



Board of Architectural Review

DATE: February 7, 2024
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief *JDS*
FROM: Anna Kohlbrenner, BAR Liaison *AK*
SUBJECT: **Work Session: 4029, 4031 Chainbridge and 4020 University – Ox Block A**

ATTACHMENTS: 1. Relevant Regulations
2. Current plan

Nature of Request

1. Case Number:	BAR-24-00033
2. Address:	4029, 4031 Chainbridge and 4020 University
3. Request:	Mixed-use building
4. Applicant:	Ox Hill Realty, LLC
5. Applicant's Representative:	Robert D. Brant
6. Status of Representative:	Attorney
7. Zoning:	CR Commercial Retail, Old Town Fairfax Historic Overlay District

BACKGROUND

The subject property consists of three parcels bounded by Sager Avenue, University Drive, and Chainbridge Road. The total site consists of approximately 3.1 acres. The site is currently developed with three existing office buildings including the National Bank of Fairfax Building (1905) and two other office buildings that were built in the 1970s. The National Bank of Fairfax comprises of colonial revival architecture is contributing on the National Register of Historic Places. The building is a three-bay, two-story dwelling and rests on a solid stretcher-bond brick foundation, is a masonry structure and is capped by a flat roof with parapet. The building retains integrity of design, materials, workmanship, feeling, association, location, and setting. The applicant is proposing to demolish the remaining two office buildings but preserve the National Bank building. Staff has requested a historic structure report for the bank building, but the applicant has not provided the documentation at this time. Staff is requesting two work sessions, another once the historic structure report is in.

The applicant is proposing a Zoning Map Amendment (Rezoning) from CR Commercial Retail to CU Commercial Urban, a Special Use Permit to allow an auditorium or arena (concert hall) and theater, and Special Exceptions to allow the building height to exceed 3-stories/36 feet, to allow a waiver to the inter-parcel vehicular access requirement, to allow a modification to the perimeter and interior parking

lot landscaping requirement, to reduce the number of required parking spaces, and to allow a modification to the transitional yard requirements along the southern property line. The Board of Architectural Review would make recommendations on the Special Exceptions to the City Council at the time of the public hearing meeting since this property is located within the HOD. In addition, the Board of Architectural Review would make a recommendation to the City Council on the Major Certificate of Appropriateness at the time of public hearing. The applicant has had pre-application briefings with the Planning Commission and the City Council in May of 2023. The applicant has not had work sessions with either the Planning Commission or the City Council yet.

PROPOSAL

The applicant is proposing a large mixed-use development including underground parking, hotel, courtyard, restaurant/retail, and concert hall. The applicant is proposing several other rooms/uses seen in the interior layout sheets in the plan set.

The south elevation along the entrance drive includes a retail portion, concert hall, and hotel sections. The different uses are seen with differing architectural elements, while being cohesive at the same time. The west elevation along Chain Bridge Road includes the existing bank portion that would be preserved, green gallery, lobby, black box theater, and retail portions. The east elevation along University Drive includes the hotel, concert hall, and existing bank sections. Lastly, the north elevation along Sager Avenue would include the hotel section.

The hotel section of the mixed-use building includes brick in color *medium*, cast stone in color *buff*, aluminum window system in color *green*, and granite color royal *swedish mahogany*, with a thermal finish. The concert hall section includes brick in color *toile red*, cast stone and stucco in color *dusty rose*, aluminum window system in color *dark gray* and medium gray, granite color *dakota mahogany*, with thermal finish, and a standing seam metal roof in color *hemlock*. The west arts (W1) building section includes brick in color *golden dawn flashed*, cast stone in color *beige*, aluminum window system in finish anodized aluminum, and granite color *atlantic black* with thermal finish. The west arts (W2) building section includes brick in color *tuscany*, cast stone in color *beige*, aluminum window system in color *redwood*, and granite color *canadian mahogany* with a polished finish. The west arts (W3A) building section includes brick in color *catawba*, cast stone in color *beige*, aluminum window system in color *berber white*, and granite color *cambrian black* with thermal finish. The west arts (W3B) building section includes brick in color *mid-atlantic*, cast stone in color *beige*, aluminum window system in color *berber white*, clay tile roof system in color *dark terra cotta*, and granite color *cambrian black* with thermal finish.

The applicant has listed a plant schedule that includes a list of canopy trees, small deciduous trees, evergreen trees, and shrubs. Other outdoor amenities include a brick sidewalk, concrete pavers, trash receptacles, benches, bike racks, tree grates, rooftop paving, green roof tray system, bus shelter, and scooter docking station.

At the next board of architectural review meeting staff would need to see colored 3-D renderings from other angles.

RELEVANT DESIGN GUIDELINES

City of Fairfax Design Guidelines:

The following excerpts from the Design Guidelines are relevant to this application.

Historic Overlay District Overview, HOD-1

HOD Goals, HOD-1.8

Avoid demolishing buildings that contribute to the historic character of the HOD. Build on the existing character of the HOD. Maintain and strengthen the street “wall” in the Main Street area. Respect the existing architectural character when designing new buildings in the HOD. Undertake changes that will improve pedestrian routes in the HOD. Increase the opportunities for open space in the district. Strengthen the definition of the entrances to and boundaries of the HOD. Continue the emphasis on attractive and well maintained landscaping within the HOD. Respect the existing physical street patterns and lot orientation of the HOD.

The applicant plans to preserve the existing bank building that is listed on the National Register of Historic Places.

New Construction, HOD-4

Building Siting, HOD-4.4

Construct new downtown buildings with a minimal setback to reinforce the traditional street wall, generally zero to 10 feet depending on sidewalk requirements.

