



Board of Architectural Review

DATE: July 5, 2017
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief **JDS**
FROM: Tommy Scibilia, BAR Liaison **TS**
SUBJECT: **Fairfax Shopping Center**

ATTACHMENTS: 1. Relevant Code Sections
2. Architectural Review Exhibits 6/14/17
3. Landscape Plan 6/27/17
4. Previous Grocery Store Elevations

Nature of Request

1. Case Number:	BAR-17010015
2. Address:	10334-10406 Fairfax Boulevard
3. Request:	New shopping center and grocery store
4. Applicant:	Fairfax Regency, LLC
5. Applicant's Representative:	Nathan Bath
6. Status of Representative:	Agent
7. Zoning:	CR Commercial Retail

STAFF COMMENTS

Background:

The property is centrally located in the City in Northfax between Fairfax Boulevard and Eaton Place. It is triangular with frontage along both rights-of-way, and University Drive lines up with the western portion of the site. The south and north edges of the site are bound by Fairfax Boulevard and Eaton Place respectively. The western property line runs southwest-northeast diagonally from Fairfax Boulevard to Eaton Place, separating it from a vehicle storage lot to the west. The site was developed as a retail strip center around 1950, with two multi-tenant retail strips and a standalone restaurant building. The retail buildings were primarily red brick with wood shingle roofs, ample storefront fenestration, and a covered concrete sidewalk in front. The restaurant is located on the east end of the

site, is primarily sided in wooden shingles, and contains a covered porch along the side of the restaurant facing Fairfax Boulevard. The entire strip center was and still is serviced by a large surface parking lot that spans the Fairfax Boulevard side of the site. In 2012, the BAR approved a temporary wall that screened the remains of a fire that destroyed a portion of the larger multi-tenant building. The smaller retail building has since been demolished, and today the shopping center retains only a handful of tenants. The Department of Public Works has begun work on a major Northfax roadway and storm water improvement project that has shut down the portion of Chain Bridge Road between Fairfax Boulevard and Eaton Place, and work is currently taking place along the southern border of the site in question along Fairfax Boulevard. Completed work will result in a 42-foot storm water and sanitary sewer easement along the southern edge of the property, on which no building construction is to take place, and in which no large trees may be planted due to root systems interfering with the infrastructure below. On June 13, City Council voted to move ahead with the University Drive extension project spearheaded by the Department of Public Works, which would effectively connect University Drive at Fairfax Boulevard to Eaton Place through Northfax.

The property will be reviewed by City Council on July 11, 2017 for five special exception requests:

- 1) Allow a sidewalk that does not meet the minimum width required by §4.4.4.A.1.
- 2) Allow property street frontages without a 10 foot wide landscape strip or street trees as required by §4.5.6.B.
- 3) Reduce the minimum dimensions for parking islands permitted by §4.5.7.D.1.
- 4) Provide no parking lot perimeter landscaping in certain areas where required per §4.5.7.C.1.
- 5) Reduce the minimum front yard with from 20 feet to 15 feet as required by §3.6.2.

All code sections referenced above can be found in Attachment 1.

Under the current zoning ordinance, per §6.5.6.B.1., projects that are to appear before City Council for special exceptions and special uses that also require a certificate of appropriateness are required to be reviewed by the BAR for a recommendation prior to the Council hearing. The BAR is asked to render a recommendation on the major certificate of appropriateness application. Review should include architecture, landscaping, lighting, appurtenances, and accessory furnishings. Site layout, the road, and signage do not fall under the BAR's scope of authority. City Council may take final action on the certificate of appropriateness with the BAR's input, or may defer final action back to the BAR following the Council hearing.

Proposal:

Site Design:

The proposed site design includes three retail pad buildings and a grocery store. The site would have four access points along Fairfax Boulevard, two of which would be right-in, right-out. Retail building 1 (5,000 square feet) on the west end of the site would be situated diagonally with its rear parallel to the

western property line. A handful of parking spaces would surround the front of this building along Fairfax Boulevard. Retail building 2 (7,000 square feet) and the grocery store (29,999 square feet) would be situated around a large rectangular parking lot with frontage on Fairfax Boulevard. Both buildings would have high visibility from both Fairfax Boulevard and Eaton Place. Retail building 3 (6,200 square feet) would be situated at the east end of the site oriented toward Fairfax Boulevard, but with high visibility of its east and north elevations from Eaton Place. The service areas for all four buildings are oriented toward Eaton Place. A single row of parking can be found along all sides of the site. The easement along Fairfax Boulevard would contain a sidewalk and landscaping, with some parking spilling into the easement mentioned above. The eastern corner of the site would remain undeveloped. A large portion of this is located in a 100-year floodplain and would remain vegetated with a day-lit portion of a branch of the Accotink Creek.

Architecture:

The proposed architecture for the shopping center includes a variety of materials and colors. The overall aesthetic is unified between the four buildings. The three retail buildings feature floor-to-ceiling storefront across their front elevations and on the front portion of their side elevations. The material palette is the same for the three buildings, but their architecture varies, giving each a distinct look. The grocery store incorporates some of the materials of the retail buildings, but retains a unique aesthetic that both blends with the shopping center and remains loyal to the grocery store brand. Elevations, material information, lighting details, and amenities information can all be found in Attachment 2.

Retail Building 1:

This retail building is the farthest east and smallest of the three, containing 5,000 square feet of space for multiple retail tenants. The front elevation would be visually broken into three sections:

- 1) The leftmost section would be primarily a light tan colored brick, “Confederate Blend” by Acme Brick, with an elevated portion clad in woodgrain maple-colored fiber cement panel, recessed from the main façade slightly, creating a tower element. The top of the tower would have a flat silver-colored metal cornice. The tower element and material language continue around the south side of this building facing Fairfax Boulevard. A silver colored flat aluminum canopy would be located above the storefront on the front and sides of this space.
- 2) The middle portion of this building would incorporate a silver-colored metal grill on the façade in the sign band area above the clear anodized storefront with a steel trellis awning painted a maple color to match the woodgrain fiber cement paneling proposed on the other buildings onsite.
- 3) The rightmost section would be primarily a dark red brick, “Royal Salisbury” by Taylor Brick, with a darker brown brick, “Dark Ironspot Velour” by Yankee Hill Brick & Tile, as an accent above the storefront.

Both the middle and rightmost sections of the building would have a white EIFS parapet, lower than the tower element on the left side, with silver colored metal coping.

The rear portions of the side elevations, and the entire rear elevation would be composed of two grey tones of smooth aggregate CMU block, “Royal Salisbury” red brick, scored white EIFS, and silver metal coping. The rear elevation is the most reserved architecturally, with no roofline variation and less material variation than the other three sides of the building.

The service entrances to this building are on the rear portions of the side elevations, facing both Fairfax Boulevard and Eaton Place.

Retail Building 2:

Similarly to Retail Building 1, Retail Building 2, located centrally in the shopping center and the biggest of the three retail buildings at 7,000 square feet, would be visually broken into three sections across the front elevation:

- 1) The leftmost section would be primarily the light tan “Confederate Blend” brick, with silver metal Bahama-style awnings above clear anodized storefront. This portion of the building is built higher than the rest, creating a tower element with a row of “Dark Ironspot Velour” brick below a white EIFS decorative cornice. The tower element and material language continue around to the west side of the building.
- 2) The middle portion of this building would project from the main façade of the building, and would be primarily “Dark Ironspot Velour” brick with “Confederate Blend” tan brick as an accent above the dark bronze storefront. This is the shortest section of the building, capped with silver metal coping. A ground-supported silver metal trellis would span this middle section.
- 3) The rightmost section would be primarily “Royal Salisbury” brick at and below the level of the clear anodized storefront, and woodgrain fiber-cement panel above. This portion of the building would be elevated above the middle portion, but not to the height of the leftmost portion. It would be capped with a simple flat silver metal cornice. The tower element and material language continue around to the east side of the building. A ground-supported silver metal canopy, distinct from the trellis in the middle section, would span the front and sides of this section of the building and wrap the corner.

The rear portions of the side elevations, and the entire rear elevation would be composed of two grey tones of smooth aggregate CMU block, “Royal Salisbury” red brick, and silver metal coping. Again, the rear elevation is the most reserved architecturally, with no roofline variation and less material variation than the other three sides of the building.

The service entrances to this building are located in the rear, facing Eaton Place.

Retail Building 3:

Similarly to Retail Buildings 1 and 2, Retail Building 3, located at the east end of the site, containing 6,200 square feet, would be visually broken into three sections across the front elevation:

- 1) The leftmost section would be primarily the light tan “Confederate Blend” brick with “Dark Ironspot Velour” brick as an accent above the clear anodized storefront. A steel trellis awning painted a maple color to match the woodgrain fiber cement paneling would be located above the storefront on the front elevation. This portion of the building creates a tower element with a row of “Dark Ironspot Velour” brick below a white EIFS decorative cornice. The tower element and material language continue around to the west side of the building facing the rear of the grocery store.
- 2) The middle portion of this building would be primarily woodgrain fiber cement panels with dark gray CMU aggregate block as an accent above the dark bronze storefront. This is the shortest section of the building, capped with silver metal coping. The steel trellis awning continues from the leftmost section of the building across this middle section of the building.
- 3) The rightmost section would be the tallest portion of the building creating a tower element, would project forward from the main elevation of the building, and would be primarily “Royal Salisbury” brick. It would be capped with a flat silver metal cornice and have silver metal Bahama-style awnings above clear anodized storefront. The tower element and material language continue around to the east side of the building.

The rear portion of the west side elevation, and the entire rear elevation would be composed of two grey tones of smooth CMU aggregate blocks, scored white EIFS, and silver metal coping. These two elevations are the most reserved architecturally, with no roofline variation and less material variation than the other two sides of the building.

The east side elevation which faces Eaton Place is decidedly more architecturally varied, with “Royal Salisbury” brick from the tower element discussed above, and also woodgrain fiber cement panels, “Confederate Blend” brick, dark gray CMU aggregate block, and steel trellis awnings painted a maple color to match the woodgrain fiber cement paneling.

The service entrances to this building are located in the rear, facing Eaton Place.

Grocery:

Whole Foods 365 is slated to be the anchor tenant for this shopping center. It is a smaller and different model of the Whole Foods franchise, at 29,999 square feet. The grocery store is oriented inward toward the main surface lot, with its rear elevation facing Retail Building 3 and Eaton Place, and it would be prominently visible from Fairfax Boulevard.

The design of this building has changed drastically from what the applicant first brought to staff. The original design was monolithic in nature with large swaths of CMU, stucco, and resin panel with a muted color palette of whites and grays, little material differentiation, and little architectural articulation aside from the main entrance. The original proposal can be seen in Attachment 4.

The revised design is much more fitting for the shopping center, with a warmer material palette, more articulation, and varied forms that better reflect the architecture of the three retail buildings. The main body of the building is proposed to be warm “Oyster Gray” brick by Taylor Brick with projecting horizontal accent bands. Above the brick would be the woodgrain fiber cement panel used extensively on the retail buildings. “Confederate Blend” light tan brick pilasters would be used to add articulation to the four elevations, and would be incorporated into a tower element at the southwest corner of the building, crowned with a decorative white EIFS cornice like those found on Retail Buildings 2 and 3. Planes of scored white EIFS are proposed on the rear and side elevations, but in limited quantities and framed by brick. The front elevation makes extensive use of glazing in clear anodized framing with colored glazing film in green, blue, and red, used to punctuate certain windows. This language is repeated on the side elevation facing Fairfax Boulevard with “ghost” windows, or decorative spandrel glass used to mimic actual windows. A simple white EIFS cornice lines the roofline all the way around the grocery store.

The main entrance to the grocery store is articulated with a projecting entry tower clad in large tan composite resin panels. This is the only place on this building where this material is used in order to give the entrance more visual prominence. A blue corrugated metal eyebrow canopy creates an interesting geometric configuration above the entrance doors and fenestration. Flat blue corrugated metal canopies are found to the right of the entrance and also on the side elevation facing Fairfax Boulevard above the spandrel glass. See pages 15 and 16 of Attachment 2 for the proposed grocery store elevations.

Lighting:

Nine types of lighting are proposed with this application. Details can be found on page 13 of Attachment 2.

- 1) Silver LED cobra head lights in the parking lot islands
- 2) Large, dark bronze downcast wall pack lights above the service areas of the retail buildings
- 3) Decorative silver sconces on the front and sides of the retail buildings
- 4) Modern silver 12’ street lights beside sidewalks, in parking islands, and around the edges of parking areas
- 5) Small, dark bronze downcast wall pack lights above the service entrances of the retail buildings
- 6) Dark bronze, building-mounted cylindrical lights on the upper portions of the front and side elevations of the retail buildings for illuminating signage.
- 7) Silver-framed accent lights along the ground-supported silver metal canopy on the rightmost section of Retail Building 2
- 8) Decorative, wall-mounted, projecting, hanging silver metal fixtures on the front and sides of the retail buildings
- 9) String lights with a black finish beneath the ground-supported silver metal trellis on the middle portion of Retail Building 2

Landscaping:

A variety of landscaping can be found throughout the site, including trees, evergreens, and shrubs. The landscape plan is included as Attachment 3.

