



Board of Architectural Review

DATE: January 15, 2020
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief (JDS)
FROM: Tommy Scibilia, BAR Liaison (TS)
SUBJECT: Wawa

ATTACHMENTS: 1. Relevant Regulations
2. Photos of Existing Conditions
3. Statement of Design Intent
4-3. Plans, Elevations, and Renderings Package

Nature of Request

1. Case Number:	BAR-19-00913
2. Addresses:	10521 Fairfax Boulevard
3. Request:	Exterior building modifications
4. Applicant:	Wawa, Inc.
5. Applicant's Representative:	Chris Howell
6. Status of Representative:	Agent
7. Zoning:	CR Commercial Retail, Architectural Control Overlay District

BACKGROUND

The 1.05-acre subject site is located on the south side of Fairfax Boulevard at the corner of Chain Bridge road in the Northfax Activity Center as outlined in the 2035 Comprehensive Plan. There is vehicular access from both roadways. The site is currently developed with an unused 10,080-square-foot building constructed in 1998, which operated as a Rite Aid pharmacy and convenience store until a few years ago. The building is situated near the western property edge with a small sodded setback and surface parking on the east and north sides of the building. A split-face CMU retaining wall with a black metal railing across the top, a stairway to the neighboring property to the south, and an evergreen landscape buffer are located along the south edge of the site. A dumpster enclosure with a split-face CMU wall and slatted chain-link swing gates is integrated into the design of the retaining wall on a concrete pad near the driveway entrance off of Chain Bridge Road. The CMU wall surfaces are badly stained from age and moisture, and the railing is faded. Neighbors of the subject site include a used car dealership and storage lot to the north, office condominiums to the south, a gas station and office condominiums

to the east, and a vehicle service garage to the west. There is an existing interparcel connection between the subject site and the vehicle service garage property immediately west at the south end of both properties.

When Rite Aid was constructed, there were many landscape improvements made to the site, many concentrated in the graded setbacks between the surface parking lot and sidewalks along Fairfax Boulevard and Chain Bridge Road. These included berms, hedges, and street trees. Recent improvements to the right-of-way and stormwater infrastructure in this area by the City's Department of Public Works have resulted in modifications to the periphery of the site including removal of the majority of the landscaping improvements.

The building itself has a red brick body and a rectangular footprint with a flat roofline and parapets capped with a simple EIFS cornice on all sides painted a taupe color. Certain areas of the brick have been stained and small portions of the cornice have deteriorated and been damaged over time. The main entrance is located on a diagonal wall at the northeast corner of the building under an overhang that completes the rectangular form of the building. This corner of the building has a raised parapet. Above the awnings are long rectangular recesses for articulation. On either side of the entrance on the north and east elevations is aluminum storefront painted brown with blue box awnings above. Diamond window recesses fitted with opaque spandrel glass are located on the north, east, and west elevations with small white EIFS diamonds at their corners. Similar EIFS accent diamonds are located at the top portion of the raised parapet of the northeast corner. Three recessed bands of brick are located on all sides of the building for articulation. The south elevation contains one rollup door for loading and one steel service door to the right. See photos of existing conditions of the site and structure in Attachment 2.

PROPOSAL

The applicant is proposing to renovate the exterior of the building and make minor modifications to the site to accommodate for a new Wawa grocery/convenience store.

The building is proposed to be modified in the following ways:

- The diagonal wall where the main entrance is currently located at the northeast corner of the building would be reconstructed to extend the north and east walls to the existing northeast column, creating a squared-off corner with entrances on both the north and east elevations. New entrances would have full-lite swinging doors with bronze framing.
- Existing storefront on the north and east elevations would be removed and replaced with dark bronze storefront with wider-spaced mullions.
- The blue box awnings on the north and east elevations would be removed and the exposed area above the storefront would be filled in with Nichiha "Cedar" faux wood siding with "ATAS Brite Red #17" metal trim across the top.

- Flat, suspended, metal awnings to match “ATAS Brite Red #17” would be installed over the entrances on the north and east elevations.
- Diamond window recesses on the north, east, and west elevations would be filled in with Nichiha “Cedar” siding.
- EIFS accent diamonds around the window recesses and at the top portion of the northeast corner would be painted to match the color of the brick.
- One new steel service door would be added to the left end of the east elevation, and two would be added to the right end of the south elevation.
- Steel service doors on the east and south elevations and the rollup door at the loading area on the south elevation would be painted to match the brick.

The main modification proposed to the site includes removal of surface parking along Fairfax Boulevard, which is not within the BAR’s purview. The applicant is also proposing to install air pumps near the Chain Bridge Road entrance to the site, and has identified potential locations for electric vehicle charging stations at the parking spaces along Fairfax Boulevard. All of these items will be reviewed for zoning compliance. No fuel pumps are proposed as part of the modifications.

A new dumpster enclosure would be constructed in place of the existing enclosure near the south edge of the property, and would comprise a new split-face CMU wall painted to match the existing retaining wall, a steel access door painted to match, a precast cap, two large metal swing gates painted “White Diamond” by Benjamin Moore, and two dark gray steel bollards.

Existing pole-mounted floodlight fixtures would be removed and new pole-mounted shoebox fixtures would be installed. Existing building-mounted lighting would be removed and replaced with rectangular wall sconces with decorative glass inserts, and flat downcast fixtures. The sconces would be mounted in the diamond window recesses on the north and east elevations, and the flat fixtures would be mounted slightly higher on all four elevations. All lighting fixtures would be in a bronze finish with LED luminaires in a 3000K color temperature.

New site furnishings would include a trash and recycling receptacle in a light gray finish on the sidewalk on the north side of the building near the entrance, a curved steel bike rack on the sidewalk at the northwest corner of the building, and steel bollards painted a dark gray color along the sidewalk on the east side of the building.

No changes are proposed to the existing landscaping and no information was provided regarding mechanical equipment, although staff expects any new equipment to be roof-mounted.

ANALYSIS

City of Fairfax Design Guidelines:

Architectural Control Overlay District Overview, ACOD-1

ACOD Goals, ACOD-1.2

Maintain a human scale in building design and outdoor spaces.

Existing buildings or developments should be upgraded to a higher design quality as opportunities arise to reflect these guidelines.

Mask the utilitarian by screening equipment, loading areas, parking lots, and other uses that have adverse visual impacts.

Staff believes the proposal will enhance the appearance of the building and that the minor alterations to the main entrance will be successful in creating a human scale. The painting of service entrances to match the main wall field and the proposed dumpster enclosure conform to the goal of masking utilitarian uses. Any new roof-mounted mechanical equipment should be located away from the edge of the roof so that they are fully screened from view by existing parapets.

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

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

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.

Staff finds the introduction of the faux wood panel, flat metal awnings, and decorative wall sconces to be appropriate interventions for breaking up the scale of the building and creating a human scale. The retention of certain existing architectural features, such as the diamond-shaped recess surrounds, recessed brick banding, cornice, and rectangular parapet recesses is an effective no-cost method of maintaining existing scale-reducing features of the building design.

Opening Types & Patterns, ACOD-3.7

Door selection should be integrated into the overall design vocabulary of the building and should be part of an entry element that is articulated and a visible part of the façade.

Opaque spandrel glass panels may be used sparingly to conceal structural elements and/or where the design of a building's interior does not allow for the use of clear glass. Opaque spandrel glass panels should not be used as a decorative feature in place of clear glass.

Staff finds the modified design of the main entrance at the northeast corner of the building to effectively maintain transparency, and the introduction of dark bronze to the storefront area to be appropriately echoed in other metal design elements of the proposal, such as the lighting fixtures, and bollards. Staff does not object to the infill of the diamond-shaped window recesses with the faux wood panel that echoes the accent material of the main entrance.

