

An architectural site plan for the N29 Apartments project. The plan shows a large, irregularly shaped building footprint with multiple wings and courtyards. The site is surrounded by a parking lot with several cars parked. There are various landscaping elements, including trees and shrubs, scattered throughout the site. The overall layout is dense and urban.

# N29 APARTMENTS

BOARD OF ARCHITECTURAL REVIEW  
MAJOR APPLICATION SUBMISSION  
CITY OF FAIRFAX

Prepared for:



Prepared by:



December 4th, 2023

# N29 (at WillowWood) Eaton Place at University Drive Extension

The N29 project is located on the north side of Eaton Place between Fairfax Boulevard (to the East) and Chainbridge Road (to the West) and is to the northeast of the recently completed University Drive Extension. The existing site is comprised of all surface parking.

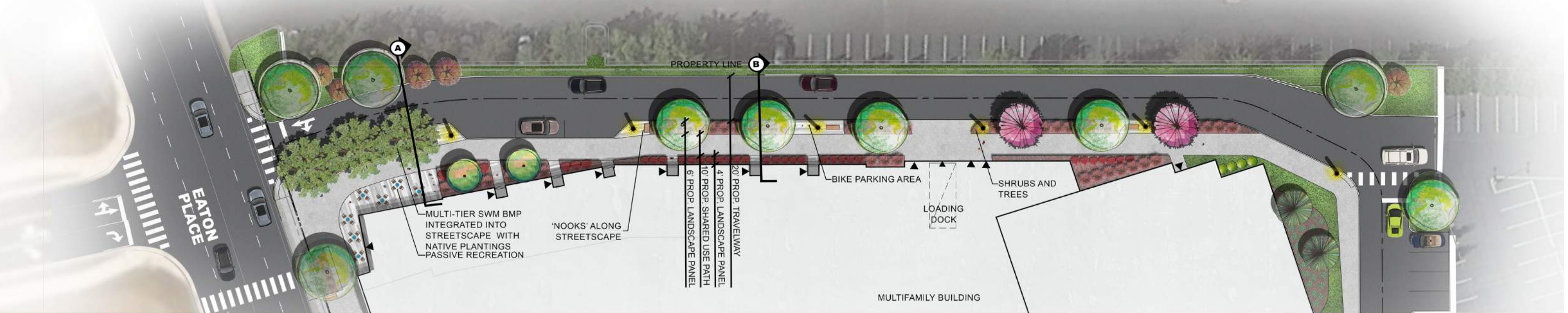
Adjacent to the site to the east and west are commercial office buildings and surface parking. To the north of the site is an existing parking structure (two levels).

The proposed development involves removing the existing surface parking and the construction of a new multifamily mixed-use building and structured parking garage. The proposed multifamily building has a total area of 289,542 GSF with a total of 260 units. The structured parking garage has a total area of 199,800 GSF with a total of 676 parking spaces, which will be shared between the proposed multifamily building and one of the existing commercial office buildings at WillowWood Plaza.

The architectural design for the proposed multifamily building consists of a clear and modest massing composition. The massing strategy incorporates a setback at the southwest corner, aligned across from the University Blvd intersection and creates an open plaza space. This primary corner is further accented with an increased height, change in color, and variation of material texture and will incorporate a retail space at the ground floor level. A variety of textures and materials further emphasize strong massing volumes, with a primarily masonry base providing a grounding effect and vertical fiber cement above implying a lightness floating above and extending vertically. The primary common and amenity spaces for the multifamily building are aligned to face along Eaton Place along with the corner retail space to create multiple layers of experiences, engagement, and activation.



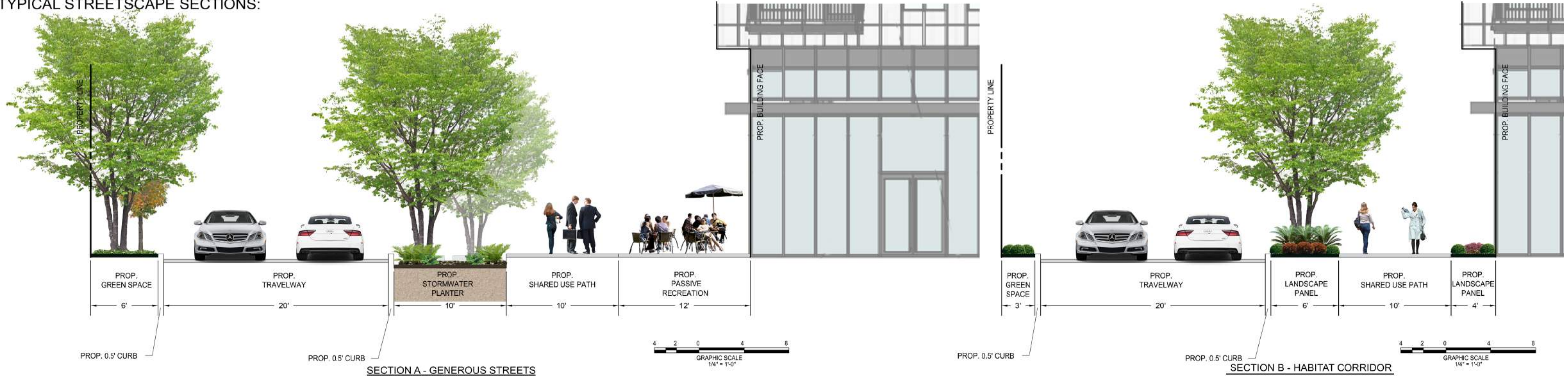
STREETSCAPE SCHEMATIC PLAN:

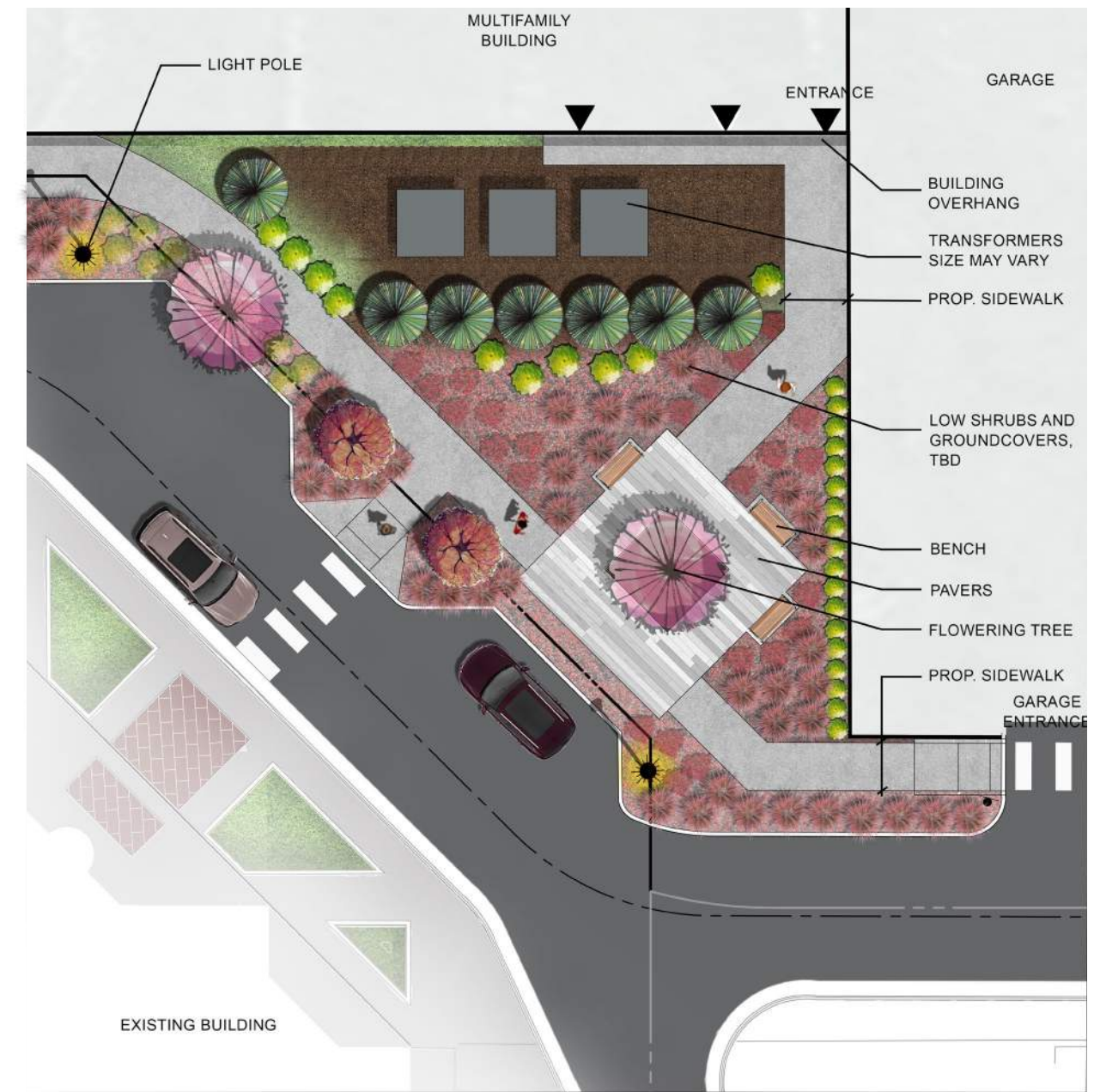


PRECEDENT IMAGERY:

