



9917 Fairfax Blvd

Table of Contents

1	Cover Sheet
2	Existing Conditions Aerial
3	Existing Conditions Photo Exhibit
4	GDP/SUP Plat Site Plan
5	GDP/SUP Plat Landscape Plan
6	Rendered Landscape Plan
7A-7D	3-D Perspective Site Renderings
8	Building Elevations
9	Site Furnishings and Equipment
10	Photometric Plan
11A-11B	Lighting Fixtures

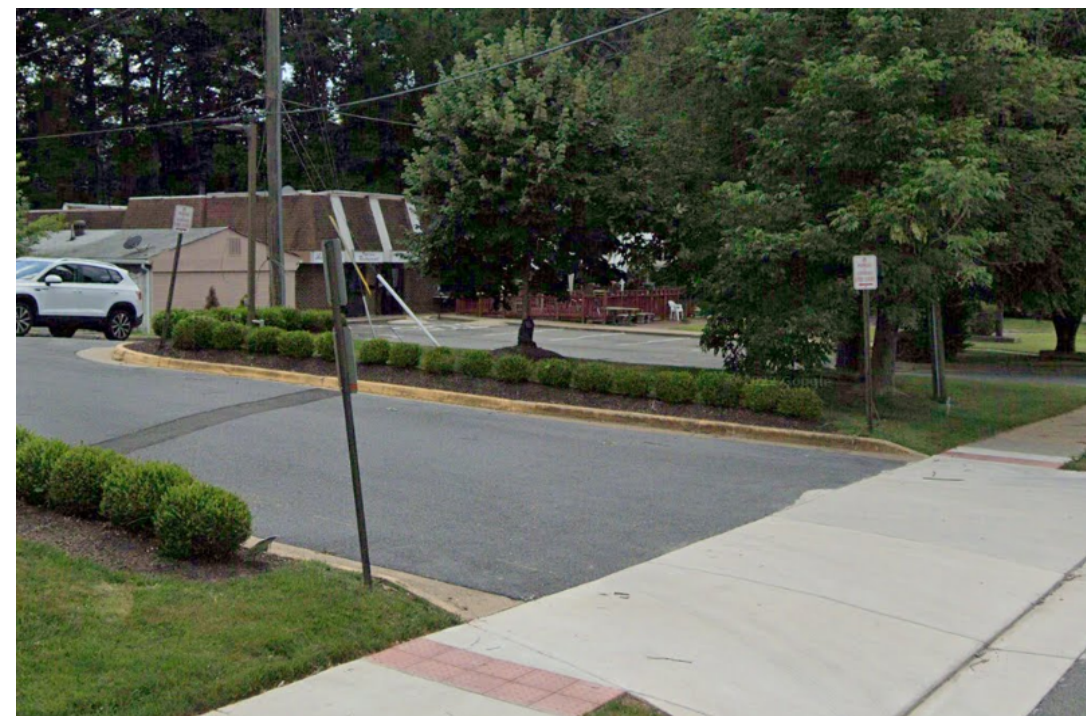
Board of Architecture Review Certificate of Appropriateness

Date: 11/09/2023





Existing Conditions Aerial



1 Fairfax Blvd, West of Frontage



2 Fairfax Blvd, Center of Frontage



3 Fairfax Blvd by Intersection



4 Lion Run, West of Property



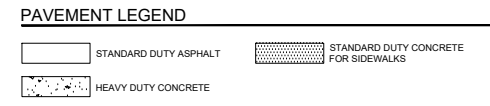
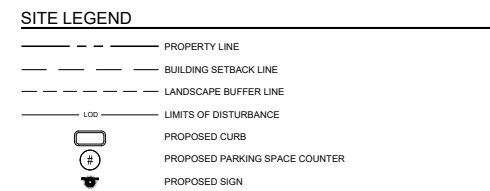
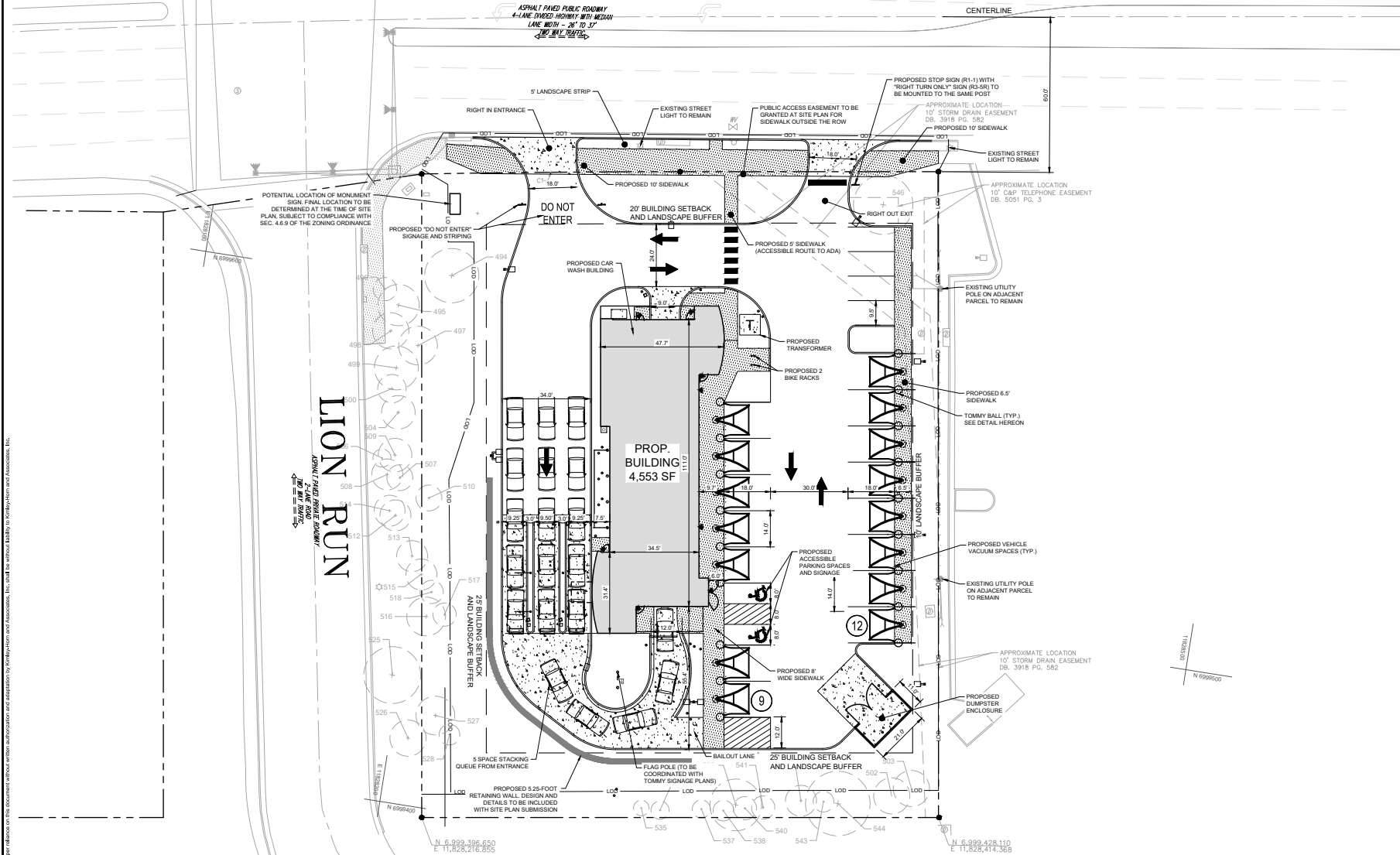
5 Lion Run, Southwest of Property



