SPECIAL USE PERMIT AND SPECIAL EXCEPTIONS
FOR
DUNKIN DONUTS
9550 FAIRFAX BLVD.
CITY OF FAIRFAX, VIRGINIA

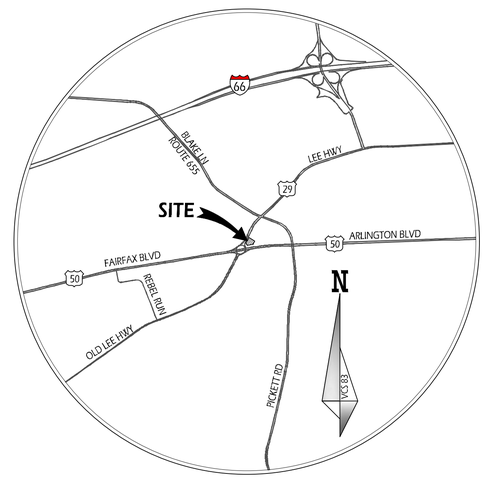
GENERAL NOTES

1. THIS SITE IS ADDRESSED AS 9550 FAIRFAX BLVD AND IS LOCATED ON CITY OF FAIRFAX TAX MAP 48 3 06 006 A. THE SITE IS ZONED CR AND IS CURRENTLY OWNED BY MARGARET S.F. DAVENPORT, LLC.
2. BOUNDARY SURVEY COMPLETED BY NXL CONSTRUCTION SERVICES, INC , DATED NOVEMBER 21, 2018.
3. FIELD RUN TOPOGRAPHIC SURVEY COMPLETED AT 1 FT CONTOUR BY NXL CONSTRUCTION SERVICES, INC , DATED NOVEMBER 21, 2018.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
5. EXISTING USE: FAST-FOOD RESTAURANT
6. PROPOSED USE: FAST-FOOD RESTAURANT WITH DRIVE-THROUGH
7. THE EXISTING DEVELOPMENT IS SERVED VIA PUBLIC WATER AND PUBLIC SEWER.
8. THE LANDSCAPING, DRIVES, AND PARKING SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
9. THE SITE IS LOCATED IN ZONE 'X' AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 5155240003D, WITH AN EFFECTIVE DATE OF JUNE 2, 2006.
11. THERE ARE NO KNOWN UNDERGROUND UTILITY EASEMENT HAVING A WIDTH OF 25' OR GREATER CONTAIN ON SITE.
12. DEVELOPMENT IS SCHEDULED TO COMMENCE ONCE SITE PLAN APPROVAL IS OBTAINED AND WILL CONTINUE UNTIL COMPLETED IN A SINGLE PHASE.
13. THIS DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS UNLESS WAIVED OR MODIFIED.
14. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 4 OF THE ZONING ORDINANCE, AND SHALL BE PROVIDED AS SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE MODIFIED SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATIONS AND THE AMOUNT OF LANDSCAPING ARE NOT DIMINISHED.
15. THIS DEVELOPMENT IS NOT ADJACENT TO A RESIDENTIAL DISTRICT AND THEREFORE BULK REQUIREMENTS ARE NOT APPLICABLE (Z.O. 3.6.2)

LEGEND

EXISTING INTERMEDIATE CONTOUR
EXISTING INDEX CONTOUR
PROPOSED CONTOUR
LIMITS OF CLEARING AND GRADING
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
OVERLAND RELIEF
EXISTING EDGE OF PAVEMENT
PROPOSED EDGE OF PAVEMENT
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
TRANSITION FROM CG-6 TO CG-6R
EXISTING FENCELINE
PROPOSED FENCE LINE
PROPERTY LINE
PROPOSED LOT LINE
EASEMENT LINE
CENTERLINE
BENCHMARK
EXISTING TREE DRIP LINE
EXISTING TREE
PROPOSED TREE
HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STD RAMP CONSTRUCTION
TEST PIT LOCATION
BORING LOCATION
VEHICLES PER DAY COUNT
PROPOSED BUILDING ENTRANCE
PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES
PROPOSED STREET NAME SIGN
TYPICAL SIGN
LOADING SPACE
WHEELSTOP

EXISTING UTILITY POLE
EXISTING POWER POLE
TRANSFORMER
EXISTING STORM SEWER
PROPOSED STORM SEWER
PROPOSED STORM STRUCTURE IDENTIFIER
EXISTING SANITARY SEWER
EXISTING SANITARY MANHOLE IDENTIFIER
PROPOSED SANITARY SEWER
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SANITARY STRUCTURE IDENTIFIER
PROPOSED SANITARY LATERAL CLEANOUT
PRIVATE WATERLINE
EXISTING WATERLINE W/ TEE
PROPOSED WATERLINE W/ TEE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING WATER VALVE
PROPOSED WATER VALVE
PROPOSED WATER METER
EXISTING REDUCER
PROPOSED REDUCER
EXISTING OVERHEAD WIRE
EXISTING OVERHEAD ELECTRIC
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE LINE
EXISTING GAS LINE
EXISTING GAS MANHOLE
EXISTING GAS VALVE
EXISTING LIGHT POLE
PROPOSED SITE LIGHTS
PROPOSED CONCRETE
PROPOSED STRIPING
PROPOSED ORDER STATION W/ MENU BOARD
PROPOSED BIKE RACK



VICINITY MAP
SCALE: 1"=2,000

LAND USE ATTORNEY
SARA MARISKA
ODIN, FELDMAN & PITTLEMAN, P.C.
1775 WIEHLE AVENUE, SUITE 400
RESTON, VIRGINIA 20190
(703) 218-2146

APPLICANT
VIGARIO MANAGEMENT CORP
7413 SUDLEY ROAD
MANASSAS, VIRGINIA 20109
CONTACT: ANDY CABRAL
(240) 481-5441

SURVEYOR
NXL CONSTRUCTION SERVICES, INC
114 EAST CARY STREET, SUITE 200
RICHMOND, VIRGINIA 23219
(804) 644-4600

OWNER - PARCEL 48 3 06 006 A
MARGARET S.F. DAVENPORT, LLC
130 ROYALL STREET, SUITE 100
CANTON, MASSACHUSETTS 02021

CIVIL ENGINEER
SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VIRGINIA 20151
(703) 956-6204

ZONING & AREA TABULATION

TOTAL SITE AREA	= 33,287 SF (0.7642 AC)
EXISTING ZONING	= CR
EXISTING USE	= RESTAURANT
PROPOSED USE	= RESTAURANT W/ DRIVE-THROUGH ACCESSORY USE
MAXIMUM FLOOR AREA RATIO (FAR)	= 0.60 (19,972 SF.)
EXISTING GROSS FLOOR AREA	= 1,764 SF
EXISTING FLOOR AREA RATIO (FAR)	= 1,764 SF / 33,287 SF = ±0.05
MAXIMUM BUILDING HEIGHT	= 60 FT.
EXISTING BUILDING HEIGHT	= ±30 FT.
MINIMUM YARD REQUIREMENTS	FRONT : 20' SIDE (STREET): 10' SIDE (INTERIOR): 10'
PROVIDED YARD REQUIREMENTS	FRONT : 20' SIDE (STREET): 10' SIDE (INTERIOR): 10'
MINIMUM LOT AREA	= 20,000 SF
MINIMUM OPEN SPACE	= 15%
PROPOSED OPEN SPACE	= ± 47% (± 15,597 SF)
MAXIMUM LOT COVERAGE	= 85%
PROVIDED LOT COVERAGE	= 57% (± 18,974 sf)
BULK REQUIREMENTS	= NONE*

*DEVELOPMENT IS NOT ADJACENT TO A RESIDENTIAL DISTRICT (Z.O.3.6.2)

PARKING SPACE TABULATION

PARKING REQUIRED:
1 SPACE PER 200 SQ. FT OF FLOOR SPACE
1,764 / 200 = 9 SPACES

REQUIRED HANDICAP ACCESSIBLE SPACES = 1 SPACE

PARKING PROVIDED:
SURFACE SPACES (1 SPACE PER 200 SQ FT OF FLOOR SPACE) = 15 SPACES
HANDICAP ACCESSIBLE SPACES = 1 SPACE
TOTAL 16 SPACES

LOADING REQUIRED: = 0 SPACES

LOADING PROVIDED:
LOADING SPACES PROVIDED = 0 SPACES

STACKING REQUIRED:
STACKING SPACES FOR DRIVE-IN WINDOW = 10 SPACES
(WITH 6 STACKING SPACES DESIGNATED FOR ORDERING STATION)

STACKING PROVIDED:
STACKING SPACES FOR DRIVE-IN WINDOW = 10 SPACES
(WITH 6 STACKING SPACES DESIGNATED FOR ORDERING STATION)

NOTES: PARKING NUMBER DEVIATES FROM APPROVED SP 515 A DETERMINATION WILL BE SUBMITTED FOR REVIEW AND APPROVED UNDER SEPARATE COVER.

SPECIAL USE PERMIT:

1. SECTION 3.5.5.D.9 SPECIAL USE PERMIT TO ALLOW FOR THE ADDITION OF A DRIVE THROUGH, AS GENERALLY DEPICTED ON THIS APPLICATION.

REQUESTED SPECIAL EXCEPTIONS:

1. SECTION 3.6.2 OF THE ZONING ORDINANCE TO MODIFY THE MINIMUM SIDE (INTERIOR) YARD, TO 4 FT, AS GENERALLY DEPICTED ON THIS SPECIAL USE PERMIT.

SHEET INDEX

Sheet No.	Sheet Title
1	COVER SHEET
2	SURVEY
3	SPECIAL USE PERMIT PLAN
4	DIMENSIONS PLAN
5	VEHICULAR AND PEDESTRIAN CIRCULATION
6	EXISTING UTILITIES AND EASEMENTS EXHIBIT
7	SWM ANALYSIS
8	BMP ANALYSIS
9	LANDSCAPE PLAN
9A	LANDSCAPE INFORMATION
10	PHOTOMETRIC PLAN
10A	PHOTOMETRIC DETAILS
11	ARCHITECTURAL ELEVATIONS

SMITH ENGINEERING

COVER SHEET
DUNKIN DONUTS
9550 FAIRFAX BLVD.
CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
Lic. No. 033994
10/28/21
PROFESSIONAL ENGINEER

SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 241-01
PROJECT MANAGER:
DIANA MILIAN
Diana@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
06/28/19	SUB. TO CITY
12/21/20	2ND SUB. TO CITY
07/ /21	3RD SUB. TO CITY

OTHER PLAN DISTRIBUTIONS

SCALE: AS SHOWN
DATE: JULY, 2021
SHEET 1 OF 11

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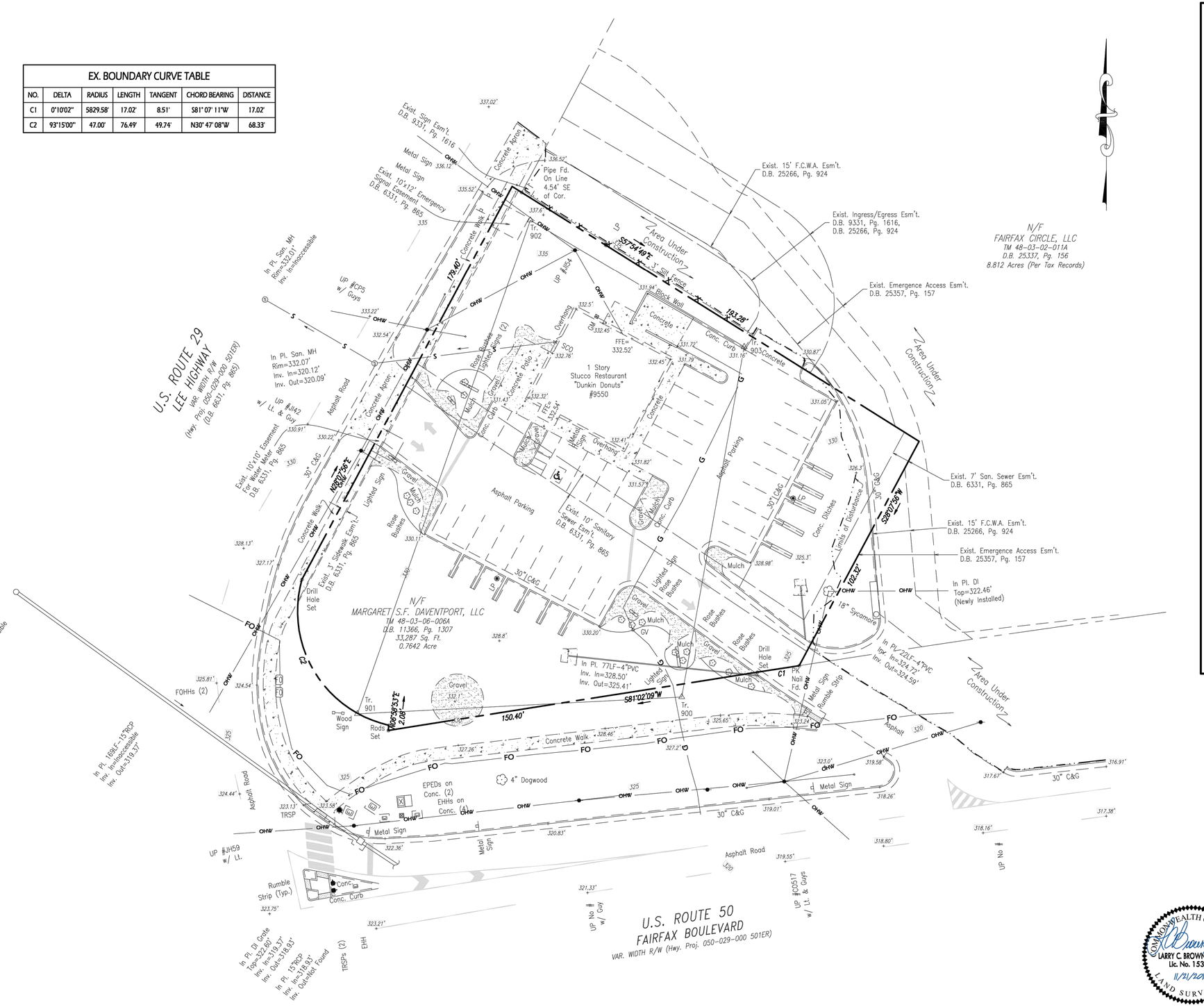
EX. BOUNDARY CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C1	0°10'02"	5829.58'	17.02'	8.51'	S81°07'11"W	17.02'
C2	93°15'00"	47.00'	76.49'	49.74'	N30°47'08"W	68.33'