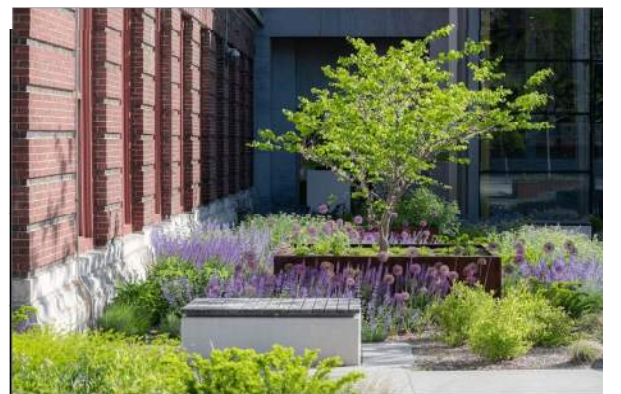


TYPICAL STREETSCAPE SECTIONS:



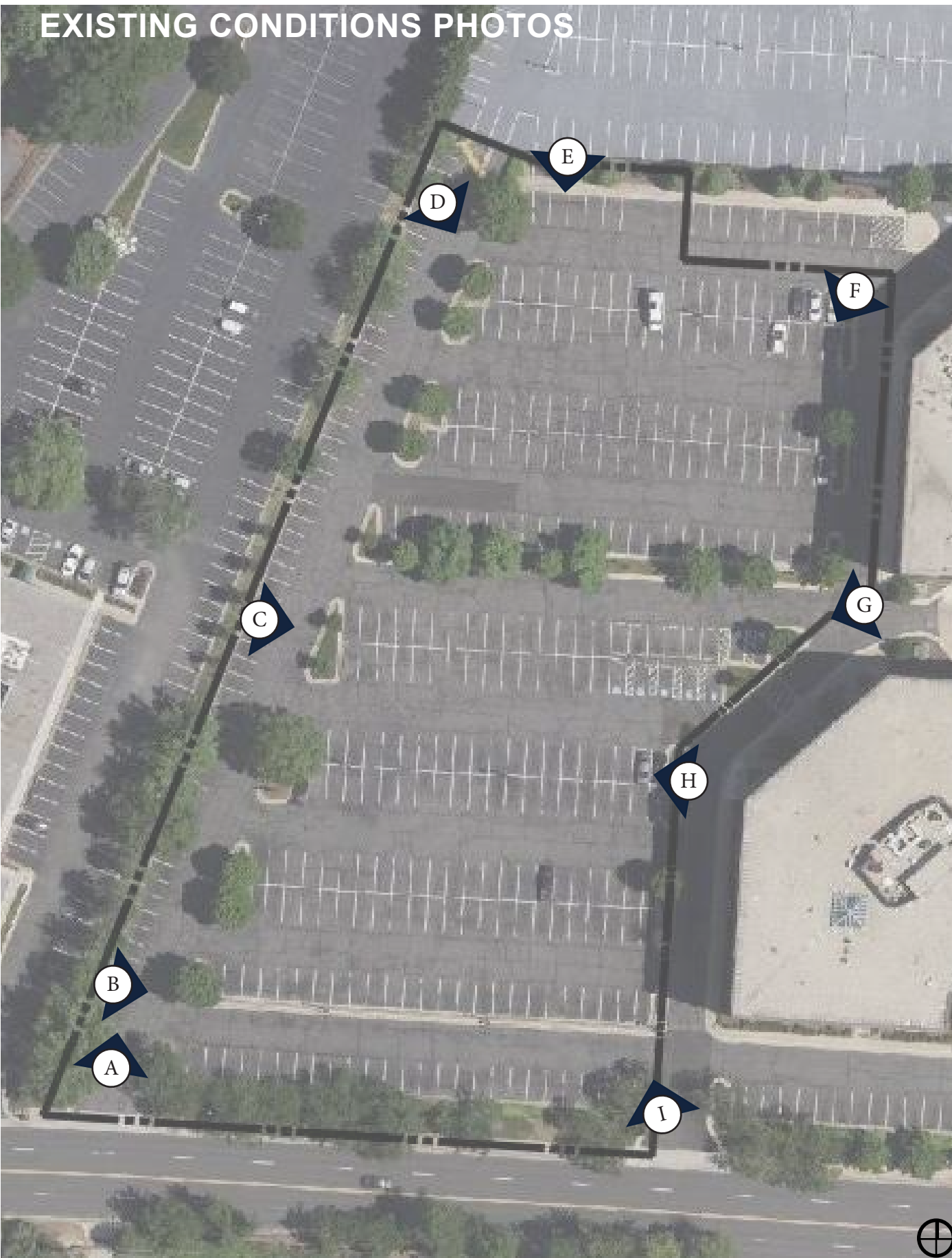


PRECEDENT IMAGERY:



PLEASE NOTE: ANY INFORMATION SHOWN ON THIS PAGE IS FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED TO DESCRIBE THE GENERAL CONCEPT OF THE DESIGN. FINAL DESIGN WILL LIKELY VARY FROM WHAT IS SHOWN ABOVE.

**EXISTING CONDITIONS PHOTOS**



**A** VIEW LOOKING NORTH FROM WEST SITE ENTRANCE



**B** VIEW LOOKING EAST FROM WEST SITE ENTRANCE



**C** VIEW LOOKING EAST FROM SITE INTERIOR



**D** VIEW LOOKING SOUTH EAST FROM EXISTING PARKING GARAGE ADJACENT ENTRANCE



**E** VIEW LOOKING SOUTH FROM ADJACENT EXISTING PARKING GARAGE



**F** VIEW LOOKING SOUTH FROM NORTH EAST SITE CORNER



**G** VIEW LOOKING SOUTH WEST FROM ADJACENT OFFICE BUILDING



**H** VIEW LOOKING WEST FROM ADJACENT OFFICE BUILDING



**I** VIEW LOOKING NORTH FROM EAST SITE ENTRANCE

# MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1;  
BRICK - WHITE  
MORTAR - ARCTIC WHITE



FCP-1;  
FIBER CEMENT BOARD AND  
BATTEN  
DARK GRAY



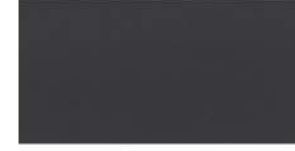
FCP-3;  
FIBER CEMENT PANEL  
WHITE



AFB-2;  
BRICK - BLACK  
MORTAR - SMOKE



FCP-2;  
FIBER CEMENT BOARD AND BATTEN  
WHITE



FCP-4;  
FIBER CEMENT PANEL  
GRAY



CON-1;  
PRECAST CONCRETE



FCP-2 ALT;  
FIBER CEMENT LAP SIDING  
WHITE



FCP-5; FCP-1 ALT  
FIBER CEMENT LAP SIDING  
DARK GRAY

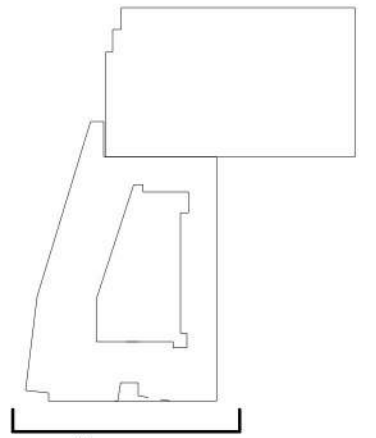


FCP-6;  
WOOD TONE PANEL



GW-1;  
GREEN WALL SYSTEM

## KEY PLAN



△ EATON PLACE



## 1 SOUTH ELEVATION

1/32" = 1'-0"

0 16' 32' 64'

# MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1;  
BRICK - WHITE  
MORTAR - ARCTIC WHITE



AFB-2;  
BRICK - BLACK  
MORTAR - SMOKE



CON-1;  
PRECAST CONCRETE



FCP-1;  
FIBER CEMENT BOARD AND  
BATTEN  
DARK GRAY



FCP-2;  
FIBER CEMENT BOARD AND BATTEN  
WHITE



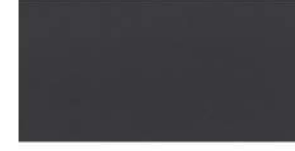
FCP-2 ALT;  
FIBER CEMENT LAP SIDING  
WHITE



