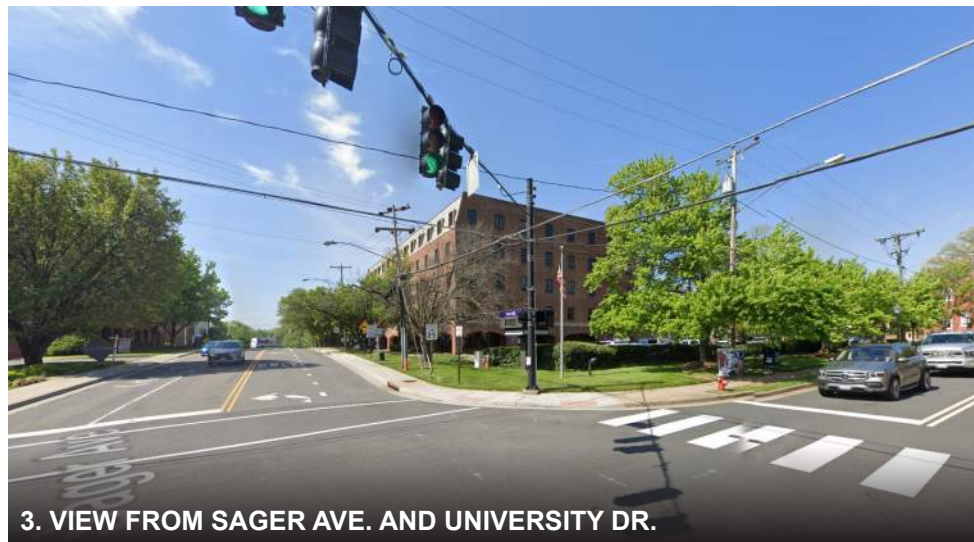




  
THE OX • FAIRFAX  
CERTIFICATE OF APPROPRIATENESS





1. VIEW OF COURTHOUSE FROM SITE



2. VIEW OF SAGER AVE. FROM SITE



1" = 100'



3. VIEW OF SAGER AVE. FROM SITE



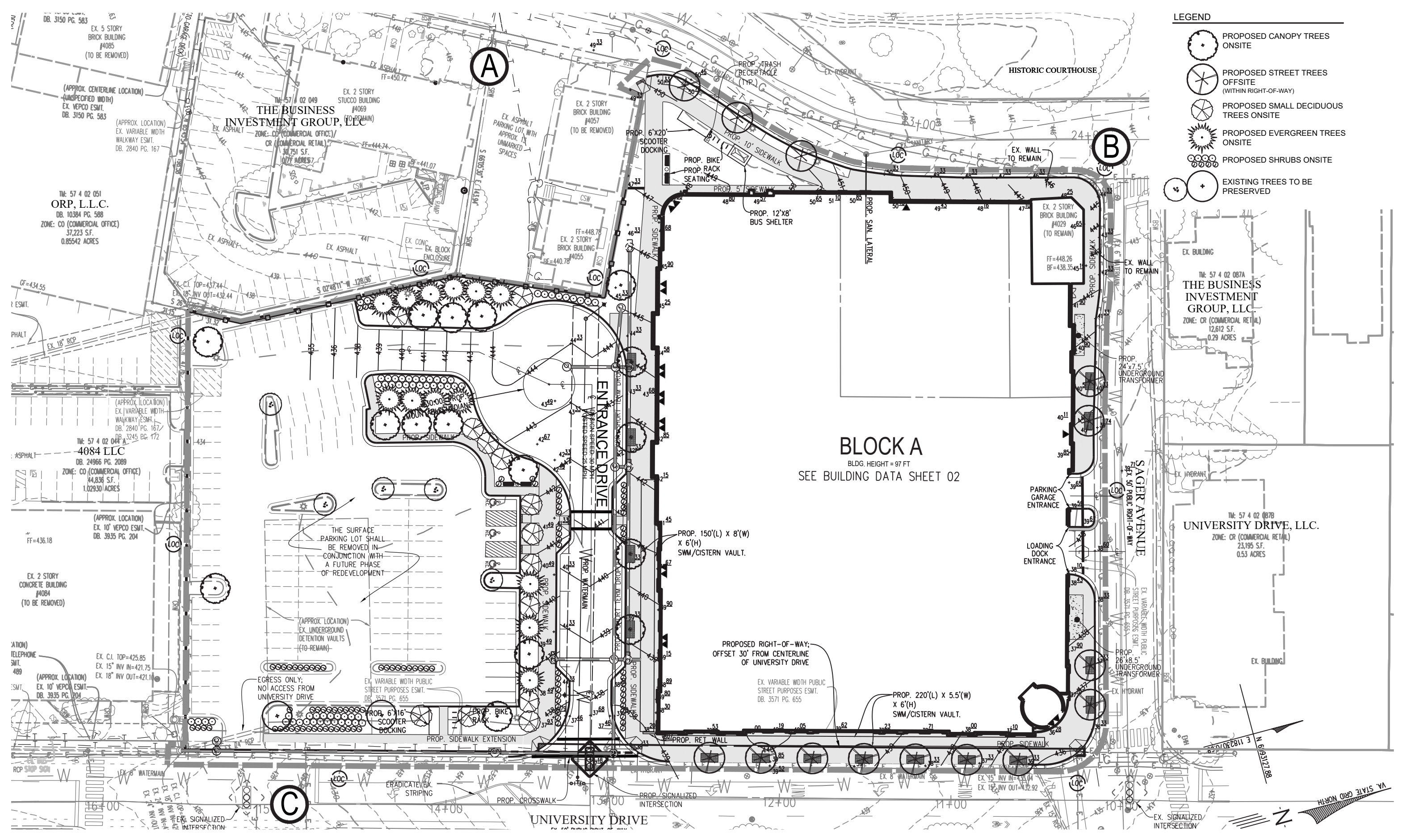
4. VIEW OF UNIVERSITY DR. FROM SITE



5. VIEW OF UNIVERSITY DR. FROM SITE



0' 50' 100' 200'  
SCALE: 1" = 100'-0"



- LEGEND**
- PROPOSED CANOPY TREES ONSITE
  - PROPOSED STREET TREES OFFSITE (WITHIN RIGHT-OF-WAY)
  - PROPOSED SMALL DECIDUOUS TREES ONSITE
  - PROPOSED EVERGREEN TREES ONSITE
  - PROPOSED SHRUBS ONSITE
  - EXISTING TREES TO BE PRESERVED

**BLOCK A**  
 BLDG. HEIGHT = 97 FT  
 SEE BUILDING DATA SHEET 02

TM: 57 4 02 051  
**ORP, L.L.C.**  
 DB: 10384 PG. 588  
 ZONE: CO (COMMERCIAL OFFICE)  
 37,223 S.F.  
 0.85542 ACRES

TM: 57 02 049  
**THE BUSINESS INVESTMENT GROUP, LLC**  
 EX. 2 STORY STUCCO BUILDING #4069 (TO REMAIN)  
 ZONE: CO (COMMERCIAL OFFICE)/ CR (COMMERCIAL RETAIL)  
 34,751 S.F.  
 0.777 ACRES

TM: 57 4 02 087A  
**THE BUSINESS INVESTMENT GROUP, LLC**  
 ZONE: CR (COMMERCIAL RETAIL)  
 12,612 S.F.  
 0.29 ACRES

TM: 57 4 02 087B  
**UNIVERSITY DRIVE, LLC.**  
 ZONE: CR (COMMERCIAL RETAIL)  
 23,195 S.F.  
 0.53 ACRES

TM: 57 4 02 044 A  
**4084 LLC**  
 DB: 24966 PG. 2089  
 ZONE: CO (COMMERCIAL OFFICE)  
 44,836 S.F.  
 1.02930 ACRES

EX. 2 STORY CONCRETE BUILDING #4084 (TO BE REMOVED)

EX. C.I. TOP=425.85  
 EX. 15' INV IN=421.75  
 EX. 18' INV OUT=421.11

EX. 10' VEP CO ESMT. DB: 3935 PG. 204



**DAVID M. SCHWARZ ARCHITECTS**

4055 CHAIN BRIDGE RD.  
 FAIRFAX, VA 22030



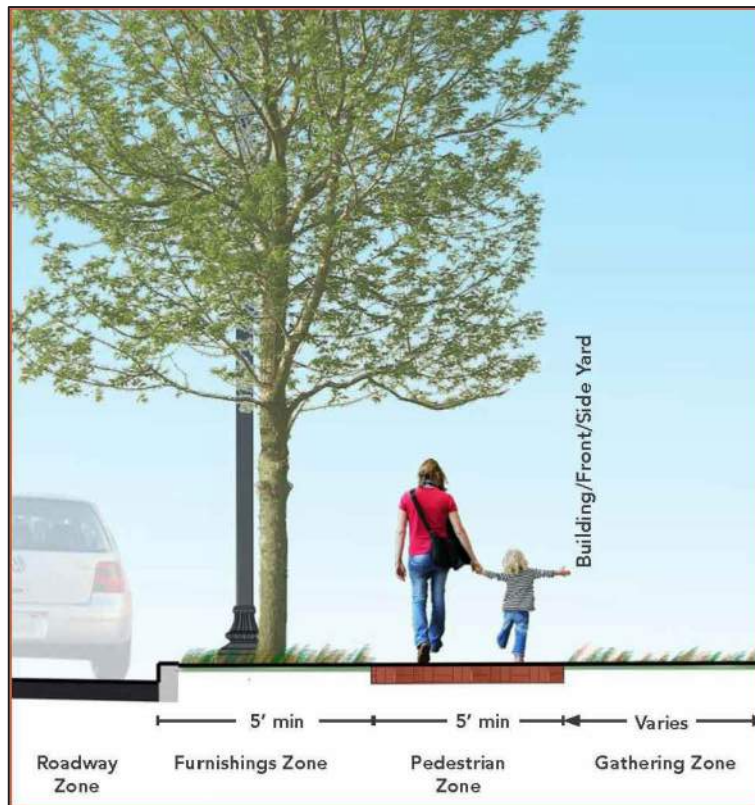
**CONCEPTUAL LANDSCAPE PLAN**  
 01.05.2024  
 Page: 5



ACTIVE STREET TYPE 1 APPLICABLE FOR SAGER AVENUE FRONTAGE ONLY (IMAGE FROM HISTORIC OVERLAY DISTRICT STREETSCAPE STANDARDS)



ACTIVE STREET TYPE 2 APPLICABLE FOR UNIVERSITY DRIVE AND SOUTH STREET FRONTAGE ONLY (IMAGE FROM HISTORIC OVERLAY DISTRICT STREETSCAPE STANDARDS)



ACTIVE STREET TYPE 3 APPLICABLE FOR CHAIN BRIDGE ROAD FRONTAGE ONLY (IMAGE FROM HISTORIC OVERLAY DISTRICT STREETSCAPE STANDARDS)

TRANSITIONAL YARD CALCULATIONS											
Onsite Zoning District: CU (Mixed Use)	REQUIRED						PROVIDED				
	Transitional Yard	Width (l.f.)	Length (l.f.)	CANOPY	UNDERSTORY	SHRUBS	Minimum Fence or Wall	Width (l.f.)	TREES		Notes
Adjacent Zoning District	Minimum Fence or Wall							QTY	TYPE	Shrubs	
Buffer A-B: FAIRFAX COUNTY	None										N/A
Buffer B-C: CR - COMMERCIAL OFFICE	None										N/A
Buffer A-C: CO - INSTITUTIONAL/COMMERCIAL OFFICE	TY 1	7.5	548	0	22	0	None	7.5	0	Cat II Deciduous	0
	6' Fence or Wall										

Notes:  
1. ALL CALCULATIONS ARE BASED ON THE CITY OF FAIRFAX ZONING ORDINANCE CHAPTER 110. 4. THAT WAS ADOPTED ON 07/12 /2016 AND SECTION 12-000 OF THE 2001 FAIRFAX COUNTY PFM.

STREET TREE CALCULATIONS					
Street Name	Old Town Historic Overlay Street Type	Requirements	Linear Feet Along Street	Street Trees Required	Street Trees Provided
Sager Avenue	Active Street Type 1	No Street Trees Required	286	0	4
University Drive	Active Street Type 2	No Street Trees Required	407	0	7
Chain Bridge Road	Active Street Type 3	No Street Trees Required	291	0	3
Proposed Road: South Street Extension (On-Site)	Active Street Type 2	No Street Trees Required	256	0	4
				<b>Total Trees Provided</b>	<b>14</b>

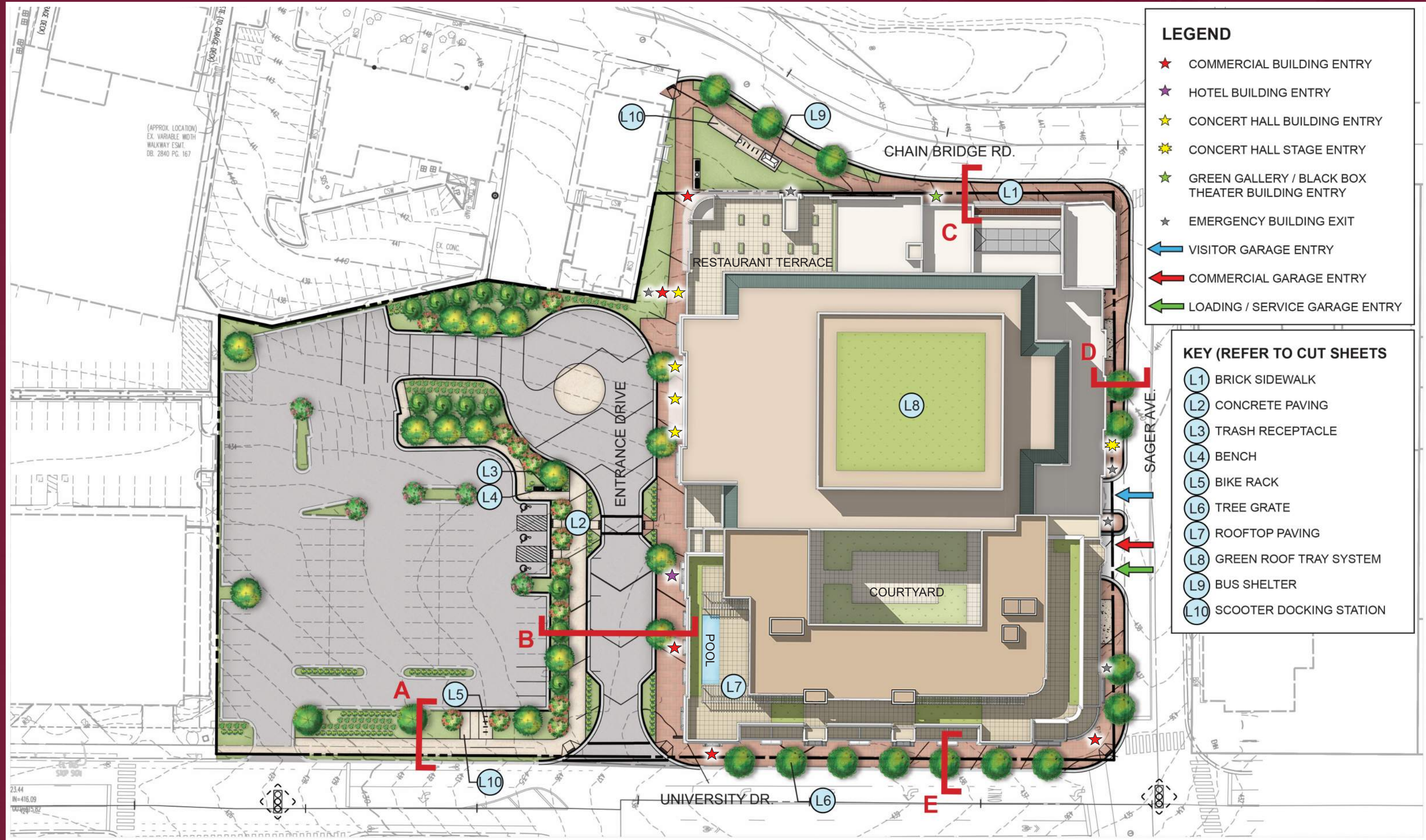
PER Z.O. 3.7.2.B.7, NO STREET TREES ARE REQUIRED IN THE OLD TOWN FAIRFAX HISTORIC OVERLAY DISTRICT.

