



**TOWN OF PURCELLVILLE
BOARD OF ARCHITECTURAL REVIEW**

August 16, 2016
7:30 p.m.

- 1) **Call to Order** – Pat Giglio, Chairman
- 2) **Board Member Disclosures**
- 3) **Public Comments** – Citizens who are not representing an application before the Board will be given an opportunity to speak (3 minute limit per speaker)
- 4) **Action Items – Amendments:**
 - a) None
- 5) **Action Items – Additions, Alterations & Demolitions:**
 - a) None
- 6) **Action Items – New Construction:**
 - a) CDA16-19 SunTrust Bank
 - b) CDA16-20 New Town Development Building
- 7) **Action Items – Other:**
 - a) None
- 8) **Discussion Items**
 - a) None
- 9) **Information Items**
 - a) None
- 10) **Approval of Minutes:**
 - a) July 19, 2016 Regular Meeting
- 11) **Adjournment**

If you require any type of reasonable accommodation as a result of physical, sensory or mental disability in order to participate in this meeting OR if you would like an expanded copy of this agenda, please contact the Department of Community Development at (540) 338-2304 at least twenty-four hours in advance of the meeting. Expanded copies of the agenda may not be available the night of the meeting, please request a copy in advance.

USE OF ELECTRONIC DEVICES DURING MEETINGS For the comfort and consideration of others, all cellular phones must be turned off and cannot be used in the Council Chambers. Pagers must be set on silent or vibrate mode. This is requested because of potential interference with our recording devices and the transmittal of our hearing impaired broadcast.

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STAFF REPORT

TO: Chairman and Members of the Board of Architectural Review
FROM: Daniel Galindo, AICP
RE: CDA16-19 SunTrust Bank
DATE: August 12, 2016

Name:	<u>SunTrust Bank</u>	Location:	<u>Northwest corner of Bus. 7 and Berlin Turnpike</u>
Code:	<u>CDA16-19</u>	Tax Map Number:	<u>/36//49/////1/</u>
Address:	<u>160 Purcellville Gateway Drive</u>	Loudoun County PIN:	<u>453-37-6309</u>
Located in the Historic District?	<u>No</u>	Contributing Structure?	<u>N/A</u>
Zoning District:	<u>MC/HC</u>	Conformity:	<u>N/A</u>

Comments: Construction of 3,300 sq. ft. bank building on currently vacant pad as previously approved on original site plan.

The application is evaluated under the MC Mixed Commercial District regulations (see Article 4, Section 7 in the Zoning Ordinance), Design Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.1 in the Zoning Ordinance) and the Design Guidelines for the Town of Purcellville, Virginia (Guidelines).

BACKGROUND

The Board of Architectural Review (BAR) previously approved two Certificates of Design Approval for SunTrust Bank: CDA09-03 on March 29, 2009 and CDA14-03 on March 18, 2014. Neither approved design was ever constructed, and the validity of both CDAs has since lapsed pursuant to Chapter 54, Section 54-78(f) of the Town Code of Purcellville, Virginia. The CDA16-19 design differs from these submissions.



The proposed SunTrust Bank is located within the Purcellville Gateway shopping center on the site of the old Cole Farm at the northwest corner of the intersection of Colonial Highway (Bus. 7) and Berlin Turnpike (Route 287). The site was rezoned (RZ06-01) to its current zoning district designations of MC, Mixed Commercial and R-3, Duplex Residential by Ordinance No. 08-01-01 on January 14, 2008. Since that time a preliminary site plan (TP07-07), site plan (TP08-14), and three site plan revisions (TP11-03, TP13-07 & TP14-09) have been approved for the property. The Board of Architectural Review has previously approved designs for Chick-fil-a (CDA14-12), a pad building (CDA13-09), Harris Teeter (CDA09-11),

and the commercial strip buildings (CDA08-32).

Presently, John August has submitted an application requesting design approval of a new 3,300 square foot (approx.) bank on a currently vacant pad site to the southwest of the intersection of Purcellville Gateway Drive and Berlin Turnpike. The single story building would be located in the MC Mixed Commercial zoning district. The building would generally be clad in horizontal hardiplank siding colored “Cobble Stone” and “Timber Bark,” hardiplank panels and battens colored “Arctic White,” and stone veneer colored “Italian Villa – Verona.” The gabled portion of the roof would be clad in “Certaineed Presidential Shake” asphalt shingles colored “Slate Gray.” The building’s front (west) façade would feature storefront windows with white aluminum framing and aluminum-framed entry doors colored “Newburyport Blue.” The drive-through canopy would be clad in many of these same materials and colors. See page 3 of the application and sheets EL-1 through EL-3 for further details.

ZONING ANALYSIS: MC

The proposed building appears to meet all applicable standards for the zoning district’s land use, lot size, height, yard and setback standards. This will be confirmed during review of a site plan revision to be submitted in the future.

ZONING ANALYSIS: HISTORIC CORRIDOR OVERLAY

The proposed use represents a new business for Purcellville thereby generating business activity and augmenting the Town’s tax base. The proposed architectural design incorporates some elements which are generally consistent with Purcellville’s historic small town character. The proposed building uses harmonious materials, color, texture and treatment for all exterior walls which are similar to those utilized on adjoining buildings previously approved by the BAR.

GUIDELINES ANALYSIS

The following issues should be considered by the BAR while evaluating CDA16-19:

1. The submitted application has the following deficiencies:
 - a. No material specification sheets have been provided; and
 - b. The proposed external light fixtures are prohibited because they do not possess full cutoff shielding.
2. Does the structure comply with the Guidelines’ repeated emphasis that new structures should: “reflect the traditional architecture and character of the Town” (pg. 4), be “compatible with the prevailing and recognized historic architectural character of the surrounding area” (pg. 6), “incorporate those characteristics of the Town that exhibit a positive distinctive architectural style” (pg. 7) , and “respect Purcellville’s historic architectural styles rather than be transplants of ubiquitous franchise architectural styles found across the country” (pg. 10)?
3. The building storefront is oriented toward the west away from Berlin Turnpike while the Guidelines encourage the orientation of storefronts and entryways toward the major street frontage (pg. 8 & 10). Where impossible to locate the primary building entrance on a main street, the Guidelines call for the inclusion of storefront type areas along that street (pg. 14). Note that the proposed orientation is consistent with the previously approved site plan for the original design of the building, yet a site plan amendment will be required to incorporate the modified building footprint of this newly proposed design.
4. The location of the screened outdoor equipment is along the façade closest to the primary bordering roadway (Berlin). The Guidelines encourage the placement of utility and mechanical equipment so that they are not seen from any public street; however, the currently proposed screening may be used when locating out of view is impossible (pg. 9).

5. The proposed windows lack articulations recommended by the Guidelines such as shutters, holdbacks, and cornices (pg. 15).
6. The size of the lites in the proposed windows are much larger than those found in all other buildings within the shopping center.
7. It is unclear whether the doors are accentuated with “simply detailed, high quality hardware, kickplates, [and] authentically styled locks and hardware” as recommended by the Guidelines (pg.17).
8. Aluminum doors and windows are proposed for the building, but the Guidelines state a preference for wood (pg.17).
9. The applicant is proposing the use of asphalt shingles which the Guidelines include within the list of “discouraged” building materials (pg. 18). Note that the approved materials for the Purcellville Gateway center included two colors of synthetic slate roofing material in addition to its standing seam metal roofing.
10. The Guidelines echo the requirements of the Zoning Ordinance that “wall mounted light fixtures must have full cutoff shielding,” but the proposed light fixtures do not meet this requirement (pg. 28). *NOTE: Due to the Zoning Ordinance’s prohibition of such lighting as is currently proposed, the current fixtures cannot be permitted even if shown on plans approved by the BAR.*
11. The design and color of the bollards proposed in front of the west façade are unknown and should be clarified.

FINDINGS

- 1) The proposed design for SunTrust Bank satisfies the requirements of the MC zoning district.
- 2) The proposed design satisfies the design criteria of the Historic Corridor Overlay zoning district.
- 3) The proposed design is generally consistent with the Guidelines with the potential exceptions of the issues noted for BAR consideration.
- 4) The application has two deficiencies that must be corrected prior to approval.

RECOMMENDATION

Upon the correction of staff’s identified deficiencies and the BAR’s determination that the proposed design satisfactorily addresses the design criteria of the Historic Corridor Overlay District and Design Guidelines for the Town of Purcellville, Virginia, Staff recommends that the BAR approve CDA16-19 SunTrust Bank.

ACTION:

One of following sample motions should be used:

I move that the BAR approve CDA16-19 SunTrust Bank as presented.

-Or-

I move that the BAR approve CDA16-19 SunTrust Bank with the following required conditions:

- 1.
- 2.
- 3.

And/or the following recommendations:

- 1.
- 2.

-Or-

I move that the BAR not approve CDA16-19 SunTrust Bank for the following reasons:

- 1.
- 2.
- 3.



CERTIFICATE OF DESIGN APPROVAL

221 S. Nursery Avenue Purcellville, VA 20132
Phone: 540-338-2304 Fax: 540-338-7460

CDA # _____

Please fill out all information in order to ensure the scheduling of your agenda item

Street Address of Property: 160 Purcellville Gateway Dr. Parcel #: _____
Owner Name: SunTrust Banks
Business Name: SunTrust Banks
Authorized Agent (if applicable): John August
Mailing Address: 919 East Main St. 14th Floor - Richmond, VA 23219
Daytime Telephone Number (s): 804.782.5273

Project Description

- New construction
Addition
Alteration
Accessory Structure
Demolition
Repainting
Minor Landscaping Structure
CDA Amendment
Other:

Contractor: Not available
Address: _____ Phone: _____

Written Description

Describe clearly and in detail the nature of the project, including exact dimensions for materials to be used (e.g., width of siding, windows and window trim, etc.). Attach additional sheet, if necessary:
Banking center with traditional banking services and financial services.
Material palette selected from Purcellville Gateway shopping center palette, including Hardie trim (3.5", 7.25"), Hardi plank (8.25"), Coronado Italian Villa stone as water table, and Certainteed Presidential Shake.

Acknowledgement of Responsibility

I understand that all CDA application materials must be complete and must be submitted fourteen (14) days before the BAR meeting date and that I or an authorized representative must be present at the meeting; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable Town regulations and to pursue this project in strict conformance with the plans approved by the BAR. I also understand that the BAR or Town Staff may need to perform an inspection of my property as it relates to this application. I understand that no changes are permitted without prior approval of the Town, and that failure to follow approved plans is a violation of the Purcellville Town Code and Zoning Ordinance.

Signature of Owner or Authorized Agent: John R. August
Printed name: August
Digitally signed by John R. August
DN: cn=John R. August, o=Lincoln Harris CSG, ou=SunTrust Account, email=john.august@suntrust.com, c=US
Date: 2016.08.01 13:26:45 -04'00'

See reverse side of this form for required submission materials. Applications will not be accepted for scheduling without all required materials. The submission deadline for complete applications is fourteen days prior to the meeting date.

CDA APPLICATION FORM (page 2 of 3)

MINIMUM SUBMISSION REQUIREMENTS: Please note that all of the following materials must be delivered to the Department of Community Development **14 days** prior to the BAR meeting or your application will be postponed until the following month's agenda. Include **12 copies** of the following information. Use the checklist below to ensure the application is complete. (Use N/A if item is not applicable to your project).

- Application. ***12 copies of this application form, filled out in its entirety.***

- Fee. ***All applicable fees must be paid to the Town before your agenda item is scheduled.***

- Architectural Drawings – ***12 full size copies and one 11"x17" copy. FOLDED:***
All colors, materials and finishes shall be shown by notation or by use of accepted architectural symbols;
Minimum scale: 1/4" = 1'
 - Dimensioned outline of the building
 - Dimensioned elevation of new construction and adjacent existing elevations
 - Site Plan(s) (for new construction and additions)
 - Site Section(s) (when requested by BAR)

- Photographs – ***Provide at least 3 views of building site and adjacent area.***

- Specifications of Exterior Materials – ***Please complete the attached Architectural Materials Checklist.***
Specifications to include, but not be limited to: Roofing, siding, windows & doors, trim work, color scheme, chimneys, shutters, utilities and mechanical equipment locations and specifications, exterior lighting, fencing, walls, and paving. (Include **color copies** of manufacturer's specification sheets.)

- Demolition – ***See Demolition section of Purcellville Design Guidelines for requirements.***

NOTE: All materials submitted will become the property of the Town of Purcellville.

OFFICE USE ONLY: Date of Application: _____ **CDA#:** _____ **Fee:** _____ **Paid:** _____

BAR Action: Approval Conditional Approval Denial **Date:** _____

BAR Comments/Conditions: _____

Application Approved: _____ **Date:** _____

BAR Chairman

If Appealed, Town Council Action: Approved Denied **Date:** _____

Town Council Conditions: _____

THIS CERTIFICATE EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. NO DEVIATIONS FROM THE APPROVED PLANS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE BAR.

FOR MINOR PROJECTS ONLY

Minor Project Exemption Approved: _____ **Date:** _____

Zoning Administrator

THIS EXEMPTION EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. ISSUANCE OF A MINOR PROJECT EXCLUSION SHALL NOT RELIEVE THE APPLICANT, CONTRACTOR, TENANT OR PROPERTY OWNER FROM OBTAINING ANY OTHER REQUIRED PERMIT.

Architectural Materials Checklist:

This checklist is intended to assist you in preparing your application to the Board of Architectural Review. This is not intended to replace your application or any other requirements of the Design Guidelines and Standards.

Foundation:

Material: (example: Brick, Stone, Concrete, etc.) Coronnado stone veneer

Color: Italian Villa - Verona

Roofing:

Material: (example: standing seam metal, shingles, shakes, etc.) Certainteed Presidential Shake

Color: (example: copper, prefinished, painted, etc.) Slate Gray

Exterior Wall Surfaces:

Material(s): (example: brick, stucco, hardiplank siding, board and batten, etc.)

Hardiplank, stone veneer, hardipanel, hardietrim.

Color(s): Hardiplank - Timber Bark & Cobble Stone; stone veneer - Italian Villa - Verona; hardipanel - Arctic White; hardietrim and batten - Arctic White.

Windows and Doors:

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.)

Aluminum storefront

Window/Door Material: (example: Wood, aluminum clad, vinyl clad, etc.)

Painted Aluminum (Oldcastle - Bone White)

Muntins (example: true divided, simulated divided, etc.)

Between double glazing

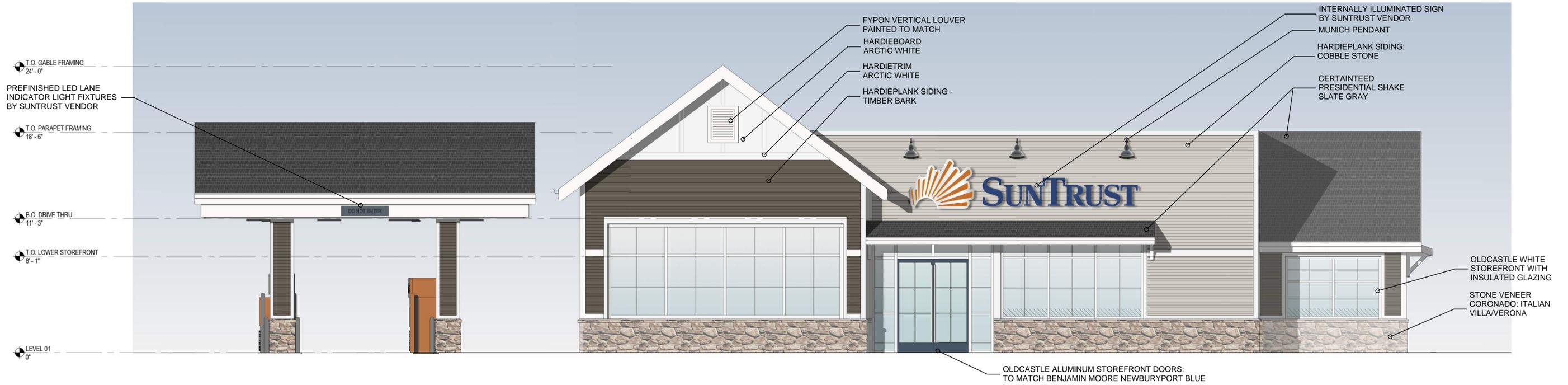
Other Materials: (to include but not be limited to shutters, trim, porches, chimneys, etc.)

Material(s): Decorative Vents: Fypon, painted white

Color(s): _____

For Alterations and Renovations – If any changes are proposed to an existing structure’s materials and/or color scheme, please outline them below (attach a separate sheet, if needed):

n/a



WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



HardiPlank: Cobble Stone



HardiPlank: Timber Bark



Hardie Trim, Batten:
Cedarmill in Arctic White



Hardie Panel:
Cedarmill in Arctic White



Fypon Vertical Louver:
White



Fypon Wood Bracket:
White



Certainteed Presidential
Shake: Slate Gray



Stone Veneer Coronado:
Italian Villa - Verona



Oldcastle Standard Medium-Stile
Entry Door: Double,
to match Newburyport Blue



Oldcastle 3000 Thermal
Multipane: White



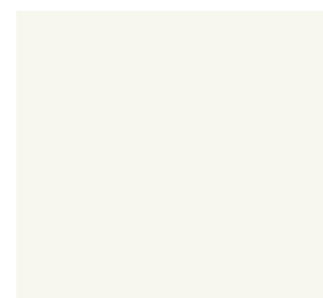
Antique Street Lamps:
Munich Pendant LED (black)



Louis Poulsen:
Nyhavn Wall Light (white)



sample elevation



Benjamin Moore
Simply White Semi-Gloss
2143-70



PAC-CLAD
Bone White



SunTrust Site



Gensler

999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309

Tel. 404.507.1000
Fax 404.507.1001

SUNTRUST PURCELLVILLE

CONTEXT PHOTOS

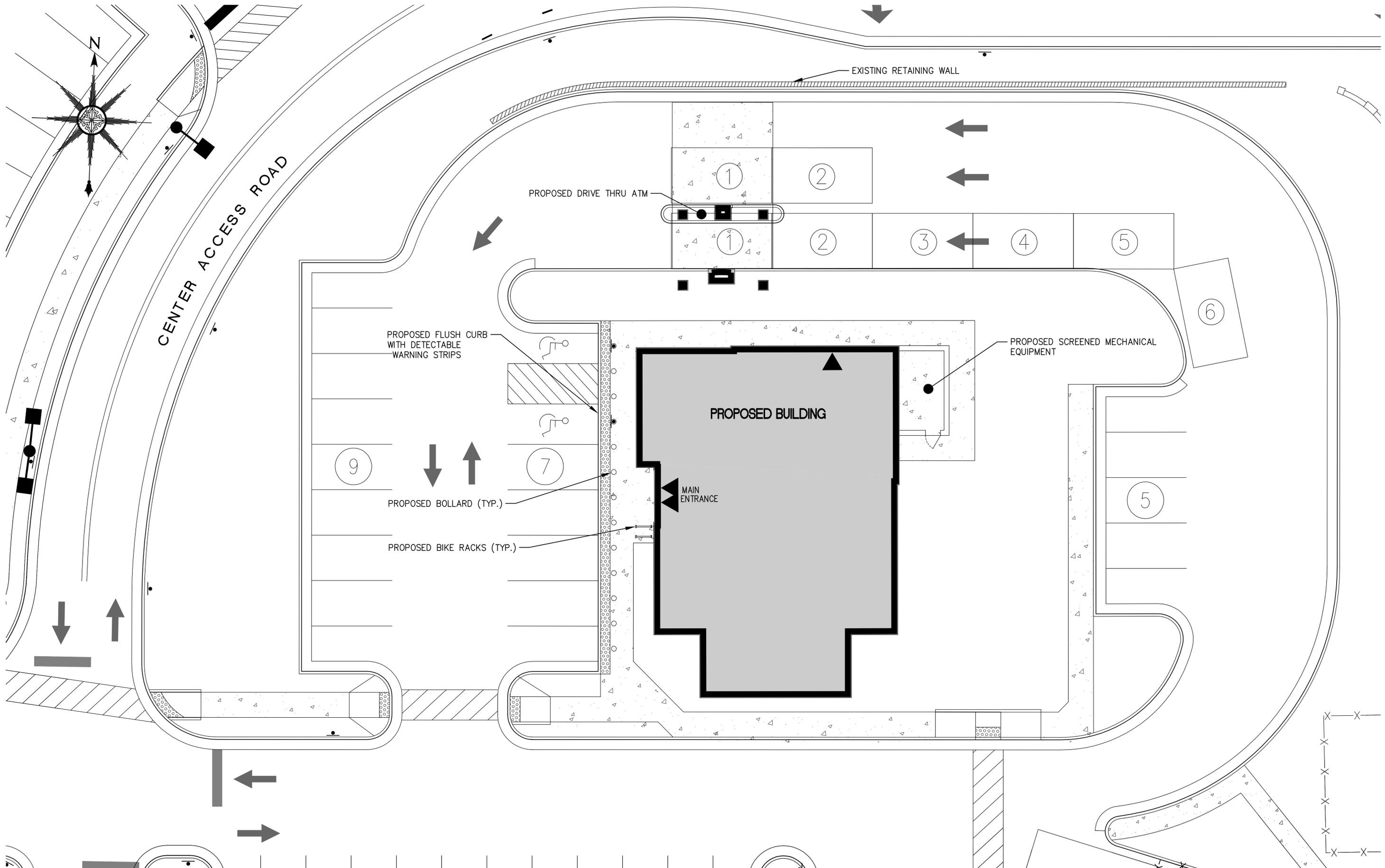
160 Purcellville Gateway Dr.

