

Board of Architectural Review

DATE: January 18, 2017
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief *JDS*
FROM: Tommy Scibilia, BAR Liaison *TS*
SUBJECT: **Boulevard Marketplace Pad Site**

- ATTACHMENTS:
1. Relevant Code Sections
 2. Landscape and Lighting Plans
 3. Illustrative Plan, Elevations, Renderings, and Photos
 4. Lighting Specifications
 5. Previous Approvals
 6. Letter of Agreement

Nature of Request

1. Case Number: BAR-17010016
2. Address: 10120 Fairfax Boulevard
3. Request: Construct a new commercial building and site improvements
4. Applicant: JDC Boulevard, LLC (Jay Donegan)
5. Applicant's Representative: Francis X. Watkins
6. Status of Representative: Agent
7. Zoning: CR Commercial Retail

STAFF COMMENTS

Background:

The site is located on Fairfax Boulevard, west of the intersection with Plantation Parkway. To the north of the site is undisturbed forested land between the shopping center and the Mosby Woods residential subdivision. This property was granted a special use permit for construction of a bank with a drive-through window, which was the original intent, but is no longer proposed.

On the parcel immediately east of the site is Patient First medical facility. Boulevard Marketplace shopping center, approved by the BAR on June 8, 2011, is on the parcel immediately west of the site. It consists of two multitenant buildings housing specialty food and retail uses. This pad site is intended to be an expansion of this shopping center. The site and the neighboring Boulevard Marketplace parcel share parking, and are connected to the Patient First lot by an internal service drive.

The two existing multitenant commercial buildings of Boulevard Marketplace share a consistent aesthetic, including:

- Tan, red, and brown brick
- Stone veneer
- Sand-colored mortar
- Precast concrete
- Reddish-brown and tan split-face CMU at the building bases
- Reddish-brown split-face CMU on the rear portions of the buildings
- Reddish-brown split-face CMU and corrugated metal gate dumpster enclosure
- Tan EIFS sign bands
- White and tan EIFS cornices
- Metal coping
- Large expanses of glass storefront on east, west, and south elevations
- Black metal storefront and dark bronze suspended awnings
- Fabric awnings in various colors and patterns
- Copper colored standing seam metal roofing
- Parapet to screen rooftop equipment
- Varying roof/parapet heights

At the time of the original BAR approval for Boulevard Marketplace, the pad site in question was part of the property. A subdivision approved about a month later by City Council separated the pad site from the rest of the shopping center. A condition of approval for the original shopping center was that a Master Sign Plan (MSP) be reviewed and approved by the BAR prior to sign installation. A MSP was subsequently approved by the BAR on April 18, 2012 and amended on July 18, 2012 to accommodate for a monument sign. The MSP document specifies that when the pad site came back to the BAR for approval, it would include a supplement that would amend the MSP to include the new building (Attachment 5). MSPs were required for new commercial centers by the old zoning ordinance, but are not required under the new zoning ordinance which came into effect October 1, 2016. Although they are not required, because the MSP was a condition of a former approval, it is still enforceable.

Proposal:

Site:

The Applicant is proposing a new building on the pad site that would encompass two tenant spaces with parking along the south and east sides of the pad, and parking to the west shared with the existing building containing a 7-11 convenience store. The building would be surrounded by concrete pedestrian walkways, providing a link across the south of the building between the existing portion of the shopping center and the Patient First site, and across the west of the building tying in with an

existing trail that has been constructed on the parcel to the north of the site. Two rectangular areas that would be used for outdoor seating would be demarcated with a diagonal scoring pattern south of the building to differentiate them from the rest of the concrete here. The applicant has not provided specs for any outdoor furniture or amenities, so staff will recommend that the applicant return for an administrative review of these items for a minor certificate of appropriateness.

Architecture:

The building form is generally rectangular with a small piece of the building jutting out from the northeast corner. The building's profile is proposed to be two feet higher on the east tenant side, adding a slight vertical dimension to this edge of the shopping center. A 9'4" parapet is proposed around the front tenant spaces, effectively shielding the rooftop mechanical units from view in the right-of-way. Both tenant spaces would be faced in grey stone veneer with sand colored mortar, and would have ample floor to ceiling storefront windows in a black finish on the south, east, and west elevations. The rear portion of the building would be Betco Supreme *Williamsburg Red* split-face CMU block with two decorative bands of Betco Supreme *Light Khaki* split-face CMU. The service entrances to the two tenant spaces would be located on the north elevation, while the main entrances to the tenant spaces would be on the south elevation facing Fairfax Boulevard. Above all storefront space would be suspended, flat, dark bronze awnings. Above these awnings would be fields of Taylor *Royal Salisbury* dark brown brick. A frame of Glen-Gery *Red Cliff* brick would surround the storefront, awnings, and dark brown brick fields. A strip of decorative white EIFS trim would wrap the stone veneer portions of the building, separating the framed storefront areas below from the field of stone veneer above, anticipated to be used as the sign band. The roofline would be defined by a flat white EIFS cornice capped with "champagne" colored metal coping. The entire base of the building from front to back would be the *Light Khaki* split-face CMU. A dumpster enclosure is proposed beside the northeast corner of the building off of the parking lot, and would match the existing dumpster enclosure on the west end of the Boulevard Marketplace shopping center, which is composed of reddish-brown split-face CMU and matching corrugated metal doors. Three wall-mounted, upward-cast, full cutoff decorative lighting fixtures are proposed beside the dark brick fields on the south elevation (see Attachment 3).

Landscaping:

A bed of decorative trees, shrubs, and perennials is shown in the landscape plan along the south property line beside the sidewalk on Fairfax Boulevard. These plantings are already in place as of the construction of the two existing Boulevard Marketplace buildings.

New plantings include additional shrubs along the east property line beside the Patient First building, shrubs surrounding an existing transformer, decorative serviceberry trees along the rear of the proposed building and parking area to the north accompanied by ground plantings of shrubs and perennials, and a row of shrubs in a narrow strip of landscaping between the west façade of the

proposed building and the concrete walkway that ties into the existing trail to the north (see Attachment 2).

Signage:

The applicant is requesting to nullify the existing MSP with a letter of agreement sent to staff and signed by the property owner of the pad site, and by the property owner of the existing Boulevard Marketplace site (Attachment 6). This would allow both this pad site and the adjoining site to be free to post signage according to the more lenient requirements of the new zoning ordinance.

Analysis:

All of the materials proposed for this building are materials used in the existing Boulevard Marketplace shopping center, creating a cohesive extension of the commercial center eastward. The suspended awnings, cornices, metal coping, CMU base and rear building section, lighting fixtures, and façade materials establish a consistent and rhythmic aesthetic along Fairfax Boulevard.

Because the applicant has requested to nullify the existing MSP with this application, signage was not included in this report. Should the BAR choose to deny this request, the applicant will be required to return to the BAR with an amended MSP to include this building.

The following are excerpts from the Community Appearance Plan pertinent to this application:

The establishment of tree rows on both sides of the streets and in the center medians is essential to achieve the boulevard effect (39).

Small commercial buildings and large parking areas can obtain the desired sense of scale and establish an attractive street “edge” through appropriate landscaping (40-41).

If parking cannot be placed to the rear or side of a building, it should be attractively landscaped with quality plant materials (52).

The landscaping that already exists along the southern property line provides an attractive aesthetic along Fairfax Boulevard, contributes to the “boulevard effect” mentioned, and helps screen the parking lot.

The design of lighting fixtures on site should complement the architecture of the built features on the site (43).

The decorative wall-mounted lighting fixtures proposed match those that exist on the two built commercial buildings in the shopping center, providing a continuous lighting aesthetic along Fairfax Boulevard.

In all buildings, mechanical equipment such as air conditioning and heating units, rooftop vents and antennae should be screened from view by architectural elements integrated into the design of the building (50).

Rooftop mechanical units proposed would be successfully screened with the 9'4" parapet.

Traditional materials such as brick, wood and stone have survived the various architectural trends over time and exhibit longevity and quality (51).

The proposed materials include two types of brick, CMU, and stone veneer, all of which staff finds appropriate.

Colors for use on buildings and signs should be selected for their compatibility with the natural features and existing development found in and adjacent to the corridors (51).

The colors and material palette proposed are very neutral and tasteful, play off of the forested backdrop well, and are consistent with the materials and colors of the existing portion of the Boulevard Marketplace shopping Center.

...all outdoor utilities, transformers, meters, dumpsters and mechanical units should be screened from public view by fences, walls or plantings (52).

The proposed enclosure will effectively screen the proposed dumpster from view, and the proposed landscaping should provide additional cover for the transformer, per the requirements zoning ordinance and Community Appearance Plan.

RECOMMENDATIONS

Staff believes that the proposal is generally consistent with the City's zoning ordinance and design criteria, and therefore recommends that the request be approved with the following conditions:

1. The applicant shall return to staff for an administrative architectural review of any patio furniture or other site amenities prior to their installation.
2. The applicant shall apply for an amendment to the existing Master Sign Plan for Boulevard Marketplace shopping center to include the new pad site to the east.
3. The proposed modifications shall be in general conformance with the plans and renderings received by staff on January 6 and January 13, 2017, except as may be modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.
4. The Applicant shall secure all required zoning approvals and permits prior to construction.

ATTACHMENT 1

Relevant Regulations

§3.7.4. Architectural control overlay district

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

The architectural control overlay district shall not apply to signs, unless otherwise specified, or to the following uses:

1. Single-family detached;
2. Duplex dwellings, after initial approval and construction; and
3. Townhouses, after initial approval and construction.

§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. Recreational vehicles and commercial vehicles, subject to §4.5.8.F;
6. Roof-mounted mechanical equipment, subject to §4.5.8.G; and
7. Trash receptacles and service areas, subject to §4.5.8.H.

§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

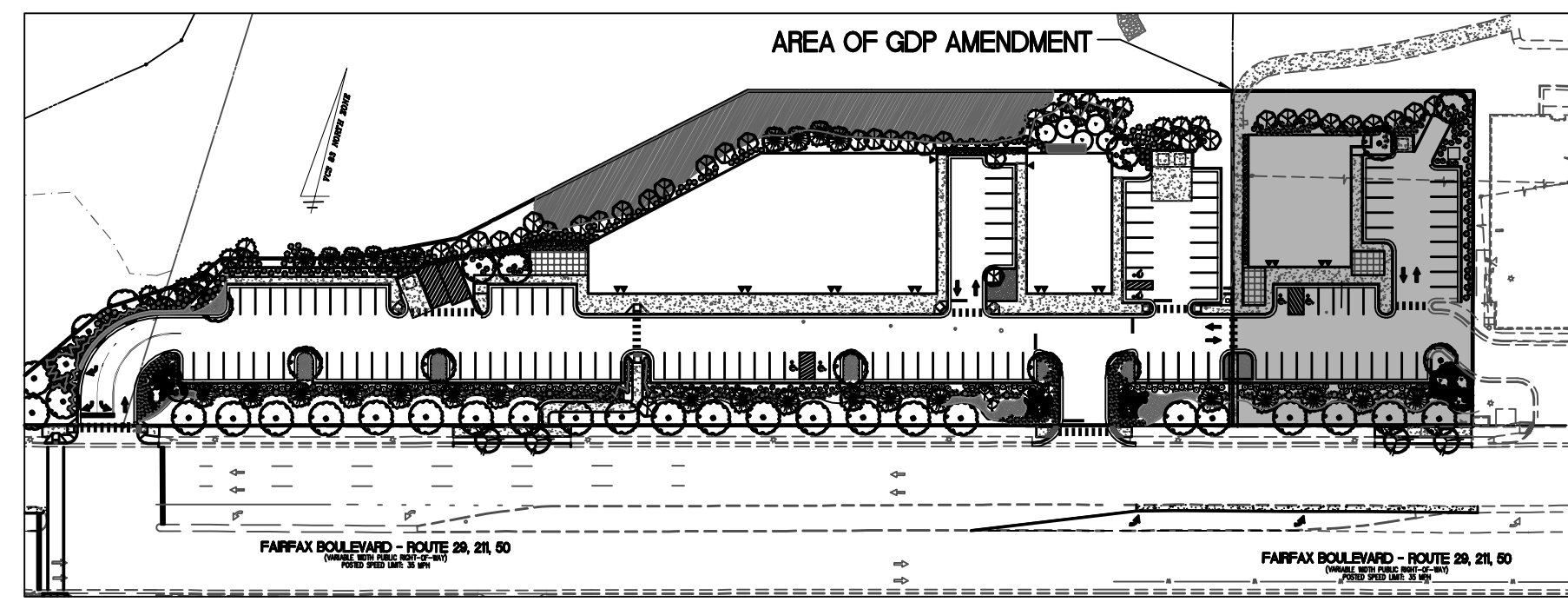
- A. Appeals to city council

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.

