Agenda Item: 5
BAR Meeting: 9/18/2019

Board of Architectural Review

DATE: September 18, 2019
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. Statement of Design Intent
3. Photos, Plans, Elevations, and Renderings
4. Meeting Minutes June 5, 2019

Nature of Request

1. Case Number:	BAR-19-00547
2. Addresses:	9700 Fairfax Boulevard
3. Request:	New gas station
4. Applicant:	9700 Fairfax Boulevard LLC
5. Applicant's Representative:	Robert Brant
6. Status of Representative:	Agent
7. Current Zoning:	CR Commercial Retail, IH Industrial Heavy, Architectural Control Overlay District
8. Proposed Zoning:	CR Commercial Retail, Architectural Control Overlay District

BACKGROUND

The 1.82-acre subject site consists of two adjoining properties located on the north side of Fairfax Boulevard at the corner of Spring Street. The site is currently developed with a motel constructed in 1953, and most recently operated by the Rodeway Inn. The property with frontage along Fairfax Boulevard is zoned CR Commercial Retail, while the property to the north is zoned IH Industrial Heavy. Surrounding uses include a landscaping company to the north, a bank building to the west, and auto sales and service to the east and south.

The applicant is proposing to demolish the existing motel and construct a six station/twelve pump gas station, freestanding canopy structure, and grocery store which would function like a convenience store. In order to do this, the applicant is requesting a rezoning of the subject site to CR Commercial Retail, a

special use permit for a fuel station, and several special exceptions. City Council will be the deciding body on the land use requests, in addition to the major certificate of appropriateness, for which the BAR must review and provide a recommendation to City Council prior to the land use hearing.

The applicant appeared before the BAR for a work session on the preliminary architecture and site improvements on June 5, 2019. Board members made the following remarks:

- Board members generally agreed that the proposal would be an overall improvement to the aesthetics of the property.
- The applicant should explore ways to locate the building closer to Fairfax Boulevard.
- Provide a rendered view or elevation of the front of the building with the fuel pump canopy superimposed to see how it would look in context.
- The proposed use will be economically viable and popular, so it is especially important that it look nice. This should set a design quality precedent for this part of the City.
- Some Board members believed that this was an inappropriate use for this part of the City and would not be a pedestrian-friendly amenity.
- The applicant should provide perspective renderings of the entire development in the next round of submissions.
- The Board appreciated the proposed design of the dumpster and tool shed enclosure.
- Some Board members wanted to know how the scale of the freestanding canopy compared to the size and overall height of other fuel station canopies in the City.

The full meeting minutes from the June 5, 2019 meeting are included as Attachment 4.

The plan presented at the work session consisted of the six fuel stations and freestanding canopy oriented toward the south or front of the site, with the grocery store located to the north. The site had two primary vehicular entrances, one off of Fairfax Boulevard at the southwest corner, and one off of Spring Street at the northeast corner. The existing sidewalk and retaining wall along Fairfax Boulevard remained in their existing configuration, and a new sidewalk was shown along Spring Street. The majority of the site was to be paved, with drive aisles and parking surrounding the fuel stations and the grocery store. A loading area was located on the north side of the building, and a dumpster and toolshed enclosure were proposed the site's northwest corner. A concrete walkway was located on the north, east, and south sides of the building. The preliminary landscape plan showed understory trees along the periphery of the site and in the four landscape islands at the building's corners, understory trees along the streets, and a hedge on the inside edge of the landscaped space surrounding the drive aisles and parking areas on the south and west portions of the site. An air station was shown to the northwest of the fueling stations, and a transformer and bike racks were located in the landscape island at the building's northeast corner. Steel bollards were shown installed on all sides of the grocery store, around the electrical transformer, and in front of the dumpster enclosure.

The grocery store design consisted of a one story structure with a rectangular footprint, roughly 92 feet by 78 feet, with two main entrances for customers on the north/rear and south/front sides of the building, and several service entrances on the west, north, and east sides. The body of the building was

red brick, "Tavern Flash" by Marion Ceramics, with a light brown accent brick, "Fieldstone" by Metro Brick. The base of the building as well as the columns of the covered front and rear entrances were stacked stone veneer, "Provence Ohio Drystack" by Quality Stone. A brick parapet with dark gray aluminum coping and white metal trim was shown to be set back slightly from the main roofline. The front entrance had tower element with an accent brick inlay for signage and a pyramid hip standing seam metal roof in dark gray color, "Slate Grey" by Atlas Aluminum, creating the tallest section of the building at 28'6" (per §1.5.11 of the Zoning Ordinance, see Attachment 1). A smaller entry feature with the same signage area and dark gray standing seam metal roof was located over the rear entrance, up to the height of the parapet. A dark gray standing seam metal roof with white trim and fascia spanned the south elevation, providing a covered area for customers, an ice storage freezer, and waste receptacles in front of the store. Dark bronze storefront windows were located along the front façade and to the left of the entrance. Windows with matching dark bronze framing were located along the east façade with light brown accent brick above. Similar fields of accent brick were included on the west and north elevations. The service entrances, rollup door at the loading area, scuppers, and downspouts were all proposed to be in a white finish.

The freestanding canopy had a dark gray standing seam metal roof sloping downward toward Fairfax Boulevard, supported by 12 columns of stacked stone and white metal with white metal framing. It had a maximum height of 21'2". The dumpster enclosure had a stacked stone base, red brick walls, a cast stone cap, white corrugated metal swing gates, a white service entrance steel door, and one downcast wall pack light in a white finish.

Mechanical equipment was proposed to be roof-mounted and screened by the parapet. No information about lighting fixtures was provided in the work session material submissions.

PROPOSAL

The applicant has revised the proposal and seeks a recommendation on the major certificate of appropriateness to City Council.

The site layout and architecture of the building, freestanding canopy, and dumpster/toolshed enclosure have remained mostly unchanged since the work session (see Background section above), with a couple minor exceptions: There is now a sidewalk proposed on the west side of the Fairfax Boulevard driveway leading to a relocated bike rack pad. Landscaping changes are noted below.

The applicant has supplied additional materials to help illustrate the project at the request of the BAR. Attachment 3 contains three dimensional renderings of the project looking north, looking northeast traveling eastbound on Fairfax Boulevard, and looking northwest traveling westbound on Fairfax Boulevard.

The landscape plan has been finalized with this submission and includes a mix of canopy trees and understory trees along both Fairfax Boulevard and Spring Street. Canopy trees include four Princeton

sentry ginkgos near the driveway entrances and one willow oak at the street corner. Understory trees include Cornelian cherry dogwoods and eastern hornbeams along Fairfax Boulevard, and white fringetrees along Spring Street. The Zoning Ordinance requires canopy trees to be planted within 15 feet of the curb line along all streets per §4.5.6.B.1 (see Attachment 1) at a rate of one for every 40 linear feet of frontage, which is not proposed, and so the applicant is requesting a special exception to use understory trees in some of these required locations to avoid conflicts with overhead utility lines. 11 canopy trees including Princeton sentry ginkgos, willow oaks, and American elms are proposed along the western property line, on the other side of which is mature vegetation along the neighboring bank property's eastern edge. Continuous hedges of inkberry and dwarf Burford hollies are proposed along the southern, eastern, and northern perimeters of the internal drive aisle and parking area to screen these uses from view per §4.5.7.C.1 of the Zoning Ordinance. A hedge of dwarf Japanese hollies are proposed around the electrical transformer at the building's northeast corner. The four parking islands at the corners of the grocery store each contain an American elm canopy tree. Groundcover would be planted in beds on either side of the Fairfax Boulevard driveway and includes Stella de Oro daylily, variegated lily turf, and coneflower.

Attachment 4 contains specifications for the different lighting fixtures including downcast lights in the fuel pump canopy, soffit lights above the walkway against the front of the building, downcast flat security lights on the side and rear elevations of the grocery store, decorative wall sconces on the entrance columns at the front and rear of the building, and 20-foot-tall pole-mounted cobra head fixtures to illuminate the parking lot and drive aisles. All fixtures would be LEDs with a 5700K color temperature and a white finish.

The mechanical equipment associated with the grocery store remains proposed as roof-mounted equipment to be screened by the parapet, and the electrical transformer's location in the landscape island at the grocery building's northeast corner has not changed. Site amenities, aside from the fuel pumps and standard plastic waste receptacles at the pumping stations, include air pump stations to the northeast of the fuel pumps, curving metal bike racks on a small pad to the west of the fuel canopies, black metal ribbon benches off of the sidewalk on Fairfax Boulevard, and green metal waste receptacles and tan ice cabinets in the covered area along the front of the grocery store.

ANALYSIS

City of Fairfax Design Guidelines:

Architectural Control Overlay District Overview, ACOD-1

ACOD Goals, ACOD-1.2

1. *Strengthen the street edge with buildings and landscape on major corridors.*

2. *Maintain a human scale in building design and outdoor spaces.*

3. Where existing buildings or developments do not provide appropriate examples, new development should strive to implement the intended vision rather than repeat existing patterns.

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

5. Continue the emphasis on attractive and well maintained landscaping.

6. Preserve and enhance natural character of topography, streams, and mature trees.

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

8. Continue to create an inviting public streetscape realm with coordinated designs.

Staff believes that the street edge is generally strengthened with the enhanced landscaping, although enhancements can be made (see landscaping discussion below and Recommendations). Although the structures on the site are not close to the street, their setback is consistent with neighboring uses and with other fuel stations in the City, which typically have deeper setbacks to accommodate the vehicles the station serves. It is noted that site layout and design are not part of what is listed under items for consideration for certificates of appropriateness and thus are not within the purview of the BAR. Review and recommendations should be made based on the design quality of the architecture, landscaping, and site amenities.

Building Orientation, ACOD-3.3

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

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

Staff finds the proposal to be consistent with these guidelines.

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

Use forms in new construction that relate to those of existing neighboring buildings on the street that are of quality design.

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 believes that while the overall building footprint is simple in form, the architectural detailing in the roofline and the use of façade insets and covered entrances and walkways effectively articulate the structure and give it visual interest.

Roof Form & Materials, ACOD-3.6

> *Large-scaled buildings should have a varied roofline to break up the mass of the design and to avoid a visible monolithic expanse of roof. Use gable and/or hipped forms or different height of bays. Break the roof mass with elements such as gables, hipped forms, dormers, or parapets. Scale these features to the scale of the building.*
>
> *Consider using a special roof feature on buildings located at a prominent corner or to highlight entry bays on larger structures.*
>
> *On roofs that are visible, use quality materials such as standing-seam metal, architectural shingles, slate, or artificial slate.*

Staff finds the use of various rooflines at the covered walkway and at the entrances, as well as the use of standing seam metal to be consistent with these guidelines.

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 use of bronze-framed windows and doors with sidelights throughout the building design to be appropriate and consistent. To staff's knowledge, all glazing proposed is to be transparent.

Building Foundations, ACOD-3.9

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

Brick or stone veneer may be used over a block or concrete foundation if the applied veneer appears as a masonry foundation. Do not leave foundations of plain concrete block or poured concrete exposed when visible from public places.

The proposed stone veneer as the water table material for the grocery store building is consistent with these guidelines.

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.

The proposed materials are consistent with these guidelines. Staff believes the use of the same materials for the fuel pump canopy to be an appropriate treatment that would create consistency within the site.

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 use of varied rooflines, special entrance features, decorative banding, and wall insets on the grocery store building to be in line with this guideline.

Building-Mounted Lighting, ACOD-3.12

Lighting for new structures should be designed to be an integral part of the overall design by relating to the style, material, and/ or color of the building.

Fixtures should utilize an incandescent, LED, fluorescent, metal halide, or color corrected high-pressure sodium lighting sources. Avoid overly bright or colored lights.

Fixtures should be the full cutoff variety to limit the impact of lighting on neighboring properties.

A combination of free-standing and wall-mounted fixtures is recommended to yield varied levels of lighting and to meet the intent of the zoning regulations.

Staff finds the proposed sconces at the entrances to be appropriate decorative lighting features that fit into the design language of the rest of the building. The downcast security lights are appropriate for service areas where they are proposed. All fixtures utilize an LED lighting source, consistent with the above guideline. Staff believes that all lighting fixtures should be in a dark bronze finish, rather than a white finish, as this finish is easier to maintain and consistent with fixtures found throughout the City (see Recommendations).

Appurtenances, 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.

The mechanical equipment for the grocery store is to be roof-mounted and fully screened from view, consistent with this guideline. Staff finds the proposed use of dwarf Japanese hollies to be an appropriate screen for the electrical transformer. The primary loading area is located on the rear elevation of the grocery store building, consistent with these guidelines. The dumpster enclosure would comprise of the same high quality materials proposed for use on the grocery store building, and its siting in the back corner of the site is appropriate.

Building Types: Additional Considerations, ACOD-3.14

Service/Gas Stations:
Canopies should complement their associated buildings in materials and scale, and be integrated with the buildings' overall design.

The proposed canopy design uses the same colors and materials as the grocery store building and the dumpster/toolshed enclosure, and although the structure is freestanding and not integrated into the structure of the building, staff finds its design to overall conform to this additional consideration for gas stations.

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 contrasting colors for the metal elements is an appropriate way to distinguish these from the earth tones of the masonry products.

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.

Canopies, including service station canopies and drive-through canopies, should complement their associated buildings in materials and scale, and be integrated with the buildings' overall design.