- Trees include red maple, birch, maidenhair, honey locust, oak, and elm. The proposed trees are three-inch caliper and would be located primarily in the parking islands, along the main drive aisle across from University Drive, behind Retail Buildings 2 and 3, and along the east and west edges of the site.
- The only evergreen species proposed is a holly that would mature at between eight and ten feet in height. It is proposed primarily in the six parking islands along Eaton Place, as well as around the various dumpster enclosures onsite.
- Shrubs include distylium, silverberry, holly, crepe myrtle, rose, and viburnum. They are proposed within the stormwater easement on Fairfax Boulevard where trees with deep root spreads cannot be planted.

The landscaping along Eaton Place is by far the sparsest onsite. Because of the retaining wall here, it is difficult to recommend more landscaping along this frontage without eliminating parking.

Staff believes the main entrance across from University should incorporate more ground plantings around the base of the trees here, in order to add greenery and celebrate this main point of entry. Shrubs are also encouraged wherever practicable between the trees planted on the edges of the site and in the parking islands.

Because large trees cannot be planted in the storm water easement and culvert along Fairfax Boulevard, staff also recommends adding small ornamental trees wherever possible whose root systems may not interfere with the function of this space. Because only shrubs are proposed across the entirety of this frontage, and because the majority of this frontage is dominated by a surface parking lot, staff believes more screening is necessary here. Final design would require approval from the Department of Public Works.

Appurtenances:

The mechanical units for all four buildings are to be roof-mounted. All four buildings contain parapets in their design that effectively screen these from view in the rights-of-way. See page 9 of Attachment 2 for sightline elevations.

All three retail buildings have dumpster enclosures that are fairly well-screened with strategically placed evergreens. The dumpster enclosures servicing Retail Buildings 1 and 2 have space for ground plantings that may better screen these from view, however. These enclosures are dark gray smooth aggregate CMU block with precast caps, and composite wooden slat doors. They are generally compatible with the materials of the retail buildings.

The grocery store trash compactor and dumpster enclosure areas are located to the rear of the building and are primarily blue corrugated metal enclosures to match the canopies. Staff believes CMU with

precast caps and wooden slat doors to match the enclosures of the retail buildings is a more appropriate design, however. Additionally, these areas are not well-screened from Eaton Place, and are in need of additional plantings if possible.

Transformers are located mostly toward the Eaton Place side of the development. There is some landscape screening proposed for these, but staff recommends increasing the plantings to better screen these.

Amenities

Outdoor seating areas are proposed for Retail Buildings 2 and 3 as well as the grocery store. Exact locations have still yet to be determined. Some of these areas would be demarcated by silver patio railings seen on page 14 of Attachment 2 for the retail buildings, and page 18 for the grocery store. Seating areas would contain silver metal chairs and café tables as well as longer metal and wood tables with matching square stools. The materials are consistent with those used on the buildings themselves.

Two circular silver metal back racks are proposed outside each of the three retail buildings, and five of the same style but in blue are proposed outside of the grocery store. The corresponding finishes are appropriate for their respective proposed locations.

Modern trashcans and benches in silver metal would be found in front of all four buildings. Again, exact placement of these items is not yet determined.

Finally, simple cart corrals of dark gray metal are proposed throughout the parking lot and in front of the grocery store.

Signage:

Signage is not within the BAR's purview in this part of the City.

Analysis:

The following excerpts from the Community Appearance Plan are relevant to this application:

Tree canopies should be established along the length of the corridors through the introduction of a variety of species (39).

As stated in the landscaping section above, staff encourages the applicant to incorporate small ornamental trees in as many places as possible along Fairfax Boulevard in the storm water easement where larger trees cannot be planted. This will require review and approval by the Department of Public Works.

Evergreen trees should be used in conjunction with deciduous trees where an effective vegetative screen is needed (41).

This is proposed in some locations, such as the dumpster enclosures servicing Retail Buildings 1 and 2, but could be used elsewhere onsite to strengthen screening efforts. Recommendations include:

- North of the transformer in the northwest corner of the site along Eaton Place
- North of the transformer beside Retail Building 3 to screen it from Eaton Place
- A new planting area, if possible, north of the grocery store to better screen the trash areas from Eaton Place
- Between the trees proposed on the east and west edges of the site to better screen the parking lots from the right-of-way and adjacent properties

Smaller shrubs may be more appropriate for screening in tighter places, and for added pedestrian-scale greenery throughout the site. Recommendations include:

- Between the sidewalk and dumpster enclosure servicing Retail Building 1
- Between the trees proposed along the main entrance across from University Drive
- In parking islands between trees
- Beneath the trees proposed around the retail buildings
- In the parking islands along Eaton Place

Developers are encouraged to place existing overhead utilities underground through rezoning, special use permit, and special exception processes (45).

While the zoning ordinance does not require undergrounding of existing utilities, staff encourages this action be taken as part of the redevelopment.

Because of the variety of existing styles and the lack of an historical architectural reference along the corridors, no single architectural style is favored over others. Both modern styles and traditional architecture are appropriate – if well-designed and appropriately sited (50).

The materials and architectural elements proposed for this development are modern with traditional elements worked in relatively seamlessly. The silver metal awnings, light fixtures, and amenities add modern flair, while the use of bricks, woodgrain panel, masonry, and architectural elements such as cornices retain traditional architectural styles found throughout the City.

Traditional materials such as brick, wood, and stone have survived the various architectural trends over time and exhibit longevity and quality. These materials are recommended in future developments within the corridor in lieu of the more modern glass, metal and concrete panel construction (51).

As stated above, the proposal effectively mixes modern materials with traditional materials, creating a tasteful and engaging hybrid style that staff finds appropriate for the Northfax area. Staff would like the BAR's input on the amount of woodgrain fiber cement panel proposed throughout the development, because it is fairly significant.

Colors for use on buildings and signs should be selected for their compatibility with the natural features and existing development found in and adjacent to the corridors. Conversely, colors intended to attract attention detract from efforts to improve the appearance of the streetscape, and should be used sparingly, perhaps as accent colors (51).

The color palette is warm and neutral, and would be consistent throughout the development. Colors will likely be introduced with signage on the retail buildings, while the corporate blues, greens, and reds of the grocery store add visual accents that do not overwhelm the material palette.

RECOMMENDATIONS

Staff believes that the proposal is generally consistent with the City's zoning ordinance and design criteria, and therefore recommends the BAR recommend approval of the request to City Council, with the following conditions:

1. The dumpster enclosure and trash compactor area for the grocery store shall be dark gray, smooth, aggregate CMU block with precast caps and composite wood slat doors, to match those of the three retail buildings.
2. If possible, a landscape area planted with evergreen trees shall be added north of the trash compactor area of the grocery store to better screen this area from view on Eaton place.
3. Evergreens shall be planted north of the transformers in the northwest corner of the site and beside Retail Building 3 to better screen them from view on Eaton Place.
4. Where practicable, evergreens shall be planted along the east and west edges of the site to supplement the proposed deciduous trees.
5. Where practicable, shrubs shall be planted between the trees along the entrance opposite University drive, in all parking islands, and beneath the trees around the three retail buildings.
6. Where practicable, small ornamental trees shall be planted within the storm water easement along Fairfax Boulevard to supplement the proposed shrubs.
7. The Applicant shall secure any required code administration and zoning approvals before commencing work.
8. The proposed modifications shall be in general conformance with the application package received by staff on June 14, 2017, and as updated through June 29 2017, except as may be modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

Relevant Regulations

§3.6.2. Nonresidential districts

NONRESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS	CL	CO	CR	CU	CG	IL	IH
DENSITY (UNITS/ACRE), MAXIMUM	RESERVED						
LOT AREA, MIN. (SQ. FT.)	--	20,000	20,000	30,000	22,000	--	--
REQUIRED YARDS (FT.)							
Front and side (street)							
Maximum	--	--	88[1]	15[1]	--	--	--
Minimum	20	20	20[1]	0[1]	20	20	25
Side (interior), min. adjacent to a residential district	25	25	25	25	25	50	50
Side (interior), min. not adjacent to a residential district	12	0/10[2]	0/10[2]	0/10[2]	25	0	0
Rear, min. adjacent to a residential district	25	25	25	25	25	50	50
Rear, min. not adjacent to a residential district	0	0	0	0	25	0	0

§3.7.4. Architectural control overlay district

B. Certificate of appropriateness required

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

C. Exceptions

The architectural control overlay district shall not apply to signs, unless otherwise specified, or to the following uses:

1. Single-family detached;
2. Duplex dwellings, after initial approval and construction; and
3. Townhouses, after initial approval and construction.

§4.4.4. Sidewalks

Sidewalks shall be placed within the right-of-way as specified below.

A. Where required

1. Unless otherwise specified below, sidewalks shall be required on both sides of all arterial, collector and local streets.

§4.5.6. Tree requirements

B. Street trees

In all general districts except the CU district, a minimum ten foot wide landscaped strip shall be provided along all streets. Street trees shall be required along all streets at the rate of one canopy tree for every 40 linear feet and spaced a maximum of 50 feet part.

1. All street trees shall be planted no less than three feet or more than 15 feet from the back of the curb or edge of pavement.
2. No tree shall be planted within a safe sight triangle (§4.3.4) or closer than 10 feet from any fire hydrant.

§4.5.7. Parking lot landscaping

C. Perimeter

1. The perimeter of all parking lots with frontage on any portion of a public right-of way shall be screened by a continuous landscaped hedge, a wall, or fence supported by masonry piers. Perimeter screening shall be at least 30 inches in height at the time of installation, and any planted screening shall reach a minimum height of 36 inches within two years of planting.

D. Interior

1. Interior islands

An interior landscaped island shall be provided for every ten spaces. Each island shall contain a minimum of 200 square feet with a minimum width of eight feet inside the curb and include a minimum of one canopy tree; provided that, where an island includes a sidewalk, such islands shall contain a minimum of 400 square feet with a minimum of 15 feet inside the curb. Planting islands shall be evenly distributed throughout the parking lot; with no parking space located more than 50 feet from a planting island. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees, where approved by the zoning administrator.

§5.4.5. Powers and duties

B. Final decisions

The board of architectural review shall be responsible for final decisions regarding the following:

1. Certificates of appropriateness, major (§6.5)

§6.5.1. Applicability

Certificates of appropriateness shall be reviewed in accordance with the provisions of §6.5.

A. A certificate of appropriateness shall be required:

1. To any material change in the appearance of a building, structure, or site visible from public places (rights-of-way, plazas, squares, parks, government sites, and similar) and located in a historic overlay district (§3.7.2), the Old Town Fairfax Transition Overlay District (§3.7.3), or in the Architectural Control Overlay District (§3.7.4). For purposes of §6.5, “material change in appearance” shall include construction; reconstruction; exterior alteration, including changing the color of a structure or substantial portion thereof; demolition or relocation that affects the appearance of a building, structure or site;

§6.5.3. Certificate of appropriateness types

A. Major certificates of appropriateness

1. Approval authority

(a) General

Except as specified in §6.5.3.B.2(b), below, the board of architectural review shall have authority to approve major certificates of appropriateness.

(b) Alternative (in conjunction with other reviews)

Alternatively, and in conjunction with special use reviews, planned development reviews, special exceptions or map amendments (rezoning), the city council may approve major certificates of appropriateness.

§6.5.6. Action by decision-making body

A. General (involving other review by city council)

After receiving the director's report on proposed certificates of appropriateness, which do not involve other reviews described below, the board of architectural review (BAR) shall review the proposed certificates of appropriateness in accordance with the approval criteria of §6.5.7. The BAR may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the BAR may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

B. Other reviews

1. Prior to taking action on special use reviews, planned development reviews, and map amendments (rezoning), the city council shall refer proposed certificates of appropriateness to the BAR for review in accordance with the approval criteria of §6.5.7.
2. In conjunction with special use reviews, planned development reviews, special exceptions and map amendments (rezoning), the city council may review the proposed certificate of appropriateness in accordance with the approval criteria of §6.5.7. The city council may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the city council may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

§6.5.7. Approval criteria

A. General

1. Certificate of appropriateness applications shall be reviewed for consistency with the applicable provisions of this chapter, any adopted design guidelines, and the community appearance plan.
2. Approved certificates of appropriateness shall exhibit a combination of architectural elements including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line and height conform to accepted architectural principles and exhibit external characteristics of demonstrated architectural and aesthetic durability.

§6.5.9. Action following approval

A. Approval of any certificate of appropriateness shall be evidenced by issuance of a certificate of appropriateness, including any conditions, signed by the director or the chairman of the board of architectural review. The director shall keep a record of decisions rendered.

B. The applicant shall be issued the original of the certificate, and a copy shall be maintained on file in the director's office.

§6.5.10. Period of validity

A certificate of appropriateness shall become null and void if no significant improvement or alteration is made in accordance with the approved application within 18 months from the date of approval. On written request from an applicant, the director may grant a single extension for a period of up to six

months if, based upon submissions from the applicant, the director finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.

§6.5.11. Time lapse between similar applications

A. The director will not accept, hear or consider substantially the same application for a proposed certificate of appropriateness within a period of 12 months from the date a similar application was denied, except as provided in §6.5.11.B, below.