The proposed building appears up to the sidewalk line, enhancing the streetscape and reducing the existing setback that was seen in the existing parking lot.

Building Form, HOD-4.5

Use forms in new construction that relate to those of existing neighboring buildings on the street.

The proposed architecture is unique, while respecting the historic district buildings.

Building Size & Footprint, HOD-4.6

Institutional and multi-lot buildings by their nature will have large footprints.

Therefore, the massing of these large-scale structures should be reduced so they will not overpower the traditional scale of Fairfax's HOD. Techniques could include varying the surface planes of the building, stepping back the buildings as the structure increases in height, and breaking up the roofline with different elements to create smaller compositions.

The applicant has used varying bays, materials, and architectural styles to break up the large façade of the proposed building. The applicant has used different styles of architecture to create smaller compositions.

Building Height & Width, HOD-4.8

The height of new construction should relate to the prevailing height of the contributing buildings within the block but should not exceed three stories above grade within the HOD or 36 feet. The width of infill buildings should be similar to, and compatible with, adjacent buildings along the street. Most commercial buildings in downtown average twenty to forty feet in width. If new buildings are wider than this size, their primary facades should be divided into bays to reflect the predominant width of the existing buildings. Buildings that front on two or more sides should use this bay division technique on all appropriate facades. These bays also should have varied planes within the overall façade.

The Board of Architectural Review shall consider if the proposed architecture is respectful to the district in height and relation.

Building Scale, HOD-4.9

When the primary facade of a new commercial building is wider than forty feet, modulate it with bays. Reinforce the human scale of the HOD by including elements such as changes in materials, cornices, and string courses to separate floor levels, window patterns, and other decorative features.

The applicant is proposing a large-scale mixed-up building but staff believes the height level of architectural elements help reduce the appearance of large massing.

Roof Form & Materials, HOD-4.10 & 4.11

Multi-lot buildings or large-scaled buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms or different height of sloped bays. Do not use mansard type roofs on commercial buildings; they were not used historically in Fairfax's downtown area. For new construction in the HOD use traditional roofing materials such as metal or slate, artificial slate, or architectural shingles that may resemble slate. If roof-mounted mechanical or other equipment is used, it should be screened from public view on all sides.

Window Types & Patterns, HOD-4.12

The size and proportion, or the ratio of width to height, of window and door openings of new buildings' primary facades should be similar and compatible with those on surrounding facades. Many entrances of Fairfax's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction. Darkly tinted glass is not an appropriate material for windows in new buildings within the HOD.

Entry Features: Storefronts, Porches & Doors, HOD-4.13

When designing new storefronts or elements for storefronts, conform to the configuration and materials of traditional storefronts. Many of Fairfax's historic houses have some type of porch. There is much variety in the size, location, and type of porches; and this variety relates to the different residential architectural styles. Since this feature is such a prominent part of the residential areas of the district, strong consideration should be given to including a porch in the design of any new residence in these areas.

The applicant is working through possible signs that would appeal to pedestrians.

Building Foundation, HOD-4.14

Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings. Brick or stone veneer may be used over a block or concrete foundation if the applied veneer appears as a masonry foundation.

Materials, Textures & Colors, HOD-4.15

In order to strengthen the traditional image of the HOD, brick and wood siding are the most appropriate materials for new buildings. Large-scale, multi-lot buildings whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings may vary brick patterns, materials, shades, and textures. The selection and placement of colors for a new building should be coordinated and compatible with adjacent buildings, and in Fairfax's HOD, various traditional shades are appropriate.

The applicant is proposing very high quality material, with colors that are respectful to surrounding architecture.

Architectural Details & Decorative Features, HOD-4.16

Cornices are a common element on most of Fairfax's historic buildings from all past

eras and their inclusion in some form in new construction will help relate the new design to existing structures. In commercial buildings, there may be some sort of cornice above the storefront as well. Other details may highlight window and entrance surrounds or divide building levels with different textured or colored masonry to name just several of many possibilities. These and other decorative elements also may help to create a human scale to the exterior design.

Building-Mounted Lighting, HOD-4.17

Fixtures should utilize an incandescent, LED, fluorescent, metal halide, or color corrected highpressure sodium lighting sources and should not be overly bright. Fixtures should be the full cutoff variety to limit the impact of lighting on neighboring properties and on the night sky. A combination of freestanding and wall-mounted fixtures is recommended to yield varied levels of lighting and to meet the intent of the zoning regulations. Building-mounted accent lighting should be shielded and directed toward the building.

The applicant is not proposing building-mounted lighting at this time, but staff hopes the applicant will add this before the next meeting, as lighting can enhance architectural elements.

Additions, HOD-5

Limit the size of the addition so that it is subordinate in both size and design to the historic building. A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition. Avoid additions to primary elevations. A new addition should not destroy historic materials that characterize the property. A new addition should be differentiated from the old. A new addition should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. A new addition should be simple and unobtrusive in design. A new addition should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. A new addition should be simple and unobtrusive in design. Wherever possible, new additions or alterations to existing historic buildings shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired. Therefore, the new design should not use the same wall plane, roofline, cornice height, and identical materials that make the addition appear original to the historic building. When an addition is necessary, it should be designed and constructed in a manner that will minimize the impact on the character-defining features of the historic building. Often a small hyphen is the best way to connect the new to the old to keep the integrity of the historic building intact. These guidelines also pertain to any existing historically significant addition to which the new addition may be attached.

