



Board of Architectural Review

DATE: September 16, 2020
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief *JDS*
FROM: Tommy Scibilia, BAR Liaison *TS*
SUBJECT: **Breezeway Motel and Fairfax Gardens Properties – Work Session**

ATTACHMENTS: 1. Relevant Regulations
2. Photos
3. Statement of Support
4. Plans Package

Nature of Request

1. Case Number:	No active case
2. Address:	10829 Fairfax Boulevard, 10807-10818 Cedar Avenue, 3937 Walnut Street, and 3930, 3932, and 3934 Oak Street
3. Tax Map Parcels:	57-1-14-043, 57-1-14-055A, 57-1-14-083, 57-1-14-077A, 57-1-14-076A, 57-1-14-075A
4. Request:	31 townhouses, 34 two-over-two stacked condominiums, 5-story multifamily building, site improvements
5. Potential Applicant:	Pulte Homes, LLC
6. Applicant's Representative:	Robert D. Brant
7. Status of Representative:	Agent
8. Current Zoning:	CR Commercial Retail, RMF Residential Multifamily, RH Residential High, Architectural Control Overlay District
9. Proposed Zoning:	PD-R Planned Development Residential, Architectural Control Overlay District

BACKGROUND

The subject site comprises 6 parcels/4.73 acres of land along Fairfax Boulevard, Walnut Street, Cedar Avenue, and Oak Street in the central portion of the City. The site is currently improved with:

- Breezeway Motel, 10829 Fairfax Boulevard, a motel constructed in three phases between 1950 and 1960, comprising four separate structures including the rental office, an L-shaped one-story building containing motel rooms, a two-story rectangular building containing motel rooms, and

a two-story rectangular structure elevated above ground floor parking containing motel rooms. The exterior of the buildings are white painted cinder block with simple side gable and flat roof forms. The rental office has a unique north/front façade with a gabled form that is made up of windows. The stairwells at the corners of the elevated two-story building are capped with distinctive rounded red open-face canopies. The majority of the site is paved with asphalt making up parking and drive aisles. Landscaping is concentrated along Walnut Street on the west side of the property in the form of mature evergreen trees. A distinctive two-tier pylon sign is located in the center of the property in a curbed landscape bed fronting on Fairfax Boulevard. This motel is discussed in the 2004 cultural resources inventory and report prepared by EHT Traceries, Inc., a preservation consultant based out of Washington DC. The report recommends that the Breezeway Motel be included on a Multiple Property Documentation Form as part of a series of roadside motels, diners, and service stations for their historical significance to post-World War II development of the City and the era in American history when cross country travel became a popular pastime. The report also recommends the Breezeway be considered for individual nomination to the National Register of Historic Places. No motion has been taken on either recommendation to date. The Virginia Department of Historic Resources identification number for the Breezeway Motel is 151-5252.

- Fairfax Gardens apartments, 10807-10818 Cedar Avenue, four two- and three-story garden-style apartment buildings straddling Cedar Avenue, constructed in 1959. These buildings have rectangular footprints, white-painted brick exteriors, front- and rear-facing balconies, and side gable asphalt shingle roofs. The property contains mature canopy trees.
- 3937 Walnut Street, a single-family home constructed in 1954.
- 3930, 3032, and 3934 Oak Street, three single-family homes constructed in 1957.

The north side of the site is bounded by Fairfax Boulevard. To the south are single-family homes on Second Street. The east side of the site is bounded by Oak Street, and the west side of the site is bounded by Walnut Street. Cedar Avenue bisects the site. See aerials of the subject site in Attachment 2.

PROPOSAL

The applicant is requesting redevelopment of the site to include 31 townhouses, 34 two-over-two stacked condominium units, and a five-story age-restricted multifamily building with structured parking on the ground floor. A land use case is open and active for a rezoning from the subject site to PDR Planned Development Residential, and for a Comprehensive Plan Amendment to change the Future Land Use designation of the property from Commercial Corridor and Multifamily Neighborhood to Multifamily Neighborhood for the entire site. It is noted that neither Planning Commission nor City Council have reviewed this current proposal.

Site layout

Although the site layout and design are not within the purview of a Certificate of Appropriateness review, a description follows for context.

A portion of the right-of-way at the corner of Walnut Street and Cedar Avenue would need to be vacated by the City to allow the development to proceed as proposed. The applicant has been in discussion with the City on the design to ensure it is safe and an overall improvement to this roadway. The multifamily building would be oriented toward Fairfax Boulevard with a programmed open space in front. Two sticks of rear-loaded two-over-two stacked condo units would be located on the north side of Cedar Avenue, separated from the multifamily building by a private roadway with surface parking, from which the townhouse garages would be accessed. A drive aisle along the east side of the multifamily building would connect the private roadway to Fairfax Boulevard and provide vehicular access to the multifamily parking garage. The rear-loaded two-over-twos on the north portion of the site would face out onto an open space that would straddle Cedar Avenue. The two halves would be connected by a raised pedestrian crossing in the right-of-way.

On the south side of Cedar Avenue would be all townhouses and the remaining two-over-twos. Two sticks of two-over-twos would front onto Oak Street on the eastern edge of the site. The townhouses would be arranged around a private roadway and two alleys accessed from Oak Street. Two sticks of rear-loaded units would face the open space on the south side of Walnut Street. One stick of rear-loaded units would face Walnut Street on the west side of the site. Two sticks of front-loaded units would be located along the south edge of the site facing the private roadway.

The sidewalk along Fairfax Boulevard would be widened to 10 feet. The existing five-foot-wide sidewalks along Walnut Street, Oak Street, and Cedar Avenue would remain, except for in the area of the modified right-of-way at the corner of Walnut Street and Cedar Avenue where new five-foot concrete sidewalks would be installed. Concrete pedestrian walkways throughout the site would provide access to the front doors of the multifamily, two-over-two, and townhouse units.

Age-restricted multifamily building architecture

The multifamily building closest to Fairfax Boulevard would have a rectangular footprint. The ground floor would comprise structured podium parking. The four floors above would contain 32 age-restricted residential units. The total height of the building would be 55'8". The building would have symmetrical façades on all four sides, with the north and south elevations and east and west elevations being mirrors of one another. The podium garage would be a precast stone material, with vertical and horizontal scoring. The façade of this level would contain large window-like openings to the garage affixed with decorative metal grills and articulated with precast sills and headers. The two pedestrian access points to the ground floor lobby area would be on the south elevation facing the private roadway and surface parking. These entrances would be full-light double doors with sidelights and suspended metal awnings all with a dark bronze finish. The upper floors of the building would be articulated with bays of different materials and colors, with slightly offset planes, and with recessed balconies on the north and south elevations. Fenestration would include one-over-one windows with dark bronze framing grouped in twos and threes. The roofline would have contemporary flat forms, with varying heights, simple overhanging cornices, and metal coping. Proposed materials include brick in brown and tan making up the majority of the façade, and fiber cement panel in light and dark gray in the center portion of certain

bays and as the primary material along the top of the building. Elevations and renderings of this building can be found in Attachment 4.

Two-over-two architecture

The two-over-two rear-load stacked condominiums would have the appearance of traditional townhouses. The buildings would be four stories total, each unit being two stories. The total height for each building would be approximately 49'5" to the midpoint of the gabled roof. Each stack of units would vary by material and color. Brick would be the primary façade material of the front elevations varying in amount from one story on certain center unit stacks to all four stories for the end unit stacks. Brick would have decorative banding and would be used as headers and sills for the windows. Fiber cement lap siding would be used on the front elevations of the center units on upper stories. A variety of colors for brick and fiber cement siding are proposed within each stick of units. Two-story projecting window bays would be used to add articulation to the front elevations of center unit stacks. Front-facing gables with vents would be used to break up the roofline of the front elevation as well. Side elevations would be brick on all four floors with siding in the gables. Rear elevations would be fiber cement on all four floors, with the exception of the end units which would have brick on the first floor. The roof material would be asphalt shingles. Windows would be double-hung with a variety of gridding patterns. Recessed front entrance vestibules would have decorative surrounds. Side elevations would contain both windows and window-size niches in the brick to add articulation. Some sticks of two-over-twos would contain maintenance sheds integrated into the first floor of side elevations. These would be brick to match the building, and have shed-style asphalt shingle roofs and doors with decorative panels. Both recessed balconies and projecting decks are proposed on the rear elevations. Garage doors would have decorative paneling and be a dark gray color. See Attachment 4 for front, side, and rear elevations of a typical stick of two-over-twos.

Townhouse architecture

The townhouse units proposed come in four forms:

- 20-foot-wide rear-load units with rear-facing fourth floor terraces
 - One stick facing the open space on the south side of Cedar Avenue
- 22-foot-wide rear-load units with front-facing fourth floor terraces
 - One stick facing the open space on the south side of Cedar Avenue
- 22-foot-wide rear-load units with rear-facing fourth floor terraces
 - One stick facing Walnut Street on the eastern edge of the site
- 22-foot-wide front-load units with rear-facing fourth floor terraces
 - Two sticks along the south edge of the site

All unit types would be three full stories with a fourth partial-story within the gable roof massing with an accompanying terrace. All units would have a height of 37'10". Each unit would vary by material and color. Brick and stone would be the primary façade material of the front elevations varying in use from one story to all three stories. Brick surfaces would have soldier course banding and would be used as headers and sills for the windows. Fiber cement lap siding would be the secondary material for the front elevations. Generally, end units would have brick on all three lower levels with siding in the gable.

A variety of colors for brick and fiber cement siding are proposed within each stick of units. One- and two-story projecting window bays would be used to add articulation to the front elevations. The roof material would be asphalt shingles. Fenestration would include six-over-six double-hung windows. Front entrances would have decorative surrounds. Garage doors on the front load units would be white with decorative paneling. No rear elevations for the townhouses have been provided with the work session materials. See Attachment 4 for front and typical side elevations of all townhouse unit types.

Landscaping

Landscaping would include:

- A planting bed with shrubs and canopy trees along the inside of the Fairfax Boulevard sidewalk;
- Raised brick planting beds and foundation plantings along the base of the multifamily parking garage podium to be planted with shrubs;
- Transitional yards along the western property lines north of Cedar Avenue to include canopy trees, understory trees, and shrubs;
- Canopy trees lining the sidewalks along Walnut Street, Cedar Avenue, and Oak Street;
- Shrubs and understory trees lining the sidewalks in front of the two-over-two and townhouse units facing the open space that would straddle Cedar Avenue; and
- 10 preserved mature canopy trees on the site of the Fairfax Gardens apartments and the single-family houses along Walnut Street and Oak Street.

