



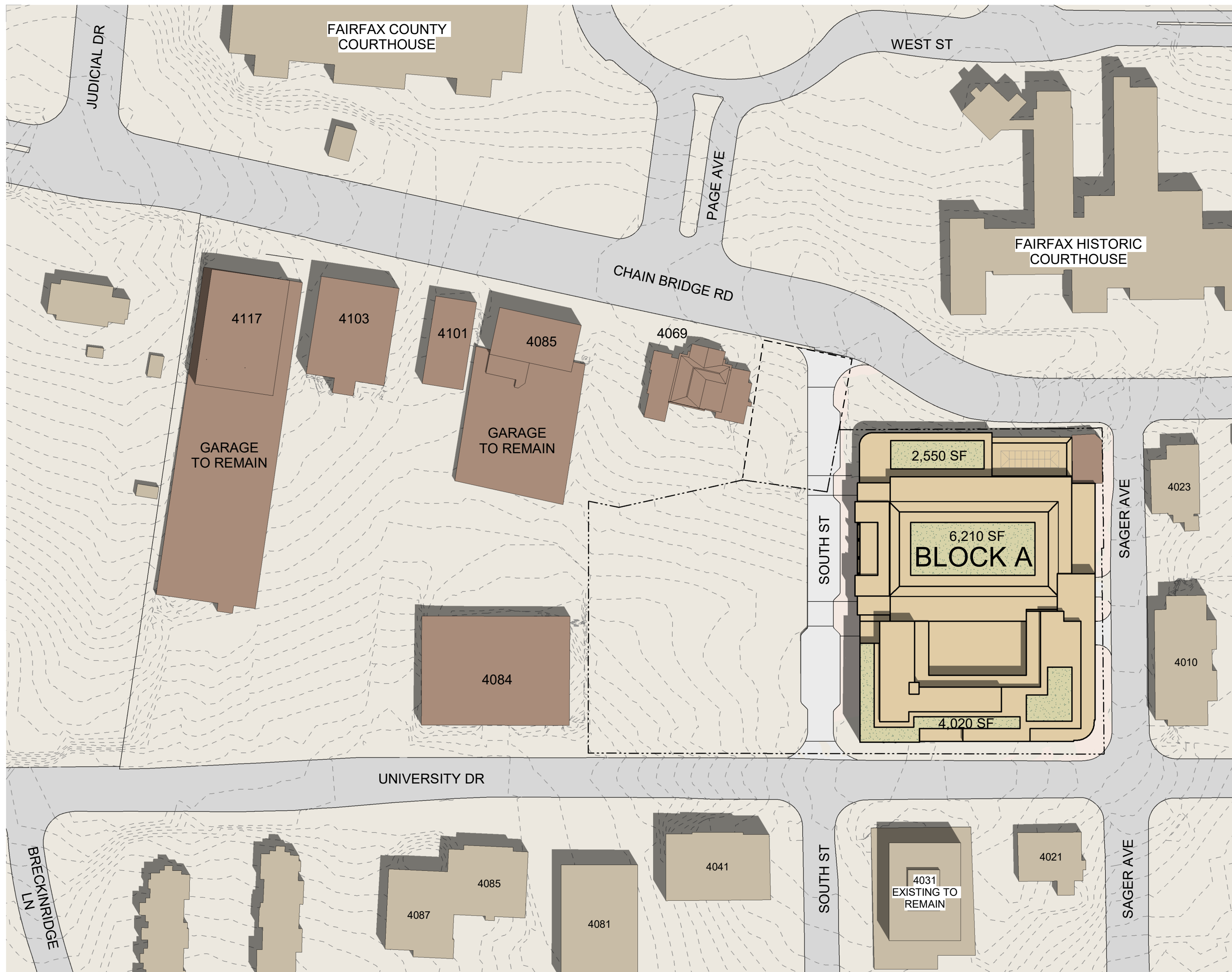
PRE-APPLICATION SUBMISSION

The Ox Fairfax



BLOCK A - SITE EXTENTS

The Ox Fairfax



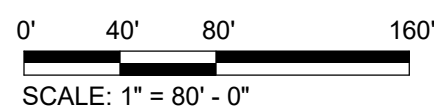
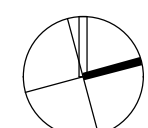
GFA			
Block Name	Program	Floor Area	Count
Block A			
A.1	Conference Center	29,106 SF	
A.1	Hotel	106,365 SF	163 Keys
A.1	Music Hall	120,911 SF	4000 Seats
A.1	Retail	18,544 SF	
Project Total:		274,926 SF	



ROOFTOP OPEN SPACE
TOTAL: 12,780 SF

SITE PLAN

The Ox Fairfax





GFA

Block Name	Program	Floor Area	Count
Block A			
A.1	Conference Center	29,106 SF	
A.1	Hotel	106,365 SF	163 Keys
A.1	Music Hall	120,911 SF	4000 Seats
A.1	Retail	18,544 SF	

Project Total: 274,926 SF

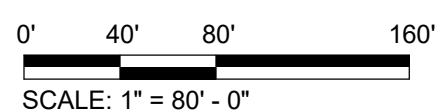
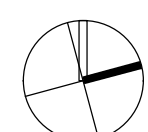
LEGEND

 MUSIC HALL	 EXISTING BUILDINGS	
 HOTEL	 LOADING	← GARAGE ENTRY
 RETAIL	 PARKING	← LOADING ENTRY

NOTE: PLANS AND FIGURES ARE BEST ESTIMATES BASED ON CITY OF FAIRFAX GIS DATA. ACTUAL SITE AREA AND EXTENTS NEED TO BE VERIFIED WITH A SITE SURVEY IN ORDER TO VERIFY ACTUAL YIELDS.

BLOCK A - GROUND FLOOR USES

The Ox Fairfax



GFA			
Block Name	Program	Floor Area	Count
Block A			
A.1	Conference Center	29,106 SF	
A.1	Hotel	106,365 SF	163 Keys
A.1	Music Hall	120,911 SF	4000 Seats
A.1	Retail	18,544 SF	
Project Total:		274,926 SF	
		274,926 SF	
Parking			
Block A			
LEVEL 1	Street	5	
P0	Structured	36	
P1	Structured	56	
P2	Structured	181	
P3	Structured	181	
		459	
Parking			
Total Spaces Required: 702			
Block A - Total Parking Spaces: 459			
Surface Parking Lot Spaces: 147			
Total Delta: -96			



The Ox Fairfax
BLOCK A

DMSAS PROJECT #: P2102

OWNER
OX HILL COMPANIES
1707 L ST. NW, SUITE 400
FAIRFAX, VA 22030

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS, INC.
1707 L ST. NW, SUITE 400
WASHINGTON, D.C. 20036

ARCHITECT OF RECORD

CIVIL ENGINEER:
URBAN-LTD
4200 D. TECHNOLOGY COURT
CHANTILLY, VA 20151

TRAFFIC ENGINEER:
GOROVE-SLADE ASSOCIATES INC.
3914 CENTREVILLE RD. SUITE 300
CHANTILLY, VA 20151

LANDSCAPE ARCHITECT:
URBAN-LTD
4200 D. TECHNOLOGY COURT
CHANTILLY, VA 20151

STRUCTURAL ENGINEER:

MEP ENGINEER:

Design Documents have been prepared solely for the limited purpose of establishing the Project's aesthetic architectural design intent. The Design Documents shall not be used for construction, permitting, or any other use inconsistent with the limited purpose of establishing aesthetic architectural design intent. Any dimensional or technical information contained in the Design Documents is provided solely for illustrative purposes and shall not be relied upon. Any use of the Design Documents for purposes other than establishing the Project's aesthetic architectural design intent shall be at user's sole risk and without liability to the Design Architect. Further, to the extent permitted by law, any use of these Design Documents constitutes an agreement by the user to indemnify and hold harmless the Design Architect and its officers, directors, employees and consultants from all damages, liability, costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such damages, liability, costs and expenses arise from use of the Design Documents for purposes other than establishing the Project's aesthetic architectural design intent. Any use of these Design Documents for any purpose constitutes acceptance of the above terms and conditions by the user.