Private Site Design & Elements, HOD-11

Parking, HOD-11.2

Hide or screen parking from view of the public right-of-way or public site by locating it within the building mass. Break up parking lots through physical separation, landscaping, walls, or other features. Off-street parking lots should be designed, located, and buffered in order to minimize their negative visual impacts on surrounding areas. Screen parking lots from the public right-of-way with plant materials, walls extending the building façade, or other techniques to reinforce the streetscape 'building wall' while exposing commercial and retail activity to the public. Above grade elements of a parking garage or lot, such as fences, walls, gates, lighting, signage, bollards, and chains, should not detract from the architectural character of the surrounding buildings. Make parking lots pedestrian friendly with highly visible pedestrian walkways, crosswalks, and connectivity with the surrounding pedestrian network.

Landscaping, HOD-11.4

Use plant materials that are appropriate and hardy to this region and to harsh urban conditions. Select materials with concern for their longevity and ease of maintenance. From these selections, create a distinctive and visually attractive outdoor space. See Appendix III, Plant List City of Fairfax Design Guidelines for Private Property. Enhance the site's appearance by incorporating a layered landscape with a variety of plant materials. Consider color, texture, height, and mass of plant selections in a planting composition. Create well-defined outdoor spaces, delineate pathways and entries, and create a sense of continuity from one site to another. Use plant materials to soften large buildings, hard edges, and paved surfaces. Conceal loading and storage areas from public rights-of-way using masonry walls, wooden screening fences, landscaping, or a combination of these features. Refer to the plant list included in Appendix III for recommended plants for use in various site conditions and uses.

Fences & Walls, HOD-11.5

Fences, walls, and gates should be respectful of their historic association, appropriate in materials, design and scale to the period and character of adjacent structures.

Furnishings, HOD-11.7

Select site furnishings similar in appearance and quality to those provided in Old Town Square. Benches, trashcans, and picnic tables should be metal and painted with a black powder coat. Trashcan tops may vary, based on their use for trash or recycling materials. Plastic or other synthetic materials are not acceptable. All furnishings within a single private site or project should form a coherent suite or family of furnishings— with a consistent color, material, style, or form. Furnishings should be of similar quality and value as those required for incorporation in the public right-of-way or similar to those located in Old Town Square. Benches and trashcans should be located where useful— along pedestrian pathways and at building entries, gathering areas, and plazas. Bike racks should be placed near building entries and included in parking lots, garages, and structures. The use of café seating and movable furnishings is highly encouraged in gathering

spaces and plazas. Arbors and planters should be made from natural wood, metal, or concrete and should be of a consistent vocabulary in color, material, and form to complement a suite of furnishings such as benches, tables and chairs, and trashcans.

Appurtenances, HOD-11.8

Examples of architectural interventions that are appropriate for screening appurtenances include masonry walls, fences with gates, landscaping, or wood screens. See subsections E. and F. of this chapter.

City of Fairfax Old Town Small Area Plan:

The following excerpts from the small area plan are relevant to this application.

Building Heights & Setbacks, page 25



The proposed height increase should do so in a manner sympathetic to historic structures by respecting contributing elements.

ATTACHMENT 1

RELEVANT REGULATIONS

§6.5.1. Applicability

Certificates of appropriateness shall be reviewed in accordance with the provisions of §6.5.

A. A certificate of appropriateness shall be required:

1. To any material change in the appearance of a building, structure, or site visible from public places (rights-of-way, plazas, squares, parks, government sites, and similar) and located in a historic overlay district (§3.7.2), the Old Town Fairfax Transition Overlay District (§3.7.3), or in the Architectural Control Overlay District (§3.7.4). For purposes of §6.5, “material change in appearance” shall include construction; reconstruction; exterior alteration, including changing the color of a structure or substantial portion thereof; demolition or relocation that affects the appearance of a building, structure or site;

§6.5.3. Certificate of appropriateness types

A. Major certificates of appropriateness

1. Approval authority

(a) General

Except as specified in §6.5.3.B.2(b), below, the board of architectural review shall have authority to approve major certificates of appropriateness.

(b) Alternative (in conjunction with other reviews)

Alternatively, and in conjunction with special use reviews, planned development reviews, special exceptions or map amendments (rezoning), the city council may approve major certificates of appropriateness.

§6.5.6. Action by decision-making body

A. General (involving other review by city council)

After receiving the director’s report on proposed certificates of appropriateness, which do not involve other reviews described below, the board of architectural review (BAR) shall review the proposed certificates of appropriateness in accordance with the approval criteria of §6.5.7. The BAR may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the BAR may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

B. Other reviews

1. Prior to taking action on special use reviews, planned development reviews, and map amendments (rezoning), the city council shall refer proposed certificates of appropriateness to the BAR for review in accordance with the approval criteria of §6.5.7.
2. In conjunction with special use reviews, planned development reviews, special exceptions and map amendments (rezoning), the city council may review the proposed certificate of

appropriateness in accordance with the approval criteria of §6.5.7. The city council may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the city council may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

§6.5.7. Approval criteria

A. General

1. Certificate of appropriateness applications shall be reviewed for consistency with the applicable provisions of this chapter, any adopted design guidelines, and the community appearance plan.
2. Approved certificates of appropriateness shall exhibit a combination of architectural elements including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line and height conform to accepted architectural principles and exhibit external characteristics of demonstrated architectural and aesthetic durability.

§6.5.9. Action following approval

- A. Approval of any certificate of appropriateness shall be evidenced by issuance of a certificate of appropriateness, including any conditions, signed by the director or the chairman of the board of architectural review. The director shall keep a record of decisions rendered.
- B. The applicant shall be issued the original of the certificate, and a copy shall be maintained on file in the director's office.

§6.5.10. Period of validity

A certificate of appropriateness shall become null and void if no significant improvement or alteration is made in accordance with the approved application within 18 months from the date of approval. On written request from an applicant, the director may grant a single extension for a period of up to six months if, based upon submissions from the applicant, the director finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.

