



Board of Architectural Review

DATE: January 16, 2019
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief *(JS)*
FROM: Tommy Scibilia, BAR Liaison *(TS)*
SUBJECT: **West Drive Duplex 2**

ATTACHMENTS:

1. Relevant regulations
2. Photos
3. Materials, colors, and manufactured item specifications
4. Landscape plan
5. Renderings
6. Plans and Elevations package

Nature of Request

1. Case Number:	BAR-18-00892
2. Address:	10642 West Drive
3. Request:	Second duplex and site improvements
4. Applicant:	BC&J Development LLC
5. Applicant's Representative:	John A. Clark
6. Status of Representative:	Agent
7. Zoning:	RH Residential High
8. Proposed Zoning:	RT Residential Townhouse

BACKGROUND

The site is a 0.56-acre undeveloped parcel of land with frontage along West Drive. Surrounding the property on the north, east, and west are the duplex residential properties of the Ardmore neighborhood, whose rear and side yards abut the subject site. To the south across West Drive is a Fairfax County property yard. Other development on West Drive includes single family homes, multifamily buildings, Chancery Square townhouses, and Fairfax Professional Village office condominiums. See Attachment 2 for photographs of the site.

This proposal comes as part of a land use case for a rezoning of the property from RH Residential High to RT Residential Townhouse, as well as several special exceptions, to allow the development of a pocket neighborhood. On September 5, 2018, the BAR reviewed and recommended to City Council approval of the Major Certificate of Appropriateness (COA) with conditions for a new duplex dwelling and site improvements associated with this pocket neighborhood. At the time, the proposal included one duplex and four single family homes arranged around a one-way loop road. The applicant has since modified the plan in response to staff's comments in the land use review, to include two duplex units and two single family homes. The site design, most of the landscaping, and the architecture of the first duplex unit on lots 1 and 2 have not been modified since the initial BAR hearing, and so the BAR's recommendation on those items remains and will be forwarded on to City Council. The BAR must now review and make a recommendation to City Council on the Major COA for the architecture and landscaping associated with the second duplex unit on lots 3 and 4 of the pocket neighborhood.

PROPOSAL

The second duplex would be oriented toward the loop road on the northwestern portion of the property. Its side and front façades would be visible from the right-of-way on West Drive (see perspective renderings in Attachment 5). This building would borrow many of the same design features and materials from the first duplex. Variation would occur mostly in roof form and coloration. The second duplex unit would be three stories above grade with a gable roof and classical design elements. The building would be roughly rectangular in form, with symmetrical façades divided by a brick party wall. The main entrances would be located off of first floor covered stoops on the outside corners, and the two side-by-side garages would be centered on the front façade. Above the entrance stoops would be covered balconies on the second floor.

The body of the second duplex would be James Hardie fiber-cement siding in "Sailcloth", a light beige color, with a woodgrain finish and beaded profile. The foundation of the building up to the lower window line of the first story would be red brick by Cushwa with belt coursing at the top. This was a recommended condition of approval from the BAR at the September 5, 2018 hearing for the first duplex, and so the applicant has incorporated this into the design of the second duplex. The roof material would be architectural asphalt shingles in "Stonegate Gray", a medium gray, by Grand Manor. Regularly-spaced windows would be present on all four sides of the duplex, and are proposed to be double-hung sash windows with mullions, manufactured by Marvin, in "Classical White", an off white color by Sherwin Williams. Operable shutters, proposed on the front façade, would be made of cedar wood with decorative panels and painted "Rockwood Shutter Green", a dark green color by Sherwin Williams. These would be mounted on hinges with decorative shutter dogs painted black. The doors would be 12-lite woodgrain doors by Therma Tru painted "Rockwood Shutter Green" to match the shutters. Window and door casings would be aluminum-clad and painted "Classical White". Trim elements including window headers and sills, decorative soffit trim and brackets, and porch columns would be made of Azek composite material and also painted "Classical White". The railings for the

balconies would be Azek, with “Extra White” (white) balustrades and “Iron Ore” (black) upper and lower rails. Metal flashing along the top of the party wall would be “Patina Green” by Pac-Clad. Garage doors by Pella would be wood-faced “Carriage House” style folding doors, painted “Classical White” with decorative panels, windows across the top, and wrought iron decorative hardware, as well as individual standing seam metal roofs in “Patina Green” above. Matching standing seam metal would be incorporated along the bottom edge of the roof gables and in the roofing of the second floor balconies. See Attachment 3 for the materials, colors, and manufactured items specifications package.

The first duplex unit was reviewed and recommended for approval with the same materials as proposed for the second duplex, but with a hipped roof, and varied colors for the roofing (“Black Pearl”), siding (“Autumn Tan”), and shutters and doors (“Roycroft Copper Red”).

Lighting fixtures would be traditional, copper, lantern-style fixtures to be building-mounted beside the front entrances. These would match those used on the first duplex.

Landscaping for the overall site has not been modified, and the BAR’s recommended conditions of approval related to landscaping associated with their review of the first duplex will still be forwarded on to City Council. New landscaping associated with the second duplex on lot 4 (east unit), which would be visible from the right-of-way as evidenced by the renderings in Attachment 5, includes foundation plantings of inkberry hollies and royal ferns.

HVAC units are proposed at the rear outside corners of the second duplex unit and would likely not be visible from the right-of-way, but would be screened with a three-foot decorative white fence enclosure made of Azek composite material to match the enclosures for the first duplex units. Trash and recycling bins would be located within the garages.

The single-family homes would have similar design features, the same materials, and related colors to the two duplex units as proposed. Single-family homes are not within the BAR’s purview.

ANALYSIS

City of Fairfax Design Guidelines:

The following excerpts from the Design Guidelines are relevant to this application.

New Construction, ACOD-3

Building Orientation, ACOD-3.3

Buildings should be sited so that their main entrances are facing the street on which they are located.

The second duplex's entrances are oriented toward the private loop road, which staff finds appropriate, however there is no pavement proposed from the loop road to the front stoops of either unit. Staff recommends sidewalks of decorative pavers to match that used in the pedestrian portion of the loop road be added to the plan to better connect the duplex unit entrances to the loop road.

Building Form & Articulation, ACOD-3.4

Use forms in new construction that relate to those of existing neighboring buildings on the street that are of quality design. 3.4

Consider creating a three part building design with a differentiated base, upper story, and roof or cornice line.

The dominant development type on West Drive and in the neighboring Ardmore neighborhood is residential. The proposed building form is appropriate for new residential development and compatible with the surrounding development.

Roof Form & Materials, ACOD-3.6

Buildings that adjoin neighborhoods should use roof forms that relate to the nearby residential forms instead of the flat or sloping commercial form.

On roofs that are visible, use quality materials such as standing seam metal, architectural shingles, slate, or artificial slate.

If using composition asphalt shingles, consider using architectural type shingles.

The proposed gable roof form and architectural asphalt shingles are appropriate for new residential development and compatible with surrounding development. The standing seam metal proposed in the garage overhangs, within the gables, and above the second floor balconies is consistent with these guidelines as well.

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.

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.

The proposed windows, doors, and associated trim detailing are appropriate and compatible with the overall building design and consistent with those reviewed for the first duplex.

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 proposed brick foundation is consistent with these guidelines and the September 5, 2018 recommended conditions of approval for the Major COA for the first duplex.

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.

The proposed building materials are consistent with these guidelines. The use of brick in the party wall helps carry the foundation material vertically through the building design. The beaded profile of the fiber cement siding adds a fine level of detail to the proposed wall material.

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.

The proposed architectural detailing, including the roof brackets and shutter and garage door hardware, is consistent with this guideline.

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.

The proposed lantern-style sconces are traditional in design and appropriate for new residential development. No freestanding fixtures are proposed.

Appurtenances, ACOD-3.13

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.

When the mechanical equipment, vents, meters, satellite dishes and similar equipment is ground mounted, screening should include either an opaque fence or wall made of the same material as the building or an evergreen hedge that screens objectionable views.

The proposed HVAC units would likely not be visible from the right-of-way. If visible, the proposal includes screening that staff finds appropriate.

Building Types: Additional Considerations, ACOD-3.15

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 believes the covered stoops create attractive and residentially appropriate entrances to these dwellings that would be enhanced with the inclusion of decorative paver sidewalks to connect them to the loop road.

Painting, Color & Finishes, ACOD-4

Guidelines, ACOD-4.2

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 believes that the proposed building colors are neutral and the accent colors of “Rockwood Shutter Green”, “Classical White”, and “Patina Green” are appropriate.

Private Site Design & Elements, ACOD-6

Paving, AOD-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 the second duplex would be enhanced with the inclusion of decorative paver sidewalks to connect the stoops to the loop road.

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.

At the September 5, 2018 hearing, the BAR recommended that layered landscaping be incorporated into the design of the side yards of the pocket neighborhood, with shrubs and groundcover planted at the bases of the proposed trees to fill out these landscaped areas and give them a more natural appearance. This recommended condition will be passed on to City Council. Staff believes that this will create an attractive landscaped area to the west of the second duplex unit. Staff finds the proposed foundation plantings beside the east unit stoop to be consistent with these guidelines. Staff believes that inclusion of foundation plantings between the driveways would enhance the appearance of the second duplex and the pedestrian experience in the pocket neighborhood.

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.

Lighting should illuminate parking lots and pathways to provide safe vehicular and pedestrian circulation and to minimize pedestrian / vehicular conflicts.

