D;
4. Pick-up and drop-off containers and facilities, subject to §4.5.8.E;

5. Roof-mounted mechanical equipment, subject to §4.5.8.F; and
6. Trash receptacles and service areas, subject to §4.5.8.G.

§5.4.5. Powers and duties

B. Final decisions

The board of architectural review shall be responsible for final decisions regarding the following:

1. Certificates of appropriateness, major (§6.5)

§6.5.1. Applicability

Certificates of appropriateness shall be reviewed in accordance with the provisions of §6.5.

A. A certificate of appropriateness shall be required:

1. To any material change in the appearance of a building, structure, or site visible from public places (rights-of-way, plazas, squares, parks, government sites, and similar) and located in a historic overlay district (§3.7.2), the Old Town Fairfax Transition Overlay District (§3.7.3), or in the Architectural Control Overlay District (§3.7.4). For purposes of §6.5, "material change in appearance" shall include construction; reconstruction; exterior alteration, including changing the color of a structure or substantial portion thereof; demolition or relocation that affects the appearance of a building, structure or site;

§6.5.3. Certificate of appropriateness types

A. Major certificates of appropriateness

1. Approval authority

(a) General

Except as specified in §6.5.3.B.2(b), below, the board of architectural review shall have authority to approve major certificates of appropriateness.

(b) Alternative (in conjunction with other reviews)

Alternatively, and in conjunction with special use reviews, planned development reviews, special exceptions or map amendments (rezoning), the city council may approve major certificates of appropriateness.

§6.5.6. Action by decision-making body

A. General (involving other review by city council)

After receiving the director's report on proposed certificates of appropriateness, which do not involve other reviews described below, the board of architectural review (BAR) shall review the proposed certificates of appropriateness in accordance with the approval criteria of §6.5.7. The BAR may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the BAR may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

B. Other reviews

1. Prior to taking action on special use reviews, planned development reviews, and map amendments (rezoning), the city council shall refer proposed certificates of appropriateness to the BAR for review in accordance with the approval criteria of §6.5.7.
2. In conjunction with special use reviews, planned development reviews, special exceptions and map amendments (rezoning), the city council may review the proposed certificate of appropriateness in accordance with the approval criteria of §6.5.7. The city council may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the city council may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

§6.5.7. Approval criteria

A. General

1. Certificate of appropriateness applications shall be reviewed for consistency with the applicable provisions of this chapter, any adopted design guidelines, and the community appearance plan.
2. Approved certificates of appropriateness shall exhibit a combination of architectural elements including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line and height conform to accepted architectural principles and exhibit external characteristics of demonstrated architectural and aesthetic durability.

§6.5.9. Action following approval

A. Approval of any certificate of appropriateness shall be evidenced by issuance of a certificate of appropriateness, including any conditions, signed by the director or the chairman of the board of architectural review. The director shall keep a record of decisions rendered.
B. The applicant shall be issued the original of the certificate, and a copy shall be maintained on file in the director's office.

§6.5.10. Period of validity

A certificate of appropriateness shall become null and void if no significant improvement or alteration is made in accordance with the approved application within 18 months from the date of approval. On written request from an applicant, the director may grant a single extension for a period of up to six months if, based upon submissions from the applicant, the director finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.

§6.5.11. Time lapse between similar applications

A. The director will not accept, hear or consider substantially the same application for a proposed certificate of appropriateness within a period of 12 months from the date a similar application was denied, except as provided in §6.5.11.B, below.
B. Upon disapproval of an application, the director and/or board of architectural review may make recommendations pertaining to design, texture, material, color, line, mass, dimensions or lighting. The director and/or board of architectural review may again consider a disapproved application if

within 90 days of the decision to disapprove the applicant has amended his application in substantial accordance with such recommendations.

§6.5.12. Transfer of certificates of appropriateness

Approved certificates of appropriateness, and any attached conditions, run with the land and are not affected by changes in tenancy or ownership.

§6.5.13. Appeals

A. Appeals to city council

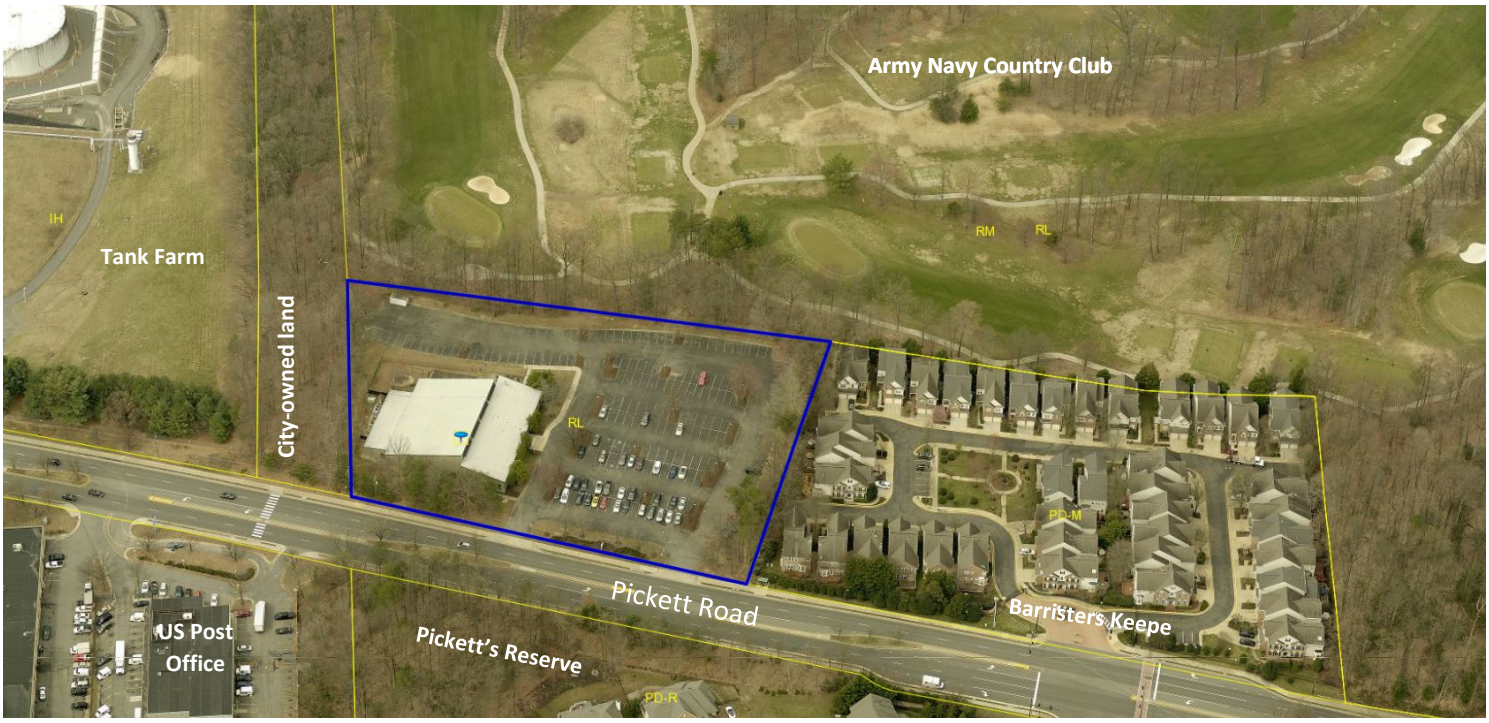
Final decisions on certificates of appropriateness made may be appealed to city council within 30 days of the decision in accordance with §6.22.

B. Appeals to court

Final decisions of the city council on certificates of appropriateness may be appealed within 30 days of the decision in accordance with §6.23.

ATTACHMENT 2 – Aerials

Site location



Aerial facing west

ATTACHMENT 3

3500 Pickett Rd
Statement of Intent
February 19, 2020

Please accept the following as a Statement of Intent in support of the submitted major certificate of appropriateness application to allow EYA Development LLC (the "Applicant") to redevelop approximately 3.7 acres of underdeveloped land, identified as Tax Map No. 58-1-02-021 (the "Property"), located at 3500 Pickett Road. This Statement of Intent is submitted in conjunction with the Certificate of Appropriateness design package, consisting of a landscape package of nine sheets and an architectural package of 14 sheets, and other supporting materials. The contents of this Statement of Intent address the approval considerations for certificates of appropriateness as set forth in Section 6.5.7.A of the City of Fairfax Zoning Ordinance (the "Zoning Ordinance").

Existing Conditions

The Property is currently zoned RL under the City of Fairfax Zoning Ordinance (the" Zoning Ordinance") and is bounded by a 100-foot wide City owned property to the south, the Army Navy Country Club to the west, a small lot residential development known as Barristers Keepe to the north, and Pickett Road to the east. The Property is developed with a 17,830-square-foot, single-story building and a large surface parking lot, which is currently used for a church and related activities. The surrounding land uses and zoning complement and support the Applicant's proposed development, with the property to the north zoned Planned Development Mixed Use (PD-M), to the east zoned PD-R, to the south zoned Residential Medium ("RM") and to the west zoned RL.

Proposed Development

The Applicant proposes to redevelop the Property into a residential neighborhood consisting of twenty-five (25) front-loaded and twenty-five (25) rear-loaded townhomes (inclusive of the five (5) affordable dwelling units) (the "Proposed Development"). The units facing Pickett Road will be set back a minimum of twenty-five (25) feet and a maximum of one hundred and fifteen (115) feet. All of the units, rear or front-loaded, will be at least three stories in height with an optional fourth story loft and/or roof-top terrace that will provide outstanding views of the Army Navy golf course. The maximum building height of each unit will be forty-five (45) feet, including the roof-top terraces. The Applicant will provide a fifty (50) foot wide open space parcel along the northern Property boundary, immediately adjacent to the neighboring residential community, Barristers Keepe, in order to provide a significant buffer between the existing and proposed homes.

Further, the Applicant has designed a neighborhood filled with landscaped sidewalks, backyards, activated open spaces, and a sizeable park, which will include a landscaped promenade that will be a highly utilized amenity for neighborhood events, and will provide fire access off Pickett Road.

City of Fairfax Design Guidelines - Architectural Control Overlay District (ACOD)

As illustrated on the submitted materials of the design package, the Applicant has submitted an overall design for the proposed development that reflects the goals of the City of Fairfax Design Guidelines (the "Design Guidelines").

Firstly, the Applicant has presented a refined contemporary style for this community. The ACOD is the ideal district to present this type of architecture as this district specifically calls for new approaches to design that reflect the changing market forces which drive demand, including a more contemporary design aesthetic (ACOD-1.1). The chosen materials and colors create a warm and inviting take on contemporary forms. This vocabulary would be unique to the Pickett Road corridor but is inspired by the scenic forested views to the south and west of the Property, as well as the wooded buffer on the northern edge of the Property. This design approach is a deliberate progression away from the mix of traditional styles found elsewhere in the City and as represented in the adjoining Barristers Keepe community, but as envisioned in the ACOD guidelines, this is an architectural evolution that reflects the changing tastes of homebuyers today. The areas in the ACOD will continue to see turnover in architectural expression to respond to changing market forces.

The contemporary style proposed allows the Applicant to uniquely address the City's front yard setback requirement for townhome developments. The Applicant has requested a modification of section 3.5.1.c.2 of the Zoning Ordinance which requires that no more than one of any three to five, abutting dwelling units have the same front yard setback. The Design Guidelines also speak to this issue indicating that townhouses should have varied setbacks between units (ACOD-3.2). The intent of this requirement may be rooted in the more traditional townhome typology that resulted in very uniform and unarticulated facades. On sheets A10 and A11 of the submission, the Applicant shows how a high level of articulation and variation in facades is achieved by a combination of ground level bays, cantilevered bays, and flush bays, all highlighted in accent colors and materials, thereby meeting the intent of the Design Guidelines of varied facades. Additionally, the Applicant proposes to recess the garage doors on the facades of the front-garage homes to provide additional articulation and relief from the street, resulting in further compliance with the Design Guidelines (ACOD-3.15). This high level of articulation is further enhanced by the Applicant predetermining the elevation façade and the color and material schemes for each lot in the community. This level of detail can give the City, as well as the community, comfort in that what is proposed early in the design and visioning stages will be executed in its fullest throughout the life of the project, without the risk of future homebuyer influence.

This proposal by the Applicant also reflects a detailed high-quality urban design, landscaped sidewalks, and a large activated open space. The layout of the community achieves the goals addressed in the Design Guidelines (ACOD-1.2) by orienting the community around a central green space. The public green serves as the front door of the community while maintaining a human scale of design for all residents.

Further, the City's Design Guidelines (ACOD – 3.13) also emphasize the importance of screening both roof- and ground-mounted mechanical equipment. As detailed on Sheet L7, the Applicant has taken care to ensure all transformer and ground-mounted mechanical equipment is effectively screened from view. For this community, the Applicant will also ensure that roof-mounted mechanical equipment will be placed strategically to prevent visibility from the street.

In conclusion, the Applicant's proposal presents an opportunity to redevelop and activate an underutilized parcel with a vibrant, high-quality residential community. The proposed site design

consists of high-quality architecture and landscaping that are consistent with the City's Design Guidelines and will enhance the quality of the Pickett Road corridor. The Applicant is eager to continue development in the City and is committed to ensuring the proposed redevelopment fits into the fabric of the City of Fairfax.