§6.5.11. Time lapse between similar applications

- A. The director will not accept, hear or consider substantially the same application for a proposed certificate of appropriateness within a period of 12 months from the date a similar application was denied, except as provided in §6.5.11.B, below.
- B. Upon disapproval of an application, the director and/or board of architectural review may make recommendations pertaining to design, texture, material, color, line, mass, dimensions or lighting. The director and/or board of architectural review may again consider a disapproved application if within 90 days of the decision to disapprove the applicant has amended his application in substantial accordance with such recommendations.

§6.5.12. Transfer of certificates of appropriateness

Approved certificates of appropriateness, and any attached conditions, run with the land and are not affected by changes in tenancy or ownership.

§6.5.13. Appeals

A. Appeals to city council

Final decisions on certificates of appropriateness made may be appealed to city council within 30 days of the decision in accordance with §6.22.

B. Appeals to court

Final decisions of the city council on certificates of appropriateness may be appealed within 30 days of the decision in accordance with §6.23.



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January 5, 2024

Via E-Mail and Hand Delivery

Anna Kohlbrenner
City of Fairfax
Department of Community Development & Planning
10455 Armstrong Street, Suite 207
Fairfax, Virginia 22030

Re: Statement of Design Intent for Certificate of Appropriateness Application
4020 University Drive, 4029 Chain Bridge Road & 4031 Chain Bridge Road
(collectively, the "Subject Property")
Project Name: The Ox Fairfax – Block A
Applicant: Ox Hill Realty, LLC

Dear Ms. Kohlbrenner:

On behalf of Ox Hill Realty, LLC (the "Applicant"), please accept this Statement of Design Intent and the enclosed materials as a request for a Major Certificate of Appropriateness to allow the redevelopment of the Property with a mixed-use project consisting of a concert hall, hotel, art galleries, restaurant, retail and office uses. The project is identified as The Ox Fairfax – Block A.

The Subject Property consists of three (3) parcels bounded generally by Chain Bridge Road, Sager Avenue, and University Drive that include approximately 156,376 square feet (approximately 3.589 acres) of site area. The Subject Property is currently developed with three existing office buildings, including the National Bank of Fairfax building (the "Bank") located at the intersection of Chain Bridge Road and Sager Avenue, which was constructed in approximately 1905, and two office buildings that were constructed in approximately 1973 and 1976, respectively. Aside from the three buildings, the majority of the Subject Property is covered by expansive asphalt parking lots, and is sparsely vegetated. Surrounding development includes the Fairfax County Judicial Complex across Chain Bridge Road to the west, and office and other commercial uses to the north, east and south. The Subject Property is located in Old Town Fairfax, and is located near the southern boundary of the the Historic Overlay District (HOD).

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Concurrent with this Certificate of Appropriateness application, the Applicant has submitted rezoning, Special Use Permit (SUP), and special exception applications to allow the proposed development. The rezoning application proposes to rezone the property from the CR – Commercial Retail and HOD Districts to the CU – Commercial Urban and HOD Districts to allow the proposed development. The submitted special exception applications include requests to: 1) increase the maximum permitted building height in the HOD from 36’/3 stories to XXX’/7 stories; 2) waive the requirement to provide vehicular cross-access between the Subject Property and adjacent commercial properties to the south; 3) reduce the parking requirement for the proposed mix of uses; 4) modify the transitional screening requirement between the Subject Property and the adjacent commercial properties to the south; and 5) modify the parking lot landscape requirements for a portion of the existing parking lot on the Subject Property that is to remain as an interim condition. Each of these requests are discussed more fully in the Narrative submitted with the land use applications.

The Applicant’s proposal presents an exciting opportunity to invigorate Old Town through the addition of arts and cultural, hospitality, and retail/restaurant uses, consistent with the vision of the Old Town Fairfax Small Area Plan (SAP). The Applicant has thoughtfully designed the buildings and site design in the context of the City of Fairfax Design Guidelines, seeking to advance the stated goals of the HOD where feasible. The following provides an overview of how the proposed architecture and site design, as further illustrated in the submitted Certificate of Appropriateness materials, advance the goals of the HOD set forth in Section HOD-1.8 of the Design Guidelines:

1. Preservation of Historic Bank Building – The Applicant’s proposal includes the preservation and adaptive reuse of the Bank building, which was constructed in the early 1900’s and is identified as a contributing resource within the City of Fairfax Historic District. The existing Bank building will remain in its entirety, and will be integrated into the proposed concert hall. The new building will tie in to the eastern and southern facades of the Bank, and the interior of the Bank will be renovated and adaptively re-used as a small art gallery. While portions of the proposed buildings will reach up to seven (7) stories on the eastern portion of the Subject property, the buildings will taper down to three (3) stories along Chain Bridge Road and Sager Avenue adjacent to the Bank – thereby respecting the character of the historic structure. The adaptive re-use of the bank building in conjunction with the limitations on the height and massing of adjacent portions of the proposed buildings will ensure that it can continue to contribute to the historic character of the HOD.
2. Building on the Existing Character of the HOD – The Applicant’s proposal will build on the existing character of the HOD by utilizing high quality building materials, and employing a variety of architectural styles and techniques that are compatible with the character of original and recently approved or completed buildings in and around Old Town Fairfax. The proposed building materials include predominantly brick and masonry materials for each of the proposed buildings. The Applicant has employed a variety of brick, stone and other material colors to provide visual interest across each façade, and ensure that the buildings do not achieve a monolithic appearance. Different sections of the buildings employ a variety of architectural styles, fenestration patterns,

and rooflines to further accentuate the appearance of the buildings, while being reflective of the intended purpose of the proposed uses. The high quality materials and design will complement and build upon the character of the HOD and set a new benchmark for quality of design and construction in the City.