FCP-6;  
WOOD TONE PANEL



FCP-3;  
FIBER CEMENT PANEL  
WHITE



FCP-4;  
FIBER CEMENT PANEL  
GRAY

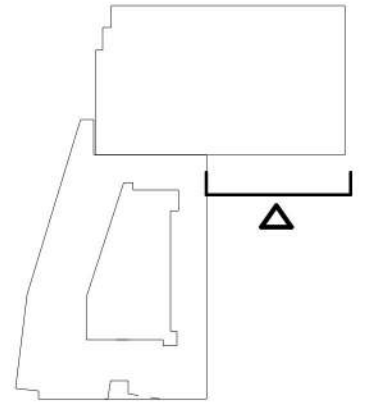


FCP-5; FCP-1 ALT  
FIBER CEMENT LAP SIDING  
DARK GRAY

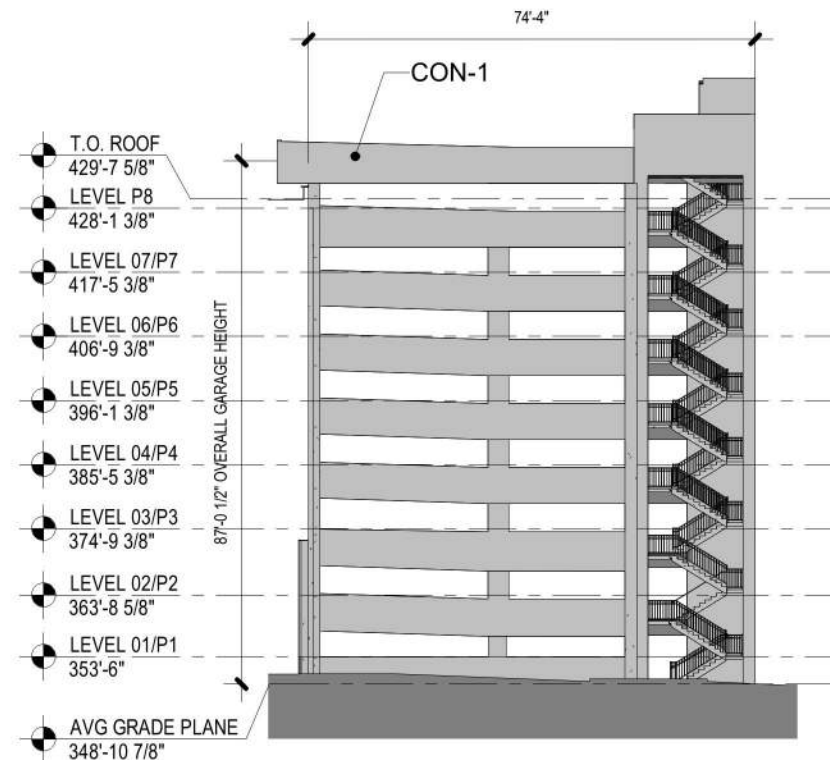


GW-1;  
GREEN WALL SYSTEM

## KEY PLAN



EATON PLACE



# 1 SOUTH GARAGE ELEVATION

1/32" = 1'-0"

0 16' 32' 64'

# MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1;  
BRICK - WHITE  
MORTAR - ARCTIC WHITE



AFB-2;  
BRICK - BLACK  
MORTAR - SMOKE



CON-1;  
PRECAST CONCRETE



FCP-1;  
FIBER CEMENT BOARD AND  
BATTEN  
DARK GRAY



FCP-2;  
FIBER CEMENT BOARD AND BATTEN  
WHITE



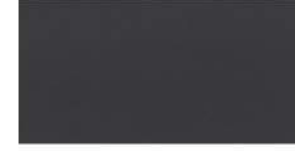
FCP-2 ALT;  
FIBER CEMENT LAP SIDING  
WHITE



FCP-6;  
WOOD TONE PANEL



FCP-3;  
FIBER CEMENT PANEL  
WHITE



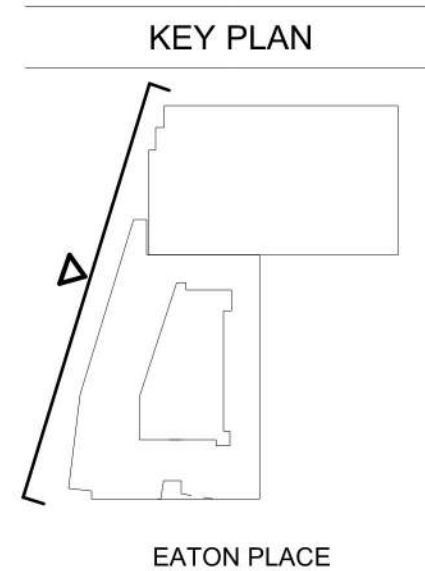
FCP-4;  
FIBER CEMENT PANEL  
GRAY



FCP-5; FCP-1 ALT  
FIBER CEMENT LAP SIDING  
DARK GRAY



GW-1;  
GREEN WALL SYSTEM



## 1 WEST ELEVATION



N29 Apartments  
Board of Architectural Review  
City of Fairfax

Notes:  
1. This conceptual rendering is for illustrative purposes only, final layout will be determined by final architecture and engineering at time of site plan.

Date: 12-04-2023  
Drawn/Checked: HC  
Project #: 21082.002.00  
Drawing #: 112343



# MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1;  
BRICK - WHITE  
MORTAR - ARCTIC WHITE



AFB-2;  
BRICK - BLACK  
MORTAR - SMOKE



CON-1;  
PRECAST CONCRETE



FCP-1;  
FIBER CEMENT BOARD AND  
BATTEN  
DARK GRAY



FCP-2;  
FIBER CEMENT BOARD AND BATTEN  
WHITE



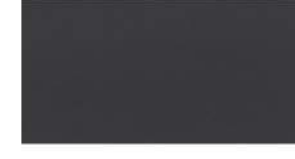
FCP-2 ALT;  
FIBER CEMENT LAP SIDING  
WHITE



