



CITY CENTRE WEST

AN OX HILL PROPERTY
CERTIFICATE OF APPROPRIATENESS



STREET VIEW OF PROJECT 1



STREET VIEW OF PROJECT 2



STREET VIEW OF PROJECT 3



Site Plan, 10501 Main St., Fairfax, VA 22030



STREET VIEW FROM PROJECT 4



STREET VIEW FROM PROJECT 5



STREET VIEW FROM PROJECT 6

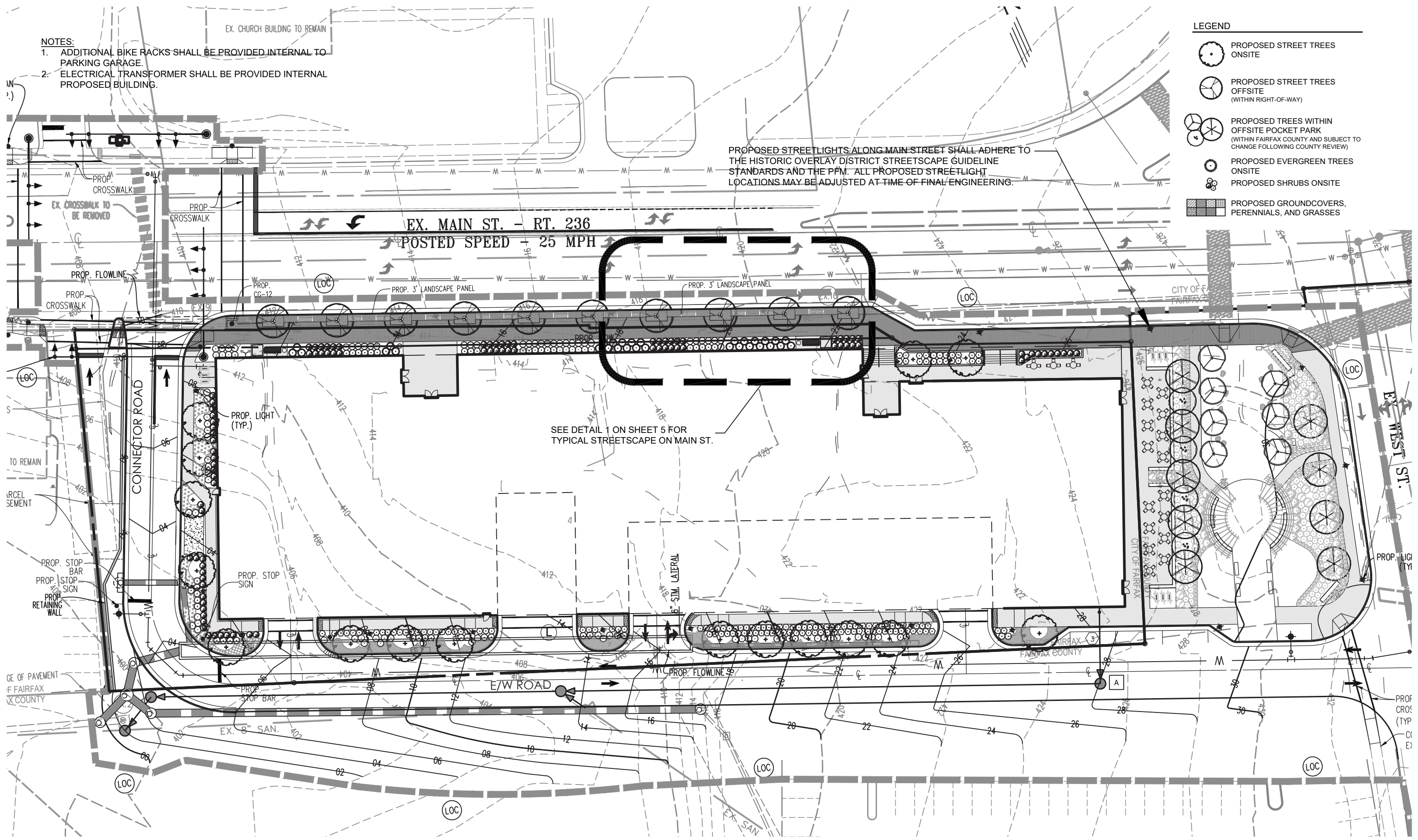


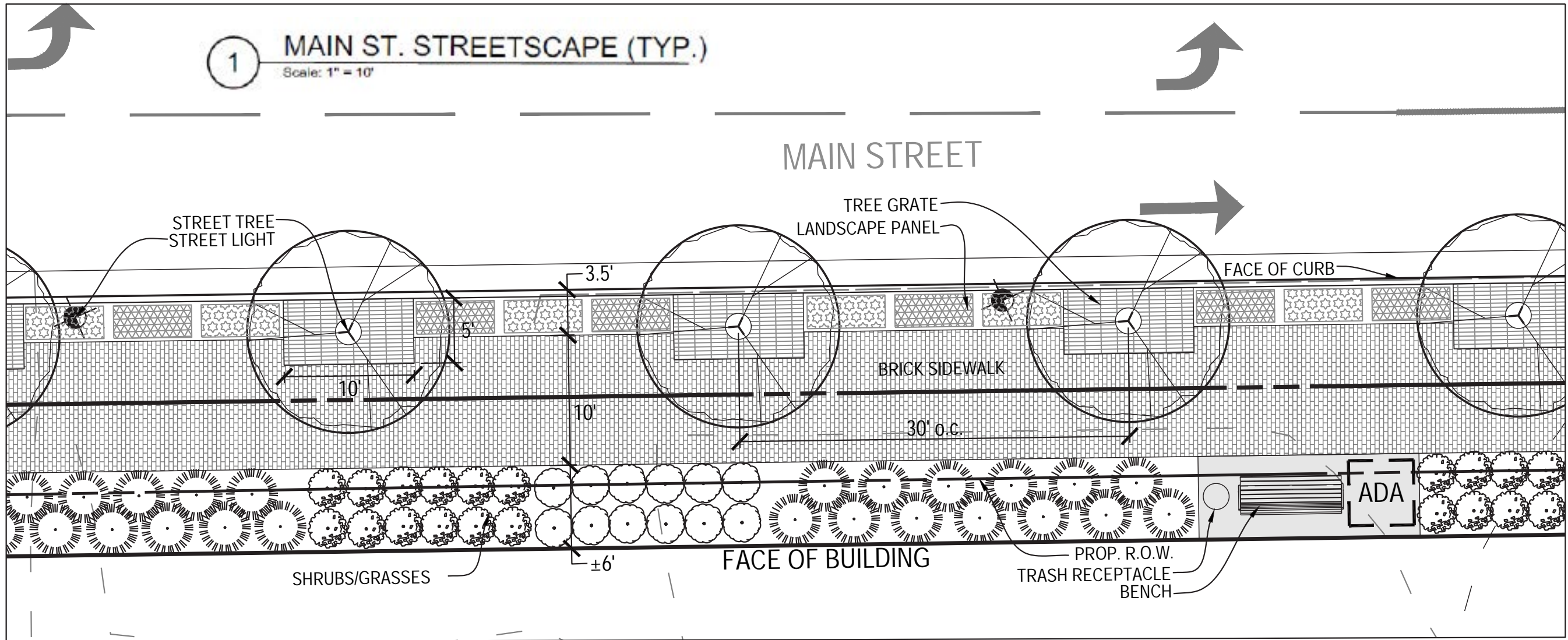
- NOTES:**
1. ADDITIONAL BIKE RACKS SHALL BE PROVIDED INTERNAL TO PARKING GARAGE.
 2. ELECTRICAL TRANSFORMER SHALL BE PROVIDED INTERNAL PROPOSED BUILDING.

- LEGEND**
- PROPOSED STREET TREES ONSITE
 - PROPOSED STREET TREES OFFSITE (WITHIN RIGHT-OF-WAY)
 - PROPOSED TREES WITHIN OFFSITE POCKET PARK (WITHIN FAIRFAX COUNTY AND SUBJECT TO CHANGE FOLLOWING COUNTY REVIEW)
 - PROPOSED EVERGREEN TREES ONSITE
 - PROPOSED SHRUBS ONSITE
 - PROPOSED GROUNDCOVERS, PERENNIALS, AND GRASSES

PROPOSED STREETLIGHTS ALONG MAIN STREET SHALL ADHERE TO THE HISTORIC OVERLAY DISTRICT STREETSCAPE GUIDELINE STANDARDS AND THE PFM. ALL PROPOSED STREETLIGHT LOCATIONS MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING.

SEE DETAIL 1 ON SHEET 5 FOR TYPICAL STREETSCAPE ON MAIN ST.





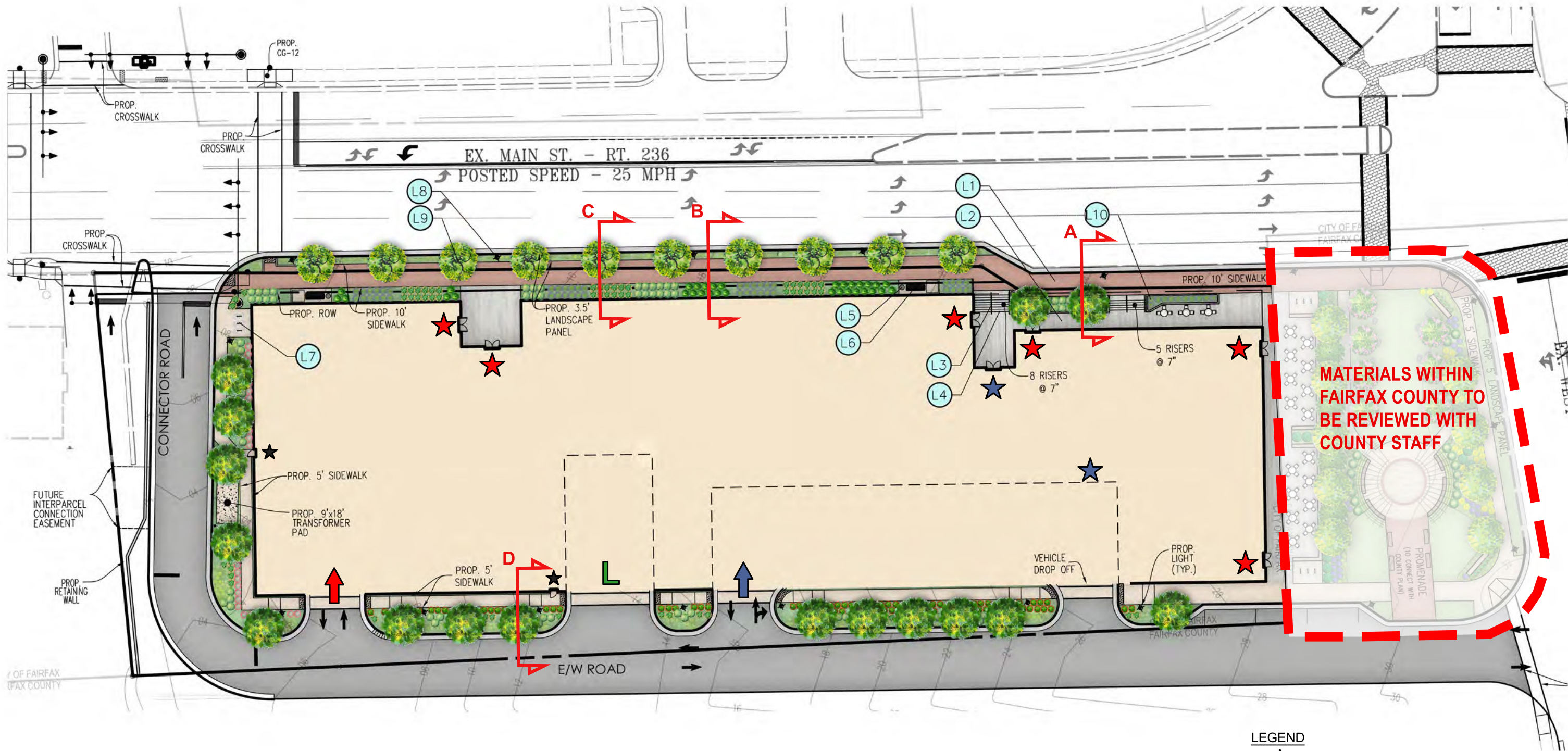
ACTIVE STREET TYPE 3 APPLICABLE FOR MAIN STREET FRONTAGE ONLY (IMAGE FROM HISTORIC OVERLAY DISTRICT STREETScape STANDARDS)

