



Board of Architectural Review

DATE: August 28, 2024
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief JDS
FROM: Anna Kohlbrenner, BAR Liaison *AK*
SUBJECT: **Public Hearing: 10120 Fairfax Blvd – Taco Bell**

ATTACHMENTS: 1. Relevant Regulations
2. Current plan set
3. Previous meeting minutes

Nature of Request

1. Case Number:	BAR-24-00087
2. Address:	10120 Fairfax Blvd
3. Request:	Restaurant with drive-through
4. Applicant:	ABTB Mid-Atlantic LLC
5. Applicant's Representative:	Kathryn R. Taylor
6. Status of Representative:	Attorney
7. Zoning:	CR Commercial Retail, Architectural Control Overlay District

BACKGROUND

The subject property is located north of Fairfax Blvd, west of Patient First, and east of the ABC store. The applicant is proposing a 2,090 square foot restaurant with a drive-through located at the Boulevard Marketplace Shopping Center. The applicant is proposing an amendment to a general development plan that was approved in conjunction with a rezoning in 2008. In the past, the current site location was approved for a drive-through bank in 2008 and a retail building in 2017, in which neither have been built at this time as the property remains vacant. The applicant proposes an amendment to the Zoning and General Development Plan and a Special Use Permit for a restaurant with drive-through. Work sessions were held with the City Council and Planning Commission in June of 2024. Public hearings with the City Council and Planning Commission are scheduled within the next two months.

PROPOSAL

The applicant is proposing a 2,090 square foot Taco Bell restaurant with a drive-through lane with 13 stacking spaces, parking spaces, and an outdoor seating area. There is an existing walking path to the west of the site that would remain. Cars would enter the site along Fairfax Blvd then have the option to

enter the drive-through or park their car and walk into the proposed Taco Bell. The proposed building would be 29' wide and 67' in depth. The proposed brick would match brick located around the shopping center and would be in colors *burn almond*, *granite red*, and *old liberty*. The renderings since the previous work session have been updated in color to more accurately match the brick proposed. The applicant has stated the manufacturer does not make the brick colors anymore that were proposed at the previous work session but has updated the material sheet with current brick that is available that matches the rest of the complex. Visible downspouts have been removed from the visible part of the façade, in response to board comments. The cornice trim would be in color *worldly gray* semi-gloss. Hardie trim, paneling, and metal parapet cap would be in color *cyberspace* semi-gloss. The applicant is proposing black metal canopies, purple Hardie panels, patio furniture, railing, and exterior artwork panels. Lighting would consist of wall scones, white LED wall washer lights along the top of the Hardie panel sections, and parking lot pole lighting.

The applicant is working with the city's urban forester on the proposed landscaping. The BAR does not review outdoor dining furniture anymore, but does review railings, and other permanent structures associated. Rooftop mechanical would be fully hidden from view.

RELEVANT DESIGN GUIDELINES

City of Fairfax Design Guidelines:

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

New Construction, ACOD-3

Building Sitting, ACOD-3.2

Construct new buildings in the ACOD with setbacks to reinforce the street wall depending on the zoning classification and the use(s) of the building. If the new building contains retail uses that need limited parking in front of the building, consider facing the parking to the street and use lower plantings to partially screen vehicles. Taller plantings also can serve as screening and aid in creating a stronger street wall where there are spaces between buildings or sites.

The rest of the site has already been developed, as parking is located in front of the proposed restaurant along Fairfax Blvd. The existing parking would remain.

Building Orientation, ACOD-3.3

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

The main entrance faces Fairfax Blvd showing signage, a door, and outdoor dining area.

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. Most have simple rectangular forms that may be horizontal or vertical depending on the number of stories of the building.

Surrounding buildings are rectangular in nature.

Building Scale, 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. Use other techniques such as varying rooflines and window patterns, articulating entrances, and adding cornices and string and belt courses to separate floor levels, and using other decorative features. Corner articulation, balconies, canopies, marquees, and awnings can all also help create a human scale.

The applicant is proposing different materials and textures throughout the building to break up the façade. The massing of the building along Fairfax Blvd is under 30' wide, but the applicant still breaks up the façade to show different heights and dimensions. The main architectural corner is higher than the rest of the building. Human scale is introduced by the implementation of an outdoor dining area and bike rack area.

Roof Form & Materials, ACOD-3.6

The roof design of small infill commercial buildings should be sloped behind a parapet wall; or it may be a gable or hipped roof design.

The roofline matches the surrounding shopping center and mechanical would be hidden from view.

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. Larger-scale buildings whose primary facades have been divided into different bays, planes, and heights to reduce their visual impact also may vary materials and textures as well. 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. Avoid the use of aluminum or vinyl siding and plain concrete masonry units as exterior materials or painted metal siding. EIFS (artificial stucco) may be appropriate if used in small proportions above pedestrian level. Avoid the use of tinted, opaque, or mirrored glass for windows and doors in the district.

The applicant is proposing high quality materials including three different colors of brick that directly matches the shopping complex. The applicant is not proposing any EIFs.

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 applicant is proposing exterior wall sconces that are the same color and look as others in the complex. The proposed wall sconces would be downlight fixtures.

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.

Roof-top mechanical would be fully screened by the roofline and would not be visible from the ROW in any direction.

Awnings & Canopies, ACOD-5

Materials & Color, ACOD-5.3

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

Proposed canopies appear low-profile in nature and would be metal in color black.

Private Site Design & Elements, ACOD-6

Parking, ACOD-6.2

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

Parking along Fairfax Blvd is already existing and landscaping is located in front of it.

Landscaping, ACOD-6.3

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. Create well-defined outdoor spaces, delineate pathways and entries, and create a sense of continuity from one site to the next.

The applicant is working with our urban forester and has provided a planting plan for review.

RECOMMENDATION

Staff believes that the proposal complies with applicable provisions of the Zoning Ordinance stated under section 6.5.7. *Approval criteria* and is in general conformance with the Design Guidelines for the Architectural Control Overlay District, and therefore recommends that the Board of Architectural Review provide a conditional recommendation of approval to the City Council with the following conditions:

1. The proposed modifications shall be in general conformance with the plans and renderings received by staff in August 2024 and recommended for approval by the Board of Architectural Review as of August 28, 2024.

2. The applicant shall secure all required zoning approvals and permits prior to construction.
3. Landscaping is subject to change per urban forester comments at site plan approval stage.

ATTACHMENT 1

RELEVANT REGULATIONS

§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.

ABTB Mid-Atlantic, LLC

STATEMENT OF INTENT

REVISED

August 2, 2024

Please accept the following as a Statement of Intent in support of the submitted Major Certificate of Appropriateness application to allow for the development of 10120 Fairfax Boulevard with an approximately 2,090 square foot restaurant with a drive-through window/facility. This Statement of Intent is submitted in conjunction with the Certificate of Appropriateness design package, consisting of thirty-five (35) sheets, and other submitted supporting materials. The contents of this Statement of Intent address the approval considerations for certificates of appropriateness, as set forth in Section 6.5.7.A of the City of Fairfax Zoning Ordinance (the “Zoning Ordinance”).

ABTB Mid-Atlantic, LLC (the “Applicant”) is the contract lessee of an approximately 0.66 acre property located in the City of Fairfax. The property consists of one (1) tax parcel identified among the City of Fairfax’s tax assessment records as 47-4-23-000-D (the “Subject Property”). The Subject Property is currently a vacant pad site that is part of the Boulevard Marketplace Shopping Center (the “Shopping Center”). Zoned to the CR (Commercial Retail) District, the Subject Property is included in a Generalized Development Plan (“GDP”) that was approved in conjunction with a rezoning in 2008, allowing a total of 17,300 square feet of commercial space, including a 4,300 square foot bank building with drive-through on the Subject Property. In 2011, the Shopping Center was subdivided into two separate parcels, including the Subject Property and the adjacent parcel identified as 47-4-23-000-A (“Parcel A”). In 2017, City Council approved a GDP amendment, which converted the previously approved drive-through bank on the Subject Property to an approximately 5,100 square foot retail building. To date, the approved retail building has not been constructed, and the Subject Property remains vacant.

PROPOSED DEVELOPMENT

The Applicant proposes to redevelop the Subject Property with a drive-through Taco Bell restaurant. No modifications or improvements are proposed to Parcel A nor its existing buildings. The proposed drive-through restaurant is a commercial use that is consistent with the recommendations of the Comprehensive Plan and compatible with the commercial character of the surrounding area. The proposed restaurant will consist of an approximately 2,090 square-foot, one story building with a proposed parking area oriented towards the rear of the Subject Property. The proposed drive-through lane will wrap around the new building and proposed parking area. In addition to the drive-through component, the Applicant will integrate a walk-up window on the eastern façade of the proposed building near the main entrance to serve mobile/online orders and delivery drivers, such as Uber Eats, DoorDash, and the like. Lastly, bicycle parking and a small outdoor dining patio area will be provided proximate to the restaurant’s main entrance. As shown on the submitted materials, the proposed restaurant building will be architecturally compatible with the adjacent buildings in the Shopping Center and will be constructed of high-quality materials.

CITY OF FAIRFAX DESIGN GUIDELINES

As illustrated in the submitted materials, the overall design of the proposed development is consistent with the City of Fairfax Design Guidelines. The proposed development is characterized by the installation of attractive architecture, the provision of quality landscaping, and a reduction of impervious surface. To ensure compatibility with the existing design of the Shopping Center, the proposed restaurant will include the use of masonry and cornice details that are consistent with the materials of the two existing buildings on Parcel A. Building materials may include, but are not limited to brick, Hardie cement board panels, E.I.F.S, and other quality materials. The proposed restaurant building will be a maximum height of twenty-five (25) feet. As such, the mass, scale, height, and architectural style of the proposed building will be compatible and proportionate to the remainder of the Shopping Center.

Quality landscaping is also proposed, including a mix of shade, ornamental, and evergreen trees in combination with evergreen and deciduous shrubs as well as ground cover, perennials, and ornamental grasses along the perimeter of the parking lot and the drive-through lane. The proposed landscaping will provide more vegetation on-site compatible to what is provided on the parcels adjacent to the Subject Property. In addition to the proposed landscaping, the Applicant is proposing to retain all of the existing street trees and other landscaping along Fairfax Boulevard. However, in consideration of established street trees that may be located within existing utility easements along the streetscape, the Applicant proposes to plant additional street trees to the extent feasible to further enhance the site's tree canopy. Furthermore, the Applicant proposes to establish a "no mow zone" within the RPA buffer itself to allow for regrowth of natural vegetation, keep the existing trees in this area of the Subject Property healthy, and ensure this area will remain protected and undisturbed in the future. Lastly, the Applicant proposes to install evergreen trees directly adjacent the menu board within the drive-through lane to provide additional visual screening from the proposed menu board. In the end, the proposed development will result in increased open space and an overall decrease of impervious surface.

The proposed site lighting is shown on Sheets 7 and 8 of the design package. All proposed site lighting will comply with Zoning Ordinance requirements. Lighting surrounding the building will consist of LED lighting on 25'-0" bronze posts and LED fixtures, consistent with the Zoning Ordinance. All light fixtures will be located and aimed to minimize glare and stray light trespassing across lot lines and into the public right-of-way. All of the existing street lights along Fairfax Boulevard will remain. Overall, the Applicant's lighting plan will illuminate the proposed parking lot and pedestrian pathways to provide safe vehicular and pedestrian circulation as well as minimize pedestrian/vehicular conflicts.

As to additional appurtenances associated with the proposed development, the Applicant has included an enclosed dumpster that will be located in the northern area of the proposed parking lot on the Subject Property. The proposed dumpsters will be screened by a combination of evergreen trees, evergreen shrubs, and a shade tree surrounding a brick enclosure with painted solid metal gates to match the building in order to minimize visual impact. Additionally, bicycle parking is proposed in accordance with the Zoning Ordinance requirements. Lastly, any rooftop mechanical equipment installed on the roof of the proposed restaurant building will be screened.

The proposed improvements will encourage and foster enhanced pedestrian connectivity within the site as well as with the surrounding community. To accommodate adequate pedestrian circulation, the Applicant will incorporate a 6-foot wide sidewalk between the proposed building and parking areas. In addition, the Applicant proposes to maintain an existing 6-foot wide trail along the western property line that connects to the George Snyder Trail to the north of the site. A 3.5-wide landscape strip is proposed between the drive-through lane and the 6-foot wide trail as shown on the submitted materials of the design package to provide an additional vegetated buffer between pedestrians and vehicles in the drive-through lane. To provide enhanced connectivity from Fairfax Boulevard to the George Snyder Trail as well as the main entrance of the proposed building, the Applicant proposes to construct a new 6-foot wide pathway from Fairfax Boulevard that will ultimately link to the existing 6-foot wide trail along the western lot line. All new sidewalks on-site will integrate ADA curb ramps with detectable warning strips. These new sidewalks and connections will contribute to the enhancement of the pedestrian experience along this stretch of the Fairfax Boulevard corridor.

In conclusion, the Applicant's proposal presents an opportunity to redevelop and activate an underutilized parcel with a vibrant, high-quality community-serving use that advances the Comprehensive Plan's objectives of enhancing commercial activities along the Fairfax Boulevard commercial corridor. The proposed site design consists of high-quality architecture, landscaping, and pedestrian improvements that are consistent with the City's Design Guidelines and will enhance the quality of one of the City's primary commercial corridors. The Applicant is eager to bring the first Taco Bell to the City and is committed to ensuring that the proposed development fits into the fabric of Fairfax.