No landscape species have been identified with the work session submission.

Lighting

Site lighting, shown in Attachment 4, would include traditional-style cutoff acorn fixtures on fluted poles in a black finish, and bollard style pedestrian lighting. No finish has been identified for the bollard style fixtures. No details on building-mounted lighting have been provided at this time.

Amenities

Several amenity areas are proposed as can be seen in the open space plan in Attachment 4, which include:

- An open space on the north side of the multifamily building along Fairfax Boulevard which would contain a semicircular seating plaza connected to a circular seating plaza by a winding concrete walkway;
- An open space bisected by Cedar Avenue which would contain a pedestrian loop walkway, two semi-circular seating plazas, winding concrete pedestrian paths lined with benches, a small playground, and a concrete pad with bike racks;
 - Note: The loop walkway shown in the northwest portion of this space in the open space exhibit is not shown in the engineered landscape plan. This discrepancy will need to be resolved in the final submission materials.
- An unprogrammed landscaped open space in the northeastern portion of the site near the two-over-twos; and
- An unprogrammed landscaped open space at the south corner of Cedar Avenue and Oak Street.

A catalogue cut of the proposed benches, trashcans, and bike racks can be found in Attachment 4. Benches and trashcans would be black metal ribbon style. No finish for the bike racks has been specified.

Appurtenances

Mechanical equipment for the multifamily building would be roof-mounted and screened by parapet walls. All mechanical units associated with the two-over-two and townhouses units would be ground-mounted between the driveways. Trash collection for the multifamily building would take place within the garage. No electrical transformers have been identified on the preliminary plans, but if they are included onsite, they must be screened from view in the rights-of-way in some manner.

ANALYSIS

Staff have made a number of preliminary comments and recommendations to the applicant as part of a pre-application meeting, which have been included below, accompanied by relevant provisions of the Design Guidelines. Some of these recommendations have been addressed in a subsequent submission, and a note has been added to indicate this. A full analysis will accompany the public hearing staff report. The BAR is expected to make the bulk of the recommendations and commentary at the work session.

City of Fairfax Design Guidelines:

New Construction, ACOD-3

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

Reinforce the human scale of new design in ACOD by including different materials, textures or colors within a large building and/ or by dividing large facades and other elevations into different bays with different heights and planes.

Explore ways to better articulate the façades four-story two-over-twos, especially the end units. They have a somewhat monolithic appearance.

This comment was addressed in a subsequent submission following the pre-application meeting with staff. The applicant has increased articulation of the end units, by bookending the typical two-over-two stick with full brick façades on the front and sides with decorative banding.

Roof Form & Materials, ACOD-3.6

Large-scaled buildings should have a varied roofline to break up the mass of the design and to avoid a visible monolithic expanse of roof. Use gable and/ or hipped forms or different height of bays.

Break the roof mass with elements such as gables, hipped forms, dormers, or parapets. Scale these features to the scale of the building.

Consider using dormers or other roofline features to help articulate the roofline of the townhouse and two-over-two units.

This comment was partially addressed. Front-facing gables have been added to some of the two-over-two units, however, staff believes more decorative features such as dormers could still be added to the various rooflines of the two-over-twos and townhouses to better articulate them.

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.

Increase the overall use of brick or other quality masonry materials, particularly on the side elevations of the townhouse units at the end of each stick that would have high visibility from public roads.

This comment was addressed. Typical side elevations for two-over-two and townhouse units contain brick from the ground up to the side gables.

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.

Consider embellishing the garage doors of the front load townhouse units, by for example adding windows to them.

This comment has not been addressed since the pre-application meeting with staff.

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.

Provide sight line exhibits to demonstrate that the roof-mounted mechanical equipment of the multifamily building would be fully screened by parapets.

This comment has not been addressed since the pre-application meeting with staff. Staff and the applicant came to an understanding that this exhibit would be required for the final hearing.

Private Site Design & Elements, ACOD-6

Parking, ACOD-6.2

Parking structures, garages or decks, fronting on public right-of-ways, or major pedestrian routes should contain storefronts or other forms of visual interest on the ground level. Consider incorporating public art, vertical plantings (green walls), or other architectural treatments to enliven the appearance of parking garage façades.

Add pedestrian interest and human scale to the north elevation of the ground floor/podium parking structure. Ideas could include using material or color variation, adding decorative elements and human-scale lighting, and enhancing the base of the building with additional foundation plantings.

This comment was partially addressed. Raised brick planter beds and foundation plantings were added on all sides of the multifamily building. Staff encourages the BAR to make further recommendations for how this part of the multifamily building can be further enhanced with pedestrian-scale design features.

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.

Use exterior lighting to enliven and accentuate landscape and outdoor site features—handrails, steps, and bollards.

When possible, consider the use of LED lights for outdoor lighting of all types. Choose LED lighting with the lowest emission of blue light possible. Shield all lighting to minimize glare and its effect on wildlife. Dim when possible, or shut-off completely when not needed.

Colored lighting should generally not be used outside of temporary seasonal displays.

Lighting should illuminate parking lots and pathways to provide safe vehicular and pedestrian circulation and to minimize pedestrian / vehicular conflicts. Incorporate lighting in pavement, railings, and steps to illuminate the pedestrian way and walking surfaces.

Provide a lighting plan and fixture information including lighting type, lighting color temperature, and finish for both building-mounted and freestanding lighting fixtures.

This comment was partially addressed. Lighting fixture specifications and locations are shown, but no finish has been specified for the bollard-style fixtures.

Furnishings, ACOD-6.6

Select site furnishings similar in appearance and quality to those at Old Town Square.

Encourage developments to brand their site through the use of select site furnishings and the use of color and materials, as long as their quality is comparable to those in Old Town Square.

Restaurants and other entities providing outdoor dining or table areas may select outdoor café tables and chairs that vary in color.

Private sites are encouraged to make individual choices as to the style and color of bollards, bike racks, and other site-specific furnishings.

All furnishings within a single private site or project should form a coherent suite or family of furnishings—with a consistent color, material, style, or form.

Furnishings should be of similar quality and value as those required for incorporation in the public right-of-way or similar to those located in Old Town Square.

Benches and trashcans should be located where useful—along pedestrian pathways, and at building entries, gathering areas, and plazas.

Bike racks should be placed near building entries and included in parking lots, garages, and structures.

The use of café seating and movable furnishings is highly encouraged in gathering spaces and plazas.

Arbors and planters should be made from natural wood, metal, or concrete and should be of a consistent vocabulary in color, material, and form to complement a suite of furnishings such as benches, tables and chairs, and trashcans.

Provide the locations and details for bike racks, site furniture, and trash receptacles.

This comment was addressed. See catalogue cuts for these items in Attachment 4.

Appurtenances, ACOD-6.7

Examples of architectural interventions that are appropriate for screening appurtenances include masonry walls, fences with gates, landscape, or wood screens.

Dumpster enclosures should reflect the surrounding building materials and design.

Because the mechanical units of the townhouses and two-over-twos would be ground-mounted between driveways for the rear-loaded units, consider adding landscaping to better screen alleys from view in the rights-of-way.

This comment has not been addressed since the pre-application meeting with staff. No additional landscaping has been added to the recommended areas.

Other comments made at the pre-application meeting included:

Provide renderings from multiple vantage points in the rights-of-way around and through the project (Cedar Avenue, Oak Street, Walnut Street, and Fairfax Boulevard) at pedestrian height. This will help the staff, the Board, Council, and residents better understand the scale of the proposal.

This comment was partially addressed in a subsequent submission following the pre-application meeting with staff. Renderings of the multifamily building are included, but there are no renderings of the rest of the development. Staff and the applicant have come to an understanding that these will be needed for the final hearing.

City of Fairfax Comprehensive Plan:

The following remarks were not made at the pre-application meeting, as they are more relevant to the rezoning land use case than to the Certificate of Appropriateness process, but are included below for reference.

Chapter 2: Land Use

Multifamily Neighborhood, Physical Description:

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

This applicant is proposing a Comprehensive Plan Amendment to change the Future Land Use Designation of the Breezeway Property from Commercial Corridor to Multifamily Neighborhood, so that the entire subject site is designate Multifamily Neighborhood. It is noted that the two-over-two units, which would be located adjacent to single-family homes on Oak Street, would not meet the number of stories/ total height recommendations of the Comprehensive Plan. It is also noted that the multifamily building exceeds the total number of stories and height recommendations of this land use designation.

ATTACHMENT 1

RELEVANT REGULATIONS

§3.7.4. Architectural control overlay district

A. Applicability

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

B. Certificate of appropriateness required

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

C. Exceptions

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

1. Signs;
2. Demolition;
3. Single-family detached;
4. Single-family attached, after initial approval and construction;
5. Duplex dwellings, after initial approval and construction; and
6. Townhouses, after initial approval and construction.

D. Design guidelines and standards

1. All development regulated by the Architectural Control Overlay District shall be in accordance with the comprehensive plan, the City of Fairfax Design Guidelines and any other adopted design guidelines.
2. Each structure or improvement erected, enlarged, or reconstructed in the Architectural Control Overlay District shall be designed and constructed in a manner that will complement the unique character and atmosphere of the district with respect to building size, scale, placement, design and the use of materials.