ATTACHMENT 4

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04 / 29 / 2020
Community Dev & Planning

BAR Submission for May 6, 2020 Hearing

3500 Pickett Rd

Submission Date: April 22, 2020

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BAR Submission 4/22/20

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SITE PLAN

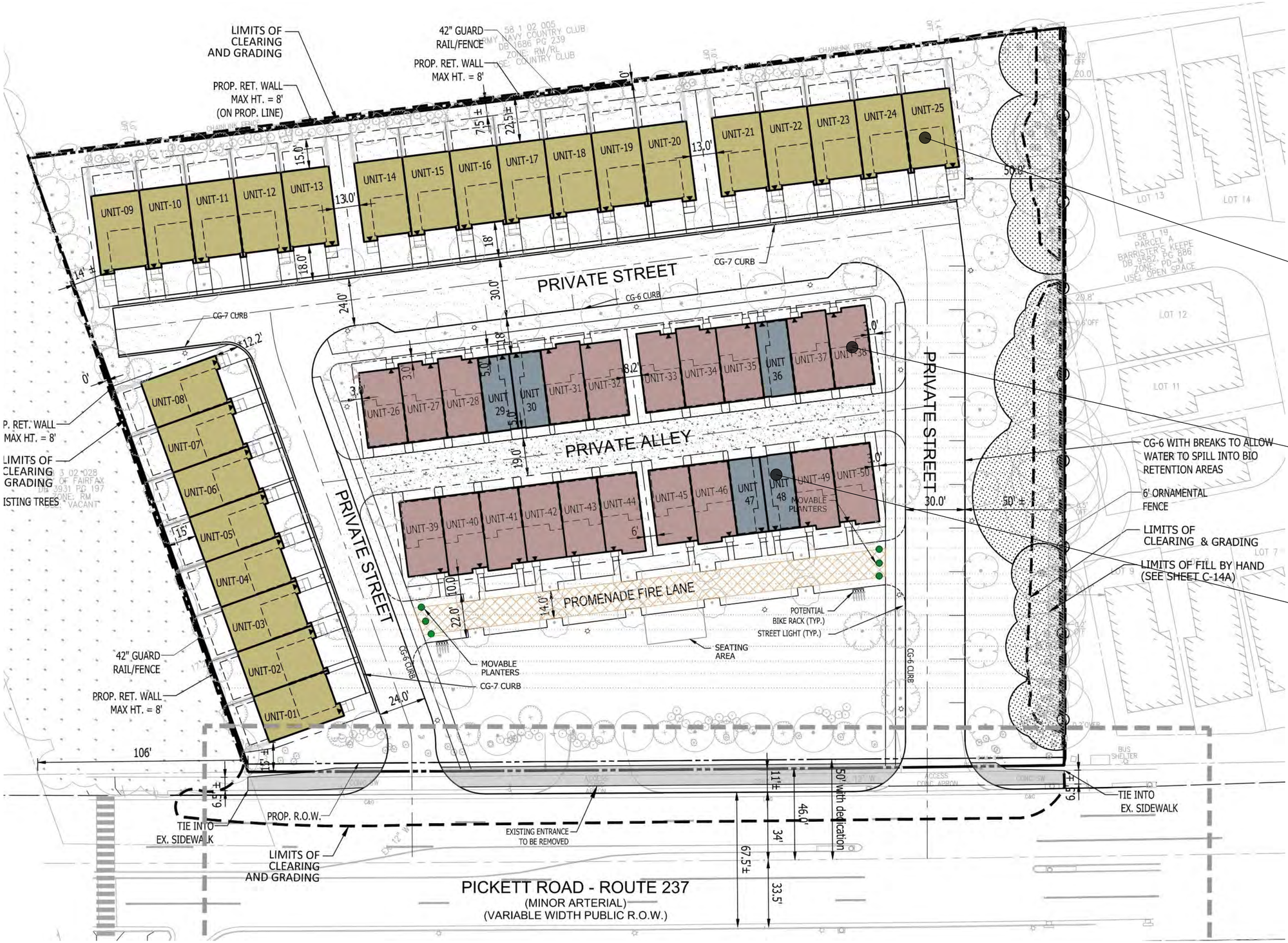
APRIL 22, 2020

PICKETT ROAD

CITY OF FAIRFAX, VA

Scale: N.T.S.

C1



BAR Submission 4/22/20

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KEY PLAN

APRIL 22, 2020

PICKETT ROAD

CITY OF FAIRFAX, VA

Scale: N.T.S.

C2

BAR Submission 4/22/20

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SCHEMATIC RENDERING

FEBRUARY 14, 2020

3500 PICKETT ROAD

CITY OF FAIRFAX

Scale: NTS
0 1/4 1/2 1

A1

B TYPICAL BUILDING ELEVATIONS (UNIT A)

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

FRONT LOAD ELEVATIONS

A TYPICAL BUILDING ELEVATIONS (UNIT B & C)

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

REAR LOAD ELEVATIONS

BAR Submission 4/22/20

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LANDSCAPE ARCHITECTURE PLANNING
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LAND USE ATTORNEY:
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LANDSCAPE ARCHITECT:
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ALEXANDRIA, VA 22310
ATTN: JOE PLUMPE
(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020

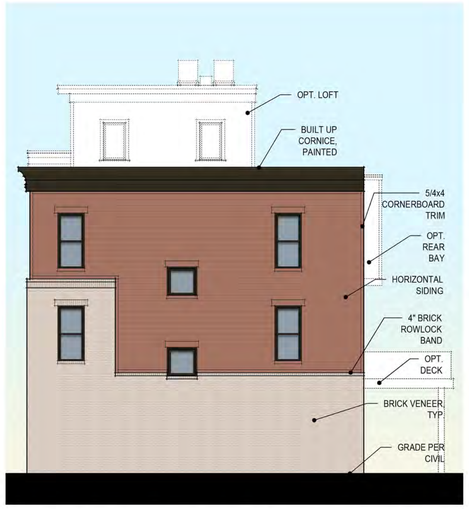
PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
02/07/2020
LANDSCAPE ARCHITECT

3500 PICKETT ROAD
CITY OF FAIRFAX, VIRGINIA

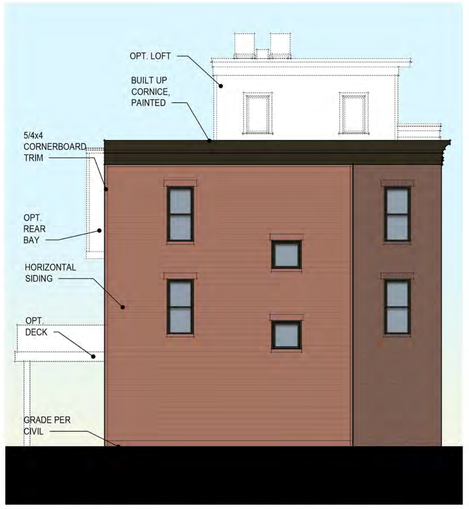
ARCHITECTURAL ELEVATIONS

A2



UNIT TYPE 'A' - ALTERNATE SIDE ELEVATION

UNIT TYPE 'A' - REAR ELEVATION



UNIT TYPE 'A' - STANDARD SIDE ELEVATION

B TYPICAL BUILDING ELEVATIONS

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

UNIT TYPES 'B' & 'C' - ALTERNATE SIDE ELEVATION

UNIT TYPES 'B' & 'C' - REAR ELEVATION

UNIT TYPES 'B' & 'C' - STANDARD SIDE ELEVATION

(AT CONDITIONS WHERE BUILDING TO BUILDING SEPARATION IS LESS THAN 10FT)

A TYPICAL BUILDING ELEVATIONS

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

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SCHEMATIC ELEVATIONS

APRIL 22, 2020

PICKETT ROAD

CITY OF FAIRFAX, VA

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

A2a

REAR ELEVATION

FRONT ELEVATION #1

FRONT ELEVATION #2

Note: See sheet A2 & A2a for material references.

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SCHEMATIC ELEVATIONS - A UNIT

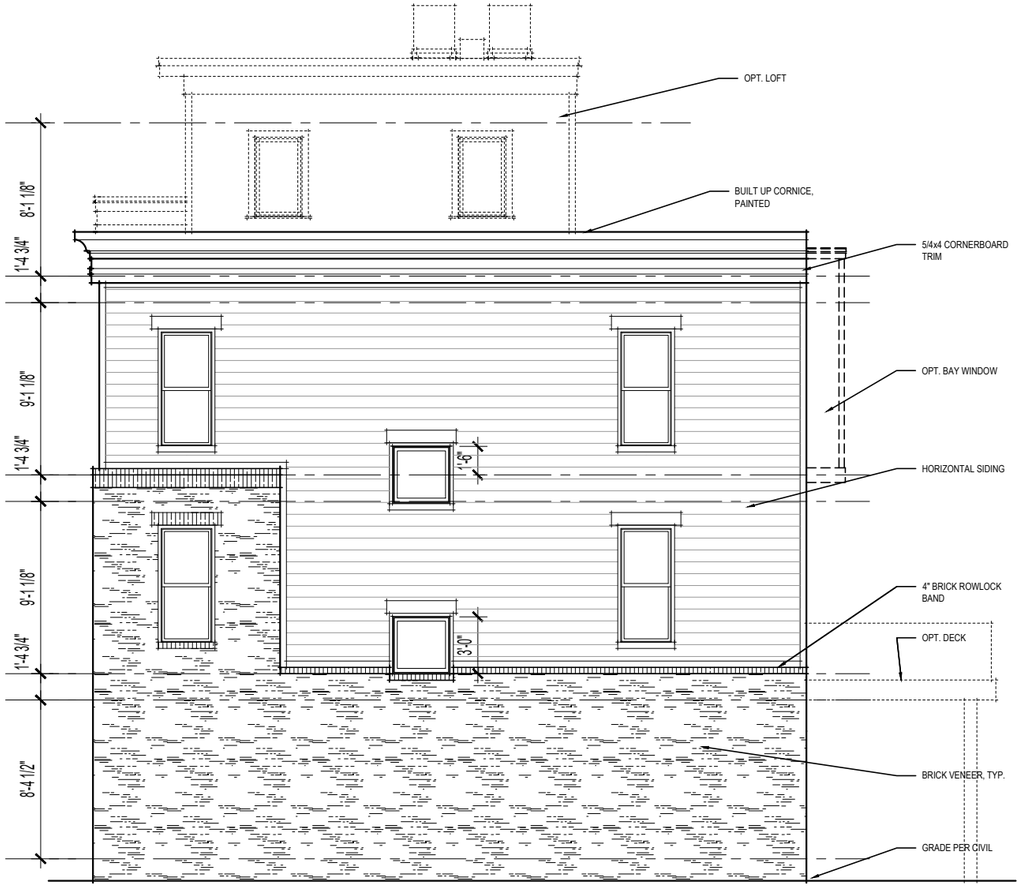
APRIL 22, 2020

3500 PICKETT ROAD

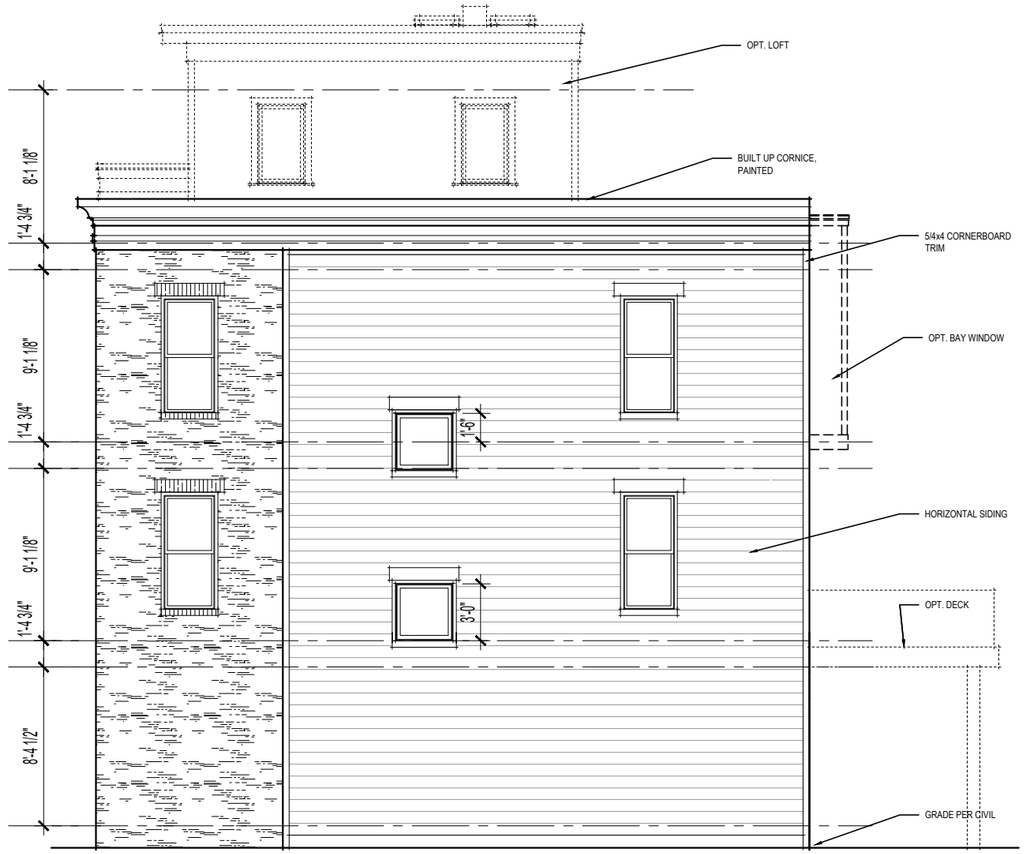
CITY OF FAIRFAX

Scale: 1/8" = 1'-0"
0 1/4 1/2 1

A3



SIDE ELEVATION - ALTERNATE



SIDE ELEVATION - STANDARD

Note: See sheet A2 & A2a for material references.