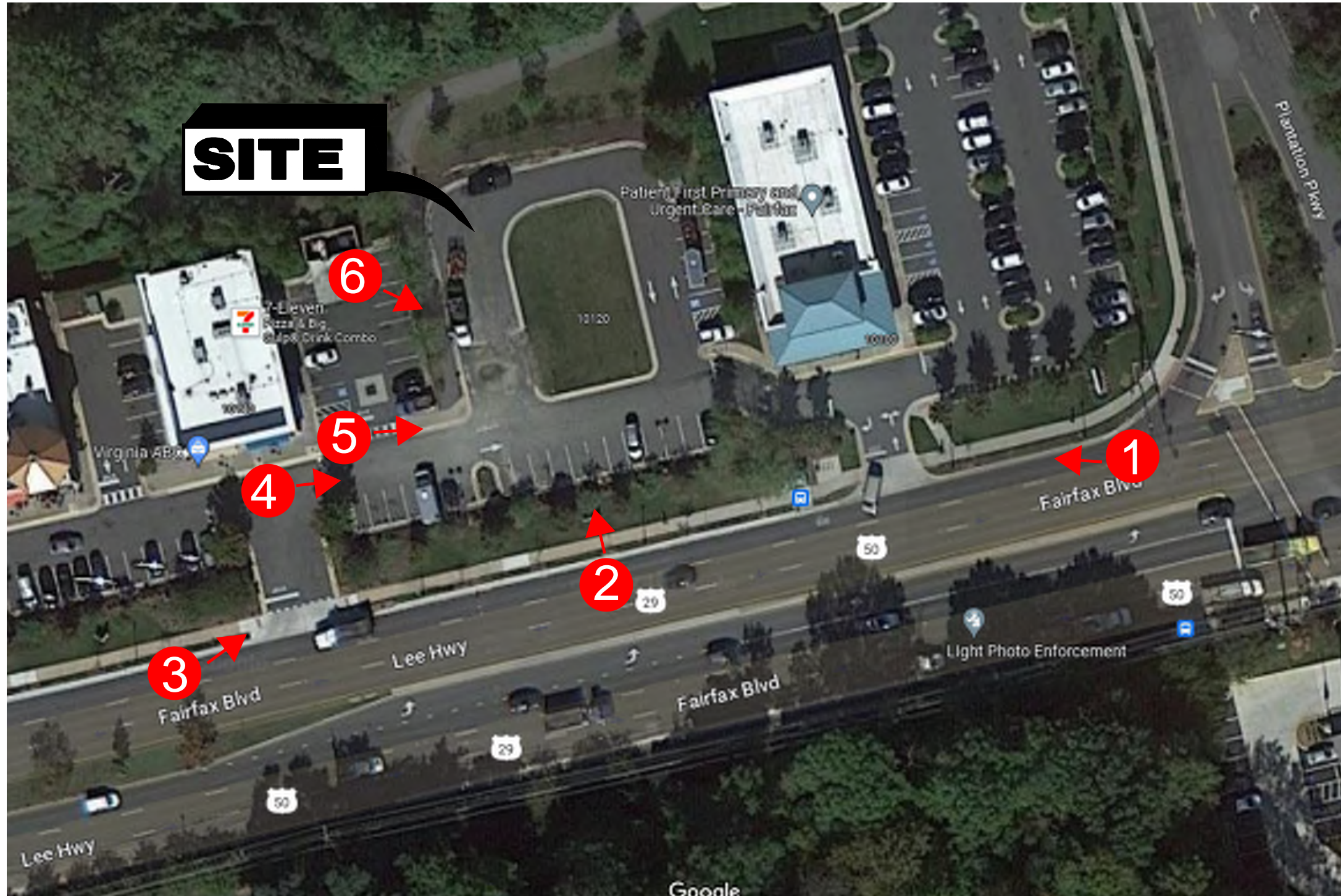


10120 Fairfax Boulevard

Board of Architectural Review Certificate of Appropriateness

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EXISTING CONDITIONS AERIAL



1 Fairfax Blvd: Existing East Entrance



2 Fairfax Blvd: Front of Site



3 Fairfax Blvd: Existing West Entrance



4 7-Eleven Parking Lot: West



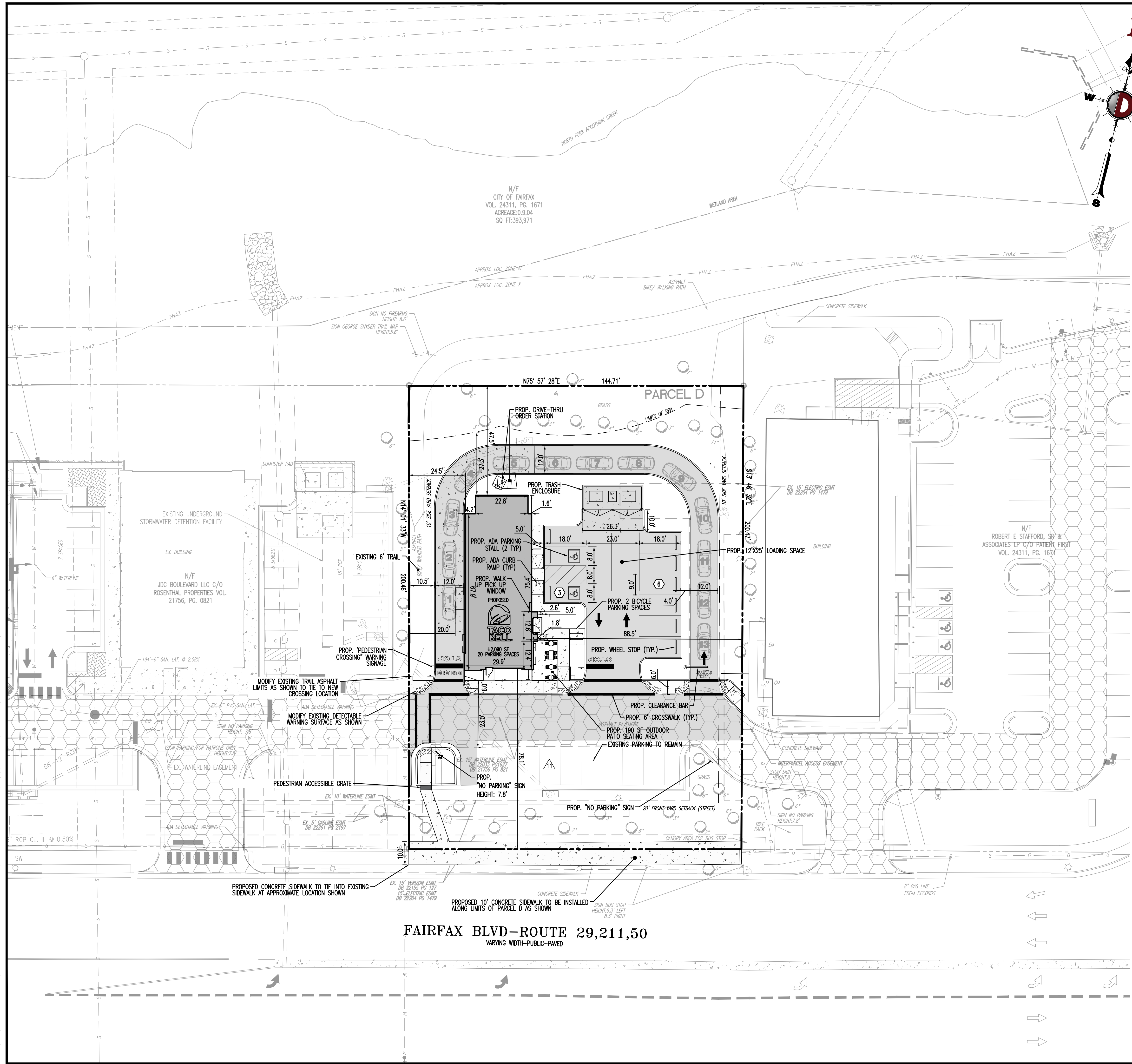
5 7-Eleven Parking Lot: West



6 7-Eleven Parking Lot: West

EXISTING CONDITIONS PHOTO EXHIBIT

Plotted: 08/19/24 - 5:51 PM, By: ezhang
 File: \\deepa\local\defenders\data\DEFCP PROJECTS\486 ABD Capital\22-01538 Fairfax VA\mg\Special Exception Plans\04682201538SD.dwg, ----> GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PLAN



IMPERVIOUS CALCULATIONS TABULATIONS

PROPERTY AREA	0.66 AC (PARCEL D)
IMPERVIOUS AREA (PARCEL D)	0.36 AC (PARCEL D)
IMPERVIOUS AREA (EX. TEMPORARY PAD)	0.29 AC (PARCEL D)
IMPERVIOUS AREA (PRIOR APPROVED CONVENIENCE - SP 17-00002)	0.46 AC
LCD	0.43 AC
BUILDING AREA	2,090 SF (PARCEL D)

ZONING TABULATIONS

TAX MAP NUMBER	47-4-23-000-0, 47-4-23-000-A (NO MODIFICATIONS ARE PROPOSED TO PARCEL A AND ALL EXISTING IMPROVEMENTS ARE TO REMAIN)
PROPERTY AREA	0.66 AC (PARCEL D)
EXISTING ZONING	CR (COMMERCIAL RETAIL)
EXISTING USE	VACANT (PARCEL D)
PROPOSED USE	FAST FOOD RESTAURANT WITH DRIVE THROUGH (PARCEL D)
COMP PLAN LAND USE	CC (COMMERCIAL CORRIDOR)
BUILDING AREA	2,090 SF (PARCEL D)

ZONING COMPLIANCE (PARCEL D)

	ALLOWED/REQUIRED	PROVIDED
LOT AREA, MINIMUM	20,000 SF	28,921 SF
YARD REQUIREMENTS		
FRONT SETBACK, STREET (FAIRFAX BLVD)	93' MAXIMUM, 20' MINIMUM	78.1'
SIDE SETBACK (EAST)	10'	88.5'
SIDE SETBACK (WEST)	10'	24.5'
REAR SETBACK (NORTH)	0'	47.5'
BULK PLANE REQUIREMENTS	N/S	N/S
LOT WIDTH MINIMUM	N/S	N/S
BUILDING HEIGHT	5 STORES, 60 FT	1 STORY, 25 FT
BUILDING COVERAGE, MAXIMUM	60%	7.80%
LOT COVERAGE, MAXIMUM	85%	39.31%
FLOOR AREA, MAXIMUM	N/S	N/S
PARKING AND LOADING REQUIREMENTS (1 SPACE / 200 SF OF FLOOR AREA)	11	20
LOADING	NONE FOR BUILDINGS UNDER 10,000 SF	NONE
STACKING REQUIREMENT	10	13

STORMWATER MANAGEMENT NARRATIVE

THE EXISTING PARCEL IS THE EASTERN PORTION OF A LARGER OVERALL COMMERCIAL DEVELOPMENT, "BOULEVARD MARKETPLACE," IN THE CURRENT CONDITION, A VACANT GRASS COVERED BUILDING PAD IS SURROUNDED BY EXISTING PARKING, PARKING AREAS AS WELL AS LANDSCAPING ON ALL SIDES OF THE DEVELOPMENT. THERE IS AN EXISTING RESOURCE PROTECTION AREA (RPA) BOUNDARY TO THE IMMEDIATE NORTH OF THE SITE THAT IS NOT CURRENTLY BEING IMPACTED, OR PROPOSED TO BE IMPACTED BY DEVELOPMENT.

AS A PART OF THE PREVIOUS SHOPPING CENTER CONSTRUCTION, AN EXISTING UNDERGROUND STORM FILTER AND DETENTION FACILITY WAS INSTALLED (2011 SITE PLAN AMENDMENT NO. 1190131) AND CURRENTLY TREATS THE PARCEL OF INTEREST. IN ADDITION TO THE NEIGHBORING PARCELS TO THE WEST, THE UNDERGROUND FILTER DEVICES IN PLACE MEET / EXCEED ALL UPDATED 2024 VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS, SPECIFICALLY THE VIRGINIA RUNOFF REDUCTION METHOD (VRM VERSION 4.1). (SEE SHEET 16).

CONFIRMED THROUGH SURVEY AND PER THE PREVIOUS SITE PLAN SP-1704063, BMP REQUIREMENTS ARE MET THROUGH THE INSTALLED CONTECH STORMFILTER STRUCTURE, AS WELL AS PROVIDING THE NECESSARY STORM DETENTION TO RESTORE RUNOFF VALUES TO PRE-DEVELOPMENT RATES. THE EXISTING SITE DRAINAGE OUTFALLS THROUGH STORM DRAIN TO ACCOTING CREEK. MOST OF ALL SITE DRAINAGE IS CONTAINED TO ON-SITE STORM DRAIN WITH LITTLE SHEET FLOW OFF SITE. NO MODIFICATIONS TO THIS EXISTING STRUCTURE ARE PROPOSED, AND THE PROPOSED SITE CONSTRUCTION/GRADING FOR THE NEW DRIVE THROUGH RESTAURANT WILL UTILIZE THE EXISTING STORMWATER INFRASTRUCTURE WITH LITTLE MODIFICATION TO THE EXISTING GRADING AND DRAINAGE PATTERNS.

PER THE PREVIOUS DESIGN, THE CONTECH DEVICE ON SITE WAS INSTALLED IN ORDER TO TREAT IN EXCESS OF APPROXIMATELY 13,633 SQUARE FEET OF IMPERVIOUS AREA. THE NEW DESIGN, WITH A SMALLER PROPOSED BUILDING FOOTPRINT AND ADDITIONAL GREENSPACE, CREATES 11,370 SQUARE FEET OF IMPERVIOUS AREA WITH A REDUCTION OF CLOSE TO 2,000 SF OF TOTAL IMPERVIOUS AREA. THE EXISTING CONTECH DEVICE ON SITE WILL STILL MEET AND EXCEED BMP AND STORMWATER STORAGE REQUIREMENTS PER THE PREVIOUS APPROVED CRITERIA. IN ADDITION, THE SITE LIMITS DISTURBANCE TO THE ESTABLISHED VEGETATION OUTSIDE THE EXISTING CURB LINE AND CREATES NO ADDITIONAL GRADING OR MODIFICATION TO AREAS INFILTRATING ON THE EXISTING RPA.

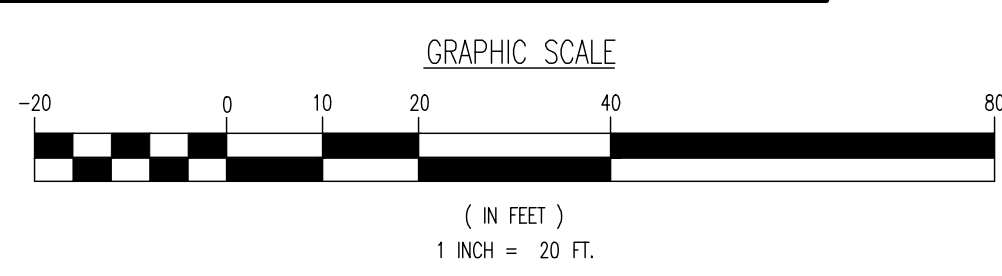
WATER AND SEWER NARRATIVE

THE SITE PRESENTLY HAS AN EXISTING WATER SERVICE CONNECTION AND OUTSIDE WATER METER SERVICED VIA THE EXISTING 6" WATER LATERAL ON THE NEIGHBORING PROPERTY TO THE WEST. THE SITE SIMILARLY HAS AN EXISTING SANITARY SERVICE CONNECTION ALSO SERVICED VIA AN EXISTING 6" SANITARY LATERAL ON THE NEIGHBORING PROPERTY TO THE WEST. PROPOSED WATER AND SEWER SERVICE CONNECTIONS TO THE NEW RESTAURANT BUILDING WILL BE PROVIDED AS PART OF THIS DEVELOPMENT, UTILIZING THE EXISTING CONNECTION POINTS.

FINAL DESIGN COORDINATION WILL BE DONE WITH THE APPROPRIATE WATER AND SEWER AGENCIES AS PART OF THE SITE PLAN PROCESS.

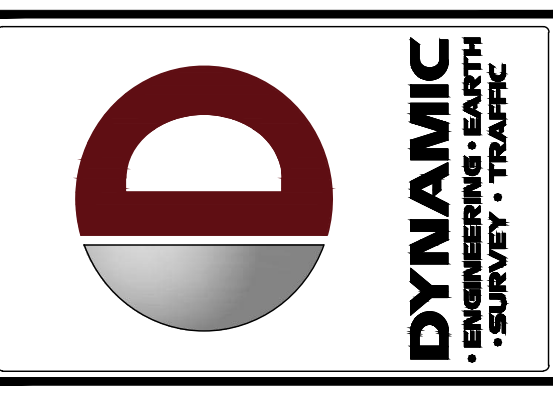
PAVEMENT LEGEND

- PROPOSED FULL DEPTH PAVEMENT
- PROPOSED 6" REINFORCED CONCRETE PAD (FULL DEPTH)
- PROPOSED LIGHT DUTY CONCRETE PAVING
- PROPOSED DETECTABLE WARNING SURFACE
- INTERPARCEL ACCESS EASEMENT



SEE SHEET 6 FOR SITE LEGEND

FAIRFAX BLVD-ROUTE 29,211,150
 VARYING WIDTH-PUBLIC-PAVED



NO.	DATE	DESCRIPTION
1	07/22/24	CDP SET SECOND SUBMITTAL
2	08/19/24	CDP SET THIRD SUBMITTAL
3	07/18/24	CDP SET FIRST SUBMISSION
0		

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

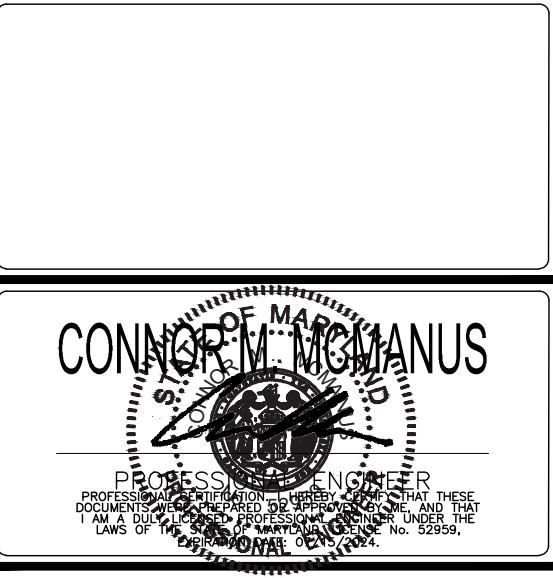
DESIGNED BY: JAC
 CHECKED BY: JAC
 DRAWN BY: JAC

PROJECT: SOUTHAP
 PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU
 BOULEVARD MARKETPLACE, PARCEL D
 10120 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA

811
 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREFERRING TO DESIGN THE SAFETY SURFACE ANYWHERE IN ANY STATE.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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TITLE: **GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PLAN**