§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



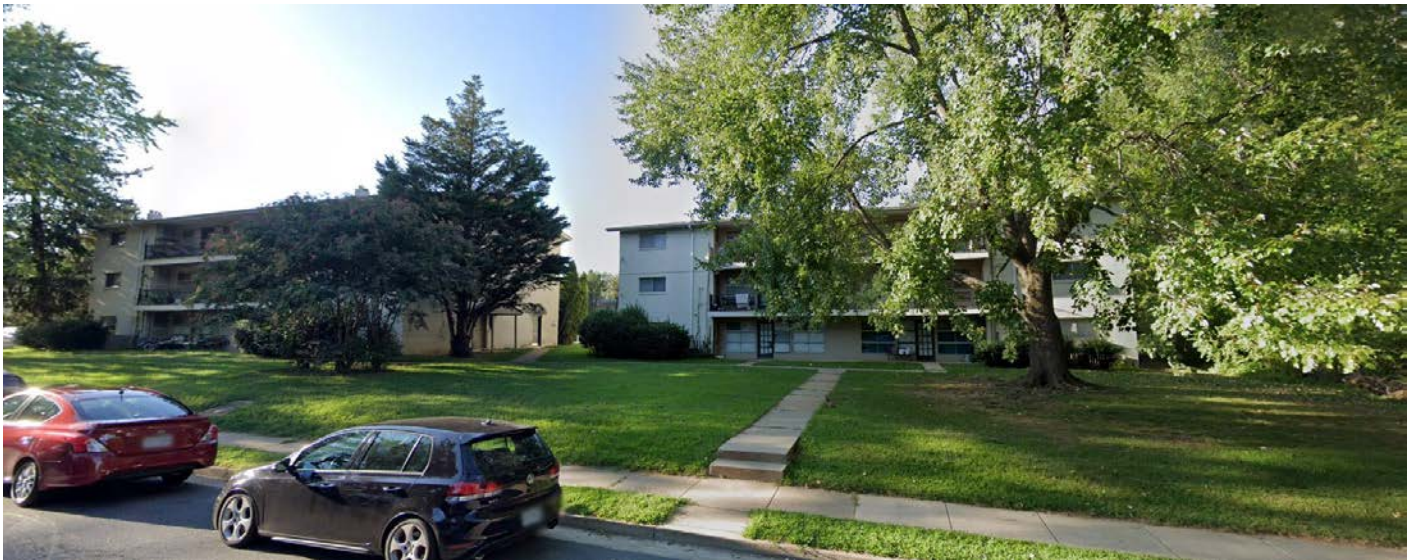
Aerial of subject site, Pictometry



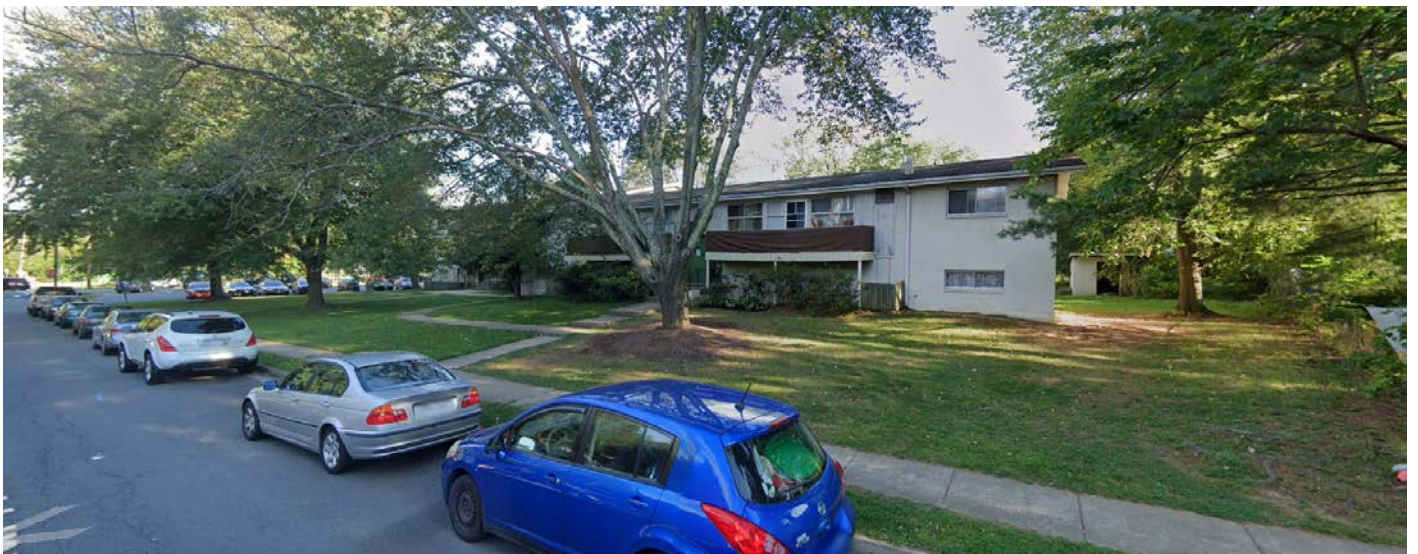
View of Breezeway Motel looking south from Fairfax Boulevard, Google



Corner of Fairfax Boulevard and Walnut Street, looking southeast toward Breezeway Motel, Google



Fairfax Gardens apartments on north side of Cedar Avenue, Google



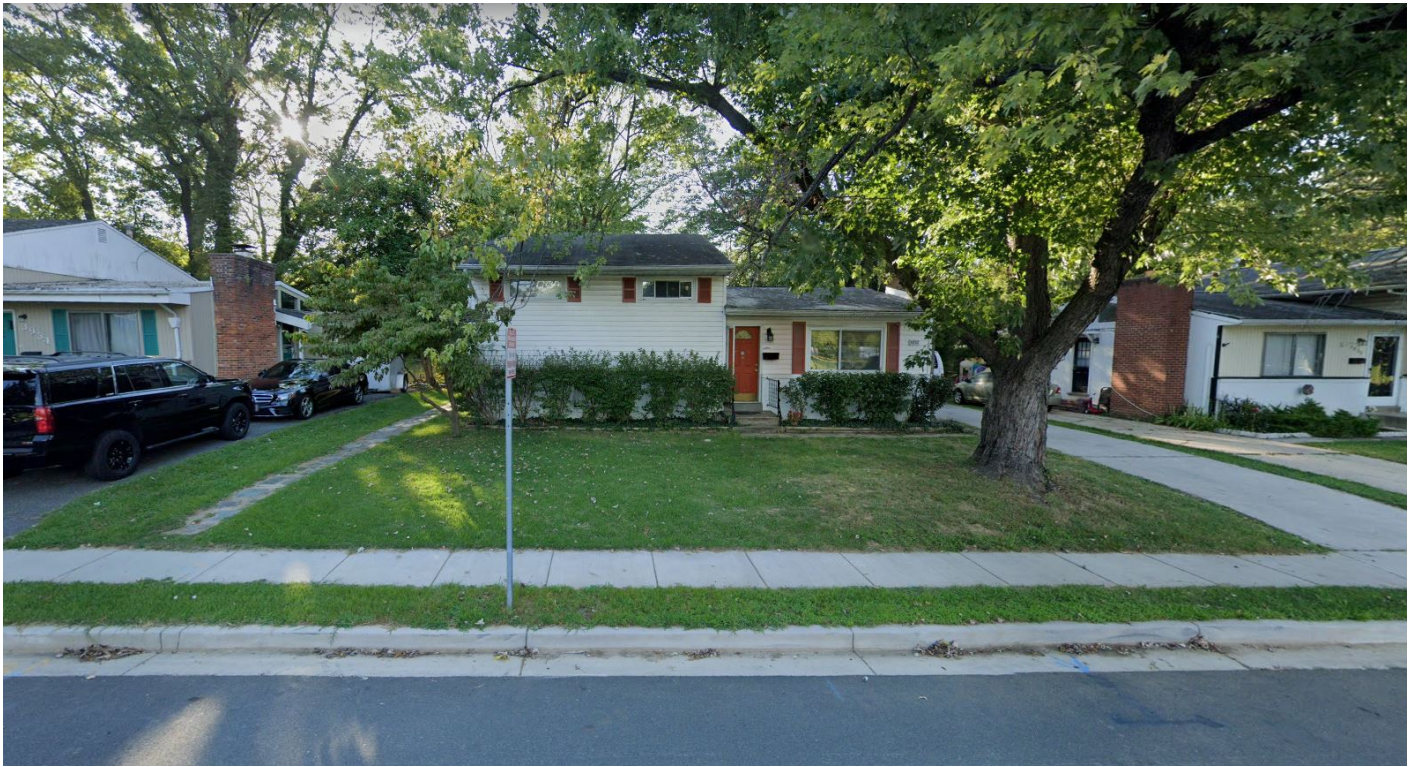
Fairfax Gardens apartments on south side of Cedar Avenue, Google



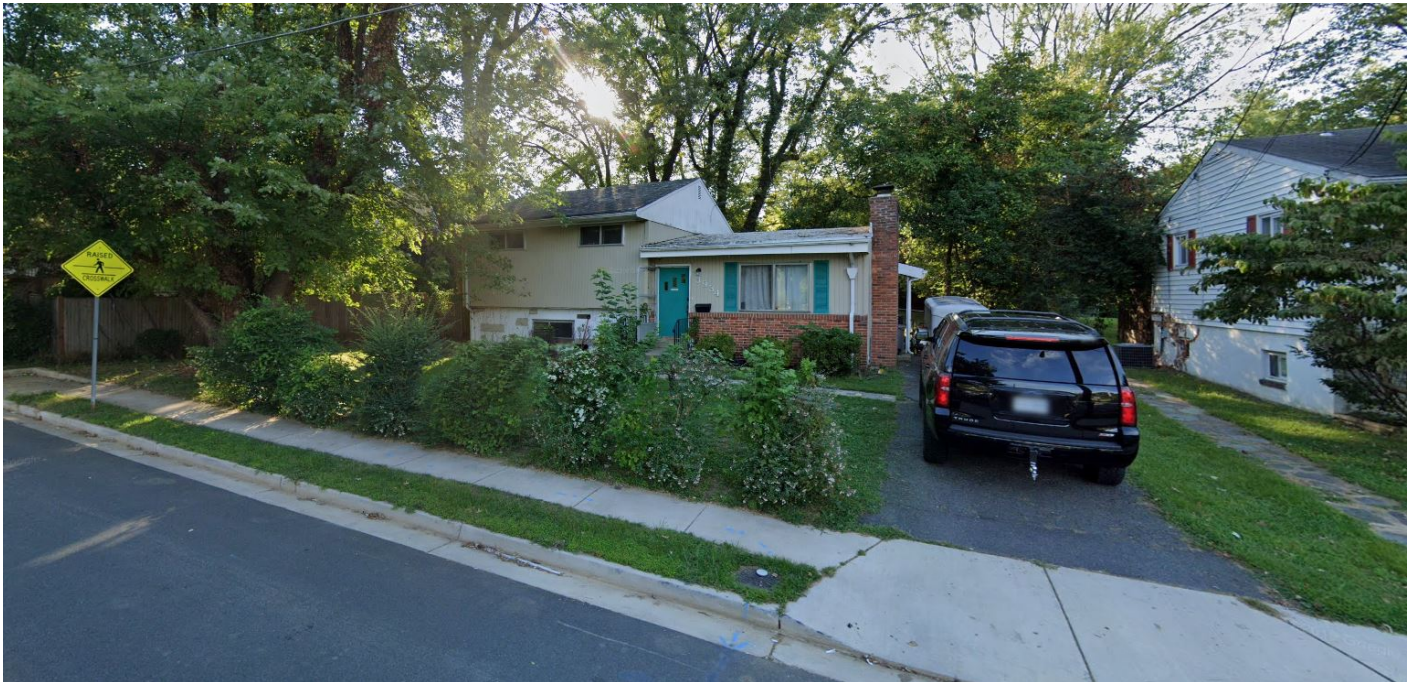
3937 Walnut Street, Google



3930 Oak Street, Google



3932 Oak Street, Google



3934 Oak Street, Google

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**WALSH COLUCCI
LUBELEY & WALSH PC**