FCP-6;  
WOOD TONE PANEL



FCP-3;  
FIBER CEMENT PANEL  
WHITE



FCP-4;  
FIBER CEMENT PANEL  
GRAY

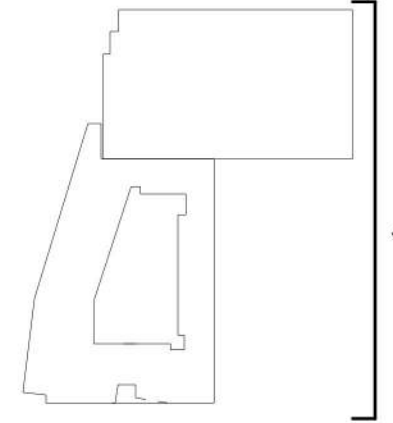


FCP-5; FCP-1 ALT  
FIBER CEMENT LAP SIDING  
DARK GRAY

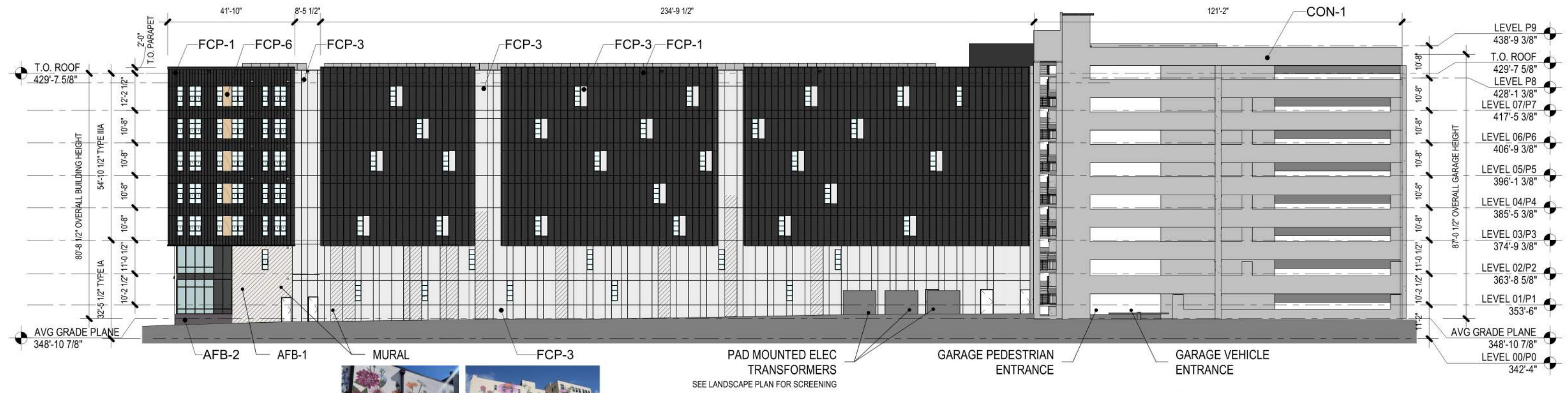


GW-1;  
GREEN WALL SYSTEM

## KEY PLAN



EATON PLACE



MURAL PRECEDENT

## 1 EAST ELEVATION



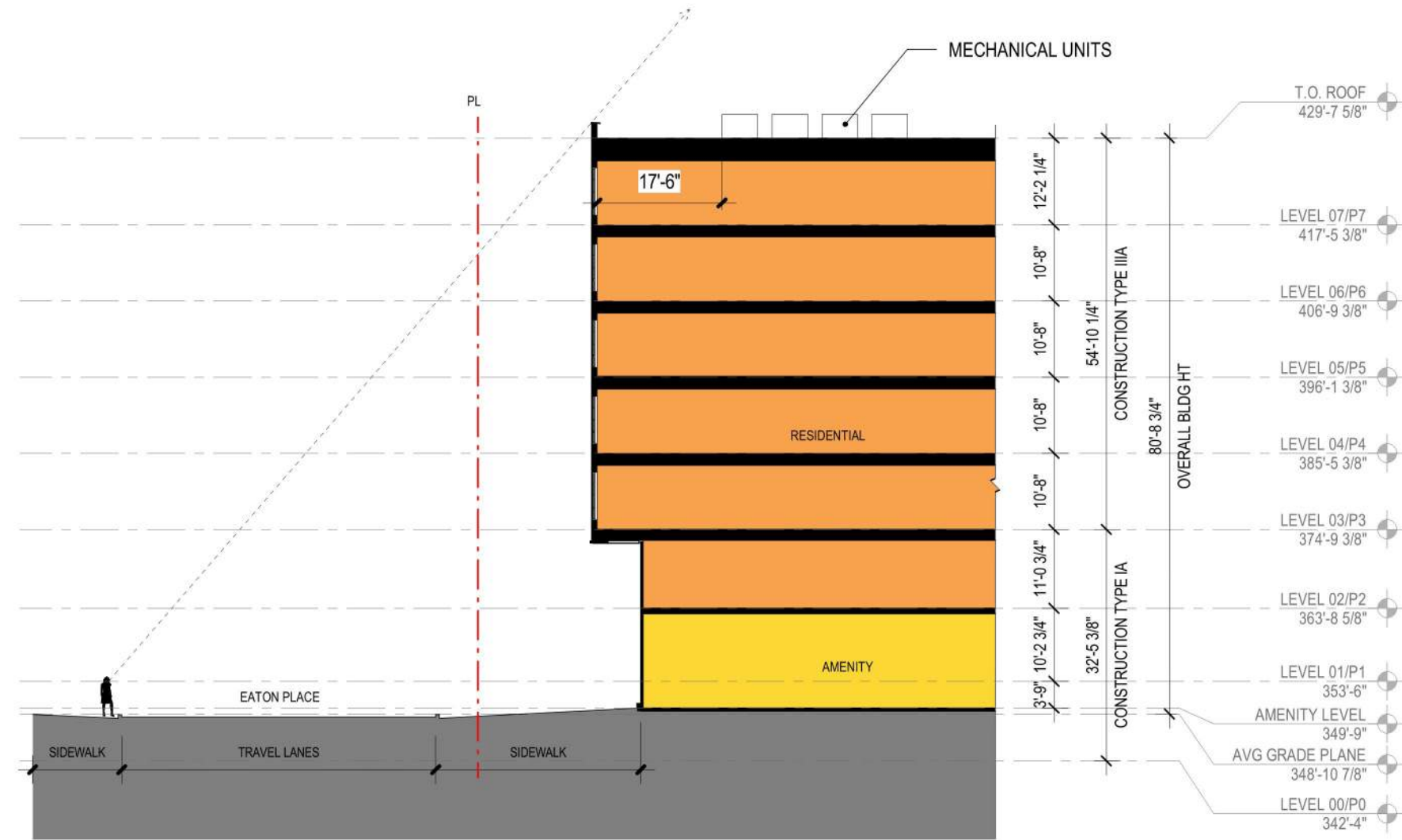
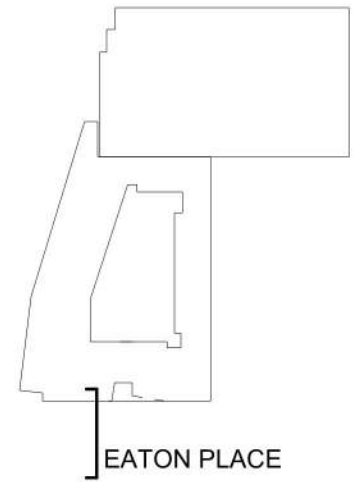


EXAMPLE MURAL CONTENT AND PLACEMENT

MURAL PRECEDENTS



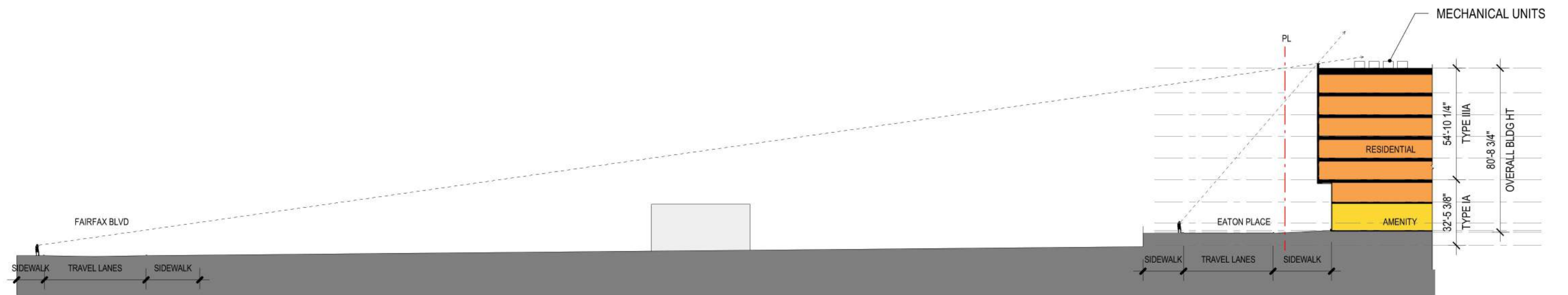
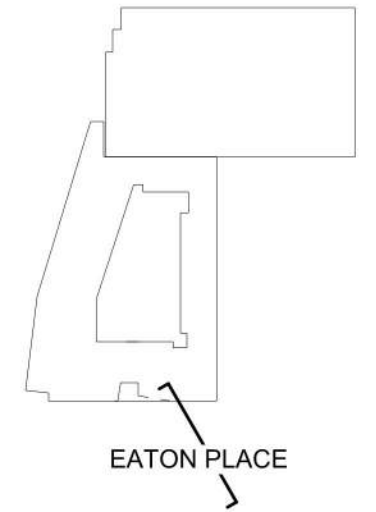
KEY PLAN



1 N-S SIGHTLINE SECTION



KEY PLAN

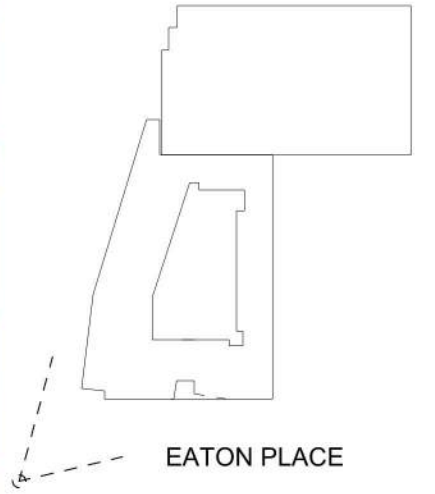


**1** N-S SIGHTLINE SECTION TO FAIRFAX BLVD

1" = 50'-0" 0 50' 100'



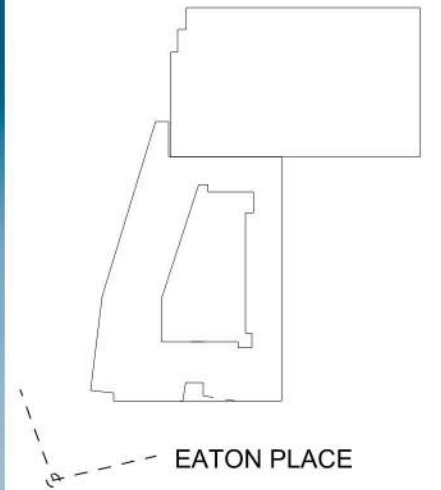
KEY PLAN



EATON PLACE



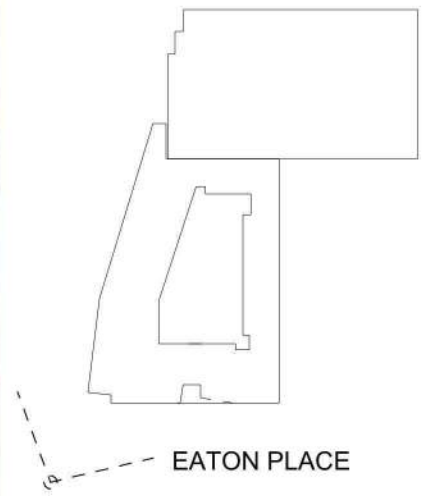
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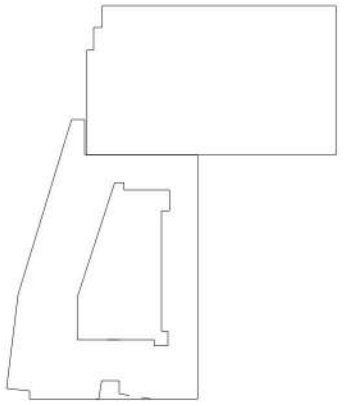
EATON PLACE