KEY MAP



LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R	SANITARY SEWER	CG-6R
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
W	STORM SEWER	W
W	WATER MAIN	W
PH	FIRE HYDRANT PLUG	PH
U	OVERHEAD WIRES	U
U	UTILITY POLE	U
T	TRANSFORMER	T
R	HANDICAP RAMP (CG-12)	R
G	GUARDRAIL	G
F	FENCE	F
→	TRAFFIC FLOW	→
*	LIGHT	*
▽	DOOR	▽
- - -	LIMITS OF DISTURBANCE	- - -

LANDSCAPE SCHEDULE - TREES

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS	COVERAGE	
					UNIT	TOTAL
AC	AMELANCHIER CANADENSIS 'BALLERINA' SERVICEBERRY	2-2.5" cal. B&B	9	SEE TREE PLANTING DETAIL	125	1,125
BNH	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH	2-2.5" cal. B&B	3	SEE TREE PLANTING DETAIL ONE TRUNK, FULL, MATURE	125	375
MV	MAGNOLIA VIRGINIANA 'HENRY HICKS' SWEETBAY MAGNOLIA	8-10' B&B	4	SEE TREE PLANTING DETAIL	125	500
PY	PRUNUS YEDOENSIS YOSHINO CHERRY	2-2.5" cal. B&B	2	SEE TREE PLANTING DETAIL	125	250
QP	QUERCUS PHELLOS WILLOW OAK	3.5" cal. B&B	3	SEE TREE PLANTING DETAIL	200	600
TA	TILIA AMERICANA 'REDMOND' AMERICAN LINDEN	3.5" cal. B&B	5	SEE TREE PLANTING DETAIL (SEE NOTE ON PLAN)	200	1,000

NOTE: ALL SHADE TREES MUST BE 3.5" CALIPER AT TIME OF PLANTING 3,850 SF

LANDSCAPE SCHEDULE - SHRUBS

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS
HH	HYPERICUM X HIDCOTE * ST. JOHN'S WORT	12-15" HT. 1 GAL. CONT.	23	SEE SHRUB PLANTING DETAIL
HI	HAMMELIS X INTERMEDIA 'JELENA' WITCHAZEL	30-36" HT. CONT.	3	SEE SHRUB PLANTING DETAIL
IV	ITEA VIRGINICA 'LITTLE HENRY' * VIRGINIA SWEETSPIRE	18-24" HT. CONT.	55	SEE SHRUB PLANTING DETAIL
PLO	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LAUREL	30-36" HT. CONT.	33	SEE SHRUB PLANTING DETAIL
RA	RHUS AROMATICA 'GRO-LO' GRO-LO FRAGRANT SUMAC	30-36" HT. CONT.	46	SEE SHRUB PLANTING DETAIL
VD	VIBURNUM DENTATUM 'BLUE MUFFIN' 'BLUE MUFFIN' ARROWWOOD VIBURNUM	30-36" HT. CONT.	35	SEE SHRUB PLANTING DETAIL

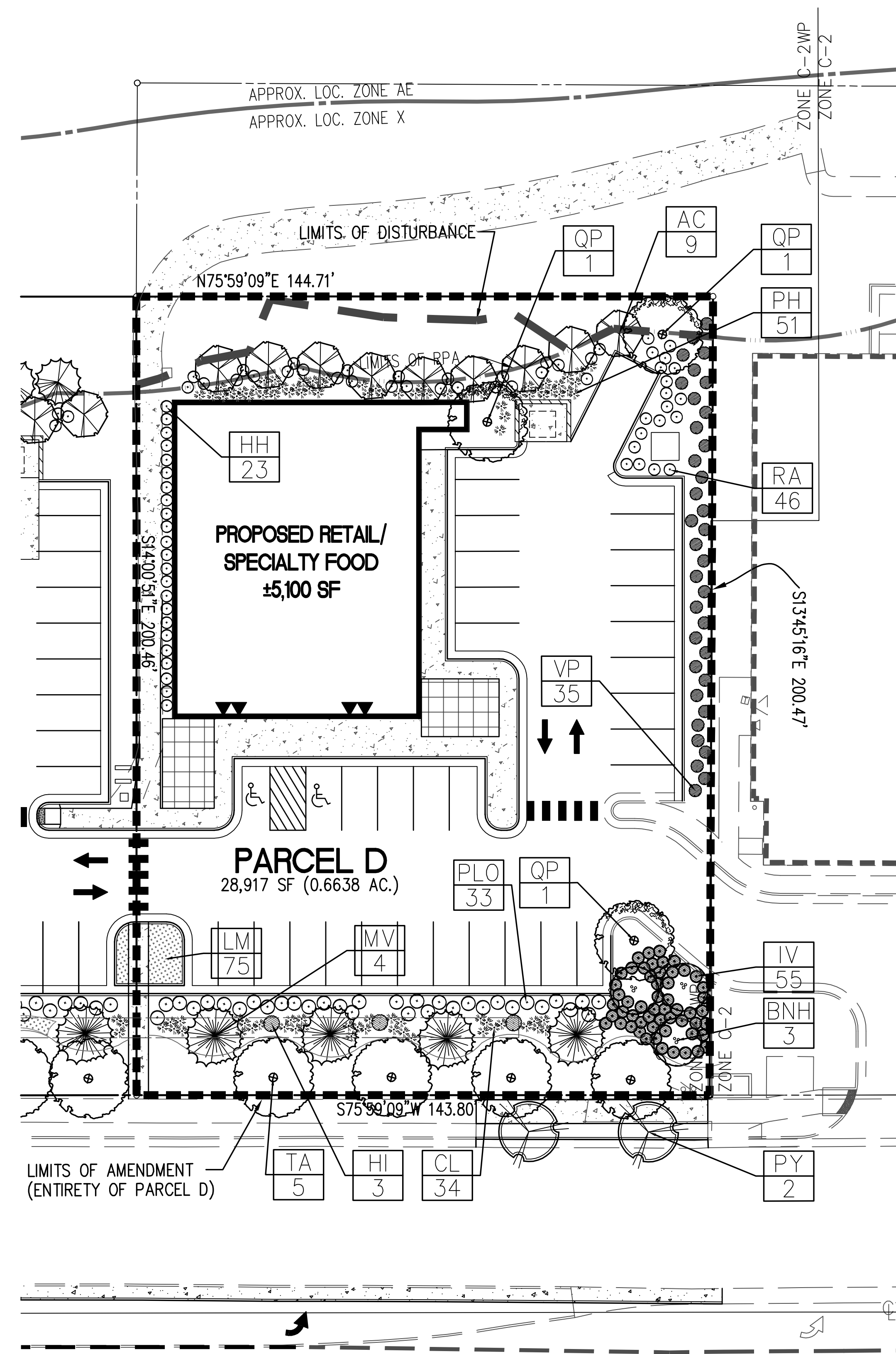
* SUPPLEMENTAL PLANTING - NOT USED FOR PARKING LOT PERIMETER PLANTING.
VP - Viburnum plicatum 'Summer Snowflake' (Shasta Viburnum) | 30-36" HT. | 35

LANDSCAPE SCHEDULE - GROUND COVER AND PERENNIALS

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS
CL	CALAMAGROSTIS ACUTIFLORA 'OVERDAM' FEATHER REED GRASS	1 GAL.	202	SEE PERENNIAL PLANTING DETAIL
LM	LIRIOPE MUSCARI 'ROYAL PURPLE' LIRIOPE	1 QT.	905	SEE PERENNIAL PLANTING DETAIL

NOTE:
1. ALL PERIMETER PARKING LOT SHRUBS SHALL BE A MINIMUM OF 30" HEIGHT AT THE TIME OF PLANTING.
2. SEE SHEETS 28C AND 28D FOR PLANTING PLAN FOR STREAM AREA.
PH - Pennisetum alopecuroides 'Hamlin' (Hamlin Dwarf Fountain Grass) | 1 GAL. | 51

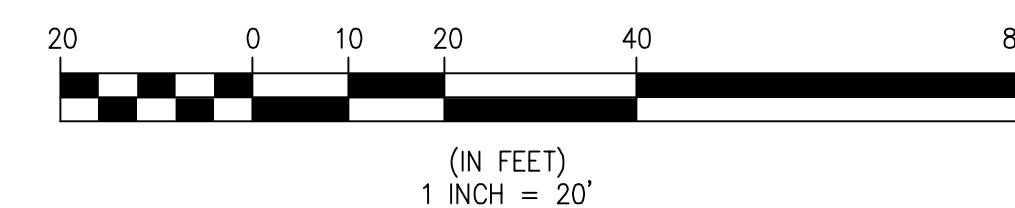
ATTACHMENT 2



FAIRFAX BOULEVARD - ROUTE 29, 211, 50

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

POSTED SPEED LIMIT: 35 MPH

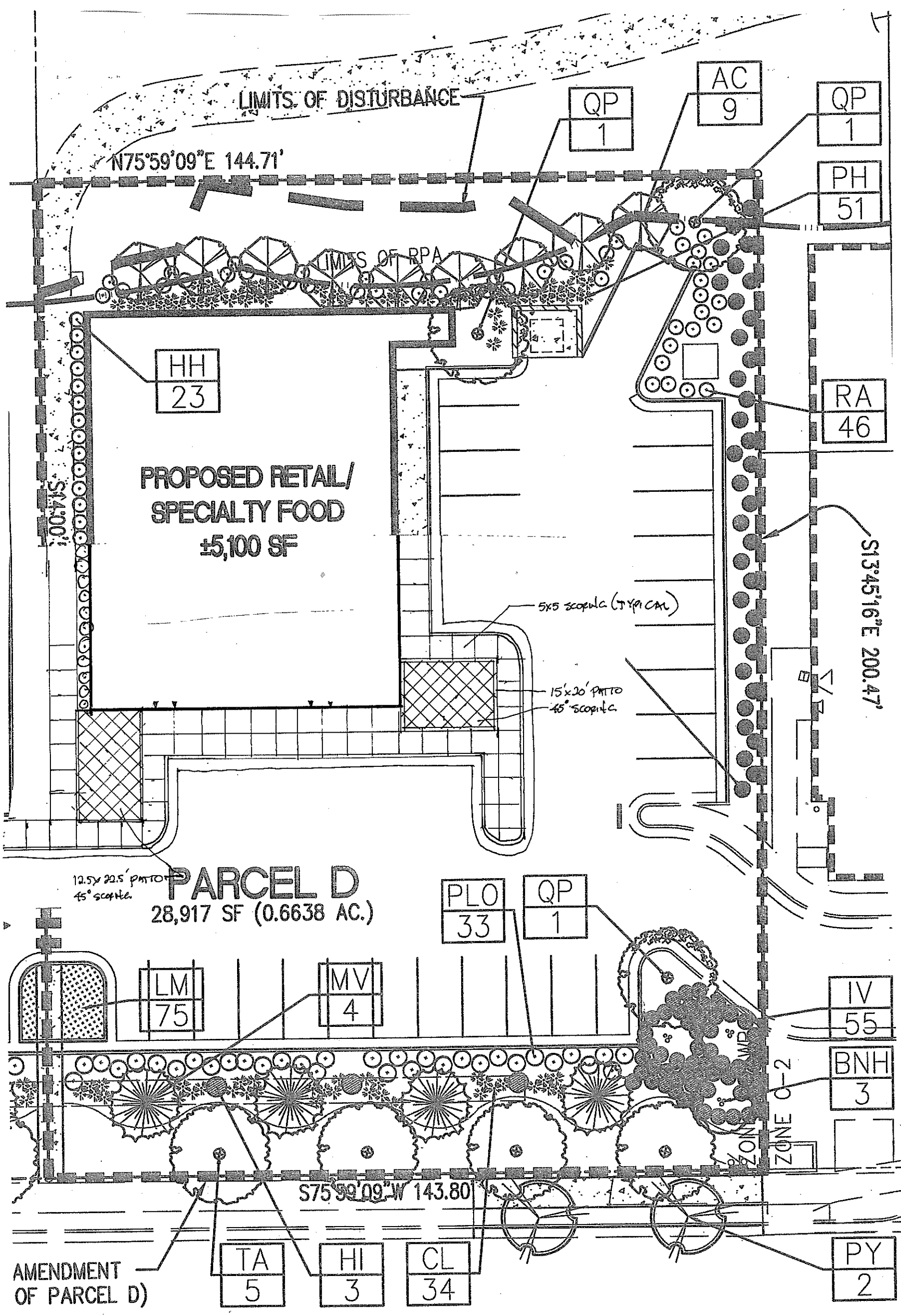


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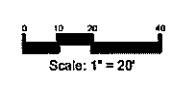
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

CONCEPTUAL LANDSCAPE PLAN
10120 FAIRFAX BOULEVARD
BOULEVARD MARKETPLACE
FAIRFAX COUNTY, VIRGINIA



Fairfax Boulevard Marketplace
Fairfax, Virginia

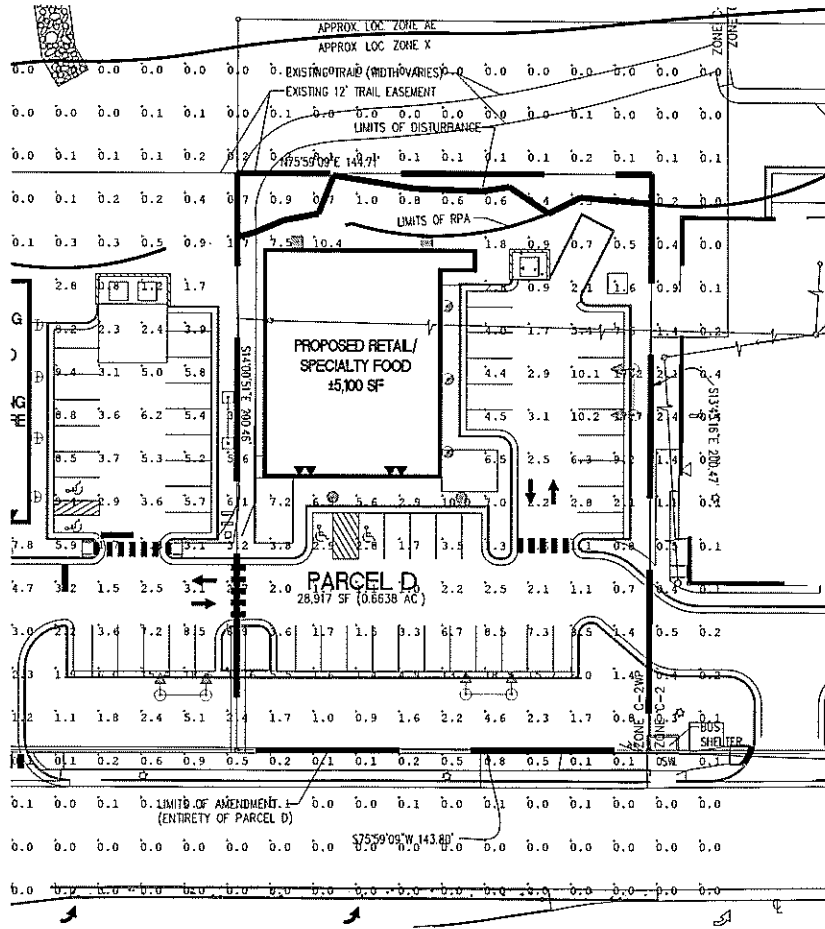


Prepared for:
J Donegan Cos.