6 Lion Run, South of Property

FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY



ZONING TABULATIONS

TAX MAP NUMBER: 48-3-13-001
 PROPERTY AREA: ±1.15 ACRES
 EXISTING ZONING: CR (COMMERCIAL RETAIL)
 PROPOSED ZONING: CR (COMMERCIAL RETAIL) WITH SUP (SPECIAL USE PERMIT)
 EXISTING USE: RESTAURANT/RETAIL
 PROPOSED USE: CAR WASH
 COMP PLAN LAND USE: CC (COMMERCIAL CORRIDOR)
 BUILDING AREA: 4,553 SF
 PARKING REQUIRED: 1 SPACE PER EMPLOYEE = 5 SPACES
 PARKING PROPOSED: 21 SPACES WITH 2 ADA
 LOADING REQUIRED: NONE FOR BUILDINGS UNDER 10,000 SF
 LOADING PROVIDED: NONE
 STACKING REQUIRED: 4 SPACES MEASURED FROM ENTRANCE TO WASH BAY
 STACKING PROVIDED: 20 SPACES

ZONING COMPLIANCE

	REQUIRED	PROPOSED
BUILDING YARDS		
FRONT (FAIRFAX BLVD)	20 FT	52.1 FT
SIDE STREET (LION RUN)	25 FT	65.2 FT
SIDE INTERIOR (EAST)	10 FT	82.0 FT
SIDE INTERIOR (SOUTH)	25 FT	69.7 FT
LANDSCAPE BUFFERS		
RIGHT-OF-WAY (FAIRFAX BLVD)	20 FT	25 FT
RIGHT-OF-WAY (LION RUN, WEST)	25 FT	25 FT
RIGHT-OF-WAY (LION RUN, SOUTH)	25 FT	25 FT
COMMERCIAL (EAST)	0 FT	10 FT
BULK REQUIREMENTS		
MINIMUM LOT AREA	20,000 SF	49,971
MAXIMUM BUILDING COVERAGE	60%	9.1% (4,553 / 49,971)
MAXIMUM LOT COVERAGE	85%	60.0% (29,770 / 49,971)
MAXIMUM BUILDING HEIGHT	60 FT	26.8 FT

STORMWATER NARRATIVE

IN THE EXISTING CONDITION, THE PROPERTY IS PREDOMINANTLY IMPERVIOUS WITH APPROXIMATELY 29,075 SF OF THE 49,971 SF PROPERTY COVERED BY PAVEMENT OR BUILDINGS (58.2%). GENERALLY THE PROPERTY SLOPES SOUTH TO NORTH OF THE SITE AS LARGE PORTIONS OF THE PARKING LOT SHEET FLOW INTO FAIRFAX BOULEVARD. ULTIMATELY ALL RUNOFF FROM THE PROPERTY IS COLLECTED IN STORM DRAIN INLETS AND CONVEYED WEST ALONG FAIRFAX BOULEVARD.

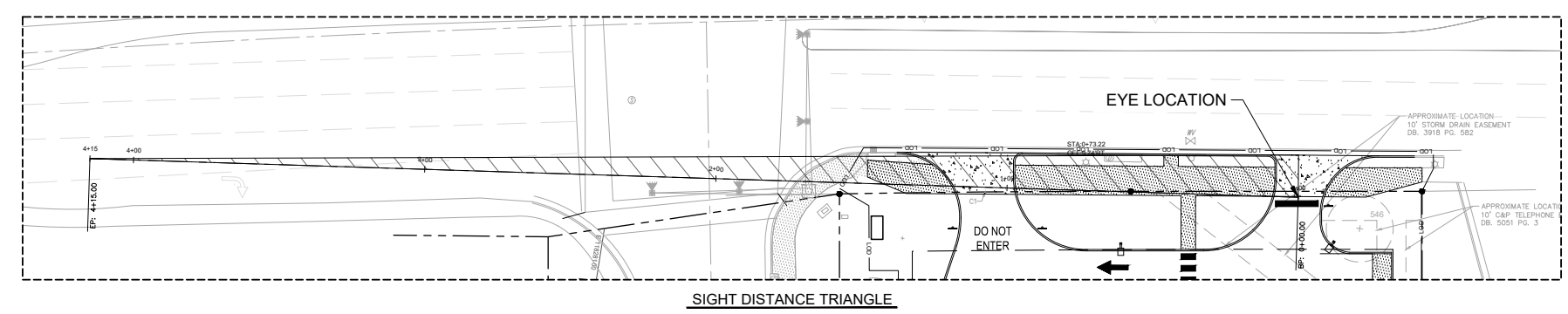
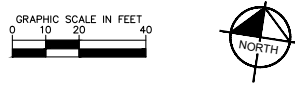
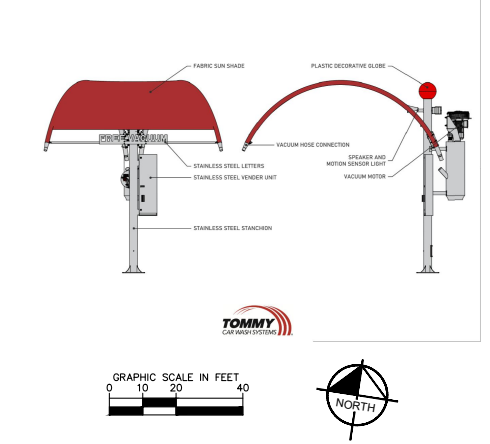
IN THE PROPOSED CONDITION, APPROXIMATELY 700 SF OF IMPERVIOUS COVER WILL BE ADDED, RESULTING IN A PROPOSED LOT COVERAGE OF 60.0%. SITE TOPOGRAPHY WILL REMAIN THE SAME AS THE SITE WILL CONTINUE TO SLOPE TOWARDS FAIRFAX BOULEVARD. A DRAINAGE NETWORK IS PROPOSED ON-SITE AND STORMWATER MANAGEMENT WILL BE PROVIDED VIA A PROPOSED UNDERGROUND DETENTION FACILITY.