B. Upon disapproval of an application, the director and/or board of architectural review may make recommendations pertaining to design, texture, material, color, line, mass, dimensions or lighting. The director and/or board of architectural review may again consider a disapproved application if within 90 days of the decision to disapprove the applicant has amended his application in substantial accordance with such recommendations.

§6.5.12. Transfer of certificates of appropriateness

Approved certificates of appropriateness, and any attached conditions, run with the land and are not affected by changes in tenancy or ownership.

§6.5.13. Appeals

A. Appeals to city council

Final decisions on certificates of appropriateness made may be appealed to city council within 30 days of the decision in accordance with §6.22.

B. Appeals to court

Final decisions of the city council on certificates of appropriateness may be appealed within 30 days of the decision in accordance with §6.23.



Fairfax Shopping Center

Architectural Review Exhibits

6.30.2017

Fairfax, Virginia

**Regency
Centers.**

Bignell | Watkins | Hasser
ARCHITECTS P.C.

J·B·A
Johnson • Bernat • Associates, Inc.

TWSDesign Inc.
Landscape Architecture

1835 Clovermeadow Drive

WLS LIGHTING SYSTEMS

Statement of Design Intent

Fairfax Shopping Center

Fairfax Boulevard and Eaton Place

Fairfax Shopping center is located in the northwest quadrant of Fairfax Boulevard and Eaton Place. The existing site is a retail shopping center which consists of a multi-tenant retail building including a two story portion and a restaurant pad building. The existing multi-tenant building was damaged by fire, that portion of the project was demolished. Another original building has been demolished to allow for the improvements to Fairfax Boulevard.

The site is surrounded on all sides by commercial buildings and parking/car storage lots.

The proposed redevelopment involves the demolition of all existing buildings and the construction of four new retail buildings including two pad buildings which may house multiple tenants (Building 1 at 5,000 sf and Building 3 at 6,200 sf) a multi-tenant building totaling 7,000 square feet; and a food store anchor building of 29,999 square feet.

The architectural design for the proposed retail buildings includes a wide variety of materials. Building massing incorporates corner and tower features with varying heights; layered wall treatments; and an assortment of canopy treatments. Storefronts and building entrances are arranged along wide sidewalks with ample room for seating. Large building masses are reduced by the incorporation of a number of bays and fields of materials providing an assortment of color, texture, and scale.



Fairfax Shopping Center

Fairfax, Virginia

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

Regency
Centers.

Page 2

6.30.17 | 07093.11

Bignell **Watkins** **Hasser**
ARCHITECTS P.C.
www.bigwaha.com



View A



View B



View C



Key Plan
Not to scale

Fairfax Shopping Center

Fairfax, Virginia

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

Regency
Centers.

Page 3
6.14.17 | 07093.11

Bignell **Watkins** **Hasser**
ARCHITECTS P.C.
www.bigwaha.com



View D



View E



View F



Fairfax Shopping Center

Fairfax, Virginia

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

Regency
Centers.



View G



View H

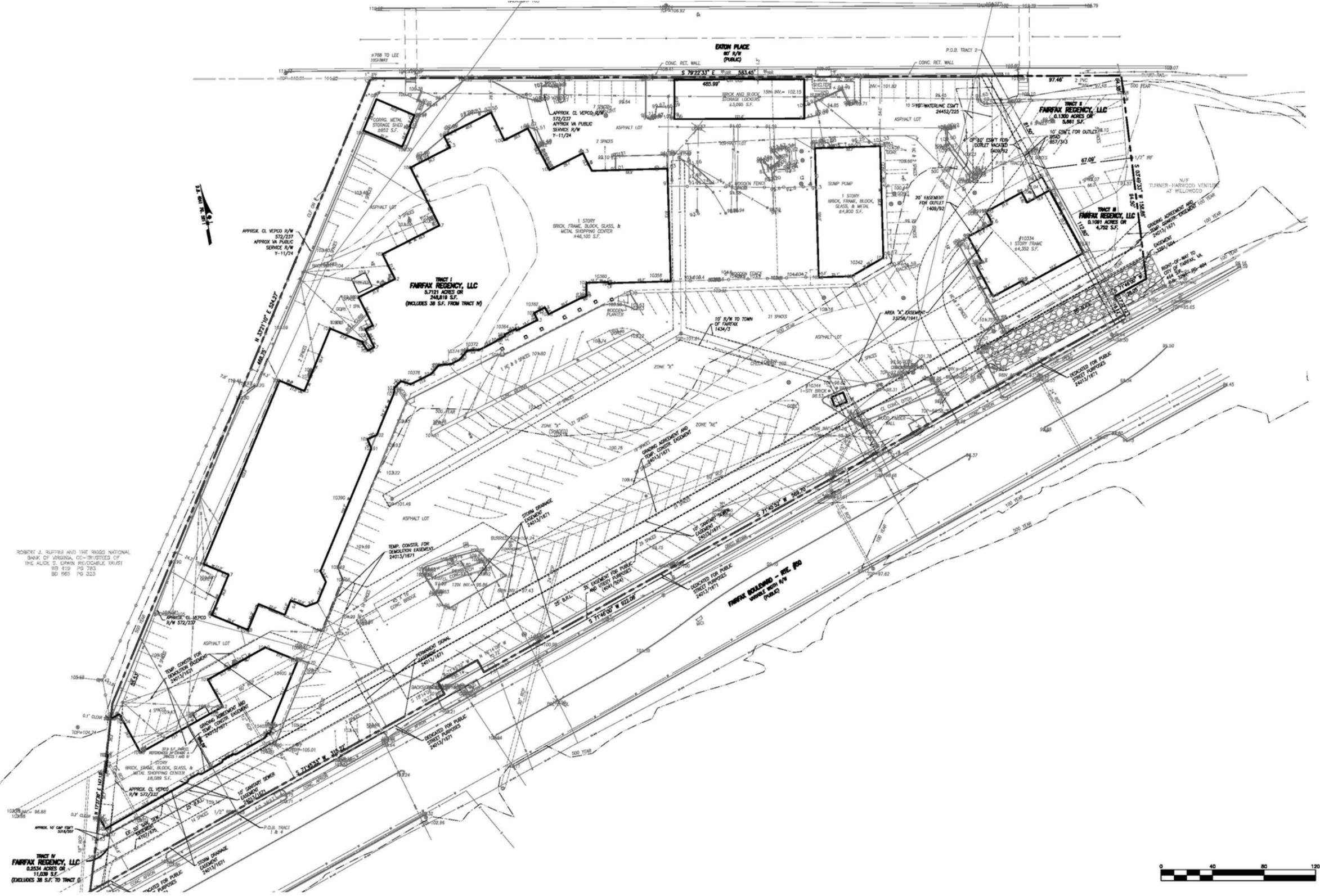


View I



Key Plan
Not to scale

- LEGEND**
- SIGN
 - FIRE HYDRANT
 - MONITORING WELL
 - WATER METER
 - IRRIGATION VALVE
 - WATER VALVE
 - WATER MH
 - TRAF. SIGNAL POLE
 - TELE. MH
 - STORM MH
 - CLEAN OUT
 - SANITARY MH
 - GAS METER
 - GAS VALVE
 - GAS BOX
 - GROUND LIGHT
 - ELEC. METER
 - GUY WIRE
 - GUY POLE
 - LIGHT POLE
 - POWER POLE
 - A/C UNIT
 - DOOR
 - BOLLARD
 - P.X. NAIL
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - CURB & CUTTER
 - OVERHEAD TELE.
 - UNDG. PHONE
 - GAS LINE
 - UNDERGROUND UTILITY
 - OVERHEAD UTILITY
 - OVERHEAD ELEC.
 - OVERHANG
 - CHAIN LINK FENCE
 - HAND RAIL
 - FENCE



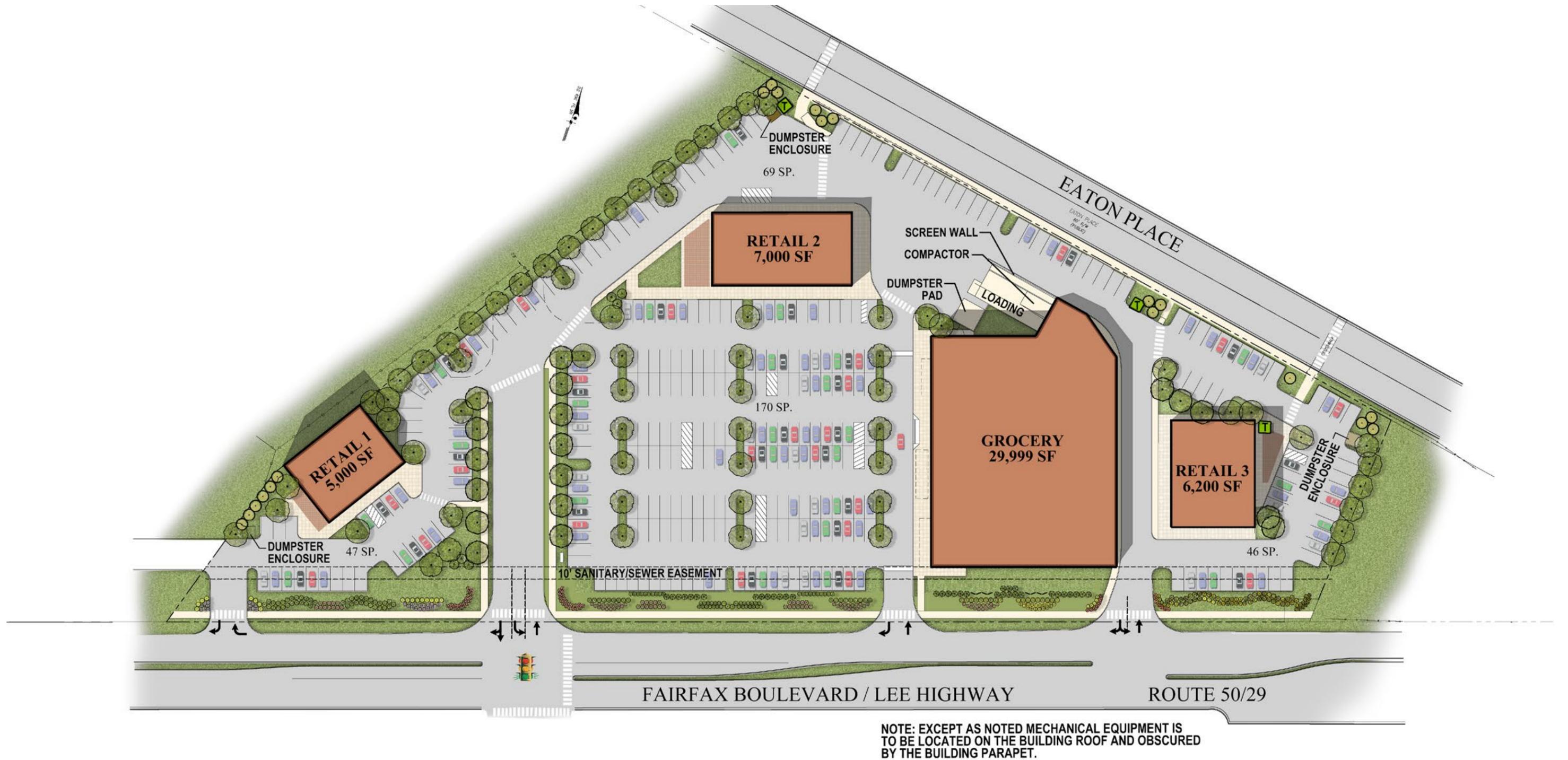
Existing Site Plan
Approx. Scale 1"=80'

Fairfax Shopping Center

Fairfax, Virginia

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





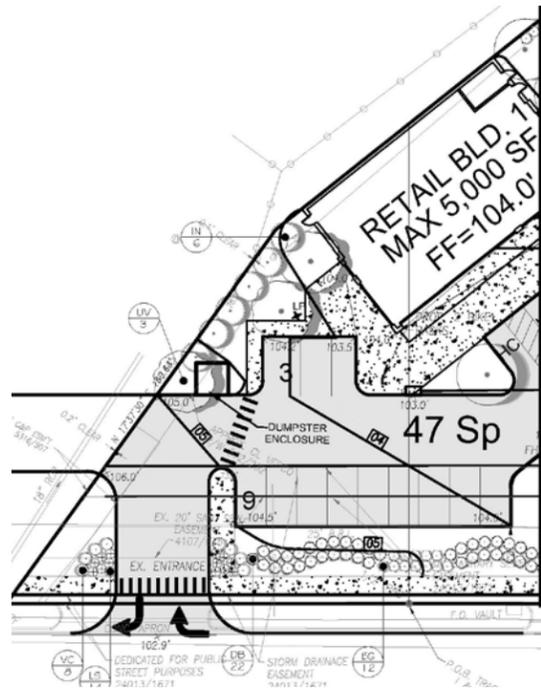
Site / Landscape Plan
 Approx. Scale 1"=80'