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.

Gasoline station canopy color should be compatible with the overall color scheme of the rest of the property. Brand colors may be appropriate for use on gas station canopies if executed tastefully.

Staff finds the design of both the canopy over the covered walkway and the freestanding fuel pump canopy to conform to the above guidelines. The materials and colors are appropriate and compatible with the design of the grocery store building, and the design of the freestanding canopy and its angle preserve views of the grocery store from the right-of-way.

Private Site Design & Elements, ACOD-6

Parking, ACOD-6.2

Limit parking to areas within the private site as allowed by the Zoning Ordinance. See §4.2. for general parking requirements.

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

Off-street parking lots should be designed, located, and buffered in order to minimize their negative visual impacts on surrounding areas. If parking lots cannot be screened from the public right-of-

way by building mass, screen parking lots with berms, plant materials, or walls, or a combination of these materials. With any screening technique other than building massing, protect views from the public right-of-way into the site of building frontages and signage. Where needed, limb up canopy trees to open views. Limit the height of walls, berms, or shrub layer plantings to that of the height of the vehicles they are screening.

Break up the mass and scale of parking lots though physical separation of parking bays and the incorporation of landscaping, walls, or other features, within the parking lot.

Staff finds the proposed parking to conform to these design standards as they relate to architectural review. While the BAR's review should not focus on site layout or number of parking spaces, staff believes that from a design standpoint, the parking areas and drive aisles are well landscaped at their peripheries to help screen parked vehicles from view in the right-of-way and soften the appearance of this utilitarian onsite use.

Paving, ACOD-6.2

Use materials that are stable, attractive, and reflect the adjacent building vocabulary and streetscape materials. Poured concrete is usually appropriate for sidewalks in the ACOD, though the use of brick, stone, or stamped concrete should be considered in areas of pedestrian interest as appropriate within the context of the site.

Staff finds the use of asphalt and concrete to be acceptable in the ACOD.

Landscaping, ACOD-6.3

Use plant materials that are appropriate and hardy to this region and to harsh urban conditions. Select materials with concern for their longevity and ease of maintenance. From these selections, create a distinctive and visually attractive outdoor space. See Appendix III, Plant List City of Fairfax Design Guidelines for Private Property.

Use landscape edges such as a row of street trees. Where trees cannot be installed due to utility or other restrictions, use a shrub layer or herbaceous planting to create a unifying edge or seam between adjacent developments and their face on the public right-of-way.

Enhance the site's appearance by incorporating a layered landscape with a variety of plant materials. Consider color, texture, height, and mass of plant selections in a planting composition.

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

Use plant materials to soften large buildings, hard edges, and paved surfaces.

Staff finds the landscaping to be a major improvement over the very limited landscaping onsite currently. Although staff finds that the landscape design generally conforms to the guidelines, staff believes that additional areas of shrubs and groundcover would enhance the appearance of the property and create a more layered landscape throughout the site (see Recommendations).

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.*

See discussion above on building-mounted lighting. Staff finds the freestanding parking lot cobra head fixtures to be consistent with the proposed building-mounted lighting fixtures and in line with the above guidelines. Staff believes that all lighting fixtures should be in a dark bronze finish, rather than a white finish, as this finish is easier to maintain and consistent with fixtures found throughout the City (see Recommendations).

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 furnishings and amenities to conform to these guidelines. The black metal ribbon benches, which are proposed beside the Fairfax Boulevard sidewalk, are very similar in materiality and design to those used at Old Town Square. The bike racks and bollards are both proposed to be in a similar color finish that is cohesive with the color palette proposed for the grocery store and fuel pump canopy. The proposed trash receptacles are appropriately located near the entrances to the grocery store and beside the fuel pumps.

Appurtenances, ACOD-6.7

Examples of architectural interventions that are appropriate for screening appurtenances include masonry walls, fences with gates, landscape, or wood screens.

Low berms may be used where the landscape topography supports their insertion.

Dumpster enclosures should reflect the surrounding building materials and design.

Staff finds the proposed screening of the electrical transformer and the design of the dumpster/toolshed enclosure to be consistent with these guidelines.

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 proposal is typical of Wawa architecture, staff finds that the materials and design are of high-quality and not overly "branded" in appearance. No corporate advertising colors are proposed for use in the built structures. Staff believes that the proposed structures would be

occupiable and usable by other fuel station tenants if Wawa were to cease operations at this location.

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 1 – Enhance Commercial Corridors.

ACTION CCAC1.1.3 Encourage creativity and architectural excellence in new commercial developments. (50)

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)

Staff finds the proposal to make use of high-quality building and landscape materials, attractive architecture, and a generally layered landscape that would overall enhance the appearance of the site.

RECOMMENDATIONS

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

1. All lighting fixtures shall be in a dark bronze finish, and illumination levels shall be subject to review and approval by the Zoning Administrator.
2. Additional shrubs and groundcover shall be installed within the parking islands, along the Fairfax Boulevard and Spring Street frontages, and along the western landscape area.
3. 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

§1.5.11. Height

A. Buildings and structures

1. Measurement Height is the vertical distance from grade plane, as defined in §9.3.1, to the highest point of the roof line of a flat roof, to the deck line of mansard roof, and to the mean height level (midpoint) between eaves and highest ridge point for gable, hip or gambrel roof; as specified in the Virginia Uniform Statewide Building Code (USBC).

§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.

§4.5.6. Tree requirements

B. Street trees In all general districts except the RL, RM, RH and CU districts, 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.

§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.

§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

9700 FAIRFAX BLVD LLC

STATEMENT OF INTENT
August 7, 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 9700 Fairfax Boulevard with an approximately 6,049 square foot grocery store and a fuel station. This Statement of Intent is submitted in conjunction with the Certificate of Appropriateness design package, consisting of twenty (20) sheets, and other submitted supporting materials. The contents of this Statement of Intent address the approval considerations for certificates of appropriateness, as set forth in Section 6.5.7.A of the City of Fairfax Zoning Ordinance (the "Zoning Ordinance").

9700 Fairfax Blvd LLC (the "Applicant") is the contract purchaser of approximately 1.82 acres located in the City of Fairfax. The property consists of one (1) tax parcel identified among the City of Fairfax's tax assessment records as 48-3-09-056 (the "Subject Property). The Subject Property is currently split-zoned CR (Commercial Retail) and IH (Industrial Heavy) and is developed with the Rodeway Inn, a 55-unit motel constructed in approximately 1953. According to the City's real estate assessment records, the existing motel buildings on the Subject Property consist of approximately 19,872 square feet.

PROPOSED DEVELOPMENT

The Applicant proposes to rezone the currently split-zoned Subject Property to the CR Commercial Retail District to permit its redevelopment with a Wawa grocery store and six (6) fuel stations, which will be a 24/7 use. The proposed development will provide a high-quality, active commercial use that will revitalize an underutilized 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 an approximately 6,049 square foot, one-story building oriented towards the rear of the Subject Property. Six (6) fuel pumping stations (for a total of twelve (12) pumps) will be located beneath a covered canopy structure oriented towards Fairfax Boulevard. As shown on the submitted materials, the grocery store and fuel canopy structures 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. The proposed development is characterized by the installation of attractive architecture, the provision of significant landscaping, and a reduction of impervious surface. The proposed building and fuel canopy will be designed with traditional features and quality materials. Building materials may include, but are not limited to, brick, stone veneer, and dutch seam metal roofs, and other quality materials. The grocery store building will be a maximum height of thirty-three (33) feet measured from the peak of the roof. The gasoline canopy will be comprised of materials and colors compatible with the proposed grocery store. As illustrated in the submitted renderings, the roof of

the fuel canopy will be angled to provide visibility of the grocery store from Fairfax Boulevard, with the low side oriented towards the Fairfax Boulevard and the high side slanted towards the proposed building. The maximum height of the canopy will be twenty-one (21) feet. The mass, scale, height, and architectural style of the structures will be compatible and proportionate to the surrounding area, which is entirely commercial in use.

Quality landscaping is also proposed, including street trees and plantings along the Fairfax Boulevard and Spring Street frontages. The proposed landscaping will soften the streetscape and provide more vegetation on-site compatible to that of the bank adjacent to the Subject Property. In accordance with Section 4.5.7.C.1 of the Zoning Ordinance, all portions of the proposed development that maintains frontage along a public right-of-way will be screened with a continuous hedge of at least thirty (30) inches in height at the time of installation. In the end, the proposed development will result in increased open space and an overall decrease of impervious surface.

The proposed site lighting is shown on Sheets 11 through 12C of the design package. All proposed site lighting will comply with Zoning Ordinance requirements. Lighting beneath the fuel canopy will consist of recessed lens covers that are installed flush with the bottom surface of the canopy, as required by the Zoning Ordinance. As to the outdoor lighting fixtures, lights in the parking area will be installed on twenty (20) foot poles mounted on six (6) inch concrete bases. All concrete bases will be located at least five (5) feet behind any curb and will not cross any property lines. These fixtures will be located and aimed to minimize glare and stray light trespassing across lot lines and into the public right-of-way. As depicted on the Photometric Plan on Sheet 11, the maximum luminance level will not exceed 0.5 foot candles at the property boundary lines. Overall, the Applicant's lighting plan will illuminate the proposed parking lot and pedestrian pathways to provide safe vehicular and pedestrian circulation as well as minimize pedestrian/vehicular conflicts.

Although signs are not within the purview of the Board of Architectural Review, all signs will comply with Zoning Ordinance requirements. A monument sign with a non-electronic fuel pricing display will be located adjacent to the Fairfax Boulevard access to provide visibility for motorists.

As to additional appurtenances associated with the proposed development, the Applicant proposes two (2) air pump stations on-site as well as an enclosed dumpster that will be located in the northwest corner of the Subject Property. Both have been located to minimize visual impact. Additionally, bicycle parking is proposed in accordance with the Zoning Ordinance requirements. The Applicant has also identified a location for proposed future electric vehicle charging stations.

The proposed improvements will encourage and foster enhanced pedestrian connectivity within the site as well as with the surrounding community. The existing five (5) foot sidewalk along Fairfax Boulevard will be replaced with a ten (10) foot sidewalk, consistent with the recommendations of the Comprehensive Plan. Seating will be provided along Fairfax Boulevard to enhance the pedestrian experience. A new five (5) foot sidewalk will be installed along Spring Street where none exists today. Pedestrian connections to the proposed grocery store from these new sidewalks are provided from the southwest and northeast corners of the property. These new

sidewalks and connections will contribute to the enhancement of the pedestrian experience along this stretch of the Fairfax Boulevard corridor.

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

9700 Fairfax Blvd

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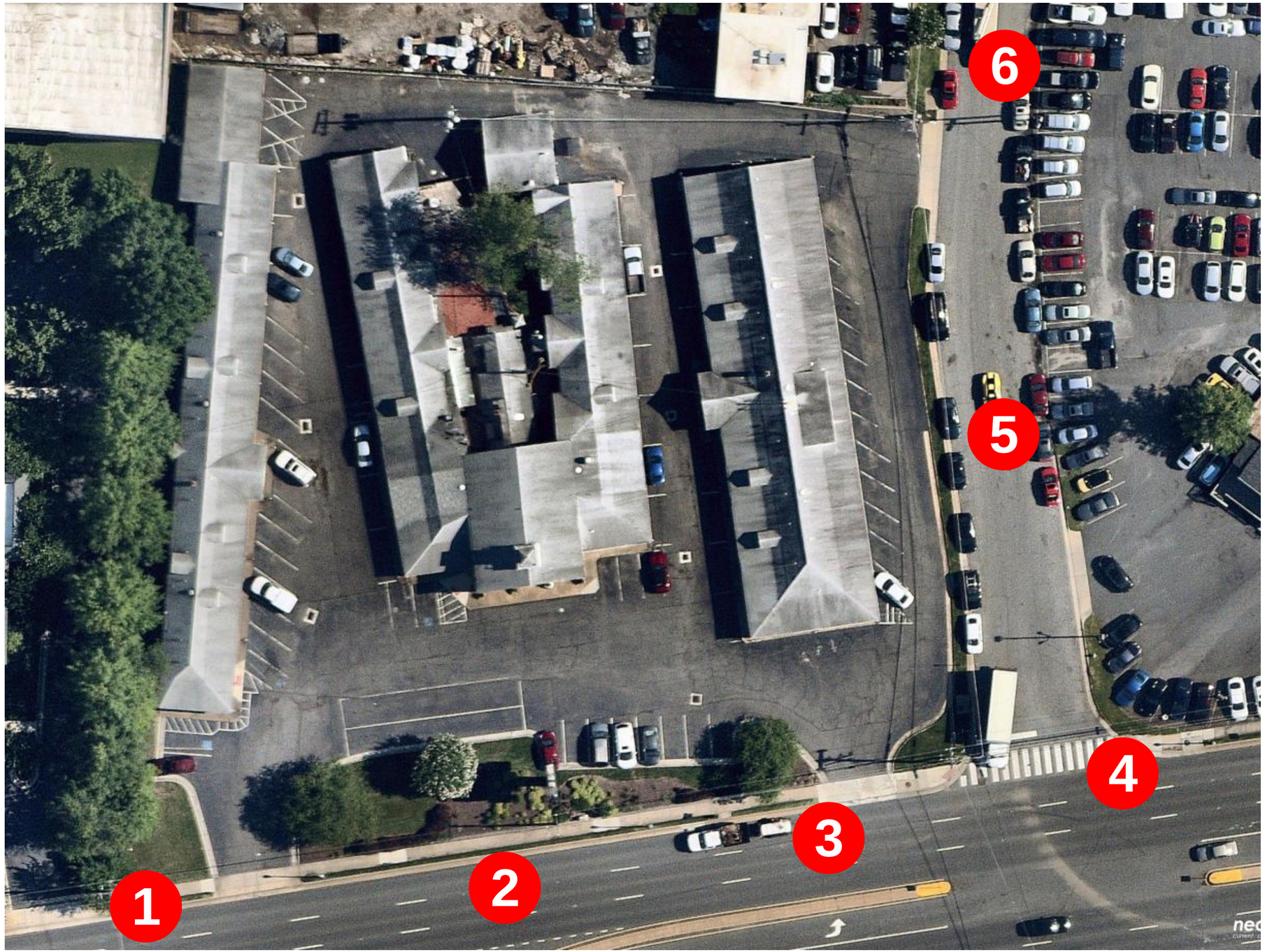
9	Site Furnishings and Equipment
10	Bike Racks and Benches
11	Photometric Plan
12A-12C	Lighting Fixtures
13	GDP/SUP Plat Landscape Plan