KEY PLAN



KEY PLAN



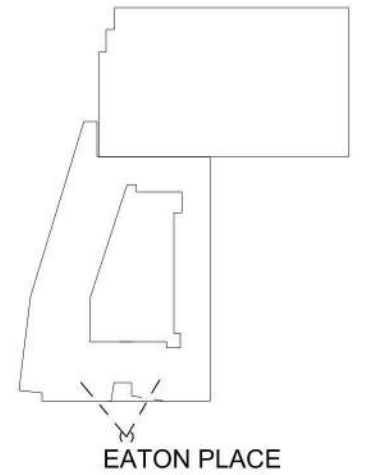
EATON PLACE

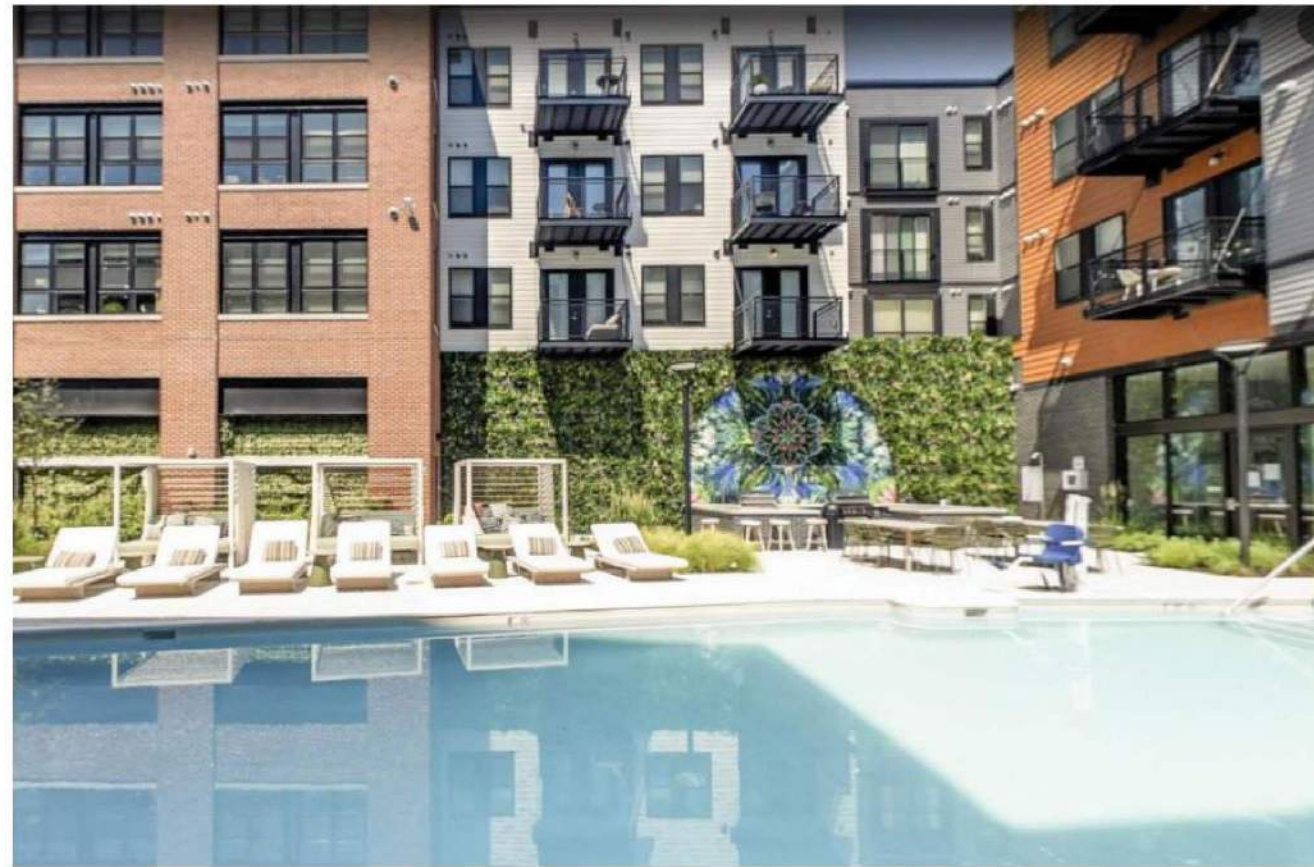






KEY PLAN





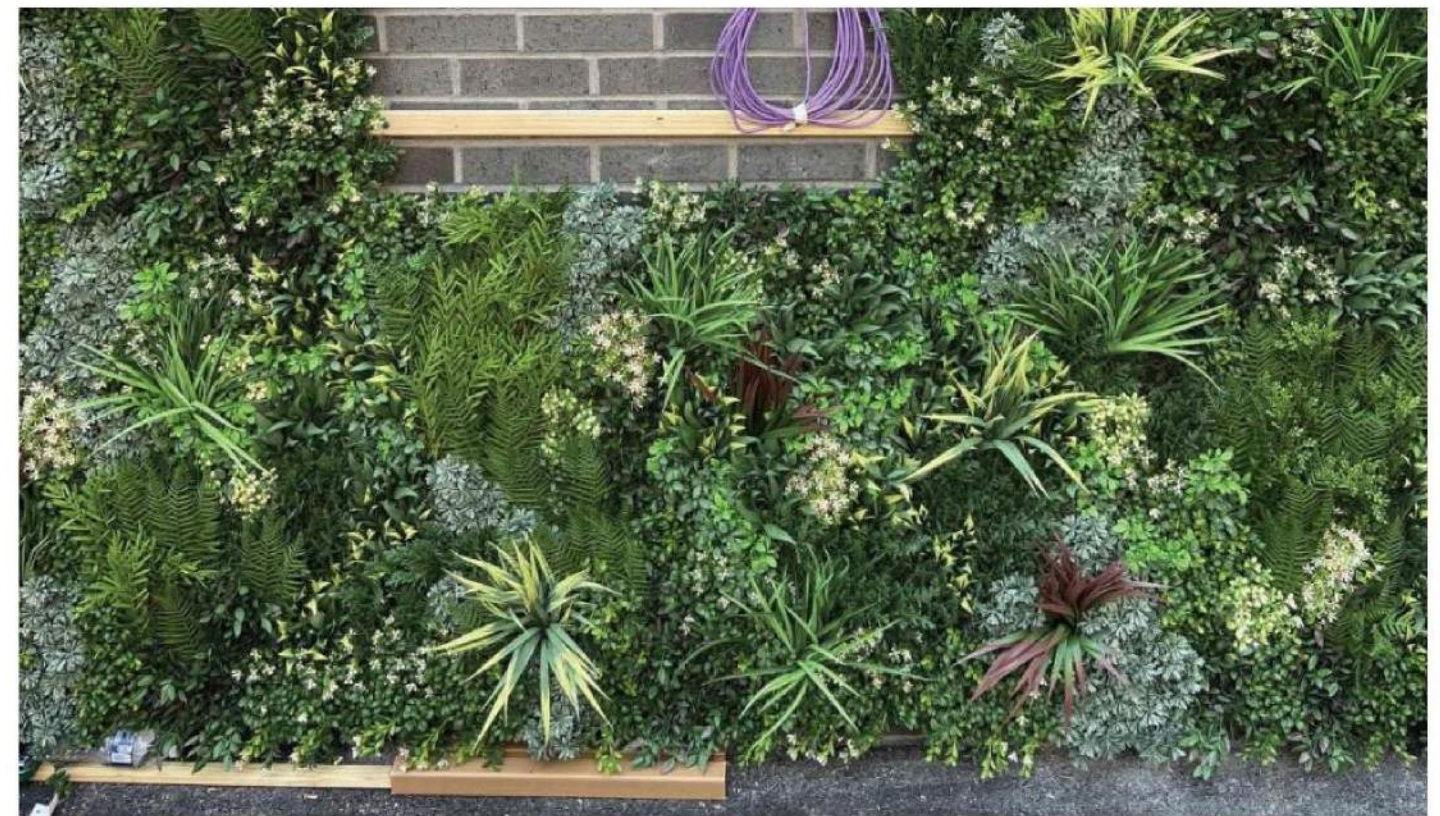
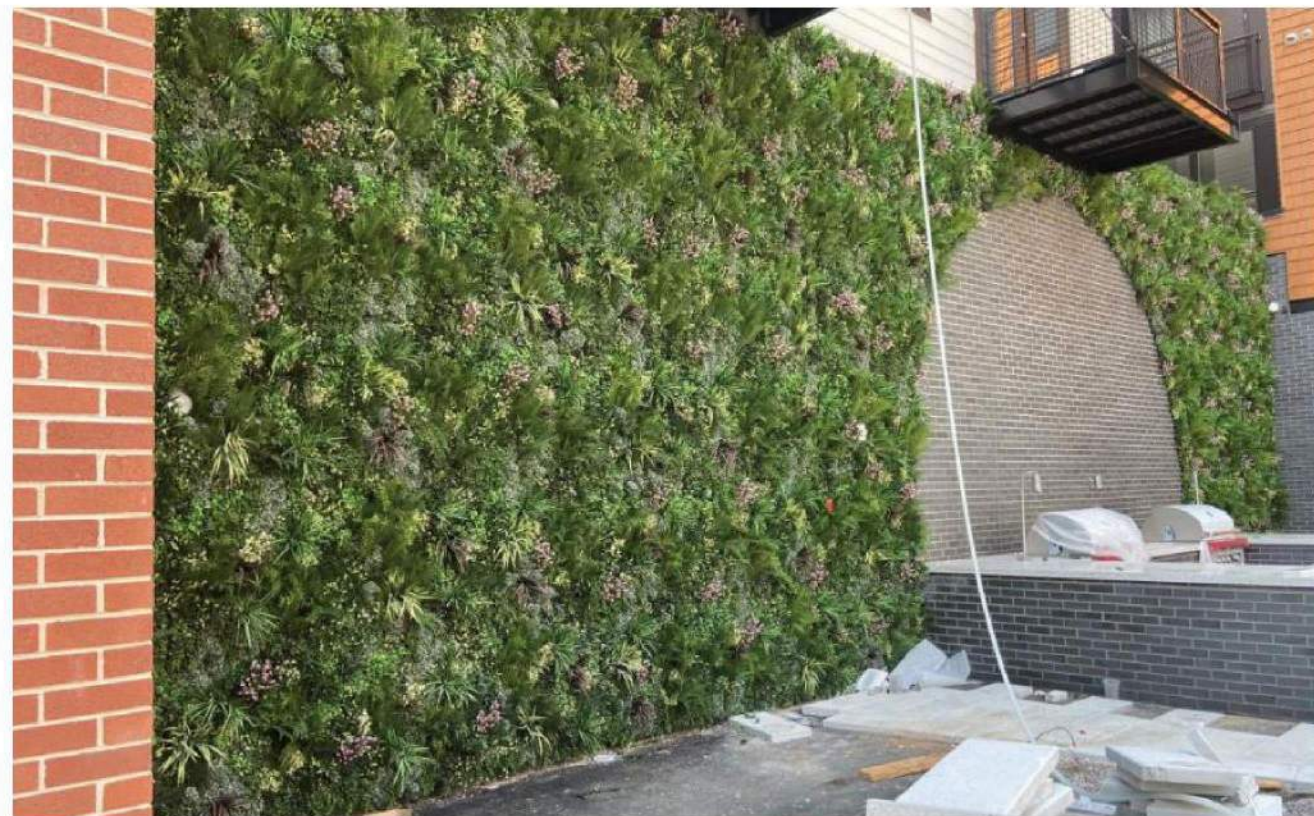
# BECKERT'S PARK