Patio Sketch
Jan. 13th, 2017

REVISIONS

REV #	DATE	BY:



Item	Qty	Watt	Vol	App. Pwr	Max. Pwr	Efficiency	Notes
OVERALL TOTAL	12	18000	277	18.0	277	99.55	15
PARCEL D PARALLEL SYSTEM	12	18000	277	18.0	277	99.55	15

Symbol	Qty	Label	Wattage	LF	Description
⊙	2	C	18000	0.400	NLS-460-5-150-2200-04 22° MODIFIED BEHUP
⊙	2	D	18000	0.400	NLS-H-3-150-2200-03 33° MODIFIED BEHUP
⊙	2	E	18000	0.400	NLS-460-5-150-2200-01 33° MODIFIED BEHUP
⊙	2	A-A	48000	0.400	NLS-FPM-5-150-2200-03 23° MODIFIED BEHUP
⊙	2	B-B	48000	0.400	NLS-FPM-5-150-2200-02 20° MODIFIED BEHUP
⊙	2	F-F	18000	0.400	NLS-460-5-150-2200-04 22° MODIFIED BEHUP
⊙	2	G-G	18000	0.400	NLS-H-3-150-2200-03 33° MODIFIED BEHUP
⊙	12	H-H	18000	0.400	NLS-460-5-150-2200-01 33° MODIFIED BEHUP

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

FAIRFAX BOULEVARD
MARKETPLACE
FAIRFAX, VA

WLS LIGHTING SYSTEMS

Consider the Impact!

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS-15032 DATE - 1/4/17 SCALE: 1"=20'

800-633-8711

PM: HOLLY

BY: D.T.

SHEET 1 OF 1



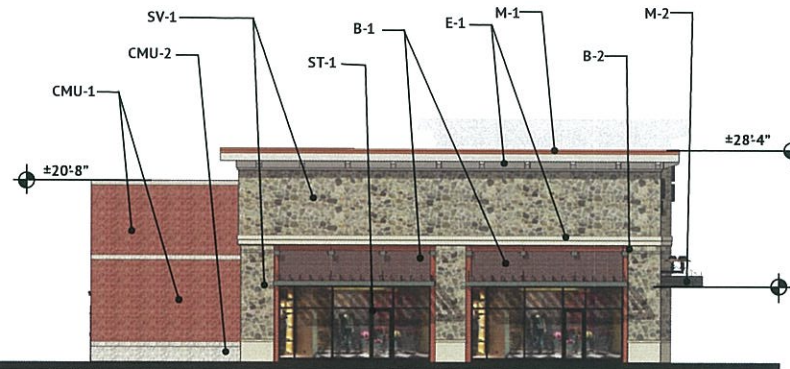
Existing Building

Existing Building

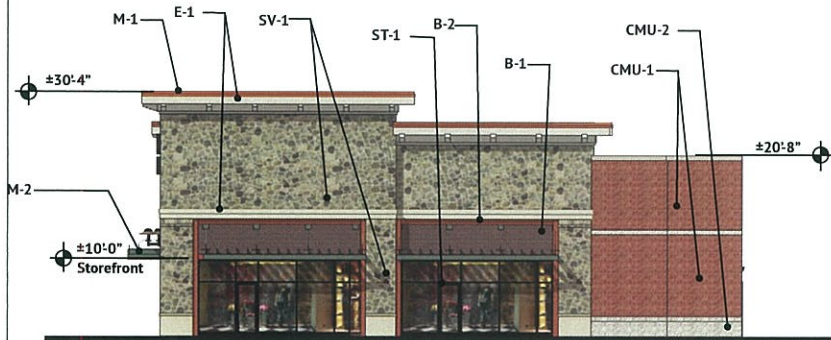
Proposed Building



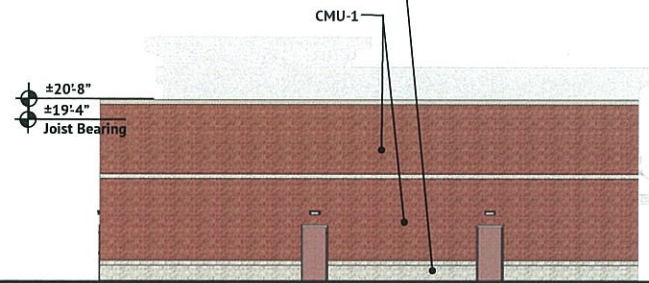
Front Elevation
1/16"=1'-0"



Left Elevation
1/16"=1'-0"



Right Elevation
1/16"=1'-0"



Back Elevation
1/16"=1'-0"

M-1	METAL COPING PREFINISHED ALUMI- NUM CHAMPAGNE
M-2	METAL CANOPY DARK BRONZE
B-1	BRICK TAYLOR ROYAL SALISBURY
B-2	BRICK GLEN-GERY RED CLIFF
B-3	BRICK GLEN-GERY BURNT ALMOND
ST-1	STONE VENEER QUALITY STONE FIELDSTONE
SV-1	EIFS DRYVIT #442-COTTON
E-1	EIFS DRYVIT #108 MANOR WHITE
E-2	EIFS DRYVIT #112 SANDLEWOOD BEIGE
CMU-1	SPLIT FACE CMU BETCO SUPREME WILLIAMSBURG RED
CMU-2	SPLIT FACE CMU BETCO SUPREME LIGHT KHAKI
L-1	WLS LIGHTING SYSTEMS BNC-L SERIES

Fairfax Boulevard Marketplace
Vienna, Virginia

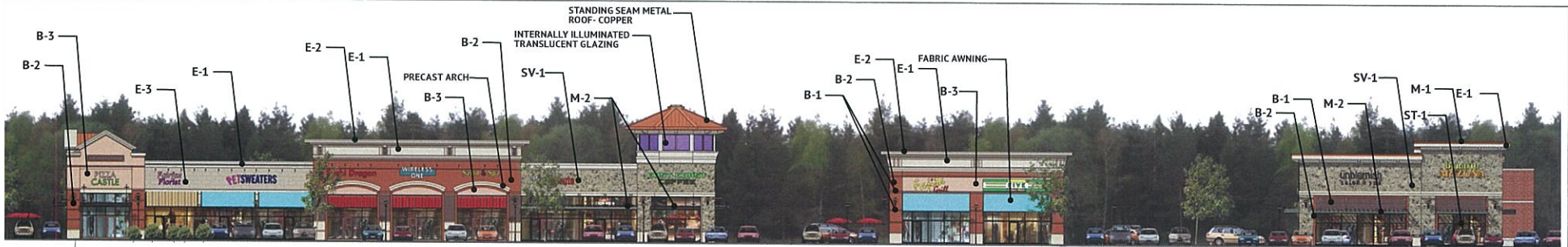
JD J DONEGAN COMPANY
RETAIL LEASING & DEVELOPMENT

Note: For conceptual illustration only. Design, dimensions, colors, materials, and the location of signs and doors are subject to change.

Pad Building

1.04.2016
07121.00

Bignell Watkins Hasser
ARCHITECTS P.C.



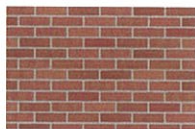
Existing Building

Existing Building

Proposed Building



BRICK
TAYLOR
ROYAL SALISBURY



BRICK
GLEN-GERY
RED CLIFF



BRICK
GLEN-GERY
BURNT ALMOND



STONE VENEER
QUALITY STONE
FIELDSTONE



EIFS
DRYVIT
#442-COTTON



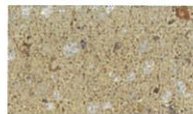
EIFS
DRYVIT
#108 MANOR WHITE



EIFS
DRYVIT
#112 SANDLEWOOD
BEIGE



SPLIT FACE CMU
BETCO SUPREME
WILLIAMSBURG RED



SPLIT FACE CMU
BETCO SUPREME
LIGHT KHAKI



METAL COPING
PREFINISHED ALUMINUM
CHAMPAGNE



METAL CANOPY
DARK BRONZE

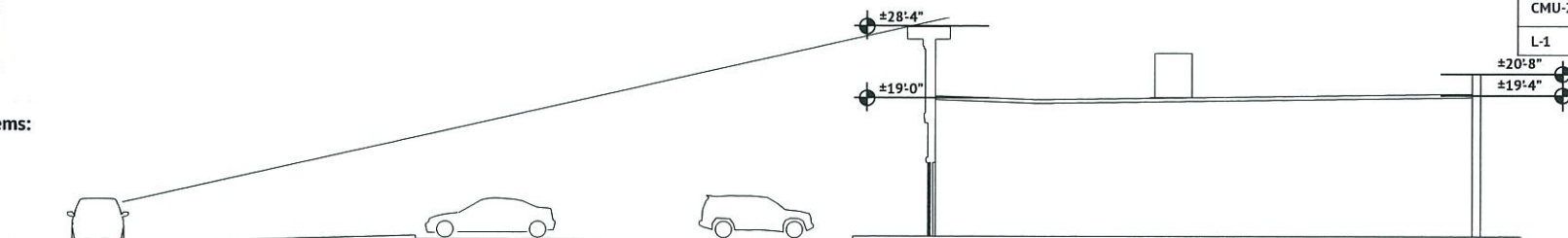


STOREFRONT
BLACK

M-1	METAL COPING PREFINISHED ALUMINUM CHAMPAGNE
M-2	METAL CANOPY DARK BRONZE
B-1	BRICK TAYLOR ROYAL SALISBURY
B-2	BRICK GLEN-GERY RED CLIFF
B-3	BRICK GLEN-GERY BURNT ALMOND
ST-1	STOREFRONT BLACK
SV-1	STONE VENEER QUALITY STONE FIELDSTONE
E-1	EIFS DRYVIT #442-COTTON
E-2	EIFS DRYVIT #108 MANOR WHITE
E-3	EIFS DRYVIT #112 SANDLEWOOD BEIGE
CMU-1	SPLIT FACE CMU BETCO SUPREME WILLIAMSBURG RED
CMU-2	SPLIT FACE CMU BETCO SUPREME LIGHT KHAKI
L-1	WLS LIGHTING SYSTEMS BNC-L SERIES



WLS Lighting Systems:
BNC-L Series



Site Section Diagram
1/16"=1'-0"

Fairfax Boulevard Marketplace
Vienna, Virginia

JD J DONEGAN COMPANY
RETAIL LEASING & DEVELOPMENT

Note: For conceptual illustration only. Design, dimensions, colors, materials, and the location of signs and doors are subject to change.

Pad Building

1.04.2016
07121.00

Bignell Watkins Hasser
ARCHITECTS P.C.



PROPOSED PERSPECTIVE

Fairfax Boulevard Marketplace
Vienna, Virginia

JD J DONEGAN COMPANY
RETAIL LEASING & DEVELOPMENT

Note: For conceptual illustration only. Design, dimensions, colors, materials, and the location of signs and doors are subject to change.

Pad Building

1.04.2016
07121.00

Bignell Watkins Hasser
ARCHITECTS P.C.



PROPOSED PERSPECTIVE

Fairfax Boulevard Marketplace
Vienna, Virginia

JD J DONEGAN COMPANY
RETAIL LEASING & DEVELOPMENT

Note: For conceptual illustration only. Design, dimensions, colors, materials, and the location of signs and doors are subject to change.

Pad Building

1.04.2016
07121.00

Bignell | Watkins | Hasser
ARCHITECTS P.C.



