



**TOWN OF PURCELLVILLE
BOARD OF ARCHITECTURAL REVIEW**

March 15, 2016
7:30 p.m.

- 1) **Call to Order** – Pat Giglio, Chairman
- 2) **Public Comments** – Citizens who are not representing an application before the Board will be given an opportunity to speak (3 minute limit per speaker)
- 3) **Action Items – Additions, Alterations & Demolitions:**
 - a) CDA16-06 121 East Main Street Repainting (and Additional Discussion)
- 4) **Action Items – Amendments:**
 - a) None
- 5) **Action Items – New Construction:**
 - a) CDA16-05 McDonalds
 - b) *CDA16-02 Catoctin Corner Building 1A-1B-2 – See Packet 2*
 - c) *CDA16-07 Catoctin Corner Building 5 – See Packet 2*
 - d) *CDA16-08 Catoctin Corner Building 8 – See Packet 2*
 - e) *CDA16-09 Catoctin Corner Dumpster Enclosures – See Packet 2*
- 6) **Action Items – Other:**
 - a) None
- 7) **Discussion Items**
 - a) *Draft Bylaws – See Packet 2*
- 8) **Information Items**
 - a) None
- 9) **Approval of Minutes:**
 - a) *February 16, 2016 Regular Meeting – See Packet 2*
- 10) **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.



STAFF REPORT

TO: Chairman and Members of the Board of Architectural Review
FROM: Daniel Galindo, AICP
RE: CDA16-06 121 East Main Street Repainting (and Additional Discussion)
DATE: March 10, 2016

Name: 121 East Main Street Repainting Location: Northeast of the Teardrop
Code: CDA16-06 Tax Map Number: /35A1/220//13/
Address: 121 East Main Street Loudoun County PIN: 488-37-8935
Located in the Historic District? Yes Contributing Structure? Yes
Zoning District: C-4/HC Conformity: N/A

Comments: Repainting of the shutters, trim, columns, door and porch of the building at 121 East Main Street. The applicant also wishes to discuss additional changes that she would like to make in the near future.

The application is evaluated under the C-4, Central Commercial District regulations (see Article 4, Section 9 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

Hannah Janney has submitted an application to repaint the shutters, trim, columns, door and porch of her building at 121 East Main Street. The building is located just northeast of the “Teardrop” intersection in downtown Purcellville and is sited on property in the C-4 Central Commercial and HC Historic Corridor Overlay zoning districts. Although the application paperwork presents conflicting information, staff understands the applicant’s request to include: repainting the building’s shutters, front door and cellar doors hunter green; repainting the front porch grey to match its existing color; repainting the roof black; and repainting all railings, trim, windows, soffit,



and fascia white. Ms. Janney would also like to discuss her desire to completely remove the railing surrounding the front porch, replace the porch's southern stairs and its railings with pressure treated wood, and replace the porch's eastern stairs and its railings with a wider set of stairs constructed of pressure treated wood.

This building is listed as a structure contributing to the Purcellville Historic District which is listed on the National Register of Historic Places. The building is described within the original National Register nomination form thusly:

0121 Main Street East

Primary Resource Information: **Single Dwelling, Stories 2.50, Style: Late Victorian, 1890**

November 2005: This 2.5 story, 3-bay, symmetrical, masonry house features a center-gable roof that is punctured by an arched, double hung window, in each gable end. The roof is highlighted by raked eaves and cornice returns. The roof ridge is punctured by a square, brick chimney near the east end and another near the west end. The full-width front porch is supported by engaged and freestanding columns. There are two 1-story, frame bays on the east façade that have flat roofs and lowered panels below the windows. The centered front door is flanked by 3-light sidelights and has a 3-light transom. Windows throughout feature flat arch header brick lintels and wood, louvered shutters. The rear façade features a centered gable-roof portico supported by turned posts.

Individual Resource Status: **Single Dwelling - Contributing**

ZONING ANALYSIS: C-4

The proposed modifications would have no effect on the building's ability to meet all applicable standards for the zoning district's lot size, height, yard and setback standards.

ZONING ANALYSIS: HISTORIC CORRIDOR OVERLAY

The proposed design uses harmonious materials, color, texture and treatment for all exterior walls.

GUIDELINES ANALYSIS

The following issues should be considered by the BAR while evaluating CDA16-06:

1. Would the proposed changes to the structure comply with the Guidelines' repeated emphasis that 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)?
2. Is the proposed use of hunter green for the doors, shutters, and cellar doors of the red brick building consistent with the Guidelines which call for "the use of light, subdued or neutral colors" (pg. 14)?

In addition, the following issues should be considered by the BAR prior to discussing Ms. Janney's desired non-painting related changes:

1. Would the proposed changes destroy any "distinguishing original architectural qualities or character of a building" which is prohibited by the Guidelines (pg. 12)?
2. Are the proposed changes treating any "distinctive stylistic features or examples of skilled craftsmanship that characterize a building" sensitively, or are they removing or altering any historic materials of distinctive architectural features which the Guidelines say should be avoided (pg.12)?

FINDINGS

1. The proposed repainting of 121 East Main Street satisfies the requirements of the C-4 zoning district.
2. The proposed repainting satisfies the design criteria of the Historic Corridor Overlay zoning district.
3. The proposed repainting is generally consistent with the Guidelines with the potential exceptions of the issues noted for BAR consideration.

RECOMMENDATION

Upon 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 CDA16-06 121 East Main Street Repainting.

NOTE: *No action should be taken on Ms. Janney’s desired physical changes to the front porch as those are not part of the CDA16-06 application.*

ACTION

One of following sample motions should be used:

I move that the BAR approve CDA16-06 121 East Main Street Repainting as presented.

-Or-

I move that the BAR approve CDA16-06 121 East Main Street Repainting with the following required conditions:

- 1.
- 2.
- 3.

And/or the following recommendations:

- 1.
- 2.

-Or-

I move that the BAR not approve CDA16-06 121 East Main Street Repainting for the following reasons:

- 1.
- 2.
- 3.



FEB 26 2016

CERTIFICATE OF DESIGN APPROVAL

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

CDA # 16-06

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

Street Address of Property: 121 E. Main St. Parcel #:
Owner Name: HANNAH JANNEY
Business Name: The GAP Building
Authorized Agent (if applicable):
Mailing Address: 121 E. Main St.
Daytime Telephone Number (s): 540-454-5501 potteryhtj@aol.com

Project Description

- Project description checkboxes: New construction, Addition, Alteration, Accessory Structure, Demolition, Repainting, Minor Landscaping Structure, CDA Amendment, Other: Contractor

Contractor: self and hourly labor Estimates pending
Address: 121 E. Main St. Purcellville VA 20132 Phone: 540-454-5501

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:

Repainting Shutters and Window Trim, Columns, Door and porch, Roof in April.

