



Board of Architectural Review

DATE: November 6, 2024
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief *JDS*
FROM: Anna Kohlbrenner, BAR Liaison *AK*
SUBJECT: **Work Session: 9495 Silver King Court – Highlands at Mantua**

ATTACHMENTS: 1. Relevant Regulations
2. Current plan set

Nature of Request

1. Case Number:	BAR-24-00023
2. Address:	9495 Silver King Court
3. Request:	Townhomes
4. Applicant:	RJL Associates, Inc.
5. Applicant's Representative:	David S. Houston
6. Status of Representative:	Attorney
7. Zoning:	PD-C Planned Development-Commercial Architectural Control Overlay District

BACKGROUND

The subject property is located east of Pickett Road, north of Pickett Reserve, and south of the Enclave. The applicant is proposing fourteen front loaded townhomes on a private street with two open space areas with amenities on 2.12 acres. The applicant is requesting an amendment to the existing Planned Development, a Comprehensive Plan Map Amendment from Commercial Corridor Place Type to Townhouse/Single-Family Attached Neighborhood Place Type, and a rezoning from PD-C Planned Development-Commercial to PD-R Planned Development-Residential in the Architectural Control Overlay District. There have been briefings with the Planning Commission and the City Council last year, and work sessions would be taking place within the next few months. The applicant is not requesting any special exceptions.

PROPOSAL

The applicant is proposing 14 townhome units that would be 24' wide and 40' deep. The proposed townhome units would be four stories in height with an option for a loft and deck. All proposed units would be front loaded and would face the central amenity space. Each unit would have four parking

spaces, two on the driveway and two in the garage which exceeds zoning requirements. The façade of each unit would consist of brick and Hardie plank siding. The proposed brick color is *general shale* and is the same on each unit. In the front elevations, the townhome units would have a garage on the first floor that would be *mocha brown* with a wood grain texture and made of steel with five small windows. The front entrance would be a wrought iron gate in matte black with an architrave above in *timber bark* with recessed lighting. Directly above the garage doors, there would be brick soldier coursing, bronze wall sconce, and an architectural cast stone water table. The second level would have double-hung windows with transoms in color *bronze*. The third and fourth story would consist of a mixture of brick and Hardie plank siding with a 1' projection. Smooth Hardie plank siding color would vary per unit, but proposed colors include *brandywine*, *blanched almond*, *coral sand*, *mystic mauve*, and *timber bark*. Bays would have a Hardie trim edge as well as the proposed windows. Varying units would have a 1' projected glazed solarium with a *bronze* finish. The rear elevation would receive Hardie plank siding in varying colors. The rear would have a second-story deck and an outdoor condensing unit screen wall. The applicant is proposing a fence in the rear and a stone retaining wall. The two outdoor amenity spaces would include benches, a pergola, seating areas, a grill, and bike rack. The applicant is proposing varying landscape species that is currently in review with our urban forester. Other site lighting includes path lighting along the open space areas, uplighting at various locations under the proposed landscaping, and downlight fixtures at the pergola. Gutters would be internal and not visible.

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

Townhouse buildings should have varied setbacks between units.

Each townhome unit would be staggered.

Building Orientation, ACOD-3.3

Orient entrances for convenient access from adjacent buildings, sidewalks, parking, and bike paths.

The main entrances face the amenity and open space areas.

Building Height & Width, ACOD-3.5

Because of the variety in building forms and uses in the ACOD, there is a corresponding variety in building heights and widths. While the maximum height of new construction in the ACOD is generally 60 feet, many new commercial buildings may still be one story depending on their use. Building width also varies depending on the age and original use of the building; and new buildings' width will depend on their use and corresponding parking requirements.

The Comprehensive Plan recommends a three-story height limit. The statement of intent states a maximum height of 47' while the plan set elevations show a maximum of 43' in height. The applicant shall accurately represent the height while following the recommendations seen in the Comprehensive Plan at the next submission.

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 one color of brick with varying colors of Hardie siding. The most visible façade along Pickett Road could be further broken up to enhance the most visible part of the redevelopment. An additional brick color could be added to add variety.

Roof Form & Materials, ACOD-3.6

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

The applicant should explore different roof features including a hipped roof to soften the proposed height.

Building Foundations, ACOD-3.9

Consider distinguishing the foundation from the rest of the structure by using different materials, patterns, or textures.

The foundation line/first floor elevation that is visible from Pickett Road could use a different material, pattern, or texture to add more interest to the façade.

Materials & Textures, ACOD-3.9

The selection of materials and textures for a new building in the ACOD may include brick, stone, cast stone, wood or cementitious siding, metal, glass panels, or other materials as deemed appropriate by Staff and the BAR. In general, the use of stucco-like products such as EIFS should be limited and is most appropriate on higher elevations, not in the pedestrian realm. Use quality materials consistently on all publicly visible sides of buildings in the district. These materials should be long lasting, durable, maintainable, and appropriate for environmental conditions. 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 that include mostly brick. The pedestrian realm does not include any siding.

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 blend in with the façade. The proposed wall sconces would be downlight fixtures. Site lighting appears cohesive with the rest of the redevelopment.

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.

Mechanical units would be placed on the ground floor and would be hidden with a screen wall. The units would be hidden from public view.

Painting, Color & Finishes, ACOD-4

Guidelines, ACOD-4.2

Select a coordinated palette of colors for each property that includes site elements in

addition to the building itself. Select natural tones instead of overly bright and obtrusive colors.

The applicant is proposing an earth tone palate.

Private Site Design & Elements, ACOD-6

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. Staff believes that additional landscaping on the elevation visible from Pickett Road could be beneficial. The proposed open space area could use more shrubs and flowering planting to soften the amenity space areas. Staff would like to see a more accurate 3-D representation of the amenity area.

Fences & Walls, ACOD-6.4

Use brick or other natural stone materials for walls. When a wall is an integral part of, or an extension of a building, select wall materials that complement the building's materials. Avoid the use of modern, mass-produced fence materials such as diamond lattice panels, or synthetic materials such as plastic or fiberglass timbers. Stained wood board-on-board is usually appropriate.

The proposed retaining wall would be made of stone and the proposed fence would be black metal and appear ornamental. The retaining wall around the amenity areas has not been accurately represented in the 3-D renderings as it does not appear visible. The applicant shall include viewpoints of the retaining wall at the next submission.

City of Fairfax 2035 Comprehensive Plan:

The following excerpts from the Comprehensive Plan are relevant to this application. (see photo below)

The applicant shall reduce the height of the proposed townhome units to three stories as recommended in the Comprehensive Plan. The applicant can explore different ways to get more storage using a peaked roof design with the addition of dormers for additional space.

TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD

Definition

The Townhouse/Single-Family Attached Neighborhood Place Type, identified in orange on the Future Land Use Map, applies to neighborhoods that are primarily developed with townhouses and single-family attached or duplex housing. Single-family detached uses may be considered in the Townhouse/Single-Family Attached Neighborhood Place Type when developed in conjunction with Townhouse/Single-Family Attached Neighborhood uses.



Physical Characteristics

The design and layout of new Townhouse and Single-Family Attached Neighborhood developments should reflect the location of the development within the City. In particular, development that is adjacent to Single-Family Detached Neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four stories may be considered. Predicated on the underlying zoning district and additional density permitted through the provision of affordable dwelling units, the Townhouse/Single-Family Attached Neighborhood Place Type supports up to 14.4 dwelling units per acre.

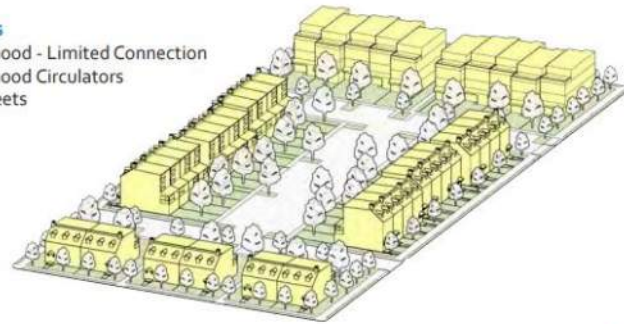


Zoning Districts

- RT, Residential Townhouse
- RT-6, Residential Townhouse
- PD-R, Planned Development Residential
- PD-M, Planned Development Mixed-Use

Street Types

- Neighborhood - Limited Connection
- Neighborhood Circulators
- Active Streets
- Avenues



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.

APPLICATION OF R.J.L. ASSOCIATES, INC.

THE HIGHLANDS AT MANTUA

BAR APPLICATION FOR COA – STATEMENT OF INTENT

September 26, 2024

Address: 9495 Silver King Court
Request: 14 Townhomes
Applicant/Owner: R.J.L Associates, Inc.
Applicant’s Representative: Clint Good
Status of Representative: Architect
Requested Zoning: PD-R (currently PD-C), ACOD

This Statement of Intent is included as part of an application for a Major Certificate of Appropriateness in conjunction with a separate zoning entitlement application.

I. BACKGROUND

R.J.L. Associates, Inc. (“Applicant”, or “R.J.L.”) has submitted an application to amend the City of Fairfax’s 2035 Comprehensive Plan (“Comprehensive Plan” or “Plan”) and to rezone a 2.12 acre portion of the existing Mantua Professional Center (the “Property”) to the Planned Development-Residential (“PD-R”) zoning district to permit redevelopment of the Property’s existing underutilized office buildings with a small residential townhome community. A separate, but concurrent, application has been submitted to amend the General Development Plan for the greater Mantua Professional Center (“Center”). Specifically, the Applicant is requesting to change the PD-C zoning designation of the Property to PD-R to allow for construction of fourteen (14) townhome units along with thirty-four centrally located parking spaces. The proposed townhomes will provide quality and energy efficient housing units that will generate fiscal benefits to the City of Fairfax (“City”), create open space while providing residential amenities, and preserve and respect the unique qualities and character of the neighborhood and surrounding vicinity.

The Property consists of a single parcel, Parcel 58-2-10-001-A1 totaling 2.12 acres and is addressed as 9495 Silver King Court, Fairfax, Virginia 22031. The Property is bounded by Pickett Road and the Army Navy Country Club golf course to the west, the City-County boundary line and Mantua Hills subdivision (within Fairfax County) to the east, The Enclave multi-family condominium community and The New School of Northern Virginia to the north, and, to the south, Pickett’s Reserve subdivision and a recreational parcel of land owned by the Mantua Hills Swimming Association that is improved with portions of the Association’s pool and tennis courts. The Enclave and The New School of Northern Virginia comprise the remainder of the Mantua Professional Center. The adjacent Mantua Hills and Pickett’s Reserve subdivisions are comprised of single-family detached homes and are well-buffered from the Property by existing tree lines which will be preserved to the extent practicable.

II. PROJECT DESCRIPTION SUMMARY

Following site-specific guidance within the City's Comprehensive Plan, RJL proposes to redevelop a portion of the Mantua Professional Center to replace approximately 21,566 square feet of existing underutilized office buildings with a townhome community. The Applicant has collaborated with City Staff and the Center's neighboring users (The Enclave condominium and The New School of Northern Virginia) to carefully plan the Property to create a community that will provide a needed increase in housing opportunities within the City while respecting the Center's two adjoining uses and the existing residential neighborhoods located adjacent to the Property.

A. Site Description

The Property is a 2.12-acre parcel and is currently zoned PD-C, with designation as a Commercial Corridor by the City's 2035 Comprehensive Plan Future Land Use Map. It is bounded by Pickett Road and the Army Navy Country Club to the west, the City-County boundary line and a Fairfax County residential subdivision known as Mantua Hills to the east, the balance of the Mantua Professional Center to the north, and the Pickett's Reserve subdivision and a small portion of the Mantua Hills Swimming Association to the south. The Property is presently developed with one to three level buildings comprising approximately 21,566 square feet of office space, along with supporting parking and access. The surrounding land uses and zoning complement the proposed community, and the 2035 Comprehensive Plan specifically identifies the proposed townhome redevelopment as an appropriate alternative use in place of the existing office buildings.

B. Transportation and Parking

The Property is currently served by a looped portion of Silver King Court (a private street) providing two connections to the roadway. Silver King Court, in turn, loops through the Mantua Professional Center and connects twice to Pickett Road. Silver King Court's southern connection at Pickett Road provides for full movement and is the closer access point to the Property. The northern connection is limited to a right-in/right-out condition by a median within Pickett Road and offers an additional route to and from the new community. With redevelopment, the looped roadway will be converted to a one-way street. The access points to Silver King Court and the roadway's connections to Pickett Road will remain at their existing locations, with reconfiguration of the southern connection to Silver King Court to provide a right-in only entrance.

The site will have ample parking, exceeding the requirement of two spaces per unit set forth in the Zoning Ordinance. Each townhome will have two garage spaces and two driveway spaces for a total of four parking spaces per unit. Additionally, the community will offer thirty-four centrally located parking spaces, inclusive of nine existing parking spaces that will remain onsite.

C. Certificate of Appropriateness Request

The proposed redevelopment would permit the replacement of underutilized office space with fourteen (14) front-loaded townhome units. Units will be twenty-four (24) feet wide and

forty (40) feet deep. They will be four levels, with an option for a loft and decks. The maximum building height of each unit will be approximately forty-seven (47) feet. All units will front the private street and will face the project's central green / amenity space, as well as the existing grassed area with picnic benches, located within the Mantua Professional Center. Additional amenity space will be provided between the two sticks of townhome units, and existing trees serving as a buffer to the adjacent residential neighborhoods will be kept in place to the extent practicable. The development will provide approximately forty (40) percent open space, exceeding the twenty (20) percent open space requirement specified in the Zoning Ordinance.

The Applicant proposes construction of a unit type that is in high demand but low supply within the City. While the City includes a diverse mix of housing products, only thirteen percent (13%) are townhomes as of 2023 data.¹ Additionally, the Pickett Road corridor is comprised predominantly of apartments, condominiums, and single-family homes, with only a single recent townhome project approved in the area. Townhomes can serve as starter homes for young professionals and smaller families, while also appealing to older adults wishing to downsize and seeking a home that is easier to maintain. The proposed development will therefore expand the availability of quality and desirable housing stock in the City.

The townhomes will not be laid out in a straight line, but will incorporate varied setbacks between the units. Mechanical equipment will not be visible from the streets. Material of the proposed townhomes would be a mixture of brick, brick soldier coursing, metal railing, metal downspouts, hardie planks and trims, high quality windows, doors and garage doors, and exterior building lighting. The units will include an option to an elevator to provide more convenient interior access.

The Applicant is proposing the outdoor amenities to create a sense of enhanced community for its residents through providing a pedestrian friendly environment that link two main recreation amenity areas. A large circular shaped patio space will be provided on the central part of the site. This area includes a pergola, benches, grills, and group seating surrounded by lush shrub and perennial landscaping, and will serve as the heart of the community, providing a social hub for everyday neighborly interaction. A secondary passive recreation area in between the townhome buildings at south-east corner, provides a multi-purpose lawn area for residents of all ages to play on and enjoy. The lawn is surrounded by pathway, seating areas, and additional landscaping, which allows users a more secluded outdoor experience.