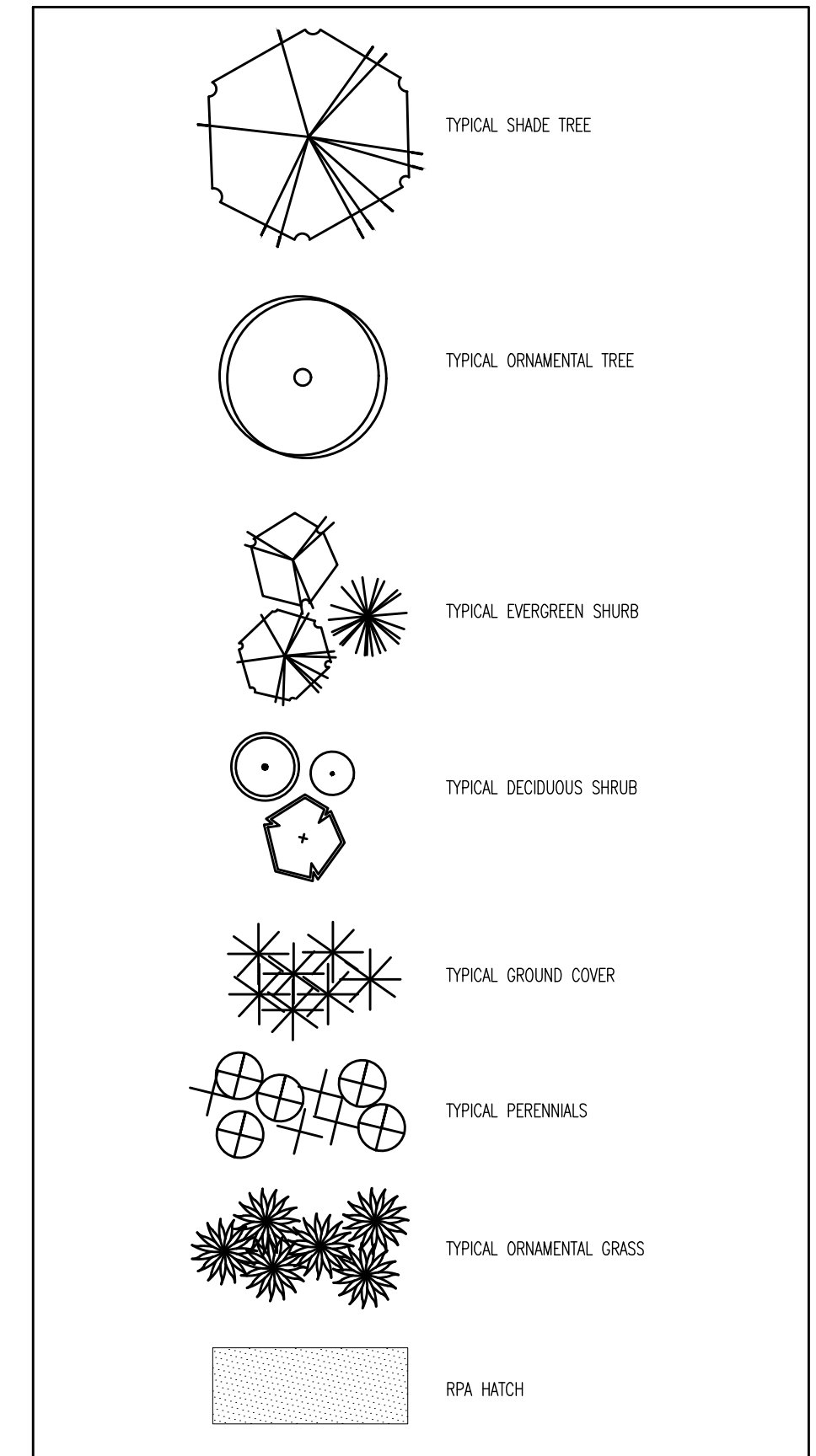
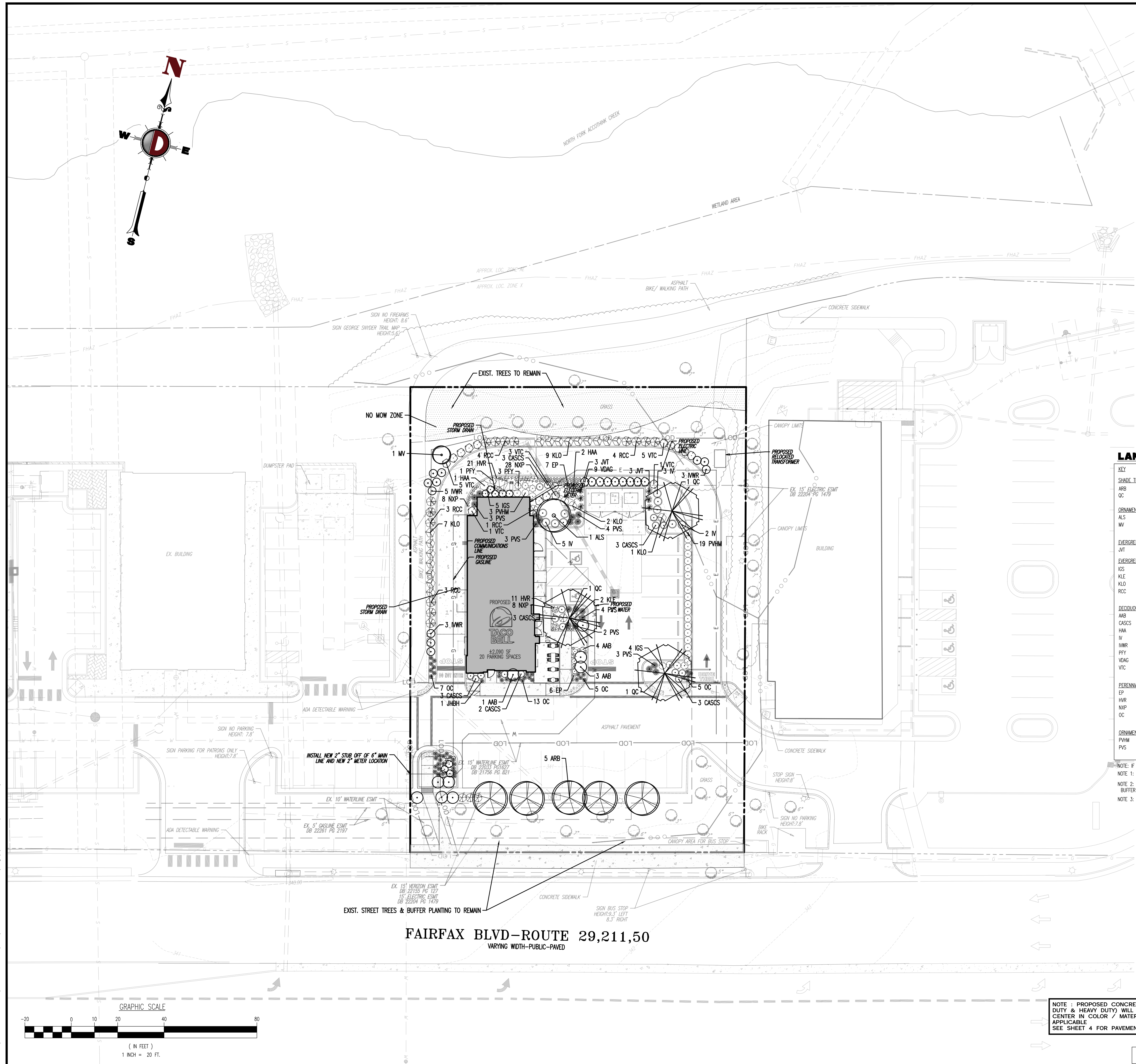
SCALE: (H) AS NOTED (V) --- DATE: 01/18/2024

PROJECT NO: 3486-22-01538

SHEET NO: **4** Rev. #:

OF 19 2

Plotted: 08/19/24 - 4:41 PM, by: cserido
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LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ARB	5	ACER RUBRUM 'BONWALL'	BONWALL RED MAPLE	2 1/2-3" CAL	B#B
OC	3	QUERCUS COCCINEA	SCARLET OAK	2 1/2-3" CAL	B#B
ORNAMENTAL TREE(S)					
ALS	1	AMELANCHIER LAEVIS 'SNOWCLOUD'	SNOWCLOUD SERVICEBERRY	8-10'	B#B
MV	1	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8-10'	B#B
EVERGREEN SHRUB(S)					
JVT	6	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	5-6'	B#B
EVERGREEN TREE(S)					
IGS	12	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	#3 CAN
KLE	5	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	24-30"	#3 CAN
KLO	19	KALMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	30-36"	#5 CAN
RCC	15	RHODODENDRON PERICLIMENOIDES	PINKIE AZALEA	24-30"	#3 CAN
DECIDUOUS SHRUB(S)					
AMB	13	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	24-30"	#3 CAN
CASC	17	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERWEET	24-30"	#3 CAN
HNA	3	HYDRANGEA ABORESCENS 'ANNABELLE'	'ANNABELLE' HYDRANGEA	24-30"	#3 CAN
IV	10	TEA VERNICIA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#3 CAN
MWR	11	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY HOLLY	30-36"	#5 CAN
PFY	4	POTENTILLA FRUTICOSA 'HAPPY FACE YELLOW'	HAPPY FACE YELLOW POTENTILLA	24-30"	#3 CAN
VDAG	9	VIBURNUM DENTATUM VAR. DEAFMI 'ALL THAT GLOWS'	ALL THAT GLOWS VIBURNUM	24-30"	#3 CAN
VTC	15	VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRYBUSH	24-30"	#3 CAN
PERENNIAL(S)					
EP	13	EDIMNASCIA PURPUREA	PURPLE CONEFLOWER	2 GAL	CONTAINER
HNR	32	HEMORRHOIDIS VARIETIES	PEACH-RED-YELLOW DAYLILY	1 GAL	CONTAINER
NXP	44	NEPETA X 'PISPEKE'	LITTLE TRUDY CATMINT	1 GAL	CONTAINER
OC	49	OSMUNDA CINNAMOMEA	CINNAMON FERN	2 GAL	CONTAINER
ORNAMENTAL GRASS(S)					
PVM	22	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GAL	CONTAINER
PVS	19	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.
 NOTE 1: DETAILED LANDSCAPING PLANTINGS, HARDSCAPE DESIGN, AND LIGHTING INFORMATION WILL BE PROVIDED AT TIME OF SITE PLAN.
 NOTE 2: DUMPSTER ENCLOSURE SHOULD BE CONSTRUCTED OF CONCRETE BLOCK W/ DUR-O-WALL FINISH AND INCLUDES AN EVERGREEN BUFFER AROUND THE EXTERIOR.
 NOTE 3: PER ZONING ORDINANCE SECTION 4.5.5.C.1 NO TRANSITIONAL YARDS ARE REQUIRED TO ADJACENT CR AND/ OR IL DISTRICT LOTS.

SITE TREE COVERAGE REQUIREMENTS

TREE CANOPY CALCULATIONS
 TOTAL SITE AREA = 28,921 SF
 - TREE CANOPY REQUIRED (10%) = 2,892 SF
 - TREE CANOPY PROVIDED = 5,875 SF (21%)

- (A) PROPOSED EIGHT (8) SHADE TREES @ 250 SF OF EACH = 2,000 SF
- (B) EXISTING SEVEN (7) SHADE TREES @ 250 SF OF EACH = 1,750 SF
- (A) PROPOSED TWO (2) ORNAMENTAL TREES @ 125 SF OF EACH = 250 SF
- (B) EXISTING FIFTEEN (15) ORNAMENTAL TREES @ 125 SF OF EACH = 1,875 SF

STREET TREES

BOUNDARY	LENGTH	REQUIRED TREES	PROVIDED TREES
FAIRFAX BOULEVARD	143.8 LF	4 TREES	5 TREES

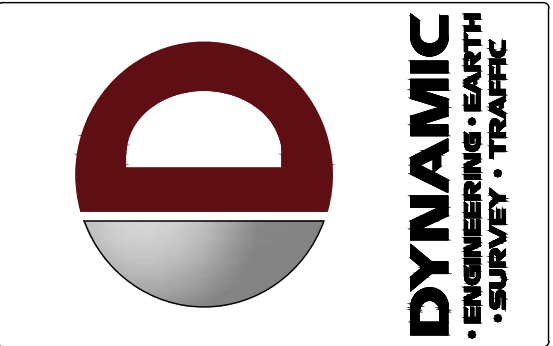
NOTE: 5 PROPOSED TREES AND 22 EXISTING TREES INCLUDED IN THE CALCULATIONS
 NOTE: STREET TREES INSIDE FAIRFAX BOULEVARD RIGHT-OF-WAY BEHIND CURB WILL BE REPLACED IN KIND OR RELOCATED PER DIRECTION FROM THE CITY AS NEEDED.

INTERIOR PARKING LOT

NUMBER OF PROVIDED SPACES	20 SPACES
REQUIRED TREES	2 (20/10 = 2)
PROVIDED TREES	3

NOTE: PROPOSED CONCRETE PAVING (LIGHT DUTY & HEAVY DUTY) WILL MATCH THE EXISTING CENTER IN COLOR / MATERIAL WHERE APPLICABLE
 SEE SHEET 4 FOR PAVEMENT LEGEND

SEE SHEET 09 OF 15 FOR LANDSCAPE PLAN NOTES



REV.	DATE	COMMENTS
2	08/19/24	GDP SET THIRD SUBMITTAL
1	07/22/24	GDP SET SECOND SUBMITTAL
0	07/18/24	GDP SET FIRST SUBMISSION

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **SOUTHPIK**
 PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU
 BOULEVARD MARKETPLACE, PARCEL D
 10120 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA

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MARCA A. ROLLER
 Landscape Architect
 LICENSED LANDSCAPE ARCHITECT
 VIRGINIA LICENSE NO. 1402245

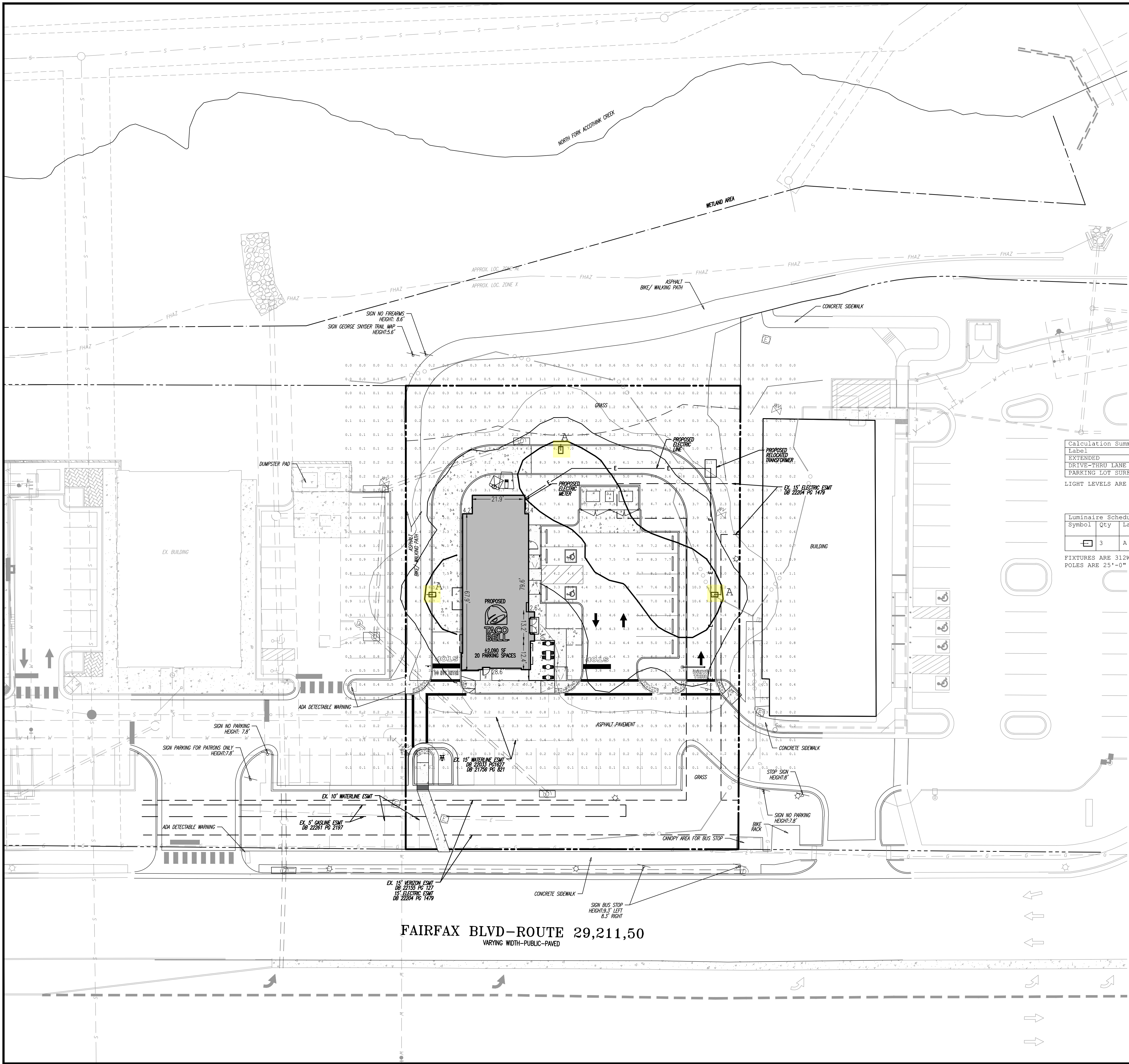
CONNOR J. MCMAHON
 Professional Engineer
 LICENSED PROFESSIONAL ENGINEER
 VIRGINIA LICENSE NO. 1402245