Board of Architecture Review Certificate of Appropriateness

Rev September 3, 2019



Existing Conditions Aerial

1 Fairfax Blvd, Existing West Entrance

2 Fairfax Blvd, Center of Frontage

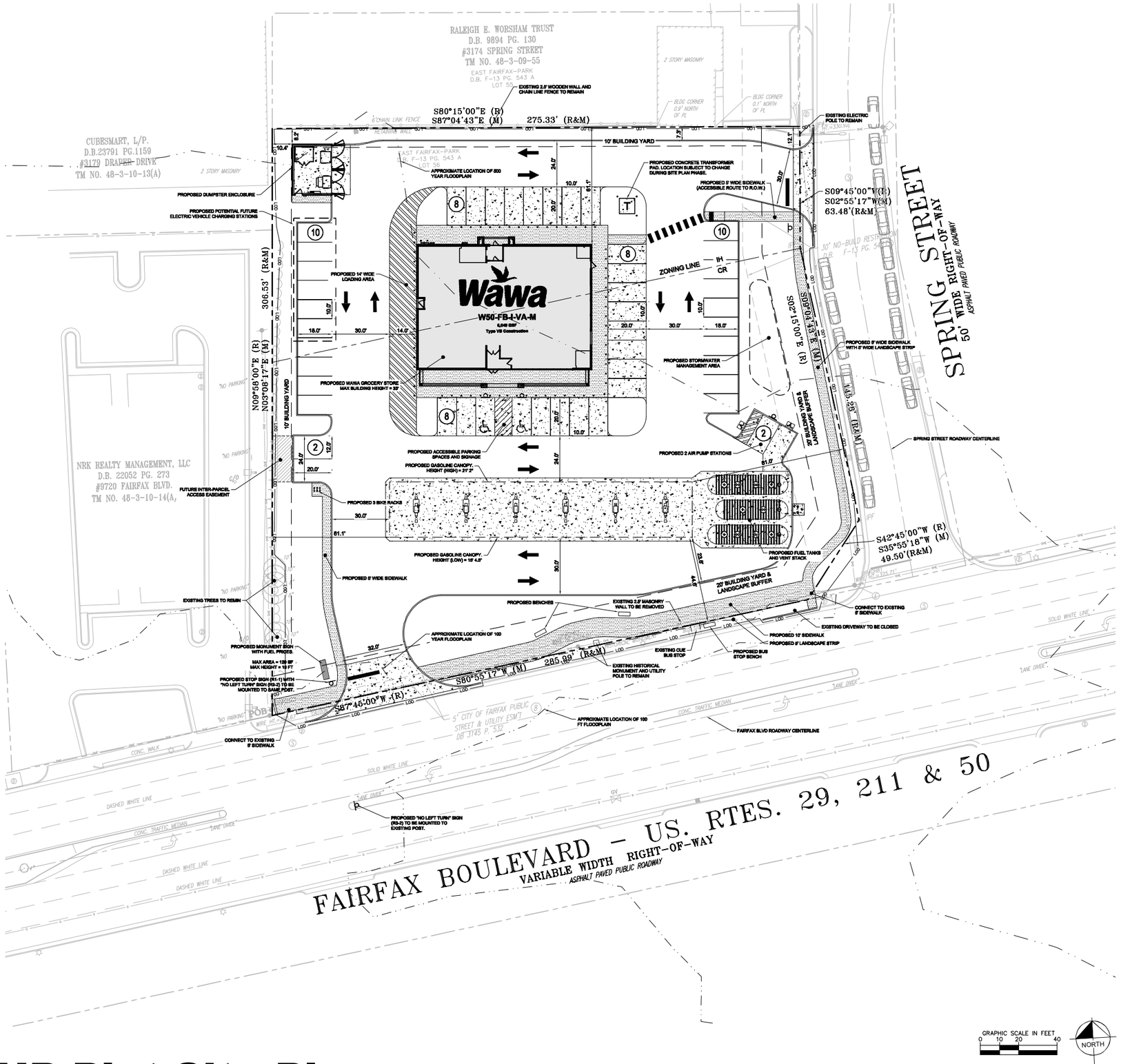
3 Fairfax Blvd, Existing East Access

4 Fairfax Blvd / Spring St Intersection

5 Spring St, Center of Frontage

6 Spring St, Existing North Access

Existing Conditions Photo Exhibit



SITE LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- LOD — LIMITS OF DISTURBANCE (79,600 SF OR 1.83 ACRES)
- PROPOSED CURB
- PROPOSED PARKING SPACE COUNTER
- PROPOSED SIGN

PAVEMENT LEGEND

- STANDARD DUTY ASPHALT
- STANDARD DUTY CONCRETE FOR SIDEWALKS
- HEAVY DUTY CONCRETE

ZONING TABULATIONS

TAX MAP NUMBER:	48-3-09-56
PROPERTY AREA:	±1.82 ACRES
EXISTING ZONING:	SPLIT-ZONED CR (COMMERCIAL RETAIL) & IH (INDUSTRIAL HEAVY)
PROPOSED ZONING:	CR (COMMERCIAL RETAIL)
EXISTING USE:	RODEWAY INN, 55 UNIT MOTEL
PROPOSED USE:	GROCERY STORE WITH 6 FUELING STATIONS (12 PUMPS)
COMP PLAN LAND USE:	CC (COMMERCIAL CORRIDOR)
BUILDING AREA:	6,049 SF
PARKING REQUIRED:	1 SPACE PER 200 SF OF FLOOR AREA (GROCERY STORE) 6,049 / 200 = 31 SPACES
PARKING PROPOSED:	48 SPACES WITH 2 ADA (2 SPACES WILL BE REMOVED WHEN FUTURE INTER-PARCEL CONNECTION IS COMPLETED)
LOADING REQUIRED:	NONE FOR BUILDINGS UNDER 10,000 SF
LOADING PROVIDED:	1 SPACE - 14 FT (w) X 95 FT (l)

ZONING COMPLIANCE

	REQUIRED	PROPOSED
BUILDING YARDS		
FRONT (SPRING ST)	MIN = 20 FT, MAX = 93 FT	81.0 FT
SIDE STREET (FAIRFAX BLVD)	20 FT	44.6 FT
SIDE INTERIOR (NORTH)	10 FT	61.1 FT
SIDE INTERIOR (WEST)	10 FT	61.1 FT
LANDSCAPE BUFFERS		
RIGHT-OF-WAY (SPRING ST & FAIRFAX BLVD)	20 FT	20.5 FT
COMMERCIAL (NORTH & WEST)	0 FT	7.3 FT
BULK REQUIREMENTS		
MINIMUM LOT AREA	20,000 SF	79,290 SF
MAXIMUM BUILDING COVERAGE	60%	13.4% (10,631 / 79,290)
MAXIMUM LOT COVERAGE	85%	75.5% (59,855 / 79,290)
MAXIMUM BUILDING HEIGHT	60 FT	35 FT

STORMWATER NARRATIVE

IN THE EXISTING CONDITION, THE PROPERTY IS PREDOMINANTLY IMPERVIOUS WITH 68,500 SF OF THE 79,290 SF PROPERTY COVERED BY PAVEMENT OR BUILDINGS (86.4%). GENERALLY THE PROPERTY SLOPES DOWN FROM NORTH TO SOUTH AS LARGE PORTIONS OF THE PARKING LOT SHEET FLOW INTO FAIRFAX BOULEVARD. THE RUNOFF THAT DOES NOT SHEET FLOW OFF THE SITE IS COLLECTED IN THE ONSITE DRAINAGE NETWORK THAT CONVEYS TO THE MAIN ALONG FAIRFAX BOULEVARD. ULTIMATELY ALL RUNOFF FROM THE PROPERTY IS COLLECTED IN THIS MAIN AND CONVEYED WEST ALONG FAIRFAX BOULEVARD.

IN THE PROPOSED CONDITION, 8,000 SF OF IMPERVIOUS COVER WILL BE REMOVED, RESULTING IN A PROPOSED LOT COVERAGE OF 75.5%. SITE TOPOGRAPHY WILL REMAIN THE SAME AS THE SITE WILL CONTINUE TO SLOPE DOWN TOWARDS FAIRFAX BOULEVARD. A DRAINAGE NETWORK IS PROPOSED ONSITE AND STORMWATER MANAGEMENT WILL BE PROVIDED VIA A SMALL DETENTION BASIN NEAR THE EASTERN BOUNDARY.

BETWEEN THE REDUCTION IN IMPERVIOUS COVER AND THE PROPOSED DETENTION BASIN, THIS PROJECT WILL MEET THE CHANNEL PROTECTION, FLOOD PROTECTION, AND WATER QUALITY REQUIREMENTS ESTABLISHED BY VIRGINIA DEQ.

WATER/SEWER NARRATIVE

IN THE EXISTING CONDITION, THE PROPERTY IS OCCUPIED BY THE RODEWAY INN, A 55 UNIT MOTEL. FOR ESTIMATING WATER (AND CONSEQUENTLY SEWER) DEMANDS, IT IS ASSUMED THAT EACH MOTEL CONTAINS A SHOWER, A TOILET WITH A FLUSH VALVE, AND A SINK, USING THE FLOW VALUES ESTABLISHED IN THE AWWA M22 MANUAL, EACH UNIT WILL GENERATE 41.5 FIXTURE VALUES, WHICH RESULTS IN A TOTAL OF 2,282.5 FIXTURE VALUES FOR THE PROPERTY. UTILIZING FACTORS ESTABLISHED IN THE M22 MANUAL TO ACCOUNT FOR PRESSURE AND ACTUAL DEMAND, THE EXISTING PEAK DEMAND IS CALCULATED TO BE 145 GAL/MIN FOR THE MOTEL. THIS DOES NOT ACCOUNT FOR ADDITIONAL FIXTURES THAT ARE LIKELY PRESENT IN THE LOBBY OR MANAGER'S OFFICE.

IN THE PROPOSED CONDITION, THE MOTEL WILL BE DEMOLISHED AND A 6,049 SF WAWA WILL BE BUILT IN ITS PLACE. BASED ON PROTOYPICAL FIXTURE SCHEDULES FOR WAWA BUILDINGS OF THIS SIZE, 166 FIXTURE UNITS WILL BE GENERATED. UTILIZING FACTORS ESTABLISHED IN THE M22 MANUAL TO ACCOUNT FOR PRESSURE AND ACTUAL DEMAND, THE EXISTING PEAK DEMAND IS CALCULATED TO BE 51 GAL/MIN.

AS A RESULT OF THE CHANGE IN USE, THIS PROPERTY WILL REDUCE ITS PEAK WATER DEMAND NEARLY THREEFOLD FROM 145 GAL/MIN TO 51 GAL/MIN.