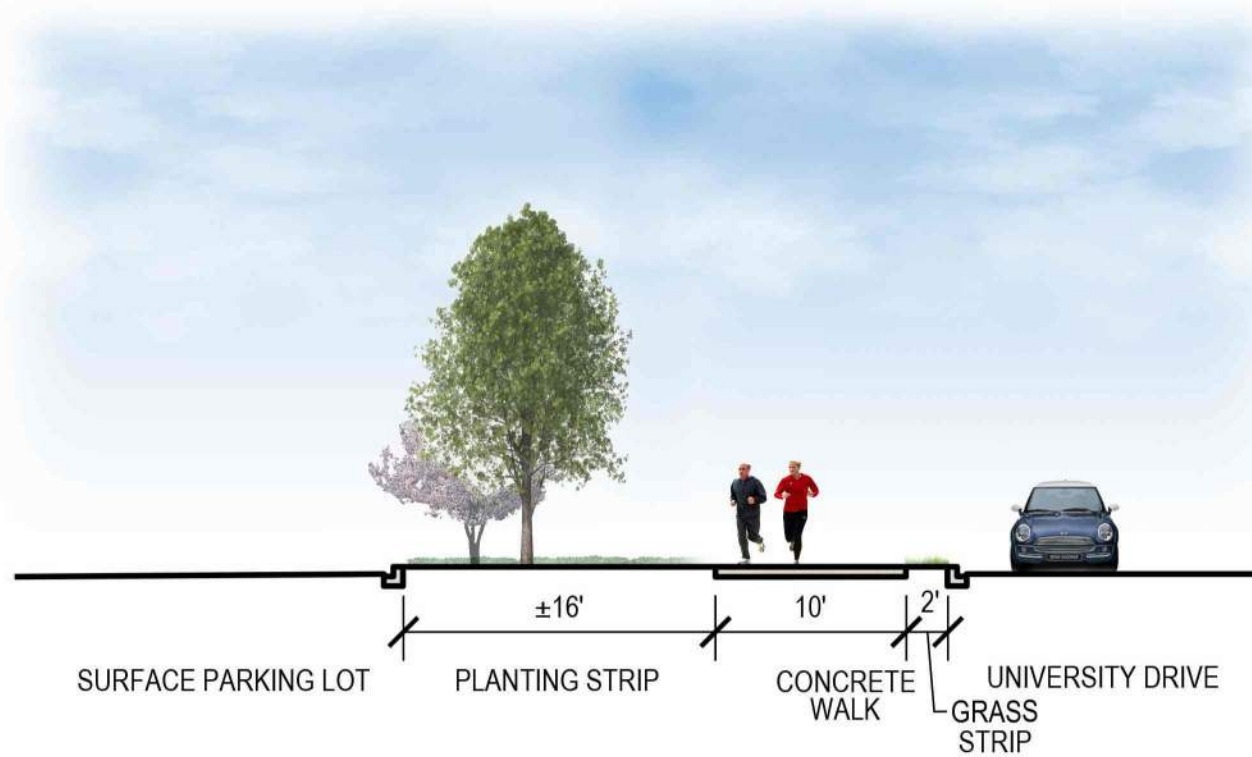
SAMPLE PLANT SCHEDULE							
QTY	Symbol	Botanical Name	Common Name	Size	Type	Remarks	Total Canopy Coverage (SF)
<b>Canopy Trees</b>							
16		Carpinus caroliniana 'J.N. Upright'	Firespire American Hornbeam	3.5" Cal.	B & B	Uniform branching pattern	4,000
		Platanus x acerifolia	London Planetree	3.5" Cal.	B & B	Uniform branching pattern	
		Ulmus americana 'Valley Forge'	Valley Forge Elm	3.5" Cal.	B & B	Uniform branching pattern	
		Quercus phellos	Willow Oak	3.5" Cal.	B & B	Uniform branching pattern	
		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3.5" Cal.	B & B	Uniform branching pattern	
14		Carpinus caroliniana 'J.N. Upright'	Firespire American Hornbeam	2" Cal.	B & B	Uniform branching pattern	0
		Platanus x acerifolia	London Planetree	2" Cal.	B & B	Uniform branching pattern	
		Ulmus americana 'Valley Forge'	Valley Forge Elm	2" Cal.	B & B	Uniform branching pattern	
		Quercus phellos	Willow Oak	2" Cal.	B & B	Uniform branching pattern	
<b>Small Deciduous Trees</b>							
13		Cercis canadensis	Eastern Redbud	2" Cal.	B & B	Uniform branching pattern	1,300
		Cornus florida	Flowering Dogwood	2" Cal.	B & B	Uniform branching pattern	
		Magnolia virginiana	Sweetbay Magnolia	2" Cal.	B & B	Uniform branching pattern	
<b>Evergreen Trees</b>							
13		Ilex x attenuata 'Foster'	Foster's Holly	10" Ht.	B & B	Uniform branching pattern	975
		Ilex opaca	American Holly	6" Ht.	B & B	Uniform branching pattern	
		Juniperus virginiana	Eastern Red Cedar	6" Ht.	B & B	Uniform branching pattern	
<b>Shrubs</b>							
157		Clethra alnifolia	Summersweet	24" Ht.	As Shown	Cont.	0
		Ilex verticillata	Winterberry	24" Ht.	As Shown	Cont.	
		Itea virginica	Virginia Sweetspire	24" Ht.	As Shown	Cont.	
		Fothergilla gardenii	Dwarf Fothergilla	24" Ht.	As Shown	Cont.	
<b>TOTAL:</b>							<b>6,275</b>

LANDSCAPE NOTES:

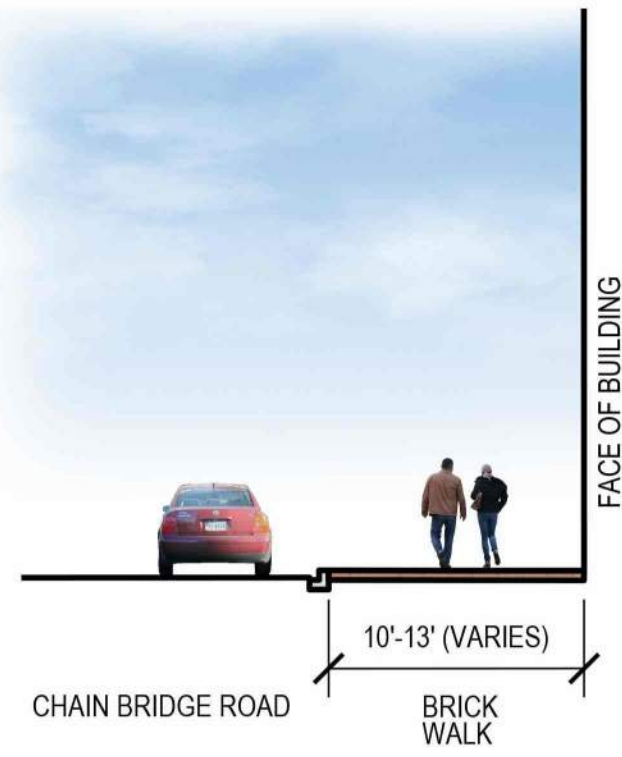
- NO OVERALL CANOPY STANDARDS ARE REQUIRED WITHIN THE CU ZONE.
- THIS PLAN IS SCHEMATIC AND REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURE, AND LANDSCAPE ARCHITECTURE DESIGN. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL BUILDING 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. MODIFICATIONS TO THE LANDSCAPE PLAN ARE SUBJECT TO APPROVAL OF THE CITY'S URBAN FORESTER.
- CHANGES TO THE PLANTING SCHEDULE ARE SUBJECT TO APPROVAL BY THE CITY'S URBAN FORESTER AT SITE PLAN SUBMISSION.

MODIFICATIONS/WAIVERS REQUESTED
● A MODIFICATION TO PERIMETER PARKING LOT LANDSCAPING (Z.O. SECTION 4.5.7.C) IS HEREBY REQUESTED.
● A MODIFICATION TO INTERIOR PARKING LOT LANDSCAPING (Z.O. SECTION 4.5.7.D) IS HEREBY REQUESTED.

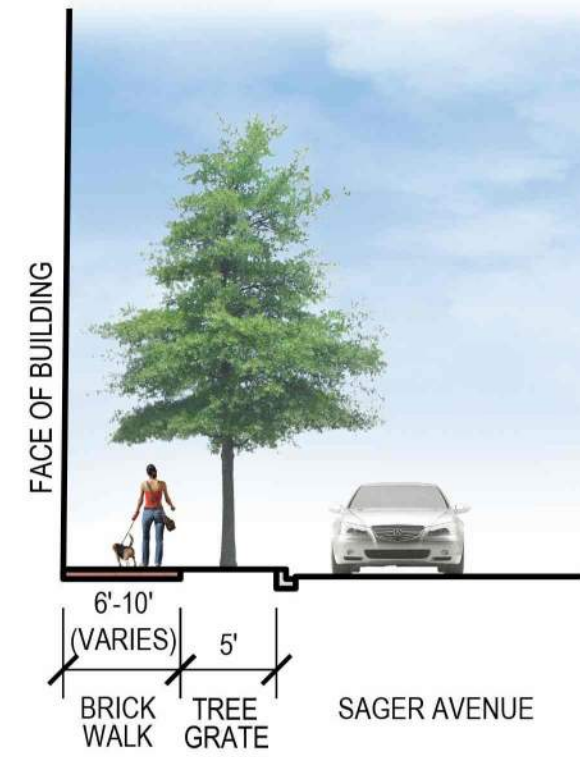




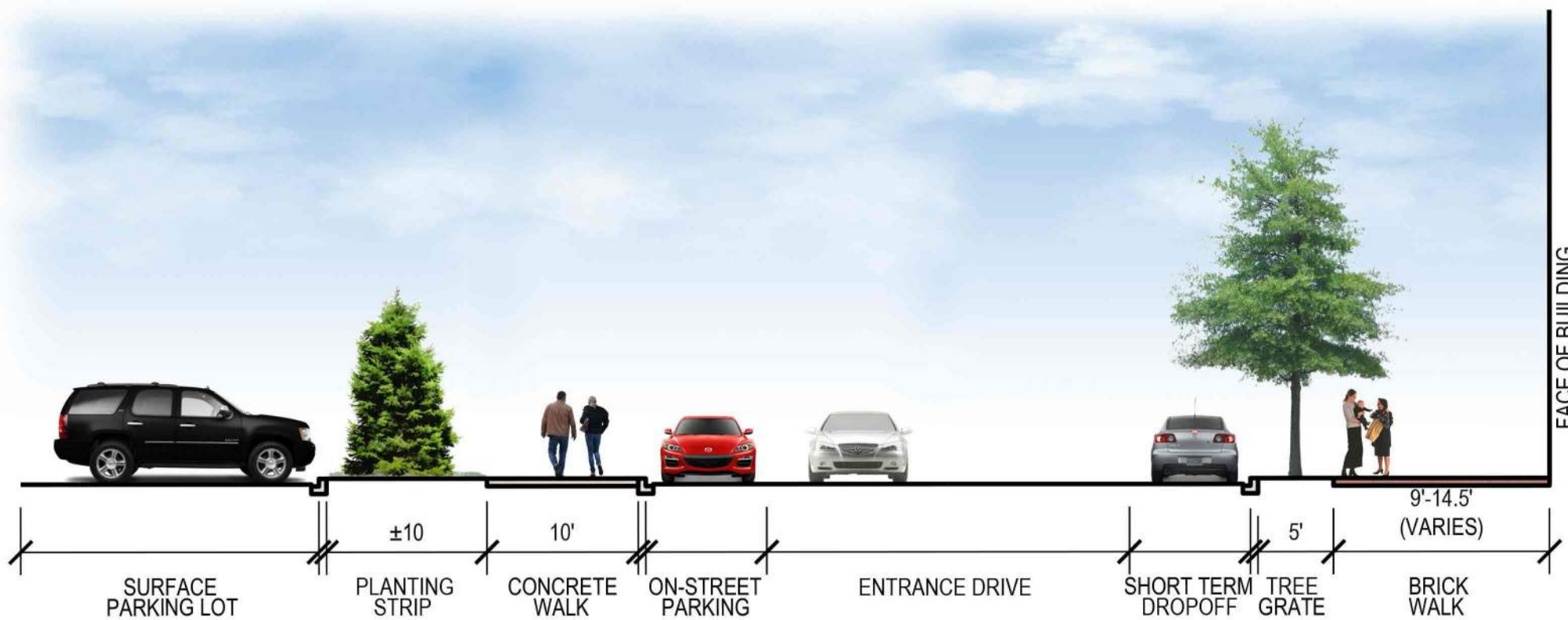
SECTION 'A'  
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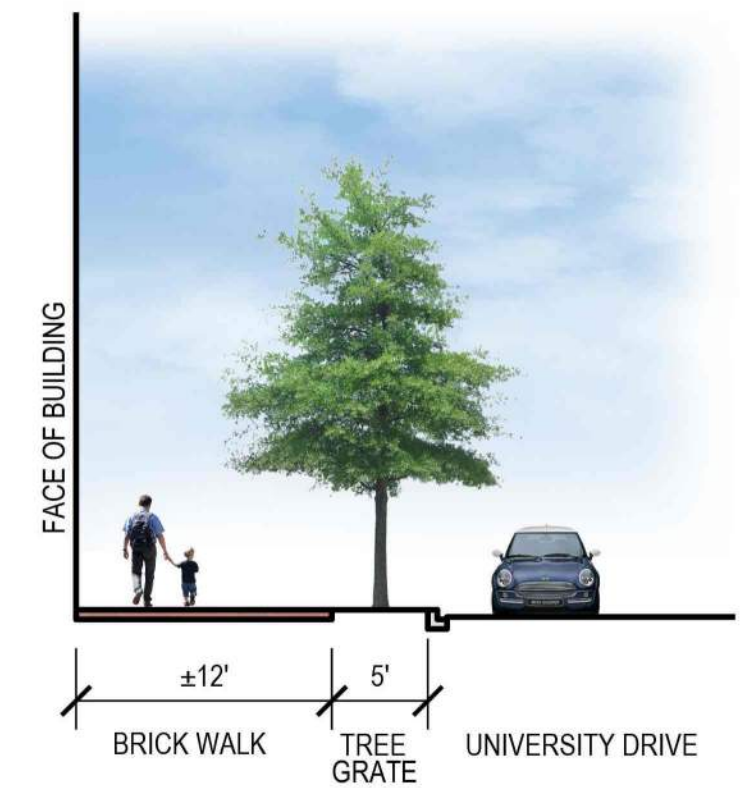
SECTION 'C'  
Scale: 1" = 10'