Fairfax Shopping Center

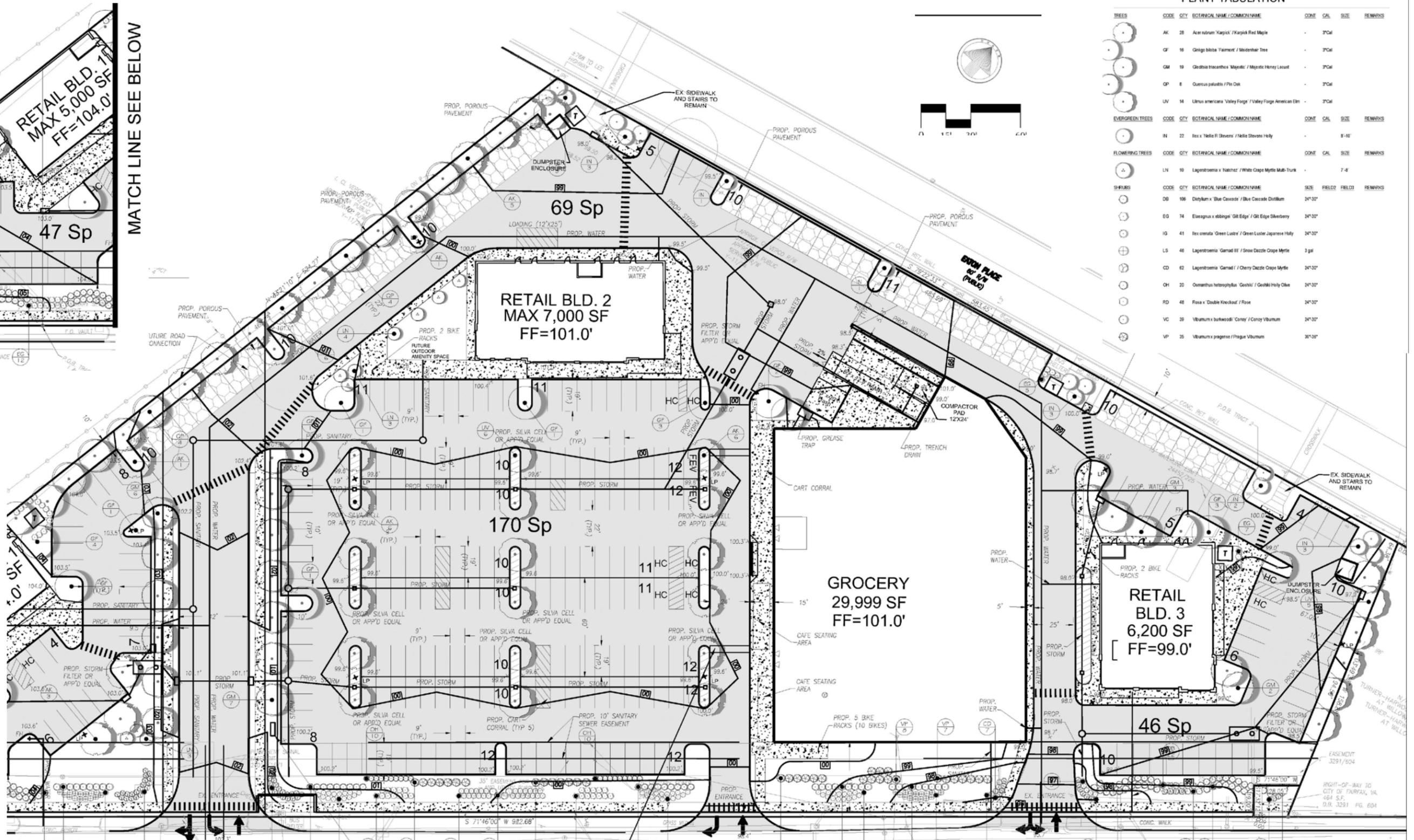
Fairfax, Virginia

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





MATCH LINE SEE BELOW



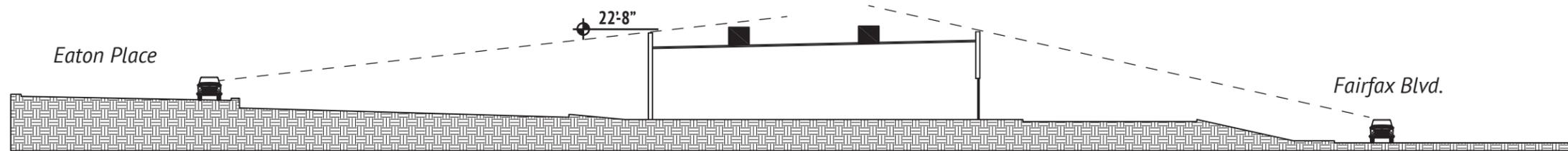
PLANT TABULATION

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	SIZE	REMARKS
AK	28		Acer rubrum 'Karpis' / Karpis Red Maple	-	3" Cal		
GF	16		Gleditsia triacanthos 'Falcon' / Metcalf Tree	-	3" Cal		
GM	19		Gleditsia triacanthos 'Majestic' / Majestic Honey Locust	-	3" Cal		
QP	8		Quercus palustris / Pin Oak	-	3" Cal		
UV	14		Ulmus americana 'Valley Forge' / Valley Forge American Elm	-	3" Cal		
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	SIZE	REMARKS
IN	22		Ilex x 'Helle R. Stevens' / Helle Stevens Holly	-	8-10"		
FLOWERING TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	SIZE	REMARKS
LN	19		Lagerstroemia x 'Natchez' / White Cape Myrtle Multi-Trunk	-	7-8"		
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD	FIELD	REMARKS
DB	106		Dialium x 'Blue Cascade' / Blue Cascade Dialium	24" 30"			
EG	74		Elaeagnus x 'ebbing' / Oil Edge / Oil Edge Silverberry	24" 30"			
IG	41		Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly	24" 30"			
LS	46		Lagerstroemia 'Garnet III' / Snow Dazzle Crapemyrtle	3 gal			
CD	62		Lagerstroemia 'Garnet I' / Cherry Dazzle Crapemyrtle	24" 30"			
OH	20		Oenanthe tetraphyllus 'Goshal' / Goshal Holy Olive	24" 30"			
RD	48		Rosa x 'Double Knockout' / Rose	24" 30"			
VC	26		Viburnum x burkwoodii 'Conroy' / Conroy Viburnum	24" 30"			
VP	25		Viburnum x pagense / Prague Viburnum	30" 36"			

Note: See submitted full size sheet for Details

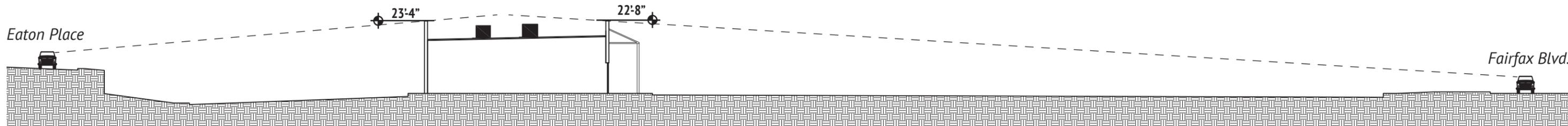
Landscape Plan

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



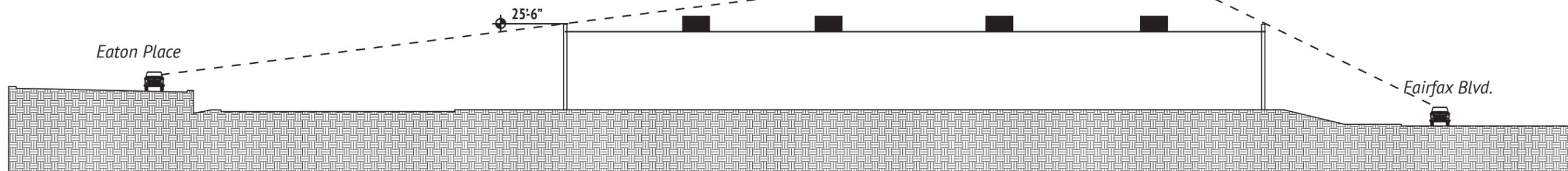
Site Section A

Scale: 1/16" = 1' - 0"



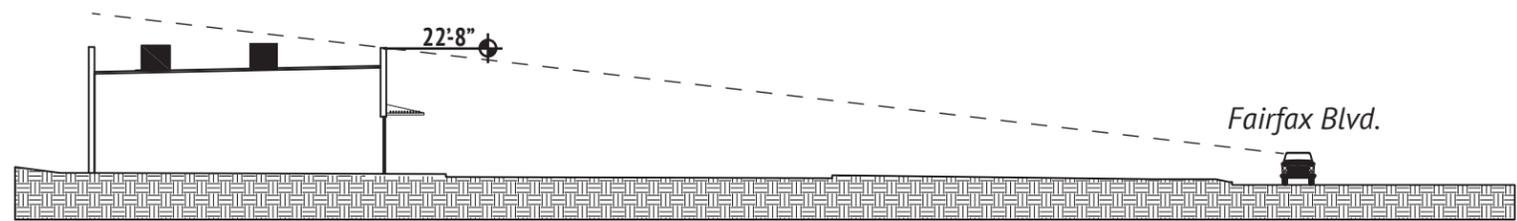
Site Section B

Scale: 1/16" = 1' - 0"



Site Section C

Scale: 1/16" = 1' - 0"

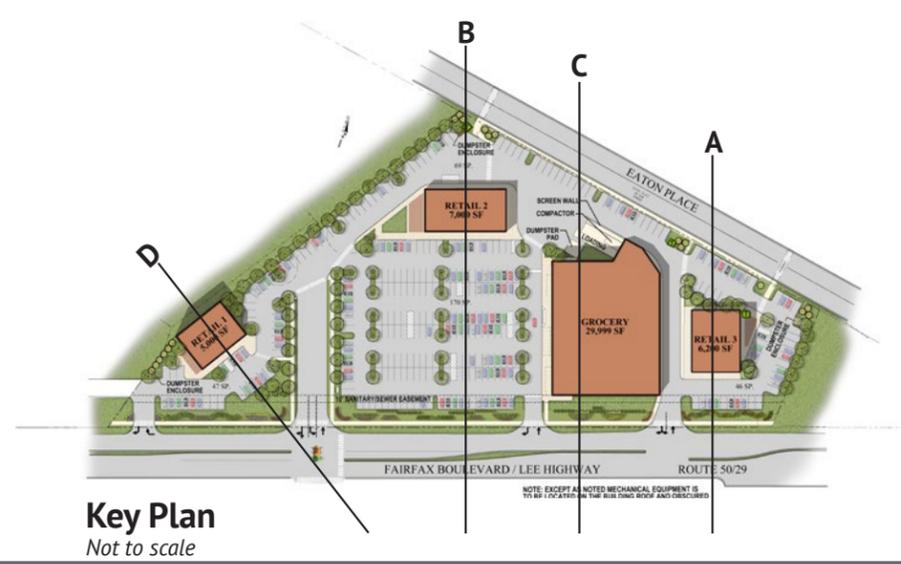


Site Section D

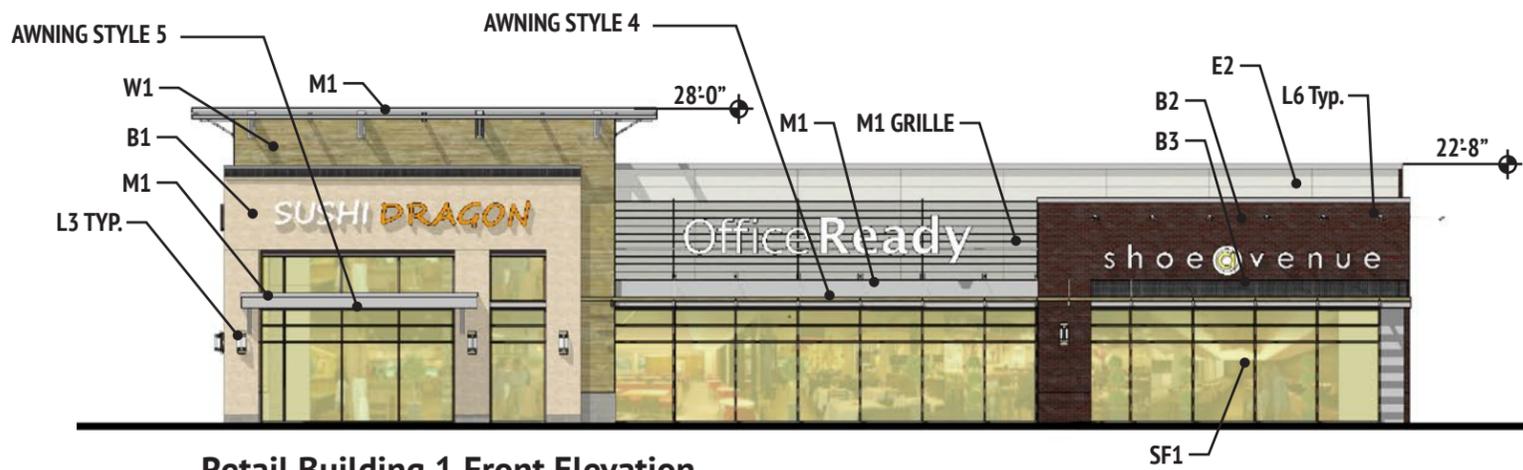
Scale: 1/16" = 1' - 0"