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SCHEMATIC ELEVATIONS - A UNIT

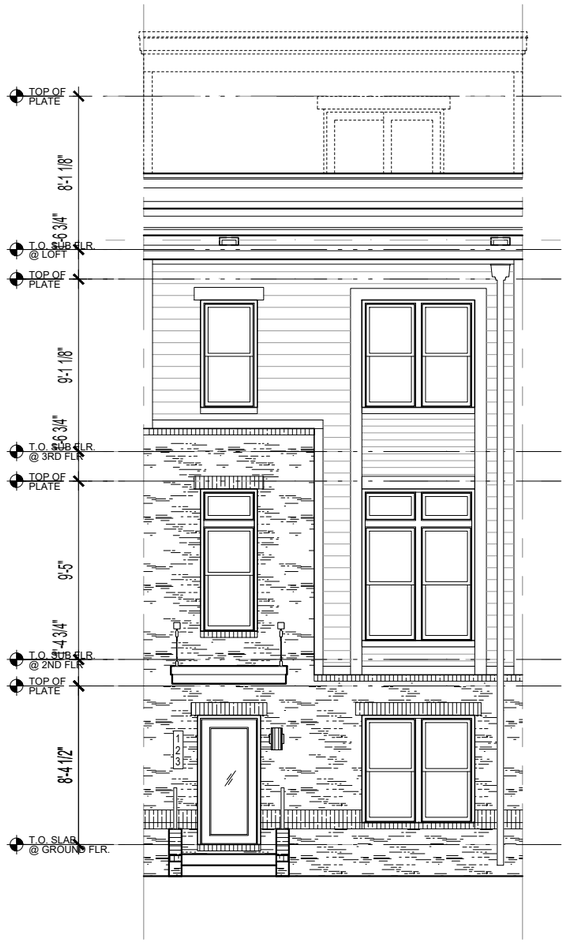
APRIL 22, 2020

3500 PICKETT ROAD

CITY OF FAIRFAX

Scale: 1/8" = 1'-0"
0 1/4 1/2 1

A4



FRONT ELEVATION #1

FRONT ELEVATION #2

FRONT ELEVATION #3

Note: See sheet A2 & A2a for material references.

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SCHEMATIC ELEVATIONS - B UNIT

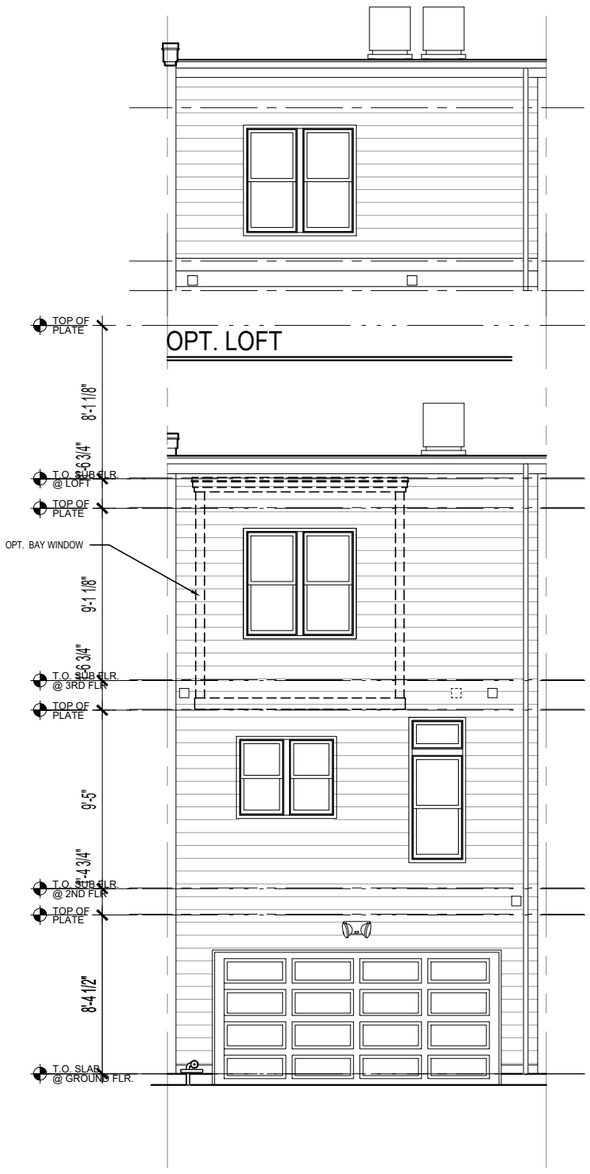
APRIL 22, 2020

3500 PICKETT ROAD

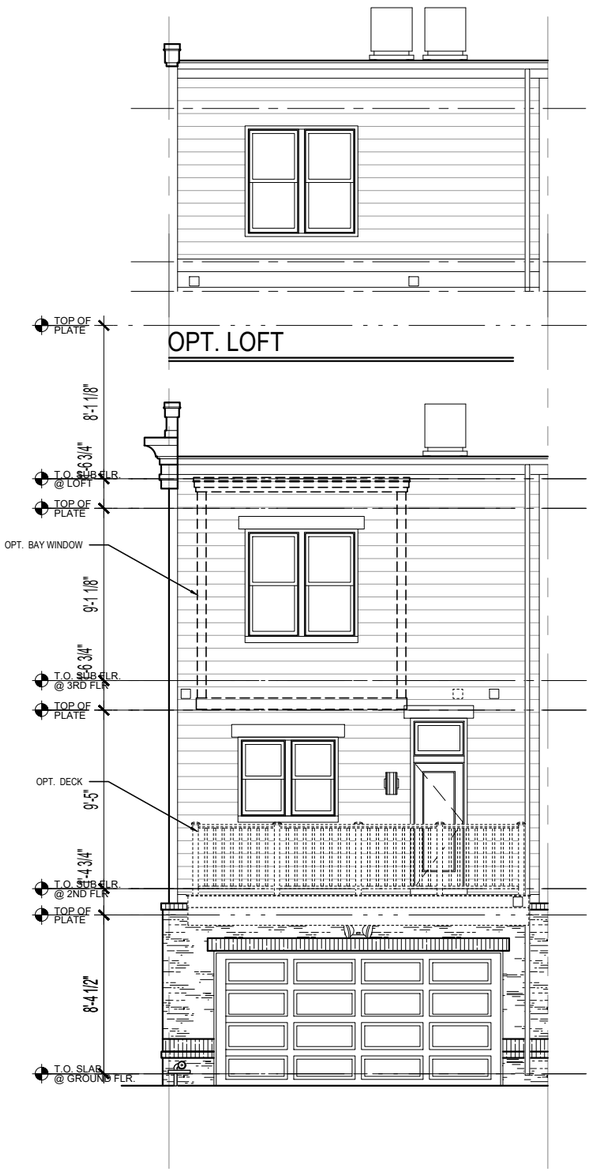
CITY OF FAIRFAX

Scale: 1/8" = 1'-0"
0 1/4 1/2 1

A5



REAR ELEVATION



ALT. REAR ELEVATION

(SHOWN w/ OPT. DECK)

Note: See sheet A2 & A2a for material references.

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SCHEMATIC ELEVATIONS - B UNIT

APRIL 22, 2020

3500 PICKETT ROAD

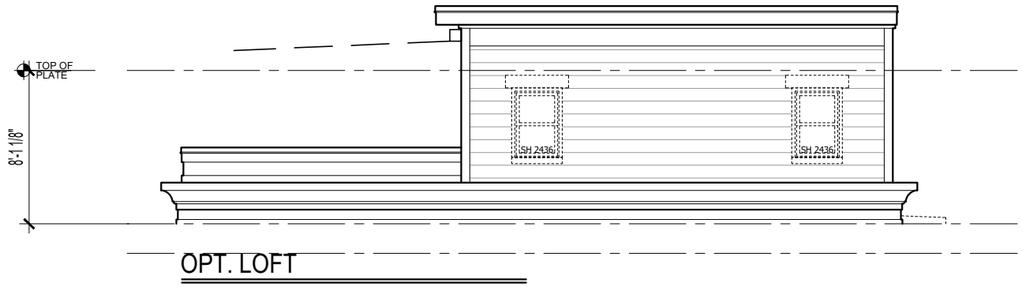
CITY OF FAIRFAX

Scale: 1/8" = 1'-0"
0 1/4 1/2 1

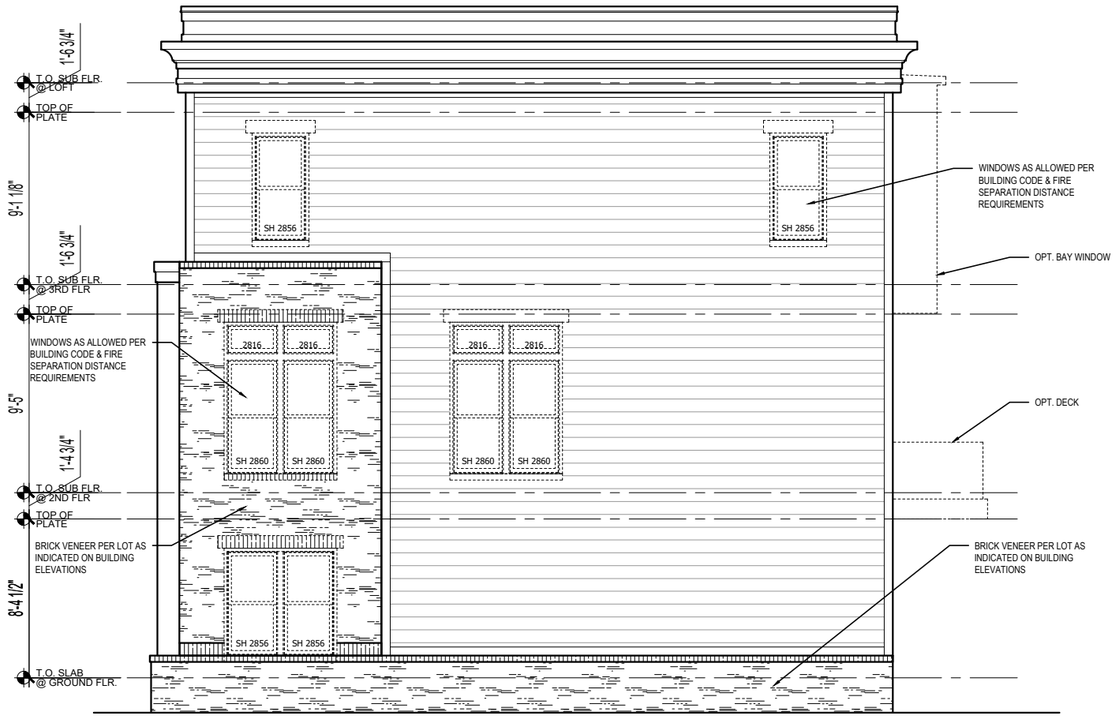
A6

OPT. LOFT

SIDE ELEVATION - ALTERNATE



OPT. LOFT



SIDE ELEVATION - STANDARD

NOTE: SEE BUILDING ELEVATIONS FOR WINDOW AND BRICK VENEER PER LOT CONDITION

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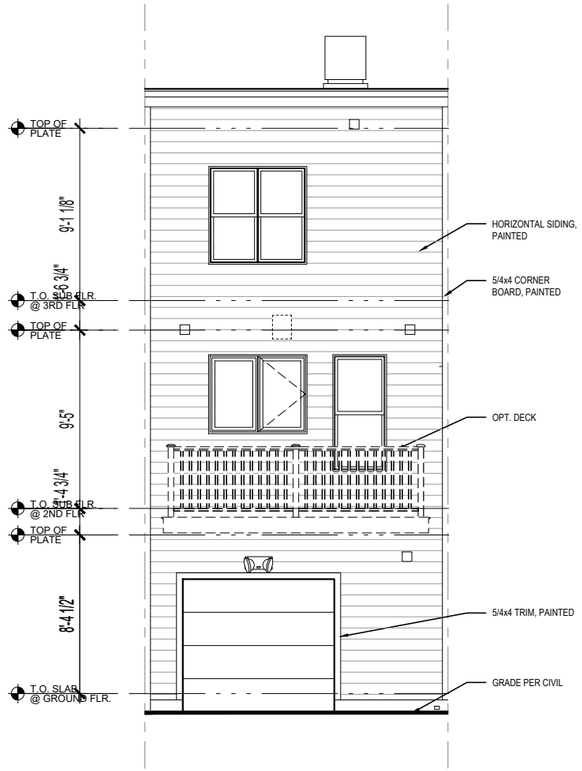
APRIL 22, 2020

3500 PICKETT ROAD

CITY OF FAIRFAX

Scale: 1/8" = 1'-0"
0 1/4 1/2 1

A7



REAR ELEVATION

FRONT ELEVATION

Note: See sheet A2 & A2a for material references.