Fairfax Boulevard Marketplace
Vienna, Virginia

JD J DONEGAN COMPANY
RETAIL LEASING & DEVELOPMENT

Note: For conceptual illustration only. Design, dimensions, colors, materials, and the location of signs and doors are subject to change.

Pad Building
Existing Conditions

1.04.2016
07121.00

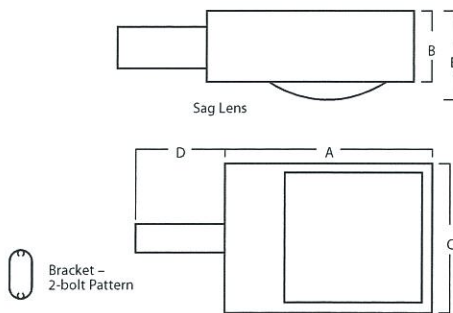
Bignell Watkins Hasser
ARCHITECTS P.C.

WLS LIGHTING SYSTEMS

FLAT / CONTOURED LENS HORIZONTAL / VERTICAL LAMP H SERIES



DIMENSIONS



	A	B	C	D	E
H-V	511mm / 20-1/8"	203mm / 8"	371mm / 14-5/8"	152mm / 6"	286mm / 11-1/4"
H-S	511mm / 20-1/8"	203mm / 8"	371mm / 14-5/8"	152mm / 6"	-
H-M	635mm / 25"	203mm / 8"	467mm / 18-3/8"	203mm / 8"	-
H-L	737mm / 29"	254mm / 10"	533mm / 21"	305mm / 12"	-

LUMINAIRE EPA CHART					
H Series	H-V 152mm 6" Bracket	H-V 152mm 6" Bracket	H-V 203mm 8" Bracket	H-V 305mm 12" Bracket	
Single	1.5	1.4	2.2	3.2	
D180°	3.0	2.8	4.0	6.4	
D90°	2.4	2.2	3.9	5.1	
T90°	3.9	3.6	6.1	8.3	
TN120°	3.9	3.6	6.2	8.5	
Q90°	4.7	4.4	7.8	10.2	
Parallel (uses no arms)	2.4	2.2	3.9	5.1	

Note: House Side Shield adds to fixture EPA. Consult factory.



SPECIFICATIONS

HOUSING - One-piece aluminum, available in small, medium, and large. Corners are welded and finished to produce a clean sharp appearance while increasing housing strength and ensuring weather-tight construction.

LENS / GASKET - Clear flat tempered glass lens(H-S, H-M, H-L) and a contoured clear tempered glass lens (H-V) are sealed to the lens frame with EPDM gasketing. The lens frame features a one-piece continuous gasket for maximum sealing to the housing.

DOOR FRAME - Aluminum, with two captive stainless steel door fasteners to provide secure closure and easy access with no loose hardware.

FINISHES - Fixtures are finished with WLS DuraGrip® polyester powder coat finishing process. The DuraGrip® finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, satin verde green, graphite, and metallic silver.

REFLECTORS / DISTRIBUTION PATTERNS - Four reflector systems and distribution patterns are available with the H series: Asymmetrical (A), Type III (3) medium distribution pattern for increased pole spacing, Forward Throw (FT) for perimeter lighting applications to eliminate stray light and produce a sharp backside cutoff, and Type V (5) for an even symmetrical distribution pattern. A field-rotatable reflector, which provides flexibility in distribution patterns without moving the fixture, is available with the H-L 1000 Watt Forward Throw fixture only. Photometric data is tested in accordance with IESNA guidelines.

LIGHT SOURCES - Pulse Start Metal Halide, Full Spectrum, Super Metal Halide, Super Metal Halide Reduced Envelope, Metal Halide, Metal Halide Reduced Envelope, and High Pressure Sodium. Clear lamp is supplied as standard.

SOCKETS - Porcelain mogul-based sockets. All sockets are pulse rated.

BALLASTS - High-power factor ballast. Pulse Start Metal Halide, Super Metal Halide, Metal Halide, and 250 watt and above High Pressure Sodium fixtures feature a CWA type ballast. 100 and 150 watt High Pressure Sodium fixtures feature a HX-HPF ballast. All ballasts are designed for -20° F operation, and are mounted to the housing reinforcing plate.

BRACKETS - A 2-1/2" x 5-3/8" x 6" aluminum bolt-on bracket is shipped standard with the H-V and H-S. A 2-1/2" x 5-3/8" x 8" aluminum bolt-on bracket is shipped standard with the H-M. A 2-1/2" x 6" x 12" aluminum bolt-on bracket is shipped with the H-L. A 6" bracket is available for the H-M and H-L in single and D180° configurations. A round pole plate (RPP) is required for mounting to 3" - 5" round poles (See accessories column in the Ordering Information chart).

SHIPPING WEIGHTS - H Series

Catalog Number	Est. Weight (kg/lbs)	Length (mm/in)	Width (mm/in)	Height (mm/in)
H-V	14 / 30	559 / 22	394 / 15.5	394 / 15.5
H-S	14 / 30	546 / 21.5	394 / 15.5	286 / 11.25
H-M	17 / 37	737 / 29	489 / 19.25	343 / 13.5
H-L	27 / 59	775 / 30.5	565 / 22.25	451 / 17.75

Approved By: _____ Project Name: _____

Location: _____ Date: _____

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WLS LIGHTING SYSTEMS

Consider the Impact!

H SERIES

FLAT / CONTOURED LENS
HORIZONTAL / VERTICAL LAMP

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	DISTRIBUTION	LAMP		LIGHT SOURCE*	LENS	LINE VOLTAGE ²	LUMINAIRE FINISH	OPTIONS
		WATTAGE						
H-V Vertical Burn	FP - Forward Throw 5 - Type V	150W	PSMH - Pulse Start Metal Halide HPS - High Pressure Sodium	CT - Contoured Clear Tempered Glass	480V MT - Multi Tap ³ TT - Tri-Tap ⁴	BRZ - Bronze BLK - Black PLT - Platinum Plus BUF - Buff WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver CC - Custom Color	6BK - 6" Bracket (H-M and H-L) ⁵ PCR - Photoelectric control Receptacle ⁶ NO - No Options	
		175W 250W 320W 400W						
H-S Horizontal Burn	A - Asymmetrical 3 - Type III FP - Forward Throw 5 - Type V	100W	PSMH - Pulse Start Metal Halide HPS - High Pressure Sodium	FG - Flat Clear Tempered Glass	480V MT - Multi Tap ³ TT - Tri-Tap ⁴	BRZ - Bronze BLK - Black PLT - Platinum Plus BUF - Buff WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver CC - Custom Color	6BK - 6" Bracket (H-M and H-L) ⁵ PCR - Photoelectric control Receptacle ⁶ NO - No Options	
		150W 175W 250W 320W 400W						
H-M Horizontal Burn	A - Asymmetrical 3 - Type III FP - Forward Throw 5 - Type V	250W	PSMH - Pulse Start Metal Halide HPS - High Pressure Sodium	FG - Flat Clear Tempered Glass	480V MT - Multi Tap ³ TT - Tri-Tap ⁴	BRZ - Bronze BLK - Black PLT - Platinum Plus BUF - Buff WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver CC - Custom Color	6BK - 6" Bracket (H-M and H-L) ⁵ PCR - Photoelectric control Receptacle ⁶ NO - No Options	
		320W 400W						
H-L Horizontal Burn	A - Asymmetrical 3 - Type III FP - Forward Throw ¹	750W	PSMH - Pulse Start Metal Halide MH - Metal Halide HPS - High Pressure Sodium	FG - Flat Clear Tempered Glass	480V MT - Multi Tap ³ TT - Tri-Tap ⁴	BRZ - Bronze BLK - Black PLT - Platinum Plus BUF - Buff WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver CC - Custom Color	6BK - 6" Bracket (H-M and H-L) ⁵ PCR - Photoelectric control Receptacle ⁶ NO - No Options	
		1000W						
		775W	FS - Full Spectrum					

H-L 3 1000
(EXAMPLE ORDER)

MH

FG

MT

BRZ

NO / NA

ORDER:
WLS-H-

FOOTNOTES:

- 1 - H-L-FP - Forward Throw reflectors are field rotatable.
- 2 - For international voltages consult factory.
- 3 - MT - Multi Tap consists of 120V, 208V, 240V, and 277V. Multi Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- 4 - Tri-Tap is shipped standard for Canadian applications. Tri-Tap consists of 120V, 277V, and 347V. Tri-Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- 5 - A 6" bracket can only be ordered with single and D180° configurations with the H-M and H-L.
- 6 - PCR factory installed and pre-wired for highest voltage. Alternate voltages will require field re-wiring. Photocell must be ordered separately, see Accessories.
- 7 - Factory installed PCR option required.
- 8 - Black only.

* In accordance with the 2007 Energy Independence and Security Act (EISA), fixtures will no longer be available in Probe Start Metal Halide with wattages from 150 watts through 500 watts for new installations. Replacement parts for existing fixtures are still available.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS

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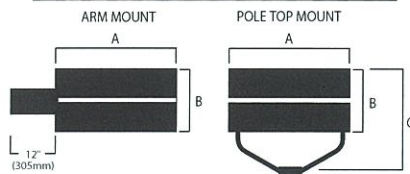
Consider the Impact!

WLS LIGHTING SYSTEMS

FV VERTICAL LAMP / FLAT GLASS LENS SERIES



DIMENSIONS



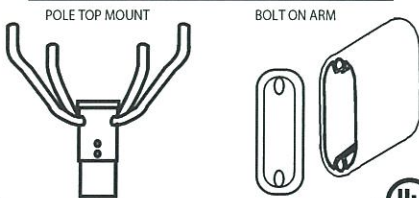
	A	B	C
FVM Arm Mount	21-5/8"(549mm)	12-3/4"(324mm)	—
FVMPT Pole Top	21-5/8"(549mm)	12-3/4"(324mm)	21-15/16"(557mm)
FVR Arm Mount	21-5/8"(549mm)	16-1/8"(410mm)	—
FVRPT Pole Top	21-5/8"(549mm)	16-1/8"(410mm)	25"(635mm)

LUMINAIRE EPA CHART

FV SERIES Flat Lens	FVM SERIES 12" Bracket	FVR SERIES 12" Bracket
Single	3.2	3.8
D180°	6.3	7.6
D90°	5.7	7.6
T90°	8.8	11.4
TN120°	9.0	11.4
Q90°	11.3	15.2
Pole Top	3.2	4.0

Note: House Side Shield adds to fixture EPA. Consult factory.

MOUNTING BRACKETS



SPECIFICATIONS

HOUSING - The FV Series formed aluminum housing is finished to produce a clean, sharp appearance and ensures weather-tight construction. Available in 2 sizes: Medium (reduced envelope 400 Watt Lamp) and Reduced (reduced envelope 1000 Watt Lamp).

LENS/GASKET - A flat tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture, dust and insects. Combined with the vertical burn feature, the flat glass lens provides high performance lighting.

TOP ACCESS - Is secured by four captive stainless steel fasteners and provides ease of installation and servicing.

FINISHES - Each fixture is finished with a baked-on polyester powder finishing process to give the fixture an exceptionally attractive appearance. Standard finish colors include bronze, buff, black, platinum, white green. The polyester finish withstands extreme weather changes without cracking or peeling. Consult factory for available custom colors and pinstripe decal options.

REFLECTORS/DISTRIBUTION PATTERNS - The FV Series fixture is available in five reflector systems and distribution patterns, all with vertical burn lamps: Type II (2), Type III (3), Type V (5), Perimeter Forward Throw (FP) and Super Reflector (SR) for a minimum mounting height of 30 feet. Reflectors are field-rotatable, enabling generous flexibility in distribution patterns without fixture movement.

LIGHT SOURCES - Designed to operate with Pulse-Start Metal Halide, Full Spectrum, Super Metal Halide, Metal Halide, Metal Halide Reduce Envelope or High Pressure Sodium.

SOCKETS - Porcelain mogul-base sockets with spring-reinforced contacts.

BALLAST - Pulse Start Metal Halide, Metal Halide, Super Metal Halide, and High Pressure Sodium feature a high-power factor CWA ballast, and are designed for -20° F operation.

BRACKETS - Arm Mount: 5 1/2" x 2 1/2" x 12" length shipped standard. (An 8" bracket is available for single or D180 configurations, but must be ordered separately from Options column of the ordering chart.) A Round Pole Plate (RPP) is required for mounting to 3" - 5" round poles. (See Options in Luminaire Ordering Information.)

Pole Top: Cast aluminum mounting hub conceals the wiring compartment and mounting hardware (consisting of four 11/16" O.D. aluminum rods for medium fixtures and 7/8" O.D. aluminum rods for large fixtures, and high-strength grade-five steel bolt with nylon insert and split lock washer for double locking.)

DECAL STRIPING - WLS offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decal is guaranteed for five years against peeling, cracking, or fading.

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Location: _____ Date: _____

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WLS LIGHTING SYSTEMS

Consider the Impact!