LEGEND
(AS APPLICABLE)

SYMBOL	ABBR.	DESCRIPTION
	Tr. Trav.	Traverse Point
	Mon.	Control Monument
	BM	Benchmark
	FLY	Traverse Fly Point
	REF	Control Reference Point
	AT, PIC	Aerial Target, Picture Point
N90°00'00"W	SBL	Survey Baseline
		Bridge
	EP	Edge of Pavement
		Edge of Driveway
	C&G	Curb / Curb and Gutter
		Shoulder of Road
Solid White Line		Pavement Striping / Marking
		Public Sidewalks
		Private Walks
		Steps
	Bldg.	Building, Roof line, Porch
	SAT	Satellite Dish
		Well
		Fence
		Cemetery Boundary with Grave Markers
		Woods Line
		Shrub Line
		Brush Line
		Tree, Shrub
		Miscellaneous Landscape Features
		Walls
		Signs
	BP	Bollard Posts, Posts
	YLT, GLT	Yard Lights, Ground Lights
	MB	Mail Box
		Flag
	GR	Guardrail
	JB	Jersey Barrier
		Hydrology Features
		Conc. V-Ditch, Paved Ditches
	MH, DI	Storm Manhole, Drop Inlet
	RCP,CMP,CPP, DIP, HDPE	Reinforced Concrete Pipe, Corrugated Metal Pipe, Corrugated Plastic Pipe, Ductile Iron Pipe, High Density Polyethylene
	FES	Flared End Section
		Drain Field
		Railroad Tracks
	RRMP	Railroad Mile Post
	RRSP, RRP	Railroad Signal Pole, Railroad Utility Pole
	RRSW	Railroad Switch
Existing R/W	R/W	Right of Way Line
	R/W MON	Right of Way Pin, Monument & Center Monument
	PL, P/L	Property Line
		Connected Property Symbol
	IRF, IPF PKF, PMF	Iron Rod Found, Iron Pipe Found PK Nail Found, Property Monument
		State Boundary
		County Boundary
		City Boundary
	L/A	Limited Access Easement
	PERM ESMT	Permanent Easement
	TEMP ESMT	Temporary Easement
	DRAIN ESMT	Drainage Easement
	UTL ESMT	Utility Easement
100		5' Index Contour
99		1' Interval Contour
× 101.5		Spot Shot
WL		Wetland Boundary
AB200		Wetland Flagging
	TH, BH, BORE	Test Hole, Bore Hole, Boring

UTILITY LEGEND
(AS APPLICABLE)

SYMBOL	ABBR.	DESCRIPTION
W	WL	Water Line
W Duct		Water Line Duct
	WV	Water Valve
	WM	Water Meter
	WMH	Water Manhole
	FH	Fire Hydrant
CATV		Underground Television Cable
CTV Duct		Underground Television Cable Duct
CTV FO		Fiber Optic Cable Television
	TVHH	Television Hand Hole
	TVPED	Television Pedestal
	TVMH	TV Manhole
Tele		Underground Telephone Cable
Tele Duct		Underground Telephone Cable Duct
Tel FO		Telephone Fiber Optic
FO		Underground Fiber Optic
FO Duct		Underground Fiber Optic Duct
	FOHH	Fiber Optic Handhole
		Fiber Optic Marker
	TPED	Telephone Pedestal
	TMH	Telephone Manhole
	TP	Telephone Pole
	THH	Telephone Hand Hole
	TCAB	Telephone Cabinet
	TMP	Telephone Marker
	TB	Telephone Booth
Traf		Underground Traffic Control
Tr Duct		Underground Traffic Control Duct
Tr FO		Traffic Control Fiber Optic
	TCHH	Traffic Control Hand Hole
	TCMH	Traffic Control Manhole
	TCSP	Traffic Signal Pole
E	Elec	Underground Power Cable
E Duct		Underground Power Cable Duct
	PP #	Power Pole
	GUY	Guy Wire
	EPED, EBOX	Electric Pedestal or Box
	EMH	Electric Manhole
	LP	Light Pole
	EM	Electric Meter
	EHH	Electric Hand Hole
	TRANS	Electric Transformer
	EMP	Electric Marker
G		Gas Line
G Duct		Gas Line Duct
	GMH	Gas Manhole
	GV	Gas Valve
	GM	Gas Meter
	GT	Gas Test
	GW	Gas Well
	GD	Gas Drip
	GMP	Gas Marker
SFM		Sanitary Force Main
SAN		Gravity Sewer
SBP		Sanitary by Paint Markings
	SMH	Sanitary Manhole
	SCO	Sewer Clean Out
	SFM	Sanitary Force Main
	SPRK, ICV	Irrigation Sprinkler, Control Valve
		Spigot
		Utility Continues
DE EOI	DE, EOI	Utility Dead End, End of Information
Unk	UNPL, UNK	Unknown Manhole, Utility Line
(DATUR)		Depicted According To Utility Records
(AATUR)		Abandoned According To Utility Records
(AATFI)		Abandoned According To Field Inspection

NOTES:
1. ALL SUBSURFACE UTILITIES WERE LOCATED AS DESIGNATED BY MISS UTILITY. NXL IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE SUBSURFACE UTILITY DESIGNATION AS PERFORMED BY MISS UTILITY.

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF NXL CONSTRUCTION COMPANY, INC. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND / OR ORIGINAL DATA WAS OBTAINED BETWEEN NOV. 1 & NOV. 18, 2018; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

COMMONWEALTH OF VIRGINIA
LARRY C. BROWNLEY, JR.
Lic. No. 1534-B
11/21/2018
LAND SURVEYOR

This is to certify that on Nov. 1 & 18, 2018 on accurate field survey of the premises shown hereon has been performed under my supervision; that all improvements and visible evidence of easements are shown hereon; No title report was furnished in the preparation of this survey and therefore this survey may not reflect all encumbrances on the property.

SCALE
0 20' 40'

CONTROL TABLE

PN	Northing	Easting	Elev	Desc
900	7000396.289	11831906.219	328.18	Rod & Cap
901	7000389.506	11831775.668	329.36	Rod & Cap
902	7000588.257	11831845.272	337.53	Rod & Cap
903	7000537.209	11831931.301	331.57	Rod & Cap

Topographic & Boundary Survey of
TAX PARCEL 48-03-06-006A
(#9550 FAIRFAX BOULEVARD)
CITY OF FAIRFAX, VIRGINIA
FOR: SMITH ENGINEERING

nxl Engineers, Surveyors Construction Managers
114 east cary street, suite 200
richmond, virginia 23219
(804) 644-4600

HORIZONTAL DATUM: VA State Plane – North Zone – NAD 83 – US Survey Foot

VERTICAL DATUM: NGVD 29

FILE NAME	PROJ SCALE	DATE	JOB NO.	PM/CAD
DUNKIN-SRV.DWG	1"=20'	NOV. 21, 2018	18053-001	LCB/JHO

REVISION: –

SHEET 2 OF 11

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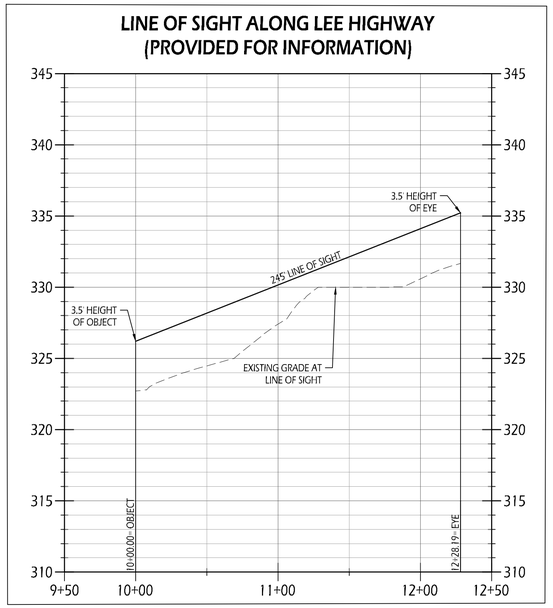

LEGEND:

- PROPERTY LINE
- BUILDING RESTRICTION LINE (BRL)
- LCG — LIMITS OF CLEARING AND GRADING
- ORDER STATION W/ MENU BOARD
- PROPOSED BIKE RACK
- PROPOSED CONCRETE
- PROPOSED STRIPING

NOTES

1. SEE SHEET NUMBER 5 FOR VEHICULAR AND PEDESTRIAN CIRCULATION PLAN.
2. SEE SHEET NUMBER 6 FOR EXISTING UTILITIES AND EASEMENTS.
3. SEE SHEET NUMBER 9 FOR LANDSCAPE PLAN.
4. SEE SHEET NUMBER 10 FOR PHOTOMETRIC PLAN.
5. APPLICANT IS WORKING WITH THE POWER COMPANY TO DETERMINE IF A TRANSFORMER CAN BE SET ON THE EXISTING POLE.

EX. BOUNDARY CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C1	0°10'02"	5829.58'	17.02'	8.51'	S81° 07' 11"W	17.02'
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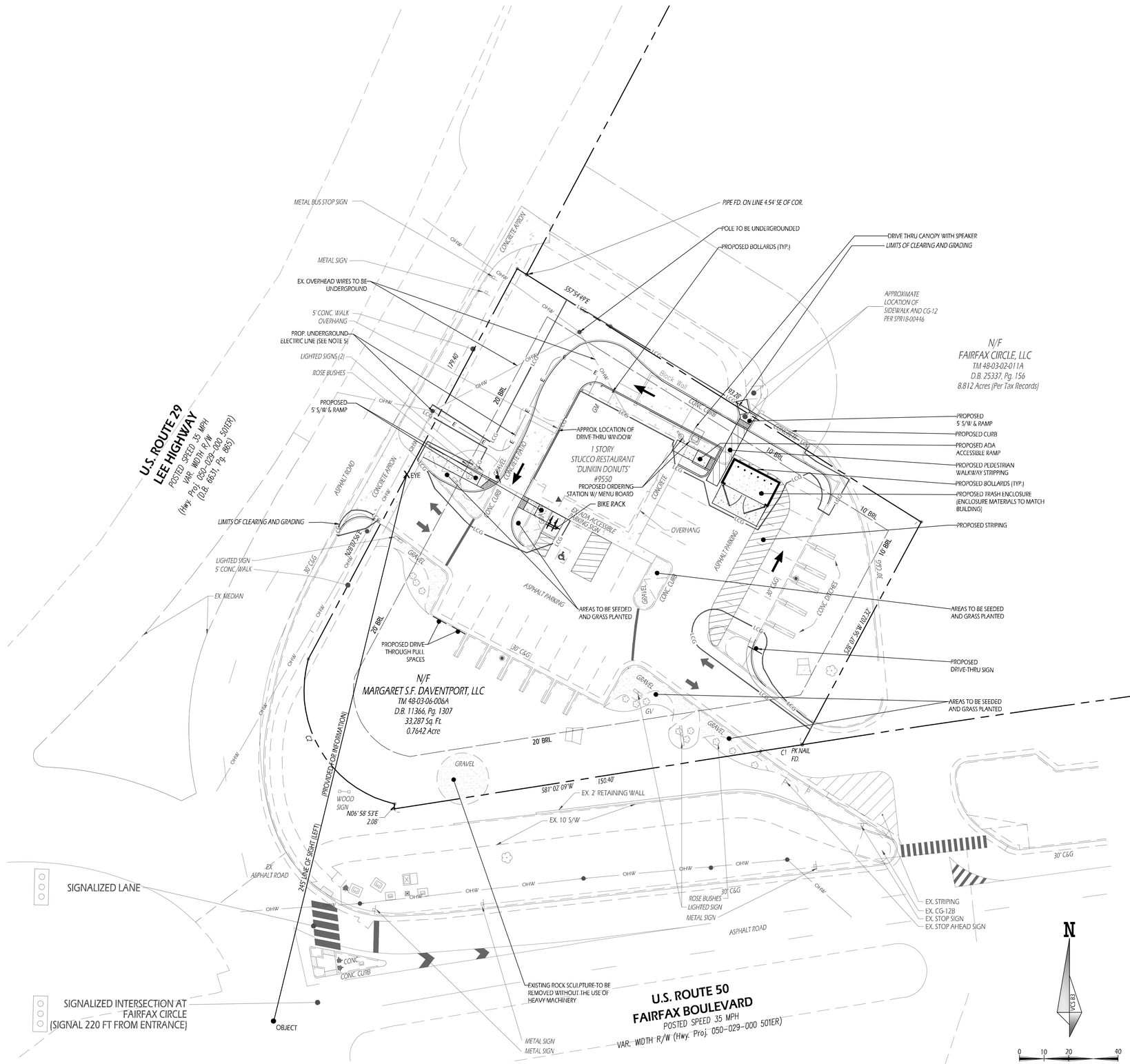