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: Hannah L. Janney
Printed name: HANNAH L. JANNEY

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 2/26/16 CDA#: 16-06 Fee: \$0⁰⁰ Paid: MA

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.) _____

Color: _____

Roofing:

Material: (example: standing seam metal, shingles, shakes, etc.) _____

Color: (example: copper, prefinished, painted, etc.) _____

Exterior Wall Surfaces:

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

Color(s): _____

Windows and Doors:

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

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

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

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

Material(s): _____

Color(s): Foreman Green - attached sample

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):

White Columns | windows + trim
Green Shutters, Door + Roof



← Roof



Porch



Shutters + Door + Cellar Door



121 E. Main - Front

For faster, safer browsing AOL Mail recommends upgrading Internet Explorer. Upgrade Now

Exterior Alterations \$250.

SEARCH

EMAIL	IM	TEXT	CHECK	KEEP AS NEW	REPLY	REPLY ALL	FORWARD	ACTION	DELETE	SPAM	All 2865	Customize
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Search Mail

SPONSORED IRS Open. TurboTax Fed Free Ed: \$0 Fed. \$0 State. \$0 to File.

FROM	SUBJECT	DATE
Hannah Janney	(No subject)	10:42 am
Blue Ridge Leader	Community Input Charette for Purc...	10:41 am

Today on AOL

New Mail 2864



Request to remove railing and stairs to replace with pressure treated wood and painted after curing with white on railing. Grey to match porch on steps. Porch stands 2' above grade.

For faster, safer browsing AOL Mail recommends upgrading Internet Explorer. [Upgrade Now](#)

SEARCH

EMAIL IM TEXT CHECK KEEP AS NEW REPLY REPLY ALL FORWARD ACTION DELETE SPAM

Search Mail

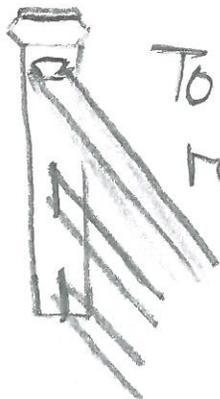
(No subject)

Hannah Janney to you show details show image slideshow

21 sec ago

IMG_20160301_081254400_HDR.jpg (7.0 MB)

Sent from my Verizon Wireless 4G LTE DROID



To replace with heavier pressure treated railing and posts by hand

< _____ >

121 E. Main - East steps



For faster, safer browsing AOL Mail recommends upgrading Internet Explorer.

Upgrade Now

SEARCH

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Search Mail

SPONSORED IRS Open. TurboTax Fed Free Ed: \$0 Fed. \$0 State. \$0 to File.

FROM	SUBJECT	DATE
Hannah Janney	(No subject)	10:42 am
		10:41 am
		10:41 am
		10:40 am
		10:40 am

- Today on AOL
- New Mail 2860
- Old Mail
- Drafts
- Sent
- Spam 32
- Recently D...

Quick Contacts

- A
- ABROOKS1@loudoun....
- admin@clarkselect.com
- aengle@ephinsurance....
- ahandford@gmail.com
- alexandrasullivan_nq...
- alice.zent@loudoun.gov

(No subject)
 Hannah Janney
 53 min

Sent from

1 Attachment



27" to grade

To replace existing stairs and railing with new pressure treated wood. Paint after curing w/ bright white.

East side

For faster, safer browsing AOL Mail recommends upgrading Internet Explorer. [Upgrade Now](#)

SEARCH

EMAIL	IM	TEXT	CHECK	KEEP AS NEW	REPLY	REPLY ALL	FORWARD	ACTION	DELETE	SPAM	All 2865
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Search Mail

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Hannah Janney	(No subject)	10:42 am
	Charette for Purc...	10:41 am
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		10:40 am
		10:40 am

- Today on AOL
- New Mail 2863
- Old Mail
- Drafts
- Sent
- Spam 32
- Recently D...

Quick Contacts

- ABROOKS1@loudoun....
- admin@clarkselect.com
- aengle@ephinsurance....
- ahandford@gmail.com
- alexandrasullivan_nq...
- alice.zent@loudoun.gov



Charette for Purc... 10:41 am

10:41 am

10:40 am

10:40 am

Trim - white

Hunter Green

Shutters - Hunter Green
Soffit, fascia + trim - Bright White



For faster, safer browsing AOL Mail recommends upgrading Internet Explorer.

[Upgrade Now](#)

SEARCH

EMAIL	IM	TEXT	CHECK	KEEP AS NEW	REPLY	REPLY ALL	FORWARD	ACTION	DELETE	SPAM	All 2865	Customize
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Search Mail

SPONSORED IRS Open. TurboTax Fed Free Ed. \$0 Fed. \$0 State. \$0 to File

FROM	SUBJECT	DATE
Hannah Janney	(No subject)	10:42 am
Blue Ridge Leader	Community Input Charette for Purc...	10:41 am

Today on AOL

New Mail 2861



White

Hunter green

White

Green

White

Green

White

Green

White

Back

Shutters - Hunter Green
 Trim + railing - Bright White
 Celler Doors - Hunter Green
 Roof - black
 Porch - Bright White

West side

For faster, safer browsing AOL Mail recommends upgrading Internet Explorer. [Upgrade Now](#)

SEARCH

EMAIL	IM	TEXT	CHECK	KEEP AS NEW	REPLY	REPLY ALL	FORWARD	ACTION	DELETE	SPAM	All 2865	C
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Search Mail

SPONSORED IRS Open. TurboTax Fed Free Ed: \$0 Fed. \$0 State. \$0 to File.

FROM	SUBJECT	DATE
Hannah Janney	(No subject)	10:42 am
	Charette for Purc...	10:41 am
		10:41 am
		10:40 am
		10:40 am

- Today on AOL
- New Mail 2862
- Old Mail
- Drafts
- Sent
- Spam 32
- Recently D...

Quick Contacts

- ABROOKS1@loudoun....
- admin@clarkselect.com
- aengle@ephinsurance....
- ahandford@gmail.com
- alexandrasullivan_nq...
- alice.zent@loudoun.gov

White Green



green white

green white white

hunter green bright white white

Shutters and trim to be scrapped + painted
 Hunter Green shutters and Bright White trim Soffit + fascia
 Basement windows - bright white



STAFF REPORT

TO: Chairman and Members of the Board of Architectural Review
FROM: Daniel Galindo, AICP
RE: CDA16-06 McDonalds
DATE: March 10, 2016

Name: McDonalds Location: Northwest corner of North Maple and East Main
Code: CDA16-06 Tax Map Number: /35A2/3/6///5A
Address: 121 North Maple Avenue Loudoun County PIN: 488-30-2445
Located in the Historic District? No Contributing Structure? N/A
Zoning District: MC Conformity: _____
Comments: Construction of a new McDonalds after the existing structure is demolished.