Rooftop Equipment Screening

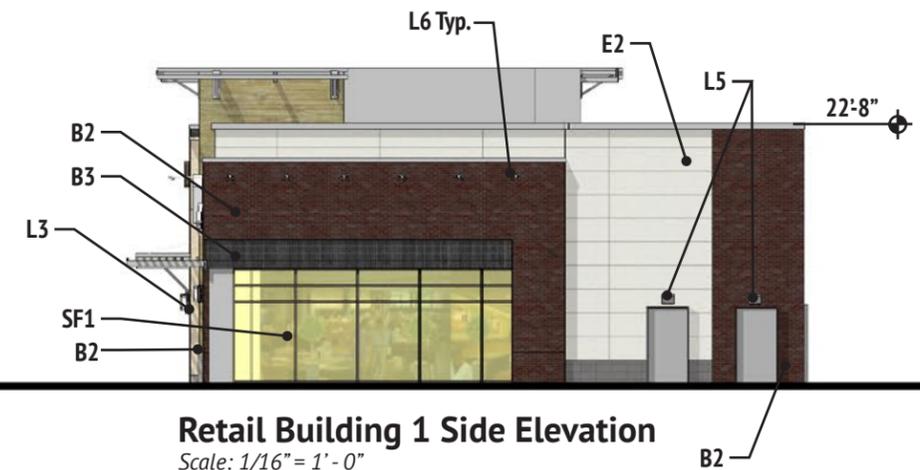
*Note: For illustration only.
Final Equipment Size & Location per Tenant Requirements*



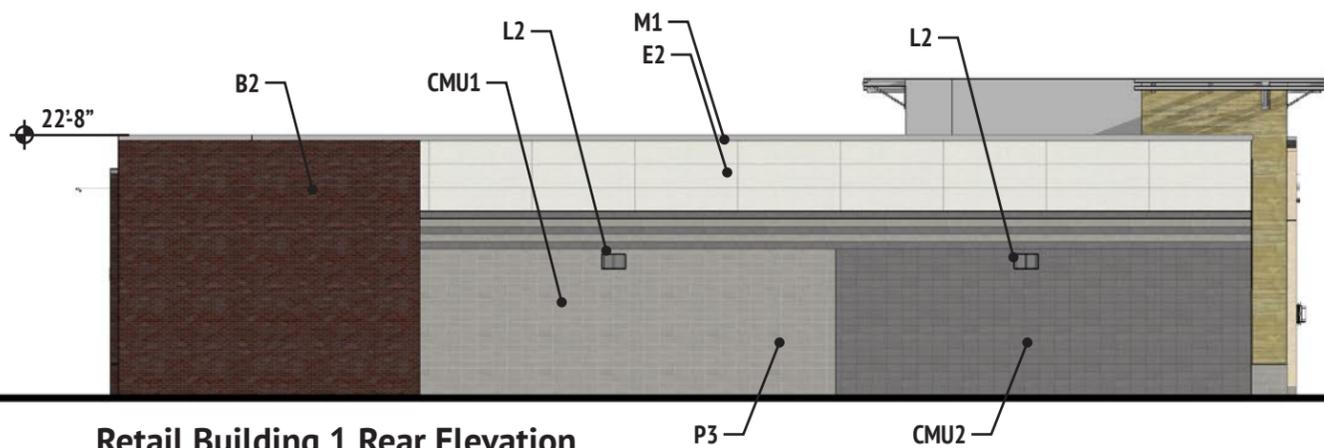
Key Plan
Not to scale



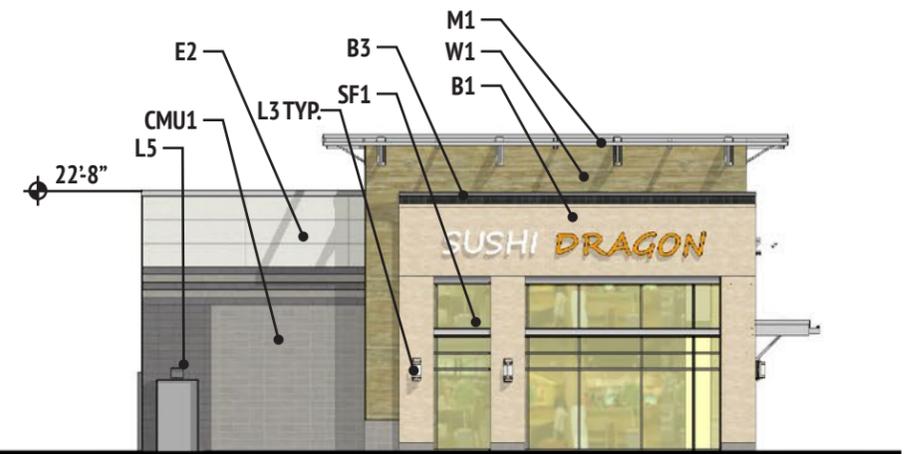
Retail Building 1 Front Elevation
Scale: 1/16" = 1' - 0"



Retail Building 1 Side Elevation
Scale: 1/16" = 1' - 0"



Retail Building 1 Rear Elevation
Scale: 1/16" = 1' - 0"



Retail Building 1 Side Elevation
Scale: 1/16" = 1' - 0"

	MATERIAL/MANUFACTURER	FINISH
B-1	ACME BRICK	CONFEDERATE BLEND
B-2	TAYLOR BRICK	ROYAL SALISBURY
B-3	YANKEE HILL BRICK & TILE	DARK IRONSPOT VELOUR
CMU-1	TRENDSTONE GROUNDFACE CMU	SILVER
CMU-2	TRENDSTONE GROUNDFACE CMU	RAVENSTONE
M-1	PREFINISHED METAL	SILVER
M-2	PREFINISHED METAL	DARK BRONZE
SF-1	STOREFRONT	DARK BRONZE
SF-2	STOREFRONT	CLEAR ANODIZED
W-1	FIBER CEMENT SIDING	Allura - Stained Finish - Maple
P-1	PAINT - Benjamin Moore	Glacier White OC-37
P-2	PAINT - Sherman Williams	Agreeable Gray SW 7029
P-3	PAINT - Sherman Williams	Gauntlet Gray SW 7019

	MATERIAL/MANUFACTURER	FINISH
P-4	PAINT - Benjamin Moore	Bleeker Beige HC-80
E-1	EIFS	MATCH P-1
E-2	EIFS	MATCH P-2
L-1	WLS Lighting System	OSQ Series
L-2	INVUE Wall Mount	Dark Bronze
L-3	USALTG Camber Sconce	Silver
L-4	Ashbery Pedestrian Light	Silver
L-5	WLS Lighting WMEL Series	Dark Bronze
L-6	BK Lighting Sign Star Light	Silver/Dark Bronze
L-7	Pace Illumination Accent Light	Silver
L-8	Rebelle Orchestra	Silver
L-9	Tokistar Exhibitor Festoon Light	Light Black - 12.5 Lumens

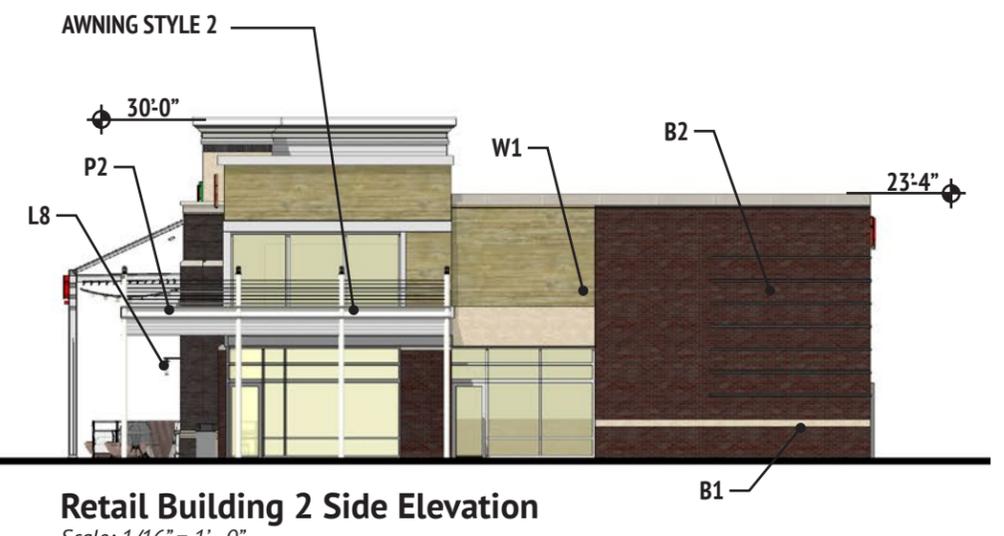
Note: All Materials are for illustration of concept only and are subject to substitution



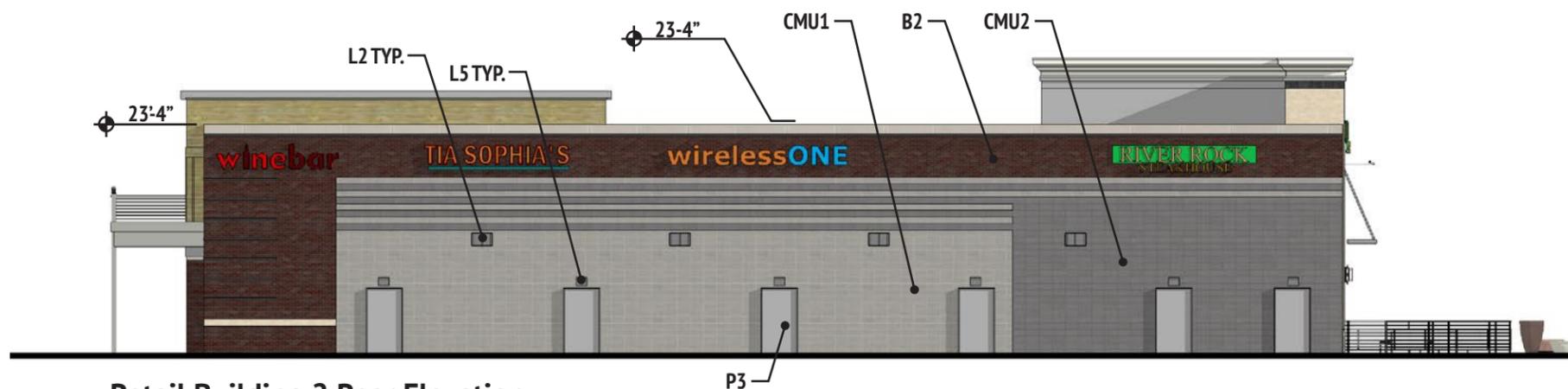
Key Plan
Not to scale



Retail Building 2 Front Elevation
Scale: 1/16" = 1' - 0"



Retail Building 2 Side Elevation
Scale: 1/16" = 1' - 0"



Retail Building 2 Rear Elevation
Scale: 1/16" = 1' - 0"



Retail Building 2 Side Elevation
Scale: 1/16" = 1' - 0"

	MATERIAL/MANUFACTURER	FINISH
B-1	ACME BRICK	CONFEDERATE BLEND
B-2	TAYLOR BRICK	ROYAL SALISBURY
B-3	YANKEE HILL BRICK & TILE	DARK IRONSPOT VELOUR
CMU-1	TRENDSTONE GROUNDFACE CMU	SILVER
CMU-2	TRENDSTONE GROUNDFACE CMU	RAVENSTONE
M-1	PREFINISHED METAL	SILVER
M-2	PREFINISHED METAL	DARK BRONZE
SF-1	STOREFRONT	DARK BRONZE
SF-2	STOREFRONT	CLEAR ANODIZED
W-1	FIBER CEMENT SIDING	Allura - Stained Finish - Maple
P-1	PAINT - Benjamin Moore	Glacier White OC-37
P-2	PAINT - Sherman Williams	Agreeable Gray SW 7029
P-3	PAINT - Sherman Williams	Gauntlet Gray SW 7019

	MATERIAL/MANUFACTURER	FINISH
P-4	PAINT - Benjamin Moore	Bleeker Beige HC-80
E-1	EIFS	MATCH P-1
E-2	EIFS	MATCH P-2
L-1	WLS Lighting System	OSQ Series
L-2	INVUE Wall Mount	Dark Bronze
L-3	USALTG Camber Sconce	Silver
L-4	Ashbery Pedestrian Light	Silver
L-5	WLS Lighting WMEL Series	Dark Bronze
L-6	BK Lighting Sign Star Light	Silver/Dark Bronze
L-7	Pace Illumination Accent Light	Silver
L-8	Rebelle Orchestra	Silver
L-9	Tokistar Exhibitor Festoon Light	Light Black - 12.5 Lumens

Note: All Materials are for illustration of concept only and are subject to substitution



