



# ARCHITECTURAL REVIEW BOARD

## REGULAR MEETING ~ AGENDA ~

Kenneth Luersen,  
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100  
Haymarket, VA 20169

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Wednesday, September 17, 2014

7:00 PM

Council Chambers

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### 1. Call to Order

### 2. Citizens Time

### 3. Minutes Approval

### 4. Certificate of Appropriateness

- a. 14830 Jordan Lane
- b. 6601 Jefferson Street
- c. 6612 James Madison Highway - Light Fixture
- d. 14600 Washington Street
- e. 15020 Washington Street - Sign
- f. 4400 Costello Way

### 5. Town Council Update

### 6. Planning Commission Update

### 7. Old Business

- a. Task List

### 8. Adjournment



TO: Architectural Review Board  
SUBJECT: 14830 Jordan Lane  
DATE: 09/17/14

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The applicant is applying for a Deck and a Fence on his property.

**ATTACHMENTS:**

- 14830 Jordan Lane - Fence and Deck (PDF)

SEP 11 2014

TOWN OF HAYMARK



ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP20140911-02

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: [ ] New Construction [ ] Alteration/Repair [x] Addition [ ] Sign [ ] New Tenant/Use [ ] Change of Use [ ] Relocation

NAME OF BUSINESS/APPLICANT: Muaad Khali

PROPOSED USE: Primary Residence Size (Sq. Ft./Length) of Construction:

SITE ADDRESS: 14830 Jordan Lane Parcel ID #:

Subdivision Name: Lot Size: 0.71

ZONING DISTRICT: [x] R-1 [ ] R-2 [ ] B-1 [ ] B-2 [ ] I-1 [ ] C-1 Site Plan Required: [ ] Yes [x] No

Special Use Permit Required: [ ] Yes [x] No Homeowners Association (HOA) Approval: [x] Yes [ ] No

Off-street Parking: Spaces Required: Spaces Provided:

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, type and dimensions of signs, height/length of fencing, etc.)

Building 6' high picket style fence around the property & a small deck in the back (12' x 24'). Fence will be according to the ARB Guidelines typical Picket Style

Supporting Documentation (attached): [ ] Narrative [ ] Plan/Plat [ ] Specification Sheet

FEE: [x] \$25.00 Residential [ ] \$50.00 Commercial

PAID SEP 11 2014 Cash

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc.)

Fence will be picket style 6' high compliant with town guidelines. Deck will be composite material with railings stained white.

Supporting Documentation (attached): [ ] Specification Sheet [ ] Photograph(s)

PERMIT HOLDER INFORMATION and PROPERTY OWNER INFORMATION section with handwritten details for Muaad Khali at 14830 Jordan Lane, Haymarket VA 20169.

**APPLICANT / PROPERTY OWNER SIGNATURE**

**\*\*\*\*\*REQUIRED\*\*\*\*\***

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

  
Applicant Signature

  
Property Owner Signature

**\*\*\*OFFICE USE ONLY\*\*\***

Date Filed: 9-11-14 Fee Amount: 25- Date Paid: 9-11-14

DATE TO ZONING ADMINISTRATOR: 9-11-14

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT

CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): 9-17-14

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

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PRINT

CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

DATE TO TOWN COUNCIL (IF APPLICABLE): N/A

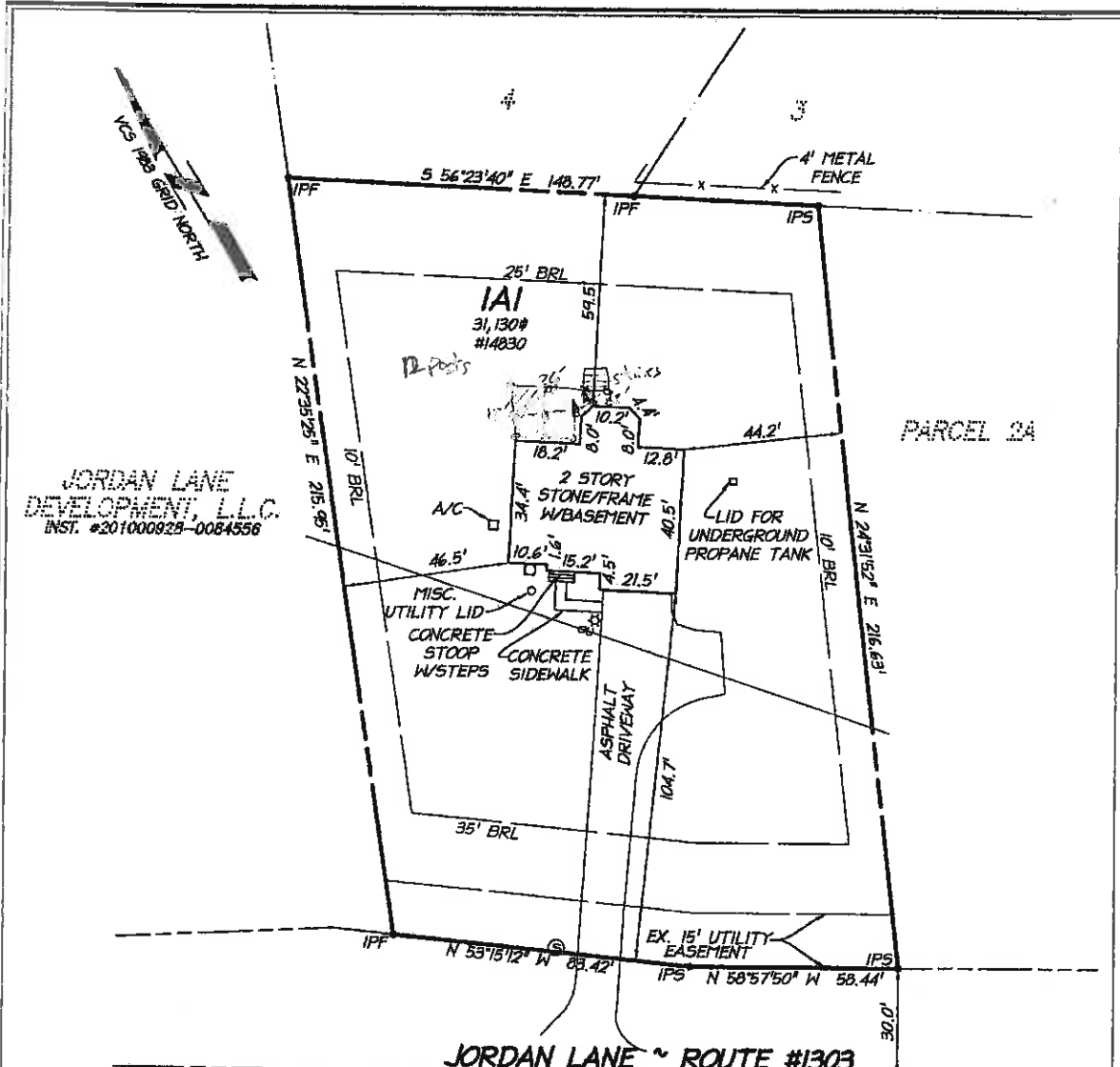
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SIGNATURE

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PRINT

TOWN COUNCIL {where required):  
\_\_\_\_\_  
\_\_\_\_\_

CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_



JORDAN LANE  
DEVELOPMENT, L.L.C.  
INST. #201000928-0084556

PARCEL 2A

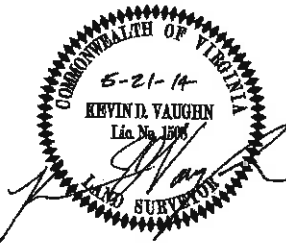
JORDAN LANE ~ ROUTE #1303  
(R/W VARIES)

**LEGEND**

- A/C AIR CONDITIONER
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- OU- OVERHEAD UTILITY
- ☆ LIGHT POLE
- ⊙ SANITARY MANHOLE
- CLEAN OUT

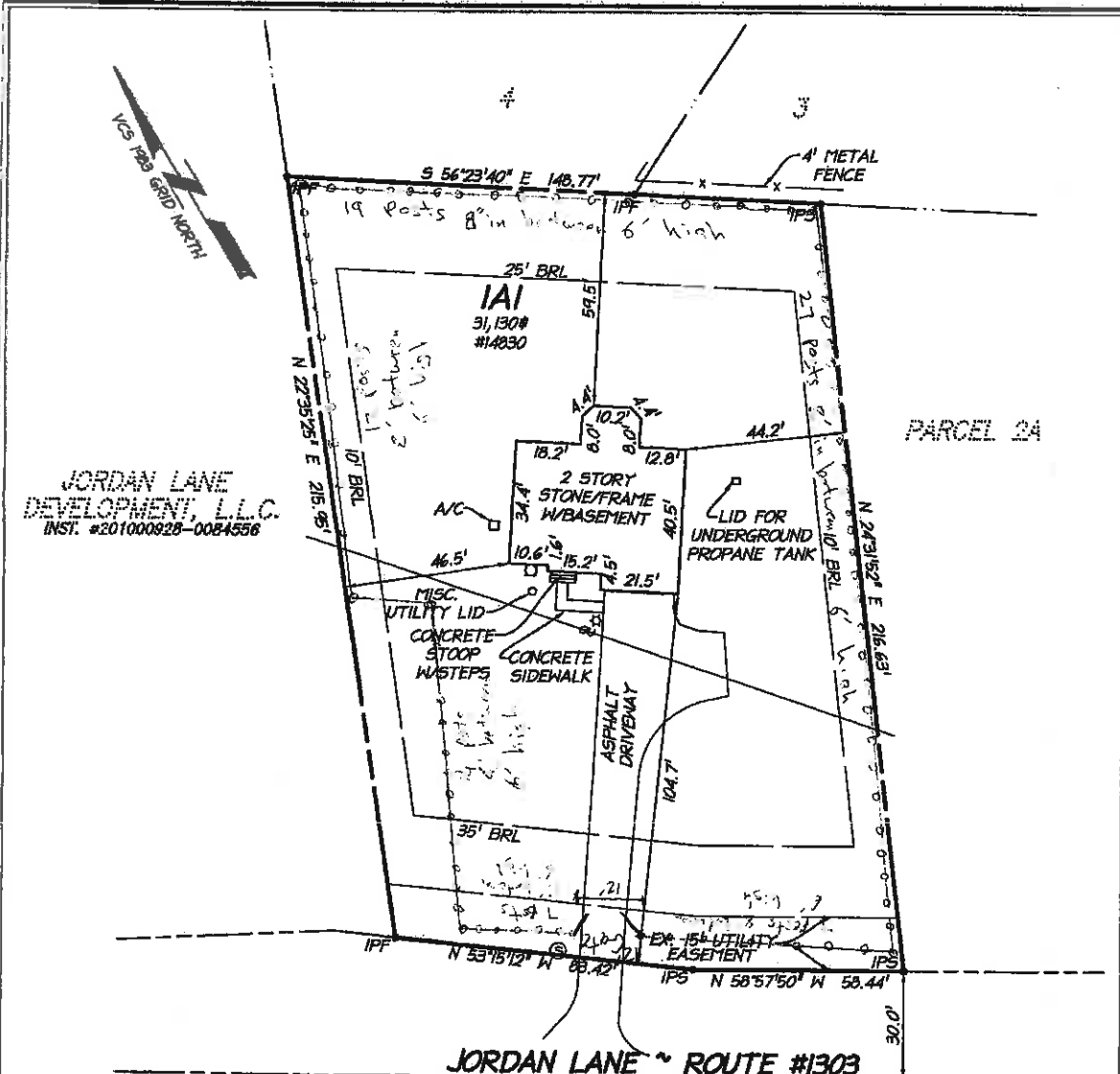
**NOTES**

1. NO TITLE REPORT FURNISHED.
2. THE IMPROVEMENTS SHOWN DO NOT LIE WITHIN A H.U.D. DESIGNATED AREA OF SPECIAL FLOOD HAZARD.
3. THE BUILDING DIMENSIONS AND PROPERTY TIES SHOWN ON THIS SURVEY ARE NOT INTENDED TO BE USED IN RE-ESTABLISHING LOT CORNERS OR DETERMINING THE LOCATION OF FUTURE CONSTRUCTION OF EXTERIOR IMPROVEMENTS.
4. ALL EASEMENTS SHOWN HEREON ARE RECORDED IN INSTRUMENT # 201108080065272 UNLESS OTHERWISE NOTED
5. WALLCHECK : 05-16-2014
6. FINAL: 05-16-2014



FINAL HOUSE LOCATION SURVEY  
**PARCEL IAI**  
**PIEDMONT MEWS**  
INSTRUMENT # 201108080065272  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
SCALE : 1" = 30' DATE : MAY, 2014





JORDAN LANE DEVELOPMENT, L.L.C.  
INST. #201000929-0084556

PARCEL 24

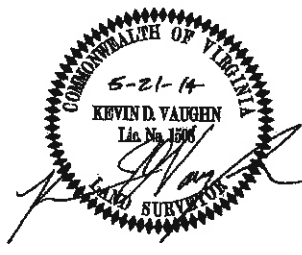
JORDAN LANE ~ ROUTE #1303  
(R/W VARIES)

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4. ALL EASEMENTS SHOWN HEREON ARE RECORDED IN INSTRUMENT # 20100800065272 UNLESS OTHERWISE NOTED
5. WALLCHECK : 05-16-2014
6. FINAL: 05-16-2014



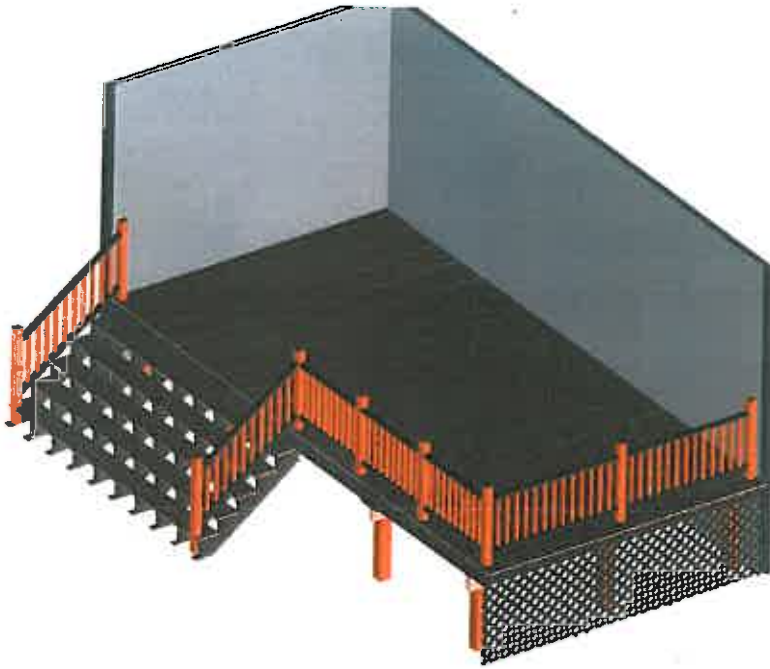
FINAL HOUSE LOCATION SURVEY  
**PARCEL IAI**  
**PIEDMONT MEWS**  
INSTRUMENT # 20100800065272  
GAINESVILLE MAGISTERIAL DISTRICT  
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UNLICENSED TELEPHONIC SURVEYING  
475 DUNN FERRY AVENUE, SUITE 100  
WILSONVILLE, VIRGINIA 24187  
TEL: 540-486-4866 FAX: 540-486-4716

**APPENDIX C: APPROVED FENCE STYLES**





Lowe's Deck Design

## DeckOne

Print this document and take it to the Doors and Windows desk or Commercial Sales desk  
at your local Lowe's store.

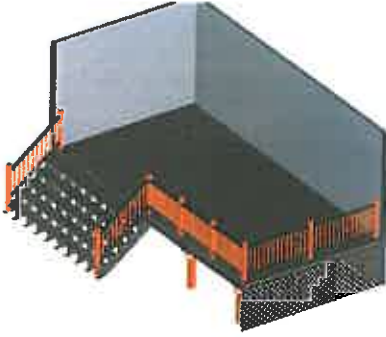
One of our associates will help you find the materials you need.