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

Kevin Lorei of Alan Hamm Architects is requesting design approval for a new McDonalds building to be constructed on the site of the existing McDonalds which would be demolished. This design was previously conditionally approved as CDA14-09 on August 11, 2014, but that Certificate expired after it was not acted on within its one year period of validity. The proposed building would be roughly 25% larger than the current building and is based off of the current McDonald's prototype design. The design will include two features meant to improve traffic flow through the site: 1) dual drive thru lanes at the ordering stations and 2) three drive thru windows.

The proposed 4,388 sq. ft. building would be primarily clad in a warm reddish-brown cultured stone, red brick



vener, and tan hardie-plank siding. Detailing would consist of white hardie-plank trim, white aluminum cornice, clear anodized aluminum doors and storefront framing, yellow metal canopies, and clear anodized aluminum trellis. Although not shown in the application materials, the materials for the associated dumpster enclosure are noted on Sheet A2.0 submitted by the applicant.

ZONING ANALYSIS: MC

The proposed McDonalds building appears to meet all applicable standards for the zoning district's

lot size, height, yard and setback standards. This will be confirmed when the required site plan is submitted for administrative review and approval. The proposed building was previously approved for two special use permits which remain valid: SUP14-01 for an eating establishment with drive-through and SUP14-02 for an eating establishment over 4,000 square feet.

GUIDELINES ANALYSIS

The design presented is the same as was previously approved for CDA14-09 and now includes revisions that have addressed the BAR’s previous recommendations and condition of approval. As stated by staff in the approval letter for CDA14-09 dated August 26, 2014:

The application was conditionally approved with the following required condition:

1. Increase the height of the stone portions of the building façades or otherwise offset their height and alignment (of the coping) from the height of the adjacent portions of the building clad in cementitious siding.

The Board also made the following recommendations:

1. Increase the size of the window on the western (rear) façade to be more in keeping with the shape and style of the remaining windows on the building;
2. The turnbuckles securing the metal trellis to the wall should be aligned along the façade; and
3. Consider removing the white board(s) on the north (non-drive-thru) side above the metal trellis and between the two stone treatments.

In addition, the Board’s motion restated the design of the dumpster enclosure for the record as verbally stated during the meeting. The enclosure shall be clad in the same brick as used on the main building with a pre-cast concrete cap the color of limestone (LP by Back River Pre-Cast), and the gates will be the color of the brick and constructed of Trex or stained pressure treated lumber.

FINDINGS

- 1) The proposed design for the McDonalds satisfies the requirements of the MC zoning district.
- 2) The proposed design is consistent with the Town’s Guidelines.

RECOMMENDATION

Staff recommends that the BAR approve CDA16-05 McDonalds as presented.

ACTION:

One of following sample motions should be used:

I move that the BAR approve CDA16-05 McDonalds as presented.

-Or-

I move that the BAR approve CDA16-05 McDonalds with the following required conditions:

- A.
- B.
- C.

And/or the following recommendations:

- A.
- B.

-Or-

I move that the BAR not approve CDA16-05 McDonalds for the following reasons:

- A.
- B.
- C.



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: 121 North Maple Avenue Parcel #: 488-30-2445-000
Owner Name: Blackhawk Properties, Inc.
Business Name: McDonald's
Authorized Agent (if applicable): Kevin Lorei, Alan Hamm Architects
Mailing Address: 10531 Metropolitan Ave. Kensington, MD 20895
Daytime Telephone Number (s): 301-949-9230

Project Description

- Checked boxes: New construction, Demolition
Other unchecked boxes: Addition, Alteration, Accessory Structure, Repainting, Minor Landscaping Structure, CDA Amendment, Other

Contractor: T.B.D.
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:
This project includes the demolition of the existing McDonald's and the existing parking lot, landscaping, dumpster enclosure, and a portion of the water and sewer system. Once demolished, a new McDonald's restaurant will be constructed within the same project limits with a larger building, parking lot, landscaping, drainage improvements, and water and sewer connections.

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: [Handwritten Signature]
Printed name: Kevin Lorei

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.

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

Color: Natural

Roofing:

Material: (example: standing seam metal, shingles, shakes, etc.) Aluminum, & synthetic flat roof membrane

Color: (example: copper, prefinished, painted, etc.) pre-finished clear aluminum

Exterior Wall Surfaces:

Material(s): (example: brick, stucco, hardiplank siding, board and batten, etc.) Hardi-Plank Siding, Stone, Brick, Glass, Cement fiber trim (Hardie-trim)

Color(s): Tan Siding, White Trim, Red Brick, Stone (multi-color range: brown, gray, buff, tan, red)

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.) Aluminum

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

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

Material(s): Custom aluminum cornice

Color(s): White

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):