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.

Staff worked with the applicant prior to formal submission to refine the proposed design, which initially included the use of EIFS to cover all of the brick at the northeast corner of the building. Staff finds the final design, which retains all existing brick, to be in conformance with the guidelines. Staff believes the use of faux wood panel as a contemporary accent material is appropriate and consistent with prior approvals of the BAR, including Teel Construction headquarters at 3920 University Drive, and the retail buildings and grocery building nearby at the Point 50 shopping center, currently under construction. See photos of these examples in Attachment 2.

Architectural Details & Decorative Features, ACOD-3.9

Simple details such as brick patterns, varied materials, cornices, roof overhangs, window and door surrounds, belt or string-courses, and water tables can all add visual interest and human scale elements to new construction.

Staff finds the retention of the cornice, diamond-shaped recesses, and brick recesses, as well as the proposed addition of accent materials, suspended awnings, and decorative wall sconces to be in conformance with the above guideline. Staff believes that the cornice needs to be repaired and repainted in certain areas.

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.

Staff finds the consistent finish and color temperature of the proposed wall-mounted fixtures to be in line with the design guidelines for building-mounted lighting in the ACOD. The wall sconces would add a human-scale element to the active façades while the flat fixtures would provide lighting for security on all sides of the building.

Appurtenance, ACOD-3.13

Building service, loading, and utility areas should not be visible from public streets or adjacent developments, or from access drives within large developments. Such service areas should be located behind the main structure in the least visible location possible or screened if otherwise visible from the right-of-way or other public places.

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.

When the mechanical equipment, vents, meters, satellite dishes and similar equipment is ground mounted, screening should include either an opaque fence or wall made of the same material as the building or an evergreen hedge that screens objectionable views.

Items such as roof ladders, railings, roll-up doors, and service doors should be located on building elevations that are the least visible from public streets/corridors and adjacent developments or from access drives within large developments. Their colors should be coordinated among all these elements and blend with the rest of the building.

Dumpster enclosures should be constructed of either an opaque fence or wall made of the same material as the building.

Staff finds the location of the service areas and the proposal to paint service and loading doors to match the brick to be in conformance with the above guidelines. Staff believes existing wall-mounted appurtenances to remain, including but not limited to scuppers and vents, be painted to match the adjacent wall surface. Any new roof-mounted mechanical equipment will need to be located such that it is not visible from the right-of-way.

Painting, Color & Finishes, ACOD-4

Guidelines, ACOD-4.2

Brick is intended to remain unpainted; however, if the brick has been painted in the past or the brick is aesthetically unattractive, use a masonry paint product. Masonry is intended to breathe and inappropriate paint coatings can cause moisture issues.

Select a coordinated palette of colors for each property that includes site elements in addition to the building itself.

Set the color theme by choosing the color for the material with the most visible area, such as a brick wall area or a metal roof, and relate other colors to it.

Select natural tones instead of overly bright and obtrusive colors.

Treat similar elements with the same color to achieve a unified rather than overly busy and disjointed appearance.

For most buildings, the numbers of paint colors are typically limited to three: a wall or field color, a trim color, and an accent color for signs, doors, etc.

No masonry products are proposed to be painted with this application. Staff finds the overall color palette to be appropriately natural in tone. Staff believes the use of red for the awnings and trim is an appropriate accent.

Awnings & Canopies, ACOD-5

Placement & Design, ACOD-5.2

Place an awning or canopy carefully within the storefront, porch, door, or window openings so it fits the building and does not obscure other important features or elements or damage materials.

Choose designs that do not interfere with existing signs, street trees, or other elements along the street.

Choose an awning shape that fits the opening in which it is installed. Use materials and forms that are compatible with the associated building.

Make sure the height of the bottom edge of the awning or canopy meets code requirements.

Material & Color, ACOD-5.3

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

Avoid using shiny plastic-like fabrics.

Use materials that are compatible with the associated building.

Staff finds the proposed suspended awnings to be consistent with the guidelines above. The use of red is an appropriate accent to the overall color scheme.

Private Site Design & Elements, ACOD-6

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.

Although no changes are proposed to the retaining wall and railing along the south edge of the property, staff believes that the CMU should be power washed and that the railing should be repainted black to renew their appearance.

Lighting, ACOD-6.5

Select light posts and fixtures that are sympathetic to the design and materials of the building and its neighbors.

As a way to enhance design coherency on a private site in the ACOD, ensure that new exterior lighting elements—posts, fixtures, landscape, and other accent lights share at least one common element—color, material, form, or style, creating a coherent suite or assemblage of exterior lighting elements.

Lighting should illuminate parking lots and pathways to provide safe vehicular and pedestrian circulation and to minimize pedestrian / vehicular conflicts.

Staff finds the pole-mounted LED shoebox fixtures to be appropriate as an updated lighting fixture to replace the existing flood fixtures and consistent with site lighting approved for use throughout the City in recent years. The finish would be compatible with other elements onsite including building-mounted lighting fixtures and bollards.

Furnishings, ACOD-6.6

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

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

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

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

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

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

Staff finds the proposed trash receptacle and bike rack to be consistent with the guidelines. The bollards would be in a finish complementary to the finishes of the lighting fixtures.

Appurtenances, ACOD-6.7

Dumpster enclosures should reflect the surrounding building materials and design.

Staff finds the design of the dumpster enclosure to be consistent with these guidelines. As stated above, staff believes that the retaining wall should be washed to return it to its original appearance. This should be done before any field matching is done for the new dumpster enclosure wall material.

Franchise Design, ACOD-7

Guidelines, ACOD-7.2

Standard franchise designs are discouraged in the ACOD unless they reflect the district goals of higher quality materials and building designs that enhance the visual character of the district.

Franchise designs that use over-scaled generic building elements, roof forms, and colors over large expanses of the building to communicate a standardized brand are discouraged.

If the company uses franchise design elements and/or colors that are unique and symbolic of a particular chain business, they must be secondary to the overall architectural design.

Franchise buildings should include basic forms, roof designs, materials and colors that result in a design that can be easily remodeled if the building is vacated. Uniquely branded buildings may be difficult to sell or lease resulting in long-term vacancy or blight.

Although the proposed materials and colors are associated with Wawa corporate branding, staff does not believe their use overpowers the appearance of the building. As stated, the use of faux wood as an accent material is consistent with the design guidelines and recent BAR approvals in the City. Staff believes the proposed changes to the building are minor overall and would not make the building unusable by a future tenant.

Comprehensive Plan:

The following excerpts from the 2035 Comprehensive Plan are relevant to this application.

Chapter 2 – Land Use

Commercial Corridors and Activity Centers Goal 2 – Promote redevelopment in the City’s Activity Centers.

OUTCOME CCAC2.3: Old Town Fairfax, Northfax, and the other Activity Centers are well-designed and desirable places to live, work, shop, and dine.

Community Design and Historic Preservation Goal 1 – Require high-quality, sustainable design.

OUTCOME CDHP1.2: Attractive buildings, inviting public spaces, and welcoming gateways that contribute to our economic vitality and unique character. (64)

The subject site is located in the Northfax Activity Center as defined by the 2035 Comprehensive Plan. Staff finds the proposal to be in line with the Comprehensive Plan’s vision for high quality and attractive commercial developments in the Activity Centers.

RECOMMENDATIONS

Staff finds the proposal to conform to the City's design criteria and therefore recommends approval of the major certificate of appropriateness with the following conditions:

1. The brick of the building and split-face CMU of the retaining wall and dumpster enclosure shall be cleaned to remove staining and buildup.
2. The applicant shall field match the material of the proposed dumpster enclosure wall with the existing retaining wall after it has been cleaned, and provide photo documentation of the field match to planning staff.
3. The railing at the top of the retaining wall shall be repainted black.
4. The EIFS cornice shall be repaired as needed and repainted the existing color.
5. Wall-mounted appurtenances such as scuppers and vents shall be painted to match the adjacent wall surface.
6. New roof-mounted mechanical equipment shall be installed so that it is fully screened from view in the right-of-way by existing parapet walls.
7. The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

ATTACHMENT 1

RELEVANT REGULATIONS

§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.