SECTION 'D'  
Scale: 1" = 10'



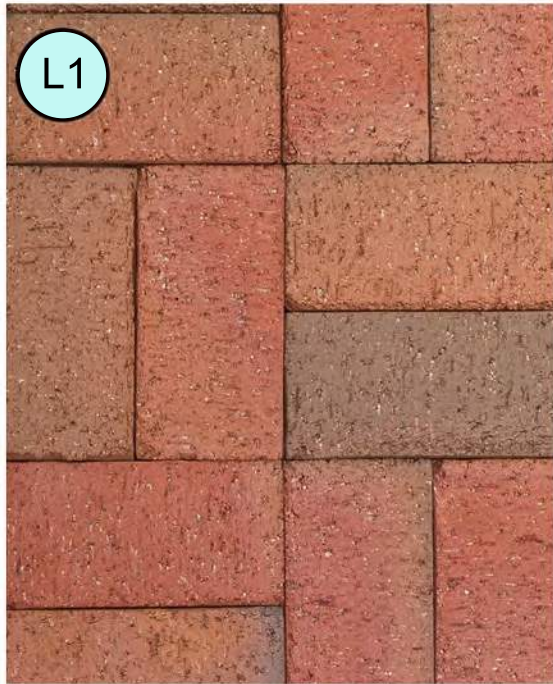
SECTION 'B'  
Scale: 1" = 10'



SECTION 'E'  
Scale: 1" = 10'



## PEDESTRIAN PAVING



Brick Pavers: Pine Hall  
Pathway F/R



Concrete Paving: Cast in Place

## ADDITIONAL FEATURES



Trash Receptacle



Bench



Bike Rack



Tree Grate



Rooftop Pavers:  
Hanover Prest



Green Roof Tray System



Bus Shelter



Scooter Docking Station

CANOPY  
TREES



Firespire American Hornbeam



Princeton Sentry Ginkgo



London Planetree



Willow Oak



Valley Forge Elm

SMALL DECIDUOUS  
TREES



Eastern Redbud



Flowering Dogwood



Sweetbay Magnolia

EVERGREEN  
TREES



Foster's Holly



American Holly



Eastern Red Cedar

SHRUBS



Summersweet



Winterberry



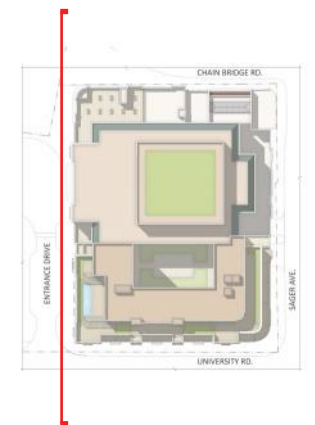
Virginia Sweetspire



Dwarf Fothergilla



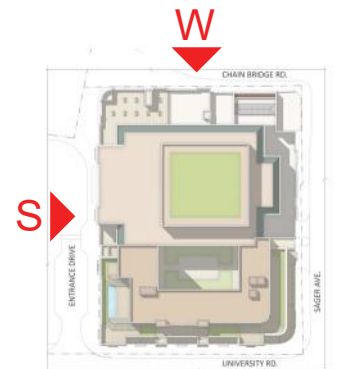
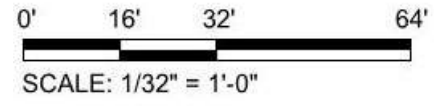
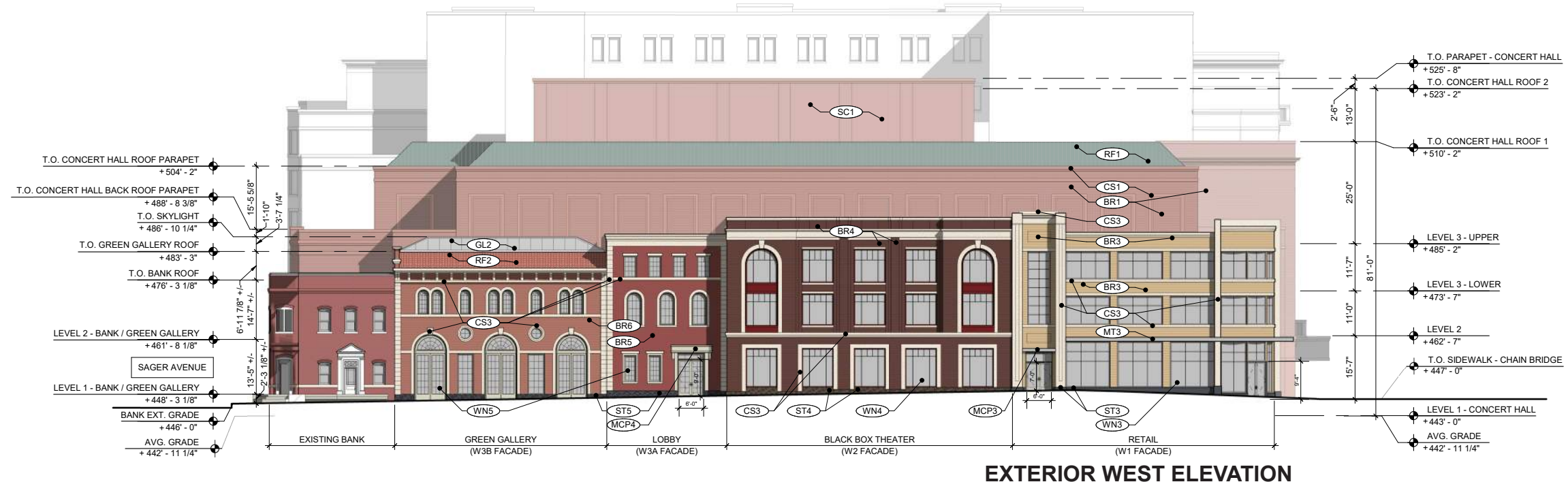
SCALE: 1/64" = 1' - 0"





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*
DR1	Overhead Colling Mtl. Door Type 1
DR2	Overhead Colling Mtl. Door Type 2
DR3	Decorative Metal Gate
GL1	Glazing
GL2	Metal and Glass Skylight
MCP1	Metal Canopy - Type 1
MCP2	Metal Canopy - Type 2
MCP3	Metal Canopy - Type 3
MCP4	Metal Canopy - Type 4
MT1	Decorative Metal - Type 1
MT2	Decorative Metal - Type 2
MT3	Decorative Metal - Type 3
MT4	Decorative Metal - Type 4
MT5	Decorative Metal - Railing
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
WN1A	Window - Type 1A
WN1B	Window - Type 1B
WN2	Window - Type 2
WN3	Window - Type 3
WN4	Window - Type 4
WN5	Window - Type 5

\*Cast Stone or GFRC T.B.D.

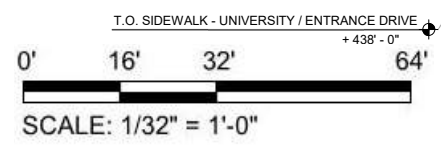
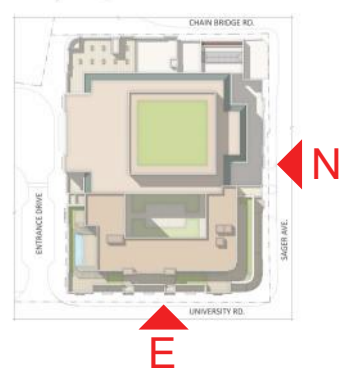




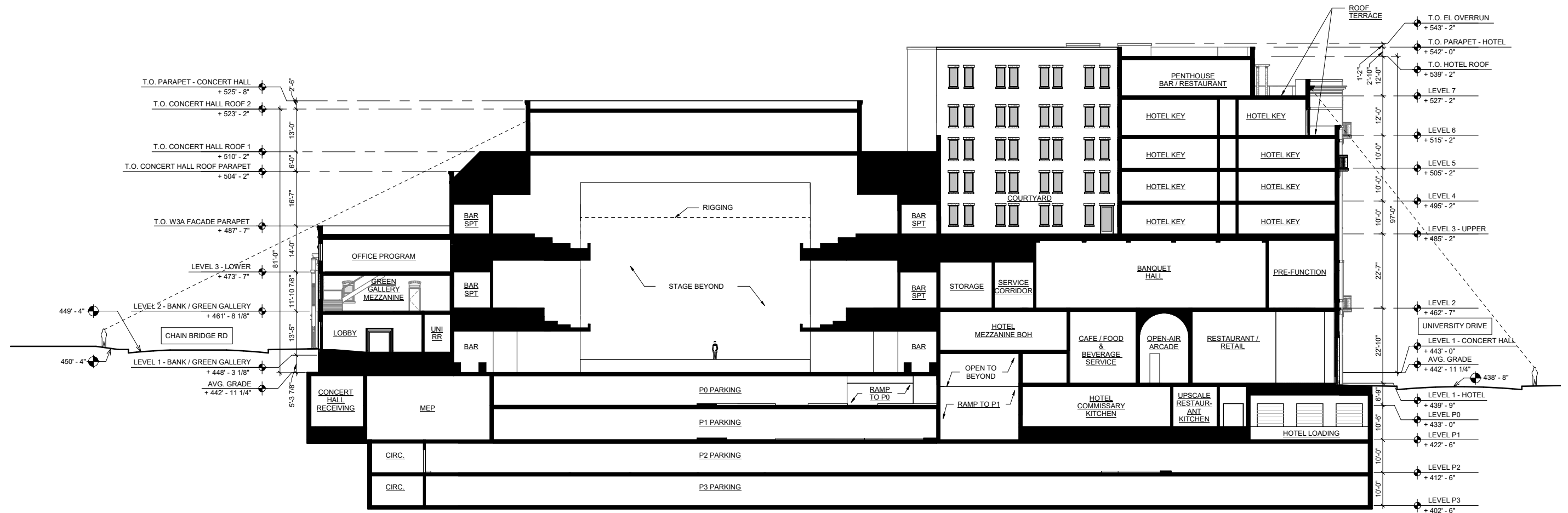
MATERIAL KEY LEGEND	
BR1	Brick - Type 1
BR2	Brick - Type 2
BR3	Brick - Type 3
BR4	Brick - Type 4
BR5	Brick - Type 5
BR6	Brick - Type 6
CS1	Cast Stone - Type 1*
CS2	Cast Stone - Type 2*
CS3	Cast Stone - Type 3*
DR1	Overhead Colling Mtl. Door Type 1
DR2	Overhead Colling Mtl. Door Type 2
DR3	Decorative Metal Gate
GL1	Glazing
GL2	Metal and Glass Skylight
MCP1	Metal Canopy - Type 1
MCP2	Metal Canopy - Type 2
MCP3	Metal Canopy - Type 3
MCP4	Metal Canopy - Type 4
MT1	Decorative Metal - Type 1
MT2	Decorative Metal - Type 2
MT3	Decorative Metal - Type 3
MT4	Decorative Metal - Type 4
MT5	Decorative Metal - Railing
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
WN1A	Window - Type 1A
WN1B	Window - Type 1B
WN2	Window - Type 2
WN3	Window - Type 3
WN4	Window - Type 4
WN5	Window - Type 5

\*Cast Stone or GFRC T.B.D.