FV SERIES

VERTICAL LAMP / FLAT GLASS LENS

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

LUMINAIRE	DISTRIBUTION	LAMP WATTAGE	LIGHT SOURCE	LENS	LINE VOLTAGE	LUMINAIRE FINISH	OPTIONS
FVM	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V	250W	PSMH - Pulse-Start Metal Halide HPS - High Pressure Sodium	FG - Flat Glass	480V MT - Multi Tap ³ TT - Tri Tap ²	BRZ - Bronze BLK - Black PLT - Platinum BUF - Buff WHT - White GRN - Green CC - Custom Color	LL - Less Lamp GS - Glare Shield 8BK - 8" Bracket RPP - Round Pole Plate BKT-WM - Wall Mount Plate PT - Pole Top SF - Single Fusing DF - Double Fusing AS - Accent Striping PC - Photo Cell NO - No Options
		320W 350W (PSMH only) 400W					
FVR	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V AF - Automotive Forward Throw AI - Automotive Interior SR - Super Reflector	400W	MHR - Metal Halide Reduced Envelope 1000 Watt * PSMH - Pulse-Start Metal Halide HPS - High Pressure Sodium ¹	FG - Flat Glass	480V MT - Multi Tap ³ TT - Tri Tap ²	BRZ - Bronze BLK - Black PLT - Platinum BUF - Buff WHT - White GRN - Green CC - Custom Color	LL - Less Lamp GS - Glare Shield 8BK - 8" Bracket RPP - Round Pole Plate BKT-WM - Wall Mount Plate PT - Pole Top SF - Single Fusing DF - Double Fusing AS - Accent Striping PC - Photo Cell NO - No Options
		575W (PSMH only) 750W (PSMH only) 875W (PSMH only) 1000W (not available in HPS)					
		775W	FS - Full Spectrum				

FV 5 1000 MH FG MT BRZ NO
(EXAMPLE ORDER)

ORDER: WLS

FOOTNOTES:

- When ordering pole top fixtures for tenon mounting, a pole top adaptor must be ordered.
- Tri-Tap not available in 1000 Watt PSMH. Voltage must be specified - 120V, 277V or 347V.
- For international voltages, consult factory.
- MT - Multi Tap is shipped standard unless otherwise specified. Multi Tap consists of 120V, 208V, 240V, and 277V. Multi Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- Tri-Tap is shipped standard for Canadian applications. Tri-Tap consists of 120V, 277V, and 347V. Tri-Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- An 8" bracket can only be ordered with single and D180° configurations.
- On FVR/FVRPT photoelectric control can only be used with 400 Watt PSMH.

* In accordance with the 2007 Energy Independence and Security Act (EISA), fixtures will no longer be available in Probe Start Metal Halide with wattages from 150 watts through 500 watts for new installations. Replacement parts for existing fixtures are still available.

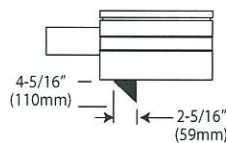
Color Decals

45 - Light Gold Metallic	55 - Black
20 - Charcoal Metallic	50 - White
94 - Blue Metallic	51 - Dark Red
59 - Dark Green	700 - Aztec Silver Metallic
21 - Tomato Red	

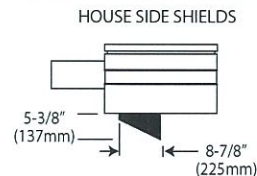
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description

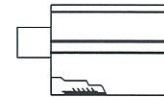
- FVR/FVM 2 HSS - House Side Shield
- FVRPT/FVMPT 2 HSS - House Side Shield
- FVR/FVM 3 HSS - House Side Shield
- FVRPT/FVMPT 3 HSS - House Side Shield
- FVR/FVM FP HSS - House Side Shield
- FVRPT/FVMPT FP HSS - House Side Shield
- FVR/FVRPT FA/AFT HSS - House Side Shield



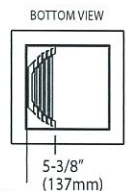
TYPE II



TYPE III AND FORWARD THROW (FA/FP/AFT)



FVR WITH INTERNAL HOUSE SIDE SHIELD



BOTTOM VIEW

Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS

WLS LIGHTING SYSTEMS

860 DECORATIVE SERIES

SPECIFICATIONS

HOOD - Heavy gauge spun aluminum.

LENS - 8" diameter clear acrylic cylinder.

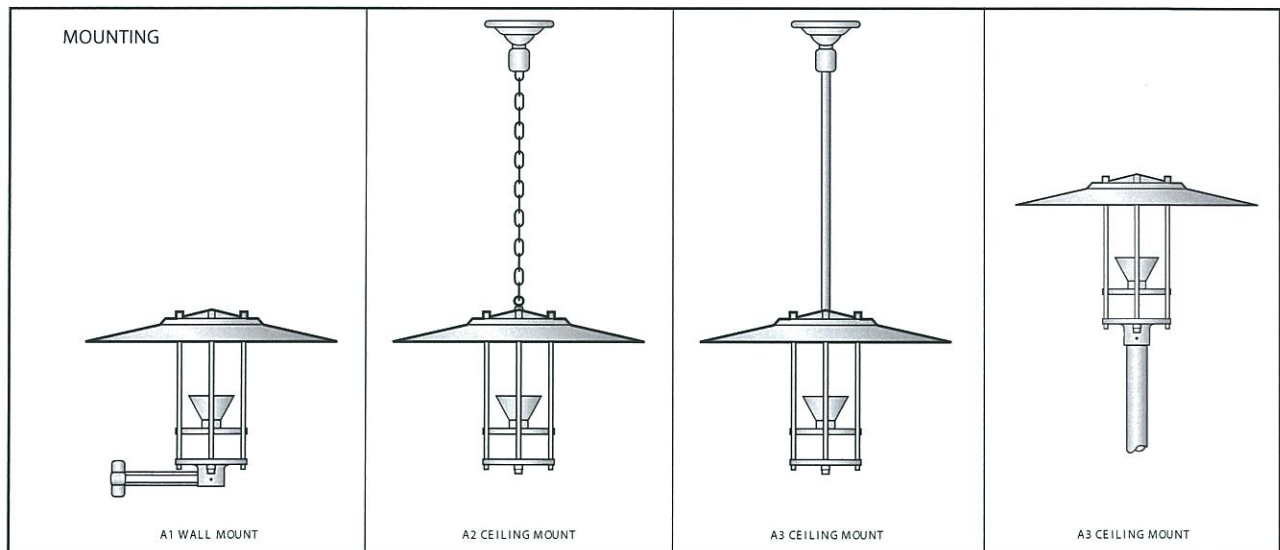
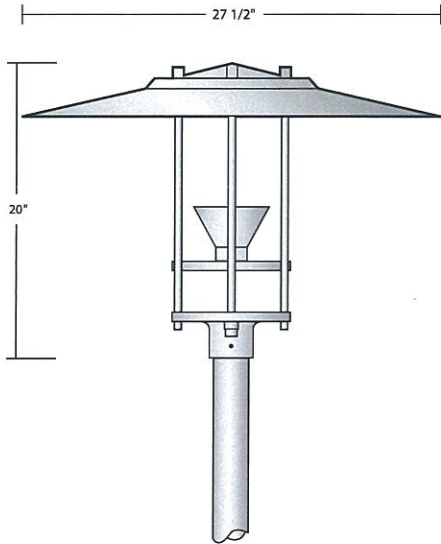
LENS HOLDER - Heavy wall cast aluminum.

REFLECTOR - Specular spun aluminum.

BALLAST - H.P.F. (specify voltage)

LAMP - Metal Halide, Pulse Start Metal Halide, High Pressure Sodium and Mercury Vapor up to 250 watts.

FINISH - Polyester powder fuse coating.



Approved By: _____ Project Name: _____

Location: _____ Date: _____

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WLS LIGHTING SYSTEMS

Consider the Impact!

860 DECORATIVE SERIES

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	DISTRIBUTION	LAMP WATTAGE	LIGHT SOURCE*	MOUNTING	LINE VOLTAGE ¹	LUMINAIRE FINISH
860	3 - Type III 5 - Type V	70W 100W 150W 250W	MH - Metal Halide PSMH - Pulse Start Metal Halide HPS - High Pressure Sodium V - Mercury Vapor	A1 - Wall Mount A2 - Ceiling Mount 1 A3 - Ceiling Mount 2 A4 - Pole Mount	120V 208V 240V 277V 480V MT - Multi Tap ²	BRZ - Bronze BLK - Black PLT - Platinum BUF - Buff WHT - White GRN - Green CC - Custom Color

860

5

100

MH

A4

240

BRZ

(EXAMPLE ORDER)

ORDER:
WLS-860

FOOTNOTES:

- 1 - Consult factory for international voltages. (120V, 277V, 347V)
2 - MT - Multi Tap is shipped standard unless otherwise specified. (Multi Tap consists of 120V, 208V, 240V, and 277V. Multi Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.

* In accordance with the 2007 Energy Independence and Security Act (EISA), fixtures will no longer be available in Probe Start Metal Halide with wattages from 150 watts through 500 watts for new installations. Replacement parts for existing fixtures are still available.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS

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Consider the Impact!

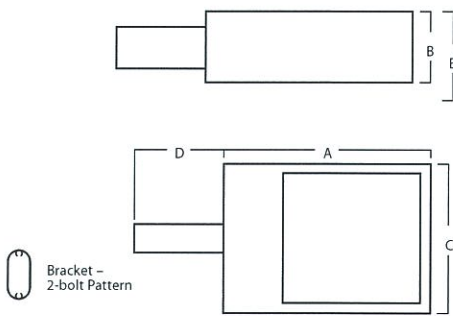
02, 03 Rev. 8/09

H-WALL MOUNT



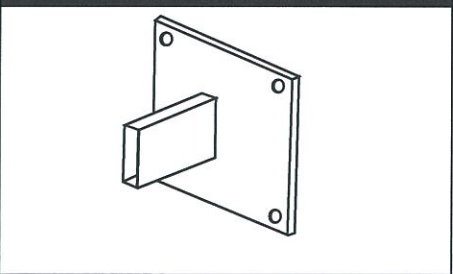
Flat-lensed fixtures meet IESNA full cutoff classification

DIMENSIONS



	A	B	C	D	E
H-V	511mm / 20-1/8"	203mm / 8"	371mm / 14-5/8"	152mm / 6"	286mm / 11-1/4"
H-S	511mm / 20-1/8"	203mm / 8"	371mm / 14-5/8"	152mm / 6"	-
H-M	635mm / 25"	203mm / 8"	467mm / 18-3/8"	203mm / 8"	-
H-L	737mm / 29"	254mm / 10"	533mm / 21"	305mm / 12"	-

MOUNTING BRACKETS



WALL MOUNT



SPECIFICATIONS

HOUSING - One-piece aluminum, available in small, medium, and large. Corners are welded and finished to produce a clean sharp appearance while increasing housing strength and ensuring weather-tight construction.

LENS / GASKET - Clear flat tempered glass lens(H-S, H-M, H-L) and a contoured clear tempered glass lens (H-V) are sealed to the lens frame with EPDM gasketing. The lens frame features a one-piece continuous gasket for maximum sealing to the housing.

DOOR FRAME - Aluminum, with two captive stainless steel door fasteners to provide secure closure and easy access with no loose hardware.

FINISHES - Fixtures are finished with WLS DuraGrip® polyester powder coat finishing process. The DuraGrip® finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, satin verde green, graphite, and metallic silver.

REFLECTORS / DISTRIBUTION PATTERNS - Four reflector systems and distribution patterns are available with the H series: Asymmetrical (A), Type III (3) medium distribution pattern for increased pole spacing, Forward Throw (FT) for perimeter lighting applications to eliminate stray light and produce a sharp backside cutoff, and Type V (5) for an even symmetrical distribution pattern. A field-rotatable reflector, which provides flexibility in distribution patterns without moving the fixture, is available with the H-L 1000 Watt Forward Throw fixture only. Photometric data is tested in accordance with IESNA guidelines.

LIGHT SOURCES - Pulse Start Metal Halide, Full Spectrum, Super Metal Halide, Super Metal Halide Reduced Envelope, Metal Halide, Metal Halide Reduced Envelope, and High Pressure Sodium. Clear lamp is supplied as standard.

SOCKETS - Porcelain mogul-based sockets. All sockets are pulse rated.

BALLASTS - High-power factor ballast. Pulse Start Metal Halide, Super Metal Halide, Metal Halide, and 250 watt and above High Pressure Sodium fixtures feature a CWA type ballast. 100 and 150 watt High Pressure Sodium fixtures feature a HX-HPF ballast. All ballasts are designed for -20° F operation, and are mounted to the housing reinforcing plate.

WALL BRACKETS - A 2 1/2" x 5 3/8" x 6" is shipped with size H-V and H-S. H-M is shipped with an 8" arm, and H-L is shipped with a 12" arm. A 6" arm is shipped with the H-M and H-L for single and D180 configurations.

SHIPPING WEIGHTS - H Series

Catalog Number	Est. Weight (kg/lbs)	Length (mm/in)	Width (mm/in)	Height (mm/in)
H-V	14 / 30	559 / 22	394 / 15.5	394 / 15.5
H-S	14 / 30	546 / 21.5	394 / 15.5	286 / 11.25
H-M	17 / 37	737 / 29	489 / 19.25	343 / 13.5
H-L	27 / 59	775 / 30.5	565 / 22.25	451 / 17.75

Approved By: _____ Project Name: _____

Location: _____ Date: _____

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WLS LIGHTING SYSTEMS

Consider the Impact!