Your Deck Design's Project ID is:  
811010910

Created on Sep-11-2014  
All rights reserved copyright ©2014 DIY Technologies  
Project ID: 811010910  
Store# 1125



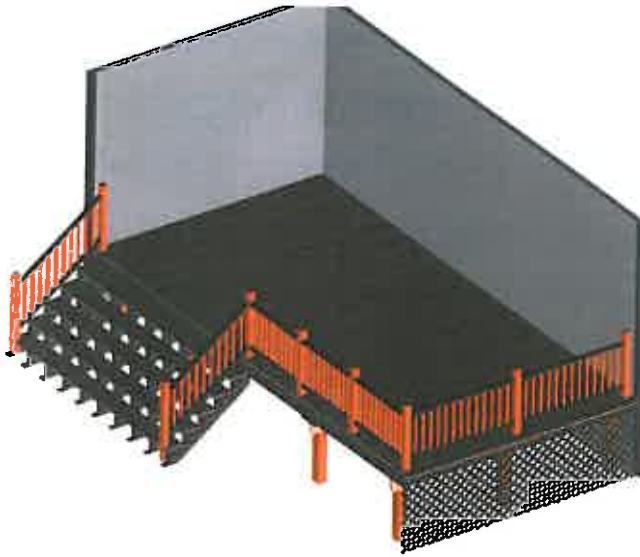
Deck layout diagram



Top view without planks

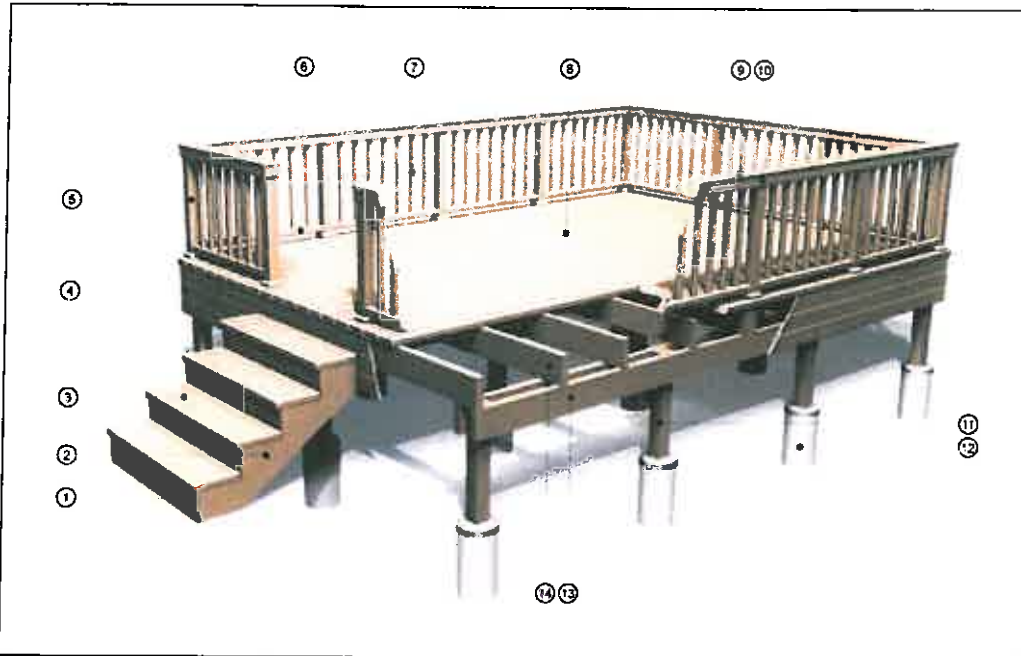


Bottom view with planks



Top view with planks

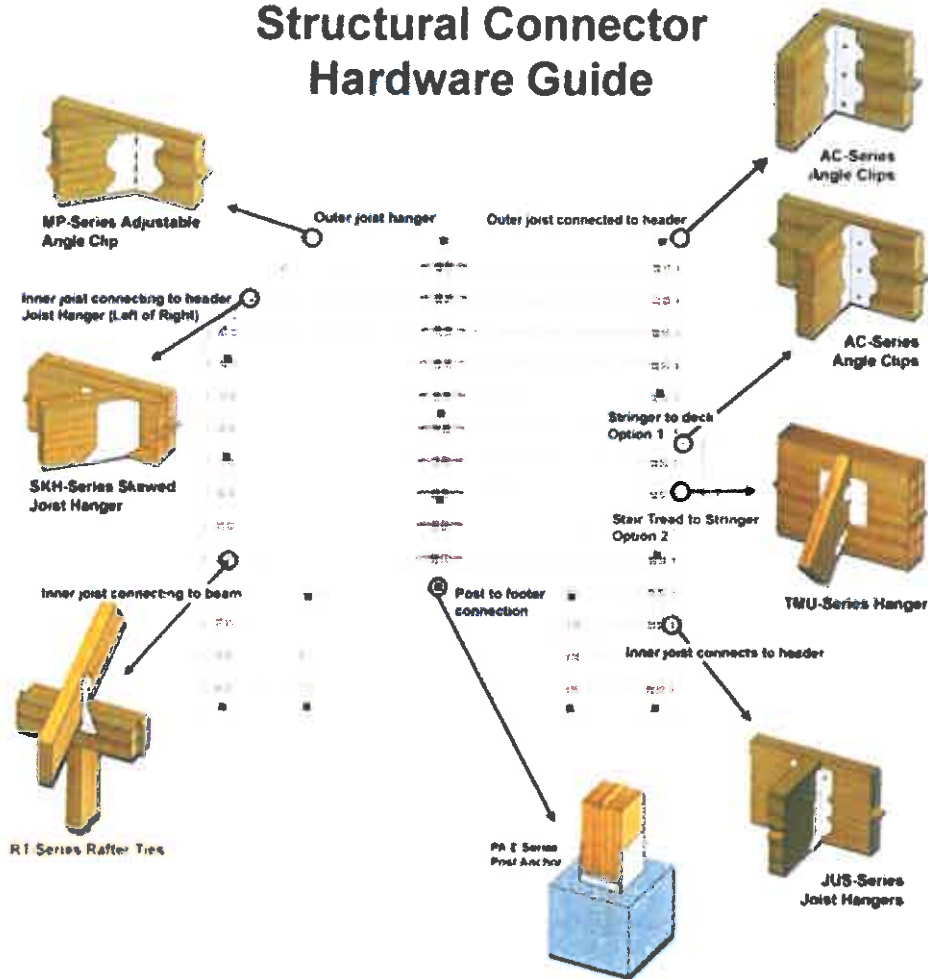
### Deck Part Identification



1. Riser	6. Bottom Rail	11. Post	<b>Major Deck Components</b> NOTE: Not to scale ©2014 DIY Technologies
2. Stringer	7. Baluster	12. Post Footer	
3. Tread	8. Decking	13. Beam	
4. Fascia	9. Rail Cap	14. Joist	
5. Rail Post	10. Top Rail		

- Baluster** The vertical pieces of a railing spaced at regular intervals between posts.
- Beam** A horizontal framing piece, which rests on posts and supports joists.
- Decking** The boards used to make the walking surface of the deck.
- Joist** A horizontal frame piece that supports the decking and spreads the weight over the beams.
- Ledger** A horizontal strip that connects the deck to the house.
- Post Footer** Concrete filled hole that the post is attached to.
- Post** A vertical framing piece, used to support a beam or joist.
- Riser** A board attached to the vertical cut surface of a stair stringer.
- Stringer** The diagonal board used to support treads and risers on a stairway.
- Tread** The horizontal surface of a stair.
- Bottom Rail** The lower horizontal piece that connects rail posts and supports balusters.
- Top Rail** The upper horizontal piece that connects rail posts and supports balusters.
- Rail Cap** The top horizontal trim on railing.
- Rail Post** The vertical post connected to the deck framing that supports the railing.

# Structural Connector Hardware Guide



## INSTALLATION CHECKLIST

### General legal requirements

Check title restrictions and easements, building codes and zoning by-laws to make sure your deck design complies.

Obtain any required permits or zoning variances.

Check with local utility companies to make sure deck footings and construction will not disturb or obstruct access to piping or wiring.

### Deck function

While planning your deck, determine how it will be used.

### Your climate

While planning your deck, consider local weather.

Take advantage of good views.

### Install ledger

Install ledger to anchor deck to house.

Ledger placement determines the deck floor level, normally 2-4" below floor line.

If unsure about attaching a ledger board, consult a professional.

Use batterboards and mason's string to mark off deck area and locate footing.

### Square with string

Attach string to ledger and/or batterboards.

Batterboards go just outside perimeter corners of the deck.

Use the 3-4-5 method to get a 90 degree angle in one corner.

### Footing requirements

Footing/posthole depth and location is dictated by local codes and by-laws.

## INSTALLATION CHECKLIST

### Attach beams to posts

Determine the desired deck floor height on the posts.

Determine height for securing the top of the beam to the post.

### Attach joists

Joists are attached to ledger board with joist hangers or by toenailing.

Determine where blocking will go and snap a chalk line, but make sure to stagger pieces for ease of nailing.

### Lay decking

Attach boards "bark side up" to minimize cupping and warping.

The deck boards can be trimmed after they are installed.

### Railings

Railings must be firmly attached to the framing members of the deck.

Check local codes and by-laws for requirements on railings.

### Stairs

Check local codes and by-law requirements on stairs.

Measure the rise and run of the stairs.

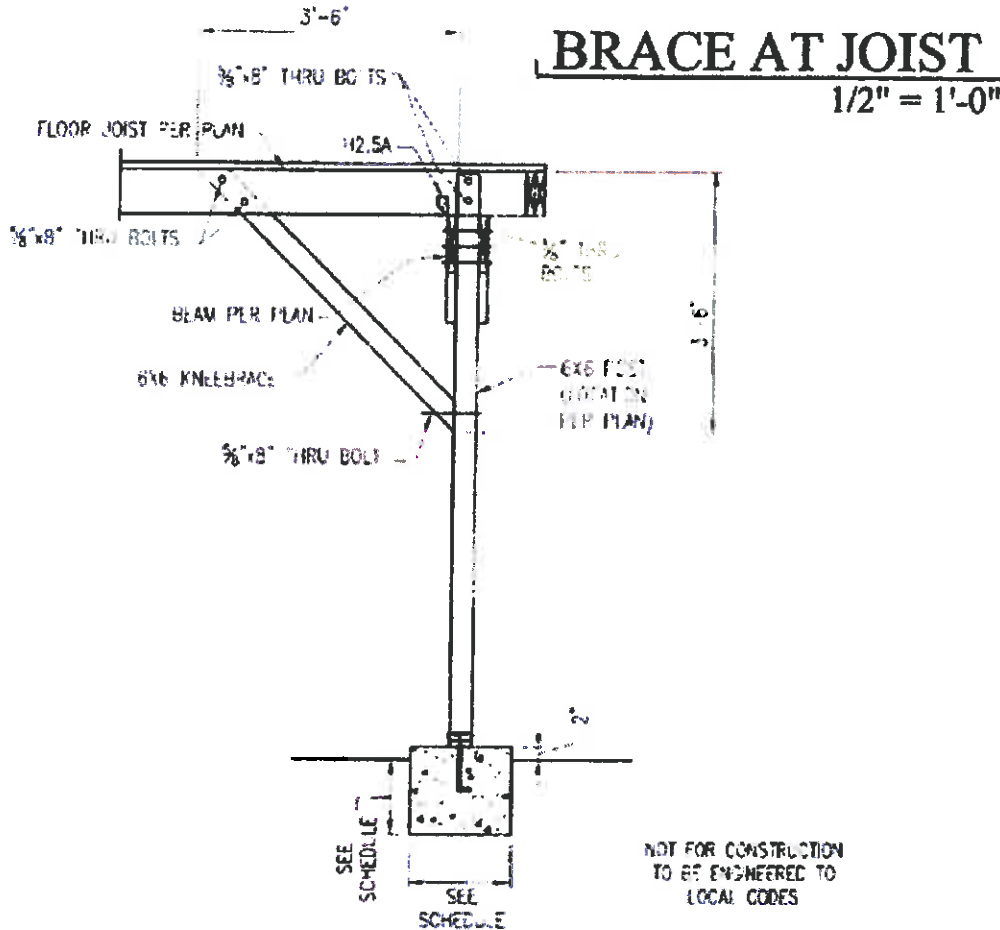
### Multi-level decks

When planning a multi-level deck, for aesthetics make one deck larger than the other.

### INSTALLATION CHECKLIST

#### Post bracing

Brace posts as dictated by local codes and by-laws.



8'-0" MAX. GRADE TO TOP OF DECKING

## Tools Required & Tips for Success

### Tools Required:

Carpenter's level	Hearing protection	Ruler
Carpenter's square	Hammer	Safety glasses
Chalk line	Hand saw	Screwdrivers
Chisel	Hoe and hose (to mix concrete)	Shims or spacers
Circular saw	Ladder	Shovel
Claw hammer	Line	Socket wrench
Combination square	Mallet	Stakes or batter boards
Crescent wrench	Nail set	String
Drills and bits	Pencils	Tamper
Dust mask	Pick	Tape measure
Extension cord	Plumb bob	Transit
Framing square	Post hole digger	Tool belt
Gloves	Rafter square	Two foot level

### Tips for success:

1. When cutting or drilling wood, always wear eye protection to prevent injury from flying wood particles
2. When cutting lumber, a fabric breathing mask will help to avoid ingestion of the dust. Wear gloves as the surface is rough and can cause splinters.
3. For outdoor projects, nails and other hardware should be hot-dipped zinc-coated or equally well-protected material to keep them from rusting.
4. To help prevent splitting, drill pilot holes in each piece of lumber before nailing or screwing.
5. Make sure to treat your deck to prolong its lifespan.
6. Before you apply a finish on your deck, test for moisture by sprinkling the surface of a small area of the deck with water. If the droplets bead up, the wood is still wet. Wood that is dry enough for treatment will quickly soak up the water.
7. Deck finishes come in both water and oil based. While oil-based finishes penetrate deeper into the wood, water-based products are easier to clean up and are more forgiving in damp conditions.
8. When applying finish or cleaner to your deck, protect surrounding vegetation by wetting with a hose and covering with plastic.
9. Invest in a pair of kneepads if you are doing floor jobs or working on a deck.
10. Dispose of scraps in the regular trash or take to a landfill - never burn.

Below are the Specifications And Materials  
that you have selected for your deck.

<b>Overview</b>	Number of Levels: 1 Total Square Feet: 288	Footer Depth: 24" Live Load: 40 Dead Load: 10
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Component	Size	Wood Type
Joists	2x8	Top Choice Treated
Beams	2x8	Top Choice Treated
Posts	6x6	Top Choice Treated
Decking	1 x 6	Trex Composite
Railing		Composite
Lattice		treated

FooterDepth	24"	Live Load	40 psf
		Dead Load	10 psf



## Material List

Lumber Materials			
Item Number	Quantity	Description	Usage
98890	2	4 x 8 Heavy Duty Lattice	Lattice
468938	21	Top Choice 2 x 8 x 8 #2 Prime Pressure Treated Lumber	Rim Joist
468939	10	Top Choice 2 x 8 x 10 #2 Prime Pressure Treated Lumber	Rim Joist
468940	11	Top Choice 2 x 8 x 12 #2 Prime Pressure Treated Lumber	Beam
4643	20	Severe Weather 3-Step Treated Deck Stair Stringer	Pre Cut Stringer
468929	5	Top Choice 4 x 4 x 8 #2 Prime Pressure Treated Lumber	Railing Post
139392	7	Fiberon 6-ft White Traditional Top and Bottom Rail	Railing Section
45413	15	Fiberon 5-Pack 34-in White Turned Baluster	Baluster
548125	93	Trex 1"x5.5"x8' Square Enhance Saddle	Decking
468941	1	Top Choice 2 x 8 x 16 #2 Prime Pressure Treated Lumber	Gusset
468960	4	6 x 6 x 8 #2 Pressure Treated Lumber	Post
Other Materials			
Item Number	Quantity	Description	Usage
116239	16	USP 2-in x 8-10-in Triple Zinc Slant Nail Joist Hanger	Joist Framing
69262	1	Grip-Rite 5 lb 9-Gauge 3-in Hot-Dipped Galvanized Smooth Nails	Joist Framing
69139	2	Grip-Rite 1 lb 9-Gauge 3-in Hot-Dipped Galvanized Smooth Nails	Joist Framing
37164	4	USP1-5/16-in x 2-3/8-in x 6-15/16-in Triple Zinc Angle Clip	Joist Framing
21993	40	USP 1-1/2-in x 6-1/2-in Triple Zinc Rafter Tie	Joist Framing
56928	1	Grip-Rite 5 lbs 9-Gauge 1-1/2-in Hot Dipped Galvanized Smooth Joist Hanger Nails	Joist Framing
10385	29	QUIKRETE 80 lbs Setting Post Concrete Mix	Footing to Post
222710	1	QUIKRETE 50 lbs Concrete Mix	Footing to Post
10150	6	QUIKRETE 12-in Concrete Forming Tube	Footing to Post
193212	12	The Hillman Group 1/2-in x 10-in HDG Anchor Bolt	Footing to Post
69141	2	1 lb 8-Gauge 3-1/2-in Hot-Dipped Galvanized Smooth Nails	Footing to Post
6472	12	USP 6-in x 6-in Steel G185 Post Base	Footing to Post
140319	48	USP 6-in x 6-in Steel G185 Post Base	Post to Beam
29926	10	USP 1-3/4-in x 5-1/16-in Triple Zinc Slope/Skew Hanger	CladRimOrStair
135639	9	The Hillman Group 2-Count 1/2-in-13 Zinc Plated Standard (SAE) Hex Nuts	Railing Post
160835	9	Fiberon 4-in x 4-in x 48-in White Composite Deck Post Sleeve	Railing Post
67377	18	The Hillman Group 1/2-in- 13 x 8-in Hot-Dipped Galvanized Standard (SAE) Hex Bolt	Railing Post
41762	1	Project Pak 25-Count 1/2-in x 1-in Galvanized/Un-Coated Standard (SAE) Flat Washer	Railing Post
58128	3	The Hillman Group 4-Count 1/2-in x 1-in Zinc Plated Standard (SAE) Flat Washer	Railing Post
7228	5	Fiberon 2-Pair White Traditional Rail Bracket	RailingOrTrim
2235	20	USP 2-1/4-in x 2-1/4-in x 4-5/8-in Triple Zinc Framing Angle	Joist Framing
345213	4	Fiberon 2-Pack Deck Rail Brackets	RailingOrTrim
18284	1	5 lbs #8 x 2-1/2-in Countersinking-Head Galvanized Deck Screws	Deck Planking

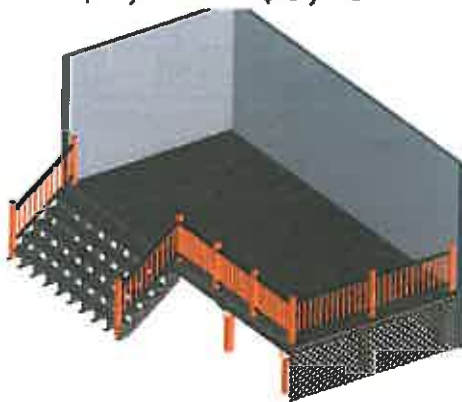


Other Materials					
Item Number	Quantity	Description	Usage		
17365	3	1 lbs #8 x 2-1/2-in Countersinking-Head Galvanized Deck Screws	Deck Planking		
Special Order Materials *					
Item Number	Quantity	Description	Usage	Model#	Vendor#
475449	9	Fiberon 4-in x 5-in Vintage Copper Composite Post Collar	Railing Post	POST SLV MLDG 4 VCOP	10099
475448	9	Fiberon 4-in x 5-in Vintage Copper Composite Post Cap	Railing Post	CAP N E 4 VCOP	10099
* Delivery lead times of Special Order Materials will apply. Please contact a store associate for more information.					