BAR Submission 4/22/20

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SCHEMATIC ELEVATIONS - C UNIT (ADU)

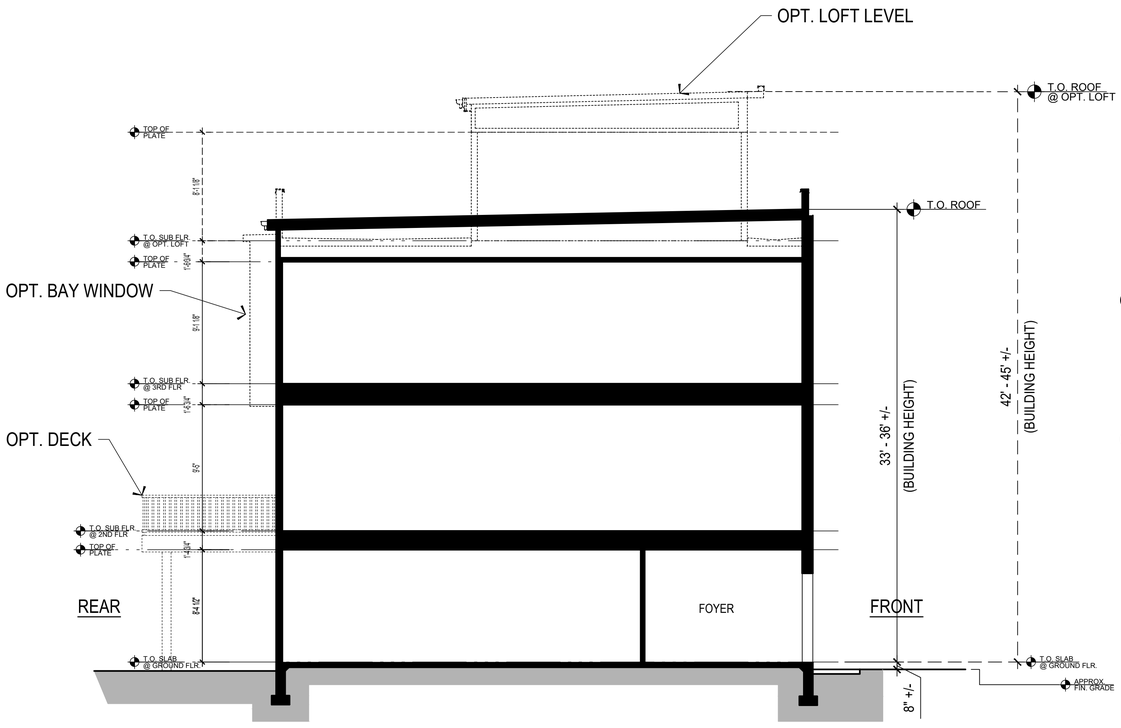
APRIL 22, 2020

3500 PICKETT ROAD

CITY OF FAIRFAX

Scale: 1/8" = 1'-0"
0 1/4 1/2 1

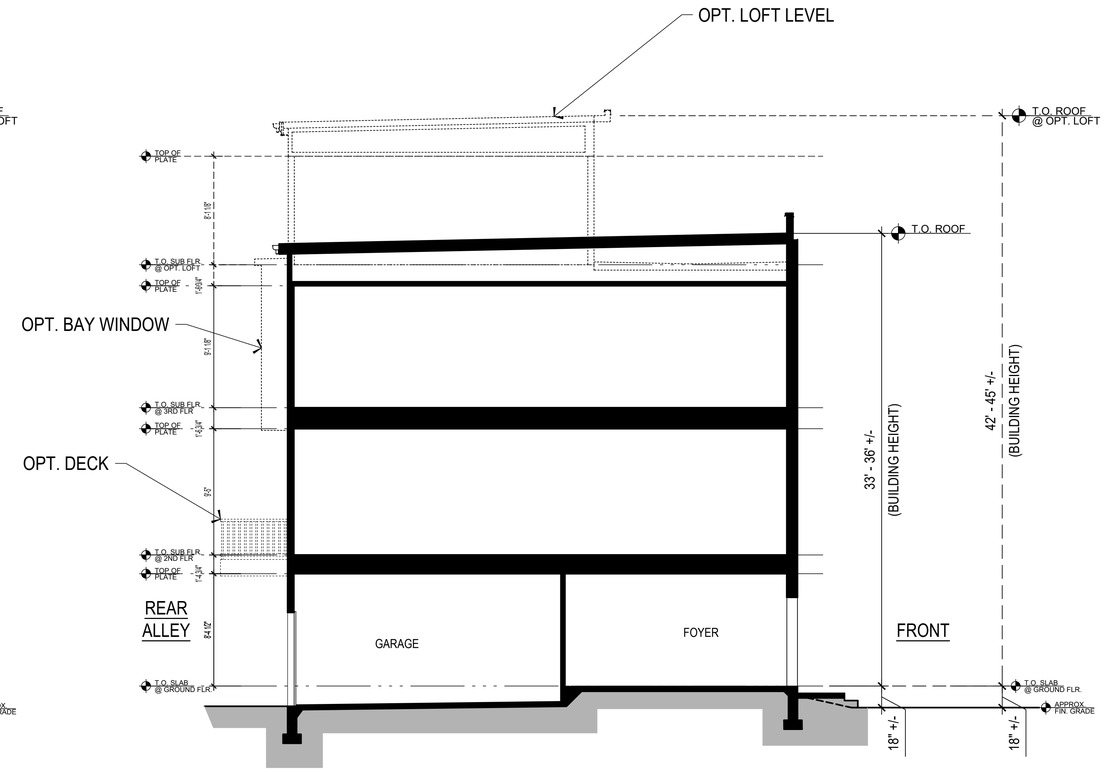
A8



B TYPICAL BUILDING SECTION

Scale: 3/16" = 1'-0"

FRONT LOAD UNITS
UNIT A



A TYPICAL BUILDING SECTION

Scale: 3/16" = 1'-0"

REAR LOAD UNITS
UNIT B (UNIT C SIMILAR)

BAR Submission 4/22/20

VIKA

ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
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TYSONS, VA. GERMANTOWN, MD.

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LAND USE ATTORNEY:
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ATTN: JOE PLUMPE
(703) 456-8039

LANDSCAPE ARCHITECT:
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ALEXANDRIA, VA 22310
ATTN: JOE PLUMPE
(703) 719-6500

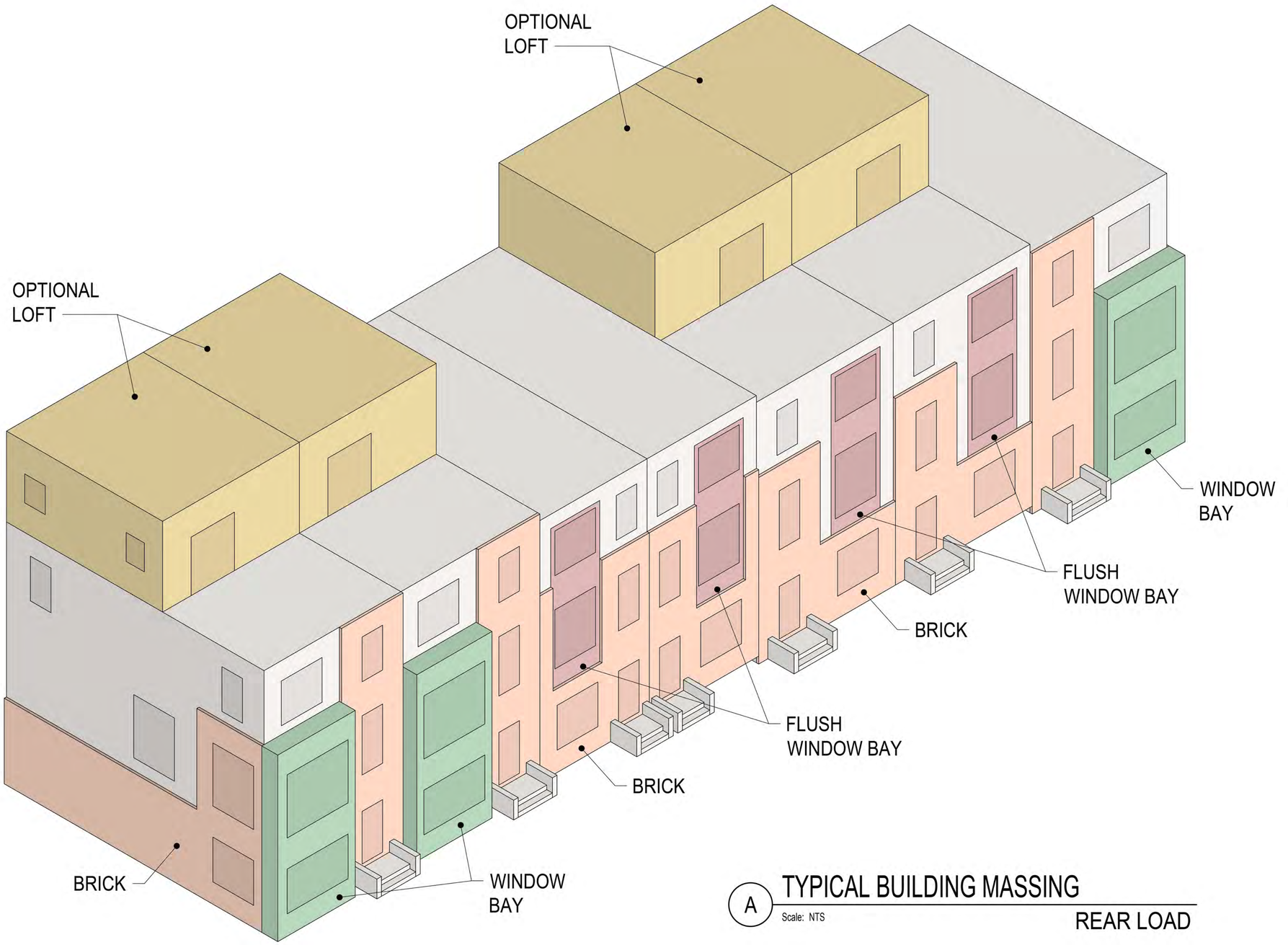
REVISIONS	DATE
1ST SUBMISSION	11/22/19

PROFESSIONAL SEAL

3500 PICKETT ROAD
CITY OF FAIRFAX, VIRGINIA

TYPICAL BUILDING SECTIONS

A9



A TYPICAL BUILDING MASSING
Scale: NTS

REAR LOAD

BAR Submission 4/22/20

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TYPICAL BUILDING MASSING - REAR LOAD

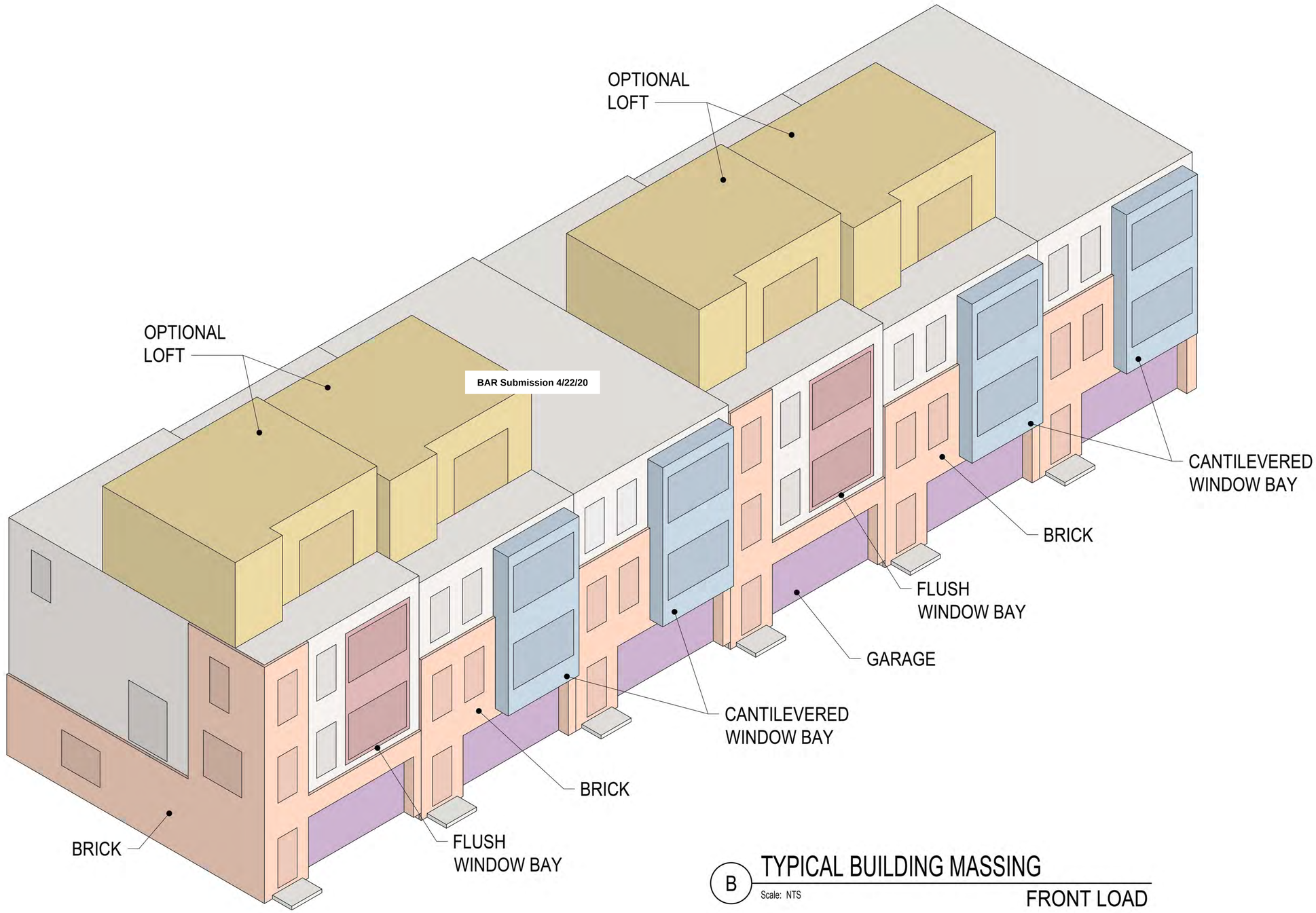
FEBRUARY 12, 2020

PICKETT ROAD

CITY OF FAIRFAX, VA

Scale: NTS

A10



B TYPICAL BUILDING MASSING
Scale: NTS
FRONT LOAD

BAR Submission 4/22/20

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4800 Hampden Lane, Suite 300 Bethesda, MD 20814
T 301-634-8600 F 301-634-8601 W eya.com