THE PROPOSED DETENTION BASIN WITH ISOLATOR ROW IS DESIGNED TO MEET CHANNEL PROTECTION, FLOOD PROTECTION, AND WATER QUALITY REQUIREMENTS ESTABLISHED BY VIRGINIA DEQ.

NOTE

ALL PORTIONS OF EXISTING OR PROPOSED SIDEWALKS ON PRIVATE PROPERTY WILL BE SUBJECT TO A PUBLIC ACCESS EASEMENT.

TOMMY CAR WASH SYSTEMS - VACCUM ELEVATIONS



DATE: _____ BY: _____

REVISIONS:

NO.	DATE	DESCRIPTION

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 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
 PHONE: 703.874.1300 FAX: 703.874.1350
 WWW.KIMLEY-HORN.COM

SPECIAL USE PERMIT PLAT

PROJECT: 110790001
 DATE: 11/10/2023
 SCALE: AS SHOWN
 DESIGNED BY: CMH
 DRAWN BY: EPR
 CHECKED BY: CMH

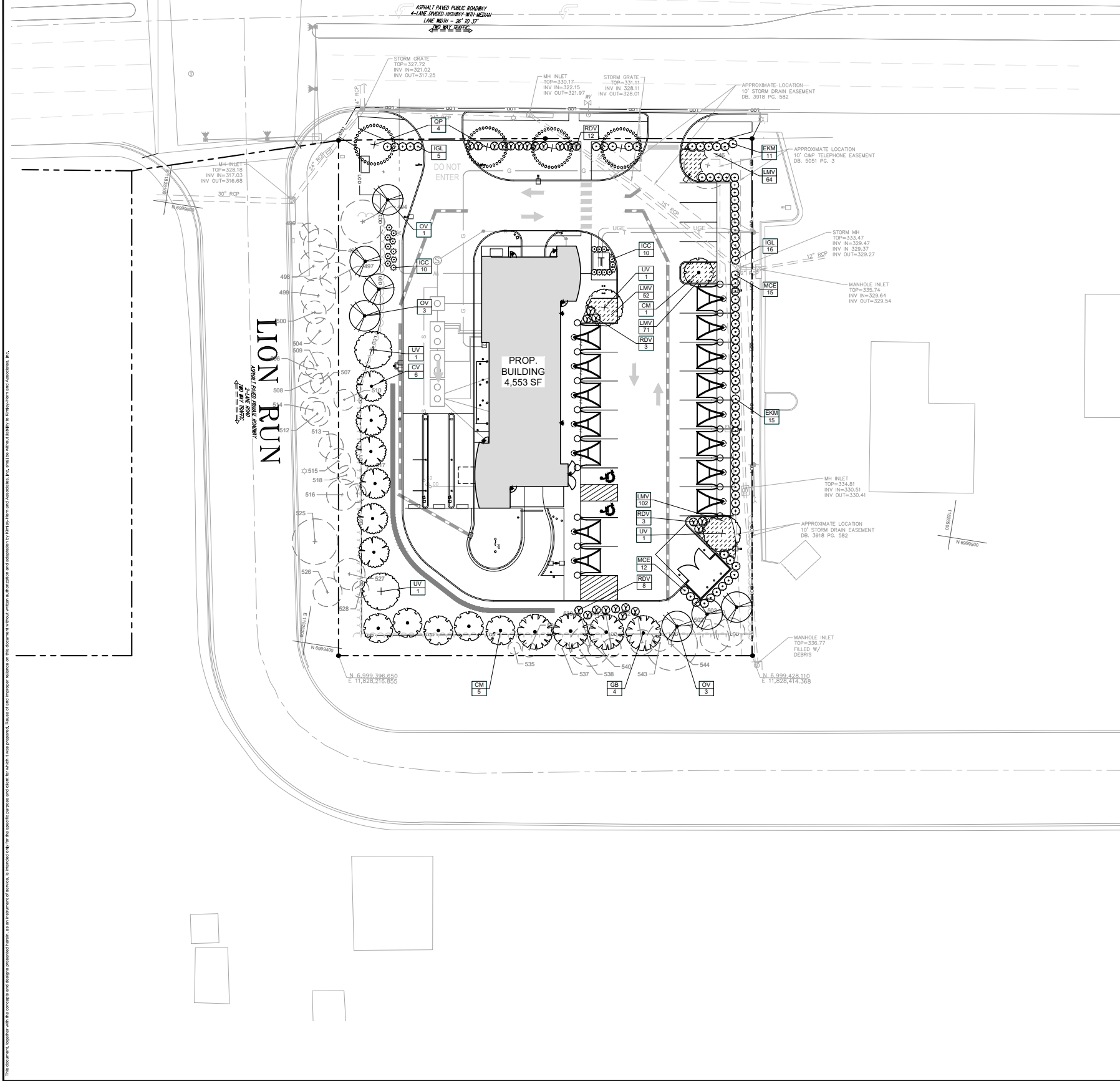
TOMMY'S CAR WASH
 9917 FAIRFAX BLVD
 PREPARED FOR:
 OLYMPUS PINES
 CITY OF FAIRFAX

VIRGINIA

SHEET NUMBER
4

FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY



Qty.	Key	Botanical Name	Common Name	Size	Type	10 Yr. Canopy
Canopy Tree						
4	GB	<i>Ginkgo biloba</i> Princeton Sentry	Princeton Sentry Ginkgo	3.5" Cal. B & B	75	300
4	QP	<i>Quercus phellos</i>	Willow Oak	3.5" Cal. B & B	250	1,000
4	UV	<i>Ulmus americana</i> Valley Forge	American Elm	3.5" Cal. B & B	350	1,000
						Canopy Trees Subtotal: 2,000
Understory Trees						
6	CV	<i>Chionanthus virginicus</i>	White Fringetree	3.5" Cal. B & B	125	750
6	CM	<i>Cornus mas</i>	Cornelian Cherry Dogwood	3.5" Cal. B & B	125	750
7	OV	<i>Ostrya virginiana</i>	Eastern Hophornbeam	3.5" Cal. B & B	125	875
						Understory Trees Subtotal: 2,375
						Total (s.f.) 4,375
Shrubs						
26	EKM	<i>Euonymus alatus</i> Manhattan	Manhattan Euonymus	30" Ht.	Cont.	
20	ICC	<i>Ilex crenata</i> Compacta	Dwarf Japanese Holly	30" Ht.	Cont.	
21	IG	<i>Ilex glabra</i>	Boxwood	30" Ht.	Cont.	
27	MCE	<i>Morrelia cernifera</i> Fairfax	Fairfax Wax Myrtle	30" Ht.	Cont.	
28	RDV	<i>Rhododendron x Delaware</i> Valley White	Delaware Valley White Azalea	30" Ht.	Cont.	
Groundcover						
289	LMV	<i>Liriope muscari</i> Variegata	Variegated Lily Turf	2 gal.	Cont.	

Note: 1. Any changes to the Landscape Schedule is subject to approval by the City of Fairfax's Urban Forester.