1350 E St, SE, Washington DC

Installed: Spring 2020

Product Info: Vistafolia Artificial Green Walls

- Suitable for all weathers
- No maintenance
- UV & IFR Technology
- Fully customizable in color, texture, and shape
- overlapping foliage to eliminate joins
- varying heights of planting



hickok cole



UPWARD AND DOWNWARD BEAM LIGHTS  
LOCATION: BRICK PIERS



DIRECTED DOWNLIGHT  
LOCATION: BALCONIES



PINHOLE STARLIGHTS  
LOCATION: MAIN ENTRANCE SOFFIT

# SITE PLAN RENDERING/ LANDSCAPE PLAN



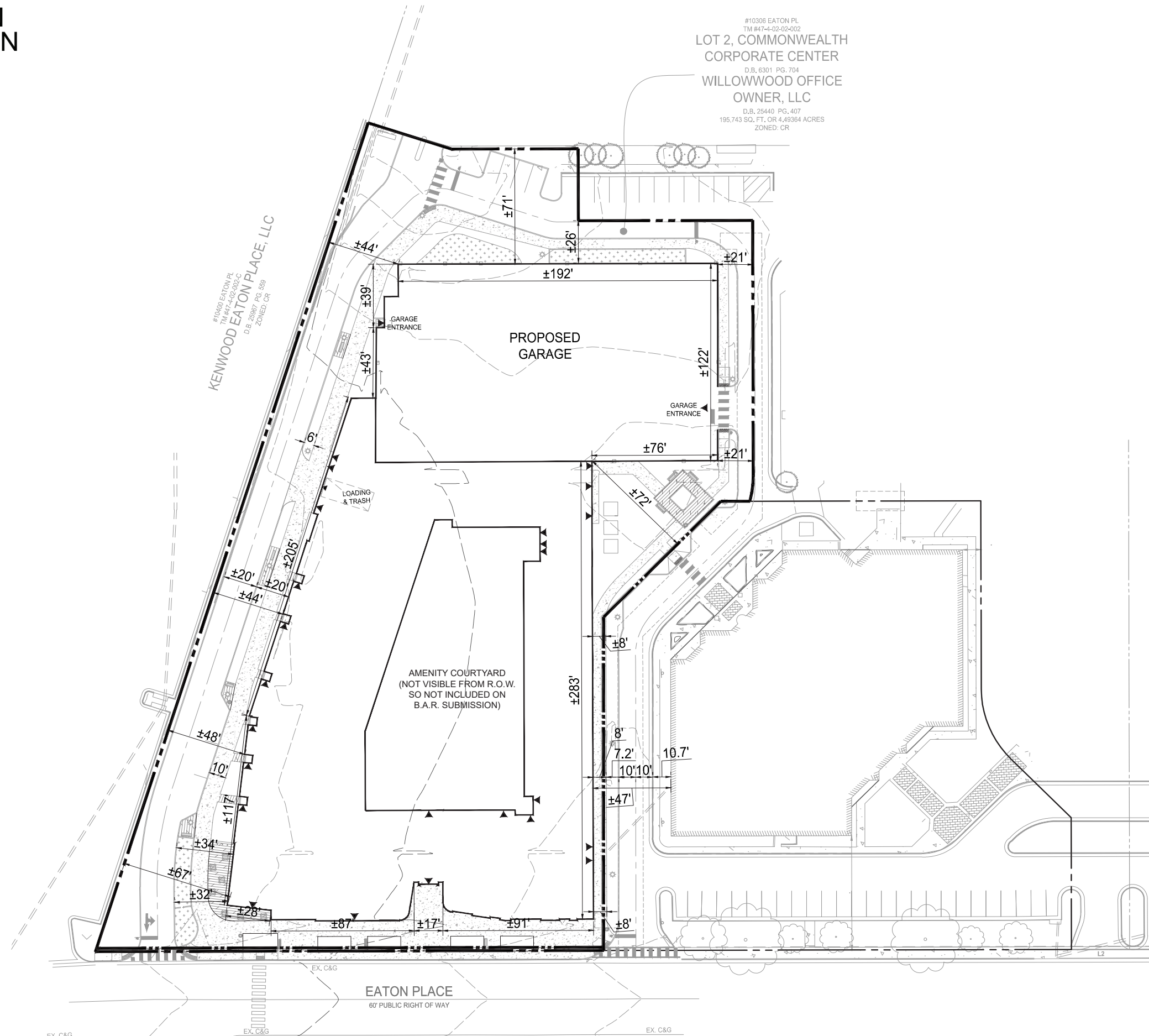
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY
	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	6
	<i>Betula nigra</i> 'BNMTF' TMT	Dura Heat River Birch	3
	<i>Cercis canadensis</i>	Eastern Redbud	3
	<i>Cornus florida</i>	Flowering Dogwood	2
	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	6
	<i>Magnolia x soulangeana</i>	Saucer Magnolia	3
	<i>Quercus bicolor</i>	Swamp White Oak	6
	<i>Quercus coccinea</i>	Scarlet Oak	2
	<i>Quercus phellos</i>	Willow Oak	6
	<i>Thuja x 'Green Giant'</i>	Green Giant Arborvitae	7
	<i>Ilex Opaca</i>	American Holly	2

SYMBOL	OBJECT	QTY
	BENCHES	10
	TRASH RECEPTACLES	4
	LIGHT POLES	16
	BIKE RACK	6 (12 SPACES)

# SITE PLAN DIMENSION

#10306 EATON PL  
TM #47-4-02-002  
LOT 2, COMMONWEALTH  
CORPORATE CENTER  
D.B. 6301 PG. 704  
WILLOWWOOD OFFICE  
OWNER, LLC  
D.B. 25440 PG. 407  
195,743 SQ. FT. OR 4.49364 ACRES  
ZONED: CR