TITLE: **CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS**

SCALE: (H) AS SHOWN
 (V) NOTED
 DATE: 01/18/2024
 PROJECT No: 3486-22-01538

SHEET No: **5** Rev. #:
 OF 19 2

Plotted: 08/14/24 - 2:18 PM, by: dgamber
 File: P:\VEPC PROJECTS\486 ABD Capital\22-01538 Fairfax VA\DWG\Special Exception Plans\Lighting Details.dwg, -----> 12 LIGHTING PLAN



Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	2.23	10.7	0.0	N.A.	N.A.
DRIVE-THRU LANE SURFACE	5.47	10.7	2.1	2.60	5.10
PARKING LOT SURFACE	5.76	8.9	2.5	2.30	3.56

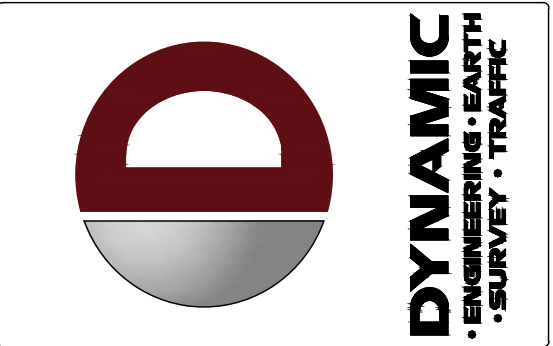
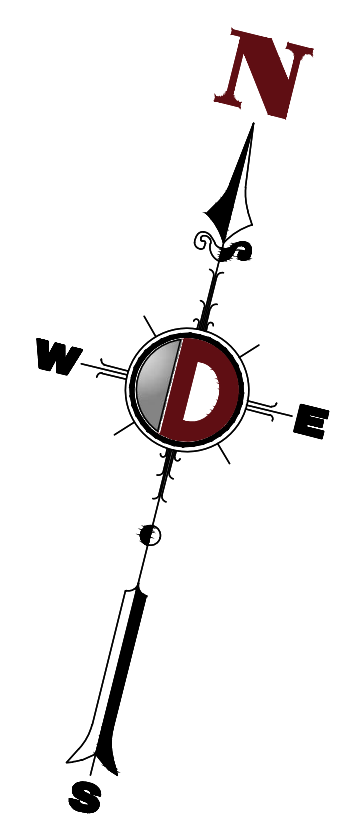
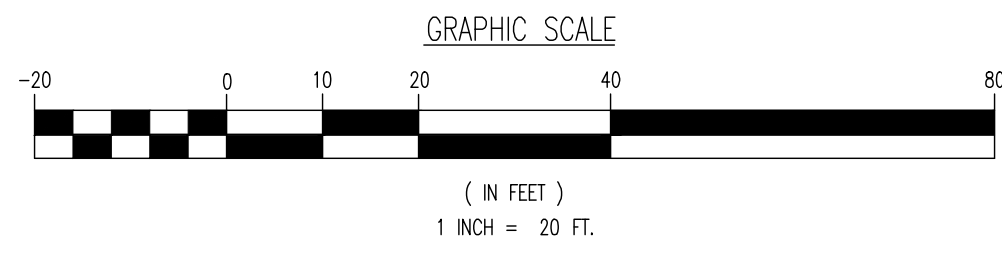
LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	Luminaire Watts	Description
☐	3	A	SINGLE	40828	0.900	312	VP-2-320L-315-4K7-4F-UNV-A-DBT / SES-25-40-01-F-B4-DBT

FIXTURES ARE 312W 4000K LED
 POLES ARE 25'-0" ON 2'-6" BASES FOR AN OVERALL FIXTURE HEIGHT OF 27'-6" A.F.G.

NOTE: PROPOSED CONCRETE PAVING (LIGHT DUTY & HEAVY DUTY) WILL MATCH THE EXISTING CENTER IN COLOR / MATERIAL WHERE APPLICABLE
 SEE SHEET 4 FOR PAVEMENT LEGEND



REV.	DATE	COMMENTS
1	07/22/24	CDP SET SECOND SUBMITTAL
0	07/18/24	CDP SET FIRST SUBMISSION

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PROJECT: **SOUTHPIK**
 PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU
 BOULEVARD MARKETPLACE, PARCEL D
 10120 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA

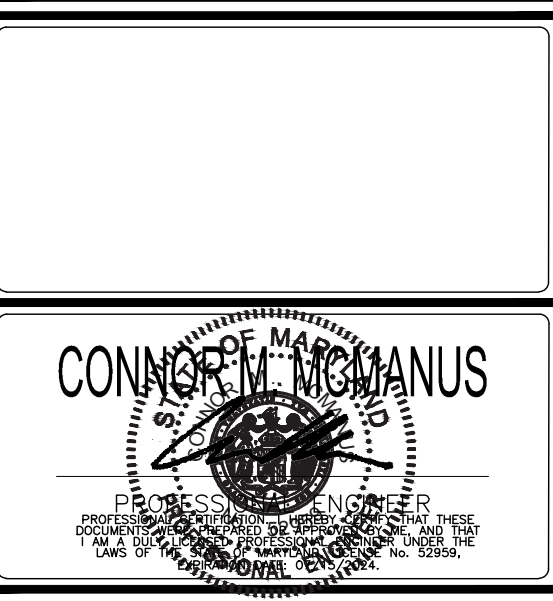
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TITLE: **LIGHTING PLAN**

SCALE: (H) AS NOTED (V) ----- DATE: 01/18/2024

PROJECT No: 3486-22-01538

SHEET No: **7** Rev. #: 1

OF 16



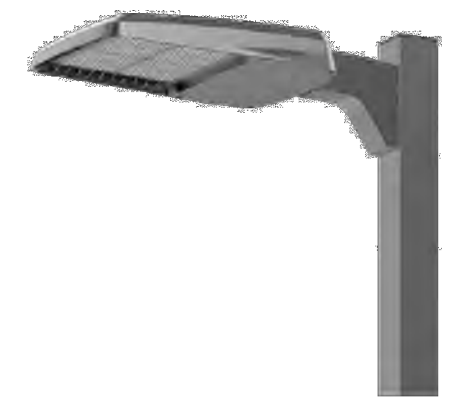
VIPER Area/Site

FEATURES

- Low profile LED area/site luminaire with a variety ofIES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

DATE: LOCATION: Fairfax, VA
 TYPE: A PROJECT: Taco Bell
 CATALOG #: VP-2-320L-315-4K7-4F-UNV-A-DBT

MICROSTRIKE STRIKE



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (86, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3

Both optics maximize target zone illumination with minimal losses at the house-side reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole

- One-piece silicone gasket ensures a weathertight seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles.
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm filler option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC Input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 2.9% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes future off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor programmable with minimal losses at the house-side available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocell receptacle option available for twist lock photocell or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard

KEY DATA	
Lumen Range	5,000-80,000
Wattage Range	36-600
Efficacy Range (LPW)	92-155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

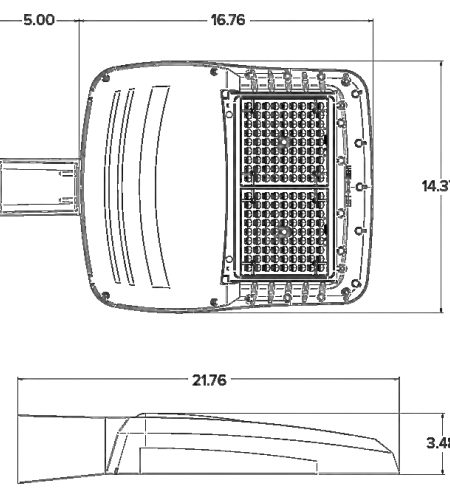
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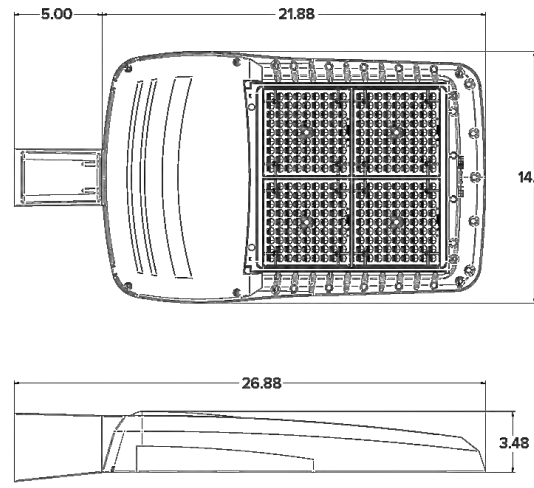
VIPER Area/Site

DIMENSIONS

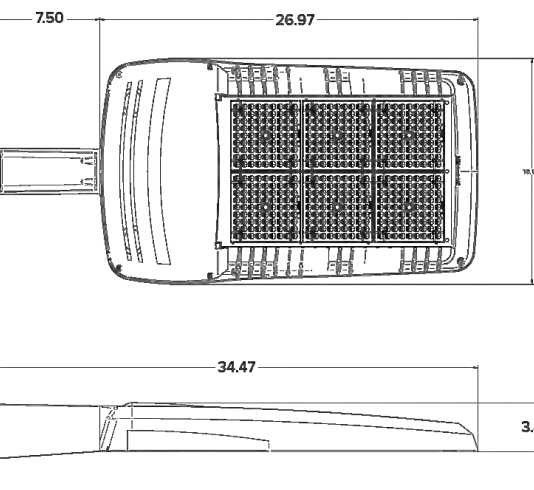
SIZE 1



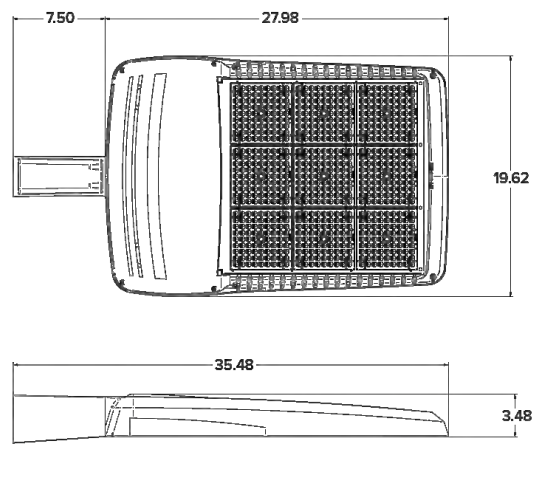
SIZE 2



SIZE 3



SIZE 4



	EPA				Config.	Weight	
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)		lbs	kg
Single Fixture	0.454	0.555	0.655	0.698		13.7	6.2
Two at 180	0.908	1.10	1.30	1.396		16.0	7.26
Two at 90	0.583	0.711	0.857	0.948		25.9	11.7
Three at 90	1.037	1.266	1.512	1.646		30.8	13.9
Three at 120	0.943	1.155	1.392	1.680			
Four at 90	1.166	1.422	1.74	1.896			

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SES POLES

SQUARE STEEL STRAIGHT POLES (SSP)

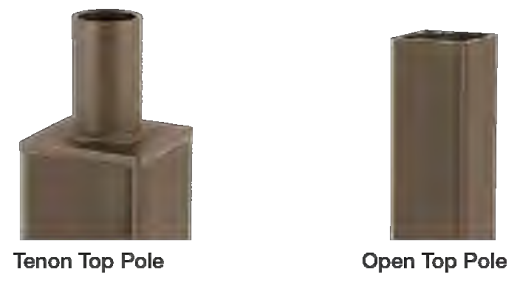
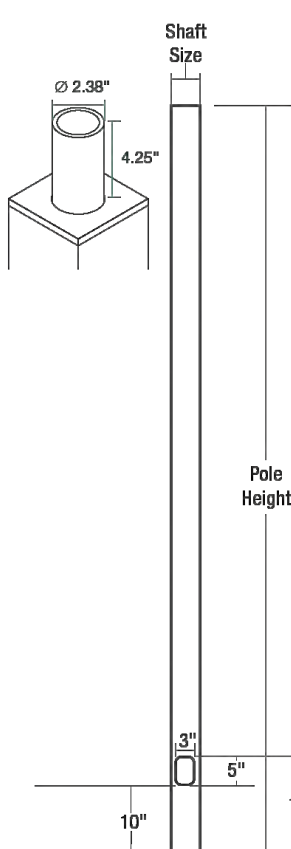
Specifications

The Square Steel Straight Pole has been successfully installed in projects of all types for over 30 years and has become the most popular and economical pole option for all site lighting applications including retail, commercial, industrial and residential projects.

The popularity of this series is due to its full offering of sizes, heights and standard colors with complete offering of mounting options, accessories and select styles/colors stocked for immediate shipping.

- Square Steel Straight Shaft
- One piece construction
- 2 3/8" OD tenon, Open Top or Factory drilled Side Mount Options available
- Steel Base Plate
- 3 size options for anchor bolts. All anchor bolts fully galvanized with 2 nuts and washer (bolts ordered as separate line item and paper template included as component of pole)
- Square base cover available (ordered as separate line item)
- Pole finished in weather proof powder coat paint in 4 standard colors
- 3" x 5" Gasketed hand hole standard

Dimensions



Ordering Information

SES	25	40	01	F	B4	DBT
Series	Square Shaft Straight Pole	Size	Shaft	Mounting	Drilling	Color
Height	18, 20, 22, 24, 26, 28, 30 Feet	40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000 Feet	4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000 Feet	TA 2 3/8" OD Tenon OT Open Top Pole TB 2 7/8" OD Tenon A Side-Single B Side-Double at 90° C Side-Double at 180° D Side-Triplic at 90° E Side-Quad at 90°	2 Drill Pattern 2 6 Drill Pattern 6 26 Drill Pattern 26 C Custom Drill Pattern 84 Drill Pattern Viper Small 83 Drill Pattern Viper Large	DR Dark Brown WH White BL Black PS Platinum Silver

1. 3/8" Tenon Top Pole includes a nut and washer.
 2. A detailed drawing of custom drill pattern required must be submitted at time of ordering.
 3. Tenon 4.25" tall

Web: www.securitylighting.com
 2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704
 Phone: 1-800-LIGHT-IT, 1-800-544-4848, Fax: 630-279-0542
 Copyright ©2016 Security Lighting, a division of Hubbell Lighting, Inc.
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VIPER Area/Site