The proposed wall-mounted lighting fixtures would match those proposed for the first duplex and those to be installed on the piers of the decorative brick wall that is proposed along West Drive (reviewed as part of the September 5, 2018 hearing). Staff believes that the site is small enough that the building-mounted fixtures on each building would together be sufficient to illuminate the site without the use of freestanding fixtures.

Comprehensive Plan:

The following excerpts from the 2012 Comprehensive Plan are relevant to this application.

Community Appearance strategy CA-1.4: Reduce the visual dominance of the automobile by emphasizing pedestrian accessibility and significant landscaping.

Staff believes the inclusion of decorative paver sidewalks connecting the loop road to the front stoops of the second duplex unit would enhance the pedestrian network of the pocket neighborhood.

Community Appearance objective CA-3: Encourage exemplary site and building design, construction, and maintenance (105).

Staff finds this proposal to be of high quality with close attention paid to classical architectural details.

RECOMMENDATIONS

Staff finds the proposal to be generally in conformance with the City's design criteria and Comprehensive Plan, and therefore recommends that the BAR recommend to City Council approval of the Major Certificate of Appropriateness for the second duplex proposed on lots 3 and 4 of the subject property with the following conditions:

1. A sidewalk of decorative pavers to match those of the pedestrian portions of the loop road shall be added to the development plan to connect the front stoops of lots 3 and 4 to the loop road.
2. Foundation plantings shall be installed between the driveways of lots 3 and 4 where practicable.
3. Any exterior vents, roof pipes, and other similar building-mounted appurtenances shall be painted to match the surface or architectural feature to which they are attached.
4. The proposed construction, materials, and landscaping shall be in general conformance with the review materials received by staff and included in this staff report, as may be modified through the date of this hearing, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, the Building Official, or Zoning.

RELEVANT REGULATIONS

- Attachment 1-

§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.

§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

Photos – 10642 West Drive



Looking east



Looking north at center of site



Looking north at west end of site



Elegance Defined with Style and Grace

GRAND MANOR®

- Authentic depth and dimension of natural slate
- Ten dynamic color options
- Super Shingle® construction offers five layers of protection
- Streakfighter® protection against algae

Grand Manor, shown in Stonegate Gray

GRAND MANOR® COLOR PALETTE



Black Pearl

Brownstone

Colonial Slate

Gatehouse Slate

Georgian Brick

Sherwood Forest

Stonegate Gray

Terra Cotta

Tudor Brown

Weathered Wood

Lots 1 & 2

Lots 3 & 4

Express the true nature of a home's character with ColorPlus® Technology

PLANK, PANEL, BATTEN AND SHINGLE COLORS



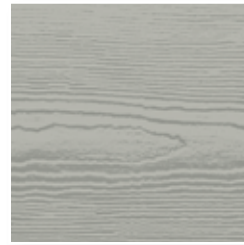
ARCTIC WHITE



NAVAJO BEIGE



COBBLE STONE



PEARL GRAY



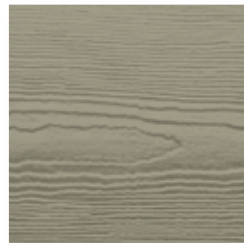
LIGHT MIST



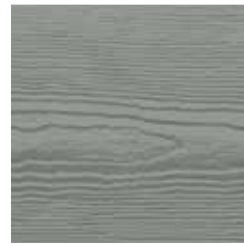
SAIL CLOTH
Lots 3 & 4



SANDSTONE BEIGE



MONTEREY TAUPE



GRAY SLATE



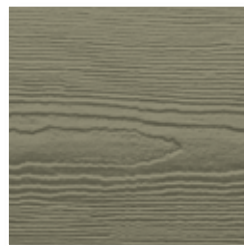
BOOTHBAY BLUE



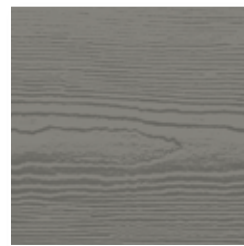
WOODLAND CREAM



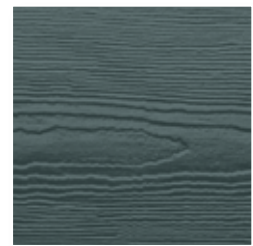
AUTUMN TAN
Lots 1 & 2



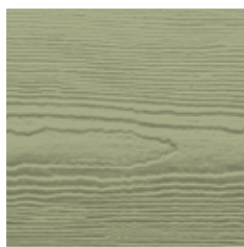
WOODSTOCK BROWN



AGED PEWTER



EVENING BLUE



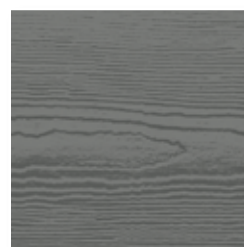
HEATHERED MOSS



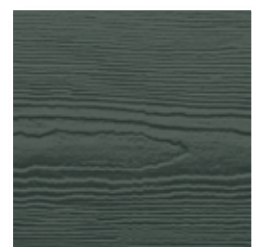
KHAKI BROWN



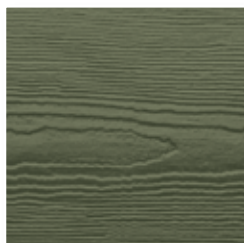
TIMBER BARK



NIGHT GRAY



IRON GRAY



MOUNTAIN SAGE



CHESTNUT BROWN



COUNTRYLANE RED



RICH ESPRESSO



DEEP OCEAN

Lots 3 & 4
Shutters & Front Door
Paint Color



SW 2809 Rookwood Shutter Green

Interior/Exterior



Color Details

Color Family: Historic Color
RGB Value: R-48 | G-59 | B-57
Hexadecimal Value: #303B39
LRV: 4

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

MY STORE:

NOTES:

Classic-Craft® Canvas Collection®

- Premium paintable surfaces.

The first premium smooth, paintable fiberglass door to carry the Therma-Tru® brand name, Classic-Craft Canvas is designed for homeowners seeking the aesthetics of a sleek, modern entryway that can be adapted to suit multiple styles.

Classic-Craft® Canvas Collection®

Creates a sleek, modern entryway with a smooth, paintable surface for virtually unlimited color options both inside and out.



Architectural Character

- Architecturally correct design – up to 25% wider panels.*
- Deeper embossments.
- Solid hardwood square edges.
- More than 10% wider glass.*
- Flush-glazed sidelites.
- Fiberglass lite frames.
- Exclusive glass designs.
- Low-E glass standard.

Heavier Construction




- 20% heavier construction.*
- Top and bottom composite rails.
- 4- $\frac{1}{8}$ " full-length engineered lumber lockstile for added weight and rigidity.
- Thicker fiberglass skins.

Available Sizes

- 3'0" wide doors in 6'8" and 8'0" heights.
- 2- $\frac{1}{2}$ " of height trimmability allows flexibility to fit 80"–82- $\frac{1}{2}$ " and 96"–98- $\frac{1}{2}$ " rough openings.

Finish Options

Classic-Craft Canvas entryways can be painted any color.

-  WBDR / HVHZ Options: Look for this icon to find door styles that can be configured for WBDR or HVHZ.**
-  Fire-rated options available on solid-panel doors. See pages 227–231.
-  Tru-Defense® Warranty Rider eligible when properly assembled and installed with all Therma-Tru specified system components, in accordance with the Rider.



*Comparison of Classic-Craft to other standard fiberglass doors with similar styles. Visit www.thermatru.com for details.

**Please verify that there is a Therma-Tru product approval for the configuration before buying.

Note: Finish colors may vary from an actual application due to fluctuations in finishing or printing. Glass privacy ratings may be more or less than indicated, based on glass design and size of glass. Glass designs may differ from depiction due to size and hand craftsmanship of glass. See your Therma-Tru seller or visit www.thermatru.com for more, including details on height trimmability, limited warranties and exclusions, Tru-Defense Rider, ENERGY STAR qualified products and product approvals.

Bottom: Classic-Craft Canvas Collection, Borrassa Glass, Door – CCV1515, Straps

Decorative Glass Designs



Villager™ Page 97
Glass Privacy Rating: **5**



Homeward™ Page 97
Glass Privacy Rating: **4**



Arcadia™ Page 98
Glass Privacy Rating: **5**



Augustine® Page 99
Glass Privacy Rating: **10**



Ashurst™ Page 99
Glass Privacy Rating: **8**



Bella™ Page 100
Glass Privacy Rating: **6**



Arborwatch™ Page 101
Glass Privacy Rating: **6**



Borrassa™ Page 101
Glass Privacy Rating: **10**



Provincial™ Page 102
Glass Privacy Rating: **6**



Longford™ Page 103
Glass Privacy Rating: **8**



Cambridge™ Page 103
Glass Privacy Rating: **8**



Zaha® Page 104
Glass Privacy Rating: **3**



Lucerna™ Page 105
Glass Privacy Rating: **7**

Also Available:

Privacy & Textured Glass

Page 105

Low-E Glass

Page 107

Glass Privacy Rating Scale

1 2 3 4 5 6 7 8 9 10

Clear

Opaque

Caming Options

- ◆ Black Nickel Caming (1D)
- Brushed Nickel Caming (1C)
- ◆ Brass Caming (1A)
- ✕ Wrought Iron (1W)

▶ Simulated divided lites (SDLs) and removable wood grilles available to create authentic Craftsman and Colonial configurations.