§5.4.5. Powers and duties

B. Final decisions

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

1. Certificates of appropriateness, major (§6.5)

§6.5.1. Applicability

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

A. A certificate of appropriateness shall be required:

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

§6.5.3. Certificate of appropriateness types

A. Major certificates of appropriateness

1. Approval authority

(a) General

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

(b) Alternative (in conjunction with other reviews)

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

§6.5.6. Action by decision-making body

A. General (involving other review by city council)

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

B. Other reviews

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

§6.5.7. Approval criteria

A. General

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

§6.5.9. Action following approval

- A. Approval of any certificate of appropriateness shall be evidenced by issuance of a certificate of appropriateness, including any conditions, signed by the director or the chairman of the board of architectural review. The director shall keep a record of decisions rendered.
- B. The applicant shall be issued the original of the certificate, and a copy shall be maintained on file in the director's office.

§6.5.10. Period of validity

A certificate of appropriateness shall become null and void if no significant improvement or alteration is made in accordance with the approved application within 18 months from the date of approval. On written request from an applicant, the director may grant a single extension for a period of up to six months if, based upon submissions from the applicant, the director finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.

§6.5.11. Time lapse between similar applications

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

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

§6.5.12. Transfer of certificates of appropriateness

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

§6.5.13. Appeals

A. Appeals to city council

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

B. Appeals to court

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

ATTACHMENT 2 – Photos of Existing Conditions



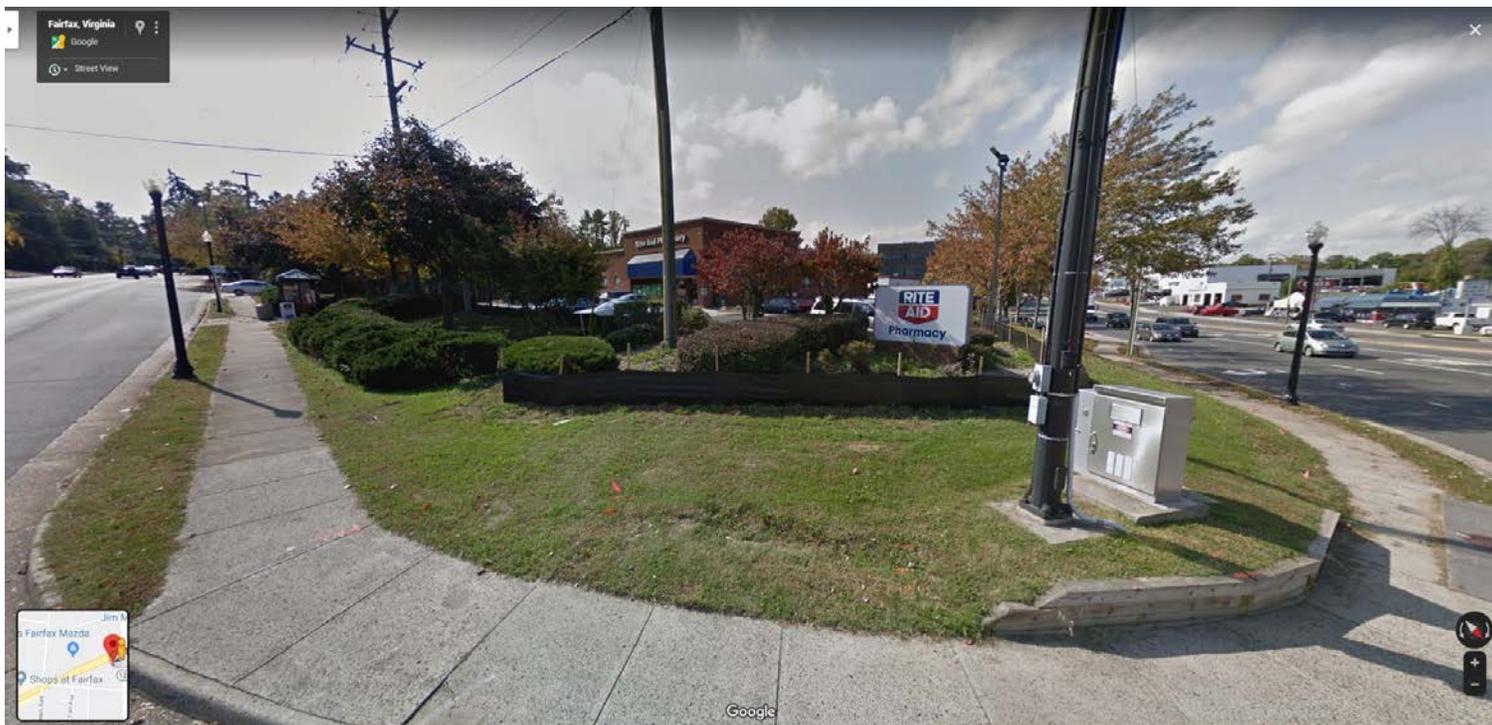
Aerial view of site facing north



Aerial view facing south



Google Street view of the corner of Fairfax Boulevard and Chain Bridge Road, September 2014



Google Street view of the corner of Fairfax Boulevard and Chain Bridge Road, October 2016



Google Street view of the corner of Fairfax Boulevard and Chain Bridge Road, July 2018



Photos taken of corner of Fairfax Boulevard and Chain Bridge Road, December 2019



View for northeast corner of the building



View of the main entrance



Retaining wall and railing along south edge of property



Stairway to property to the south



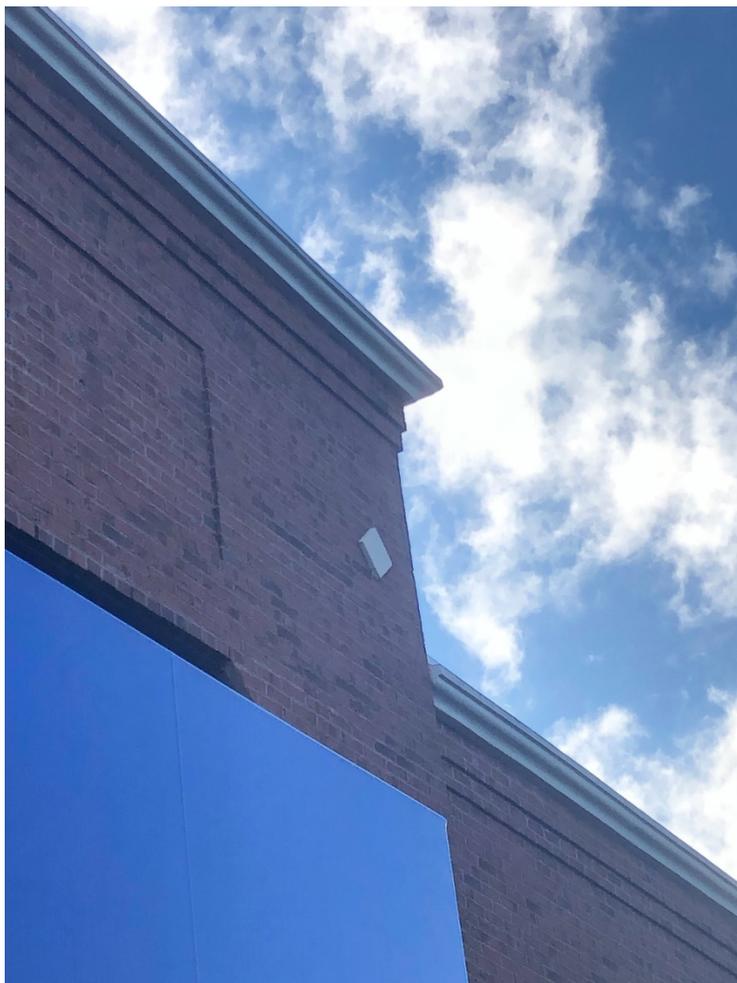
Dumpster enclosure and south property line