SMITH ENGINEERING

SPECIAL USE PERMIT PLAN

DUNKIN DONUTS
9550 FAIRFAX BLVD.
CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
Lic. No. 033994
10/28/21
PROFESSIONAL ENGINEER

SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 241-01
PROJECT MANAGER:
DIANA MILIAN
Diana@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
06/28/19	SUB. TO CITY
12/21/20	2ND SUB. TO CITY
07/ /21	3RD SUB. TO CITY

OTHER PLAN DISTRIBUTIONS

SCALE: 1"=20'
DATE: JULY, 2021
SHEET 3 OF 11

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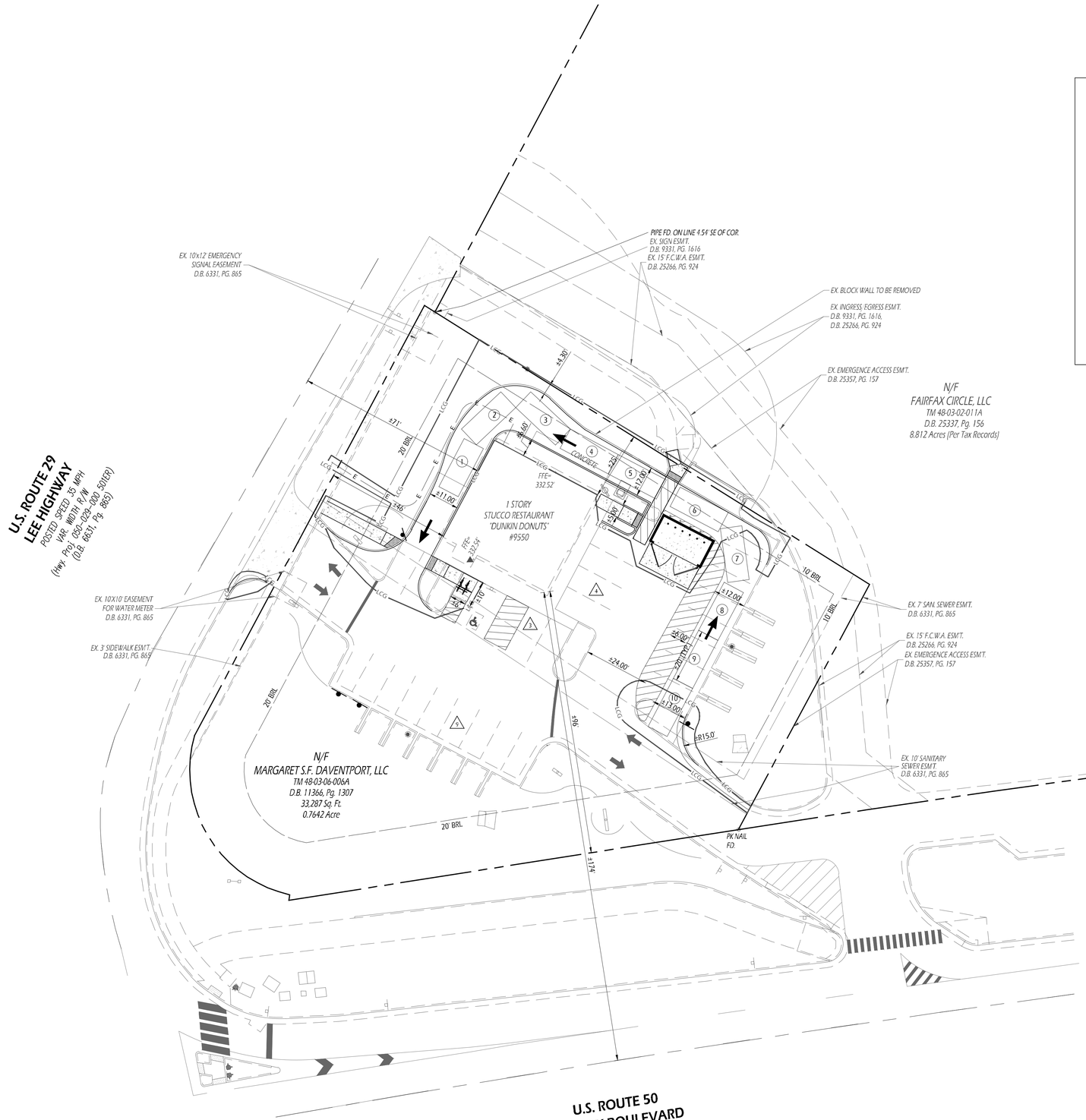

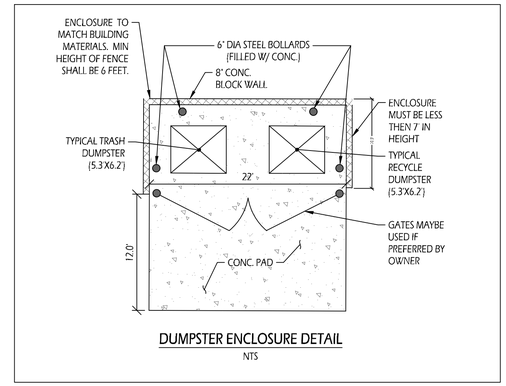

DUMPSTER ENCLOSURE DETAIL

NTS

LEGEND:

LCG — LIMITS OF CLEARING AND GRADING

PROPOSED STRIPING

NOTES

1. SEE SHEET NUMBER 5 FOR VEHICULAR AND PEDESTRIAN CIRCULATION PLAN.
2. SEE SHEET NUMBER 6 FOR EXISTING UTILITIES AND EASEMENTS.
3. SEE SHEET NUMBER 9 FOR LANDSCAPE PLAN.
4. SEE SHEET NUMBER 10 FOR PHOTOMETRIC PLAN.
5. APPLICANT IS WORKING WITH THE POWER COMPANY TO DETERMINE IF A TRANSFORMER CAN BE SET ON THE EXISTING POLE.

N

VCS 83

0 10 20 40

SMITH ENGINEERING

DIMENSIONS PLAN

DUNKIN DONUTS
9550 FAIRFAX BLVD.
CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
Lic. No. 033994
10/28/21
PROFESSIONAL ENGINEER

SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 241-01
PROJECT MANAGER:
DIANA MILIAN
Diana@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
06/28/19	SUB. TO CITY
12/21/20	2ND SUB. TO CITY
07/ /21	3RD SUB. TO CITY

OTHER PLAN DISTRIBUTIONS

SCALE: 1"=20'
DATE: JULY, 2021
SHEET 4 OF 11

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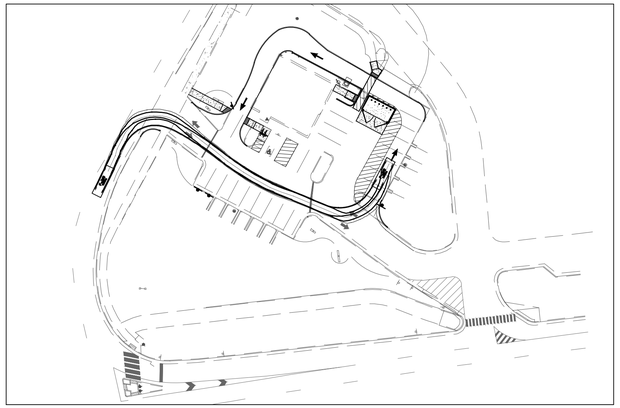
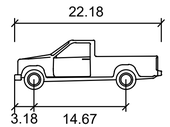
PEDESTRIAN VEHICLE FROM LEE HWY

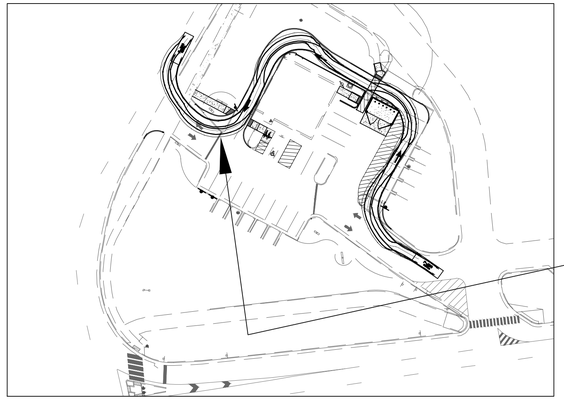


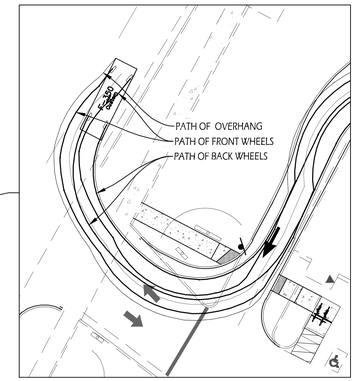


F-350 feet

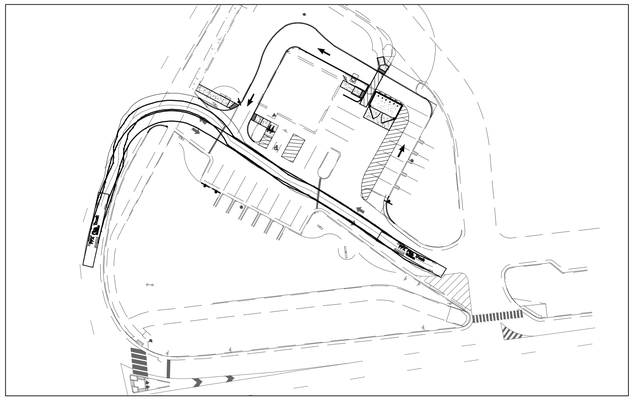
Width	: 6.67
Track	: 5.69
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

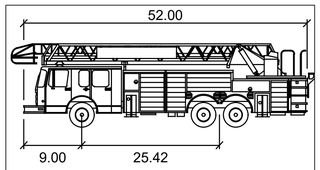
PEDESTRIAN VEHICLE FROM FAIRFAX BLVD





EMERGENCY/FIRE TRUCK VEHICLE FROM LEE HWY

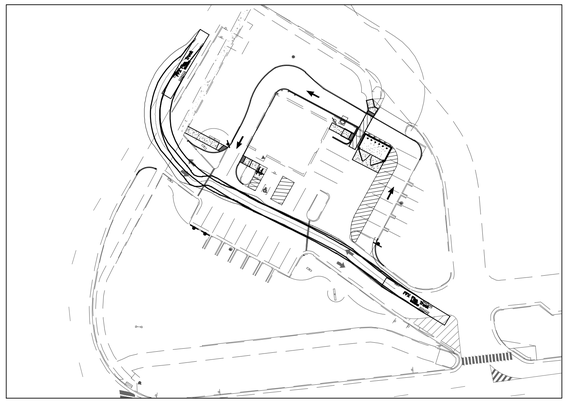




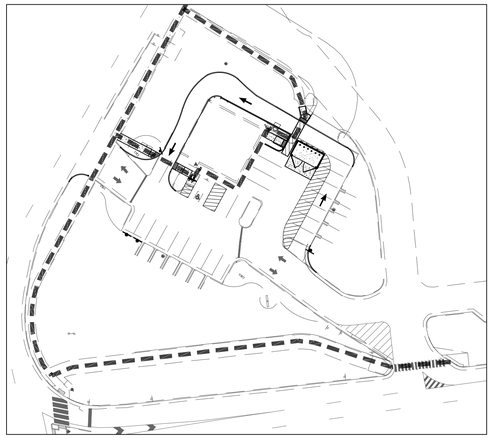
FFX Fire Truck

	feet
Width	: 7.22
Track	: 7.22
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

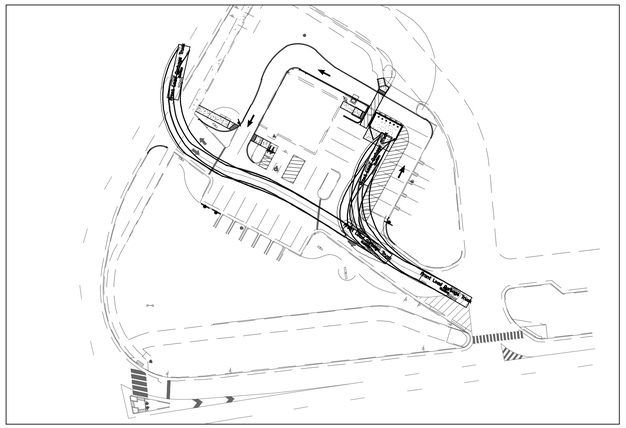
EMERGENCY/FIRE TRUCK VEHICLE FROM FAIRFAX BLVD