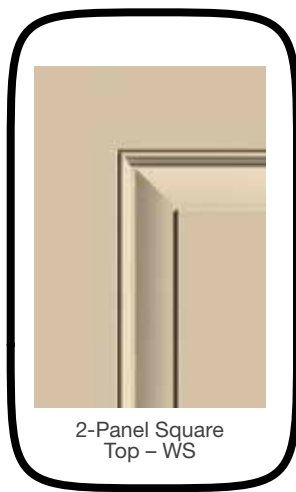
Panel Embossments



4-Panel Square Top
4-Panel Soft Arch
Arched 4-Panel Soft Arch
6-Panel



2-Panel Plank Soft Arch
Arched 2-Panel Plank Soft Arch



2-Panel Square Top - WS

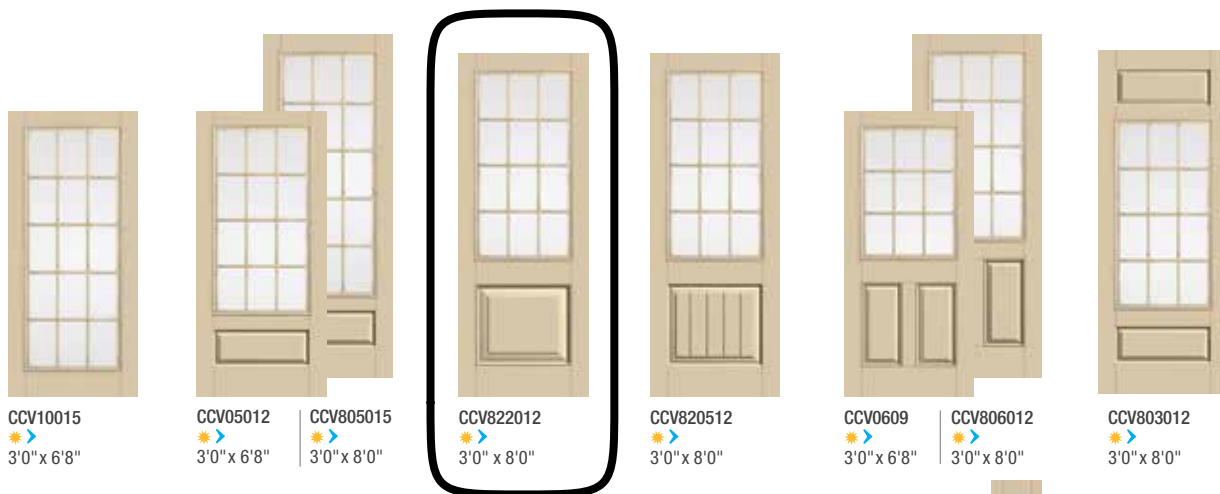


2-Panel 3/4 Top
3-Panel
5-Panel



Craftsman Lite
1-Panel Plank

Low-E Glass with Divided Lites



CCV10015
★>
3'0" x 6'8"

CCV05012
★>
3'0" x 6'8"

CCV805015
★>
3'0" x 8'0"

CCV822012
★>
3'0" x 8'0"

CCV820512
★>
3'0" x 8'0"

CCV0609
★>
3'0" x 6'8"

CCV806012
★>
3'0" x 8'0"

CCV803012
★>
3'0" x 8'0"

ROYCROFT COPPER RED - LOTS 1 & 2
ROOKWOOD SHUTTER GREEN - LOTS 3 & 4



CCV920
★*
3'0" x 6'8"

CCV930
★*
3'0" x 6'8"

CCV940
★*
3'0" x 6'8"

CCV960
★*
3'0" x 6'8"

CCV950SL
★*
12" x 6'8"
14" x 6'8"

CCV8950SL
★*
12" x 6'8"
14" x 6'8"

CCV9020SL
★*
12" x 6'8"
14" x 6'8"

Low-E Glass



CCV10020
★
3'0" x 6'8"

CCV05020
★
3'0" x 6'8"

CCV805020
★
3'0" x 8'0"

CCV20520
★
3'0" x 6'8"

CCV820520
★
3'0" x 8'0"

CCV22020
★
3'0" x 6'8"

CCV822020
★
3'0" x 8'0"

CCV45520
★
3'0" x 6'8"

Low-E Glass *Continues on next page.*

Key

- ▲ Flush-Glazed Glass (FG)
- ★ Low-E Glass (LE)
- Simulated Divided Lites (SDL)
- ▶ Removable Wood Grilles (RG)

Optional Dentil Shelf



4-Block Dentil Shelf
Available for all Craftsman-style
Canvas Collection doors.



\$ FOREST GREEN



\$ HARTFORD GREEN



★\$ MILITARY BLUE



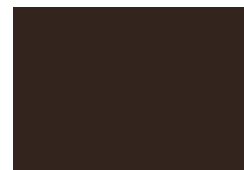
\$ BERKSHIRE BLUE



▲★\$ SLATE BLUE



\$ AWARD BLUE



\$ AGED BRONZE



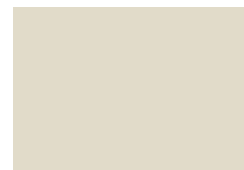
▲★\$ MEDIUM BRONZE



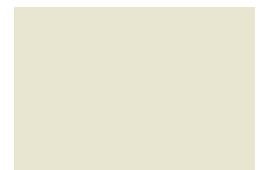
▲★\$ CARDINAL RED



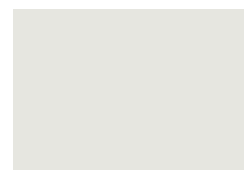
▲★\$ COLONIAL RED



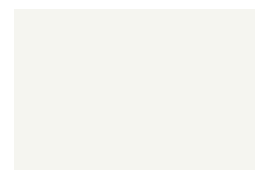
▲★\$ SANDSTONE



▲★\$ ALMOND



▲★\$ STONE WHITE



▲★\$ BONE WHITE

Color Guide

PAC-CLAD.COM

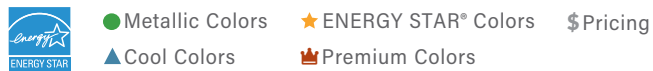
Premium Colors

Standard Colors

Metal Cap - Lots 3 & 4



Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

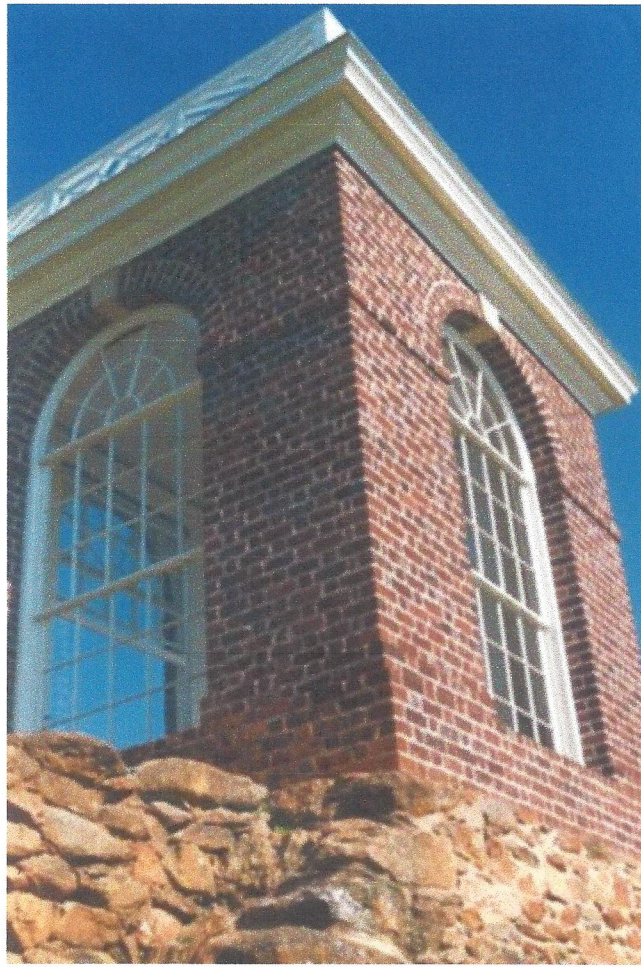


See back for color availability chart.