TREE CANOPY TABULATIONS	
Per Zoning Code 4.5.6.A	
Site Area	50,094 SF
Development District: Commercial Retail	
Tree Canopy Required (10% required)	5,009 SF
Tree Canopy Provided through Tree Preservation	10,409 SF
Tree Canopy Provided through Planting	4,375 SF
Total Canopy Provided	14,784 SF

TRANSITIONAL YARDS			
Per Zoning Code 4.5.3			
Proposed Development District: Commercial Retail			
Location	Adjacent Development District	Width	Transitional Yard Required
North Boundary	Commercial Retail		None
East Boundary	Commercial Retail		None
South Boundary	Residential Medium (RM)	15 LF	Transitional Yard 3
West Boundary	Residential Medium (RM)	15 LF	Transitional Yard 3

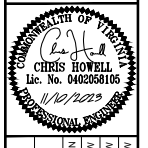
Buffer Tabulations			
Per Zoning Code 4.5.5			
South Boundary Length = 189 LF			
Buffer Type	Transitional Yard 3		
Plant Material Type	Quantity Required	Quantity Provided	
Canopy Tree	(4/100 LF) = 8	4	
Existing Trees		4	
Understory Tree	(4/100 LF) = 8	8	
Shrubs	(4/100 LF) = 8	8	
West Boundary Length = 240 LF			
Buffer Type	Transitional Yard 3		
Plant Material Type	Quantity Required	Quantity Provided	
Canopy Tree	(4/100 LF) = 10	2	
Existing Trees		8	
Understory Tree	(4/100 LF) = 10	10	
Shrubs	(4/100 LF) = 10	10	

STREET TREES		
Per Zoning Code 4.5.6.B		
Number of Street Trees Required (1 per 40 LF)		
	Length	Trees
Fairfax Boulevard	150 LF	4
Lion Run	240 LF	7
Trees Provided		
		Trees
Fairfax Boulevard		4 (Note 1)
Lion Run		0 (Note 2)
Notes:		
1. Street trees along Fairfax Boulevard are located behind the 10' shared use path to maintain safe sight triangles per Sec. 4.5.6.B.2.		
2. Existing Trees along Lion Run to remain undisturbed, therefore Street trees are not provided.		

INTERIOR PARKING LANDSCAPING	
Per Zoning Code 4.5.7.D	
Number of Parking Spaces Provided	21
Trees Required (1 per 10 parking spaces)	3
Proposed Trees Provided:	3
Existing Trees to Remain	1
Notes:	
1. All portions with frontage along a public right of way shall be screened with a continuous hedge, 30' min at time of planting per Zoning Code 4.5.7.C.1	

NO.	REVISIONS	DATE

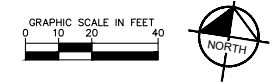
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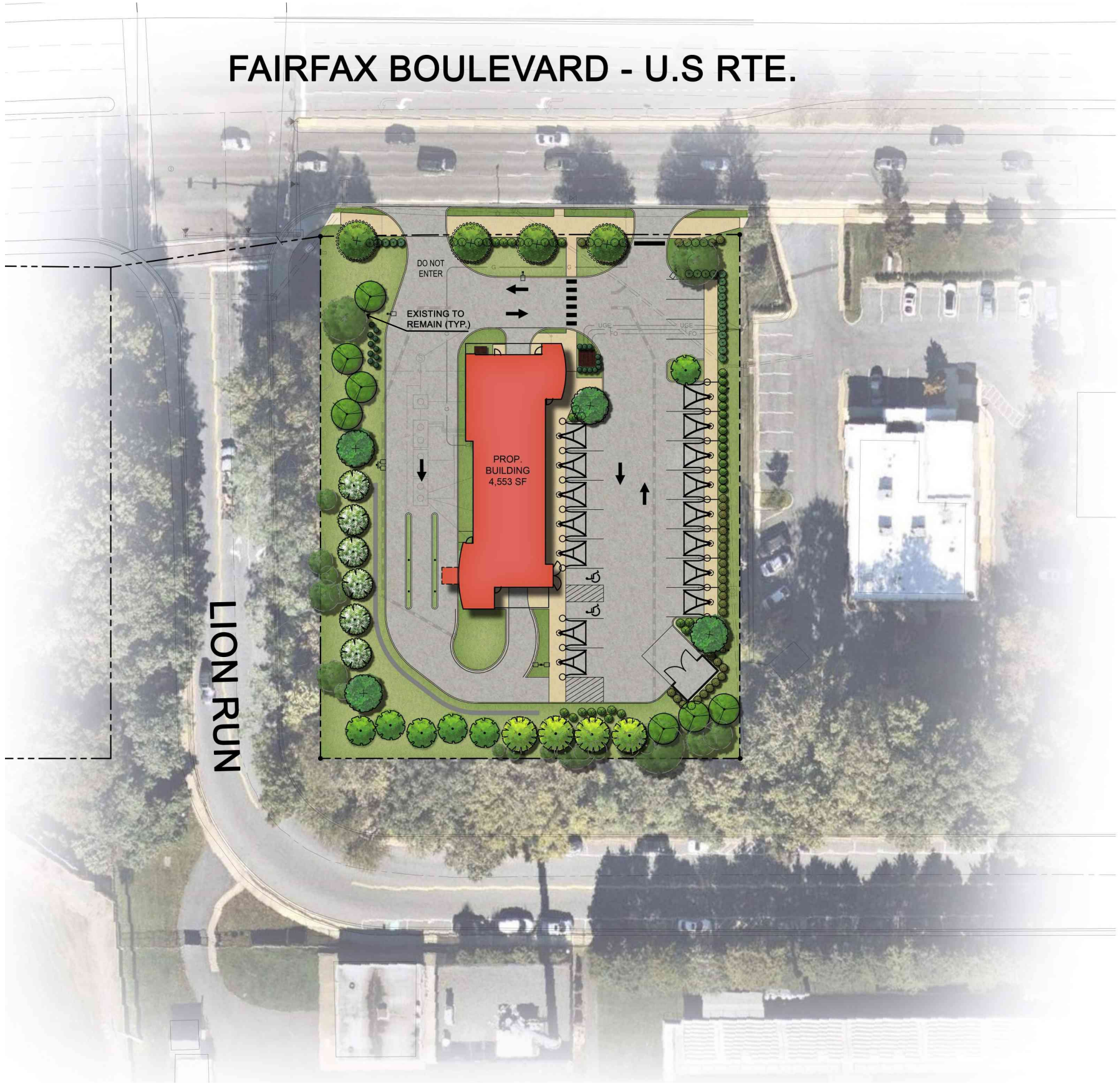
MVA PROJECT	110790001
DATE	11/10/2023
SCALE	AS SHOWN
DESIGNED BY	WDV
DRAWN BY	WDV
CHECKED BY	WDV

CONCEPTUAL LANDSCAPE PLAN

TOMMY'S CAR WASH
 9917 FAIRFAX BLVD
 PREPARED FOR
 OLYMPUS PINES
 VIRGINIA
 CITY OF FAIRFAX
 SHEET NUMBER
5



FAIRFAX BOULEVARD - U.S RTE.