The Applicant has been working with the City's urban forester on the landscape plan. Tree species shall include but not limited to Red Maple, Northern Red Oak, American Beech, Betula Nigra, Willow Oak, Eastern Redbud, Flowering Dogwood, Sweetbay Magnolia, American Holly, Eastern Redcedar.

¹ City of Fairfax 2023 Fact Book, Figure 17: Housing Type (existing and approved)

HIGHLANDS AT MANTUA

BOARD OF ARCHITECTURAL REVIEW

MAJOR APPLICATION SUBMISSION
CITY OF FAIRFAX

Prepared for:

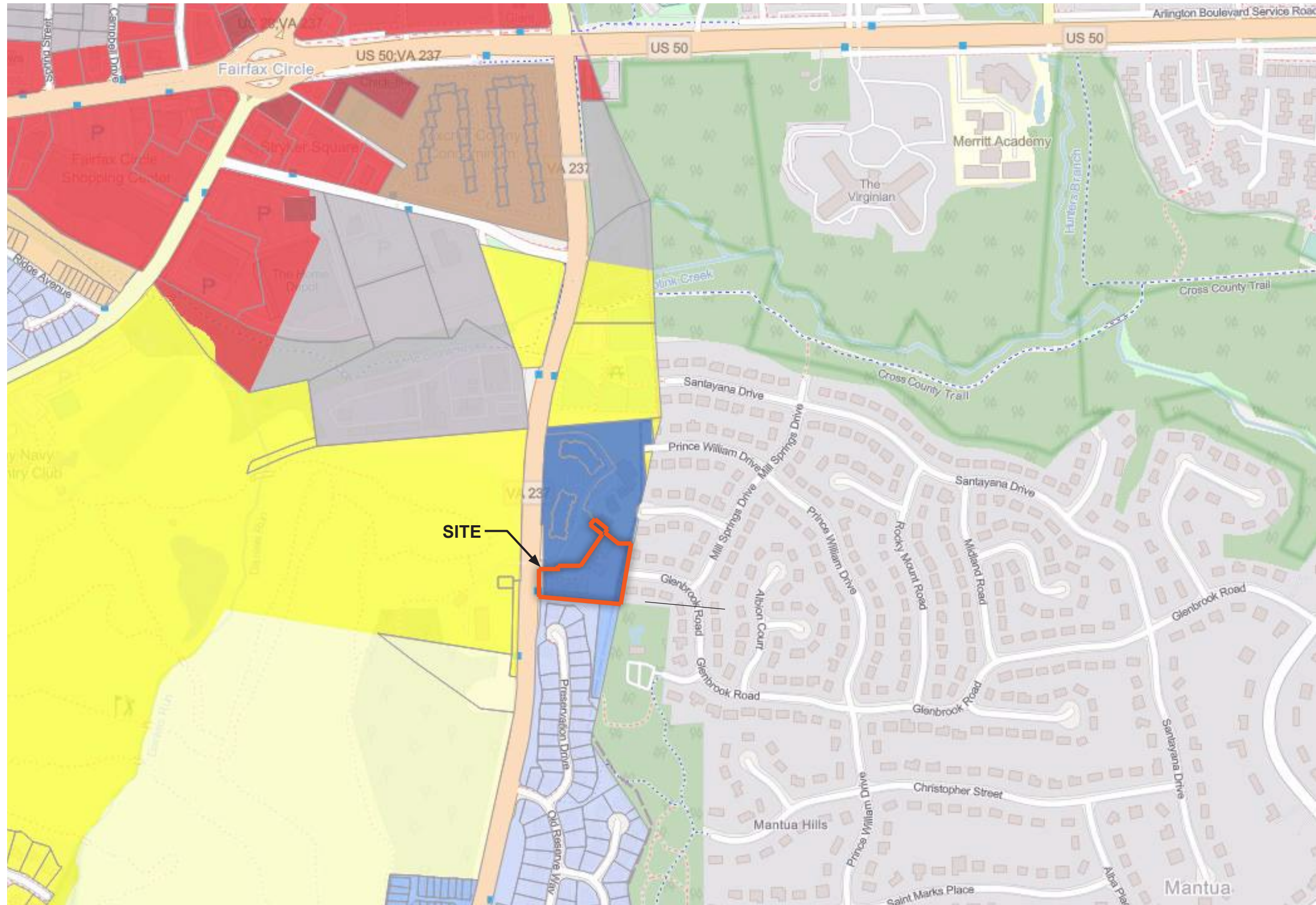


Prepared by:

Clint Good
ARCHITECTS, P.C.



October 16th, 2024



LEGEND

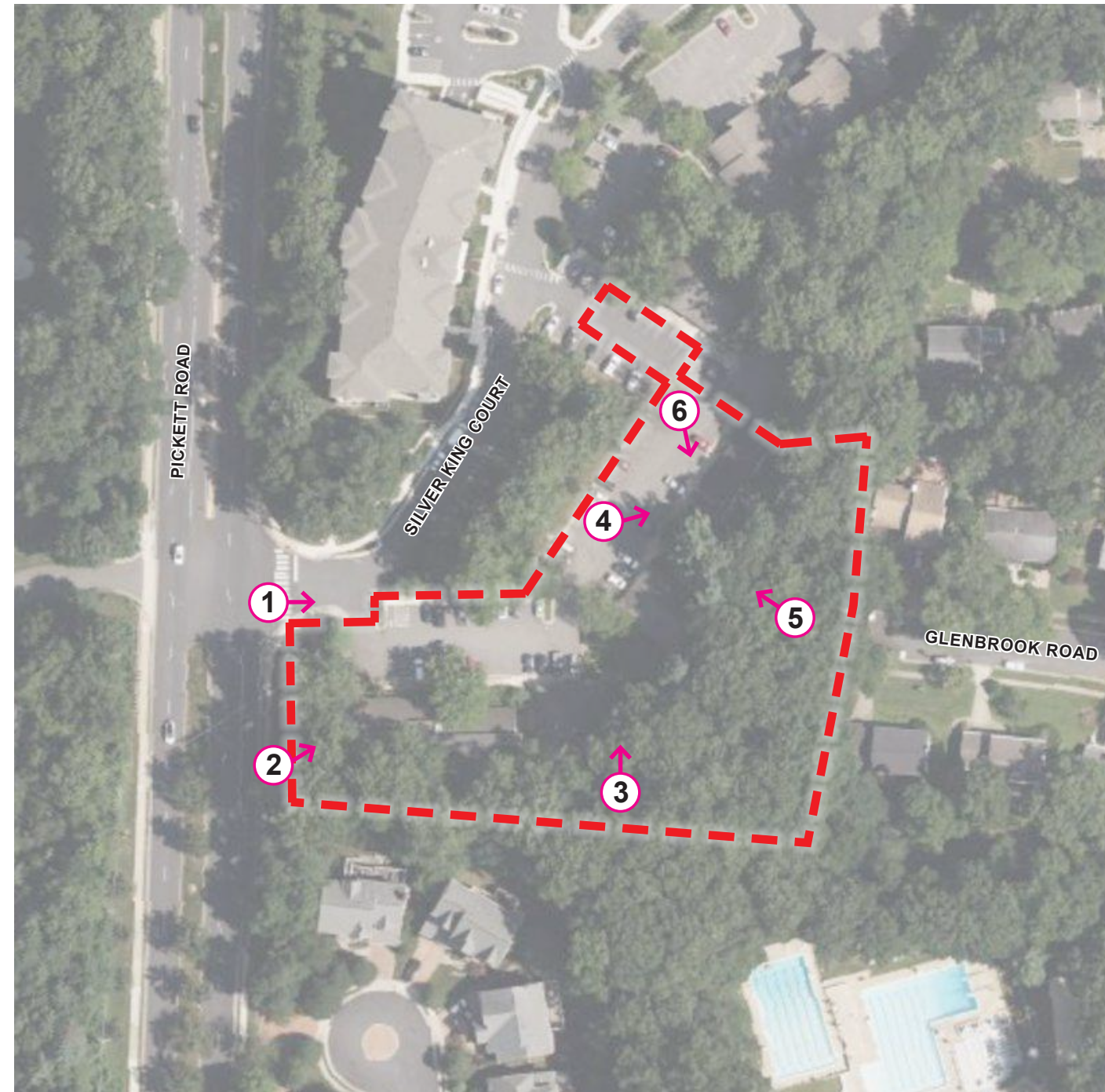
City of Fairfax Parcels



City of Fairfax Zoning

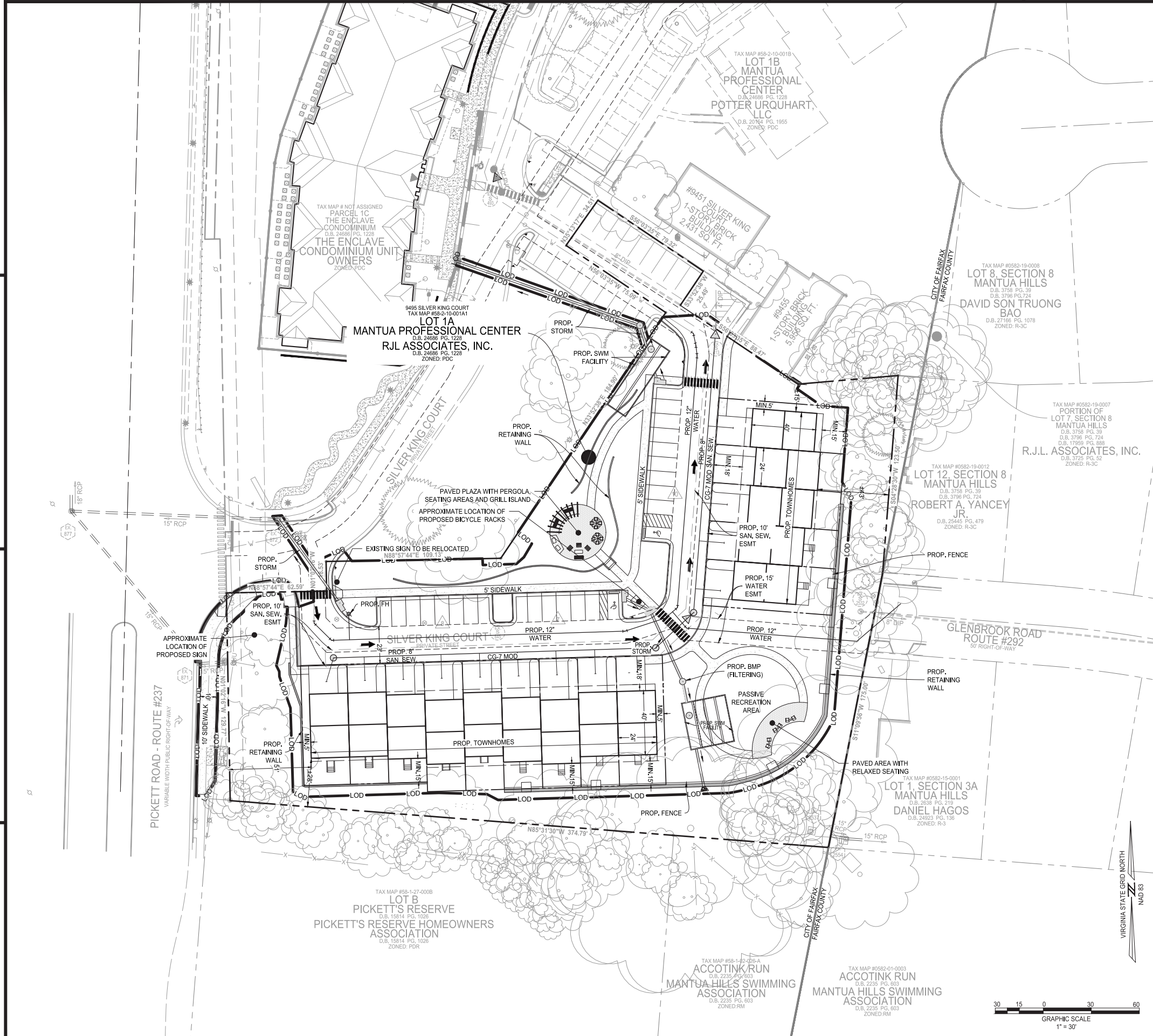
- RL Residential Low
- RM Residential Medium
- RH Residential High
- RT Residential Townhouse
- RT-6 Residential Townhouse
- RMF Residential Multifamily
- CL Commercial Limited
- CO Commercial Office
- CR Commercial Retail
- CG Commercial General
- IL Industrial Light
- IH Industrial Heavy
- PD-R Planned Development Residential
- PD-M Planned Development Mixed Use
- PD-C Planned Development Commercial

SITE VICINITY MAP



EXISTING CONDITIONS PHOTOS

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LEGEND

— PROPOSED BUILDING	→ PROPOSED PAVEMENT MARKING
— PROPOSED SIDEWALK	10 PROPOSED PARKING SPACE COUNT
— PROPOSED CURB	♿ PROPOSED ACCESSIBLE PARKING MARKING
- - - PROPERTY LINE	● PROPOSED SANITARY MANHOLE
— LOD — LIMITS OF DISTURBANCE	▲ PROPOSED SANITARY FLOW DIRECTION
— PROPOSED RETAINING WALL	⊕ PROPOSED FIRE HYDRANT
— PROPOSED STORM PIPE	■ PROPOSED CONCRETE
— PROPOSED SANITARY PIPE	▨ PROPOSED HARDSCAPE PAVERS
— PROPOSED WATERLINE	▨ PROPOSED 'NO PARKING' PAVEMENT MARKING
- x - PROPOSED FENCING	

**PROPOSED DEVELOPMENT TABULATION:
PDR- RESIDENTIAL PLANNED DEVELOPMENT**

EXISTING ZONING: PDC (PLANNED DEVELOPMENT COMMERCIAL)
PROPOSED ZONING: PDR (RESIDENTIAL PLANNED DEVELOPMENT)

LOT SIZE REQUIREMENTS:
MINIMUM DISTRICT SIZE: 2 ACRES
APPLICATION AREA: ±92,354 SF (±2.12 AC)

HEIGHT:
REQUIRED: NO REQUIREMENT
PROVIDED: ±47 FEET

PARKING REQUIREMENTS:
REQUIRED: 28 (2 SPACES PER UNIT)
PROVIDED: 81 (2 SPACES PER UNIT IN GARAGE, 2 SPACES PER UNIT ON DRIVEWAY, AND 25 SURFACE PARKING SPACES)

LOADING REQUIREMENTS:
REQUIRED: NONE
PROVIDED: NONE

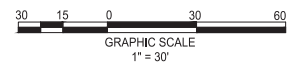
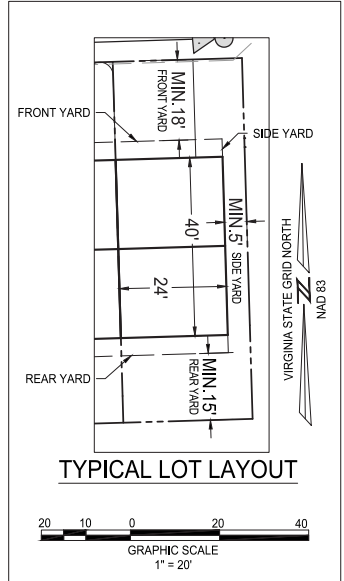
LOT YARDS:
REQUIRED: NONE
PROVIDED:
FRONT: MINIMUM 18 FEET
SIDE: MINIMUM 5 FEET
REAR: MINIMUM 15 FEET

SETBACKS:
REQUIRED: NONE
PROVIDED:
NORTH: MINIMUM 15 FEET
EAST: MINIMUM 43 FEET
SOUTH: MINIMUM 28 FEET

DENSITY:
REQUIRED: NO REQUIREMENT
PROVIDED: 6.6 UNITS / ACRE

NOTE:

- ENCLAVE WILL MAINTAIN ALL FEATURES AS SHOWN ON THE APPROVED PLAN SUCH AS OPEN SPACE AND PARKING REQUIREMENTS.
- ALL UTILITIES (INCLUDING VAULTS) SHALL BE DESIGN AND PLACED OUTSIDE OF THE LOADING PLANES OF THE TOWNHOUSES.



HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT
CITY OF FAIRFAX, VA

ADDRESS PER CITY COMMENTS	MARK	DATE	DESCRIPTION
09-27-2024			

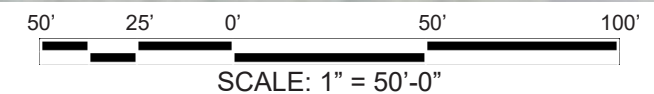
PROJECT No.: 2300560.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: SEE DWGS.
DESIGN: ON
DRAWN: ON
CHECKED: JM

GENERAL DEVELOPMENT PLAN

SHEET No.
C300



SITE PLAN RENDERING



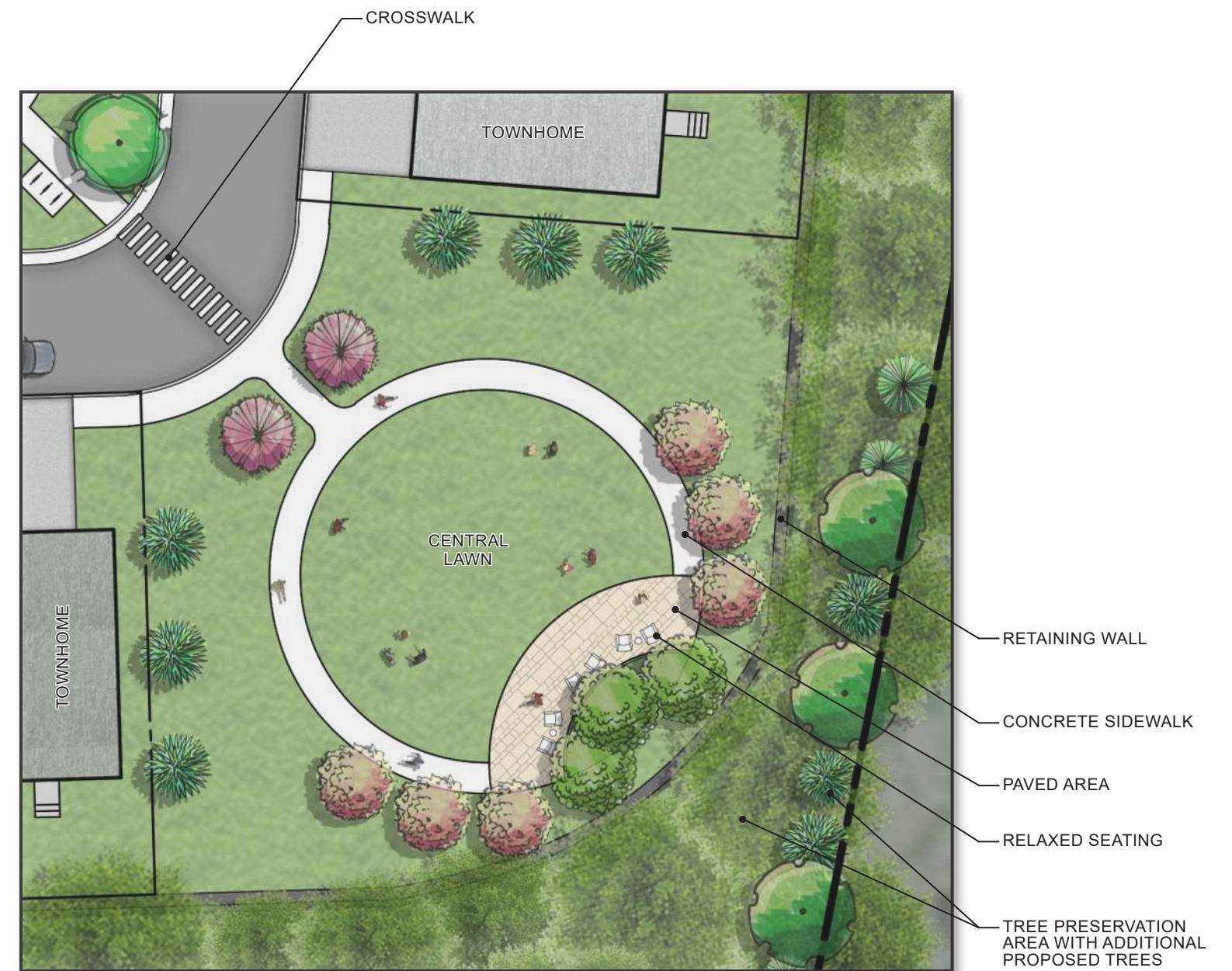
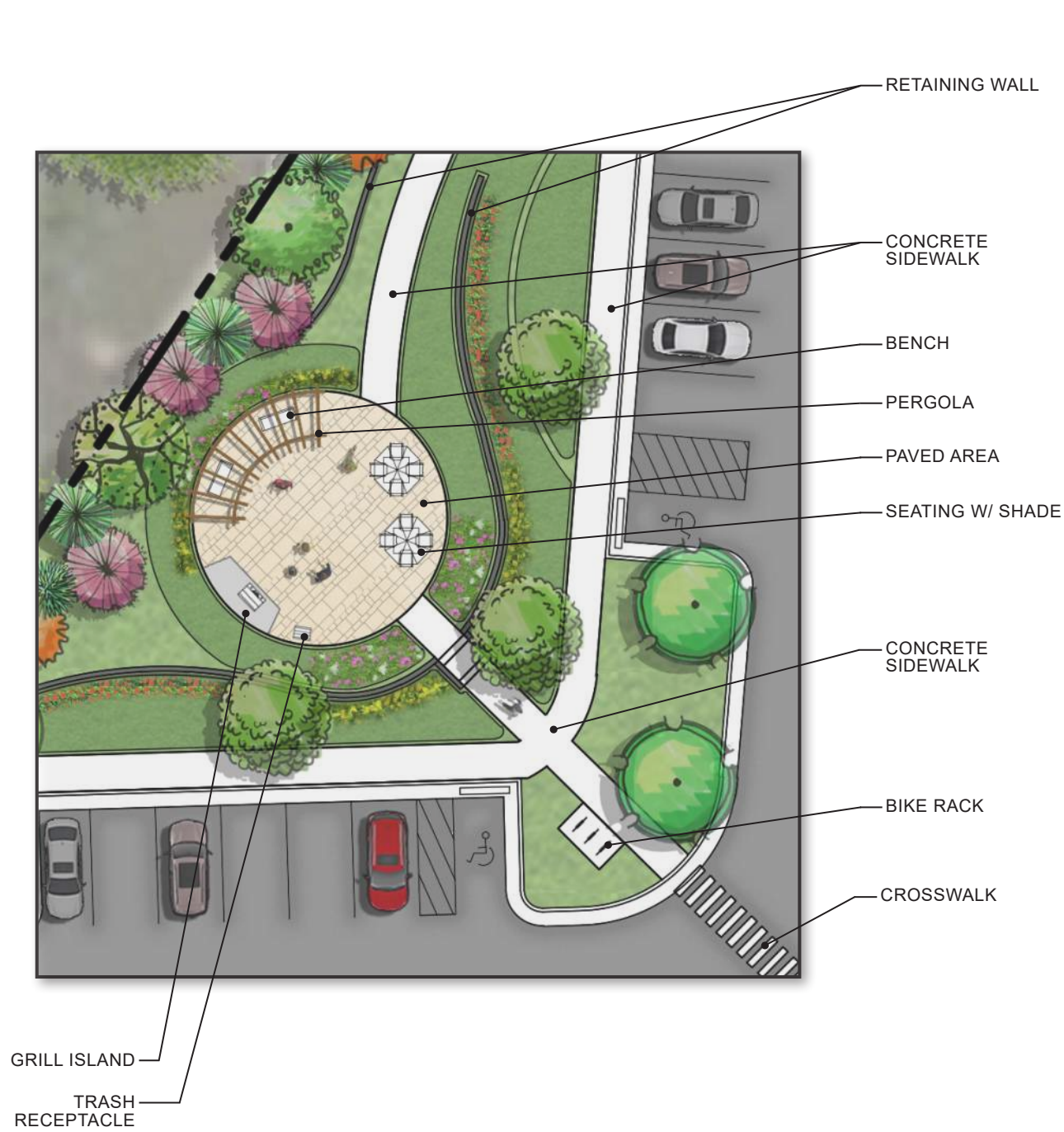
Clint Good
ARCHITECTS, P.C.

Highlands at Mantua
Board of Architectural Review
City of Fairfax, VA



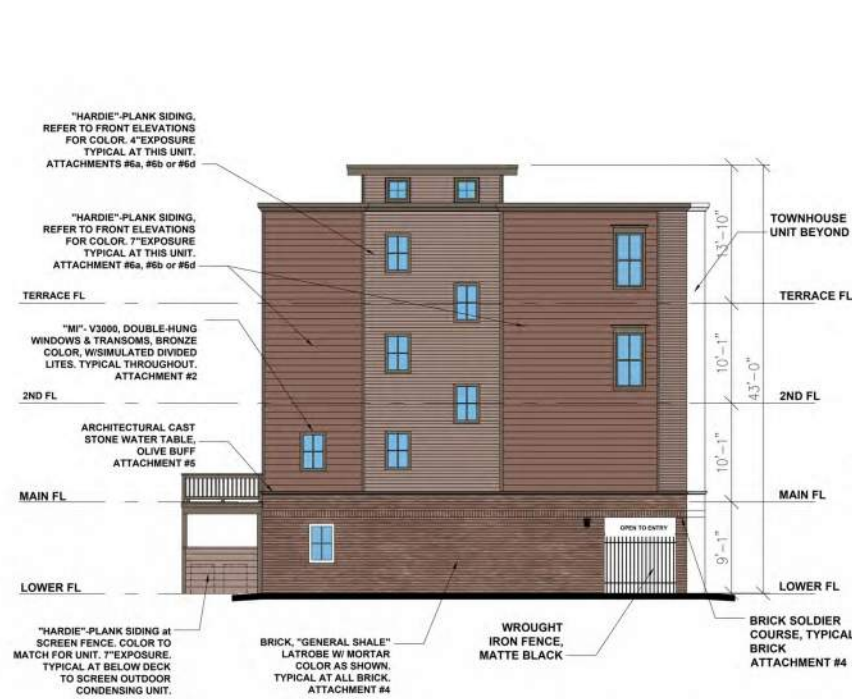
Notes:
1. This conceptual package is preliminary and for illustrative purposes only, final layout will be determined by final architecture and engineering at time of site plan.

Date: 10-16-2024
Drawn/Checked: PG/DL
Project #: 23005060.00
Drawing #: 112931



PLEASE NOTE: ANY INFORMATION SHOWN ON THIS PAGE IS FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED TO DESCRIBE THE GENERAL CONCEPT OF THE DESIGN. FINAL DESIGN WILL LIKELY VARY FROM WHAT IS SHOWN ABOVE.

RECREATIONAL AREA RENDERING



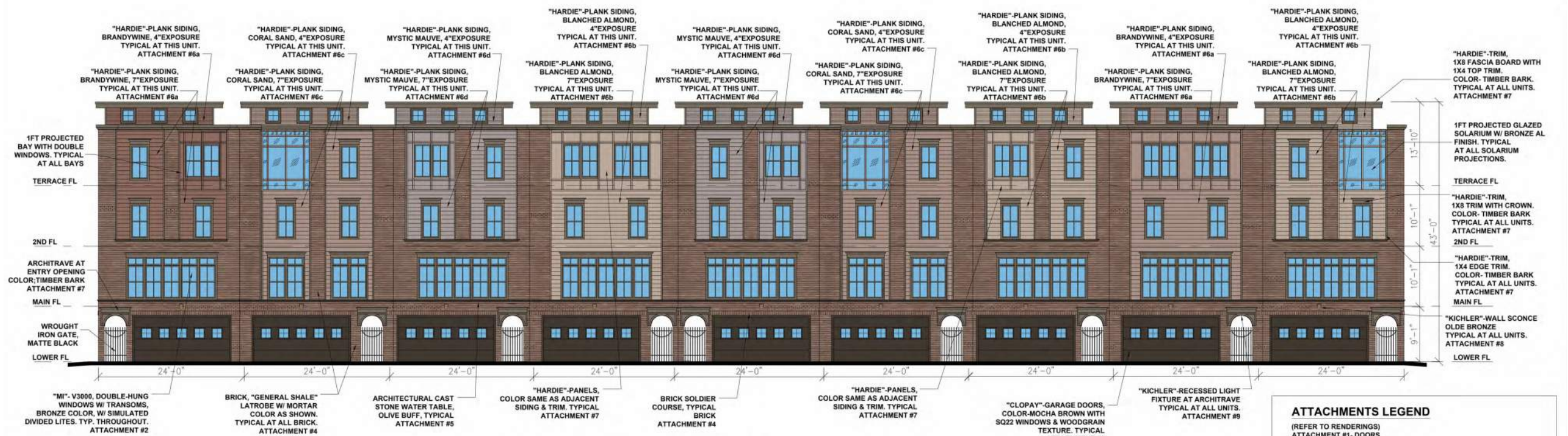
TYPICAL END UNIT ELEVATION

SCALE : 1/8" = 1' 0"



FRONT ELEVATION AT FIVE UNIT GROUPING

SCALE : 1/8" = 1' 0"



FRONT ELEVATION AT NINE UNIT GROUPING

SCALE : 1/8" = 1' 0"

ATTACHMENTS LEGEND

(REFER TO RENDERINGS)