Purcellville, VA 20132

SunTrust Banks

8/1/2016

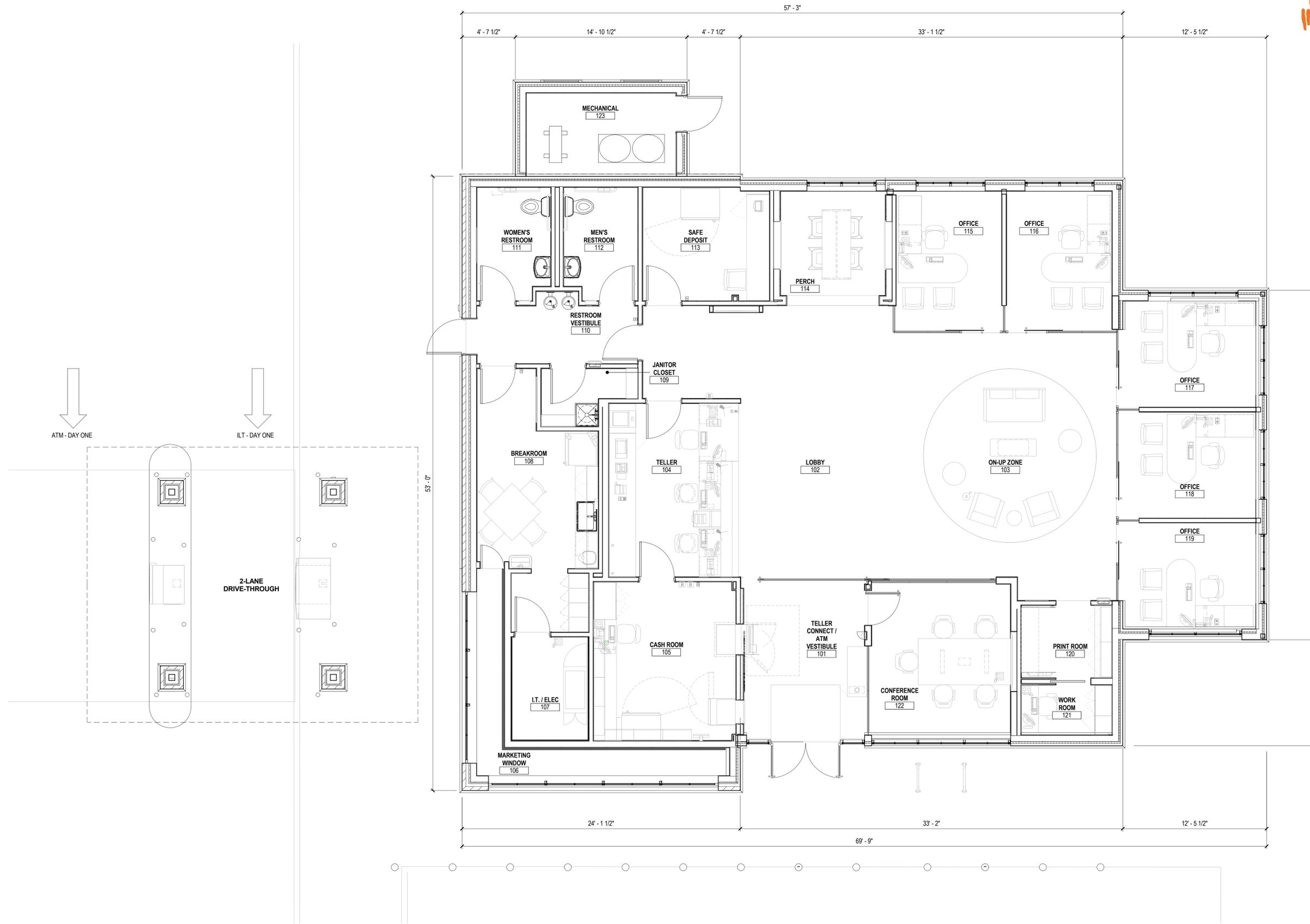
EL-4



BAR SITE PLAN
 SUNTRUST at PURCELLVILLE GATEWAY

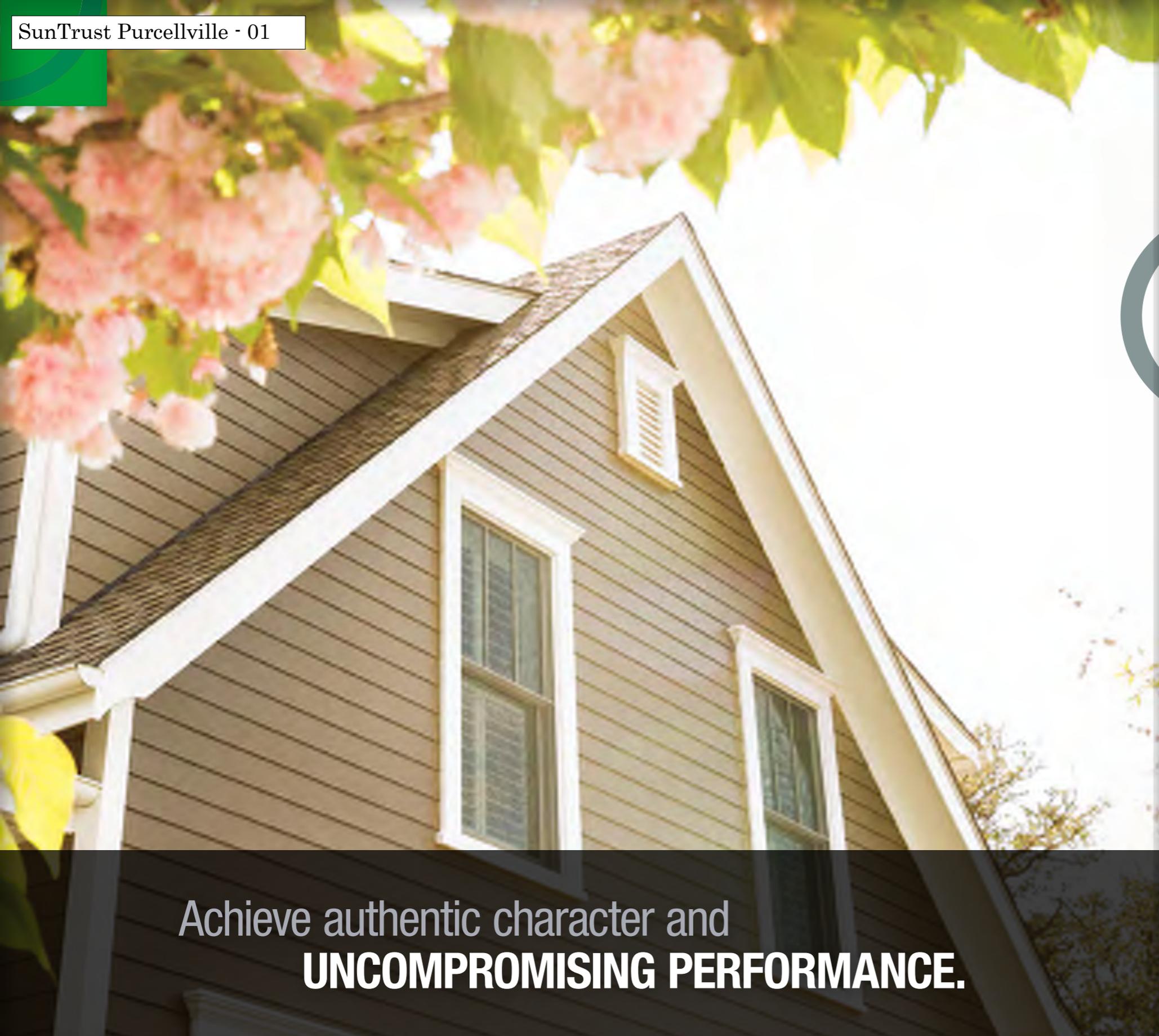
PREPARED BY
WALTER L. PHILLIPS
 INCORPORATED
 ESTABLISHED 1945
 Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 WLPINC.COM

SCALE: 1/8" = 1'-0"
 DATE: 8/1/2016



SunTrust Purcellville Material Selection Manufacturer's Specifications

1. James Hardie products - Plank, Board, Trim, Batten
2. Fypon Accessories - Vent, Bracket
3. Certainteed - Presidential Shake
4. Coronado - Italian Villa - Verona Stone Veneer
5. Lighting - Munich Pendant
6. Lighting - Nyhavn Pendant
7. Paint - Benjamin Moore exterior semi-gloss
8. PAC-CLAD soffit brake metal
9. Oldcastle Storefront - 3000 Series
10. Oldcastle - Entry Door - Standard Medium-stile



Achieve authentic character and
UNCOMPROMISING PERFORMANCE.

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it’s the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

PREV SECTION



A classic look for
THE HOME OF THEIR DREAMS.

SELECT CEDARMILL®
Khaki Brown



SMOOTH
Countrylane Red



BEADED CEDARMILL®*
Light Mist



BEADED SMOOTH*
Heathered Moss



Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com



SELECT CEDARMILL®
 Khaki Brown

Cobble Stone
 Timber Bark

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

Available Colors



[View all HardiePlank Lap Siding Products](#)

HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



HardieTrim®
Batten Boards
Smooth

HardiePanel®
Smooth

True to the tradition of
PERFORMANCE AND BEAUTY.

SELECT CEDARMILL®
Navajo Beige



SMOOTH

Evening Blue



STUCCO

Navajo Beige



SIERRA 8

Not available with ColorPlus Technology



Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com



SELECT CEDARMILL®
Navajo Beige

Arctic White

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

Available Colors



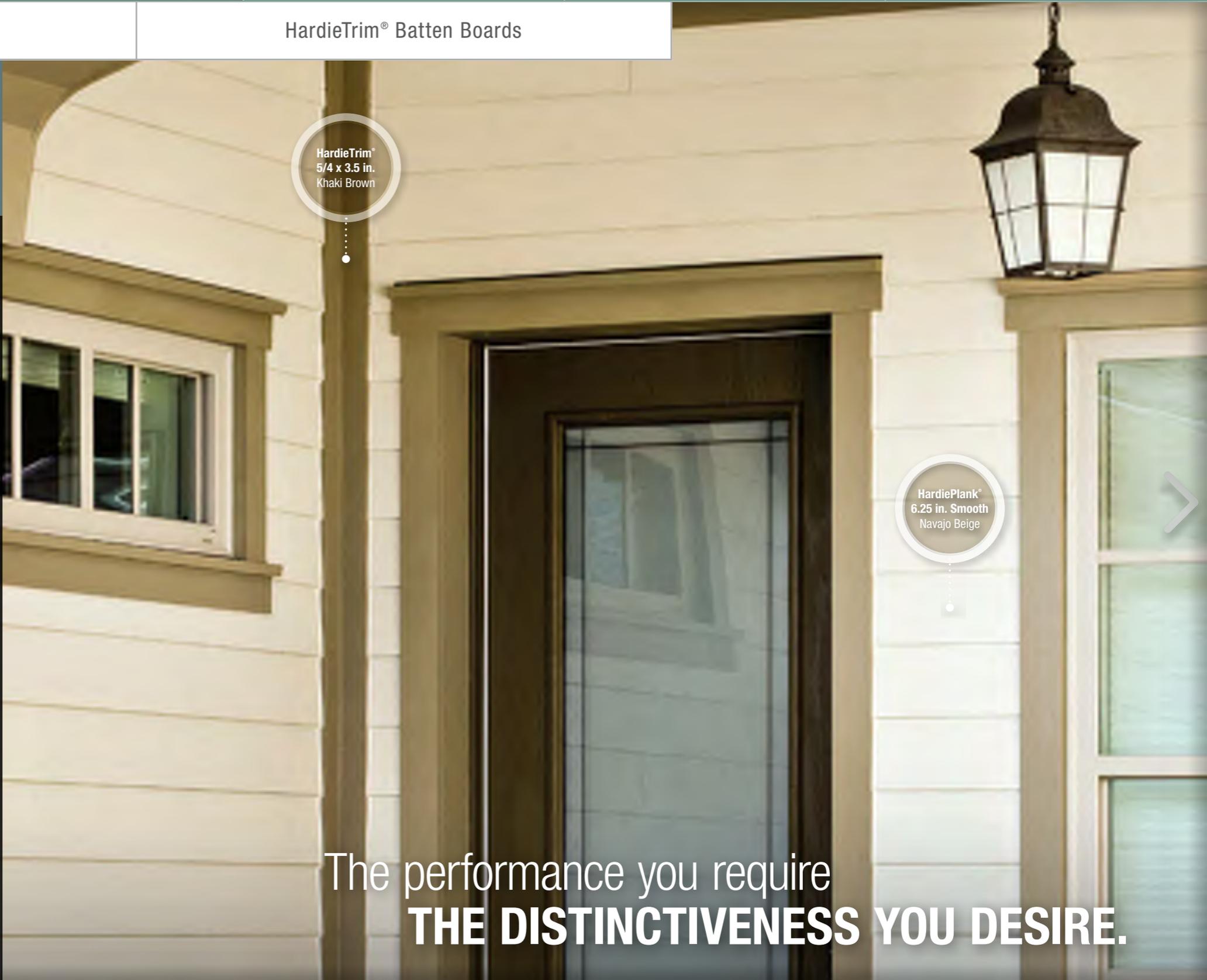
[View all HardiePanel Vertical Siding Products](#)

*4 ft. x 9 ft. HardiePanel vertical siding only available primed and exclusively in DC/Baltimore and Virginia districts.

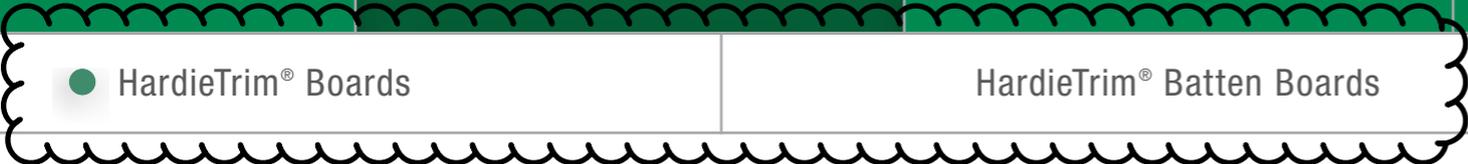


Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.



The performance you require
THE DISTINCTIVENESS YOU DESIRE.



4/4 NT3® SMOOTH
Arctic White



5/4 NT3® SMOOTH
Arctic White



CROWN MOULDING
Arctic White



HardieTrim Boards are available primed or with ColorPlus Technology in DC/Baltimore and Virginia districts. For other districts, HardieTrim Boards are exclusively available with ColorPlus Technology. HardieTrim Crown Mouldings are available exclusively in ColorPlus Technology. For more details, visit jameshardie.com



4/4 NT3® SMOOTH
Arctic White

ARCTIC WHITE
5.5" / 7.25" AS TRIM

Thickness	.75 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	312	208	156	104	104

Available Colors



[View all HardieTrim Boards](#)



HardieTrim® Boards

HardieTrim® Batten Boards

RUSTIC GRAIN®
Arctic White



SMOOTH
Arctic White



ARCTIC WHITE

HardieTrim Batten Boards are available primed or with ColorPlus Technology. For more details, visit jameshardie.com

HardieTrim® Boards

● HardieTrim® Batten Boards



RUSTIC GRAIN®
Arctic White

Thickness .75 in.
Length 12 ft. boards
Width 2.5 in.
Pcs./Pallet 437

Available Colors



[View all HardieTrim Batten Boards](#)

● Plank, Panel, Batten and Shingle Colors

Trim and Soffit Colors

Color Selection

ARCTIC WHITE SAIL CLOTH WOODLAND CREAM HEATHERED MOSS MOUNTAIN SAGE NAVAJO BEIGE SANDSTONE BEIGE AUTUMN TAN KHAKI BROWN CHESTNUT BROWN

COBBLE STONE MONTEREY TAUPE WOODSTOCK BROWN **TIMBER BARK** COUNTRYLANE RED **NEW** PEARL GRAY **NEW** GRAY SLATE **NEW** AGED PEWTER **NEW** NIGHT GRAY **NEW** RICH ESPRESSO

LIGHT MIST BOOTHBAY BLUE EVENING BLUE IRON GRAY **NEW** DEEP OCEAN

Plank, Panel, Batten and Shingle Colors

● Trim and Soffit Colors

Express the true nature of a home's character with ColorPlus® Technology

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from natural environments, complementing your design with the look of America's idyllic neighborhoods.



Colors may vary due to different monitor settings. Please see actual product sample for true color.