August 28, 2020

Via E-Mail and U.S. Mail

Tommy Scibilia
City of Fairfax
Department of Community Development & Planning
10455 Armstrong Street, Suite 207
Fairfax, Virginia 22030

Re: Request for Board of Architectural Review Work Session
Project Number: Z-18-00359
Applicant: Pulte Homes, LLC

Dear Mr. Scibilia:

On behalf of Pulte Homes, LLC (“the Applicant”), the Applicant in the above-referenced rezoning application and contract purchase of an assemblage of parcels in the City of Fairfax that includes the Breezeway Motel, the Fairfax Gardens apartments and four single family homes, I am submitting this letter and the enclosed materials as a request for a work session with the City of Fairfax Board of Architectural Review (BAR).

The Subject Property consists of approximately 4.73 acres located in the southeast quadrant of the intersection of Fairfax Boulevard and Walnut Street. The property is developed with the Breezeway Motel, constructed in the 1950’s, the Fairfax Gardens apartments located on the north and south side of Cedar Avenue, and four single family homes on Oak and Walnut Street. The Subject Property is surrounded by commercial uses along Fairfax Boulevard, the American Legion and Chilcott Field to the east across Oak Street, and single family homes along Oak Street to the east and Second Street to the south.

The Applicant is proposing to develop the Subject Property with a residential community that includes a variety of housing types and publicly accessible open space. The proposal includes 32 age-restricted multifamily units located in a five-story building on Fairfax Boulevard. The ground floor of this building will serve as a podium parking garage for the future residents, and the upper four stories will include the residential units. The proposal also includes 34 four-story stacked condominium (two-over-two) units located on the north side of Cedar Avenue and the west side of Oak Street. The townhomes will include three stories and a habitable attic space with a rooftop terrace. These units will each include a one (1) car garage as well as one (1) tandem driveway parking space accessed from the proposed private streets. Finally, the proposal includes 31 townhouses located south of Cedar Avenue. The proposed townhouses include both 20’ and 22’ models. Twenty of the townhouses, including those that

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

front onto Walnut Street and the central open space area south of Cedar Avenue, will be rear loaded units with garages that back up to the internal private alley. Thirteen (13) of the townhouses that back up to the southern property line will be front loaded units. All townhouses will include a two-car garage.

A significant amount of open space is provided throughout the proposed development. One open space area is located along Fairfax Boulevard in front of the age-restricted multifamily building. This space will include a pedestrian walkway and a seating area with landscaping and hardscape. It is envisioned that this open space may ultimately connect with the open space in the Paul VI development to the east as other properties along Fairfax Boulevard redevelop in the future. In addition, the proposed development includes a central open space feature located on both the north and south side of Cedar Avenue. This space will also include walkways, open lawn areas, seating areas and landscaping. The area south of Cedar Avenue will also include a tot lot. While these open space areas will be privately owned and maintained by the future Homeowners Association established for the community, they will be subject to a public access easement and open to the public and residents of the surrounding area. The provision of this publicly accessible open space will contribute to the network of open space in the City.

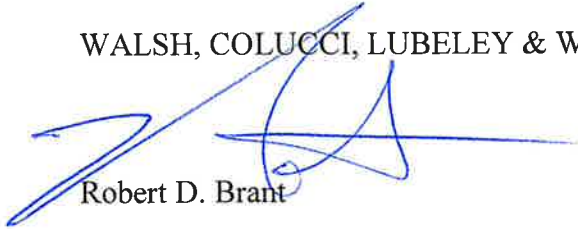
Since submitting the rezoning application to the City in August 2018 the Applicant has continued to work with staff to address outstanding issues. Prior to formally submitting a Certificate of Appropriateness application, the Applicant would like to obtain feedback at a work session with the BAR on its proposed architectural design for the various building types, landscaping and open space. I have attached for your review and consideration by the BAR a package that includes the following information:

- Conceptual elevations of the various building types including the age-restricted multifamily building, the stacked condominium two-over-two units and the townhouses. Also included is an exhibit with precedent renderings for each of the proposed building types from other communities developed by the Applicant. Please note that these elevations and renderings are conceptual in nature and that the Applicant intends to refine them based on staff and the BAR's feedback;
- Three-dimensional renderings of the proposed age-restricted multifamily building from perspectives on Fairfax Boulevard. With future submissions, the Applicant also intends to provide perspective renderings from other vantage points in the proposed development;
- A rendered site plan that illustrates the layout of the proposed development and the various building types, as well as a more detailed excerpt from the landscape plan included in the Master Development Plan; and
- A conceptual open space exhibit that illustrates the Applicant's design intent for the open space areas throughout the proposed development.

I would appreciate the scheduling of a work session with the BAR at its earliest convenience to discuss this proposal and obtain feedback prior to the submission of a formal Certificate of Appropriateness application. Should you have any questions regarding the submitted materials or if I can provide additional information to facilitate your review, please do not hesitate to contact me. As always, I appreciate your assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Robert D. Brant

Enclosures

cc: Brooke Hardin David DeMarco Greg White
 Jason Sutphin Rose Sumrall
 Albert Frederick Chris Neifert



LEGEND:

- EXISTING RIGHT-OF-WAY/ PROPERTY LINE
- PROPOSED RIGHT-OF-WAY

VEGETATION LEGEND:

- APPROXIMATE LOCATION OF EXISTING TREE TO REMAIN
- APPROXIMATE LOCATION OF PROPOSED TREE
- APPROXIMATE LOCATION OF PROPOSED SHRUB

SITE TABULATION:

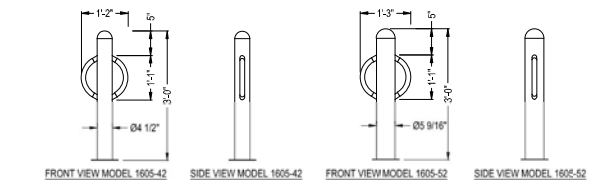
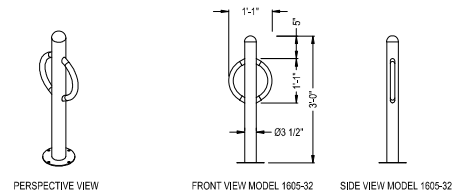
	22 X 40 FT FRONT LOAD TOWN HOME- 13 UNITS
	22 X 40 FT REAR LOAD TOWN HOME- 15 UNITS
	20 X 40 FT REAR LOAD TOWN HOME- 5 UNITS
	24 X 50 FT REAR LOAD STACKED CONDO - 34 UNITS
	180 X 80 FT 32 UNIT CONDO BUILDING



Patterson-Williams

PATTERSON - WILLIAMS
 PO BOX 1290
 SALEM, IL 62881
 TOLL FREE: 1-888-442-2925
 PHONE: (618) 548-2890
 www.pattersonwilliams.com

- SELECT DESIRED MODEL:
- MODEL 1605-32
 - MODEL 1605-42
 - MODEL 1605-52



SPECIFICATIONS:

STEEL:

- STEEL PLATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.
- STEEL TUBING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A500.
- STEEL PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A53.
- WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY'S SPECIFICATIONS FOR THE MATERIALS BEING WELDED.
- WELDING ELECTRODES SHALL BE E70XX.

FINISH: COMPONENTS SHALL BE COATED WITH POLYESTER TGIC POWDER COAT FINISH MEETING AAMA 2604-02 SPECIFICATION.

NOTES:

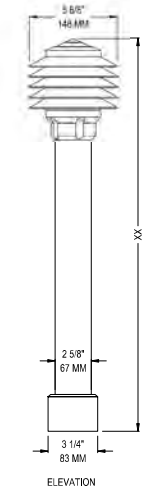
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 601271-Bikeway Landscape Rendering Details



auroralight

AURORALIGHT INC.
 2742 LOKER AVE. WEST
 CARLSBAD, CA 92010
 TOLL FREE: 1-877-942-1179
 PHONE: (760) 931-2910
 FAX: (760) 331-2916
 www.auroralight.com

- SELECT DESIRED VOLTAGE:
- [14] 12V
 - [120] 120V
- SELECT DESIRED WATTAGE:
- [10] 10W
 - [15] 15W
- SELECT DESIRED LED:
- [270] 2700K
 - [300] 3000K
 - [450] 4500K
 - [D] DIMMABLE
- SELECT DESIRED HEIGHT:
- [26] 26"
 - [32] 32"
 - [XX] SPECIFY (MIN.: 12" MAX.: 48")
- SELECT DESIRED AMS MOUNT:
- [1/2] 1/2" MALE THREAD
 - [G] GROUND STAKE
 - [T] 12" TRIDENT SPIKE
 - [S] SURFACE MOUNT
 - [L] LEVELING PEDESTAL
 - [P] PEDESTAL MOUNT



- NOTES:**
- SEE MANUFACTURER'S DETAILS FOR MOUNTING OPTIONS.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
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 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4159-055.