MICROSTRIKE OPTICS - ORDERING GUIDE

Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

VP	Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP	VP1	Micro Strike	1	160L-315* 5500 lumens	AP AP-Amber Phosphor Converted	2 Type 2 3 Type 3 4 Type 4 5 Type 5 6 Type 6 7 Type 7 8 Type 8 9 Type 9 10 Type 10 11 Type 11 12 Type 12 13 Type 13 14 Type 14 15 Type 15 16 Type 16 17 Type 17 18 Type 18 19 Type 19 20 Type 20 21 Type 21 22 Type 22 23 Type 23 24 Type 24 25 Type 25 26 Type 26 27 Type 27 28 Type 28 29 Type 29 30 Type 30 31 Type 31 32 Type 32 33 Type 33 34 Type 34 35 Type 35 36 Type 36 37 Type 37 38 Type 38 39 Type 39 40 Type 40 41 Type 41 42 Type 42 43 Type 43 44 Type 44 45 Type 45 46 Type 46 47 Type 47 48 Type 48 49 Type 49 50 Type 50 51 Type 51 52 Type 52 53 Type 53 54 Type 54 55 Type 55 56 Type 56 57 Type 57 58 Type 58 59 Type 59 60 Type 60 61 Type 61 62 Type 62 63 Type 63 64 Type 64 65 Type 65 66 Type 66 67 Type 67 68 Type 68 69 Type 69 70 Type 70 71 Type 71 72 Type 72 73 Type 73 74 Type 74 75 Type 75 76 Type 76 77 Type 77 78 Type 78 79 Type 79 80 Type 80 81 Type 81 82 Type 82 83 Type 83 84 Type 84 85 Type 85 86 Type 86 87 Type 87 88 Type 88 89 Type 89 90 Type 90 91 Type 91 92 Type 92 93 Type 93 94 Type 94 95 Type 95 96 Type 96 97 Type 97 98 Type 98 99 Type 99 100 Type 100 101 Type 101 102 Type 102 103 Type 103 104 Type 104 105 Type 105 106 Type 106 107 Type 107 108 Type 108 109 Type 109 110 Type 110 111 Type 111 112 Type 112 113 Type 113 114 Type 114 115 Type 115 116 Type 116 117 Type 117 118 Type 118 119 Type 119 120 Type 120 121 Type 121 122 Type 122 123 Type 123 124 Type 124 125 Type 125 126 Type 126 127 Type 127 128 Type 128 129 Type 129 130 Type 130 131 Type 131 132 Type 132 133 Type 133 134 Type 134 135 Type 135 136 Type 136 137 Type 137 138 Type 138 139 Type 139 140 Type 140 141 Type 141 142 Type 142 143 Type 143 144 Type 144 145 Type 145 146 Type 146 147 Type 147 148 Type 148 149 Type 149 150 Type 150 151 Type 151 152 Type 152 153 Type 153 154 Type 154 155 Type 155 156 Type 156 157 Type 157 158 Type 158 159 Type 159 160 Type 160 161 Type 161 162 Type 162 163 Type 163 164 Type 164 165 Type 165 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3D PERSPECTIVE SITE RENDERING



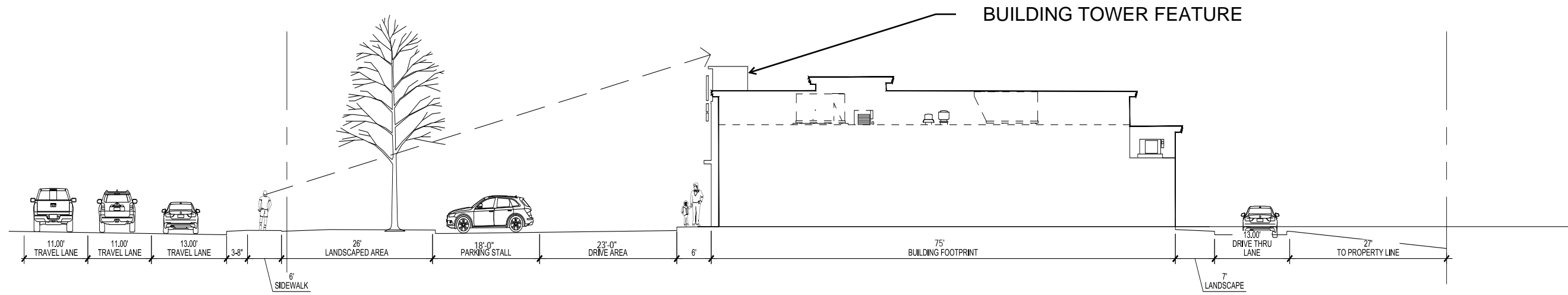
TACO BELL - BOULEVARD MARKETPLACE - FAIRFAX, VA



3D PERSPECTIVE SITE RENDERING



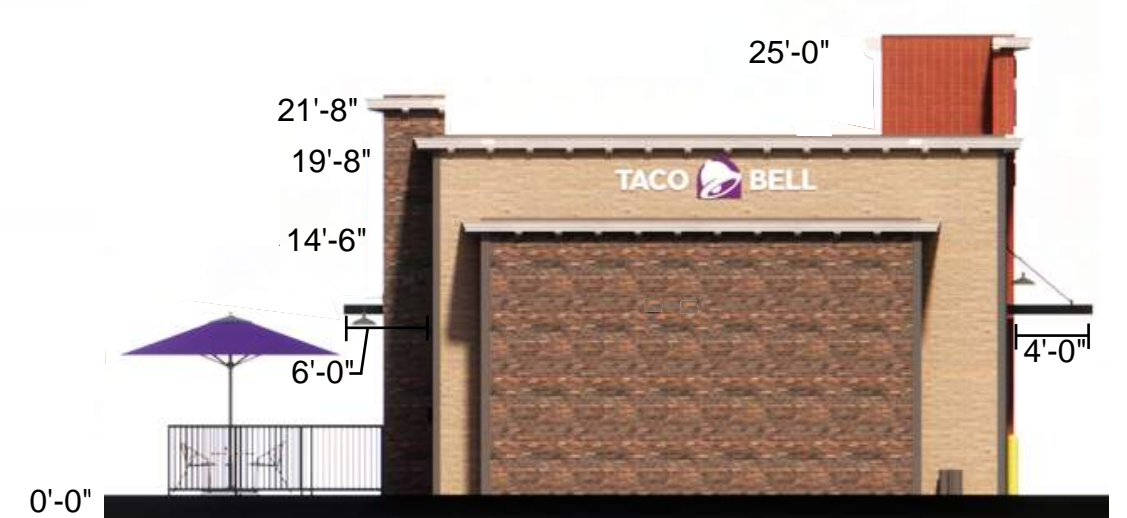
TACO BELL - BOULEVARD MARKETPLACE - FAIRFAX, VA



SIGHT-LINE DIAGRAM - VIEW PERSPECTIVE SHOWN IS FROM THE EAST SIDE OF THE BUILDING



SIGHT-LINE FOR ROOFTOP EQUIPMENT SCREENING



EXTERIOR ELEVATIONS



TACO BELL - BOULEVARD MARKETPLACE - FAIRFAX, VA



RIGHT ELEVATION



DRIVE THRU ELEVATION

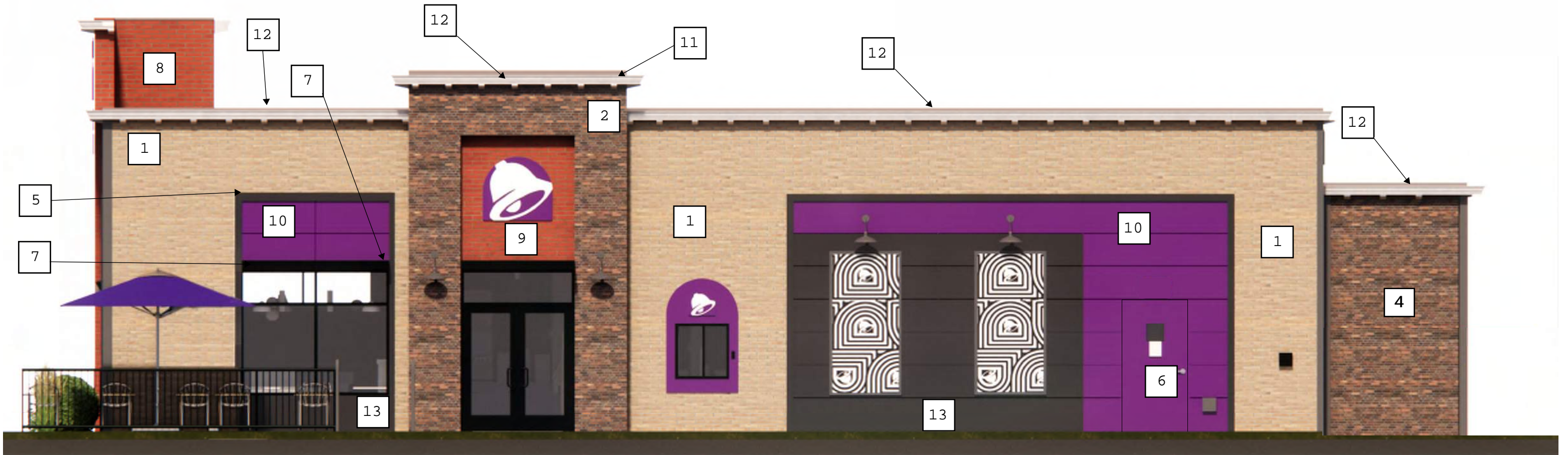


REAR ELEVATION



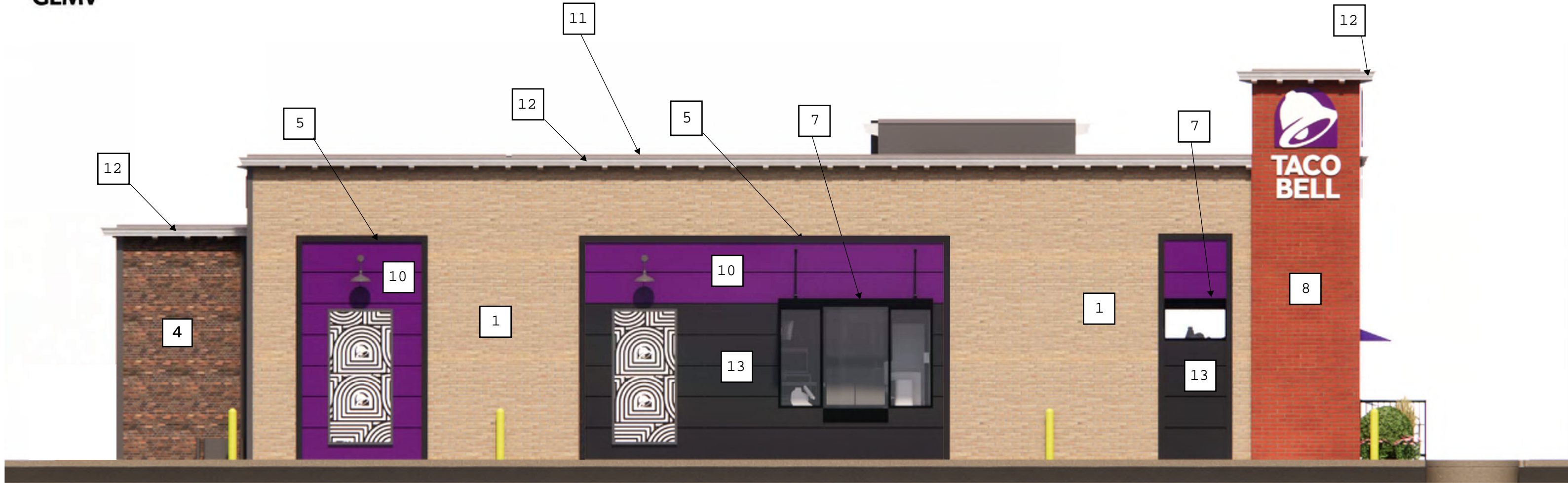
SYMBOL	AREA	MANUFACTURER	MATERIAL SPEC.	COLOR	CONTACT INFORMATION
1	FIELD BRICK	GLEN GERY	BRICK	BURN ALMOND WIRECUT	
2	ACCENT BRICK	GLEN GERY	BRICK	OLDE LIBERTY	
3		-	-	SHERWIN WILLIAMS SW7043 "WORLDLY GRAY", SEMI-GLOSS	
4	ACCENT BRICK	GLEN GERY	BRICK	OLDE LIBERTY	
5	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1" x 5 1/2"	SHERWIN WILLIAMS SW7076 "CYBERSPACE", SEMI-GLOSS	
6	HOLLOW METAL DOOR	-	-	SW PURPLE TB2603C, SEMI-GLOSS	
7	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR	
8	CORNER TOWER	GLEN GERY	BRICK	GRANITE RED VELOUR	
9	RECESS OF SIDE ENTRY PORTAL	GLEN GERY	BRICK	GRANITE RED VELOUR	
10	HARDIE PANEL	JAMES HARDIE	PANEL SYSTEM SMOOTH	SW PURPLE TB2603C, SEMI-GLOSS	
11	METAL PARAPET CAP	-	24GA GALVANIZED	SHERWIN WILLIAMS SW7076 "CYBERSPACE" KYNAR 500 COATING	
12	CORNICE TRIM	-	-	SHERWIN WILLIAMS SW7043 "WORLDLY GRAY", SEMI-GLOSS	
13	HARDIE PANEL	JAMES HARDIE	PANEL SYSTEM SMOOTH	SHERWIN WILLIAMS SW7076 "CYBERSPACE", SEMI-GLOSS	

SOUTH ELEVATION



SYMBOL	AREA	MANUFACTURER	MATERIAL SPEC.	COLOR	CONTACT INFORMATION
1	FIELD BRICK	GLEN GERY	BRICK	BURN ALMOND WIRECUT	
2	ACCENT BRICK	GLEN GERY	BRICK	OLDE LIBERTY	
3		-	-	SHERWIN WILLIAMS SW7043 "WORLDLY GRAY", SEMI-GLOSS	
4	ACCENT BRICK	GLEN GERY	BRICK	OLDE LIBERTY	
5	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1" x 5 1/2"	SHERWIN WILLIAMS SW7076 "CYBERSPACE", SEMI-GLOSS	
6	HOLLOW METAL DOOR	-	-	SW PURPLE TB2603C, SEMI-GLOSS	
7	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR	
8	CORNER TOWER	GLEN GERY	BRICK	GRANITE RED VELOUR	
9	RECESS OF SIDE ENTRY PORTAL	GLEN GERY	BRICK	GRANITE RED VELOUR	
10	HARDIE PANEL	JAMES HARDIE	PANEL SYSTEM SMOOTH	SW PURPLE TB2603C, SEMI-GLOSS	
11	METAL PARAPET CAP	-	24GA GALVANIZED	SHERWIN WILLIAMS SW7076 "CYBERSPACE" KYNAR 500 COATING	
12	CORNICE TRIM	-	-	SHERWIN WILLIAMS SW7043 "WORLDLY GRAY", SEMI-GLOSS	
13	HARDIE PANEL	JAMES HARDIE	PANEL SYSTEM SMOOTH	SHERWIN WILLIAMS SW7076 "CYBERSPACE", SEMI-GLOSS	

EAST ELEVATION



SYMBOL	AREA	MANUFACTURER	MATERIAL SPEC.	COLOR	CONTACT INFORMATION
1	FIELD BRICK	GLEN GERY	BRICK	BURN ALMOND WIRECUT	
2	ACCENT BRICK	GLEN GERY	BRICK	OLDE LIBERTY	
3		-	-	SHERWIN WILLIAMS SW7043 "WORLDLY GRAY", SEMI-GLOSS	
4	ACCENT BRICK	GLEN GERY	BRICK	OLDE LIBERTY	
5	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1" x 5 1/2"	SHERWIN WILLIAMS SW7076 "CYBERSPACE", SEMI-GLOSS	
6	HOLLOW METAL DOOR	-	-	SW PURPLE TB2603C, SEMI-GLOSS	
7	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR	
8	CORNER TOWER	GLEN GERY	BRICK	GRANITE RED VELOUR	
9	RECESS OF SIDE ENTRY PORTAL	GLEN GERY	BRICK	GRANITE RED VELOUR	
10	HARDIE PANEL	JAMES HARDIE	PANEL SYSTEM SMOOTH	SW PURPLE TB2603C, SEMI-GLOSS	
11	METAL PARAPET CAP	-	24GA GALVANIZED	SHERWIN WILLIAMS SW7076 "CYBERSPACE" KYNAR 500 COATING	
12	CORNICE TRIM	-	-	SHERWIN WILLIAMS SW7043 "WORLDLY GRAY", SEMI-GLOSS	
13	HARDIE PANEL	JAMES HARDIE	PANEL SYSTEM SMOOTH	SHERWIN WILLIAMS SW7076 "CYBERSPACE", SEMI-GLOSS	