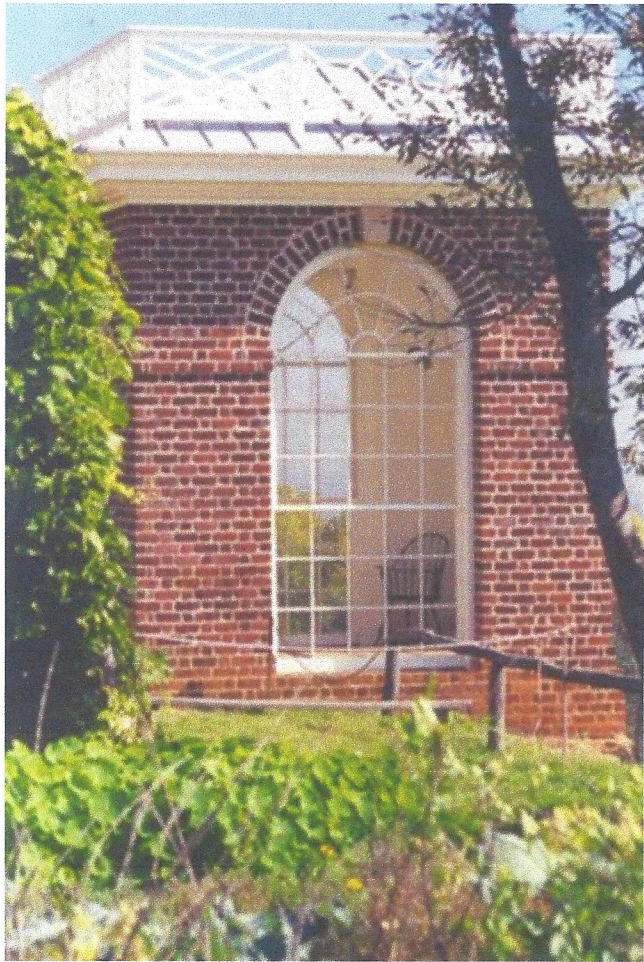
HQ: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
AZ: 833 750 1935 GA: 800 272 4482 MN: 877 571 2025

PAC-CLAD.COM



Featured Brands

CUSHWA
HANDMADE BRICK



HANDMADE BRICKS

Handmade brick are the most labor-intensive to make, requiring individual craftsmen to fill molds by hand, much as brick were made for centuries. The ages-old method produces brick of remarkable color, with faces marked by unique folds and other effects that can't be duplicated using any other method. Though more expensive than extruded and machine-molded brick, handmades have rich character, and are often the best match for older buildings.

Product Gallery



DOOR STYLE OPTIONS

Pella has the style you are looking for.

At Pella, we realize you want a garage door with curb appeal. That is why we offer garage doors in Carriage House, Full View or Traditional styling to complement your home. Pella has a garage door that fits your style and budget.

Carriage House

Add unique character to your home with a Pella® Carriage House garage door that brings authentic, historical looks into the modern world.

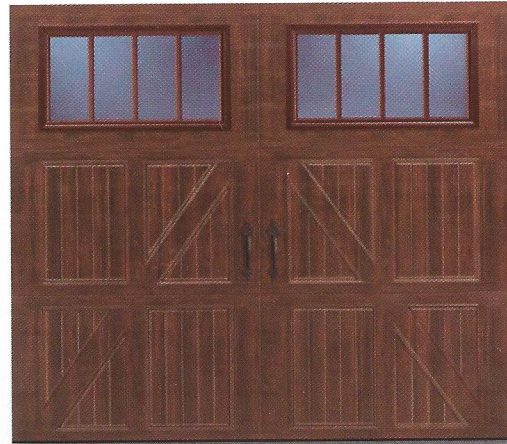
in Classical White

Available in:

ARCHITECT SERIES™

PELLA®

THERMASTAR BY PELLA®

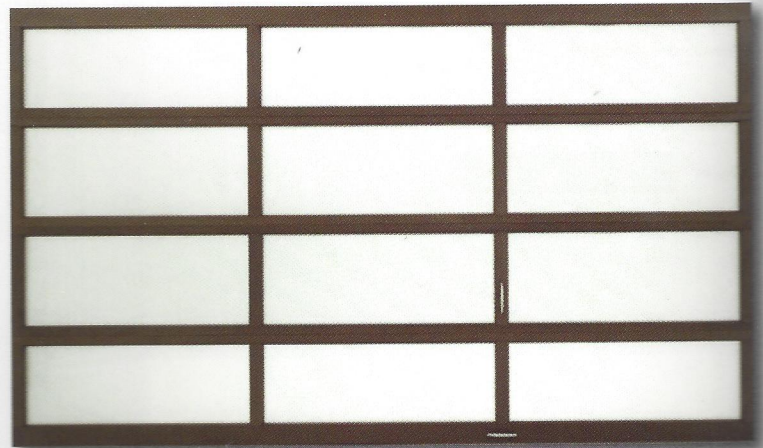


Full View

These modern, sleek, Pella garage doors mirror the clean lines of contemporary homes.

Available on:

PELLA®



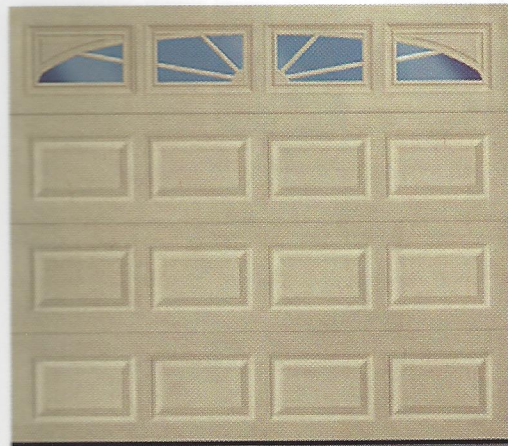
Traditional

Classic styling that coordinates with any home and stands the test of time.

Available on:

PELLA®

THERMASTAR BY PELLA®



DECORATIVE WINDOW OPTIONS

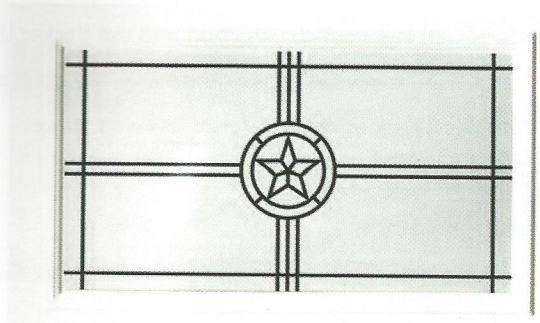
Enhance your door with light.

Decorative windows dress up your Pella® garage door. Choose the **window design** that fits your style and complements your home's exterior.

Decorative Windows

Our decorative glass offers unique designs to enhance the beauty of your home. Enjoy minimal visibility into the garage with obscure glass. Tempered with a baked-on ceramic design, our decorative window designs resist yellowing, fading and peeling.

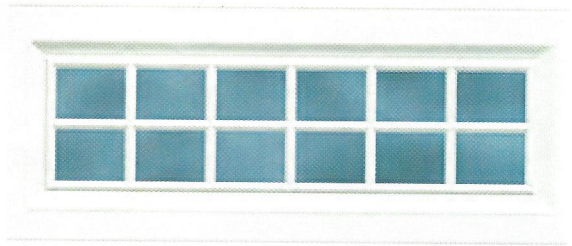
Available on: **PELLA®** **THERMASTAR BY PELLA®**



Decorative Grilles

Our most affordable decorative window options offer popular patterns to complement other architectural elements of your home. All Pella decorative grilles are UV fade resistant with a realistic-looking embossed woodgrain finish.

Available on: **PELLA®** **THERMASTAR BY PELLA®**



DECORATIVE HARDWARE OPTIONS

Personalize your door to the finest details.

Decorative Hardware

Our decorative hardware adds the final touches to our Carriage House garage doors. Styles available include lightweight aluminum to best simulate historic hammered wrought iron, easy to install vinyl or economical stamped steel hardware.



Available in: **ARCHITECT SERIES®** **PELLA®**

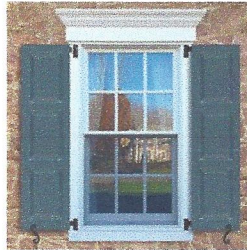
TIMBERLANE

Because every "Welcome Home" moment should be extraordinary


EXTERIOR SHUTTERS (<https://www.timberlane.com/products/exterior-shutters/>) | HARDWARE (<https://www.timberlane.com/products/hardware/>)

Panel Shutters

Panel shutters offer profiles in many varieties. From raised to recessed, Shaker to flat, ogee to quarter-round and bead trim, there are profiles to fit many home styles and tastes. Plus, you can achieve even more variety by configuring your panels.



A 50/50 panel shutter configuration is one of the most popular designs, but some customers opt for a panel/louver combination for even more impact. For all panel profiles, Timberlane uses a craftsman-quality tongue and groove construction to secure the edge of the trim inside the stiles and rails, ensuring a snug, long-lasting fit.








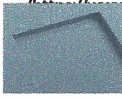
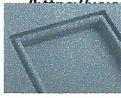
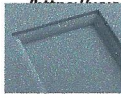


 [View Fast Shop Selections \(https://www.timberlane.com/store/product-category/exterior-shutters/panel-shutters/\)](https://www.timberlane.com/store/product-category/exterior-shutters/panel-shutters/)

[Request a Quote !\[\]\(cf531ed27e91483460120fcc057b3901_img.jpg\)](https://www.timberlane.com/shutter-builder/step1_material/)

All Panel Profiles

Click any profile below for details and specifications.

All Materials Endurian Fundamentals Premium Wood

					
CB1 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	CT1 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	CT2 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	CT3 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	CT4 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	FP1 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)
					
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Porch and Juliet Balconies

Jamestown Porch Railing

SKU: Jamestown Porch Railing

The straight, clean lines of this Jamestown railing frame the upstairs deck and work in harmony with the porch at this home's entrance.

Jamestown Porch Railing

Due to the many options available and our custom designs please call 800-343-6948 and we will be delighted to be of service.