- ATTACHMENT #1- DOORS
- ATTACHMENT #2- WINDOWS
- ATTACHMENT #3- GARAGE DOORS
- ATTACHMENT #4- BRICK AND MORTAR
- ATTACHMENT #5- ARCHITECTURAL CAST STONE - WATER TABLE
- ATTACHMENT #6a- SIDING - BRANDYWINE COLOR
- ATTACHMENT #6b- SIDING - BLANCHED ALMOND COLOR
- ATTACHMENT #6c- SIDING - CORAL SAND COLOR
- ATTACHMENT #6d- SIDING - MYSTIC MAUVE COLOR
- ATTACHMENT #7- TRIM & DECK- TIMBER BARK COLOR
- ATTACHMENT #8- WALL SCONCE LIGHT FIXTURE
- ATTACHMENT #9- RECESSED LIGHT FIXTURE

BUILDING ELEVATIONS

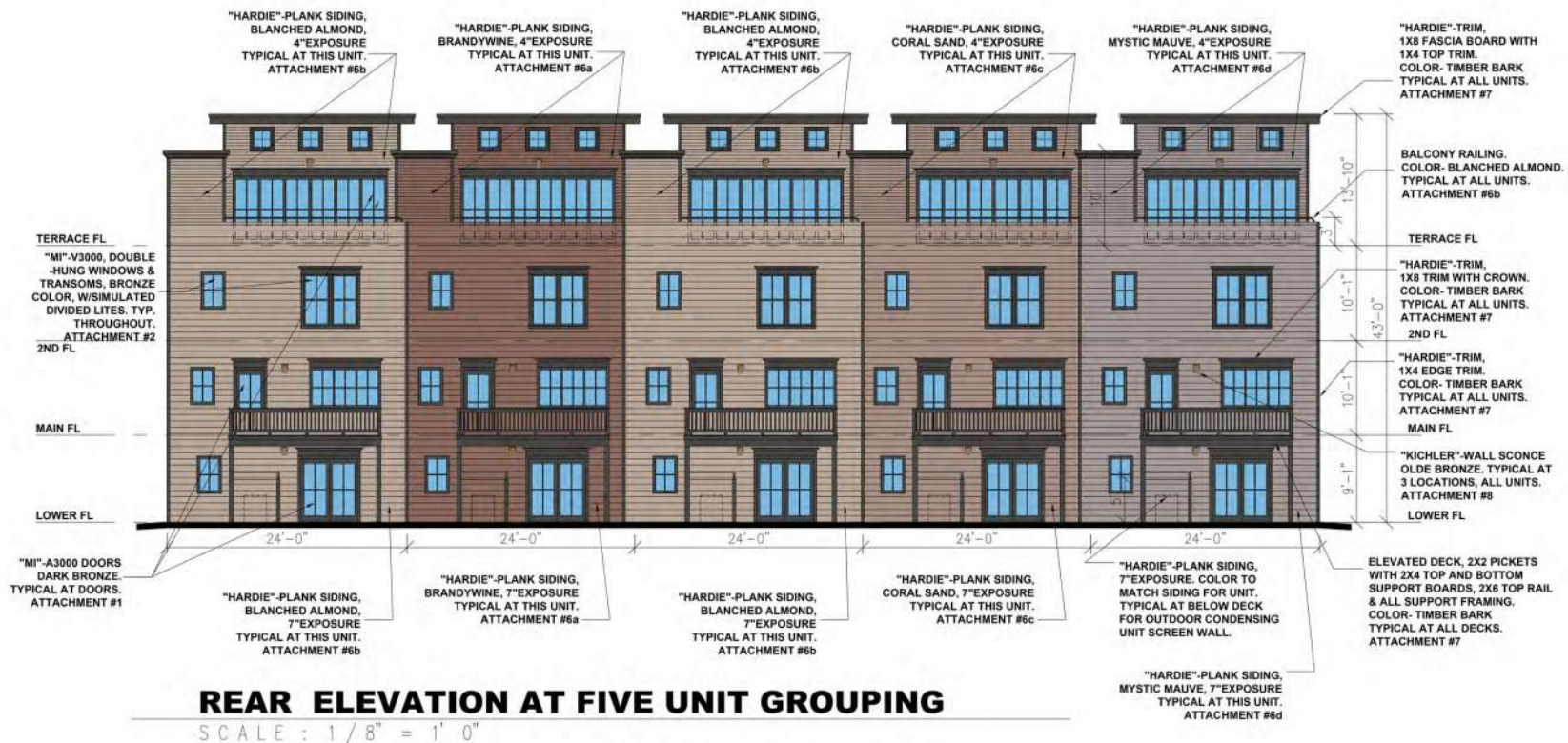


Clint Good ARCHITECTS, P.C.

Highlands at Mantua
Board of Architectural Review
City of Fairfax, VA

Notes:
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Drawn/Checked: PG/DL
Project #: 23005060.00
Drawing #: 112931



REAR ELEVATION AT FIVE UNIT GROUPING

SCALE : 1/8" = 1' 0"



REAR ELEVATION AT NINE UNIT GROUPING

SCALE : 1/8" = 1' 0"

ATTACHMENTS LEGEND

(REFER TO RENDERINGS)

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- ATTACHMENT #2- WINDOWS
- ATTACHMENT #3- GARAGE DOORS
- ATTACHMENT #4- BRICK AND MORTAR
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BUILDING ELEVATIONS



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MI WINDOWS AND DOORS

A3000 Patio door

MODEL 100

Featuring unique multi-slide and corner pocket configurations up to 24" wide, the A3000 patio door is the ideal solution to help bring the outside in for any new home construction, remodeling, or renovation project. Panels slide smoothly during operation and with optional extended sill risers, the door can meet rigid DP requirements. Further enhance performance by selecting the StormArmor™ impact-resistant package designed for coastal regions with rigid performance requirements.



What you can expect

- ENERGY EFFICIENCY**
- Our dual-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.
- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows.
 - In warm weather, insulated glass reduces solar heat gain and minimizes interior glare.
- CONVENIENCE AND STYLE**
- Tandem composite adjustable rollers provide for smooth, effortless operation.
 - Woolpile weatherstripping helps reduce air infiltration.
 - Insulated double-strength tempered glass adds strength and dependability.
 - Two-, three-, four-, five- and six-panel configurations plus corner pocket options allow for vast and unique openings.
 - Keylock and secondary lock available for added peace-of-mind and convenience.
 - Optional extruded aluminum screen allows fresh air in while keeping pests out.

By MITEC Brands™ Highlands of Mantua - Attachment #1 Doors A3000 SERIES / MODEL 100

Engineered to perform

- Available frame styles: finless, fin
- Sill depth: 6 1/4", (20) 8 1/4", (30) 10 1/4" (40)
- Optional 2 1/4" or 3 1/4" sill riser
- DPSS - DPBO rating (dependent on size and sill riser)
- Exterior wet glazing ensures optimal coastal performance
- Optional StormArmor™ package includes impact-resistant glass with argon, Cardinal LoE[®]-366, and preservative film to protect the glass until installation is complete

Energy efficient glass

GLAZING TYPE	U-VALUE	SHGC	STC
HP Low-E glass	0.28	0.25	34
HP Low-E glass with grids	0.28	0.25	34
HP Low-E glass + Argon	0.28	0.25	34
HP Low-E glass + Argon with grids	0.28	0.25	34
Argon-filled LoE [®] -366 glass	0.28	0.25	34
Argon-filled LoE [®] -366 glass with grids	0.28	0.25	34
Impact resistant tempered glass with Argon-filled LoE [®] -366	0.32	0.25	34
Impact resistant tempered glass with Argon, LoE [®] -366 with grids	0.32	0.25	34
Impact resistant tempered glass with Argon, LoE [®] -366	0.32	0.25	34
Impact resistant tempered glass with Argon, LoE [®] -366 with grids	0.32	0.25	34

Creating a customized look

Enhance your home's spaces with a variety of finish options and grid configurations.

FINISH OPTIONS

EXTERIOR

- White
- Dark Bronze

INTERIOR

- White
- Dark Bronze

GRID OPTIONS

- Grids Between-the-Glass
- Standard

HARDWARE OPTIONS

- White
- Clay
- Dark Bronze

Sizing & operation

Our dual-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.

Panel Operation

POCKET / CORNER OPTIONS

STANDARD SIZES

HEIGHT	WIDTH	MIN. SILL	MIN. HEAD	MIN. SIDE
1-PANEL (20)	48" x 60"	2"	2"	2"
2-PANEL (20)	48" x 84"	2"	2"	2"
3-PANEL (20)	48" x 108"	2"	2"	2"
4-PANEL (20)	48" x 132"	2"	2"	2"
5-PANEL (20)	48" x 156"	2"	2"	2"
6-PANEL (20)	48" x 180"	2"	2"	2"
7-PANEL (20)	48" x 204"	2"	2"	2"
8-PANEL (20)	48" x 228"	2"	2"	2"
9-PANEL (20)	48" x 252"	2"	2"	2"
10-PANEL (20)	48" x 276"	2"	2"	2"

Available heights: (60) 62" - (84) 82" - (108) 102" - (132) 132" - (156) 152" - (180) 182" - (204) 202" - (228) 222" - (252) 252" - (276) 272"

MI Build boldly by choosing a range of MI window and door styles with expansive views, contemporary framing and hardware.

miwindows.com/a3000

Highlands of Mantua - Attachment #1 Doors

MI WINDOWS AND DOORS

V3000 Series Double-hung window

MODEL 1556

Our top-selling double-hung window for new home construction, this V3000 Series double-hung window features superior styling, factory-lifted quality, and exceptional long-term performance. Its stylish, beveled exterior profile and slight exterior color contrast are complemented by energy-efficient options such as a warm-edge spacer system and insulated dual- or triple-pane glass.



What you can expect

- ENERGY EFFICIENCY**
- Our dual- and triple-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.
- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows.
 - In warm weather, insulated glass reduces solar heat gain and minimizes interior glare.
- CONVENIENCE AND STYLE**
- Beveled exterior profile creates a timeless aesthetic.
 - Dual-opposing, mortised recessed locks create a stronger, safer seal.
 - Full FlapScreen™ with Clarify Screen™ mesh allows for optimal ventilation without compromising visibility.
 - True-sloping sill optimizes water drainage and eliminates unsightly weep holes.
 - Tilt-in top and bottom sash for easy cleaning.
 - Push-button vent stops enable ventilation without sacrificing safety and security.
 - Push-button vent stops enable ventilation without sacrificing safety and security.
 - Tilt-in top and bottom sash for easy cleaning.
 - Push-button vent stops enable ventilation without sacrificing safety and security.
 - Smooth operation and prevent sash from drifting.

By MITEC Brands™ Highlands of Mantua - Attachment #2 Windows V3000 SERIES / MODEL 1556

Engineered to perform

- Welded, multi-chamber frame and sash
- Interlocking sash
- Metal-reinforced meeting rail
- Available frame styles: mounting fin, finless
- 3 1/4" frame depth
- Wood extension jambs available for 4 1/4" and 6 1/4" wall depths
- Optional field-applied drywall returns, exterior brickmould, and factory-applied 3 1/2" flat casing

Min and max sizing

WIDTH	MIN	MAX	HEIGHT	MIN	MAX
48" W	48"	96"	24" H	24"	80"
60" W	60"	120"	24" H	24"	80"
72" W	72"	144"	24" H	24"	80"
84" W	84"	168"	24" H	24"	80"

Energy efficient glass

GLAZING TYPE	U-VALUE	SHGC	STC
Low-E glass	0.27	0.25	34
Low-E glass with grids	0.27	0.25	34
Argon-filled Low-E glass	0.28	0.25	34
Argon-filled Low-E glass with grids	0.28	0.25	34
Argon-filled Low-E DGG glass	0.28	0.25	34
Argon-filled Low-E DGG glass with grids	0.28	0.25	34
HP Low-E DGG glass	0.30	0.25	34
HP Low-E DGG glass with grids	0.30	0.25	34
Argon-filled HP Low-E DGG glass	0.28	0.25	34
Argon-filled HP Low-E DGG glass with grids	0.28	0.25	34

MI Build boldly by choosing a range of MI window and door styles with expansive views, contemporary framing and hardware.

miwindows.com/highlandsv3000doublehung

Highlands of Mantua - Attachment #2 Windows

Highlands of Mantua - Attachment 3 Garage Doors

MODEL AVAILABILITY

DOOR DESIGNS

Door design requires clear or white or light tan/white window centers. See back cover for examples of window options.

MODERN FLUSH

Model	Section	Material	Finish	Color
9202	Contemporary	Steel	Standard	White
9132	Contemporary	Steel	Standard	Almond
4302	Contemporary	Steel	Standard	Desert Tan
4132	Contemporary	Steel	Standard	Sandstone

MODERN FLUSH

Model	Section	Material	Finish	Color
9201	Contemporary	Steel	Standard	Bronze
9131	Contemporary	Steel	Standard	Chocolate
4301	Contemporary	Steel	Standard	Mocha Brown
4051	Contemporary	Steel	Standard	Hunter Green

MODERN GROOVED

Model	Section	Material	Finish	Color
9208	Contemporary	Steel	Standard	Gray
9138	Contemporary	Steel	Standard	Charcoal
4308	Contemporary	Steel	Standard	Black*
4138	Contemporary	Steel	Standard	Black*

ULTRA-GRAIN® FINISH

Model	Section	Material	Finish	Color
9205	Contemporary	Steel	Ultra-Grain	Cypress Medium
9135	Contemporary	Steel	Ultra-Grain	Cypress Cherry
4305	Contemporary	Steel	Ultra-Grain	Cypress Walnut
4135	Contemporary	Steel	Ultra-Grain	Cypress Slate

ULTRA-GRAIN® PLANK

Model	Section	Material	Finish	Color
9209	Contemporary	Steel	Ultra-Grain Plank	Coastal Gray
9139	Contemporary	Steel	Ultra-Grain Plank	Natural
4309	Contemporary	Steel	Ultra-Grain Plank	Cedar
4139	Contemporary	Steel	Ultra-Grain Plank	Kona

CUSTOM PAINT OPTION

Choose from over 1,500 Sherwin-Williams® paint colors to complement your home with Clopay's Color Blast™ factory-finishing option. Our durable two-part paint system is tested and backed by a five-year warranty.

Highlands of Mantua - Attachment 3 Garage Doors

STANDARD COLORS

- White
- Almond
- Desert Tan
- Sandstone
- Bronze
- Chocolate
- Mocha Brown
- Hunter Green
- Gray
- Charcoal
- Black*

LUSTRA™ FINISH

- Black
- Charcoal
- Silver

ULTRA-GRAIN® PLANK

- Coastal Gray
- Natural
- Cedar
- Kona
- Barnwood
- Espresso

Highlands of Mantua - Attachment 3 Garage Doors

WINDOW OPTIONS

Windows bring natural light into the garage and enhance your home's curb appeal. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change design.

CONTEMPORARY/ARCHITECTURAL SERIES WINDOWS

These windows feature a larger viewing area and are available on select models and door heights. Short windows are 19 1/2" x 18" long windows are 42" x 18".

CONTEMPORARY SUN WINDOWS

Contemporary Sun windows have Mid-Century Modern appeal. The windows are 27" x 8" with aluminum frames powder coated in Silver or Black. Windows available with insulated tempered glass.