WEST ELEVATION

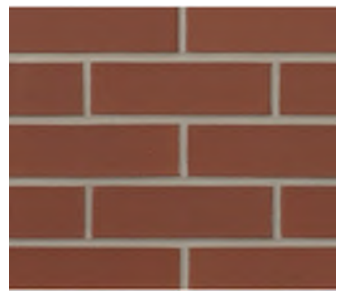


SYMBOL	AREA	MANUFACTURER	MATERIAL SPEC.	COLOR	CONTACT INFORMATION
1	FIELD BRICK	GLEN GERY	BRICK	BURN ALMOND WIRECUT	
2	ACCENT BRICK	GLEN GERY	BRICK	OLDE LIBERTY	
3		-	-	SHERWIN WILLIAMS SW7043 "WORLDLY GRAY", SEMI-GLOSS	
4	ACCENT BRICK	GLEN GERY	BRICK	OLDE LIBERTY	
5	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1" x 5 1/2"	SHERWIN WILLIAMS SW7076 "CYBERSPACE", SEMI-GLOSS	
6	HOLLOW METAL DOOR	-	-	SW PURPLE TB2603C, SEMI-GLOSS	
7	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR	
8	CORNER TOWER	GLEN GERY	BRICK	GRANITE RED VELOUR	
9	RECESS OF SIDE ENTRY PORTAL	GLEN GERY	BRICK	GRANITE RED VELOUR	
10	HARDIE PANEL	JAMES HARDIE	PANEL SYSTEM SMOOTH	SW PURPLE TB2603C, SEMI-GLOSS	
11	METAL PARAPET CAP	-	24GA GALVANIZED	SHERWIN WILLIAMS SW7076 "CYBERSPACE" KYNAR 500 COATING	
12	CORNICE TRIM	-	-	SHERWIN WILLIAMS SW7043 "WORLDLY GRAY", SEMI-GLOSS	
13	HARDIE PANEL	JAMES HARDIE	PANEL SYSTEM SMOOTH	SHERWIN WILLIAMS SW7076 "CYBERSPACE", SEMI-GLOSS	

NORTH ELEVATION



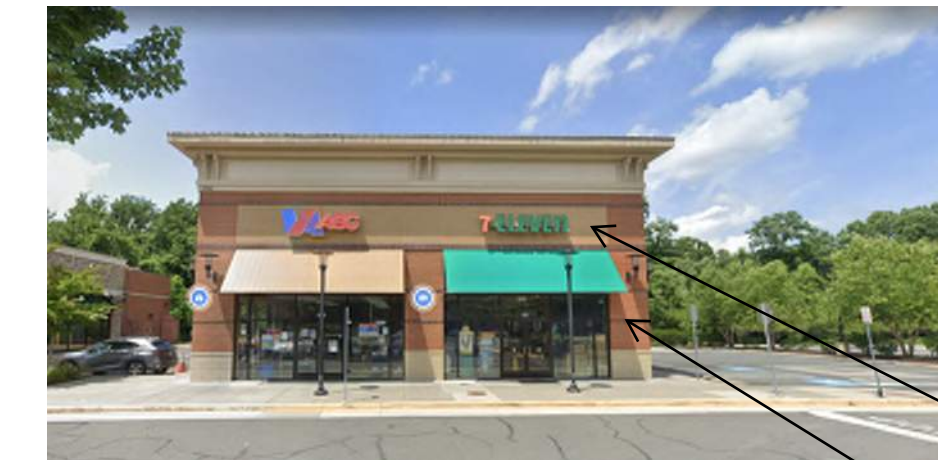
B1 - GLEN GERY
BURNT ALMOND



B2 - GLEN GERY
GRANITE RED



B3 - GLEN GERY
OLD LIBERTY



PAINT SWATCHES



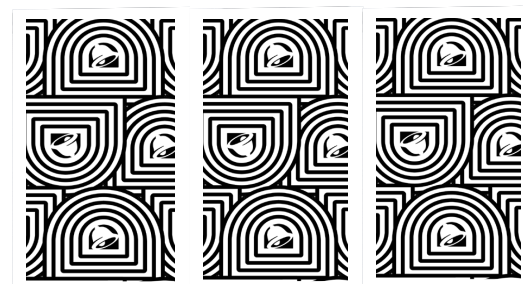
SW PURPLE TB2603C



SW 7043
Worldly Gray



SW 7076
Cyberspace



EXTERIOR ARTWORK PANELS
3 mm THICK DIEBOND, MATTE FINISH



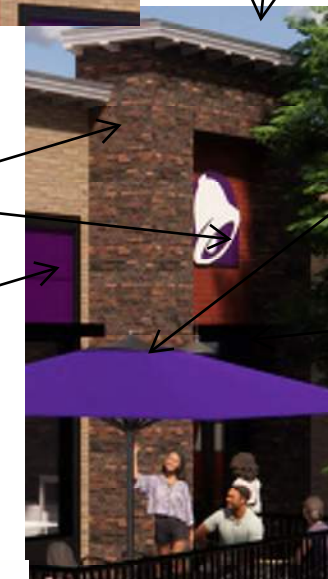
PATIO EQUIPMENT



CORNICE DETAIL



EXTERIOR WALL
SCONCE
DETAILS FOR SCONCE & LED
STRIP LIGHTING SHOWN ON
SHEET 35



METAL EYEBROW
CANOPY
6" HIGH



42" BELL
14" LETTERS

PROPOSED SIGNAGE

SIGN AREA: 24.4 SF



MATERIAL SELECTION



B-1 BRICK
GLEN GERY BRICK - BURNT ALMOND



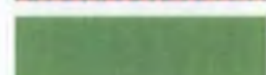
B-2 BRICK
GLEN GERY BRICK - RED CLIFF



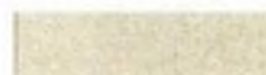
B-3 BRICK
TAYLOR - ROYAL SALISBURY

MORTAR - BUFF - LEHIGH #4734

COLORS MAY NOT REPRODUCE ACCURATELY. REFER TO SAMPLES PROVIDED.



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



PRECAST CONCRETE - LIMESTONE



ARRISCRAFT RENAISSANCE - WHEAT



WEST ELEVATION - 4,420 SF RETAIL BUILDING



NORTH ELEVATION - 4,420 SF RETAIL BUILDING



E-1 EIFS
DRYVIT 842 COTTON



E-2 EIFS
DRYVIT 918 MANOR WHITE



E-3 EIFS
DRYVIT 812 SANDLEWOOD BEIGE



C-1 SPLIT FACE CMU
NETCO SUPREME
BUFF # 5246



C-2 GROUND FACE CMU
NETCO SUPREME
BUFF # 5246



C-3 SPLIT FACE CMU
NETCO SUPREME
WILLIAMSBURG RED



C-4 GROUND FACE CMU
NETCO SUPREME
WILLIAMSBURG RED



EIFS SCORING DETAIL



S-1 COLORADO STONE VENEER
FIELDSTONE



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



M-2 STANDING
SEAM METAL ROOF
COPPER METALLIC



M-3 STOREFRONT/
CANOPY
BLACK



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



GLEN GERY GRANITE RED VELOUR (PROPOSED) V. GLEN GERY RED CLIFF (EXISTING CENTER)



GLEN GERY OLDE LIBERTY (PROPOSED) V. TAYLOR ROYAL SALISBURY (EXISTING CENTER)



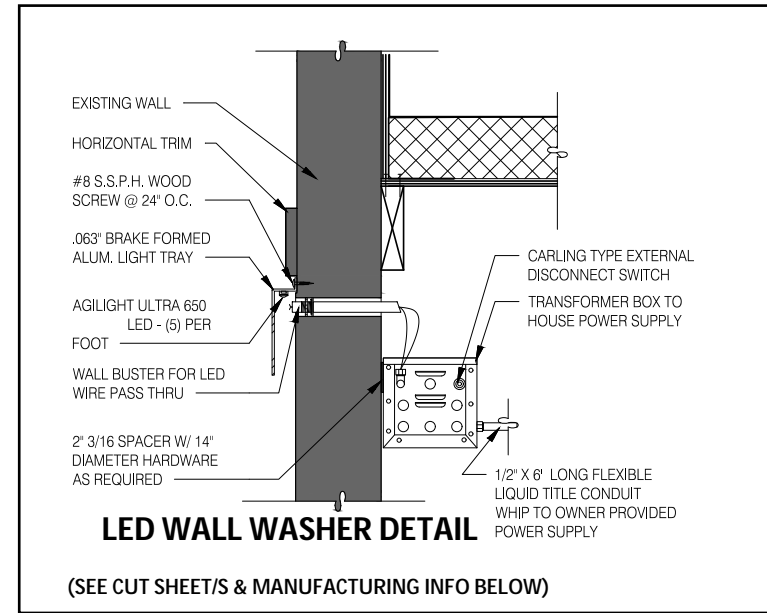
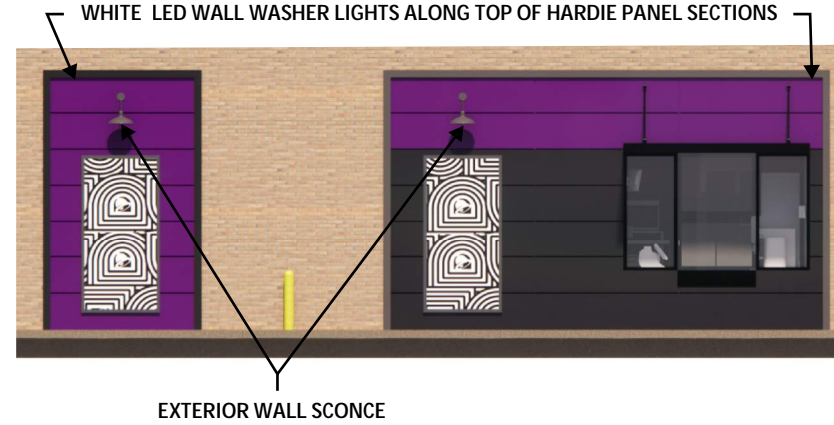
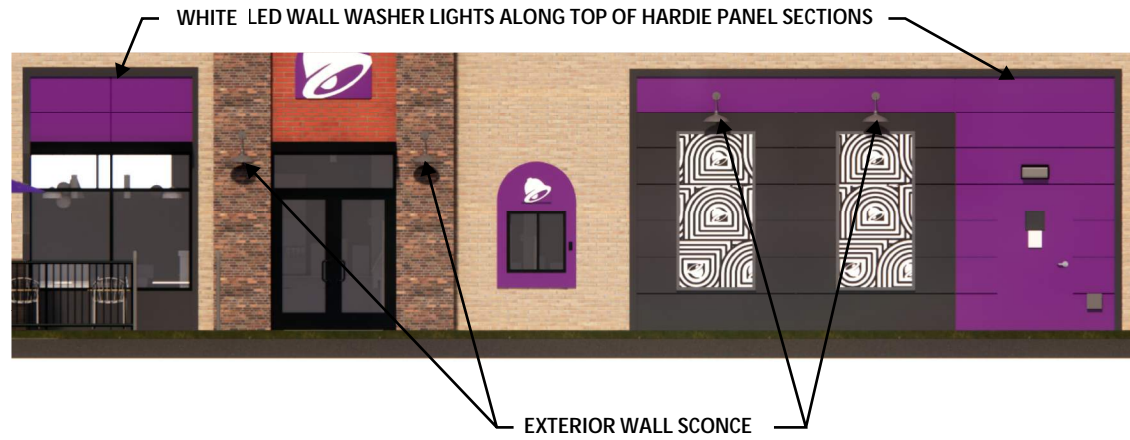
GLEN GERY BURNT ALMOND WILL BE UTILIZED IN THE PROPOSED BUILDING

THREE PROPOSED MATERIAL SAMPLES V. EXISTING BUILDING FACADE (GLEN GERY BURNT ALMOND USED ON THE EXISTING CENTER IS NOT BEING SUBSTITUTED)



PROPOSED DUMPSTER GATES & ENCLOSURE TO MATCH EXISTING SITE STYLE AND MATERIALS (GLEN GERY GRANITE RED VELOUR BRICK)





TACO BELL LIGHTING CUTSHEET Exterior Wall Sconce **D1**

DESCRIPTION
Exterior Wall Sconce

MATERIAL SPECIFICATIONS
Wrought Iron and Aluminum
Old Silver Finish

SIZE
Width: 14"
Height: 17.25"
P: 16.75"
TDC: 3"

Backplate:
Width: 6"
Depth: 1.25"

LOCATION
Exterior

OTHER DETAILS
To be purchased from Taco Bell approved lighting vendor.

BUILDING DESIGN
Endeavor

REVISION DATE
2020.03.31

Image shown: NTS

TACO BELL CORPORATE | 1 Glen Bell Way-Irvine-CA-92618

GEN LED AGILIGHT Innovative Signage Lighting **ULTRA 650**
LS-U650-XXX-B200-A LED MODULES

With its slim, compact shape, the ULTRA 650 module is designed for brighter and deeper signs. ULTRA 650 features an innovative optic that expands its coverage across the sign, with light output up to 100 lumens per module. With spacing at 8 in. (200 mm), ULTRA 650 modules are rated IP68 and come with a 9-year warranty.

Applications:
• Channel letters
• Box signs
• Cove lighting
• Applications starting at 3 in. (75 mm)

ORDERING GUIDE

Part Number	White Color Temp.	Module Spacing (mm)	Number of Modules Per Foot	Number of Modules Per Meter	Nominal Light Output (lm)* Per Module	Nominal Light Output (lm)* Per Foot	Nominal Light Output (lm)* Per Meter
LS-U650-71K-B200-A	7100K	200	1.5	5	100	150	500
LS-U650-65K-B200-A	6500K	200	1.5	5	100	150	500
LS-U650-57K-B200-A**	5700K	200	1.5	5	100	150	500
LS-U650-50K-B200-A	5000K	200	1.5	5	100	150	500
LS-U650-45K-B200-A**	4500K	200	1.5	5	92	138	460
LS-U650-40K-B200-A**	4000K	200	1.5	5	92	138	460
LS-U650-30K-B200-A**	3000K	200	1.5	5	85	128	425
LS-U650-27K-B200-A**	2700K	200	1.5	5	85	128	425

** Limited stock * ± 10%

PRODUCT RATINGS
Luminous Efficacy: 128 lm/W @ 6500K
Wattage per Module: 0.78 W Nominal / 0.82 W Maximum
Input Voltage: 12 V DC
Input Current: 0.065 A / module
Power Supply Loading: 70 modules per 60 W
Ingress Protection: IP68
Operating Temperature: -40° ~ +140° F (-40° ~ +60° C)
L70 Lifetime @ 60° C: 50,000 Hours
Warranty: 9 Year Limited Warranty

LUMINOUS INTENSITY DISTRIBUTION
600 Series Batwing Beam Pattern

"WARM WHITE" COLOR TEMPERATURE

DIMENSIONS

ULTRA 650 features:
• 12V DC
• 9Yr 9 Year Warranty
• 9 Year Warranty
• ONEWhite® COLOR CONSISTENCY
• VERSALEX® ADVANCED OPTICS
• CAPZUL® WATERPROOF
• 4CC CONSTANT CURRENT
• UV RESISTANT
• 50,000 HRS L70 LIFETIME

Data sheet subject to change without notice. REV.18.AUG.2024
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GEN LED AGILIGHT Innovative Signage Lighting **ULTRA 650**
LS-U650-XXX-B200-A LED MODULES

SHIPPING INFORMATION

Module Type	Specs	Packaging Quantity			Carton Weight	Box Dimensions			Carton Dimensions		
		Per Bag	Per Box	Per Carton		W	D	H	W	D	H
LS-U650-xxx-B200-A	Modules	100	500	2000	46.1 lb / 20.9 kg	22.1	10.6	4.5	31.0	23.1	9.9
	Feet	66	328	1312		560	270	115	788	588	252
	Meters	20	100	400							

LAYOUT GUIDE*

Channel Depth (in.)	Single Row			Multiple Rows			Channel Depth (mm)	Single Row			Multiple Rows		
	Max. Stroke	Module Spacing	Row Spacing	Module Spacing	Row Spacing	Module Spacing		Max. Stroke	Module Spacing	Row Spacing	Module Spacing	Row Spacing	Module Spacing
3	10	6.5	6.5	6.5	75	250	165	165	165				
4	13	7.87	9	7.87	100	330	200	225	200				
5	17	7.87	13	7.87	125	430	200	330	200				
6	17	7.87	16	7.87	150	430	200	405	200				
7	15	7.87	15	7.87	175	380	200	380	200				

*Density guide designed to maintain a minimum of 600 lux for a single row or 800 lux for multiple rows at sign face (7328 white).