STREET TREE CALCULATIONS				
Street Name	Requirements	Linear Feet Along Street	Street Trees Required	Street Trees Provided
Main St.	Street Tree Required (1 Tree per 40 l.f.)	460	12	12
Proposed Connector Road	Street Tree Required (1 Tree per 40 l.f.)	140	4	4
Proposed E/W Road	Street Tree Required (1 Tree per 40 l.f.)	370	10	10
Total Street Trees Provided (s.f.)			26	

LANDSCAPE NOTES:

- NO OVERALL CANOPY STANDARDS ARE REQUIRED WITHIN THE CU ZONE.
- TRANSITIONAL YARD REQUIREMENT: PER Z.O. CH. 110 ARTICLE 4.5.5.C.1 TABLE, NO TRANSITIONAL YARDS ARE REQUIRED ADJACENT TO THE ABUTTING PROPERTIES.
- THIS PLAN IS SCHEMATIC AND REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURE, AND LANDSCAPE ARCHITECTURE DESIGN. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.
- TREE LOCATION, TREE QUANTITY, AND TREE SPECIES ARE SUBJECT TO CHANGE BASED ON CHANGES THAT MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

PLANT SCHEDULE						
QTY	Key	Botanical Name	Common Name	Size	Type	Remarks
Canopy Trees						
16	[Tree Key]	<i>Caspius caroliniana 'J.N. Upright'</i>	Firespire American Hornbeam	3.5" Cal	B & S	Uniform branching pattern
		<i>Nyssa sylvatica 'WFH1'</i>	Tupelo Tower Black Gum	3.5" Cal	B & S	Uniform branching pattern
		<i>Ostrya virginiana</i>	Eastern Hophornbeam	3.5" Cal	B & S	Uniform branching pattern
		<i>Oxydendrum arborescens</i>	Sourwood	3.5" Cal	B & S	Uniform branching pattern
19	[Tree Key]	<i>Acer rubrum 'October Glory'</i>	October Glory Red Maple	2" Cal	B & S	Uniform branching pattern
		<i>Betula Nigra</i>	River Birch	2" Cal	B & S	Uniform branching pattern
		<i>Ulmus americana 'Valley Forge'</i>	Valley Forge Elm	2" Cal	B & S	Uniform branching pattern
		<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	2" Cal	B & S	Uniform branching pattern
Understory Trees (Offsite)						
11	[Tree Key]	<i>Lagerstroemia indica 'Twilight'</i>	Twilight Crape Myrtle	2" Cal	B & S	Uniform branching pattern
		<i>Magnolia virginiana</i>	Sweetbay Magnolia	2" Cal	B & S	Uniform branching pattern
Evergreen Trees						
30	[Tree Key]	<i>Thuja occidentalis 'Degroot's Spire'</i>	Degroot's Spire Arborvitae	9' Ht.	B & S	Uniform branching pattern
Shrubs						
359	[Shrub Key]	<i>Ceanothus amabilis</i>	Summersweet	24" Ht.	As Shown	Cont.
		<i>Ilex verticillata</i>	Winterberry	24" Ht.	As Shown	Cont.
		<i>Ilex virginica</i>	Virginia Sweetgum	24" Ht.	As Shown	Cont.
		<i>Fothergilla gardenii</i>	Dwarf Fothergilla	24" Ht.	As Shown	Cont.
Groundcovers, Perennials & Grasses						
505	[Groundcover Key]	<i>Amorpha hubrichtii</i>	Threadleaf Blue Star	1 Gal.	As Shown	Cont.
		<i>Asarum canadense</i>	Wild Ginger	1 Gal.	As Shown	Cont.
		<i>Carex flacca</i>	Blue Sedge	1 Gal.	As Shown	Cont.
		<i>Cerastium tomentosum</i>	Snow-in-Summer	1 Gal.	As Shown	Cont.
		<i>Galium odoratum</i>	Sweet Woodruff	1 Gal.	As Shown	Cont.
		<i>Hypericum calycinum</i>	Cheering St. John's Wort	1 Gal.	As Shown	Cont.
		<i>Rudbeckia fulgida var. sulcata 'Goldsturm'</i>	Goldsturm Black-Eyed Susan	1 Gal.	As Shown	Cont.
		<i>Symphoricarpos oblongifolius</i>	Aromatic Aster	1 Gal.	As Shown	Cont.



NOTES:

1. ADDITIONAL BIKE RACKS SHALL BE PROVIDED INTERNAL TO PARKING GARAGE.

ON-STREET PARKING

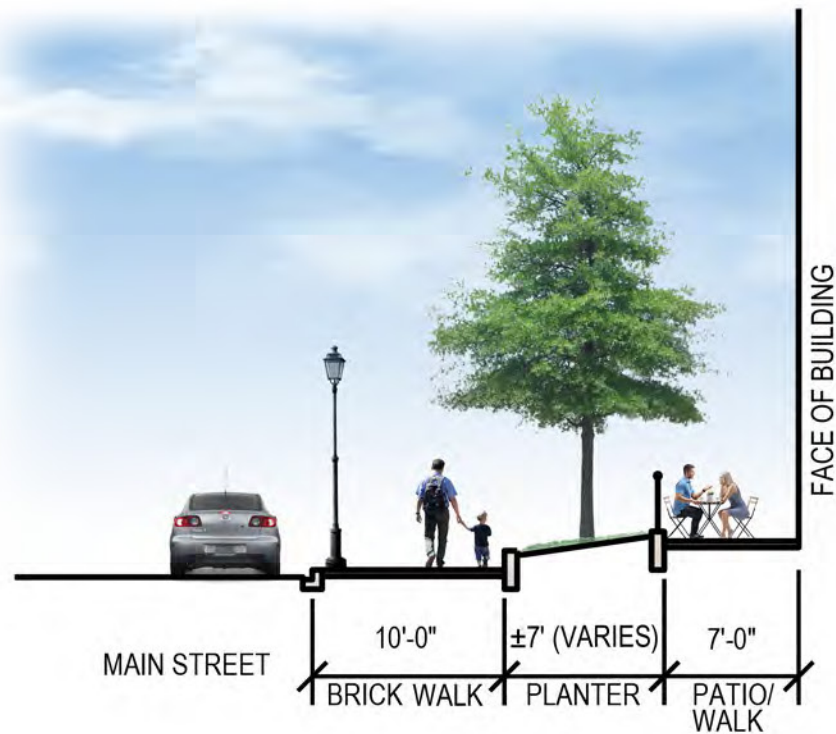
PARKING SPACES WITHIN CITY OF FAIRFAX:	1.5 SPACES
PARKING SPACES WITHIN FAIRFAX COUNTY:	1.5 SPACES
TOTAL ON-STREET PARKING:	3 SPACES

KEY (REFER TO CUT SHEETS)

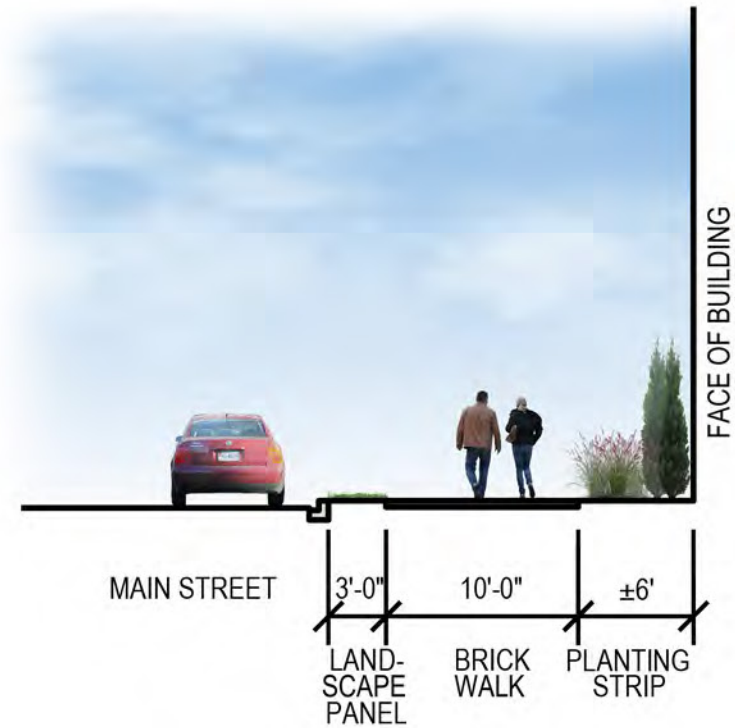
- | | |
|---------------------|------------------|
| L1 BRICK SIDEWALK | L6 BENCH |
| L2 PORCELAIN PAVERS | L7 BIKE RACK |
| L3 HANDRAIL | L8 LIGHT POLE |
| L4 STEP LIGHTS | L9 TREE GRATE |
| L5 TRASH RECEPTACLE | L10 BULLET LIGHT |

LEGEND

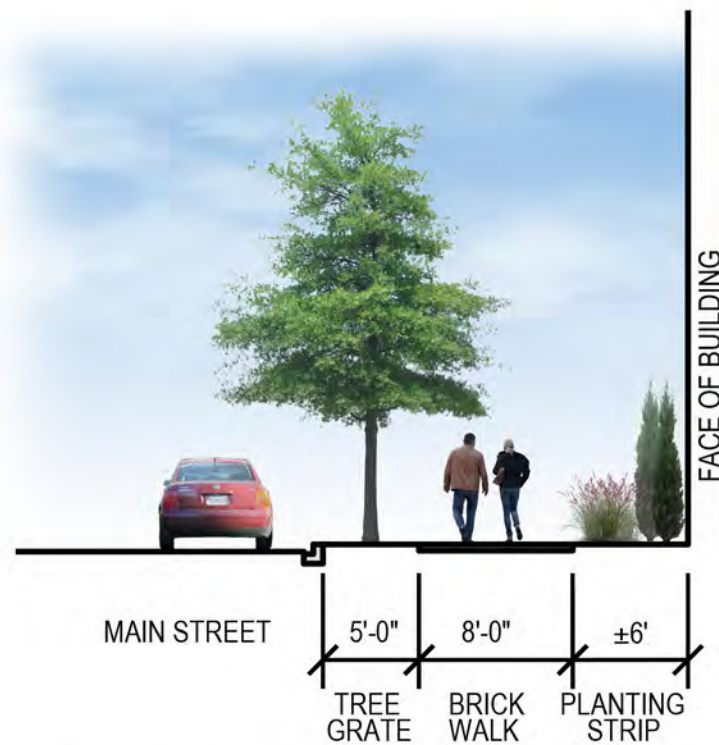
- ★ COMMERCIAL BUILDING ENTRY
- ★ RESIDENTIAL BUILDING ENTRY
- ★ EMERGENCY BUILDING EXIT
- ➔ COMMERCIAL GARAGE ENTRY
- ➔ RESIDENTIAL GARAGE ENTRY
- L LOADING/SERVICE AREA