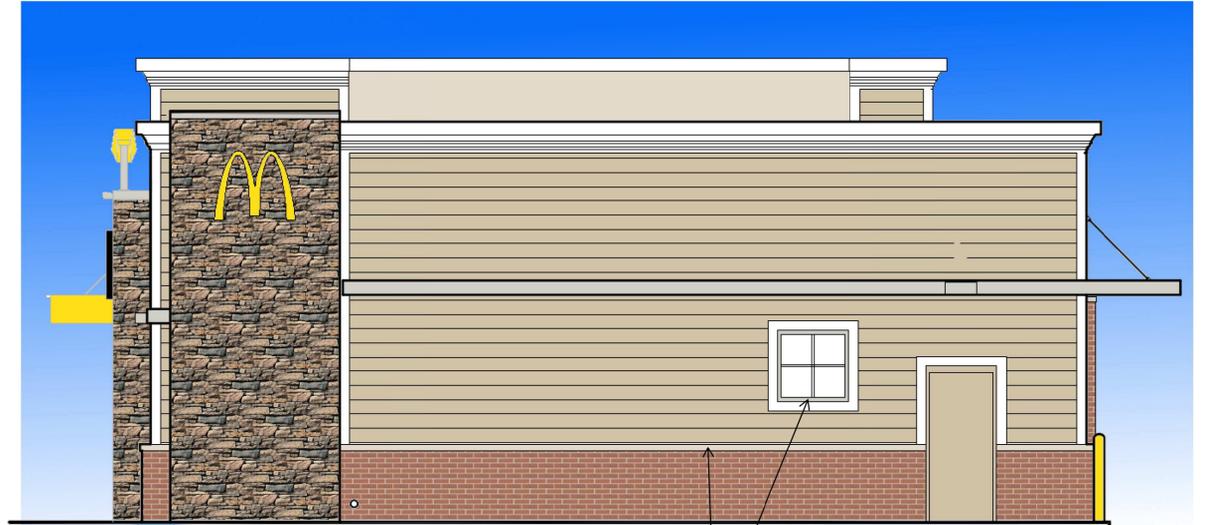
Front Elevation

BACK RIVER PRECAST SILL/
WATERTABLE - COLOR: LIMESTONE LP

CLEAR ANODIZED ALUM.
STOREFRONT TYPICAL

MATERIALS LEGEND

-  CULTURED STONE
SOUTHERN LEDGESTONE CHARDONNAY
-  FACEBRICK
RUBIGO RED VELOUR by BELDEN
-  SIDING
HARDIE-PLANK AUTUMN TAN
-  CANOPIES / ROOF CAPS
MCDONALD'S STANDARD YELLOW
-  TRIM
HARDIE-TRIM WHITE
-  METAL TRELLIS
ANODIZED ALUMINUM
-  SIGN EDGES
BLACK METAL



Rear Elevation

BACK RIVER PRECAST SILL/
WATERTABLE - COLOR: LIMESTONE LP

CLEAR ANODIZED ALUM.
STOREFRONT TYPICAL



Non-Drive Thru Side Elevation

CLEAR ANODIZED ALUM.
STOREFRONT TYPICAL

BACK RIVER PRECAST SILL/
WATERTABLE - COLOR: LIMESTONE LP



Drive Thru Side Elevation

BACK RIVER PRECAST SILL/
WATERTABLE - COLOR: LIMESTONE LP

CLEAR ANODIZED ALUM.
STOREFRONT TYPICAL

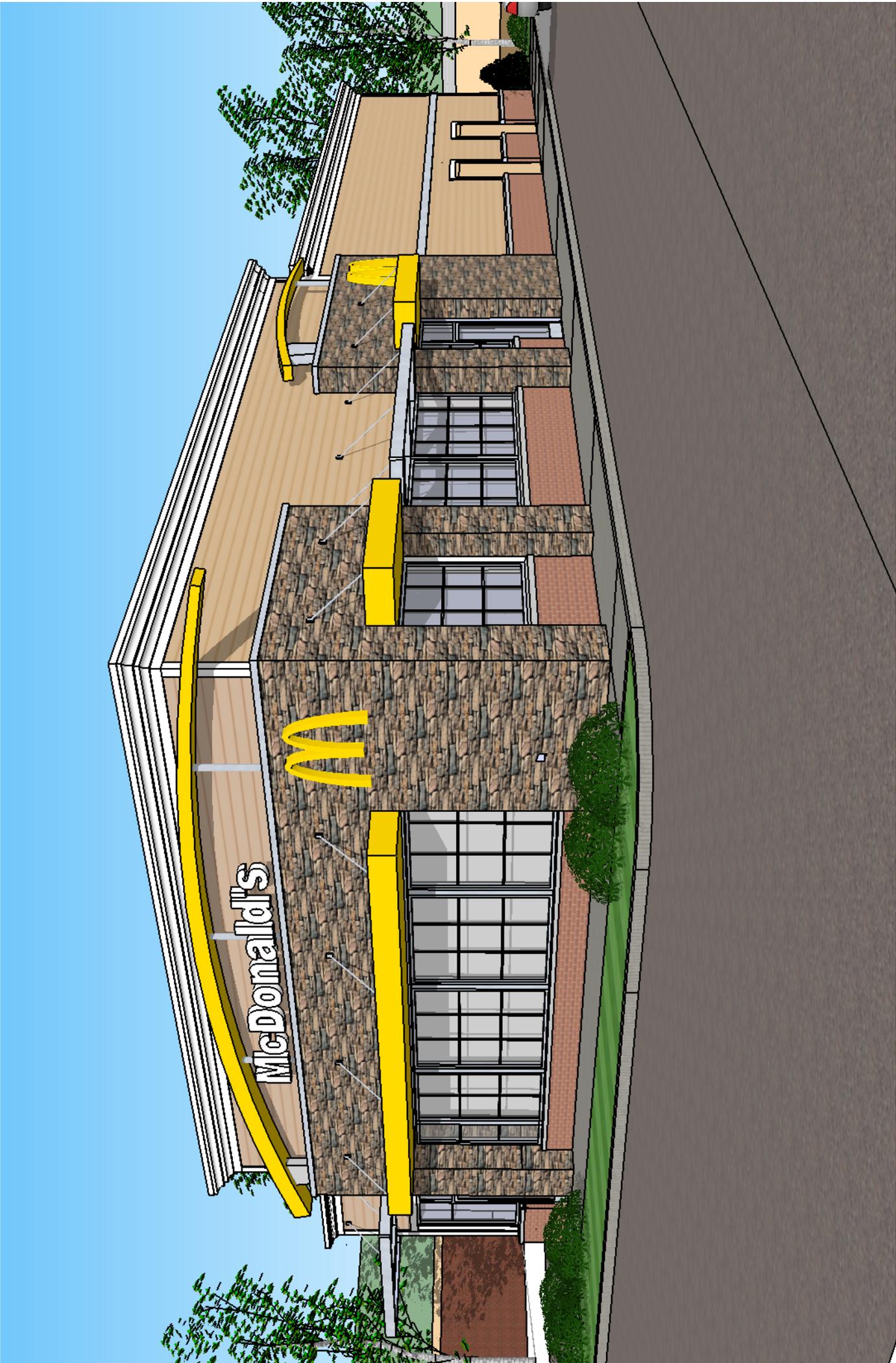
McDonald's
Purcellville, Virginia
Board of Architectural Review