Selecting a color? Request a product sample at jameshardie.com/samples



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2016 SMOOTH CATALOG

POLYURETHANE, PVC COLUMN WRAPS & QUICKRAIL



Brackets 88

Knee Braces 98

Corbels 99

Dentil Blocks 102

Gable Pediments 108

Trellis System 111

Fishscale Panel 111

Decorative Panels 112

Porch Spandrels 112

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Ceiling Domes 121

Wall Niches 122

Quoins 123

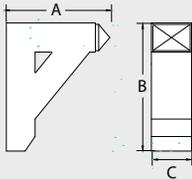
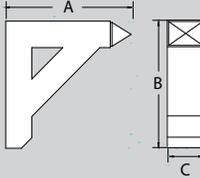
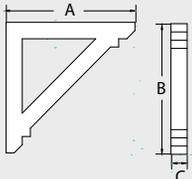
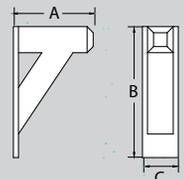
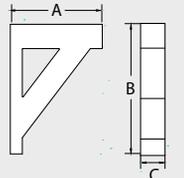
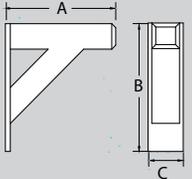
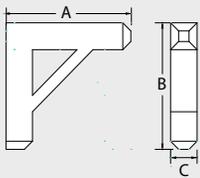
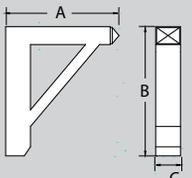
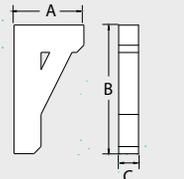


Defining Design

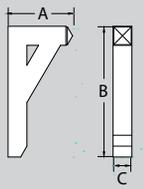
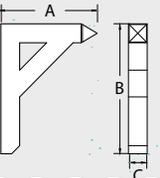
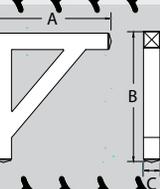
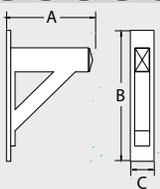
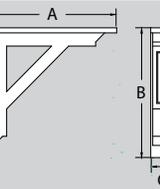
Decorative Millwork

For the ultimate finishing touch, decorative millwork is the perfect choice for both interior and exterior applications. Fypon craftsmanship is evident in every exquisite detail. From brackets, corbels and gable pediments to niches, ceiling medallions and domes, our collection of architecturally accurate decorative millwork will expand your design possibilities for a room — or an entire home. For installation and finishing instructions, please visit www.fypon.com.

brackets
Flat

	Part Number	Projection (A)	Height (B)	Overall Width (C)	
	BKT9X11	9"	11"	3 1/2"	
	BKT12X12X4	12"	12"	3 1/2"	
	BKT18X18X4	18"	18"	3 1/2"	
	BKT16X16	15 7/8"	15 7/8"	2"	
	BKT10X16X4	9 7/8"	16"	4 1/2"	
	BKT12X16	11 1/2"	16"	3"	
	BKT14X16X4	14"	16"	4 1/2"	
	BKT17X17	16 1/2"	16 1/2"	3 1/2"	
	BKT16X18X3	16"	18"	3 1/2"	
	BKT11X20	11"	20"	3 1/8"	

brackets
Flat Continued

	Part Number	Projection (A)	Height (B)	Overall Width (C)	
	BKT12X24X3	12"	24"	3 1/2"	
	BKT18X24X4	18"	24"	3 1/2"	
	BKT18X30X4	18"	30"	3 1/2"	
	BKT25X27	25"	27 1/2"	3 1/2"	
	BKT36X36X4	36"	36"	4"	
	BKT36X36X6	36"	36"	6"	
	BKT20X30X6	20"	30"	5 1/2"	
	BKT32X32	32"	32"	6"	
	BKT40X40	40"	40"	6"	





Cathedral Louver & Trim	126
Eyebrow Louver.....	127
Peaked Louver	127
Half-Round Louver & Trim	128
Oval Louver & Trim	129
Round Louver & Trim....	130
Octagon Louver.....	131
Diamond Louver	131
Vertical Louver.....	132
Horizontal Louver	134
Two-Piece Triangle Louver	134
Triangle Louver	134
Half-Round Louver	136
Oval Louver	137
Plain Round Louver	138
Round Louver.....	138
Quarter-Round Louver	140



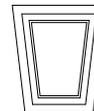
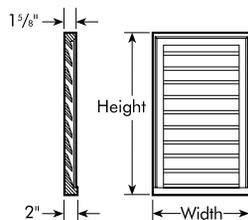
A Fresh Look

Louvers & Gable Vents

Louvers have been a useful design accent for centuries. For today's homes, Fypon offers an incredible variety of decorative (non-venting) and functional (venting) louvers to fit most architectural styles. Decorative louvers have a solid, one-piece design that does not allow air to pass through. Functional louvers are designed to provide additional ventilation, with angled slats to help protect interiors from the elements. The inside of the functional louver has a corrosion-resistant screen that helps keep insects out while allowing airflow between the slats. Accessory pieces, such as flat trim and keystones, are available for most louver styles to add another beautiful touch. For installation and finishing instructions, please visit www.fypon.com.

Vertical Louver

Brick Mould Style



Keystone
Page 44
KWM180M

Decorative Part Number	Width	Height	Functional Part Number	Vent Area
LV8X15	8"	15"	FLV8X15	3 Sq. In.
LV8X24	8"	24"	FLV8X24	7 Sq. In.
LV8X30	8"	30"	FLV8X30	9 Sq. In.
LV12X18	12"	18"	FLV12X18	10 Sq. In.
LV12X24	12"	24"	FLV12X24	16 Sq. In.
LV12X30	12"	30"	FLV12X30	18 Sq. In.
LV12X36	12"	36"	FLV12X36	22 Sq. In.
LV12X40	12"	40"	FLV12X40	24 Sq. In.
LV14X27	14"	27"	FLV14X27	20 Sq. In.
LV14X30	14"	30"	FLV14X30	22 Sq. In.
LV14X32	14"	32"	FLV14X32	27 Sq. In.
LV16X24	16"	24"	FLV16X24	21 Sq. In.
LV16X36	16"	36"	FLV16X36	32 Sq. In.
LV18X24	18"	24"	FLV18X24	24 Sq. In.
LV18X30	18"	30"	FLV18X30	31 Sq. In.
LV18X36	18"	36"	FLV18X36	38 Sq. In.
LV18X42	18"	42"	FLV18X42	45 Sq. In.
LV20X28	20"	28"	FLV20X28	31 Sq. In.
LV24X24	24"	24"	FLV24X24	35 Sq. In.
LV24X30	24"	30"	FLV24X30	45 Sq. In.
LV24X36	24"	36"	FLV24X36	54 Sq. In.
LV24X48	24"	48"	FLV24X48	74 Sq. In.
LV30X42	30"	42"	FLV30X42	84 Sq. In.



1750 Indian Wood Circle | Maumee, OH 43537 | Phone: 800.446.3040 U.S. and Canada
Fax: 800.446.9373 U.S. and Canada | www.fypon.com | info@fypon.com



Fypon warrants all of our products to be free from defects in material and workmanship. For complete homeowner lifetime limited warranty details, exclusions and limitations, please see your purchase location or visit www.fypon.com.

SunTrust Purcellville - 03

CertainTeed

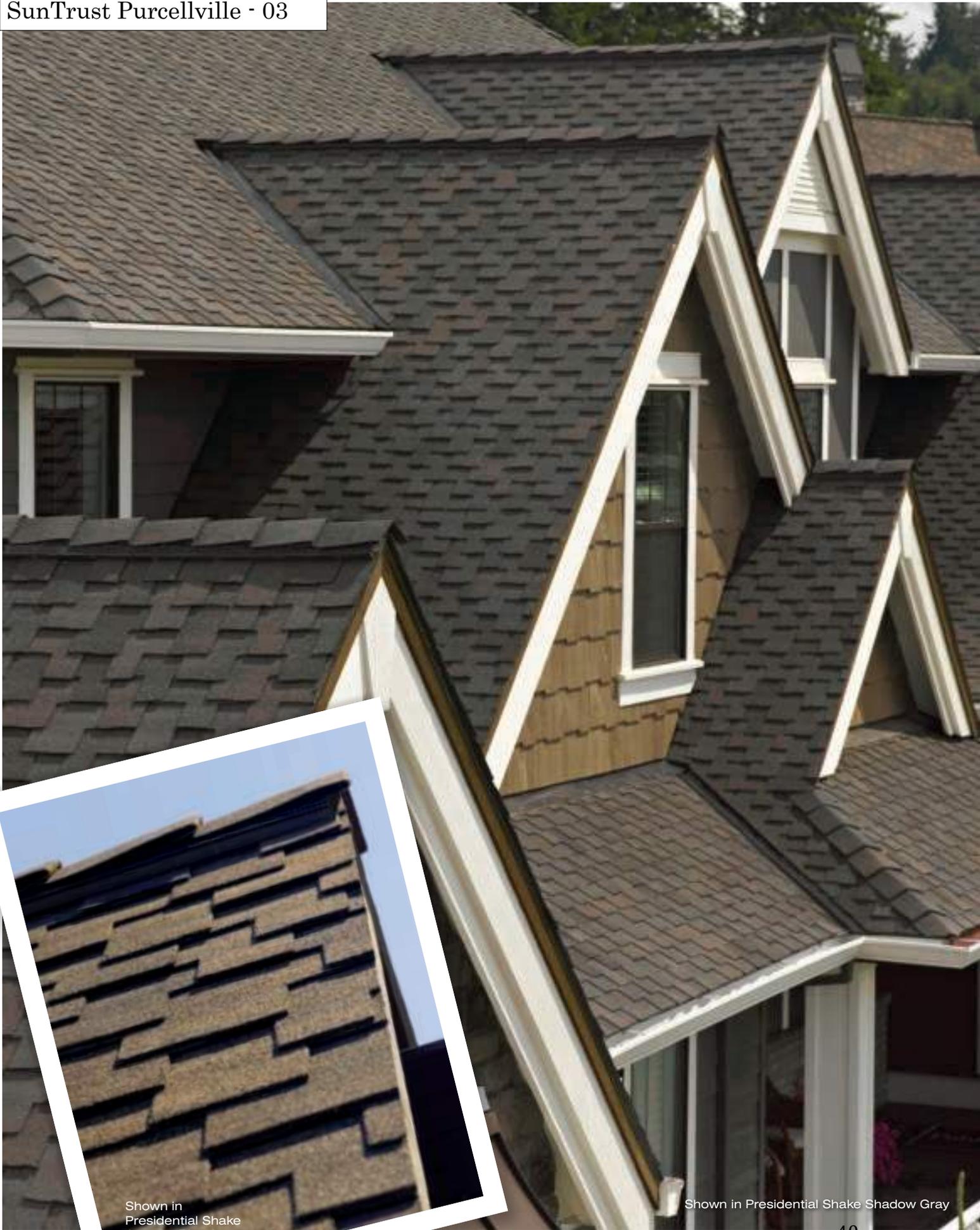
PRESIDENTIAL SERIES

Luxury Shingles



Shown in Presidential Shake Autumn Blend

CertainTeed
SAINT-GOBAIN



Shown in
Presidential Shake
Autumn Blend

Shown in Presidential Shake Shadow Gray

PRESIDENTIAL SHAKE®



THE
original
SHINGLE TO REPLICATE
REAL WOOD SHAKES

Shown in Charcoal Black

Executive priviledge...

the power of Presidential Shake®

Presidential Shake is the original luxury shingle created to replicate the look of cedar shakes with the performance of fiber glass construction. Presidential Shake shingles deliver the charm and character of hand-split wood shakes with the durability and strength that presides over wood in virtually every surrounding.

Detailed, intricate design work went into this tab design for a truly distinct sculpted, dimensional appearance. Presidential Shake's laminate was created to look like the old, original wood shake look shingle.

specifications

- Two-piece laminated fiber glass-based construction
- Distinctive sculpted, rustic look
- 355 lbs. per square

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Quality Standards:

- ICC-ES-ESR-1389

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter® algae-resistance warranty 
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

PRESIDENTIAL SHAKE® color palette





Shown in Presidential Shake Weathered Wood

Integrity Roof System™

A systems approach combines high-performance components – underlayments, shingles, accessory products and ventilation – to make the Integrity Roof System a complete roofing solution. When you choose an Integrity Roof System, you gain the advantage of having CertainTeed as your single manufacturing source to stand behind its roof system components.



WinterGuard®

Waterproofing shingle underlayment prevents leaks from wind-driven rain and ice dams in vulnerable areas.

Roofers' Select™ or DiamondDeck™

High-performance underlayment provides a protective water-resistant layer over the roof deck and a secondary barrier against leaks.

Starter Shingles

Starter shingles are designed to work specifically with each different type of CertainTeed shingle for maximum performance.

CertainTeed Shingles

High-Quality shingles available in a wide variety of styles and colors, covered by the strongest warranty in the business. Flintlastic roll roofing products are also available for flat roof areas.

Hip & Ridge Caps

Accessory shingles are used to finish the hips and ridges of the roof and are designed to complement the appearance of CertainTeed shingles.

CertainTeed Ridge Vents

CertainTeed Ridge Vents combined with sufficient intake vents, such as CertainTeed Intake Vents, are the most effective ventilation system.

easy selection

Add a little accent to your roof.

For a finishing touch to cap hips and ridges, use Cedar Crest—available in colors to coordinate with your Presidential Series shingles. For the best performance, CertainTeed Presidential Starter is required to be used with these shingles.

Color Companion Products™

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in eight colors that match some of the most popular CertainTeed shingles. Ask your contractor for more information.

Lifetime limited transferable warranty, including 10-year SureStart™ protection, is applicable only in the United States, its territories and Canada; for products sold outside these areas, please refer to the International Warranty for specific details and limitations.

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.



Your home is a reflection of your lifestyle.

From the way your furniture complements your wall colors to the way your roofline interacts with the landscaping.

 What does your home say about you?



Reaching for the ENERGY STARS.

As a 2015 ENERGY STAR Sustained Excellence recipient for Energy Management, we are proud of our commitment to designing high quality, sustainable roofing products.



The best formula under one roof. We start with the highest-quality raw materials and add state-of-the-art technology to monitor our manufacturing process and test our finished products. The result is superior performance from beginning to end.

ASK ABOUT ALL OF OUR OTHER CERTAINTEED® PRODUCTS AND SYSTEMS:

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE
GYPSUM • CEILINGS • INSULATION

www.certainteed.com <http://blog.certainteed.com>

CertainTeed Corporation
20 Moores Road
Malvern, PA 19355

Professional: 800-233-8990
Consumer: 800-782-8777

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Code No. 20-20-1730

Installation Specifications

At www.CORONADO.com product specifications can be downloaded in CSI format.

Choices Specific to Italian Villa®

- Standard Colors:** Aspen, Chablis, Dakota Brown, Portabella, Provo Canyon Grey, Sunset Blend, Verona, Volterra or Any Custom Color
- Grout Joint Width:** Standard ½" Average Grout Joint or varies from ¼" - 1" Average Grout Joint
- Grouting Options:** Deep Raked, Full Brushed, Full Smooth Tooled, Overgrout or Rough Brushed
- Grout Joint Color:** Natural Grey, Natural Off-White or Complementary Color
- Accessories:** Corners, Complementary Tiles, Wall Caps, Post Caps and more. (See Accessories section of binder)

Special Installation Notes

- Pattern:** To achieve the appearance of Italian Villa® as shown in the catalog, either the top or bottom of each stone MUST be installed on a level or near-level position. Do not install stones vertically. Blend the stone on the wall from several different boxes to ensure proper color and size variation.
See catalog photos for recommended installation pattern.
- Chalk Lines:** Should be used by installer to ensure a straight and level pattern.
- Grout Joints:** A grout joint is recommended. Stones should be placed about ¼" to ½" apart from the back of the stone, depending on the angle of the stone. Keep joints tighter in areas where three or more stones intersect because the joint will appear larger after grouting. In other words, the deeper you rake the grout into the joint, the smaller the grout joint appears. The fuller the grout joint, the wider the joint appears.
- Sealing:** Not required. However, if installed on an exterior exposed to excessive water from runoff or improper drainage, we suggest the product be sealed in that particular area to protect it from staining or spalling during freeze-thaw cycles.
- Freeze-Thaw:** When installing stone in a freeze-thaw environment, extra care should be taken to ensure a full coverage of mortar on the back of each stone, which will prevent water pooling behind the stone after it's been installed.
- Installation Info:** Download Coronado's latest installation instructions at www.coronado.com for information on mortar and installation recommendations.

Profile Properties

- Size:** Stone sizes range from 2" to 8" in height and up to 16" in length (nominal).
- Thickness:** 1½" to 3¼" (with an average of 2")
- Weight:** 7 to 10 lbs. per square foot.
- Packaging:** Available in big boxes (105 sq ft Flats & 100 lft Corner) or Dura-Paks (13 sq ft Flats & 13 lft Corners).
When purchasing Italian Villa®, coverage is based on installation with a ½" joint at the back of the stone.

½" Deep Raked Grout Joint



ITALIAN VILLA®

COLOR: PORTABELLA

½" Raked Grout Joint



ITALIAN VILLA®

COLOR: VOLTERRA



Italian Villa® - Volterra



Italian Villa® - Verona



Italian Villa® - Verona



Italian Villa® - Provo Canyon Grey



Italian Villa® - Dakota Brown



Italian Villa® - Volterra



Italian Villa® - Portabella



Italian Villa® - Aspen

EML RT 49LED 350MA 3K GCF
MVOLT R4 SF DBL

CATALOG #

PRC PURCELLVILLE SUNTRUST

TYPE

ANTIQUE STREET LAMPS

EML17 LED MUNICH PENDANT



This European shaped pendant or wall mount luminaire consists of a driver housing and skirt with an internal light engine with a choice of two lens options.

- Choice of a flat or sag glass lens
- Stainless steel hardware
- Driver and Light engine assembly mount on a removable assembly plate and are furnished with quick-disconnect plugs for ease of installation and maintenance
- CSA listed and labeled as suitable for wet locations
- TGIC powder coat finish
- Mounts via swivel nipple to the Urban 4" or 5" diameter arms (specify PNIP3 option when ordering 5" arm); see arm specification sheets for details on mounting options.



Max EPA: 0.86 sq feet
Max Height: 19-1/2" (49.5cm)
Max Width: 17" (43.2cm)
Max Weight: 45 lbs (20.4 kg)
Listing: CSA listed for wet locations

Sample Catalog number:

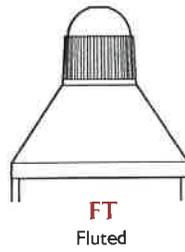
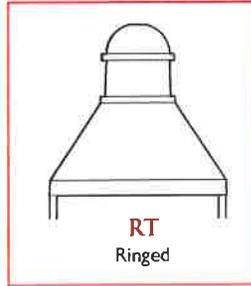
EML17	ST	49LED 350MA	3K	GCF	MVOLT	R3	SF	DBL
Fixture	Base	Source & Wattage	Color Temp	Lens Option	Voltage	Distrib.	Options	Finish

Ordering Guide:

Fixture	Base	Source & Wattage	Color Temp	Lens Option	Voltage	Distribution	Options	Finish
EML17	ST RT FT	49LED 350MA 49LED 525MA 63LED 350MA 63LED 525MA	3K 4K 5K	GCF GCSG	MVOLT 120 208 240 277 347 480	R2 R3 R4 R5	SF DF SPD	DBL DDB DNA DWH CS CM ANBK ANDB ANDG ANVG

Data is considered accurate as of the revision date shown.
 Antique Street Lamps reserves the right to modify specifications without notice.

BASE

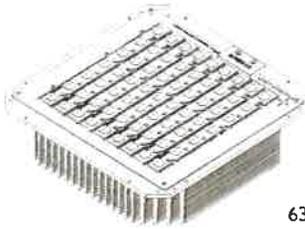


SELECT YOUR OPTIONS FROM

- ST** Smooth Ballast Housing
- RT** Ringed Ballast Housing
- FT** Fluted Ballast Housing

Notes:
Must select ST, RT, or FT style; optional IDS feature can be specified in addition to any selection (ex: EHL16 GCF ST IDS)

SOURCE AND WATTAGE



63LED light engine module

SELECT YOUR CHOICE FROM

- 49LED 350MA** 49 chips, 350 mA
- 49LED 525MA** 49 chips, 525 mA
- 63LED 350MA** 63 chips, 350 mA
- 63LED 525MA** 63 chips, 525 mA

Performance Package	Lens Type	Dist.	Input Watts	3000K CCT (opt)			4000K CCT (opt)			5000K CCT (opt)			L70 Life (hrs) @ 25°C
				Delivered Lumens	Efficacy (LPW)	CRI	Delivered Lumens	Efficacy (LPW)	CRI	Delivered Lumens	Efficacy (LPW)	CRI	
63LED 350mA	GCSG	R3	72.7	6421	88.32	66	6421	88.32	66	6421	88.32	66	70000
		R4	72.5	6272	86.51	66	6272	86.51	66	6272	86.51	66	70000
		R5	72.4	6657	91.95	66	6657	91.95	66	6657	91.95	66	70000

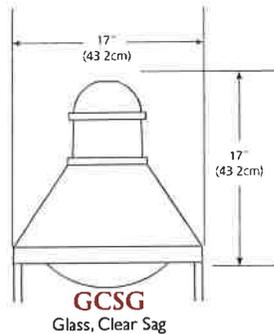
Data is considered accurate as of the revision date, shown in the highest operating temperature available.
Antique Street Lamps reserves the right to modify specifications without notice.