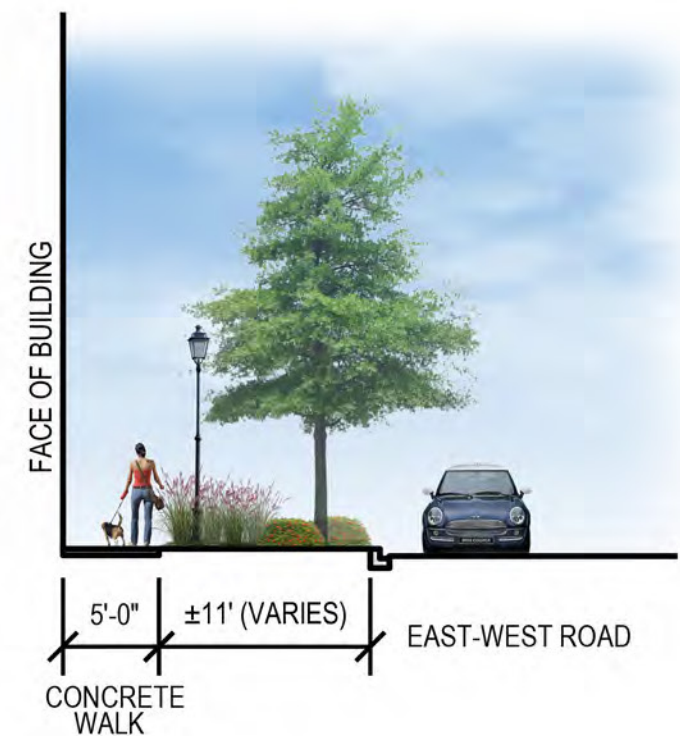
SECTION 'A'
Scale: 1" = 10'



SECTION 'B'
Scale: 1" = 10'

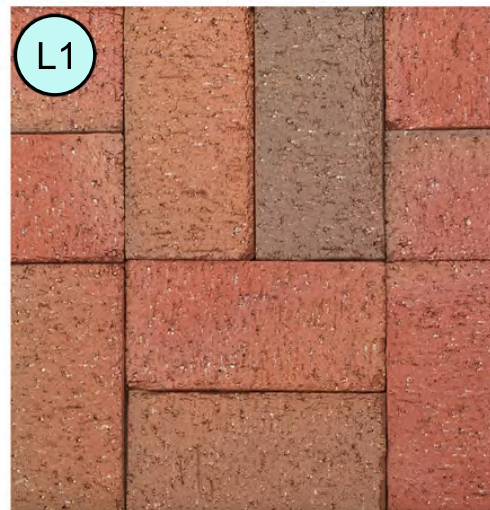


SECTION 'C'
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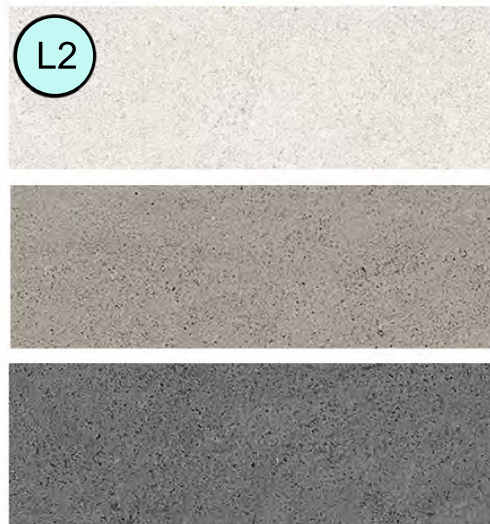


SECTION 'D'
Scale: 1" = 10'

PEDESTRIAN PAVING



Brick Pavers: Pine Hall Pathway F/R

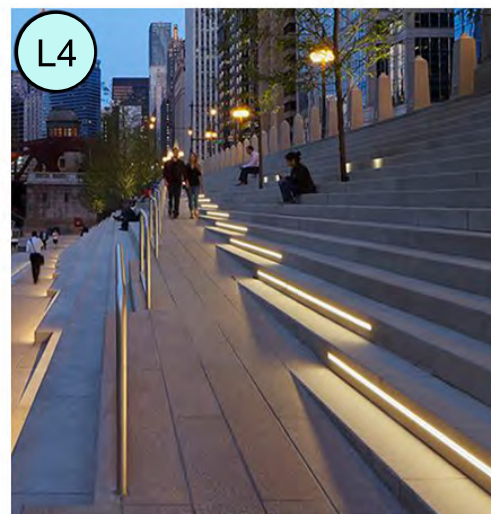


Porcelain Pavers:
Architessa Frontier 20
Stone Look Mix (Sky,
Absolute, Cosmos)