SUBMISSION

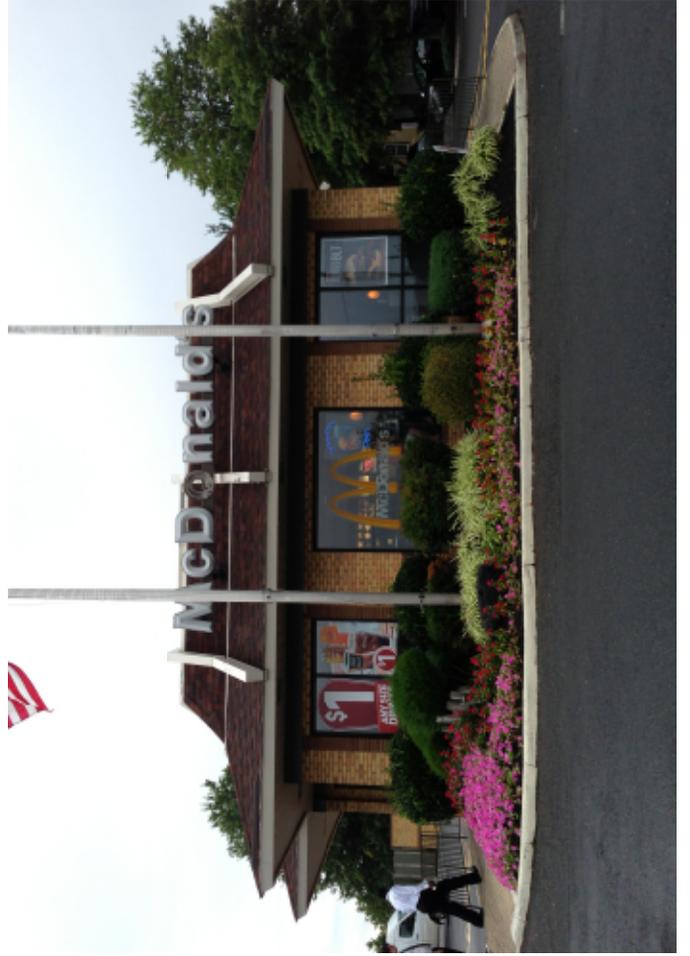
2-25-16

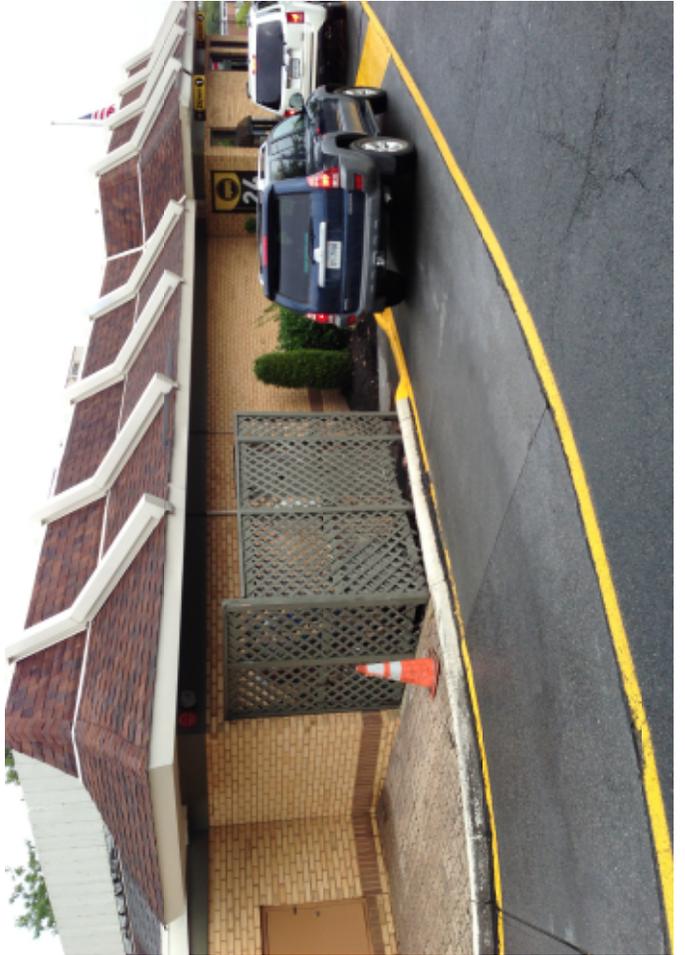
CONTENTS:

SKETCHED VIEWS OF PROPOSED BUILDING
PHOTOS OF EXISTING MCDONALD'S
PHOTOS OF SURROUNDINGS
EXTERIOR MATERIALS & SPECIFICATIONS