Loading area on the south side of the building and interparcel connection to property to the west



Detail of damaged cornice on south elevation



Cornice detail at extended parapet



Diamond window recess



Example of faux wood panel – Teel Construction, 3920 University Drive, approved by the BAR



Example of faux wood panel – Point 50 grocery store (under construction), 10360 Fairfax Boulevard



10521 FAIRFAX BLVD

Statement of Intent **December 20, 2019**

Please accept the following as a Statement of Intent in support of the submitted major certificate of appropriateness application to allow the redevelopment of 10512 Fairfax Boulevard into a convenience store. This Statement of Intent is submitted in conjunction with the Certificate of Appropriateness design package, consisting of nine (9) sheets, and other supporting materials. The contents of this Statement of Intent address the approval considerations for certificates of appropriateness as set forth in Section 6.5.7.A of the City of Fairfax Zoning Ordinance (the "Zoning Ordinance").

Wawa, Inc. (the "Applicant") is the tenant of the 1.05-acre site located in the City of Fairfax. The property consists of 1 tax parcel designated parcel B found in deed book 10107 page 657 (the "Subject Property"). The Subject Property is currently zoned CR Commercial Retail and is developed as a Rite Aid drugstore and pharmacy constructed in 1998. The existing building is approximately 10,050 square feet.

Proposed Development

The Applicant proposes to redevelop the existing Subject Property to accommodate a Wawa grocery store. The proposed development will provide a high-quality, active commercial use that will revitalize an under-used parcel. The Applicant proposes a commercial use that will be consistent with the recommendations of the Comprehensive Plan and compatible with the commercial character of the surrounding area. The proposed grocery store will consist of the existing $\pm 10,050$ square foot, one-story building oriented in the opposite corner of the site from the Fairfax Boulevard and Chain Bridge Road intersection. As shown on the submitted materials the grocery store will be architecturally compatible and constructed of high-quality materials.

City of Fairfax Design Guidelines

As illustrated on the submitted materials of the design package, the overall design of the proposed development is consistent with the City of Fairfax Design Guidelines. This application proposes to remove the existing blue awning and replace it with a combination of EIFS and a red metal trim. The column supports at the entry vestibule will also be replaced with a combination of paneling and stone pier. The grocery store building will remain at its current height and the mass, scale, height, and architectural style of the structures will be compatible and proportionate to the surrounding area comprised of commercial and residential uses.

Quality in landscaping will be maintained, including the mature on-site trees and plantings at the corner of Fairfax Boulevard and Chain Bridge Road. The landscaping softens the streetscape and provides vegetation on-site compatible to the higher-landscaped residential areas to the rear of the Subject Property.

The proposed site lighting is shown on Sheets 7 and 8 of the design package. Proposed site lighting will be CRE LED light fixtures that are full cut-off. These will replace the aging onsite fixtures that allow up-lighting.

In conclusion, the Applicant's proposal presents an opportunity to redevelop and activate a vacated drugstore with a vibrant, high-quality and community serving use that advances the Comprehensive Plan's objectives of enhancing commercial activities along the Fairfax Boulevard commercial corridor. The proposed site design consists of high-quality architecture and landscaping maintenance that are consistent with the City's Design Guidelines and will enhance the quality of one of the City's primary commercial corridors. The proposed development will generate increased economic activity and contribute to the City's continues economic growth. The Applicant is eager to continue development in the City and is committed to ensuring the proposed redevelopment fits into the fabric of Fairfax.



10521 Fairfax Blvd

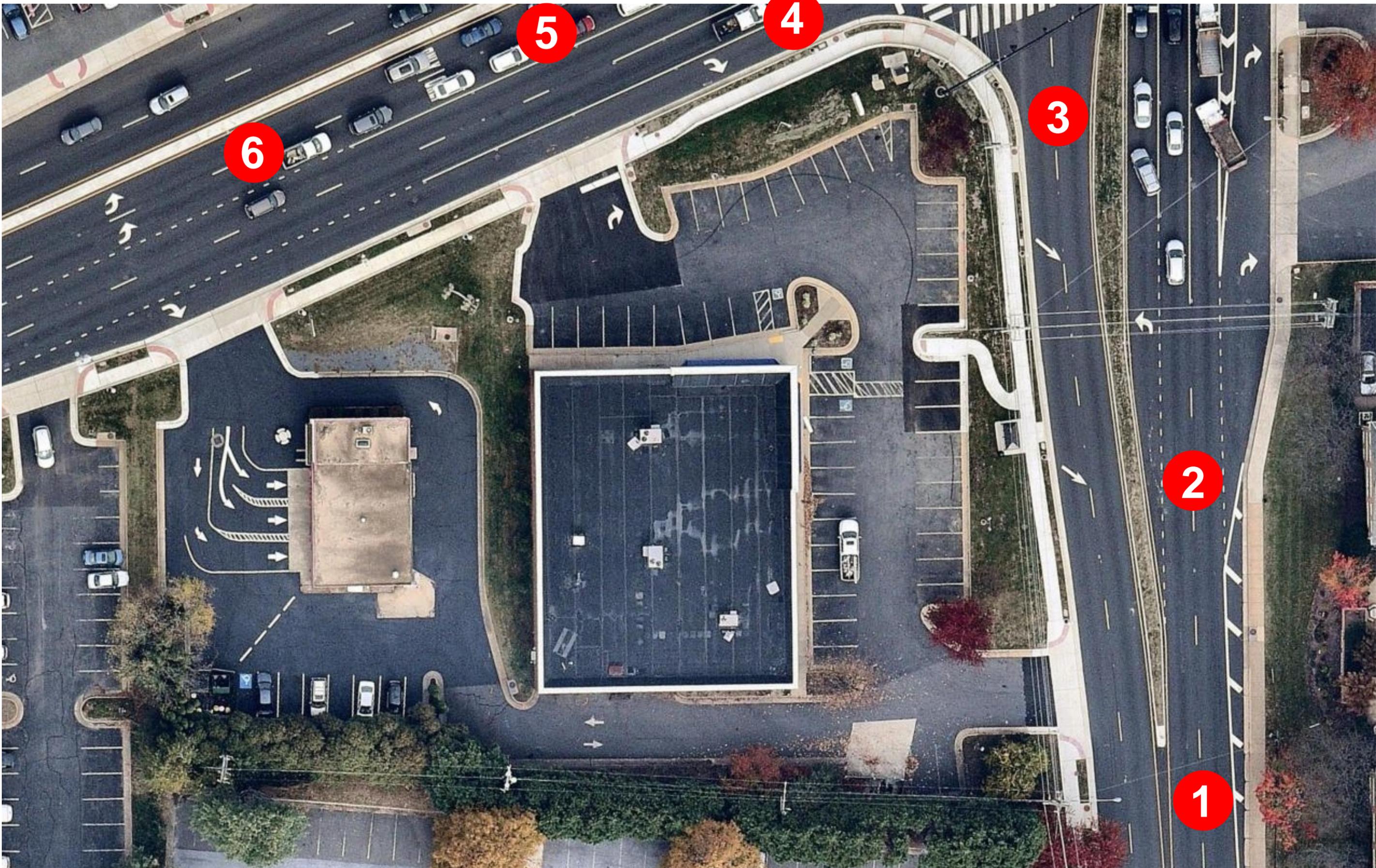
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7	Site Furnishings
8	Photometric Plan
9	Lighting Fixtures