STAIRS



Handrail



Step Lights

ADDITIONAL FEATURES



Trash Receptacle



Bench



Bike Rack



Light Pole Fixture

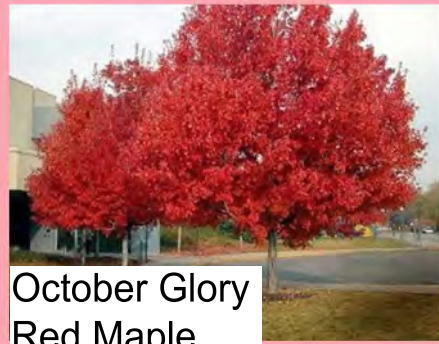


Tree Grate

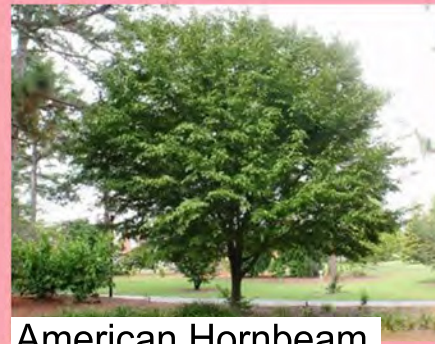


Bullet Light

STREET TREES



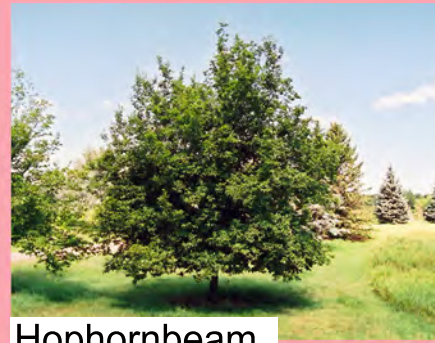
October Glory
Red Maple



American Hornbeam



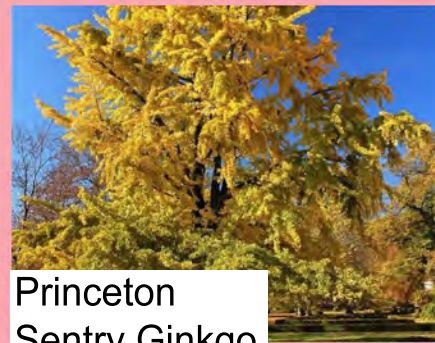
Blackgum



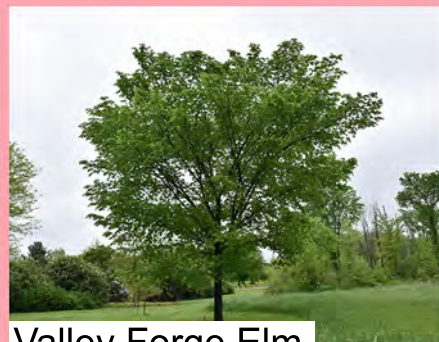
Hophornbeam



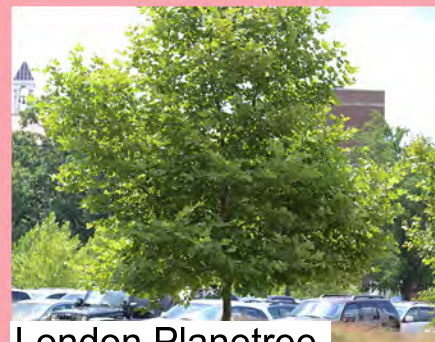
Sourwood



Princeton
Sentry Ginkgo



Valley Forge Elm



London Planetree

SHRUBS



Summersweet



Winterberry



Virginia Sweetspire



Dwarf Fothergilla

GROUNDCOVERS



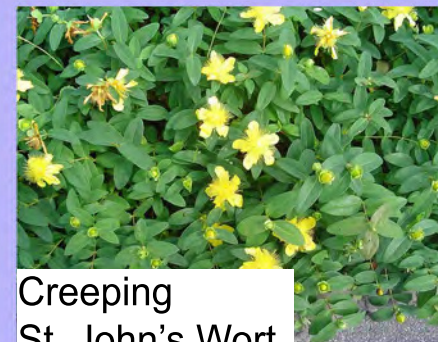
Snow-in-Summer



Wild Ginger



Sweet Woodruff



Creeping
St. John's Wort

PLANTS FOR PLANTER POTS



Crocus



Persian Shield

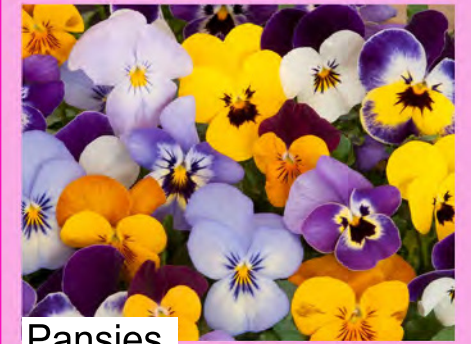


Ornamental Kale



Aromatic Aster

PLANTS FOR HANGING/HAYRACK BASKETS



Pansies



Chrysanthemum

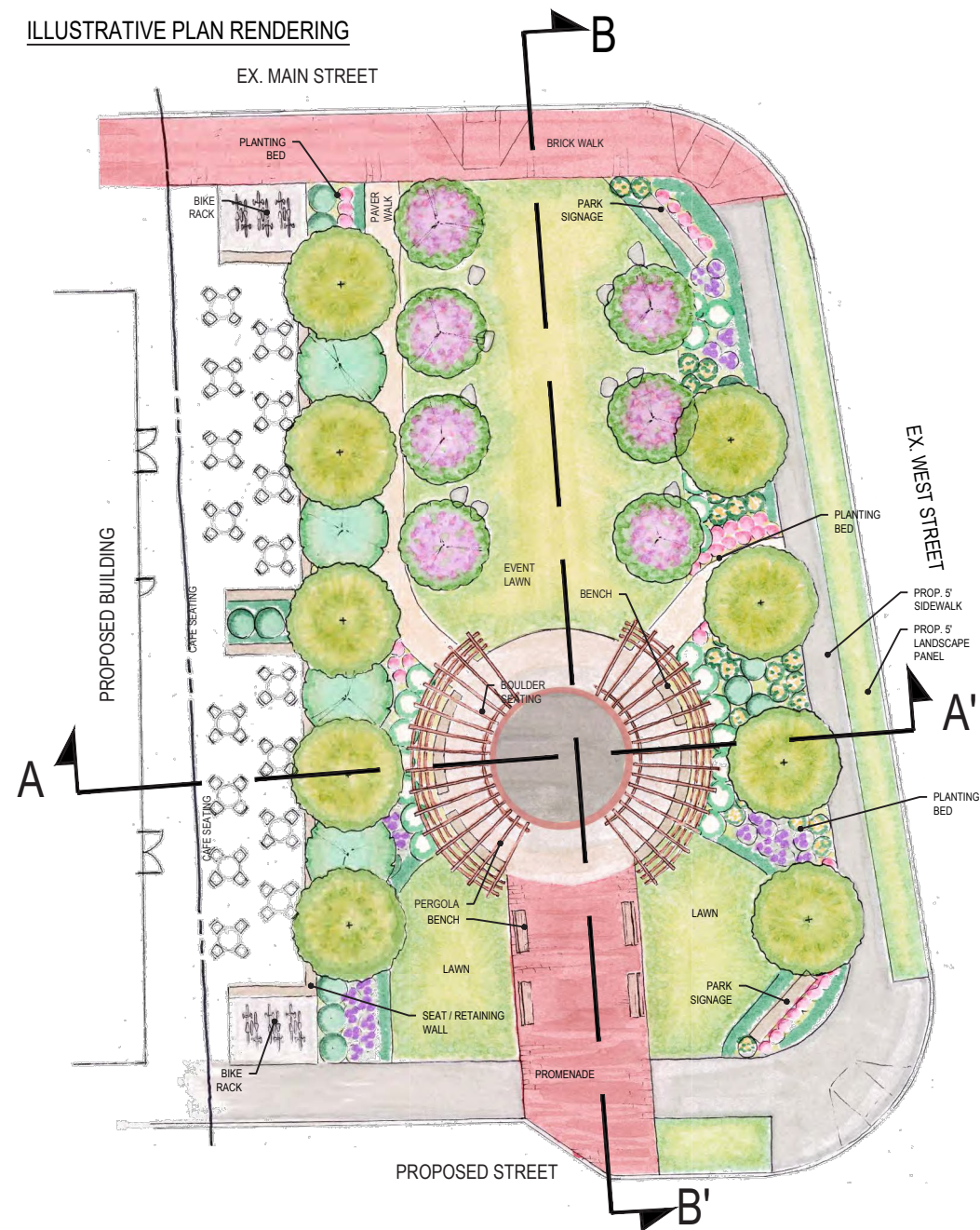


Lantana



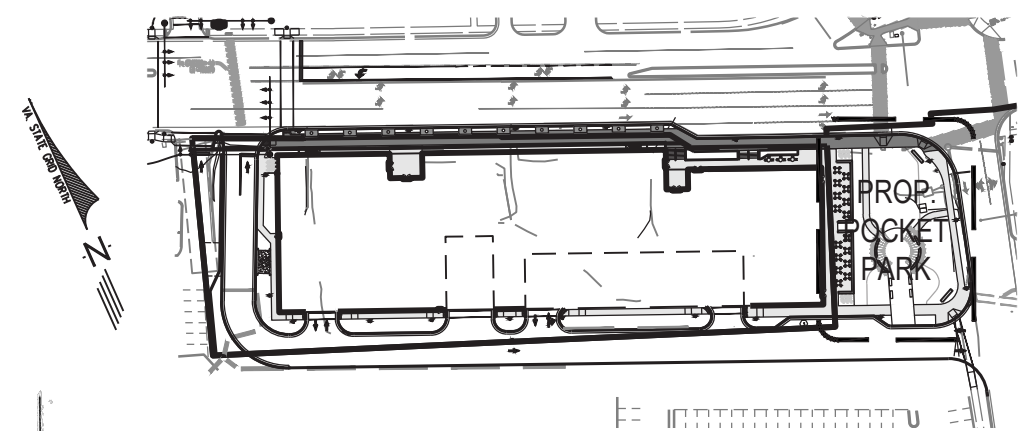
Petunia

ILLUSTRATIVE PLAN RENDERING

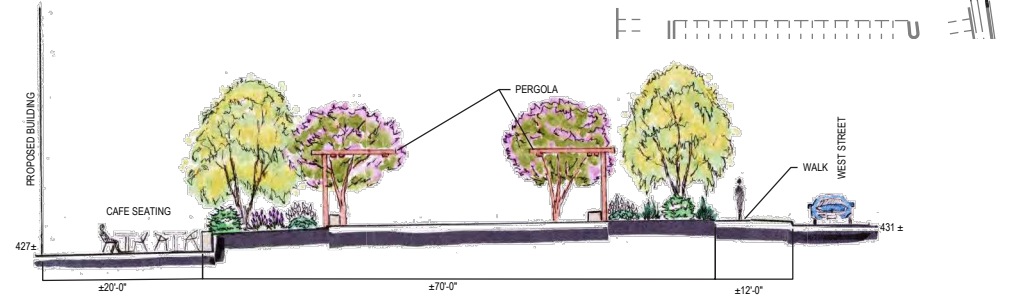


FOR ILLUSTRATIVE PURPOSES ONLY

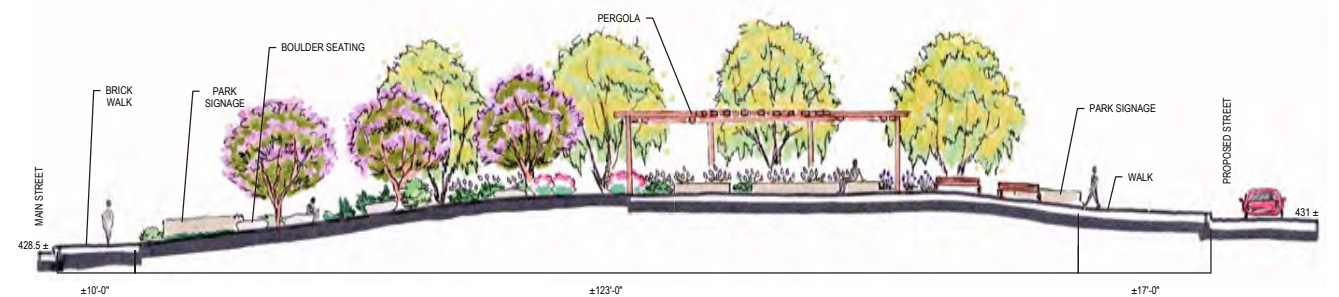
CONCEPTUAL POCKET PARK PLAN SHOWN FOR REFERENCE ONLY. SUBJECT TO CHANGE BASED ON FAIRFAX COUNTY REVIEW AND APPROVAL OF THE REQUIRED ZONING INTERPRETATION.



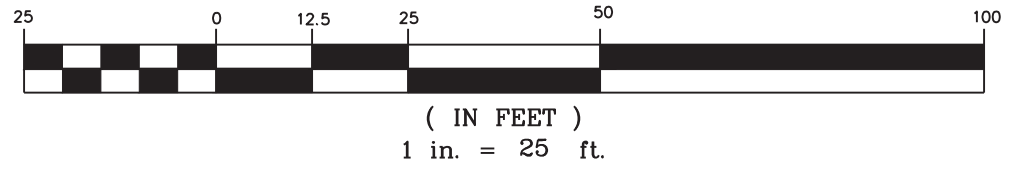
SECTION A-A'



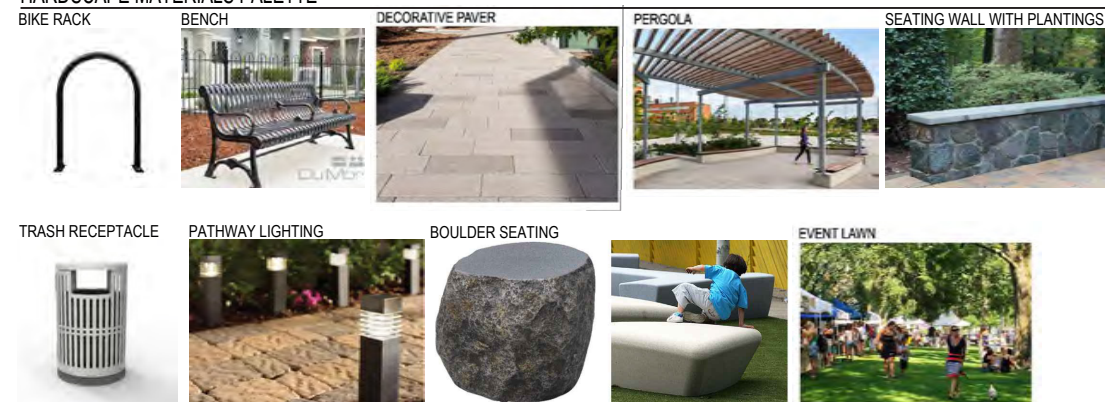
SECTION B-B'



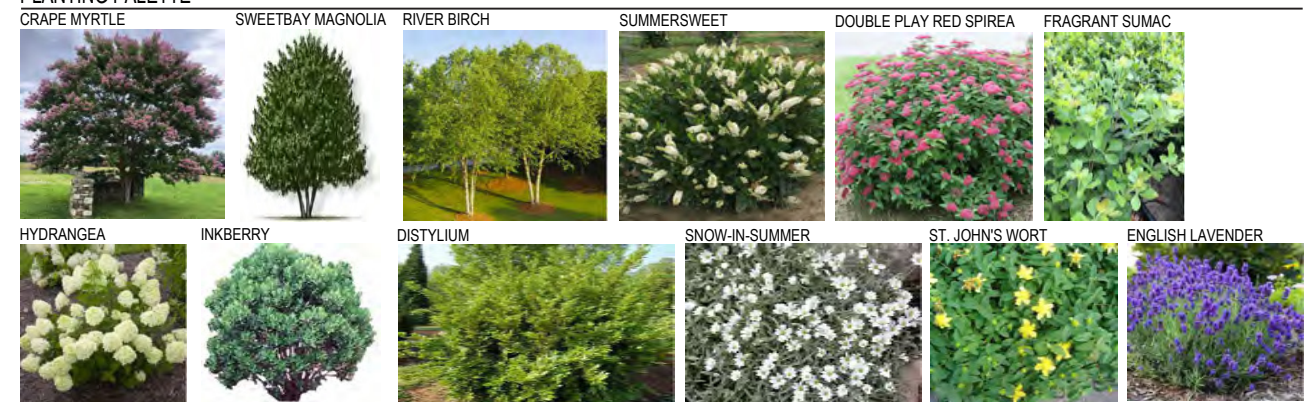
GRAPHIC SCALE



HARDSCAPE MATERIALS PALETTE



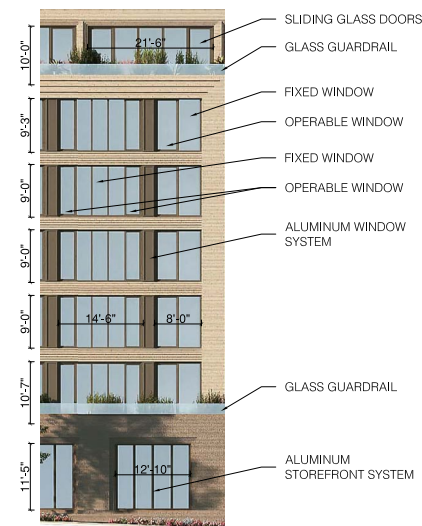
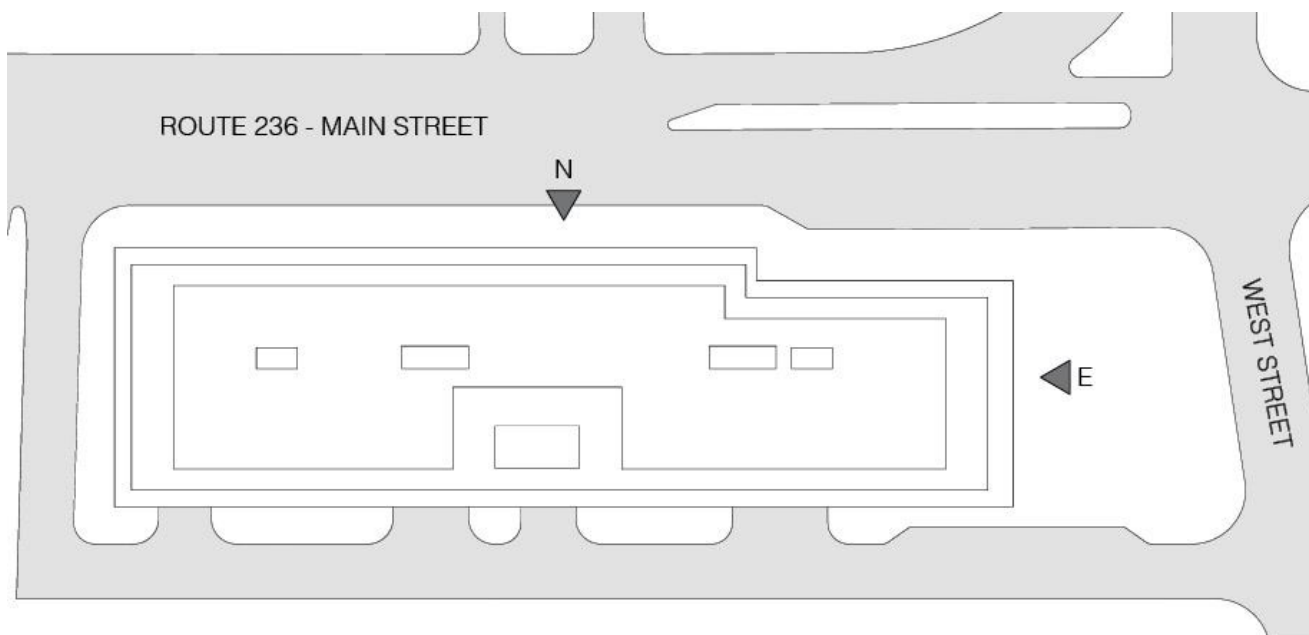
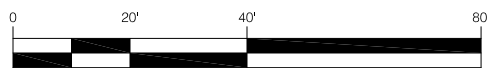
PLANTING PALETTE