Ordering Code:
LUMS1 LUMINAIRE (PUMP & PILE)

Luminaire Detail Scale 1/16

Color: (specify)

Color Legend:
 X BLACK
 - WHITE
 - BRONZE
 - GREEN

Luminaire Matrix

COLOR Legend:
 X BLACK
 - WHITE
 - BRONZE
 - GREEN

OPTICS Legend:
 TYPE 8 CUTOFF
 TYPE V CUTOFF

PHOTO CONTROL Legend:
 X BUTTONEYE
 - PHOTO-EYE
 - NONE

SOCKET Legend:
 - NONE

POLE Legend:
 - NONE

BASE Legend:
 - NONE

POLE: 4" STRAIGHT PULTED W/ 3" TENSION 0.20" WALL THICKNESS 6063-T6 ALUMINUM ALLOY

BASE: CAST ALUMINUM W/ 300MM ALLOY W/ ACCESS COVER

BASE DETAIL REFERENCE TEMPLATE #T0000626

PRODUCT APPROVALS

HADC

EGST:

CONFIDENTIAL

Full Specification Drawing

HADC
 a Genlyte company
 100 Gateway Pk. Box 106
 Haverhill, Pennsylvania 17345-0106
 Phone: 717-375-7131
 Fax: 717-375-9575
 www.hadc.com

EG NAME:

REP. TERRITORY: SW PA

SCALE: DATE: 1-22

DRAWING NUMBER: C3881-DW301

REP: Streetscapes

REV: 0 PCL 07-07-07

BY: SMK DATE:

WASTE RECEPTACLE PICTORIAL

WASTE RECEPTACLE PICTORIAL

6' PARK BENCH PICTORIAL

6' PARK BENCH PICTORIAL

SUPPLIER:
 VICTORY STANLEY INC.
 P.O. BOX DRAWER 230
 DUNKIRK, MARYLAND 20754
 PH: (301) 856-8300
 FH: (800) 368-2573

MODEL:
 IRONSTITES MODEL NUMBER SO-42 (36 GAL.)
 LID: STANDARD TAPERED FORMED LID
 FRAME COLOR: BLACK

NOTES:
 1. OR APPROVED EQUAL TO THE SATISFACTION OF THE DEPARTMENT OF PLANNING AND ZONING AND/OR DEPARTMENT OF RECREATION, PARKS, AND CULTURAL ACTIVITIES.
 2. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURER'S INSTRUCTIONS.
 3. SEE PLAN FOR QUANTITY AND LOCATIONS.
 4. CUT PAVERS TO FIT AROUND MOUNTING LEG WHEN APPLICABLE.
 5. USE TAMPER RESISTANT HARDWARE.
 6. RECEPTACLE SHALL INCLUDE DOMED LID

STYLE: CRAM, CLASSIC SERIES C SERIES
 LENGTH: 6'
 FRAME: STEEL
 FRAME COLOR: V.B. BLACK

NOTES:
 1. BENCH TO BE SURFACE MOUNTED TO CONCRETE SKID PER MANUFACTURER'S INSTRUCTIONS. BURY SKID
 2. OR APPROVED EQUAL TO THE SATISFACTION OF THE DEPARTMENT OF PLANNING AND ZONING AND/OR DEPARTMENT OF RECREATION, PARKS, AND CULTURAL ACTIVITIES.
 3. SEE PLAN FOR QUANTITY

Proposed Redevelopment of the Breezeway Motel & Fairfax Gardens Apartments

City of Fairfax Board of Architectural Review Work Session



Breezeway Motel Proposed Architecture

*Precedent from Pulte Communities
Throughout the DC Metro Area*



Stacked Condos – 2-over-2

Crown Farm

*250 Decoverly Drive
Gaithersburg, MD 20878*



Townhomes with Terraces

Potomac Shores

*2001 Alder Lane
Potomac Shores, VA 22026*



Condo Flats

Tower Oaks

*3133 Royal Fern Place
Rockville, MD 20852*

Breezeway 20' RL TH – Rear Terrace



Breezeway 22' RL TH – Front Terrace



Breezeway 22' RL TH – Rear Terrace



Breezeway 22' FL TH – Rear Terrace





FRONT ELEVATION



Breezeway 7-Unit Street Scape
REAR ELEVATION



SIDE ELEVATIONS

Breezeway Active Adult Condo Flat Building



South Elevation



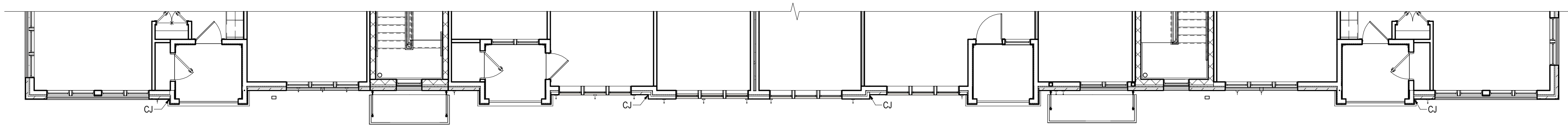
North Elevation (Fairfax Blvd)



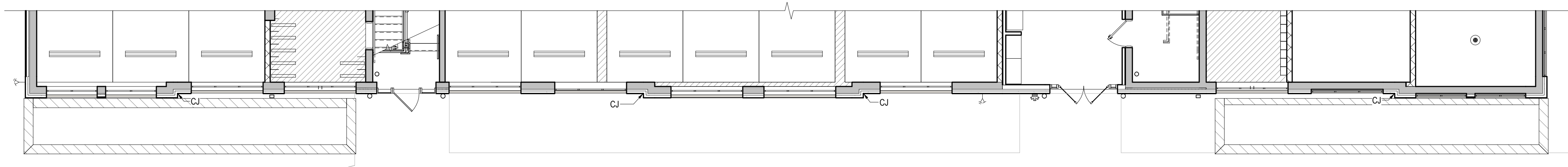
East Elevation (Garage Entrance)



BUILDING 1 - FRONT ELEVATION
 Scale: 1/8" = 1'-0"



BUILDING 1 - TYPICAL FLOOR PARTIAL PLAN
 Scale: 1/8" = 1'-0"



BUILDING 1 - GARAGE LEVEL PARTIAL PLAN
 Scale: 1/8" = 1'-0"

MATERIAL SCHEDULE			
NO.	MATERIAL	MANUF.	COLOR / FINISH
M-01	BRICK - TYPE A	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-02	BRICK - TYPE B	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-03	SOLDIER COURSE - TYPE B	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-04	FIBER CEMENT PANEL - TYPE A	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-05	FIBER CEMENT PANEL - TYPE B	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-06	FIBER CEMENT SIDING	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-07a	CEMENTITIOUS TRIM BOARD - TYPE A	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-07b	CEMENTITIOUS TRIM BOARD - TYPE B	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-08	MANUFACTURED MASONRY UNIT STONE	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-09	MANUFACTURED MASONRY UNIT HEADER	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-10	MANUFACTURED MASONRY UNIT SILL	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-11	MANUFACTURED MASONRY UNIT BAND	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-12	ROLL-UP DOOR	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-13	STORE FRONT	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-14	LIGHT FIXTURE - WALL LIGHT - AVI	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-15	VINYL WINDOW / DOOR	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-16	ALUMINUM FRAMED GRILL	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-17	DOWNSPOUT	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-18	ALUMINUM OVERFLOW SCUPPER	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-19	VENT - SEE MEP	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-20	ALUMINUM RAILING	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-21a	METAL COPING TYPE A	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-21b	METAL COPING TYPE B	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-22	METAL CANOPY	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-23	FASCIA BOARD	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-24	THROUGH WALL FLASHING	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-25	RELIEF ANGLE	REFER TO CDS MATRIX	REFER TO CDS MATRIX

PARAPET / ROOF LEGEND:	
TYPE	HEIGHT
A	10' 2" ABOVE T.O. PLATE
B	6' 10" ABOVE T.O. PLATE
C	6' 0" ABOVE T.O. PLATE
D	5' 0" ABOVE T.O. PLATE

- NOTES:**
- FINAL MATERIALS & COLOR SELECTION TO BE APPROVED BY OWNER.
 - COORDINATE MATERIAL & COLOR LOCATION WITH FINAL DSP APPROVED SET.
 - COORDINATE FINAL VENT LOCATIONS @ SITE W/MEP & ARCH.
 - OF 3'-0" CLEARANCE @ EXHAUST FAN COORDINATE W/MEP
 - BRICK LEDGE - WHERE BURIED.
 - CMU - IF 4'-0" OR LESS
 - CONCRETE - IF 4'-0" OR MORE

LEGEND:

FDC	WALL MOUNTED FIRE DEPARTMENT CONNECTION
DS	DOWN SPOUT
CJ	CONTROL JOINT

KEY PLAN

REVISIONS:

NO.	DESCRIPTION	DATE
SK1	MISC REV (RPT 1,2,3,4,5)	10/25/2019
	PERMIT SET	07/15/2019
3	MISC REVISIONS	06/17/2019
	PERMIT SET	05/01/2019
1	CR LIST REVISIONS	05/01/2019
	90% CD SUBMISSION	04/08/2019
	70% CD SUBMISSION	02/27/2019
	DD Submission	01/21/2019

PROJECT No: P/A.027A
 DRAWN BY: Author
 CHECKED BY: Checker
 PLOT DATE: 8/19/2020 1:34:42 PM
 FILE NAME: A-201(1)

ARCHITECT:

lessard DESIGN

8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
 P: 571.830.1800 | F: 571.830.1801
 www.LessardDesign.com

SEAL & SIGNATURE:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT IN THE STATE OF VIRGINIA. LICENSE NUMBER: 13308. EXPIRATION DATE: 05/25/2025.

OWNER:

PULTE HOME COMPANY
 9302, LEE HIGHWAY, SUITE 1000
 FAIRFAX, VA 22031
 TEL: 703.216.0110

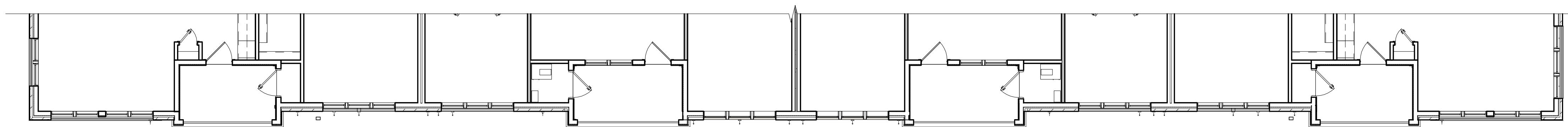
TOWER OAKS
 BELLFLOWER LANE, ROCKVILLE, MD.