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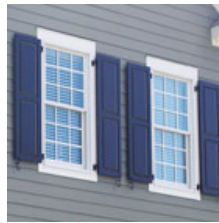
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Pickets in Extra White, Railing in Iron Ore

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Architectural Raised Panel Shutter



Paint and Stain Standard Colors



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Gate Types :

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Garden Fences, Privacy Fence, Pool Fence, Commercial & Residential Tennis Court Fencing & Enclosures

Pergola Use :
Poolside Pergolas, Public & Commercial Pergolas, Outdoor Kitchen Pergolas, Rooftop Pergolas

Gate Use :

Fence Materials :
Wood Fence, AZEK Vinyl Fences, Metal Fences

Pergola Material :
Wood Pergolas, AZEK Vinyl Pergolas

Gate Materials :



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Paint and Stain Standard Colors

SKU: Paint and Stain Standard Colors

With Sherwin-Williams, the leader in premium coating for over a century

- 14 standard colors, over 100 custom choices
- Factory pre-painting in Walpole's own facility
- Inline system ensures full uniform coverage
- Eliminates mess in your outdoor area
- Paint for AZEK structures, stain for natural wood

Ask your sales consultant for the accurate Sherwin Williams swatch card when choosing your colors.

Paint and Stain Standard Colors

Due to the many options available and our custom designs please call 800-343-6948 and we will be delighted to be of service.

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Porch and Juliet Balconies

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Jamestown Porch Railing



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Outdoor Lamps & Lantern Posts :
Wood Lantern, Light & Lamp Posts, AZEK Vinyl Light & Lamp Posts

Outdoor Furniture :
Patio Furniture, Seaside Casual Furniture

Fence Use :
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Pergola Use :
Poolside Pergolas, Public & Commercial Pergolas, Outdoor Kitchen Pergolas, Rooftop Pergolas

Gate Use :
Security Gates, Entry Gates, Decorative Gates, Wrought Iron Gates

Mailboxes & Mailbox Posts :
Wood Mailbox Posts, AZEK Vinyl Mailbox Posts, Granite Mailbox Posts

Window Boxes :
Wood Window & Flower Boxes, AZEK Vinyl Window & Flower Boxes

Fence Materials :
Wood Fence, AZEK Vinyl Fences, Metal Fences

Pergola Material :
Wood Pergolas, AZEK Vinyl Pergolas

Gate Materials :
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Back to Fences



Air Conditioning Enclosure

SKU: Air Conditioning Enclosure

A fence structure transforms an unattractive air conditioning unit and integrates it beautifully into the garden.

Air Conditioning Enclosure



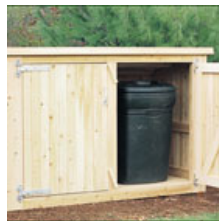
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Back to Outdoor Lamps & Lanterns

Mounted lighting for front door, garage



Savannah Side Mount Lantern

SKU: 298225315

A classic lantern crafted in copper. 9 1/2" W, 22" H.

Savannah Side Mount Lantern \$319.00

Quantity 1

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Lantern
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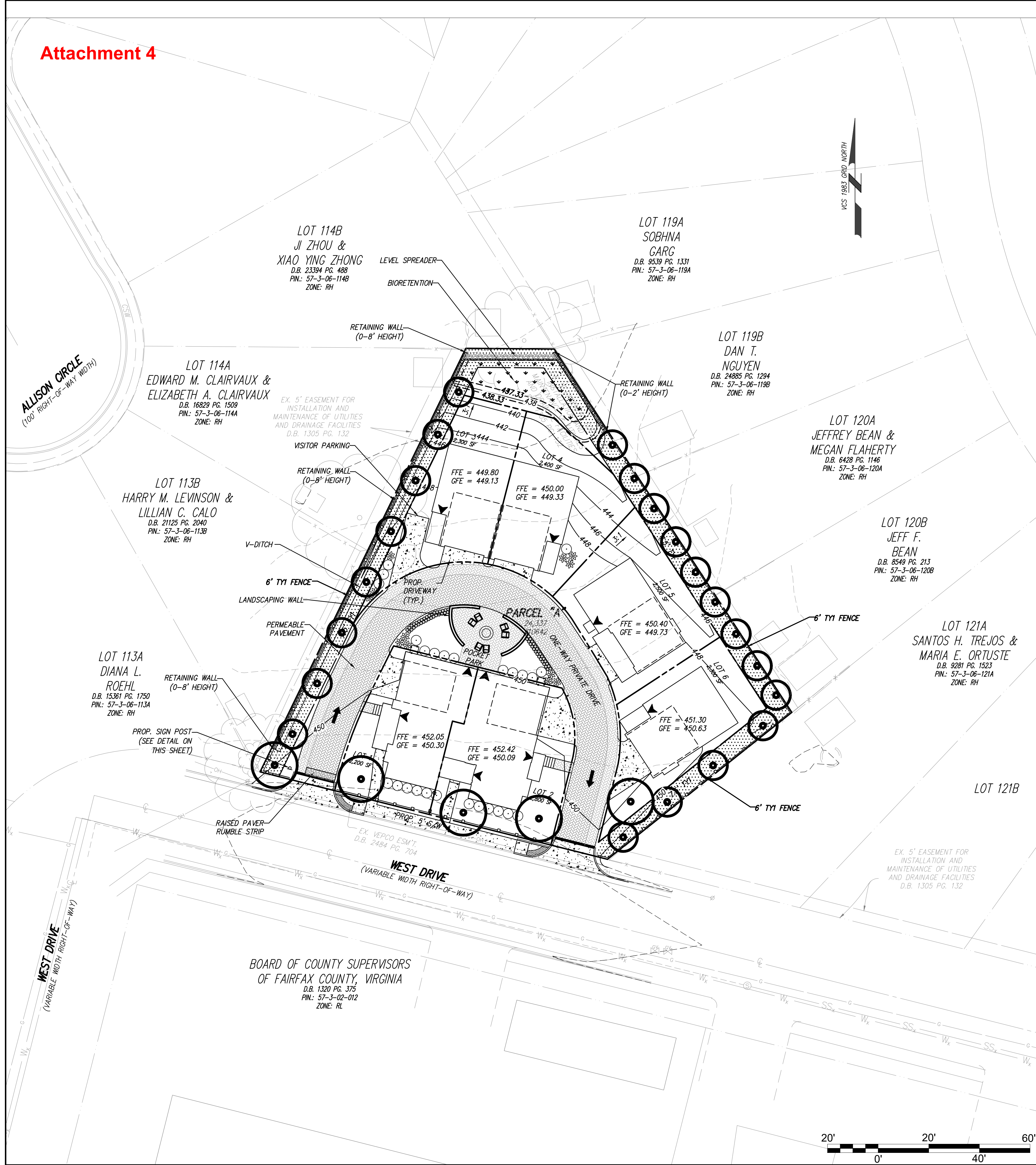
Copper Mailbox
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10- YEAR TREE CANOPY REQUIREMENT:

ZONING: RT
 GROSS SITE AREA: 24,337 SF (0.55 AC)
 TREE CANOPY REQUIREMENT: 15% * 24,337 = 3,651 SF
 EXISTING TREES TO BE PRESERVED: 0 SF
 TREE PLANTING CANOPY COVER PROVIDED: 3,875 SF

STREET TREES:

LANDSCAPED STRIP REQUIRED WIDTH: 10 FT.
 REQUIRED RATE: 1 CANOPY / 40 LF (MAX. 50 FT APART)
 STREET TREES REQUIRED: 141 LF / 40 = 3.5 TREES
 STREET TREES PROVIDED: 4 CANOPY TREES

TRANSITIONAL YARD					
LOCATION	LENGTH	TYPE	TREES REQUIRED	TREES PROVIDED	BARRIER PROVIDED
WESTERN	186 LF	TY1	8 UNDERSTORY	8 UNDERSTORY	6 FT. FENCE
NORTHERN/ NORTHEASTERN	207 LF	TY1	9 UNDERSTORY	9 UNDERSTORY	6 FT. FENCE
SOUTHEASTERN	93 LF	TY1	4 UNDERSTORY	4 UNDERSTORY	6 FT. FENCE
				21 UNDERSTORY	

UNDERSTORY TREES TO BE EASTERN REDBUD, KOUSA DOGWOOD, STAR MAGNOLIA, OR APPROVED EQUAL AT TIME OF SITE PLAN.