2 NORTH ELEVATION



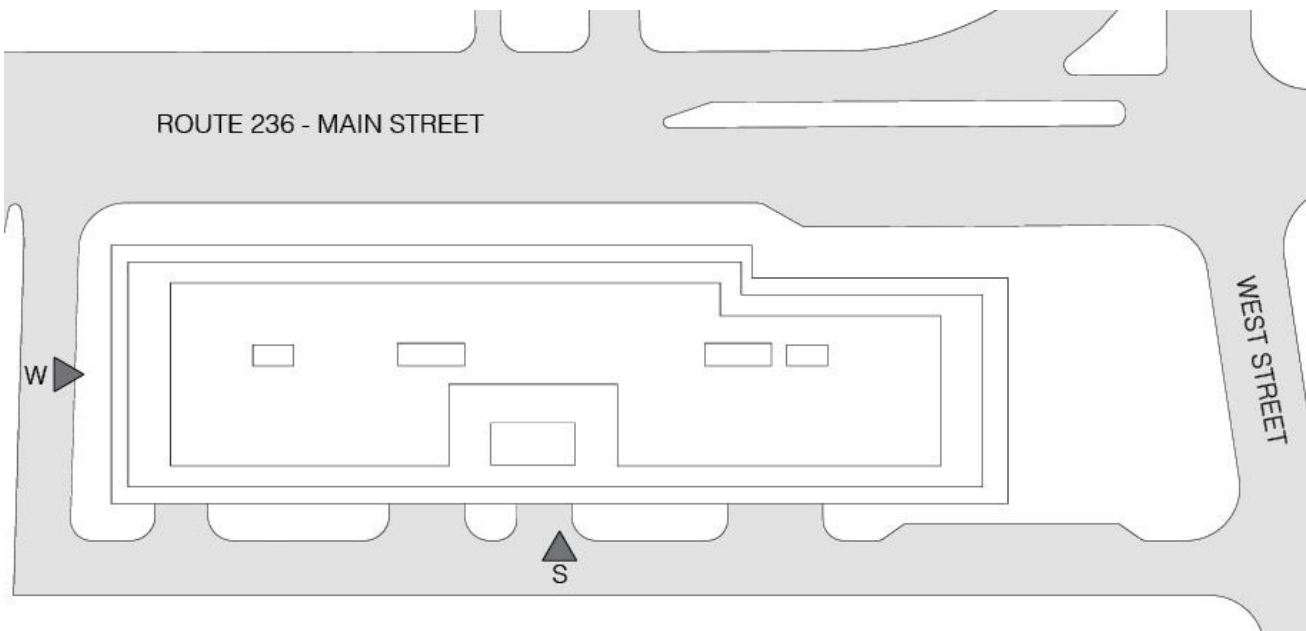
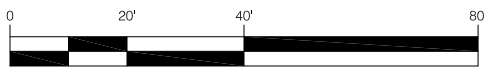
3 TYPICAL WINDOW ELEVATION
SCALE: 1/16" = 1'-0"



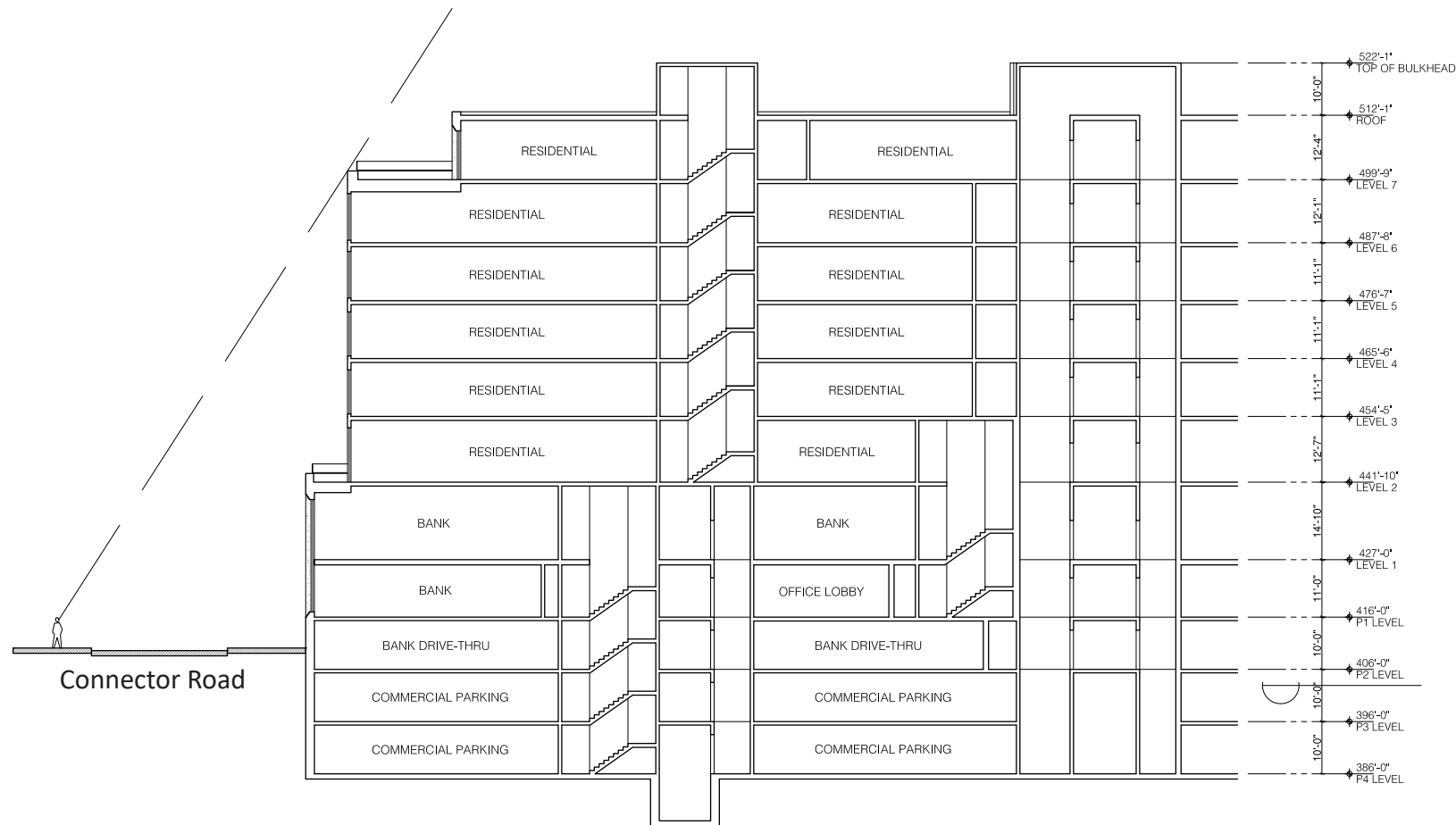
1 EAST ELEVATION



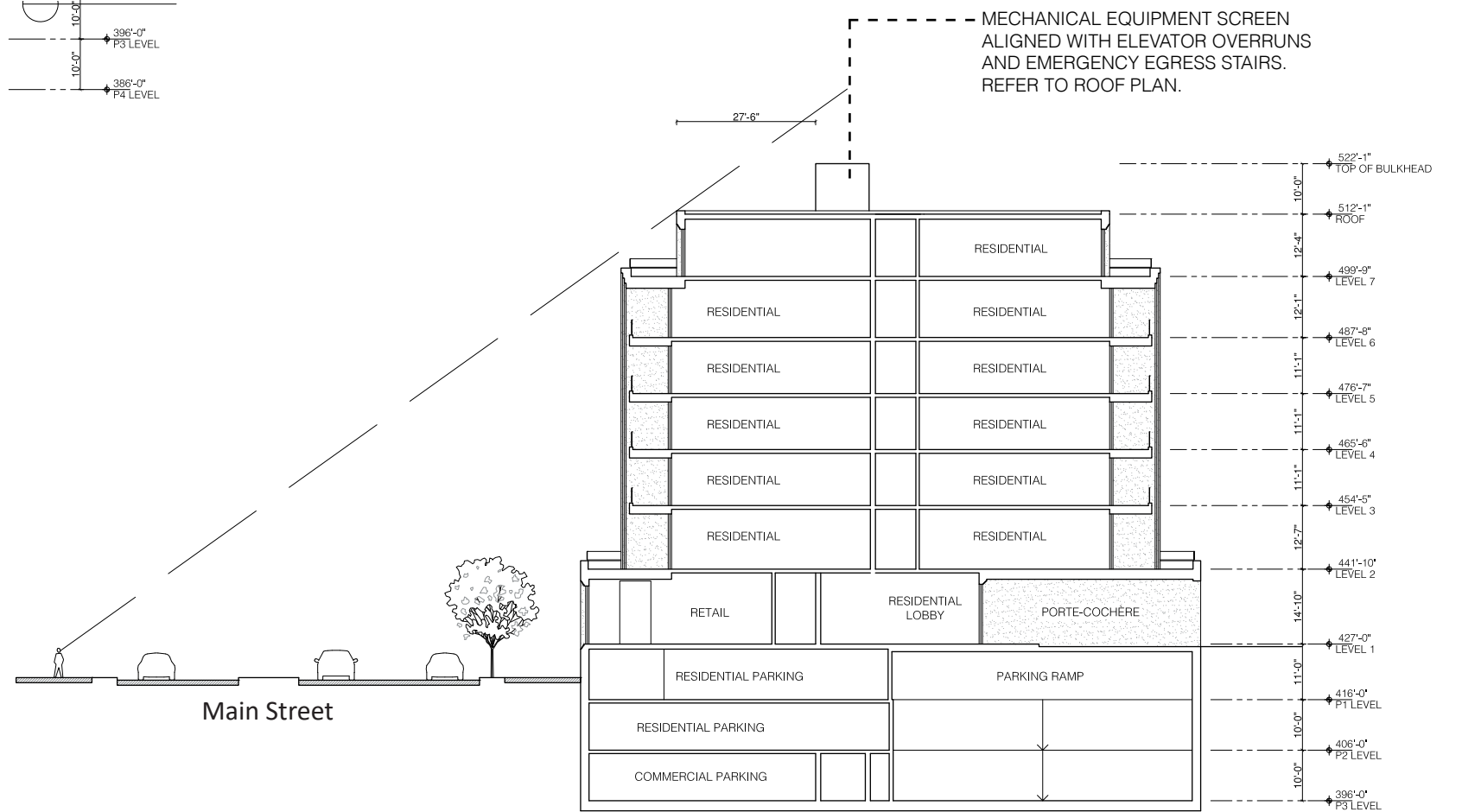
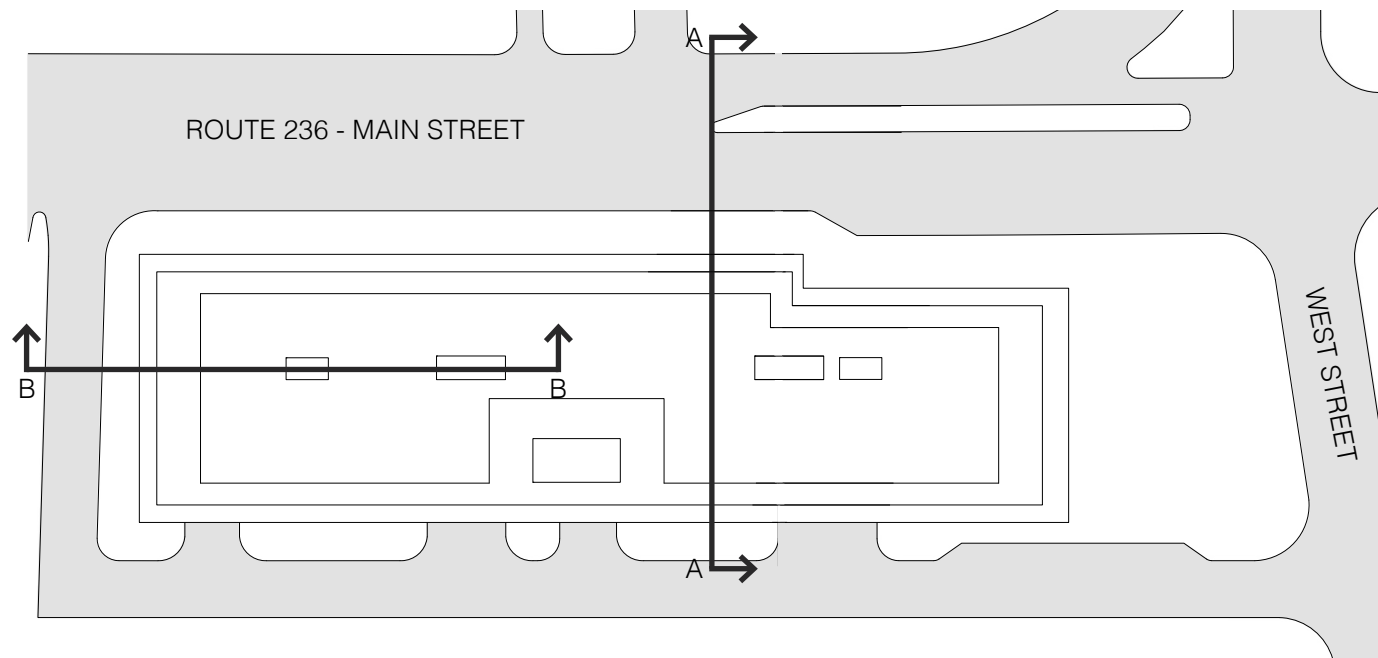
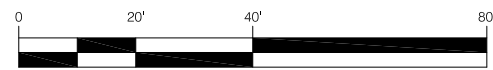
2 SOUTH ELEVATION