## Your Custom Deck Estimate

Estimated materials cost with your custom selections:

**\$4,943 - \$5,197**



## Your Custom Selections

**Decking Type:** Trex Composite

**Decking Size:** 1 x 6

**Decking Color:** Saddle

**Railing Material:** Composite

**Railing Style:** Home Select Traditional

**Railing Color:** White

**Joist Spacing:** 16"

**Joist Wood Type:** Top Choice Treated

**Joist Size:** 2x8

**Beam Size:** 2x8

**Post Wood Type:** Top Choice Treated

**Post Size:** 6x6

A detailed materials list, which includes the item numbers of products to purchase, can be found on page 10.

**Estimated materials cost with basic selections: \$1,768 - \$1,858**

**Decking Type:** Pressure Treated

**Decking Size:** 5/4x6

**Railing Material:** Pressure Treated

**Railing Style:** Pre-Assembled Railing

**Joist Spacing:** 16"

**Joist Wood Type:** Top Choice Treated

**Joist Size:** 2x8

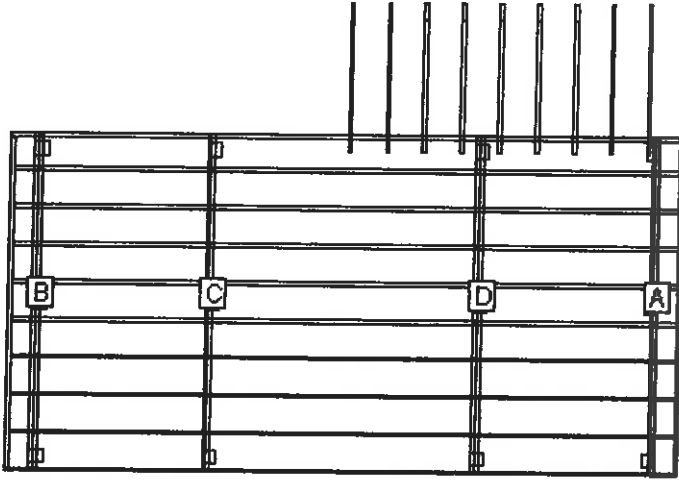
**Beam Size:** 2x8

**Post Wood Type:** Top Choice Treated

**Post Size:** 4x4

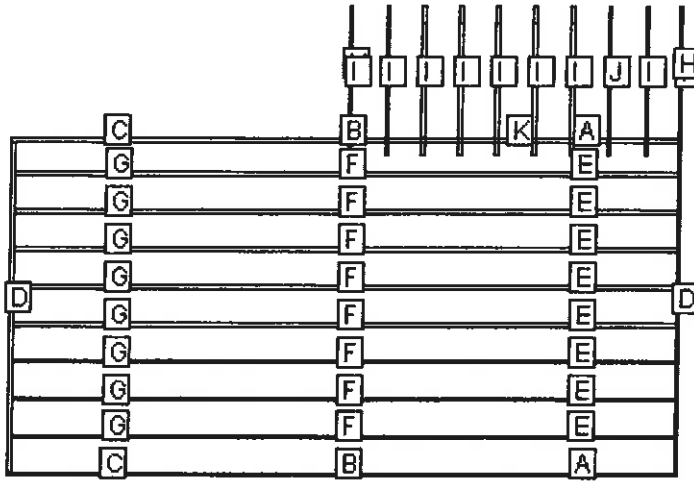
**Note: Estimates are based on representative costs of materials in your geographic area. Actual, current material costs and availability may vary by location, and are routinely subject to change. Contact your local Lowe's store for product availability, pricing, and other assistance.**

### Beam Layout Level 1



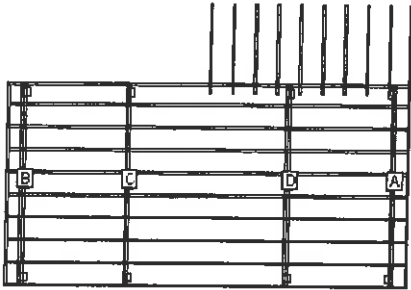
BEAM LABEL	BEAM LENGTH	POST COUNT	POST SPACING
A	12'	3	5' 5 1/4"
B	12'	3	5' 5 1/4"
C	12'	3	5' 5 1/4"
D	12'	3	5' 5 1/4"

Materials Cut List: Level 1



LABEL	NAME	QTY	LENGTH	BEVELS	LABEL	NAME	QTY	LENGTH	BEVELS
A	Rim Joist	2	7' 3"	0, 0	G	Internal Joist	8	7' 1/2"	0, 0
B	Rim Joist	2	9' 7"	0, 0	H	Cladding	2	5' 10"	0, 0
C	Rim Joist	2	7' 2"	0, 0	I	Pre Cut Stringer	9	5' 10"	0, 0
D	Header	2	11' 9"	0, 0	J	Pre Cut Stringer	1	5' 10"	0, 0
E	Internal Joist	8	7' 1 1/2"	0, 0	K	Stringer Support	1	11' 11 1/2"	0, 0
F	Internal Joist	8	9' 7"	0, 0					

Cut Angles: L=Left, R=Right, F=Front, S=Side

**Analysis Page: Level 1****LOAD AND SUPPORT:**

Your deck will support a 40 PSF live load.  
Posts have 24" below ground support.

**DECK AND POST HEIGHT:**

You selected a height of 48" from the top of the decking to the ground level. The top of the deck support posts will therefore be 39" above ground level.

**Joists:**

Set joists on top of beams, 16"; center to center.

**Stress Analysis: Level 1**

Joist Deflection	135
Joist Bending	50
Joist Shear	101
Joist Compression	101
Beam Deflection	439
Beam Bending	77
Beam Shear	67
Post Stability	168

**Warning:** You have prepared a preliminary design of a deck for residential purposes, including the preparation of a preliminary bill of materials and a preliminary materials pricing estimate. Materials pricing estimates do not include labor costs and are subject to change. This preliminary design is NOT intended for use as a final design and may not be sufficient for permit applications. Variations in building codes, specific architectural considerations, and/or site conditions may require changes to the preliminary design. You are responsible for the final structural, code compliance, material usage, and structural safety of this design. Be sure to check and verify the design with your architect, engineer and building inspector.

Lowe's does not assume any responsibility for design, engineering, or construction; for the use of installation of materials; or for compliance with any building code or standard of workmanship. You should consult with professionals (including an architect, engineer, licensed contractor, and/or building inspector or code official) concerning the suitability, safety, and legality of this preliminary design, rather than relying on this tool for those functions. Always refer to information on fastener packaging for use with pressure treated lumber.

**Preferences:** Certain assumptions have been made in order to provide an accurate material quote for your deck project. Because local codes and bylaw requirements may vary throughout the country (e.g., by municipality and state/province), it is imperative that you check with your architect, engineer, licensed contractor, and/or building inspector or code official for compliance with local requirements and building codes. The following building practice assumptions have been made in planning the materials for your project:

Footer Depth:	24"
Footer Type:	Post On Concrete
Joist Cantilever:	6 inches
Joist Spacing:	16" center to center
Spacing Between Deck Planking:	1/8"
Stair Stringers:	10 inches
Deck Live Load:	40 psf
Deck Dead Load:	10 psf
Stairs Live Load:	40 psf
Stairs Dead Load:	10 psf

Be sure to check and verify the design with your architect, engineer and building inspector.

**Note:** It is recommended that joist that meet on top of beams should be spliced with gussets. The gussets should be 2- by wood the same width at the joist and overlap by 6 inches on each side. These gussets should be held in place with 12 16d galvanized nails.

### Handling Precautions for Pressure-Treated Wood

**Disposal:** Dispose of treated wood by ordinary trash collection. Treated wood should not be burned in open fires, stoves, fireplaces, or residential boilers because toxic chemicals may be produced as part of the smoke and ashes. Treated wood from commercial or industrial use (e.g. construction sites) must be disposed of in accordance with state and Federal regulations, which may include burning only in commercial or industrial incinerators or boilers. Always refer to information on fastener packaging for use with pressure treated lumber.

**Operating Conditions:** Avoid frequent or prolonged inhalation of sawdust from treated wood. When sawing, sanding and machining treated wood, wear a dust mask. Whenever possible, these operations should be performed outdoors to avoid indoor accumulations of airborne sawdust from treated wood. (Lowe's in-store saws are equipped with a vacuum to minimize airborne sawdust).

**Protection:** When power-sawing and machining, wear goggles to protect eyes from flying particles.

**Clean Thoroughly:** Wear gloves when working with the wood. After working with the wood, and before eating, drinking, toileting, and use of tobacco products, wash exposed areas thoroughly.

**Wash Separately:** Because preservatives or sawdust may accumulate on clothes, they should be laundered before reuse. Wash work clothes separately from other household clothing.

**For Additional Information:** [www.epa.gov](http://www.epa.gov) - [www.healthybuilding.net](http://www.healthybuilding.net) - [www.ccasafetyinfo.com](http://www.ccasafetyinfo.com)  
[www.treatedwood.com](http://www.treatedwood.com) - Call: (800)282-0600 or (800)356-AWPI



TO: Architectural Review Board  
SUBJECT: 6601 Jefferson Street  
DATE: 09/17/14

---

The Polished Pooch pet grooming salon is applying for signage.

**ATTACHMENTS:**

- 6601 Jefferson Street - Polished Pooch Signage (PDF)



AUG 21 2014

TOWN OF HAYMARKET



# ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP20140821

**NOTE:** This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY:  New Construction  Alteration/Repair  Addition  Sign  
(Check all that apply)  New Tenant/Use  Change of Use  Relocation

NAME OF BUSINESS/APPLICANT: The Polished Pooch

PROPOSED USE: Pet grooming Size (Sq. Ft./Length) of Construction: \_\_\_\_\_

SITE ADDRESS: 6601 Jefferson Ct. Parcel ID #: \_\_\_\_\_

Subdivision Name: NONE Lot Size: 1.205

ZONING DISTRICT:  R-1  R-2  B-1  B-2  I-1  C-1 Site Plan Required:  Yes  No

Special Use Permit Required:  Yes  No Homeowners Association (HOA) Approval:  Yes  No

Off-street Parking: Spaces Required: \_\_\_\_\_ Spaces Provided: \_\_\_\_\_

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, type and dimensions of signs, height/length of fencing, etc.)

(1) 2'x3' Freestanding Sign w/Logo

(2) 18" x 6" Wall Sign

Temporary Banner 4'x4' - UNTIL Permanent Signs Approve

Supporting Documentation (attached):  Narrative  Plan/Plat  Specification Sheet

FEE:  \$25.00 Residential  \$50.00 Commercial

## CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc.)

Supporting Documentation (attached):  Specification Sheet  Photograph(s)

PERMIT HOLDER INFORMATION				PROPERTY OWNER INFORMATION					
Name <u>Tracy Potter</u>				Name <u>My group growth LLC</u>					
Address <u>8406 Rogues Rd.</u>				Address _____					
City <u>Warrenton WA</u>	State <u>WA</u>	Zip <u>20187</u>	City _____	State _____	Zip _____	City _____	State _____	Zip _____	
Phone# <u>703-753-2400</u>	Email <u>polishedpooch@gmail.com</u>			Phone# <u>703-754-2400</u>	Email _____			Phone# _____	Email _____

Attachment: 6601 Jefferson Street - Polished Pooch Signage (2048 : 6601 Jefferson Street)

**APPLICANT / PROPERTY OWNER SIGNATURE**

**\*\*\*\*\*REQUIRED\*\*\*\*\***

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

[Handwritten Signature]  
Applicant Signature

\_\_\_\_\_  
Property Owner Signature

**\*\*\*OFFICE USE ONLY\*\*\***

Date Filed: 8-21-14 Fee Amount: 50.00 Date Paid: 8-21-14

DATE TO ZONING ADMINISTRATOR: 9-11-14

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT

CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): 9/12/14

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT

CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

DATE TO TOWN COUNCIL (IF APPLICABLE): N/A

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

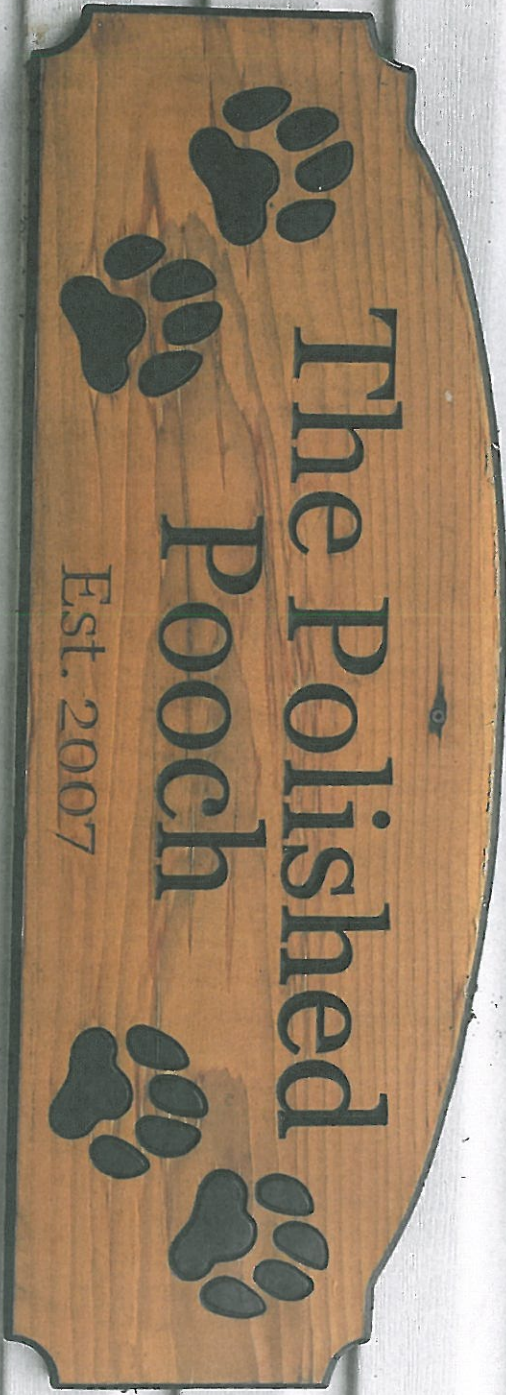
\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT

TOWN COUNCIL {where required):  
\_\_\_\_\_  
\_\_\_\_\_

CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

Attachment: 6601 Jefferson Street - Polished Pooch Signage (2048 : 6601 Jefferson Street)



WALL SIGN

Attachment: 6601 Jefferson Street - Polished Pooch Signage (2048 : 6601 Jefferson Street)

The Polished Pooch  
6601 Jefferson Street, Haymarket, VA

OPTION A



OPTION B



Preferred

Client

THE POLISHED POOCH

Date: 09-04-14

Designer

Kathy Baker

Scale: No Scale

Advision Sign Co.  
Advertising for your Success is our Vision

**BAKER**  
*Builders, LLC*  
INSTALLATION DIVISION  
703.753.4904  
www.AdvisionSignCo.com

PO Box 156 · Nokesville, VA 20182  
advisionsales@gmail.com

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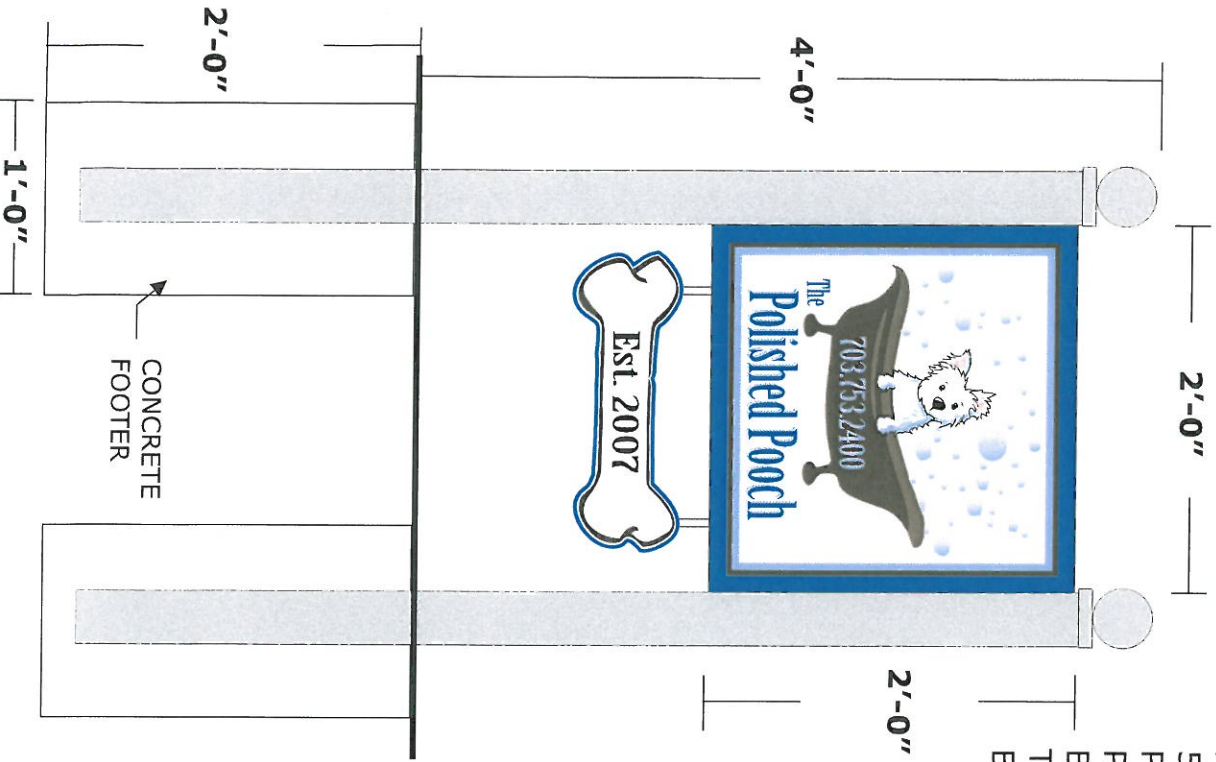
APPROVED:

Thank You for your Business.