COLOR TEMP

SELECT YOUR OPTIONS FROM

- 3K** 3000K
- 4K** 4000K
- 5K** 5000K

LENS OPTION



SELECT YOUR OPTIONS FROM

- GCF** Glass, Clear Flat (Standard)
- GCSG** Glass, Clear Sag



Notes:
Nighttime Friendly™ distributions available with GCF lens only.

EML17 LED

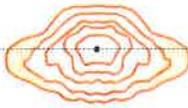
VOLTAGE

SELECT YOUR OPTIONS FROM

- MVOLT **MVOLT**
- 120 120V
- 208 208V
- 240 240V
- 277 277V
- 347 347V
- 480 480V

DISTRIBUTION

House Side
Street Side



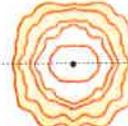
R2
Type II
Distributes light slightly ahead of luminaire location with significant lateral spread.



R3
Type III
Provides light farther ahead of the luminaire than a Type II pattern but maintains a significant lateral spread.



R4
Type IV
Sharp Cutoff
Distributes light almost exclusively forward with an emphasis on eliminating light trespass and spill light behind the pole.



R5
Type V
Provides improved uniformity with a variance of the Type V distribution with a slightly square pattern compared to the regular Type V.

SELECT YOUR OPTIONS FROM

- R2 Type II
- R3 Type III
- R4 **Type IV**
- R5 Type V

OPTIONS

SELECT YOUR OPTIONS FROM

(Fuse Not Included)

- SF **Single Fuse**
- DF Double Fuse
- SPD Surge Protection Device

FINISH

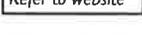
The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process which consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

For a complete listing of colors, visit:
www.acuitybrandslighting.com/architecturalcolors

Notes:
• Consult factory for CM option.

Data is considered accurate as of the revision date shown.
Antique Street Lamps reserves the right to modify specifications without notice.

SELECT YOUR OPTIONS FROM

- DBL **Black** 
- DDB Dark Bronze 
- DNA Natural Aluminum 
- DWH White 
- CS Custom Select (RAL colors)
- CM Custom Match
- ANBK ASL Black 
- ANDB ASL Dark Bronze 
- ANDG ASL Dark Green 
- ANVG ASL Verde Green 

EML17 LED

RECOMMENDED POLES & ARMS

ANTIQUE
STREET LAMPS

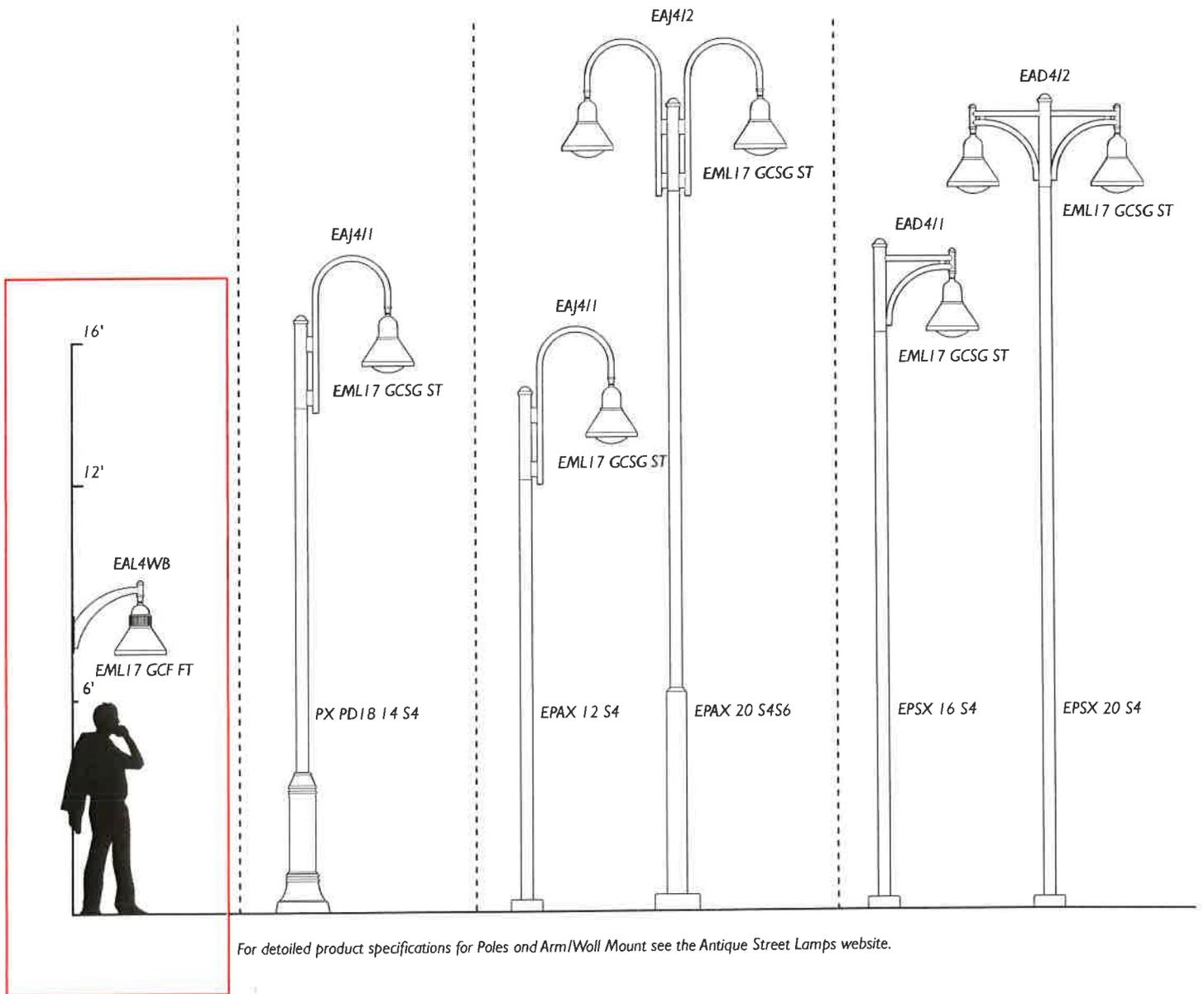
EML17
MUNICH PENDANT

PENDANT WALL
BRACKET SERIES

PHILADELPHIA
SERIES
CAST ALUMINUM POST

URBAN ALUMINUM
POLE SERIES

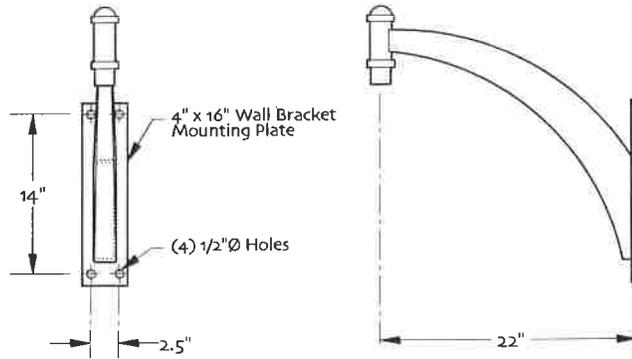
URBAN STEEL
POLE SERIES



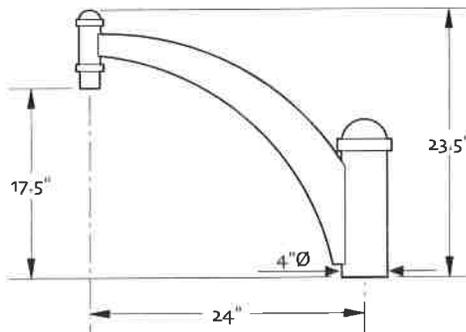
EML17 LED

EUROTIQUE™ ARMS

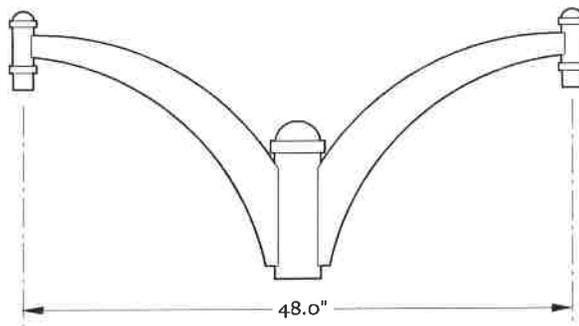
EAL Series • 4" dia. Arms & Wall Bracket



EAL4WB



EAL4/1



EAL4/2

SPECIFICATIONS

CONSTRUCTION

The arms and wall bracket shall be one-piece construction. The cast rectangular arms shall be welded to a center spool and plumbizer housing. For the wall bracket, the arm shall be welded to a flat wall plate. All welding shall be per ANSI/AWS D1.2. All welders shall be certified.

MATERIALS

The arms, finials, plumb housing and swivel nipple shall be cast aluminum. The center spool, arm spools and wall bracket mounting plate shall be aluminum. All hardware shall be stainless steel. All exterior hardware shall be tamper resistant.

INSTALLATION

The arms shall slip-fit a 3.375" O.D. x 8" post top tenon and attach with (8) socket set screws. Matching Eurotique poles shall be 4" diameter or 4"/6.63" diameter. The center finial and arm finial shall be removable. The wall bracket shall have four 1/2" dia. holes for mounting to the wall. (Bracket mounting hardware furnished by others. 2" x 3" vertical junction box recommended) Both arms and wall bracket shall have a plumbizer housing for luminaire mounting.

Optional twist-lock photocontrol installed at center spool top instead of finial.

For finish specifications and color options, see "Finish" section in catalog.

ORDERING INFORMATION

Choose the **boldface** catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: **EAL4/1 ANBK PER PE1**

Series	Finish ¹
EAL4WB one	ANBK Black
EAL4/1 one	ANDB Dark Bronze
EAL4/2 two	ANDG Dark Green
# of Luminaires required	ANVG Verde Green
	ANPP Prime Painted
	CM Custom Match
	CS Custom Select
	RAL colors

Options²

- PER** NEMA Twist-Lock Receptacle only
- PE1** NEMA Twist-Lock Photocontrol 120/208/240V
- PE3** NEMA Twist-Lock Photocontrol 347V
- PE4** NEMA Twist-Lock Photocontrol 480V
- PE7** NEMA Twist-Lock Photocontrol 277V

NOTES: 1. For finish specifications and color options, see "Finish" section in catalog.
2. Twist-Lock Photocontrol not available with wall bracket.

ANTIQUÉ Street Lamps

An **Acuity** Brands Company

2011-B.W. Rundberg Ln. • Austin, TX 78758
Ph (512) 977-8444 • Fax (512) 977-9622
www.antiquestreetlamps.com

Nyhavn Wall

NYW-1-18W-CF

PRODUCT SPECIFICATION

Product description

Weblink: 155

Design: Alfred Homann & Ole V. Kjær

Light Concept: The conical shade ensures comfortable light that is directed downwards in a wide beam. The shade interior has a white matte painted surface, ensuring uniform light distribution. The rings ensure that a stray light is controlled, and direct a small amount of light onto the top side of the shade for self-illumination.

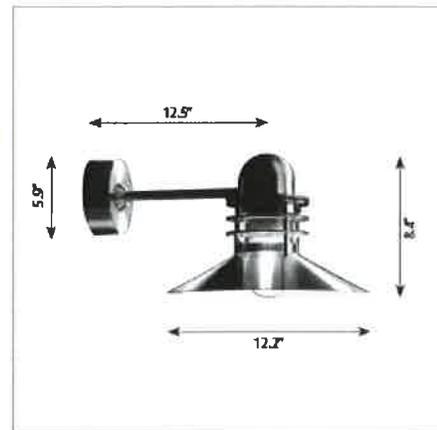
Finish: Copper, brushed. Natural painted aluminum, powder coated. White, wet painted.

Material: Shades: Spun aluminum or spun copper. Diffuser: Clear glass (INC) or partly frosted glass (CF). Top: Spun aluminum or spun copper. Mounting box: Die cast aluminum. Mounting box cover: Spun aluminum or spun copper. Arm: Copper plated, red brass or steel.

Mounting: Surface: Mounted directly to finished surface over a recessed 4" octagonal junction box.

Weight: Max. 11 lbs.

Label: cULus, Wet location. IBEW.



Product code	Light source	Voltage	Finish
NYW	1/18W/CF GX24q-2 1/100W/A-19/CL medium	120-277V 120V	COP NAT PAINT ALU WHT

- a. CF variant provided with one 120-277V integral electronic ballast.
- b. CF variant provided with partly frosted glass diffuser.
- c. Incandescent variant provided with clear glass diffuser.
- d. Incandescent variant only available in 120V.

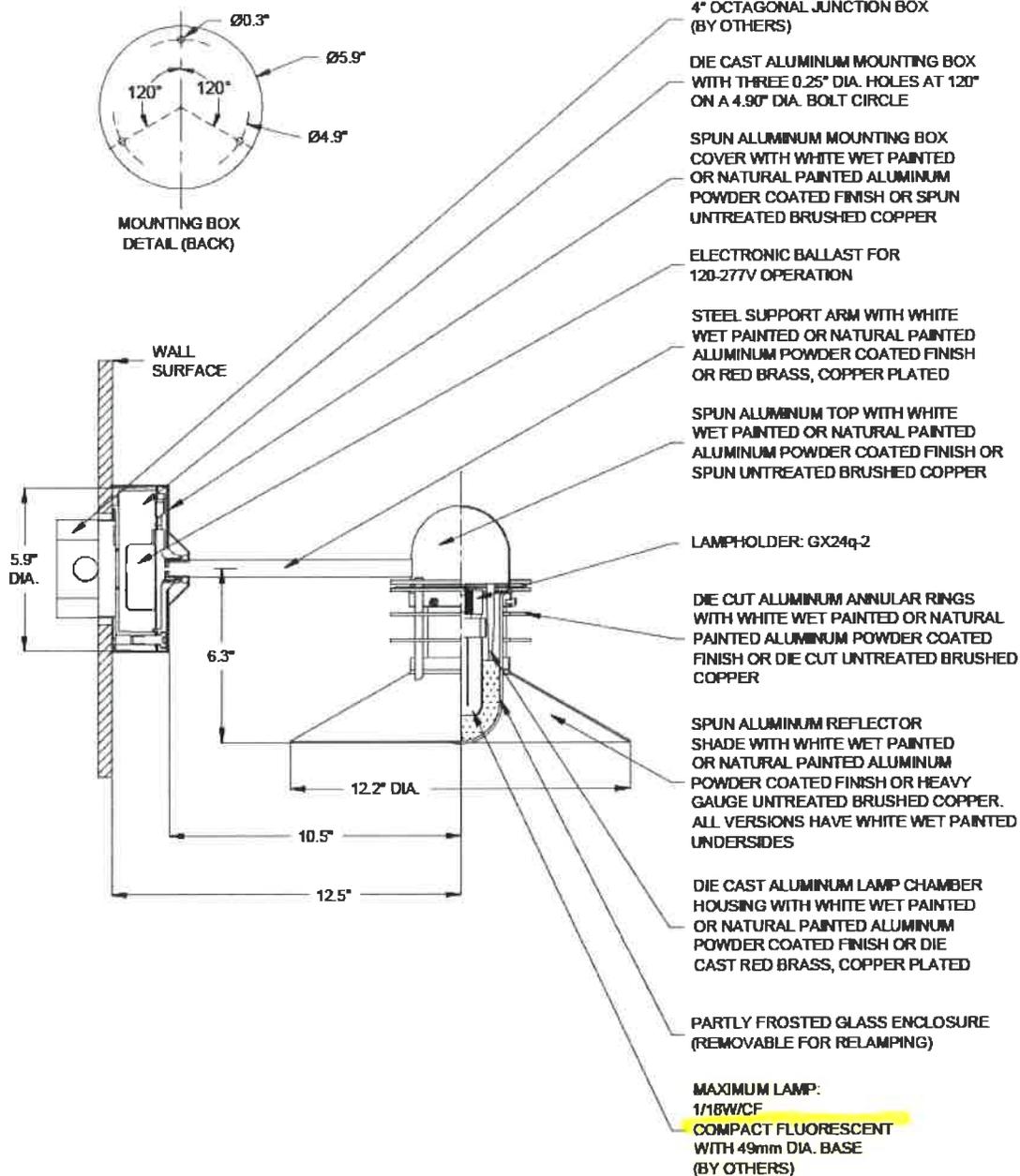
- i. Copper variant is made of untreated copper that will develop a verdigris patina.
- ii. The comparable EU version has the following classification: Ingress Protection Code: IP44

Nyhavn Wall

NYW-1-18W-CF

PRODUCT SPECIFICATION

Material description

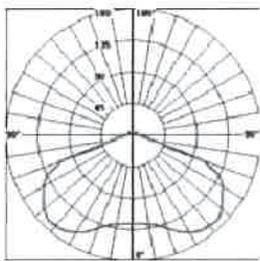


Nyhavn Wall

NYW-1-18W-CF

PRODUCT SPECIFICATION

Light measurements



Photometric Report: NYW-1-18W-GX24Q-2.IES
Report No.: L4751.IES
Poulsen Report No.: NYW-1-18W-GX24Q-2.IES
Luminaire: Nyhavn Wall, White
Lamp: 1/18W/GX24Q-2
Efficiency: 70.8%
Description: All data shown are per 1000 lumens. This report can be used for calculation on all versions Use only actual lumen data when calculating.

Candlepower Distribution

Vertical Angle	Candela
0	127
5	127
10	130
25	152
40	169
55	153
70	106
85	6
90	4
120	7
150	2
180	1

Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fixture
0-30	120	12.1	17.1
0-40	225	22.5	31.8
0-60	494	49.4	69.7
0-90	682	68.2	96.4
90-120	17	1.7	2.4
90-130	21	2.1	2.9
90-150	24	2.4	3.4
90-180	26	2.6	3.6
0-180	708	70.8	100.0

SunTrust Purcellville - 07



Super Spec HP DTMs

These products are the most widely used coatings for the maintenance business and have been modified to offer additional protection and or application properties. DTM, direct to metal, products that play a dual role as both primer and finish.

AVAILABLE IN:

Alkyd Low Lustre

Alkyd Semi-Gloss



Super Spec HP DTM Alkyd Semi-Gloss (P24)

-
-
-
-
-
-

Dual purpose — primer and finish coat
 Rust preventative coating
 Durable semi-gloss finish
 Unlimited custom tinted colors
 Interior or exterior application
 Apply by brush, roller or various spray methods

Super Spec HP DTM Alkyd Semi-Gloss (P24)

Available Colors: All Colors, Safety White, Safety Black

Sheen (or Gloss): Semi-Gloss

Cleanup: Solvent

Resin Type: Modified Alkyd

Recommended Use: Interior, Exterior

MPI Rating: 81

VOC Level: 391

Recommended Tools

White China Bristle Professional Brushes

All Purpose Roller Covers

Note: On-screen and printer color representations may vary from actual paint colors.