3. Establishment of a Street Wall – While not directly located on Main Street, the proposed building has been oriented to establish a street wall along Chain Bridge Road, Sager Avenue and University Drive. In addition, the building will ultimately have frontage on the extension of South Street, once the extension is constructed by the City as currently planned. The perimeter of the building will be wrapped by a ten foot sidewalk, consistent with the HOD guidelines, enhancing the street wall and contributing to the pedestrian experience.
4. Respectful the Boundary Between Commercial Areas and Surrounding Neighborhood – The Subject Property is entirely surrounded by institutional and commercial uses, as noted above.
5. Respectful of Existing Architectural Character – As discussed above, the Applicant has placed an emphasis on high quality brick and masonry materials that have been used elsewhere in and around Old Town Fairfax. While portions of the proposed buildings are taller than existing buildings in the HOD, those portions of the building are located on the eastern side of the Subject Property, which is currently developed with an extant five story office building and across University Drive from two extant six story office buildings. This height tapers down to three stories along Sager Avenue and Chain Bridge Road proximate to the historic Fairfax County Courthouse. Therefore, the Applicant has respected the architectural character of existing buildings in the HOD and the surrounding area.
6. Pedestrian Improvements – The proposed development will result in significant improvements to the streetscape, including the addition of ten foot sidewalks and street trees along the street frontages. The development will also introduce an new and long-desired east-west pedestrian connection through the Subject Property from Chain Bridge Road to University Drive that will provide pedestrian access to the main entrances to the concert hall and hotel buildings. These pedestrian improvements will contribute to the walkability of Old Town.
7. Open Space – While opportunities for open space are somewhat limited given the programmatic needs of the concert hall and hotel operators, the Applicant has identified an opportunity for a new plaza element along Chain Bridge Road. This area, which is property owned by the City, will be improved with a seating area, a new bus shelter, a scooter docking station, and bicycle racks. Additional landscaping is also proposed. Finally, while not part of this application, the Applicant has plans to redevelop adjacent properties to the south, which will present opportunities to provide additional open space in Old Town.

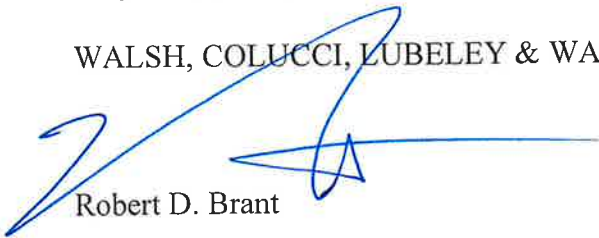
8. Strengthening the Boundaries of the HOD – The Subject Property is located on the southern border of the HOD. The Applicant’s proposal therefore presents an opportunity to signify the entrance to the HOD from points south. The proposal achieves this objective by orienting the primary facades and main entrances of the building to the south, fronting onto the extension of South Street that will ultimately be constructed by the City. These primary facades will serve to welcome vehicles and pedestrians as they travel into Old Town, signifying a sense of arrival.
9. Landscaping – Street trees and landscaping are provided around the perimeter of the Subject Property, and in the interim surface parking lot to remain. While the Applicant ultimately plans to redevelop this interim parking lot, it has placed an emphasis on landscaping in and around the lot until such time as redevelopment commences.
10. Respectful of Street Patterns and Lot Orientation – The Applicant has worked to site and orient the building in a manner that works not only with the existing street patterns in Old Town, but also with the planned extension of South Street. As noted above, the proposed buildings establish a street wall along the existing street frontages of Chain Bridge Road, Sager Avenue and University Drive. In the future, following the construction of the South Street extension, the main entrances to the buildings will front onto South Street. This configuration will ultimately establish a new City block, serving as an extension to the existing grid in Old Town Fairfax. The site design therefore respects the existing (and future) street patterns and lot orientation in the HOD.

For the above reasons, the Applicant’s proposal for Block A advances each of the HOD Goals as described in the Design Guidelines.

Following your review of the submitted Certificate of Appropriateness application materials, I would appreciate the scheduling of a work session with the Board of Architectural Review to discuss this proposal and obtain feedback. Should you have any questions regarding the submitted materials or if I can provide additional information to facilitate your review, please do not hesitate to contact me. As always, I appreciate your assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



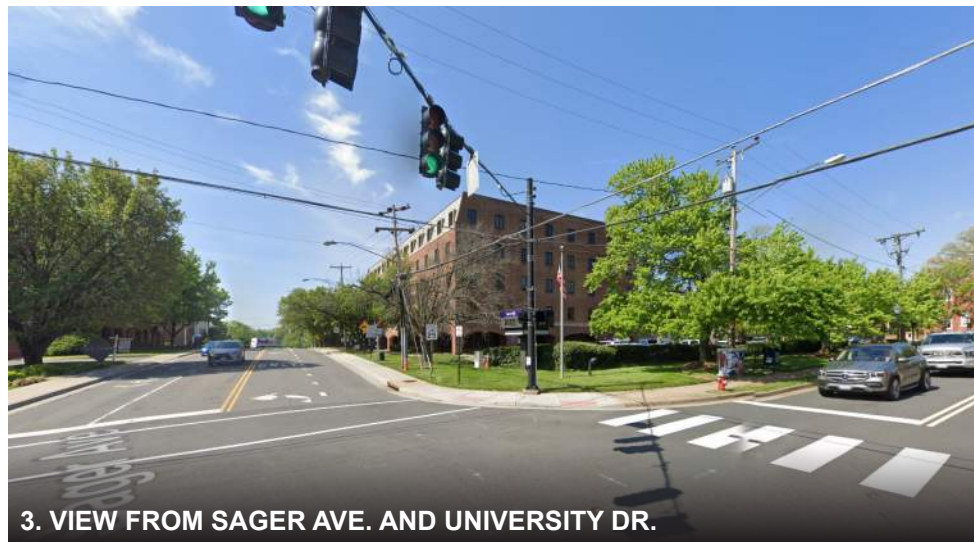
Robert D. Brant

Enclosures

cc:	Christopher Smith	Aidan Smith	Madeline Baldwin
	Shelley Kuras	Steve Knight	John Lightle
	Jim Delery	Steve Horwitz	
	Deirdre Smith	Clayton Tock	