D/F Ground Mounted Sign

Attachment: 1099 : 8248 - Polished Pooch Signage Street - Jefferson Street

The Polished Pooch  
6601 Jefferson Street, Haymarket, VA



FABRICATE & INSTALL (1) D/F SIGN  
 5/8" DURAPLY WITH GRAPHICS APPLIED  
 PRESSURE TREATED POSTS & FINIALS  
 PAINTED LIGHT GRAY  
 BONE SHAPED SIGN - 5/8" DURAPLY MOUNTED  
 TO SIGN WITH EYE HOOKS  
 BONE SIZE: 7" X 20"

PICTURE OF ROAD FRONTAGE

NOT TO SCALE



Client

THE POLISHED POOCH

Date: 09-04-14

Designer

Kathy Baker

Scale: 1"=1'-0"

**Advision Sign Co.**  
 Advertising for your Success is our Vision

**BAKER**  
*Builders, LLC*  
 INSTALLATION DIVISION  
 703.753.4904  
 www.AdvisionSignCo.com

PO Box 156 - Nokesville, VA 20182  
 advisionsales@gmail.com

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 is strictly prohibited.

APPROVED:

Thank You for your Business.



TO: Architectural Review Board  
SUBJECT: 6612 James Madison Hwy - Light Fixture  
DATE: 09/17/14

---

John Lombardozi, owner of this building, is applying to install a parking lot light fixture.

**ATTACHMENTS:**

- 6612 James Madison Hwy - Parking Lot Light Fixture (PDF)

RECEIVED

SEP 10 2014

TOWN OF HAYMARK



ZONING PERMIT #: ZP20140910

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

### ZONING PERMIT APPLICATION

ZONING ACTIVITY:  New Construction  Alteration/Repair  Addition  Sign  
(Check all that apply)  New Tenant/Use  Change of Use  Relocation

NAME OF BUSINESS/APPLICANT: PIZZEL AI, LLC

PROPOSED USE: \_\_\_\_\_ Size (Sq. Ft./Length) of Construction: \_\_\_\_\_

SITE ADDRESS: 6612 JAMES MADISON HIGHWAY Parcel ID #: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Lot Size: \_\_\_\_\_

ZONING DISTRICT:  R-1  R-2  B-1  B-2  I-1  C-1 Site Plan Required:  Yes  No

Special Use Permit Required:  Yes  No Homeowners Association (HOA) Approval:  Yes  No

Off-street Parking: Spaces Required: \_\_\_\_\_ Spaces Provided: \_\_\_\_\_

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, type and dimensions of signs, height/length of fencing, etc.)

INSTALL NEW EXTERIOR PARKING LOT LIGHT FIXTURE  
CONSISTENT WITH ATTACHED PHOTOMETRIC PLAN. FIXTURE TO  
MATCH THOSE USED AT THE SHOPPES OF HAYMARKET PROPERTY

Supporting Documentation (attached):  Narrative  Plan/Plat  Specification Sheet

FEE:  \$25.00 Residential  \$50.00 Commercial

### CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc.)

SEE ATTACHED SPECIFICATIONS

Supporting Documentation (attached):  Specification Sheet  Photograph(s)

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
<u>SAVE</u>			<u>JOHN E LOMBARDOZZI</u>		
Name			Name		
_____			<u>6612 JAMES MADISON HWY</u>		
Address			Address		
_____			<u>HAYMARKET VA 20169</u>		
City	State	Zip	City	State	Zip
_____	_____	_____	<u>571-233-9341</u>	_____	_____
Phone#	Email		Phone#	Email	
_____	_____		_____	_____	

Attachment: 6612 James Madison Hwy - Parking Lot Light Fixture (2049 : 6612 James Madison Hwy - Light Fixture)

**APPLICANT / PROPERTY OWNER SIGNATURE**

**\*\*\*\*\*REQUIRED\*\*\*\*\***

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

*[Handwritten Signature]*  
Applicant Signature

*[Handwritten Signature]*  
Property Owner Signature

Date Filed: 9-10-14 Fee Amount: 50 Date Paid: \_\_\_\_\_  
\*\*\*OFFICE USE ONLY\*\*\* ZONING PERMIT #: ZP20140910

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): 9-17-14

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

ARCHITECTURAL REVIEW BOARD CHAIR: \_\_\_\_\_  
SIGNATURE PRINT

CONDITIONS: \_\_\_\_\_

Zoning  
DATE TO ~~PLANNING COMMISSION~~: 9-11-14

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

PLANNING COMMISSION {where required}: \_\_\_\_\_  
SIGNATURE PRINT

CONDITIONS: \_\_\_\_\_

DATE TO TOWN COUNCIL: \_\_\_\_\_

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

TOWN COUNCIL {where required}: \_\_\_\_\_  
SIGNATURE PRINT

CONDITIONS: \_\_\_\_\_

Attachment: 6612 James Madison Hwy - Parking Lot Light Fixture (2049 : 6612 James Madison Hwy - Light Fixture)



**Sherrie Wilson**

---

**From:** John Lombardozi [johnl@signaturecos.com]  
**Sent:** Wednesday, September 10, 2014 4:11 PM  
**To:** Sherrie Wilson  
**Cc:** Schneider Marchant; Lauren Lombardozi; Cindy McConnell; John Lombardozi  
**Subject:** Zoning Permit Application - Exterior Parking Lot Light Pole  
**Attachments:** Signature Pole Light ELE Permit.pdf; Signature Pole Light Spec Sheet.pdf; toh-coa.pdf; Attachment 11 - Photometric\_Report\_9-6-13.pdf

Sherrie:

Attached you will find my ZPA for review by the ARB. Please let me know what additional information you may require. My office will drop a check for the \$50.00 fee by Friday.

**Background:**

The application requires ARB approval of the light pole and fixture as it does not comply with the existing ordinance 58-717. We are requesting an alternative light pole as to be consistent with the light poles used at the Shoppes of Haymarket and the Sheetz convenience store. We believe this fixture is more consistent with the industrial park and the required fluted pole and acorn top would look out of place in the Industrial park. Further the 14ft pole height may require a second fixture to be installed and we do not have a reasonable place to locate a second pole within the property.

**Attachments:**

- 1) ZPA - Application for approval by the ARB for installation of a new parking lot light pole.
- 2) Parcel A-1 Photometric Plan.
- 3) Electrical Specifications and details.
- 4) Electrical contractor permit application (Sherrie has on file)

John E. Lombardozi  
CEO  
Signature Company  
[johnl@signaturecos.com](mailto:johnl@signaturecos.com)  
[www.signaturecos.com](http://www.signaturecos.com)  
571-233-9341 Cell  
703-468-1263 Work Direct  
703-753-0699 Work Ext. 401  
571-765-1559 NVTBL Ext.31  
571-765-1563 NVTBL-12U

Attachment: 6612 James Madison Hwy - Parking Lot Light Fixture (2049 : 6612 James Madison Hwy - Light Fixture)



# ELECTRICAL PERMIT

Number: E20130001 Date: 7-21-2014

This PERMIT is issued for construction in accordance with Provisions of the Building Code, adopted and approved by the Town Council of the Town of Haymarket, Prince William County, Virginia.

Located on Lot Number: \_\_\_\_\_ Section: \_\_\_\_\_

Addition: \_\_\_\_\_ Block No: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Street Address: 6612 JAMES MADISON HWY

Scope of Work: POLE LIGHT INSTALL

Builder/Contractor: MARINA ELECTRIC INC.

PAID JUL 31 2014

Attachment: 6612 James Madison Hwy - Parking Lot Light Fixture (2049 : 6612 James Madison Hwy - Light Fixture)

# ELECTRICAL PERMIT APPLICATION



The Town of  
**HAYMARKET**  
Established in 1759

(703) 753-2600 [www.townofhaymarket.org](http://www.townofhaymarket.org) Fax: (703) 753-2800

15000 Washington St., Suite 100  
P.O. Box 1230  
Haymarket, Virginia 20168

BUILDING PERMIT NUMBER: <b>B</b>	APPLICATION DATE: <b>7-21-2014</b>	ELECTRICAL PERMIT NUMBER: <b>E20150001</b>
-------------------------------------	---------------------------------------	---

CONTRACTOR'S LICENSE NUMBER: <b>2706063436A</b>	
ADDRESS OF WORK: <b>6612 JAMES MADISON HWY. HAYMARKET</b>	
PROPERTY OWNER: <b>SIGNATURE COMPANIES</b>	
TYPE OF BUILDING: <b>COMMERCIAL</b>	USED AS: <b>WAREHOUSE/GYM</b>
ESTIMATED COMPLETION DATE: <b>8/15/2014</b>	ESTIMATED COST: <b>4500</b>

UTILITY CONTACT NAME:	UTILITY WORK ORDER NUMBER:
CONTACT'S PHONE NUMBER:	CONTACT'S EMAIL:

DO NOT MARK IN THIS AREA

**RECEIVED**

**JUL 21 2014**

TOWN OF HAYMARKET

I need to inspect the soil conditions for the base before the concrete is laid, as well as the conduit and rebar installations, and then the final.

Approved  
John E. Bluff  
7/21/14

[Signature]

7/21/14

Town Clerk Signature:	Date:
Number of Inspections: <b>3</b>	Plans Submitted:

DEVICE	QUANTITY	FEE
Ceiling Outlets		
Switches		
Receptacles		
<b>TOTAL OUTLETS</b>		
Electrical Air Heaters		
Range(s)		
Sign(s)		
Water Heater(s)		
Lighting Circuits - <b>NEW BLUE LIGHT</b>	<b>1</b>	
Other Circuits		
<b>TOTAL CIRCUITS</b>		
Service Type		
Panel Amperage		
Sub-Panel(s) & Amperage		
Motors		
Miscellaneous Device(s)		
<b>TOTAL FEE</b>		<b>275.40</b>

CONTRACTOR'S NAME: <b>MARINA ELECTRIC INC</b>		
ADDRESS: <b>15907 GROVE COURT</b>		
CITY: <b>Woodbridge</b>	STATE: <b>VA</b>	ZIP: <b>22193</b>
PHONE: <b>703-878-2739</b>	EMAIL: <b>ose@marinaelectric.net</b>	

\*Contractor / Owner is responsible to request all inspections at the proper times. The party that did the work is required to be present when the inspection is conducted. Failure to comply results in a rejection and is subject to a re-inspection fee.  
\*Applicant certifies that all information given is correct and that all applicable ordinances / codes will be complied with in performing the work to which this permit is issued.

Allan H. Moody

Applicant's Signature \_\_\_\_\_ Date **7/21/2014**

Allan Moody

[Signature] Marina Electric

PAID JUL 31 2014

PAID JUL 30 2014

Attachment: 6612 James Madison Hwy - Parking Lot Light Fixture (2049 : 6612 James Madison Hwy - Light Fixture)

Specification

PRODUCT INFORMATION

**Intended Use**

For parking areas, street lighting, walkways and car lots.

**Construction**

Housing: Rugged, .063" thick, aluminum rectangular housing. Formed for weather-tight seal and integrity.

Doorframe: Naturally anodized, extruded, aluminum door frame with mitered corners is retained with two hinge pins and secured with a quarter-turn fastener. Impact-resistant, tempered

glass lens is fully gasketed with one-piece tubular silicone.

Finish: Dark bronze polyester powder finish.

**Optics**

Anodized aluminum segmented reflectors. IES cutoff distributions: R3 (asymmetric), R4SC (forward throw, sharp cutoff), or R4W (forward throw, wide). Optional houseside shield (HS) available.

**Electrical**

Ballast: All ballasts are 100% factory tested. Super CWA Pulse Start ballasts, 88% efficient and EISA legislation compliant, are required; must order SCWA option.

Socket: Porcelain, horizontally oriented mogul base socket with copper alloy, nickel-plated screw shell and center contact. UL Listed 1500W, 600V. Lamp included.

**Installation**

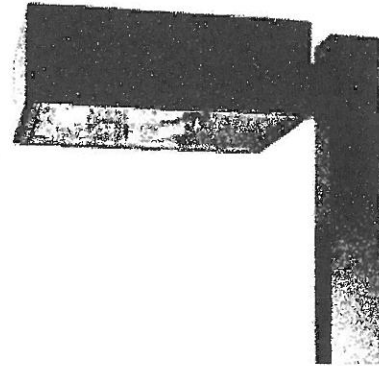
Extruded aluminum arm for square pole mounting.

**Listings**

UL Listed (standard). UL Listed for 25°C ambient and wet locations. IP65 Rated.

# KSF POLE COMBO

Spec-Form®



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: **KS2400M25C R3 4C SCWA**

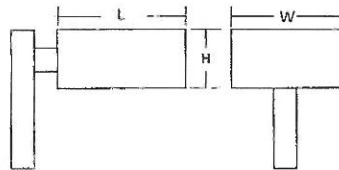
Series/Lamp type/Pole height	Distribution	Pole diameter	Arm length	Ballast	Options
Series	R3 Type III asymmetric	4C	(blank) 4 inches	SCWA Super CWA ballast <sup>1</sup>	MS House-side shield <sup>2</sup>
Lamp type	R4SC Type IV, FT, sharp cutoff	5C	09 9 inches		
Pole height	R4W Type IV, FT, wide				
250M					
320M					
400M					
16C 16-foot "C" pole					
20C 20-foot "C" pole					
25C 25-foot "C" pole					
30C 30-foot "C" pole <sup>3</sup>					

ADDITIONAL INFORMATION

For additional product information, visit [www.lithonia.com](http://www.lithonia.com).

KS2400M25C R3 4C SCWA CONSISTS OF	
QUANTITY	CI CODE DESCRIPTION
1	SSS 25 4C DM28 PL DDB SHAFT
2	KSF2 400M R3 TB SCWA SP04 LPI
1	SBC4 DDB U
1	ABSSS-4C
1	STC-4 U

Drawings are for dimensional detail only and may not represent actual mechanical configuration. Dimensions are shown in inches (centimeters) unless otherwise noted.



MAXIMUM M.P.H. WIND LOAD WITH 1.4 GUSTS		
POLE	KS1 SINGLE	KS2 DOUBLE
16' 4C 4" or 9" arm	100	100
20' 4C 4" or 9" arm	100	100
25' 4C 4" or 9" arm	90	80
30' 5C 4" or 9" arm	90	80

**KSF POLE COMBO**  
 EPA: 2.0 ft<sup>2</sup> (0.19 m<sup>2</sup>)  
 Length: 24-5/8 (62.5)  
 Width: 17-3/4 (45.1)  
 Height: 8-3/8 (21.3)  
 Max. weight: 52 lbs (23.6 kg)

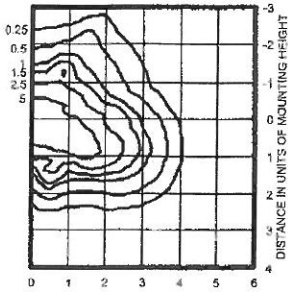
Notes

- 1 Only available 30"/SC.
- 2 Must be specified.
- 3 Ships separately. Not available with R4SC.

# KSF2 Arm-Mounted Rectilinear Cutoff Lighting

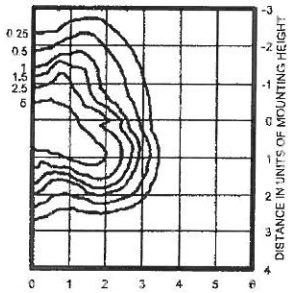
## Coefficient of Utilization Initial Footcandles

KSF2 400M R2 TEST NO. 1193031801P  
ISOILLUMINANCE PLOT (Footcandle)



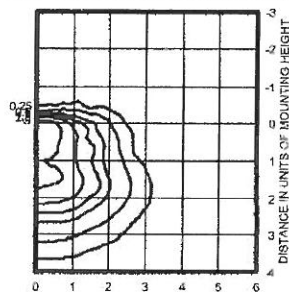
400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.  
Classification: Type II, Short, Full Cutoff

KSF2 400M R3 TEST NO. 1194100501P  
ISOILLUMINANCE PLOT (Footcandle)



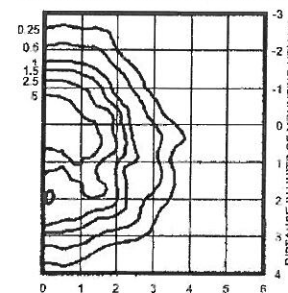
400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.  
Classification: Type III, Short, Full Cutoff

KSF2 400M R4SC TEST NO. 1193041301P  
ISOILLUMINANCE PLOT (Footcandle)



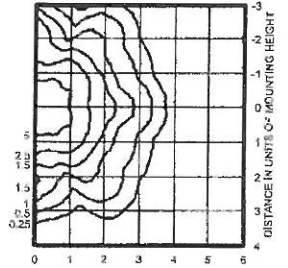
400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.  
Classification: Unclassified (Type IV, Very Short), Full Cutoff

KSF2 400M R4W TEST NO: LTL8509P  
ISOILLUMINANCE PLOT (Footcandle)



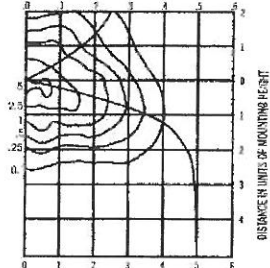
400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.  
Classification: Type IV, Short, Full Cutoff

KSF2 400M R5S TEST NO: 1193051801P  
ISOILLUMINANCE PLOT (Footcandle)



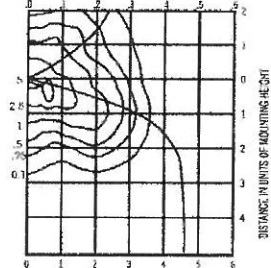
400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.  
Classification: Unclassified (Type IV, Very Short), Full Cutoff

KSF2 400S R2 Test No. 1193031601  
COEFFICIENT OF UTILIZATION



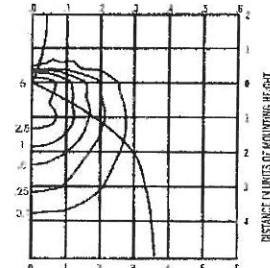
400W High Pressure Sodium lamp, 50000 rated lumens. Footcandle values based on 35' mounting height, Distribution II, cutoff.