NOTE

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

No.	REVISIONS	DATE	BY

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

COMMONWEALTH OF VIRGINIA
CHRIS HOWELL
Lic. No. 0402058105
07/23/2019
PROFESSIONAL ENGINEER

KHA PROJECT	110499003
DATE	07/23/2019
SCALE	AS SHOWN
DESIGNED BY	CMH
DRAWN BY	CMH
CHECKED BY	CMH

GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PLAT

WAWA 9700 FAIRFAX BLVD
PREPARED FOR
FRONTIER DEVELOPMENT

CITY OF FAIRFAX VIRGINIA

SHEET NUMBER
4

GDP/SUP Plat Site Plan

PLANT SCHEDULE

REFER TO LANDSCAPE SCHEDULE FOR ADDITIONAL INFORMATION

TREES	CODE	BOTANICAL NAME	COMMON NAME
	GB	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Ginkgo
	QP	Quercus phellos	Willow Oak
	UV	Ulmus americana `Valley Forge`	American Elm

UNDERSTORY TREES	CODE	BOTANICAL NAME	COMMON NAME
	CV	Chionanthus virginicus	White Fringetree
	CM	Cornus mas	Cornelian Cherry Dogwood
	OV	Ostrya virginiana	Eastern Hophornbeam

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	EFO	Euonymus fortunei	Wintercreeper
	ICB	Ilex cornuta `Burfordii Nana`	Dwarf Burford Holly
	ICC	Ilex crenata `Compacta`	Dwarf Japanese Holly
	IGL	Ilex glabra	Inkberry Holly

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	HOS	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily
	LMV	Liriope muscari `Variegata`	Variegated Lily Turf
	RFG	Rudbeckia fulgida `Goldstrum`	Coneflower

WAWA 9700 FAIRFAX BLVD

Frontier Development, City of Fairfax, VA

0 10' 20' 40' 80'

ILLUSTRATIVE PLAN

AUGUST 2019 SCALE: 1" = 20' - 0"

Kimley»Horn

Rendered Landscape Plan

Fairfax Blvd &
Spring Str

3-D Perspective Site Renderings

FOR INFORMATIONAL AND ILLUSTRATION PURPOSES ONLY. ALL PRODUCT, SERVICE AND CORPORATE NAMES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS.

www.redleonard.com
513-574-9500
red leonard associates

Fairfax Blvd &
Spring Str

3-D Perspective Site Renderings

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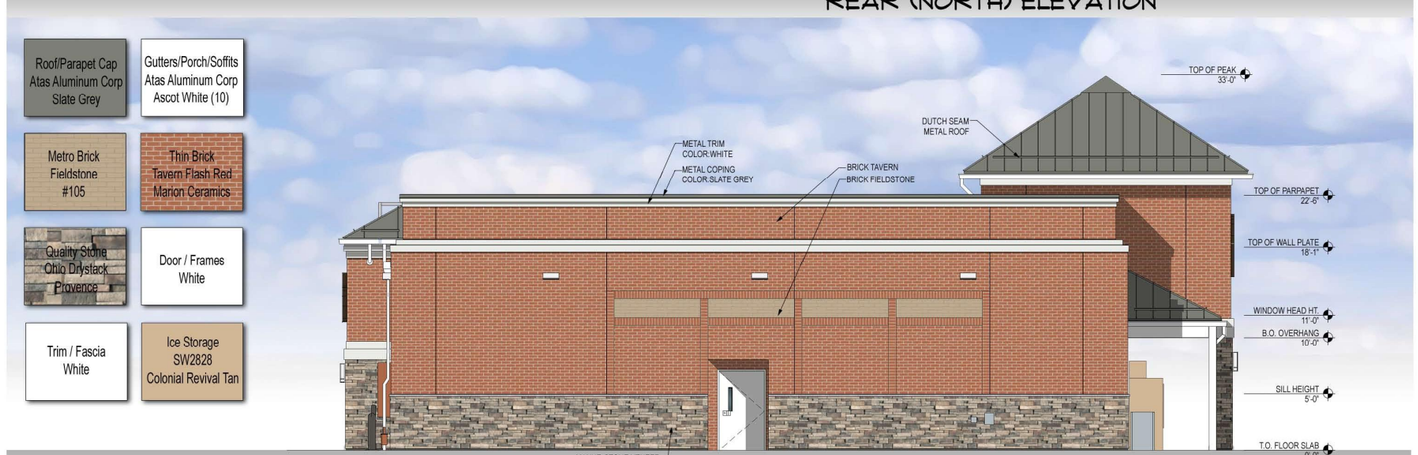
RIGHT (EAST) ELEVATION (SPRING ST.)

FRONT (SOUTH) ELEVATION (FAIRFAX BLVD.)

REAR (NORTH) ELEVATION

Roof/Parapet Cap Atas Aluminum Corp Slate Grey	Gutters/Porch/Soffits Atas Aluminum Corp Ascot White (10)
Metro Brick Fieldstone #105	Thin Brick Tavern Flash Red Marion Ceramics
Quality Stone Ohio Drystack Provence	Door / Frames White
Trim / Fascia White	Ice Storage SW2828 Colonial Revival Tan



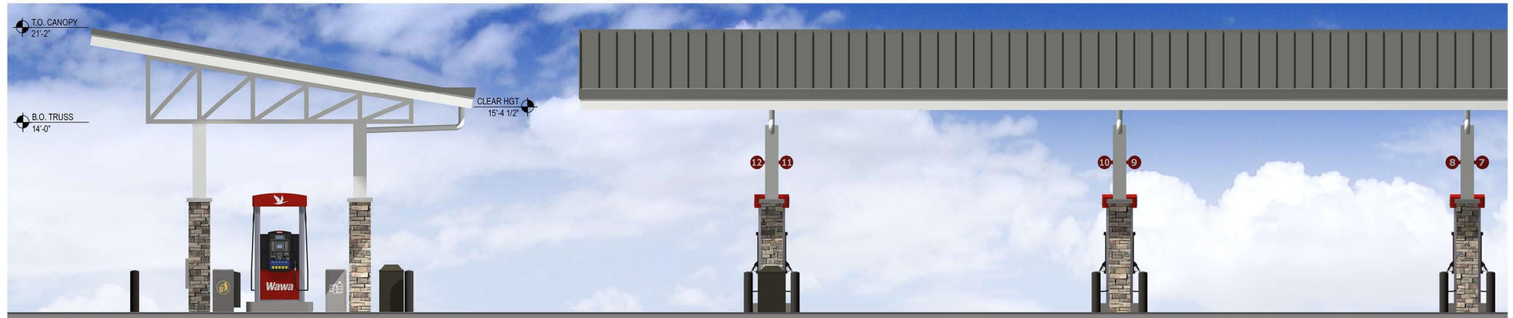
LEFT (WEST) ELEVATION

NOTE:
SIGNAGE IS SHOWN FOR REFERENCE ONLY
SEPARATE PERMIT REQUIRED

Building Elevations

WAWA W50 FB M VA_v.2018.01 - STORE #8671

Spring St. & Fairfax Blvd., Fairfax City, VA • C&P Project #2190028 • 01-23-2019

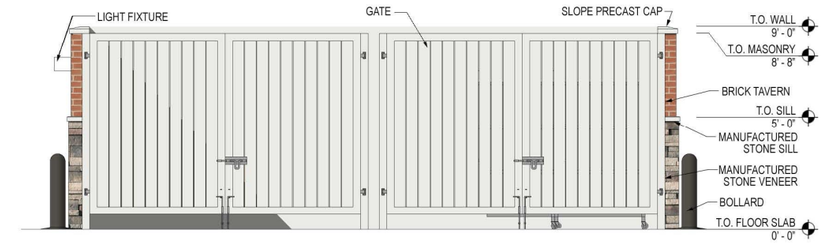


CANOPY END ELEVATION

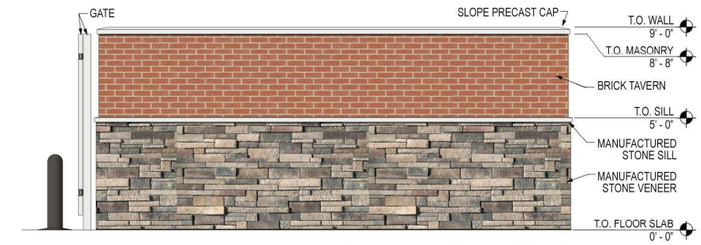
CANOPY SIDE ELEVATION

CANOPY PERSPECTIVE VIEW

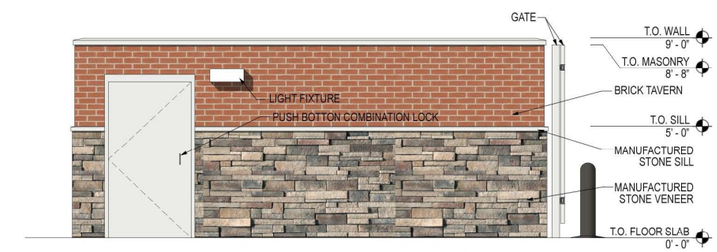
The Wawa fuel canopy is a registered service mark in the U.S. Patent and Trademark Office. The fuel canopy, as well as Wawa's brand names, slogans, logos, service marks, and other trademarks of Wawa's goods, services, and promotions belong exclusively to Wawa, Inc. and/or, Wild Goose Holding Co., Inc. and are protected from copying and simulation under national and international trademark and copyright laws and treaties throughout the world.



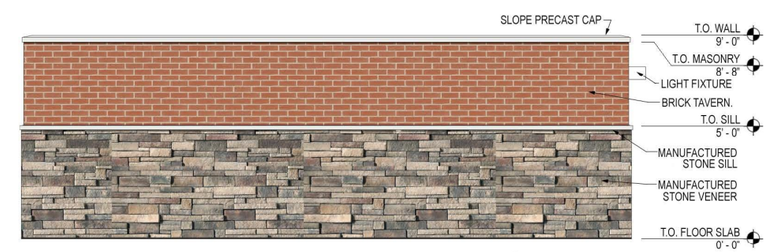
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



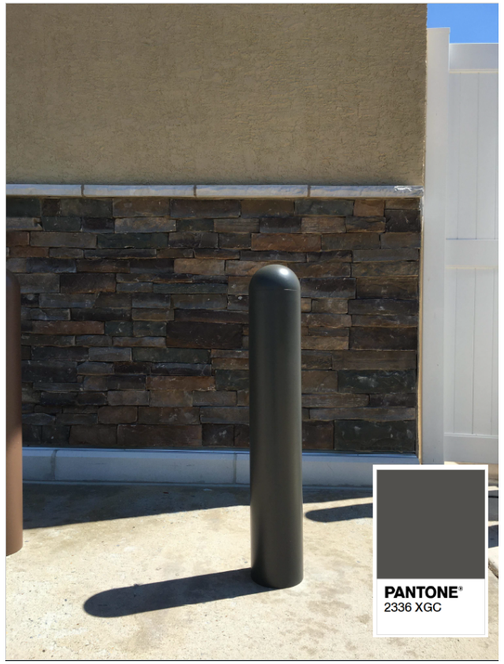
REAR ELEVATION

Metal Door	Trim	Thin Brick	Quality Stone
Benjamin Moore	James Hardie	Tavern Flash Red	Ohio Drystack
White Diamond	Arctic White	Marion Ceramics	Provence
BM 2121-60	JH10-20		