THE OX • FAIRFAX
CERTIFICATE OF APPROPRIATENESS





1. VIEW OF COURTHOUSE FROM SITE



1" = 100'



2. VIEW OF SAGER AVE. FROM SITE



3. VIEW OF SAGER AVE. FROM SITE



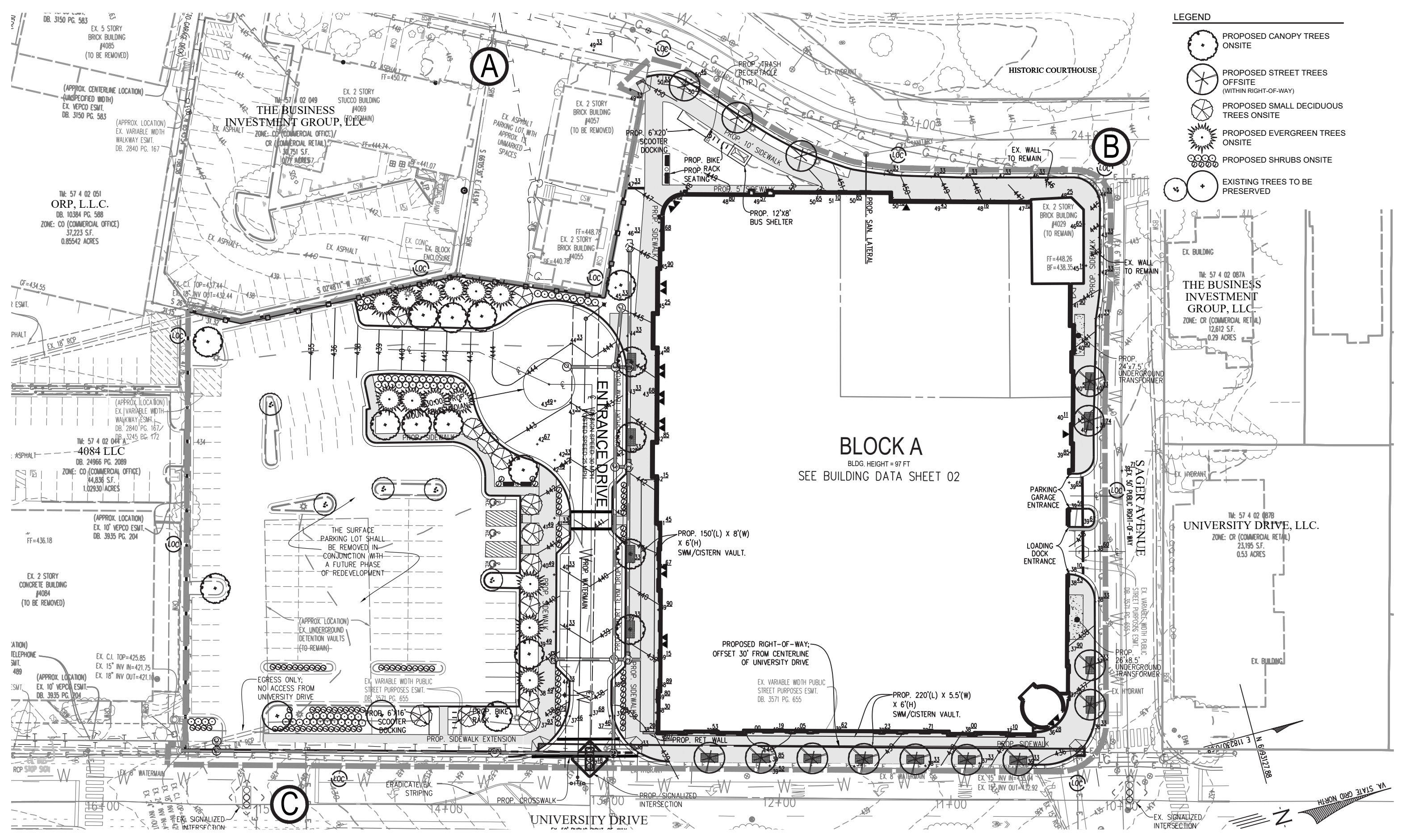
4. VIEW OF UNIVERSITY DR. FROM SITE



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

DR. 3150 PG. 583
 EX. 5 STORY BRICK BUILDING #4085 (TO BE REMOVED)
 (APPROX. CENTERLINE LOCATION) (UNSPECIFIED WIDTH) EX. VEPCO ESMT. DR. 3150 PG. 583
 (APPROX. LOCATION) EX. VARIABLE WIDTH WALKWAY ESMT. DR. 2840 PG. 167
 TM: 57 4 02 051
ORP, L.L.C.
 DR. 10384 PG. 588
 ZONE: CO (COMMERCIAL OFFICE)
 37,223 S.F.
 0.85542 ACRES

TM: 57 4 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.
 (777 ADDRESS)
 FF=444.74