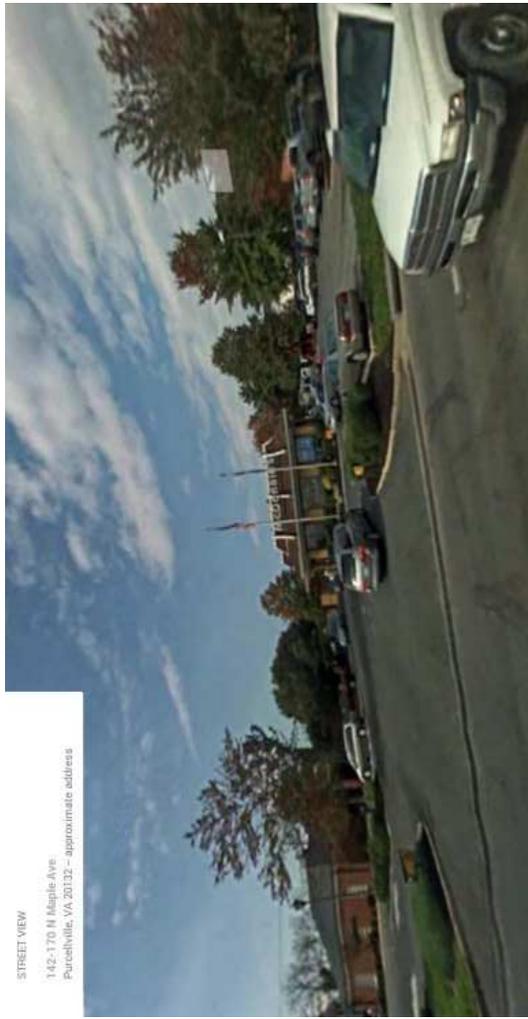




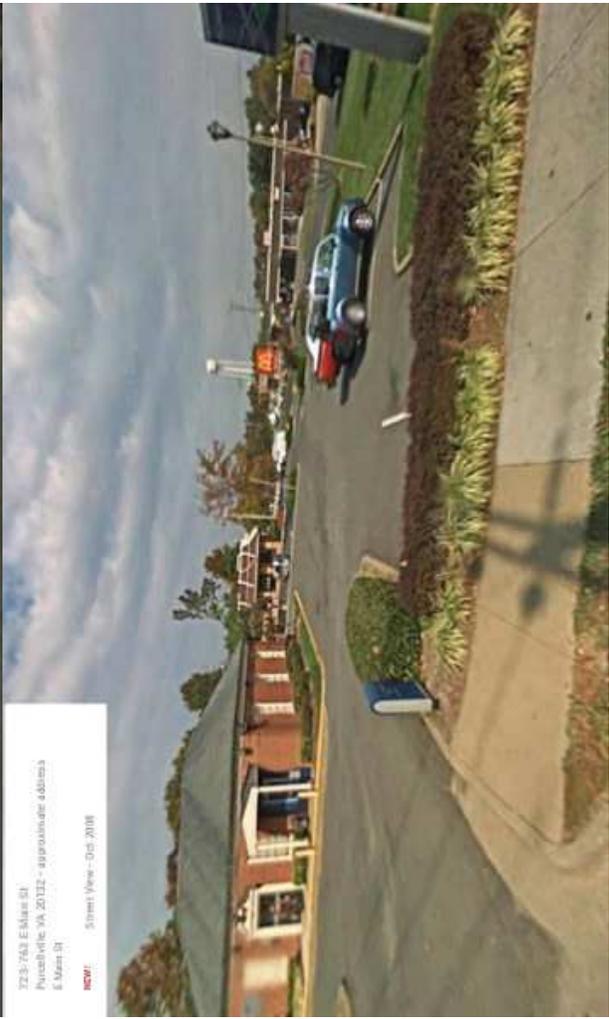








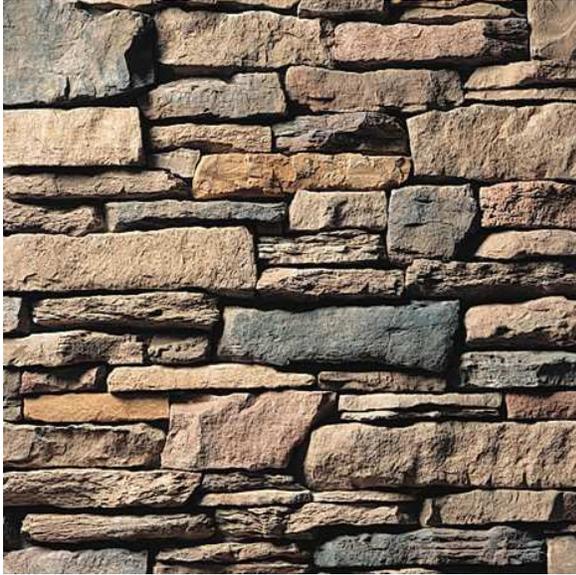
STREET VIEW
142-170 N Maple Ave
Purcellville, VA 20132 - approximate address



723-763 E Main St
Purcellville, VA 20132 - approximate address
E Main St
NEW! Street View - Oct 2008

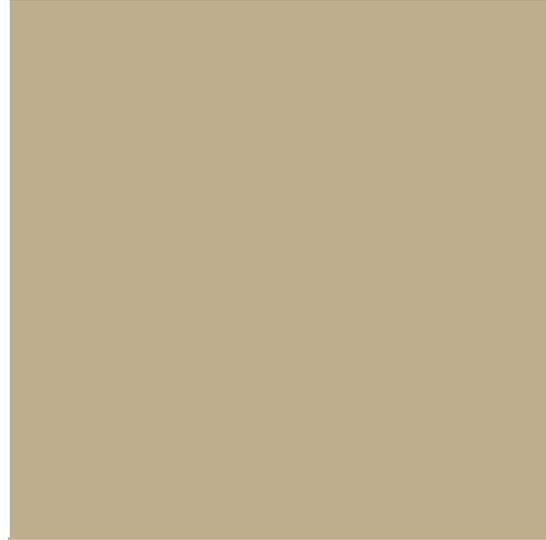
McDonald's
Purcellville, Virginia
EXTERIOR MATERIALS

8-15-14



STONE

MANUF: Boral Cultured Stone
SERIES: Southern Ledgestone
COLOR: Chardonnay



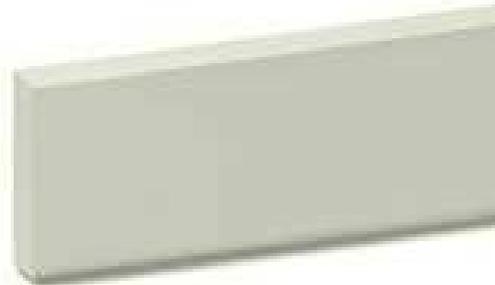
SIDING

MANUF: James Hardie
MATERIAL: Cement Fiber
SERIES: Hardieplank
SIZE: 7" exposure
COLOR: Autumn Tan
TEXTURE: Smooth



BRICK

MANUF: Belden
SERIES: Extruded
SIZE: Standard Modular
COLOR: Rubigo Red Velour



TRIM

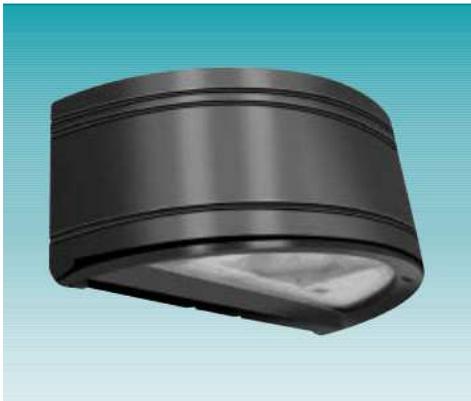
MANUF: James Hardie
MATERIAL: Cement Fiber
SERIES: Hardietrim
SIZE: 4/4 thick
WIDTH/SHAPE: Varies
COLOR: White
TEXTURE: Smooth



PRECAST CONC WATER TABLE
 MANUF: TBD
 MATERIAL: Precast Concrete
 SIZE: 2.5" thick minimum
 COLOR: NATURAL



STOREFRONT
 MANUF: Kawneer
 MODEL: Trifab 451
 MATERIAL: Anodized Alumium
 COLOR: Clear
 SIZE: 2"X 4.5" Cross Section
 GLAZING: Insulated



RADIUS WALL SCONCE
 MANUF: Security Lighting
 MODEL: RWSC 30LED WD
 MATERIAL: Cast Aluminum
 COLOR: Platinum Silver
 LAMP: LED
 ILLUMINATION: Down Only



LED ACCENT LIGHT
 MANUF: Security Lighting
 MODEL: HIRAF Linear DO
 COLOR: Clear Aluminum
 LAMP: LED
 ILLUMINATION: Down Only

McDonald's
Purcellville, Virginia
EXTERIOR MATERIALS
8-15-14



EXTERIOR IMAGE OF A SIMILAR MCDONALD'S SHOWING TYPICAL DETAILS, TRIMWORK, SIGNS, TRELLISES AND CANOPIES AS THEY WILL BE APPLIED TO PURCELLVILLE. REFER TO MATERIAL DESCRIPTIONS ON PREVIOUS PAGES FOR STONE, BRICK, SIDING AND TRIM COLOR.