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- Paint Education Briefs

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FLUSH/REVEAL WALL PANELS

SPECS

7", 11" OR 12" O.C.

1" HIGH

PRODUCT FEATURES

- ▶ 2 profiles available
- ▶ Roll-formed to exact lengths
- ▶ Matching "J" trim available
- ▶ Corrective leveled for superior flatness
- ▶ 20 year non-prorated finish warranty
- ▶ Max Panel Length of 25'
- ▶ Available with up to 2 stiffener beads
- ▶ Rounded interlock leg provides flush fit

MATERIAL

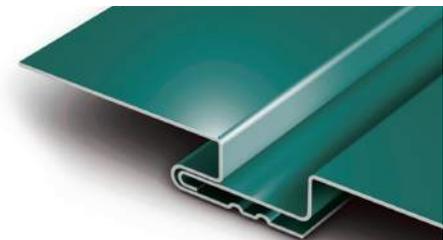
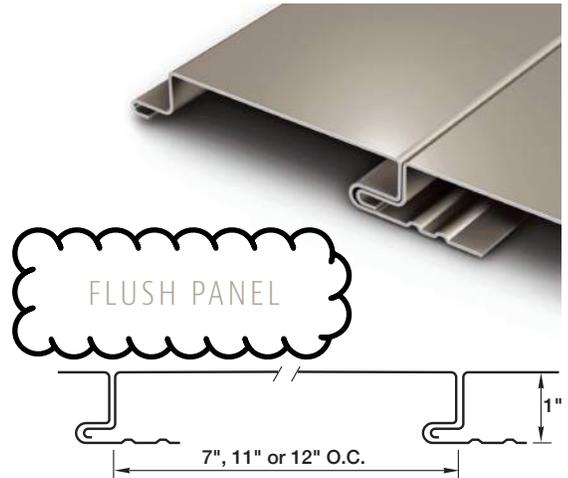
- ▶ 37 stocked colors (24 Gauge Steel)
- ▶ 13 stocked colors (22 Gauge Steel)
- ▶ 36 stocked colors (.032 Aluminum)
- ▶ 18 stocked colors (.040 Aluminum)
- ▶ Galvalume Plus available

FLORIDA BUILDING PRODUCT APPROVALS

- ▶ Flush Panels .032 & .040 Aluminum, 22 & 24 GA Steel:
FL Prod. Approv #7547

TESTING

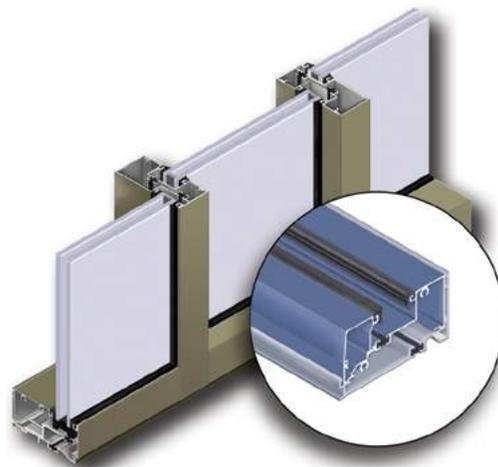
- ▶ ASTM E-330 Tested



REVEAL PANEL

Series 3000 Thermal MultiPlane— the versatility of standard storefront systems with improved thermal performance

The Series 3000 Thermal MultiPlane extends the versatility of standard storefront systems by offering **improved thermal performance** and multiple glass plane options. The Series 3000 provides more options for head and sill anchorage, **structural silicone glazing** and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, Series 3000 Thermal MultiPlane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".



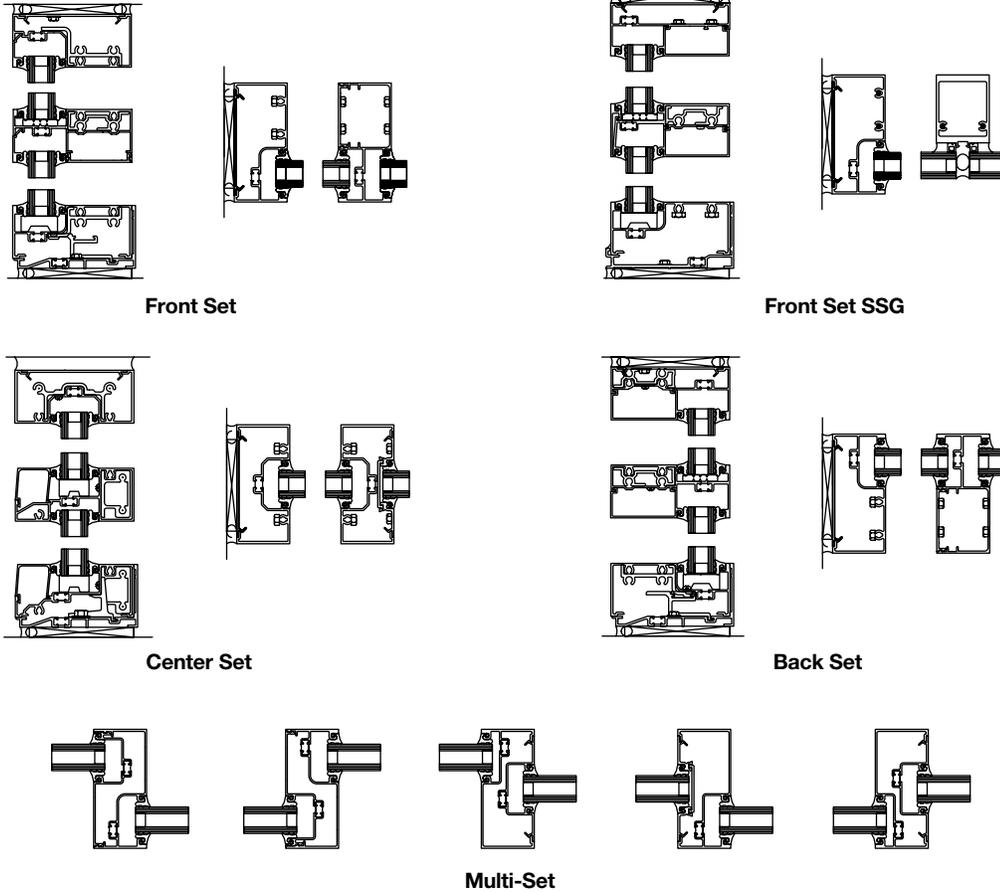
First Community Credit Union, St. Louis, MO
Architect: TR,i Architects

Features

- Overall system dimensions: 2" x 4-1/2"
- Front Set, Center Set, Back Set or Multi-set glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge
- Continuous head and sill assembly option for front set
- Screw spline and shear block assembly
- Outside and inside glazing options
- Complete 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates ZS-2750 vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing



Product Details



Performance

Air Infiltration	<.06 CFM/SQ FT (6.24 PSF) per ASTM E283
Static Water	10 PSF per ATSM E331
Deflection Load	40 PSF per ASTM E330
Structural Load	60 PSF per ASTM E330
STC	
32 (1/4" - 1/2" - 1/4" glazing) -	Center and Front Set
37 (1/4" laminated - 1/2" - 1/4" laminated glazing) -	Center Set
38 (1/4" laminated - 1/2" - 1/4" laminated glazing) -	Front Set
High-performance per AAMA 1503 for Clear 1" Insulating Glass:	
U-Factor = 0.54, CRF frame = 69	Front Set
U-Factor = 0.56, CRF frame = 58	Center Set
U-Factor = 0.51, CRF frame = 57	Back Set
NFRC Tested and Certified	

Kynar 500® is a registered trademark of Atofina
 Hylar 5000® is a registered trademark of Ausimont USA, Inc.

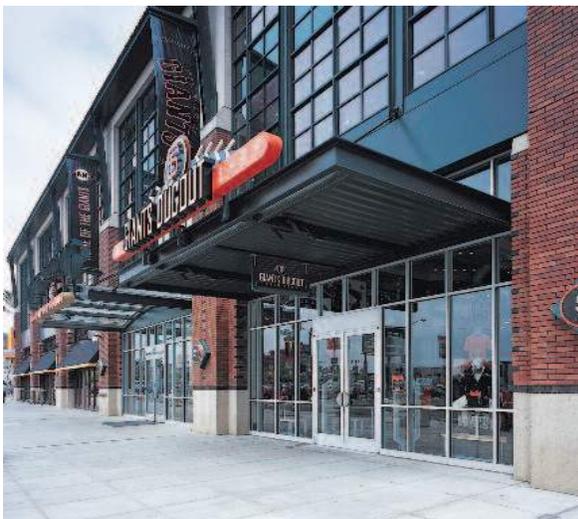
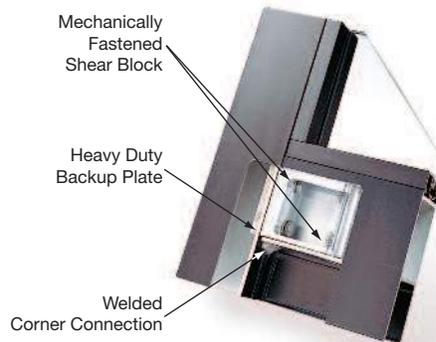
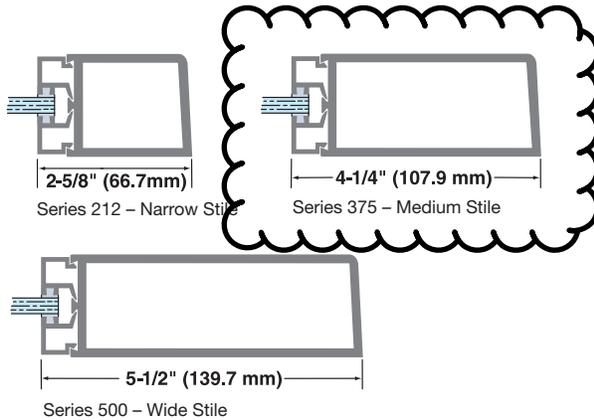


Oldcastle BuildingEnvelope™ — a market leader in Standard Entrances

Oldcastle BuildingEnvelope™ offers standard, narrow, medium and wide stile entrances to **meet a broad range of traffic** requirements. All standard Oldcastle BuildingEnvelope™ entrances (3' wide) are ADA compliant and have built-in features.

Specifications

Oldcastle BuildingEnvelope™ entrances are durable and virtually maintenance free. We also offer a complete line of custom, specialty and all-glass entrances.



AT&T Park, San Francisco, CA
Architect: Populous (formerly HOK Sport)

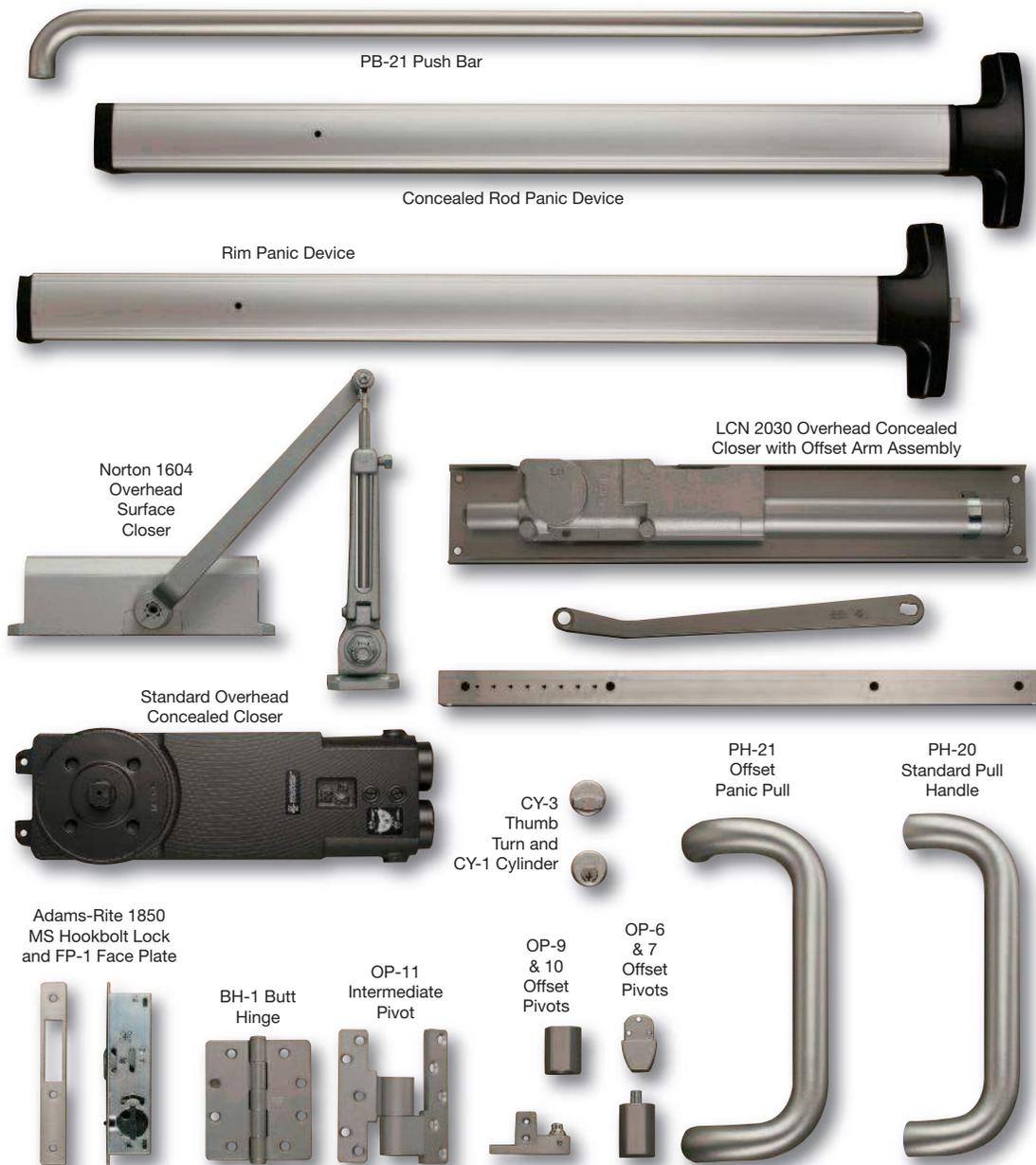
Features

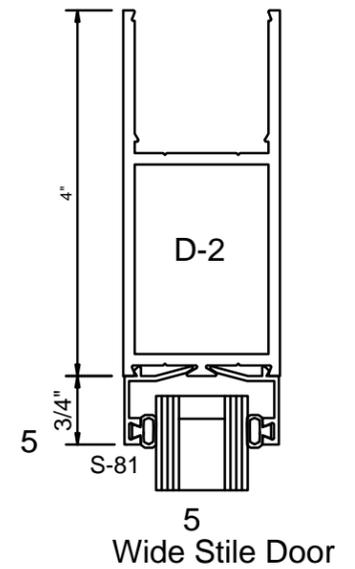
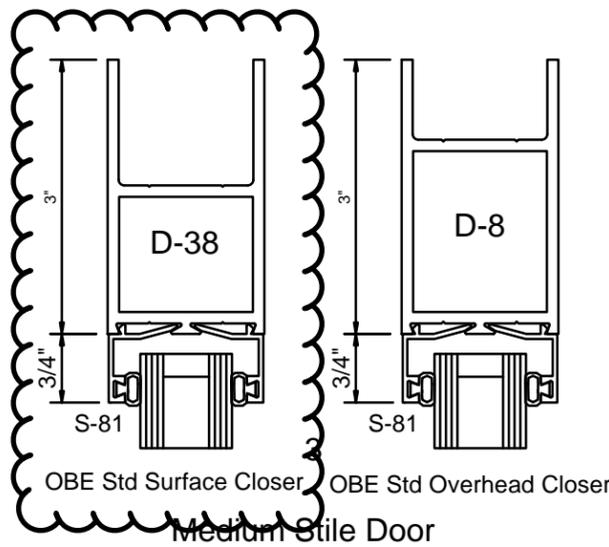
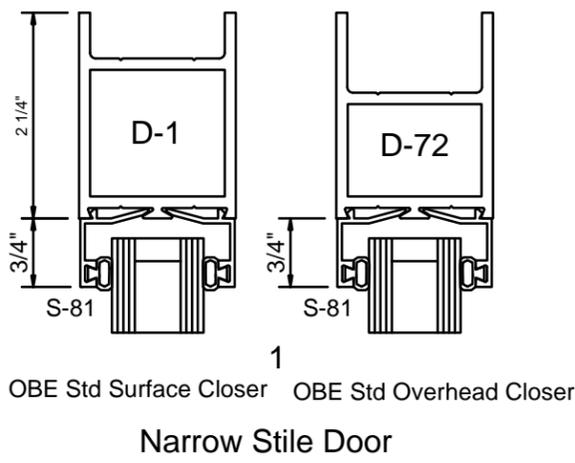
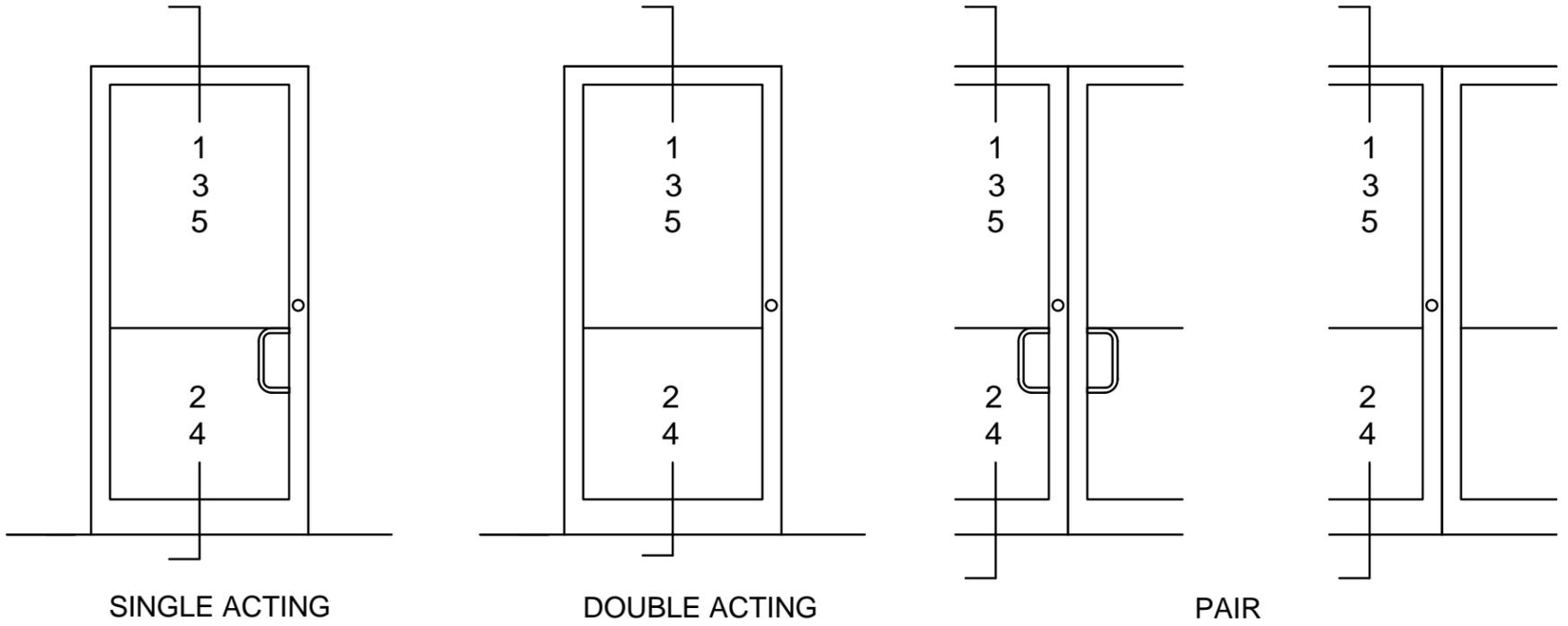
- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction
- Adaptable to virtually all hardware
- 4" to 10" one piece bottom rail options
- Glass stops with bulb gaskets
- 1/4", 3/8", 5/8" and 1" glazing options
- Adaptable to meet local building codes
- Limited lifetime warranty