KSF2 400S R3 Test No. TEST NO. 1194091591  
COEFFICIENT OF UTILIZATION



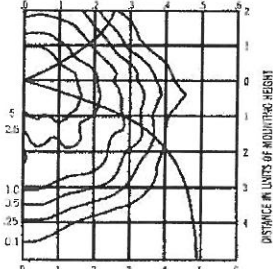
400W High Pressure Sodium lamp, rated lumens. Footcandle values based on 35' mounting height, Distribution III, cutoff.

KSF2 400S R4SC Test No. 1193042201  
COEFFICIENT OF UTILIZATION



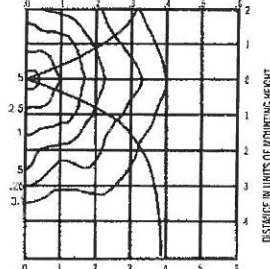
400W High Pressure Sodium lamp, rated lumens. Footcandle values based on 35' mounting height, Distribution IV, sharp cutoff

KSF2 400S R4W Test No. LTL8506  
COEFFICIENT OF UTILIZATION



400W High Pressure Sodium lamp, 50000 rated lumens. Footcandle values based on 20' mounting height, Distribution IV wide, forward throw.

KSF2 400S R5S Test No. 1193051704  
COEFFICIENT OF UTILIZATION



400W High Pressure Sodium lamp, 50000 rated lumens. Footcandle values based on 35' mounting height, Distribution V, cutoff.

NOTES:

- 1 Photometric data for other distributions can be accessed from the Lithonia Lighting website. ([www.Lithonia.com](http://www.Lithonia.com))
- 2 For electrical characteristics, consult outdoor technical data specification sheets on [www.Lithonia.com](http://www.Lithonia.com)
- 3 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.

### Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

35' mounting height	20' mounting height
15 ft = 5.4	15 ft = 1.78
30 ft = 1.36	30 ft = 0.45
40 ft = 0.77	40 ft = 0.25

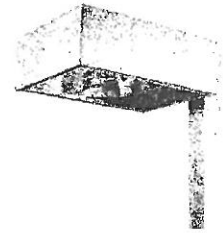
$$\left( \frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

Attachment: 6612 James Madison Hwy - Parking Lot Light Fixture (2049 : 6612 James Madison Hwy - Light Fixture)

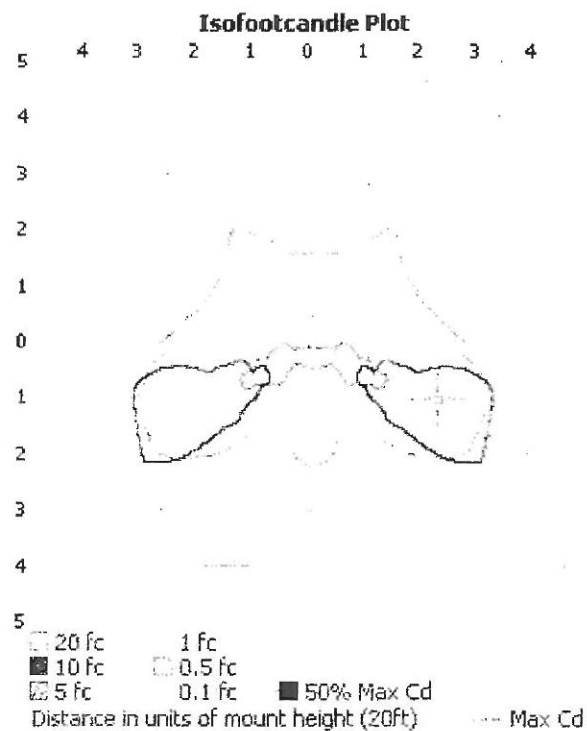
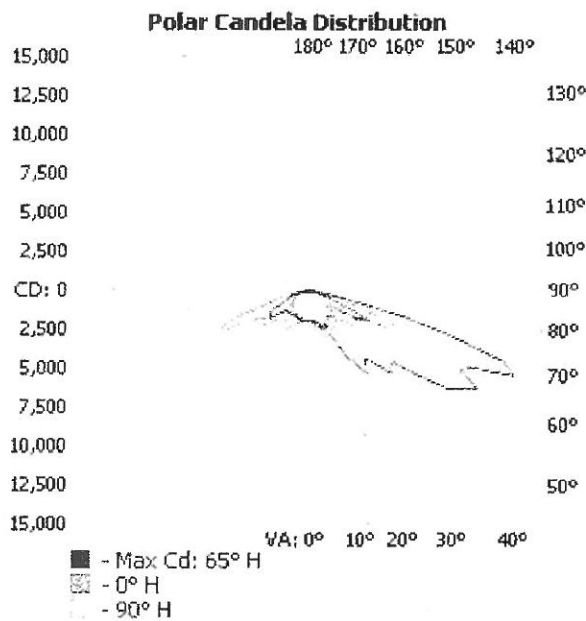
**OUTDOOR PHOTOMETRIC REPORT**  
 CATALOG: KSF2 250M R3 (PULSE START)



TEST #: 1193021201P  
 TEST LAB: ACUITY BRANDS LIGHTING CONYERS LAB  
 ISSUE DATE: 6/1/2009  
 CATALOG #: KSF2 250M R3 (PULSE START)  
 LUMINAIRE: SPECIFICATION AREA LUMINAIRE, 250W METAL HALIDE, R3 REFLECTOR, FULL CUTOFF MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA  
 SERIES: KSF  
 LAMP CAT #: M250/U/BT28/PS  
 LAMP: ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION  
 LAMP OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 22500  
 INPUT WATTAGE: 288  
 LUMINOUS OPENING: RECTANGLE (L: 16.8", W: 16.8")



TER VALUE: 49 (BF = 1)  
 TER CATEGORY: AREA & SITE LIGHT - TYPE III  
 MAX CD: 14,314.5 AT HORIZONTAL: 65°, VERTICAL: 67.5°  
 CUTOFF CLASS: FULL CUTOFF  
 ROADWAY CLASS: SHORT, TYPE III  
 EFFICIENCY: 72.1%



VISUAL PHOTOMETRIC TOOL 1.2.46 COPYRIGHT 2014, ACUITY BRANDS LIGHTING THIS PHOTOMETRIC REPORT HAS BEEN GENERATED USING METHODS RECOMMENDED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA). THE CALCULATIONS IN THIS REPORT ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THIS PHOTOMETRIC REPORT IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER. THIS REPORT IS PROVIDED WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. IN NO EVENT WILL ACUITY BRANDS LIGHTING BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS REPORT.

**OUTDOOR PHOTOMETRIC REPORT**  
 CATALOG: KSF2 250M R3 (PULSE START)



**ZONAL LUMEN SUMMARY**

ZONE	LUMENS	% LAMP	% LUMINAIRE
0-30	1,972.0	8.8%	12.2%
0-40	3,848.0	17.1%	23.7%
0-60	9,871.0	43.9%	60.9%
60-90	6,349.2	28.2%	39.1%
70-100	2,230.7	9.9%	13.8%
90-120	0	0%	0%
0-90	16,220.2	72.1%	100%
90-180	0	0%	0%
0-180	16,220.2	72.1%	100%

**LUMENS PER ZONE**

ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	192.3	1.2%	90-100	0	0%
10-20	619.1	3.8%	100-110	0	0%
20-30	1,160.7	7.2%	110-120	0	0%
30-40	1,876.0	11.6%	120-130	0	0%
40-50	2,541.4	15.7%	130-140	0	0%
50-60	3,481.6	21.5%	140-150	0	0%
60-70	4,118.5	25.4%	150-160	0	0%
70-80	2,159.1	13.3%	160-170	0	0%
80-90	71.6	0.4%	170-180	0	0%

**ROADWAY SUMMARY**

CUTOFF CLASSIFICATION:	FULL CUTOFF	
DISTRIBUTION:	TYPE III, SHORT	
MAX CD, 90 DEG VERT:	0	
MAX CD, 80 TO <90 DEG:	441.0	
	LUMENS	% LAMP
DOWNWARD STREET SIDE:	10,752.7	47.8%
DOWNWARD HOUSE SIDE:	5,463.8	24.3%
DOWNWARD TOTAL:	16,216.4	72.1%
UPWARD STREET SIDE:	0	0%
UPWARD HOUSE SIDE:	0	0%
UPWARD TOTAL:	0	0%
TOTAL LUMENS:	16,216.4	72.1%

**LCS TABLE**

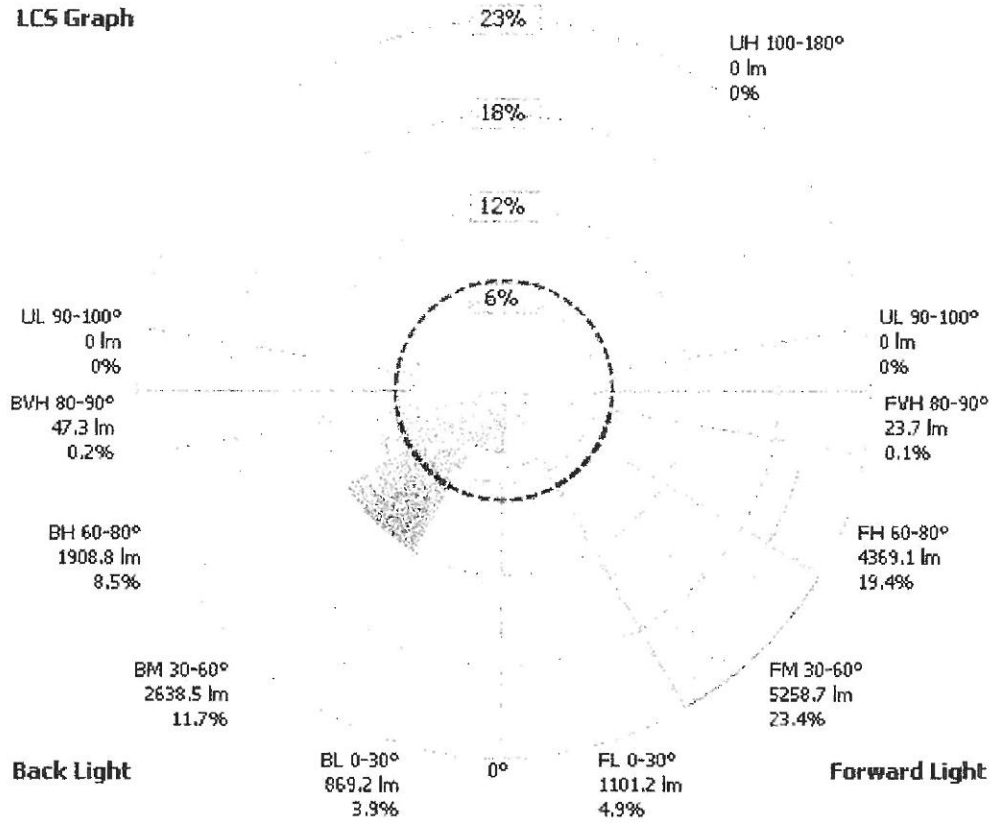
<b>BUG RATING</b>	<b>B3 - U0 - G3</b>	
<b>FORWARD LIGHT</b>	LUMENS	LUMENS %
LOW(0-30):	1,101.2	4.9%
MEDIUM(30-60):	5,258.7	23.4%
HIGH(60-80):	4,369.1	19.4%
VERY HIGH(80-90):	23.7	0.1%
<b>BACK LIGHT</b>		
LOW(0-30):	869.2	3.9%
MEDIUM(30-60):	2,638.5	11.7%
HIGH(60-80):	1,908.8	8.5%
VERY HIGH(80-90):	47.3	0.2%
<b>UPLIGHT</b>		
LOW(90-100):	0	0%
HIGH(100-180):	0	0%
<b>TRAPPED LIGHT:</b>	6,283.6	27.9%

Attachment: 6612 James Madison Hwy - Parking Lot Light Fixture (2049 : 6612 James Madison Hwy - Light Fixture)

**OUTDOOR PHOTOMETRIC REPORT**  
CATALOG: KSF2 250M R3 (PULSE START)



**LCS Graph**



**Back Light**

**Forward Light**

Scale = Max LCS %

Trapped Light: 6283.6lm, 27.9%

Attachment: 6612 James Madison Hwy - Parking Lot Light Fixture (2049 : 6612 James Madison Hwy - Light Fixture)



**OUTDOOR PHOTOMETRIC REPORT**  
 CATALOG: KSF2 250M R3 (PULSE START)



**CANDELA TABLE -  
 TYPE C**

	0	15	25	35	45	55	65	75	85	90	105	115	125	135	145	155	165	175	180	
0	1935	1935	1935	1935	1935	1935	1935	1935	1935	1935	1935	1935	1935	1935	1935	1935	1935	1935	1935	1935
5	2059	2020	2050	2018	2000	2018	1953	1976	1953	1960	1960	1948	1948	1964	1982	1971	1978	1966	1998	
10	2302	2293	2239	2210	2162	2156	2115	2063	2016	2027	2012	2020	2025	1973	1928	1942	1953	1944	1994	
15	2459	2423	2390	2356	2408	2390	2293	2232	2169	2144	2113	2106	2079	2070	2027	1964	1944	1942	1951	
20	2614	2630	2542	2660	2682	2626	2560	2464	2365	2279	2228	2198	2198	2122	2097	2106	2020	1917	1908	
25	2592	2545	2648	2614	2662	2738	2956	3218	2916	2538	2452	2367	2297	2234	2212	2194	2050	1924	1881	
30	2200	2340	2905	2626	2729	3391	4288	4948	4381	3478	2916	2524	2423	2374	2214	2207	2066	1888	1825	
35	2092	2286	2594	2624	2776	4158	6194	6518	4795	3418	2799	2493	2338	2390	2329	2185	2054	1870	1766	
40	2185	2144	2194	2459	2979	6635	7096	5715	4248	2810	2495	2390	2322	2560	2212	2178	2034	1926	1750	
45	2131	2374	1989	2205	4086	6617	7492	7533	5121	2950	2871	2948	2788	2414	2149	2178	2122	1922	1674	
50	1613	1868	1721	2054	2830	5884	8287	7144	6109	3884	3319	3056	2896	2576	2158	2344	2470	2050	1688	
55	1652	1703	1616	2513	3258	6885	10917	10987	7515	3935	3071	3674	3254	2482	2135	2282	3879	3094	1555	
60	3791	3544	1514	1847	2259	6644	13194	12546	7420	3751	3618	4025	2932	2412	2338	2434	2385	2819	1397	
65	3310	2896	1296	1316	2495	6842	12992	11707	8230	4671	6091	4637	2668	2279	2419	2732	3913	1863	1246	
70	1300	1042	814	1042	1771	5936	12078	13372	10035	4705	4720	2851	2380	2286	2318	2282	3078	1411	1084	
75	320	284	430	729	1177	3204	6928	5526	4527	1825	1624	1602	1820	1906	1928	1814	1683	1105	794	
80	38	52	22	47	178	441	396	261	268	164	182	200	292	223	304	376	374	362	302	
85	0	43	0	0	4	11	25	22	47	54	38	34	68	47	43	32	32	54	68	
90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

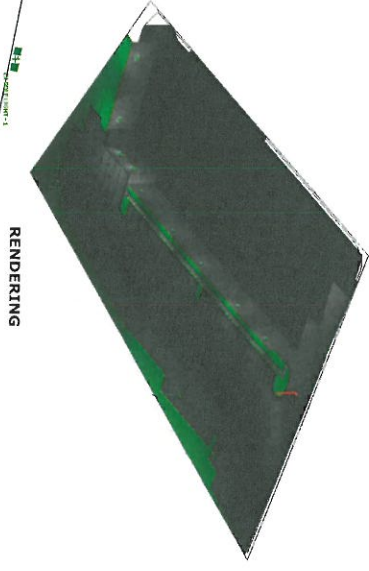
Attachment: 6612 James Madison Hwy - Parking Lot Light Fixture (2049 : 6612 James Madison Hwy - Light Fixture)



PROPOSED LOCATION FOR NEW POLE LIGHT

Description	Symbol	Avg	Max	Min	Max/Avg
ENTIRE SITE	+	0.8 f/c	16.9 f/c	0.0 f/c	21.13
Left Side Lot	X	0.8 f/c	6.5 f/c	0.0 f/c	5.13
Main Lot Area	◇	0.6 f/c	6.5 f/c	0.1 f/c	10.33
Right Side Lot	□	0.7 f/c	2.0 f/c	0.0 f/c	10.00

Symbol	Label	Quantity	Unit	Manufacturer	Model	Notes
#	NEW	1	Lighting Pole	Lighting Pole	12000	
EX WALL	EX WALL	1	Lighting Pole	Lighting Pole	12000	
EX WALL	EX WALL	2	Lighting Pole	Lighting Pole	12000	



RENDERING

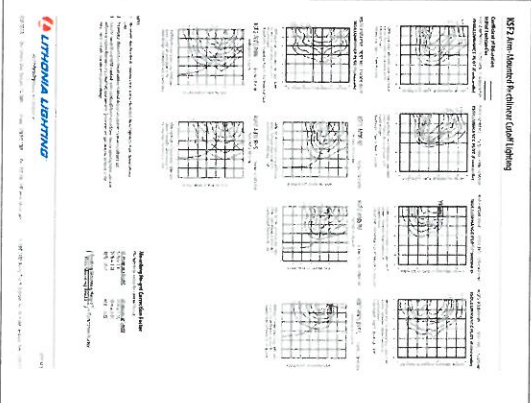
**LITHONIA LIGHTING**

**FIXTURE SPECIFICATIONS**

**KSF2**

Model: KSF2  
 Luminaire: KSF2  
 Mounting: Pole Mount  
 Beam Spread: 150°  
 Height: 12000mm  
 Weight: 150kg

Notes: The luminaire is designed for use with a pole. The luminaire is designed for use with a pole. The luminaire is designed for use with a pole.