NOTE: FINAL LANDSCAPING SELECTION TO BE DETERMINED AT TIME OF SITE PLAN.
 TYPICAL TRANSITIONAL YARD TY1



NOTE: FINAL FENCE SELECTION TO BE DETERMINED AT TIME OF SITE PLAN.
 TRANSITIONAL YARD TY1 FENCE REPRESENTATION

PLANT SUMMARY				
PLANT TYPE	SIZE	QUANTITY	10 YEAR CANOPY	TOTAL
CANOPY TREE (WILLOW OAK, OR APPROVED EQUAL)	3.5" CAL.	5	250 SF	1,250 SF
UNDERSTORY TREE (EASTERN REDBUD, KOUSA DOGWOOD, STAR MAGNOLIA, OR APPROVED EQUAL)	3.5" CAL.	21	125 SF	2,625 SF
FOUNDATION PLANTING (INKBERRY HOLLY, ROYAL FERN, OR APPROVED EQUAL)	3 GAL.	38	N/A	N/A
GROUND COVER (SHORE JUNIPER, RED HEUCHERA, OR APPROVED EQUAL)	1 GAL.	95	N/A	N/A
NOTE: FINAL PLANT SELECTION AND LOCATION TO BE DETERMINED AT TIME OF SITE PLAN.				3,875 SF

LEGEND

- FOUNDATION PLANTINGS
- UNDERSTORY TREE
- PERMEABLE PAVEMENT
- GROUND COVER
- CANOPY TREE
- BIORETENTION
- TY1

Date:	
Revision:	









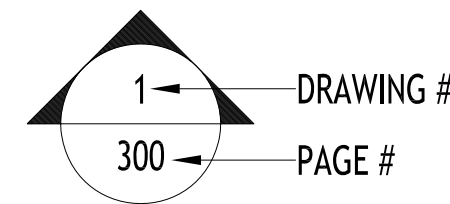
C3 STUDIO

KEY

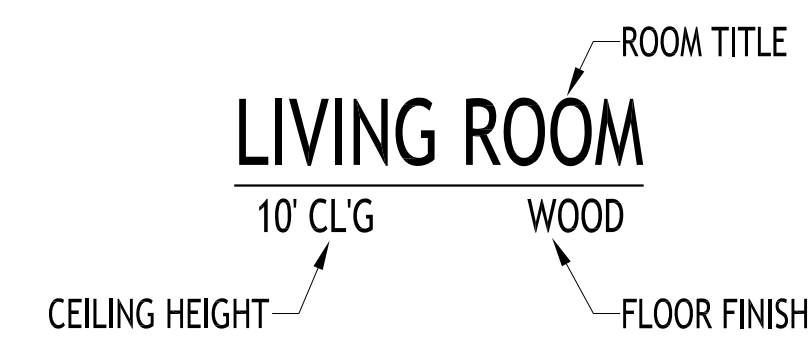
WINDOW / DOOR SIZING

2856 = 2'-8" WIDE x 5'-6" TALL OPENING SIZE
SEE ELEVATIONS FOR HEAD HEIGHT, HANDING
AND GRILL PATTERN

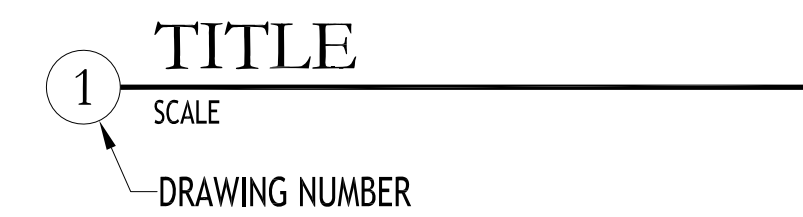
ELEVATION / SECTION BUBBLE



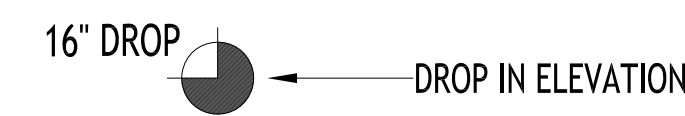
ROOM NAMES



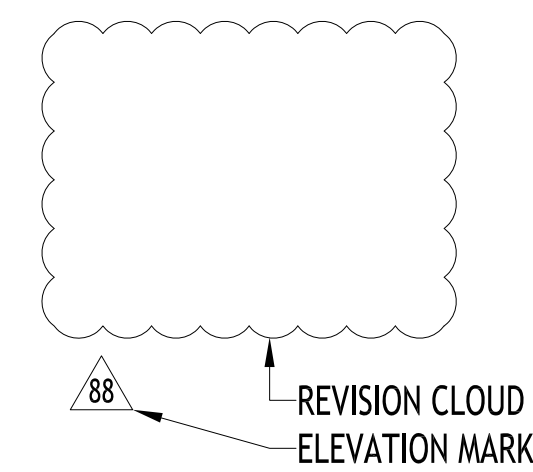
DRAWING TITLE



ELEVATION MARKERS



REVISION NOTES



WEST DRIVE - LOTS 3 & 4

FAIRFAX, VA

DRAWING INDEX

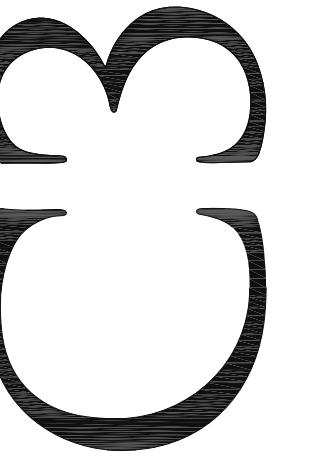
- 000 TITLE SHEET / DRAWING INDEX / KEY
- 201 FIRST FLOOR PLAN
- 202 SECOND FLOOR PLAN
- 203 THIRD FLOOR PLAN
- 300 ELEVATIONS
- 301 ELEVATIONS

SQUARE FOOTAGE

LOT 3	
FIRST FLOOR:	544 sq. ft.
SECOND FLOOR:	886 sq. ft.
THIRD FLOOR:	906 sq. ft.
TOTAL HEATED:	2,336 sq. ft.
FIRST FLOOR SIDE PORCH:	63 sq. ft.
SECOND FLOOR SIDE PORCH:	66 sq. ft.
OPT. THIRD FLOOR SIDE PORCH:	66 sq. ft.
GARAGE:	457 sq. ft.
TOTAL CUMULATIVE:	2,988 sq. ft.

LOT 4	
FIRST FLOOR:	544 sq. ft.
SECOND FLOOR:	886 sq. ft.
THIRD FLOOR:	906 sq. ft.
TOTAL HEATED:	2,336 sq. ft.
FIRST FLOOR SIDE PORCH:	63 sq. ft.
SECOND FLOOR SIDE PORCH:	66 sq. ft.
OPT. THIRD FLOOR SIDE PORCH:	66 sq. ft.
GARAGE:	457 sq. ft.
TOTAL CUMULATIVE:	2,988 sq. ft.

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133 W. Jackson Ave.
Knoxville · TN 37902
865-309-4461
www.C3StudioLLC.com



WEST DRIVE - LOTS 3 & 4
FAIRFAX, VA

REVISIONS

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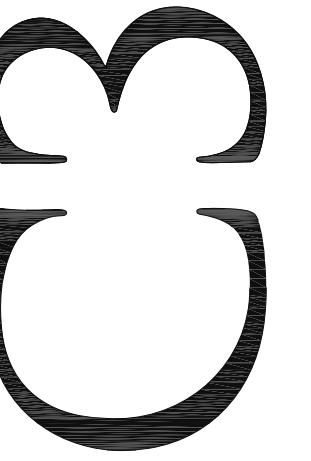
November 26, 2018

PROJECT

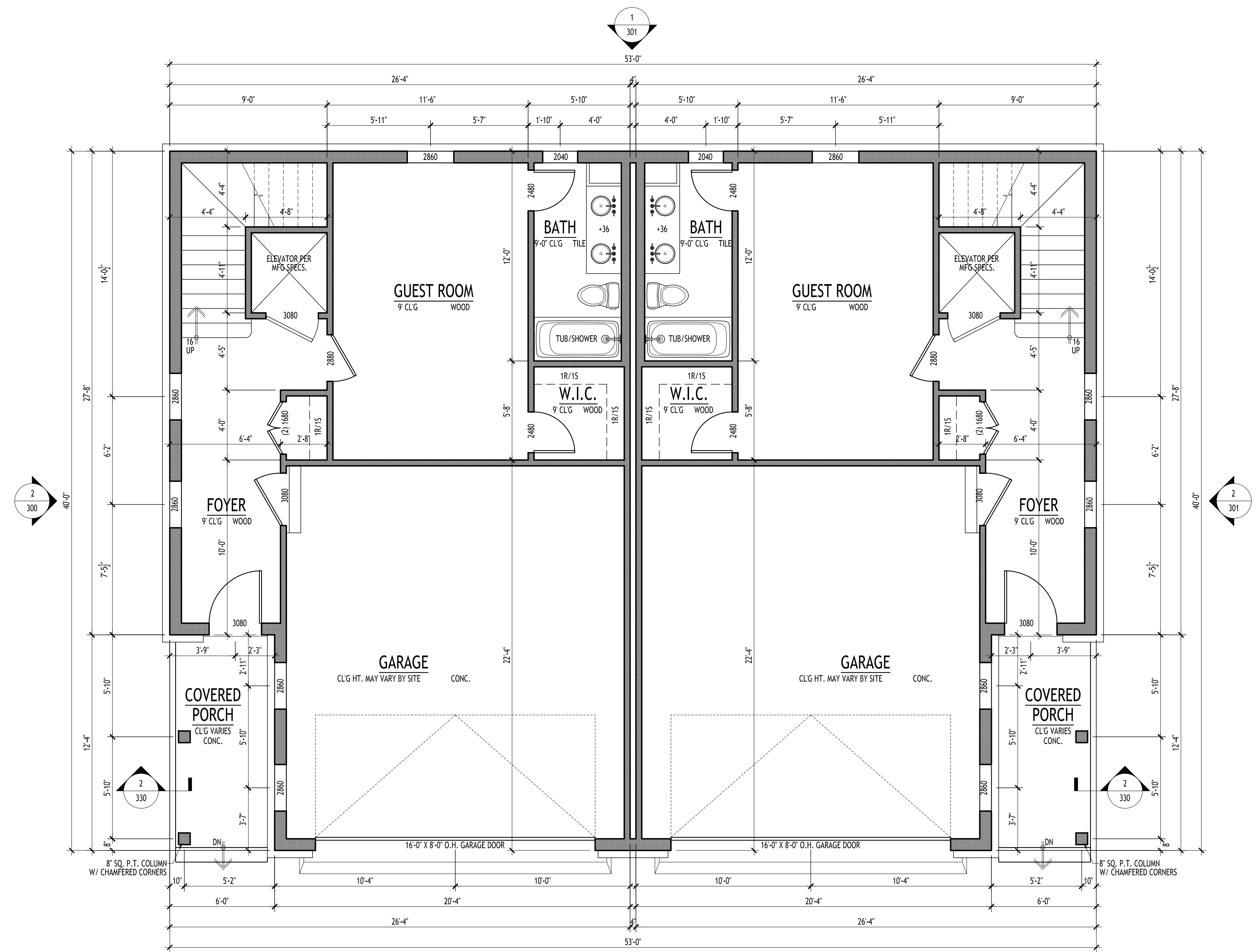
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AMR/BR	AMR