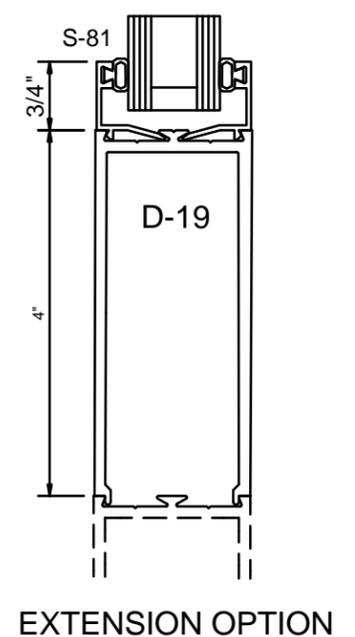
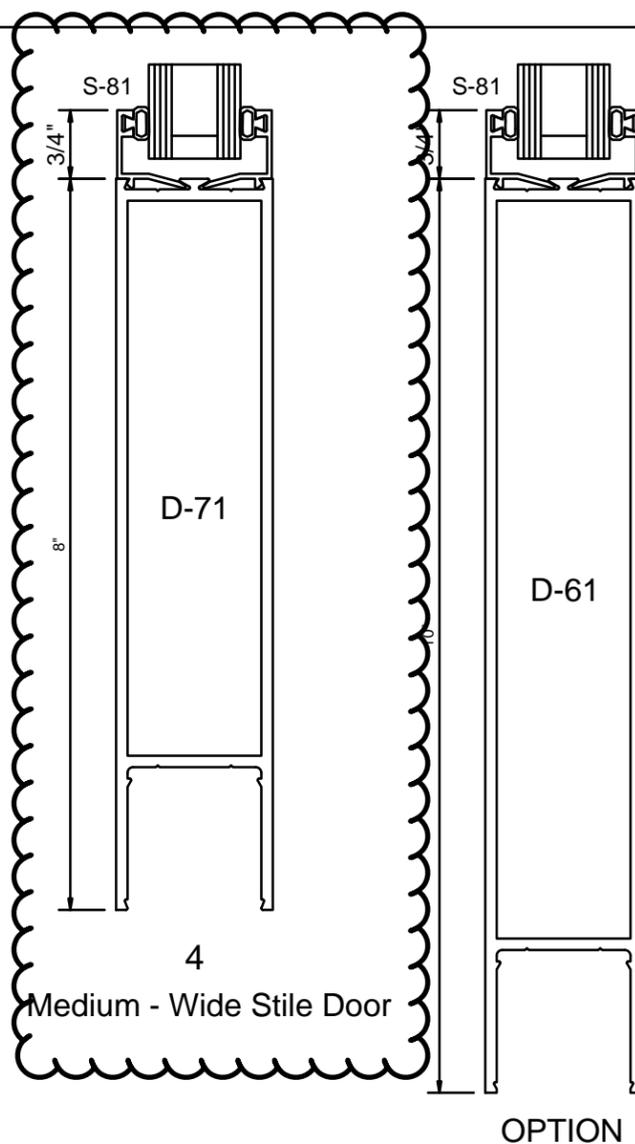
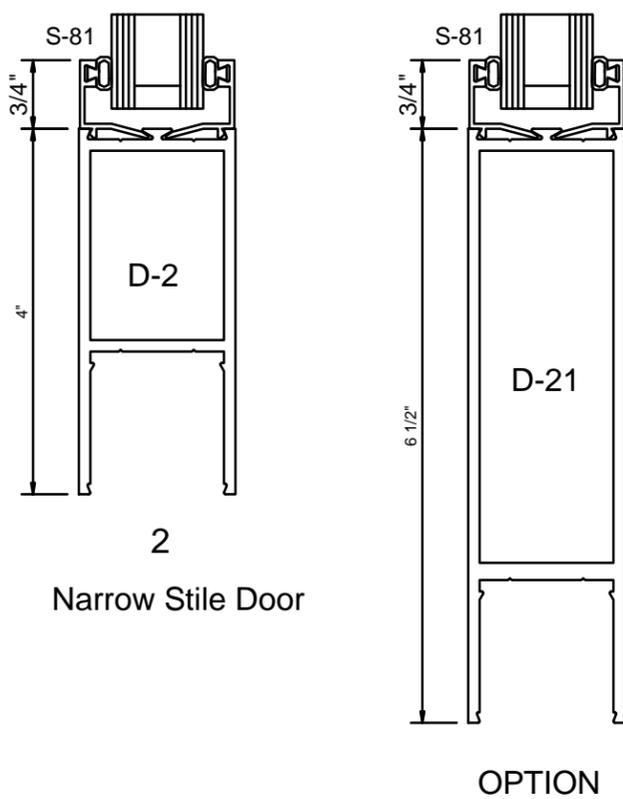
Hardware

Oldcastle BuildingEnvelope™ employs only the finest entrance door hardware available. For more information, call 866-OLDCASTLE (653-2278) or visit oldcastlebe.com.

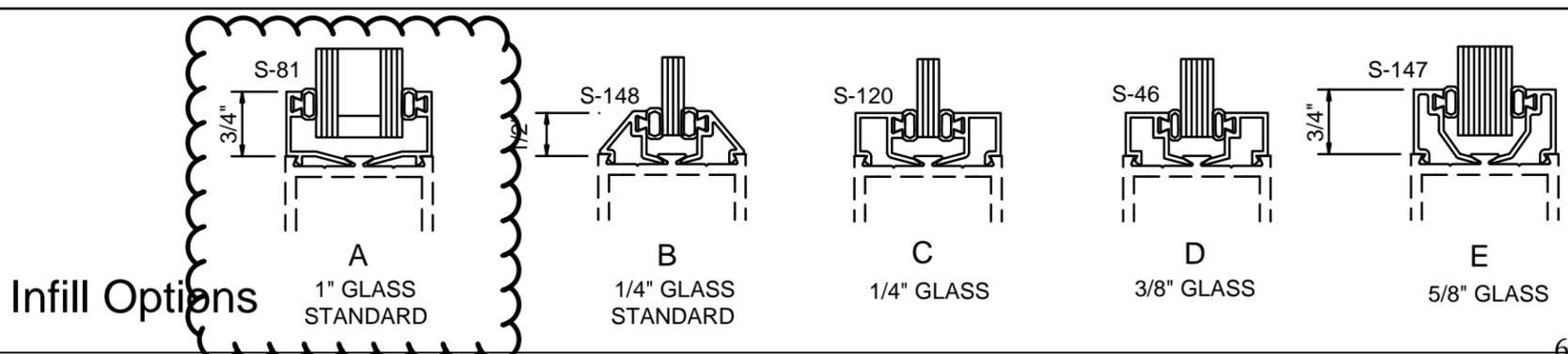




Top Rails

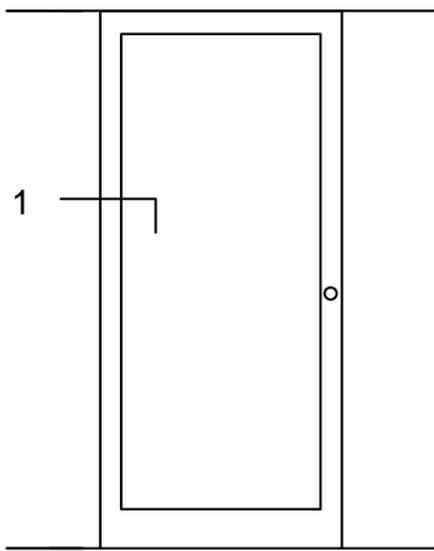


Bottom Rails

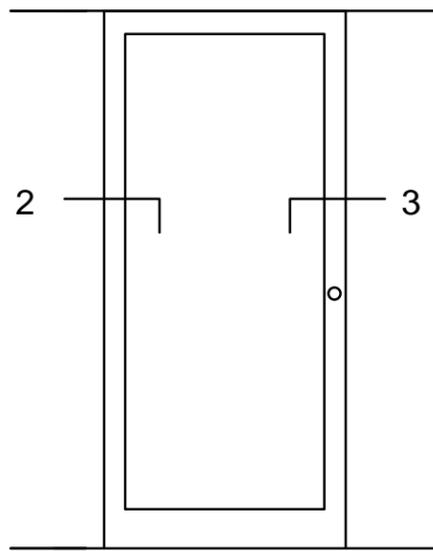


Infill Options

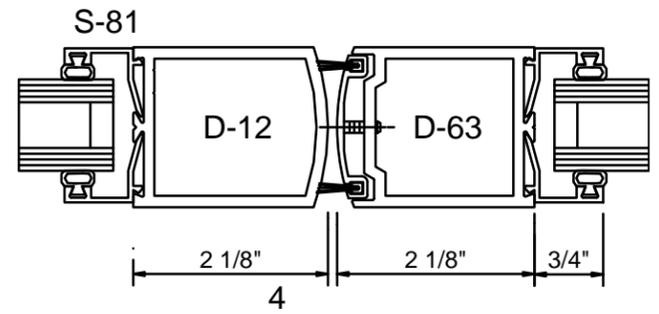
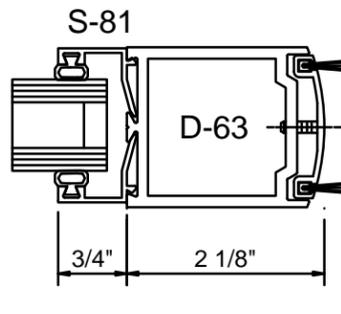
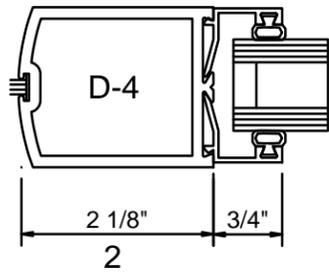
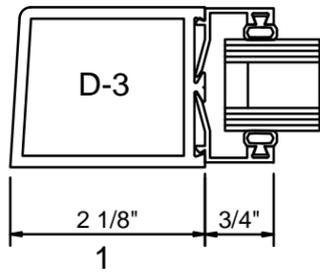
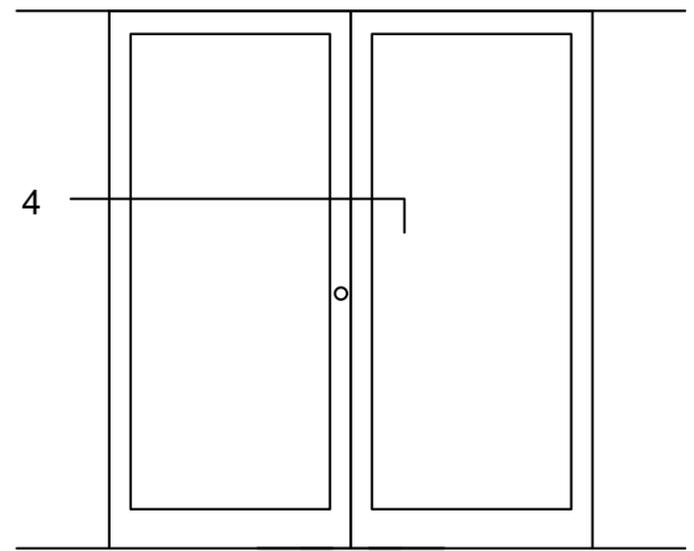
STANDARD DOOR STILES AND RAILS



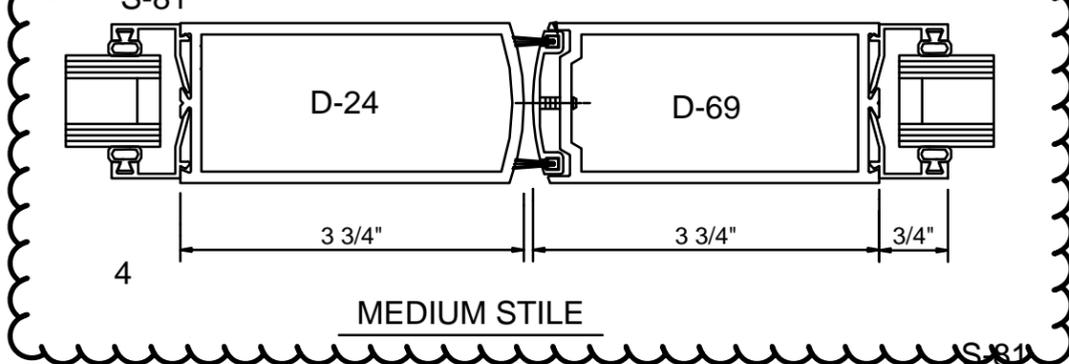
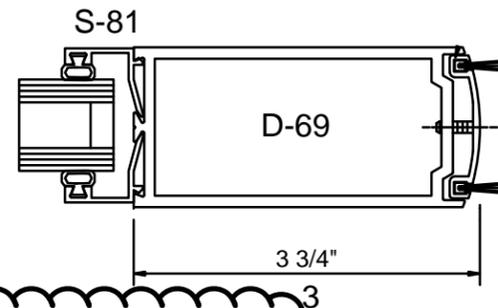
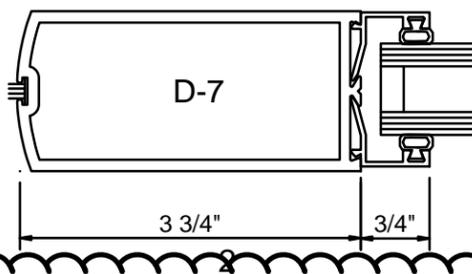
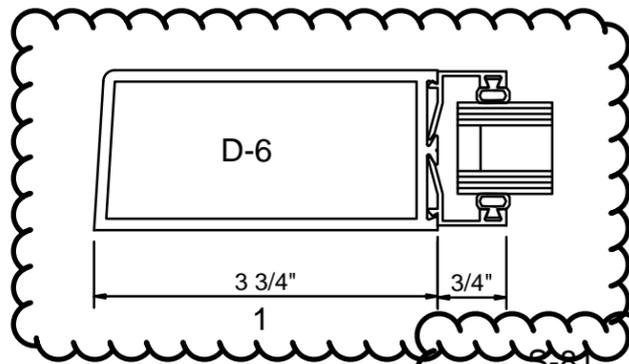
SINGLE ACTING



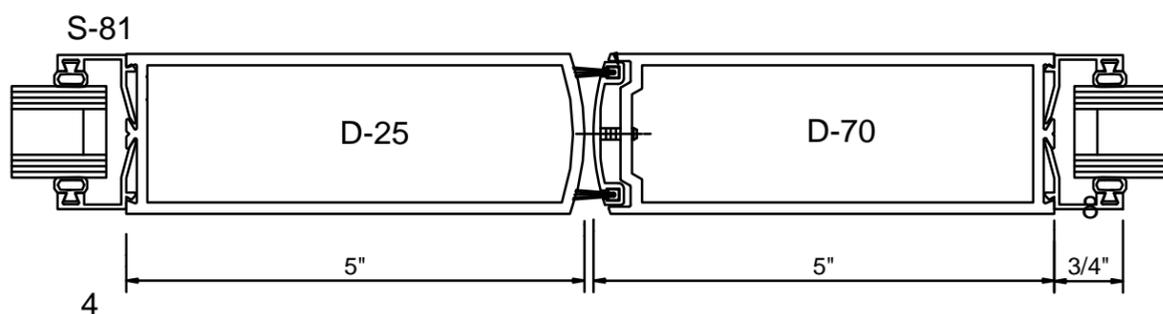
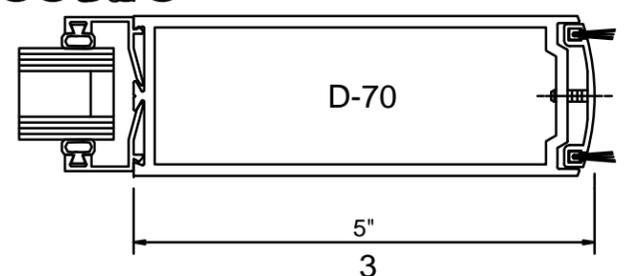
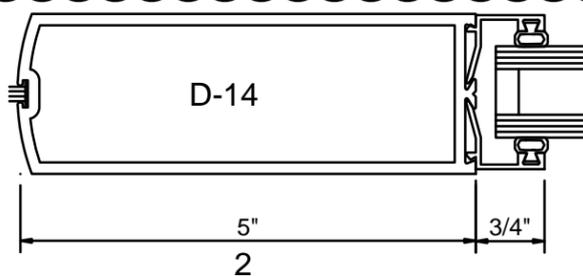
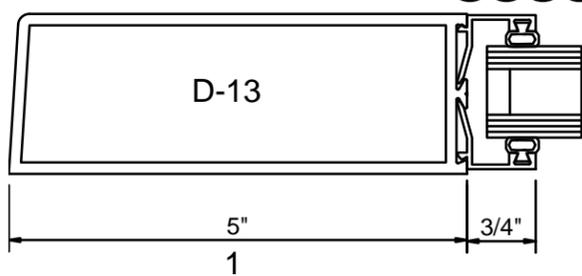
DOUBLE ACTING



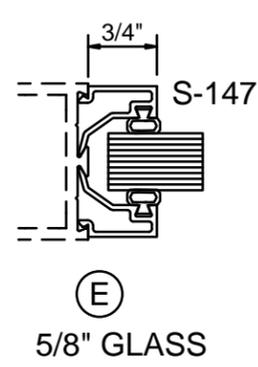
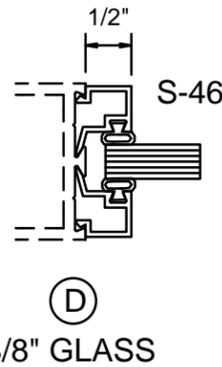
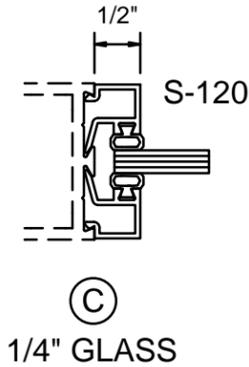
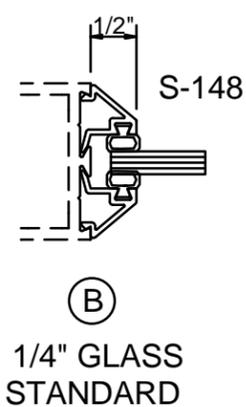
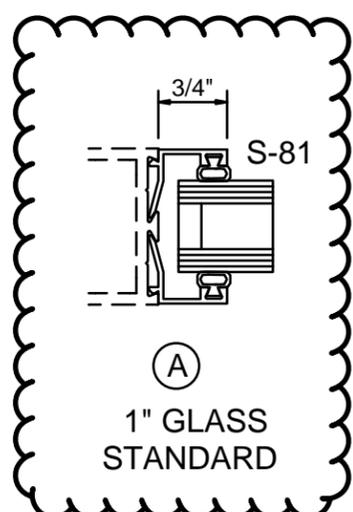
NARROW STILE