Board of Architecture Review
Certificate of Appropriateness

Rev January 7, 2019





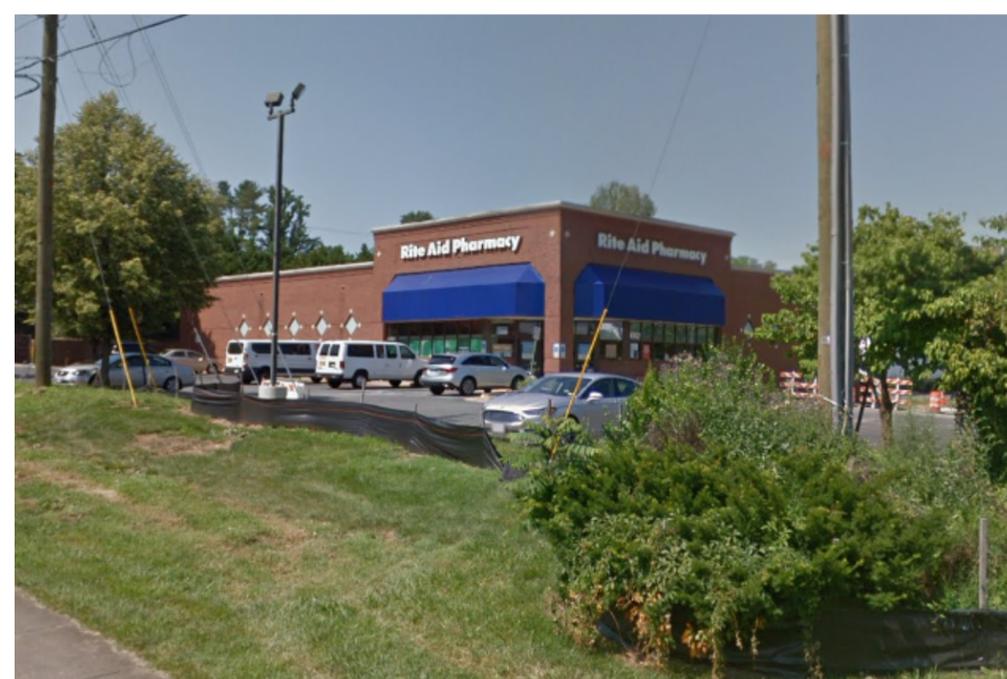
Existing Conditions Aerial



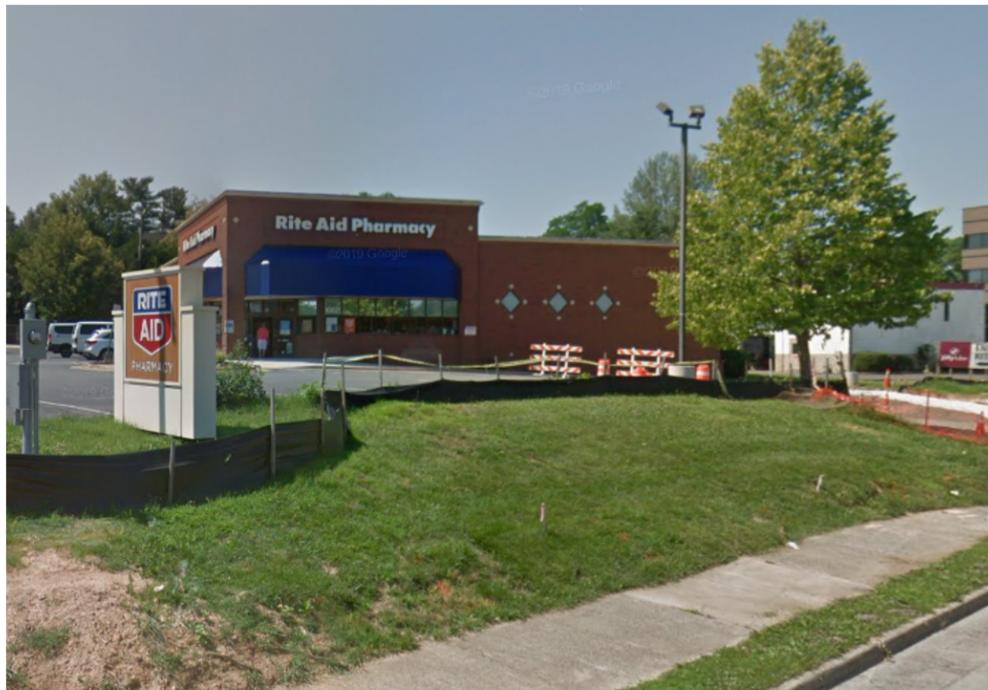
1 Chain Bridge Rd, Existing East Entrance