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WEST DRIVE - LOTS 3 & 4
 FAIRFAX, VA



FIRST FLOOR PLAN

1/4" = 1'-0"

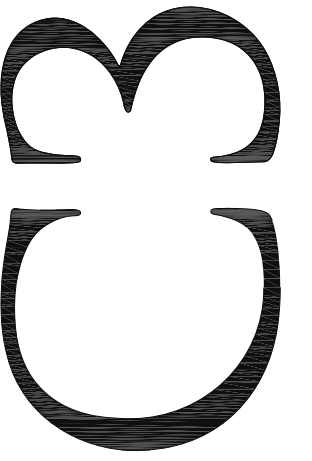
- NOTES:
1. CONTRACTOR SHALL VERIFY WITH SELECTED WINDOW MANUFACTURER BEDROOM WINDOWS MEET LOCAL WIND AND EGRESS REQUIREMENTS.
 2. WINDOW MANUFACTURER SHALL VERIFY ALL WINDOW LOCATIONS WHERE SAFETY GLAZING IS REQUIRED AND PROVIDE AS NEEDED.
 3. ALL WINDOW UNITS SHALL MEET WIND AND ENERGY REQUIREMENTS AS SPECIFIED BY LOCAL OR NATIONAL REQUIREMENTS.

REVISIONS
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DATE
 November 26, 2018

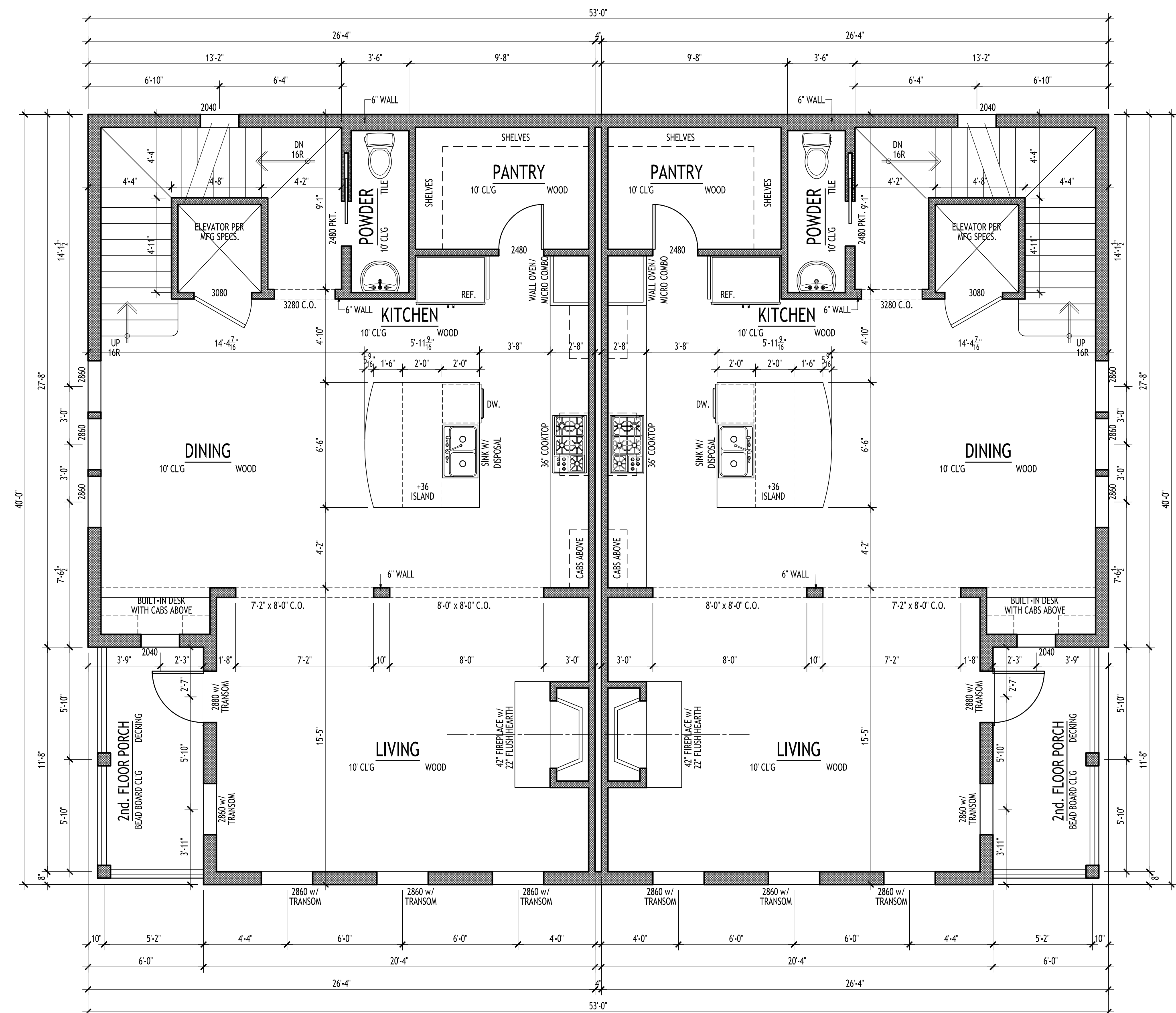
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WEST DRIVE - LOTS 3 & 4

FAIRFAX, VA



SECOND FLOOR PLAN

1/4" = 1'-0"

NOTES:

1. CONTRACTOR SHALL VERIFY WITH SELECTED WINDOW MANUFACTURER BEDROOM WINDOWS MEET LOCAL WIND AND EGRESS REQUIREMENTS.
2. WINDOW MANUFACTURERS SHALL VERIFY ALL WINDOW LOCATIONS WHERE SAFETY GLAZING IS REQUIRED AND PROVIDE AS NEEDED.
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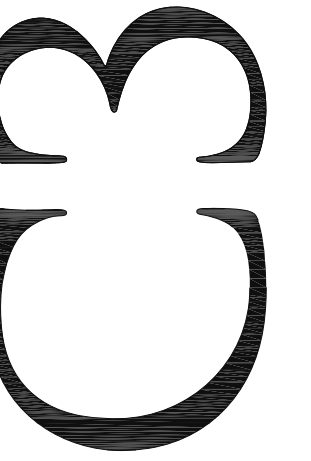
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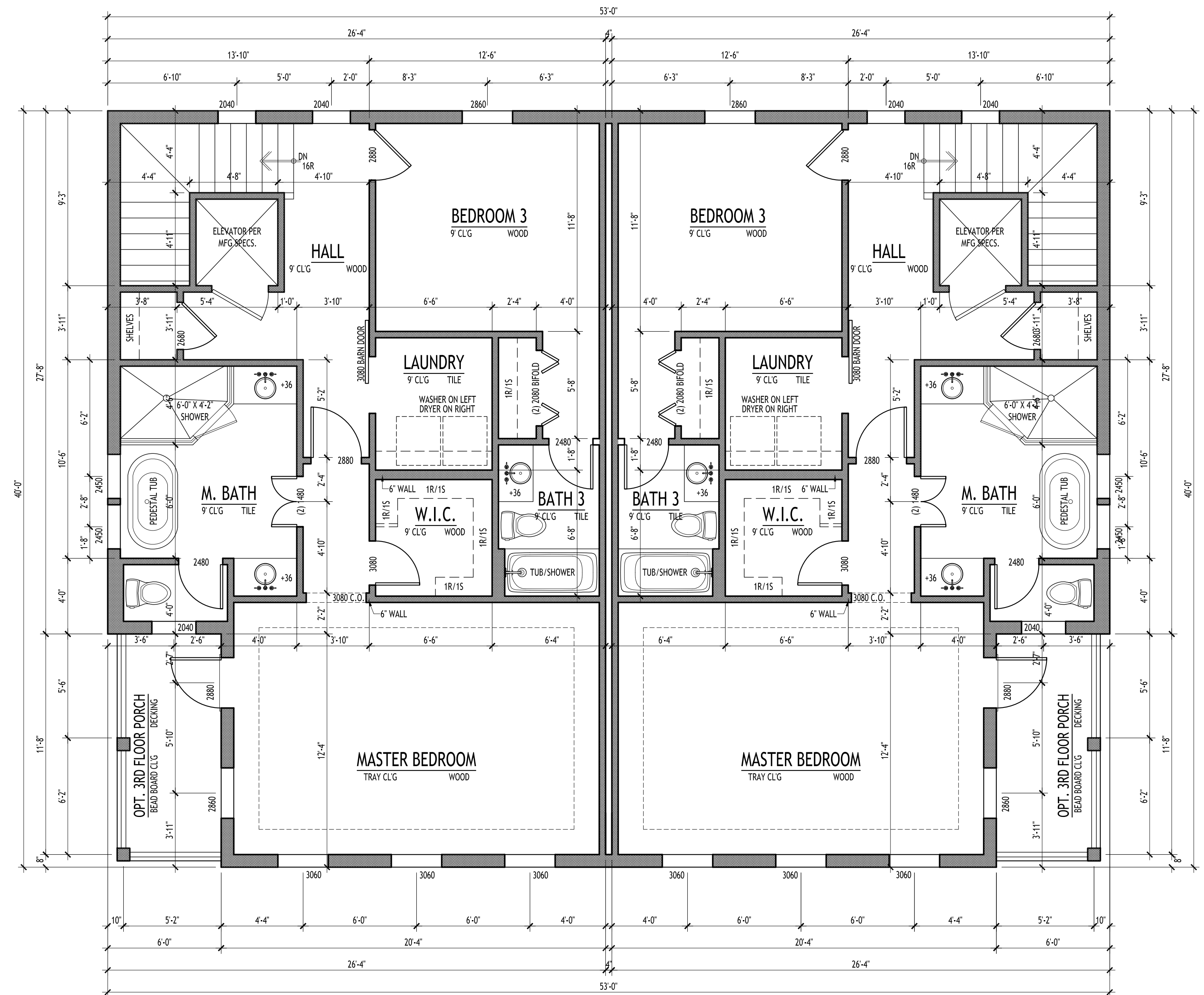
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WEST DRIVE - LOTS 3 & 4