TYPICAL BUILDING MASSING - FRONT LOAD

FEBRUARY 12, 2020

PICKETT ROAD

CITY OF FAIRFAX, VA

Scale: NTS

A11

3500 Pickett Road

City of Fairfax, VA

MASONRY

Glen Gery Brick
Ashfield Modular

Argos Mortar
Beige

TRIM, SIDING, & DOORS

Siding & Trim
(Select Locations)
Painted SW Color Mix -
Brownstone

Bay Siding & Trim,
Doors & Frames
Painted SW 7645 -
Thunder Gray

Rear Siding
(Select Locations)
Painted SW 6086 -
Sand Dune

WINDOWS

Window Frames (Typ.)
Jeldwen Dark Bronze

Window Frames (At
Select Rear Windows)
Jeldwen White

EXTERIOR ACCESSORIES

Cornice
Painted SW 7675 -
Sealskin

HVAC Louvers
Painted SW 2808 -
Rockwood
Dark Brown

Metals
Jeldwen Dark Bronze

DECKING

COLOR
SCHEME 1

Duradek
Ultra Cork Espresso

Tamco Evergrain
Decking
Weathered Wood

Deck Rails
Azek
Premier Rail Kona

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3500 Pickett Road

City of Fairfax, VA

MASONRY

Glen Gery Brick
Silverview Modular

Lehigh Mortar
Tenn Buff

TRIM, SIDING, & DOORS

Siding & Trim
(Select Locations)
Painted SW Color Mix -
Brownstone

Bay Siding & Trim,
Doors & Frames
Painted SW 7076 -
Cyberspace

Rear Siding
(Select Locations)
Painted SW 6086 -
Sand Dune

EXTERIOR ACCESSORIES

Cornice
Painted SW 7675 -
Sealskin

HVAC Louvers
Painted DE 6123 -
Trail Dust

Metals
Jeldwen Dark Bronze

WINDOWS

Window Frames (Typ.)
Jeldwen Dark Bronze

Window Frames (At
Select Rear Windows)
Jeldwen White

DECKING

COLOR SCHEME 2

Duradek
Ultra Cork Espresso

Tamco Evergrain
Decking
Weathered Wood

Deck Rails
Azek
Premier Rail Kona

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3500 Pickett Road

City of Fairfax, VA

MASONRY

Glen Gery Brick
Madison Modular

Lehigh Mortar
Tenn Buff

TRIM, SIDING, & DOORS

Siding & Trim
(Select Locations)
Painted SW Color Mix - Brownstone

Bay Siding & Trim, Doors & Frames
Painted SW 2838 - Polished Mahogany

Rear Siding
(Select Locations)
Painted SW 6086 - Sand Dune

EXTERIOR ACCESSORIES

Cornice
Painted SW 7675 - Sealskin

HVAC Louvers
Painted SW 2836 - Quartersawn Oak

Metals
Jeldwen Dark Bronze

WINDOWS

Window Frames (Typ.)
Jeldwen Dark Bronze

Window Frames (At Select Rear Windows)
Jeldwen White

DECKING

COLOR SCHEME 3

Duradek
Ultra Cork Espresso

Tamco Evergrain Decking
Weathered Wood

Deck Rails
Azek
Premier Rail Kona

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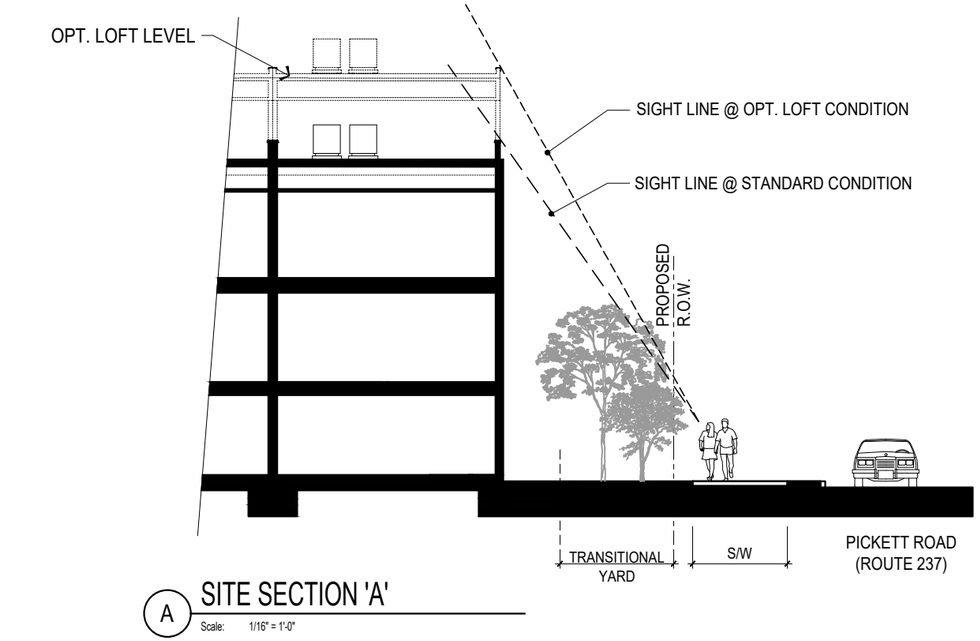
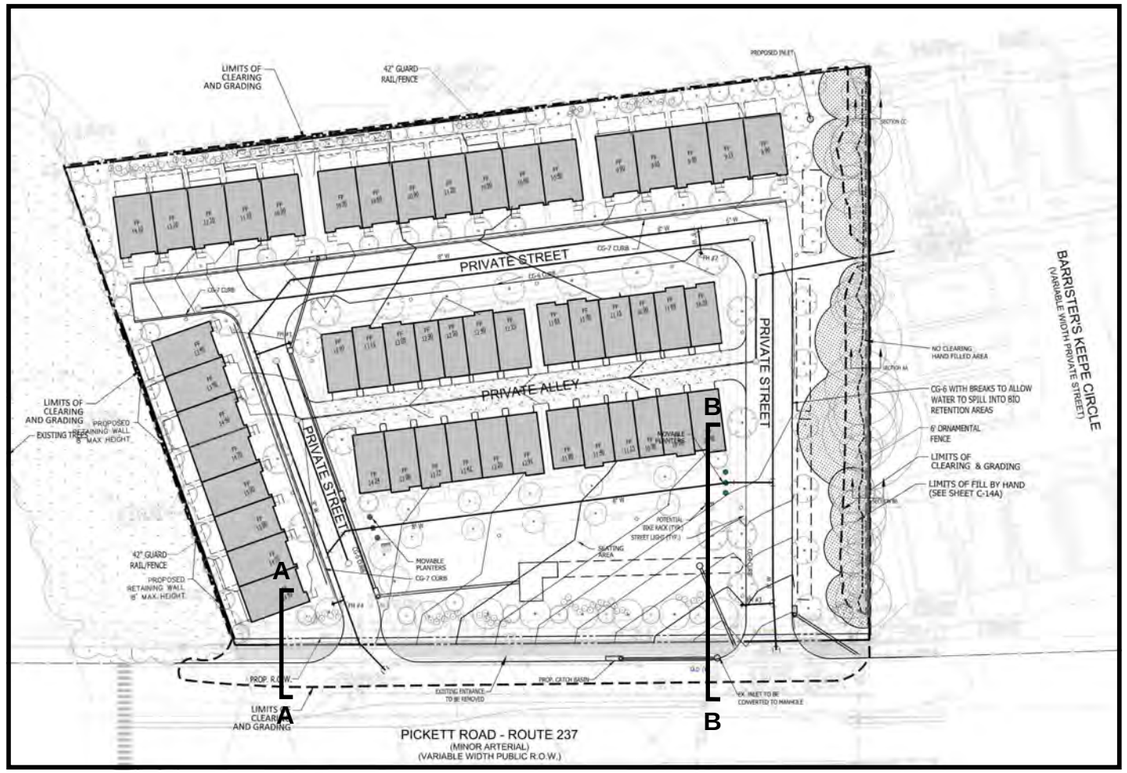


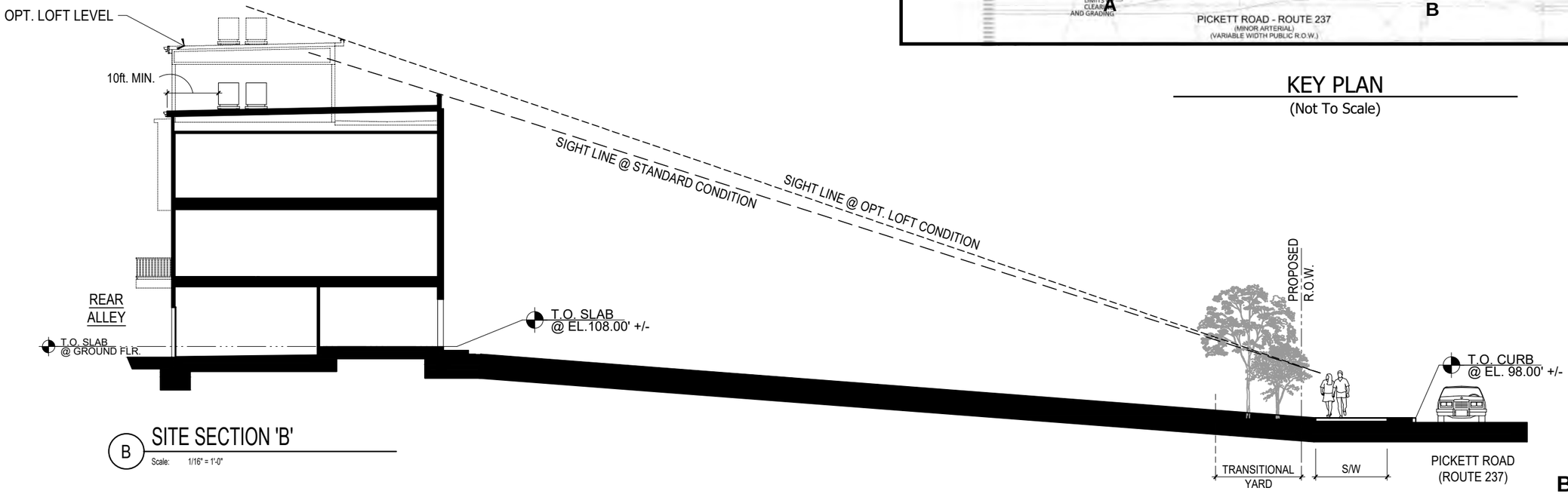
A SITE SECTION 'A'

Scale: 1/16" = 1'-0"



KEY PLAN

(Not To Scale)



B SITE SECTION 'B'

Scale: 1/16" = 1'-0"

BAR Supplemental Submission 4/28/20

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SIGHT LINE EXHIBIT

APRIL 28, 2020

3500 PICKETT ROAD

CITY OF FAIRFAX

Scale: 1/16" = 1'-0"

0' 4' 8' 16'

A-15

OVERALL SITE PLAN

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

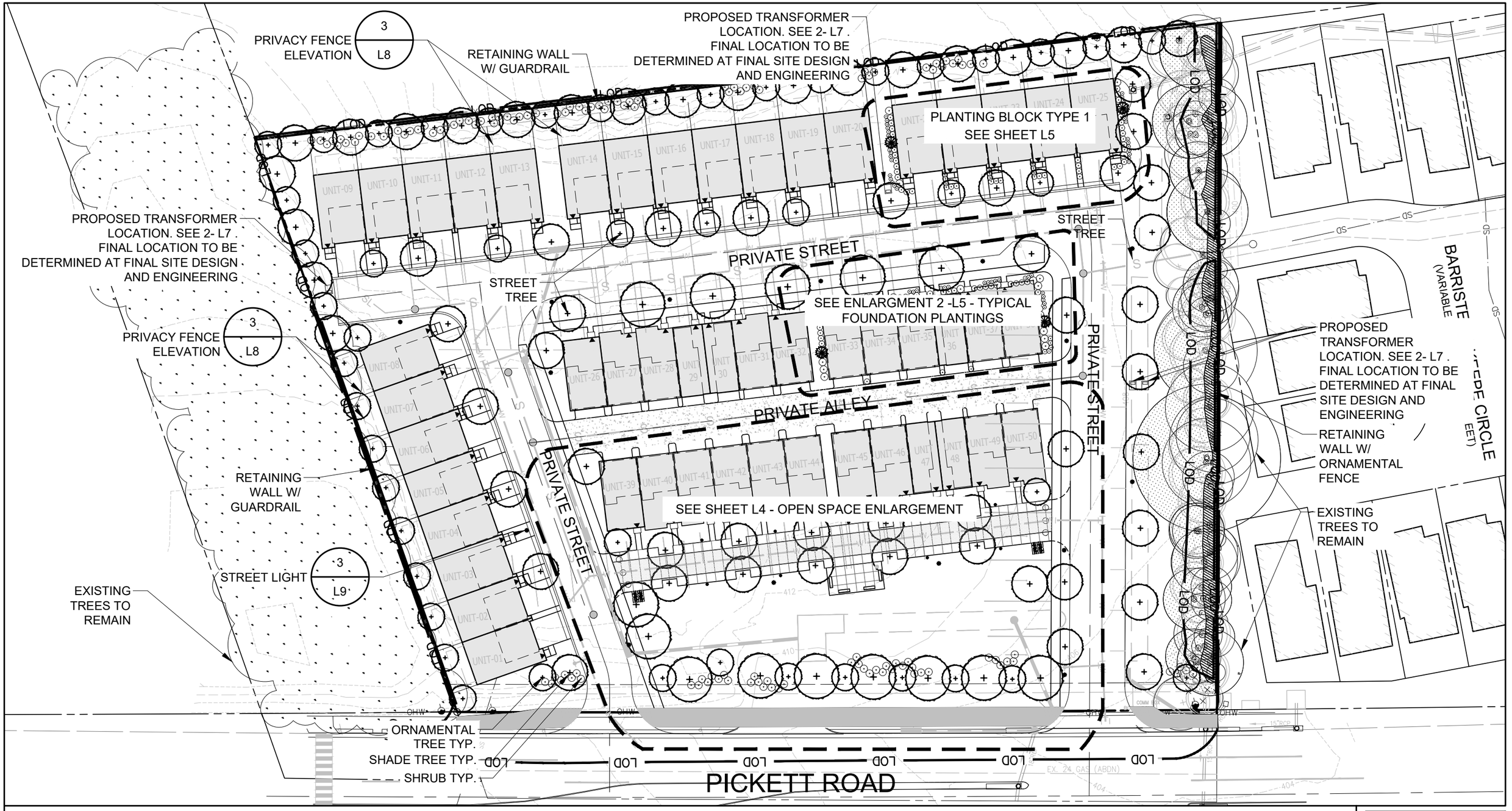
DATE:	04.28.2020	SHEET:	L1	OF:	9	SCALE:	1" = 50'-0"