BUILDING 1 - FRONT ELEVATION

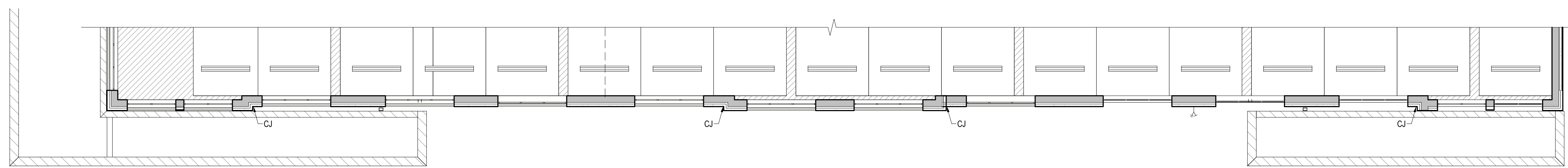
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1
A-202(1) **BUILDING 1 - REAR ELEVATION**
Scale: 1/8" = 1'-0"



BUILDING 1 - TYPICAL FLOOR PARTIAL PLAN
Scale: 1/8" = 1'-0"



BUILDING 1 - GARAGE LEVEL PARTIAL PLAN
Scale: 1/8" = 1'-0"

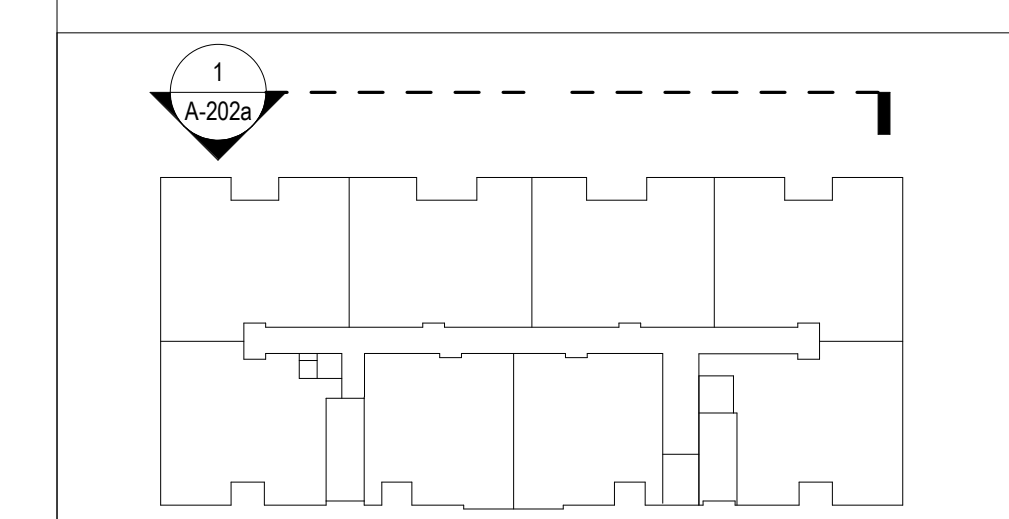
MATERIAL SCHEDULE			
NO.	MATERIAL	MANUF.	COLOR / FINISH
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M-02	BRICK - TYPE B	REFER TO CDS MATRIX	REFER TO CDS MATRIX
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M-18	ALUMINUM OVERFLOW SCUPPER	REFER TO CDS MATRIX	REFER TO CDS MATRIX
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M-25	RELIEF ANGLE	REFER TO CDS MATRIX	REFER TO CDS MATRIX

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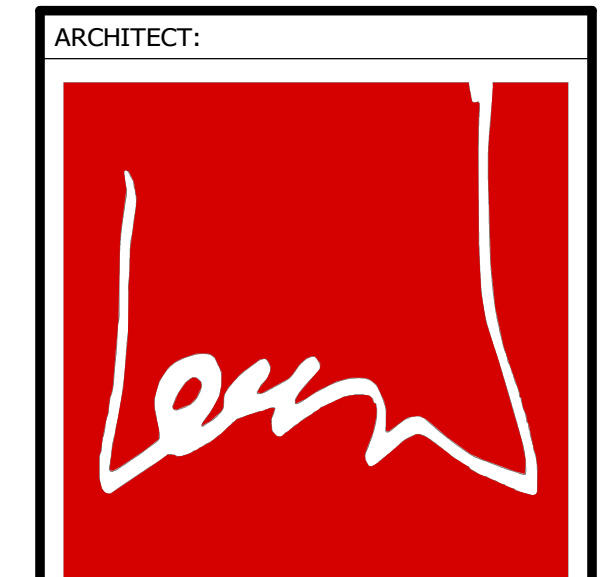
- NOTES:**
- FINAL MATERIALS & COLOR SELECTION TO BE APPROVED BY OWNER.
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LEGEND:

FDC	WALL MOUNTED FIRE DEPARTMENT CONNECTION
DS	DOWN SPOUT
CJ	CONTROL JOINT



KEY PLAN



**lessard
DESIGN**

8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.LessardDesign.com

SEAL & SIGNATURE:

1 QUANTITY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY THE ARCHITECT IS AN A.D.A. LICENSED ARCHITECT IN THE STATE OF VIRGINIA. LICENSE NUMBER: 13308. EXPIRATION DATE: 02/25/2025.

OWNER:

PULTE HOME COMPANY
9302, LEE HIGHWAY, SUITE 1000
FAIRFAX, VA 22031
TEL: 703.216.0110

TOWER OAKS
BELLFLOWER LANE, ROCKVILLE, MD.
BUILDING 1 - REAR ELEVATION

NO.	DESCRIPTION	DATE
SK3	GARAGE REVISIONS	11/15/2019
	PERMIT SET	07/15/2019
3	MISC. REVISIONS	06/17/2019
	PERMIT SET	05/01/2019
1	CR LIST REVISIONS	05/01/2019
	90% CD SUBMISSION	04/08/2019
	70% CD SUBMISSION	02/27/2019
	DD Submission	01/21/2019

PROJECT No: P/L 027A
DRAWN BY: Author
CHECKED BY: Checker
PLOT DATE: 8/19/2020 1:34:50 PM
FILE NAME:

A-202(1)



1
A-203(1) BUILDING 1 - LEFT ELEVATION
Scale: 1/8" = 1'-0"



2
A-203(1) BUILDING 1 - RIGHT ELEVATION
Scale: 1/8" = 1'-0"

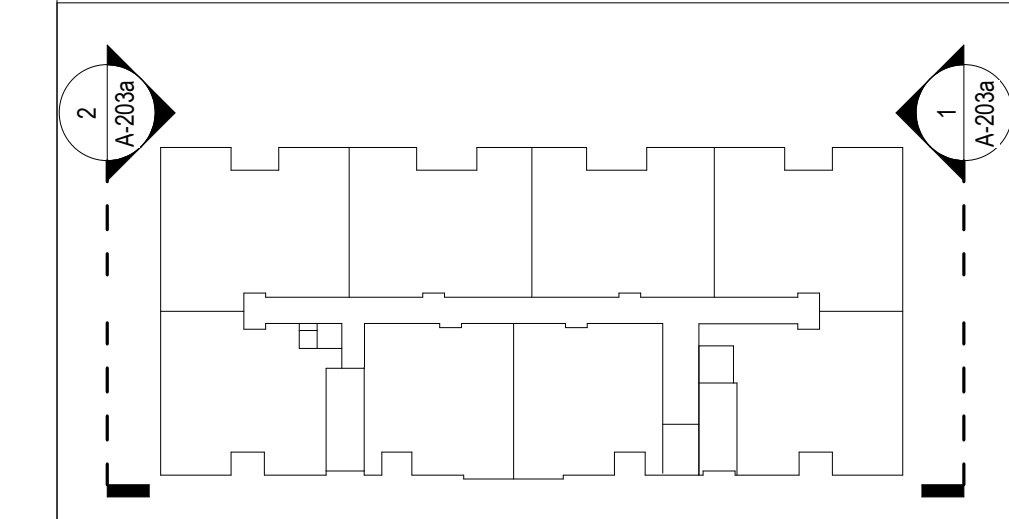
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M-03	SOLDIER COURSE - TYPE B	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-04	FIBER CEMENT PANEL - TYPE A	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-05	FIBER CEMENT PANEL - TYPE B	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-06	FIBER CEMENT SIDING	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-07a	CEMENTITIOUS TRIM BOARD - TYPE A	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-07b	CEMENTITIOUS TRIM BOARD - TYPE B	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-08	MANUFACTURED MASONRY UNIT STONE	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-09	MANUFACTURED MASONRY UNIT HEADER	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-10	MANUFACTURED MASONRY UNIT SILL	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-11	MANUFACTURED MASONRY UNIT BAND	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-12	ROLL-UP DOOR	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-13	STORE FRONT	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-14	LIGHT FIXTURE - WALL LIGHT - AVI	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-15	VINYL WINDOW / DOOR	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-16	ALUMINUM FRAMED GRILL	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-17	DOWNSPOUT	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-18	ALUMINUM OVERFLOW SCUPPER	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-19	VENT - SEE MEP	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-20	ALUMINUM RAILING	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-21a	METAL COPING TYPE A	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-21b	METAL COPING TYPE B	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-22	METAL CANOPY	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-23	FASCIA BOARD	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-24	THROUGH WALL FLASHING	REFER TO CDS MATRIX	REFER TO CDS MATRIX
M-25	RELIEF ANGLE	REFER TO CDS MATRIX	REFER TO CDS MATRIX

PARAPET / ROOF LEGEND:	
TYPE	HEIGHT
A	10' 2" ABOVE T.O. PLATE
B	6' 10" ABOVE T.O. PLATE
C	6' 0" ABOVE T.O. PLATE
D	5' 0" ABOVE T.O. PLATE