Gas Canopy/Dumpster Enclosure Elevations

TRASH COMPOUND MASQ17-L - STORE #867

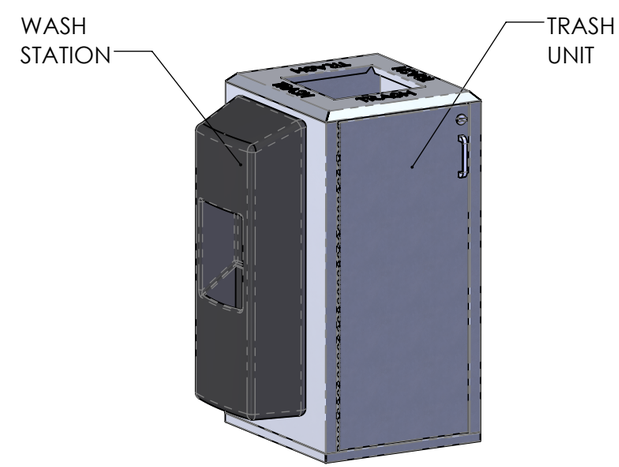
• C&P Project #2190028 • 01-18-2019



Bollards

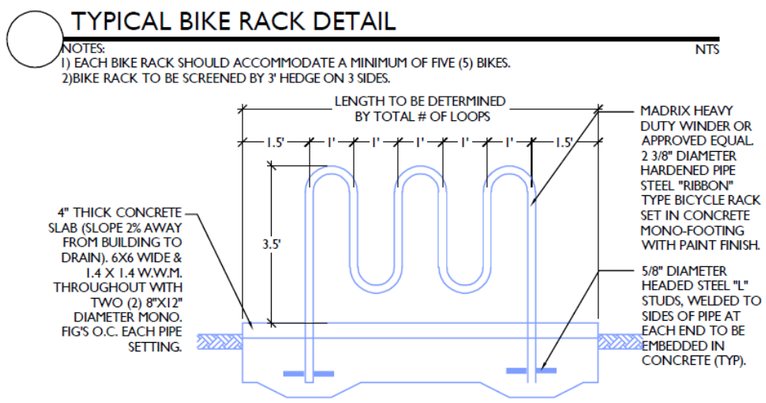
Building Exterior Trash Receptacle

Exterior Ice Cabinet



Gas Canopy Trash Receptacle

Site Furnishings and Equipment

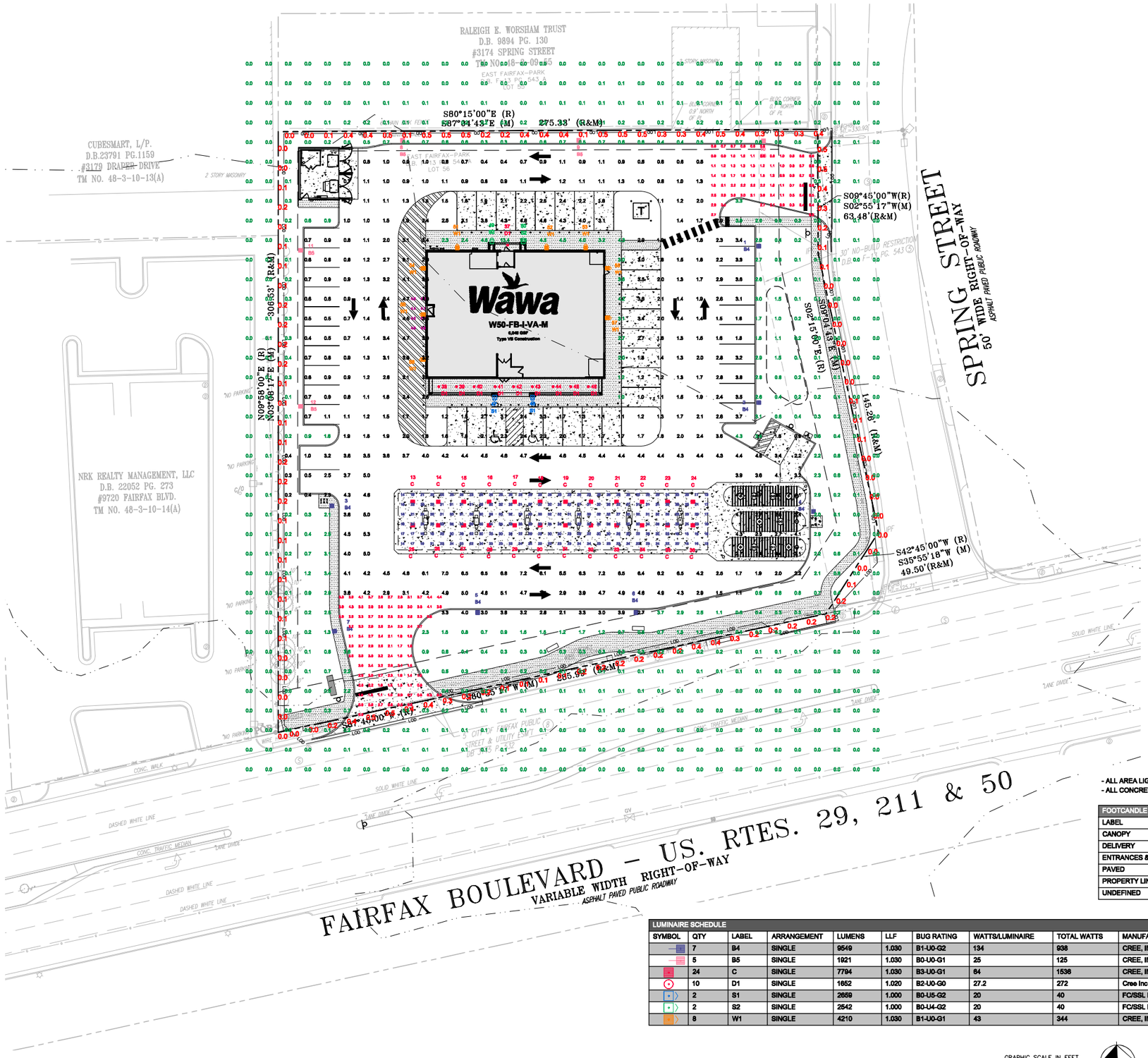


Finish to match bollards

Bike Racks

Benches

Site Bike Racks and Benches



LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	B4	20.5
2	B4	20.5
3	B4	20.5
4	B4	20.5
5	B4	20.5
6	B4	20.5
7	B4	20.5
8	B5	20.5
9	B5	20.5
10	B5	20.5
11	B5	20.5
12	B5	20.5
13	C	18.21
14	C	18.21
15	C	18.21
16	C	18.21
17	C	18.21
18	C	18.21
19	C	18.21
20	C	18.21
21	C	18.21
22	C	18.21
23	C	18.21
24	C	18.21
25	C	16.21
26	C	16.21
27	C	16.21
28	C	16.21
29	C	16.21
30	C	16.21
31	C	16.21
32	C	16.21
33	C	16.21
34	C	16.21
35	C	16.21
36	C	16.21
37	D1	9
38	D1	9
39	D1	9
40	D1	9
41	D1	9
42	D1	9
43	D1	9
44	D1	9
45	D1	9
46	D1	9
47	S1	9
48	S1	9
49	S2	8.5
50	S2	8.5
51	W1	15
52	W1	15
53	W1	15
54	W1	15
55	W1	15
56	W1	15
57	W1	15
58	W1	15

- ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES
- ALL CONCRETE BASES TO BE LOCATED 5 FT. BEHIND CURB

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	26.08	35	13	2.01	2.69
DELIVERY	4.26	4.6	3.7	1.15	1.24
ENTRANCES & EXITS	1.99	4.4	0.3	6.63	14.67
PAVED	2.54	7.2	0.2	12.70	36.00
PROPERTY LINE	0.20	0.5	0.0	N.A.	N.A.
UNDEFINED	0.41	13.4	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG #	DESCRIPTION
	7	B4	SINGLE	9549	1.030	B1-U0-G2	134	938	CREE, INC.	ARE-EDG-4MB-DA-06-E-UL-WH-700-57K	POLE MOUNTED - SINGLE LIGHT
	5	B5	SINGLE	1921	1.030	B0-U0-G1	25	125	CREE, INC.	ARE-EDG-4MB-DA-02-E-UL-WH-350-57K	POLE MOUNTED - SINGLE LIGHT
	24	C	SINGLE	7794	1.030	B3-U0-G1	64	1536	CREE, INC.	CAN-304-SL-RD-06-E-UL-WH-350-57K	RECESSED CANOPY LIGHT
	10	D1	SINGLE	1652	1.020	B2-U0-G0	27.2	272	Cree Inc	KR8-20L-35K-120V + KR6T-SSGC-FF	DOWNLIGHT
	2	S1	SINGLE	2659	1.000	B0-U5-G2	20	40	FC/SSL Lighting	FCWS7170-XXX-35K-2500-CRI85-XX-D	VESTIBULE MOUNTED LIGHT
	2	S2	SINGLE	2542	1.000	B0-U4-G2	20	40	FC/SSL Lighting	FCWS7168-UNV-35K-2500-CRI85-XX-D	VESTIBULE MOUNTED LIGHT
	8	W1	SINGLE	4210	1.030	B1-U0-G1	43	344	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-WH-350-57K	WALL MOUNTED LIGHT

No.	REVISIONS	DATE	BY

Kimley»Horn

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COMMONWEALTH OF VIRGINIA
CHRIS HOWELL
Lic. No. 0402058105
07/23/2019
PROFESSIONAL ENGINEER

KHA PROJECT 110499003
DATE 07/23/2019
SCALE AS SHOWN
DESIGNED BY CMH
DRAWN BY CMH
CHECKED BY CMH

PHOTOMETRIC PLAN

WAWA 9700 FAIRFAX BLVD
PREPARED FOR
FRONTIER DEVELOPMENT
CITY OF FAIRFAX VIRGINIA

SHEET NUMBER
8

Photometric Plan

SOFFIT

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	10	D1

KR6-20L-35K-120V + KR6T-SSGC-FF

KR Series

KR6™ LED Specification Downlight – Round 6"

Product Description

The KR6™ LED specification downlight features Cree TrueWhite® Technology and delivers beautiful, high-quality light with efficacy up to 76 lumens per watt. Designed for new construction applications, the KR Series is available in a variety of color temperatures, round and square trims with high-quality anodized aluminum reflector finishes, a sloped ceiling adaptor accessory, and a variety of dimming options including Cree Sunset Dimming Technology which provides rich, warm light that transitions from 2700K to 1800K as naturally as an incandescent source.

Performance Summary

Utilizes Cree TrueWhite® Technology

Initial Delivered Lumens: 700-5,300 lumens; Delivered lumen output is typical when using a SSGC type reflector

Input Power: 13-87 watts

Emergency Performance: Up to 1,210 Lumens; 10W; Minimum 90 Minutes

CRI: 90

CCT: 2700K, 3000K, 3500K, 4000K, 5000K

Controls: Triac, 0/1-10V; See control availability chart on page 3

Limited Warranty*: 10 years on KR6™ luminaire

Limited Warranty Emergency Back Up (EB) Battery: 1 Year Battery Back Up. Test regularly in accordance with local codes

* See http://lighting.cree.com/warranty for warranty terms

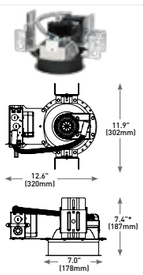
Accessories

Field-Installed
Sloped Ceiling Adaptor KRX5A**WW ** 0–35 (order in 5 degree increments) **C-Channel Hanger Bars** RBH30C - Pair of 30" (762mm) rigid 3/4" x 1/2" (19mm x 13mm) C-Channel bars RBH24C-1 - Pair of 24" (610mm) x 1-1/2" (38mm) x 1/2" (13mm) standard C-Channel bars **T-Bar Clips** RABCT - Set of four - For use with RBH24C-1 hanger bars **Trim Ring** KR6TA - White beauty ring to cover pan head fasteners on KR6T reflector

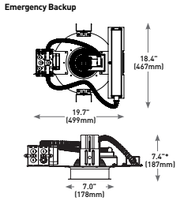
Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Housing:** KR6-20L-35K-120V-10V + **Reflector:** KR6T-SSGC-FF

Reflector (Housing must be ordered separately)			
KR6T			
Series	**Reflector Finish**	**Flange Finish**	**Options**
KR6T Standard Trim - Reflector attaches to housing with pan head fasteners and keyhole slots	**SSGC** Soft Satin Glow, Clear	**FF** Matches Reflector **WF** White Paint	**WW** Wall Wash



Emergency Backup



* Add 1.5" (38mm) for 60L Initial Delivered Lumens

Housing (Reflector must be ordered separately)								
KR6								
Series	**Size**	**Reflector**	**Initial Delivered Lumens**	**Optic**	**CCT**	**Voltage**	**Controls**	**Options**
KR	**6** 6 inch	**Blank** Round	**9L** 13W, 700 Lumens – 54 LPW **13L** 18W, 1,100 Lumens – 61 LPW **20L** 30W, 1,700 Lumens – 57 LPW **30L** 39W, 2,550 Lumens – 65 LPW **40L** 44W, 3,350 Lumens – 76 LPW **60L** 87W, 5,300 Lumens – 61 LPW - Available on 120V and 277V only	**Blank** 70° Beam Angle	**27K** - 2700K - 9L thru 40L only **30K** 3000K **35K** 3500K **40K** 4000K **50K** 5000K - Available on 40L and 60L only	**120V** 120 Volts **277V** 277 Volts **347V** 347 Volts	**Blank** - For standard control offering refer to control availability chart on page 3 **10V 0/1-10V Dimming** - Refer to control availability chart on page 3	**WD Sunset Dim** - 9L and 13L @ 27K with Triac Dimming only **EB7 Emergency Backup** - Minimum 90 minutes - 120V, 277V only - Minimum operating temperature: 0°C (32°F)

KR6™ LED Specification Downlight – Round 6"

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics, and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIAL

- Low brightness parabolic spun Alzak aluminum cone, 0.06" (2mm) thick with polished radius and continuous self-flange
- Soft Satin Glow Clear finish, standard
- 2" (51mm) aperture throat to accommodate all standard and up to 3" (76mm) thick ceilings and provide flexibility in mounting within grid
- Provided with quick mounting brackets for optional carrying channels
- Light engine, optics, and driver accessible from below ceiling

ELECTRICAL SYSTEM

- **Power Factor:** > 0.9 for 120V and 277V
- **Total Harmonic Distortion:** < 20% at full load
- **Input Power:** 120, 277V, or 347V, 50/60Hz
- **Operating Temperature Range:** -18°C - +40°C (0°F - +104°F); minimum operating temperature with EB7 option is 0°C (32°F)
- **10V Source Current:** 9L & 13L: 0.15mA; 20L-40L: 2.2mA; 60L: 0.11mA

CONTROLS

- For standard control offering refer to control availability chart on page 3
- For use with Class 2 dimming systems only. Reference http://lighting.cree.com/products/indoor/new-construction-downlights/kr-series for recommended dimming controls and wiring diagrams

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for thru-wiring 8#12AWG-90°C
- Suitable for damp locations
- Designed for indoor use
- Thermally protected Type NON-IC in accordance with Article 410 of the NEC and UL 1598
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- EnergyStar® certified with the exception of 9L and 13L. Please refer to https:www.energystar.gov/productfinder/product/certified-light-fixtures/results for most current information
- RoHS compliant. Consult factory for additional details

KR Series Ambient Adjusted Lumen Maintenance[1]						
Ambient	Initial Delivered Lumens	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	9L and 13L	1.05	1.04	1.03	1.03	1.02
	20L and 30L	1.03	0.99	0.94	0.90	0.86
	40L and 60L	1.03	0.96	0.90	0.83	0.77
10°C (50°F)	9L and 13L	1.04	1.03	1.03	1.02	1.02
	20L and 30L	1.02	0.97	0.93	0.89	0.85
	40L and 60L	1.03	0.95	0.88	0.82	0.76
15°C (59°F)	9L and 13L	1.03	1.02	1.02	1.01	1.01
	20L and 30L	1.01	0.96	0.91	0.88	0.84
	40L and 60L	1.02	0.94	0.87	0.81	0.75
20°C (68°F)	9L and 13L	1.02	1.01	1.00	1.00	0.99
	20L and 30L	1.01	0.95	0.90	0.87	0.83
	40L and 60L	1.01	0.93	0.86	0.80	0.74
25°C (77°F)	9L and 13L	1.00	1.00	0.99	0.99	0.99
	20L and 30L	1.00	0.94	0.89	0.86	0.82
	40L and 60L	1.00	0.92	0.85	0.79	0.74
30°C (86°F)	9L and 13L	0.99	0.99	0.98	0.98	0.98
	20L and 30L	0.97	0.93	0.88	0.85	0.81
	40L and 60L	0.98	0.91	0.84	0.78	0.73
35°C (95°F)	9L and 13L	0.98	0.97	0.97	0.97	0.97
	20L and 30L	0.96	0.92	0.87	0.84	0.80
	40L and 60L	0.96	0.90	0.83	0.77	0.72
40°C (104°F)	9L and 13L	0.97	0.96	0.96	0.96	0.95
	20L and 30L	0.95	0.90	0.86	0.83	0.79
	40L and 60L	0.95	0.88	0.82	0.76	0.71