RADIUS WALL SCONCE



The RWSC Series radius wall sconce offers maximum versatility with multiple light sources and finishes. The available combination of uplight/downlight washes the building facade while the radial soft form housing will complement similar architectural design elements.

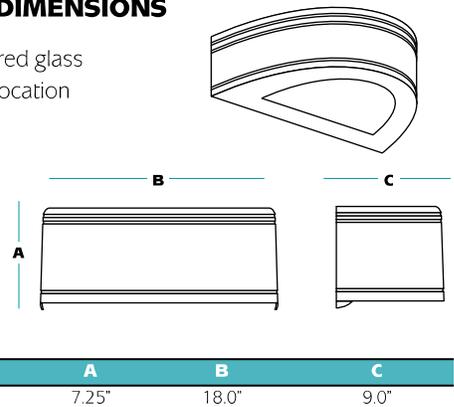


Fixture Specifications

FEATURES

- Durable cast aluminum housing
- Available in various lighting distributions for maximum versatility
- Integrated design eliminates high angle brightness
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lenses suitable for use in wet location
- Ships complete with lamp
- Downlight only, full cut-off Dark Sky compliant

DIMENSIONS



ORDERING INFORMATION

SAMPLE CATALOG NUMBER

RWSC **XXXXXX** **XX** **XX** **XXX**
 Series Wattage/Source Distribution Finish Voltage

SERIES	DISTRIBUTION	VOLTAGE
RWSC Radius Wall Sconce	UD Uplight/Downlight	120 120 volt
	WD Downlight only (wide distribution)- standard	277 277 volt
	FT Downlight only (forward throw)	MT Multi-Tap
WATTAGE/SOURCE ¹	FINISH ²	OPTIONS
70PMH 70 watt pulse start metal halide	DB Dark Bronze	OSL Quartz re-strike with lamp
100PMH 100 watt pulse start metal halide	BK Black	F Single fusing
150PMH 150 watt pulse start metal halide	WH White	FF Double fusing
70HPS 70 watt high pressure sodium	PS Platinum Silver	EM12³ 1 MR11/MR16 two pin socket for 12v power (by others) 35w max. 35w MR11 lamp included.
100HPS 100 watt high pressure sodium		2EM12³ 2 MR11/MR16 two pin sockets for 12v power (by others) 35w max. 35w MR11 lamp included.
150HPS 150 watt high pressure sodium		
26QF 26 watt quad tube fluorescent		
32TRF 32 watt triple tube fluorescent		
42TRF 42 watt triple tube fluorescent		
226QF 2x26 watt quad tube fluorescent		
232TRF 2x32 watt triple tube fluorescent		
242TRF 2x42 watt triple tube fluorescent		
30LED 30 watt LED ⁴		
ACCESSORIES		
	EM Remote emergency ballast (fluorescent only)	

1 Consult factory for other lamp wattage and sources.
 2 Other finishes available. Consult factory.
 3 Available with WD distribution only.
 4 Not for use with LED source.



A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

www.securitylighting.com

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642

HIRAF LINEAR LED FACADE FIXTURE



The HIRAF Linear Facade Lighting System is a holistic LED lighting solution designed from a clean slate to maximize the lighting effect for marketing your building as your brand while keeping energy usage and maintenance to an absolute minimum. Thanks to its intuitive plug and play mounting design with integral driver system, installation is quick and simple and only requires that power be brought to one fixture in each continuous row. The long life LED source minimizes maintenance to only an occasional cleaning of outer lens surfaces. This system is truly a "set it and forget it" solution only from Security Lighting!

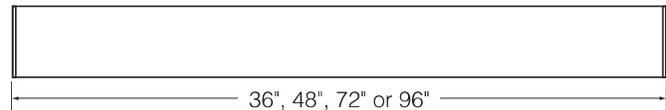
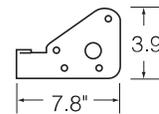


Fixture Specifications

FEATURES

- Extruded aluminum construction, finished in weatherproof powder-coat paint
- Tempered glass lenses
- Power feed required only at beginning of each continuous row; subsequent fixtures plug together in series
- Fully integral driver system for completely self-contained lighting system
- Aluminum mounting brackets are finished in powder-coat paint and each order ships with a formed drilling template for ease of installation
- 70 CRI standard
- 5200K color temperature standard. Consult factory for others.
- 50,000 hour long life LED illumination
- Fixtures available in up and down light, down light only or up light only

DIMENSIONS



ORDERING INFORMATION

SAMPLE CATALOG NUMBER

HIRAF | **LED** | **XX** | **XX** | **XXX** | **PS**
 Series | Source | Size | Distribution | Voltage | Finish

SERIES

HIRAF Linear Façade Fixture

SOURCE

LED LED

SIZE

96 8-Foot
72 6-Foot
48 4-Foot
36 3-Foot

DISTRIBUTION

UD Up and Down Light
DO Down Light Only
UO Up Light Only

VOLTAGE

120 120-Volt
277 277-Volt

FINISH

Standard:
PS = Platinum Silver
WH = White
BL = Black
DB = Dark Bronze

Custom Color: Consult Factory

ACCESSORIES

HIRAFLEDWHIPKIT

Power whip kit (one required per row of fixtures or one per fixture if not mounting continuous row)

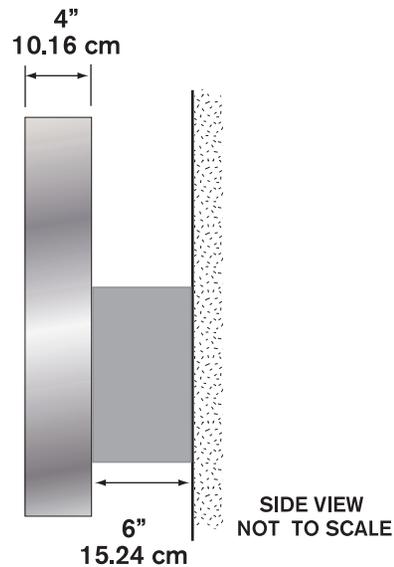
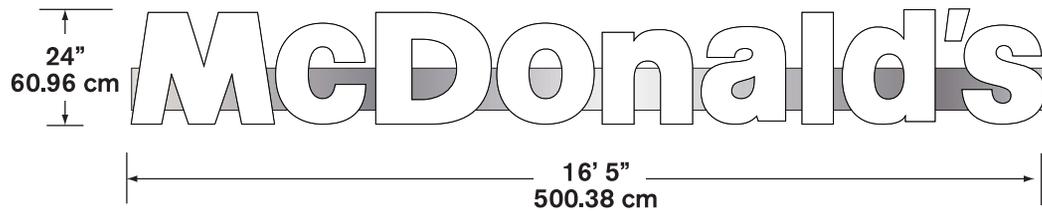