**PLANTS PALETTE**  
CANOPY TREES - DECIDUOUS



scarlet oak  
*quercus coccinea*



duraheat river birch  
*betula nigra 'bnmtf'*



princeton sentry ginkgo  
*ginkgo biloba 'princeton sentry'*



willow oak  
*quercus phellos*



swamp white oak  
*quercus bicolor*

**EVERGREEN TREES**



green giant arborvitae  
*thuga occidentalis 'nigra'*



armstrong red maple  
*acer rubrum 'armstrong'*



eastern redbud  
*cercis canadensis*



saucer magnolia  
*magnolia soulangiana*



flowering dogwood  
*cornus florida*

**UNDERSTORY TREES - DECIDUOUS**

**SHRUBS AND GROUNDCOVERS**



gro-low fragrant sumac  
*rhus aromatica 'gro-low'*



otto luyken laurel  
*prunus laurocerasus 'otto luyken'*



lemon lime heuchera  
*heuchera x 'lemon lime'*



evergreen giant liriop  
*liriop 'evergreen giant'*



schipka english laurel  
*prunus laurocerasus 'Schipkaensis'*



### STREET LIGHT FIXTURES

- A MODERN DARK-SKY FRIENDLY LED FIXTURE WITH TRADITIONAL TOUCHES
- CITY RECOMMENDED FIXTURE LED POST-TOP ACORN LIGHT

# SITE FURNISHINGS/ HARDSCAPE SELECTIONS

### BENCHES

- FORMS+SURFACES VECTOR BENCH
- MATERIAL: ALUMINUM
  - COLOR: ALUMINUM TEXTURE OR EQUAL



### TRASH RECEPTACLES

#### FORMS+SURFACES

- MATERIAL: ALUMINIUM
- FINISH: POWDERCOAT
- COLOR: ALUMINUM TEXTURE OR EQUAL

### CROSSWALK

- WHITE 'LADDER-STYLE' CROSSWALKS, AS SHOWN



### BIKE RACK

#### FORMS+SURFACES OLYMPIA

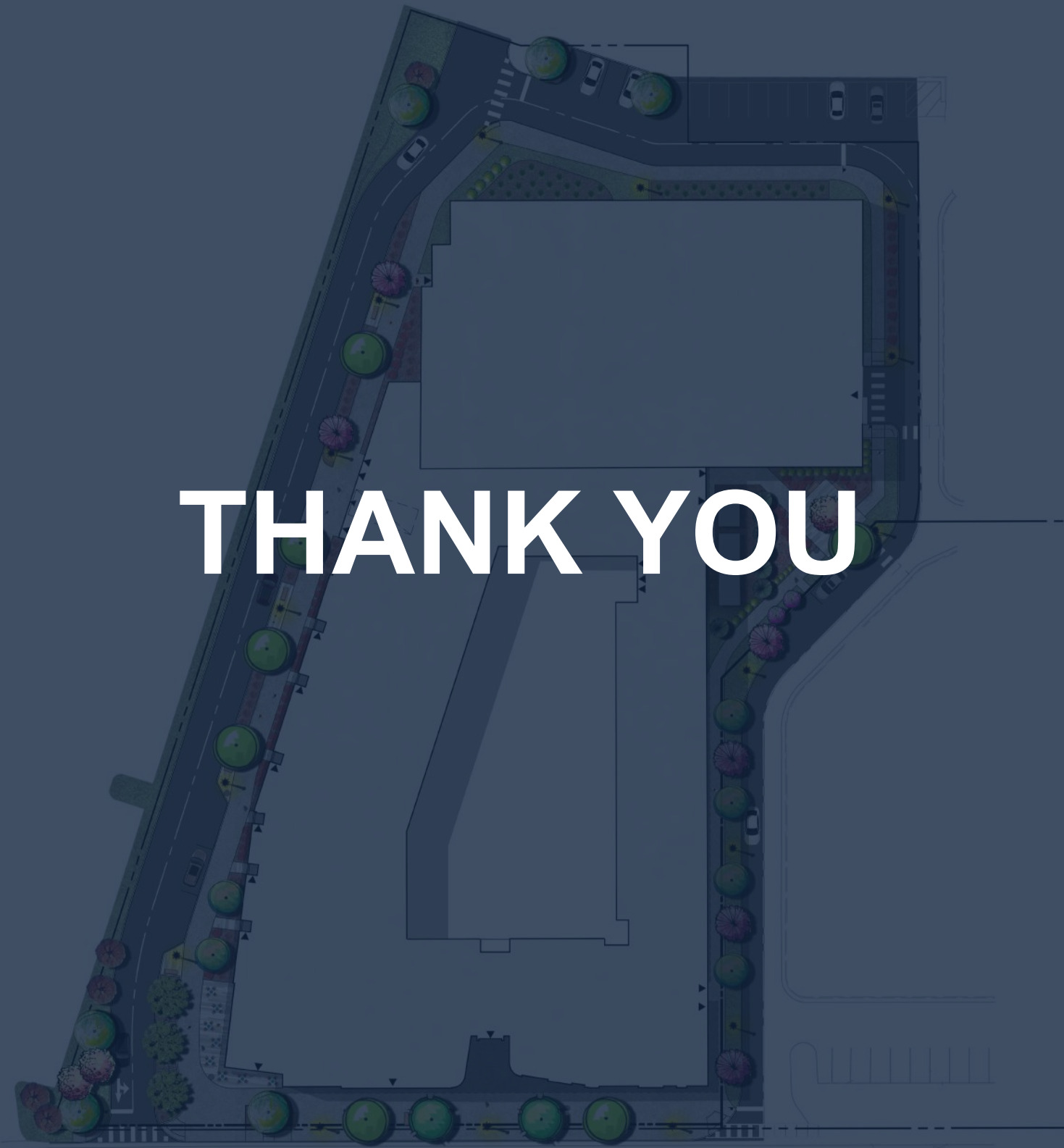
- COLOR: ALUMINUM TEXTURE
- VARIED CONFIGURATION OPTIONS
- OR EQUAL

### ACCENT PAVERS

#### HANOVER PLANK PAVERS

- SIZE: 6' x 18'
- COLOR: CHARCOAL & LIMESTONE GRAY
- OR EQUAL





**THANK YOU**



#10306 EATON PL  
 TM #47-4-02-002  
**LOT 2, COMMONWEALTH  
 CORPORATE CENTER**  
 D.B. 6301 PG. 704  
**WILLOWOOD OFFICE  
 OWNER, LLC**  
 D.B. 25440 PG. 407  
 195,743 SQ. FT. OR 4.49364 ACRES  
 ZONED: CR

**10-YEAR TREE CANOPY CALCULATIONS**

TREE CANOPY REQUIRED				
GROSS SITE AREA		129130.81 SF		
TREE CANOPY COVERAGE REQUIRED		NO REQUIREMENT		
TREE CANOPY PROVIDED				
PLANT TYPE	STOCK SIZE	QUANTITY	CANOPY PER TREE	CANOPY PER TYPE
CATEGORY IV-DECIDUOUS	3" CALIPER	114	250 SF	3,500 SF
CATEGORY II-DECIDUOUS	3" CALIPER	3	175 SF	525 SF
CATEGORY I-DECIDUOUS	3" CALIPER	8	125 SF	1,000 SF
CATEGORY II-DECIDUOUS	3" CALIPER	12	75 SF	900 SF
CATEGORY II-EVERGREEN	8' HT	2	100 SF	200 SF
CATEGORY I-EVERGREEN	8' HT	7	50 SF	350 SF
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING				6,475 SF
TOTAL CANOPY AREA PROVIDED				6,475 SF
TOTAL CANOPY COVERAGE PROVIDED				5.0 %

NOTES  
 STREET TREES ARE BEING PROVIDED TO EXTENT POSSIBLE AS DISCUSSED WITH CITY STAFF.

AS PER ZONING ORDINANCE §4.5.5.C.1, TRANSITIONAL YARDS ON THE WEST, NORTH AND EAST SIDE ARE NOT REQUIRED.

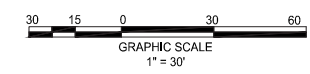
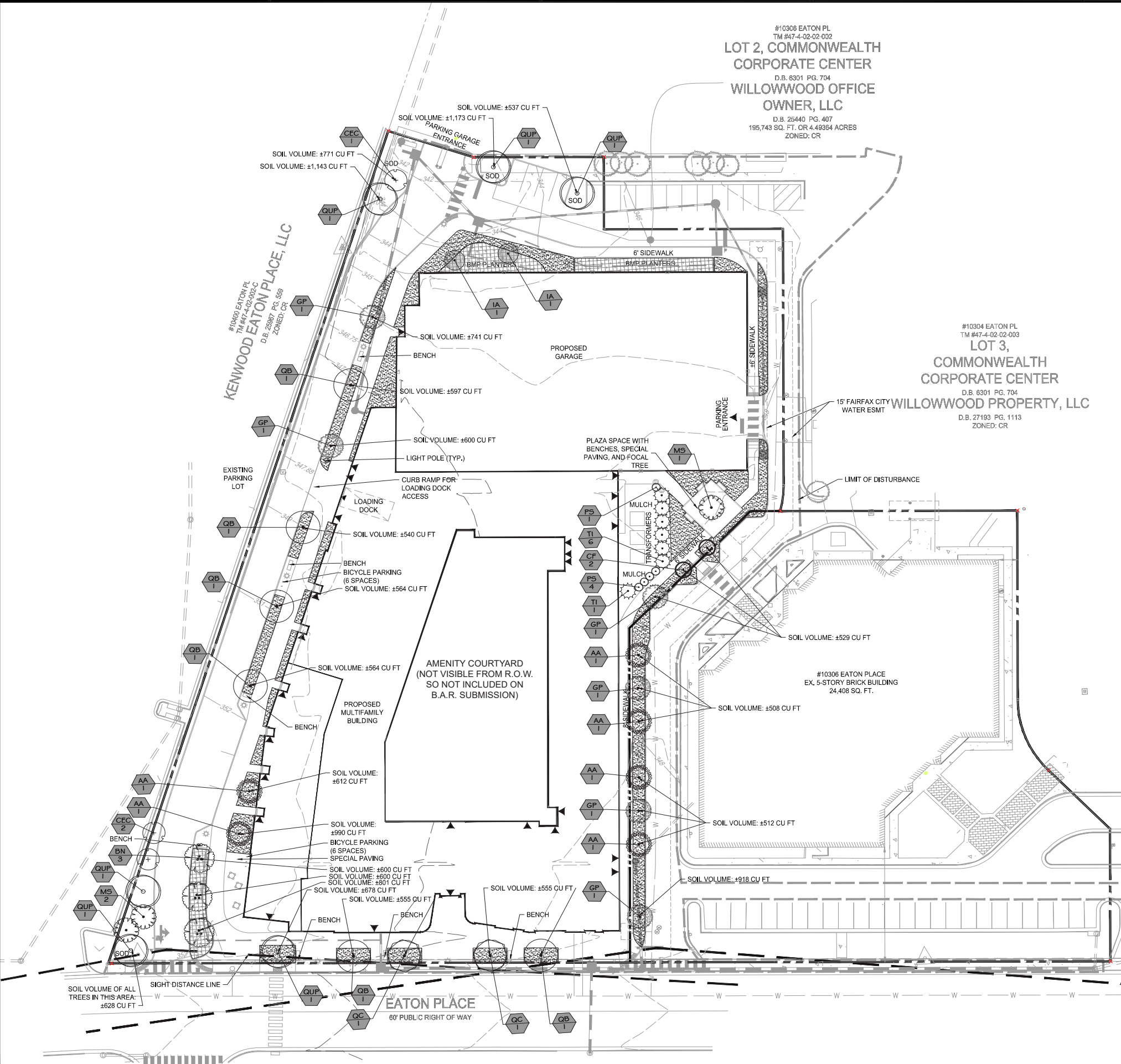
PLANTING SCHEDULE MAY CHANGE AT TIME OF SITE PLAN, WITH REVIEW BY CITY URBAN FORESTER.