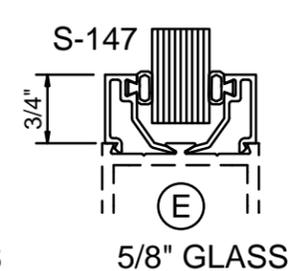
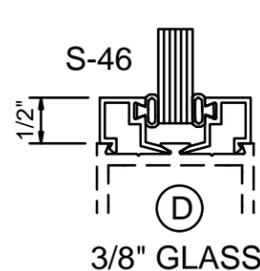
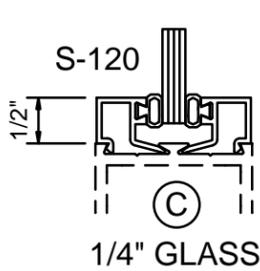
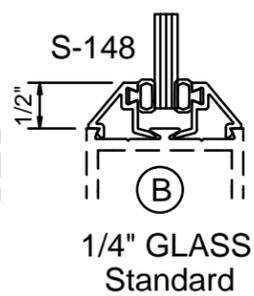
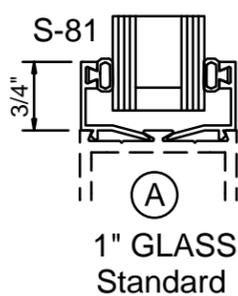
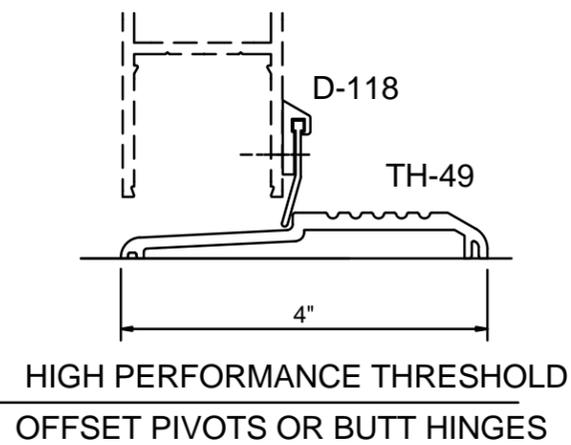
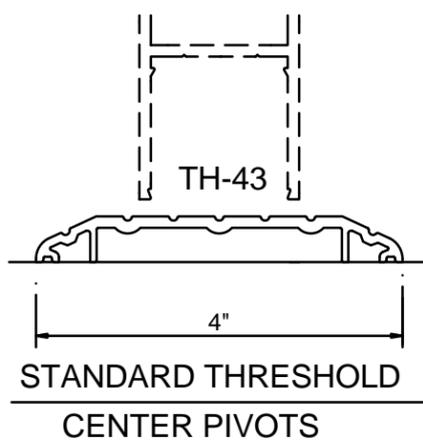
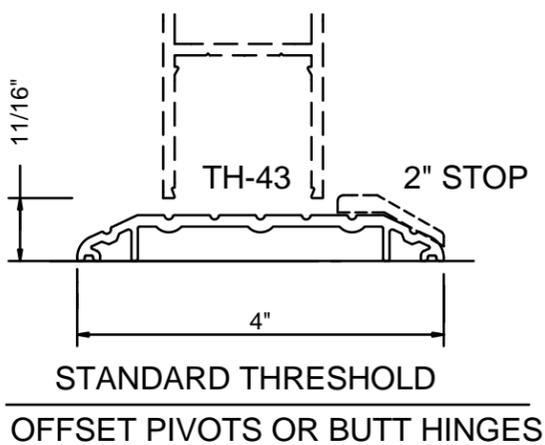
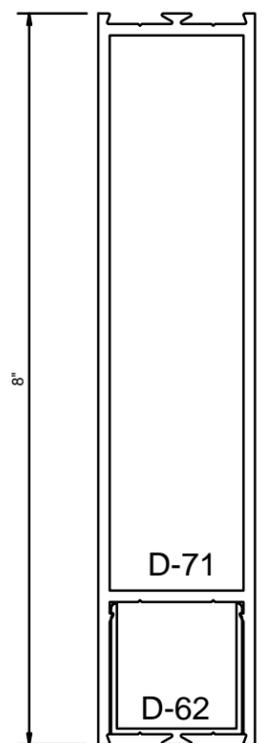
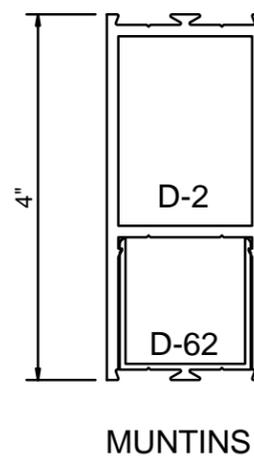
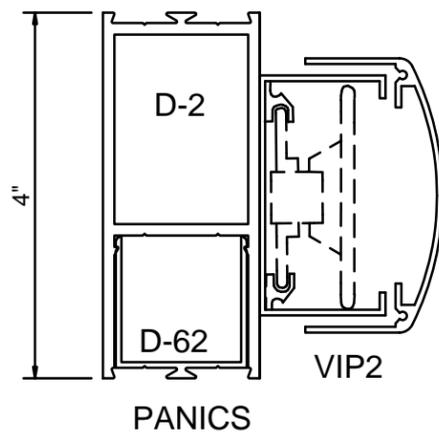
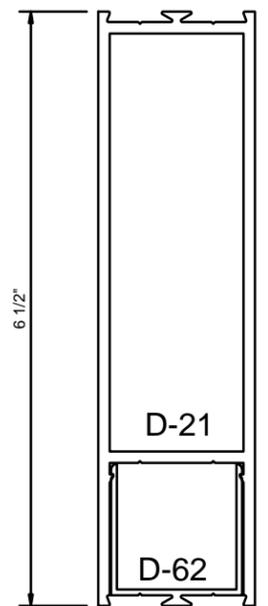
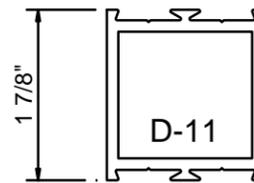
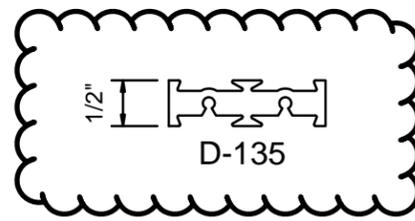
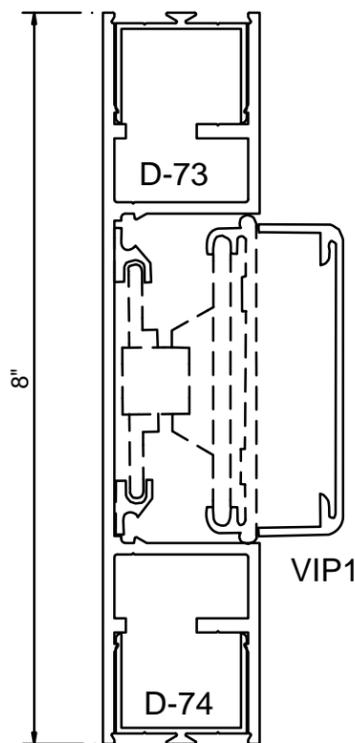
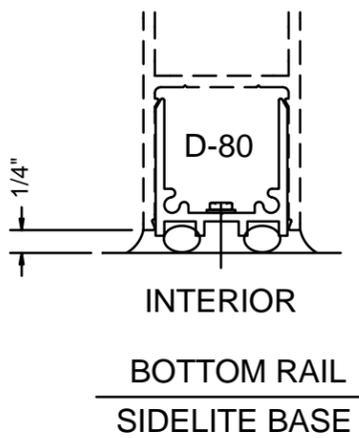
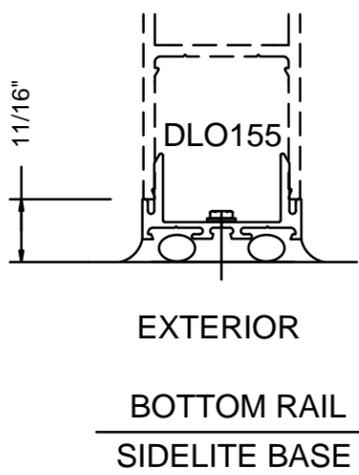
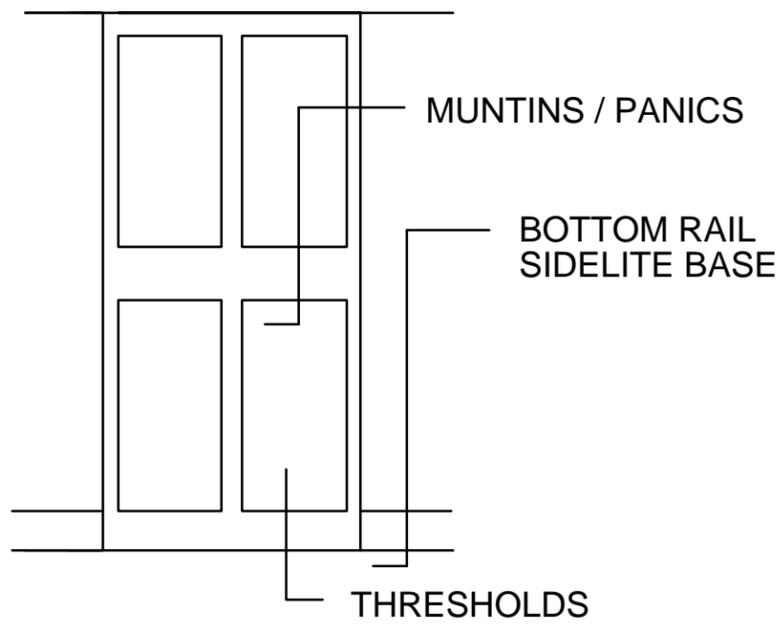
MEDIUM STILE



WIDE STILE



STANDARD DOOR THRESHOLDS-PANICS-MUNTINS



STAFF REPORT

TO: Chairman and Members of the Board of Architectural Review
FROM: Daniel Galindo, AICP
RE: CDA16-20 New Town Development Building
DATE: August 15, 2016

Name:	<u>New Town Development Building</u>	Location:	<u>Southwest of the Hirst and Browning intersection</u>
Code:	<u>CDA16-20</u>	Tax Map Number:	<u>/36//33/////N/</u>
Address:	<u>Ken Culbert Road</u>	Loudoun County PIN:	<u>453353070000</u>
Located in the Historic District?	<u>No</u>	Contributing Structure?	<u>N/A</u>
Zoning District:	<u>MC</u>	Conformity:	<u>N/A</u>
Comments:	<u>New construction of a building for retail space and a gym.</u>		

The application is evaluated under the MC, Mixed Commercial District regulations (see Article 4, Section 7 in the Zoning Ordinance) and the Design Guidelines for the Town of Purcellville, Virginia (Guidelines).

BACKGROUND

Dennis Beese, Architect has submitted an application for a new building to be constructed on an unaddressed lot fronting Ken Culbert Road. The 130' x 148', single story building would be sited near the center of the property which is located in the MC Mixed Commercial zoning district. The building would generally be clad in "Autumn Blend" brick, stucco/dryvit in a sandpebble fine finish and colored "clay," half-round hardishingle siding colored to match the stucco, and precast concrete coping caps in a regular grey cement color. A portion of the roof would be clad in "Landmark" asphalt shingles colored "Hunter Green" while the remainder of the roof would be flat. All of the building's façades would feature aluminum storefront windows and doors colored dark bronze. The glass on the rear (east) façade would be glazed or tinted an unknown color while the glass on the other three sides would be clear. See page 3 of the application, the materials specification sheets and sheets A1 & A2 for further details.



ZONING ANALYSIS: MC

The proposed building appears to meet all applicable standards for the zoning district's land use, lot size, height, yard and setback standards. This will be confirmed during review of a site plan to be submitted in the future.

GUIDELINES ANALYSIS

The following issues should be considered by the BAR while evaluating CDA16-20:

1. The submitted application has the following deficiencies:
 - a. The presence (or lack thereof) and placement of external light fixtures is not indicated;
 - b. The placement of utility and mechanical equipment is not indicated; and
 - c. No design for the dumpster enclosure is provided.
2. Does the structure comply with the Guidelines' repeated emphasis that new structures should: "reflect the traditional architecture and character of the Town" (pg. 4), be "compatible with the prevailing and recognized historic architectural character of the surrounding area" (pg. 6), and "incorporate those characteristics of the Town that exhibit a positive distinctive architectural style" (pg. 7)?
3. The proposed windows are not divided in to smaller lites like those present in the nearby Rite Aid building or the buildings within the Shoppes at Main and Maple; however, the Guidelines state that the design of "new window fenestration (window size, size of panes, mullion type, window materials)...must be sympathetic and compatible with the facade theme of the whole block (streetscape)" (pg. 14).
4. None of the doorways are recessed nor covered by a canopy. The Guidelines strongly encourage the use of these features to emphasize entrances and provide a sheltered transition to the interior of the business (pg. 14).
5. The proposed windows lack articulations recommended by the Guidelines such as shutters, holdbacks, and cornices (pg. 15).
6. It is unclear whether the doors are accentuated with "simply detailed, high quality hardware, kickplates, [and] authentically styled locks and hardware" as recommended by the Guidelines (pg.17).
7. Dark bronze aluminum doors and storefront framing are proposed for the building, but the Guidelines state a preference for wood (pg.17). In addition, if aluminum is necessary, a "dark bronze finish is strongly discouraged" (pg. 17).
8. It is proposed that the glass on the rear (east) façade would be glazed or tinted an unknown color, but the Guidelines strongly recommend the use of clear glass on the first floor (pg. 17). The Guidelines also list "reflective, colored or opaque glass" as a "discouraged" building material (pg. 18).
9. The applicant is proposing the use of asphalt shingles which the Guidelines include within the list of "discouraged" building materials (pg. 18).
10. The design of the proposed roof is unclear and should be clarified. While page 3 of the application notes a gable roof element is present, the drawings appear to show the shingled roof meeting vertically at building corners without any slope almost as if the shingles are covering parapets. In addition, a 12/12 pitch is indicated for the front facing gable shown near the center of each façade, but there is no relief shown to indicate such a gable on any of the adjoining façade elevations. This would appear to possibly indicate that the gable is a flush, ornamental feature on a parapet wall. Are the drawings incorrect? Are there two gable roofs forming a cross on top of the building? Should the roof displayed on the front and rear elevations extend to the building edge as shown for the south and north elevations, or is leaving this short of the edge intentional?

11. The placement of utility meters and boxes as well as any mechanical equipment is not indicated on the submitted materials and must be clarified. The Guidelines encourage the placement of utility and mechanical equipment so that they are not seen from any public street; however, screening must be used when locating out of view is impossible. In addition, the applicant must ensure that all equipment on the roof, side of the building or on the ground is fully screened with architecturally compatible screening (pg. 19).
12. Although a “trash” location is shown on the application, no design was submitted for its enclosure, and the applicant must provide drawings for review and approval. The Guidelines state that any enclosures should consist of quality materials compatible with the building design (pg. 19).
13. The Guidelines echo the requirements of the Zoning Ordinance that “wall mounted light fixtures must have full cutoff shielding,” but no light fixtures are shown on the submitted drawings (pg. 28). The applicant must provide the location of and manufacturer cut-sheets for all exterior light fixtures or note specifically that none are proposed.

FINDINGS

1. The proposed design for the New Town Development Building satisfies the requirements of the MC zoning district.
2. The proposed design is generally consistent with the Guidelines with the potential exceptions of the issues noted for BAR consideration.
3. The application has three deficiencies that must be corrected prior to approval.

RECOMMENDATION

Upon the correction of staff’s identified deficiencies and the BAR’s determination that the proposed design satisfactorily addresses the design criteria of the Design Guidelines for the Town of Purcellville, Virginia, staff recommends that the BAR approve CDA16-20 New Town Development Building.

ACTION

One of following sample motions should be used:

I move that the BAR approve CDA16-20 New Town Development Building as presented.

-Or-

I move that the BAR approve CDA16-20 New Town Development Building with the following required conditions:

- 1.
- 2.
- 3.

And/or the following recommendations:

- 1.
- 2.

-Or-

I move that the BAR not approve CDA16-20 New Town Development Building for the following reasons:

- 1.
- 2.
- 3.



CERTIFICATE OF DESIGN APPROVAL

221 S. Nursery Avenue Purcellville, VA 20132
Phone: 540-338-2304 Fax: 540-338-7460

CDA # 16-20

Please fill out all information in order to ensure the scheduling of your agenda item

Street Address of Property: TBD-Ken Culbert Jr Rd. Parcel #: 453353070
Owner Name: Magic Kayhan
Business Name: New Town Development
Authorized Agent (if applicable): Dennis Beese, AIA of Beese Design, PLC
Mailing Address: 907 Serenity Grove Terrace, Purcellville, VA 20132
Daytime Telephone Number (s): Mr. Kayhan-(703) 585-1132 & Mr. Beese-(703) 431-2032

Project Description

- New construction
Addition
Alteration
Accessory Structure
Demolition
Repainting
Minor Landscaping Structure
CDA Amendment
Other:

Contractor: OWNER/TBD
Address: 18626 Foggy Bottom Rd. Bluemont, VA 20135 Phone: (703) 585-1132

Written Description

Describe clearly and in detail the nature of the project, including exact dimensions for materials to be used (e.g., width of siding, windows and window trim, etc.). Attach additional sheet, if necessary: The project is to construct an approximately 19,240 S.F. new single story commercial building. The building will have approximately 9,800 S.F. of flex retail space and an approximately 9,440 S.F. gym that is owned and operated by Mr. Kayhan (Owner). Please see the set of drawings submitted with this application as they describe the exact dimensions for materials to be used.

Acknowledgement of Responsibility

I understand that all CDA application materials must be complete and must be submitted fourteen (14) days before the BAR meeting date and that I or an authorized representative must be present at the meeting; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable Town regulations and to pursue this project in strict conformance with the plans approved by the BAR. I also understand that the BAR or Town Staff may need to perform an inspection of my property as it relates to this application. I understand that no changes are permitted without prior approval of the Town, and that failure to follow approved plans is a violation of the Purcellville Town Code and Zoning Ordinance.

Signature of Owner or Authorized Agent: [Signature]
Printed name: Dennis D. Beese, AIA

See reverse side of this form for required submission materials. Applications will not be accepted for scheduling without all required materials. The submission deadline for complete applications is fourteen days prior to the meeting date.

CDA APPLICATION FORM (page 2 of 3)

MINIMUM SUBMISSION REQUIREMENTS: Please note that all of the following materials must be delivered to the Department of Community Development **14 days** prior to the BAR meeting or your application will be postponed until the following month's agenda. Include **12 copies** of the following information. Use the checklist below to ensure the application is complete. (Use N/A if item is not applicable to your project).

X Application. ***12 copies of this application form, filled out in its entirety.***

X Fee. ***All applicable fees must be paid to the Town before your agenda item is scheduled.***

X Architectural Drawings – ***12 full size copies and one 11"x17" copy. FOLDED:***

All colors, materials and finishes shall be shown by notation or by use of accepted architectural symbols; Minimum scale: 1/4" = 1'

X Dimensioned outline of the building

X Dimensioned elevation of new construction and adjacent existing elevations

X Site Plan(s) (for new construction and additions)

N/A Site Section(s) (when requested by BAR)

X Photographs – ***Provide at least 3 views of building site and adjacent area.***

X Specifications of Exterior Materials – ***Please complete the attached Architectural Materials Checklist.***

Specifications to include, but not be limited to: Roofing, siding, windows & doors, trim work, color scheme, chimneys, shutters, utilities and mechanical equipment locations and specifications, exterior lighting, fencing, walls, and paving. (Include **color copies** of manufacturer's specification sheets.)

N/A Demolition – ***See Demolition section of Purcellville Design Guidelines for requirements.***

NOTE: All materials submitted will become the property of the Town of Purcellville.