DECORATIVE INSERT SERIES WINDOWS

UV-protected cellular plastic inserts snap into the inside or outside of the window frame for easy cleaning or to change design. Windows are available in single strength, double strength, acrylic, obscure or insulated glass. Short windows are 19 1/2" x 12"; long windows are 40 1/2" x 12".

Clipay

Visit clopay.com or call 1-800-LOCPAY (532-4796) for more information on Clopay America's Favorite Garage Doors. Follow us on...

Highlands of Mantua - Attachment #4 Brick and Mortar

"General Shale" - Latrobe

Highlands of Mantua - Attachment #5 Architectural Cast Stone

ARCHITECTURAL MATERIAL SELECTIONS



Clint Good ARCHITECTS, P.C.

Highlands at Mantua
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Hardie® Plank Highlands of Mantua - Attachment 6a
Hardie Plank 'Brandywine'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select Cedarmill® Smooth Beaded Select Cedarmill® Beaded Smooth

Unavailable in your area. Unavailable in your area.

Custom Colonial Roughsawn Custom Colonial Smooth

Select your color collection

Statement Collection® Magnolia Home | James Hardie Collection Primed for Paint

Did not find the color you're looking for? [Click here.](#)

Hardie® Plank Highlands of Mantua - Attachment 6b
Hardie Plank 'Blanched Almond'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select Cedarmill® Smooth Beaded Select Cedarmill® Beaded Smooth

Unavailable in your area. Unavailable in your area.

Custom Colonial Roughsawn Custom Colonial Smooth

Select your color collection

Statement Collection® Magnolia Home | James Hardie Collection Primed for Paint

Did not find the color you're looking for? [Click here.](#)

Hardie® Plank Highlands of Mantua - Attachment #6c
Hardie Plank 'Coral Sand'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select Cedarmill® Smooth Beaded Select Cedarmill® Beaded Smooth

Unavailable in your area. Unavailable in your area.

Custom Colonial Roughsawn Custom Colonial Smooth

Select your color collection

Statement Collection® Magnolia Home | James Hardie Collection Primed for Paint

Did not find the color you're looking for? [Click here.](#)

Hardie® Plank Highlands of Mantua - Attachment #6d
Hardie Plank 'Mystic Mauve'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select Cedarmill® Smooth Beaded Select Cedarmill® Beaded Smooth

Unavailable in your area. Unavailable in your area.

Custom Colonial Roughsawn Custom Colonial Smooth

Select your color collection

Statement Collection® Magnolia Home | James Hardie Collection Primed for Paint

Did not find the color you're looking for? [Click here.](#)

Hardie® Trim Highlands of Mantua - Attachment #7
Hardie Trim 'Timber Bark'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Trim styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Rustic Grain Smooth Roughsawn

Select your color collection

Statement Collection® Magnolia Home | James Hardie Collection Primed for Paint

Did not find the color you're looking for? [Click here.](#)

Select a color

Timber Bark

Kichler Toman Single Light 10" Tall Outdoor Wall Sconce
Model: 15262Z (Item: 502649Z)
From the Toman Collection
★★★★★ 173 reviews
Highlands of Mantua - Attachment #8
Wall Sconce Light Fixture

\$91.95

Finish: Olive Bronze - 1778 In Stock

Height: 10" \$111.95 14" \$174.95 20" \$239.95

FREE Delivery by Wednesday
If ordered in the next 5 hrs 18 mins - Shipping to 20132

Save to Project Compare Return & Shipping Details

Elco 6" Metal Step Baffle Trim for 6" Recessed Housings
Model: EL6098Z (Item: 501810Z)
From the Line Voltage Trim Collection
★★★★★ 15 reviews
Highlands of Mantua - Attachment #9
Recessed Light Fixture

\$11.63

Finish: Black / Bronze - Special Order

Free Shipping on orders over \$49.00!
Leaves the Warehouse in 2 to 3 weeks - Shipping to 20132

Save to Project Compare Return & Shipping Details

ARCHITECTURAL MATERIAL SELECTIONS

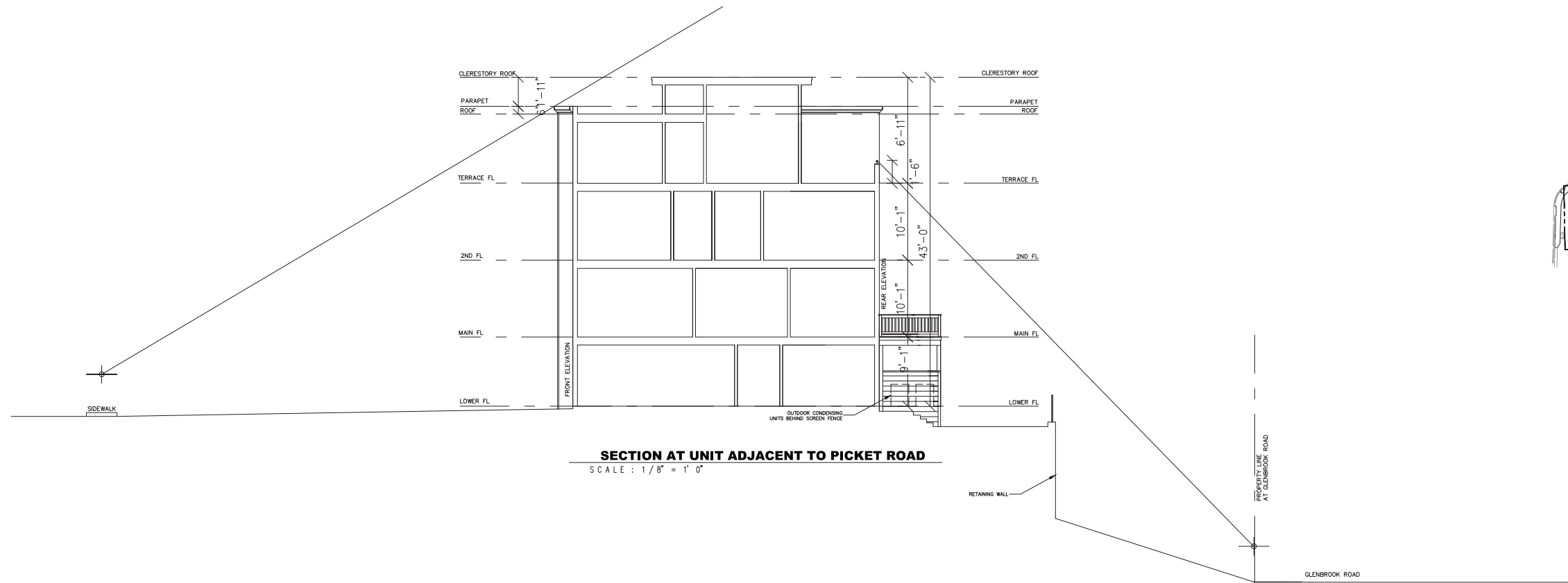
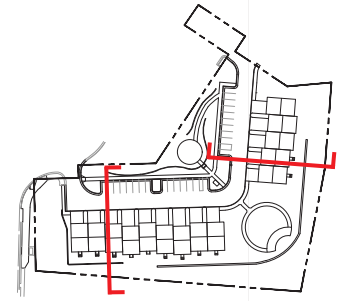


Highlands at Mantua
Board of Architectural Review
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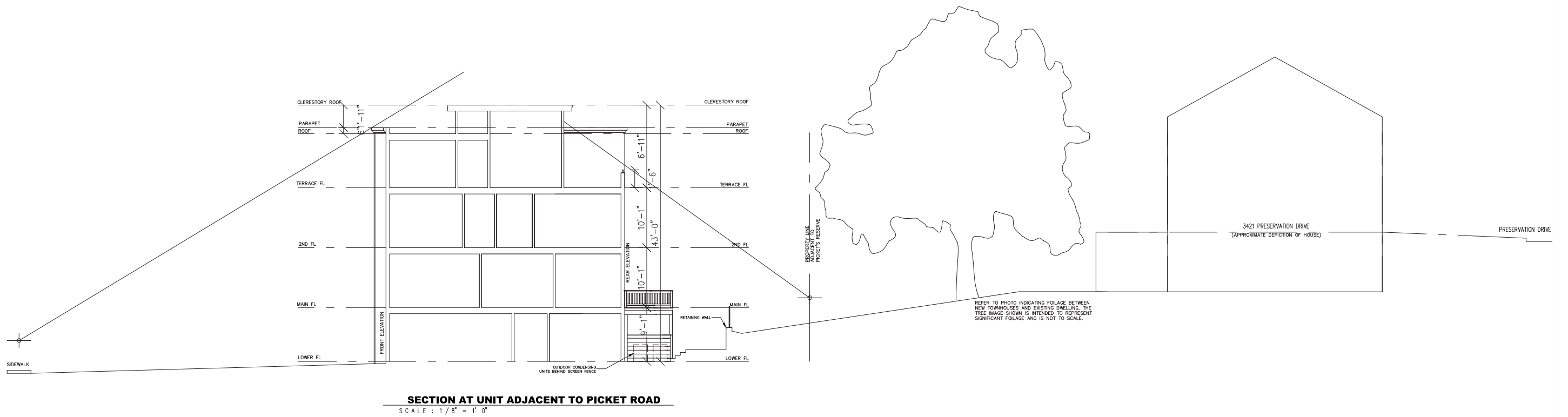
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KEY PLAN

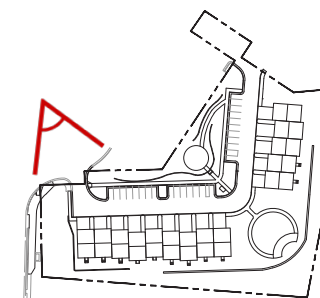


SECTION AT UNIT ADJACENT TO PICKET ROAD
SCALE : 1/8" = 1' 0"

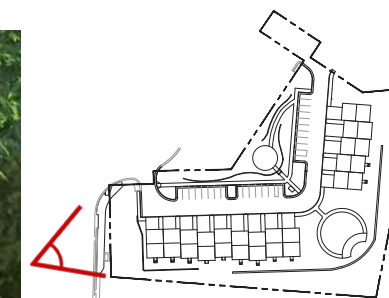


SECTION AT UNIT ADJACENT TO PICKET ROAD
SCALE : 1/8" = 1' 0"

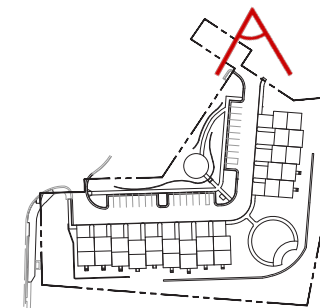
SIGHTLINE SECTION DIAGRAM



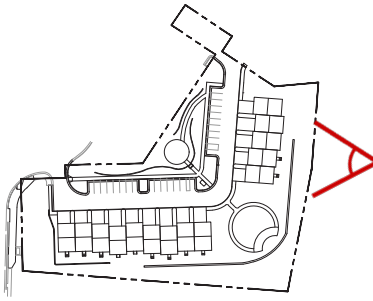
RENDERED PERSPECTIVE VIEW FROM THE ENCLAVE



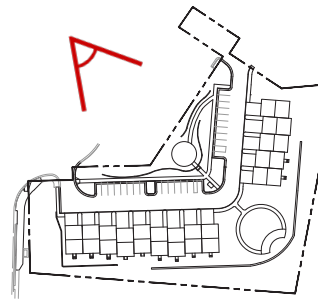
RENDERED PERSPECTIVE VIEW FROM PICKETT ROAD



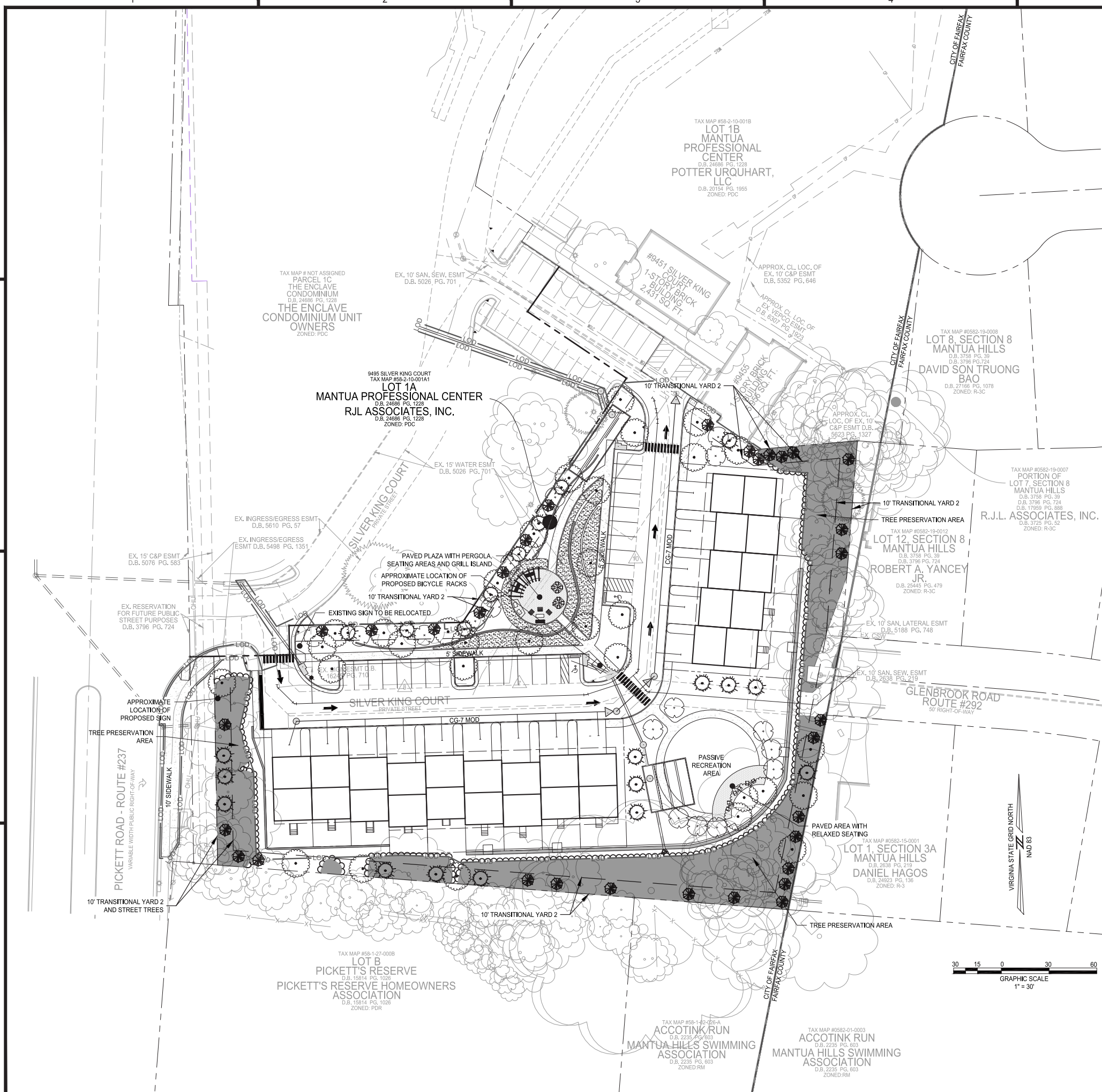
RENDERED PERSPECTIVE VIEW FROM THE NEW SCHOOL