9917 Fairfax Blvd

Fairfax, Virginia



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

Illustrative Rendering

23023.00

11.02.23

Page 1





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Fairfax, Virginia



*Note: For conceptual illustration only.
Design, dimensions, colors, materials,
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Illustrative Rendering

23023.00
11.02.23
Page 2





9917 Fairfax Blvd
Fairfax, Virginia



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Illustrative Rendering

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11.02.23
Page 3





9917 Fairfax Blvd
Fairfax, Virginia

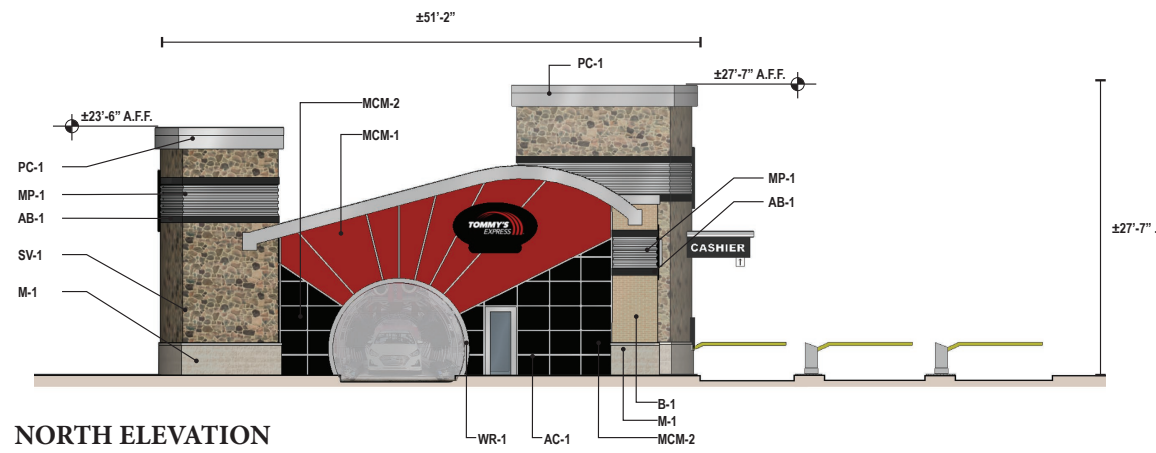


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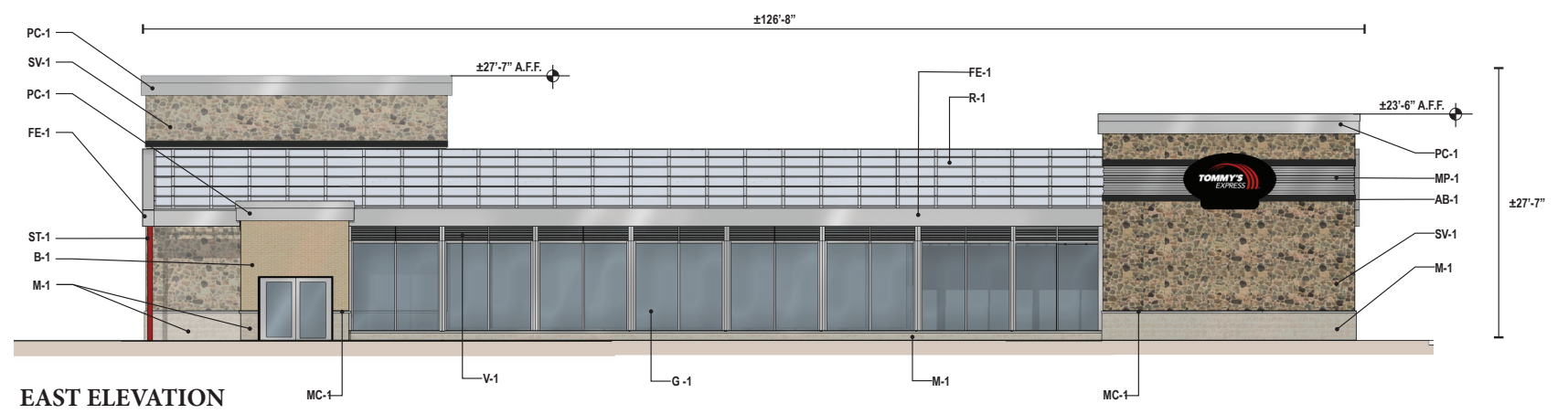
Illustrative Rendering