FINAL DESIGN MAY VARY BASED ON FINAL ENGINEERING.

#10304 EATON PL  
 TM #47-4-02-003  
**LOT 3,  
 COMMONWEALTH  
 CORPORATE CENTER**  
 D.B. 6301 PG. 704  
**WILLOWOOD PROPERTY, LLC**  
 D.B. 27193 PG. 1113  
 ZONED: CR

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY
AA	6	Acer rubrum 'Armstrong'	Armstrong Red Maple	3" Cal.	75 SF
BN	3	Betula nigra 'BNMTF' TM	Dura Heat River Birch	3" Cal.	175 SF
CEC	3	Cercis canadensis	Eastern Redbud	3" Cal.	125 SF
CF	2	Cornus florida	Flowering Dogwood	3" Cal.	125 SF
GP	6	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3" Cal.	75 SF
IA	2	Ilex opaca	American Holly	8' HT	100 SF
MS	3	Magnolia x soulangeana	Saucer Magnolia	3" Cal.	125 SF
QB	6	Quercus bicolor	Swamp White Oak	3" Cal.	250 SF
OC	2	Quercus coccinea	Scarlet Oak	3" Cal.	250 SF
QUP	6	Quercus phellos	Willow Oak	3" Cal.	250 SF
TI	7	Thuja x 'Green Giant'	Green Giant Arborvitae	8' HT	50 SF
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
PS	5	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	4' HT	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	SG	LOW SHRUBS AND GROUNDCOVERS, TBD		TBD	
	SWM	STORMWATER BMP PLANTINGS, TBD		TBD	

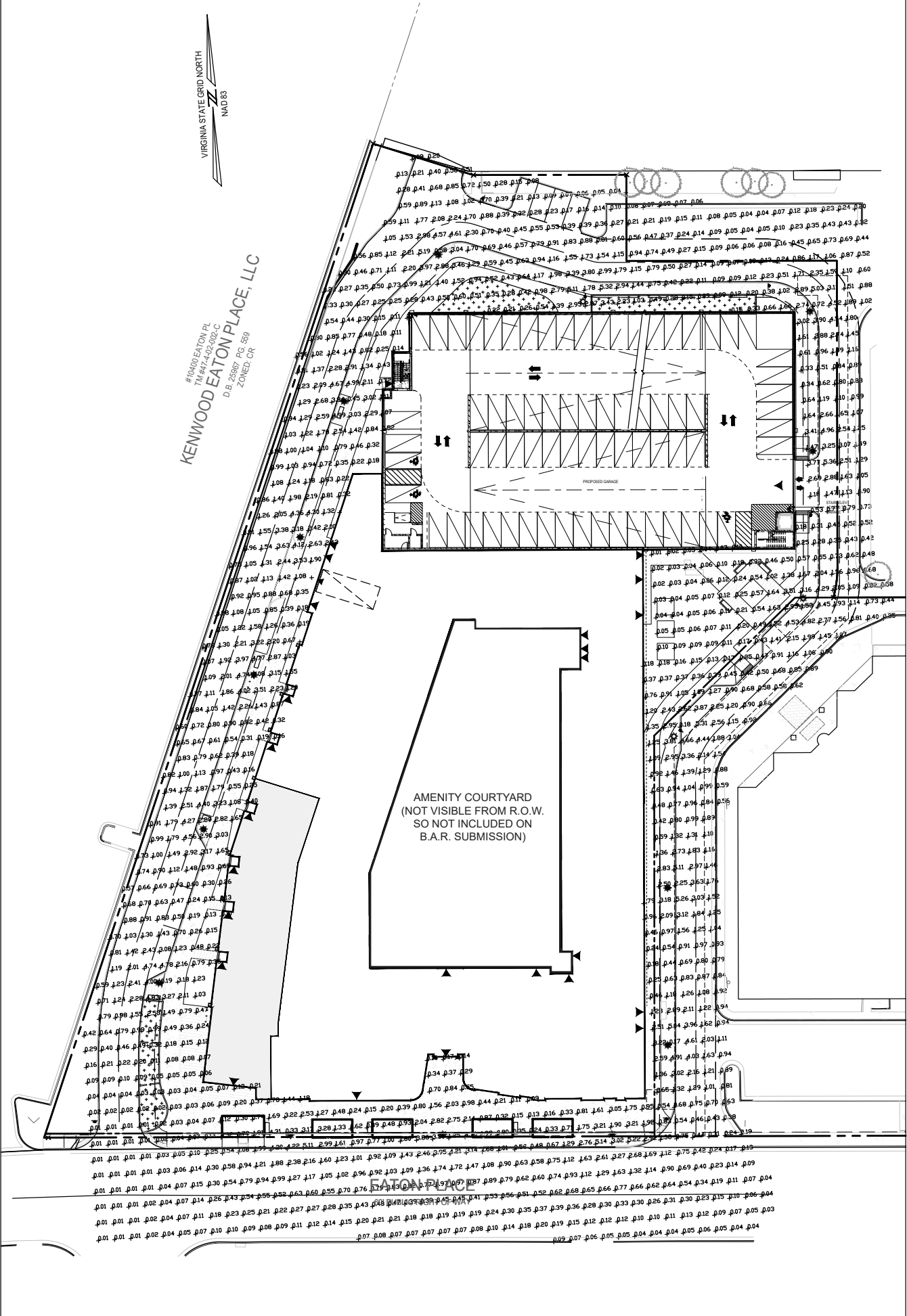


MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
2	04-28-2023	ADDRESSED PER CITY COMMENTS
3	08-11-2023	ADDRESSED PER CITY COMMENTS
4	10-16-2023	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00  
 DRAWING No.: 111772  
 DATE: 2022-07-15  
 SCALE: 1" = 30'  
 DESIGN: CM/ZY  
 DRAWN: ZY  
 CHECKED: CM

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET No.  
**PI\_910**



**Numeric Summary**

Label	Calc. Type	Units	Avg.	Max	Min.	Avg./Min.	Max/Min.
WEST	ILLUMINANCE	Fc	1.00	5.35	0.01	99.57	535.00
NORTH	ILLUMINANCE	Fc	0.57	5.28	0.04	14.33	132.00
EAST	ILLUMINANCE	Fc	0.57	5.36	0.01	57.38	536.00
SOUTH	ILLUMINANCE	Fc	0.56	5.31	0.04	14.07	132.75

**Luminaire Schedule**

Symbol	Qty.	Arrangement	Lumens (Nominal)	Description
	16	Single	11,500	Prop. LED Acorn - 14 ft Pole - Type III

**christopher consultants**  
 4035 ridge top road p 703.273.6820  
 suite 601  
 fairfax, va 22030  
 engineering • surveying • land planning

**N29 APARTMENTS**  
 GENERAL DEVELOPMENT PLAN  
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
2	04-28-2023	ADDRESSED PER CITY COMMENTS
3	08-11-2023	ADDRESSED PER CITY COMMENTS
4	10-16-2023	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00  
 DRAWING No.: 111772  
 DATE: 2022-07-15  
 SCALE: AS SHOWN  
 DESIGN: LBD,ZY  
 DRAWN: ZY  
 CHECKED: JR

SHEET TITLE:  
**LIGHTING PLAN**  
 SHEET No.  
**PI\_950**