EX. 2 STORY BRICK BUILDING #4057 (TO BE REMOVED)
 EX. 2 STORY BRICK BUILDING #4055
 FF=448.76
 FF=440.78

EX. ASPHALT PARKING LOT WITH APPROX. EX. UNMARKED SPACES

EX. 2 STORY BRICK BUILDING #4029 (TO REMAIN)
 FF=448.26
 BF=438.35/45.1

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

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

(APPROX. LOCATION) EX. 10' VEPCO ESMT. DR. 3935 PG. 204

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

(APPROX. LOCATION) EX. 10' VEPCO ESMT. DR. 3935 PG. 204

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

EX. 10' VEPCO ESMT. DR. 3935 PG. 204

EX. 15' INV IN=421.75
 EX. 18' INV OUT=421.11

EGRESS ONLY; NO ACCESS FROM UNIVERSITY DRIVE

EX. VARIABLE WIDTH PUBLIC STREET PURPOSES ESMT. DR. 3571 PG. 655

EX. VARIABLE WIDTH PUBLIC STREET PURPOSES ESMT. DR. 3571 PG. 655

EX. 8' WATERMAIN

EX. 15' INV IN=421.75
 EX. 18' INV OUT=421.11

EX. 15' INV IN=421.75
 EX. 18' INV OUT=421.11



4055 CHAIN BRIDGE RD.
 FAIRFAX, VA 22030

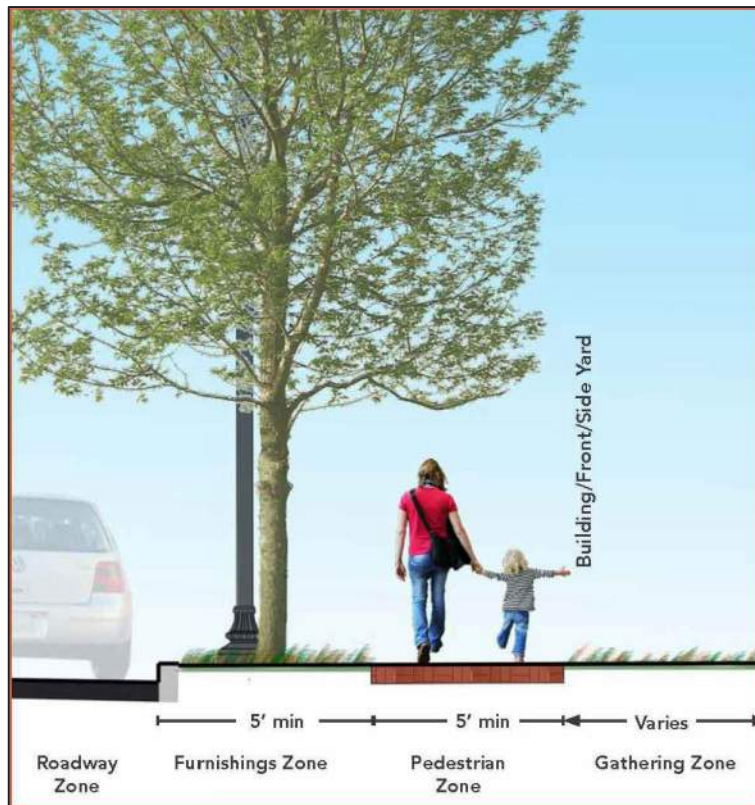
CONCEPTUAL LANDSCAPE PLAN
 01.05.2024
 Page: 5



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
				Total Trees Provided	14

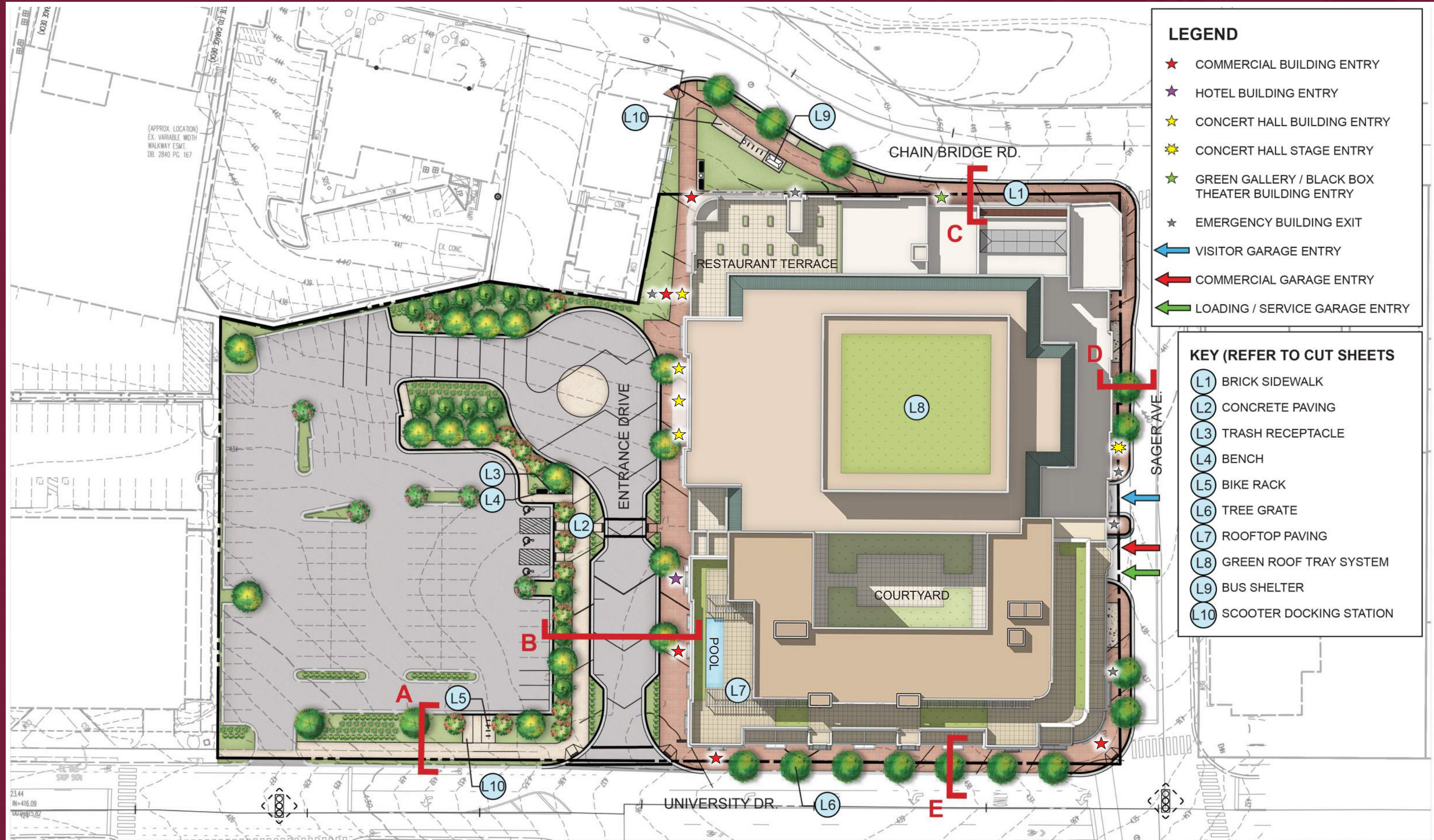
PER Z.O. 3.7.2.B.7, NO STREET TREES ARE REQUIRED IN THE OLD TOWN FAIRFAX HISTORIC OVERLAY DISTRICT.