POWER SUPPLY LOADING

Power Supply	LS-U650-xxx-B200-A			
	Max. # of Modules Per Continuous String	Total # of Modules Per Power Supply	Total # of Feet	Total # of Meters
12 W	14	14	9.2	2.8
15 W	17	17	11.2	3.4
35 W	40	41	26.9	8.2
60 W	67	70	45.9	14
180 W	67	210	137.7	42
100 W	67	115	75.5	23
150 W	67	173	113.5	34.6
180 W	67	207	135.8	41.4
220 W	67	253	166	50.6

Note 1: The number of modules in each of the parallel strings should not exceed the specified maximum.
Note 2: * 3 - 60 Watt Channels

1. UL ONLY - These products are only suitable for connection to a UL rated Class 2 power source rated 12 Volt or less.
2. UL ONLY - These products are intended for use only when connected to a power source that complies with UL rated Class 2 voltage and energy limited circuit.
3. UL ONLY - When these units are connected to a UL rated Class 2 circuit, they are not to draw a total wattage of greater than the secondary or output rating of the UL rated Class 2 power supply.
4. These products may be secured in place in the end product by any means available.
5. These products are not suitable for use in dry, damp, and wet locations. Not suitable for submersed applications.

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ULTRA 600 SERIES – With a slim and compact shape, ULTRA 600 Series modules are designed for brighter and deeper signs. The ULTRA 650 and the more powerful ULTRA 670 feature an innovative optic that expands light coverage to require fewer modules per sign. Both modules are available in 8 static white CCTs.

CE, UL, RoHS, LM-79, LM-80, IP68

FEATURES
Luminous Efficacy: 128 lm/W (U650) / 121 lm/W (U670)
Module Spacing: 8 in. (200 mm) for both U650 and U670 / 10 in. (250 mm) for only U670
Wattage per Module: 0.78 W Nominal (U650) / 1.24 W Nominal (U670)
Nominal Light Output: 85 - 100 lm/module (U650) / 127 - 150 lm/module (U670)
Power Supply Loading: 70 modules per 60 W (U650) / 44 modules per 60 W (U670)
Input Current: 0.065 A/module (U650) / 0.103 A/module (U670)
Depth Range: 3 in. (75 mm) to 7 in. (180 mm) (U650) / 4 in. (100 mm) to 8 in. (200 mm) (U670)
L70 Lifetime: 50,000 hours

LUMINOUS INTENSITY DISTRIBUTION
600 Series Batwing Beam Pattern

WHITE COLOR TEMPERATURE SCALE
"WARM WHITE" COLOR TEMPERATURE

MODULEDIMENSIONS

Length	Width		Height
	1.89 in. / 48 mm	0.47 in. / 12 mm	

0.47 in. / 12 mm, 1.89 in. / 48 mm, 0.35 in. / 8.8 mm, 7.87 in. / 200 mm, 5.91 in. / 150 mm

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REV.08.JUL.2024



- 
(A)
PATIO
RAIL
- 
(B)
PATIO
CHAIR
- 
(C)
PATIO
TABLE SINGLE
- 
(D)
PATIO
TABLE DOUBLE
- 
(E)
PATIO
TRASH ENCLOSURE
- 
(F)
PATIO
UMBRELLA
- 
(G)
BIKE
RACK

PATIO FURNITURE

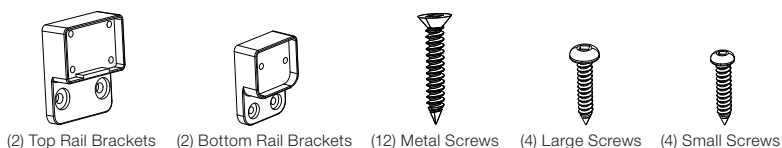
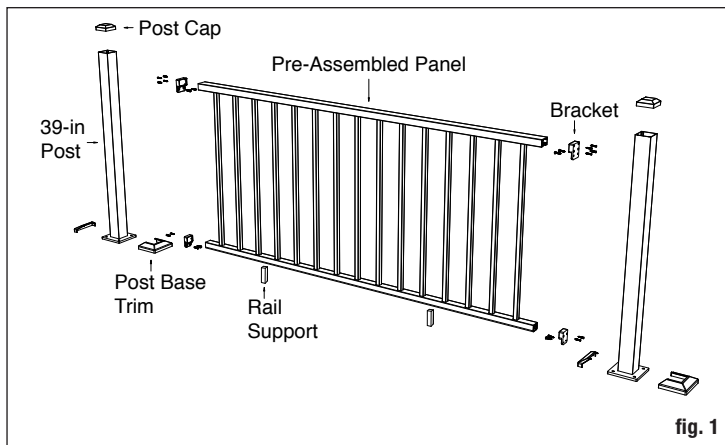
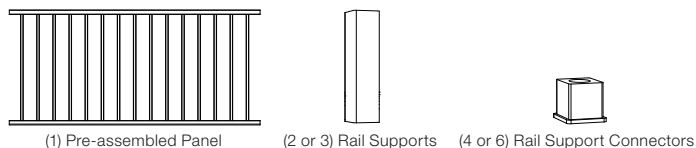
Items and Tools Needed

Parts included

- (1) Pre-assembled panel
- (2) Rail supports for 6ft
- (3) Rail supports for 8ft
- (4) Rail support connectors for 6ft
- (6) Rail support connectors for 8ft
- (4) Brackets with hardware
(Posts and stair rail kits sold separately)

Tools required

- Drill/power screwdriver
- Carpenter's pencil
- Rubber mallet
- Miter or circular saw with carbide tip blade
- Adjustable wrench or socket wrench for bolts, etc.
- Tape measure
- Marked speed square
- Safety glasses/goggles
- Lag screws



In-Line Railing Installation Instructions

Posts Installation

Prior to construction:

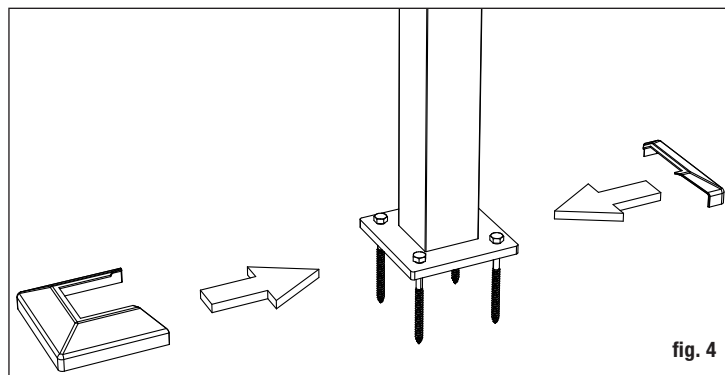
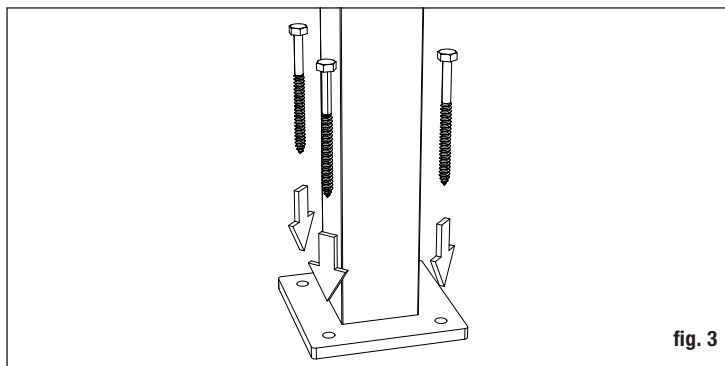
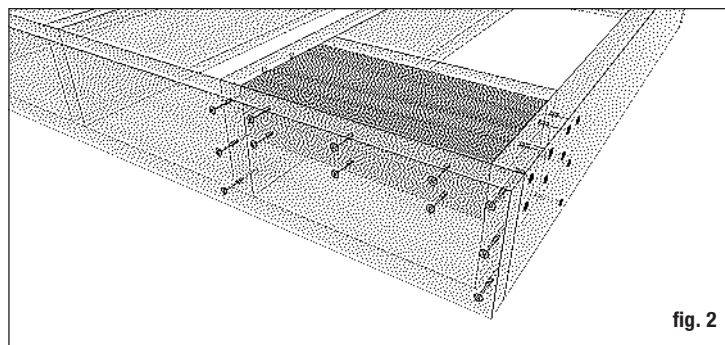
- Check with your local regulatory agency for special code requirements in your area. Common railing height is 36" or 42". Read instructions completely to get an understanding of how the product goes together and how each piece affects the other.
- Determine the number of railing posts needed for your deck. Post spacing is 6' or 8' on-center. Example: A 12' x 16' deck attached to a building with a 4' access opening on one side will need a total of eight posts. To minimize cutting, use as many full panels as possible.

Step 1: Install posts by attaching the aluminum base to the surface of the deck. Position the post so the fastener will go into the floor joist, and make sure the decking is firmly attached to the joist at the location of the posts. Proper structural blocking/framing under the decking material is required when attaching the post to a wood frame deck because decking alone is not approved as structural framing (fig. 2).

Step 2: Position the post assembly onto the location where it will attach to the deck. Four 3/8" diameter mounting holes are provided on the base. When the final position is determined, mark the base hole locations. Remove the post assembly and drill 15/64" holes in the marked locations through the decking and into structural blocking (fig. 3).

Step 3: Reposition the post assembly over the predrilled holes and insert the fasteners (**NOT INCLUDED**). Secure the base to the deck structure. Make certain the posts are plumb. *Note: Recommend 5/16" x 4" or longer lag screws. If the post requires adjustment, use shims to level post. If the post requires adjustment, use shims to level post.*

Step 4: Finish by sliding a post base trim (optional) over each post for a finished look (fig. 4).



IMAGE



DESCRIPTION

Exterior Aluminium Chair

MATERIAL SPECIFICATIONS

Legs:

Black PowderCoat

Body:

Black PowderCoat slats

SIZE

H = 28"

W = 22"

D = 20"

LOCATION

Exterior Patio- if applicable

OTHER DETAILS

Produced by Taco Bell approved furniture vendor

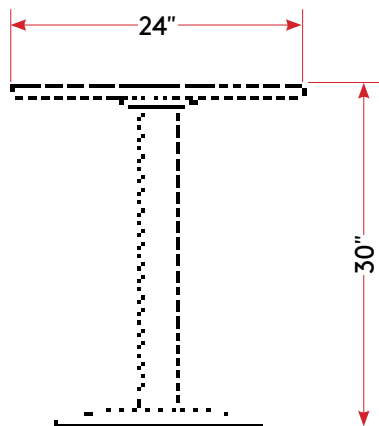
BUILDING DESIGN

Endeavor New & Remodels

REVISION DATE

2020.09.23

Image shown NTS

IMAGE**DIMENSIONS****DESCRIPTION**

Exterior Round Table

MATERIAL SPECIFICATIONS

Legs:

Black PowderCoat

Body:

Black PowderCoat slats

Plastic wood - look slats

SIZE

H = 30"

DIA = 24"

3" Base column

LOCATION

Exterior Patio- if applicable

OTHER DETAILS

Produced by Taco Bell approved furniture vendor

BUILDING DESIGN

Endeavor New & Remodels

REVISION DATE

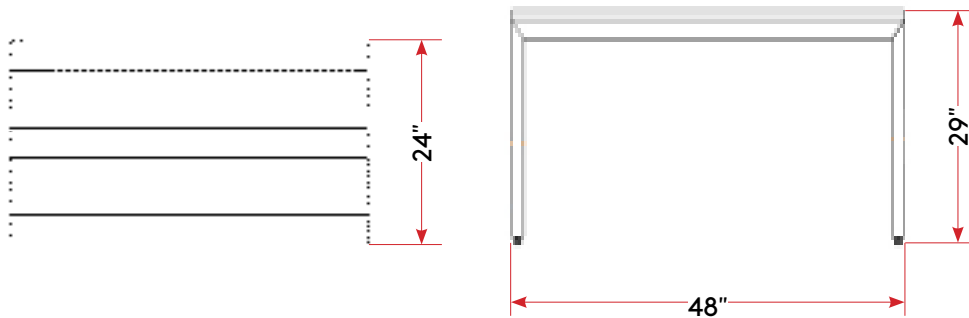
2020.09.23

Image shown NTS

IMAGE



DIMENSIONS



DESCRIPTION

Exterior Rectangle Table

MATERIAL SPECIFICATIONS

Legs:
Black PowderCoat

Body:
Black PowderCoat slats

Plastic wood - look slats

SIZE

H = 29"

W = 48"

D = 24"

LOCATION

Exterior Patio- if applicable

OTHER DETAILS

Produced by Taco Bell approved furniture vendor

BUILDING DESIGN

Endeavor New & Remodels

REVISION DATE

2020.09.23

Image shown NTS

IMAGE



DIMENSIONS



Image shown NTS

DESCRIPTION

Single-entry trash enclosure exterior grade

MATERIAL SPECIFICATIONS

Legs:
Black PowderCoat

Body:
Wood, Deckorators

Top:
Metal- stainless steel

SIZE

H = 44"
W = 46.75"
D = 24"

LOCATION

Exterior

OTHER DETAILS

Produced by Taco Bell approved furniture vendor

BUILDING DESIGN

Endeavor

REVISION DATE

2020.08.11

Parasol platform: Bay Master MAX

For Medium Patios



Bay Master MAX Classic Square

Frame Construction:

- Satin Anodized Marine Grade finish
- TUUCI' s Patented Independent Bracket Hub System
- Armor Wall Mast
- Stainless Steel Hardware
- Modular Design Allows for Easy Parts Replacement
- Manual lift System
- SKU: UTBBMX10.OSQ

Canopy Construction:

- Sunbrella® 100% Solution Dyed Acrylic Fabric – CONCORD 6065
- Ballistic-Reinforced Vent and Pocket Construction
- Market Profile Canopy
- Canopy with Vent
- **5 Year Warranty****

Sizes Available

10' Square



Shade Anchoring System for MAX:

For Bay Master MAX & Ocean Master MAX



In-Ground Bases

In Ground Security Mount
New Pour Concrete:



In Ground 9" x 9" Base Plate
Existing Concrete

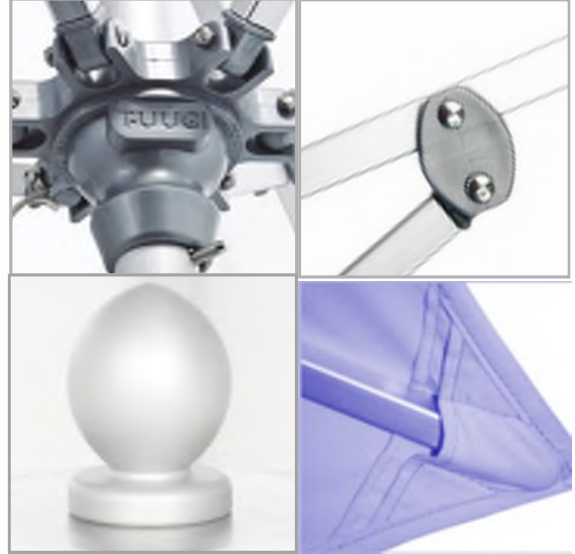
Above Ground Base

Galvanized Steel Double Stack Plates
280 lbs. (For 8'SQ, 10' SQ)
400 lbs. (For 12' SQ, 8X12' RECT, and 10'X14' REC)



Parasol platform: Bay Master Classic

For Small Patios



Bay Master Classic Square

Frame Construction:

- Satin Anodized Marine Grade finish
- TUUCI's Patented Independent Bracket Hub System
- Stainless Steel Hardware
- Modular Design Allows for Easy Parts Replacement
- Armor Wall Mast, 8 ribs
- Manual lift with a pin

Canopy Construction:

- Sunbrella® 100% Solution Dyed Acrylic Fabric – CONCORD 6065
- Ballistic-Reinforced Vent and Pocket Construction
- Market Profile Canopy
- Canopy with Vent

Size:

8.5' Square

*****3 Year Warranty*****



Shade Anchoring System for Classic:

(1.5" center pole)