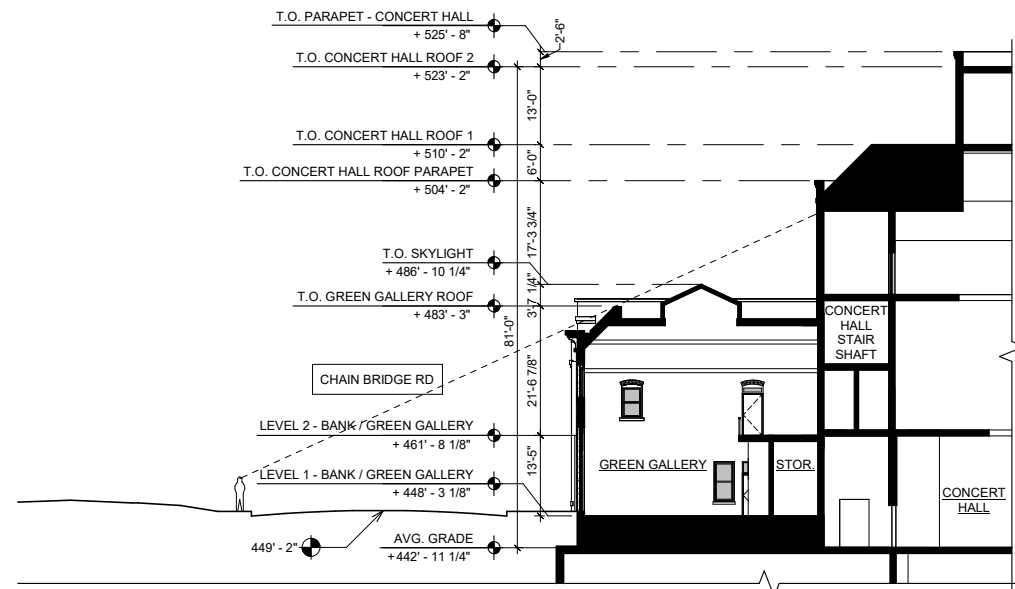
**EXTERIOR EAST ELEVATION**



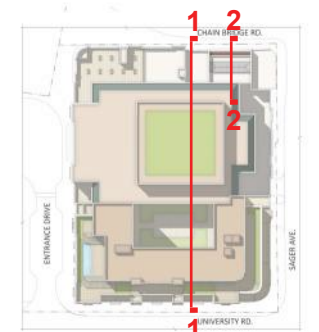
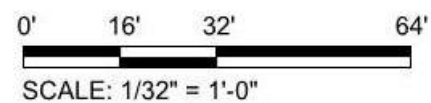
**EXTERIOR NORTH ELEVATION**

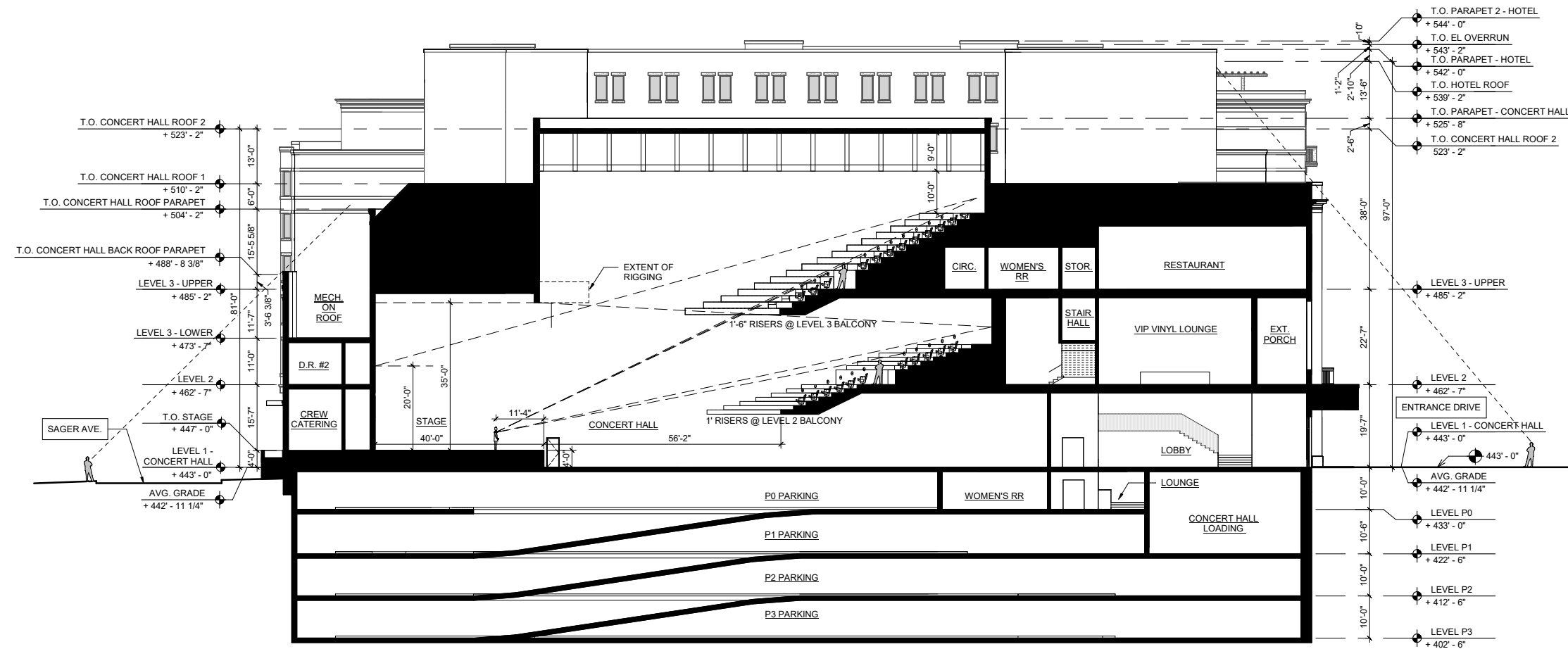


**1. LONGITUDINAL SECTION**

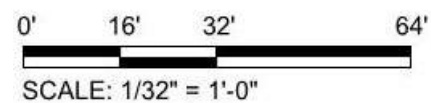
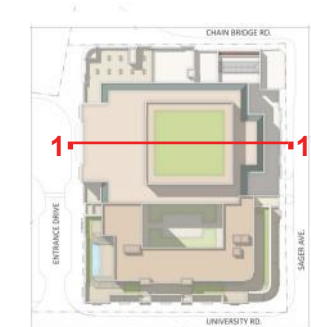


**2. LONGITUDINAL SECTION AT GREEN GALLERY**



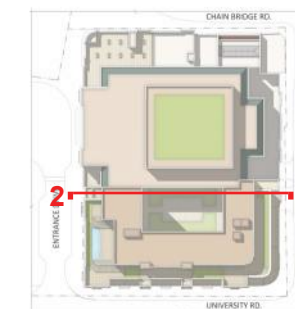


**1. TRANSVERSE SECTION THROUGH CONCERT HALL**





**2. TRANSVERSE SECTION THROUGH HOTEL**



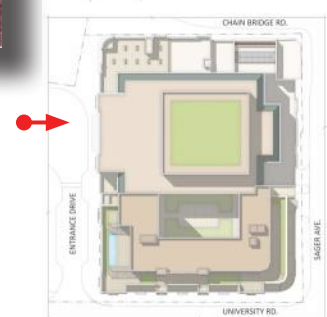
0' 16' 32' 64'  
 SCALE: 1/32" = 1'-0"





D.M.S ARCHITECTS INC. 2024

**RENDERING LOOKING NORTH TOWARDS ENTRANCE DRIVE**





**RENDERING LOOKING SOUTH ALONG UNIVERSITY DRIVE**



# HOTEL - MATERIALS



**[CS2]** CAST STONE  
**COLOR:** CUSTOM COLOR - BUFF



**[WN2]** ALUMINUM WINDOW SYSTEM, DECORATIVE MTL.  
**[DR2]** COILING DOORS  
**FINISH:** AKZONOBEL INTERPON POWDER COATINGS  
**COLOR:** CUSTOM - GREEN



**[MCP2]** CANOPY  
**[DR3]** DECORATIVE GATE  
**CUSTOM COLOR:** HARTFORD GREEN



**[BR2]** MODULAR BRICK  
**MFR. / PRODUCT:** BELDEN / 470-9 MEDIUM  
**MORTAR:** TO MATCH BENJAMIN MOORE - POTTERS CLAY - (1221)



**[ST2]** GRANITE  
**PRODUCT:** ROYAL SWEDISH MAHOGANY  
**FINISH:** THERMAL



**[GL1]** INSULATED GLAZING UNITS (IGU)  
**PRODUCT:** VITRO ARCHITECTURAL  
GLASS - LOW-E GLASS  
**COATING:** SOLARBAN # T.B.D.

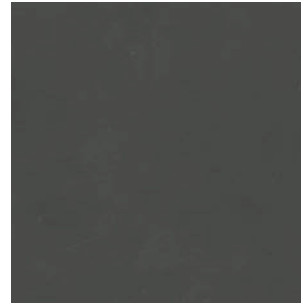
**GENERAL NOTE:**

(1) ALL MATERIALS ARE PROVIDED FOR INFORMATION ONLY AND ARE SUBJECT TO CHANGE BASED ON ARCHITECTURAL DEVELOPMENT.

# CONCERT HALL - MATERIALS



**[CS1]** CAST STONE  
**[SC1]** STUCCO  
**COLOR:** CUSTOM COLOR - DUSTY ROSE



**[WN1A]** ALUMINUM WINDOW SYSTEM (OUTER FRAME)  
**[DR1]** COILING DOORS  
**FINISH:** AKZONOBEL INTERPON POWDER COATINGS  
**COLOR:** DARK GRAY



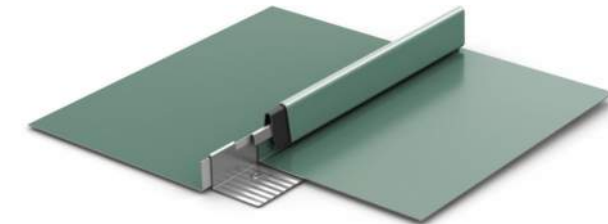
**[WN1B]** ALUMINUM WINDOW SYSTEM (INNER FRAME)  
**[MCP1]** CANOPY  
**FINISH:** AKZONOBEL INTERPON POWDER COATINGS  
**COLOR:** MEDIUM GRAY



**[BR1]** MODULAR BRICK  
**MFR. / PRODUCT:** GLEN-GERY / WINGATE  
**MORTAR:** TO MATCH SHERWIN WILLIAMS - TOILE RED - (SW 0006)



**[ST1]** GRANITE  
**PRODUCT:** DAKOTA MAHOGANY  
**FINISH:** THERMAL



**[RF1]** STANDING SEAM METAL ROOF  
**COLOR:** HEMLOCK



**[GL1]** INSULATED GLAZING UNITS (IGU)  
**PRODUCT:** VITRO ARCHITECTURAL  
 GLASS - LOW-E GLASS  
**COATING:** SOLARBAN # T.B.D.

**GENERAL NOTE:**  
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# WEST ARTS [W1] - MATERIALS



**[CS3]** CAST STONE  
**COLOR:** CUSTOM COLOR - BEIGE



**[WN3]** ALUMINUM WINDOW SYSTEM  
**[MCP3]** CANOPY  
**[MT3]:** DECORATIVE METAL  
**FINISH:** ANODIZED ALUMINUM



**[BR3]** MODULAR BRICK  
**MFR. / PRODUCT:** GLEN-GERY / GOLDEN DAWN FLASHED (FW27 / 28)  
**MORTAR:** TO MATCH BENJAMIN MOORE - BLANCHED ALMOND - (1060)



**[ST3]** GRANITE  
**PRODUCT:** ATLANTIC BLACK  
**FINISH:** THERMAL



**[GL1]** INSULATED GLAZING UNITS (IGU)  
**PRODUCT:** VITRO ARCHITECTURAL  
GLASS - LOW-E GLASS  
**COATING:** SOLARBAN # T.B.D.

**GENERAL NOTE:**

(1) ALL MATERIALS ARE PROVIDED FOR INFORMATION ONLY AND ARE SUBJECT TO CHANGE BASED ON ARCHITECTURAL DEVELOPMENT.

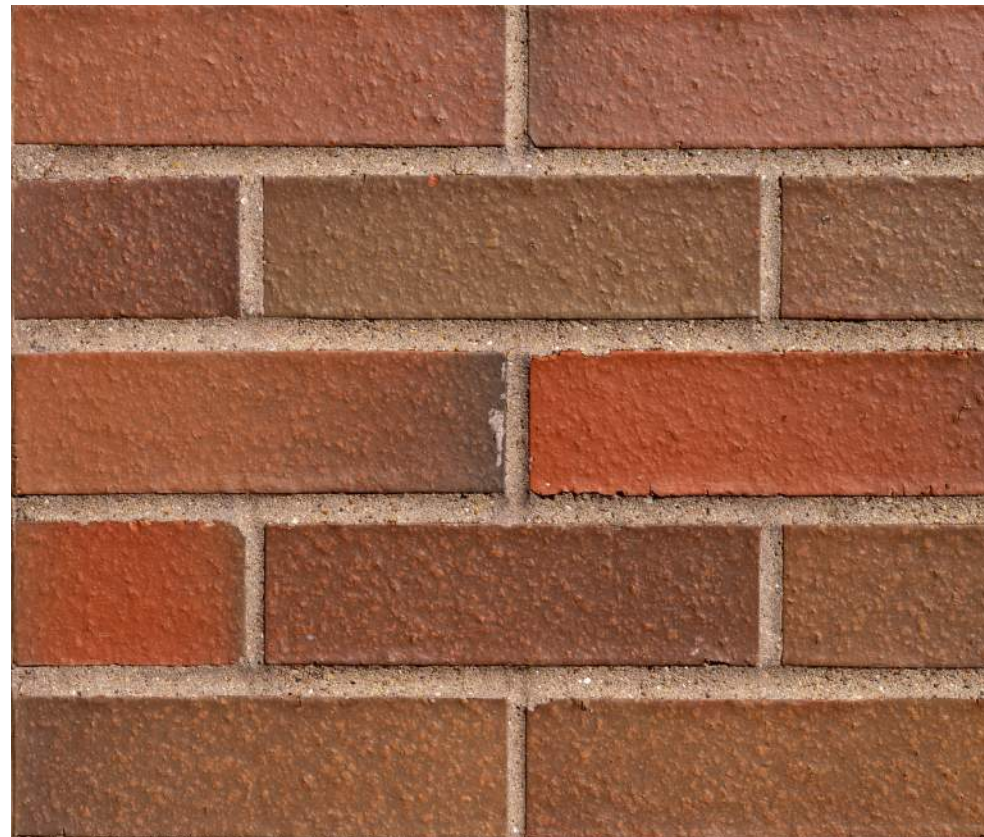
# WEST ARTS [W2] - MATERIALS



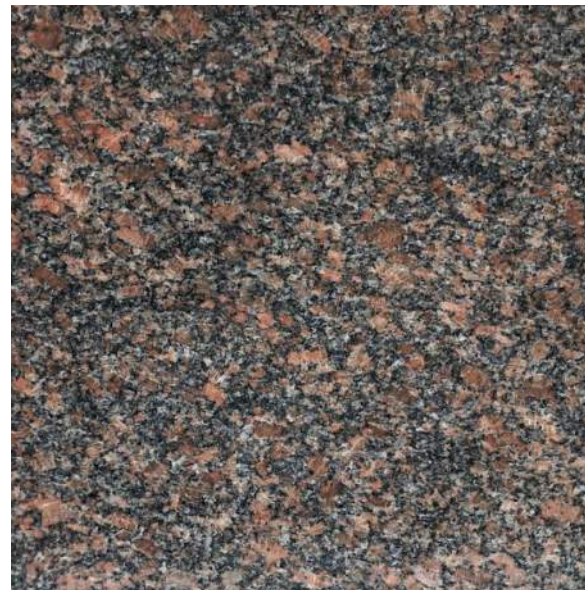
**[CS3] CAST STONE**  
**COLOR:** CUSTOM COLOR - BEIGE



**[WN4] ALUMINUM WINDOW SYSTEM**  
**FINISH:** AKZONOBEL INTERPON POWDER COATINGS  
**COLOR:** REDWOOD



**[BR4] MODULAR BRICK**  
**MFR. / PRODUCT:** ACME / TUSCANY  
**MORTAR:** TO MATCH BENJAMIN MOORE - CREEKBED - (1006)



**[ST4] GRANITE**  
**PRODUCT:** CANADIAN MAHOGANY  
**FINISH:** POLISHED FINISH



**[GL1] INSULATED GLAZING UNITS (IGU)**  
**PRODUCT:** VITRO ARCHITECTURAL  
GLASS - LOW-E GLASS  
**COATING:** SOLARBAN # T.B.D.