Key Plan
Not to scale



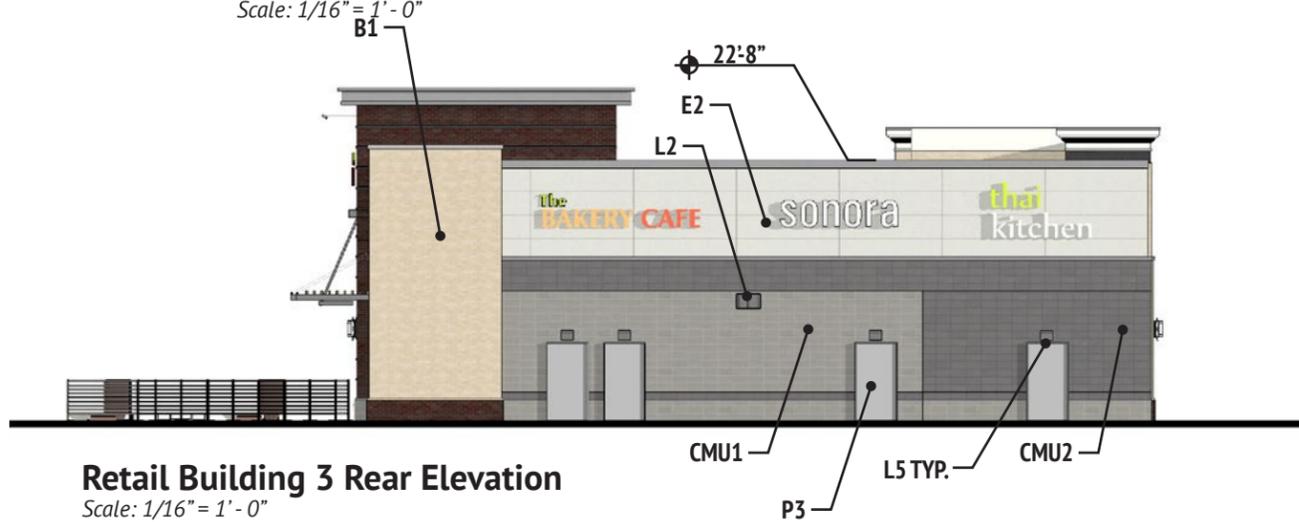
Retail Building 3 Front Elevation

Scale: 1/16" = 1' - 0"



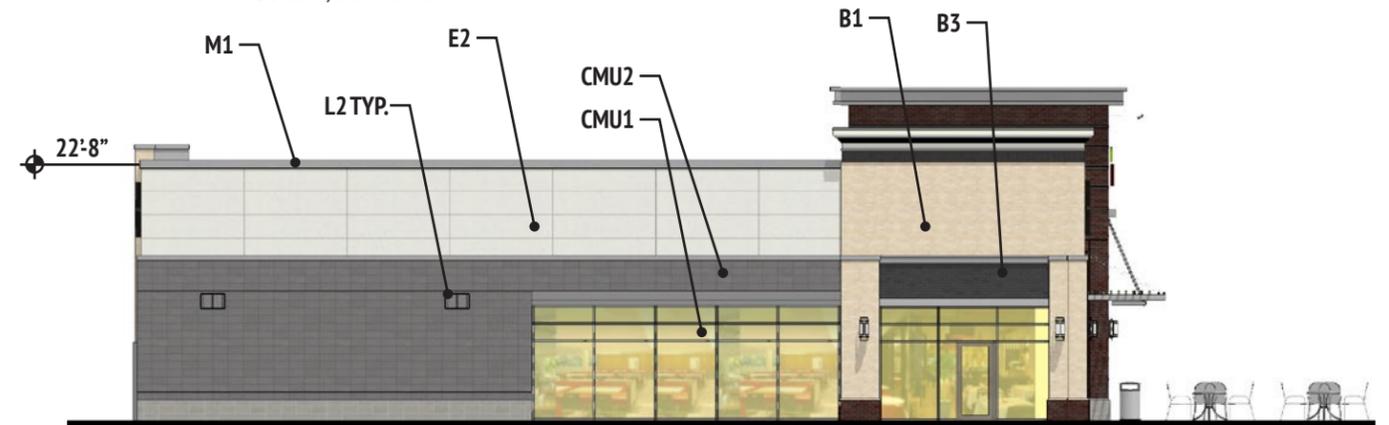
Retail Building 3 Side Elevation

Scale: 1/16" = 1' - 0"



Retail Building 3 Rear Elevation

Scale: 1/16" = 1' - 0"



Retail Building 3 Side Elevation

Scale: 1/16" = 1' - 0"

	MATERIAL/MANUFACTURER	FINISH
B-1	ACME BRICK	CONFEDERATE BLEND
B-2	TAYLOR BRICK	ROYAL SALISBURY
B-3	YANKEE HILL BRICK & TILE	DARK IRONSPOT VELOUR
CMU-1	TRENDSTONE GROUNDFACE CMU	SILVER
CMU-2	TRENDSTONE GROUNDFACE CMU	RAVENSTONE
M-1	PREFINISHED METAL	SILVER
M-2	PREFINISHED METAL	DARK BRONZE
SF-1	STOREFRONT	DARK BRONZE
SF-2	STOREFRONT	CLEAR ANODIZED
W-1	FIBER CEMENT SIDING	Allura - Stained Finish - Maple
P-1	PAINT - Benjamin Moore	Glacier White OC-37
P-2	PAINT - Sherman Williams	Agreeable Gray SW 7029
P-3	PAINT - Sherman Williams	Gauntlet Gray SW 7019

	MATERIAL/MANUFACTURER	FINISH
P-4	PAINT - Benjamin Moore	Bleeker Beige HC-80
E-1	EIFS	MATCH P-1
E-2	EIFS	MATCH P-2
L-1	WLS Lighting System	OSQ Series
L-2	INVUE Wall Mount	Dark Bronze
L-3	USALTG Camber Sconce	Silver
L-4	Ashbery Pedestrian Light	Silver
L-5	WLS Lighting WMEL Series	Dark Bronze
L-6	BK Lighting Sign Star Light	Silver/Dark Bronze
L-7	Pace Illumination Accent Light	Silver
L-8	Rebelle Orchestra	Silver
L-9	Tokistar Exhibitor Festoon Light	Light Black - 12.5 Lumens



Key Plan
Not to scale

Note: All Materials are for illustration of concept only and are subject to substitution

Materials & Site Amenities

Note: Selections are for Illustration of Concept only and are subject to Change or Substitution.



L-1 WLS Lighting Systems OSQ Series



L-2 INVUE wall mount Dark Bronze Finish



L-3 USALTG Camber Sconce Silver Finish



L-4 Landscape Forms Ashbery Pedestrian Light Silver Finish



L-5 WLS Lighting Systems WMEL Series Dark Bronze Finish



L-6 BK Lighting Sign Star Light Silver/Dark Bronze



L-7 Pace Illumination Accent Light Silver Finish



B-1 Brick Acme Confederate Blend



B-2 Taylor Brick Royal Salisbury



B-3 Yankee Hill Brick Dark Iron Spot Velour



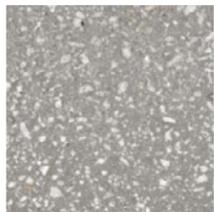
B-4 Taylor Brick Oyster Gray



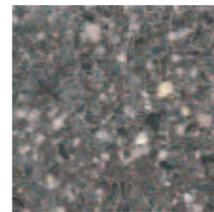
L-8 Rebelle Orchestra Silver Finish



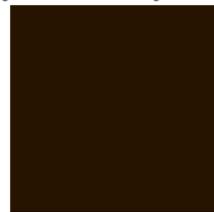
L-9 Tokistar Exhibitor Warm White Festoon Light Black Finish 12.5 Lumens BK-12-WW-G14-C



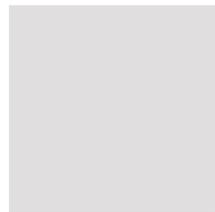
CMU-1 Trendstone Silver Ground Face



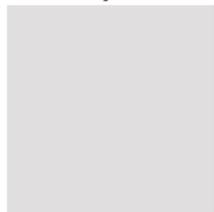
CMU-2 Trendstone Ravenstone Ground Face



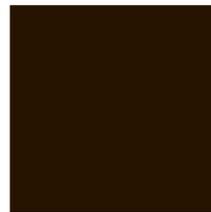
ST-1 Storefront Dark Bronze



ST-2 Storefront Clear Anodized



M-1 Metal Clear Anodized



M-2 Metal Dark Bronze



Landscape Forms Parc Vue Bench Silver Finish



Landscape Forms Morrison Seating



Grocer Marquee Composite Resin Panel Trespa NA 13 Silver Quartzite



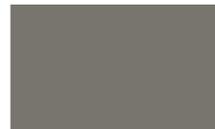
W-1 Allura Fiber Cement Maple



P-1 Paint BM Glacier White



P-2 Paint SW Agreeable Gray



P-3 Paint SW Gauntlet Gray



P-4 Paint BM Bleeker Beige



Landscape Forms Presidio Litter Silver Finish



Belson Bike Rack Silver Finish



Wausau Concrete Planters



Landscape Forms Parc Center Seating

Retail Buildings 1-3 Details

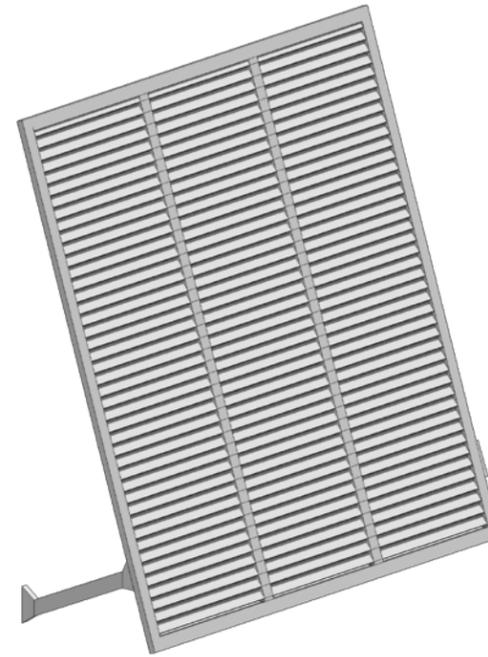
Awning Details



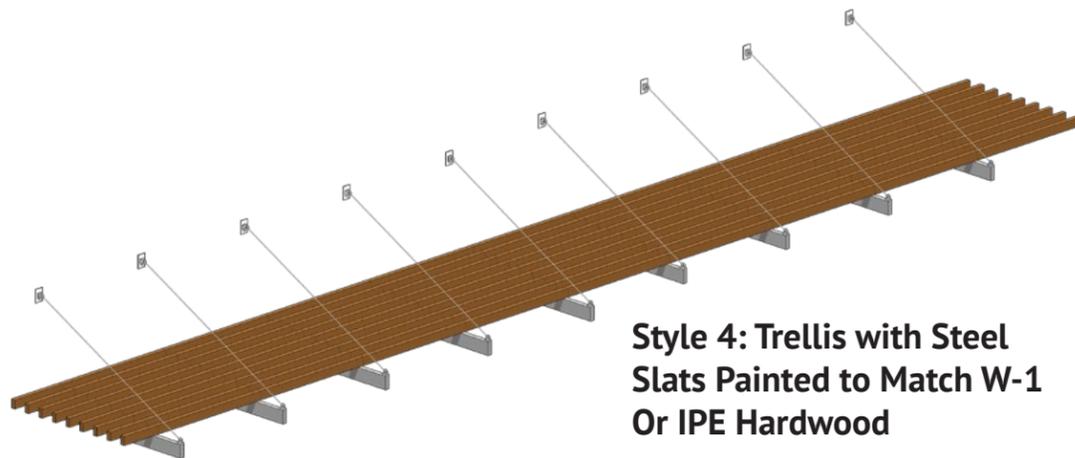
Style 1: Ground Supported Metal Trellis - Silver Finish with L-9 Festoon Lights



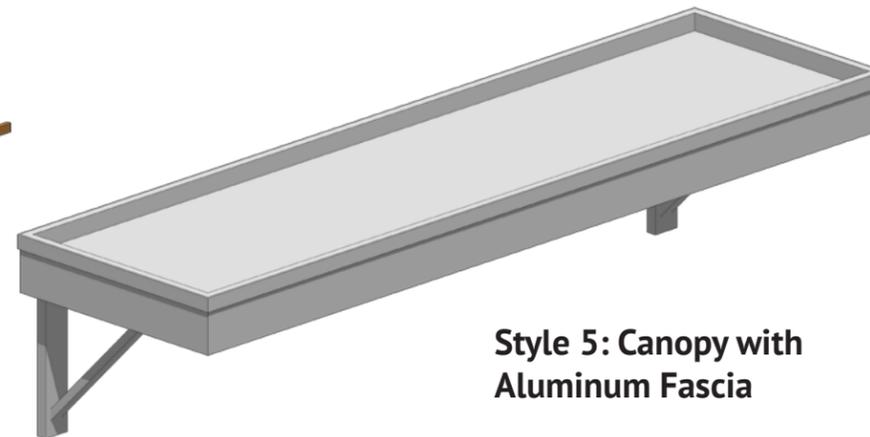
Style 2: Ground Supported Canopy - Silver Finish with L-7 Accent Lights