2 Chain Bridge Rd, Center of Frontage



3 Chain Bridge Rd by Intersection



4 Fairfax Blvd by Intersection

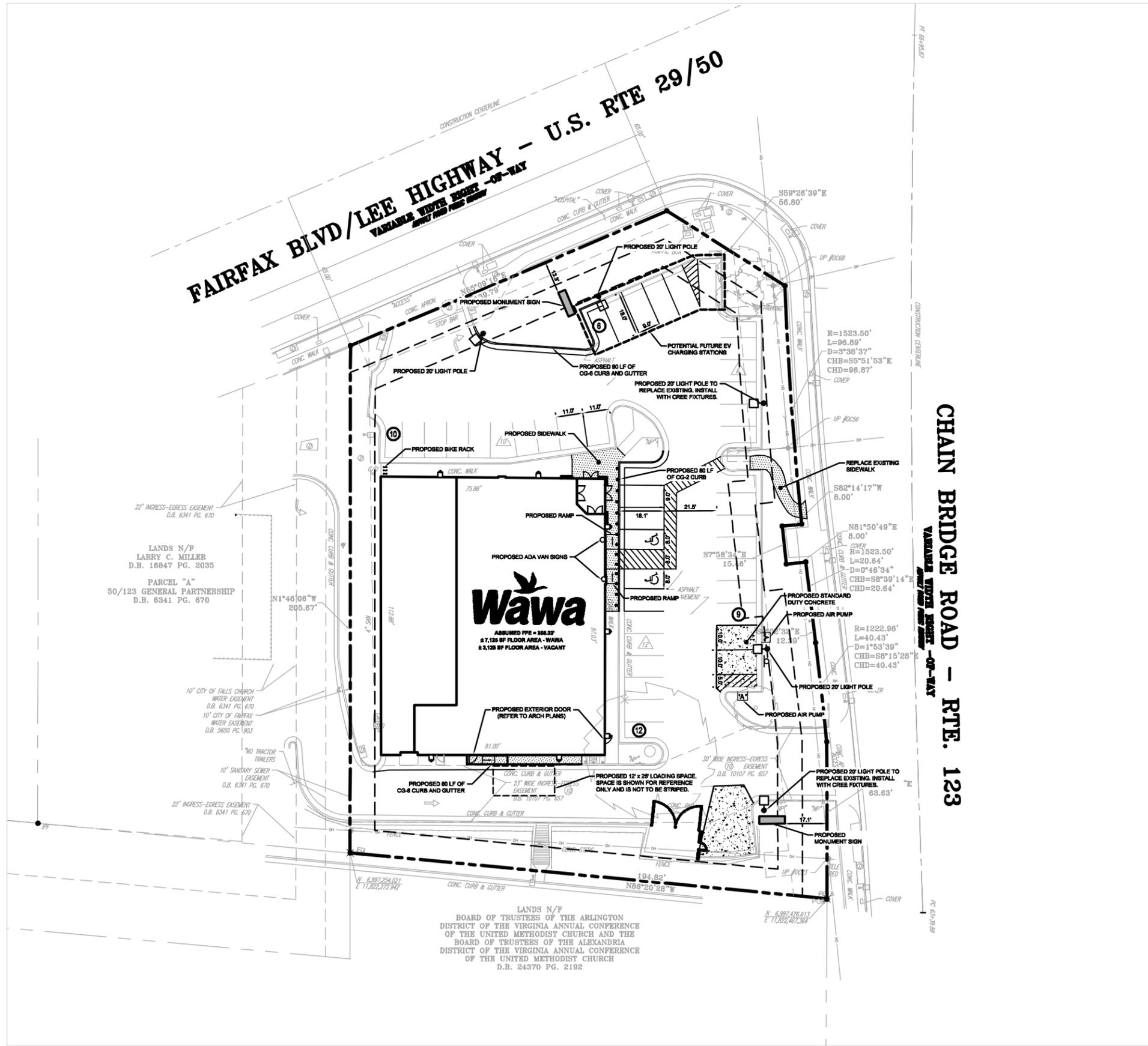


5 Fairfax Blvd, Center of Frontage



6 Fairfax Blvd, North Entrance

:Howell, Chris Sheet StctCha Layout:3 SITE PLAN January 07, 2020 10:40:52am \\kimley-horn.com\A1_NVA2\NVA_2\1\10589 - Wawa\10589006 - 10521 Fairfax Blvd\CAD\PlanSheets\SHEET 3 - SITE PLAN.dwg
 ent, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

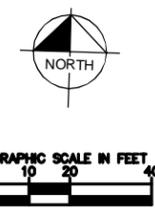
- PROPERTY LINE/LEGAL ROW
- PROPERTY SETBACK
- LIMITS OF DISTURBANCE (0.00 AC)
- LIMITS OF WORK (0.10 AC)
- PROPOSED CURB AND GUTTER CG-2 OR CG-6
- PROPOSED 1.5" MILL AND OVERLAY
- PROPOSED STANDARD DUTY CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED SIDEWALK

GENERAL NOTES

1. THE PROPERTY SHOWN HEREIN IS LOCATED AT 10521 FAIRFAX BLVD, FAIRFAX, VA 22030
2. BOUNDARY INFORMATION IS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY GRS DATED 11/25/2019.
3. THE VERTICAL DATUM IS BASED ON NAVD1929. THE CONTOUR INTERVAL IS ONE FOOT.
4. THIS SITE IS ZONED CR (COMMERCIAL RETAIL).
5. THERE ARE NO WETLANDS LOCATED ON SITE.
6. NO CEMETERIES OR HISTORIC SITES ARE LOCATED ON THE SUBJECT PROPERTY.
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE F.E.M.A. FIRM NUMBER S1524002D EFFECTIVE 6/22/2006.
8. THE PROJECT DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA.
9. THE PROJECT DOES NOT LIE WITHIN A RESOURCE MANAGEMENT AREA.
10. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL FAIRFAX COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
11. THE BUILDER IS RESPONSIBLE FOR MAINTAINING THE EXISTING EROSION/SILTATION CONTROLS AND ANY ADDITIONAL CONTROLS DESIGNED ON THIS PLAN AND ANY ADDITIONAL CONTROLS AS REQUESTED AND DIRECTED BY THE SITE INSPECTOR.
12. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES BY MISS UTILITY TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED IF REQUIRED.
13. THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
14. ALL CURB RADI ARE 5' UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL ADJUST ALL EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINAL GRADE.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS (UNLESS OTHERWISE NOTED ON PLANS), INCLUDED BUT NOT LIMITED TO TREES, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS, & POLES, ETC. AS REQUIRED. ALL COST SHALL BE INCLUDED IN BASE BID.
17. SEE SHEETS C-500 - C-501 FOR SITE DETAILS.
18. PROPOSED PAVEMENT TO MATCH WAWA STANDARD PAVEMENT SECTIONS SEE SHEET C-500 FOR SECTIONS. DESIGN TO BE CONFIRMED BY GEOTECHNICAL ENGINEER.
19. CONTRACTOR SHALL REPLACE, AT THEIR COST, ALL EXISTING SITE FEATURES DAMAGED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SIDEWALK, CURB, AND PAVEMENT.

ZONING TABULATIONS

TAX MAP NUMBER:	57 2 02 072 B
PROPERTY AREA:	45,542 SF (1.05 AC)
ZONING DISTRICT:	CR (COMMERCIAL RETAIL)
EXISTING USE:	RITE-AID
PROPOSED USE:	WAWA CONVENIENCE STORE
COMP PLAN LAND USE:	CC (COMMERCIAL CORRIDOR)
BUILDING AREA (GROSS):	±7,125 SF (WAWA) ±3,125 SF (VACANT) = ±10,250 SF
EXISTING PARKING:	50 SPACES (3 ADA)
PARKING REQUIRED:	CALCULATION: 1 SPACE PER 200 SF OF FLOOR AREA
WAWA:	(7,125 x 1 SP/200 SF) = 36 SPACES
PARKING PROPOSED:	43 SPACES (2 ADA)
LOADING REQUIRED:	1 SPACE FOR BUILDING OVER 10,000 SF
LOADING PROVIDED:	1 SPACE (12' x 25')



CHAIN BRIDGE ROAD - RTE. 123
 VARIABLE WIDTH BUFFER - OF-WAY

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
 PHONE: 703-674-1300 FAX: 703-674-1350
 WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

SITE PLAN

10521 FAIRFAX BLVD
 PREPARED FOR
WAWA, INC.
 CITY OF FAIRFAX

VIRGINIA

SHEET NUMBER
C-200

4



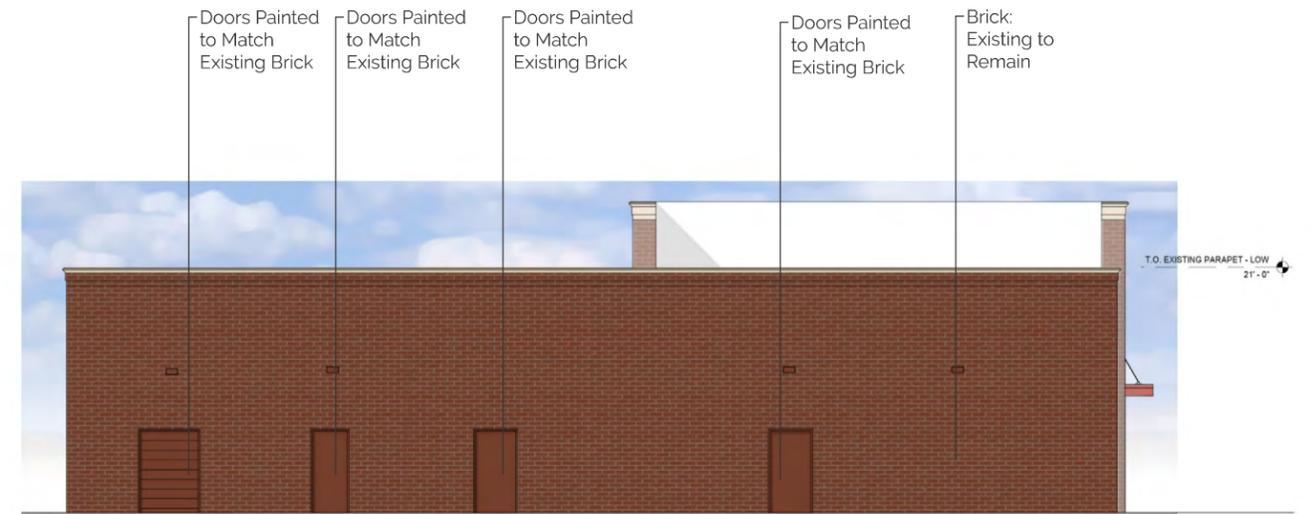
Left Elevation (Chain Bridge Blvd)