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Page 4

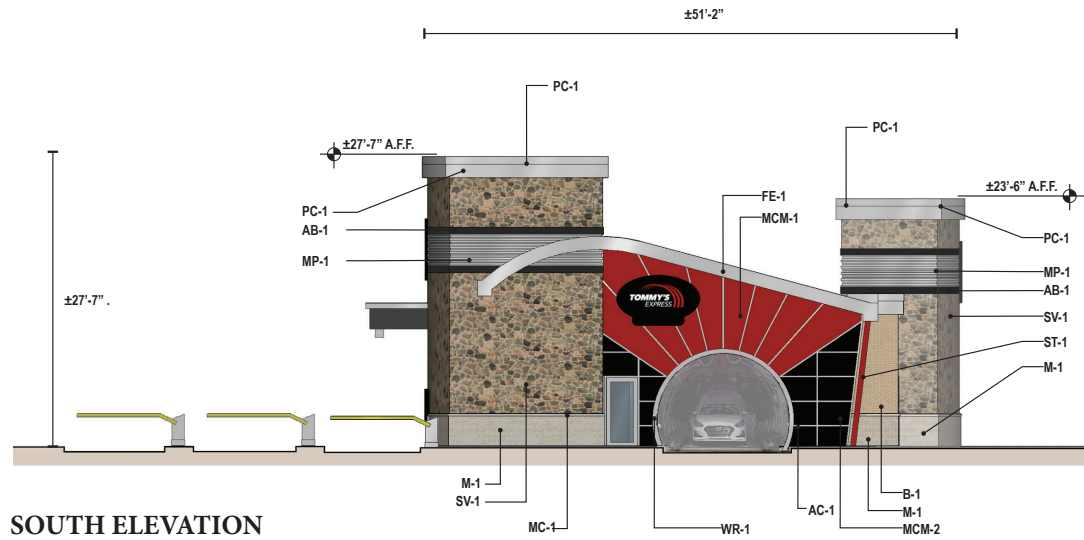




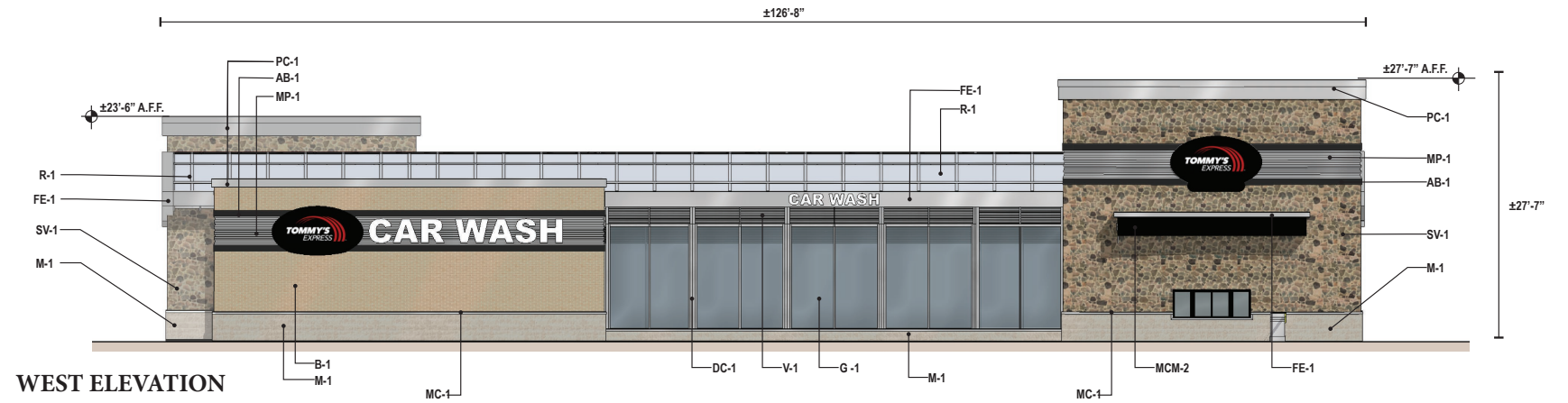
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

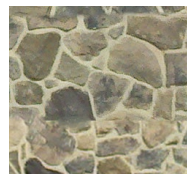


WEST ELEVATION

MATERIAL SELECTION



B-1 BRICK
GLEN GERY BRICK - BEIGE GRAY VELOUR



SV-1 ELDORADO STONE VENEER
FIELD STONE



M-1 SPLIT FACE CMU
BETCO SUPREME
BUFF # 5246



MC-1 PRECAST CONCRETE
SILL
COLOR TO MATCH C-1



PC-1 TOWER FASCIA
ALUMINUM METAL COMPOSITE
MATERIAL (MCM)
ARCONIC REYNBOND-
METALLIC SILVER
4MM Fire-Retardant Core



ST-1 PROSPIANT - 5-STAGE
POWDER COATED STEEL
- SIGNAL RED



R-1 ROOF SYSTEM
ACRYLIC ROOF PANELS
FOR ILLUSTRATION OF
ROOF MATERIAL
ONLY



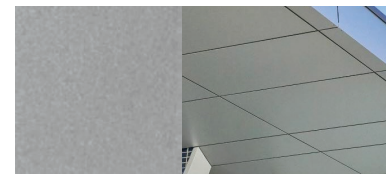
R-1 ROOF SYSTEM
ACRYLITE HEATSTOP HI IM-
PACT MULTISKIN - COOL BLUE
WHITE



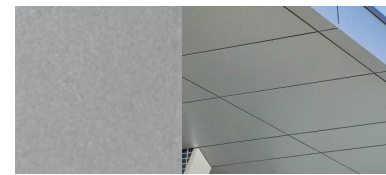
MCM-1 FLAT SHEET ALUMINUM METAL COMPOSITE MATERIAL.
CITADEL, SINOCORE SERIES - SIGNAL RED
Composition:
.024" Smooth Aluminum
4mm Polypropylene
.010" Primed Aluminum



MCM-2 FLAT SHEET ALUMINUM METAL COMPOSITE MATERIAL.
CITADEL, SINOCORE SERIES - EBONY
Composition:
.024" Smooth Aluminum
4mm Polypropylene
.010" Primed Aluminum



FE-1 ROOF FASCIA
FLAT SHEET ALUMINUM METAL COMPOSITE MATERIAL.
ALPOLIC PE - TBX METALLIC SILVER
Composition:
.020" Aluminum
4mm Polypropylene
.020" Aluminum



DC-1 DOWNSPOUT COVER FLAT SHEET ALUMINUM METAL
COMPOSITE MATERIAL. ALPOLIC PE - TBX METALLIC SILVER
Composition:
.020" Aluminum
4mm Polypropylene
.020" Aluminum



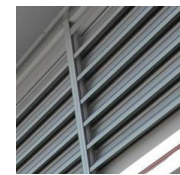
AC-1 MCM CURTAINWALL
REVEALS - TUBELITE 200
SERIES CURTAINWALL
CLEAR ANODIZED



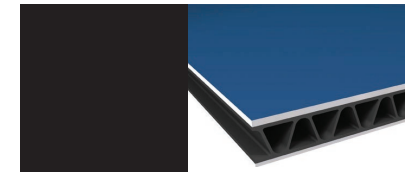
G-1 ALUMINUM STORE-
FRONT SYSTEM
CLEAR ANODIZED



MP-1 ALUMINUM RIBBED
METAL PANEL
ATAS BELVEDERE 7.2" RIB
- SILVERSMITH



V-1 METAL VENT LOUVERS
CLEAR ANODIZED/SILVER



AB-1 ALUMINUM METAL COMPOSITE MATERIAL (MCM)
FLAT SHEET AND COIL. ATAS - BLACK
6MM Thickness
Composition:
.032 Prefinished Aluminum
Polypropylene Core



WR-1 GARAGE DOOR RING WRAP
MCM, FLAT SHEET
CITADEL - CLEAR SATIN ANODIZED
Composition:
Aluminum Face & Back
4MM Phenolic Resin Core



9917 Fairfax Blvd | Fairfax, Virginia

11/2/2023



Textured Tommy Ball

Part Number: A-BALL-TX

Description: Textured Tommy Ball - Carwash Site Accent for use as a Trash Can, Planter, Traffic Guide, or Decoration

Site Map: Tommy Store > Vacuum and Vending

Price: Go Online for Price

Detailed Description

The Tommy Ball is a fun new take on facility accents with a number of different practical applications around the car wash. The spherical shape matches Totally Tommy starbursts and the arches found in Tommy wash equipment and vacuum stations and provides an attractive and memorable visual reference point for passing customers.

Uses include:

- Trash Cans
- Planters
- Highly visible traffic guides or facility accents
- Vacuum Hose Holders (please see alternate part numbers)

Please select the correct option (LINER or NO LINER) and color for your intended use. Tommy balls equipped with hose holsters are also available.