Style 3: Aluminum Bahama Shutter - Silver Finish



Style 4: Trellis with Steel Slats Painted to Match W-1 Or IPE Hardwood



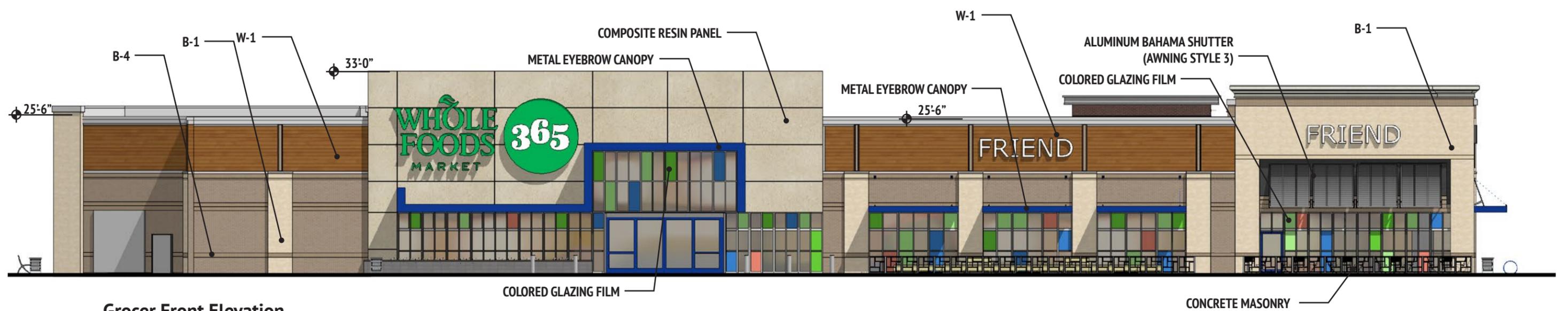
Style 5: Canopy with Aluminum Fascia



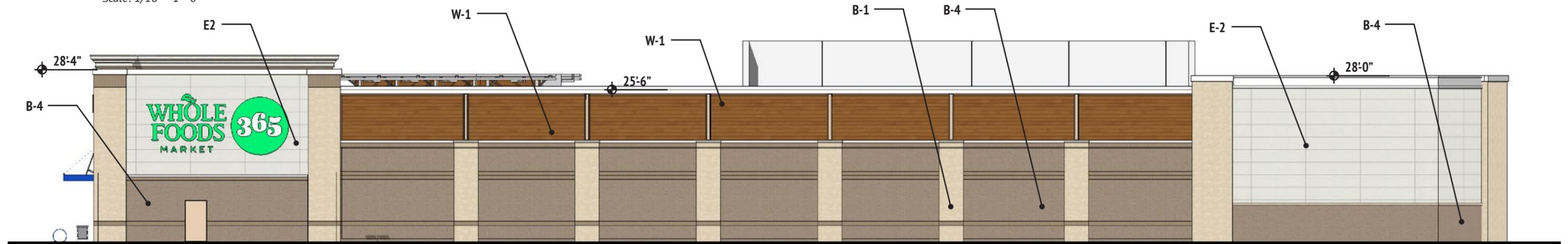
Patio Railing Detail Silver Finish



Dumpster Enclosure - Approximately 12'Wx12'Dx8'H Ground Face Block with Precast Cap and Wood Composite Doors to Match W-1



Grocer Front Elevation
Scale: 1/16" = 1' - 0"

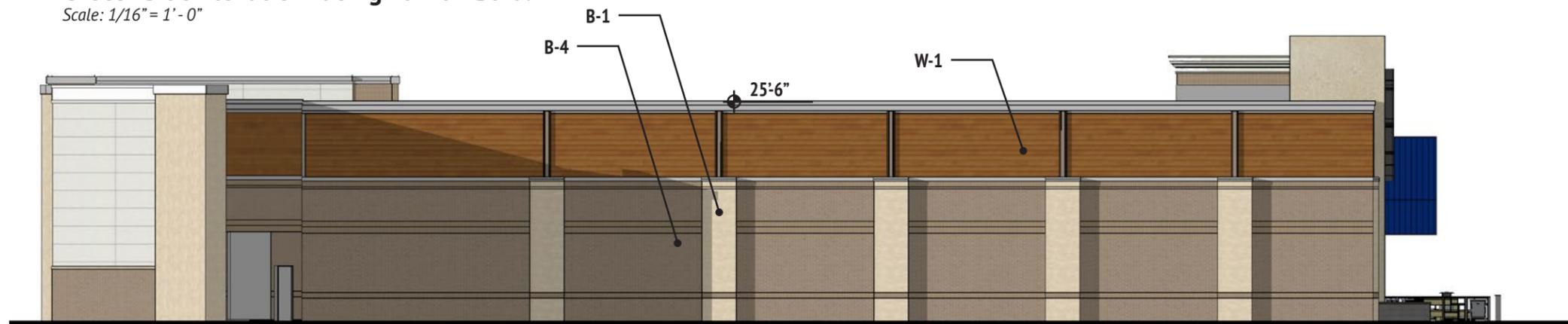


Grocer Rear Elevation
Scale: 1/16" = 1' - 0"



Grocer Side Elevation facing Fairfax Blvd.

Scale: 1/16" = 1' - 0"



Grocer Side Elevation facing Eaton Place

Scale: 1/16" = 1' - 0"

Materials Details - Grocery Building



MARQUEE: COMPOSITE RESIN PANEL

Trespa NA 13 Silver Quartzite; rock texture



MULLION COLOR + STOREFRONT SYSTEM

Natural anodized aluminum mullions.
Clear glazing.



COLORED GLAZING FILM

3M
Colors to match 365 logo + arrow red



AUTOMATIC SLIDING DOOR

TORMAX: TX9430 Full breakout telescoping slider RH, SX-SX-SO Conf: color: PMS 2188



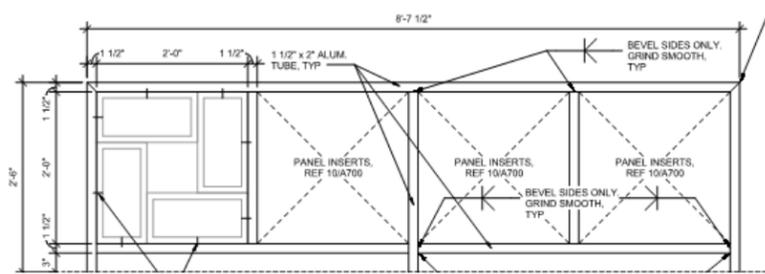
EYEBROW - DARK BLUE

Morin: metal panels. Dark blue custom color, PMS 2188 part solid / part perforated.

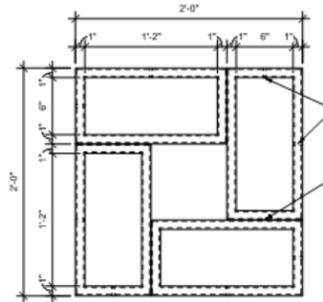
Gensler

Grocery Building Site Amenities

Note: Selections are for illustration of concept only and are subject to change or substitution.

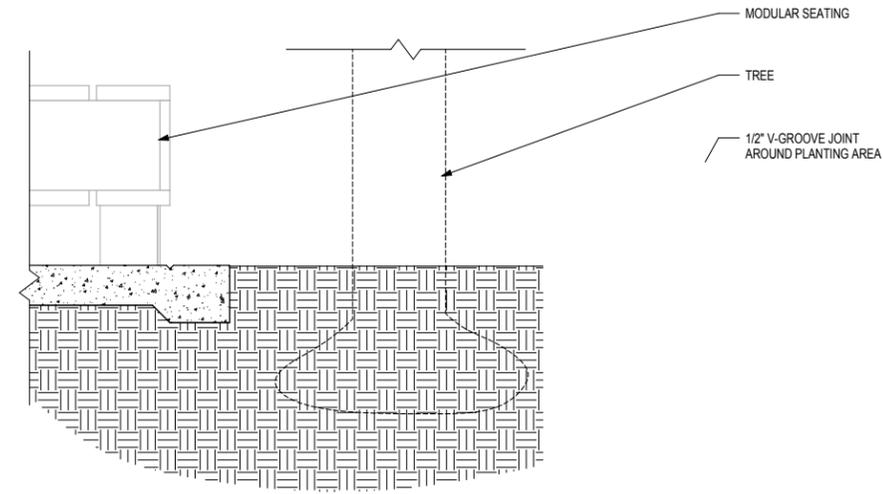


RAILING AT OUTDOOR SEATING



RAILING DETAIL

PLANTER DETAIL



BOLLARD

Manufacturer: Calpipe
 Product Name: Heavy Security Bollard
 Product ID: SSF08080
 Finishes: Stainless Steel



TRASH COMPACTOR SCREEN WALL

Manufacturer: Morin
 Product Name: X-16 Concealed Fastener Perforated
 10% open; 1/8" Hole, 3/8" Spacing
 Product ID: X-16; MR-36 corrugation
 Finishes: Aluminum with painted Dark blue custom c



BICYCLE RACK

Manufacturer: Belson Outdoors
 Product Name: Orion Bike Rack with Round Tubing
 Product ID: ORN
 Finishes: Galvanized Steel

Galvanized Finish



SITE DETAILS CART CORRAL



Single-sided



Double-sided

REVISIONS

REV #	DATE	BY:
1	6/16/17	TO

1919 WINDSOR PLAGE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS LIGHTING SYSTEMS
Consider the Impact!

BY: J.P. SHEET 1 OF 1

PM:HOLLY

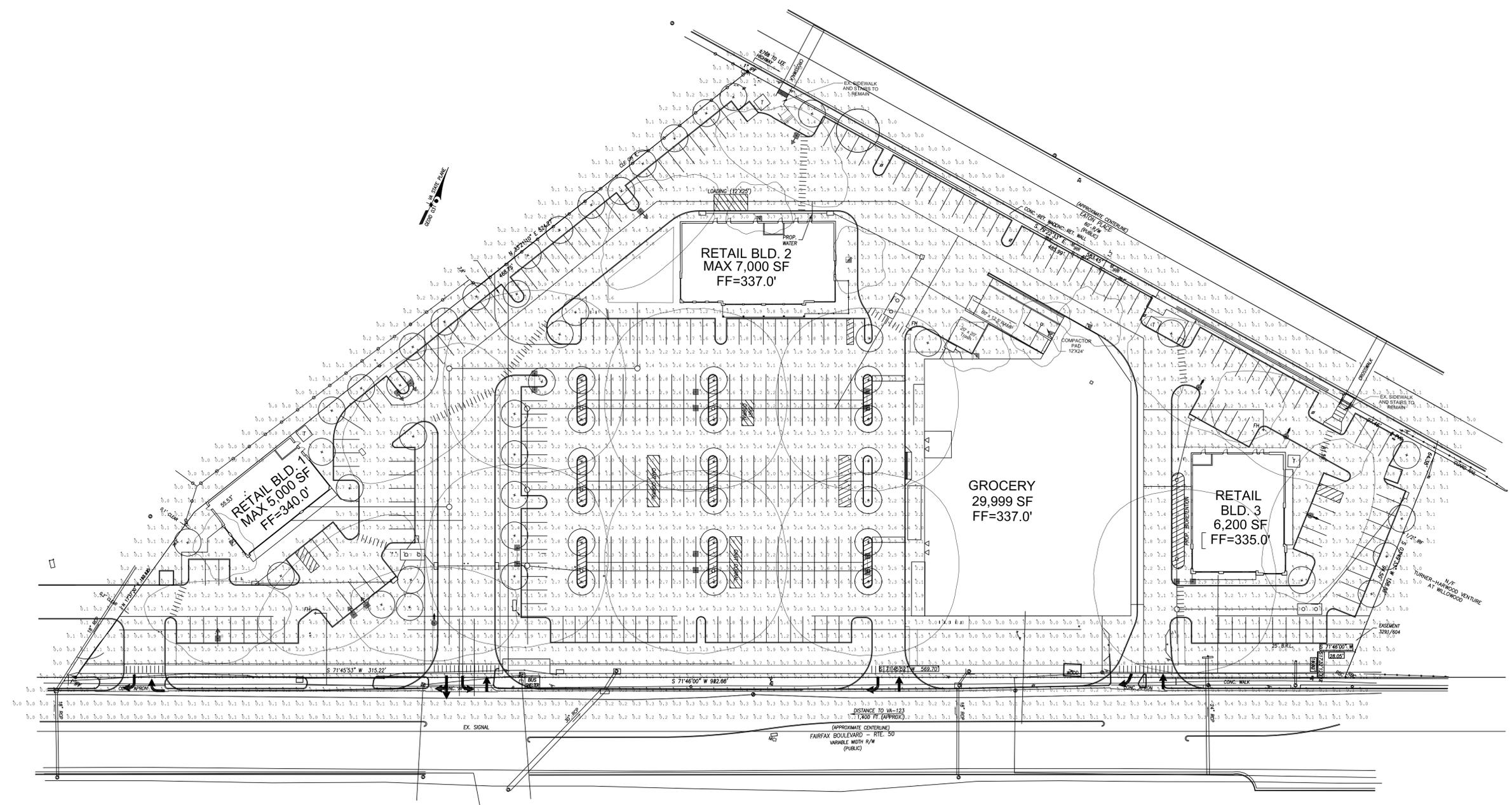
800-633-8711

SCALE: 1"=40'