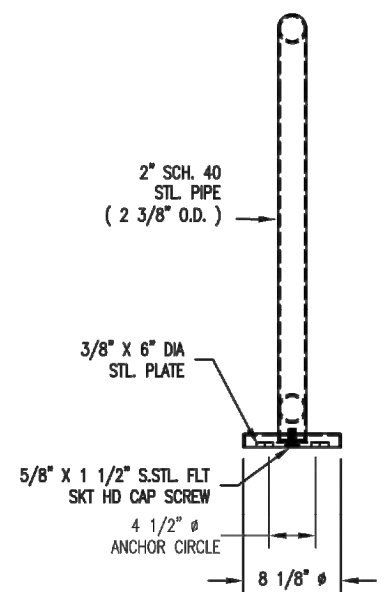
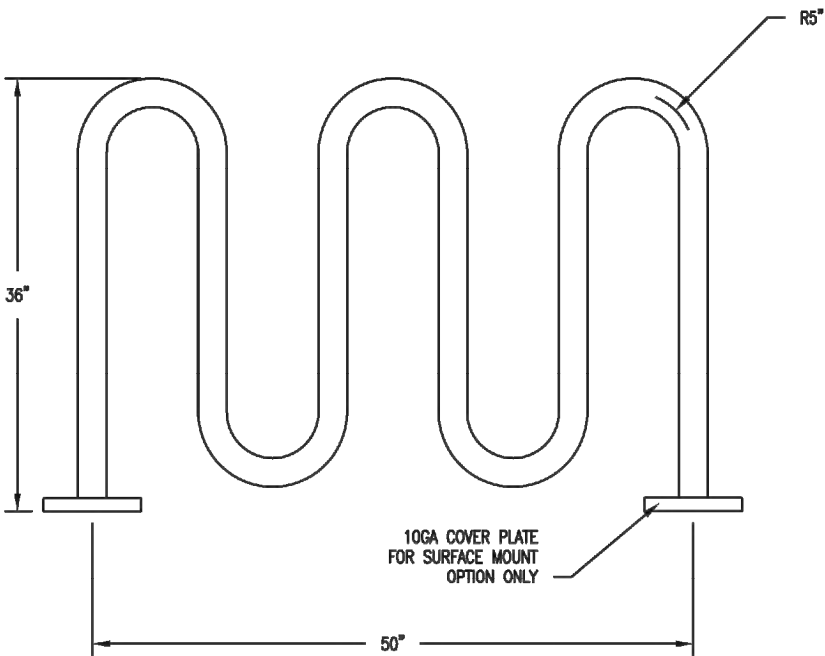
In Ground BASE:

In Ground Flush Mount
Concrete

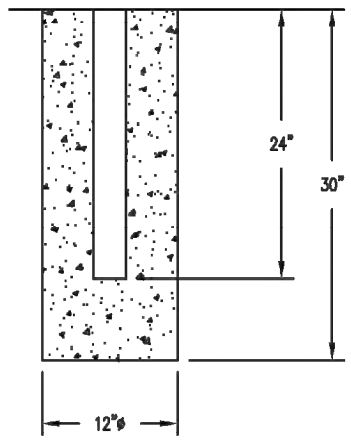


Above Ground BASE:

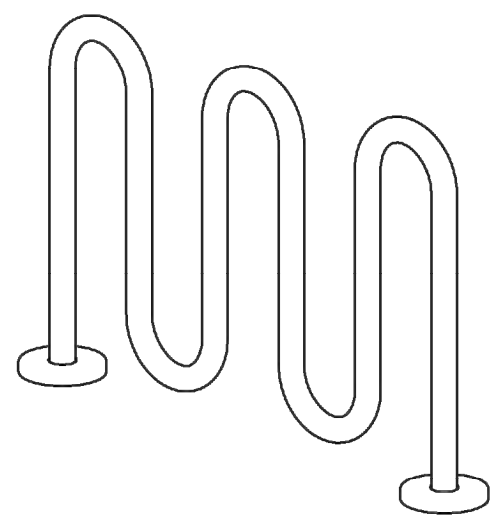
Galvanized Steel Plate
140 lbs. (For the 8.5' SQ)



* S-2 SURFACE MOUNT *
(SEE NOTES)



S-1 EMBEDMENT

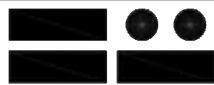


FINISH OPTIONS

- HOT DIPPED GALVANIZED (VISIBLE VENT HOLES)
- COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

NOTES:

- 1.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTION S-2.
 - 2.) PLUGS PROVIDED FOR VISIBLE VENT HOLES. (HOT DIPPED GALV. ONLY)
- * UPCHARGE APPLIES TO SUPPORT OPTION - CONSULT YOUR LOCAL REPRESENTATIVE.

 DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE :	NONE	TITLE :		BIKE RACK
	DATE DRAWN :	1/6/11	REV.	DRAWING NUMBER	130-30
	DRAWN BY :	JSB	A		SHEET
	DATE REV. :				1 OF 2
	REV. BY :				



**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ARCHITECTURAL REVIEW
CITY OF FAIRFAX
CITY HALL, FAIRFAX, VIRGINIA
March 6th, 2024**

Members who attended: Chair James Schroeder, Jagdish Pathela, Robert Beaty, Kevin Denton, Sucha Khamsuwan, and Brian Singleton.

Member(s) Absent: Heather Waye.

Staff who attended: Anna Kohlbrenner - BAR Liaison

Meeting called to order at 7:00 p.m.

1. Discussion of Agenda

MR. BEATY MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. PATHELA, WHICH WAS APPROVED UNANIMOUSLY, 6-0.

2. Presentations by the public on any item not calling for a public hearing

None.

3. Consideration of the February 7, 2024 meeting minutes.

MR. PATHELA MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MR. SCHROEDER, WHICH WAS APPROVED UNANIMOUSLY, 6-0.

4. Public Hearings:

- a. Consideration of the request of Evan Pritchard, representative of Colin McCann, representative of City of Fairfax, for landscape improvements, at the property located at 10455 Armstrong Street, case number BAR-22-00819.

Mr. McCann presented the staff report, which has been incorporated into the record by reference.

Board and applicant comments

Beaty stated this proposed update needs to be done and does not have any questions.

Singleton stated this area needs updating. He stated the *Japanese Pagoda* trees at the forefront of the property are not included in the plan set and are in poor condition. He asked if they are recoverable, and stated it seems like it would be the perfect time to change those out.

The applicant stated he would have to ask staff if that could be added to the project scope.

Singleton asked if the elevation changes with the proposed plan set.

The applicant stated there would be minor grading revisions.

Singleton asked if there is currently an irrigation system.

The applicant stated they are not proposing an irrigation system.

Singleton stated with the wide variety of plants proposed, having an irrigation system that could be programed could be a good idea. He asked the percentage of change from impervious to a pervious material.

The applicant stated they would be increasing impervious slightly.

Denton stated it appears about 200 SF on each side.

Singleton asked if the proposed *Little Bluestem* and *Adam's Needle* is native.

The applicant stated there are certain species that are native.

Singleton stated those plants look terrible at other buildings.

The applicant stated that is a common criticism for some native landscapes. He stated that is the nature of native landscapes as they look more natural. The applicant stated something like those species would have to be composed correctly.

Denton stated the functionality of windows is important. He stated he likes the bronze appearance of the species tags. He asked where the piers on the staircase would be located.

The applicant stated there would be four total located on the steps on the halfway point and near the flagpole area.

Denton stated he liked the concrete stairs on the walkway leading up to the building, while keeping the remaining granite steps near the building. He stated another material should not be added to the staircase area. He stated he likes the added sidewalk leading to the main entrance on the side of the building.

Khamsuwan stated this building needs good landscaping. He asked the reasoning of having a landscape that is a straight line instead of a more organic connecting landscape.

The applicant stated the landscape lines were taken from where the building bumped out and carried the line down to inform the plant beds and open up views. The applicant stated square landscape beds have a more formal appearance in general. The applicant stated curves are seen in the landscape beds and connect visually between each bed. The applicant stated planting areas were increased significantly.

Khamsuwan stated he can now see the end product.

Pathela stated this area needs a big improvement. He asked if the steps would be granite or concrete and suggested simplifying the design moving up the hill. He asked if the concrete sidewalk near the main entrance would be replaced.

The applicant stated it is still unsure if that concrete area would be replaced.

Pathela stated he does not have major comments on the landscaping. He stated he would like to see fresh concrete on the sidewalks in front of the building as it is patchy now. He stated he does not have a reservation one way or the other on the concrete stairs or granite stairs, it just has to be done correctly. He asked if the front door of the city hall building would be open after these improvements as it is closed now.

The applicant stated he does not think the front door will open for security reasons.

Pathela stated it has been closed for awhile and doing all this work would make the building more attractive, security can be handled.

The applicant stated the steps can be used by citizens for photos and to walk around.

Schroeder asked if a few of the *Magnolias* would remain at the building face.

The applicant stated that is correct.

Schroeder asked if the plantings near the building are causing any building or façade issues on their own.

The applicant stated there is insufficient evidence that the plantings are causing foundation issues. He stated the root systems are causing wash out issues, as they are very vigorous.

Schroeder stated he wants to make sure the trees to remain are not causing damage to the structure itself.

The applicant stated they have not done a structural assessment. He stated based on visual determination, there does not appear to be any issues. He stated maintenance has issues reaching the building. He stated as part of the project, the magnolias to remain would be trimmed with the city's arborist with a tree management plan along with root pruning. He stated when they first started the project, and went to other boards and commissions, it was chosen to keep those magnolias.

Schroeder asked if the *Japanese Pagodas* that are in poor condition would be replaced as part of this project. He stated this would be a good time to replace them.

The applicant stated this project was initially a very small project, but it has been growing. He stated those trees are not in the scope of the project, but they will look into it.

Schroeder stated the drawings need to be very clear of what is in scope and what is out of scope. He stated they typically do not see bid options and asked if the concrete in front of city hall would be replaced or not.

The applicant stated they can replace the concrete.

Schroeder asked if they can add that as a condition in the approval.

The applicant stated that is fine.

Schroeder stated he likes what they are doing as it opens up the building and it is more formal.

Pathela stated based on comments, it is not clear what is the path forward. He said it is a desirable upgrade, but the questions remain about the surface and materials and what really would be done. He stated it is not clear and cannot work towards an approval.

The applicant reviewed the plan set and stated the concrete could be replaced closest to city hall.

Pathela stated they should take it from Armstrong.

The applicant stated that is outside the limit of the project.

Pathela stated it would then be the same concrete surface if they replaced the full front sidewalk. He asked where the granite would be located and the pavers.

The applicant stated they want to keep the design uniform and would like to hear from the board for their opinion.

Schroeder stated the original design intent is all concrete and brick pavers. He asked Pathela if those materials would be 'ok'.

Pathela said yes.

Schroeder stated they got confused on the selections.

The applicant stated the granite steps were a request they got from someone on the City Council.

Pathela asked why they would introduce another material and to keep the concrete steps.

Schroeder told city staff to come to the BAR with a plan and do not give them options.

Singleton stated what they provided from an elevation standpoint does not really look like what they are proposing from the street. He stated he would like to see a true landscape elevation.

Public comments

Judy Fraser 3514 Spring Lake Terrace stated she is an architect and is very familiar with the formalities the building possesses. She stated she commends the more native landscaping in our public spaces. She stated she disagrees that *Little Bluestem* is scraggly, and stated they need care and monitoring. She stated an irrigation system would not fill the needs of this different landscape as there are a lot of different plants with different preferences. She stated this may have not been considered and if they all die, people will say that native plants look terrible and in three years would be back to azaleas in the front after spending a lot of money. She stated it is important to provide monitoring and expertise on the other end of installation. She said the adornment around the steps is emphasizing the wrong message as it goes up to a locked door. She stated landscaping tends to not be rectangular and lawn mowers would appreciate a more curved outline.

Val Morgan 3617 Cornell Road showed the board a photo of *Little Bluestem* and stated it needs say standing ovation on the plan set so it will stand. She stated she is tired of driving around the city and seeing brick replacement as it takes forever. She stated she is not a paper person and would prefer everyone to go out and walk the site. She stated bricks cost a lot to replace and we cannot afford granite, and that David Myer likes granite. She stated yes *Yuccas* are native, but asked the board if anyone has counted the plants, she stated there are 160 yuccas. She stated they better be digging out the grass and that people would have to be careful because the tip feels like a needle. She stated native grass looks pretty if you do not cram other plants against it. She stated we need to have some input on the plants as it does not say standing ovation, and two of the shrubs are in with the ground cover. She stated sumac grows low, there are tons of them proposed and they can grow six feet wide. She stated we need people that know plants and how they grow. She stated for example, regarding the *Magnolias*, throw in some dirt and throw in golden ragwort and the ground is covered.

Pathela stated what they have in front of them requires some re-work. He stated it is not working right.

Schroeder stated part of his concern is the options as this is not a plan set ready for approval and they want to be clear on what they approve.

Pathela stated what is in the drawings is not clear.

MR. SCHROEDER MADE A MOTION TO DEFFER ACTION OF THE REQUEST OF COLIN MCCANN, REPRESENTATIVE OF CITY OF FAIRFAX, FOR LANDSCAPE IMPROVEMENTS, AT THE PROPERTY LOCATED AT 10455 ARMSTRONG STREET, CASE NUMBER BAR-22-00819, UNTIL SUCH TIME AS A FINAL SET OF PLANS IS ACCEPTBLE FOR BAR REVIEW ARE PROVIDED, BASED ON COMMENTS MADE.

Discussion of the motion

Denton stated he would need a rendering from Armstrong.

SECONDED BY MR. SINGLETON.

THE MOTION WAS APPROVED UNANIMOUSLY, 6-0.

5. Work Sessions:

- a. Consideration of the request of Kathryn R. Taylor, representative of ABTB Mid-Atlantic LLC, for the construction of a restaurant, at the property located at 10120 Fairfax Blvd, case number BAR-24-00087.

Ms. Kohlbrenner presented the staff report, which has been incorporated into the record by reference.

Staff comments

Khamsuwan asked which brick they would be replacing in the plan set as the applicant found out last minute, they do not manufacture the brick anymore.

Kohlbrenner showed photographs of the proposed brick next to the existing wall.

Khamsuwan stated the textures do not match and hopefully the applicant can match the texture of the brick seen in the complex.

Pathela asked why they are proposing two entrances.

Kohlbrenner said to ask the applicant.

Denton asked what the darker brick section was in the east elevation on the right side.

Kohlbrenner stated she was not sure, but she said it could be a dumpster.

Board and applicant comments

The applicant presented. She stated the brick section that Denton mentioned is screening for the utilities.

Khamsuwan stated the new brick proposed looks more industrial and less colonial like other brick seen in the city.

The applicant stated the brick comes with a different textures and she had gotten the smooth but will change that moving forward.

Pathela asked why two entrances are proposed.

The applicant stated it a code egress requirement to have two exits for occupancy load.

Pathela asked why the downspouts are so dominant.

The applicant stated that it is a standard design of the building but can implement internal roof drains instead.

Pathela asked the outdoor seating compacity.

The applicant stated 10 seats outside and 40 inside.

Beaty asked where the costumer would order.

The applicant stated directly behind the building.

Singleton stated the entrances get very backed up in this complex. He asked where cars would back up if there were more than 13 cars in the que.

The applicant stated they have exceeded the number of stacking spaces. They stated they have not gotten first submission comments from staff yet.

Singleton asked the average time from placing an order to getting the food.

The applicant stated usually no longer than 90 seconds.

Denton stated the Starbucks in the city has a service road and it really backs up traffic. He asked if there is a reason the drive through could not extend further north into the grassy area.

The applicant stated the limitation there is the RPA and 13 is the maximum for the site.

Denton asked why the horseshoe of grass in the south parking line could not be removed to add an additional space.

The applicant stated they think that is just outside of the property line and that they are not changing the existing parking area. She stated they are working with the adjacent parcel with agreements in place and will continue to work with staff.

Schroeder stated the downspouts are a very strong element. He stated pay some attention to the coloration of the elevations as it does not really match the brick in person.

6. Staff Report

Administrative approvals since last meeting:

- 10381 Main St small hanging sign at Victorian Square
- 10970 Fairfax Blvd lighting to remediate a zoning violation
- 10520 Main St monument sign at Truro Church

Open/active administrative applications since last meeting:

- None.

7. Closing Board comments

- Kohlbrenner stated the next BAR meeting would be canceled on March 20, 2024.
- Schroeder asked for any training opportunities.
- Kohlbrenner stated she has not been emailed any but will take a look.
- Pathela stated he will not be here the month of April.

8. Adjournment

Meeting adjourned at 8:42 p.m.

ATTEST: *Anna Kohlbrenner*
Anna Kohlbrenner, BAR liaison.