RENDERED PERSPECTIVE VIEW FROM GLENBROOK ROAD



OVERALL RENDERED PERSPECTIVE VIEW FROM THE ENCLAVE



10-YEAR TREE CANOPY CALCULATIONS

TREE CANOPY REQUIRED				
SITE AREA				2.12 AC
TREE CANOPY COVERAGE REQUIRED FOR PDR PER ZO 4.5.6.A			20 %	
TOTAL CANOPY AREA REQUIRED				0.42 AC
TREE CANOPY PROVIDED				
PLANT TYPE	STOCK SIZE	QUANTITY	CANOPY PER TREE	CANOPY PER TYPE
CATEGORY IV- DECIDUOUS	3" CALIPER	32	250 SF	8,000 SF
CATEGORY II- DECIDUOUS	3" CALIPER	19	125 SF	2,375 SF
CATEGORY II- EVERGREEN	6" HEIGHT	21	75 SF	1,575 SF
CATEGORY I- EVERGREEN	6" HEIGHT	32	40 SF	1,280 SF
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING				13,230 SF
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION				14,334 SF
TOTAL CANOPY AREA PROVIDED				27,564 SF
TOTAL CANOPY COVERAGE PROVIDED				29.8 %

- TYPE OF EXISTING TREES:**
- OVERSTORY TREES:**
- TULIP POPLAR (LIRIODENDRON TULIPIFERA)
 - RED MAPLE (ACER RUBRUM)
 - BLACK CHERRY (PRUNUS SEROTINA)
 - BLACK LOCUST (ROBINIA PSEUDOACACIA)
 - AMERICAN BEECH (FAGUS GRANDIFOLIA)
 - PIN CHERRY (PRUNUS VORGINIANA)
 - EASTERN HEMLOCK (TSUGA CANADENSIS)
 - BLACK BIRCH (BETULA LENTA)
 - WHITE PINE (PINUS STROBUS)
 - SILVER MAPLE (ACER SACCHARINUM)
 - PIGNOT HICKORY (CARYA GLABRA)
- UNDERSTORY:**
- AMERICAN HOLLY (ILEX OPACA)
 - EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)
 - AUSTRIAN PINE (PINUS NIGRA)
 - FLOWERING DOGWOOD (CORNUS FLORIDA)
 - KOUA DOGWOOD (CORNUS KOUSA)
 - SASSAFRAS (SASSAFRAS ALBIDUM)

PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS:

§4.5.7. C APPLIES TO NEW ON-SITE SURFACE PARKING AREA WITH FRONTAGE ON A PORTION OF AN EXISTING PUBLIC RIGHT OF WAY. WITH THIS APPLICATION THE PROPOSED PARKING WILL NOT ABUT AN EXISTING PUBLIC RIGHT OF WAY, SO §4.5.7. C IS NOT APPLICABLE.

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS:

INTERIOR PARKING LOT TREES REQUIRED: 1 TREE PER EVERY 10 SPACES

PARKING SPACES: 34 (9 EXISTING AND 25 PROPOSED PARKING SPACES)

REQUIRED NUMBER OF PARKING LOT TREES: 3 TREES

PROPOSED TREES: 6 TREES

TRANSITIONAL LANDSCAPE YARD REQUIREMENT:

REQUIRED: 10 FOOT WIDE TRANSITIONAL YARD 2 AND 6' HIGH FENCE ALONG PROJECT BOUNDARIES

PROVIDED: 10 FOOT WIDE TRANSITIONAL YARD 2 TO BE MET WITH EXISTING VEGETATION AND PROPOSED TREES. ALTERNATIVE COMPLIANCE REQUESTED FOR 6' FENCE ON COVER SHEET.

STREET TREE REQUIREMENTS ALONG STREETS AND RIGHT-OF-WAY:

REQUIRED ALONG SILVER KING COURT = 1 TREE PER EVERY 40 LF OF FRONTAGE

SITE FRONTAGE ALONG SILVER KING COURT = 280 FT
REQUIRED NUMBER OF TREE = 7 TREES

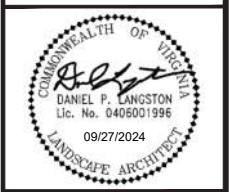
PROVIDED: 7 TREES ALONG NORTHERN AND WESTERN ONE WAY PRIVATE ROAD (WAIVER IS REQUESTED ON COVER SHEET FOR STREET TREES ALONG THE SOUTHERN AND EASTERN ROAD)

REQUIRED ALONG LONG PICKETT ROAD = 1 TREE PER EVERY 40 LF OF FRONTAGE

SITE FRONTAGE ALONG PICKETT ROAD = 131 FT
REQUIRED NUMBER OF TREE = 3 TREES

PROVIDED: 4 EXISTING TREES AND 1 PROPOSED CANOPY TREE (MODIFICATION REQUESTED FOR STREET TREES LOCATION ON COVER SHEET.)

- LEGEND**
- EXISTING TREES
 - PROPOSED CAT. IV DECIDUOUS TREE (250 SF)
 - PROPOSED UNDERSTORY TREE CAT. II DECIDUOUS TREE (125 SF)
 - PROPOSED UNDERSTORY TREE CAT. II EVERGREEN TREE (75 SF)
 - PROPOSED UNDERSTORY TREE CAT. I EVERGREEN TREE (40 SF)
 - PROPOSED PERENNIALS, GRASSES AND SHRUBS (QUANTITIES AND SPECIES TO BE DETERMINED AT THE TIME OF SITE PLAN)
- NOTE:** THE PLANTING SCHEDULE MAY CHANGE WITH APPROVAL OF FAIRFAX CITY URBAN FORESTER.



HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	09-27-2024	ADDRESSED PER CITY COMMENTS

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: 1" = 30'
DESIGN: QN
DRAWN: QN
CHECKED: JM

SHEET TITLE:
LANDSCAPE PLAN
SHEET No.:
L100



Red Maple
acer rubrum



Northern Red Oak
quercus rubra



Duraheat River Birch
betula nigra 'duraheat'



Willow Oak
quercus phellos



American Beech
fagus grandifolia



Eastern Redbud
cercis canadensis



Sweetbay Magnolia
magnolia virginiana



Flowering Dogwood
cornus florida



American Holly
ilex opaca



Eastern Redcedar
juniperus virginiana



Gro-low Fragrant Sumac
rhus aromatica 'gro-low'



Dwarf Redosier Dogwood
cornus sericea 'kelseyi'



Cherry Laurel
prunus laurocerasus 'Otto Luyken'



Evergreen Giant Liriope
liriope muscari 'evergreen gaint'



Black-eyed Susan
rudbeckia fulgida

PLANTING PALETTE



BIKE RACK - OLYMPIA

MAKE: FORMS+SURFACES
MODEL#: SKOLY
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE OR EQUAL



BENCH - CAMBER

MAKE: FORMS+SURFACES
MODEL#: SBCAM-72BW
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE OR EQUAL



TRASH RECEPTACLE - APEX

MAKE: FORMS+SURFACES
MODEL#: SLAPX-136C
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE OR EQUAL



SEATING W/SHADE - TANGENT TABLE

MAKE: FORMS+SURFACES
MODEL#: SETAN-4BA,4BW,4BS
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE OR EQUAL



PAVED AREA - PAVERS

MAKE: HANOVER
MODEL#: PREST PAVERS
FINISH: TUDOR
COLOR: CHARCOAL, NATURAL, LIMESTONE GRAY OR EQUAL



GRILL ISLAND

(1) GRILL, GRANITE CONTERTOP, BRICK VENEER



PERGOLA

MATERIAL AND COLOR: TBD



RELAXED SEATING

ADIRONDACK CHAIRS, ROUND SIDE TABLE

MAKE: POLYWOOD OR EQUAL
COLOR: TBD



RETAINING WALL

STRUCTURAL RETAINING WALL WITH NATURAL STONE VENEER (COLOR: TBD)



CROSSWALK

WHITE 'LADDER-STYLE' CROSSWALKS, AS SHOWN

SITE FURNISHINGS / HARDSCAPE SELECTIONS







Clint Good
ARCHITECTS, P.C.

Highlands at Mantua
Board of Architectural Review
City of Fairfax, VA

Notes:
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Date: 10-16-2024
Drawn/Checked: PG/DL
Project #: 23005060.00
Drawing #: 112931

LIGHTING SCHEDULE

-  POLE LIGHT
-  PATH LIGHT
-  UPLIGHTER
-  DOWNLIGHT AT PERGOLA



LIGHTING PLAN

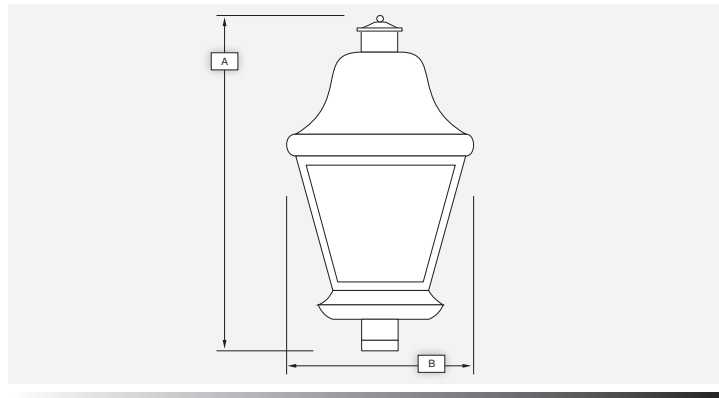
POLE LIGHT



PALERMO

Catalog #		Type	
Project			
Description		Date	

POST MOUNT



Standard Features

Material
Paintlok sheet; Standard Powdercoat Finish, White Acrylic Lens; .125 thickness, ETL Wet Location.

Installation
N/A

Optics*
Contact Evergreen Lighting for complete photometrics.

LED Features

LED
Alta LED #AL-R-1W-30LED array to be mounted onto an Aluminum MPCB Board configured to the proper wattage. The LED arrays will be centered within the Lens area and mounted on a white aluminum reflective plate.

Driver
Specific Drivers will be matched with each different LED array configuration/wattage.
Standard Driver Features:
• Constant Current
• 3 / 5 year warranty
• 120/277 multi-voltage power supplies
• Kelvin - 2700K, 3000K, 3500K, 4100K, 5000K

Fluorescent Features

Ballast
SC programmed electronic high power factor ballast, multivoltage 120V/277V. Lamps not included

Finishes

Ballast
Architectural Bronze (AB) Textured Gold (TG)
Textured Bronze (TBR) Metallic Nickel (MN)
Matte Black (MBK) Textured Verde Patina (TVP)
Semi Gloss Black (GBK) Satin Brass (SB)
Textured Black (TBK) Copper Vein (CV)
Textured Rust (TR) Gold Vein (GV)
Matte White (MW) Silver Vein (SV)
Textured White (TW) Chrome (CH)
Gloss White (GW) Oil Rubbed Bronze (ORB)
Metallic Grey (MG)

Options*

Emergency (EMR)
Vandal Proof Enclosure (VPE)
Photocell (PC)
Lamp Sources
Size Modifications
Special Lens

MADE IN CALIFORNIA



Sample Spec Number: PAL4203Q-AB-A

Part #	Lamp/Watts	Lumens	A	B	C
PAL4203Q	13Q	800	20 3/4	9	
PAL4205T	26T	1800	20 3/4	9	
PAL4204Q	2-13Q	1600	20 3/4	9	
PAL3205	26Q	1800	20 3/4	9	
PAL4311	32T	2200	23	10	
PAL4304Q	2-13Q	1600	23	10	
PAL4306	2-26Q	3600	23	10	
PAL4322	42T	3200	23	10	
PAL4206L	6LED	600	20 3/4	9	
PAL4210L	10LED	1000	20 3/4	9	
PAL4212L	12LED	1200	20 3/4	9	
PAL4320L	20LED	2000	23	10	
PAL4324L	24LED	2400	23	10	
PAL4340L	40LED	4000	23	10	
DARK SKY					
PAL4209LS	9LED	900	20 3/4	9	
PAL4215LS	15LED	1500	20 3/4	9	
PAL4320LS	20LED	2000	23	10	

Evergreen Lighting
1379 Ridgeway Street, Pomona, CA 91768
Ph: 909-865-5599 Fax: 909-865-5539
www.evergreenlighting.com

*Consult Factory

PATH LIGHT

12V Two Arm Path Light 15844



PROJECT:	ORDERING:
TYPE:	COMMENTS:

OVERVIEW

The double-arm path light has a clean, modern design that creates a shadow pattern behind it. This fixture combines clean and modern design with robust and durable construction.

FEATURES

- Thick, robust cast construction
- Textured diffusion lens for glare control and uniform light spread
- No visible seams or screws
- Optimized socket location, easy to lamp

SPECIFICATIONS

Dimensions	
Height	22" / 559 mm
Length	6.00" / 153 mm
Width	3.00" / 77 mm
Light Source	
Lamp Included	No
Lamp Base	T5 Wedge
Max Wattage	16.25W
Electrical	
Input Voltage Range	9-15V AC/DC
Voltage	12V
Wire	
36" of usable #18-2, SPT-1W leads	
Installation	
Location Rating	Wet

FIXTURE ATTRIBUTES

Housing	
Primary Material	Cast Aluminum or Cast Brass
Weight	Aluminum 2.1lb Brass 5.4lb
Lens	
Satin etched glass diffusion lens for even light dispersion and glare control.	
Included Accessories	
8" slotted in-ground stake and 2 gel-filled wire nuts. Cast Brass has 14" slotted in-ground stake. 36" of usable #18-2, SPT-1W leads. Lamp sold separately.	
Optional Accessories	
Power Post Stake 15276BK	
Surface Mounting Flange 15601 (needed for attachment to junction box)	

FINISH OPTIONS

- AZT - Textured Architectural Bronze
- BKT - Textured Black
- CBR - Centennial Brass



LIGHTING SPECIFICATIONS



Clint Good
ARCHITECTS, P.C.

Highlands at Mantua
Board of Architectural Review
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UPLIGHTER

VLO 12V LED Large Accent

Additional Specs



FINISH OPTIONS

-  AZT - Textured Architectural Bronze
-  BKT - Textured Black
-  CBR - Centennial Brass

PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen Output	400 lm	600 lm	835 lm
Input Voltage	9V-15V	9V-15V	9V-15V
Power (VA) @ 15V AC	8.5VA	12.5VA	17VA
Power (W) @ 15V DC	5.25W	8.5W	12W
Efficacy (lm/W @ DC)	76 lm/W	70 lm/W	69 lm/W
Halogen Equivalents	40W	60W	83.5W

SPECIFICATIONS

Fixture	
Light Source	Integrated LED
Number of LEDs	1 High Output COB
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	15°, 35°, 60°
Binning	3 Step

Fixture can be used in up or down position.