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REVISIONS

#	DATE	DESCRIPTION

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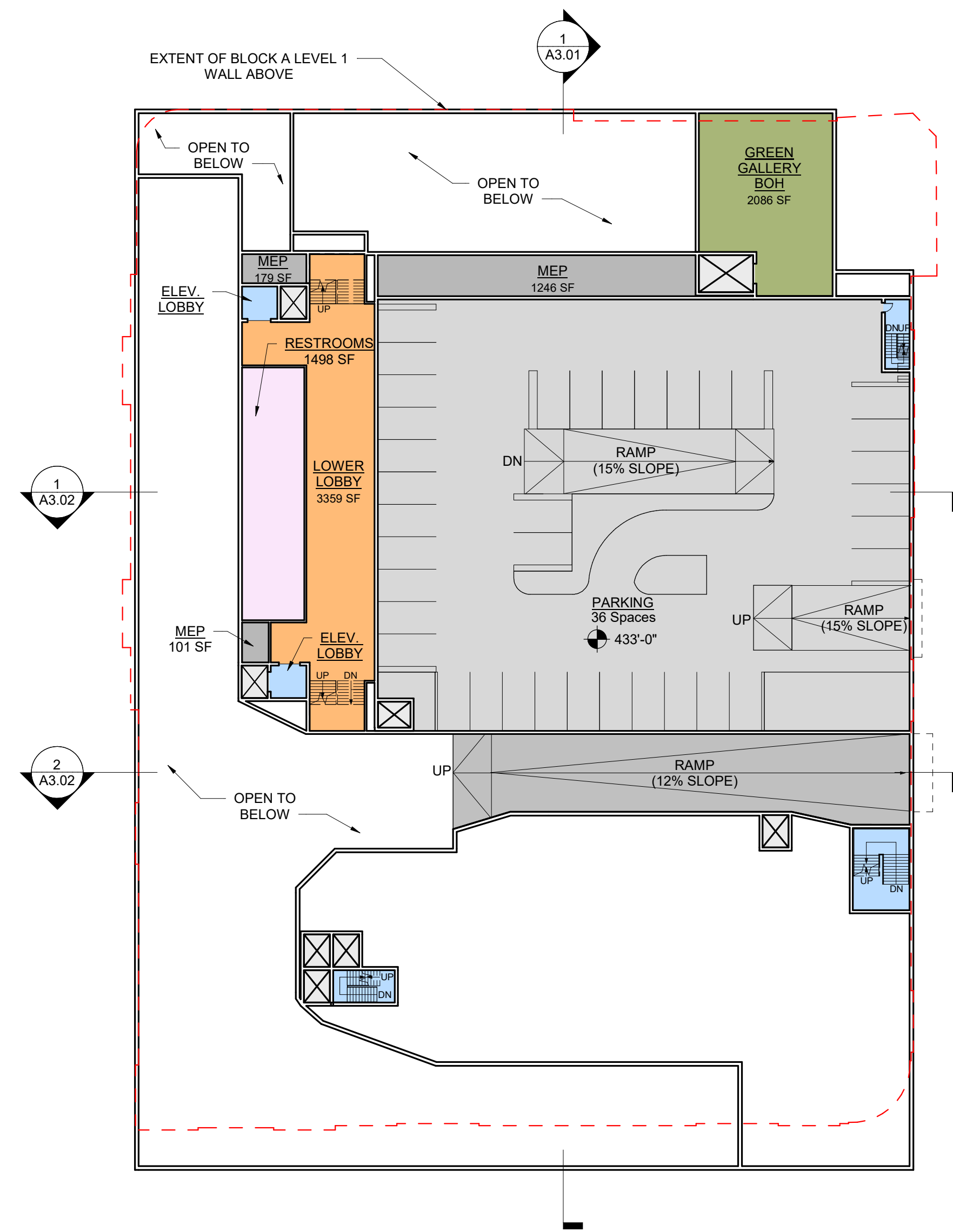
ISSUED: 04/20/23

SHEET TITLE:
LEVEL P2/3, P1, P0 - FLOOR PLANS

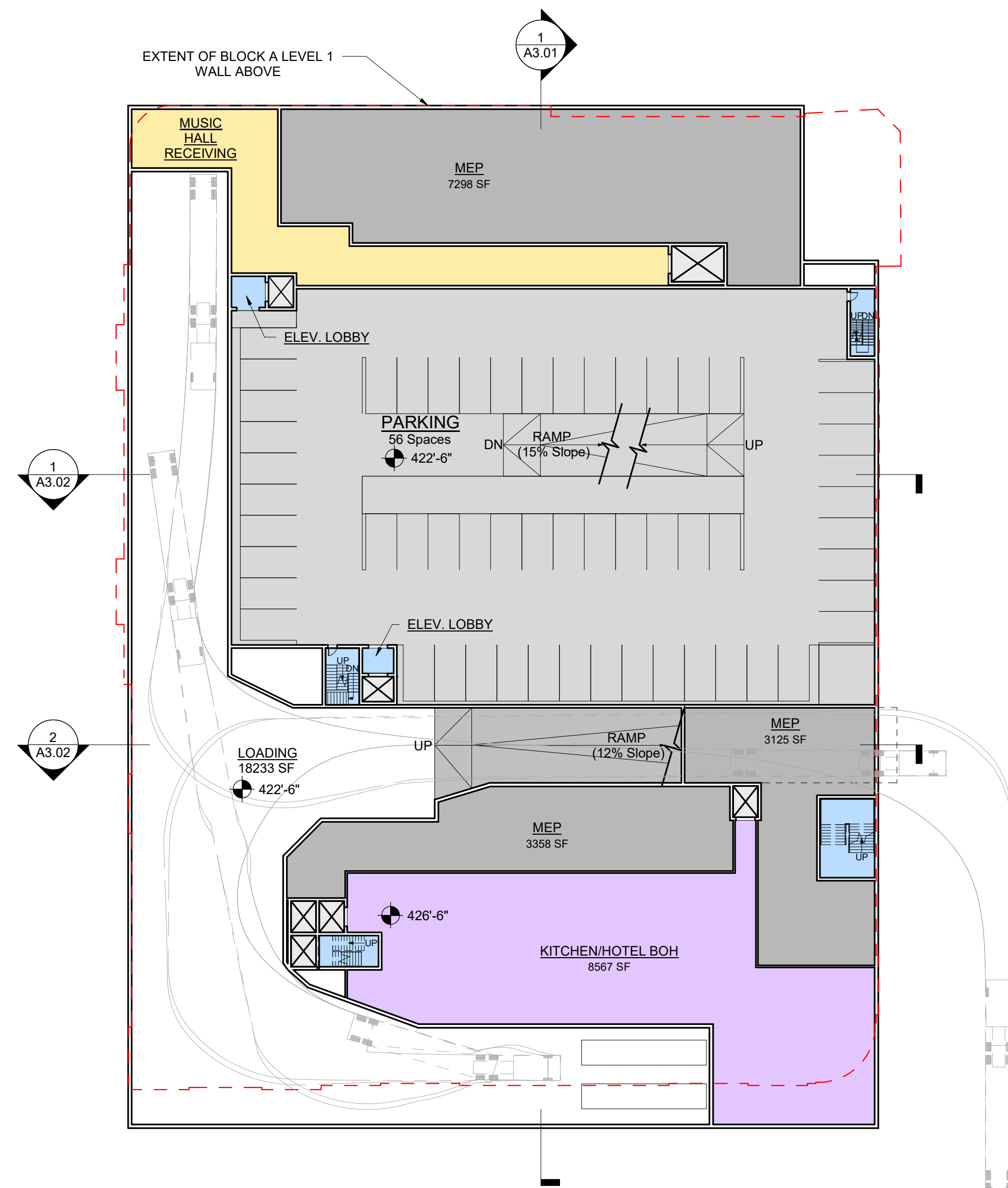
SHEET NO.:

A1.01

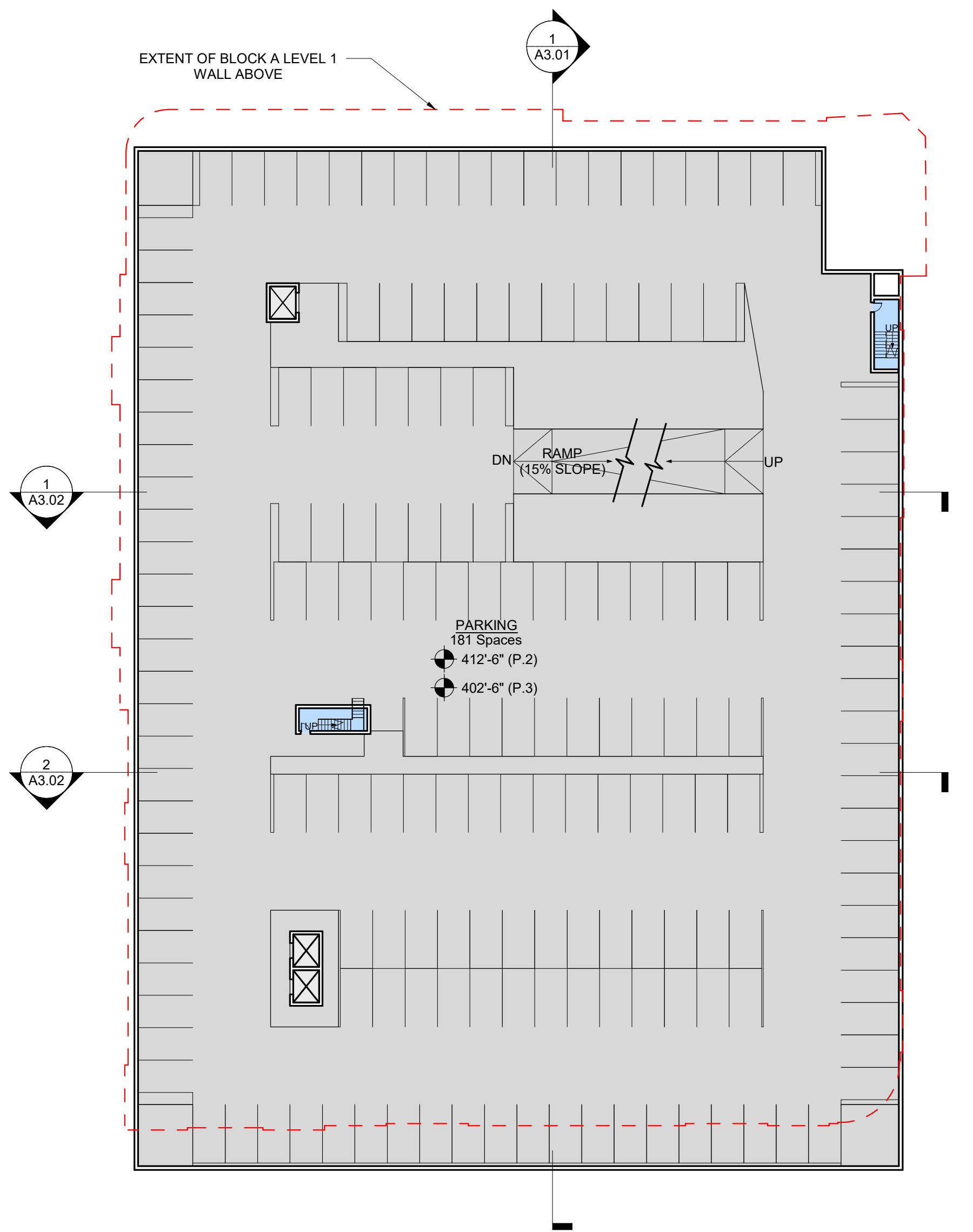
GENERAL NOTE:
1) FLOOR PLANS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON LEASING AND ARCHITECTURAL DEVELOPMENT.