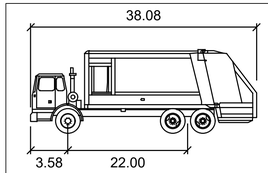


PEDESTRIAN FOOT TRAFFIC



TRASH COLLECTION VEHICLE (FRONT LOAD) FROM FAIRFAX BLVD

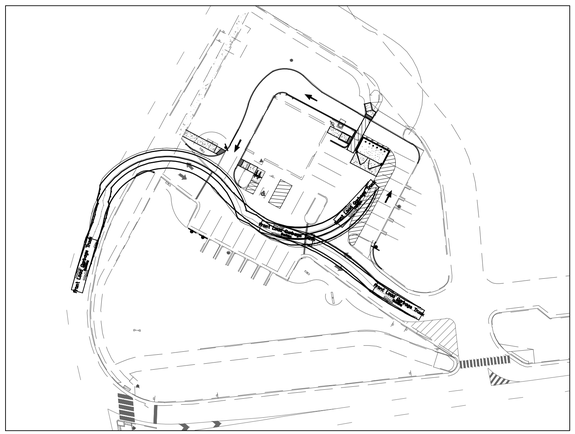




Front Load Garbage Truck

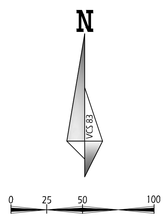
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 24.2

TRASH COLLECTION VEHICLE (FRONT LOAD) FROM LEE HWY



LEGEND:

- SIGNAGE
- PEDESTRIAN CIRCULATION PATH
- STRIPING



SMITH ENGINEERING

VEHICULAR AND PEDESTRIAN CIRCULATION

DUNKIN DONUTS
9550 FAIRFAX BLVD.
CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
Lic. No. 033994
10/28/21
PROFESSIONAL ENGINEER

SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 241-01
PROJECT MANAGER:
DIANA MILIAN
Diana@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
06/28/19	SUB. TO CITY
12/21/20	2ND SUB. TO CITY
07/ /21	3RD SUB. TO CITY

OTHER PLAN DISTRIBUTIONS

SCALE: 1" = 50'
DATE: JULY, 2021
SHEET 5 OF 11

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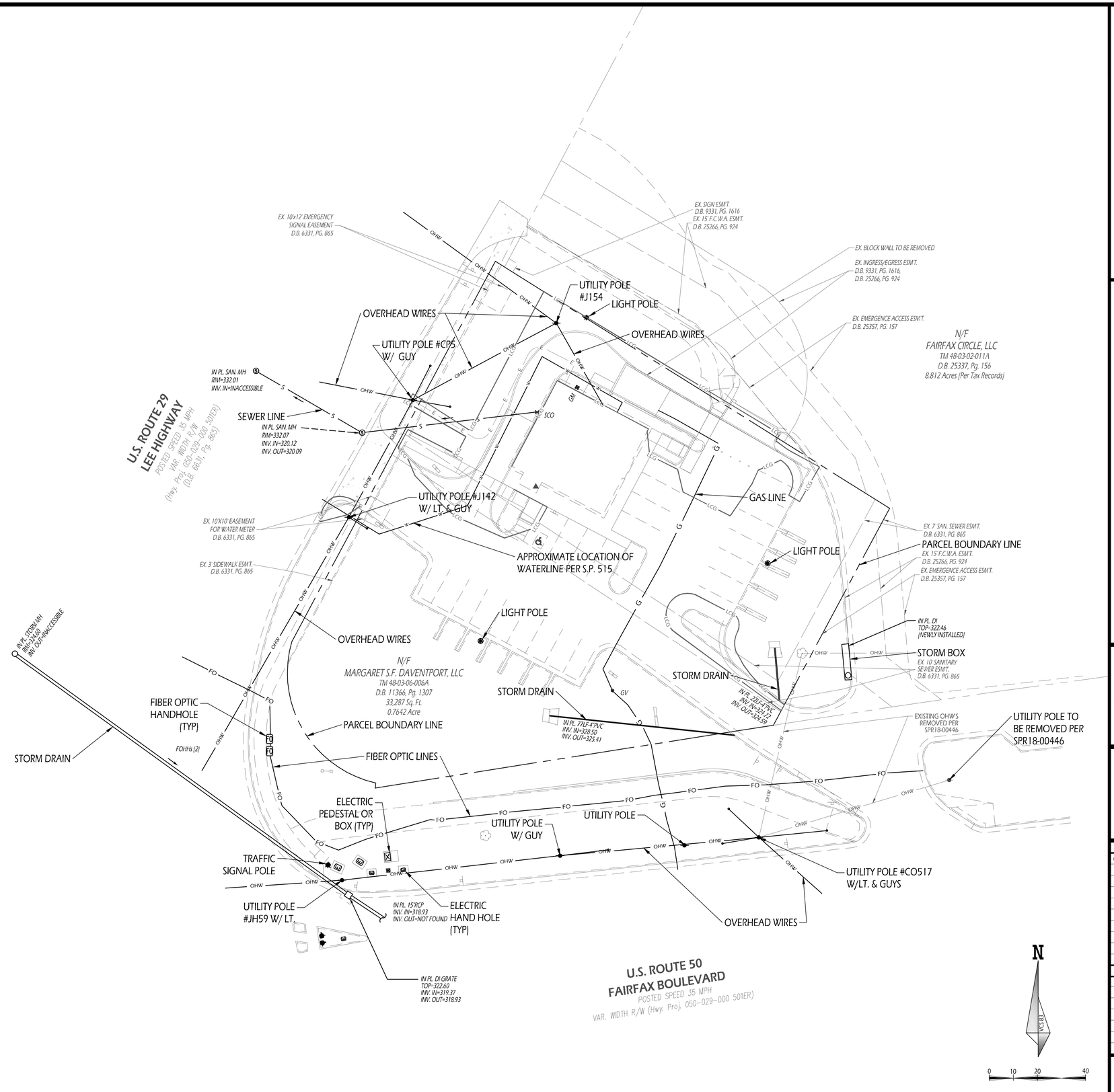

SMITH ENGINEERING

EXISTING UTILITIES AND EASEMENTS EXHIBIT

DUNKIN DONUTS
9550 FAIRFAX BLVD.
CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
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PLAN SUBMISSIONS	
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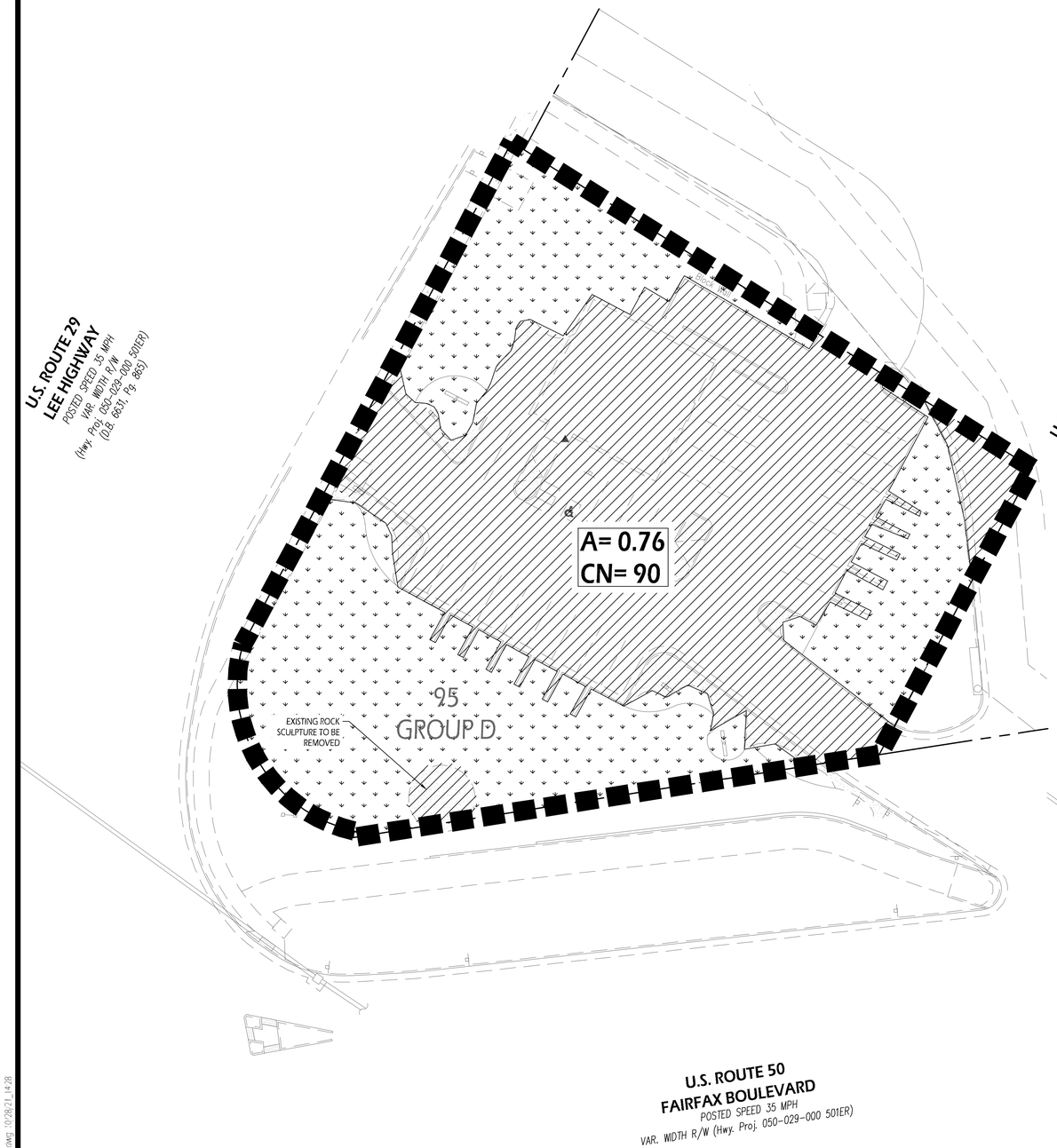
07/ /21	3RD SUB. TO CITY

OTHER PLAN DISTRIBUTIONS

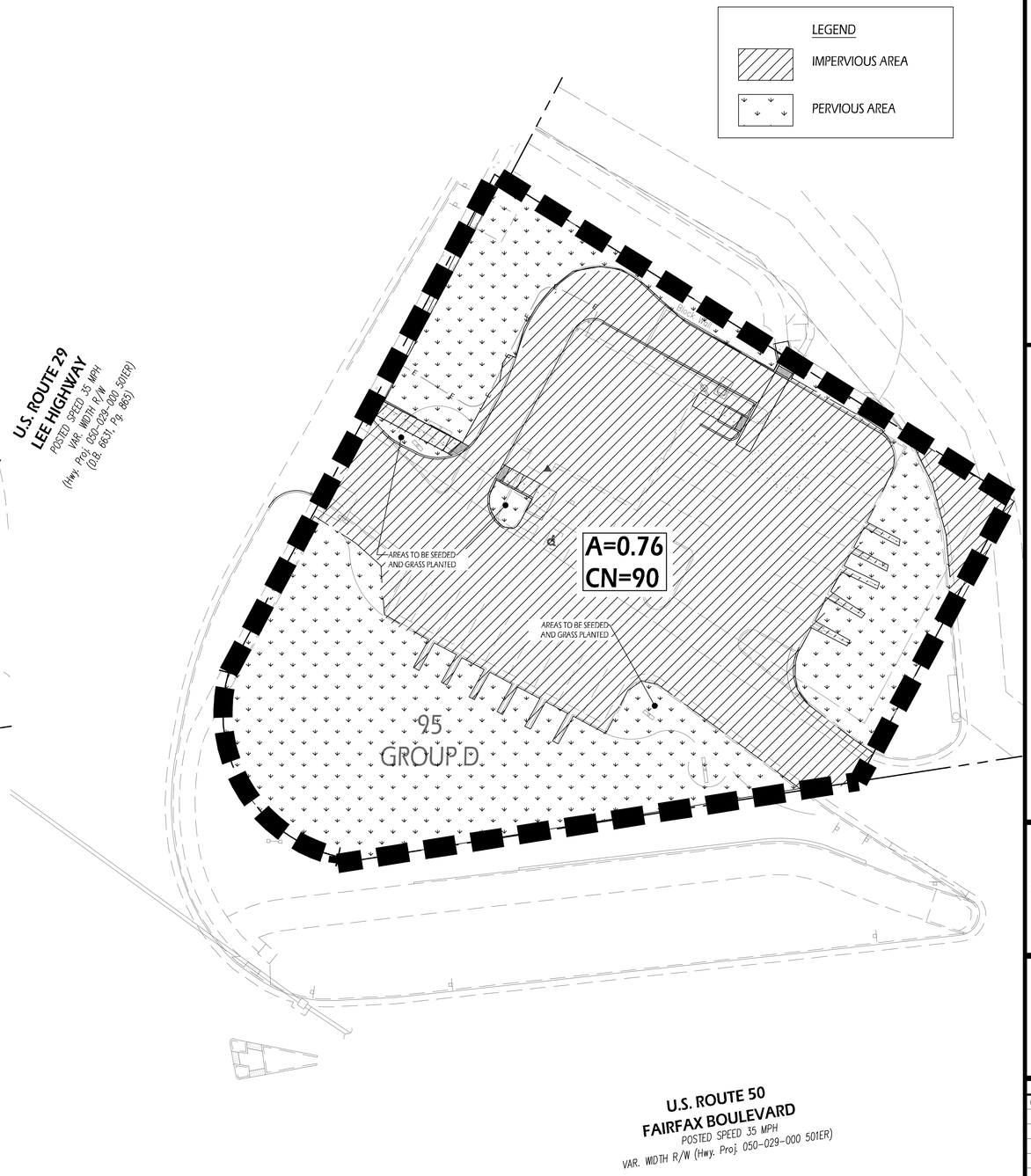
SCALE: 1" = 20'
DATE: JULY, 2021
SHEET 6 OF 11

P:\241-01 dunkin donuts - 9550 fairfax blvd\dwg\general use\Eng\Sheets\241-01 SUP Utilities Sheet.dwg 10/28/21 14:28



PRE-DEVELOPMENT

Pre-developed Onsite Runoff Curve Number		A Soils	B Soils	C Soils	D Soils	Total Area (ac)
Forrest/Open Space- Undisturbed, protected forest/open space or reforested	Area (acres)	0	0.00	0.00	0	0.00
	CN	30	55	70	77	
Managed Turf- disturbed, graded for yards or other turn to be	Area (acres)	0	0	0.00	0.35	0.35
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0	0	0.00	0.41	0.41
	CN	98	98	98	98	
				CN	90	0.76



POST-DEVELOPMENT

Post-developed Onsite Runoff Curve Number		A Soils	B Soils	C Soils	D Soils	Total Area (ac)
Forrest/Open Space- Undisturbed, protected forest/open space or reforested	Area (acres)	0	0	0	0	0.00
	CN	30	55	70	77	
Managed Turf- disturbed, graded for yards or other turn to be mowed/managed	Area (acres)	0	0	0	0.33	0.35
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0	0	0	0.43	0.41
	CN	98	98	98	98	
				CN	90	0.76

SWM NARRATIVE:

THE 0.76 ACRE SITE IN ITS PRE-DEVELOPED CONDITION IS COMPRISED OF AN EXISTING FAST-FOOD RESTAURANT BUILDING, RELATED PARKING, AND UTILITIES. IN THE POST-DEVELOPED CONDITION, THE SPECIAL USE PERMIT PLAN PROPOSES THE ADDITION OF A DRIVE-THROUGH WITH 0.16 ACRES OF DISTURBED AREA. THERE IS NO SIGNIFICANT INCREASE IN RUNOFF IN THE POST-DEVELOPMENT CONDITION AND THERE IS ALREADY AN EXISTING AND FUNCTIONING STORMWATER MANAGEMENT ON SITE. THEREFORE, NO ADDITIONAL WATER QUANTITY CONTROL MEASURES ARE NEEDED.

IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT WATER QUANTITY CONTROL REQUIREMENTS WILL BE SATISFIED UPON FINAL ENGINEERING OF THE SITE.

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SMITH ENGINEERING

SWM ANALYSIS

DUNKIN DONUTS
9550 FAIRFAX BLVD.
CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
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PLAN SUBMISSIONS	
06/28/19	SUB. TO CITY
12/21/20	2ND SUB. TO CITY
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OTHER PLAN DISTRIBUTIONS

SCALE: 1" = 20'
DATE: JULY, 2021
SHEET 7 OF 11

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Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.35	0.35
Weighted Rv(turf)	0.25	0.25
% Managed Turf	46%	46%
Impervious Cover (acres)	0.41	0.41
Rv(impervious)	0.95	0.95
% Impervious	54%	54%
Total Site Area (acres)	**0.76**	**0.76**
Site Rv	**0.63**	**0.63**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0398	0.0398
Pre-ReDevelopment Treatment Volume (cubic feet)	1,732	1,732
Pre-ReDevelopment TP Load (lb/yr)	**1.09**	**1.09**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.43	1.43
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.31*

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.35
Weighted Rv (turf)	0.25
% Managed Turf	46%
Impervious Cover (acres)	0.41
Rv(impervious)	0.95
% Impervious	54%
Final Site Area (acres)	**0.76**
Final Post Dev Site Rv	**0.63**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.35
Weighted Rv (turf)	0.25
% Managed Turf	46%
ReDev. Impervious Cover (acres)	0.41
Rv(impervious)	0.95
% Impervious	54%
Total ReDev. Site Area (acres)	**0.76**
ReDev Site Rv	**0.63**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.0398	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.0398	**Post-Development Treatment Volume (acre-ft)**	--
Final Post-Development Treatment Volume (cubic feet)	1,732	**Post-ReDevelopment Treatment Volume (cubic feet)**	1,732	**Post-Development Treatment Volume (cubic feet)**	--
Final Post-Development TP Load (lb/yr)	**1.09**	**Post-ReDevelopment Load (TP) (lb/yr)***	**1.09**	**Post-Development TP Load (lb/yr)**	--
Final Post-Development TP Load per acre (lb/acre/yr)	1.43	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.43		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**10%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.11**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**0.11**

TO BE MET THROUGH THE PURCHASE OF NUTRIENT CREDITS
LETTER OF AVAILABILITY TO BE OBTAINED AT FINAL SITE PLAN

Project Name:	**DUNKIN DONUTS 9550 FAIRFAX BLVD**
Date:	**7/2/2021**
Linear Development Project?	No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 0.16

Maximum reduction required:	***10%***
The site's net increase in impervious cover (acres) is:	***0***
Post-Development TP Load Reduction for Site (lb/yr):	***0.11***

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.35	0.35
Impervious Cover (acres)				0.41	0.41
					0.76

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.35	0.35
Impervious Cover (acres)				0.41	0.41
Area Check	**OK.**	**OK.**	**OK.**	**OK.**	0.76

BMP NARRATIVE:

THE 0.76 ACRE SITE IN ITS PRE-DEVELOPED CONDITION IS COMPRISED OF AN EXISTING FAST-FOOD RESTAURANT BUILDING, RELATED PARKING, AND UTILITIES. IN THE POST-DEVELOPED CONDITION, THE SPECIAL USE PERMIT PLAN PROPOSES THE ADDITION OF A DRIVE-THROUGH WITH A DISTURBED AREA OF 0.16 ACRES. AS THIS SITE WAS PREVIOUSLY DEVELOPED IN SOME MANNER, THE RE-DEVELOPMENT VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET WAS UTILIZED TO COMPUTE THE REQUIRED PHOSPHORUS REMOVAL RATES FOR THE PROPOSED PROJECT. THE REQUIRED PHOSPHORUS REMOVAL HAS BEEN COMPUTED TO BE 0.11 LB/YR. NUTRIENT CREDITS WILL BE PURCHASED IN ORDER TO SATISFY BMP REQUIREMENTS.

IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT WATER QUALITY REMOVAL REQUIREMENTS WILL BE SATISFIED UPON FINAL ENGINEERING OF THE SITE.

SMITH ENGINEERING

BMP ANALYSIS

DUNKIN DONUTS
9550 FAIRFAX BLVD.
CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
Lic. No. 033994
10/28/21
PROFESSIONAL ENGINEER

SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 241-01
PROJECT MANAGER:
DIANA MILIAN
Diana@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
06/28/19	SUB. TO CITY
12/21/20	2ND SUB. TO CITY
07/ /21	3RD SUB. TO CITY

OTHER PLAN DISTRIBUTIONS

SCALE: N/A
DATE: JULY, 2021
SHEET 8 OF 11

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LEGEND:

- EXISTING TREE
- PRUNUS SERRULATA KWANZAN
- LAGERSTROEMIA INDICA
- PLATANUS ACERIFOLIA
- BERBERIS JULIANAE
- EUONYMUS PATENS
- TAXUS BACCATA REPANDENS
- PRUNUS LAUREL SCHIPKAENSIS
- SCREENING FOR DRIVETHROUGH AND TRANSFORMER (SEE NOTE #2) (36" SHRUBS)

NOTES

1. PLANTINGS PROPOSED IN THIS PLAN TO BE IN CONFORMANCE WITH APPROVED PLAN S.P. 515
2. ADDITIONAL PLANTINGS AND MODIFICATIONS TO THE APPROVED LANDSCAPE PLANS ARE PROPOSED TO MEET THE SCREENING REQUIREMENTS FOR THE DRIVE-THROUGH USE. A DETERMINATION WILL BE SUBMITTED FOR REVIEW AND APPROVED UNDER SEPARATE COVER.

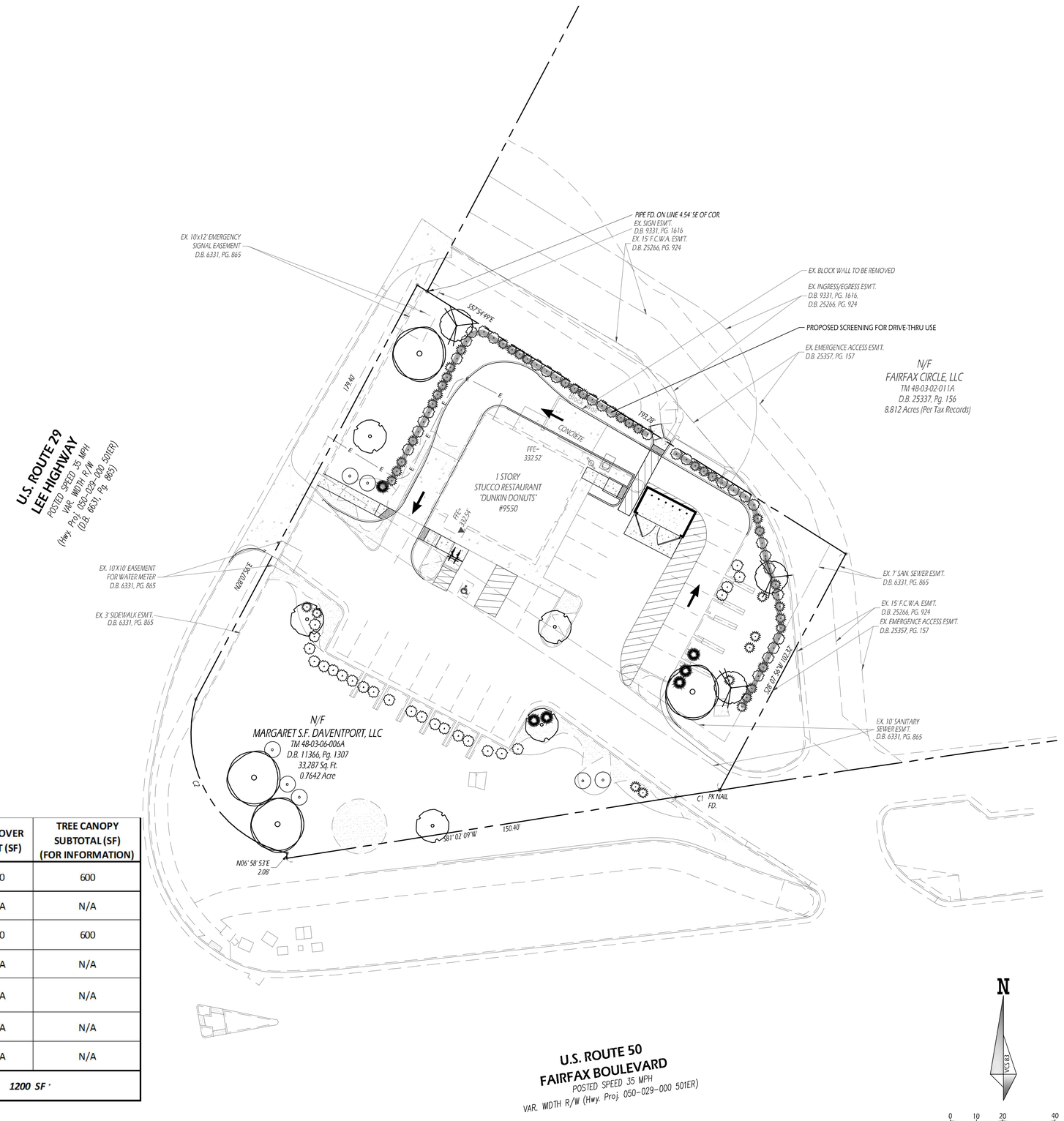
SCHEDULE D TREE COVER CALCULATIONS (FOR INFORMATION)		
Tree Cover Required:		
Gross site area:	0.76 AC	
Percent of tree cover required:	10%	
Total area of tree cover required (Per zoning ordinance):	0.08 AC	3,328 sf
Tree Cover Provided:		
Tree cover from landscaping:	0.05 AC	1,200 sf
Tree cover from tree save area:	0.00 AC	0 sf
Total tree cover provided:	**0.05 AC**	**2,300 sf***

*REQUIRED AND PROVIDED CANOPY COVER SHOWN FOR INFORMATION ONLY

LANDSCAPING PLAN PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED PLANS (SEE SHEET 9A)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	ROOT	SIZE (MIN)	REMARKS	TREE COVER CREDIT (SF)	TREE CANOPY SUBTOTAL (SF) (FOR INFORMATION)
	PRUNUS SERRULATA KWANZAN	KWANZAN JAPANESE CHERRY	4	B & B	6-8'		150	600
	LAGERSTROEMIA INDICA	CRAPEMYRTLE	5	B & B	6-8'	24' SPACING	N/A	N/A
	PLATANUS ACERIFOLIA	LONDON PLANETREE	3	B & B	2.5' CAL		200	600
	BERBERIS JULIANAE	WINTERGREEN BARBERRY	6	B & B	3-4'	3' CENTERS (MAX)	N/A	N/A
	EUONYMUS PATENS	EVERGREEN EUONYMUS	54	B & B	3-4'	5' CENTERS	N/A	N/A
	TAXUS BACCATA REPANDENS	DWARF SPREADING ENGLISH YEW	41	B & B	8-24"	4' CENTERS	N/A	N/A
	PRUNUS LAUREL SCHIPKAENSIS	CHERRY LAUREL	7	B & B	3'	4' CENTERS	N/A	N/A
		TOTAL	***12***	***TOTAL 10 YEAR CANOPY PROVIDED***			***1200 SF***	