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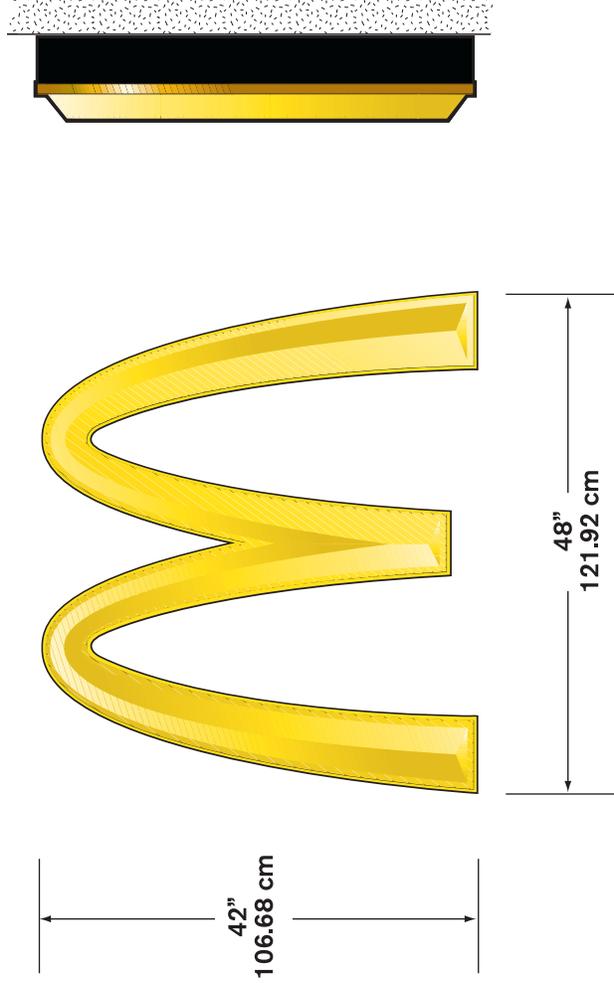
Illumination: LED

Electrical: 1.6 AMPS

Power Supply: (1) Amperor ANP90-30P1

Ship Weight:

42" Illuminated Building Arch - LED



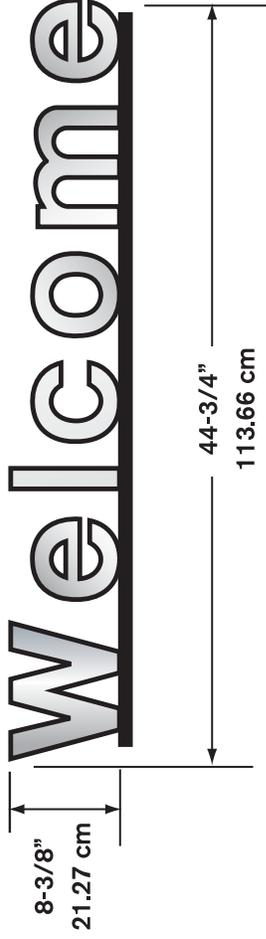
Illumination: LED

Electrical: .44 Amps

Self Contained Power Supply: OSRAM OPTOTRONIC OT75-120-24

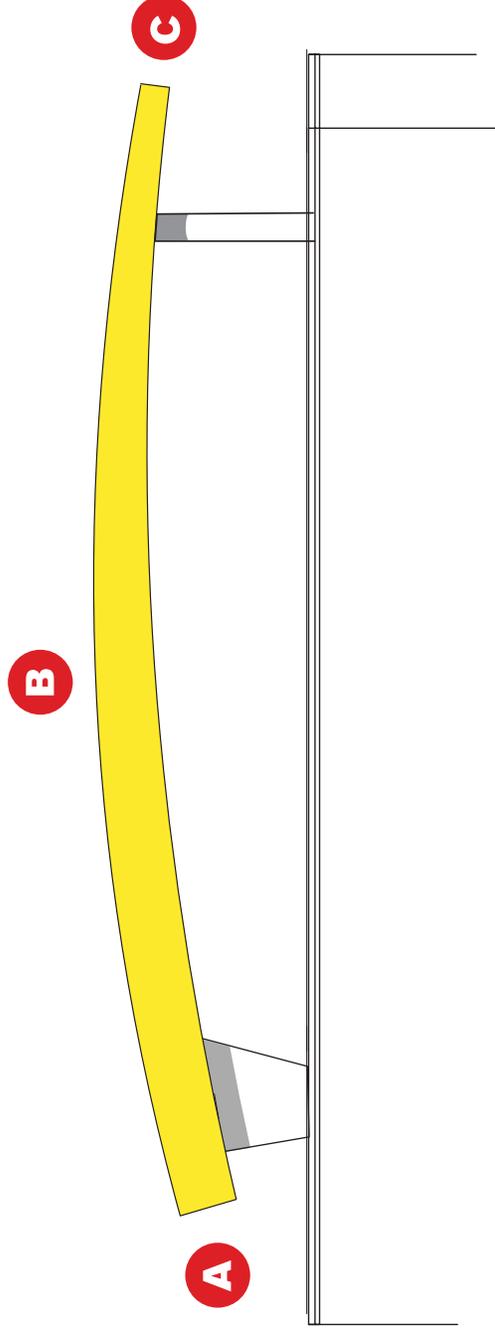
Ship Weight: 40 lbs.

Welcome Sign



Illumination: N/A
Ship Weight: 16 lbs.
Other: 3/4" thickness cutout aluminum letters.

Roof Cap Elements (RCE)



4587 Series

Front Arcade: 45'-7"
 Entry Arcade: 18'-0"
 Drive Thru Hearth: 9'-10"

38101 Series

Front Arcade: 34'-11"
 Entry Arcade: 18'-0"
 Drive Thru Hearth: 9'-10"

3692 Series

Front Arcade: 34'-11"
 Entry Arcade: 18'-0"
 Drive Thru Hearth: 9'-10"

Size:	45'-7"	34'-11"	18'	9'-10"
Dimensions:	A 15.67" (39.80cm) B 45'-7" (1389.38 cm) C 5.38" (3.66 cm)	A 15.67" (39.80cm) B 34'-11" (1064.26cm) C 7.12" (18.08 cm)	A 7.39" (18.77 cm) B 18'-0" (548.64 cm) C 3" (7.62 cm)	A 6" (15.24 cm) B 9'-10" (274.32 cm) C 3" (7.62 cm)
Ship Weight:	473 lbs.	352 lbs.	131 lbs.	90 lbs.