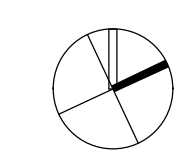
3 LEVEL P0 - FLOOR PLAN
SCALE: 1/32" = 1'-0"

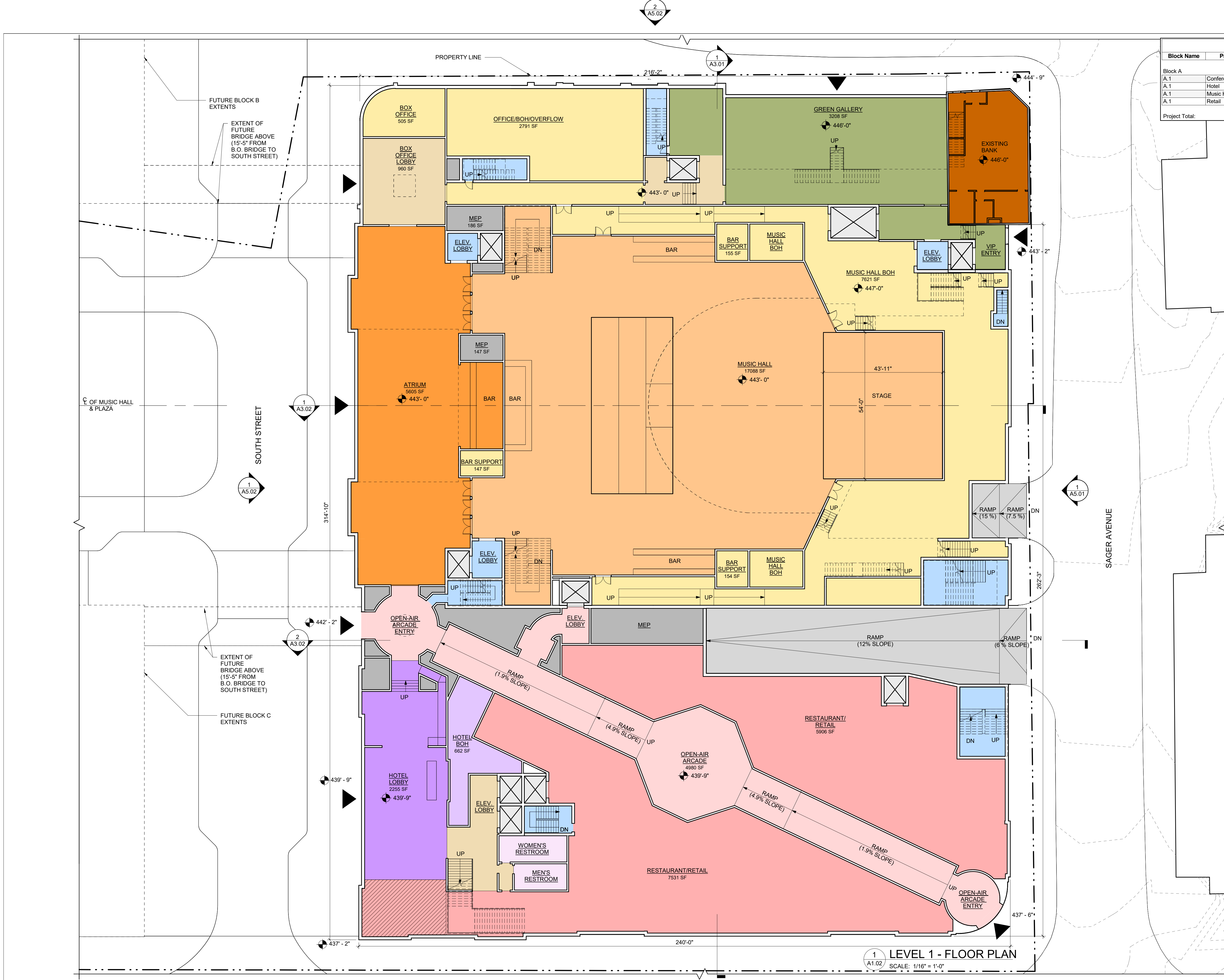


2 LEVEL P1 - FLOOR PLAN
SCALE: 1/32" = 1'-0"



1 LEVEL P2/P3 - FLOOR PLAN
SCALE: 1/32" = 1'-0"





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A.1	Hotel	106,365 SF	163 Keys
A.1	Music Hall	120,911 SF	4000 Seats
A.1	Retail	18,544 SF	
Project Total:		274,926 SF	

Ox Hill Companies

DAVID M. SCHWARZ ARCHITECTS

The Ox Fairfax
BLOCK A

DMSAS PROJECT #: P2102

OWNER
OX HILL COMPANIES
10523 MAIN ST, SUITE 200
FAIRFAX, VA 22030

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS, INC.
1707 L ST. NW, SUITE 400
WASHINGTON, D.C. 20036

ARCHITECT OF RECORD

CIVIL ENGINEER:
URBAN-LTD
4200 D. TECHNOLOGY COURT
CHANTILLY, VA 20151

TRAFFIC ENGINEER:
GOROVE-SLADE ASSOCIATES INC.
3914 CENTERVILLE RD. SUITE 300
CHANTILLY, VA 20151

LANDSCAPE ARCHITECT:
URBAN-LTD
4200 D. TECHNOLOGY COURT
CHANTILLY, VA 20151

STRUCTURAL ENGINEER:

MEP ENGINEER:

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REVISIONS

#	DATE	DESCRIPTION

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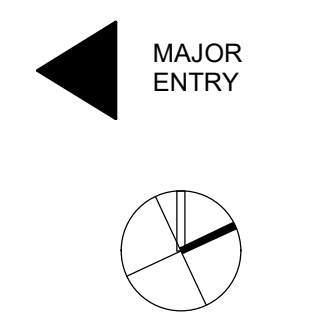
ISSUED: 04/20/23

SHEET TITLE:
LEVEL 1 - FLOOR PLAN

SHEET NO.:

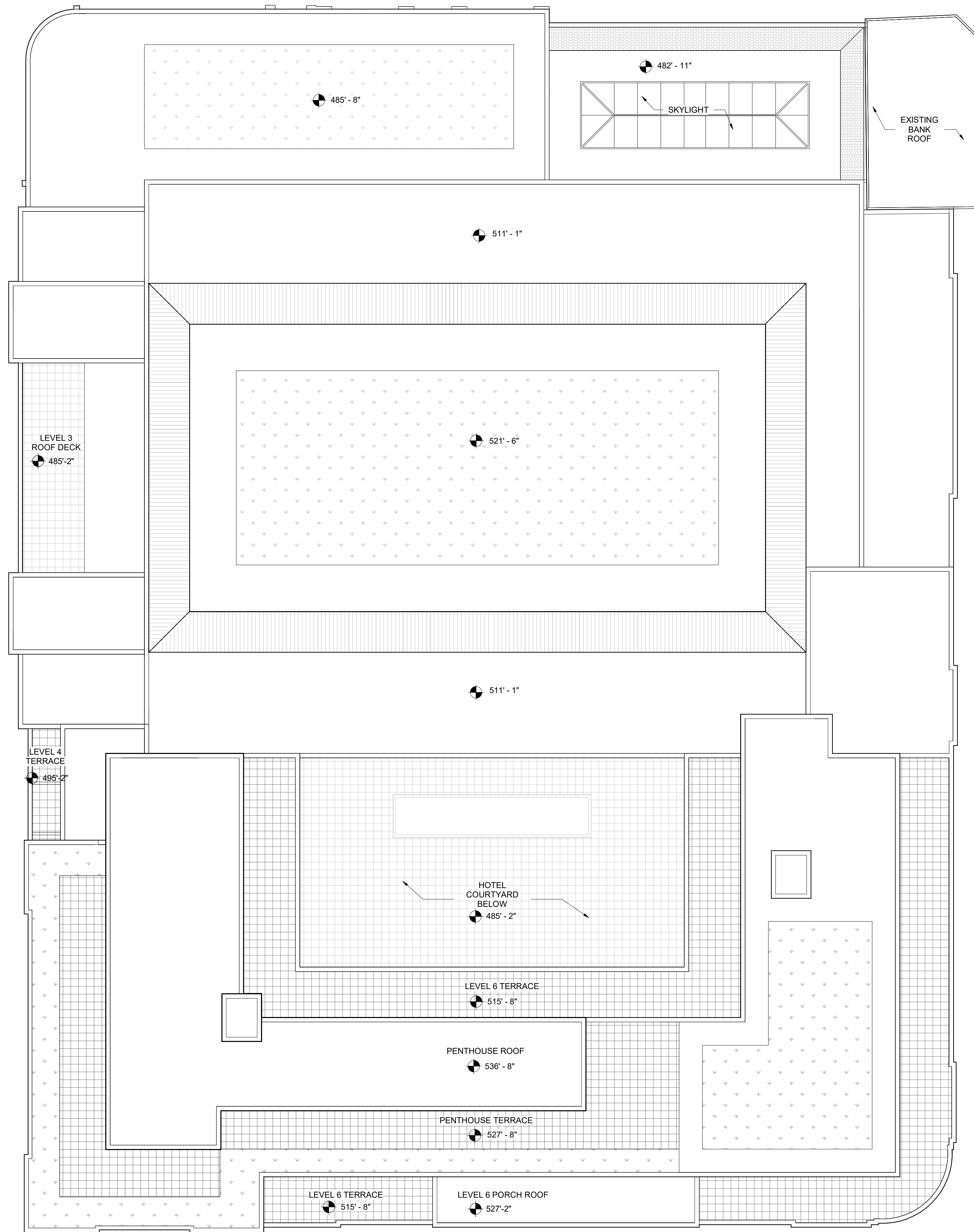
A1.02

GENERAL NOTE:
1) FLOOR PLANS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON LEASING AND ARCHITECTURAL DEVELOPMENT.