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors.
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip)

Installation

- Recommended ceiling cutout 6.5" (165mm)

Note: 30L and 40L versions require marked spacing: 24" (600mm) x 12" (300mm) x ½" (12mm). 24" (600mm) luminaire to luminaire, 12" (300mm) luminaire to side wall, ½" (12mm) above luminaire
60L versions require marked spacing: 48" (1219mm) x 24" (600mm) x 1" (25mm). 48" (1219mm) luminaire to luminaire, 24" (600mm) luminaire to side wall, 1" (25mm) above luminaire

Wall Wash

Based on KR6-30L-27K-120V 90/KR6T-SSGC-FF-WW Luminaire

Down from Ceiling	2' from Wall				3' from Wall				4' from Wall			
	3' Centers		4' Centers		3' Centers		4' Centers		3' Centers		4' Centers	
	Center Line (FC)	Midpoint (FC)	Center Line (FC)	Midpoint (FC)	Center Line (FC)	Midpoint (FC)	Center Line (FC)	Midpoint (FC)	Center Line (FC)	Midpoint (FC)	Center Line (FC)	Midpoint (FC)
1'	20	20	25	11	10	10	10	7	6	6	5	5
2'	49	40	44	23	27	28	24	19	16	17	13	13
3'	49	44	43	28	29	31	24	22	23	24	18	19
4'	49	51	39	34	30	31	24	23	22	24	18	19
5'	42	44	29	34	34	35	28	27	22	23	18	18
6'	36	36	23	28	34	35	26	28	25	24	20	21
7'	29	30	19	23	31	32	25	26	27	28	22	23
8'	24	25	14	18	27	28	23	23	26	27	21	22
9'	20	22	13	16	24	25	20	20	24	25	20	20
10'	17	18	11	13	20	22	18	18	21	23	18	18

CANOPY

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	24	C

CAN-304-SL-RD-06-E-UL-WH-350-57K

304 Series™

LED Recessed Canopy Luminaire

Product Description

Luminaire housing is constructed from rugged die cast aluminum components (RS Mount) or die cast and extruded aluminum components (RD Mount). LED driver is mounted in a sealed weathertight center chamber that allows for access from below the fixture. Luminaire mounts directly to the canopy deck and is secured in place with die cast aluminum trim frame. Luminaire housing is provided with factory applied foam gasket that provides a watertight seal between luminaire housing and canopy deck. Suitable for use in single or double skin canopies with 16" (406 mm) wide panels. Designed for canopies of 19-22 gauge (maximum 0.040" [1 mm] thickness).
Applications: Petroleum stations, convenience stores, drive-thru banks and restaurants, retail and grocery

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

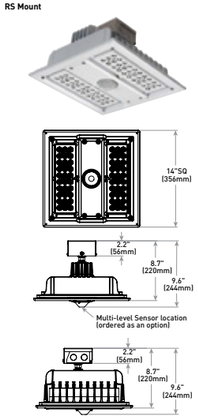
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed
Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

RS Mount



Weight
22.0 lbs. (9.9kg)

Ordering Information

Example: CAN-304-SM-RS-04-E-UL-SV-350

CAN-304				E				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
CAN-304	**SM** Type V Medium **SS** Type V Short **PS** Petroleum Symmetric **SL** Sparkle Petroleum	**RS** Recessed Single Skin **RD** Recessed Double Skin	**04** **06**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700*** 700mA	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - When code dictates fusing use time delay fuse - Refer to FML spec sheet for availability with PML options **PML** Programmable Multi-Level - Refer to FML spec sheet for details **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire

* 60 LED luminaire requires marked spacing: 48" x 24" x 6" (1,219mm x 610mm x 152mm); 48" (1,219mm) center-to-center of adjacent luminaires, 24" (610mm) luminaire center to side building member, 6" (152mm) top of luminaire to overhead building member

304 Series™ LED Recessed Canopy Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- RS Mount luminaire housing is constructed from rugged die cast aluminum and incorporates integral, high performance heatsink fins specifically designed for LED canopy applications
- RD Mount luminaire housing is constructed from rugged die cast aluminum and features high performance extruded aluminum heatsinks specifically designed for LED canopy applications
- LED driver is mounted in a sealed weathertight center chamber that allows for access from below the luminaire
- Field adjustable drive current between 350mA, 525mA and 700mA on Non-IC rated luminaires
- Luminaire housing provided with factory applied foam gasket and provides for a watertight seal between luminaire housing and canopy deck
- Mounts directly to the canopy deck and is secured in place with a die cast aluminum trim frame
- RS mount includes integral junction box which allows ease of installation without need to open luminaire
- Suitable for use in single (RS Mount) or double (RD Mount) skin canopies with 16" (406mm) wide panels
- Designed for canopies of 19-22 gauge (maximum 0.040" [1mm] thickness)
- See 228 Series™ canopy luminaires for canopies using 12" (305mm) deck sections
- 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

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
- Integral weathertight electrical box with terminal strips (12Ga-20Ga) 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 inrush current
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15 standards for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- 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 when ordered with PS or SL optics and 525 or 700mA drive current. Please refer to www.designlights.org/QPL for most current information
- RoHS Compliant. Consult factory for additional details
- Meets Buy American requirements within ARRA
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*							
		Total Current (A)					
LED Count [x10]	System Watts 120–480V	120V	208V	240V	277V	347V	480V
350mA							
04	46	0.39	0.24	0.22	0.21	0.15	0.12
06	69	0.57	0.34	0.30	0.27	0.21	0.16
525mA							
04	71	0.59	0.35	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
700mA							
04	94	0.79	0.46	0.40	0.36	0.28	0.21
06	135	1.14	0.65	0.57	0.50	0.40	0.29

* Electrical data at 25°C (77°F)

304 Series™ Ambient Adjusted Lumen Maintenance[1]					
Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	0.99	0.97	0.95	0.93
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.91
20°C (68°F)	1.01	0.96	0.94	0.92	0.90
25°C (77°F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip)

AREA

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	7	B4

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

	5	B5

ARE-EDG-4MB-DA-02-E-UL-WH-350-57K

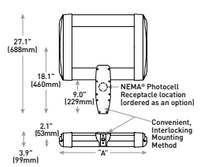
Cree Edge™ Series

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, weathertight 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 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

DA Mount



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	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

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 http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK **Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	**Backlight Control Shields** XA-20BLS-4 - Four-pack - Unpainted stainless steel

Ordering Information

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

Product	Optic			Mounting*	LED Count (x10)	E Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/Partial BLS **3M** Type III Medium	**3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm	**02** **04** **06** **08** **10** **12** **14** **16**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse **HL Hi/Low (Dual Circuit Input)** - Refer to HL-Series sheet for details - Sensor not included **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt **P Photocell** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only **PML Programmable Multi-Level, 20-40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **R NEMA® Photocell Receptacle** - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for availability with ML options **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire
FLD-EDG	**25** 25° Flood **40** 40° Flood	**70** 70° Flood **SN** Sign	**N6** NEMA® 6	**AA** Adjustable Arm **SA** Side Arm - Available with 20-60 LEDs						

* Reference EPA and pole configuration suitability data beginning on page 19

US: lighting.cree.com T (800) 236-6800 F (262) 504-5415

Rev. Date: V7 R1 10/02/2018

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Cree Edge™ LED Area/Flood Luminaire

Product Specifications

CONSTRUCTION & MATERIALS
- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight 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 3-6" (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 weathertight electrical box with terminal strips (12Ga–20Ga) 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 inrush current
- **Maximum 10V 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
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards 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 https://www.designlights.org/search/ for most current information
- Meets Buy American requirements within ARRA
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*							
LED Count (x10)	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
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	0.34	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	1.94	1.12	0.98	0.87	0.68	0.50
16	263	2.21	1.27	1.11	0.97	0.77	0.56
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	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

Cree Edge™ Series Ambient Adjusted Lumen Maintenance[1]					
Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

[1] Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors.
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DDUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DDUT) i.e. the packaged LED chip)

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Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

WALL MOUNTED

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	8	W1

SEC-EDG-3M-WM-04-E-UL-WH-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, weathertight 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 uplight 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 http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed		
Bird Spikes XA-BRDSPK	**Beauty Plate** WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

Product	Optic	Mounting	LED Count (x10)	E Series	Voltage	Color Options	Drive Current	Options
SEC-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2S** Type II Short **2SB** Type II Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** **04** **06** **08** **10** **12**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA -Available with 20-80 LEDs **700** 700mA -Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to PML spec sheet for availability with PML options - Available for U.S. applications only - When code dictates fusing, use time delay fuse **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications with 0° tilt - Available only with 20 LEDs and UL voltage - May only be combined with F option with 525mA drive current - Not available with other options **P Photocell** - Must specify UL or 34 voltage **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Intended for downlight applications with 0° tilt **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire

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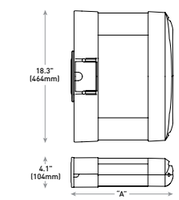
Rev. Date: V5 01/09/2019

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Cree Edge™ LED Security Wall Pack Luminaire



LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	22 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

Product Specifications

CONSTRUCTION & MATERIALS
- Slim, low profile design
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications
- Housing is rugged aluminum
- Furnished with low copper, light weight mounting box designed for installation over standard and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Allows mounting for uplight or downlight
- Designed and approved for easy through-wiring
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimensions and Weight Chart on page 1

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
- Integral weathertight J-Box with leads (wire nuts) for easy power hook up
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20LED (525 & 700 mA) and 40-120 LED: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529 when ordered without P, PML or ML options
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- 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 https://www.designlights.org/search/ for most current information
- Meets Buy American requirements within ARRA
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*							
LED Count (x10)	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	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
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	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

Cree Edge™ Series Ambient Adjusted Lumen Maintenance[1]					
Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DDUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DDUT) i.e. the packaged LED chip)

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WALL MOUNTED

SYMBOL:	QTY:	LABEL:
	2	S1

FCWS7170-XXX-35K-2500-CRI85-XX-D

FC LIGHTING

FCWS7170

ADA

Date:	Approved:
Type:	
Fixture:	
Project:	

FCWS7170 Exterior Decor fixture is an IP67 rated, ADA compliant, easy to maintain fixture that has impact resistant lens and face options to meet the design requirements of your building.

SPECIFICATIONS

PHYSICAL	
lengths/dimensions [LxDxH]	**fixture:** 24" H x 7.25" W x 4" D
weight	9.25 lbs
housing	marine grade, corrosion resistant, heavy guage aluminum
lens	impact resistant, UV stabilized, opal, polycarbonate diffuser
mounting	mounts directly to standard junction box; masonry applications use four (4) 0.25" x 0.75" screws with lead anchors (fasteners not included, j-box by others)
ingress protection	IP67 : dry, damp or wet locations with neoprene continuous closed cell gasket to seal out contaminants
finish	six stage chemical iron phosphate substrate pre-treatment process for a UV stable, super durable standard polyester powder coat

PERFORMANCE					
color temperature	2700K	3000K	3500K	4000K	
lumen output	1200 lm | 1800 lm | 2500 lm | 3800 lm | 5100 lm | 9555 lm				
lifetime	> 70,000 hours / L70 or better				
color consistency	Step 3 McAdams Ellipse / **standard:** CRI ≥ 85 | **optional:** CRI ≥ 90 CRI				
temperature	**operating:** -13°F to 104°F (-25°C to 40°C) | **start up:** -13°F to 104°F (-25°C to 40°C) | **storage:** -40°F to 176°F (-40°C to 80°C)				
junction temperature	73°C @ Tª 25°C				
warranty	5 year limited warranty (refer to website for details)				

NON-LED	
CFL	**socket:** PL: four pin plug-in type compact fluorescent lamp holder (lamp by others)
ballast	**ballast:** fluorescent electronic, UL listed ballast standard

ELECTRICAL	
input voltage	Universal 120-277VAC I optional: 347VAC (integral)
power supply	Integral Class II, electronic, high power factor > 94% @120V
certifications	ETL / cETL Listed, CEC Title 24 JA8 compliant / ADA compliant
standards	UL 1598 / CSA C22.2 No. 250.0 - Class II / IES LM-79 / LM-80
power consumption	79W @ 120V - 277V (maximum)
dimming interface	**standard:** 0-10V (1%) I **optional:** ELV (120V only)/DMX (remote only)/DALI (integral)

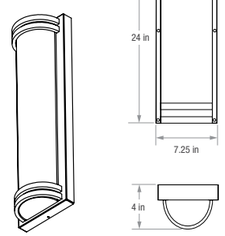
Expanded Disclaimer: Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting and Solid State Luminaires reserves the right to change lab test details or specifications without notice. Product use certifies agreement to Solid State Luminaires terms and conditions. FCW & FCWS Series fixtures are engineered and produced in our Illinois manufacturing facility.