H-WALL MOUNT

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	DISTRIBUTION	LAMP		LIGHT SOURCE*	LENS	LINE VOLTAGE ²	LUMINAIRE FINISH	OPTIONS
		WATTAGE						
H-V Vertical Burn	FP - Forward Throw 5 - Type V	150W	PSMH - Pulse Start Metal Halide (175, 250, 320 only) PSMHR - Pulse Start Metal Halide Reduced Envelope (400 only) HPS - High Pressure Sodium (150 only)	CT - Contoured Clear Tempered Glass	480V MT - Multi Tap ³ TT - Tri-Tap ⁴	BRZ - Bronze BLK - Black PLT - Platinum Plus BUF - Buff WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver CC - Custom Color	6BK - 6" Bracket (H-M and H-L) ⁵ PCR - Photoelectric control Receptacle ⁶ NO - No Options	
		175W 250W 320W 400W						FS - Full Spectrum
H-S Horizontal Burn	A - Asymmetrical 3 - Type III FP - Forward Throw 5 - Type V	100W	PSMH - Pulse Start Metal Halide (175, 250, 320 only) PSMHR - Pulse Start Metal Halide Reduced Envelope (400 only) CMH - Ceramic Metal Halide (150 only) HPS - High Pressure Sodium (100, 150, 250, 400 only)	FG - Flat Clear Tempered Glass				
		150W 175W 250W 320W 400W						FS - Full Spectrum
H-M Horizontal Burn	A - Asymmetrical 3 - Type III FP - Forward Throw 5 - Type V	250W	PSMH - Pulse Start Metal Halide (250, 320, 400 only) HPS - High Pressure Sodium (250, 400 only)					
		320W 400W						FS - Full Spectrum
H-L Horizontal Burn	A - Asymmetrical 3 - Type III FP - Forward Throw ¹	750W	PSMH - Pulse Start Metal Halide MH - Metal Halide (150 only) HPS - High Pressure Sodium (150 only)					
		1000W						FS - Full Spectrum
		775W	FS - Full Spectrum					

H-L

3

1000

MH

FG

MT

BRZ

NO / NA

(EXAMPLE ORDER)

**ORDER:
WLS-H-**

FOOTNOTES:

- 1 - H-L-FP - Forward Throw reflectors are field rotatable.
- 2 - For international voltages consult factory.
- 3 - MT - Multi Tap consists of 120V, 208V, 240V, and 277V. Multi Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- 4 - Tri-Tap is shipped standard for Canadian applications. Tri-Tap consists of 120V, 277V, and 347V. Tri-Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- 5 - A 6" bracket can only be ordered with single and D180° configurations with the H-M and H-L.
- 6 - PCR factory installed and pre-wired for highest voltage. Alternate voltages will require field re-wiring. Photocell must be ordered separately, see Accessories.
- 7 - Factory installed PCR option required.
- 8 - Black only.

* In accordance with the 2007 Energy Independence and Security Act (EISA), fixtures will no longer be available in Probe Start Metal Halide with wattages from 150 watts through 500 watts for new installations. Replacement parts for existing fixtures are still available.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS

P.O. Box 100519 • Fort Worth, TX 76185 • 800.633.8711 • Fax: 817.735.4824 • www.wslighting.com

Consider the Impact!



Project: Boulevard Marketplace new
 construction
 10120 Fairfax Blvd
 BAR 948-11-1

Applicant: Jay Donegan

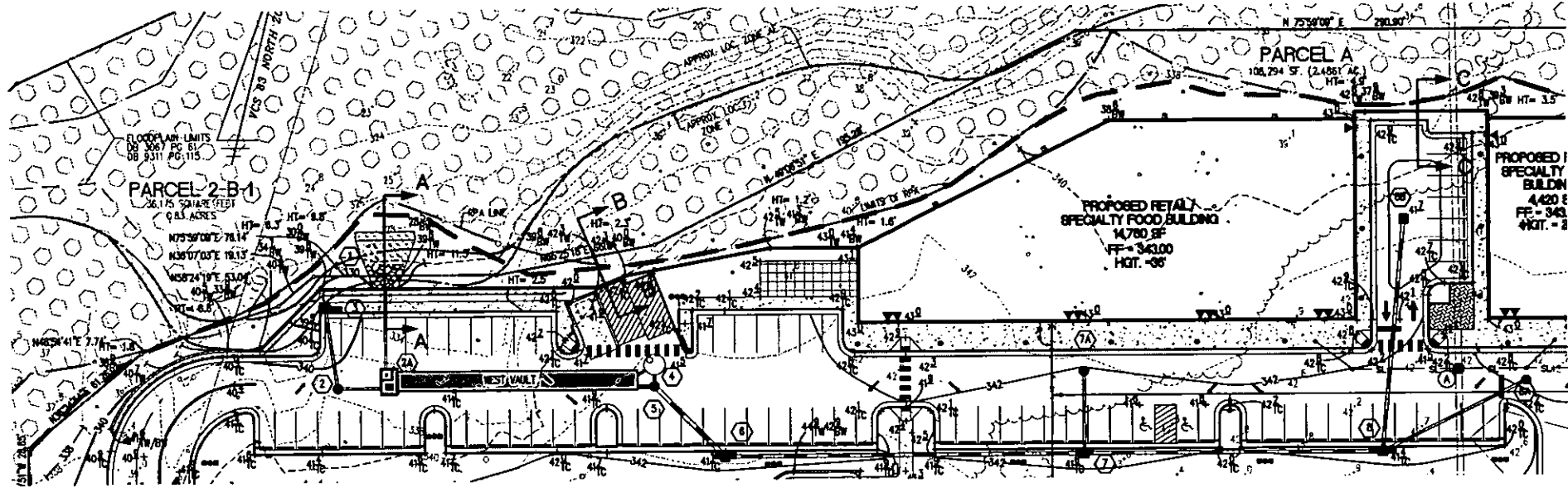
**CERTIFICATE OF APPROVAL
 FOR THE BOARD OF ARCHITECTURAL REVIEW**

Pursuant to Chapter 110 of the Code of the City of Fairfax, the proposed new construction is approved as of June 8, 2011, with the following conditions:

1. The proposed construction, materials, and colors shall conform to the elevations and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review, and as may be modified by the Director of Community Development and Planning.
2. The applicant shall construct a mock-up board of the stone and mortar for final review and approval by the Director of Community Development and Planning. The mortar color shall be within the range of natural sand colors, but shall not be white.
3. All materials and colors shall be as specified in the staff report.
4. Signage shall not be installed until a master sign plan and all required permits are approved.
5. Portions of the retaining wall shall be stamped or formed with a pattern to mimic stone, and shall be dyed a color in harmony with the darker split face CMU blocks to be used on the building or the stone to be used on the building, pending final design approval from the Director of Community Development and Planning.
6. All railing, guard rails, trash cans, benches, and bicycle racks shall be black, or compatible colors as approved by the Director of Community Development and Planning.
7. As tenant space is being designed the applicant is encouraged to take advantage of the rear green space through window walls or other methods, subject to approval by the Director of Community Development and Planning.

Please note:

- A. The applicant shall not deviate from the approved design. Any subsequent changes to the proposed design, including changes to architectural details, color, materials and signage, must receive approval from the BAR or City staff prior to construction. Any deviation without City approval shall be subject to the penalties provided by the Code of the City of Fairfax.
- B. The applicant is responsible for incorporating this approved design with its conditions into the plans submitted to the City of Fairfax and for *obtaining all required permits prior to construction or installation.*
- C. This Certificate shall become null and void if no significant improvement or alteration is made in accordance with the approved application within twelve (12) months from the date of approval.



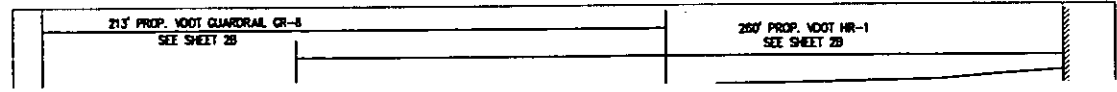
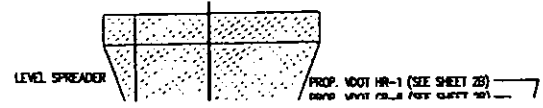
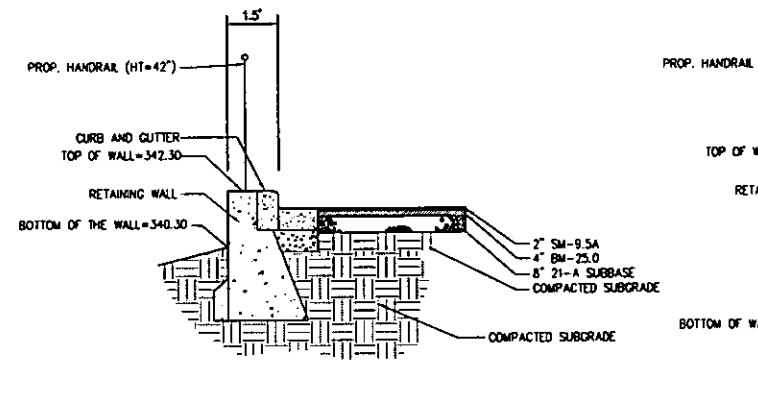
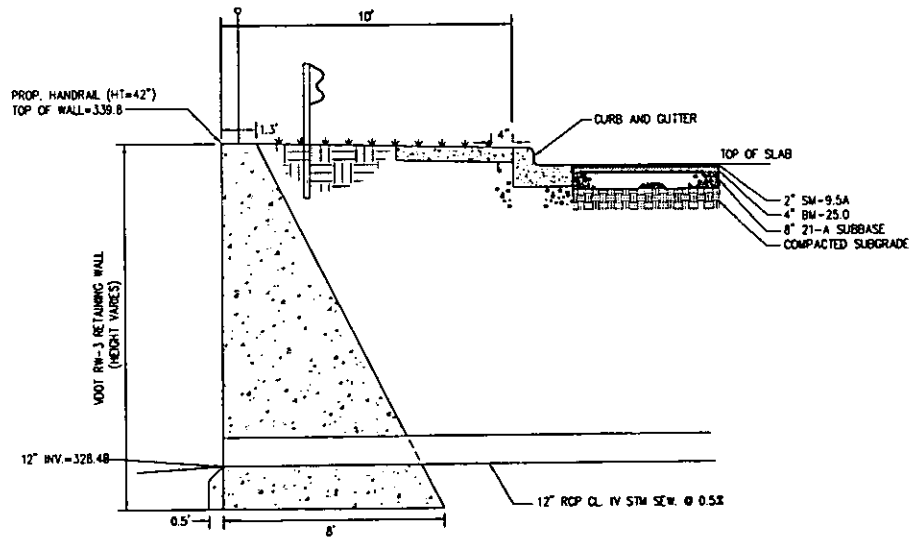
SECTION A-A

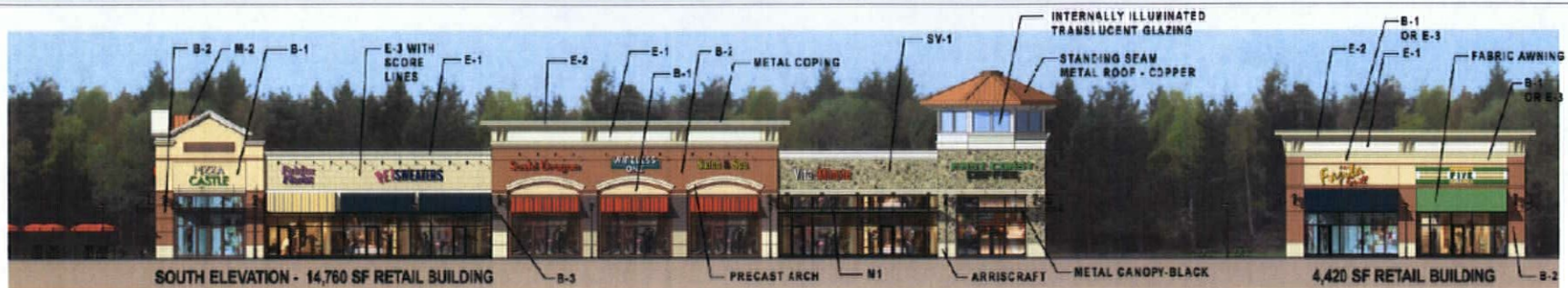
RETAINING WALL AT PROP. STORM PIPE

SECTION B-B

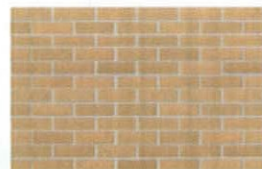
RETAINING WALL NEAR LOADING SPACE

HEIGHT OF WALL IN FEET	HEIGHT OF TOP 1/2 IN FEET	HEIGHT OF BOTTOM 1/2 IN FEET
1	1.00	1.00
2	1.00	1.00
3	1.00	1.00
4	1.00	1.00
5	1.00	1.00
6	1.00	1.00
7	1.00	1.00
8	1.00	1.00
9	1.00	1.00
10	1.00	1.00
11	1.00	1.00
12	1.00	1.00
13	1.00	1.00
14	1.00	1.00
15	1.00	1.00





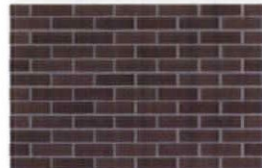
MATERIAL SELECTION



B-1 BRICK
GLEN GERY BRICK - BURNT ALMOND

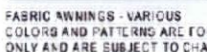
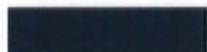


B-2 BRICK
GLEN GERY BRICK - RED CLIFF



B-3 BRICK
TAYLOR - ROYAL SALISBURY

MORTAR - BUFF - LEHIGH #4734
COLORS MAY NOT REPRODUCE ACCURATELY.
REFER TO SAMPLES PROVIDED.