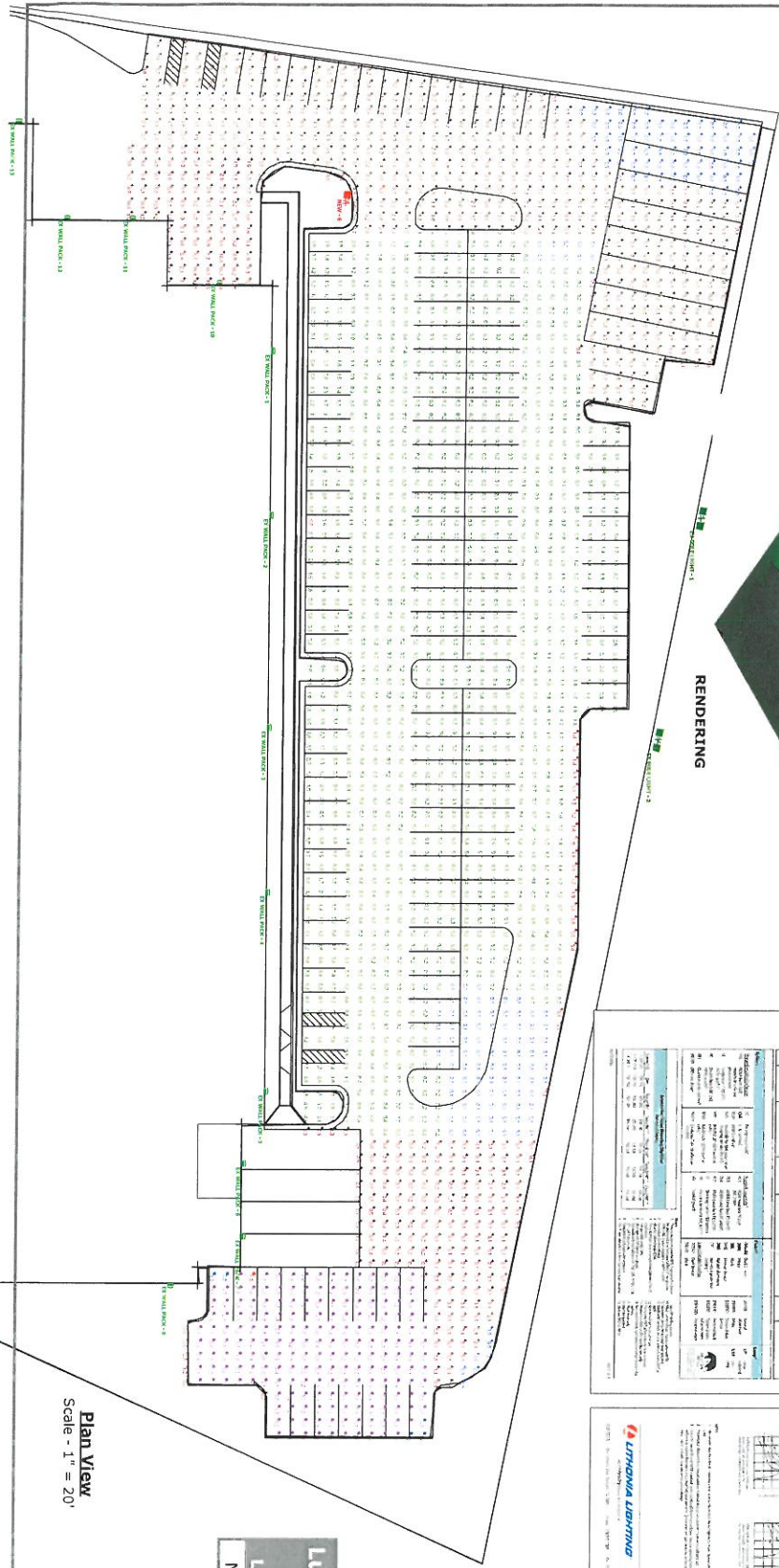


**Luminaire Locations**

Label: MH  
 Tilt: 0.00

NEW 20.00

**KSF2\_250M\_R3\_(P  
 ULSE\_START)**



Plan View  
 Scale - 1" = 20'



TO: Architectural Review Board  
SUBJECT: 14600 Washington Street  
DATE: 09/17/14

---

Shawn Landry is applying to do some basic landscaping improvements on the property.

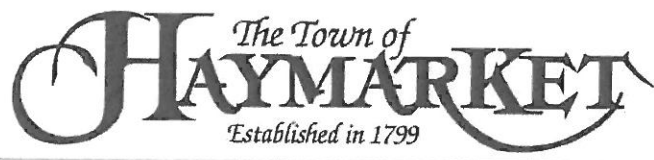
**ATTACHMENTS:**

- 14600 Washington Street - Landscaping Plan (PDF)

RECEIVED

SEP 11 2014

TOWN OF HAYMARKET



# ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP20140911

*NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.*

ZONING ACTIVITY:  New Construction  Alteration/Repair  Addition  Sign (See Spec sheet)  
(Check all that apply)  New Tenant/Use  Change of Use  Relocation

NAME OF BUSINESS/APPLICANT: H P G

PROPOSED USE: \_\_\_\_\_ Size (Sq. Ft./Length) of Construction: \_\_\_\_\_

SITE ADDRESS: 14600 Washington St Parcel ID #: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Lot Size: \_\_\_\_\_

ZONING DISTRICT:  R-1  R-2  B-1  B-2  I-1  C-1 Site Plan Required:  Yes  No

Special Use Permit Required:  Yes  No Homeowners Association (HOA) Approval:  Yes  No

Off-street Parking: Spaces Required: \_\_\_\_\_ Spaces Provided: \_\_\_\_\_

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)  
Basic Landscaping

Supporting Documentation (attached):  Narrative  Plan/Plat  Specification Sheet

FEE:  \$25.00 Residential  \$50.00 Commercial

## CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached):  Specification Sheet  Photograph(s)

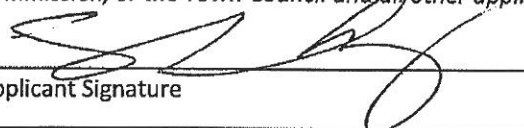
PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
Name <u>SAME</u>			Name <u>Shawn Landrey</u>		
Address _____			Address <u>14600 Washington St</u>		
City _____	State _____	Zip _____	City <u>Haymarket</u>	State <u>VA</u>	Zip <u>20169</u>
Phone# _____	Email _____		Phone# <u>571-766-1026</u>	Email _____	

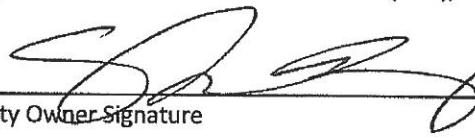
Attachment: 14600 Washington Street - Landscaping Plan (2050 : 14600 Washington Street)

**APPLICANT / PROPERTY OWNER SIGNATURE**

**\*\*\*\*\*REQUIRED\*\*\*\*\***

*I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and any other applicable laws.*

  
Applicant Signature

  
Property Owner Signature

**\*\*\*OFFICE USE ONLY\*\*\***

Date Filed: 9-11-14 Fee Amount: 50.00 Date Paid: \_\_\_\_\_

DATE TO ZONING ADMINISTRATOR: 9-11-14

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE PRINT

CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): 9-17-14

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE PRINT

CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

DATE TO TOWN COUNCIL (IF APPLICABLE): \_\_\_\_\_

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

TOWN COUNCIL (where required):

\_\_\_\_\_  
SIGNATURE PRINT

CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

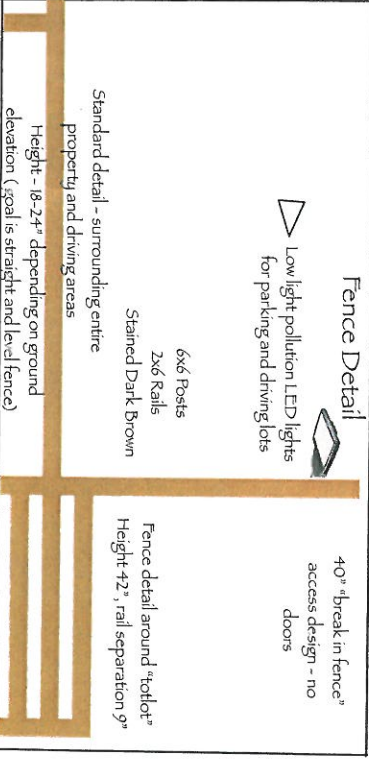
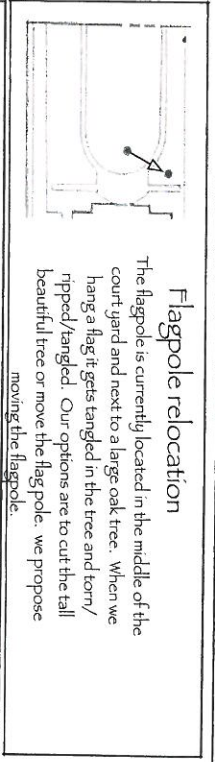
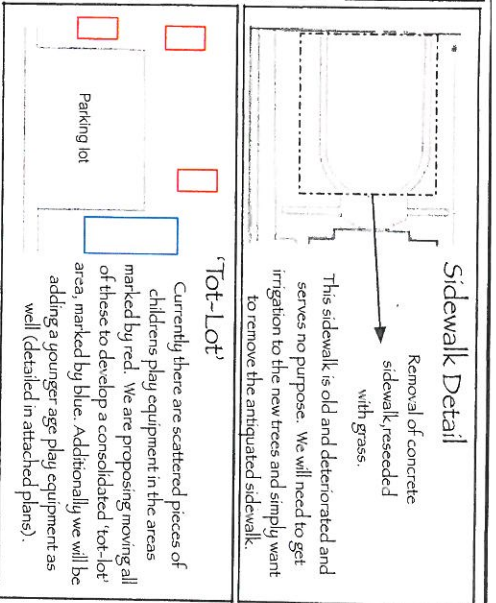
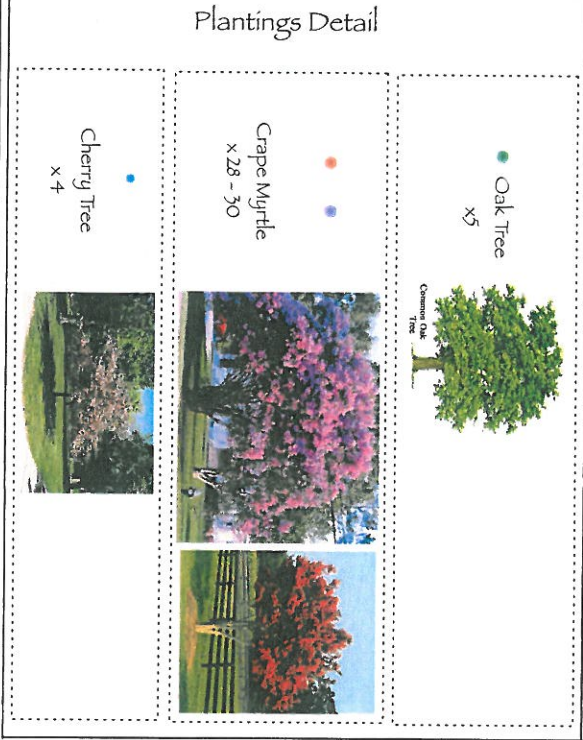
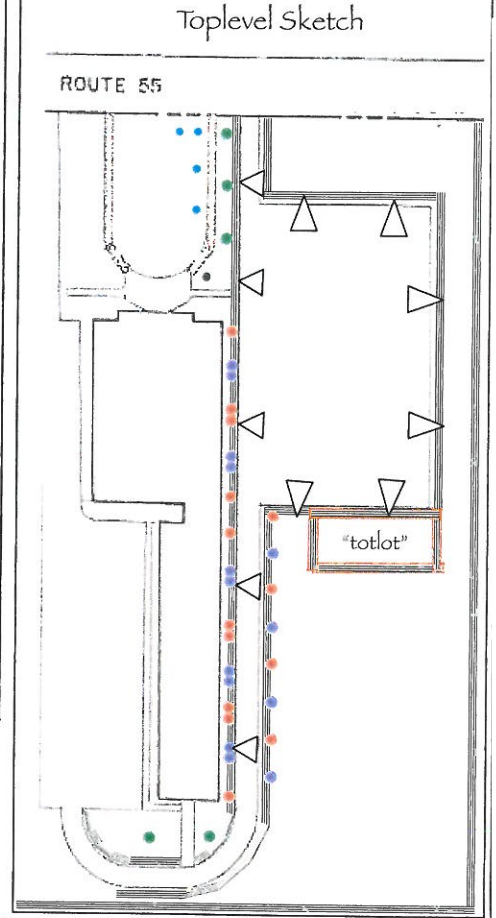
Attachment: 14600 Washington Street - Landscaping Plan (2050 : 14600 Washington Street)

## St Paul's School MDO/2 year old Playground

The playground for PreSchool, 2 year olds at St Paul's campus at the QBE facility is to be constructed as follows.

The location will be on the West side of the building just South of the ball fields and North of the parking area. It will be 30 feet by 30 feet. It will be enclosed by a wooden fence 2 ½ feet high (see attachment #1). The fence will be of the same material and likeness as the QBE property perimeter fence. But it will be 2 ½ feet high and have 5 foot sections of one slat at the top (slats approximately 1"x 6"x 5') and another slat 4" below the top one, a third slat 4" below the second slat and 4" above the ground (see attachment #2). ~~There will be a sign (see attachment #3), approximately 2 feet wide by 2 ½ feet high, advising others that the playground and equipment is for St Paul's School use.~~

The playground equipment (see picture, attachment #4) will be secured into the ground. The covered deck is 4' x 4', the slide approximately 6' long and the stairs approximately 6' long. The playground equipment is certified safe for children by ASTM and CTSI.



DATE	REVISION	BY

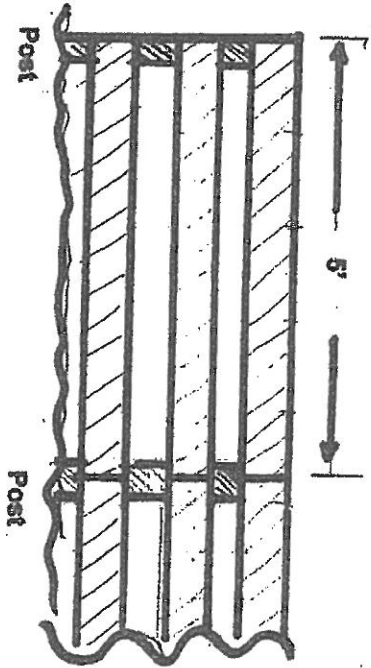
SCALE: N/A  
 PRINT DATE: Wed Aug 27 2014  
 CREATION DATE: Mon Apr 29 2013  
 FILE NAME: Landscaping Plans  
 CANNAS NAME: Property  
 SHEET 1 OF 12

**Pace West Project**

**QBE**  
 POSSIBLE TO PROVEN

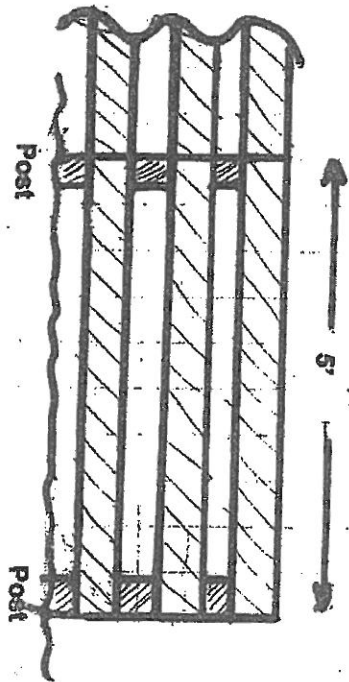
OBE Global/ Haymarket Properties Group  
 14600 Washington St  
 Haymarket, VA 20169  
 (571) 268 7490 FAX (703) 991-4098  
 www.qbe.net