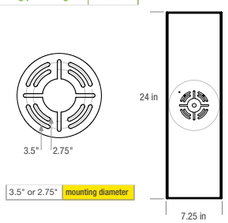
FCWS7170

Dimensions

PRODUCT DIMENSIONS - STANDARD PRODUCT	
height	24" H
width	7.25" W
depth	4" D

MOUNTING - *j-box sold by others*	
mounting plate width	7.25" W
mounting plate height	24" H

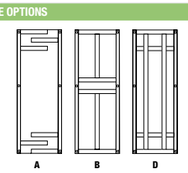




j-box mounting plate: mounts flush to surface and is included with fixture

FACE OPTIONS

A
B
D



WALL MOUNTED

SYMBOL:	QTY:	LABEL:
	2	S2

FCWS7168-UNV-35K-2500-CRI85-XX-D

FC LIGHTING

FCWS7168

ADA

Date:	Approved:
Type:	
Fixture:	
Project:	

FCWS7168 Exterior Decor fixture is an IP67 rated, ADA compliant, easy to maintain fixture that has impact resistant lens and face options to meet the design requirements of your building.

This product has Quick Ship options available. Click to view the FCSSL Quick Ship catalog.

SPECIFICATIONS

PHYSICAL	
lengths/dimensions [LxDxH]	**fixture:** 18.5" H x 7.25" W x 4" D
weight	7.5 lbs
housing	marine grade, corrosion resistant, heavy guage aluminum
lens	impact resistant, UV stabilized, opal, polycarbonate diffuser
mounting	mounts directly to standard junction box; masonry applications use four (4) 0.25" x 0.75" screws with lead anchors (fasteners not included, j-box by others)
ingress protection	IP67 : dry, damp or wet locations with neoprene continuous closed cell gasket to seal out contaminants
finish	six stage chemical iron phosphate substrate pre-treatment process for a UV stable, super durable standard polyester powder coat

PERFORMANCE					
color temperature	2700K	3000K	3500K	4000K	
lumen output	1200 lm | 1800 lm | 2500 lm | 4000 lm | 6200 lm				
lifetime	> 70,000 hours / L70 or better				
color consistency	Step 3 McAdams Ellipse / **standard:** CRI ≥ 85 | **optional:** CRI ≥ 90 CRI				
temperature	**operating:** -13°F to 104°F (-25°C to 40°C) | **start up:** -13°F to 104°F (-25°C to 40°C) | **storage:** -40°F to 176°F (-40°C to 80°C)				
junction temperature	73°C @ Tª 25°C				
warranty	5 year limited warranty (refer to website for details)				

NON-LED	
CFL	**socket:** PL: four pin plug-in type compact fluorescent lamp holder (lamp by others)
ballast	**ballast:** fluorescent electronic, UL listed ballast standard

ELECTRICAL	
input voltage	Universal 120-277VAC I optional: 347VAC (integral)
power supply	Integral Class II, electronic, high power factor > 94% @120V
certifications	ETL / cETL Listed, CEC Title 24 JA8 compliant / ADA compliant
standards	UL 1598 / CSA C22.2 No. 250.0 - Class II / IES LM-79 / LM-80
power consumption	49W @ 120V - 277V (maximum)
dimming interface	**standard:** 0-10V (1%) I **optional:** ELV (120V only)/DMX (remote only)/DALI (remote only)

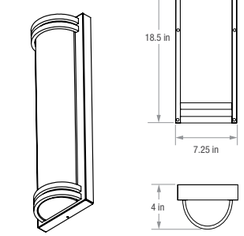
Expanded Disclaimer: Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting and Solid State Luminaires reserves the right to change lab test details or specifications without notice. Product use certifies agreement to Solid State Luminaires terms and conditions. FCW & FCWS Series fixtures are engineered and produced in our Illinois manufacturing facility.

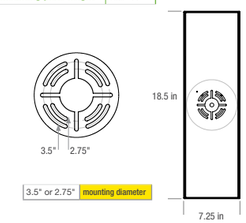
FCWS7168

Dimensions

PRODUCT DIMENSIONS - STANDARD PRODUCT	
height	18.5" H
width	7.25" W
depth	4" D

MOUNTING - *j-box sold by others*	
mounting plate width	7.25" W
mounting plate height	18.5" H

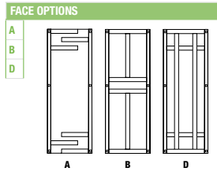


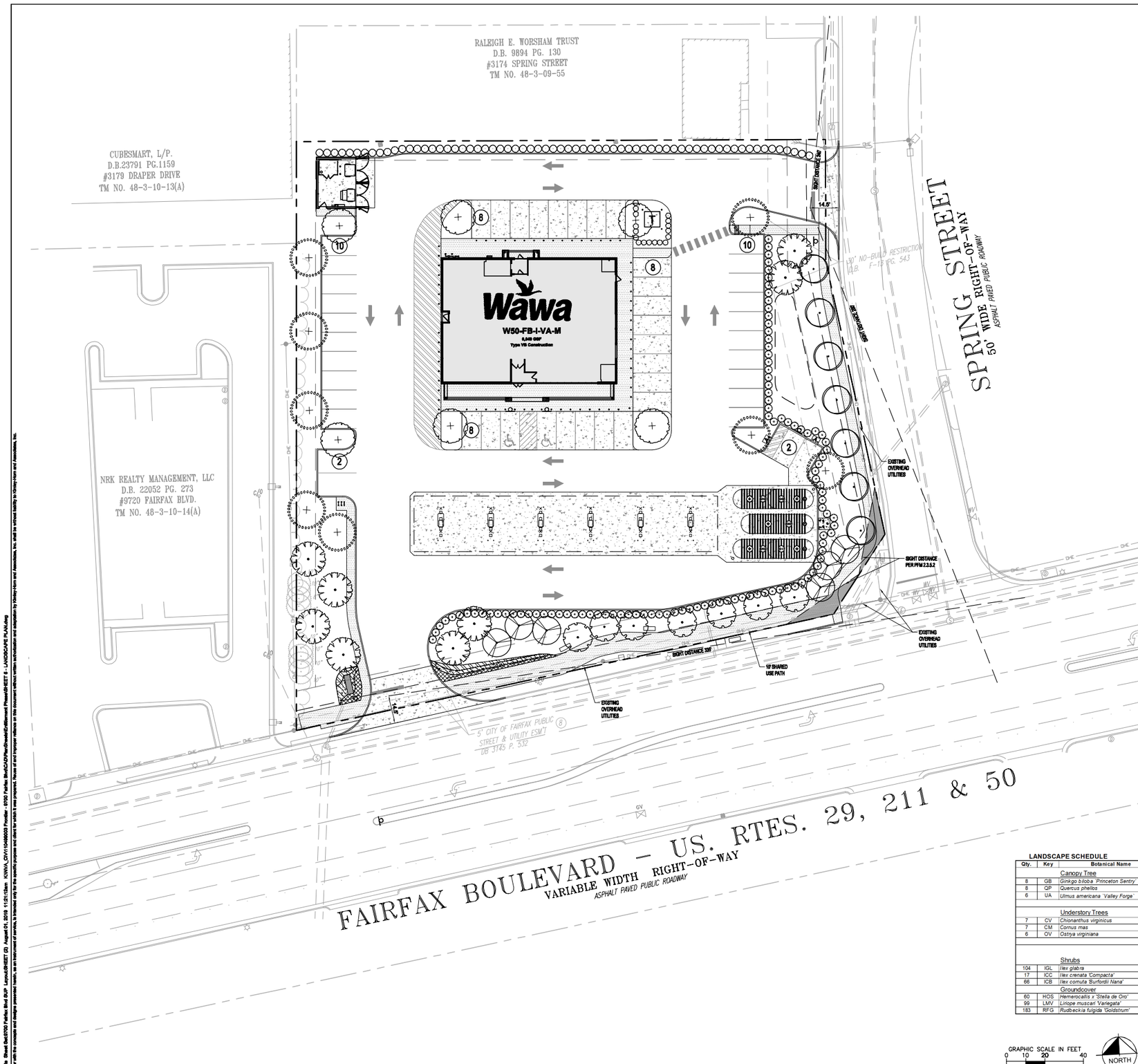


j-box mounting plate: mounts flush to surface and is included with fixture

FACE OPTIONS

A
B
D





PLANT SCHEDULE

REFER TO LANDSCAPE SCHEDULE FOR ADDITIONAL INFORMATION

TREES	CODE	BOTANICAL NAME	COMMON NAME
	GB	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo
	QP	Quercus phellos	Willow Oak
	UV	Ulmus americana 'Valley Forge'	American Elm

UNDERSTORY TREES	CODE	BOTANICAL NAME	COMMON NAME
	CV	Chionanthus virginicus	White Fringetree
	CM	Cornus mas	Cornelian Cherry Dogwood
	OV	Ostrya virginiana	Eastern Hophornbeam

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	ICB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly
	ICC	Ilex crenata 'Compacta'	Dwarf Japanese Holly
	IGL	Ilex glabra	Inkberry Holly

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	HOS	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
	LMV	Liriope muscari 'Variegata'	Variegated Lily Turf
	RFG	Rudbeckia fulgida 'Goldstrum'	Coneflower

NOTES:

- DETAILED LANDSCAPE PLANTINGS, HARDSCAPE DESIGN AND LIGHTING INFORMATION WILL BE PROVIDED AT THE TIME OF SITE PLAN
- TRANSFORMER WILL BE SCREENED IN ACCORDANCE WITH SECTION 4.5.8.C OF THE ZONING ORDINANCE. FINAL DESIGN TO BE DETERMINED AT THE TIME OF SITE PLAN

TRANSITIONAL YARDS

Per Zoning Code 4.5.5

Proposed Development District: **Commercial Retail**

Location	Adjacent Development District	Width	Transitional Yard Required
North Boundary	Industrial Heavy		None
East Boundary	Industrial Heavy / Commercial Retail		None
South Boundary	Commercial Retail		None
West Boundary	Industrial Heavy / Commercial Retail		None

STREET TREES

Per Zoning Code 4.5.6.B

Number of Street Trees Required (1 per 40 LF)	*Length*	*Trees*
Fairfax Boulevard	273 LF	7
Spring Street	213 LF	6
Trees Provided		
Fairfax Boulevard		7 *(note 1&2)*
Spring Street		7 *(note 1)*

Note:
1. Overhead utilies lines are present along Fairfax Blvd and Spring St., per the City of Fairfax Design Guidelines Appendix 3.8, understory trees have been provided.
2. Street trees along Fairfax Boulevard are located behind the 10' shared use path to maintain safe sight triangles per Sec. 4.5.6.B.2.

INTERIOR PARKING LANDSCAPING

Per Zoning Code 4.5.7.D

Number of Parking Spaces Provided	50
Trees Required *(1 per 10 parking spaces)*	5
Trees Provided:	10

Note:s

1. All portions with frontage along a public right of way shall be screened with a continuous hedge, 30" min at time of planting per Zoning Code 4.5.7.C.1

TREE CANOPY TABULATIONS

Per Zoning Code 4.5.6.A

Site Area	79,290 SF
Development District: Commerical Retail	
Tree Canopy Required *(10% required)*	7,929 SF
Total Canopy Provided	**8,000 SF**

LANDSCAPE SCHEDULE

Qty.	Key	Botanical Name	Common Name	Size	Type	Remarks	10 Yr. Canopy	
		Canopy Tree						
8	GB	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo	3.5" Cal.	B & B	Uniform branching pattern	250	2,000
8	QP	*Quercus phellos*	Willow Oak	3.5" Cal.	B & B	Uniform branching pattern	250	2,000
6	UA	*Ulmus americana 'Valley Forge'*	American Elm	3.5" Cal.	B & B	Uniform branching pattern	250	1,500
							Canopy Trees Subtotal:	***5,500***
		Understory Trees						
7	CV	*Chionanthus virginicus*	White Fringetree	3.5" Cal.	B & B	Uniform branching pattern	125	875
7	CM	*Cornus mas*	Cornelian Cherry Dogwood	3.5" Cal.	B & B	Uniform branching pattern	125	875
6	OV	*Ostrya virginiana*	Eastern Hophornbeam	3.5" Cal.	B & B	Uniform branching pattern	125	750
				3.5" Cal.			***Understory Trees Subtotal:***	***2,500***
							Total (s.f.)	**8,000**
		Shrubs						
104	IGL	*Ilex glabra*	Inkberry Holly	36" Ht.	Cont.	Mature, well-rooted		
17	ICC	*Ilex crenata 'Compacta'*	Dwarf Japanese Holly	30" Ht.	Cont.	Mature, well-rooted		
66	ICB	*Ilex cornuta 'Burfordii Nana'*	Dwarf Burford Holly	24" Ht.	Cont.	Mature, well-rooted		
		Groundcover						
60	HOS	*Hemerocallis x 'Stella de Oro'*	Stella de Oro Daylily	1 gal	Cont.			
99	LMV	*Liriope muscari 'Variegata'*	Variegated Lily Turf	2 gal	Cont.			
183	RFG	*Rudbeckia fulgida 'Goldstrum'*	Coneflower	4" pot	Cont.			