**GENERAL NOTE:**

(1) ALL MATERIALS ARE PROVIDED FOR INFORMATION ONLY AND ARE SUBJECT TO CHANGE BASED ON ARCHITECTURAL DEVELOPMENT.

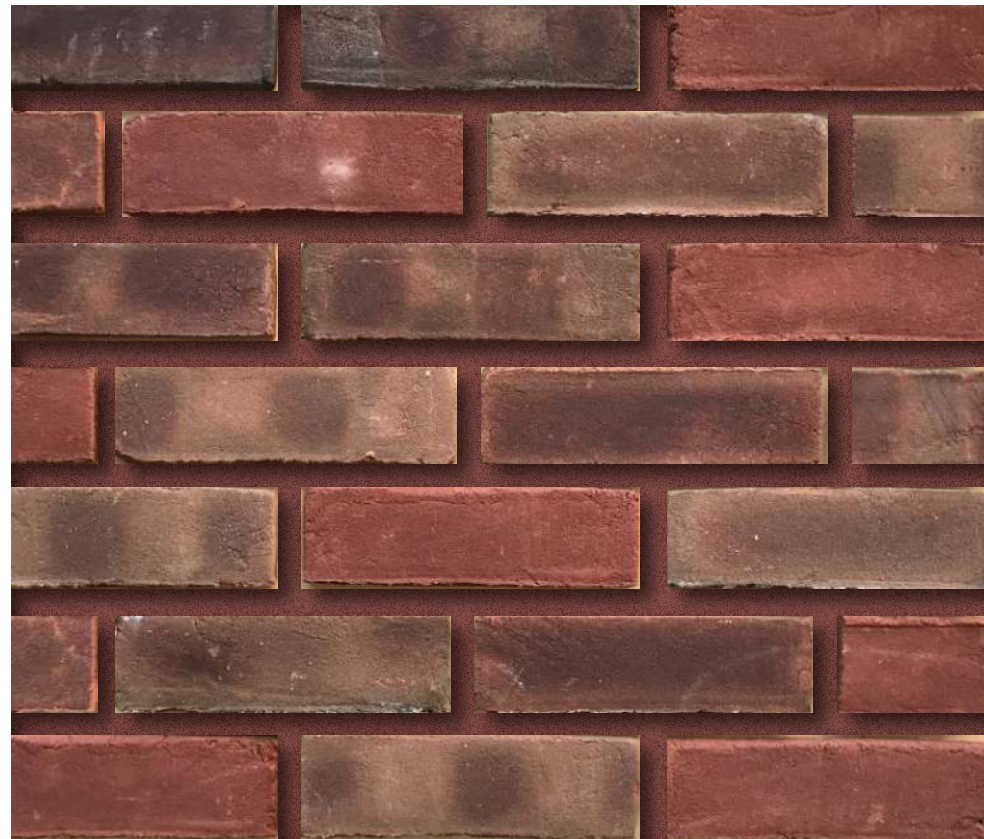
# WEST ARTS [W3A] - MATERIALS



**[CS3] CAST STONE**  
**COLOR:** CUSTOM COLOR - BEIGE



**[WN5] ALUMINUM WINDOW SYSTEM**  
**[MCP4] CANOPY**  
**FINISH:** AKZONOBEL INTERPON POWDER COATINGS  
**COLOR:** CUSTOM COLOR TO MATCH BENJAMIN MOORE - BERBER WHITE (#995)



**[BR5] MODULAR BRICK**  
**MFR. / PRODUCT:** GLEN-GERY (1/3 52DD, 1/3 47HB, 1/3 CATAWBA)  
**MORTAR:** TO MATCH SHERWIN WILLIAMS - TOILE RED - (SW 0006)



**[ST5] GRANITE**  
**PRODUCT:** CAMBRIAN BLACK  
**FINISH:** THERMAL



**[GL1] INSULATED GLAZING UNITS (IGU)**  
**PRODUCT:** VITRO ARCHITECTURAL  
GLASS - LOW-E GLASS  
**COATING:** SOLARBAN # T.B.D.

**GENERAL NOTE:**

(1) ALL MATERIALS ARE PROVIDED FOR INFORMATION ONLY AND ARE SUBJECT TO CHANGE BASED ON ARCHITECTURAL DEVELOPMENT..

# WEST ARTS [W3B] - MATERIALS



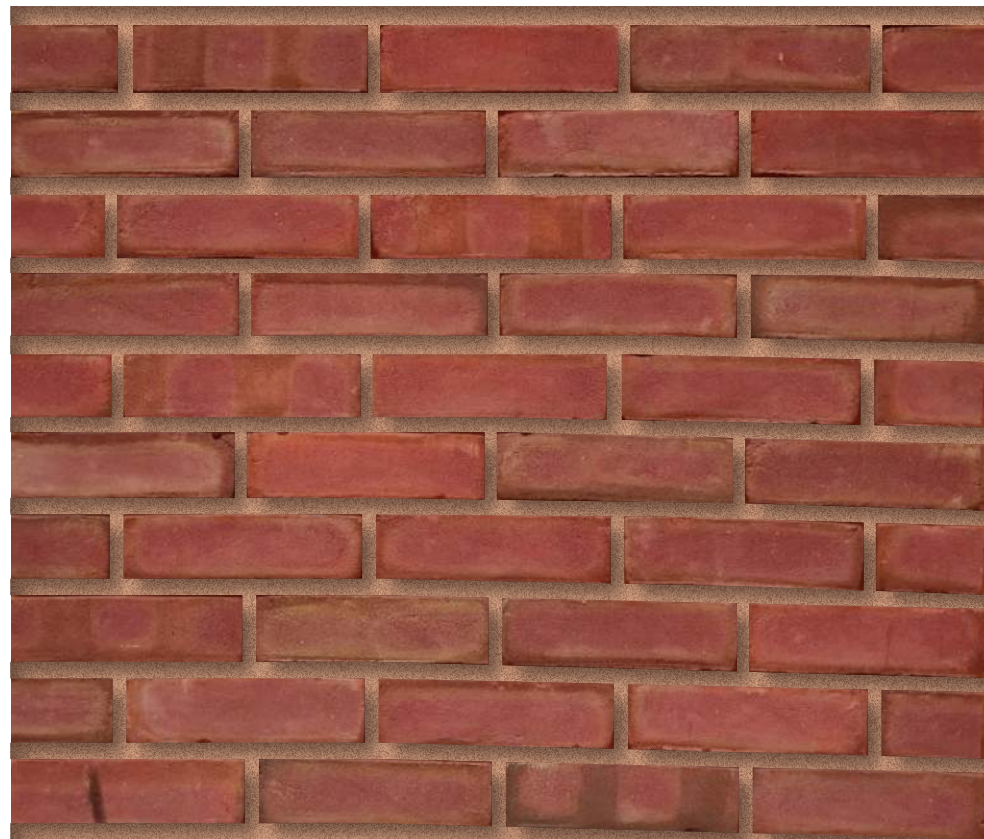
**[CS3] CAST STONE**  
**COLOR:** CUSTOM COLOR - BEIGE



**[WN5] ALUMINUM WINDOW SYSTEM**  
**FINISH:** AKZONOBEL INTERPON POWDER COATINGS  
**COLOR:** CUSTOM COLOR TO MATCH BENJAMIN MOORE - BERBER WHITE (#995)



**[RF2] BARREL CLAY TILE ROOF SYSTEM**  
**COLOR / HUE:** DARK TERRA COTTA / RED & ORANGE



**[BR6] MODULAR BRICK**  
**MFR. / PRODUCT:** GLEN-GERY / MID-ATLANTIC 4HB  
**MORTAR:** TO MATCH SHERWIN WILLIAMS - TOILE RED - (SW 0006)



**[ST5] GRANITE**  
**PRODUCT:** CAMBRIAN BLACK  
**FINISH:** THERMAL

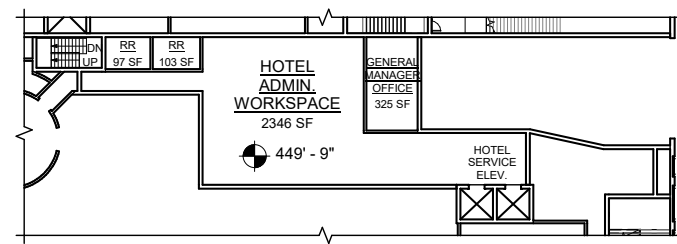


**[GL1] INSULATED GLAZING UNITS (IGU)**  
**[GL2] INSULATED GLASS SKYLIGHT**  
**PRODUCT:** VITRO ARCHITECTURAL GLASS  
- LOW-E GLASS  
**COATING:** SOLARBAN # T.B.D.

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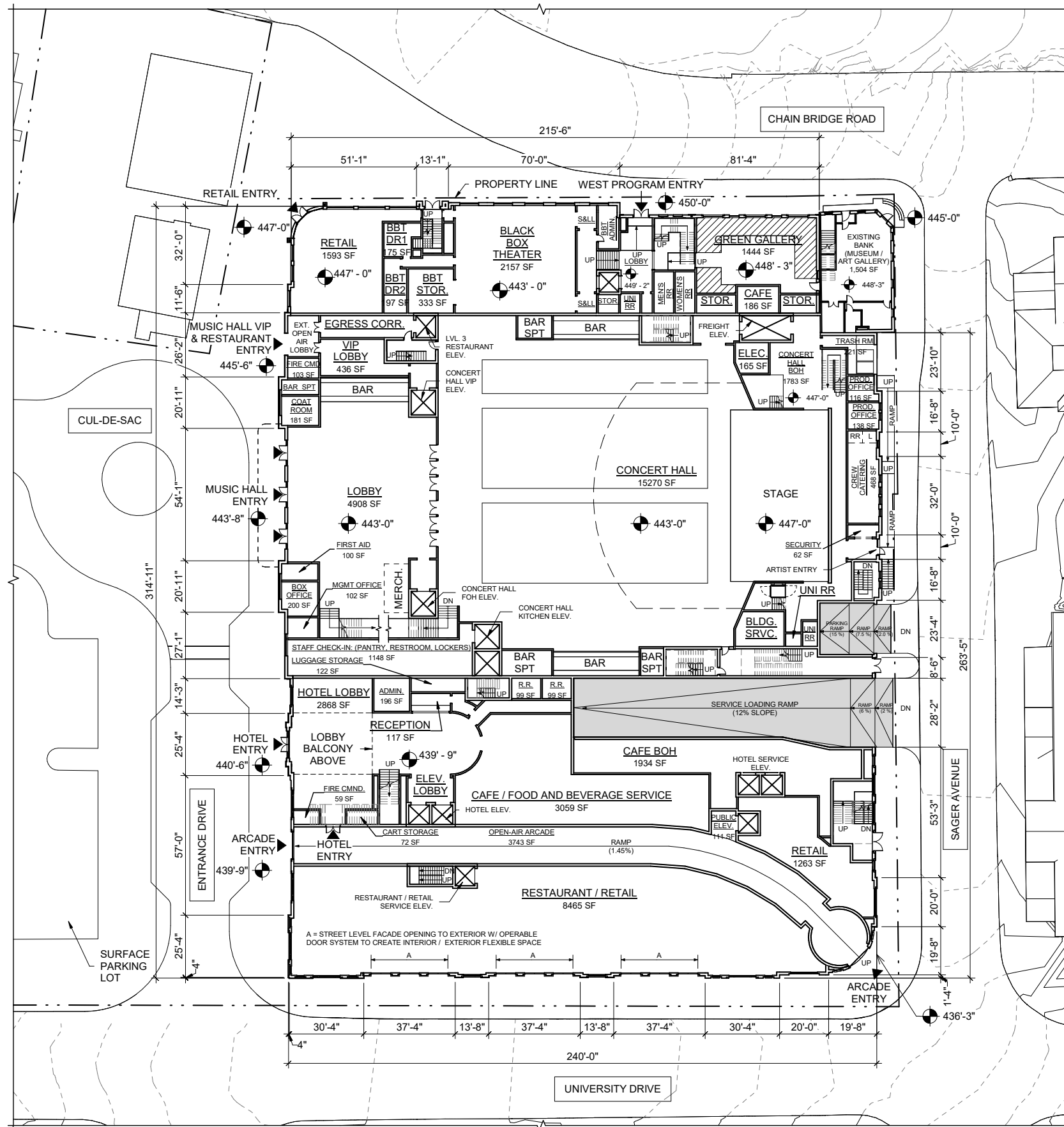