1 WEST ELEVATION

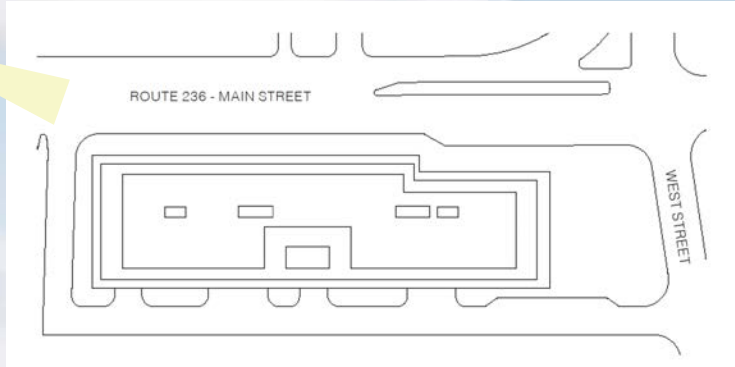


2 SECTION B-B

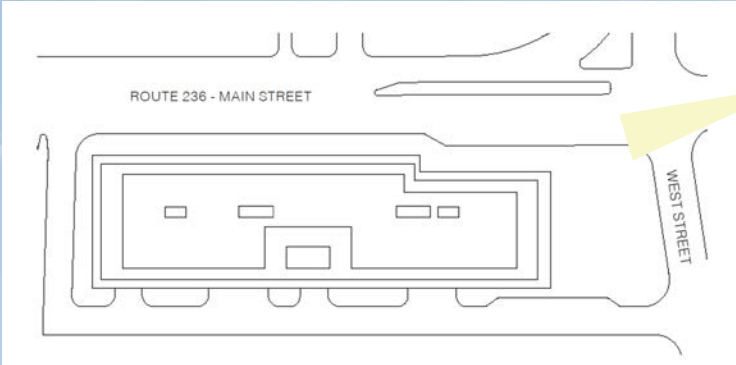


1 SECTION A-A

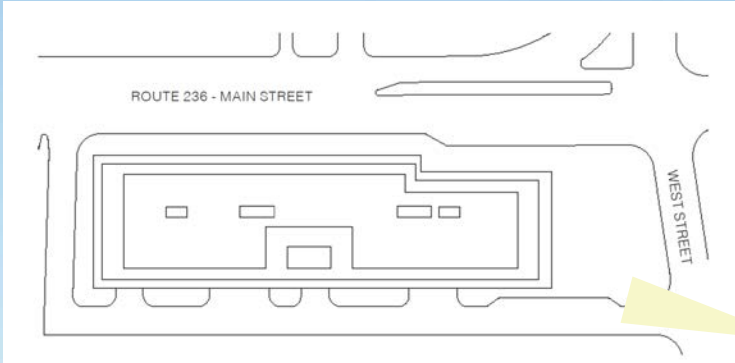
City Centre West View #1



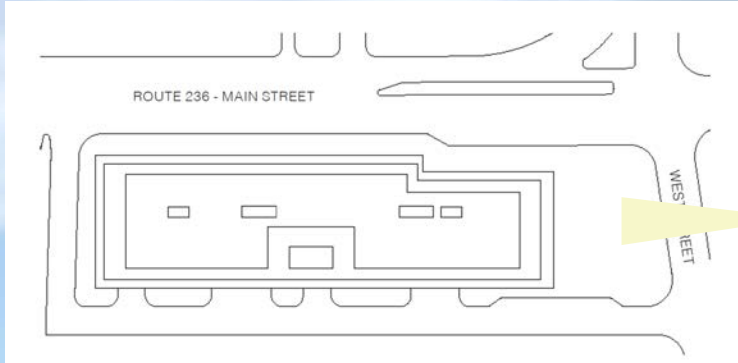
City Centre West View #2



City Centre West View #3



City Centre West View #4



Insulated Glazing Units (IGU)
Guardian Ultraclear low-iron glass (A5)
Coating: Guardian SNX 62/27
Refer to architect's sample



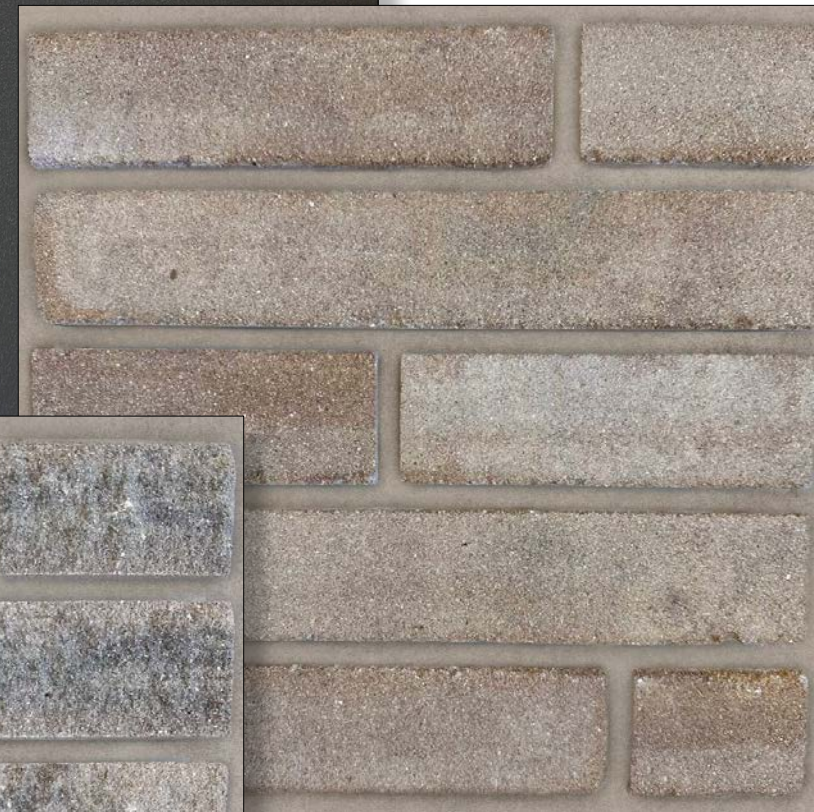
..... (A3) Aluminum Window, Storefront System, Balcony Railings, Overhead Doors, and Metal Trm.
Finish: AkzoNobel Interpon Powder Coatings
Color: Metallic Grey (YW284F)

See next page for more information

(A2) Level 1 Facade Linear Brick
MFR: Arriscraft
Product: Calcium Silicate Brick
Series: Architectural Linear Series
Color: Burnt Umber ("Grey" Split Face)



(A4) Mortar Joints
MFR: Sika or approved equivalent
Color: to match Benjamin Moore
Dellwood Sand (1019)
Use type N mortar, Raked Profile



..... (A1) Level 2-7 Facade Linear Brick
MFR: Arriscraft
Product: Calcium Silicate Brick
Series: Architectural Linear Series
Color: Burnt Umber ("Warm" Weathered Face)

..... Aluminum Roof Screen
Color: painted Benjamin Moore
Dellwood Sand (1019)



Metal Guardrails at Balconies:
 Custom metal fabrication to match project renderings.
 Basis of design is Vista Railings or equal. (A6)
 Finish: High performance coating
 Color to match AkzoNobel Metallic Grey (YW284F). Refer to Sample.

Glass Guardrails:
 17mm thick, heat-strengthened, laminated glass, with ionoplast (SG) Interlayer.
 Extra-clear low-iron as supplied by Guardian Glass. (A7a)
 Fixed to building structure via an aluminum glazing shoe by CRL. (A7b)

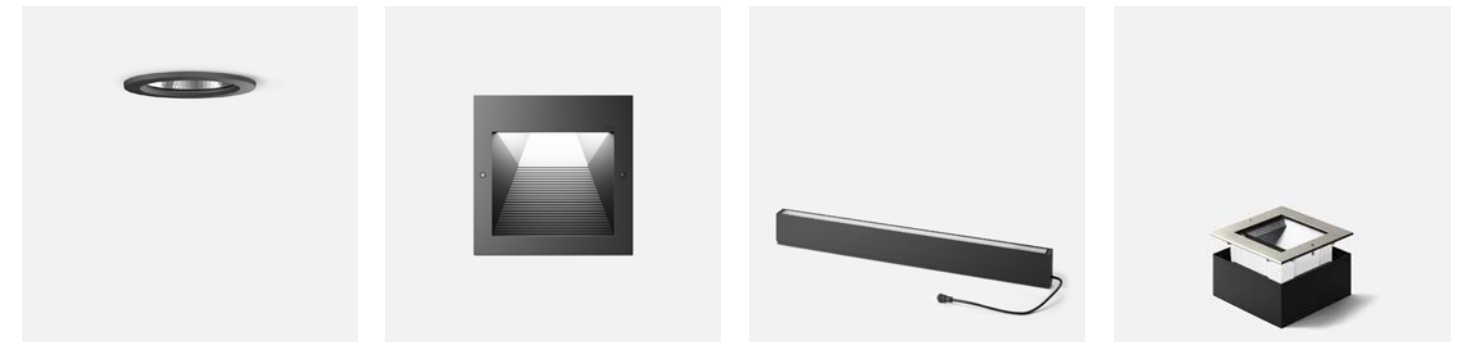
Garage Doors:
 Overhead coiling doors. Formed metal, with high-performance coating.
 Basis-of-Design Manufacturers: Cornell Iron Works or equal. (A8)
 Finish: color to match AkzoNobel - Metallic Grey (YW284F). Refer to Sample.