1 LEVEL 1 - FLOOR PLAN
SCALE: 1/16" = 1'-0"

GFA			
Block Name	Program	Floor Area	Count
Block A			
A.1	Conference Center	29,106 SF	
A.1	Hotel	106,365 SF	163 Keys
A.1	Music Hall	120,911 SF	4000 Seats
A.1	Retail	18,544 SF	
Project Total:		274,926 SF	



ROOF MATERIAL KEY

- FLAT ROOF ASSEMBLY
- GREEN ROOF
- TERRACE
- MTL MANSARD ROOF
- CLAY ROOF TILE

GENERAL NOTE: GREEN ROOF LOCATIONS SHOWN ARE ILLUSTRATIVE

1 ROOF PLAN
A1.05 SCALE: 1/16" = 1'-0"



The Ox Fairfax
BLOCK A
DMSAS PROJECT #: P2102

OWNER
OX HILL COMPANIES
10523 MAIN ST, SUITE 200
FAIRFAX, VA 22030

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS, INC
1707 L ST. NW, SUITE 400
WASHINGTON, D.C. 20036

ARCHITECT OF RECORD

CIVIL ENGINEER:
URBAN-LTD
4200 D. TECHNOLOGY COURT
CHANTILLY, VA 20151

TRAFFIC ENGINEER:
GOROVE-SLADE ASSOCIATES INC.
3914 CENTERVILLE RD. SUITE 300
CHANTILLY, VA 20151

LANDSCAPE ARCHITECT:
URBAN-LTD
4200 D. TECHNOLOGY COURT
CHANTILLY, VA 20151

STRUCTURAL ENGINEER:

MEP ENGINEER:

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REVISIONS

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ISSUED: 04/20/23

SHEET TITLE:
ROOF PLAN

SHEET NO.:

A1.05

OWNER
 OX HILL COMPANIES
 10523 MAIN ST. SUITE 200
 FAIRFAX, VA 22030

DESIGN ARCHITECT
 DAVID M. SCHWARZ ARCHITECTS, INC.
 1707 L ST. NW, SUITE 400
 WASHINGTON, D.C. 20036

ARCHITECT OF RECORD

CIVIL ENGINEER:

URBAN-LTD
 4200 D. TECHNOLOGY COURT
 CHANTILLY, VA 20151

TRAFFIC ENGINEER:

GOROVE-SLADE ASSOCIATES INC.
 3914 CENTERVILLE RD. SUITE 300
 CHANTILLY, VA 20151

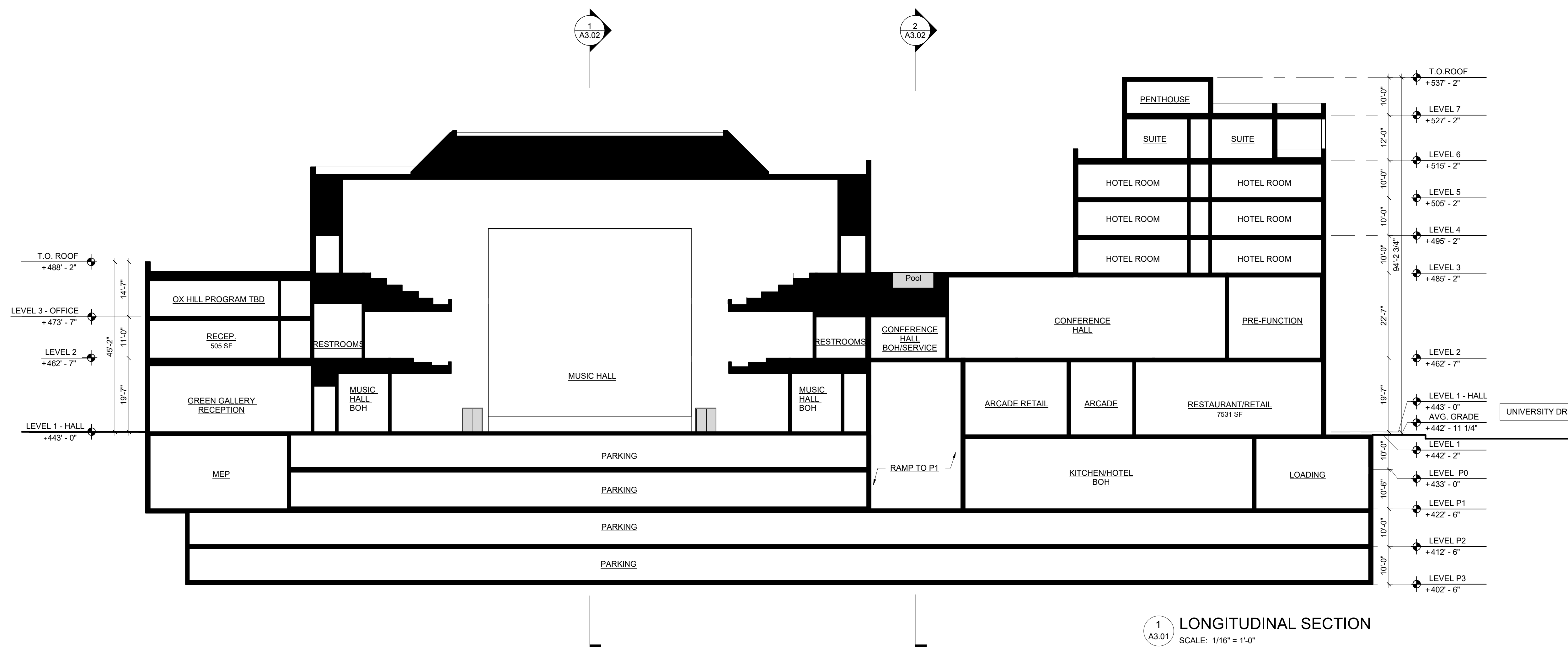
LANDSCAPE ARCHITECT:

URBAN-LTD
 4200 D. TECHNOLOGY COURT
 CHANTILLY, VA 20151

STRUCTURAL ENGINEER:

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1
A3.01 LONGITUDINAL SECTION
 SCALE: 1/16" = 1'-0"

REVISIONS

#	DATE	DESCRIPTION

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ISSUED: 04/20/23

SHEET TITLE:
 LONGITUDINAL SECTION

SHEET NO.:
A3.01

OWNER
 OX HILL COMPANIES
 10523 MAIN ST. SUITE 200
 FAIRFAX, VA 22030

DESIGN ARCHITECT
 DAVID M. SCHWARZ ARCHITECTS, INC.
 1707 L ST. NW, SUITE 400
 WASHINGTON, D.C. 20036

ARCHITECT OF RECORD

CIVIL ENGINEER:
 URBAN LTD
 4200 D. TECHNOLOGY COURT
 CHANTILLY, VA 20151

TRAFFIC ENGINEER:
 GOROVE-SLADE ASSOCIATES INC.
 3914 CENTERVILLE RD. SUITE 300
 CHANTILLY, VA 20151

LANDSCAPE ARCHITECT:
 URBAN LTD
 4200 D. TECHNOLOGY COURT
 CHANTILLY, VA 20151

STRUCTURAL ENGINEER:

MEP ENGINEER:

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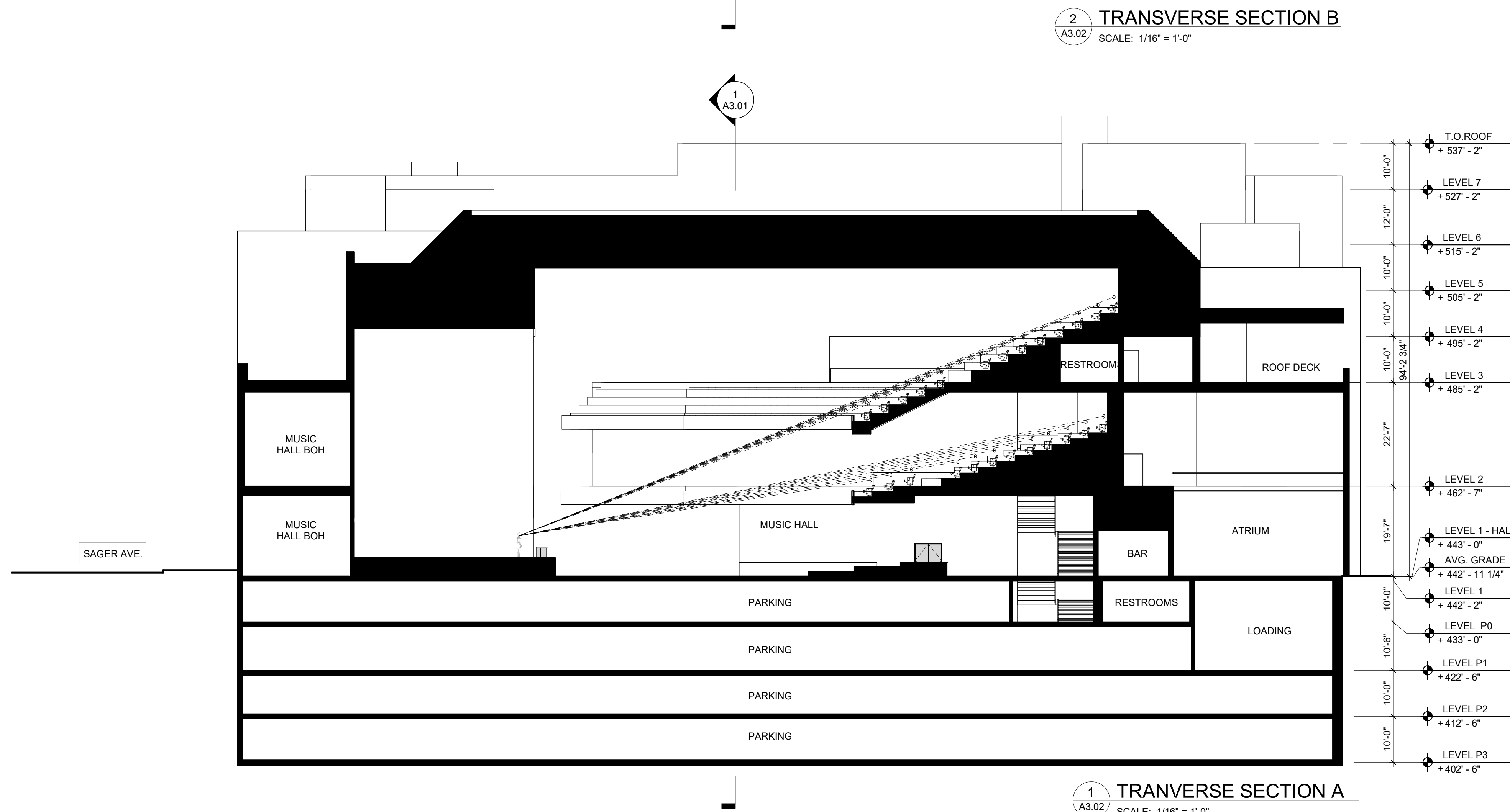
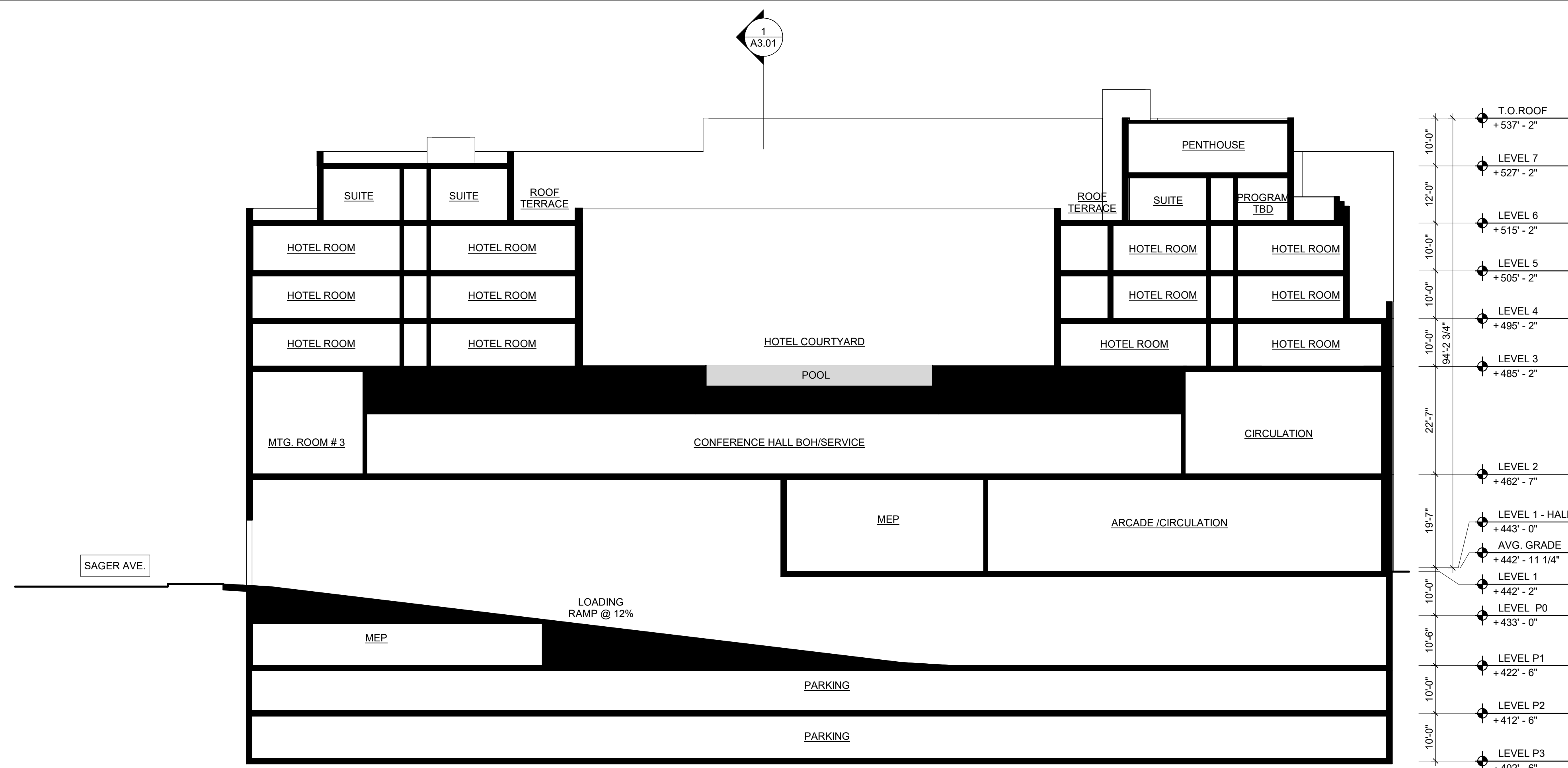
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ISSUED: 04/20/23

SHEET TITLE:
 TRANSVERSE SECTIONS

SHEET NO.:

A3.02



OWNER
 OX HILL COMPANIES
 10523 MAIN ST. SUITE 200
 FAIRFAX, VA 22030

DESIGN ARCHITECT
 DAVID M. SCHWARZ ARCHITECTS, INC.
 1707 L ST. NW, SUITE 400
 WASHINGTON, D.C. 20036

ARCHITECT OF RECORD

CIVIL ENGINEER:

URBAN-LTD
 4200 D. TECHNOLOGY COURT
 CHANTILLY, VA 20151

TRAFFIC ENGINEER:

GOROVE-SLADE ASSOCIATES INC.
 3914 CENTERVILLE RD. SUITE 300
 CHANTILLY, VA 20151

LANDSCAPE ARCHITECT:

URBAN-LTD
 4200 D. TECHNOLOGY COURT
 CHANTILLY, VA 20151

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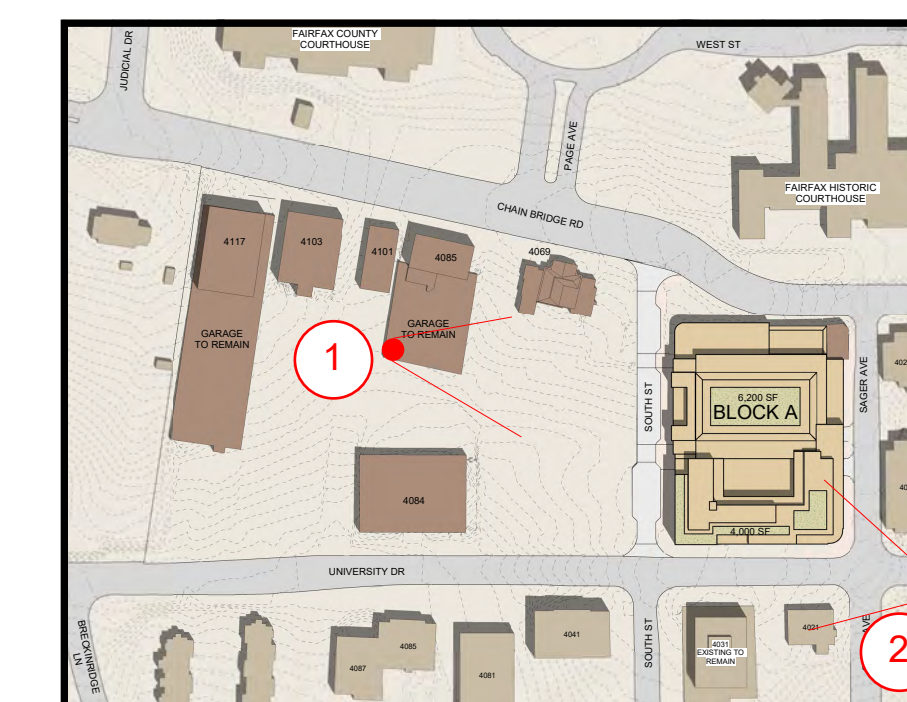
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2 UNIVERSITY DRIVE LOOKING SOUTH
 A5.00