*CANOPY COVERAGE PROVIDED FOR INFORMATION ONLY, THIS DEVELOPMENT PROPOSES COMPLIANCE WITH APPROVED SITE PLAN #515, AS SHOWN ON SHEET 9A



SMITH ENGINEERING

LANDSCAPE PLAN

DUNKIN DONUTS
9550 FAIRFAX BLVD.
CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
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07/ /21	3RD SUB. TO CITY

OTHER PLAN DISTRIBUTIONS

SCALE: 1"=20'
DATE: JULY, 2021
SHEET 9 OF 11

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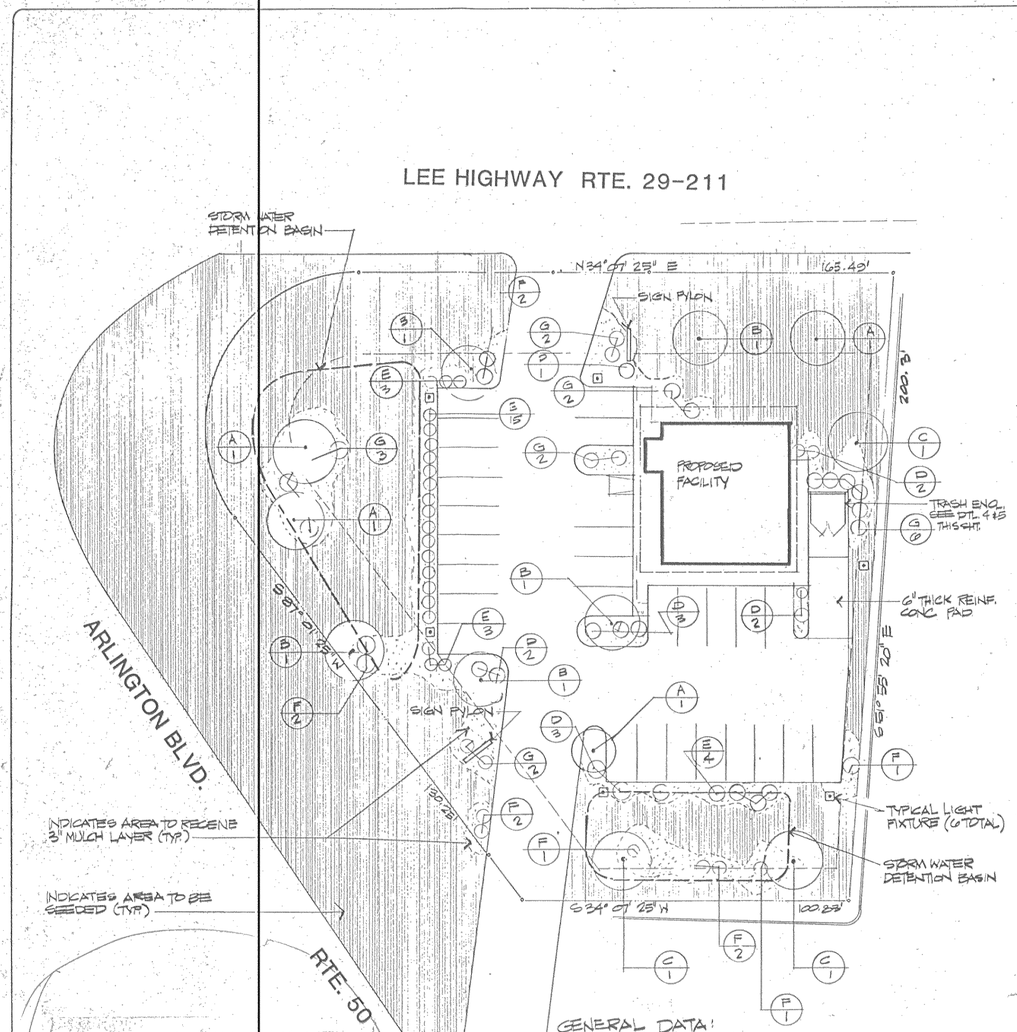


PLANT SCHEDULE

MARK	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE (MIN.)	REMARKS
A	4	PRUNUS SERRULATA KWANZAN	KWANZAN JAPANESE CHERRY	B&B	6-8'	
B	5	LAGERSTROEMIA INDICA	CRAPEMYRTLE	B&B	6-8'	24' SPACING
C	3	PLATANUS ACERIFOLIA	LONDON PLANETREE	B&B	2½" CAL.	
D	11	BERBERIS JULIANAE	WINTERGREEN BARBERRY	B&B	3'-4'	3' CENTERS (MAX)
E	25	EUONYMUS FATENS	EVERGREEN EUONYMUS	B&B	3'-4'	3' CENTERS
F	14	TAXUS BACCATA REPANDENS	DWARF SPREADING ENGLISH YEW	B&B	18"-24"	4' CENTERS
G	17	PRUNUS LAUREL SCHIPKAENSIS	CHERRY LAUREL	B&B	3'	3' CENTERS

PLANTING/LANDSCAPING NOTES

1. PREPARED BACKFILL SHALL CONSIST OF TOP SOIL & PEATMOSS @ 3:1 RATIO IN 3" LAYERS. WATER EACH LAYER UNTIL SETTLED. DO NOT TAMP.
2. PRUNE 1/3 OF LEAF/ BRANCH AREA, RETAINING THE NATURAL FORM OF PLANTING (TYPICAL, ALL TREES & SHRUBS).
3. SPRAY W/ WILT-PROOF ACCORDING TO MANUFACTURERS INSTRUCTIONS, IF FOLIAGE IS PRESENT.
4. ALL OPEN SOIL AREAS SHALL BE SEEDED OR SODDED

GENERAL NOTES

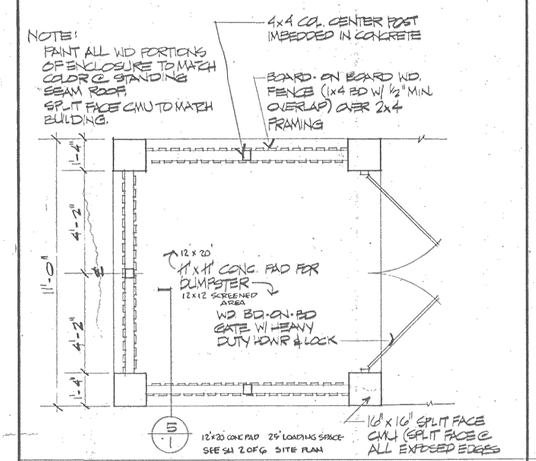
1. All trees, shrubs (except those in stone) shall be topped with shredded hardwood bark mulch.
2. No changes permitted to the plant list unless approved by the City.
3. Trees shall be classified as per "American Standard for Nursery Stock" as adopted by the American Association of Nurserymen. Plant material below this standard shall not be considered.
   (a) conform to requirements per plant list;
   (b) all plant materials nursery grown stock;
   (c) trees well branched, full crown.
4. At least five (5) days before being planted, Arborist to be notified that plants are available for inspection.
5. All trees larger than five inches (5") in diameter which are cut, damaged or destroyed within the Tree Protection Zone shall be replaced with a tree or trees not less than three inches (3") in diameter. Species to be selected by the City.

GENERAL DATA:

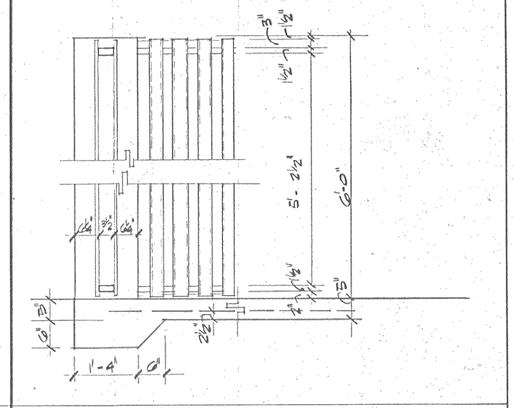
1. PARKING SPACES: 28
2. LIGHTING: SITE LIGHTING SHALL BE 'PRESCOLITE' #CL 1151-20 MTD. ON 15' HIGH ANODIZED ALUMINUM POLS.
3. SIGN ON PYLONS SHALL BE 6'x8' STANDARD DUNKIN' DONUTS SIGN. (ELEC. CONT. SHALL PROVIDE WIRING.
4. EQUIP. SUPPLIER SHALL PROVIDE ENTRANCE & EXIT SIGNS AS REQD BY DUNKIN' DONUTS. ELEC CONTR SHALL PROVIDE ALL NECESSARY WIRING.

LANDSCAPING & PLANTING PLAN

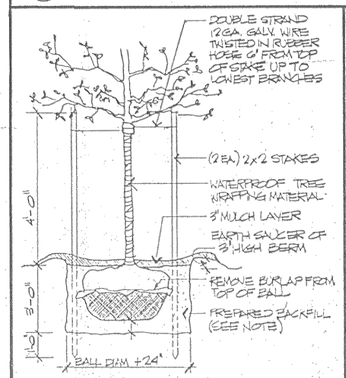
SCALE: 1" = 20'-0"



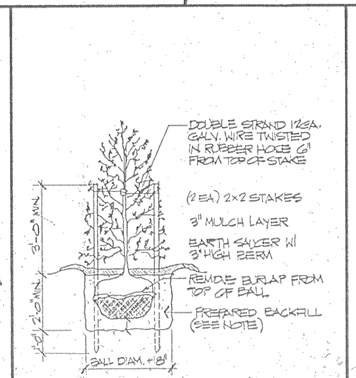
4 DUMPSTER ENCLOSURE ○ 3/8" = 1'-0"



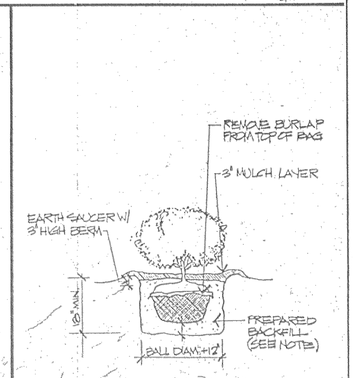
5 DUMPSTER DETAIL ○ 3/4" = 1'-0"



1 PLANTING & STAKING DETAIL
FOR DECID. DIOUS TREES UNDER 4" CAL.



2 PLANTING & STAKING DETAIL
FOR EVERGRN & DECID. TREES UNDER 8' IN HEIGHT



3 SHRUB PLANTING DETAIL

FOR INFORMATION ONLY!

SMITH ENGINEERING

LANDSCAPE INFORMATION

DUNKIN DONUTS
9550 FAIRFAX BLVD.
CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
Lic. No. 033994
10/28/21
PROFESSIONAL ENGINEER

SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204

PROJECT MANAGER:
DIANA MILIAN
Diana@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
06/28/19	SUB. TO CITY
12/21/20	2ND SUB. TO CITY
07/ /21	3RD SUB. TO CITY

OTHER PLAN DISTRIBUTIONS

SCALE: N/A
DATE: JULY, 2021
SHEET 9A OF 11

P:\21-01 dunkin donuts - 9550 fairfax blvd special use Eng\Sheets\21-01 SUP Landscape Sheet.dwg 10/28/21 14:29

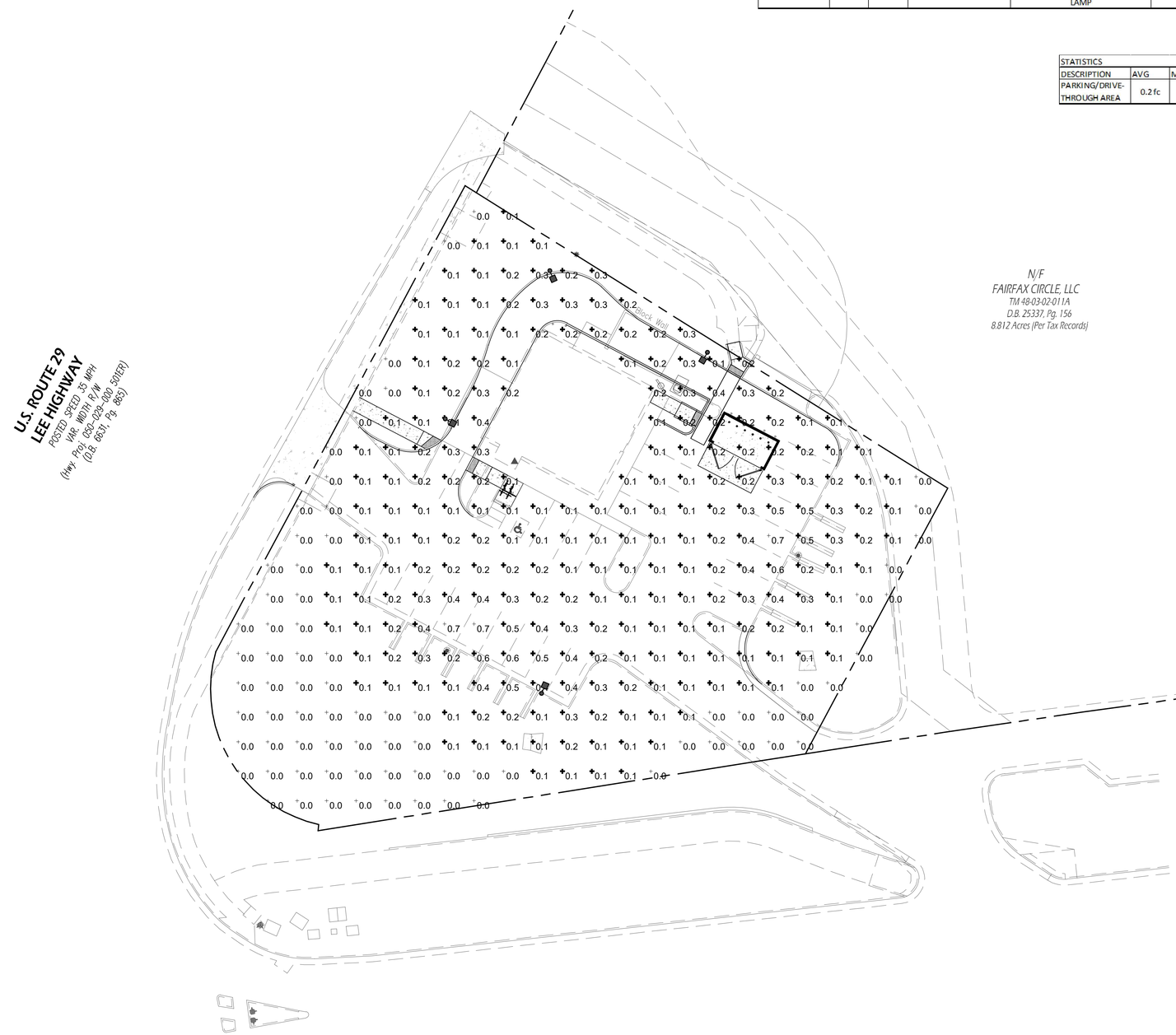
LEGEND:

EXISTING LIGHT

PROPOSED LIGHT

SCHEDULE									
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LLF	WATTAGE	MOUNTING HEIGHT
	A	3	ECF-1-2-75LA-WW-120-SC	ECOFORM-STANDARD TYPE 2 OPTICAL SYSTEM WARM WHITE 120 VOLTAGE SPECIAL COLOR STREET LAMP	2	9,344	0.85	121	15'-0"
	B	4	ECF-1-2-75LA-WW-120-SC	ECOFORM-STANDARD TYPE 2 OPTICAL SYSTEM WARM WHITE 120 VOLTAGE SPECIAL COLOR STREET LAMP	1	9,344	0.85	121	15'-0"

STATISTICS				
DESCRIPTION	AVG	MAX	MIN	MAX/AVG
PARKING/DRIVE-THROUGH AREA	0.2 fc	0.7 fc	0.1 fc	3.5



N

NGS 83

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SMITH ENGINEERING

PHOTOMETRIC PLAN

DUNKIN DONUTS
9550 FAIRFAX BLVD.
CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
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10/28/21
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CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 241-01
PROJECT MANAGER:
DIANA MILIAN
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PLAN SUBMISSIONS	
06/28/19	SUB. TO CITY
12/21/20	2ND SUB. TO CITY
07/ /21	3RD SUB. TO CITY

OTHER PLAN DISTRIBUTIONS

SCALE: 1"=20'

DATE: JULY, 2021

SHEET 10 OF 11

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PHILIPS
GARDCO

Site & Area
EcoForm

Project
Location
Catalog
Type
Qty
Notes

Philips Gardco EcoForm LED luminaire combines economy with performance. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of outdoor value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-MW-D0-NP-LF

Prefix	Controls	Mounting	Optical System	Wattage	Color Temp	Voltage	Finish	Options
ECF -	–	-	–	-	-	-	-	-
ECF Ecoform	— Standard (only valid for D0 or NL)	1 Standard	2 Type 2	530 mA	CW Cool White 5700 K	120 120V	BRP Bronze Paint	TL Tool-less entry door hardware (Vandal Tamper Proof)
	DIM 0-10V Dimming	2 Tenon 2.375"	3 Type 3	75LA-4053 100LA-5403	NW Neutral White 4000 K	208 208V	BLP Black Paint	TB1 Internal Shield
	APD- Auto Profile Dimming	3 Tenon 3"	4 Type 4	70LA-3270 105LA-4890	WW Warm White 3000 K	240 240V	WP White Paint	LF1 Low Fusing
	APD-MRO Automatic Profile Dimming with Motion Response Control	4 Tenon 4"	5 Type 5	115LA-6470		277 277V	NP Natural Aluminum Paint	LF2 Low Fusing (to Canada)
	APD-MRW Automatic Profile Dimming with Motion Response Control	5 Tenon 5"		105LA-5040 115LA-5376		347 347V	OC Optional color (specify special color or RAL)	PCI-10 Receptacle only with 2 dimming connections
	NB1 Motion Response (Factory Wired Option)	4 Wall Mount		115LA-5376 105LA-4890		480 480V	HKO Hinged Knuckle Only	PCR2-10 Receptacle only with 2 dimming and 2 photocontrols
	NB2 Motion Response (Factory Wired Option)	WS Wall Mount Wireless		95LA-4470		UNIV Universal Voltage	SC Special Color (specify RAL)	RAV Retrofit Arm Mount Kit
	Wireless Controls (Wireless controls are not available with D0 or NL)	MA Mounting Adapter (fits 2-3/8" OD Tenon Arm)					RAL Special Color (specify RAL)	PTF2 Pole Top Fitter for 2-3/8" Tenon
	LLC2 Add single 2-pole photocontrol receptacle							PTF3 Pole Top Fitter for 3"-3½" Tenon
	LLC4 Add two 2-pole photocontrol receptacles							PTF4 Pole Top Fitter for 4" Tenon
	LLC5 Add single receptacle for 3-5-7 pin photocontrol							WHA Wire Harness Adapter for 3-5-7 pin
								BID Bird Deterrent (factory installed only)

1. Available in 120V-277V (Voltage-only LED, 120, 208, 240 & 277).
2. NB1 and NB2 Motion Response Sensor is not available with Type 4 or Type 5 optics. Sensor is factory set to Mounting Height of 20 feet. Sensor is factory set to Low Output Level of 20% output.
3. NB1 Motion Response Sensor is not available with Tenon Mounting Adapter (TBC Only).
4. ECF-LLC2/3/4 Wireless Controls are not compatible with PCR2/PCR2/PCR10 Photocell Receptacle Only Photocells.
5. Cool White (CW) is not available in Type 4 and Type 5 optics.
6. Not available in Type 5 optics.
7. Not available with 120V, 277V, 347V, 480V, or UNIV voltage options.
8. Not available with 480V and UNIV voltage options.
9. Not available in Type 4 and Type 5 optics.
10. Not available in 75W, 105W, 115W, 95W, 70W, 100W, 120W, 140W, 150W, 175W, 200W, 250W, 300W, 350W, 400W, 450W options.
11. Wireless Controls are not available with D0 or NL options.
12. Not available with 208, 240, 277, 347, 480, UNIV voltage options.
13. Wireless Controls are not available with NB1 or NB2 Motion Response Sensor.

Ecoform_ECF_LED 03/16 page 1 of 8

ECF EcoForm LED luminaire

EcoForm Accessories (order separately)

FSTR-100
Wireless handheld programmer
The Wireless FSTR-100 Programmer is a handheld device that allows quick, yet intuitive, wireless commissioning of any Level 7 luminaire. Simply scan the desired fixture and the FSTR-100 will automatically establish a secure connection and allow the user to view and edit the luminaire's current settings. Once the desired settings are established, the user may then wirelessly transmit the new settings to the luminaire. The FSTR-100 also allows the user to save the luminaire's settings to the FSTR-100 for future use or to transmit the saved settings to other luminaires. Simple menu screens let you see the current status of the system and make changes. It can change FSR-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FSR-100 you can also establish and store FSR-211 parameter profiles.

MS-A-120V
120V Input Area Motion Sensor
Factory Mounted (Motion Response) or ACP Mounted (Automatic Profile Dimming with Motion Response Control)

MS-A-277V
277V Input Area Motion Sensor
Factory Mounted (Motion Response) or ACP Mounted (Automatic Profile Dimming with Motion Response Control)

Note: Motion sensors are ordered separately with the (1) motion sensor mounted on the luminaire or MRO or APD. MRO is used to field set the Configuration Information on page 2 for more detail. Area motion sensor color is black. Wattage, HID and LED. *Will be factory installed on request only.

EcoForm Wireless Controls Accessories (for wall or pole mount)[1,2,3,4]

LLCR2-(F)
Standalone wall or pole wireless controller with #2 Lens.

LLCR3-(F)
Standalone wall or pole wireless controller with #3 Lens.

LLCR4-(F)
Standalone wall or pole wireless controller with #4 Lens.

1. When using the wireless remote accessory option, LLCR-(F) or a pole mount accessory option, specify pole option (SLA Coupling, Internal Tenon, 3/4" pole)
2. (D) 120-277V only.
3. Must specify finish (*Consult factory for finish).
4. Lens accessory guide (#3 Lens - Medium Throw Forward, #2 Lens - Wide Forward, #4 Lens - Wide Throw Forward). ECF-(F) Wireless Controls Accessories are not factory installed.

LED Wattage and Lumen Values (standard EcoForm luminaire)

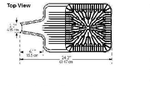
Ordering Code	No. of LED Modules (Multiplier Factor)	LED Count	Total LEDs (mA)	Average System Watts*	Color Temp.	Type 2 Delivered Lumens*	Type 2 Efficacy (LPW)	Type 2 BUG Rating	Type 3 Delivered Lumens*	Type 3 Efficacy (LPW)	Type 3 BUG Rating	Type 4 Delivered Lumens*	Type 4 Efficacy (LPW)	Type 4 BUG Rating	Type 5 Delivered Lumens*	Type 5 Efficacy (LPW)	Type 5 BUG Rating
55LA-525B	2	10	530	70	4000K	5,304	119	B4-U3-G2	5,305	119	B4-U3-G2	4,958	111	B4-U3-G2	4,957	111	B3-U3-G2
75LA-1275	2	12	1275	93	4000K	7,754	83	B2-U3-G2	7,755	83	B2-U3-G2	7,351	79	B2-U3-G2	7,421	79*	B2-U3-G2
75LA-1650	2	16	1650	93	4000K	8,877	95	B2-U3-G2	8,878	95	B2-U3-G2	8,293	89	B2-U3-G2	8,371	91	B2-U3-G2
105LA-1215	2	12	1060	107	4000K	10,706	100	B2-U3-G2	10,988	103	B2-U3-G2	10,539	98	B2-U3-G2	10,215	96	B2-U3-G2
105LA-1670	2	16	1320	104	4000K	13,512	130	B2-U3-G2	13,512	130	B2-U3-G2	12,517	120	B2-U3-G2	12,579	121	B2-U3-G2
105LA-1410	4	14	1210	101	4000K	12,412	121	B2-U3-G2	12,738	125	B2-U3-G2	12,213	119	B2-U3-G2	12,545	122	B2-U3-G2
115LA-1620	4	16	1320	114	4000K	13,516	118	B2-U3-G2	13,516	118	B2-U3-G2	13,216	115	B2-U3-G2	14,024	123	B2-U3-G2
150LA-1840	4	18	1560	151	4000K	15,969	106	B3-U3-G2	16,141	107	B3-U3-G2	15,198	101	B3-U3-G2	15,188	101	B3-U3-G2
215LA-5470	4	54	1060	211	4000K	21,216	101	B3-U3-G2	21,216	101	B4-U3-G2	20,014	96	B3-U3-G2	20,014	96	B3-U3-G2

1. Nominal initial light output according to IESNA Standard LM-79-08, unless otherwise noted. Lumen Depreciation: 85% at 50,000 hours.
2. Lumen values based on a luminaire fitted with a clear, flat refractor.
3. Lumen values are for a luminaire fitted with a clear, flat refractor.
4. Lumen values are for a luminaire fitted with a clear, flat refractor.
5. Values are for a luminaire fitted with a clear, flat refractor.
6. Lumen values based on a luminaire fitted with a clear, flat refractor.
7. Lumen values based on a luminaire fitted with a clear, flat refractor.
8. Lumen values based on a luminaire fitted with a clear, flat refractor.
9. Lumen values based on a luminaire fitted with a clear, flat refractor.
10. Lumen values based on a luminaire fitted with a clear, flat refractor.
11. Lumen values based on a luminaire fitted with a clear, flat refractor.
12. Lumen values based on a luminaire fitted with a clear, flat refractor.
13. Lumen values based on a luminaire fitted with a clear, flat refractor.

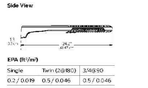
Note: Values are for a luminaire fitted with a clear, flat refractor. Consult factory for other options.

Dimensions — Skirt Band (EcoForm luminaire)

Top View



Side View



End View

EPA (ft²/m²)

Single	Twin (@180)	3/4(@90)
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

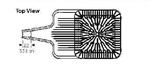
Approximate Luminaire Weight: 20 Lbs (9.07 Kg)

Ecoform_ECF_LED 03/16 page 2 of 8

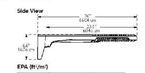
ECF EcoForm LED luminaire

Dimensions EcoForm with Retrofit Arm Mount (RAM)

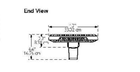
Top View



Side View



End View



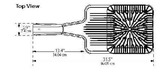
EPA (ft²/m²)

Single	Twin (@180)	3/4(@90)
0.2 / 0.028	0.6 / 0.056	0.7 / 0.065

Approximate Luminaire Weight: 21 Lbs (9.45 Kg)

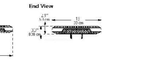
Dimensions — EcoForm with Mast Arm Filter (MA)

Top View



Side View

End View



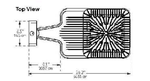
EPA (ft²/m²)

Single
0.5 / 0.047

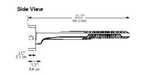
Approximate Luminaire Weight: 21.2 Lbs (9.77 Kg)

Dimensions — EcoForm with Wall Mount (WS)

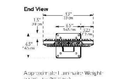
Top View



Side View



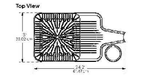
End View



Approximate Luminaire Weight: 25 Lbs. (11.4 Kg)

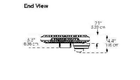
Dimensions EcoForm with wireless control (Luminaire mounted controller)

Top View



Side View

End View



EcoForm_ECF_LED 03/16 page 3 of 8

ECF EcoForm LED luminaire

Luminaire Configuration Information

ECF
Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

ECF-DIM
Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

ECF-APD
Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V-277V input only.