**LEVEL 1 MEZZANINE OFFICE FLOOR PLAN**



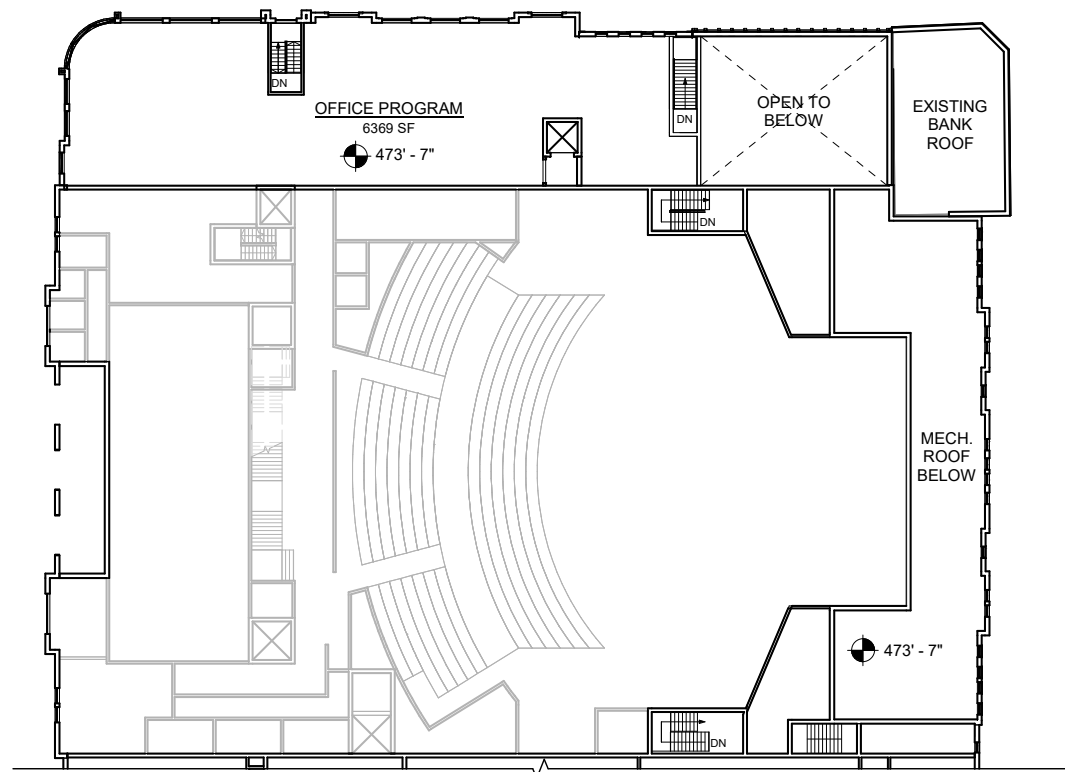
0' 16' 32' 64'

SCALE: 1/32" = 1'-0"

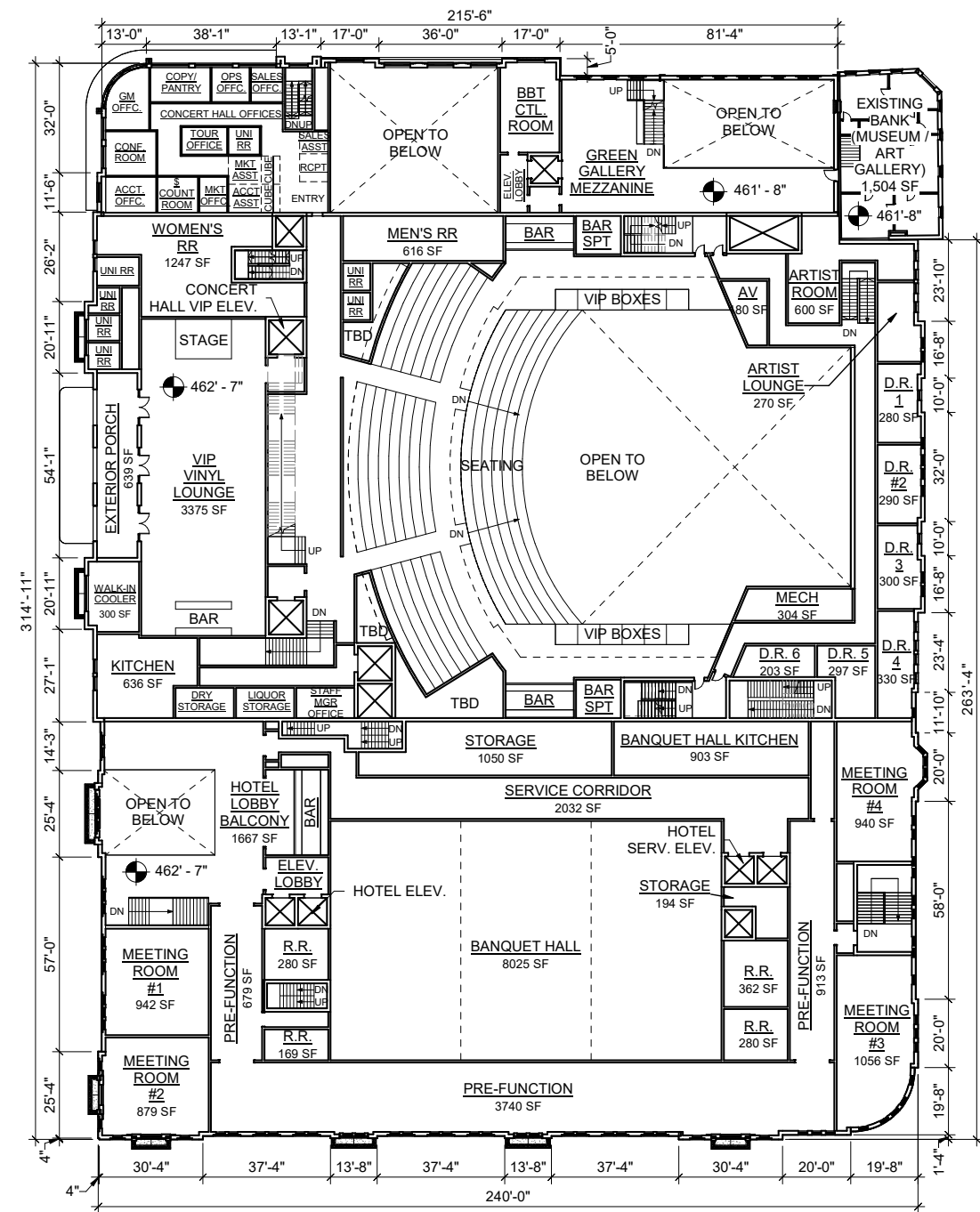


**LEVEL 1 FLOOR PLAN**

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**LEVEL 3 FLOOR PLAN - LOWER**



**LEVEL 2 FLOOR PLAN**

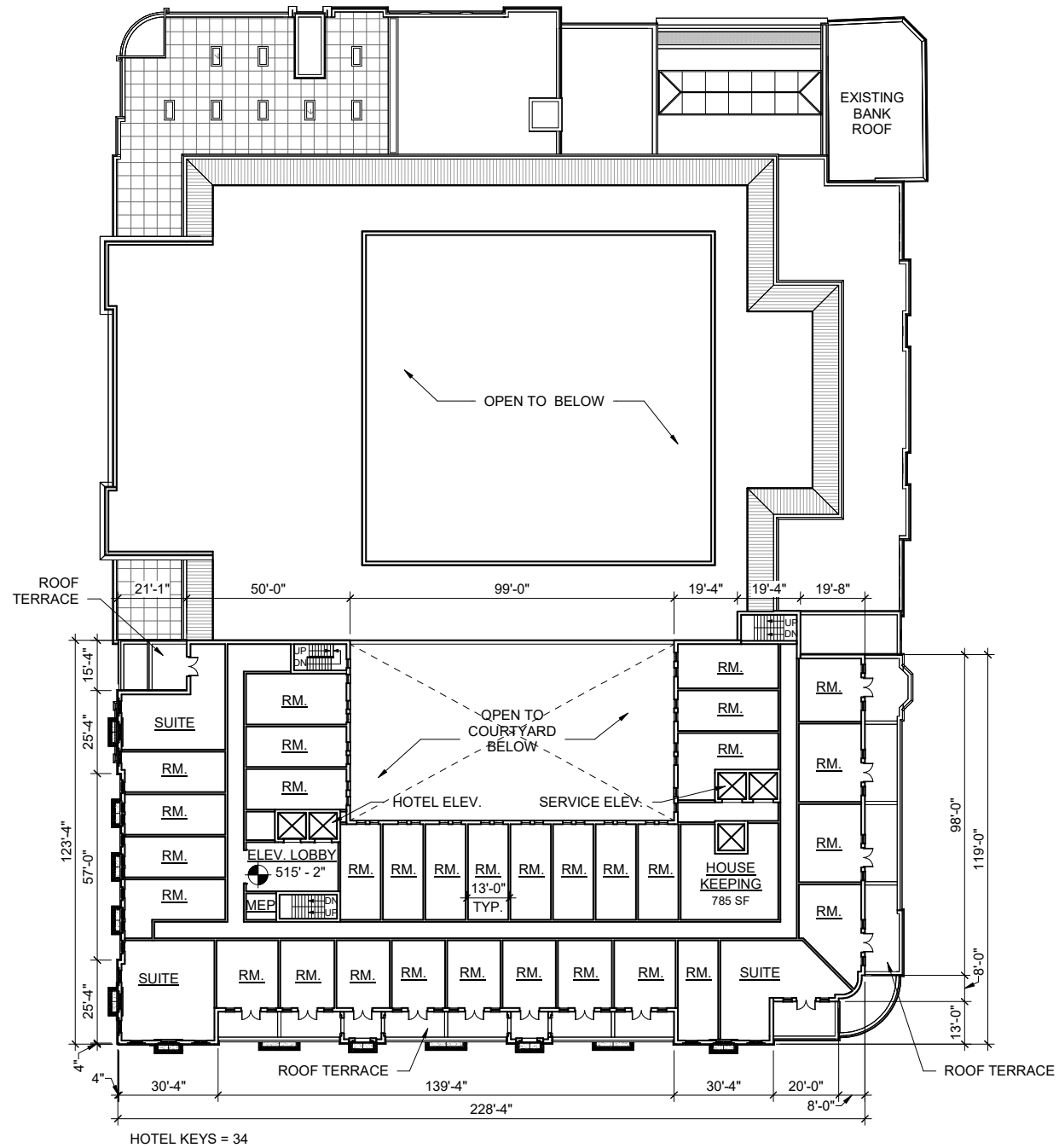


0' 16' 32' 64'

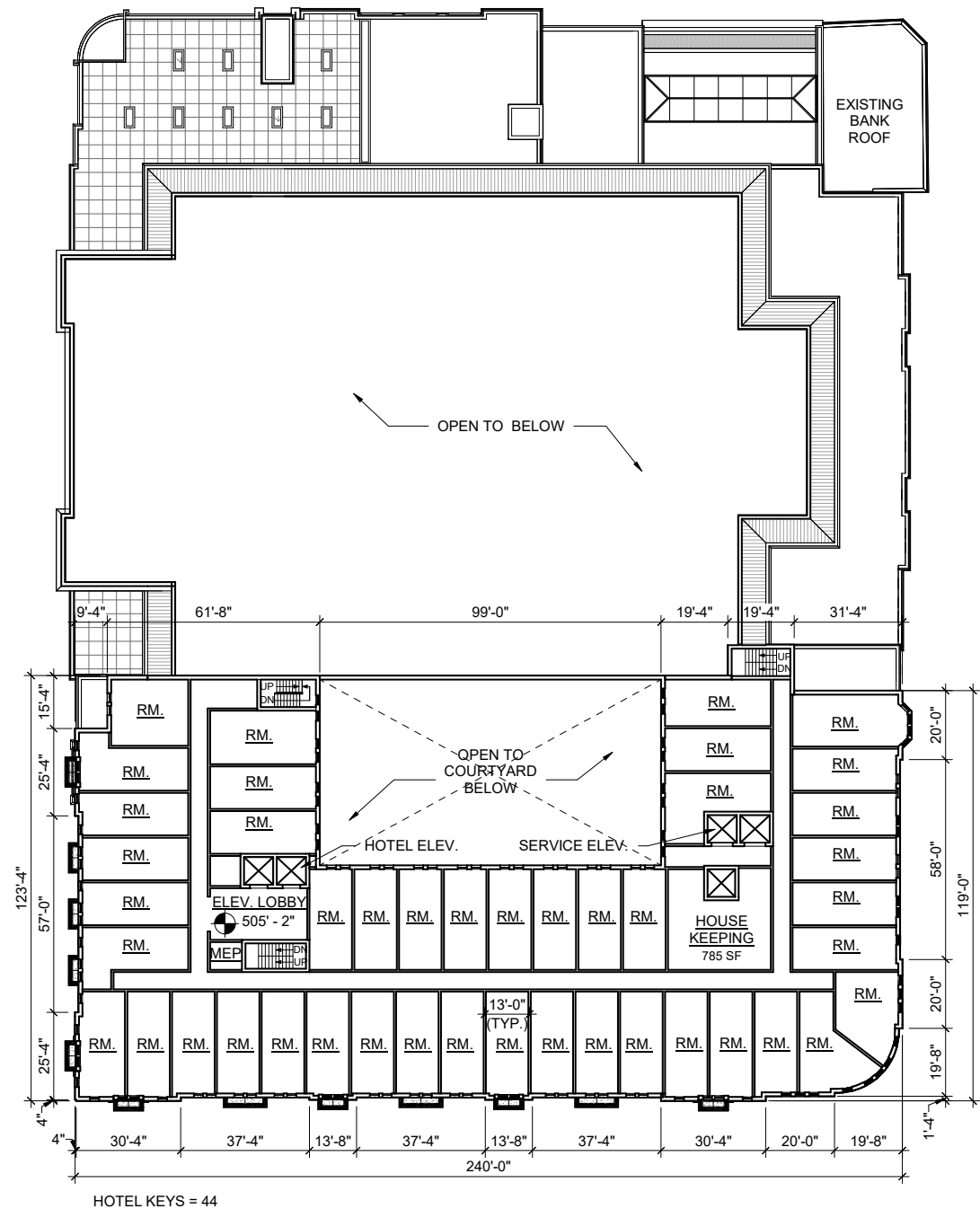
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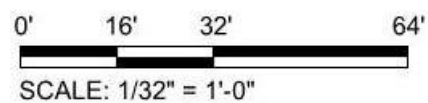