FABRIC AWNINGS - VARIOUS
COLORS AND PATTERNING ARE FOR ILLUSTRATION
ONLY AND ARE SUBJECT TO CHANGE



PRECAST CONCRETE - LIMESTONE



ARRISCRAFT RENAISSANCE - WHEAT



E-1 EIFS
DRYVIT #442 COTTON



E-2 EIFS
DRYVIT # 109 MANOR WHITE



E-3 EIFS
DRYVIT # 112 SANDWOOD BEIGE



EIFS SCORING DETAIL



C-1 SPLIT FACE CMU
BETCO SUPREME
BUFF # 5246



C-2 GROUND FACE CMU
BETCO SUPREME CMU
BUFF # 5246



C-3 SPLIT FACE CMU
BETCO SUPREME
WILLIAMSBURG RED



C-4 GROUND FACE CMU
BETCO SUPREME
WILLIAMSBURG RED



M-1 METAL - GREEN
COLOR TO MATCH
DREXMET
EVERGLADE MOSS



M-2 STANDING
SEAM METAL ROOF
COPPER METALLIC



M-3 STOREFRONT/
CANOPY
BLACK



M-4 STOREFRONT/COPING
TO MATCH KAWNEER
CHAMPAGNE #18



SY-1 ELDERADO STONE VENEER
FIELDSTONE

Jay

Property Address: 10120 Fairfax Boulevard Applicant: Jay Donegan Case No: 948-12-2
 Business Name: Boulevard Marketplace Applicant's Representative: Lynne Watkins
 Tax Map Parcel: 47-4-02-004 Subdivision: _____ Concurrent With: _____
 Date Proposal Filed: 3/5/12

BAR-1203028

Proposal Description: Sign Plan for Boulevard Marketplace

Hearing Dates: CC: _____	Approved	PC: _____	Approved	BZA: _____	Approved	BAR: <u>4/18/22</u>	Approved
	App. w/ condition(s)		App. w/ condition(s)		App. w/ condition(s)		<u>App. w/ condition(s)</u>
	Denied		Denied		Denied		Denied
	Withdrawn		Withdrawn		Withdrawn		Withdrawn
Expires: _____		Expires: _____		Expires: _____		Expires: _____	

[ATTACH APPROVAL IF APPLICABLE]

Administrative Approvals
 Mailing Date of Notification Letters: _____
 Approved By: _____
 Date Approved/Denied/Withdrawn: _____

(Circle One)



NOCA

Boulevard Marketplace

COMPREHENSIVE SIGN CRITERIA

April 20, 2012
(Revised June 14, 2012)

It is the intent of these guidelines to insure that all the signs within the Boulevard Marketplace retail center provide safe, harmonious and visually compelling context for those who live and work within the surrounding community. Sign type, style, material and color should be compatible with the building and site.

Variance from these criteria requires approval from the Landlord. Landlord may interpret and allow variances which it deems, in its sole judgment, to be appropriate and advantageous to the successful development and operation of the retail development.

All signage installed at the site shall conform to the provisions contained within the Comprehensive Sign Criteria plan, except as regulated by the Zoning Ordinance, and as may be modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

This Sign Criteria shall, in no way, be construed to allow any relief from City Signage Ordinances without proper variances for the City. No tenant shall request a variance from the City's Signage Ordinances without Landlord's approval.

Please inform your sign fabricator that two copies of detailed, scaled sign drawings must be submitted to the office of the landlord's leasing and management agent for written approval prior to fabrication of your sign. The tenant is responsible for application and receipt of all necessary sign permits.

Lease Plan dated January 19, 2012 is attached as Exhibit A. Exhibit A is attached for illustrative purposes and is subject to change. Tenant space configurations, dimensions, and locations may change.

BUILDING ALLOWANCES

Note 1: This criteria anticipates approval of a Design Approval Bonus by the Board of Architectural Review.

Note 2: For purposes of this Criteria it is understood that the architectural design of the pad building will require review by the Board of Architectural Review (BAR). At that time the review will include a supplement to this Criteria to identify the allowable sign area, placement, and configuration.

Sign area allowance for each tenant shall be based on Building Frontage. Building Frontage means the perimeter walls opening to the outside of a building, containing the main entrances for use by the general public to the area occupied by a tenant or tenants. Main entrances must functional, allowing free movement by the general public into the tenant space. Individual tenants may have multiple main entrances. Tenants with multiple Building Frontages may have building-mounted signage on each Building Frontage.

Individual tenants shall be allowed sign area based on their Building Frontage and the allowable sign area for the specific use according to the City ordinance. In general, retail sales and personal service establishments shall be permitted building-mounted signage not to exceed 1.65 square feet for each linear foot of Building Frontage (Subject to Note 1 above) on which the sign is to be attached and which is occupied by each such tenant to a maximum of 150 square feet per tenant. Office uses are limited to 1.10 square feet for each linear foot of Building Frontage to a maximum of 100 square feet per tenant.)

All lettering, logos, graphics and other components of tenant branding, including graphics on awnings, windows, flags and the like may be considered signs and be included in sign area calculations.

BASIC CRITERIA

1. THE BASIC CRITERIA GOVERNING SIGNAGE IS AS FOLLOWS:

In general, single-faced signs affixed to a building façade, to a raceway affixed to the building facade, or mounted on signboards are preferred. If there is more than one sign per tenant on a building, the signs should compliment each other. Other types of signs and sign accessories may be proposed but must obtain Landlord approval and conform to City requirements.

All signs must be related directly to the business, services, or products offered within the premises. Redundant messages and unnecessary slogans should be avoided.

No flashing action or other mechanical animation will be allowed on signs.

Signs must be kept clean and in good operating condition.

2. PRIMARY SIGNAGE

A. Building Mounted Signs

a. Quantity

In general, tenants will be permitted to locate one primary signs, on the entry façade (customer entrance). Tenants with additional frontages may be permitted to locate an additional sign at the adjacent frontage (façade) provided compliance with City regulations and subject to landlord approval. All permits and any variances required for additional signage are the responsibility of the tenant.

b. Size and Location

No individual letter shall exceed 36" in height. Double line signs will be permitted subject to review, with individual letters not exceeding 24" in height for the top row and 18" in height for the bottom row.

Signs should be placed in "signable areas" of a building façade. In general, signs should relate to and help define and enhance the architectural features such as rhythm, fenestration and scale. Signable areas shall be defined as continuous flat wall surfaces free of window or door openings or other significant architectural features. The areas shall include areas between the top of a storefront or awnings and top of wall or bottom of architectural feature above (such as a cornice).

No portion of tenant's sign shall conflict with any significant projection or architectural element. All signs shall be mounted in an orientation as required by the Landlord.

Boulevard Marketplace

Developer:
Jay Donegan Company

Architect:
Bignell Watkins Hasser Architects, P.C.

Date: June 14, 2012
Page 2

b. Type

All signs shall be in the form of individual illuminated face lighted channel letters of the block type. Tenants are encouraged to use lettering type different from adjacent tenants. A variety of lettering styles is encouraged. All lettering styles shall be a "serif" style, (non-serif style lettering shall be allowed for tenants with an established corporate logo with sign designs, protected by copyright, which incorporate non-serif style type.) Signage design shall be submitted to the Landlord for his review and approval.

d. Text

The text of the sign should contain only the company name. Elaboration on the company's products or services, slogans, logos, or other verbiage is allowed only by specific approval from the landlord.

e. Fabrication

The letter material will be constructed entirely of pre-painted, baked finish, aluminum. Letter returns must be .040 aluminum, full welded or riveted fabrication, 5" deep. The interior sidewalls and backs of letters will be white.

The Plexiglass face will be 3/16" Rohn & Hass with 1" jewelite trim caps. Sign colors shall be reviewed and approved by the Landlord. Individual tenants are encouraged to propose sign colors that are different from adjacent tenants while remaining compatible with the character of the center.

f. Illumination

The letters will be illuminated by 6800K White LED's such as Value-Line by SloanLED and Point 2 from USLED or equal.

Alternate forms of lighting to accent signs and the tenant's Building Frontage are encouraged but must be consistent with the character of the center. Such lighting shall be submitted to the Landlord for review and approval prior to requesting administrative approval from the City staff.

g. Application

Raceways: Sign letters will be fastened to a metal continuous wiring bar (raceway) which will house all wiring, transformers and supports for the sign letters and will be centered vertically on the back of the letters.

The raceway shall be fabricated of aluminum (.063) and shall be uniformly 7" deep x 7" high, unless specifically approved by the Landlord. (The maximum depth if all building mounted signage shall be limited to 12-inches.)

The raceway shall be attached using through bolts penetrating the parapet wall with angle iron backups. No toggle bolts will be allowed. Bolt penetration to be properly caulked and sealed.

Boulevard Marketplace

Developer:
Jay Donegan Company

Architect:
Bignell Watkins Hasser Architects, P.C.

Date: June 14, 2012
Page 3

Color of the wiring bar (raceway) will be a color selected to match the building surface on which it is attached, or as approved by Landlord. Colors shall be selected by Landlord.

Exposed electrical conduit is not permitted. All sign supports must be painted to match raceway and/or building, as approved by Landlord.

Where approved sign boards or other forms of signs are installed, attachment details shall properly support the signs, be durable, and consistent detail with the character of the center. All application details shall be reviewed and approved by the Landlord prior permit application to the City.

h. Electrical Service

All electrical wiring is required to be "UL" approved, inspected, and appropriately tagged prior to installation.

The sign lighting must be continuous and non-interrupted (no flashing or blinking, etc.).

i. Maintenance

In the event signage is in need of repair, it is the tenant's responsibility to repair signage immediately. If after fifteen (15) days notification to repair sign no action has been taken by tenant, Landlord shall contract to repair and/or maintain sign at tenant's sole expense.

B. Monument Signs

a. Description and location

The project includes one freestanding, two sided sign with internally illuminated tenant panels located on the east side of the western site entrance, placed perpendicular to Fairfax Boulevard. It is illustrated on Exhibit "B."

b. Tenant Sign Panels

1. Each face of the monument sign shall contain up to 10 individual tenant sign panels.
2. At the discretion of the Landlord, individual tenants shall be allowed tenant identification on individual or multiple monuments signs.
3. Individual tenant identification on the monument signs may consist of one or more sign panels.
4. Individual tenant sign panels may include tenant corporate branded logos and/or lettering. Tenants are encouraged to propose lettering that varies from adjacent sign panels in font and font colors. Background colors may vary as approved by the Landlord.
5. All tenant panel graphics shall be reviewed and approved by the Landlord.

3. A. Secondary Signage

No secondary exterior signs are to be placed on building wall elevations, except that rear elevation signs will be permitted for identification of rear doors. Letters will be block type and will not exceed 4" and will identify the tenant and suite number. No logos or branding will be

Boulevard Marketplace

permitted.

No trailer or portable easel signs are allowed without the express prior written approval of the landlord.

No window signs are permitted without the express prior written approval of the landlord.

Standard address numerals for postal identification or premises will be permitted. Numeral height will not exceed 6". Numerals will be block type and ivory white in color. The placement of such numerals is to be centered directly over the main entry door.

No directional signs shall be included in individual tenant sign packages without Landlord approval. Directional signs may not include any tenant names, logos, branding, or the like without Landlord approval.

B. Store Window & Door Signage

Window and door signage will be as follows:

1. **Materials:** Signage on glass will be reverse silk screen or reverse vinyl on the interior surface of the glass. No other materials or methods are permitted.
2. **Colors:** All signage color is to be approved by the Landlord.
3. **Letters:** All tenants must use Helvetica Regular Letter style. Store name, description of services, hours of operation, street address, phone numbers and any other necessary information is to be located within 3' of the main entry.
4. **Sizes:** Store name shall be maximum of 4" upper case letters only. Address numbers shall be white 6" Helvetica only. Store information can be upper and lower case not to exceed 9 square feet in area.
5. **Doors:** No signage other than suite number or address as shown.

No special lighting of any of these signs is permitted. Variations from this standard must be submitted to Owner's Leasing Agent for approval.

6. **Credit card decals** are prohibited from storefronts. The Tenant must submit storefront graphic design for approval in advance by the Landlord.
7. **Any logos, branding graphics or details** shall be considered part of the allowable sign area calculation.