GRAPHIC SCALE IN FEET 0 10 20 40

NORTH

No.	REVISIONS	DATE	BY

Kimley»Horn

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COMMONWEALTH OF VIRGINIA
W. Davis Walker
Lic. No. 0406001891
07/23/2019
LANDSCAPE ARCHITECT

KHA PROJECT 110496003
DATE 07/23/2019
SCALE AS SHOWN
DESIGNED BY WDW
DRAWN BY WDW
CHECKED BY WDW

CONCEPTUAL LANDSCAPE PLAN

WAWA 9700 FAIRFAX BLVD
PREPARED FOR
FRONTIER DEVELOPMENT

CITY OF FAIRFAX VIRGINIA

SHEET NUMBER
5

file: Sheet Set\9700 Fairfax Blvd SUP Layouts\SHEET (2) August 01, 2019 11:31:01am K:\VA_CITY\110496003 Frontier - 9700 Fairfax Blvd\CAD\Plan\Grading\Landscape Plans\SHEET 5 - LANDSCAPE PLAN.dwg
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GDP/SUP Plat Landscape Plan

ATTACHMENT 4

Adopted: 6/19/19

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ARCHITECTURAL REVIEW
CITY OF FAIRFAX
CITY HALL, FAIRFAX, VIRGINIA
June 5, 2019

Members Present: Vice Chair Marie Cox, Paul Cunningham, Robert Kalmin, Robert Beaty, James Schroeder

Member(s) Absent: Chair Ryan Horner, Jagdish Pathela

Staff Present: Tommy Scibilia, Planner

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

1. Discussion of Agenda

MR. CUNNINGHAM MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. BEATY, WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0.

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

No comments.

3. Consideration of the meeting minutes of May 15, 2019

MR. KALMIN MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MR. SCHROEDER, WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0*.

***NOTE:** At the June 19, 2019 BAR meeting, Ms. Cox stated for the record that she should have abstained from voting on this item because she was not in attendance for the May 15, 2019 meeting.

4. Consideration of the request of applicant Hang Zheng for signage in the Old Town Fairfax Historic Overlay District on a property located at 10427 North Street, BAR-19-00186.

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

Board, staff, and applicant comments

Mr. Kalmin and Ms. Cox asked whether the wall-mounted channel letters would be projecting from the wall surface.

Bryan Santos, representative of the applicant, stated that the channel letters would project four inches from the face of the sign band.

Mr. Kalmin asked whether the signage would be illuminated in any way.

Staff stated that it would not.

Mr. Beaty asked whether the only letters proposed to be maximum 14 inches in height would be "CPA".

Mr. Santos confirmed this.

Mr. Cunningham asked what the clearance beneath the projecting hanging sign would be.

Mr. Santos stated that this had not been measured, but that it would not be able to be touched by passersby.

Staff added that this dimension would be required and considered by Zoning staff during review of the sign permit application.

Mr. Kalmin stated that as long as the signage is zoning compliant, he is supportive of the proposal.

Ms. Cox asked for clarification on the channel letter diagram.

Mr. Santos explained that the standoff in the diagram is the piece of the sign that holds the acrylic faces to the aluminum channel, and that it allows the acrylic faces to be changed without having to fully remove the signs from the wall.

Mr. Cunningham asked whether the applicant was amenable to the repair work to the sign bands as a condition of approval as recommended by staff.

Mr. Santos said that this would not be a problem.

Public comments

No comments.

MR. BEATY MADE A MOTION TO APPROVE THE REQUEST OF HANG ZHENG FOR SIGNAGE IN THE OLD TOWN FAIRFAX HISTORIC OVERLAY DISTRICT ON A PROPERTY LOCATED AT 10427 NORTH STREET, BAR-19-00186, WITH THE FOLLOWING CONDITIONS:

1. Any signage not included in the review materials for this request must receive separate approvals prior to installation.
2. The applicant shall receive all required Zoning and Code Administration approvals prior to commencement of work.
3. All sign bands shall be patched and repaired to minimize the appearance of holes from previous signage prior to commencement of work.

4. 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.

SECONDED BY MR. KALMIN.

Discussion of the motion

No comments.

Ms. Cox called for a voice vote.

THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0.

5. **Consideration of the request** of Sean Porter, representative of applicant Monica Downs, for a building addition and site improvements on a property located at 10100 Main Street, case number BAR-19-00341.

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

Board, staff, and applicant comments

Mr. Beaty asked for clarification on the parts of the renovation to the building and site changes that would be within the Board's purview, asking specifically whether the items they should be discussing would include the fence and rubber mats of the play area, and the portions of the east addition visible from the right-of-way.

Staff confirmed that that was correct.

Mr. Cunningham asked about where new doors were proposed and about exterior access to the two play areas.

Staff stated that there were two entrances proposed for access to the south play area on the east elevation, and one entrance for access to the north play area from the addition. Staff added that they failed to include the proposed doors in the staff report presentation.

Ms. Cox added that the floor plan included with the staff report materials showed a gate on the south end of the fence for the south play area.

Mr. Cunningham stated that he believed bollards would be a needed safety feature and asked for clarification on where on site they would be placed.

Mr. Porter stated that the exact placement had not yet been determined, but that there are licensing requirements from the state for the number, placement, and resistance, and that these requirements

would be met. He added that the bollards would be a steel tube filled with concrete with an outer plastic sleeve.

Mr. Cunningham asked whether the remaining portion of the drive through aisle was proposed to be used for parking or some other type of access.

Mr. Porter stated that these areas may potentially be used for emergency and delivery vehicle parking but would not be used for long-term parking.

Mr. Kalmin stated that he had safety concerns related to the fencing material and points of ingress and egress to the play areas.

Staff explained that the applicant originally proposed a white vinyl board-on-board fence but that staff encouraged them to revise it so that views to the addition would be preserved.

Mr. Porter explained that the play area gate would be controlled and alarmed for safety. He stated that due to state requirements, only one class of students would be allowed to use the outdoor space at a time, and that because the gate would also be designed to state requirements, that emergency egress would not be a concern. He added that the fence would be six feet and tall enough that toddlers utilizing the play area would not be able to climb out.

Alex Downs, representative of the applicant, added that the applicant was amenable to adding a gate to the north play area.

Ms. Cox asked why the BAR was reviewing the color of the play mats, and stated that she did not believe it was appropriate for the Board to be making that decision because it would not be visible from the right-of-way.

Staff stated that the BAR could add a condition to specify the color of the mats if there was a preference, but that this was not necessary.

Mr. Cunningham stated that one color of outdoor rubber play mat would be boring, and that a mix of colors would be better and should be left to the discretion of the applicant.

Ms. Cox asked whether the applicant had been given information on the brick approved for use on the existing building in 2005, stating that this could be used as a means of finding a more precise match.

Staff stated that that information had not been shared with the applicant but that it could be.

Mr. Kalmin stated that dye lots for bricks change over time and so color can be matched closely but may not be able to be exactly matched, but that the brick sizes are standard and should be matched exactly.

Mr. Porter stated that due to the aging of the materials, his preference is to do field matching. He stated that they use Potomac Valley Brick as a masonry consultant and that they helped the applicant select a brick and cast stone that match what is existing on the building.

Ms. Cox stated that she understood the aging concerns for the mortar and cast stone, but that brick does not age as rapidly, and because the brick is relatively new on this building, there should be an attempt to match it exactly with the same manufacturer.

Staff stated that they would pass along that information to the applicant.

Mr. Schroeder asked for a description of the new doors proposed.

Mr. Porter stated that they would be single French doors with transoms to fill in the space of existing windows on the east façade.

Public comments

No comments.

MR. KALMIN MADE A MOTION TO APPROVE THE REQUEST OF SEAN PORTER, REPRESENTATIVE OF APPLICANT MONICA DOWNS, FOR A BUILDING ADDITION AND SITE IMPROVEMENTS ON A PROPERTY LOCATED AT 10100 MAIN STREET, CASE NUMBER BAR-19-00341, WITH THE FOLLOWING CONDITION:

1. 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.

SECONDED BY MR. BEATY.

Discussion of the motion

MR. CUNNINGHAM PROPOSED AN AMENDMENT TO THE MOTION, TO ADD A SECOND CONDITION:

2. Bollards shall be installed outside the fence to the north and south of the outdoor play areas.

MR. KALMIN AGREED TO THE AMENDMENT.

MS. COX PROPOSED AN AMENDMENT TO THE MOTION, TO ADD A THIRD AND FOURTH CONDITION:

3. The materials and construction details of the doors shall be reviewed and approved by planning staff to ensure they match the style and material of the windows and other building materials.
4. Any additional landscaping that is provided shall be reviewed and approved by planning staff prior to installation.

MR. KALMIN AGREED TO THE AMENDMENT.

Ms. Cox called for a voice vote.

THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0.

6. **Work Session** with Robert D Brant, representative of applicant 9700 Fairfax Boulevard LLC, to discuss construction of a gas station, convenience store, and site improvements on a property located at 9700 Fairfax Boulevard.

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

Board, staff, and applicant comments

Mr. Cunningham stated that he believed the site layout would be efficient for circulation and was consistent with the site layout of nearby development and other gas stations, although consideration should be given to whether the proposed landscaping would screen the building from view in the right-of-way.

Mr. Brant addressed the Board and made the following remarks:

- This would be the first Wawa in the City and one of the first in the region.
- The applicant has received generally positive feedback from the Planning Commission and City Council on the proposal.
- The land use application was filed in early May, but the elevations were not included in the submission materials so that the BAR would be the first review body to see the architecture.
- The applicant had explored alternate site layouts, including orienting the building closer to Fairfax Boulevard and the canopy along Spring Street, but that the current proposed layout was the most feasible for circulation.
- The proposal would increase the amount of pervious surface and landscaping on this site.
- The use is consistent with the Comprehensive Plan's vision for the City.

Mr. Beaty stated that he believed the proposal would be a great improvement to the property, but agreed that the applicant should continue to explore ways to locate the building closer to Fairfax Boulevard. He added that he would like to see a building elevation with the fuel pump canopy superimposed to see how they would look in context with one another.

Mr. Cunningham asked how the signage would work in context with the site design and with all of the proposed landscaping along the property frontage.

Mr. Cunningham stated that this use will be more economically viable than the existing use and will be popular, so it is especially important that it look nice. This should set a design quality precedent for this part of the City. He added that in the next round of submissions he would like to see perspective renderings of the entire development.

Jeb Bell of Wawa, representative of the applicant, stated that the fuel station canopy would be sloped toward Fairfax Boulevard and would more or less align with sight lines to preserve views past to the building.

Mr. Cunningham asked for clarification on the types of trees proposed along the Fairfax Boulevard frontage and what the canopy and foliage would look like.

Chris Howell of Kimley Horn, representative of the applicant, stated that the final species had not yet been selected but he believed it was the applicant's desire to have trees with higher canopies to preserve views to the site.

Mr. Cunningham stated that he liked the proposed design of the dumpster and tool shed enclosure.

Mr. Kalmin stated that he believe the proposed site plan would work well for vehicle circulation, but that it does not conform to the Design Guideline goals for the Architectural Control Overlay District. He agreed with Mr. Cunningham that perspective renderings would be helpful.

Mr. Schroeder stated that he believed the proposal would be an overall improvement but wondered how visible the site and structures would be to westbound traffic.

Ms. Cox made the following remarks:

- Although land use is not in the BAR's purview, does not believe a gas station is an appropriate use for this part of the City. This area has many gas stations already, and this proposal is not pedestrian friendly as called for in the Comprehensive Plan and the Design Guidelines.
- Will not be recommending for approval without first seeing alternate site layouts that prove that orienting the convenience store building closer to Fairfax Boulevard will not be the best use of the space.
- The canopy seems very large in scale, and would like to know how it compares to the convenience store building and other gas station canopies in the City.

Mr. Brant stated that fuel sales are only a portion of the services Wawa offers, that it is as much a retail use as a fuel sales use. He added that the pedestrian realm would be enhanced with the addition of a new sidewalk along Spring Street.

Mr. Kalmin asked whether it was the City's prediction that this part of the City would transition from industrial to commercial in character moving forward.

Staff stated that they did not know.

7. Staff Report

Staff discussed administrative approvals since the last meeting:

- Victorian Square monument sign – 10381 Main Street

Staff discussed open administrative applications under review:

- Composting station screening at City Hall – 10455 Armstrong Street
- Community garden and restroom pad at Kutner Park – 3901 Jermantown Road

Staff asked for Board member availability for upcoming meetings on June 19 and July 3.

- Mr. Kalmin stated that he would not be available for the July 3 meeting.

Staff gave a brief overview of the Virginia Cultural Resources Information System (VCRIS) and additions being made to it of three buildings in the City soon to be eligible for listing on the National and State Registers of Historic Places based on the year they were built:

- Fairfax Christian Church – 410185 Main Street
- Fairfax Dental Center – 4000 Virginia Street
- Willow Wood Plaza – 10300 Eaton Place

Staff discussed BAR training for 2019.

8. Closing Board Comments

Mr. Cunningham briefly discussed the Downtown Visioning Committee, on which Mr. Horner is currently serving as the representative to the BAR, and which will be making recommendations on a forthcoming small area plan for the City.

9. Adjournment

Meeting adjourned at 8:47 p.m.

ATTEST:_____
Tommy Scibilia, Secretary