1 PLAZA LOOKING NORTH
 A5.00



Rendering Views - Location Plan

REVISIONS

#	DATE	DESCRIPTION

PRINTED: 4/19/2023 7:13:38 PM

ISSUED: 04/20/23

SHEET TITLE:
 RENDERING VIEWS

SHEET NO.:

A5.00

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REVISIONS

#	DATE	DESCRIPTION

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ISSUED: 04/20/23

SHEET TITLE:
 EXTERIOR NORTH & EAST ELEVATIONS

SHEET NO.:

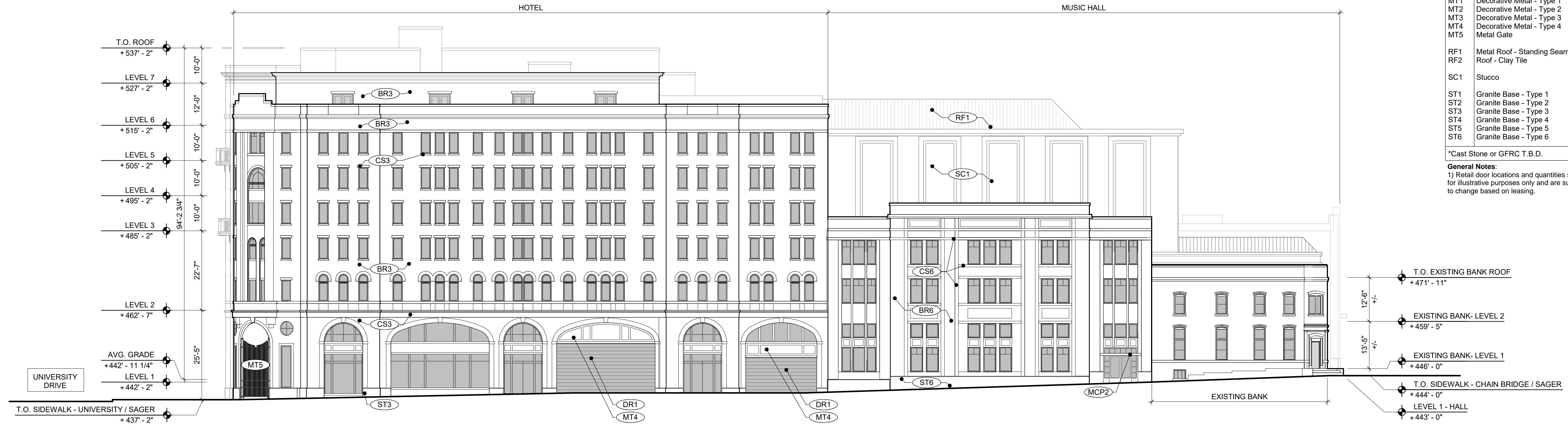
A5.01

MATERIAL KEY LEGEND

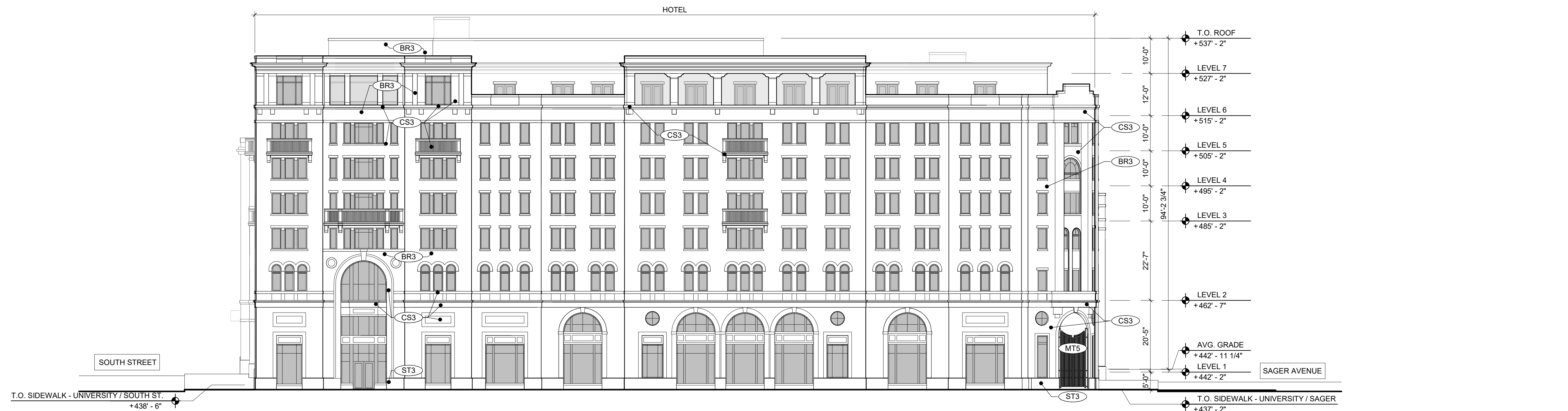
- BR1 Brick - Type 1
- BR2 Brick - Type 2
- BR3 Brick - Type 3
- BR4 Brick - Type 4
- BR5 Brick - Type 5
- BR6 Brick - Type 6
- CS1 Cast Stone - Type 1*
- CS2 Cast Stone - Type 2*
- CS3 Cast Stone - Type 3*
- CS4 Cast Stone - Type 4*
- CS5 Cast Stone - Type 5*
- CS6 Cast Stone - Type 6*
- DR1 Overhead Colling Door
- MCP1 Metal Canopy - Type 1
- MCP2 Metal Canopy - Type 2
- MCP3 Metal Canopy - Type 3
- MT1 Decorative Metal - Type 1
- MT2 Decorative Metal - Type 2
- MT3 Decorative Metal - Type 3
- MT4 Decorative Metal - Type 4
- MT5 Metal Gate
- RF1 Metal Roof - Standing Seam
- RF2 Roof - Clay Tile
- SC1 Stucco
- ST1 Granite Base - Type 1
- ST2 Granite Base - Type 2
- ST3 Granite Base - Type 3
- ST4 Granite Base - Type 4
- ST5 Granite Base - Type 5
- ST6 Granite Base - Type 6

*Cast Stone or GFRC T.B.D.

General Notes:
 1) Retail door locations and quantities shown for illustrative purposes only and are subject to change based on leasing.



North Exterior Elevation 2
 SCALE: 1/16" = 1'-0" A5.01



East Exterior Elevation 1
 SCALE: 1/16" = 1'-0" A5.01

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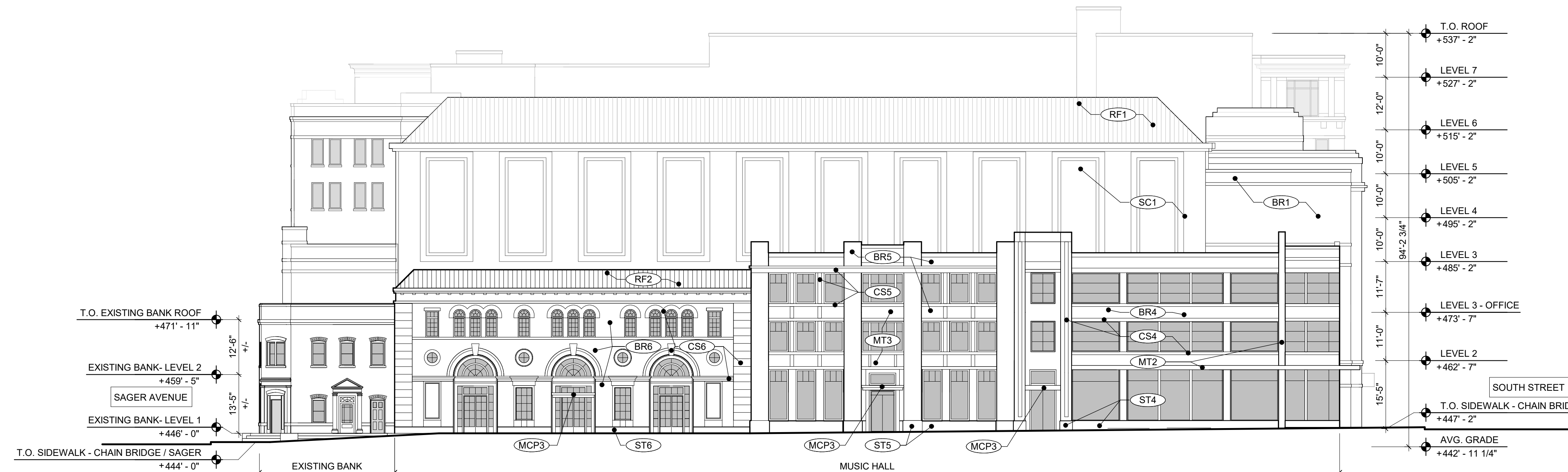
#	DATE	DESCRIPTION