**LEVEL 6 FLOOR PLAN**

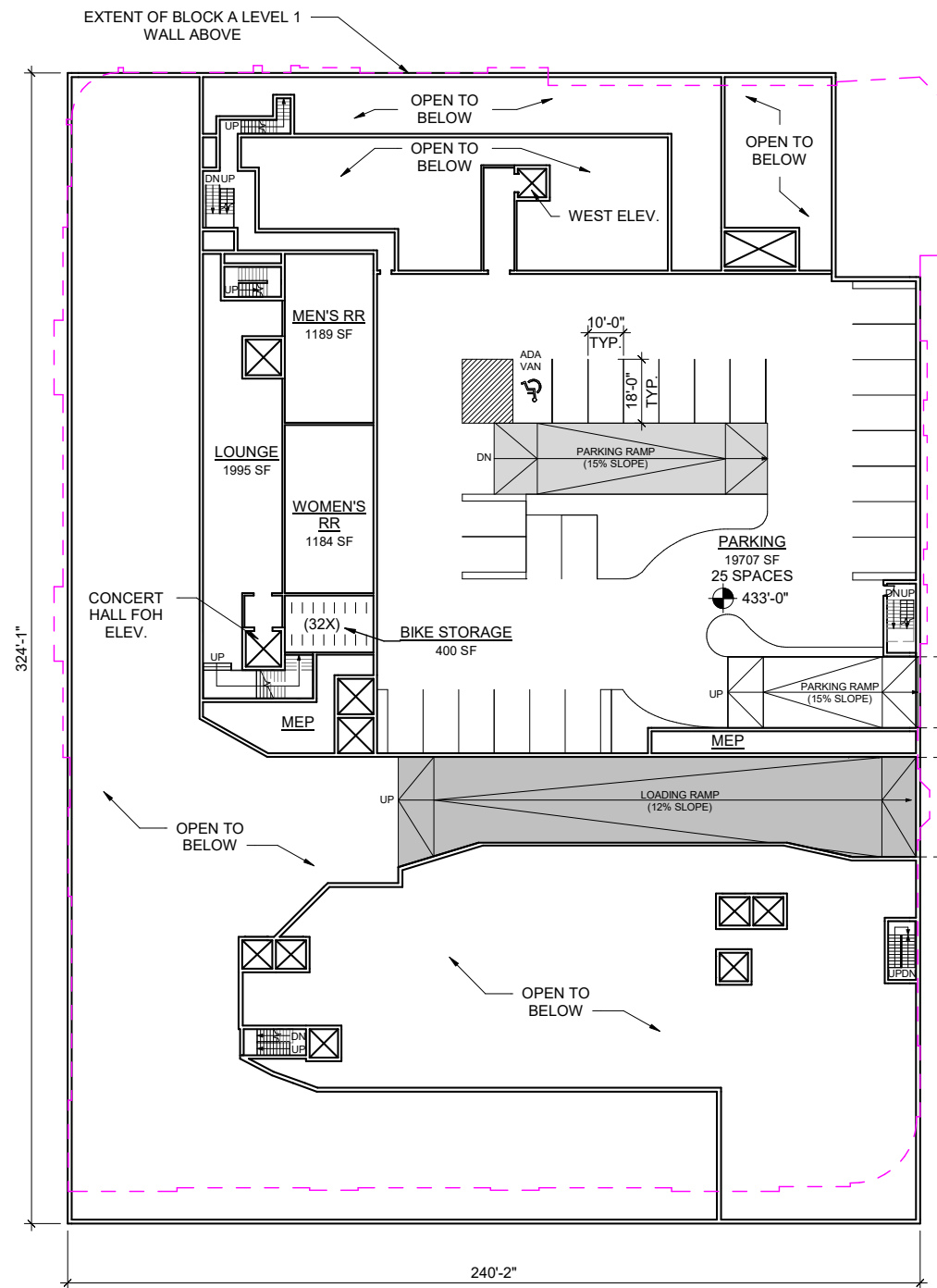


**LEVEL 5 FLOOR PLAN**

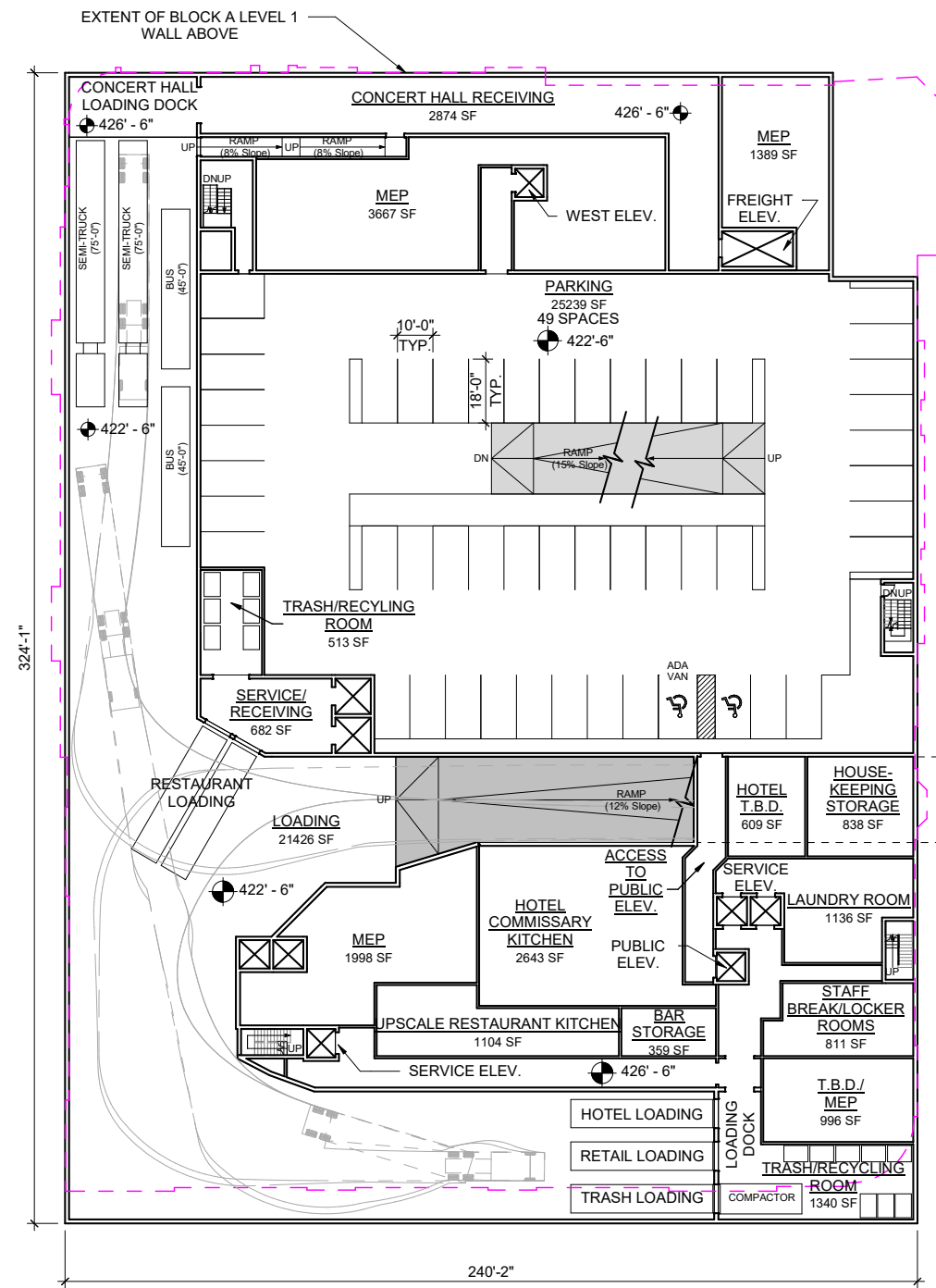


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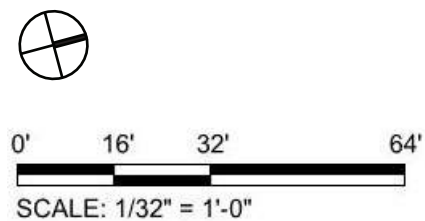




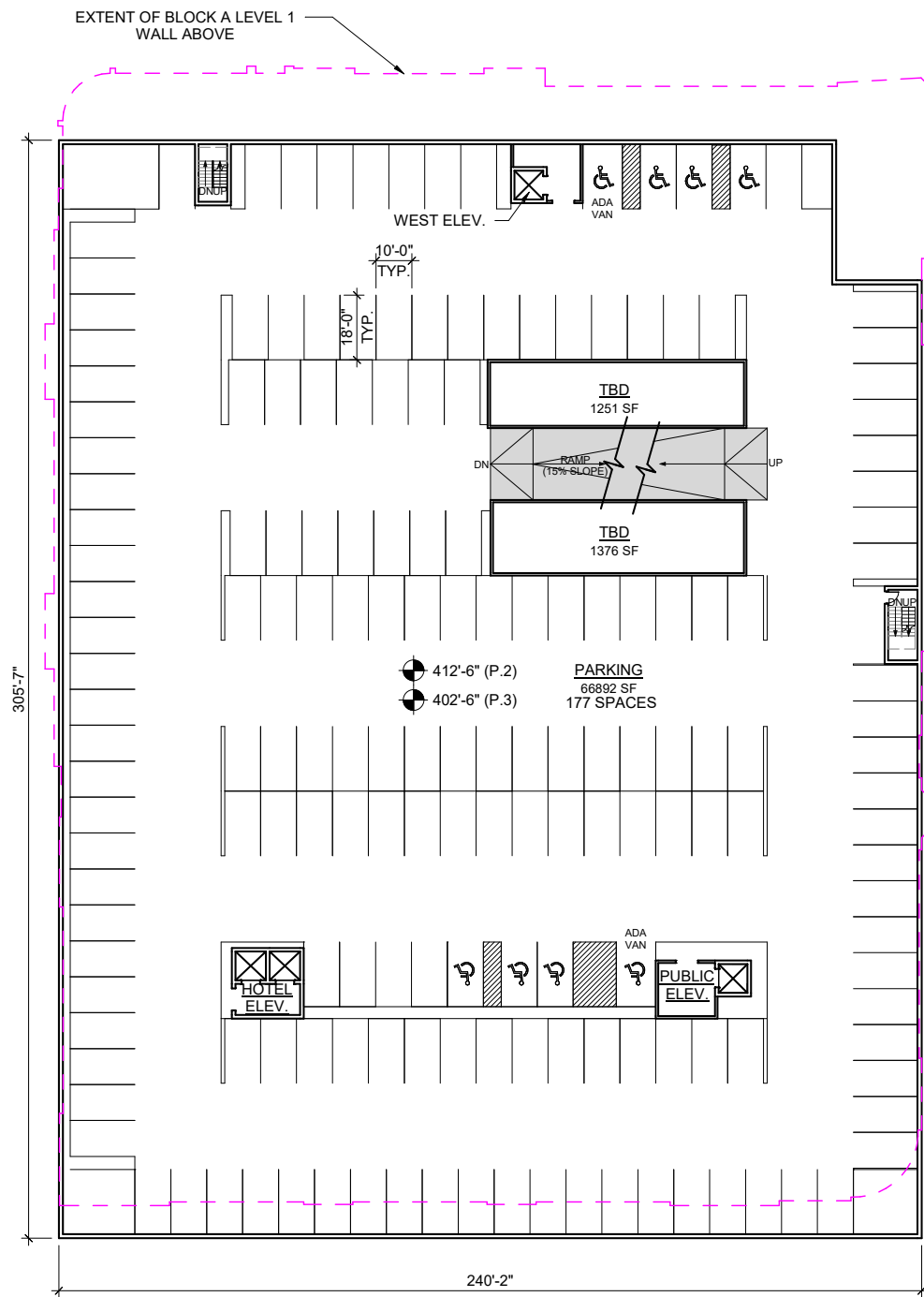
**LEVEL P0 FLOOR PLAN**



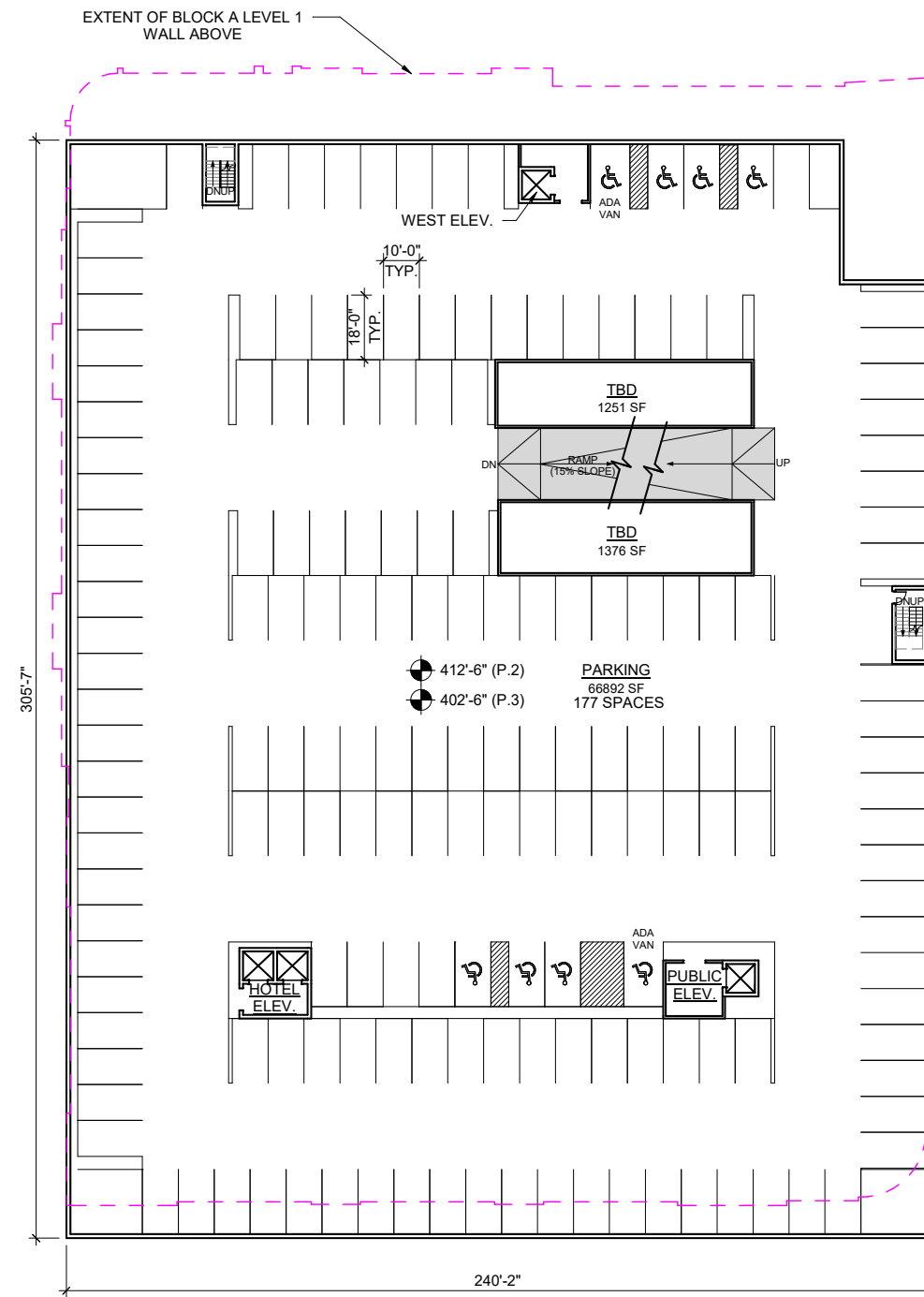
**LEVEL P1 FLOOR PLAN**



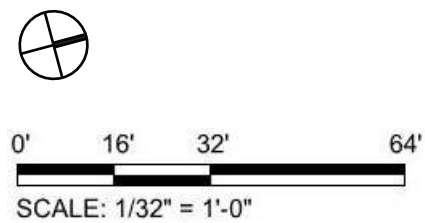
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  - 2) TURNING MOVEMENTS SHOWN FOR LARGEST VEHICLE TYPE @ P1 FLOOR PLAN.
  - 3) PROVIDED PARKING SPACE SIZE INCLUDES ADDED DIMENSION FOR FUTURE INCORPORATION + COORDINATION OF COLUMN GRID AND ADA VAN PARKING SPACES.