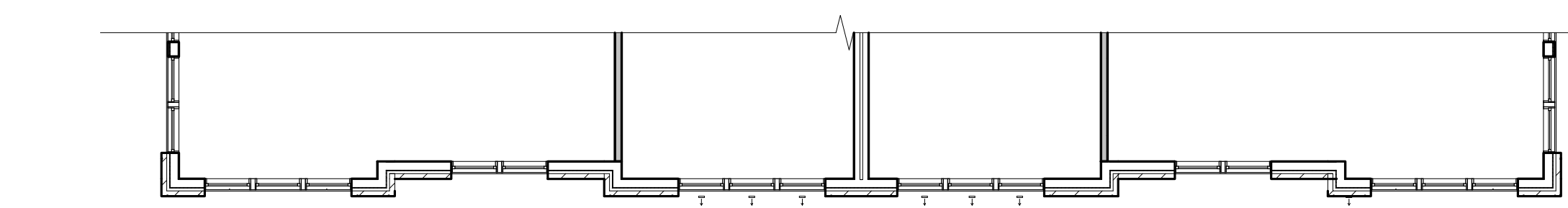
- NOTES:**
- FINAL MATERIALS & COLOR SELECTION TO BE APPROVED BY OWNER.
 - COORDINATE MATERIAL & COLOR LOCATION WITH FINAL DSUP APPROVED SET.
 - COORDINATE FINAL VENT LOCATIONS @ SITE WIMP & ARCH.
 - OF 3' - 0" CLEARANCE @ EXHAUST FAN COORDINATE WIMP
 - BRICK LEDGE - WHERE BURIED.
- CMU - IF 4'-0" OR LESS
- CONCRETE - IF 4'-0" OR MORE

LEGEND:

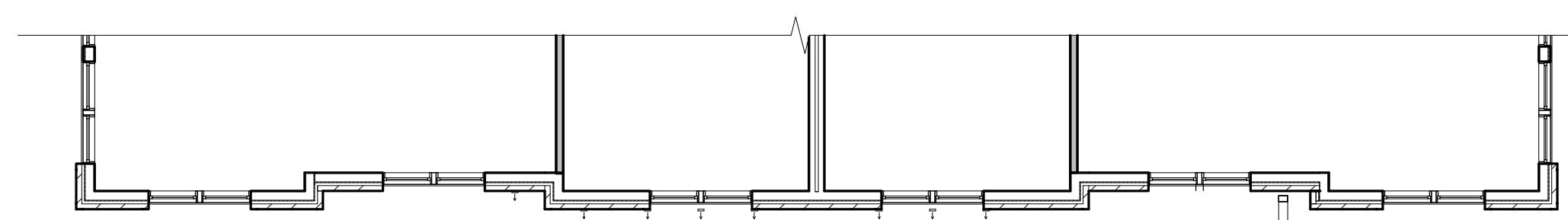
FDC	WALL MOUNTED FIRE DEPARTMENT CONNECTION
DS	DOWN SPOUT
CJ	CONTROL JOINT



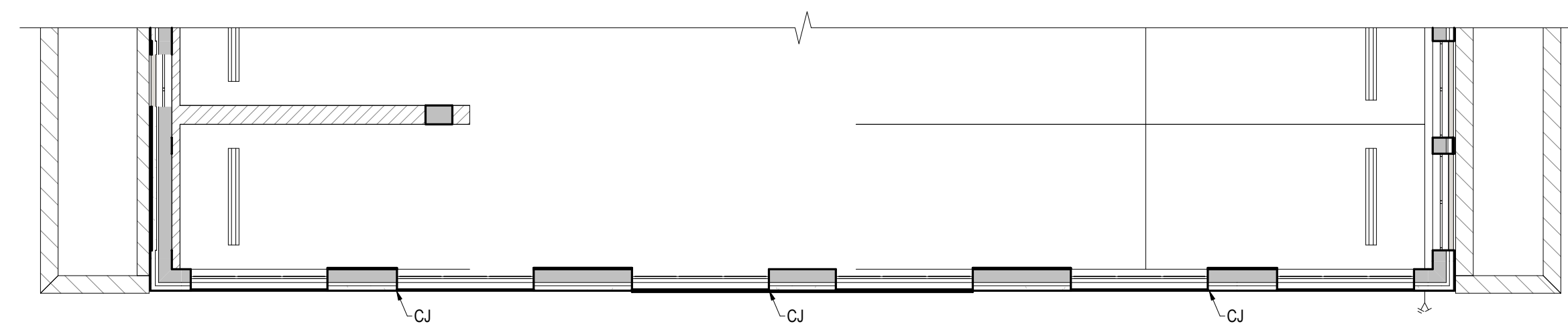
KEY PLAN



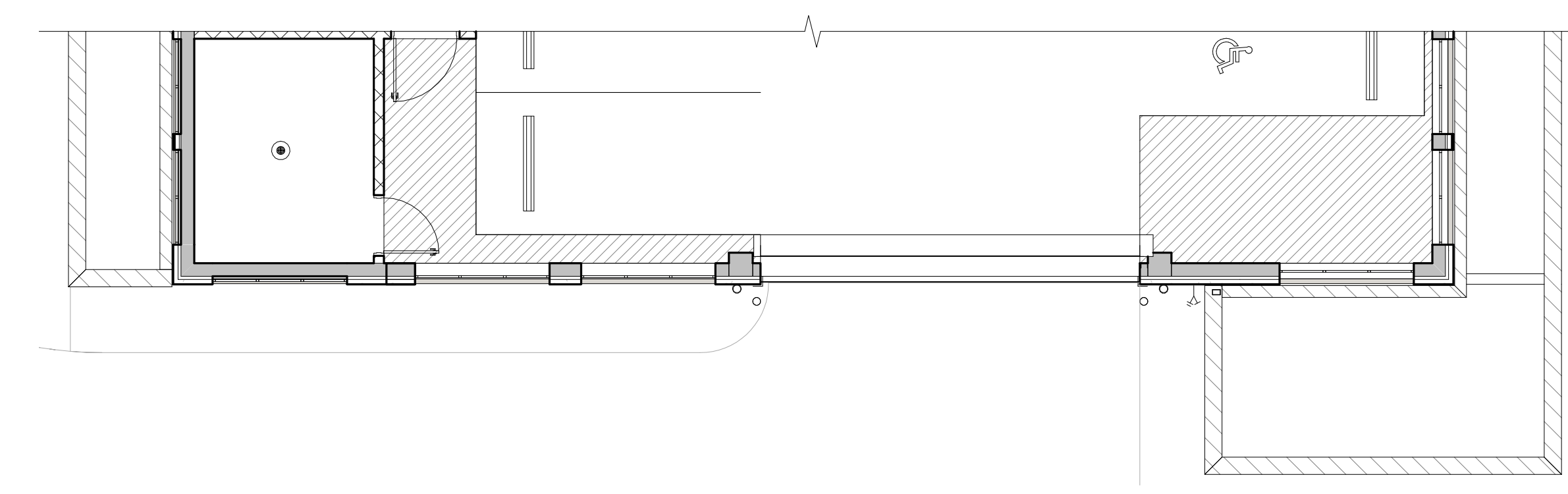
BUILDING 1 - TYPICAL FLOOR PARTIAL PLAN
Scale: 1/8" = 1'-0"



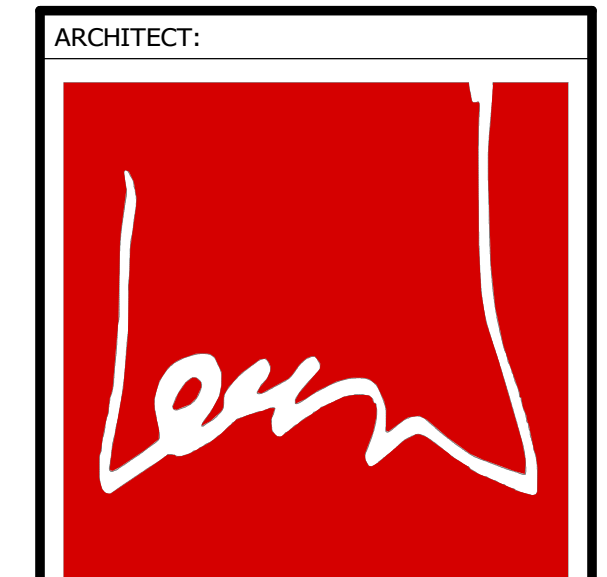
BUILDING 1 - TYPICAL FLOOR PARTIAL PLAN
Scale: 1/8" = 1'-0"



BUILDING 1 - GARAGE LEVEL PARTIAL PLAN
Scale: 1/8" = 1'-0"



BUILDING 1 - GARAGE LEVEL PARTIAL PLAN
Scale: 1/8" = 1'-0"



lessard
DESIGN

8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.LessardDesign.com

SEAL & SIGNATURE:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT IN THE STATE OF VIRGINIA. LICENSE NUMBER: 13308, EXPIRATION DATE: 02/25/2025.

OWNER:
PULTE HOME COMPANY
9302, LEE HIGHWAY, SUITE 1000
FAIRFAX, VA 22031
TEL: 703.216.0110

TOWER OAKS
BELLFLOWER LANE, ROCKVILLE, MD.