# Playground Fence



Ground Level

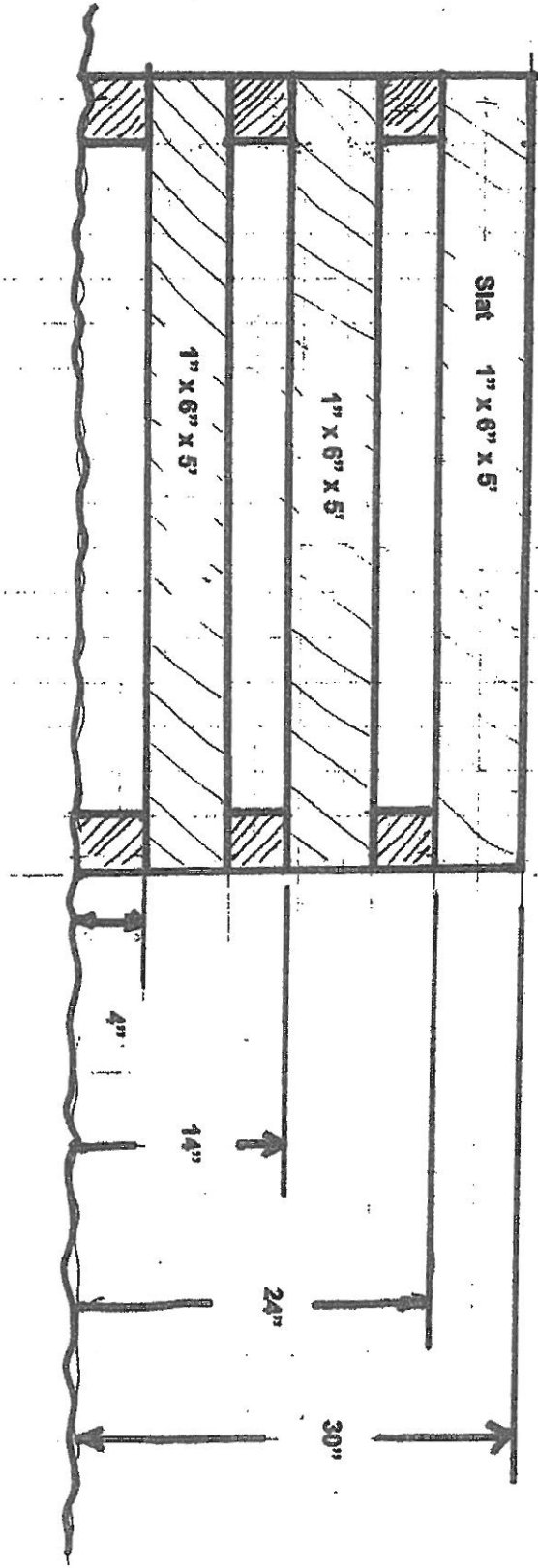
6 5' Sections



Attachment 1

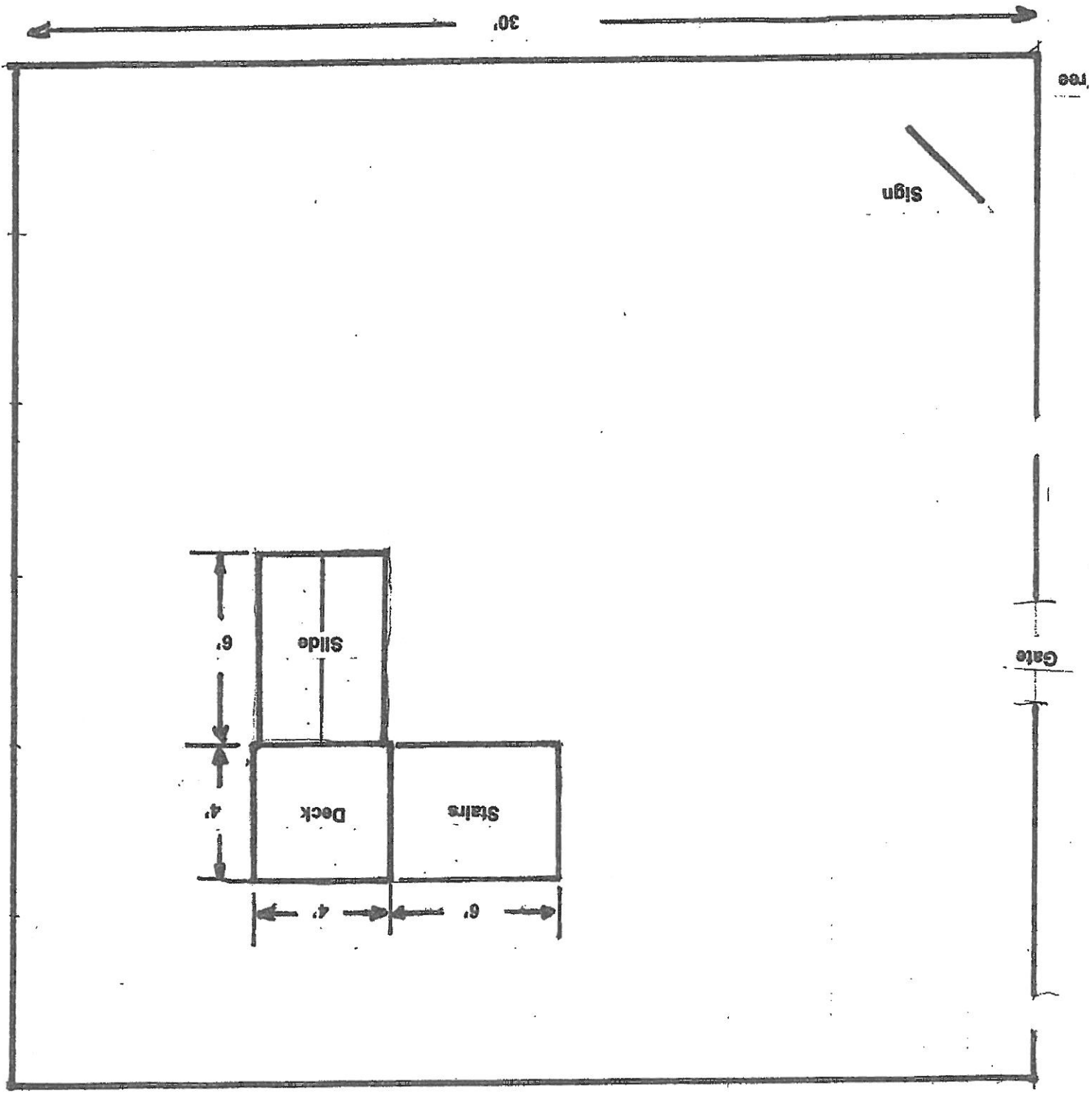


# 1 Section (typical)



Attachment 2

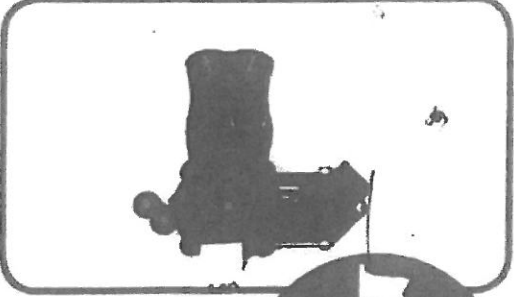
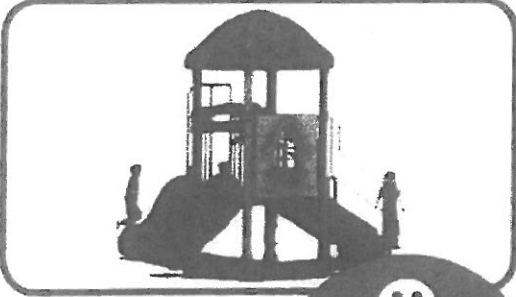
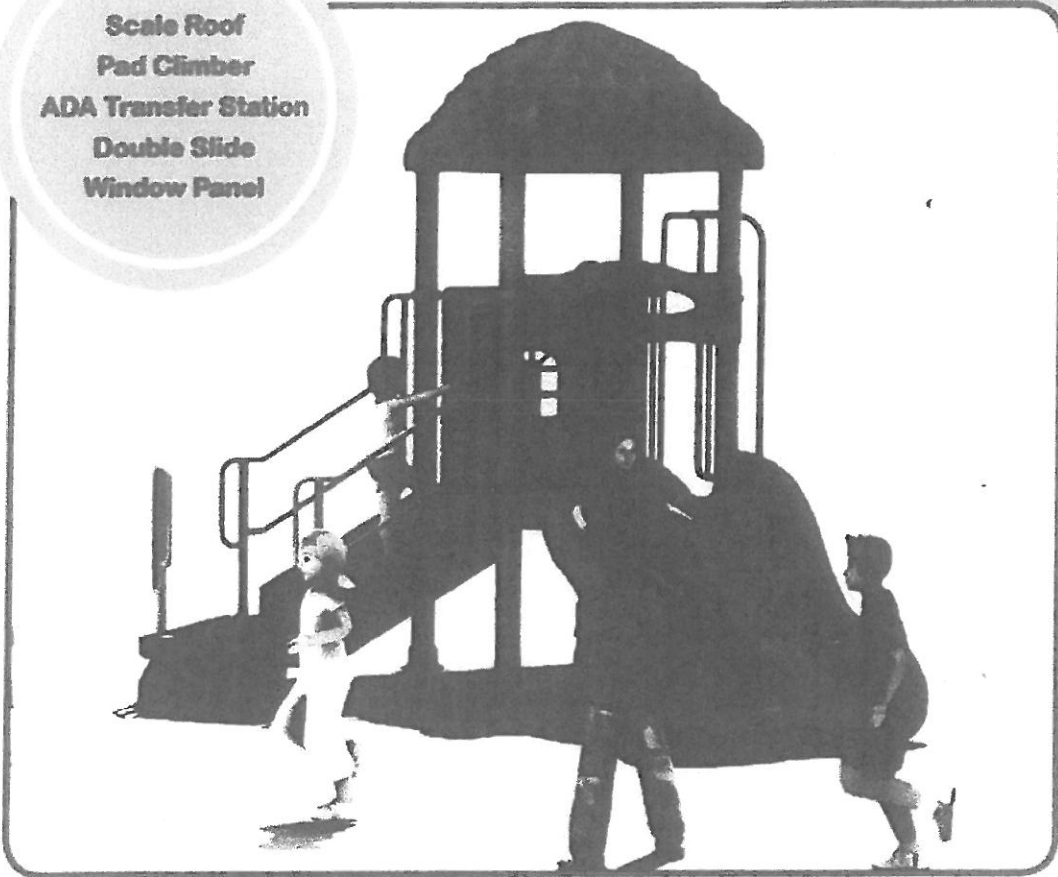
Attachment 4



Attachment: 14600 Washington Street - Landscaping Plan (2050 : 14600 Washington Street)

TR-0001

Scale Roof  
 Pad Climber  
 ADA Transfer Station  
 Double Slide  
 Window Panel



**\$3,950**

AGE GROUP  
**2-5**

CAPACITY  
**12**  
 Children

USE ZONE  
**24'x26'**

Attachment 4



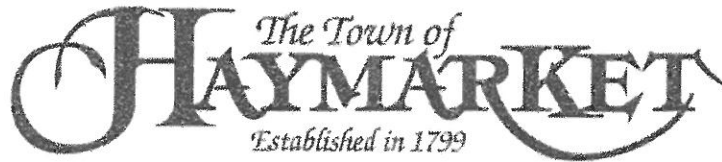
TO: Architectural Review Board  
SUBJECT: 15020 Washington Street - Sign  
DATE: 09/17/14

---

Washington Street Realty is applying for a Temporary Banner Sign.

**ATTACHMENTS:**

- 15020 Washington Street - Sign (PDF)



RECEIVED

SEP - 8 2014

TOWN OF HAYMARKE

# ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP20140908

*NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.*

ZONING ACTIVITY:  New Construction  Alteration/Repair  Addition  Sign (See Spec sheet)  
(Check all that apply)  New Tenant/Use  Change of Use  Relocation

NAME OF BUSINESS/APPLICANT: Washington Street Realty

PROPOSED USE: Building Signage

SITE ADDRESS: 15020 Washington Street, Haymarket, VA 20169

Subdivision Name: \_\_\_\_\_ Lot Size: \_\_\_\_\_

ZONING DISTRICT:  R-1  R-2  B-1  B-2  I-1  C-1 Site Plan Required:  Yes  No

Special Use Permit Required:  Yes  No Homeowners Association (HOA) Approval:  Yes  No

Off-street Parking: Spaces Required: \_\_\_\_\_ Spaces Provided: \_\_\_\_\_

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)

Erect temporary signage at side of building – see Spec Sheet attached

Supporting Documentation (attached):  Narrative  Plan/Plat  Specification Sheet

FEE:  \$25.00 Residential  \$50.00 Commercial

## CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached):  Specification Sheet  Photograph(s)

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
<u>Washington Street Realty</u>			<u>TOWN OF HAYMARKET</u>		
Name			Name		
<u>15020 Washington Street</u>			<u>15000 WASHINGTON ST, #100</u>		
Address			Address		
<u>Haymarket</u>	<u>VA</u>	<u>20169</u>	<u>HAYMARKET</u>	<u>VA</u>	<u>20169</u>
City	State	Zip	City	State	Zip
<u>571-222-7344</u>	<u>pattytoman@aol.com</u>		<u>703-753-2600</u>		
Phone#	Email		Phone#	Email	

Attachment: 15020 Washington Street - Sign (2051 : 15020 Washington Street - Sign)

**APPLICANT / PROPERTY OWNER SIGNATURE**

**\*\*\*\*\*REQUIRED\*\*\*\*\***

*I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.*

*[Signature]*  
Applicant Signature

*Ben F. Head*  
Property Owner Signature

**\*\*\*OFFICE USE ONLY\*\*\***

Date Filed: 9-8-2014 Fee Amount: 50.00 Date Paid: 9-8-2014

DATE TO ZONING ADMINISTRATOR: 9-11-14

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): 9-17-2014

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): N/A

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE PRINT

TOWN COUNCIL {where required}:

CONDITIONS:

Attachment: 15020 Washington Street - Sign (2051 : 15020 Washington Street - Sign)

# SIGN SPECIFICATION SHEET

## SIGN 1: Temporary Banner

Type of Sign:  Wall  Hanging  Freestanding  Menu  Individual Letter  Window  
 Other \_\_\_\_\_

Height above Ground at Signs: Lower Edge: \_\_\_3'\_\_\_ Upper Edge: \_\_\_8'\_\_\_

Height of Sign Structure: \_\_\_9' post\_\_\_ Sign Width: \_\_\_10'\_\_\_ Length: \_\_\_\_\_ Area in Sq Ft: 50'

Number of Faces: \_\_\_1\_\_\_ Sign Material/Color/Font: Vinyl, w/red lettering, custom font

Location of Sign (Include photo): Parking lot side of building

Lighting Type/Fixture (No internal illumination is allowed): \_\_\_\_\_

## SIGN 2:

Type of Sign:  Wall  Hanging  Freestanding  Menu  Individual Letter  Window  
 Other \_\_\_\_\_

Height above Ground at Signs: Lower Edge: \_\_\_\_\_ Upper Edge: \_\_\_\_\_

Height of Sign Structure: \_\_\_\_\_ Sign Width: \_\_\_\_\_ Length: \_\_\_\_\_ Area in Sq Ft: \_\_\_\_\_

Number of Faces: \_\_\_\_\_ Sign Material/Color/Font: \_\_\_\_\_

Location of Sign (Include photo): \_\_\_\_\_

Lighting Type/Fixture (No internal illumination is allowed): \_\_\_\_\_

## SIGN 3:

Type of Sign:  Wall  Hanging  Freestanding  Menu  Individual Letter  Window  
 Other \_\_\_\_\_

Height above Ground at Signs: Lower Edge: \_\_\_\_\_ Upper Edge: \_\_\_\_\_

Height of Sign Structure: \_\_\_\_\_ Sign Width: \_\_\_\_\_ Length: \_\_\_\_\_ Area in Sq Ft: \_\_\_\_\_

Number of Faces: \_\_\_\_\_ Sign Material/Color/Font: \_\_\_\_\_

Location of Sign (Include photo): \_\_\_\_\_

Lighting Type/Fixture (No internal illumination is allowed): \_\_\_\_\_

## SIGN 4:

Type of Sign:  Wall  Hanging  Freestanding  Menu  Individual Letter  Window  
 Other \_\_\_\_\_

Height above Ground at Signs: Lower Edge: \_\_\_\_\_ Upper Edge: \_\_\_\_\_

Height of Sign Structure: \_\_\_\_\_ Sign Width: \_\_\_\_\_ Length: \_\_\_\_\_ Area in Sq Ft: \_\_\_\_\_

Number of Faces: \_\_\_\_\_ Sign Material/Color/Font: \_\_\_\_\_

Location of Sign (Include photo): \_\_\_\_\_

Lighting Type/Fixture (No internal illumination is allowed): \_\_\_\_\_

WASHINGTON  
STREET  
REALTY







Attachment: 15020 Washington Street - Sign (2051 : 15020 Washington Street - Sign)



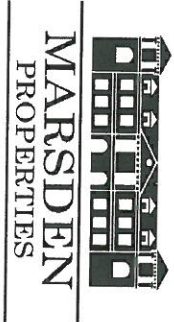
TO: Architectural Review Board  
SUBJECT: 4400 Costello Way  
DATE: 09/17/14

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Mike Marsden is requesting approval to revise his Landscaping Plan.