DATE - 1/5/17

WLS-15031

FAIRFAX SHOPPING CENTER
WHOLE FOODS
FAIRFAX, VA



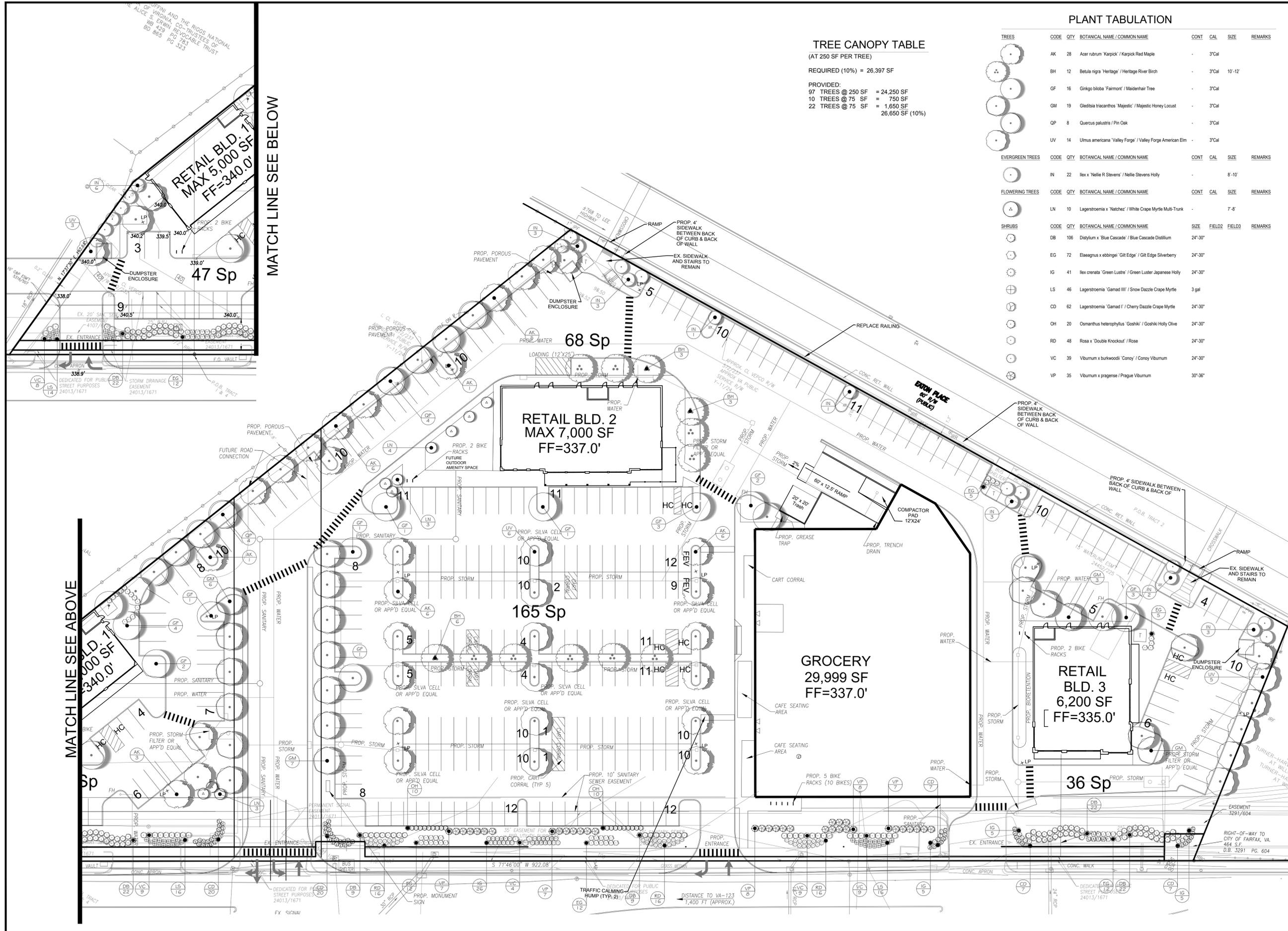
Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
OVERALL MAIN PARKING	Fc	2.51	10.3	0.2	12.55	51.50	10	10
RETAIL 2 REAR	Fc	1.51	4.4	0.1	15.10	44.00	10	10
RETAIL 3 SUMMARY	Fc	2.24	5.4	0.1	22.40	54.00	10	10
WHOLE FOODS REAR	Fc	0.86	4.7	0.0	N.A.	N.A.	10	10
WHOLE FOODS PARKING	Fc	2.33	4.0	0.8	2.91	5.00	10	10

Luminaire Schedule

Symbol	Qty	Label	Lumens	LLF	Description	Lum. Watts
[Symbol]	7	A	N.A.	0.900	WLS-OSQ-M-A-NM-SSH-T-40K 30' MOUNTING HEIGHT	166
[Symbol]	2	C	N.A.	0.900	(1) WLS-OSQ-M-A-NM-3ME-T-40K-BLSLR-RR & (1) WLS-OSQ-M-A-NM-3	166
[Symbol]	3	D	N.A.	0.900	WLS-OSQ-M-A-NM-3ME-T-40K-BLSLF 30' MOUNTING HEIGHT	166
[Symbol]	4	E	N.A.	0.900	WLS-OSQ-M-A-NM-2ME-T-40K 30' MOUNTING HEIGHT	166
[Symbol]	6	F	N.A.	0.900	WLS-WMEL-FP-LED-48-450-NW 16' MOUNTING HEIGHT	72

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.
THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.



TREE CANOPY TABLE
(AT 250 SF PER TREE)

REQUIRED (10%) = 26,397 SF

PROVIDED:

97 TREES @ 250 SF	= 24,250 SF
10 TREES @ 75 SF	= 750 SF
22 TREES @ 75 SF	= 1,650 SF
TOTAL	26,650 SF (10%)

PLANT TABULATION

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
	AK	28	Acer rubrum 'Karpick' / Karpick Red Maple	-	-	3'Cal	
	BH	12	Betula nigra 'Heritage' / Heritage River Birch	-	-	3'Cal 10'-12'	
	GF	16	Ginkgo biloba 'Fairmont' / Maidenhair Tree	-	-	3'Cal	
	GM	19	Gleditsia triacanthos 'Majestic' / Majestic Honey Locust	-	-	3'Cal	
	QP	8	Quercus palustris / Pin Oak	-	-	3'Cal	
	UV	14	Ulmus americana 'Valley Forge' / Valley Forge American Elm	-	-	3'Cal	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
	IN	22	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	-	-	8'-10'	
FLOWERING TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
	LN	10	Lagerstroemia x 'Natchez' / White Crape Myrtle Multi-Trunk	-	-	7'-8'	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	REMARKS
	DB	106	Diastylum x 'Blue Cascade' / Blue Cascade Distillum	24"-30"			
	EG	72	Elaeagnus x ebbingei 'Gilt Edge' / Gilt Edge Silverberry	24"-30"			
	IG	41	Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly	24"-30"			
	LS	46	Lagerstroemia 'Gamad III' / Snow Dazzle Crape Myrtle	3 gal			
	CD	62	Lagerstroemia 'Gamad I' / Cherry Dazzle Crape Myrtle	24"-30"			
	OH	20	Osmanthus heterophyllus 'Goshiki' / Goshiki Holly Olive	24"-30"			
	RD	48	Rosa x 'Double Knockout' / Rose	24"-30"			
	VC	39	Viburnum x burkwoodii 'Conoy' / Conoy Viburnum	24"-30"			
	VP	35	Viburnum x pragensis / Prague Viburnum	30"-36"			

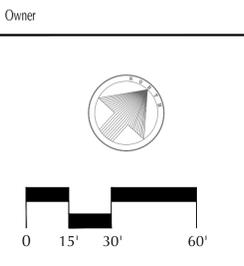
TWSDesign Inc.
Landscape Architecture

1835 Clovermeadow Drive
Vienna, Virginia 22182
703.938.0308 Fax: 800.350.9226



Regency Centers.

REGENCY CENTERS
1919 GALLOWES ROAD
SUITE 1000
VIENNA, VA 22182
Contact: NATHAN BATH



FAIRFAX SHOPPING CENTER

Submission Set
City of Fairfax, Virginia

Job Name

REVISIONS

No.	Description	Date
4	PARKING LOT CHANGES	6/26/17
3	SIDEWALK MOD	3/28/17
2	ADD PLANTS	3/24/17
1	PLAN UPDATE	12/22/16

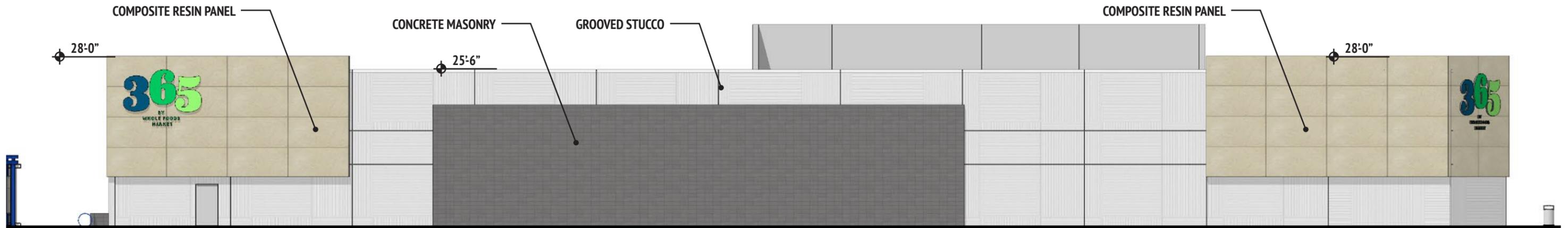
LANDSCAPE PLAN

Drawing Title

Project Number: FSC_01
Scale: 1"=30'
Date: December 22, 2016



Grocer Front Elevation
 Scale: 1/16" = 1' - 0"



Grocer Rear Elevation
 Scale: 1/16" = 1' - 0"

CONSTRUCTION MATERIALS



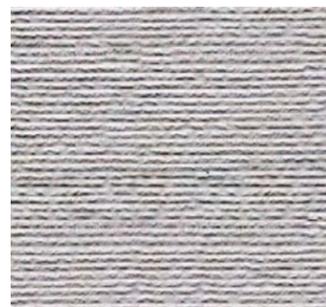
MARQUEE: COMPOSITE RESIN PANEL
 Trespa NA 13 Silver Quartzite; rock texture



BASE BUILDING: PRECAST PANEL
 Gate Precast. Color 152
 Sandblasted white w/ granite aggregate.



BASE BUILDING AND LOW WALLS: MASONRY
 Surface Matters masonry; color: Fire Ash,
 dry block. Stack bond.



BASE BUILDING: GROOVED STUCCO
 Horizontal and vertical parallel grooved stucco, w/
 4"-0" O.C. black expansion joints. Color: Benjamin
 Moore (low VOC) - Snow White 2212-70.



MULLION COLOR + STOREFRONT SYSTEM
 Natural anodized aluminum mullions.
 Clear glazing.



COLORED GLAZING FILM
 3M
 Colors to match 365 logo + arrow red



AUTOMATIC SLIDING DOOR
 TORMAX: TX9430 Full breakout telescoping
 slider RH, SX-SX-SO Conf. color: PMS 2188



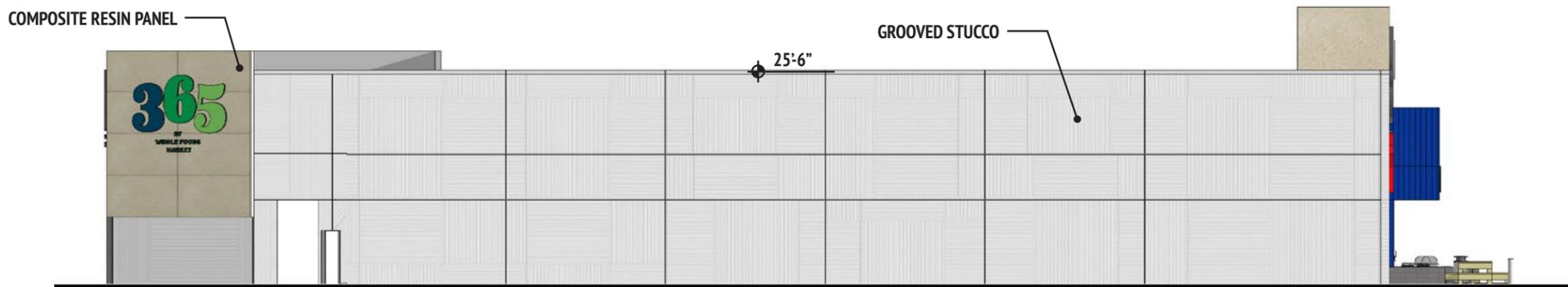
EYEBROW - DARK BLUE
 Morin: metal panels. Dark blue custom color, PMS
 2188 part solid / part perforated.

Gensler



Grocer Side Elevation facing Fairfax Blvd.

Scale: 1/16" = 1' - 0"



Grocer Side Elevation facing Eaton Place

Scale: 1/16" = 1' - 0"

CONSTRUCTION MATERIALS



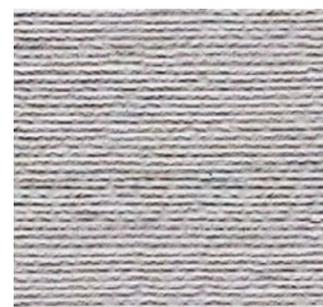
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Gensler

Fairfax Shopping Center

Fairfax, Virginia

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

**Regency
Centers.**

Page 12

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