SCALE: Viewport Scale

0 25 50 100

NORTH

STUDIO39
Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com



OVERALL PLAN

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

DATE:	04.28.2020	SHEET: L2	OF: 9	SCALE:	1" = 50'-0"

SCALE: Viewport Scale

0 25 50 100

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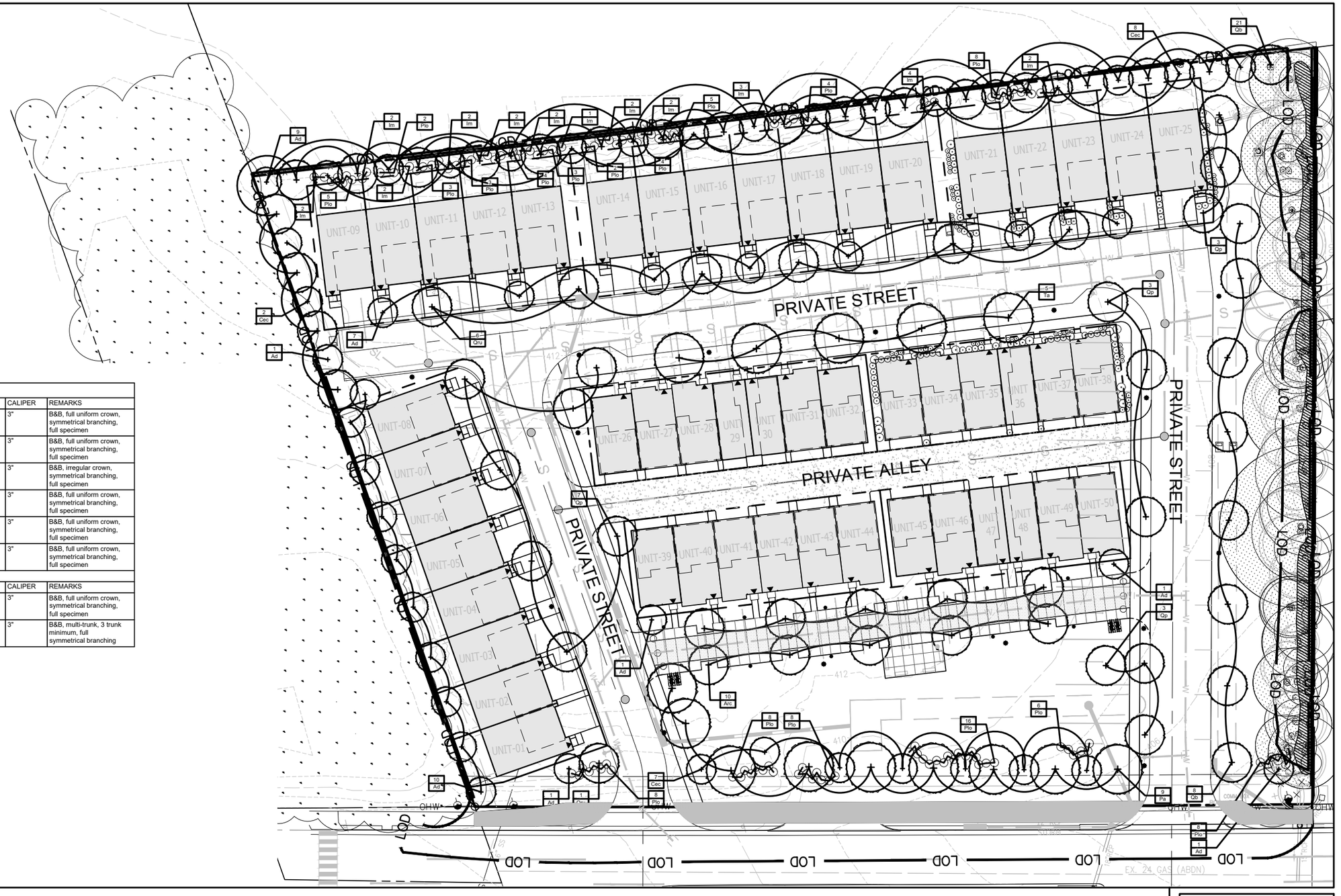

PLANT SCHEDULE						
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
Arc	10	Acer rubrum `Columnare`	Columnar Red Maple	14`-16`	3"	B&B, full uniform crown, symmetrical branching, full specimen
Pa	9	Platanus x acerifolia	London Plane Tree	14`-16`	3"	B&B, full uniform crown, symmetrical branching, full specimen
Qb	29	Quercus bicolor	Swamp White Oak	14`-16`	3"	B&B, irregular crown, symmetrical branching, full specimen
Qp	16	Quercus phellos	Willow Oak	14`-16`	3"	B&B, full uniform crown, symmetrical branching, full specimen
Qru	7	Quercus rubra	Red Oak	14`-16`	3"	B&B, full uniform crown, symmetrical branching, full specimen
Ta	5	Tilia americana	American Linden	14`-16`	3"	B&B, full uniform crown, symmetrical branching, full specimen
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
Ad	31	Amelanchier arborea	Downy Serviceberry	8`-10`	3"	B&B, full uniform crown, symmetrical branching, full specimen
Cec	16	Cercis canadensis	Eastern Redbud	8`-10`	3"	B&B, multi-trunk, 3 trunk minimum, full symmetrical branching

OVERALL TREE PLAN

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

DATE: 04.28.2020 | SHEET: L3 | OF: 9 | SCALE: 1" = 50'-0"

SCALE: Viewport Scale

0 25 50 100

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PRIVATE ALLEY

PRIVATE STREET

PRIVATE STREET

UNIT-39 UNIT-40 UNIT-41 UNIT-42 UNIT-43 UNIT-44 UNIT-45 UNIT-46 UNIT 47 UNIT 48 UNIT-49 UNIT-50

PEDESTRIAN POLE LIGHT TYP. 2 / L9

EXPOSED AGGREGATE PAVING

CONCRETE PAVING,

±7'-7"

±15'-0"

7 / L7 LITTER RECEPTICAL

6 / L7 BENCH TYP.

NOTE:
1. SEE SHEET L3 FOR TREE SPECIES

LIGHT BOLLARD TYP. 1 / L9

5 / L7 MOVABLE PLANTER TYP.

4 / L7 BIKE RACK TYP.

OPEN SPACE
23,400 SQFT

ORNAMENTAL TREE TYP.

SHADE TREE TYP.

SHRUB TYP.

3 / L9 STREET LIGHT TYP.

412 410 406

OPEN SPACE ENLARGEMENT

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

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0 10 20 40

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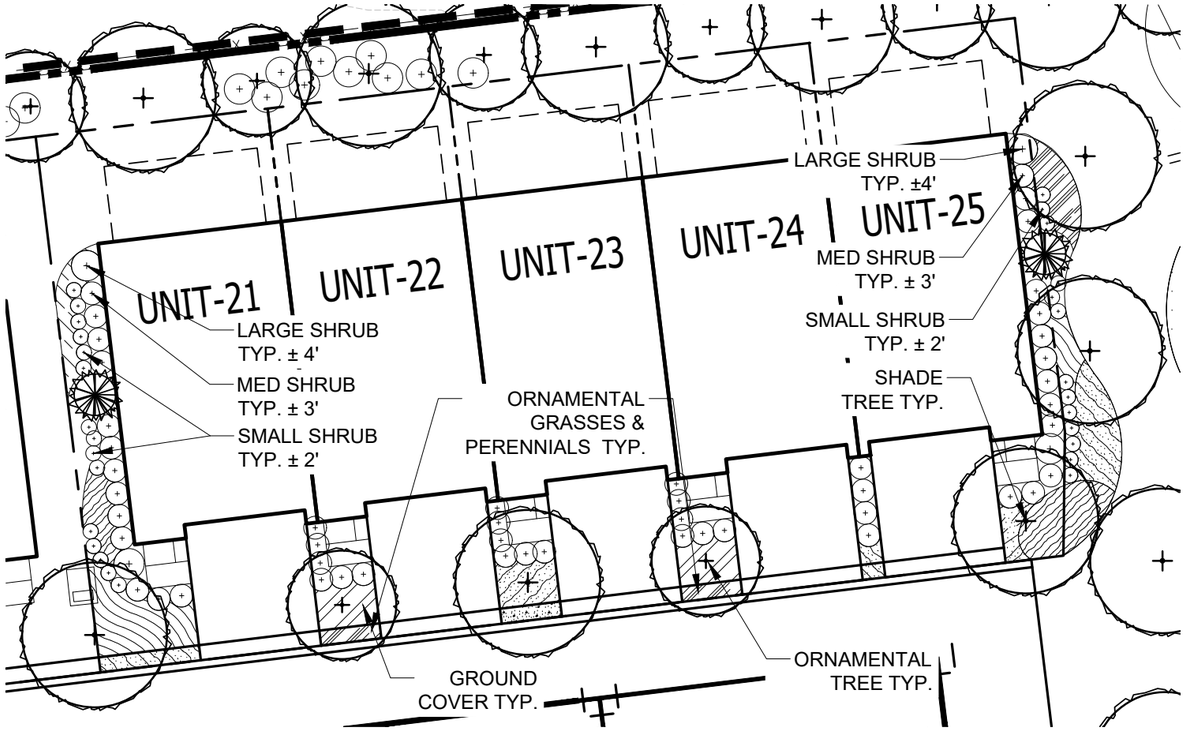
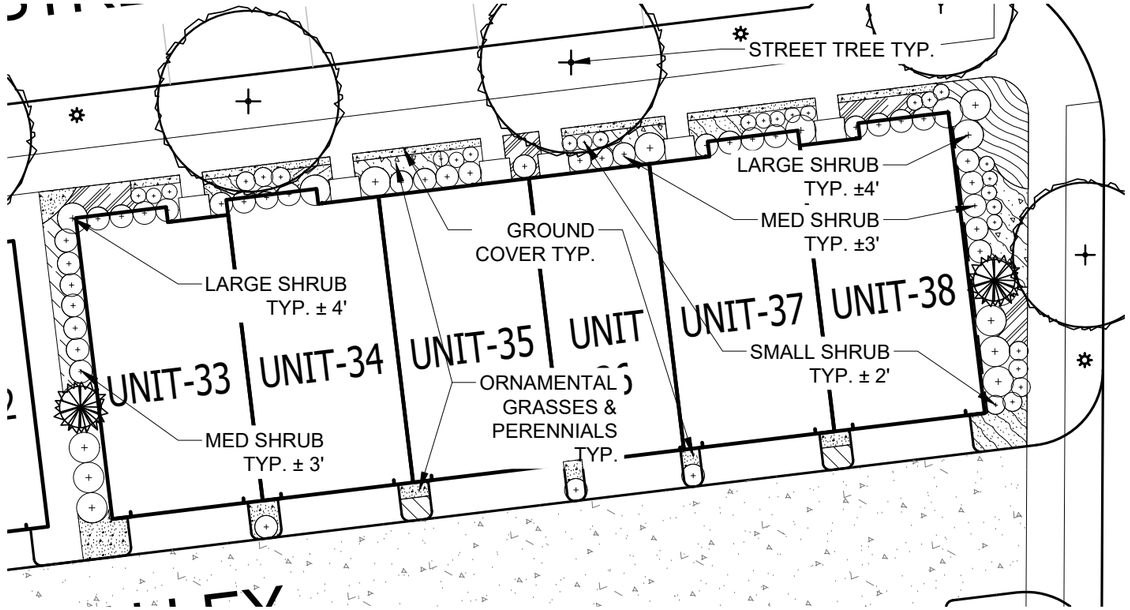


1 / L5 TYP. FOUNDATION LANDSCAPE PLAN - FRONT LOAD UNITS — PLAN

Scale: 1" = 20'=0"



2 / L5 TYP. FOUNDATION LANDSCAPE PLAN - REAR LOAD UNITS — PLAN

Scale: 1" = 20'-0"

NOTE:

-SEE PLANTING POOL ON PAGE L6.

-PLANTINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. PLANTINGS ARE SHOWN TO CONVEY DESIGN INTENT AND MASSING. FINAL LANDSCAPE DESIGN WILL BE DETERMINED BY BUILDING ARCHITECTURE, TOWNHOUSE WINDOW PLACEMENT AND HEIGHT, SUN EXPOSURE, FINAL GRADING AND OTHER ENVIRONMENTAL CONDITIONS.