Front Elevation (Fairfax Blvd)



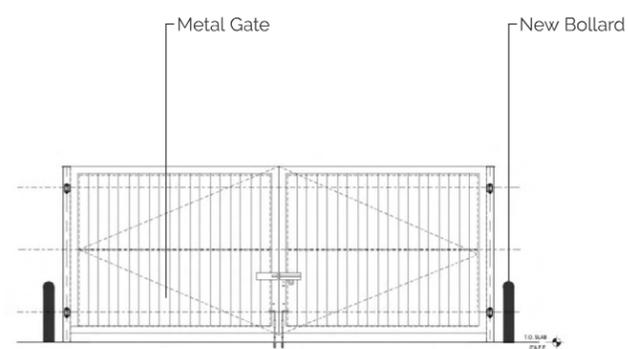
Right Elevation



Rear Elevation



Trash - Left Elevation (Chain Bridge Blvd)



Trash - Front Elevation

Building Finishes



Trash Enclosure Finishes



Note: Signage is shown for reference only separate permit required

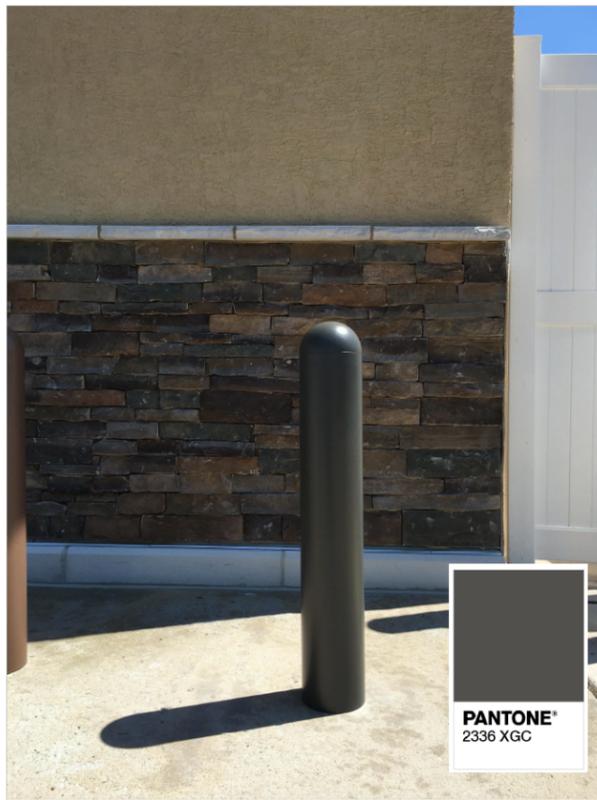
DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION
The building images shown are a representation of the current design intent only. The building images may not reflect materials or colors. Use, Inc. is not responsible for light intensity, materials, textures, or colors. All other construction conditions required by building codes or inspectors, material availability or final design detailing.



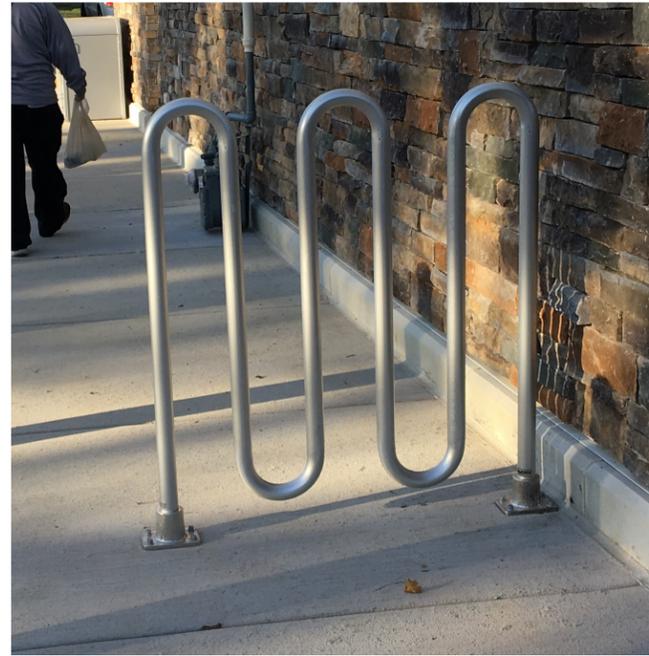
3-D Perspective Site Renderings

Note: Signage is shown for reference only separate permit required

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION
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line, form, or shading, and may not reflect actual materials, textures,
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codes or inspectors, material availability, or final design detailing.



Bollards



Bike Rack



Building Exterior Trash Receptacle

Tao Indoor/Outdoor Wall Sconce

By dweLED



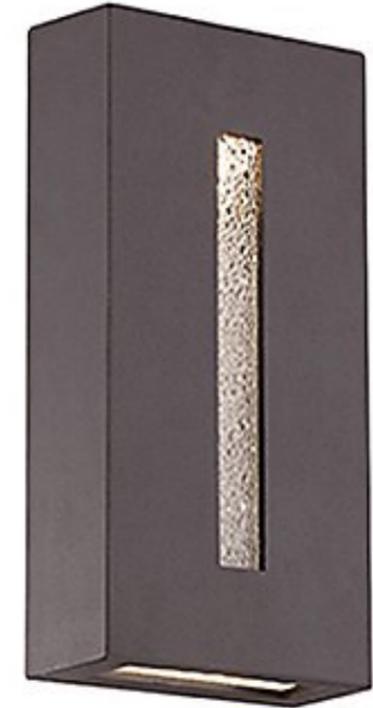
Call Us 866 428 9289

Product Options

Finish: Bronze
Size: Small, Large

Details

- Patterened crystal glass insert
- Powder-coat finish
- Cast aluminum frame
- Color Temperature: 3000K
- CRI: 90
- Small Option Lumens: 830
- Large Option Lumens: 1218
- Rated Lifespan: 80,000 hours
- Dimmable with electronic low-voltage dimmer (not included)
- Energy Efficient
- Material: Cast Aluminum
- Shade Material: Glass
- ADA compliant, Title 24 compliant
- ETL Listed Wet
- Warranty: 5 year
- Made In China



Dimensions

Small Option Fixture: Height 12", Width 6", Depth 2.5"
Large Option Fixture: Height 18", Width 6", Depth 2.5"

Lighting

- Small option utilizes one 11 Watt 120 Volt LED array (integrated).
- Large option utilizes one 15 Watt 120 Volt LED array (integrated).

All fixtures will be LED's with a 3000K color temperature and bronze finish

Wall Sconce

AREA

PRODUCT INFORMATION

SYMBOL:

QTY:

LABEL:



2

A4

ARE-EDG-3MB-DA-06-E-UL-XX-700-57K



1

B1

ARE-EDG-4M-DA-06-E-UL-XX-700-57K



2

B4

ARE-EDG-4MB-DA-06-E-UL-XX-700-57K

Cree Edge® Series

LED Area/Flood Luminaire

Product Description

The Cree Edge® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weatherlight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 21). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways.

Performance Summary

- Patented NanoOptic® Product Technology
- Assembled in the U.S.A. of U.S. and imported parts
- CRI: Minimum 70 CRI
- CCT: 4000K (-/- 300K), 5700K (-/- 500K) standard
- Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See www.creeled.com/led for warranty terms

Accessories

Field-Installed	Backlight Control Shields
Black Surface AA-5825PK	3A-2025-S-4
Hand-Held Remote AA-5825PK	- Four pack Unpaired stainless steel

*For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required.