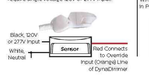
ECF-APD Dimming Profile:

100%	2 hours	6 hours	100%
	50%	50%	
Power On	Mid Point	Power Off	

ECF-MRS0
Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the riser wire on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

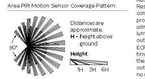
ECF-MRS0 is available in 120V-277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V input – MSA-120V) or the WattStopper EW-200-277-W (277V input – MSA-277V). One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



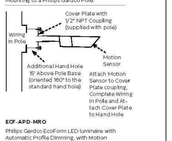
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole.



ECF-APD-MRO
Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensor as the ECF-MRS0. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and ensures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

EcoForm_ECF_LED 03/16 page 4 of 8

ECF EcoForm LED luminaire

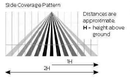
Luminaire Configuration Information (Continued)

ECF-MRI
Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set for a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

Luminaires include a passive Infrared (PIR) motion sensor, WattStopper # FSP-211 equipped with an FSP-L1 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

The approximate motion sensor coverage pattern is as shown below.

Side Coverage Pattern



Top Coverage Pattern

ECF-APD-MRI

Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

FSTR-100 Wireless Remote Programming Tool

The FSTR-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

The FSTR-100 Wireless Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211 It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FSTR-100 display shows menus and prompts to lead you through each process. The navigation pad provides a further way to navigate through the customization fields.

With the certain mounting height of the sensor, the FSTR-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

The FSTR-100 IR transceiver allows bi-directional communication between the FSP-211 and the FSTR-100 programming tool. Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FSR-100 you can also establish and store FSP-211 parameter profiles.

The FSTR-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BATT indicate a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FSTR-100 automatically shuts off 10 minutes after the last key press.

You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background).

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in "less-than/greater-than" symbols <value>. Once active, change them using (left) and (right) arrow keys. In general the up keys increments and the down key decrements a value. Selections wrap around if you continue to press the key beyond maximum or minimum values. Holding away the key will cause the value to change faster. Menu buttons take you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost. More information on the FSTR-100 Remote Programming Tool is available at wattstopper.com.

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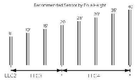
ECF EcoForm LED luminaire

Luminaire Configuration Information – EcoForm with wireless controls

ECF-LLC2/3/4 Luminaire Mounted Controller
Wireless controls attempt to turn on and off fixtures based on photocell values received from sensor. Wireless controls are not factory installed. Consult factory for more information.

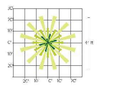
Environmental Sensor by Fixture Type



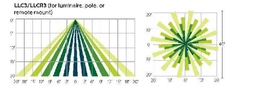
LLC2/3/4 Pole Mounted Controller
In this configuration the wireless controller will be mounted to the pole at a 90 degree angle from the front of the luminaire (or in the direction of luminaire on each pole, as well as the specific wattage chosen, will determine how many controllers will be required).
When using the wireless remote accessory options (LLCR-(F) in a 3 lens accessory application, specify pole option (SLA Coupling, Internal Tenon, 3/4" pole). Confirm accessory lens selection, lens aiming and wireless control (D) indicated height above ground and orientation to luminaire. Tenon mounted non-pole options (SLA Coupling, Internal Tenon, 3/4" pole). Confirm accessory lens selection, lens aiming and wireless control (D) indicated height above ground and orientation to luminaire.

Remote Mount Wireless Controller
Used to control the luminaire when it is not in a position to receive motion response and any other luminaires that are not pole mounted. Consult factory for more information.

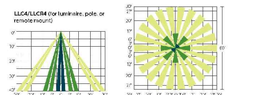
LLC2/LLC2R2 (for pole or remote mount only)



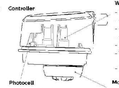
LLC3/LLC3R3 (for luminaire, pole, or remote mount)



LLC4/LLC4R4 (for luminaire, pole, or remote mount)



Controller



Photocell
- Ambient light photocell on every wireless radio that oversees the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light reading in ft-600 K.

Wireless Radio
- 1.6 Watt max (no load draw)
- Operating voltage 120-277 VAC (RMS)
- Communicates using the ZigBee protocol
- Corrects out dimming commands from Gateway
- Reports ambient light readings to 1500 ft-Cd
- Transmission Systems Operating within the band 2402-2480 MHz
- RoHS Compliant

Motion Response
- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height

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ECF EcoForm LED luminaire

Luminaire Configuration Information (EcoForm with wireless controls)

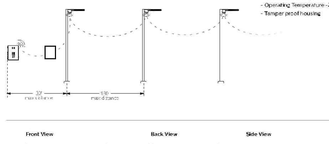
Gateway

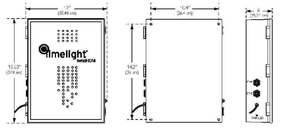
Overview: One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the EcoForm luminaires (or poles), allowing you to control your fixtures straight from the web. One gateway can communicate with up to 100 fixtures. Typically one unit is mounted per parking lot.

Installation: Gateway has 4 tabbed mounting holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.75" vertical.

Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong Internet connection required.

Specifications:
- High density RF Mesh coordinator
- Ethernet or wireless Internet connection to server
- Proprietary software "rules of operation"
- Wide light Ethernet connections
- Highly protected, long life lithio power supply
- Single board, ARM consultant 520MHz Intel computer
- Operating Temperature -20°C to 55°C
- Tamper proof housing





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ECF EcoForm LED luminaire

Specifications

Housing:
One piece die cast aluminum housing with integral arm and separately refitted hinged, one piece die cast door frame.

IP Rating
LED light engine rated IP66.

Vibration Resistance
EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G equilibration in three axes, all performed on the same luminaire.

Electrical
Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array
32, 48, or 64 LEDs. Color temperature: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal Management
The housing design utilizes the one piece housing to provide excellent thermal management critical to long LED system life.

Energy Saving Benefits
System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

LED Performance

Predicted Lumen Depreciation Data[1]

Ambient Temperature °C	Driver (mA)	Calculated L70 Hours[2]	Est. Per TM-21[3]	Lumen Maintenance % @ 60,000 hours
Up to 40 °C	Up to 1050 mA	> 250,000 hours	> 60,000 hours	97%

1. Performance between manufacturers data and are warranty terms varies. Data is based on IESNA LM-80 test results. Actual experience may vary due to field application conditions.
2. 70% of the initial lumens at 25°C per luminaire specifications. Calculated per IESNA TM-21-11 Published LED Performance Limited to 6 times the actual LED test hours.

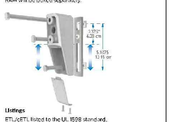
Wireless Controls
The wireless controls system includes: gateway, controller (with wireless radio, electronic ballast, and photocell), and coordinating software. The wireless controls system operates through a high density mesh (HCM) wireless technology. Wireless radios with multiple sensors and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a small computer that connects to the Internet, and is located in a secure location. The control database channels communications to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See wireless controls pages 6-7 for details and technical information.

Motion Sensors
BCE-MRS0, BCE-APD-MRO, BCE-MRI, BCE-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

Optical Systems
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3 and 4 distributions to control backlight.

Mounting
Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 2-2.5" poles.

Retrofit Arm Mount
EcoForm features an innovative retrofit arm (RAM) option. EcoForm seamlessly transitions a decorative to LED fixture without the need for additional pole drilling or removal existing poles. RAM will be ordered separately.



Finish
Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, high solid polyurethane (TGIC) thermoset polyester powder coat finish. Standard colors include: bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specification on optional or custom colors.

Listings
ETL_LISTED, listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambient temperatures -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are Design Lights Consortium® qualified.

Warranty
EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.

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PHILIPS

Philips Lighting North America Corporation
200 Ninth Avenue Drive, Somerset, NJ 08873
tel 800 483 2216

Philips Lighting Canada Ltd
281 Hillmount Rd., Markham, ON, L6C 2S3 CA
tel 800 668 6008

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SMITH ENGINEERING

PHOTOMETRIC DETAILS

DUNKIN DONUTS
9550 FAIRFAX BLVD.
CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
Lic. No. 033994
10/28/21
PROFESSIONAL ENGINEER

SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204

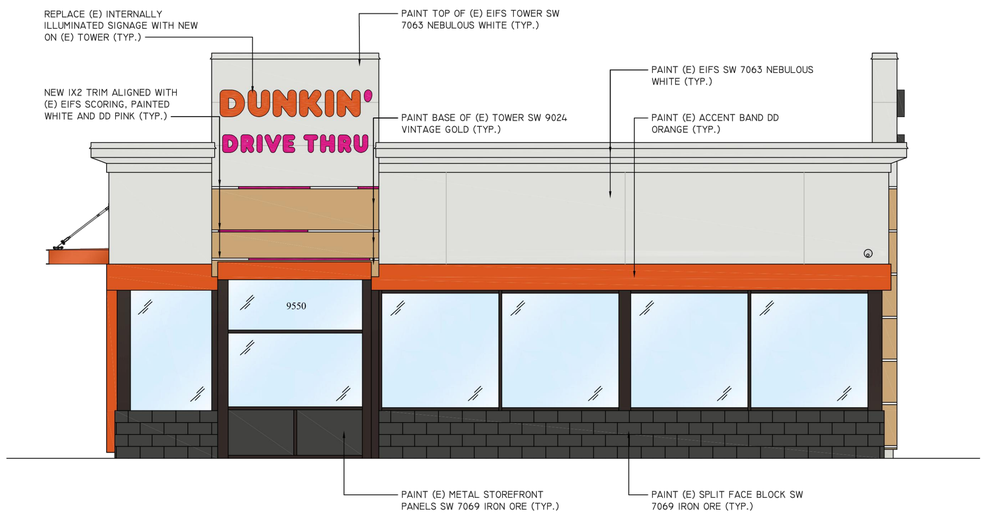
PROJECT MANAGER:
DIANA MILIAN
Diana@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
06/28/19	SUB. TO CITY
12/21/20	2ND SUB. TO CITY
07/ /21	3RD SUB. TO CITY

OTHER PLAN DISTRIBUTIONS

SCALE: N/A
DATE: JULY, 2021
SHEET 10A OF 11

2-241-01 dunkin donuts 9550 fairfax blvd\special use\Dwg Sheets\241-01 SUP Photometric Plan Sheet.dwg 10/28/21 14:29

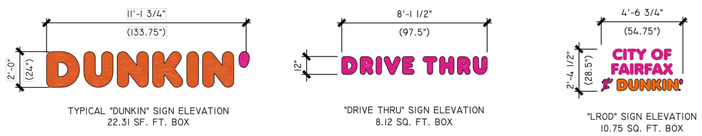


A8 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

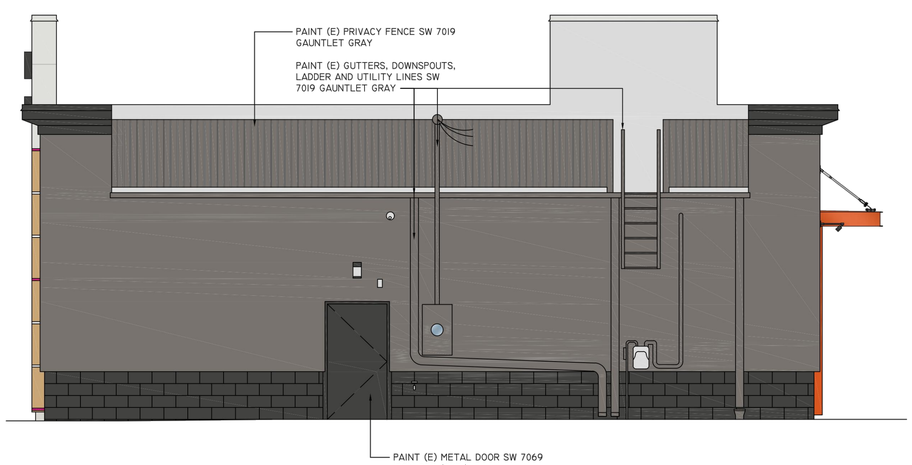
J8 RIGHT SIDE (FAIRFAX BLVD) ELEVATION

SCALE: 1/4" = 1'-0"



A6 EXTERIOR SIGN ELEVATIONS

SCALE: 1/4" = 1'-0"



A1 REAR ELEVATION

SCALE: 1/4" = 1'-0"

J1 LEFT SIDE (LEE HWY) ELEVATION

SCALE: 1/4" = 1'-0"

QSR|R

DUNKIN'

dunkin' brands.

STORE #306136
9550 FAIRFAX BLVD
FAIRFAX, VA

PROJECT: 241-01

REVISION		
No.	DATE	DESCRIPTION
DWG DATE:	00-00-0000	
DRAWN BY:	STAFF	
PROJECT No.:	21146	

DWG TITLE:

EXTERIOR ELEVATIONS

SHEET No.

A-1

SHEET 11 OF 11