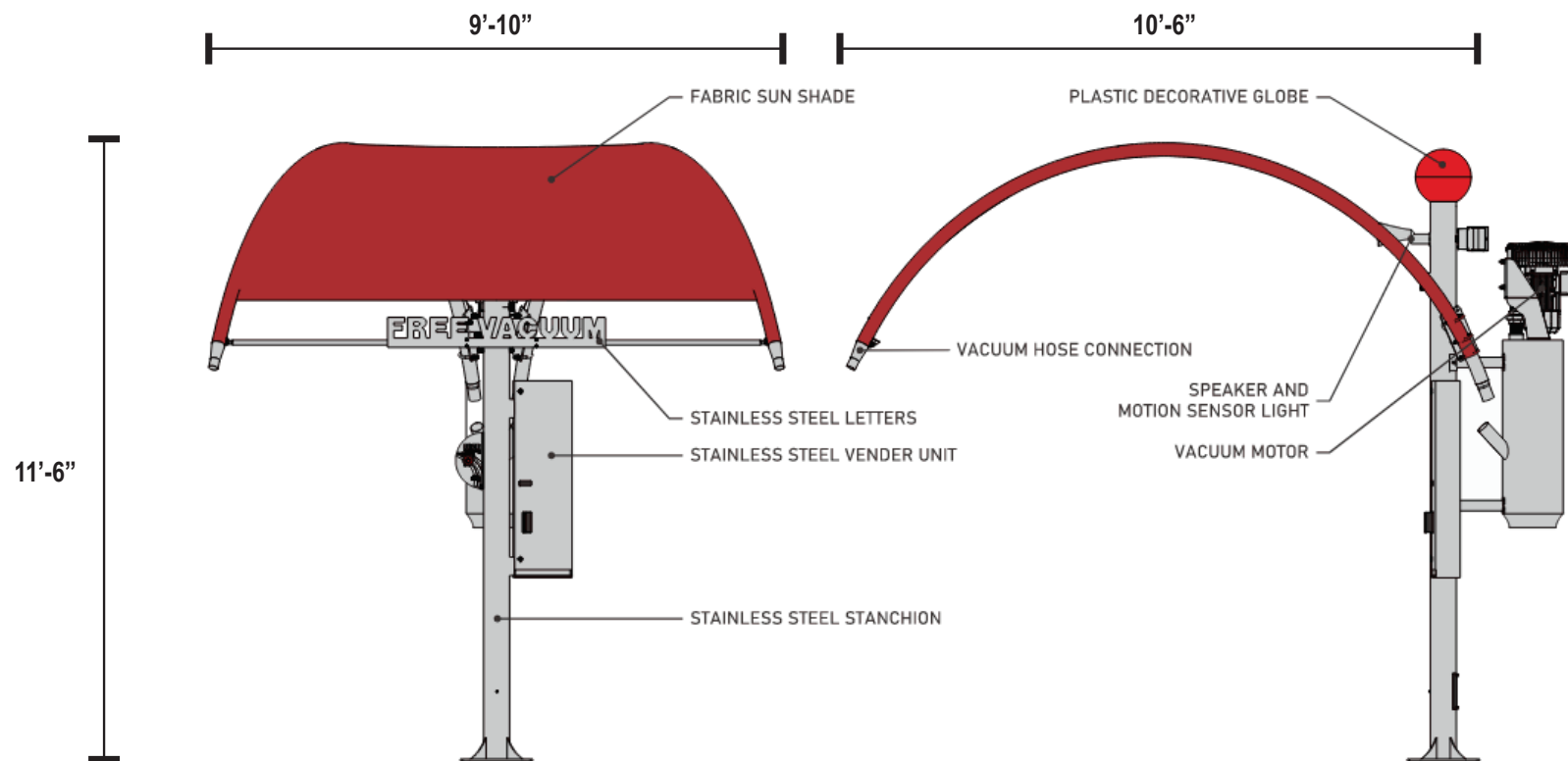
Class up your wash and try a new and fun look with the Textured Tommy Ball!