MATERIAL KEY LEGEND

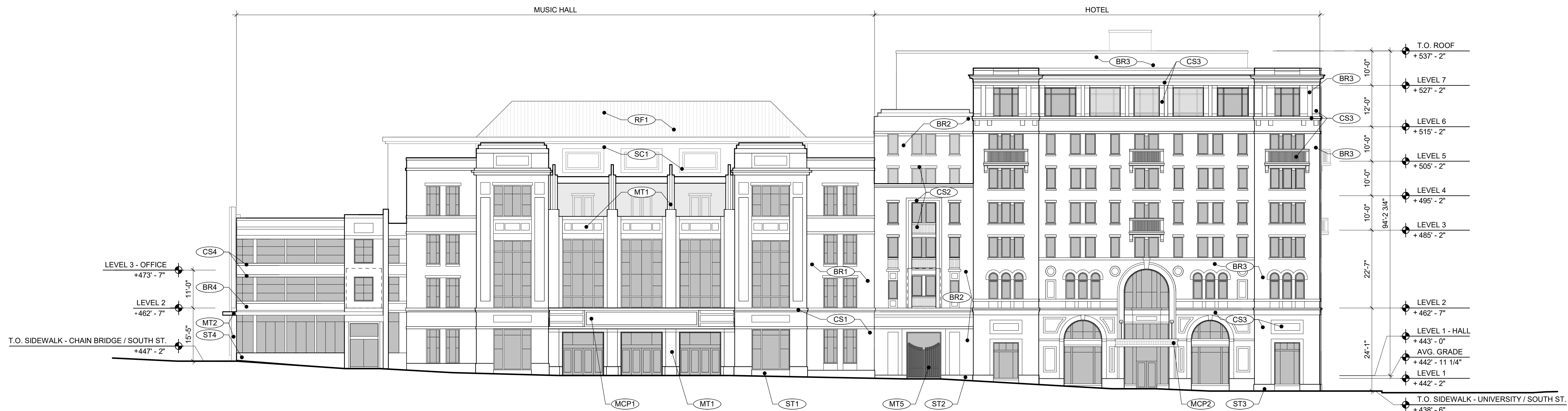
- BR1 Brick - Type 1
- BR2 Brick - Type 2
- BR3 Brick - Type 3
- BR4 Brick - Type 4
- BR5 Brick - Type 5
- BR6 Brick - Type 6
- CS1 Cast Stone - Type 1*
- CS2 Cast Stone - Type 2*
- CS3 Cast Stone - Type 3*
- CS4 Cast Stone - Type 4*
- CS5 Cast Stone - Type 5*
- CS6 Cast Stone - Type 6*
- DR1 Overhead Colling Door
- MCP1 Metal Canopy - Type 1
- MCP2 Metal Canopy - Type 2
- MCP3 Metal Canopy - Type 3
- MT1 Decorative Metal - Type 1
- MT2 Decorative Metal - Type 2
- MT3 Decorative Metal - Type 3
- MT4 Decorative Metal - Type 4
- MT5 Metal Gate
- RF1 Metal Roof - Standing Seam
- RF2 Roof - Clay Tile
- SC1 Stucco
- ST1 Granite Base - Type 1
- ST2 Granite Base - Type 2
- ST3 Granite Base - Type 3
- ST4 Granite Base - Type 4
- ST5 Granite Base - Type 5
- ST6 Granite Base - Type 6

*Cast Stone or GFRC T.B.D.

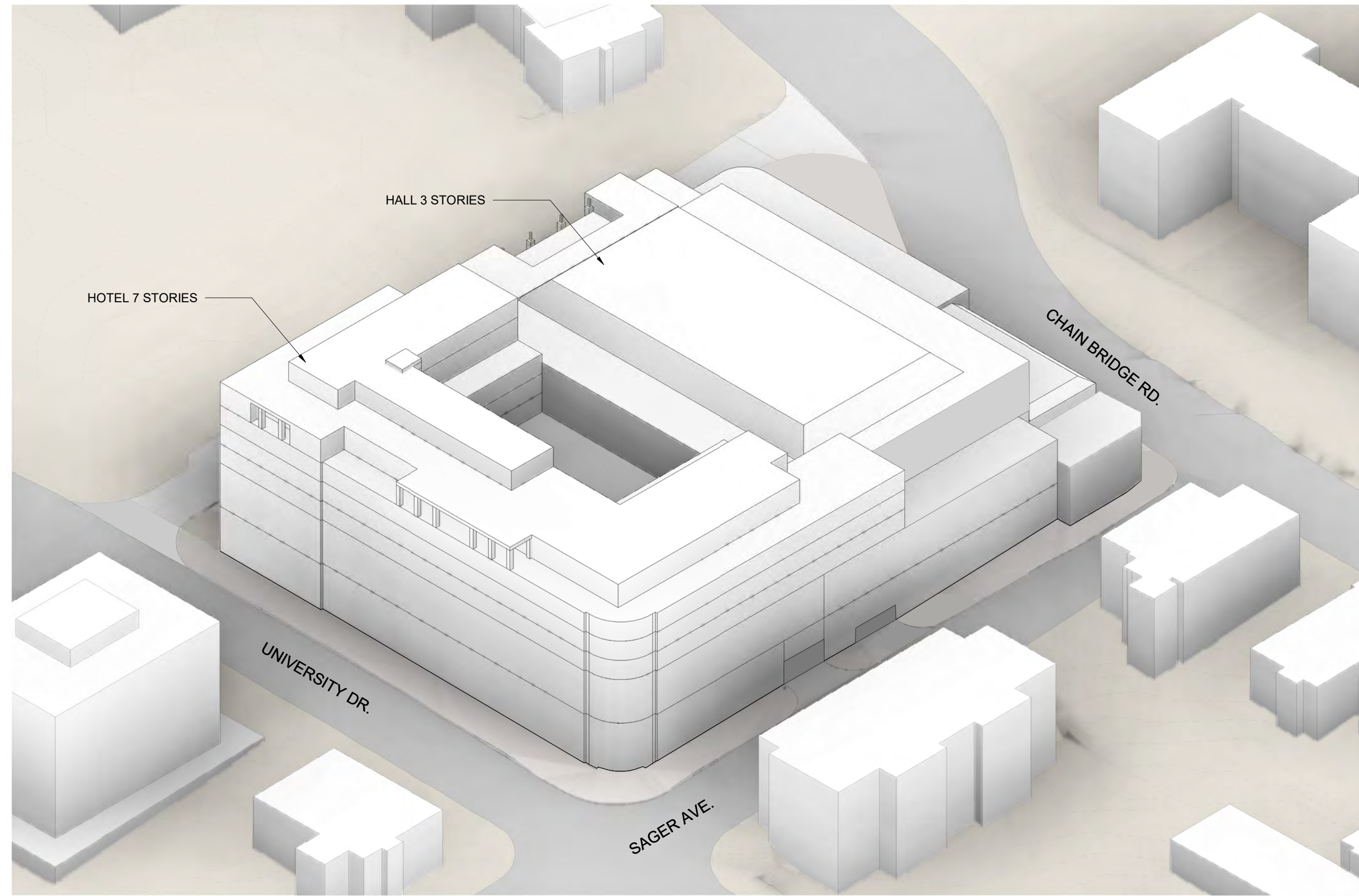
General Notes:
1) Retail door locations and quantities shown for illustrative purposes only and are subject to change based on leasing.



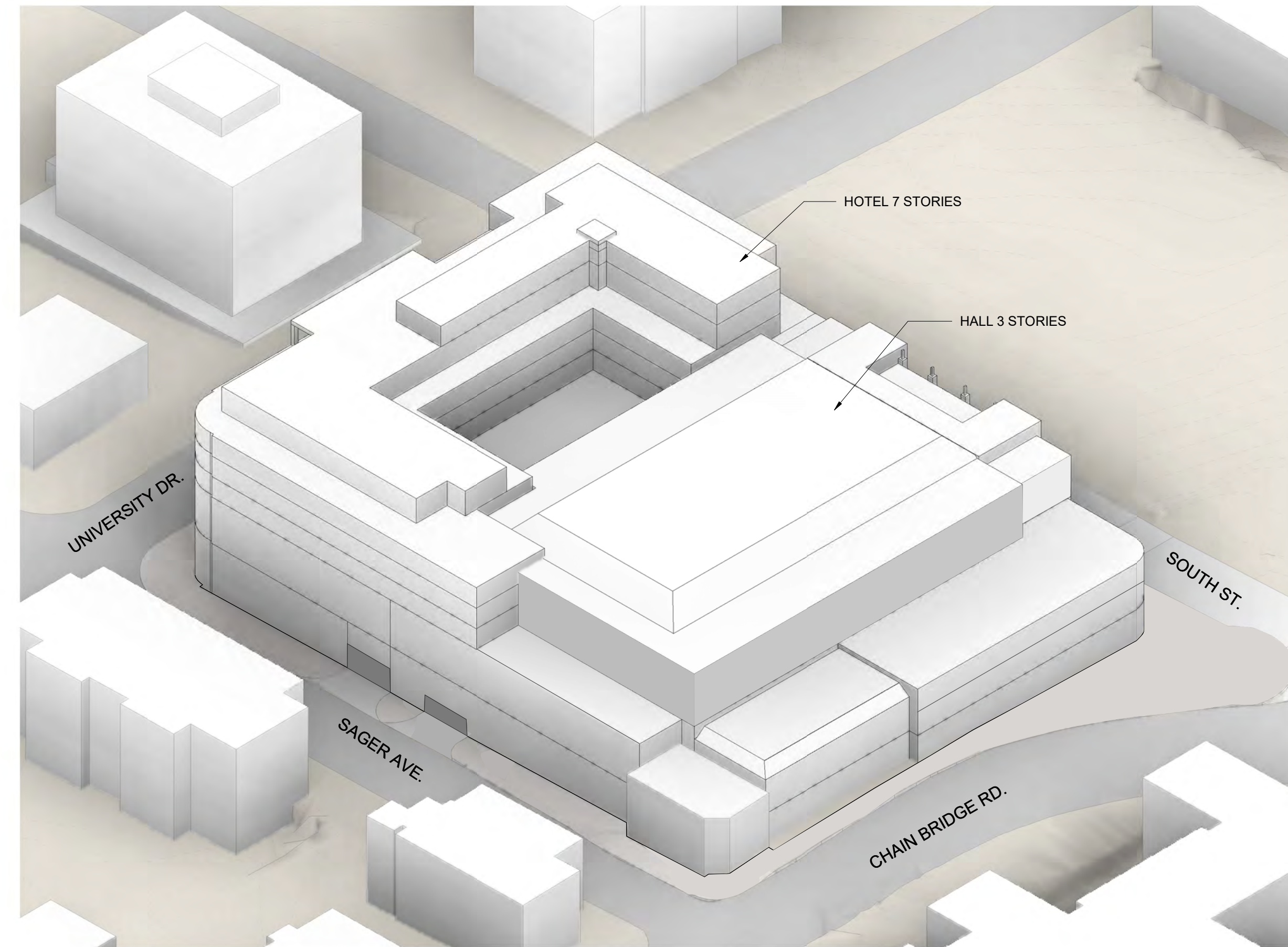
West Exterior Elevation 2
SCALE: 1/16" = 1'-0" A5.02