Input	
Input Voltage Range	9 – 15V AC or DC with no loss in light output
Input Frequency	47 - 63Hz
Input Current	2.55A Max @ 9VAC
Inrush Current	9A Max
Efficiency	> 70L/W @ 12VDC
Power Factor	> 0.7 @ 15V

Environmental

Environmental Protection Rating	Wet, IP66
Operation Ambient Temperature	-25°C - +40°C
Lumen Maintenance (L70)	50K Hours

Mechanical & Housing Specification

Diameter/Height	2.75" W x 6" L x 4.5" H
Housing Material	Cast Aluminum, Cast Brass
Housing Color & Surface	AZT, BKT or CBR
Weight	24 oz (Aluminum), 48 oz (Brass)

Lens Material

Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

Wire

18 AWG, 105°C, 300V 48" of usable #18-2 SPT-1W leads.

Optics

Custom reflector provide uniform center-to-edge light distribution. Available in a 15, 35 and 60 degree beam angles.

FIXTURE ATTRIBUTES

Included Accessories

8" Slotted In-ground Stake, 2 Gel-Filled Wire Nuts, Locknut, and Magnetic Key.

Optional Accessories

3" Riser Stem	15509CBR
6" Riser Stem	15645AZT, BKT, 15510CBR
12" Riser Stem	15656AZT, BKT, 15511CBR
18" Riser Stem	15657AZT, BKT, 15512CBR
24" Riser Stem	15658AZT, BKT, 15513CBR
Adjustable Riser Stem	15570AZT, BKT
Stem Coupler	15649AZT, BKT
Mounting Base	15493CBR
Two Fixture "T"	15515CBR
Surface Flange	15601AZT, BKT
Bracket	15607AZT, BKT, 15516CBR
Tree Mount	15609AZT, BKT, CBR
Elbow	15647AZT, 15514CBR
Gutter Mount	15489CBR
Long Cowl	16068CBR
Amber Lens	16072AMB
Green Lens	16072GRN
Hexcell Louver	16075BK
Beam Expander	16091FRO
8" Stake	15575BK
14" Stake	15576BK
Power Post	15276BK

LOAD CHART

Power (VA)	Wire Gauge / Length (ft/m) Load Chart			
	10 AWG	12 AWG	14 AWG	16 AWG
0-20 VA	1860/567 m	1150/351 m	730/223 m	450/137 m
40 VA	930/283 m	580/177 m	370/113 m	230/70 m
60 VA	620/189 m	390/119 m	240/73 m	150/46 m
80 VA	470/143 m	290/88 m	180/55 m	110/34 m
100 VA	370/113 m	230/70 m	140/43 m	90/27 m
>100 VA	Consult Technical Support			

KICHLER

DOWNLIGHT AT PERGOLA

LED Retrofit Centennial Brass Patio Light Patio Wall Light | 12 V

15783CBR

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SPECIFICATIONS

Certifications/Qualifications

ADA Compliant	No
Prop65	Yes
Dark Sky Compliant	No
Location Rating	Wet kichler.com/warranty

Dimensions

Height	4.25"
Length	7"
Width	2.25"
Weight	2.3 LBS

Electrical

Input Voltage	12 V
---------------	------

Light Source

Light Source	Bulb
Lamp Included	Not Included
# Of Bulbs/LED Modules	2
Max Or Nominal Watt	14 W
Lamp Type	MR16
Socket Type	BIPI

Mounting/Installation

Interior/Exterior	Exterior Product
Mountable On Wall Or Ceiling	No
Mounting Weight	2.3 LBS
Modular	No
Lead Wire Length	84
Wire Connectors	Wire Nuts

FIXTURE ATTRIBUTES


Housing/Glass

Primary Material	Brass
Diffuser Description	Lens
Shade Included	No
Shade Dimensions	2.17

Product/Ordering Information

SKU	15783CBR
Finish	Centennial Brass
UPC	783927586252

Finishes

-  Centennial Brass



ALSO IN THIS FAMILY



KICHLER

LIGHTING SPECIFICATIONS



Highlands at Mantua
Board of Architectural Review
City of Fairfax, VA

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A3000 Patio door

MODEL 100

Featuring unique multi-slide and corner pocket configurations up to 24' wide, the A3000 patio door is the ideal solution to help bring the outside in for any new home construction, remodeling, or renovation project. Panels slide smoothly during operation and with optional extended sill risers, the door can meet rigid DP requirements. Further enhance performance by selecting the StormArmor™ impact-resistant package designed for coastal regions with rigid performance requirements.



What you can expect

ENERGY EFFICIENCY

Our dual-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.

- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows.
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare.

CONVENIENCE AND STYLE

- Tandem composite adjustable rollers provide for smooth, effortless operation
- Woolpile weatherstripping helps reduce air infiltration
- Insulated double-strength tempered glass adds strength and dependability
- Two-, three-, four-, five- and six-panel configurations plus corner pocket options allow for vast and unique openings
- Keylock and secondary lock available for added peace-of-mind and convenience
- Optional extruded aluminum screen allows fresh air in while keeping pests out†

Engineered to perform

- Available frame styles: finless, fin
- Sill depth: 6 7/32" (120); 8 7/16" (130); 10 3/32" (140)
- Optional 2 5/8" or 3 1/2" sill riser
- DP55–DP80 rating (dependent on size and sill riser)
- Exterior wet glazing ensures optimal coastal performance
- Optional StormArmor™ package includes impact-resistant glass with argon, Cardinal LoE³-366, and preserve film to protect the glass until installation is complete



Create a customized look

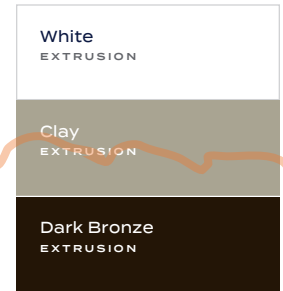
Enhance your home's spaces with a variety of finish options and grid configurations.

FINISH OPTIONS

EXTERIOR



INTERIOR



GRID OPTION



HARDWARE OPTIONS



- White
- Clay
- Dark Bronze

Energy efficient glass

GLAZING TYPE	U-VALUE	SHGC
HP Low-E glass	0.69	0.21
HP Low-E glass with grids	0.69	0.21
HP Low-E glass + Argon	0.66	0.21
HP Low-E glass + Argon with grids	0.66	0.21
Argon and LoE ³ -340 glass	0.66	0.14
Argon and LoE ³ -340 glass with grids	0.66	0.13
Impact-resistant laminated glass with Argon and LoE ³ -366	0.65	0.21
Impact-resistant laminated glass with Argon, LoE ³ -366 with grids	0.66	0.19
Impact-resistant laminated glass with Argon and LoE ³ -340	0.65	0.15
Impact-resistant laminated glass with Argon, LoE ³ -340 with grids	0.67	0.13

Note: all values based on 1-11/16" standard dual-pane insulated glass unit unless noted otherwise

Sizing & operation

PANELS (Without pocketed panels)	PANEL OPERATION View from Outside In	POCKET / CORNER OPTIONS View from Outside In	STANDARD SIZES		CUSTOM SIZES			
			WIDTH		WIDTH		HEIGHT	
			CODE	EXACT	MIN	MAX	MIN	MAX
1- or 2-Panel (120)			(50) (60) (80)	60" 72" 96"	59"	96"	75"	120"
3-Panel (120)		n/a	(90) (120)	108 7/8" 144 7/8"	59"	144 7/8"	75"	120"
4-Panel (120)			(120) (160)	142 5/8" 190 5/8"	120"	190 5/8"	75"	120"
3-Panel (130)			(90) (120)	105 3/4" 141 3/4"	88"	141 3/4"	75"	120"
5-Panel (130)			(126) (150) (200)	146 3/8" 176 3/8" 236 3/8"	146 3/8"	236 3/8"	75"	120"
6-Panel (130)			(180) (240)	210 1/8" 282 1/8"	210 1/8"	282 1/8"	75"	120"
4- or 7-Panel Corner (140)			(120) (160)	139 1/2" 187 1/2"	117"	187 1/2"	75"	120"

120= 2-track
130 = 3-track
140 = 4-track

X=operating I=intermediate
O=stationary P=pocket

* Reverse configuration also available

Available heights

(68) 80", (80) 96", (90) 108", or (100) 120"

† Screen is available on limited configurations

* Not all sizes and configurations are listed

A3000 PATIO DOOR
See additional product and warranty information online.



Build boldly by choosing a range of MI window and door styles with expansive views, contemporary framing and hardware.

miwindows.com/A3000

Highlands of Mantua - Attachment #1 Doors



MI[®] WINDOWS
and DOORS

V3000 Series Double-hung window

MODEL 1556

Our top-selling double-hung window for new home construction, this V3000 Series double-hung window features superior styling, handcrafted quality, and exceptional long-term performance. Its stylish beveled exterior profile and eight exterior color options are complemented by energy-efficient options such as a warm-edge spacer system and insulated dual- or triple-pane glass.



What you can expect

ENERGY EFFICIENCY

Our dual- and triple-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.

- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows.
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare.

CONVENIENCE AND STYLE

- Beveled exterior profile creates a timeless aesthetic
- Dual-opposing, mortised recessed locks create a stronger, safer seal
- Full FlexScreen™ with Clarity Screen™ mesh allows for optimal ventilation without compromising visibility
- True-sloping sill optimizes water drainage and eliminates unsightly weep holes
- Tilt-in top and bottom sash for easy cleaning
- Push-button vent stops enable ventilation without sacrificing safety and security
- Inverted-coil balances with detent clip provide smooth operation and prevent sash from drifting



Engineered to perform

- Welded, multi-chamber frame and sash
- Interlocking sash
- Metal-reinforced meeting rail
- Available frame styles: mounting fin, finless
- 3 1/4" frame depth
- Wood extension jambs available for 4 9/16" and 6 9/16" wall depths
- Optional field-applied drywall returns, exterior brickmould, and factory-applied 3 1/2" flat casing

Min and max sizing

WIDTH		HEIGHT	
MIN	MAX	MIN	MAX
15"	48"	28"	80"
48 1/2"	52 1/2"	24 1/2"	60"
CONTINUOUS HEAD & SILL (CHS) MAX			
Twin (Each Window)	47 3/4"	74"	
Twin (Overall Unit)	95 5/8"	74"	
Triple (Each Window)	37 3/4"	74"	
Triple (Overall Unit)	113 1/2"	74"	

Available in 1/8" increments. CHS available on XX and XXX configurations.

Energy efficient glass

Optional tempered glass adds additional strength and obscure or rain glass allows light in while protecting privacy.

GLAZING TYPE	U-VALUE	SHGC	STC
Low-E glass	0.31	0.26	28
Low-E glass with grids	0.31	0.24	28
Argon and Low-E glass	0.28	0.26	28
Argon and Low-E glass with grids	0.28	0.23	28
Argon and Low-E DSB glass	0.28	0.26	30
Argon and Low-E DSB glass with grids	0.28	0.23	30
HP Low-E DSB glass	0.32	0.21	30
HP Low-E DSB glass with grids	0.32	0.19	30
Argon and HP Low-E DSB glass	0.28	0.21	30
Argon and HP Low-E DSB glass with grids	0.28	0.19	30
Argon and Low-E triple-pane glass	0.22	0.22	n/a
Argon and Low-E triple-pane glass with grids	0.23	0.20	n/a

Note: all values based on standard 3/4" dual-pane or 7/8" triple-pane insulated glass unit unless noted otherwise



**V3000 SERIES
DOUBLE-HUNG WINDOW**

See additional product and warranty information online.



Create a customized look

Enhance your home's spaces with a variety of finish options and grid configurations.

FINISH OPTIONS

EXTERIOR

White EXTRUSION
Almond PAINT / EXTRUSION
Clay PAINT
Cocoa PAINT
Cream PAINT
Forest Green PAINT
Bronze PAINT
Black Matte PAINT †

INTERIOR

White EXTRUSION
Almond EXTRUSION



GRID TYPES



BLINDS-BETWEEN-THE-GLASS[§]



Optional addition to let you control sunlight and privacy without the need for bulky window treatments.

SIX COLOR OPTIONS

- White
- Espresso
- Tan
- Slate gray
- Sand
- Silver moon

† Clay interior available on products manufactured in Texas only; may only be combined with clay extruded exterior; not available with foam or triple-pane glass

‡ Woodgrain interior not available with black or clay exterior

§ Blinds-between-the-glass available for dual-pane glass only



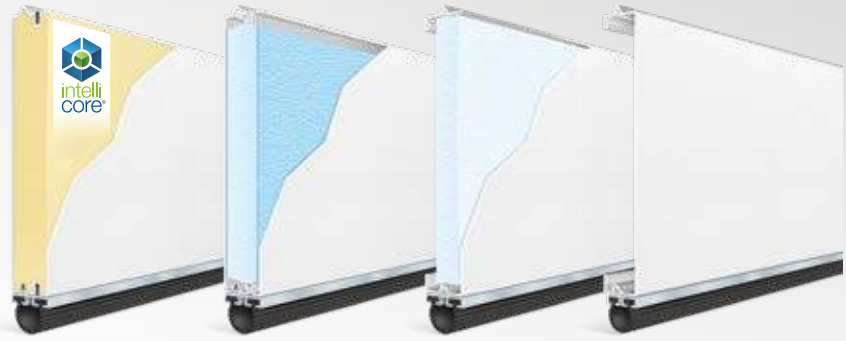
Build boldly by choosing a range of MI window and door styles with expansive views, contemporary framing and hardware.

miwindows.com/windows/v3000/double-hung

Highlands of Mantua - Attachment #2 Windows

Highlands of Mantua - Attachment 3 Garage Doors

MODEL AVAILABILITY



DOOR DESIGNS

Door design examples shown at 9' wide x 8' high
Available window options listed below model number
(See back cover for examples of window options)

TEXTURE	3-LAYER				2-LAYER	1-LAYER																		
	2" Polyurethane 18.4 R-value	1-3/8" Polyurethane 12.9 R-value	2" Bonded Polystyrene 9.0 R-value	1-3/8" Bonded Polystyrene 6.5 R-value	1-5/16" Polystyrene 6.3 R-value	Non-Insulated																		
MODERN FLUSH <i>Door constructed using 24", 21" and 18" section heights</i>																								
Woodgrain	Solid	Window Sections	9202 Contemporary Windows	9132 Contemporary Windows	4302 Contemporary Windows	4132 Contemporary Windows																		
MODERN FLUSH <i>Door constructed using 21" and 18" section heights</i>																								
Woodgrain	Solid	Window Sections	9201 Contemporary and Decorative Windows	9131 Contemporary and Decorative Windows	4301 Contemporary and Decorative Windows	4051 Decorative Windows																		
MODERN FLUSH <i>Door constructed using 24", 21" and 18" section heights</i>																								
Stucco**	Solid	Contemporary Windows	9208 Contemporary and Slim Windows	9138 Contemporary Windows	4308 Contemporary and Slim Windows	4138 Contemporary Windows																		
MODERN GROOVED <i>Door constructed using 24", 21" and 18" section heights</i>																								
Stucco*	Solid	Window Sections	9205 Contemporary Windows	4305 Contemporary Windows																				
MODERN GROOVED <i>Door constructed using 24" and 21" section heights</i>																								
Stucco**	Solid	Contemporary Windows	9209 Contemporary and Slim Windows	9139 Contemporary Windows	4309 Contemporary and Slim Windows																			
COLOR AVAILABILITY	Standard White	Almond	Desert Tan	Sandtone	Bronze	Chocolate	Mocha Brown	Hunter Green	Gray	Charcoal	Black	Lustra Black	Lustra Charcoal	Lustra Silver	Ultra-Grain Cypress Medium	Ultra-Grain Cypress Cherry	Ultra-Grain Cypress Walnut	Ultra-Grain Cypress Slate	Ultra-Grain Plank Coastal Gray	Ultra-Grain Plank Natural	Ultra-Grain Plank Cedar	Ultra-Grain Plank Kona	Ultra-Grain Plank Barnwood	Ultra-Grain Plank Espresso
9202, 9205	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9208	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9209	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9201	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9132, 9138, 9139	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9131	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4302, 4305, 4308, 4309	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4301	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4132	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4051	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4138	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
T42F, T40F	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4F	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

Calculated door section R-value is in accordance with DASMA TDS-163. For more information about color options see page 4.