OFFICE USE ONLY: Date of Application: 8/2/16 CDA#: 16-20 Fee: 350⁰⁰ Paid:

BAR Action: Approval Conditional Approval Denial Date: _____

BAR Comments/Conditions: _____

Application Approved: _____ **Date:** _____

BAR Chairman

If Appealed, Town Council Action: Approved Denied Date: _____

Town Council Conditions: _____

THIS CERTIFICATE EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. NO DEVIATIONS FROM THE APPROVED PLANS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE BAR.

FOR MINOR PROJECTS ONLY

Minor Project Exemption Approved: _____ **Date:** _____

Zoning Administrator

THIS EXEMPTION EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. ISSUANCE OF A MINOR PROJECT EXCLUSION SHALL NOT RELIEVE THE APPLICANT, CONTRACTOR, TENANT OR PROPERTY OWNER FROM OBTAINING ANY OTHER REQUIRED PERMIT.

CDA APPLICATION FORM (page 3 of 3)

Architectural Materials Checklist:

This checklist is intended to assist you in preparing your application to the Board of Architectural Review. This is not intended to replace your application or any other requirements of the Design Guidelines and Standards.

Foundation:

Material: (example: Brick, Stone, Concrete, etc.) Concrete. The Concrete Foundation will not be exposed.

Color: N/A. The foundation will not be exposed.

Roofing:

Material: (example: standing seam metal, shingles, shakes, etc.) The gable roof element of the building will be covered by the LANDMARK architectural shingle. The flat roof will be covered by FIRESTONE EPDM Roofing System.

Color: (example: copper, prefinished, painted, etc.) Shingles: Hunter Green & Roofing System: EcoWhite

Exterior Wall Surfaces:

Material(s): (example: brick, stucco, hardiplank siding, board and batten, etc.)
The exterior wall surfaces will be comprised of brick, stucco/dryvit, hardieshingle siding, and precast concrete caps.

Color(s): Brick-Style 594 Autumn Blend, Stucco/Dryvit-Sandpebble fine finish and clay in color, precast will be regular color, hardieshingle siding will match stucco/dryvit color.

Windows and Doors:

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.)
Aluminum storefront by Tubelite. 14650 Series storefront system and Thermal Block Tubelite Entrances. Glass to be clear.

Window/Door Material: (example: Wood, aluminum clad, vinyl clad, etc.)
Aluminum-Dark Bronze and glass. Glass is to be glazed or tinted on the rear of the building and clear on the other three sides.

Muntins (example: true divided, simulated divided, etc.)
N/A

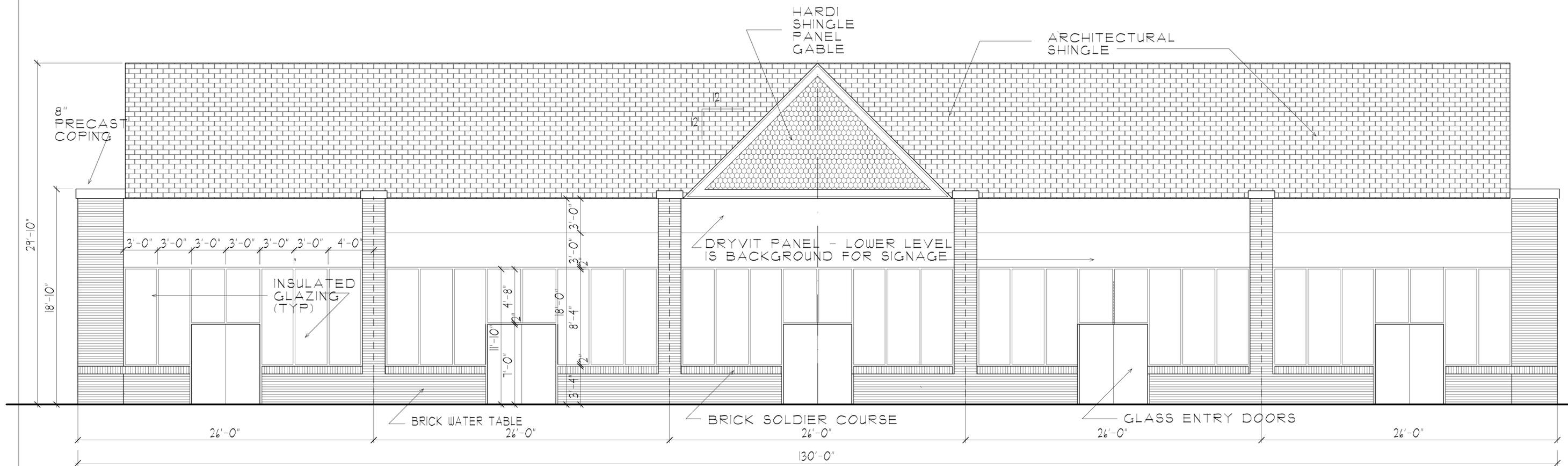
Other Materials: (to include but not be limited to shutters, trim, porches, chimneys, etc.)

Material(s): Trim, Signage lettering

Color(s): Trim is to be white, Lettering is to be white or Dark Bronze. Mortar joints are to be cream in color .

For Alterations and Renovations – If any changes are proposed to an existing structure's materials and/or color scheme, please outline them below (attach a separate sheet, if needed):

N/A



STREET SIDE ELEVATION (KEN CULBERT JR RD)
 SCALE: 1/8" = 1'-0"



 beese design, plc.

 DENNIS D. BEESE, AIA

 ARCHITECT

 907 SERENITY GROVE TER., PURCELLVILLE, VA 20132

 TEL. (540) 338-0551 CELL. 703-431-2022 E-MAIL: arkataci@beese-design.com

KEN CULBERT JR. RD. — RETAIL BUILDING

 KEN CULBERT JR. RD, PURCELLVILLE, VA. 20132

 FOR

 NEW TOWN DEVELOPMENT, LLC

REVISIONS: _____

 DATE: AUGUST 1, 2016

 DRAWN BY: DDB

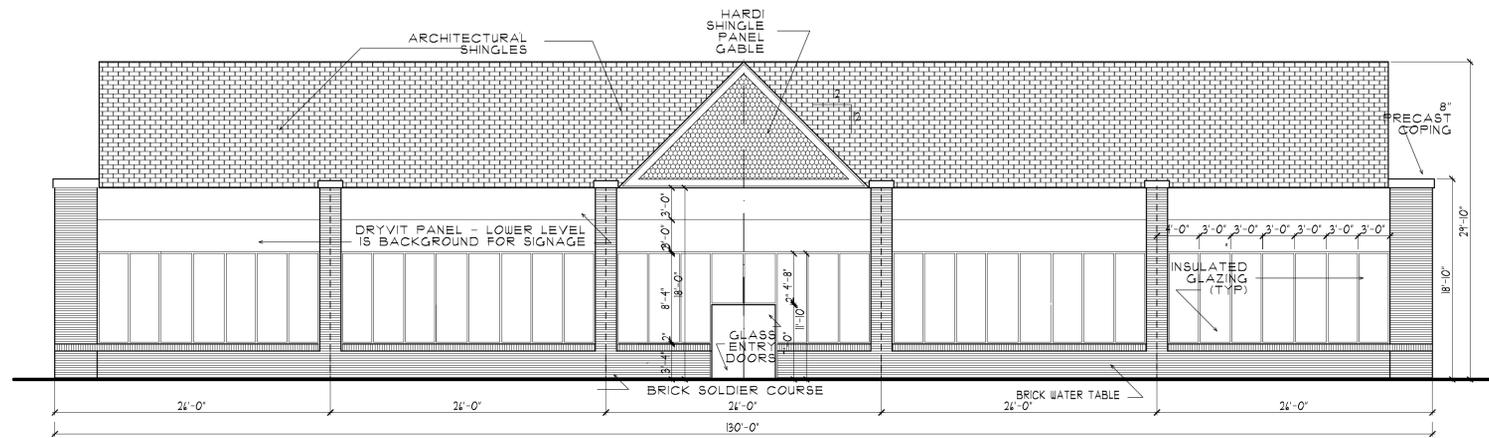
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 JOB NO.: P-1606

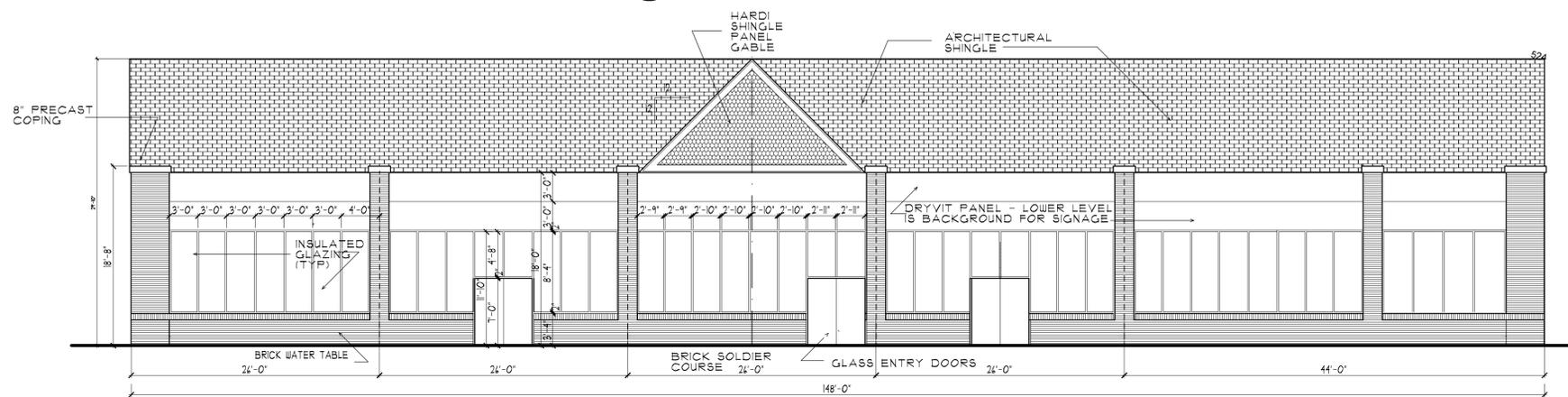
A1

SHEET OF

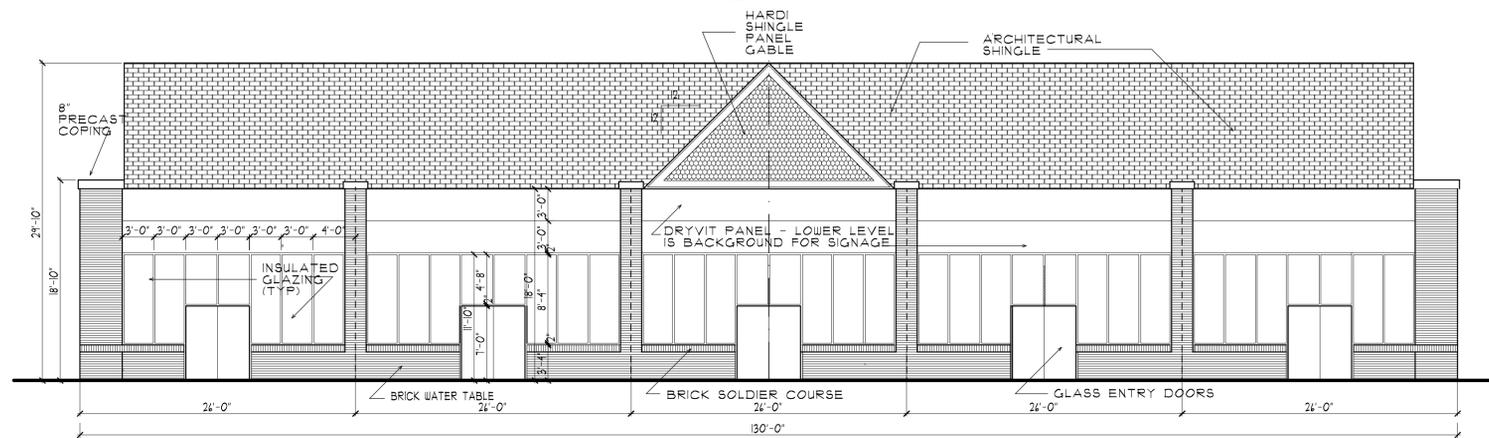
 © ALL DRAWINGS THIS SHEET COPYRIGHT EFFECTIVE DATE ABOVE.



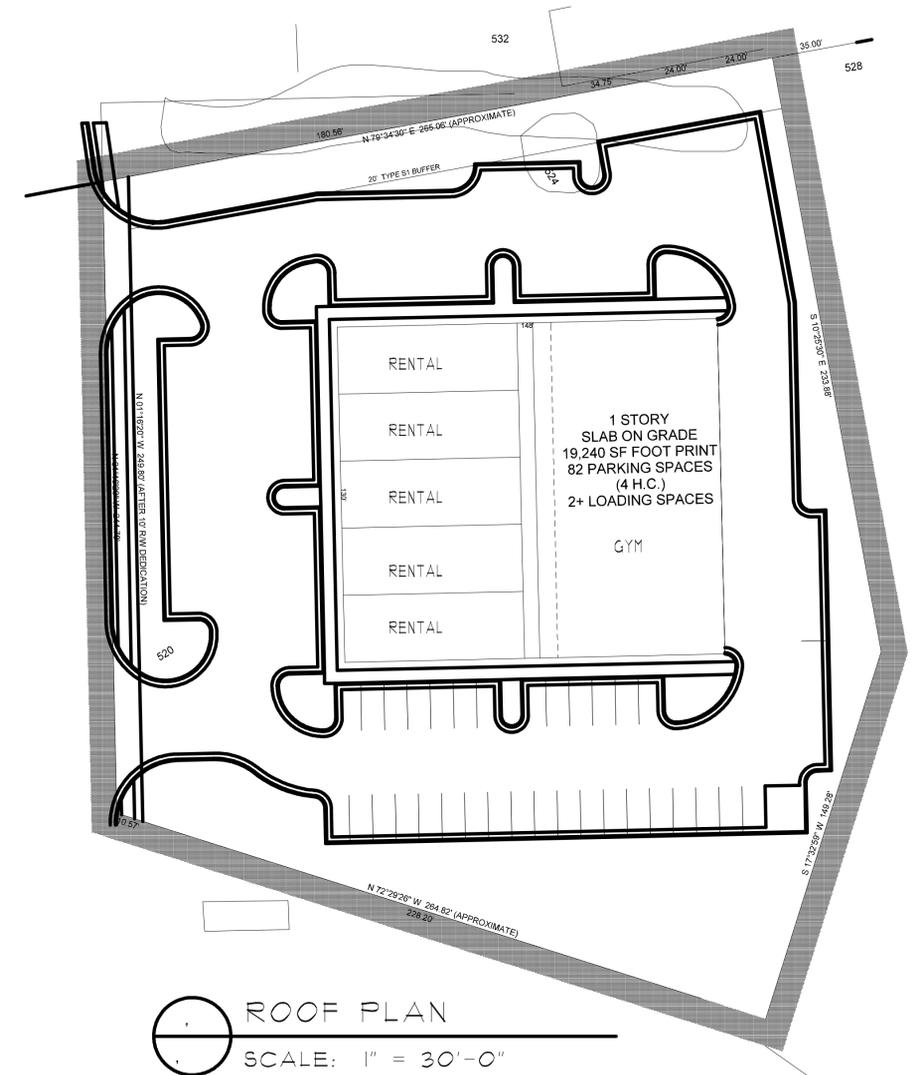
BACK ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEV - NORTH REVERSED
SCALE: 1/8" = 1'-0"



STREET SIDE ELEVATION (KEN CULBERT JR. RD.)
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1" = 30'-0"

beese design, plc.
DENNIS D. BEESE, AIA
ARCHITECT
907 SERENITY GROVE TER., PURCELLVILLE, VA. 20132
TEL. (540) 338-0551 CELL. 703-43-2032 E-MAIL: arkataci@beese-design.com

KEN CULBERT JR. RD. — RETAIL BUILDING
KEN CULBERT JR. RD., PURCELLVILLE, VA. 20132
FOR
NEW TOWN DEVELOPMENT, LLC

REVISIONS:	
DATE:	AUGUST 1, 2016
DRAWN BY:	DDB
CHK'D BY:	DDB
JOB NO.:	P-1606

A2

Digital copies of the concept site plan, site photos, and manufacturer specification sheets were not provided for CDA16-20. See a printed agenda packet to view these documents.

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MINUTES
BOARD OF ARCHITECTURAL REVIEW REGULAR MEETING
JULY 19, 2016, 7:30PM
TOWN HALL COUNCIL CHAMBERS

PRESENT: Dan Piper, Vice Chairman
Mark Ippoliti, Board member
Jim Gloeckner, Board member

ABSENT: Pat Giglio, Chairman

STAFF: Daniel Galindo, Senior Planner
Tucker Keller, Planning and Zoning Technician

CALL TO ORDER:

Dan Piper, Vice Chairman called the Regular Meeting of the Board of Architectural Review to order at 7:30 PM.

BOARD MEMBER DISCLOSURES:

Board member Gloeckner stated he met with the representatives of Purcellville Motorbikes within the past month to discuss the design and approaches to facades and other items.

PUBLIC COMMENTS:

None

ACTION ITEMS – AMENDMENTS:

None

ACTION ITEMS – ADDITIONS, ALTERATIONS & DEMOLITION:

None

ACTION ITEMS - NEW CONSTRUCTION:

a) CDA16-15 – 7-Eleven Fuel Pump Canopy

Brett Davenport noted that since the last meeting changes were made to include a canopy with an overhanging roof and the roof on the canopy now matches the building to tie the

items together. Mr. Davenport added that the structure of the canopy will be completely replaced including the columns.

Board member Piper asked about the lighting under the canopy. Mr. Davenport stated the lighting will be LED and recessed in the canopy. Further discussion took place on the size of the drive lanes and Mr. Davenport added that spacing on the columns under the canopy will allow vehicles to pass through. The fascia piece will not have visible seams, will be white in color and will meet code requirements of a maximum of thirty inches.

Board member Piper made a motion that the BAR approve CDA16-15 7-Eleven Fuel Pump Canopy as presented. The motion was seconded by Board member Ippoliti and approved unanimously.

b) CDA16-18 Purcellville Motorbikes Building

Steve Wagner, applicant for Purcellville Motorbikes, stated he talked with staff and members of the BAR to present the project about a month ago. Mr. Wagner added that the building was originally designed as an office building and would now be used as a sales building for motorbikes, ATV's, etc. as well as a service shop. The second floor would consist of offices as well as motorcycle sales and the basement used for storage. Mr. Wagner talked further about the design of the building.

Vice Chair Piper stated that the documents should be revised to include more detailed information on materials and products. Further discussion took place on outside mechanical equipment.

Vice Chair Piper made a motion that the BAR approve the presentation for CDA16-18 Purcellville Motorbikes as presented with the condition that the following items will be brought back to the BAR related to the dumpster enclosure, external lighting fixtures, signage and logos, and materials information. The motion was seconded by Board member Gloeckner and approved unanimously.

ACTION ITEMS – OTHER:

None

DISCUSSION ITEMS:

Daniel Galindo introduced Council member Ogelman as the Council liaison for the next two years.

INFORMATION ITEMS:

None

APPROVAL OF MINUTES:

a) June 23, 2016 Regular Meeting

Board member Gloeckner made a motion to approve the minutes of the June 23, 2016 regular meeting as submitted. The motion was seconded by Vice Chair Piper and approved unanimously.

ADJOURNMENT:

There being no further business, Vice Chair Piper made a motion to adjourn the meeting at 8:00PM.

Dan Piper, Vice Chairman

Diana Hays, Clerk of Council