Specifications

- 33" Diameter
- 23 lbs. weight for solid ball



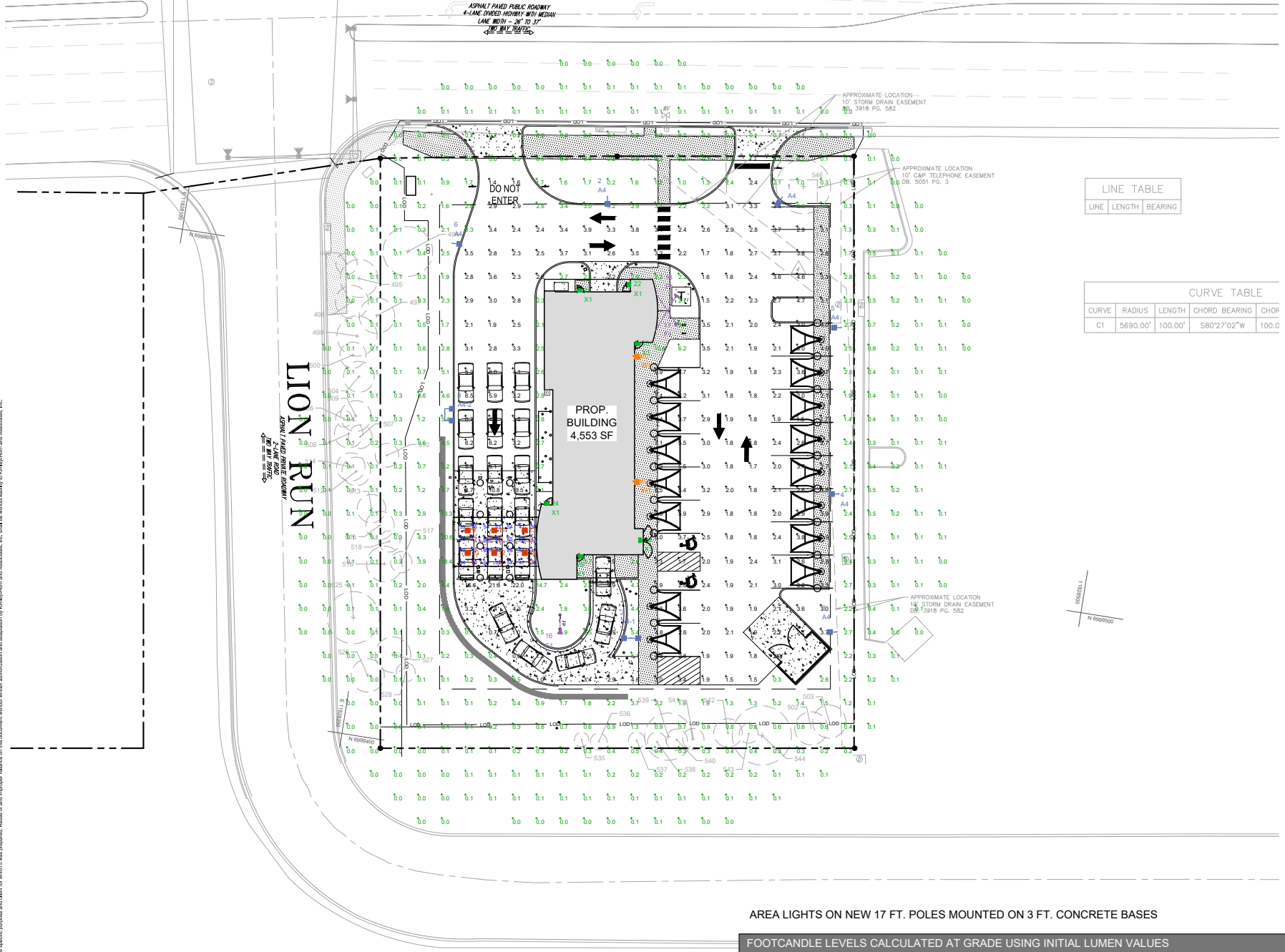
Textured Tommy Ball



Vacuum Elevation

FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY



LINE TABLE

LINE	LENGTH	BEARING

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5690.00'	100.00'	S80°27'02"W	100.0

LUMINAIRE LOCATION SUMMARY

LUM NO.	LABEL	MTG. HT.
1	A4	20
2	A4	20
3	A4	20
4	A4	20
5	A4	20
6	A4	20
7	A4-1	20
8	A4-2	20
9	C	15
10	C	15
11	C	15
12	C	15
13	C	15
14	C	15
15	F1	18.5
16	F1	1
17	F1	1
18	F1	1
19	W1	15
20	W1	15
21	X1	9
22	X1	9
23	X1	9
24	X1	9
25	X1	9
26	X1	9

AREA LIGHTS ON NEW 17 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES

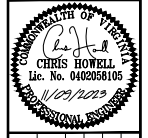
FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	3.41	22.0	0.7	4.87	31.43
UNDEFINED	0.87	20.6	0.0	N.A.	N.A.
UNDER CANOPY	51.75	65	34	1.52	1.91

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	6	A4	Single	8574	1.030	B1-U0-G2	72	432	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-Q9 + OSQ-BLSMF
	1	A4-1	Back-Back	8574	1.030	B1-U0-G2	72	144	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-Q9 + OSQ-BLSMF
	1	A4-2	Twin	8574	1.030	B1-U0-G2	72	144	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-Q9 + OSQ-BLSMF
	6	C	Single	11280	1.030	B3-U0-G0	101	606	CREE, INC.	CAN-304-PS-XX-06-E-UL-XX-525-57K-DIM
	4	F1	Single	4330	1.040	B2-U0-G0	37	148	CREE, INC.	FLD-EDG-N6-AA-02-E-UL-XX-525-57K
	2	W1	Single	12678	1.030	B3-U0-G2	134	268	Cree Inc.	SEC-EDG-4M-WM-06-E-UL-XX-700-57K-DIM
	6	X1	Single	657	1.000	N.A.	6	36	BARRON LIGHTING GROUP	SLW-15-4K-XX-EM

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KIM PROJECT: 110700001
 DATE: 11/09/2023
 SCALE: AS SHOWN
 DESIGNED BY: CMH
 DRAWN BY: EPR
 CHECKED BY: CMH

PHOTOMETRIC PLAN

TOMMY'S CAR WASH
 9917 FAIRFAX BLVD
 PREPARED FOR
 OLYMPUS PINES

CITY OF FAIRFAX, VIRGINIA
 SHEET NUMBER
9

NO.	REVISIONS	DATE	BY

DESCRIPTION

The slim architectural SLW Series LED wallpack features integral motion detection (PIR sensor) or photocontrol only (NS model) in both "normally on" and UL 924 Listed emergency egress models. The fully gasketed die-cast enclosure is IP65 rated and UL Listed for Wet Locations. The SLW's 15 Watt LED light engine delivers 1500 lumens in AC mode and 600 lumens in emergency mode. Zero uplight optics reduce light pollution.

SPECIFICATIONS

Construction:

- Architectural die-cast aluminum housing
- Snap-fit housing to mounting plate for easy access and installation
- Universal pattern knockouts on back for mounting to 3" and 4" J-box
- ½" Threaded conduit entry for top feed
- Available in Bronze, Black, Silver or White finish

Optics/ LEDs:

- 15 Watt high-power LED light engine delivers 1500 lumens (600 lumens in emergency mode for 60' on center spacing)
- Standard 4000K CCT, CRI ≥ 70, L70 > 72,000 hours
- LED array is protected by a high-impact, UV-resistant polycarbonate lens

Electrical:

- 120-277VAC, 60Hz driver
- EM option uses long-life, maintenance-free, rechargeable high temperature NiCad battery which includes internal heater suitable for cold locations and draws an additional 17 Watts
- Integral controls include:
 - Standard unit: Passive infrared (PIR) motion sensor with up to 10' detection, operational from dusk to dawn. Unit will shut off after two minutes of inactivity. The light will activate in AC mode only when motion is detected. Motion sensor (PIR) and dusk to dawn operation cannot be altered
 - No PIR sensor option (NS): switchable AC operation for use as dusk to dawn with included photocontrol or use of a normally open switch by disabling photocontrol

Installation:

- Ideal for mounting to any vertical surface by attaching to a 3" or 4" J-box
- Can be surface mounted using the ½" conduit entry point at top of housing

Options:

- Emergency (EM) battery back-up is UL 924 Listed to provide a minimum 90 minutes operation during a loss of power, with a 24 hour maximum recharge time for battery. Standard with self-test/ self-diagnostics as well as a heater for cold location operation to -25°C. AC power indicator and test switch are located on bottom face of the unit
- No PIR sensor option (NS) is offered without passive infrared (PIR) motion sensor, but with a photocontrol for use in dusk to dawn applications. Photocontrol can be disabled to be used as an always on or switchable fixture

Testing & Compliance:

- cULus Listed for Wet Locations, IP65 rated
- Emergency model UL 924 Listed, NFPA 70, NFPA 101
- Complies with Title 24 of the California Code of Regulations
- Operating temperatures: -25°C to 50°C (-13°F to 122°F)

Warranty:

Five Year Warranty (Terms and Conditions Apply)

Model: _____ Date: _____
 Accessories: _____
 Job Name: _____ Type: _____



Specs at a Glance	*Nominal Wattage
Wattage (W)*	15 (EM model: 32)
Lumens (lm)	1500
Efficacy (LPW)	100
Equivalency	100W HID
CCT	4000K
CRI	≥ 70
Input Voltage	120-277VAC, 60Hz
Warranty	5 Years
Certifications	UL 924 Listed for Wet Locations, NFPA 101, Title 24
Operating Temp	-25°C to 50°C (-13°F to 122°F)
Weight	3.7 lbs (EM model: 4.5 lbs)

Note: Environment and application will affect actual performance. Typical values and 25°C used for testing. Specifications subject to change without notice.