BUILDING 1 - RIGHT AND LEFT ELEVATIONS

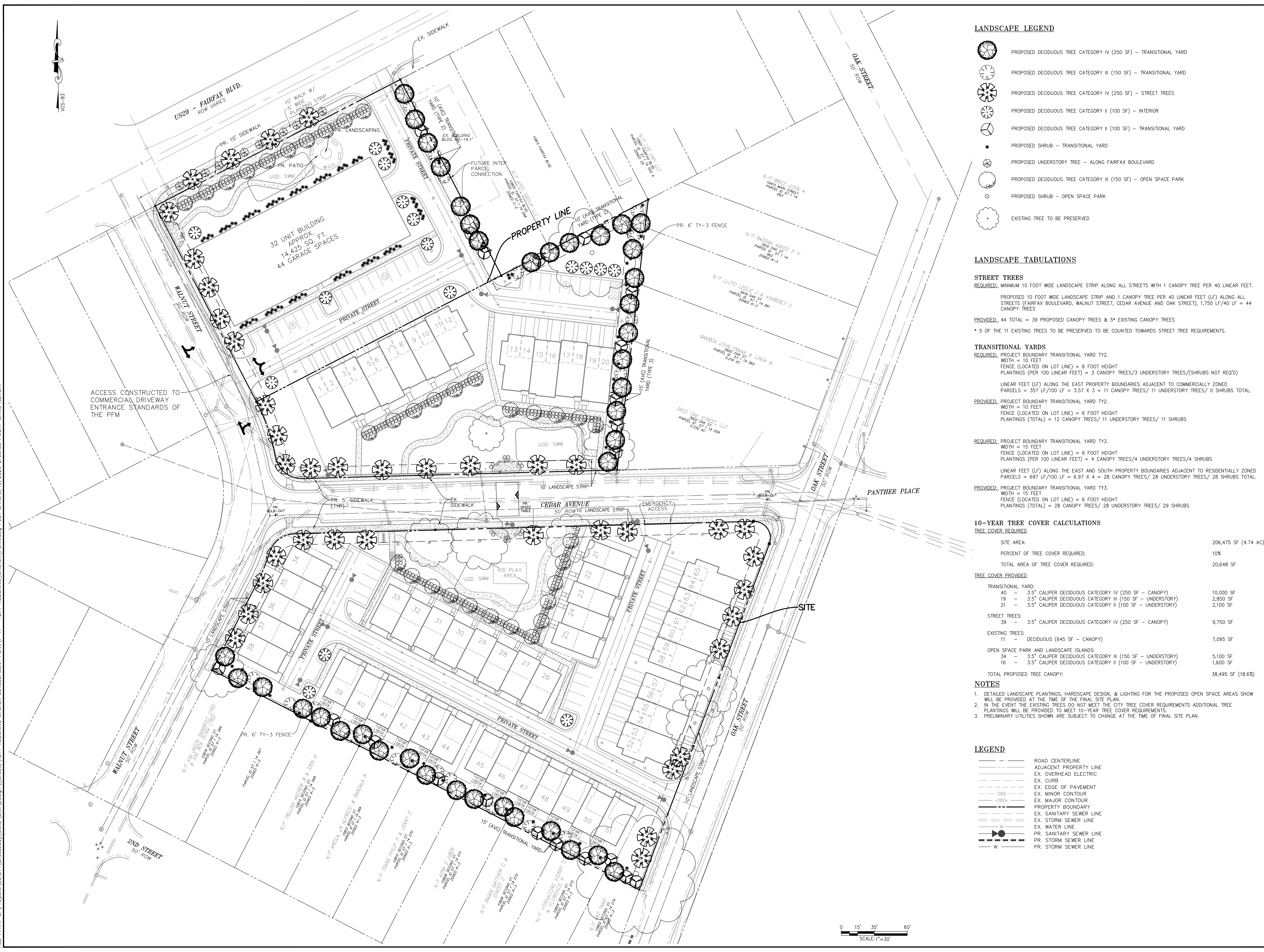
NO.	DESCRIPTION	DATE
SK3	GARAGE REVISIONS	11/15/2019
PERMIT SET		07/15/2019
3	MISC. REVISIONS	06/17/2019
PERMIT SET		05/11/2019
1	CR LIST REVISIONS	05/01/2019
90% CD SUBMISSION		04/08/2019
70% CD SUBMISSION		02/27/2019
DD Submission		01/21/2019

PROJECT No: P/A.027A
DRAWN BY: Author
CHECKED BY: Checker
PLOT DATE: 8/19/2020 1:35:02 PM
FILE NAME: A-203(1)









LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF) - TRANSITIONAL YARD
- PROPOSED DECIDUOUS TREE CATEGORY III (150 SF) - TRANSITIONAL YARD
- PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF) - STREET TREES
- PROPOSED DECIDUOUS TREE CATEGORY II (100 SF) - INTERIOR
- PROPOSED DECIDUOUS TREE CATEGORY II (100 SF) - TRANSITIONAL YARD
- PROPOSED SHRUB - TRANSITIONAL YARD
- PROPOSED UNDERSTORY TREE - ALONG FAIRFAX BOULEVARD
- PROPOSED DECIDUOUS TREE CATEGORY III (150 SF) - OPEN SPACE PARK
- PROPOSED SHRUB - OPEN SPACE PARK
- EXISTING TREE TO BE PRESERVED

LANDSCAPE TABULATIONS

STREET TREES

REQUIRED: MINIMUM 10 FOOT WIDE LANDSCAPE STRIP ALONG ALL STREETS WITH 1 CANOPY TREE PER 40 LINEAR FEET.
 PROPOSED 10 FOOT WIDE LANDSCAPE STRIP AND 1 CANOPY TREE PER 40 LINEAR FEET (LF) ALONG ALL STREETS (FAIRFAX BOULEVARD, WALNUT STREET, CEDAR AVENUE AND OAK STREET), 1,750 LF/40 LF = 44 CANOPY TREES
PROVIDED: 44 TOTAL = 39 PROPOSED CANOPY TREES & 5* EXISTING CANOPY TREES
 * 5 OF THE 11 EXISTING TREES TO BE PRESERVED TO BE COUNTED TOWARDS STREET TREE REQUIREMENTS.

TRANSITIONAL YARDS

REQUIRED: PROJECT BOUNDARY TRANSITIONAL YARD TY2.
 WIDTH = 10 FEET
 FENCE (LOCATED ON LOT LINE) = 6 FOOT HEIGHT
 PLANTINGS (PER 100 LINEAR FEET) = 3 CANOPY TREES/3 UNDERSTORY TREES/(SHRUBS NOT REQ'D)
 LINEAR FEET (LF) ALONG THE EAST PROPERTY BOUNDARIES ADJACENT TO COMMERCIAL ZONED PARCELS = 357 LF/100 LF = 3.57 X 3 = 11 CANOPY TREES/ 11 UNDERSTORY TREES/ 0 SHRUBS TOTAL
PROVIDED: PROJECT BOUNDARY TRANSITIONAL YARD TY2.
 WIDTH = 10 FEET
 FENCE (LOCATED ON LOT LINE) = 6 FOOT HEIGHT
 PLANTINGS (TOTAL) = 12 CANOPY TREES/ 11 UNDERSTORY TREES/ 11 SHRUBS

REQUIRED: PROJECT BOUNDARY TRANSITIONAL YARD TY3.

WIDTH = 15 FEET
 FENCE (LOCATED ON LOT LINE) = 6 FOOT HEIGHT
 PLANTINGS (PER 100 LINEAR FEET) = 4 CANOPY TREES/4 UNDERSTORY TREES/4 SHRUBS
 LINEAR FEET (LF) ALONG THE EAST AND SOUTH PROPERTY BOUNDARIES ADJACENT TO RESIDENTIALLY ZONED PARCELS = 697 LF/100 LF = 6.97 X 4 = 28 CANOPY TREES/ 28 UNDERSTORY TREES/ 28 SHRUBS TOTAL

PROVIDED: PROJECT BOUNDARY TRANSITIONAL YARD TY3.

WIDTH = 15 FEET
 FENCE (LOCATED ON LOT LINE) = 6 FOOT HEIGHT
 PLANTINGS (TOTAL) = 28 CANOPY TREES/ 28 UNDERSTORY TREES/ 29 SHRUBS

10-YEAR TREE COVER CALCULATIONS

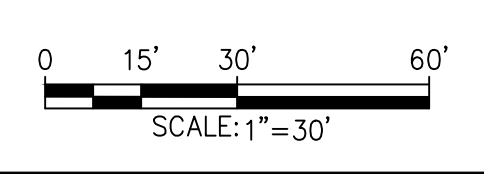
TREE COVER REQUIRED	
SITE AREA:	206,475 SF (4.74 AC)
PERCENT OF TREE COVER REQUIRED:	10%
TOTAL AREA OF TREE COVER REQUIRED:	20,648 SF
TREE COVER PROVIDED	
TRANSITIONAL YARD:	
40 - 3.5" CALIPER DECIDUOUS CATEGORY IV (250 SF - CANOPY)	10,000 SF
19 - 3.5" CALIPER DECIDUOUS CATEGORY III (150 SF - UNDERSTORY)	2,850 SF
21 - 3.5" CALIPER DECIDUOUS CATEGORY II (100 SF - UNDERSTORY)	2,100 SF
STREET TREES:	
39 - 3.5" CALIPER DECIDUOUS CATEGORY IV (250 SF - CANOPY)	9,750 SF
EXISTING TREES:	
11 - DECIDUOUS (645 SF - CANOPY)	7,095 SF
OPEN SPACE PARK AND LANDSCAPE ISLANDS:	
34 - 3.5" CALIPER DECIDUOUS CATEGORY III (150 SF - UNDERSTORY)	5,100 SF
16 - 3.5" CALIPER DECIDUOUS CATEGORY II (100 SF - UNDERSTORY)	1,600 SF
TOTAL PROPOSED TREE CANOPY:	38,495 SF (18.6%)

NOTES

- DETAILED LANDSCAPE PLANTINGS, HARDSCAPE DESIGN, & LIGHTING FOR THE PROPOSED OPEN SPACE AREAS SHOW WILL BE PROVIDED AT THE TIME OF THE FINAL SITE PLAN.
- IN THE EVENT THE EXISTING TREES DO NOT MEET THE CITY TREE COVER REQUIREMENTS ADDITIONAL TREE PLANTINGS WILL BE PROVIDED TO MEET 10-YEAR TREE COVER REQUIREMENTS.
- PRELIMINARY UTILITIES SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.

LEGEND

- ROAD CENTERLINE
- ADJACENT PROPERTY LINE
- EX. OVERHEAD ELECTRIC
- EX. CURB
- EX. EDGE OF PAVEMENT
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PROPERTY BOUNDARY
- EX. SANITARY SEWER LINE
- EX. STORM SEWER LINE
- EX. WATER LINE
- PR. SANITARY SEWER LINE
- PR. STORM SEWER LINE
- W



SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	8/6/2018	1	6/5/2019 ADDRESS CITY COMMENTS
2	4/7/2019	2	9/18/2019 ADDRESS CITY COMMENTS
3	6/7/2019	3	
4	9/20/2019	4	

CLIENT
 FULLIE HOME COMPANY, LLC
 9302 LEE-HIGHWAY, SUITE 1000
 FAIRFAX, VA 22031

13881 SUNRISE VALLEY DRIVE, SUITE 200
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 (703) 450-7500 FAX (703) 450-0889
 HERNDON, VIRGINIA
 BLANCKENHORN LARSON WILKINS
 P.A. ARCHITECTS - RICHMOND
 WWW.ATCSPLC.COM

ATCS

LANDSCAPE PLAN
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN

LOCATION
 FAIRFAX CITY, VIRGINIA

AUTHOR:	A.A.H.
CHECK:	G.A.B.
PROJ.#:	001271
DATE:	7/19/2018
SCALE:	1"=30'

SHEET: 7 OF 24