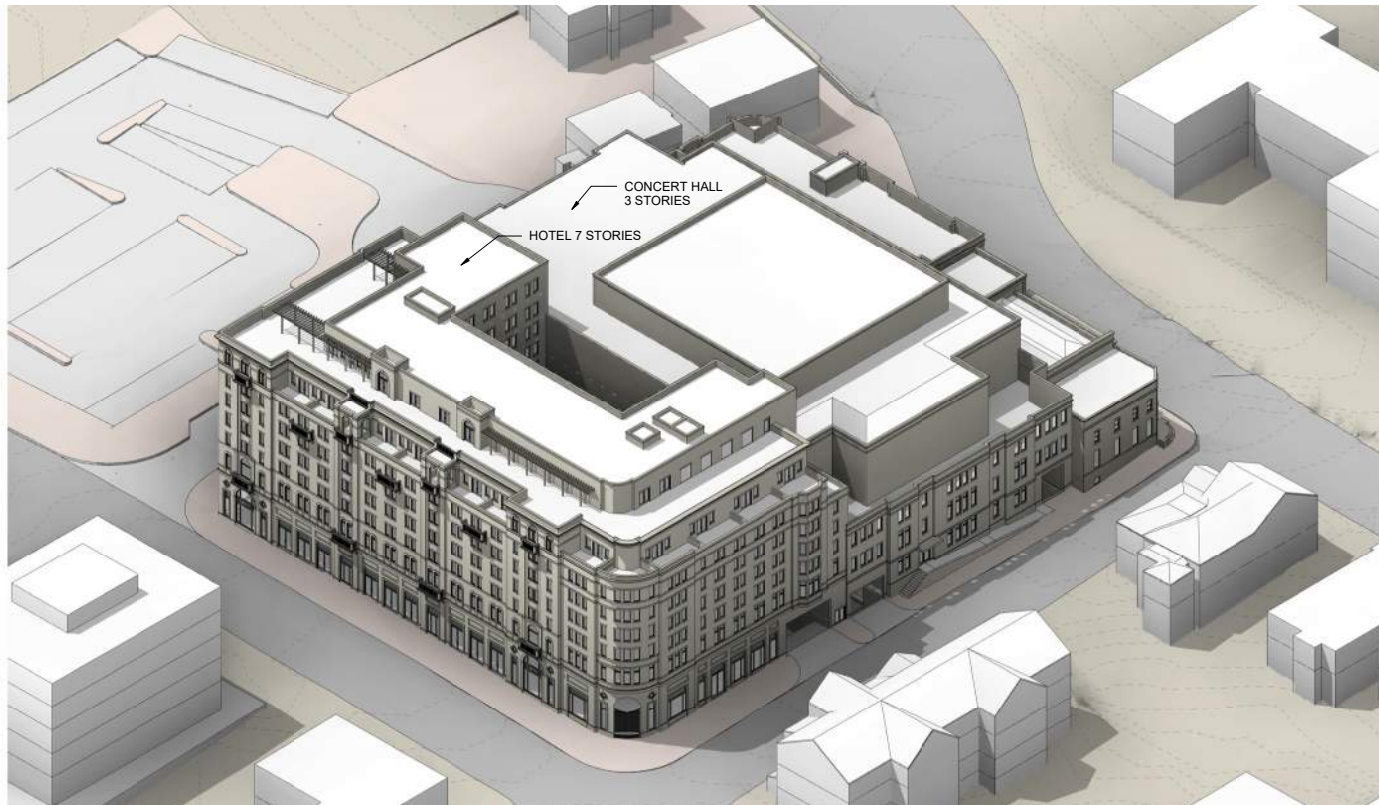
**LEVEL P3 FLOOR PLAN**



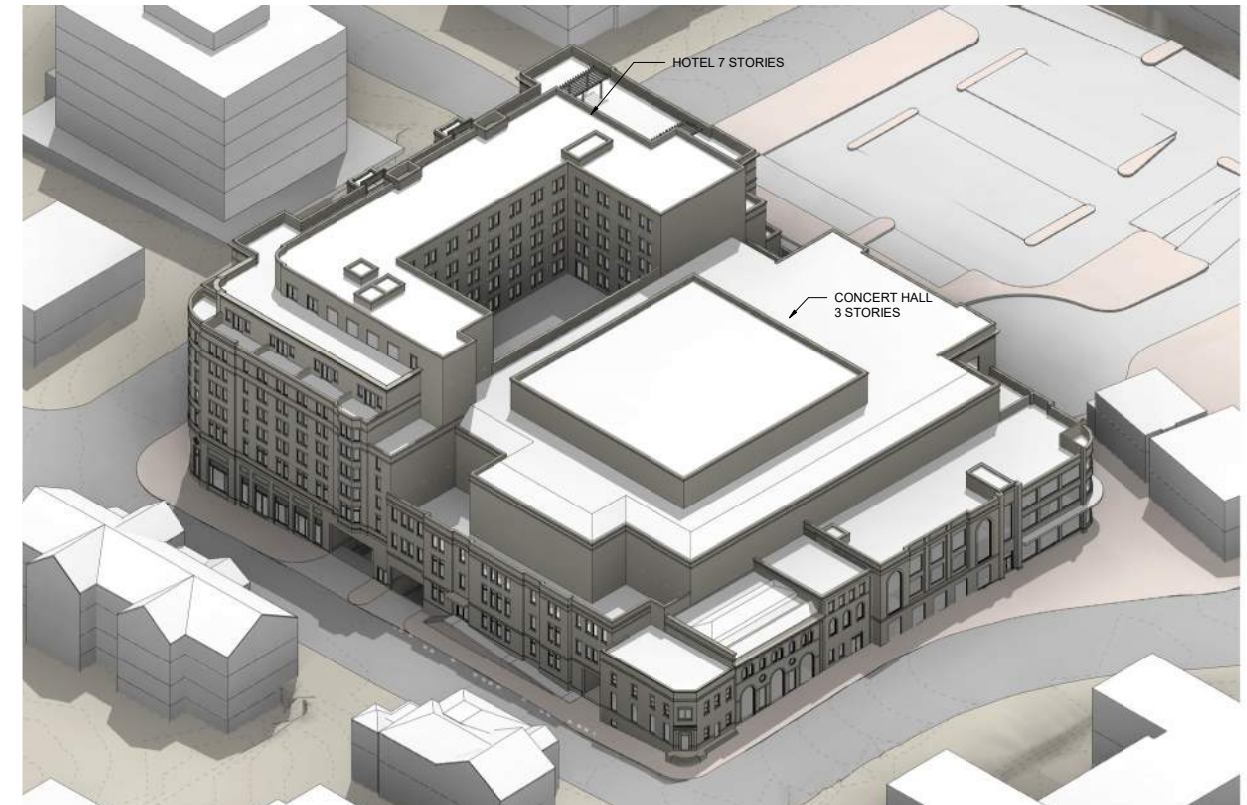
**LEVEL P2 FLOOR PLAN**



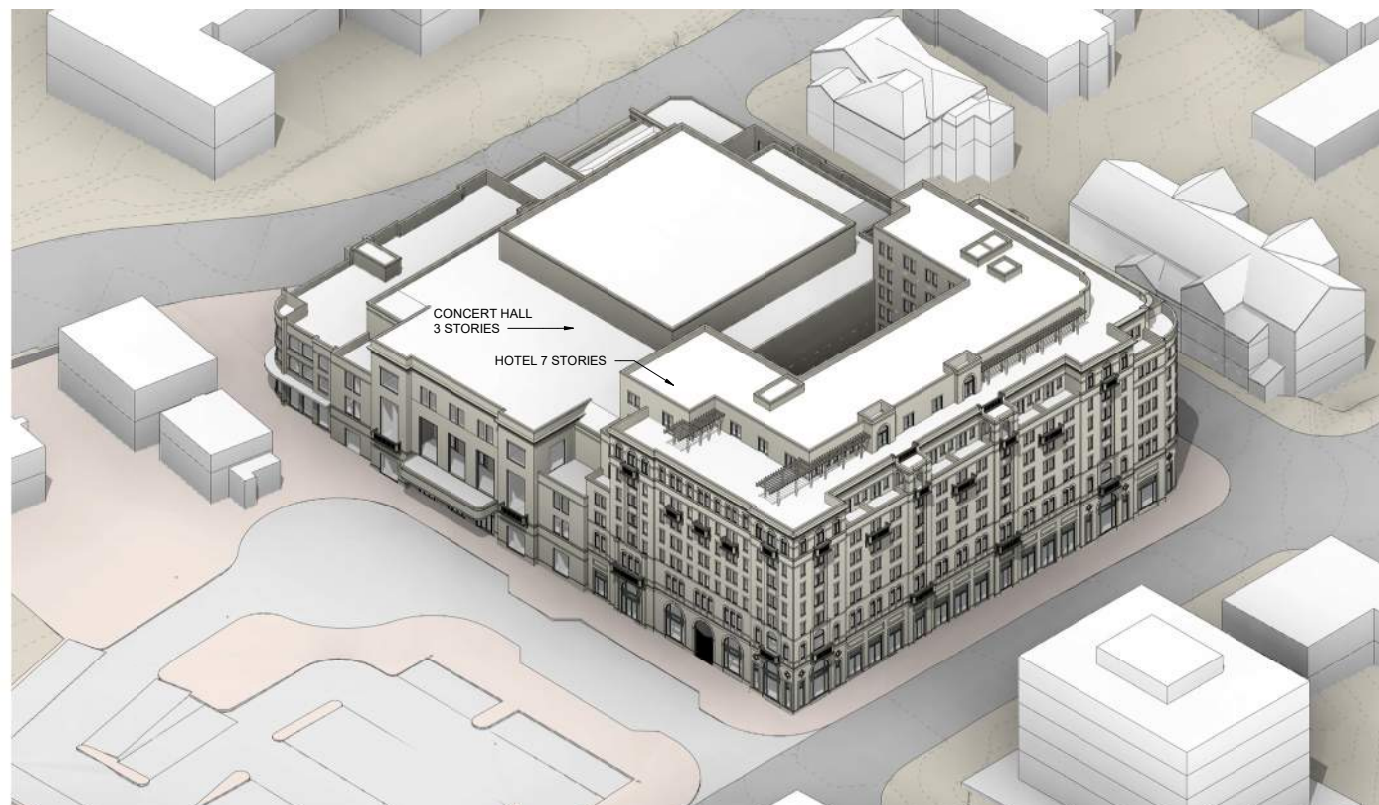
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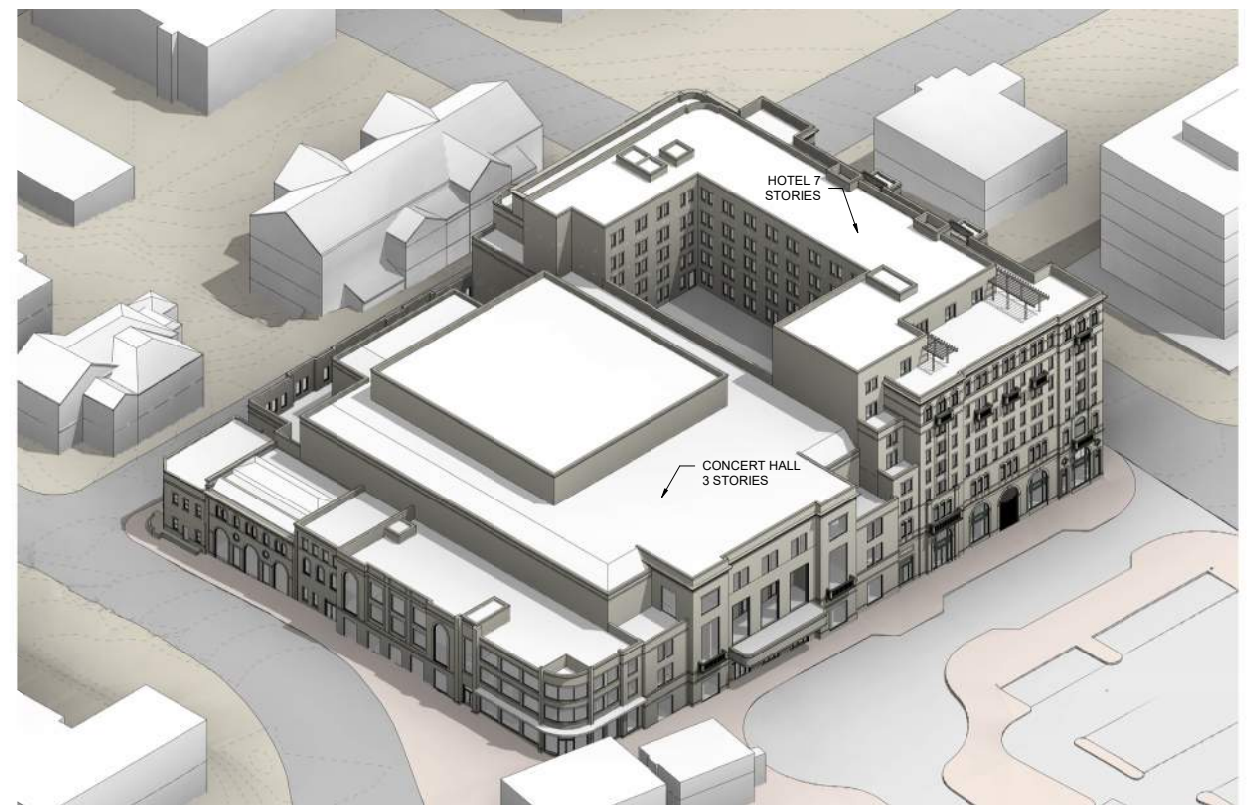
**3D VIEW FROM NE**



**3D VIEW FROM NW**



**3D VIEW FROM SE**



**3D VIEW FROM SW**