* Exterior steel surface on Ultra-Grain® Cypress finish door has a woodgrain texture.

† Exterior steel surface on a Lustra™ finish door has a subtle matte texture on a smooth flush panel.

Highlands of Mantua - Attachment 3 Garage Doors

STANDARD COLORS



- Exterior steel surface on standard color doors has either a stucco or woodgrain embossed texture depending on the model (see chart on page 3 for details).
- Doors can be painted using a high-quality latex exterior paint. Do not use oil-based paint.

**Additional charges apply.*

Due to the printing process, colors may vary.

Order free color samples at www.clopaydoor.com/requestcolorsamples.

Not all colors available on all models. See previous page for availability.

ULTRA-GRAIN® FINISH



- Low maintenance, stained wood-look steel door with less upkeep.
- Exterior steel surface has an embossed woodgrain texture with horizontal Cypress Ultra-Grain.
- Window frames, grilles and inserts are painted a solid color to complement Ultra-Grain® finishes.

Due to the printing process, colors may vary.

Order free color samples at www.clopaydoor.com/requestcolorsamples.

Not all colors available on all models. See previous page for availability.

Additional charges apply.

CUSTOM PAINT OPTION



Choose from over 1,500 Sherwin-Williams® paint colors to complement your home with Clopay's Color Blast® factory-finishing option. Our durable two-part paint system is tested and backed by a five-year warranty.

LUSTRA™ FINISH



Prefer a different look than an embossed woodgrain or stucco steel surface texture? Lustra™ is a low-gloss matte finish available in Black, Charcoal and Silver. Paired with contemporary slim windows or as a solid door, it's easy to create an eye-catching facade that's both energy efficient and durable.

- Door features 24 gauge flush panel steel exterior.
- Window frames, grilles and inserts are painted a solid color to complement Lustra finishes.
- Due to the unique matte finish texture, Lustra™ doors cannot be painted a different color.

Due to the printing process, colors may vary.

Order free color samples at www.clopaydoor.com/requestcolorsamples.

Not all colors available on all models. See previous page for availability.

Additional charges apply.

ULTRA-GRAIN® PLANK



Rustic meets modern on this unique flush panel steel door design featuring digitally printed horizontal planks with a wood-look appearance. The planks vary in length with no repeating grain pattern and a nice tonal variation for visual interest.

- Complements mid-century, farmhouse, coastal cottage and transitional home styles.
- Steel surface has an embossed stucco texture.
- Window frames are painted a solid color to complement Ultra-Grain® finishes or come in contrasting Silver and Black accent colors.

Due to the printing process, colors may vary.

Order free color samples at www.clopaydoor.com/requestcolorsamples.

Not all colors available on all models. See previous page for availability.

Additional charges apply.

Highlands of Mantua - Attachment 3 Garage Doors

WINDOW OPTIONS

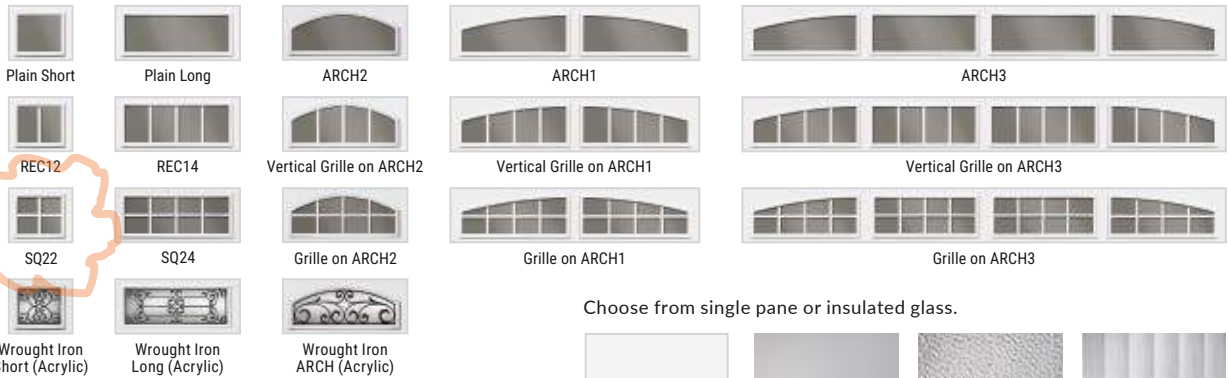
Windows bring natural light into the garage and enhance your home's curb appeal. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

CONTEMPORARY/ARCHITECTURAL SERIES WINDOWS

These windows feature a larger viewing area and are available on select models and door heights. Short windows are 19-1/2" x 16"; long windows are 42" x 16".

Available on These Models

9202 9139*
9201 4302
9208** 4301
9205 4308*
9209** 4305
9132 4309*
9131 4132
9138* 4138*



*Models available only with plain, rectangular grille and square grille windows.
**Ultra-Grain® Plank and Lustra™ finishes available only with plain windows.

CONTEMPORARY SLIM WINDOWS

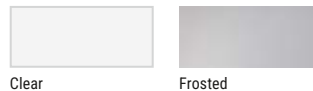
Contemporary Slim windows have Mid-Century Modern appeal. The windows are 37" x 8" with aluminum frames powder coated in Silver or Black.

Available on These Models

9208 4308
9209 4309



Windows available with insulated tempered glass.

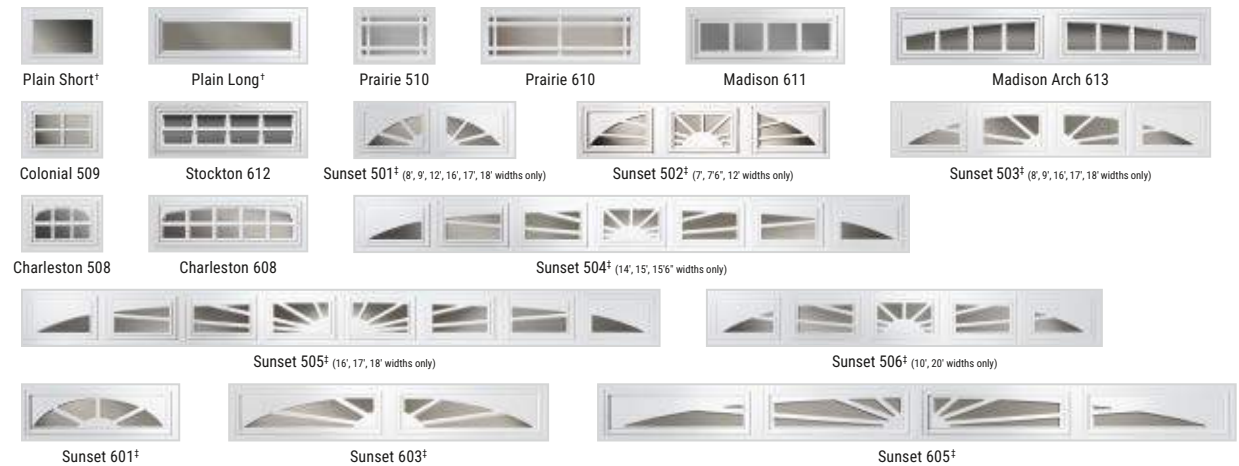


DECORATIVE INSERT SERIES WINDOWS

UV-protected cellular plastic inserts snap into the inside or outside of the window frame for easy cleaning or to change designs. Windows are available in single strength, double strength, acrylic, obscure or insulated glass. Short windows are 19-1/2" x 12"; long windows are 40-1/2" x 12".

Available on These Models

9201 T42F
9131 T40F
4301 4F
4051



Choose from single pane or insulated glass. Clear acrylic is also available.



† Shown with clear glass.

**Sunset windows not available on Ultra-Grain® or Lustra™ finish doors. Additional charges for optional glass apply. Acrylic windows require special cleaning. See care and maintenance manual.



Visit clopaydoor.com or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

Follow us on



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RSDR-MODERNSTEELSS-15_REV0824



START DESIGNING YOUR NEW GARAGE DOOR OPEN CAMERA AND POINT!



**Highlands of Mantua - Attachment #4 Brick and Mortar
"General Shale" - Latrobe**

Highlands of Mantua - Attachment #5 Architectural Cast Stone





Hardie® Plank

Highlands of Mantua - Attachment 6a
Hardie Plank 'Brandywine'

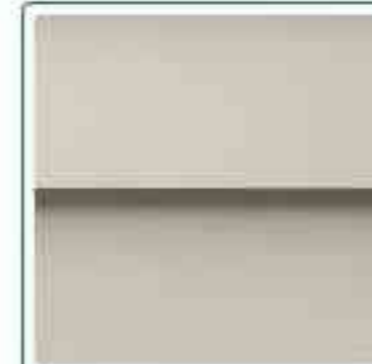
Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture



Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Beaded Smooth



Unavailable in your area

Custom Colonial Roughsawn



Unavailable in your area

Custom Colonial Smooth

Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Select your color collection

Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint

🔍 Did not find the color you're looking for? [Click here.](#)



Hardie® Plank

Highlands of Mantua - Attachment 6b
Hardie Plank 'Blanched Almond'

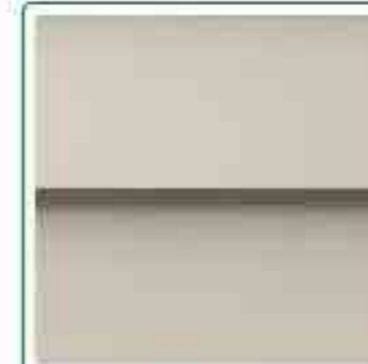
Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture



Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Beaded Smooth



Unavailable in your area

Custom Colonial Roughsawn



Unavailable in your area

Custom Colonial Smooth

Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Select your color collection

Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint

🔍 Did not find the color you're looking for? [Click here.](#)



Hardie® Plank

Highlands of Mantua - Attachment #6c
Hardie Plank 'Coral Sand'

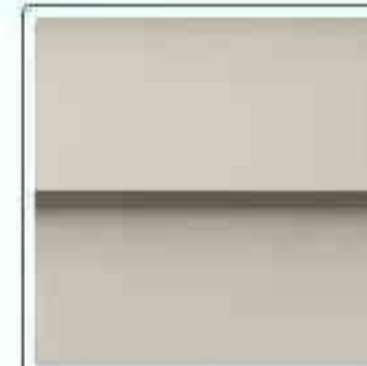
Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture



Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Beaded Smooth



Unavailable in your area

Custom Colonial Roughsawn



Unavailable in your area

Custom Colonial Smooth

Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Select your color collection

Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint

🔍 Did not find the color you're looking for? [Click here.](#)



Hardie® Plank

Highlands of Mantua - Attachment #6d
Hardie Plank 'Mystic Mauve'

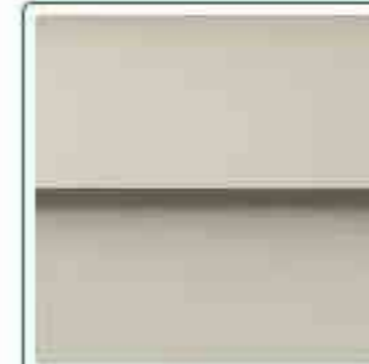
Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

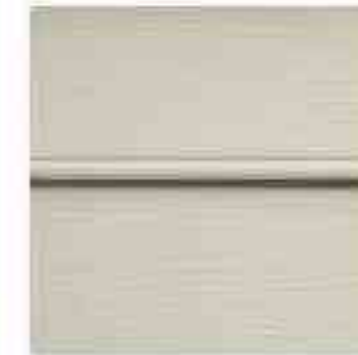
Select your siding texture



Select Cedarmill®



Smooth



Beaded Select
Cedarmill®



Beaded Smooth



Unavailable in your
area

Custom Colonial
Roughsawn



Unavailable in your
area

Custom Colonial
Smooth

Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Select your color collection

Statement
Collection®

Magnolia Home | James
Hardie Collection

Primed for
Paint



Hardie® Trim

Highlands of Mantua - Attachment #7
Hardie Trim 'Timber Bark'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Trim styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture



Rustic Grain



Smooth



Roughsawn

Select your color collection

Statement
Collection®

Magnolia Home | James
Hardie Collection

Primed for
Paint

🔍 Did not find the color you're looking for? [Click here.](#)

Select a color



Individual colors may vary depending on display settings. Samples only available in Select Cadamill® texture. Please check with your contractor or local dealer for availability in your area.

KICHLER



Kichler Toman Single Light 10" Tall Outdoor Wall Sconce

Model: 496860Z | Item: bcr2947453

from the [Toman Collection](#)

★★★★★ 17 Reviews

Highlands of Mantua - Attachment #8
Wall Sconce Light Fixture

\$91.95

Finish: Olde Bronze - 1770 In Stock



Height

10"
\$91.95

14"
\$174.95

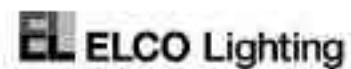
20"
\$259.95

FREE Delivery by Wednesday

If ordered in the next **5 hrs 18 mins** - [Shipping to 20132](#)



[Return & Shipping Details](#)



Elco 6" Metal Step Baffle Trim for 6" Recessed Housings

Model: ELM30BBZ | Item: bci1661019

from the [Line Voltage Trims Collection](#)

★★★★★ 15 Reviews

\$11.63

**Highlands of Mantua - Attachment #9
Recessed Light Fixture**

Finish: Black / Bronze - Special Order



Free Shipping on orders over \$49.00!

Leaves the Warehouse in 2 to 3 weeks - [Shipping to 20132](#)



Quantity: 1