Glazing System:
 Insulated Glazing Units within extruded metal profiles, with high performance coating to match AkzoNobel - Metallic Grey (YW284F).
 Basis of Design product: As manufactured by Schuco, or equal. (A9a)

Exterior Doors at Entrance and Balcony:
 Compatible with adjacent fixed glazing units as shown in the renderings. Detailing and color to match.
 Basis of Design product: As manufactured by Schuco, or equal. (A9b)

Transoms, metal panels, and trim to match.

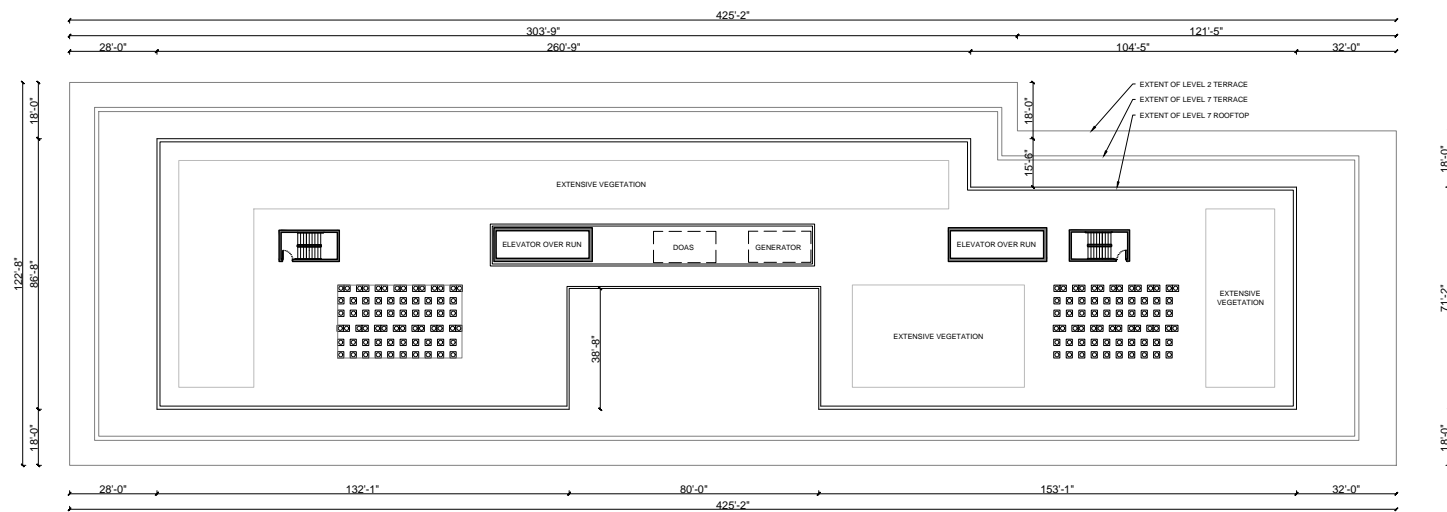


Exterior lighting will be provided to meet building code, security, and comfort requirements, and to ensure nighttime visibility. Color temperature for exterior lighting is 2700K – 3000K.

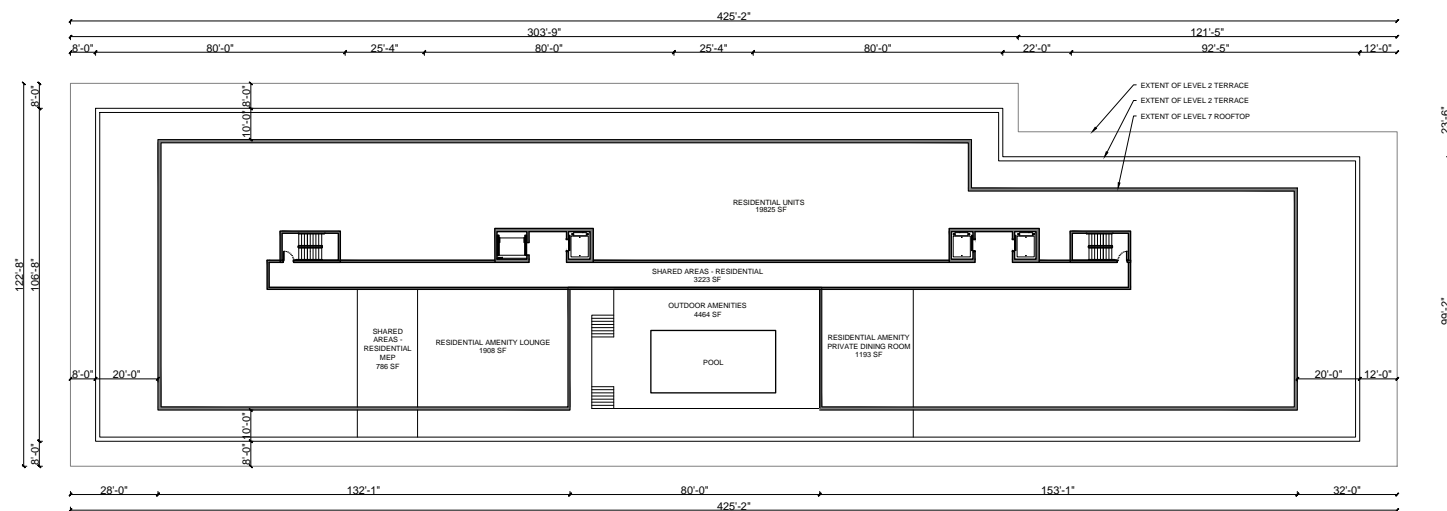
Basis of design product manufacturer is Bega or approved equal. <https://www.bega-us.com/categories#exterior>

Fixtures may include Recessed Ceiling, Recessed Wall, Linear Façade, In-grade, and others. (A10a,b,c,d)

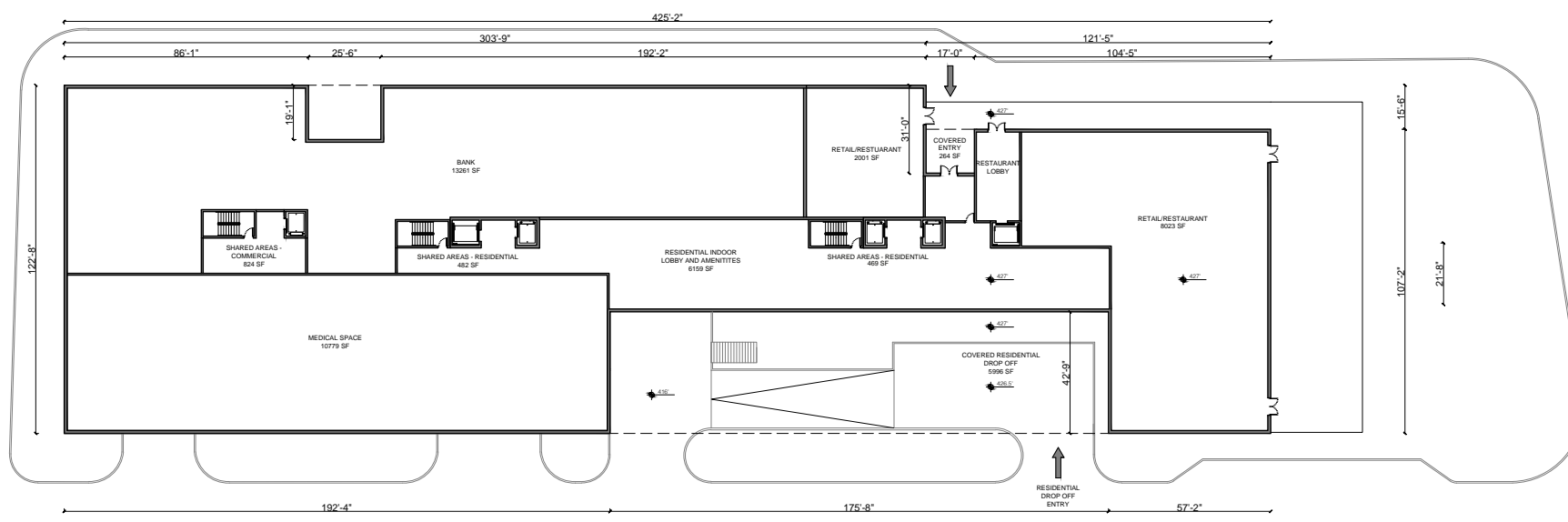
Exterior building lighting will be developed in subsequent design phases in coordination with a qualified lighting designer