TYPICAL FOUNDATION PLANTINGS

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

DATE:	04.28.2020	SHEET:	L5	OF:	9	SCALE:	1" = 20'-0"

SCALE: Viewport Scale

0 10 20 40

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Landscape Architecture, P.C.
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PLANT POOL BLOCK TYPE 1

SHADE TREES	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	INVASIVE	REMARKS
Qp	Quercus phellos	Willow Oak	14`-16`	3"			B&B, full uniform crown, symmetrical branching, full specimen
SHRUBS	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS
Ago	Abelia x grandiflora `Rose Creek`	Rose Creek Abelia	12"-15"	18"-24"	#2 cont.	3` o.c.	healthy vigorous, well-rooted & established in container
Alm	Aronia melanocarpa `UCONNAM165` TM	Low Scape Mound Chokeberry	12"-24"	18"-24"	#3 cont.	2.5` o.c.	healthy, vigorous, well-rooted & established in container
Ajr	Aucuba japonica `Rozannie`	Rozannie Japanese Aucuba	15"-18"	18"-24"	#2 cont.	3` o.c.	healthy vigorous, well-rooted & established in container
RGC	Azalea x `Girard`s Crimson`	Girard`s Crimson Azalea	18"-24"	18"-24"	#3 cont.	3` o.c.	healthy, vigorous, well-rooted & established in container
Bmg	Buxus microphylla `Green Mountain`	Green Mountain Boxwood	18"-24"	18"-24"	#3 cont.	3` o.c.	healthy vigorous, well-rooted & established in container
Bmi	Buxus microphylla `Wintergreen`	Wintergreen Boxwood	18"-24"	18"-24"	#3 cont.	3` o.c.	healthy vigorous, well-rooted & established in container
Bd	Buxus sempervirens `Dee Runk`	Dee Runk American Boxwood	36 - 42"	18"-24"	#5 cont.	2` o.c.	healthy, vigorgous, well-rooted & established in container
Csk	Cornus sericea `Kelseyi`	Kelseyi Dogwood	18"-24"	18"-24"	#3 cont.	2` o.c.	full specimen, healthy, vigorous, well-rooted and established
Dxy	Deutzia x `NCDX1`	Yuki Snowflake Deutzia	18"-24"	18"-24"	#3 cont.	2.5` o.c.	healthy, vigorous, well-rooted & established in container
Fgm	Fothergilla gardenii `Mt. Airy`	Dwarf Witchalder	18"-24"	18"-24"	#3 cont.	3` o.c.	healthy, vigorous, well-rooted & established in container
Haa	Hydrangea arborescens `Annabelle`	Annabelle Smooth Hydrangea	18"-24"	18"-24"	#3 cont.	4` o.c.	healthy, vigorous, well-rooted & established in container
Hqp	Hydrangea quercifolia `Pee Wee`	Oakleaf Hydrangea	18"-24"	18"-24"	#3 cont.	3` o.c.	healthy, vigorous, well-rooted & established in container
Igs	Ilex glabra `Shamrock`	Inkberry	24"-30"	18"-24"	#3 cont.	3` o.c.	healthy, vigorous, well-rooted & established in container
Ivl	Itea virginica `Little Henry`	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	2` o.c.	healthy vigorous, well-rooted & established in container
Plo	Prunus laurocerasus `Otto Luyken`	Luykens Laurel	18"-24"	18"-24"	#3 cont.	4` o.c.	healthy, vigorous, well-rooted & established in container
Pls	Prunus laurocerasus `Schipkaensis`	Schipka Laurel	24"-30"	18"-24"	B&B	4` o.c.	healthy vigorous, well-rooted & established
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	INVASIVE	REMARKS
Blm	Baptisia x `Lemon Meringue` TM	Decadence Lemon Meringue False Indigo	1 qt.		36" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cak	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#1 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cea	Carex elata `Aurea`	Sedge	1 qt.		12" o.c		full specimen, healthy, vigorous, well-rooted and established
Cve	Coreopsis verticillata	Tickseed	#1 cont.	yellow	18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Lsc	Liriope spicata	Creeping Lily Turf	1 qt.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
Nfw	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	#1 cont.	blue	16" o.c.		full specimen, healthy, vigorous, well-rooted and established
PaH	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass	#3 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
PAL	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	#1 cont.	blue	24" o.c.		full specimen, healthy, vigorous, well-rooted and established

PLANT POOL BLOCK TYPE 2

SHADE TREES	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	INVASIVE	REMARKS
Qp	Quercus phellos	Willow Oak	14`-16`	3"			B&B, full uniform crown, symmetrical branching, full specimen
Qru	Quercus rubra	Red Oak	14`-16`	3"			B&B, full uniform crown, symmetrical branching, full specimen
UNDERSTORY TREES	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	INVASIVE	REMARKS
Ad	Amelanchier arborea	Downy Serviceberry	8`-10`	3"			B&B, full uniform crown, symmetrical branching, full specimen
SHRUBS	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS
Ago	Abelia x grandiflora `Rose Creek`	Rose Creek Abelia	12"-15"	18"-24"	#2 cont.	3` o.c.	healthy vigorous, well-rooted & established in container
Alm	Aronia melanocarpa `UCONNAM165` TM	Low Scape Mound Chokeberry	12"-24"	18"-24"	#3 cont.	2.5` o.c.	healthy, vigorous, well-rooted & established in container
Bmw	Buxus microphylla `Winter Gem`	Globe Winter Gem Boxwood	18"-24"	18"-24"	#3 cont.	4` o.c.	healthy vigorous, well-rooted & established in container
Bmi	Buxus microphylla `Wintergreen`	Wintergreen Boxwood	18"-24"	18"-24"	#3 cont.	3` o.c.	healthy vigorous, well-rooted & established in container
Bd	Buxus sempervirens `Dee Runk`	Dee Runk American Boxwood	36 - 42"	18"-24"	#5 cont.	2` o.c.	healthy, vigorgous, well-rooted & established in container
Cbb	Caryopteris x clandonensis `Korball`	Blue Balloon Bluebeard	24"-30"	24"-30"	#3 cont.		healthy, vigorgous, well-rooted & established in container
Csk	Cornus sericea `Kelseyi`	Kelseyi Dogwood	18"-24"	18"-24"	#3 cont.	2` o.c.	full specimen, healthy, vigorous, well-rooted and established
Fgm	Fothergilla gardenii `Mt. Airy`	Dwarf Witchalder	18"-24"	18"-24"	#3 cont.	3` o.c.	healthy, vigorous, well-rooted & established in container
Haa	Hydrangea arborescens `Annabelle`	Annabelle Smooth Hydrangea	18"-24"	18"-24"	#3 cont.	4` o.c.	healthy, vigorous, well-rooted & established in container
Igs	Ilex glabra `Shamrock`	Inkberry	24"-30"	18"-24"	#3 cont.	3` o.c.	healthy, vigorous, well-rooted & established in container
Ivl	Itea virginica `Little Henry`	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	2` o.c.	healthy vigorous, well-rooted & established in container
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	INVASIVE	REMARKS
Ats	Amsonia tabernaemontana salicifolia	Bluestar	#1 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established
Blm	Baptisia x `Lemon Meringue` TM	Decadence Lemon Meringue False Indigo	1 qt.		36" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cea	Carex elata `Aurea`	Sedge	1 qt.		12" o.c		full specimen, healthy, vigorous, well-rooted and established
Cve	Coreopsis verticillata	Tickseed	#1 cont.	yellow	18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Lsp	Liatris spicata	Spike Gayfeather	#1 cont.	purple	8" o.c.		full specimen, healthy, vigorous, well-rooted and established
Lsc	Liriope spicata	Creeping Lily Turf	1 qt.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
Nfw	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	#1 cont.	blue	16" o.c.		full specimen, healthy, vigorous, well-rooted and established
PaH	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass	#3 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Vrc	Veronica spicata `Royal Candles`	Spike Speedwell	1 qt.		10" o.c.		full specimen, healthy, vigorous, well-rooted and established

PLANTING POOL

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

DATE: 04.28.2020 | SHEET: L6 | OF: 9 | SCALE: SCALE AS SHOWN

SCALE AS SHOWN

NORTH

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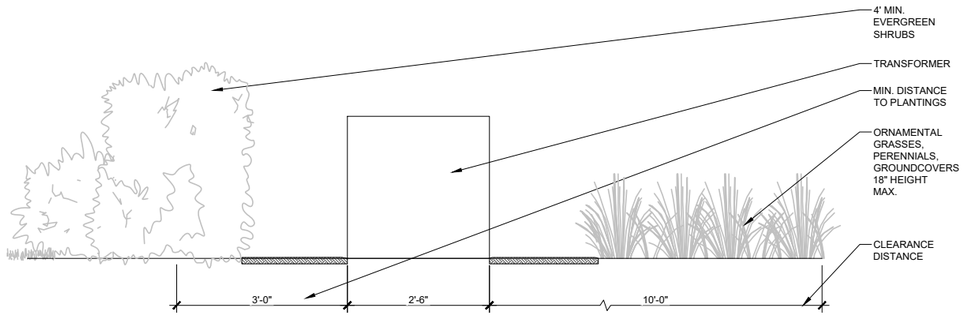
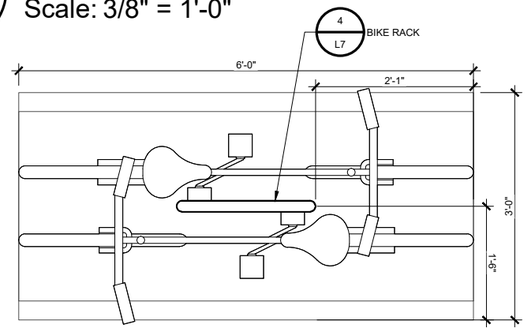


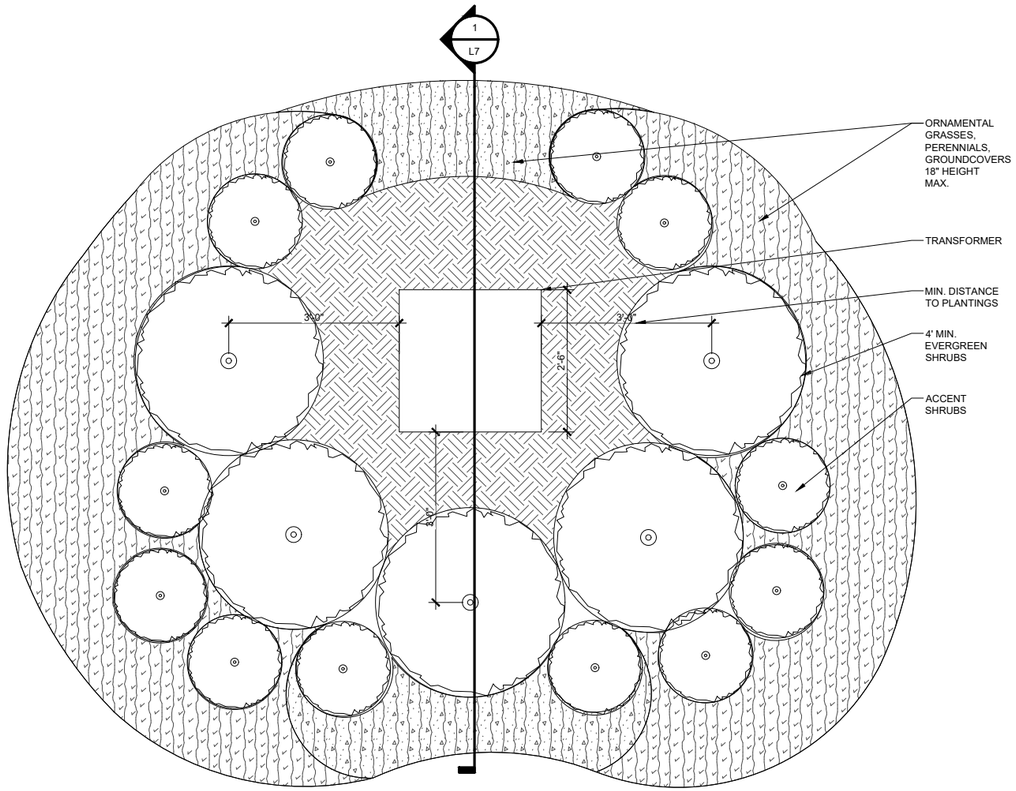
1 / L7 TRANSFORMER SCREEN SECTION — SECTION

Scale: 3/8" = 1'-0"



3 / L7 BIKE RACK LAYOUT — SECTION

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



2 / L7 TRANSFORMER SCREEN PLAN — SECTION

Scale: 3/8" = 1'-0"

MODEL #: BRWS-101 OR APPROVED EQUAL

DESCRIPTION: SINGLE WIDE LOOP BIKE RACK CONSTRUCTED OF 2 ⅜" OD SCHEDULE 40 TUBULAR STEEL PIPE

COLOR/FINISH: BLACK

QUANTITY: PER PLAN

COMPANY: VICTOR STANLEY
P.O. DRAWER 330
DUNKIRK, MD 20754
www.victorstanley.com

CONTACT: CLAIRE COOLIDGE
P: 301.855.8300
F: 410.257.7579

NOTES:
1) INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL REQUIREMENTS.
2) CONTRACTOR TO VERIFY QUANTITIES.

4 / L7 BIKE RACK — PROD. INFO.