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	2M Type II Medium w/BSLS	AA Adjustable Arm	02	E	UL	Black	350	DM 0-10V Dimming - Control by others - Refer to DM0-10V spec sheet for details - Can't exceed specified drive current - Not available with PML options HL 0V/10V (Dual Circuit Input) - Refer to HL0-10V spec sheet for details P Photocell - Sensor not included - Refer to P spec sheet for availability with PML options - Available with UL voltage only 30-3P Mounting Height - Refer to 30-3P spec sheet for details - Intended for downlight applications at 0' - 6' PML Programmable Multi-Level - Refer to PML spec sheet for details DM 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		
	2M Type II Medium w/BSLS	DA Direct Long Arm	02	E	UL	Black	350	
			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		
	2M Type II Medium w/BSLS	DL Direct Long Arm	02	E	UL	Black	350	
			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		
	2M Type II Medium w/BSLS	SA Side Arm	02	E	UL	Black	350	
			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		
FLD-EDG	25° Flood	AA Adjustable Arm	02	E	UL	Black	350	
			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		

*Reference CRI and pole configuration suitability data beginning on page 17



CREE LIGHTING

US: creeled.com (800) 234-6800
Canada: creeled.com (800) 473-1234

CREE LIGHTING

WALL MOUNTED

PRODUCT INFORMATION

SYMBOL:

QTY:

LABEL:



6

W1

SEC-EDG-3M-WM-04-E-UL-XX-350-57K



1

W4

SEC-EDG-4M-WM-12-E-UL-XX-350-57K

Cree Edge® Series

LED Security Wall Pack Luminaire

Product Description

The Cree Edge® wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weatherlight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for upright or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.

Applications: General area and security lighting

Performance Summary

- Patented NanoOptic® Product Technology
- Assembled in the U.S.A. of U.S. and imported parts
- CRI: Minimum 70 CRI
- CCT: 4000K (-/- 300K), 5700K (-/- 500K) standard
- Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See www.creeled.com/led for warranty terms

Accessories

Field-Installed	Mounting Plate	Hand-Held Remote
Black Surface 3A-5825PK	WM-PL12M - 12" (305mm) Square WM-PL14M - 14" (355mm) Square - Covers holes left by incumbent wall packs	3A-5825PK - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

*Use specify color

Ordering Information

Example: SEC-EDG-2M-WM-04-E-UL-SV-300

Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
SEC-EDG	2M Type II Medium w/BSLS	WM Wall Mount	02	E	UL	Black	350	DM 0-10V Dimming - Control by others - Refer to DM0-10V spec sheet for details - Can't exceed specified drive current - Not available with PML options P Photocell - Sensor not included - Refer to P spec sheet for availability with PML options - Available with UL voltage only 30-3P Mounting Height - Refer to 30-3P spec sheet for details - Intended for downlight applications at 0' - 6' PML Programmable Multi-Level - Refer to PML spec sheet for details DM 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		
	2M Type II Medium w/BSLS	WM	02	E	UL	Black	350	
			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		
	2M Type II Medium w/BSLS	WM	02	E	UL	Black	350	
			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		

*Lumen maintenance values at 35°C (95°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in situ luminaire testing. Luminaire ambient temperature factors (LAF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Data Tables](#) for further average lifetime ambient conditions.
 *In accordance with IES TM-21, reported values represent integrated values based on time duration that are up to the second duration in the IES LM-80 report for the LED.
 *Lumen maintenance values are calculated and represent time duration that exceed the 10 year duration of the LED.



CREE LIGHTING

US: creeled.com (800) 234-6800
Canada: creeled.com (800) 473-1234

CREE LIGHTING

All fixtures will be LED's with a 3000K color temperature and bronze finish

Cree Edge® LED Area/Flood Luminaire

Product Specifications

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weatherlight LED driver compartment and high performance heat sinks
- DA and DL mount utilizes convenient interlocking mounting method
- Mounting is rugged die cast aluminum, mounts to 3/4" (76-152mm) square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" (51mm) centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" (51mm) IP, 2.375" (60mm) O.D. tenons
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- Weight: See Dimensions and Weight Charts on pages 1 and 22

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- DA and DL mounts designed with integral weatherlight electrical box with terminal strips (120a-202a) for easy power hookup
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address in-rush current
- Consult factory if in luminaire fusing is required
- Maximum HV Source Current: 20 LED (350mA), 10mA, 20 LED (525 & 700mA) and 40-80 LED, 0.15mA, 100-160 LED, 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards when ordered with AA, DA and DL mounts
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified with select SKUs. Refer to <http://www.designlights.org/search/> for most current information
- Meets Buy American requirements within ARIA
- CA RESIDENTS WARNING: Cancer and Reproductive Harm - www.p66warnings.ca.gov/

Electrical Data*		Total Current (A)						
LED Count (x10)	System Watts 120-480V	120V	208V	240V	277V	347V	480V	
350mA								
02	25	0.21	0.13	0.11	0.10	0.08	0.07	
04	44	0.36	0.23	0.21	0.20	0.15	0.12	
06	44	0.52	0.31	0.28	0.26	0.20	0.15	
08	90	0.75	0.46	0.38	0.36	0.26	0.20	
10	110	0.92	0.53	0.47	0.41	0.32	0.26	
12	130	1.10	0.63	0.55	0.48	0.38	0.28	
14	158	1.32	0.77	0.68	0.62	0.47	0.35	
16	179	1.49	0.87	0.77	0.68	0.53	0.39	
525mA								
02	37	0.30	0.19	0.17	0.16	0.12	0.10	
04	70	0.58	0.36	0.31	0.28	0.21	0.16	
06	101	0.84	0.49	0.43	0.38	0.30	0.22	
08	133	1.13	0.66	0.58	0.51	0.39	0.28	
10	171	1.43	0.83	0.74	0.66	0.50	0.38	
12	202	1.69	0.98	0.86	0.77	0.59	0.44	
14	232	1.96	1.12	0.98	0.87	0.64	0.50	
16	263	2.21	1.27	1.11	0.97	0.77	0.54	
700mA								
02	50	0.41	0.25	0.22	0.20	0.15	0.12	
04	93	0.78	0.46	0.40	0.36	0.27	0.20	
06	136	1.14	0.65	0.57	0.50	0.39	0.29	

LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	14.1" (357mm)	28 lbs. (13kg)
10	16.1" (409mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (16kg)
14	22.1" (561mm)	37 lbs. (17kg)
16	24.1" (612mm)	41 lbs. (19kg)

LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (302mm)	22 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.3kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (506mm)	32 lbs. (14.5kg)

Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
SEC-EDG	2M Type II Medium w/BSLS	WM Wall Mount	02	E	UL	Black	350	DM 0-10V Dimming - Control by others - Refer to DM0-10V spec sheet for details - Can't exceed specified drive current - Not available with PML options P Photocell - Sensor not included - Refer to P spec sheet for availability with PML options - Available with UL voltage only 30-3P Mounting Height - Refer to 30-3P spec sheet for details - Intended for downlight applications at 0' - 6' PML Programmable Multi-Level - Refer to PML spec sheet for details DM 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		
	2M Type II Medium w/BSLS	WM	02	E	UL	Black	350	
			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		
	2M Type II Medium w/BSLS	WM	02	E	UL	Black	350	
			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		

Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
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			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		
	2M Type II Medium w/BSLS	WM	02	E	UL	Black	350	
			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		
	2M Type II Medium w/BSLS	WM	02	E	UL	Black	350	
			04	UL	Black	350		
			06	UL	Black	350		
			08	UL	Black	350		

*Lumen maintenance values at 35°C (95°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in situ luminaire testing. Luminaire ambient temperature factors (LAF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Data Tables](#) for further average lifetime ambient conditions.
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