FAIRFAX, VA



THIRD FLOOR PLAN

1/4" = 1'-0"

- NOTES:
1. CONTRACTOR SHALL VERIFY WITH SELECTED WINDOW MANUFACTURER BEDROOM WINDOWS MEET LOCAL WIND AND EGRESS REQUIREMENTS.
 2. WINDOW MANUFACTURER SHALL VERIFY ALL WINDOW LOCATIONS WHERE SAFETY GLAZING IS REQUIRED AND PROVIDE AS NEEDED.
 3. ALL WINDOW UNITS SHALL MEET WIND AND ENERGY REQUIREMENTS AS SPECIFIED BY LOCAL OR NATIONAL REQUIREMENTS.

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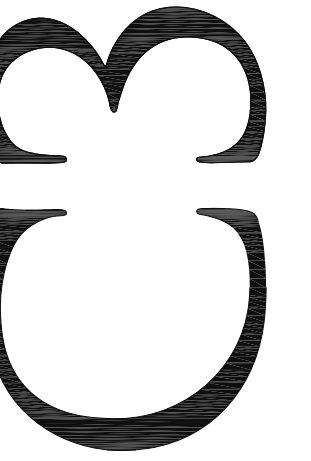
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WEST DRIVE - LOTS 3 & 4
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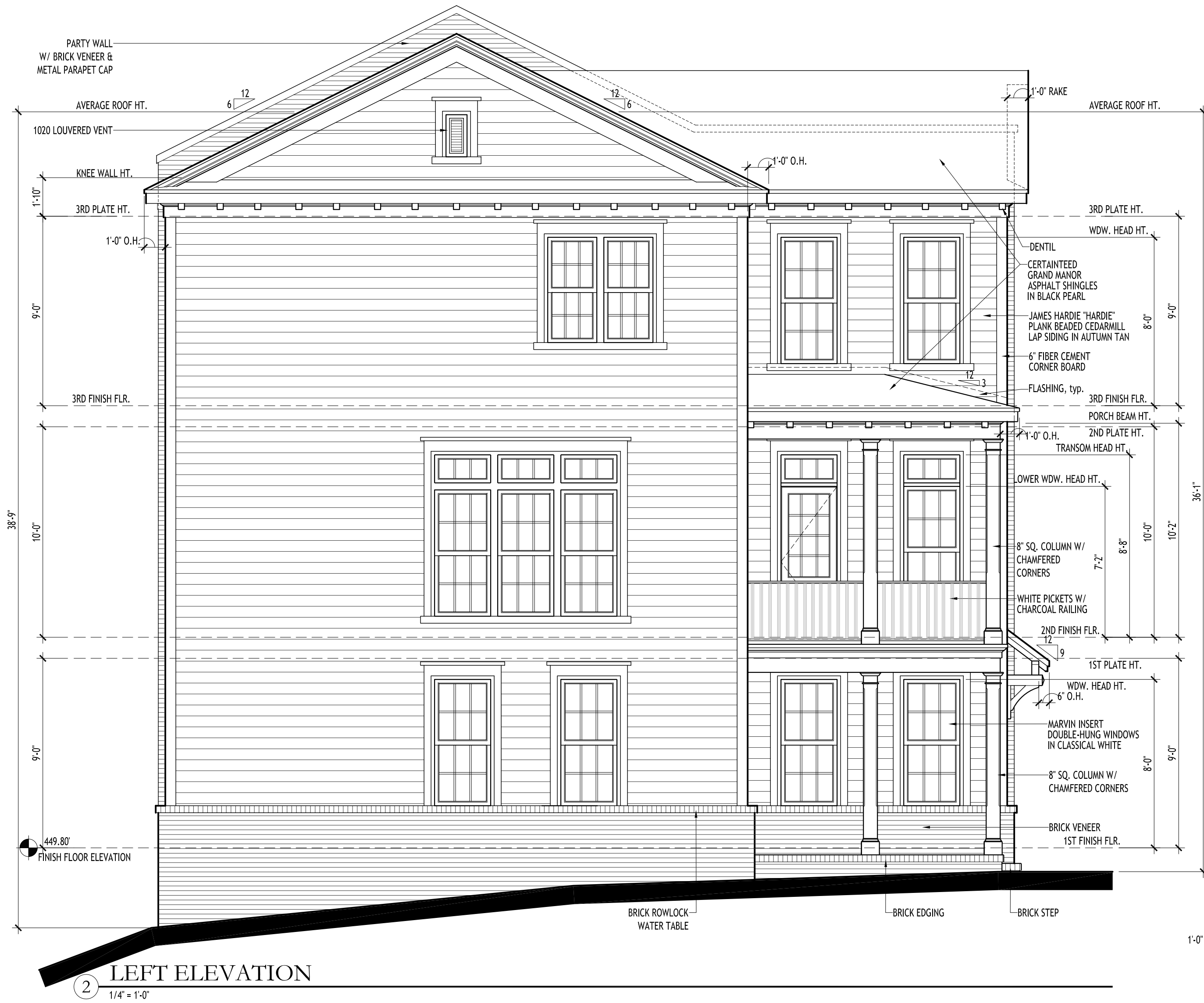
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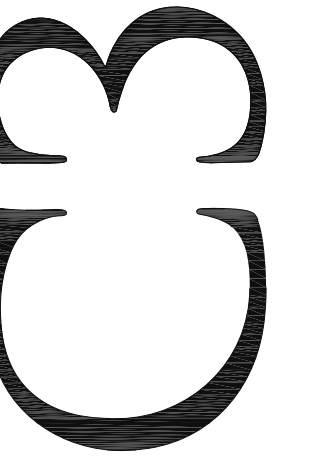
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AMR



1 FRONT ELEVATION
 1/4" = 1'-0"



WEST DRIVE - LOTS 3 & 4

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2 RIGHT ELEVATION
 1/4" = 1'-0"



1 REAR ELEVATION
 1/4" = 1'-0"

NOTES:

-This streetscape elevation, material and color selection shows the intent, character, and quality of the proposed development. Architectural plans, elevations, and illustrations may be adjusted or modified subsequent to BAR approval as a result of final architectural and engineering design, provided they remain in conformance with that is shown in this package, and shall be approved at the discretion of the Planning Director. Final manufacturer and material selection may deviate, provided they remain in conformance with the intent and character shown in this package

- Azek capped polymer decking materials in Coastline
- Wapolo Jamestown Porch Railing, Extra White Pickets on porches with Iron Ore railing

- Metal roof & Metal Cap Parapet in Patina Green
- CertainTeed Grand Manor asphalt shingles in Stonegate Gray
- Snow guards in Slate Gray
- 5" Gutters in Classical White

- JamesHardie Beaded Cedarmill lap siding in Sail Cloth
- Marvin Insert Double Hung windows in Classical White
- Marvin Flat Casing in Classical White
- Timberland Western Red Cedar operable shutters in Rookwood Shutter Green



- Walpole Traditional Board Fence in white for TY1 along perimeter
- TY1 understory trees: Eastern Redbud, Koua Dogwood, Star Magnolia (as shown on landscaping plan)
- Canopy trees: Willow Oak (as shown on landscaping plan)

- ThermaTru Classic-Craft Canvas Collection 3/4 Glass front door in Rookwood Sutter Green
- Marvin Swinging French Door in Classical White
- Carriage Style insulated garage door in Classical White
- Walpole Savannah Side Mount Lantern for front doors and garage
- Cashwa Brick Chimney

- Cushwa Brick Facade Wall and Columns in Traditional Red
- Cushwa Brick in Traditional Red along building foundation
- Montage Plus Metal fence in Black
- Precast architectural concrete topper for columns, or Walpole Savannah Lantern (to match building mounted lighting)

WEST DRIVE - LOTS 3 & 4 - STREETScape

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WEST DRIVE - LOTS 3 & 4

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