**ATTACHMENTS:**

- 4400 Costello Way - Landscaping Plan (PDF)



# Architectural Review Board Meeting

Date 09/17/2014



## Topics

- **Requesting approval to change site plan landscaping**
- **Justification**
- **Current landscaping**
- **Proposed landscaping**
- **Summary**

## Overview of Requested Change To Landscaping

- Current landscaping implementation at 4400 Costello Way is not compliant with the current site plan
- Bring the site into compliance
- Improve symmetry, continuity with surrounding sites, and more sensible plantings for businesses
- New plan requests changes be made to installation plan and plantings

## Justification for Requested Change

- **The approved landscape plan never implemented**
  - Our plan will more than triple the plantings in place today, and bring uniformity of height and style of trees consistent with neighboring lots
  - Our plan brings the site plan into compliance
- **The total number of trees and shrubs on site is less than 50**
  - Our plan calls for planting 141 trees and shrubs
- **The plants on the site plan never planted or not according to quantities e.g. Cleveland Pear, Dogwoods, and Leland Cyprus never planted**
  - Our plan complies with the town's approved plantings categories
- **Some plants on the site plan are not on the approved list e.g. Cleveland Pear on site plan but not on the approved list**
  - Our plan does request exceptions for Grape Myrtles, Boxwoods, and Knockout Roses—all commonly found in the area (What's the provision that allows for this request?)
- **Current plantings include large canopied trees that may interfere with power lines and line of site to businesses**
  - Our plan delivers beautification without screening or impeding line of site to businesses

## Current Planting—Costello Way

- Plan calls for Leland Cyprus and Chinese Holly
- Planted are 1-Oak and 3-Birch



## Current Planting—Costello Way

- Sample of the Purple Plums on Neighboring Lot
- Proposed Plan includes Purple Plums





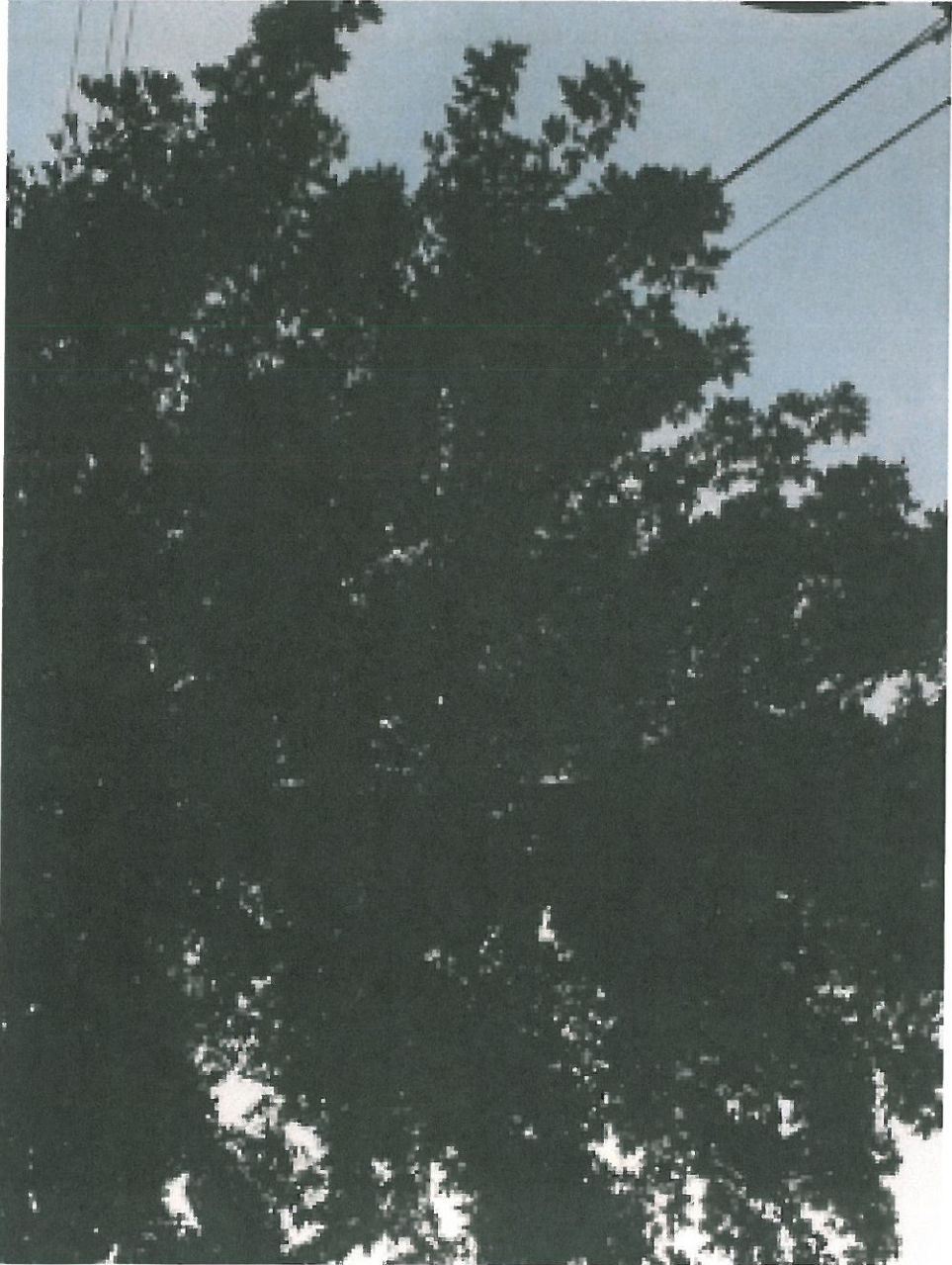
## Current Planting—Washington Street

- Plan calls for Cleveland Pears and Dogwoods
- What's planted are Cherries, Willow Oaks, and Maples



## Current Planting—Washington Street

- Current Canopy Growing Into Power Lines



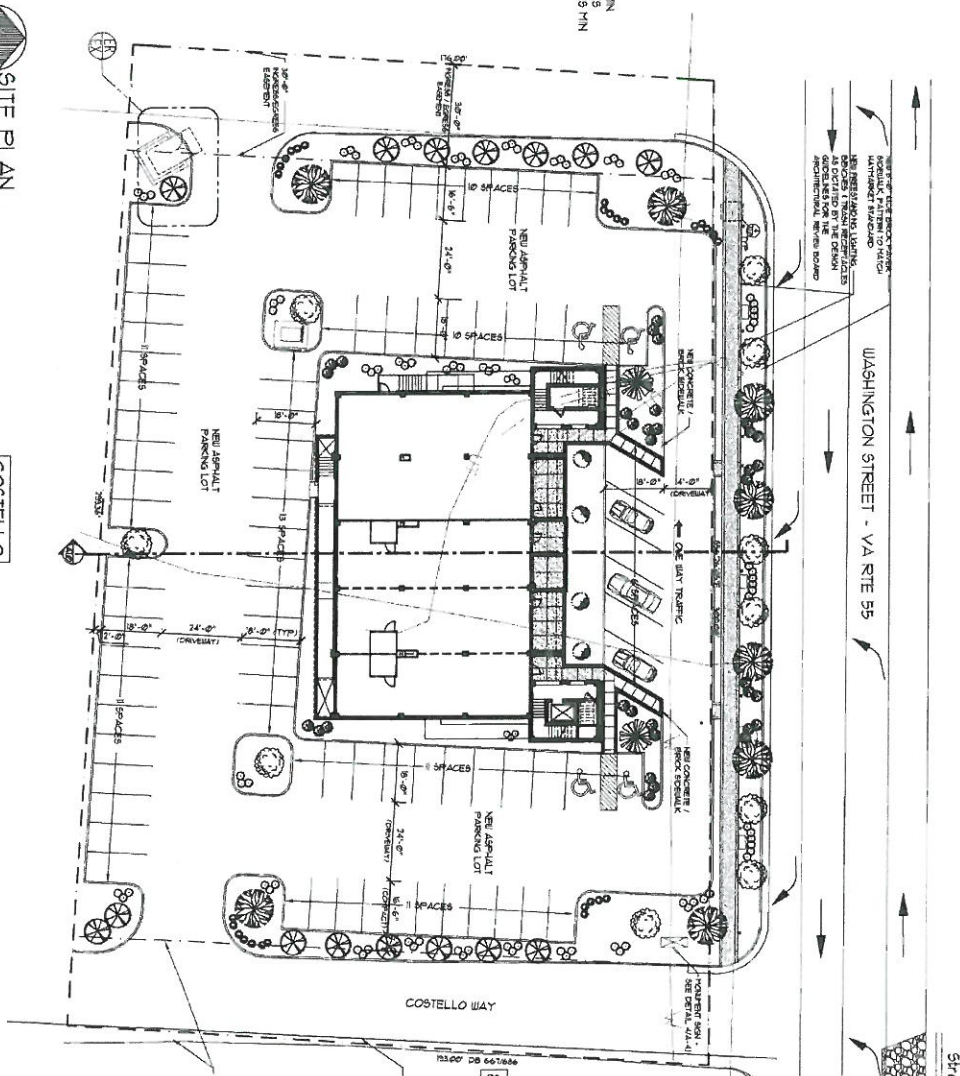
# Current Site Plan Landscaping—11 X 17 Foldout

## LANDSCAPE INFORMATION

- EXISTING VEGETATION ON SITE:
- SCREENING / BUFFER YARD MATRIX, BUNK, ZONES
  - LANDSCAPE PARKING LOTS ADJ TO PUBLIC STREET'S
  - LANDSCAPE STRIP - PROVIDED: 10 FEET
  - NUMBER OF TREES - REQUIRED: 1 TREE/25 FEET (AVG)
  - PROVIDED:
  - LANDSCAPE STRIP - PROVIDED: 5 FEET
  - NUMBER OF TREES - REQUIRED: 10 FEET (AVG)
  - PROVIDED: 2 TREES/20 FEET
  - NUMBER OF SHRUBS - REQUIRED: 6 SHRUBS/20 FEET MIN
  - PROVIDED:
  - LANDSCAPE & PARKING LOTS ADJ TO PARKING LOTS:
  - LANDSCAPE STRIP - PROVIDED: 5 FEET (AVG)
  - NUMBER OF TREES - REQUIRED: 2 TREES/20 FEET
  - PROVIDED: 2 TREES/20 FEET MIN
  - NUMBER OF SHRUBS - REQUIRED: 6 SHRUBS/20 FEET MIN
  - PROVIDED:
  - LANDSCAPE & INTERIOR PARKING LOT MIN LANDSCAPE AREA - REQUIRED: 5% OF GROSS AREA MIN
  - PROVIDED: 1 TREE/10 FRNG SPACES MIN
  - NUMBER OF TREES - REQUIRED: 1 TREE/10 FRNG SPACES MIN
  - PROVIDED: 3 SHRUBS/10 FRNG SPACES MIN
  - NUMBER OF SHRUBS - REQUIRED: 3 SHRUBS/10 FRNG SPACES MIN
  - PROVIDED:

## LANDSCAPE LEGEND

TYPE	BOTANICAL NAME	COTTON NAME	CALL/HEIGHT
TREE ORNAMENTAL	PYRUS CALIFORNIANA	CLEVELAND FEAR	15'
TREE ORNAMENTAL	CORNUS FLORIDA	FLOWERING DOGWOOD	15'
TREE EVERGREEN	LEBLAND CYPRUS	LEBLAND CYPRUS	4'-0" - 6'-0"
TREE EVERGREEN	FOSTER'S HOLLY	FOSTER'S HOLLY	4'-0" - 6'-0"
TREE ORNAMENTAL	FRAXINUS	FLOWERING CHERRY	4'-0" - 6'-0"
SHRUB FLOWERING	AZALEA	AZALEA	15"
SHRUB EVERGREEN	LEX CORNUTA	CHINESE HOLLY	15"
SHRUB ORNAMENTAL	TAXUS BRACATA	ENGLISH YEW	15"



**SITE PLAN**  
SCALE: 1" = 20'-0"

**COSTELLO**

# Proposed Site Plan Landscaping—11 X 17 Foldout

### ZONING INFORMATION

**LOT AREA:** 14,800 sq ft  
**ZONING:** Limited Industrial I-1

**ALLOWED REQUIRED:** Restaurant/Business/Office  
 40' or 110' height, 3 stories  
 3442 sq ft inside shell (including parking)  
 645 Lot Coverage

**SETBACKS:** 8' on all sides  
 8' on rear lot line (if applicable)  
 8' on front lot line (if applicable)  
 8' on side lot line (if applicable)  
 8' on corner lot line (if applicable)

**PERMITS:** 80 provided  
 100 provided  
 100 provided  
 100 provided

### LANDSCAPE INFORMATION

**EXISTING VEGETATION:** REMOVE ALL EXISTING VEGETATION AND RE-PLANT WITH THE FOLLOWING:

**LANDSCAPE SPECIES:** 100% provided  
 100% provided  
 100% provided

**LANDSCAPE STRIP:** 100% provided  
 100% provided  
 100% provided

**LANDSCAPE PLANTING:** 100% provided  
 100% provided  
 100% provided

### LANDSCAPE LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	CLIMATE ZONE
(Symbol)	ASplenium	SPERMATOPHYTES	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 1	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 2	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 3	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 4	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 5	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 6	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 7	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 8	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 9	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 10	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 11	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 12	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 13	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 14	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 15	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 16	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 17	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 18	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 19	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 20	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 21	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 22	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 23	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 24	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 25	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 26	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 27	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 28	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 29	FLORISSIMO	CLIMATE ZONE
(Symbol)	Change Initial Group Hybrid—CITY 30	FLORISSIMO	CLIMATE ZONE

### LANDSCAPE SITE PLAN

1515 WASHINGTON STREET  
HAYMARKET, VIRGINA

### SECTION THRU SIDEWALK

### SECTION THRU SITE

### SECTION THRU SIDEWALK

### SHEET NOTES

1. The contractor shall be responsible for the following:

2. The contractor shall be responsible for the following:

3. The contractor shall be responsible for the following:

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27. The contractor shall be responsible for the following:

28. The contractor shall be responsible for the following:

29. The contractor shall be responsible for the following:

30. The contractor shall be responsible for the following:

### LANDSCAPE LEGEND

(Symbol) Change Initial Group Hybrid—CITY 1

(Symbol) Change Initial Group Hybrid—CITY 2

(Symbol) Change Initial Group Hybrid—CITY 3

(Symbol) Change Initial Group Hybrid—CITY 4

(Symbol) Change Initial Group Hybrid—CITY 5

(Symbol) Change Initial Group Hybrid—CITY 6

(Symbol) Change Initial Group Hybrid—CITY 7

(Symbol) Change Initial Group Hybrid—CITY 8

(Symbol) Change Initial Group Hybrid—CITY 9

(Symbol) Change Initial Group Hybrid—CITY 10

(Symbol) Change Initial Group Hybrid—CITY 11

(Symbol) Change Initial Group Hybrid—CITY 12

(Symbol) Change Initial Group Hybrid—CITY 13

(Symbol) Change Initial Group Hybrid—CITY 14

(Symbol) Change Initial Group Hybrid—CITY 15

(Symbol) Change Initial Group Hybrid—CITY 16

(Symbol) Change Initial Group Hybrid—CITY 17

(Symbol) Change Initial Group Hybrid—CITY 18

(Symbol) Change Initial Group Hybrid—CITY 19

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(Symbol) Change Initial Group Hybrid—CITY 25

(Symbol) Change Initial Group Hybrid—CITY 26

(Symbol) Change Initial Group Hybrid—CITY 27

(Symbol) Change Initial Group Hybrid—CITY 28

(Symbol) Change Initial Group Hybrid—CITY 29

(Symbol) Change Initial Group Hybrid—CITY 30

### INTERPLAN Incorporated

5107 Haymarket Boulevard, 1st Floor, Suite 200  
 1200 2nd Street, Suite 200  
 1200 2nd Street, Suite 200

Washington, DC 20018-2541  
 1-800-551-2273  
 www.interplan.com

# Plant Listings—8 X 11 Foldout

Sec. 58-727. Landscaping requirements.

Landscaping, screening and open space regulations are as follows:

## REQUIRED PLANT MATERIAL LIST

### Canopy Trees

Common Name	Botanical Name	Function
Ginkgo (male)	Ginkgo biloba	Parking, street, buffer
Thornless Honey Locust	Gleditsia tricanthos inermis	Parking, street, buffer
Green Ash	Fraxinus pennsylvanica	Parking, street, buffer
Willow Oak	Quercus phellos	Parking, street, buffer
London Plane Tree	Platanus acerifolia	Parking, street, buffer
Littleleaf Linden	Tilia cordata	Parking, street, buffer
Silver Linden	Tilia tomentosa	Parking, street, buffer
Village Green	Zelkova serata	Parking, street, buffer
Yellowwood	Cladastus lutea	Parking, street, buffer
Purpleleaf Plum	Prunus cerasifera	Parking, street, buffer

### Evergreen Shrubs

Common Name	Botanical Name	Function
English Yew	Taxus baccata	Buffer
Japanese Yew	Taxus cuspidata	Buffer
Azalea	(various species)	Buffer
Chinese Holly	Ilex cornuta	Buffer
Japanese Holly	Ilex crenata	Buffer
Rhododendron	(various species)	Buffer
Euonymus	(various species)	Buffer
Doubtful Viburnum	Viburnum plicatum	Buffer
<b>Exception—Green Velvet Boxwood</b>	<b>QTY 4</b>	<b>Buffer</b>

### Evergreen Trees

Common Name	Botanical Name	Function
Eastern Red Cedar	Juniperus virginiana	Buffer
White Pine	Pinus strobus	Buffer
Austrian Pine	Pinus nigra	Buffer
Norway Spruce	Picea abies	Buffer
American Holly	Ilex opaca	Buffer
Dark American Arborvitae	Thuja occidentalis nigra	Buffer
Foster's Holly	Ilex lesterii	Buffer

### Deciduous and Flowering Shrubs

Common Name	Botanical Name	Function
Azalea	(various species)	Buffer
Cotoneaster	(various species)	Buffer
Forsythia	(various species)	Buffer
Viburnum	(various species)	Buffer
Winged Euonymus	(various species)	Buffer
<b>Exception—Knockout Roses</b>	<b>QTY 31</b>	<b>Buffer</b>

### Ornamental Trees

Common Name	Botanical Name	Function
Amur Maple	Acer griselum	Buffer
Dogwood	Cornus florida	Street, buffer
Washington Hawthorn	Crataegus platnodyum	Street, buffer
American Plum	Prunus americana	Street, buffer
Bradford Pear	Pyrus calleryana bradford	Street, buffer
Flowering Crabapple	Malus (various species)	Street, buffer
Flowering Cherry	Prunus (various species)	Street, buffer
Downy Serviceberry	Amelanchier alborosa	Buffer
Shadblow	Amelanchier canadensis	Buffer
Japanese Maple	Acer palmatum	Buffer
Redbud	Cercis canadensis	Buffer
Chaste Tree	Mitex agnus-castus	Street, buffer
<b>Exception—Crape Myrtle</b>	<b>QTY 8</b>	<b>Fits under ornamental category</b>

### Ground Cover

Common Name	Botanical Name	Function
Ajuga	Ajuga reptans	Buffer
Dwarf Cotoneaster	(various species)	Buffer
English Ivy	Hedera helix	Buffer
Ground Juniper	(various species)	Buffer
Pachysandra	Pachysandra terminalis	Buffer
Periwinkle	Vinca minor	Buffer



## Plant Pictures

# Plant Pictures



## Summary

- **Sensible plan that creates uniformity and beautifies**
- **A plan to install 141 trees and shrubs**
- **A plan that installs hearty commonly found plantings**
- **A plan to bring the location into conformance with the updated site plan**





TO: Architectural Review Board  
SUBJECT: Task List  
DATE: 09/17/14

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Task List update from Chair Luersen.