Scale: NTS

MODEL: SQUARE SERIES PRECAST CONCRETE PLANTER OR APPROVED EQUAL

SIZE: 36" DIA. X 27" H

COLOR: TAUPE

QUANTITY: PER PLAN

COMPANY: LANDSCAPE FORMS - KORNEGAY DESIGN
7800 E/ MICHIGAN AVE.
KALAMAZOO, MI 49048
(P) 800.430.6209

NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
2)CONTRACTOR TO VERIFY QUANTITIES

5 / L7 MOVABLE PLANTER — PROD. INFO.

Scale: NTS

MODEL: REST BENCH BACKED W/ARMS OR APPROVED EQUAL

SIZE: 21"x80"x18"

COLOR: BRONZE & JARRAH WOOD

QUANTITY: PER PLAN

COMPANY: LANDSCAPE FORMS
7800 E/ MICHIGAN AVE.
KALAMAZOO, MI 49048
(P) 800.430.6209

NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
2)CONTRACTOR TO VERIFY QUANTITIES

6 / L7 BENCH — PROD. INFO.

Scale: NTS

MODEL: LAKESIDE LITTER - GRASS TOP OPEN LITTER RECEPTICAL

MODEM: OR APPROVED EQUAL

SIZE: 21" X 36" X 35 GAL.

COLOR: BRONZE

QUANTITY: PER PLAN

COMPANY: LANDSCAPE FORMS
7800 E/ MICHIGAN AVE.
KALAMAZOO, MI 49048
(P) 800.430.6209

NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
2)CONTRACTOR TO VERIFY QUANTITIES

7 / L7 LITTER RECEPTICAL — PROD. INFO.

Scale: NTS

HARDSCAPE DETAILS

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

DATE:	04.28.2020	SHEET:	L7	OF:	9	SCALE:	SCALE AS SHOWN

SCALE AS SHOWN

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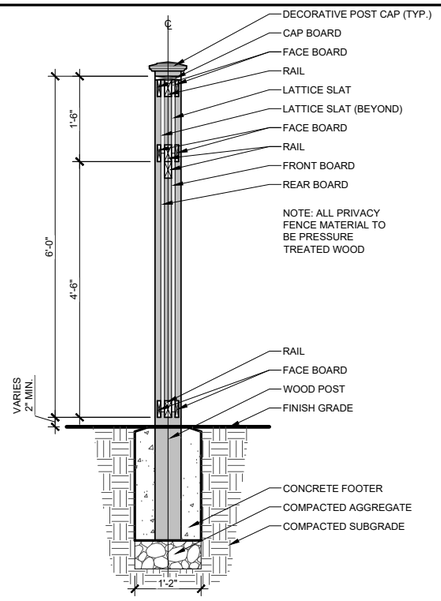
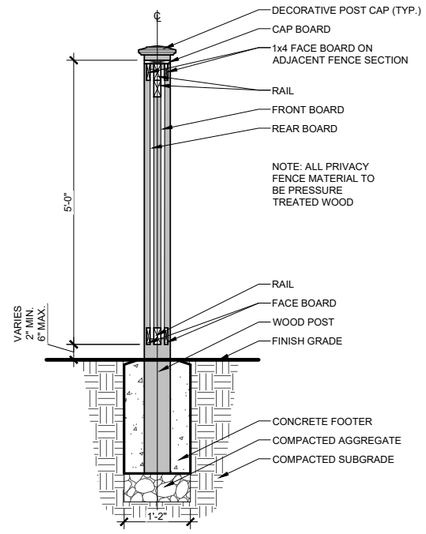
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com



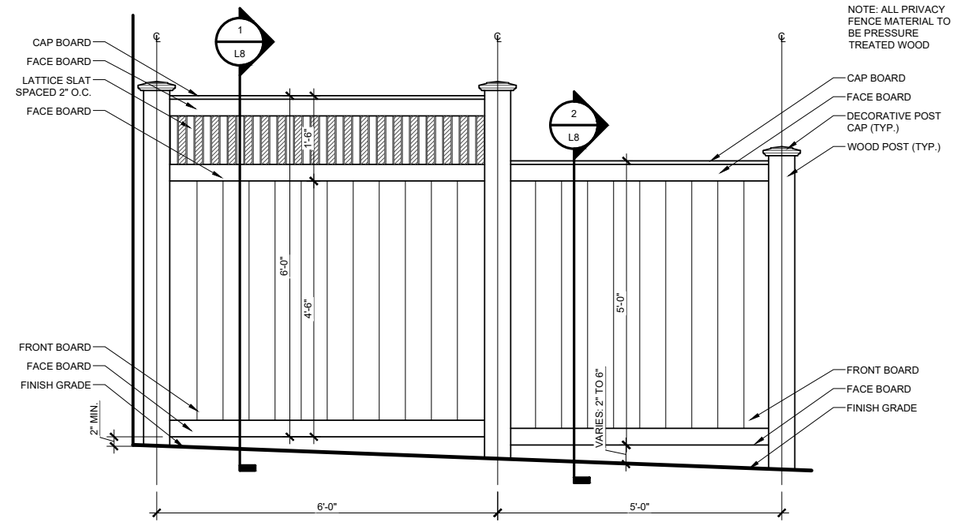
1 / L8 PRIVACY FENCE SECTION A

Scale: 3/8" = 1'-0"



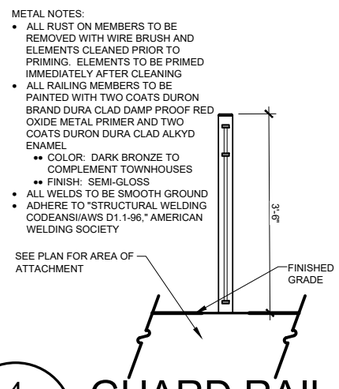
2 / L8 PRIVACY FENCE SECTION B

Scale: 3/8" = 1'-0"



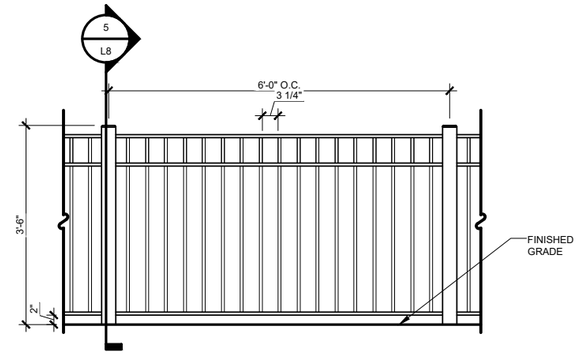
3 / L8 PRIVACY FENCE ELEVATION

Scale: 3/8" = 1'-0"



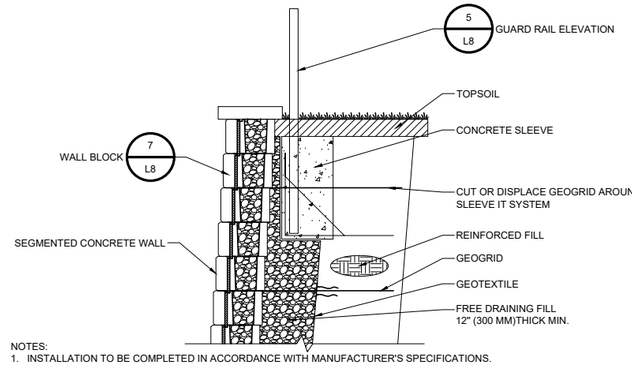
4 / L8 GUARD RAIL SECTION

Scale: 3/8" = 1'-0"



5 / L8 GUARD RAIL ELEVATION

Scale: 3/8" = 1'-0"



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

6 / L8 RETAINING WALL WITH GUARD RAIL SECTION

Scale: 3/8" = 1'-0"

MODEL:	SEMMA WALL BLOCK OR APPROVED EQUAL
SIZE:	5 7/8" X 16"
COLOR:	SHALE GREY
QUANTITY:	PER PLAN
COMPANY:	TECHO-BLOC 5255, ALBERT-MILLICHAMP, ST-HUBERT, QC J3Y 8Z8 (P) 877.832.4625
CONTACT:	MIKE NADOLSKI P) 703.393.2828.231 C) 703.853.9048 mike@stoneva.com
NOTES:	1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS 2)CONTRACTOR TO VERIFY QUANTITIES

7 / L8 WALL BLOCK PROD. INFO.

Scale: NTS

HARDSCAPE DETAILS

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

DATE:	04.28.2020	SHEET:	L8	OF:	9	SCALE:	SCALE AS SHOWN

SCALE AS SHOWN

NORTH

STUDIO39
Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

MODEL: 84 063 LIGHT BOLLARD - LED SQUARE OR APPROVED EQUAL

COLOR: BLACK

SIZE: 39 3/8" H x 6 3/8" W

QUANTITY: PER PLAN

COMPANY: BEGA
1000 BEGA WAY
CARPINTERIA, CA 93013
(P) 805.566.9474

CONTACT: LIGHTING ENVIRONMENTS
DEVIN CREHAN
(P) 410.712.0239

NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
2)CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, PERMITS, ETC TO INSTALL
3)COORDINATE POWER CONNECTION W/ OWNER

1 / L9 LIGHT BOLLARD PROD. INFO.

Scale: NTS

MODEL: 84 065 LIGHT ELEMENT - LED SQUARE OR APPROVED EQUAL

COLOR: BLACK

SIZE: 177" H x 8 5/8" W

QUANTITY: PER PLAN

COMPANY: BEGA
1000 BEGA WAY
CARPINTERIA, CA 93013
(P) 805.566.9474

CONTACT: LIGHTING ENVIRONMENTS
DEVIN CREHAN
(P) 410.712.0239

NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
2)CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, PERMITS, ETC TO INSTALL
3)COORDINATE POWER CONNECTION W/ OWNER

2 / L9 PEDESTRIAN POLE LIGHT PROD. INFO.

Scale: NTS

MSRP- G2 LED TYPE III POST TOP W/ RA61 POLE OR APPROVED EQUAL

COLOR: BLACK

SIZE: FIXTURE: 27 1/4 " H x 23" W
POLE: 14'H

QUANTITY: PER PLAN

COMPANY: SIGNIFY
200 FRANKLIN SQUARE DRIVE,
SOMERSET, NJ 08873
P: 855-486-2216

CONTACT: LIGHTING ENVIRONMENTS
DEVIN CREHAN
(P) 410.712.0239

NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
2)CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, PERMITS, ETC TO INSTALL
3)COORDINATE POWER CONNECTION W/ OWNER

3 / L9 STREET LIGHT PROD. INFO.

Scale: NTS

EXTERIOR LIGHT ON THE TOWNHOMES

EXTERIOR FIXTURES

LOCATION	MANUFACTURER	MODEL	LAMP	FINISH	NOTES
FRONT DOOR (Z)	Sea Gull	8520701-71	Satco S29835 LED	Bronze	
ROOF TERRACE & REAR DECK (Z1)	Sea Gull	8520701-71	Satco S29835 LED	Bronze	Included At [illegible] Deck and [illegible] Loft/ Terrace
REAR FLOOD (OVER GRG DOOR) (ZF)	RAB Lighting	H2A Dual Flood Kit	Satco S9455 LED PAR38	Bronze	

Additional Notes: (2) Nutone BK105 Doorbell chimes; PB69LBL Button

H2A

RAB

Kit includes 2 H101 Bell floodlights pre-assembled on a CU4 universal mounting plate.

Color: Bronze   Weight: 3.1 lbs

Project: Type:

Prepared By: Date:

Lamp Info

Type	PAR38
Watts	300W
Shape/Size	N/A
Base	N/A
ANSI	N/A
Hours	N/A
Lamp Lumens	N/A
Efficacy	N/A

Ballast Info

Type	N/A
120V	N/A
208V	N/A
240V	N/A
277V	N/A
Input Watts	0.00W

Technical Specifications

Listings

UL Listed:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground. Can be aimed above horizontal with accessory hood or visor.

Electrical

Sockets:
Porcelain with all copper current carrying components.

Other

Compatibility with old H100:
H101 floods and accessories replace the discontinued RAB H100 and accessories. Parts are not interchangeable. Contact factory for price and availability of the old H100 Series.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Construction

Swivels:
Fully adjustable with sure-grip locks. 1/2" NPS threaded arm with serrated locking swivel fits all standard mounting covers. Color matched EZ Grip lock nuts.

Housings:
Die-cast aluminum with powder coat finish.

Gaskets:
High temperature silicone rubber gaskets around both socket and lamp.

Optical

Lamps:
Medium base Par-38 lamps up to 150 watts. Halogen lamps give brighter light and choice of beam spreads.

GENERATION LIGHTING

8520701-71: Small One Light Outdoor Wall Lantern

Collection: Alban

UPC #: 785652071157

Finish: Antique Bronze (71)

Dimensions:

Width: 4 1/2"
Height: 14"
Weight: 3.3 lbs.
Extends: 4 1/8"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box

Bulbs:
1 - Medium T10 60w Max. 120v - Not included
0 - Medium A19 60w Max. 120v - Not included

Features:
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - Aluminum - Antique Bronze

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French)
(990W8518301-8718301-8520701-8720701_-ALB)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Etched Opal	1		2 7/8	2 7/8	12					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	14	4 1/2	5/8		7	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8518301-04	1	785652071157	18.5	7.25	7.25	0.563	3.8	125	Yes
NJ Pallet		140		48	40	74	82.222	532		No
NV Pallet		140		48	40	74	82.222	532		No

LIGHTING PRODUCT INFORMATION

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

DATE: 04.28.2020 | SHEET: L9 | OF: 9 | SCALE: SCALE AS SHOWN

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Email: frontdesk@studio39.com

BAR Submission for May 6, 2020 Hearing

3500 Pickett Rd

Submission Date: April 22, 2020

THE NEIGHBORHOODS OF EYA *life* within walking distance®