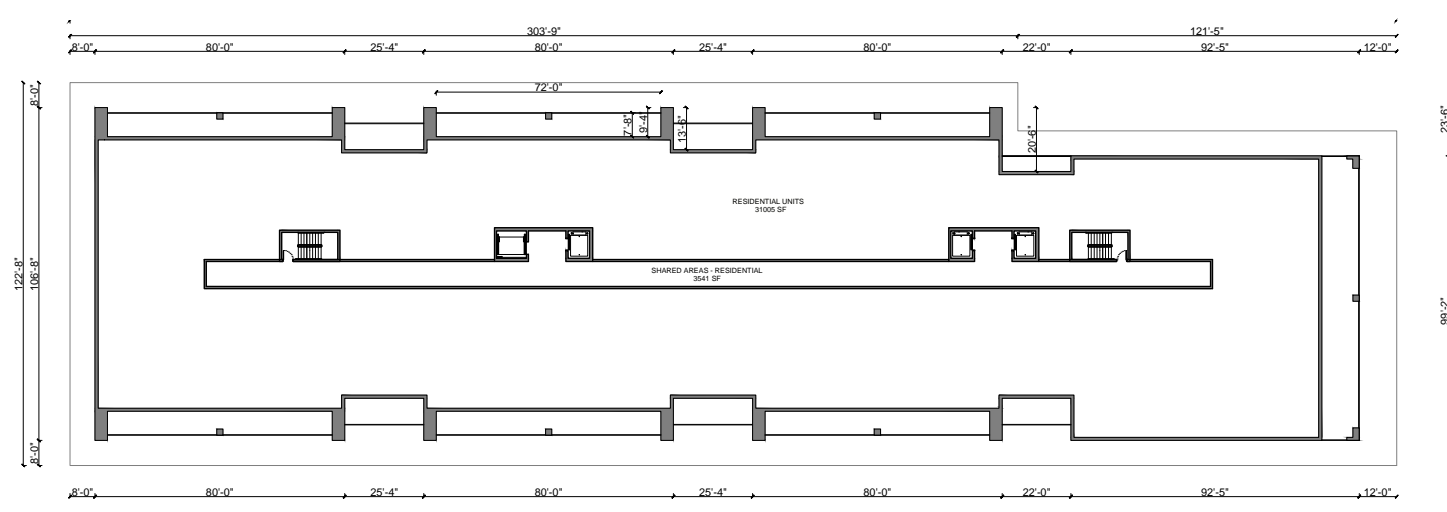
5 ROOF PLAN



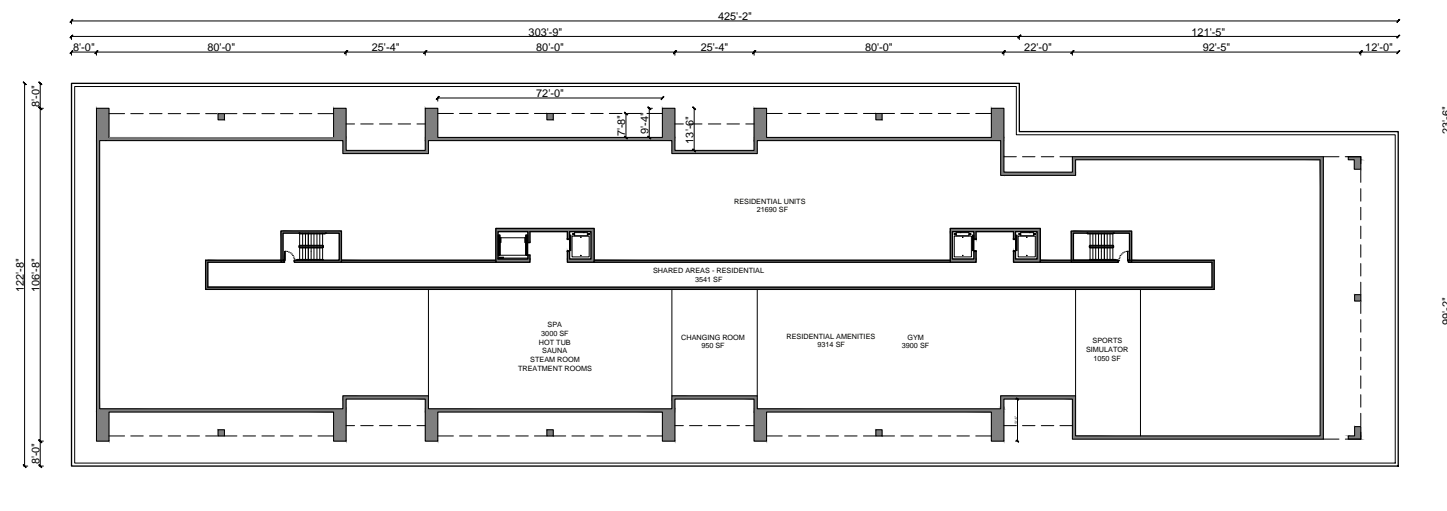
4 LEVEL 7 RESIDENTIAL UNITS & AMENITIES PLAN



1 LEVEL 1 BANK, OFFICE, RESIDENTIAL/COMMERCIAL LOBBY, RETAIL & RESTUARANT



3 LEVEL 3 - LEVEL 6 RESIDENTIAL UNITS PLAN



2 LEVEL 2 RESIDENTIAL UNITS & AMENITIES PLAN

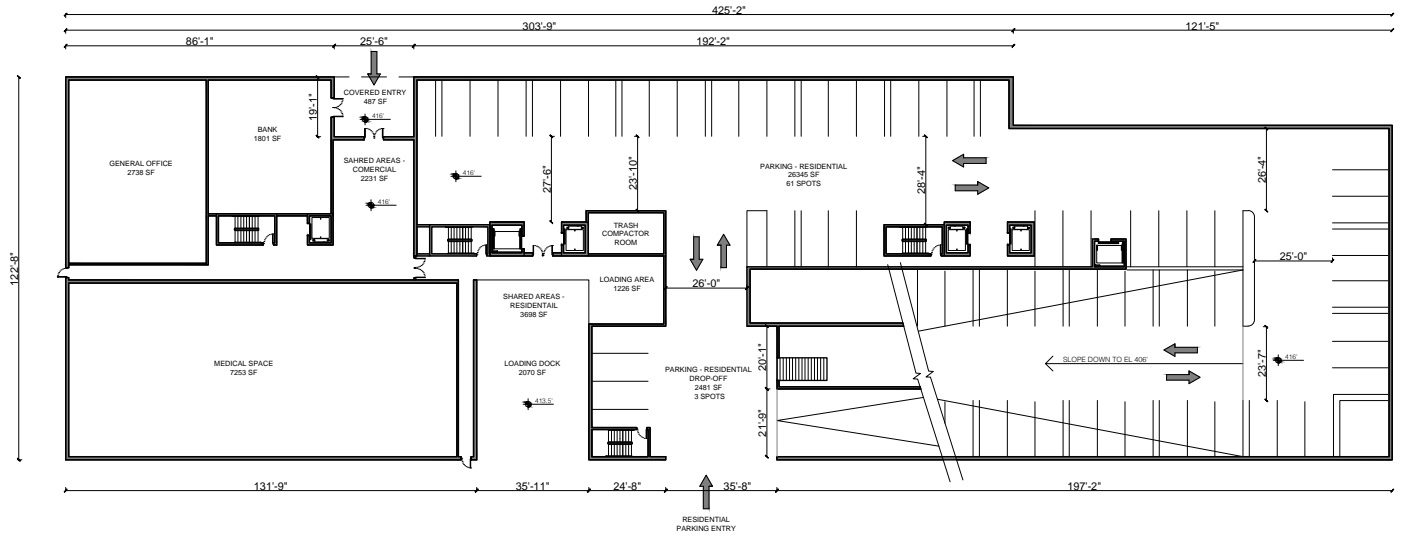


L2: 11 RESIDENTIAL UNITS RANGING IN SIZE FROM 1 BEDROOM + DEN TO 3 BEDROOM UNITS, WITH 1 ADU UNIT, COMPLIANT WITH SIZE DISTRIBUTION REQUIREMENT

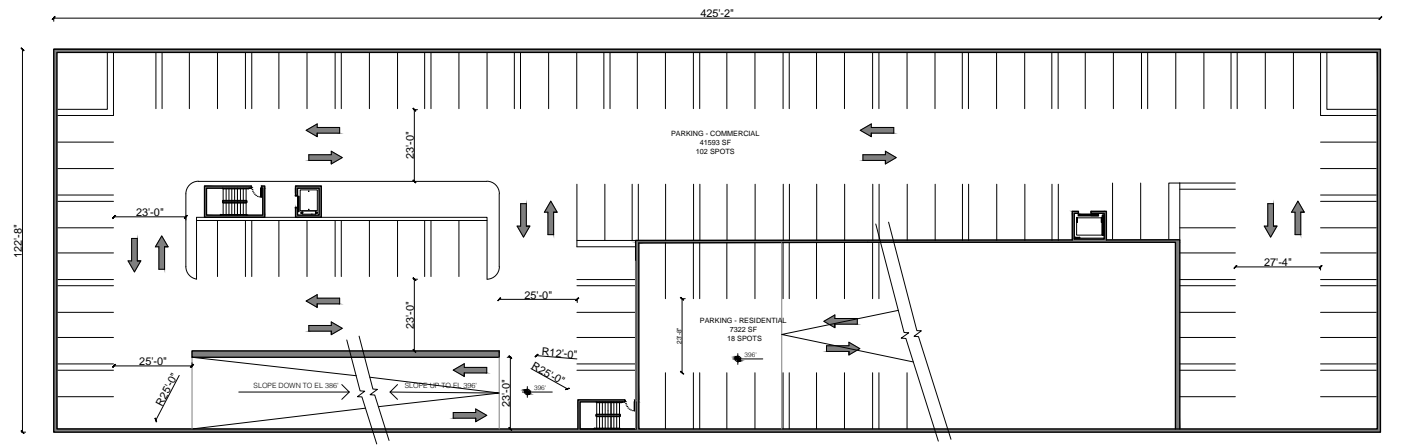
L3-6: 15 RESIDENTIAL UNITS PER FLOOR RANGING IN SIZE FROM 1 BEDROOM + DEN TO 3 BEDROOM UNITS, WITH 1 ADU UNIT PER FLOOR, COMPLIANT WITH SIZE DISTRIBUTION REQUIREMENT

L7: 8 RESIDENTIAL UNITS RANGING IN SIZE FROM 2 BEDROOM TO 3 BEDROOM UNITS

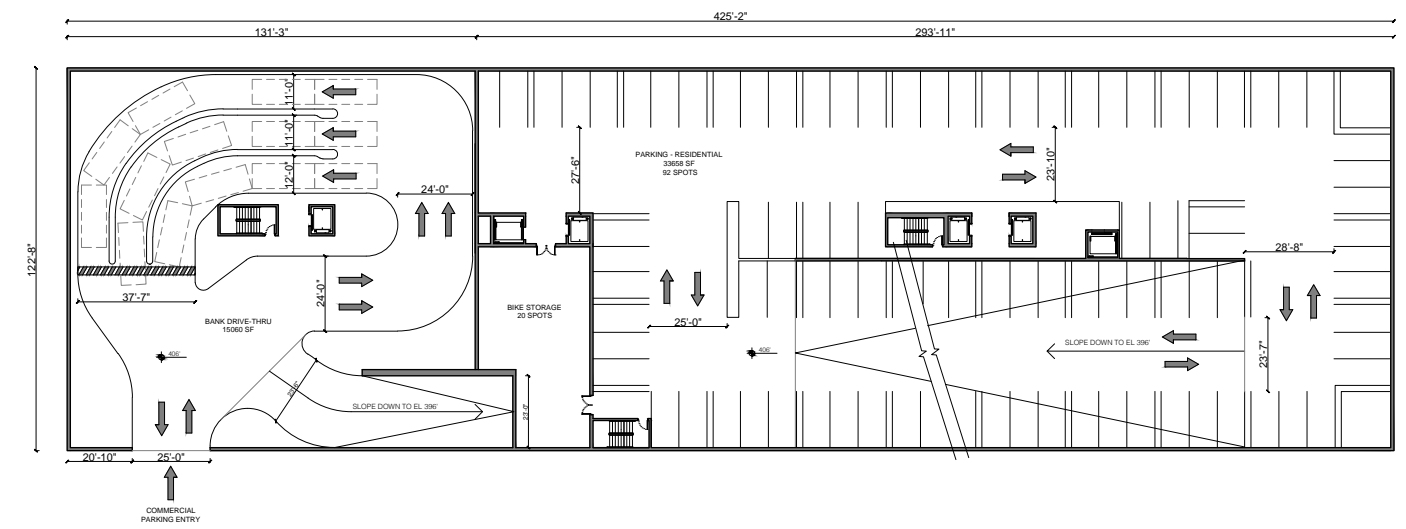
INTERIOR LAYOUTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO REVISION AT THE TIME OF FINAL DESIGN



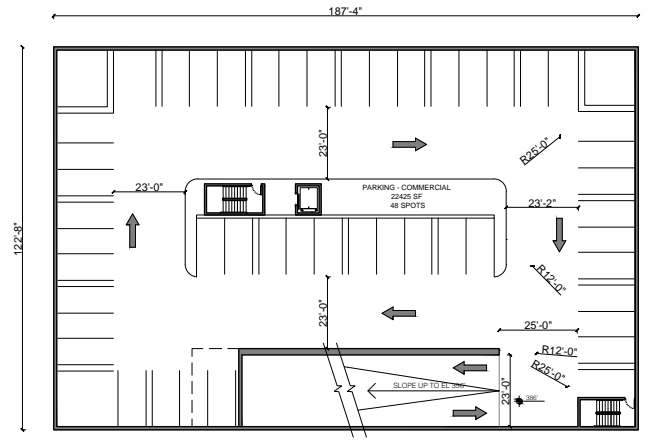
4 P1 PARKING PLAN



2 P3 PARKING PLAN



3 P2 PARKING PLAN



1 P4 PARKING PLAN

TYPE/LEVEL	PARKING COUNT
COMMERCIAL	
P3	102
P4	48
	TOTAL: 150
RESIDENTIAL	
P3	18
P2	92
P1	61
P1 DROP-OFF	3
	TOTAL: 174
OVERALL	324



INTERIOR LAYOUTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO REVISION AT THE TIME OF FINAL DESIGN

THE COUNTS IN THIS TABLE ONLY REFLECT PARKING SPOTS WITHIN THE FOOTPRINT OF THE BUILDING