4. A. General

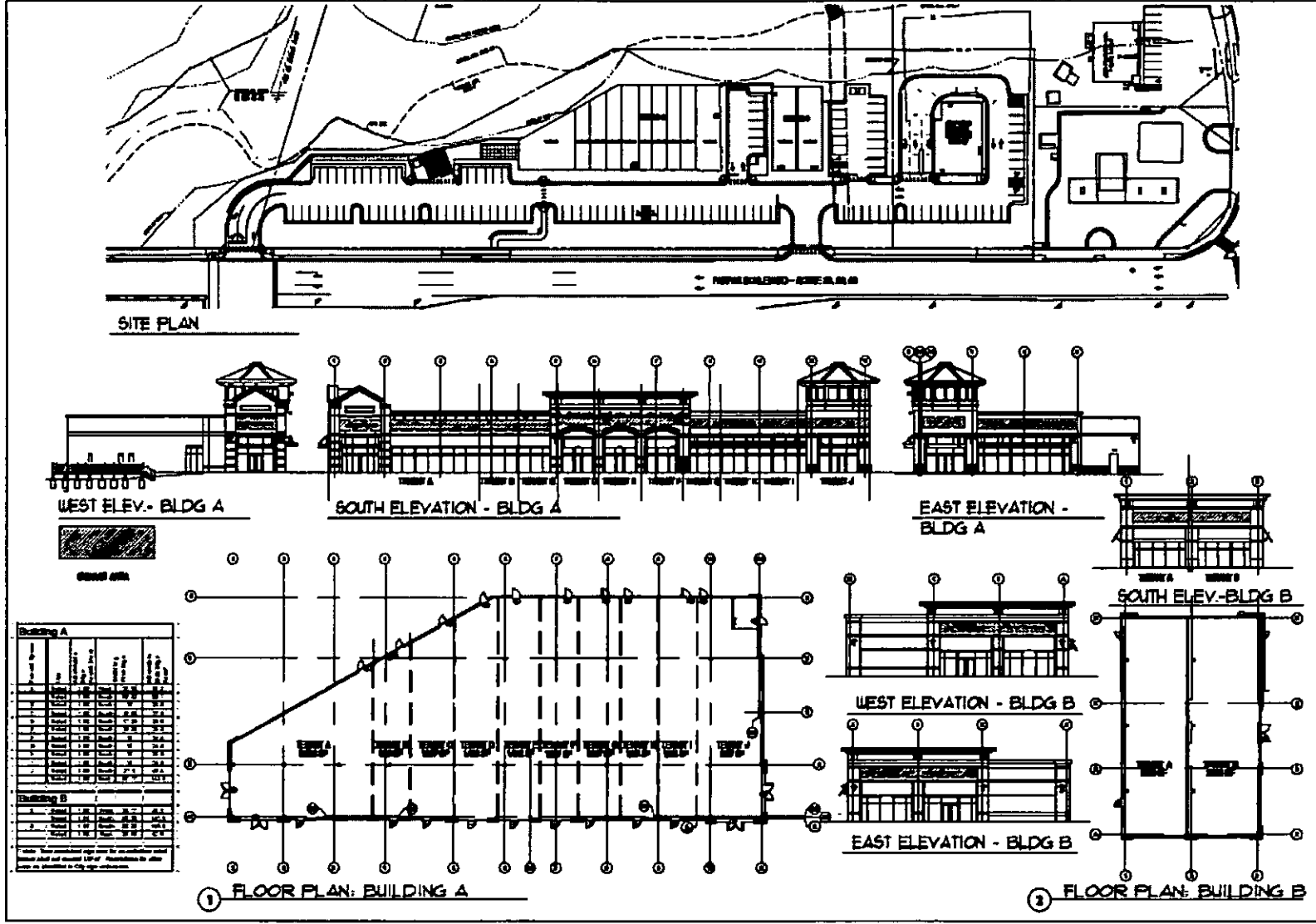
This criteria should be given to your sign company to serve as a guide in the preparation of your sign's design and cost estimates.

You may be held liable and bear all costs for removal and/or correction of signs, sign installation and damage to the building by sign installations that do not conform to the local ordinances, regulations and the above specifications.

B. Approved Sign Contractor's List:

Tenant agrees to submit the proposed contractor for approval by Landlord. Approval will not be unreasonably withheld.

END SIGN CRITERIA



PROJECT: 07121.01	DATE: 01/19/12	SCALE:	TYPICAL: A-1
LEASE PLAN FAIRFAX BOULEVARD			
FAIRFAX, VIRGINIA			
BIGNELL WATKINS HASSER ARCHITECTS, P.C.			
Annapolis, Md.			

EXHIBIT "A"



City of Fairfax

10455 Armstrong Street
Fairfax, Virginia 22030-3630

RECEIVED

MAY 10 2012

Dept. of Community
Development & Planning

May 9, 2012

Mr. Jay Donegan
1760 Reston Parkway, Suite 210
Reston, Virginia 20190

Re: Special Exception SE-12030048

Dear Mr. Donegan:

The Fairfax City Council, at its regular meeting of May 8, 2012, approved the request by JDC Boulevard, LLC, for a special exception to allow a shopping center identification sign for Boulevard Marketplace at Fairfax identifying individual businesses (Sec. 110-180(b)(2)a.1) on the premises known as 10120-10160 Fairfax Boulevard and more particularly described as tax map 47-4-23 parcels 000A and 000D, subject to the following condition:

1. The sign shall be in general conformance with the sign exhibit prepared by Bignell Watkins Hasser dated March 15, 2012.

Sincerely,

Melanie R. Burrell
City Clerk

cc: David Hudson, Director, Community Development & Planning
Jack Blevins, Community Development Division Chief

MRB/dms





Project: Boulevard Marketplace MSP
modification
10120, 10140, & 10160 Fairfax Blvd
BAR-948-12-3

Applicant: JDC Boulevard, LLC

CERTIFICATE OF APPROVAL
FOR THE BOARD OF ARCHITECTURAL REVIEW

Pursuant to Chapter 110 of the Code of the City of Fairfax, the proposed modification to the Master Sign Plan is approved as of July 18, 2012, with the following conditions:

1. All signs shall adhere to the MSP revised June 14, 2012.
2. The applicant shall secure all necessary sign permits.

Please note:

- A. The applicant shall not deviate from the approved design. Any subsequent changes to the proposed design, including changes to architectural details, color, materials and signage, must receive approval from the BAR or City staff prior to construction. Any deviation without City approval shall be subject to the penalties provided by the Code of the City of Fairfax.
- B. The applicant is responsible for incorporating this approved design with its conditions into the plans submitted to the City of Fairfax and for *obtaining all required permits prior to construction or installation.*
- C. This Certificate shall become null and void if no significant improvement or alteration is made in accordance with the approved application within twelve (12) months from the date of approval.

STATEMENT OF INTENT

Boulevard Marketplace

10120 Fairfax Boulevard, Fairfax, Virginia

June 28, 2012

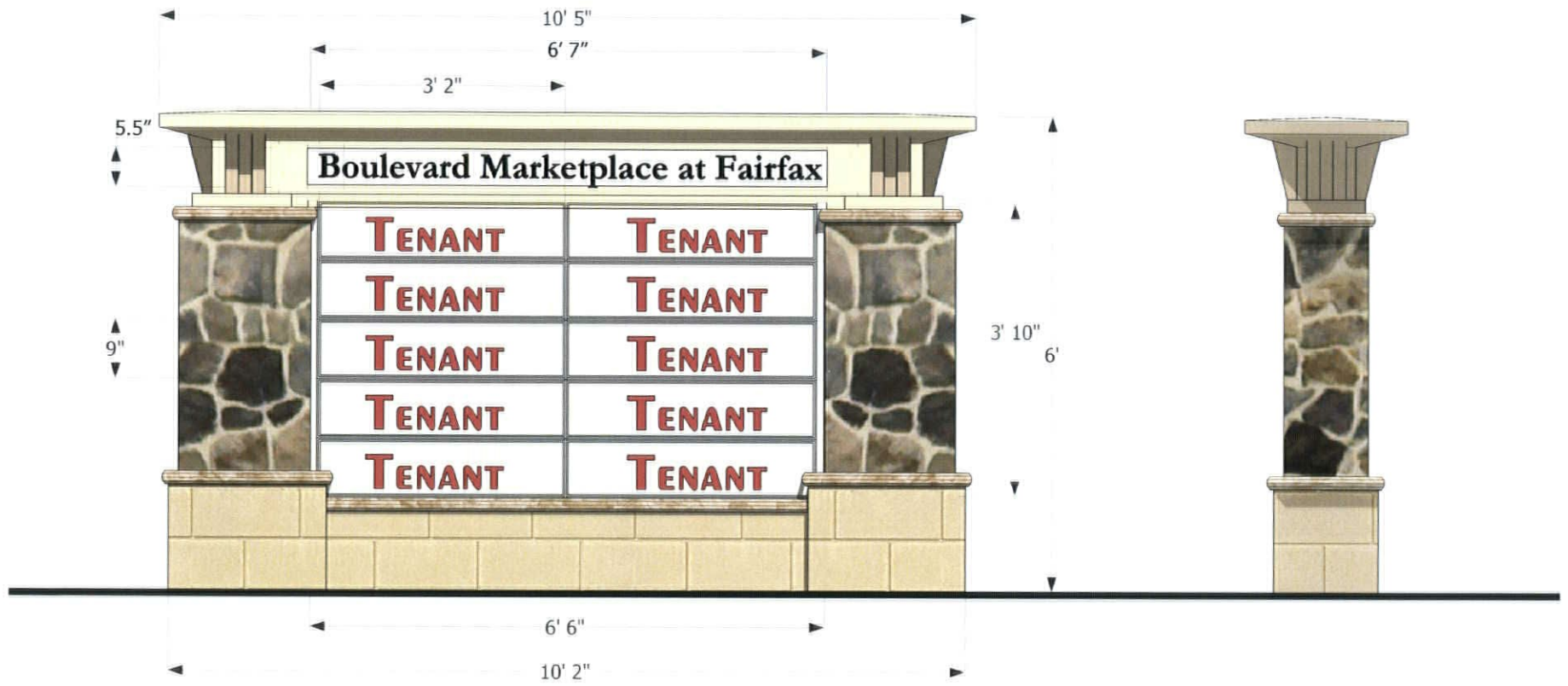
Monument sign at Fairfax Boulevard west entrance

The "Boulevard Marketplace" shopping center sits on a lot which, due to its shape and limited access points creates a unique burden on the in-line retail tenants. Due to the site's elongated configuration the building had to be placed at the east end of the site. An entrance to the site is located at its western most point, at a traffic light, where the only full intersection serving the site is located. Motorist traveling east on Fairfax Boulevard will pass through this intersection before having an opportunity to see the building signage. In the event they choose to visit the site they will have to make a u-turn at the next intersection and cross all west bound lanes to access the site entrance.

In response to this condition, the incorporation of a listing of tenants on the by-right monument sign that is to be located at the western entrance to the site was approved as a Special Exception by the City Council. The sign is otherwise in conformance with regard to size and setback.

The attached site plan and monument sign rendering illustrates the number and size of the individual tenant panels along with the overall dimensions of the monument sign.

Thank you for your consideration of this request.



Monument Sign Front Elevation
Scale: 1/2"=1'-0"

Monument Sign Side Elevation
Scale: 1/2"=1'-0"



Key Plan
NTS

Exhibit B

3/15/12

January 12, 2017

Mr. Tommy Scibilia
Planner I
Board of Architectural Review Liaison
City of Fairfax
10455 Armstrong Street
Fairfax, VA 22030

RE: Boulevard Marketplace Pad Site Signage

Dear Mr. Scibilia:

The Boulevard Marketplace Shopping Center was approved by the Board of Architectural review on June 8, 2011. Condition #4 of that approval states that "Signage shall not be installed until a master sign plan and all required permits are approved" (Case number: BAR 948-11-1). The Master Sign Plan for Boulevard Marketplace was approved by the Board of Architectural Review on April 18, 2012 (Case Number: BAR 948-12-2). Finally, the Master Sign Plan was amended on July 18, 2012 to include the monument sign. (Case number: BAR 948-12-3).

Subsequent to the approvals listed above, the currently constructed portion of the Boulevard Marketplace Shopping Center was subdivided and ownership of that portion was transferred to CH Realty VI/R Fairfax Boulevard, L.L.C. The undeveloped pad site remained under the ownership of JDC Boulevard, LLC and is the subject of the currently Board of Architectural Review for a multi-tenant retail pad building.

As part of the current review and as evidenced by the signatures below, the owners of the two properties request that the Board of Architectural Review nullify the existing Master Sign Plan as it may apply to both the original portion of the project and the pad site. Doing so will allow the pad site currently under review to be evaluated in accordance with the existing zoning ordinance as are all other aspects of the plan. All future signage for the original site will be subject to the new zoning ordinance.

Sincerely,



Jay Donegan
JDC Boulevard, LLC
c/o
J Donegan Company
1760 Reston Parkway, Suite 210
Reston, VA 20190

CH REALTY VI/R FAIRFAX BOULEVARD, L.L.C.,
a Delaware limited liability company

By: Fund VI Managers, L.L.C., a Texas
limited liability company, its Manager

By: 
Name: Daniel P. Feeney
Title: Vice President