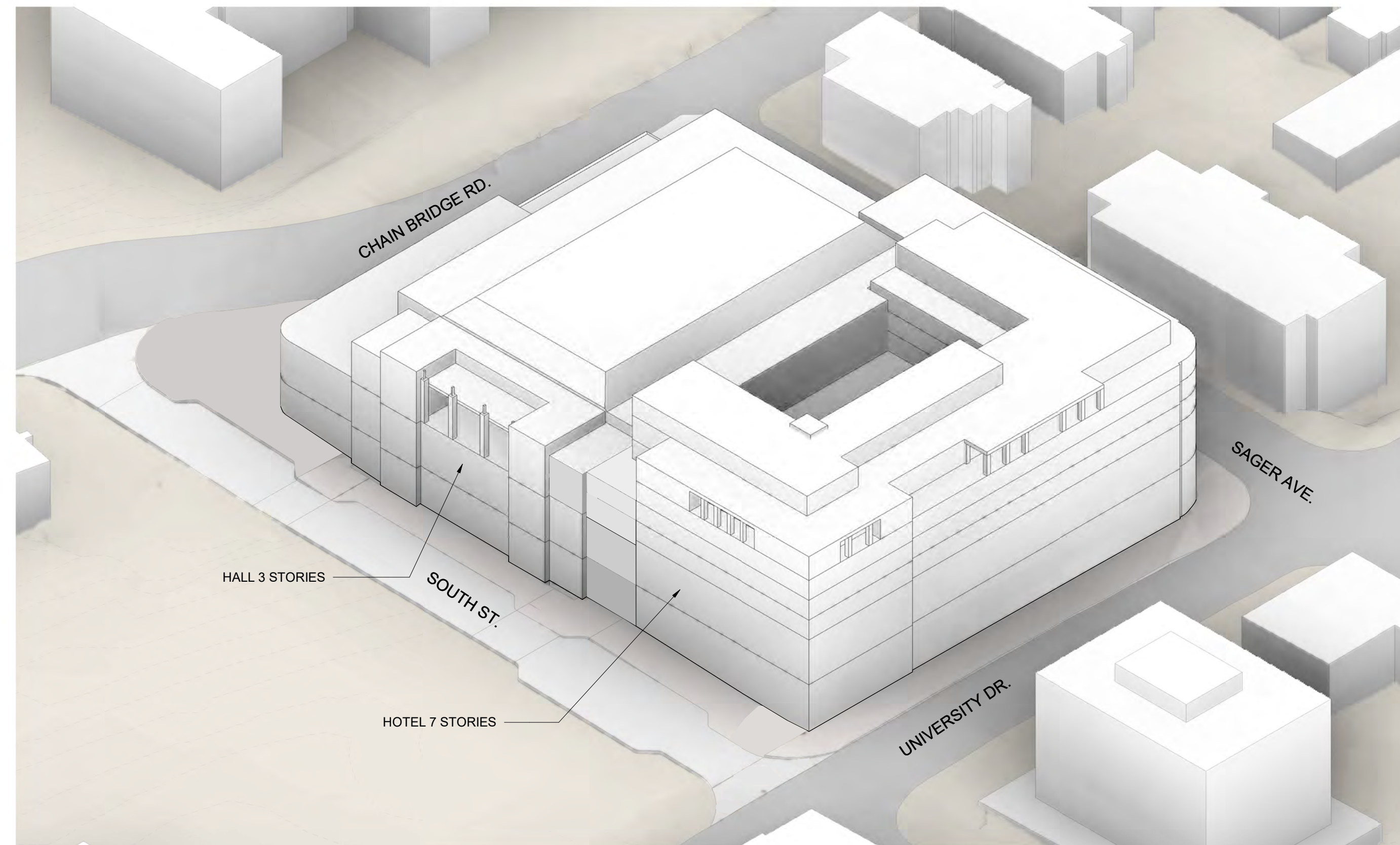
South Exterior Elevation 1
SCALE: 1/16" = 1'-0" A5.02



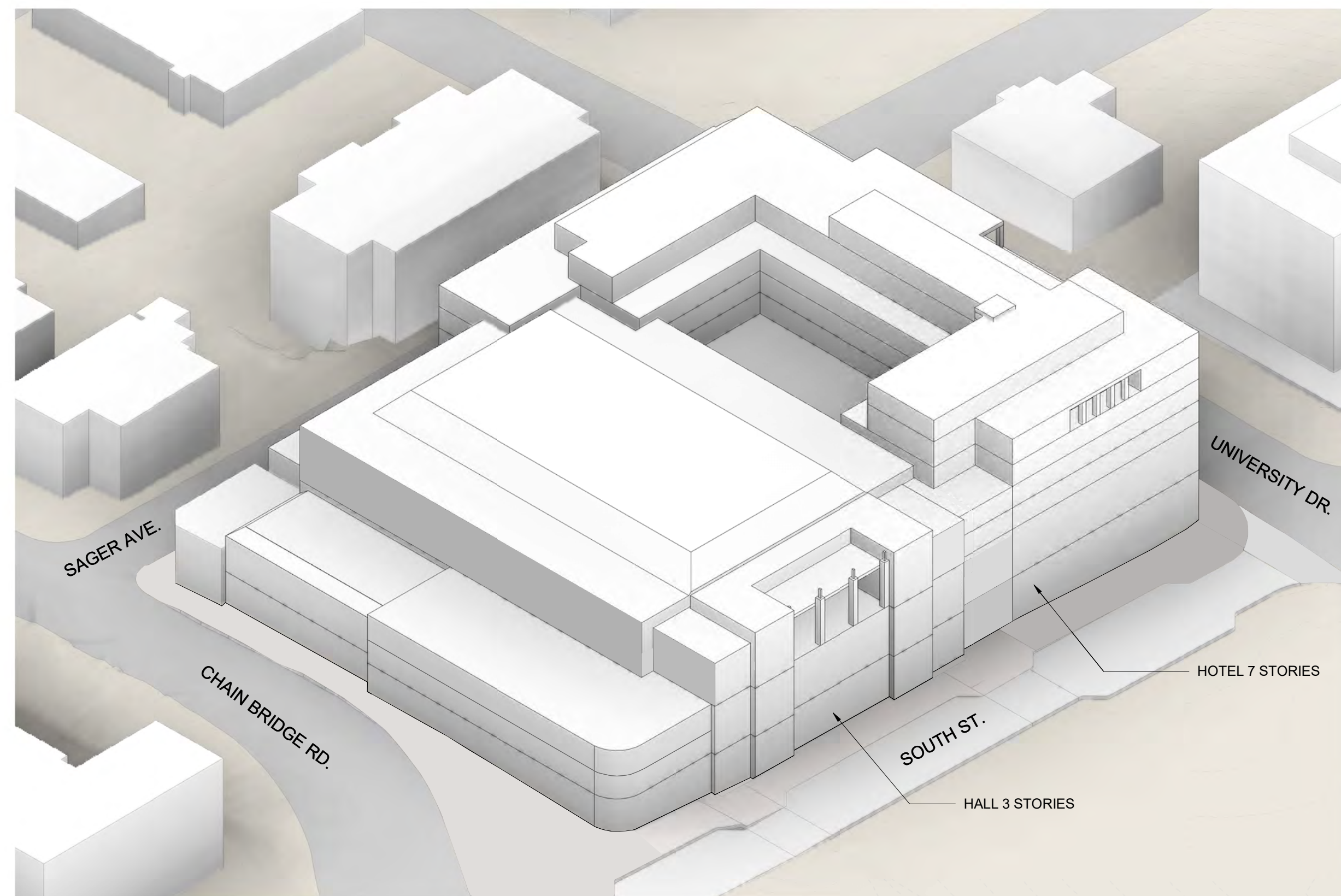
4 3D VIEW FROM NE
A10.01



2 3D VIEW FROM NW
A10.01



3 3D VIEW FROM SE
A10.01



1 3D VIEW FROM SW
A10.01

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REVISIONS

#	DATE	DESCRIPTION

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ISSUED: 04/20/23

SHEET TITLE:
AXON VIEWS

SHEET NO.:

A10.01