SAMPLE PLANT SCHEDULE							
QTY	Symbol	Botanical Name	Common Name	Size	Type	Remarks	Total Canopy Coverage (SF)
Canopy Trees							
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	
Small Deciduous Trees							
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	
Evergreen Trees							
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	
Shrubs							
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.	
TOTAL:							6,275

LANDSCAPE NOTES:

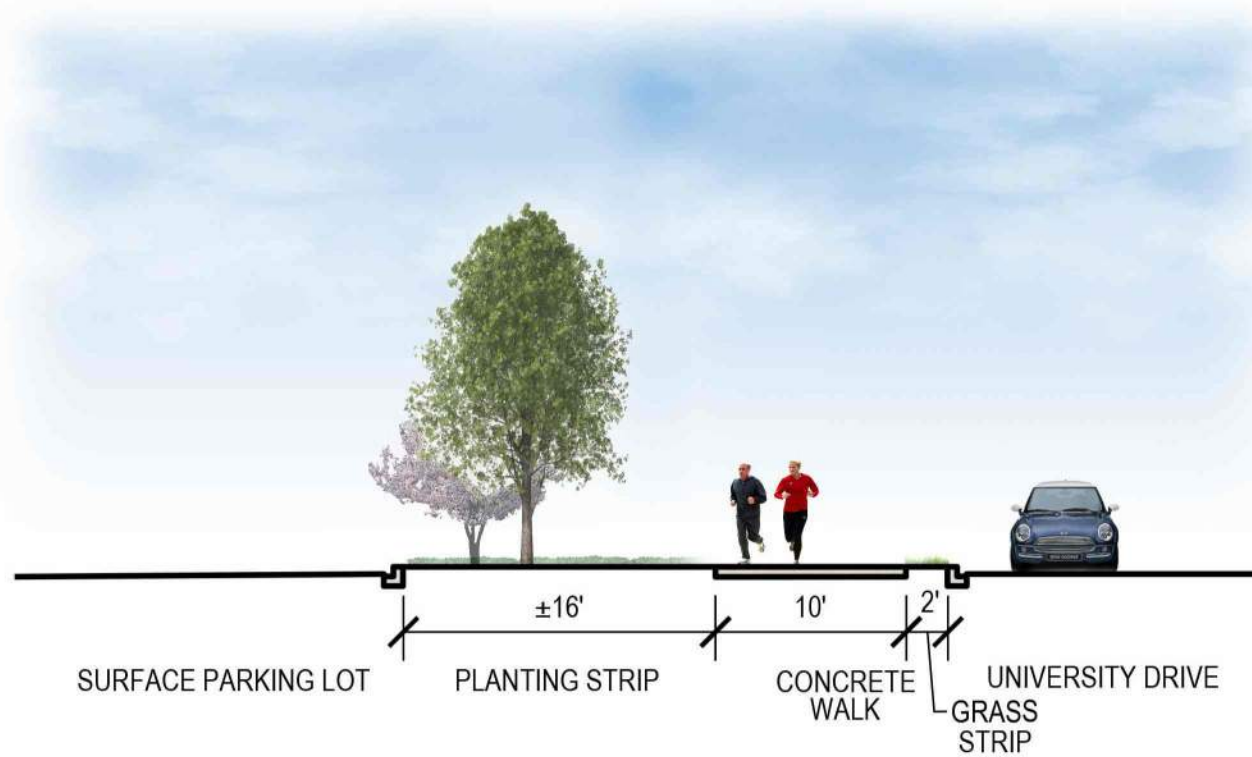
- NO OVERALL CANOPY STANDARDS ARE REQUIRED WITHIN THE CU ZONE.
- THIS PLAN IS SCHEMATIC AND REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURE, AND LANDSCAPE ARCHITECTURE DESIGN. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL BUILDING 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.

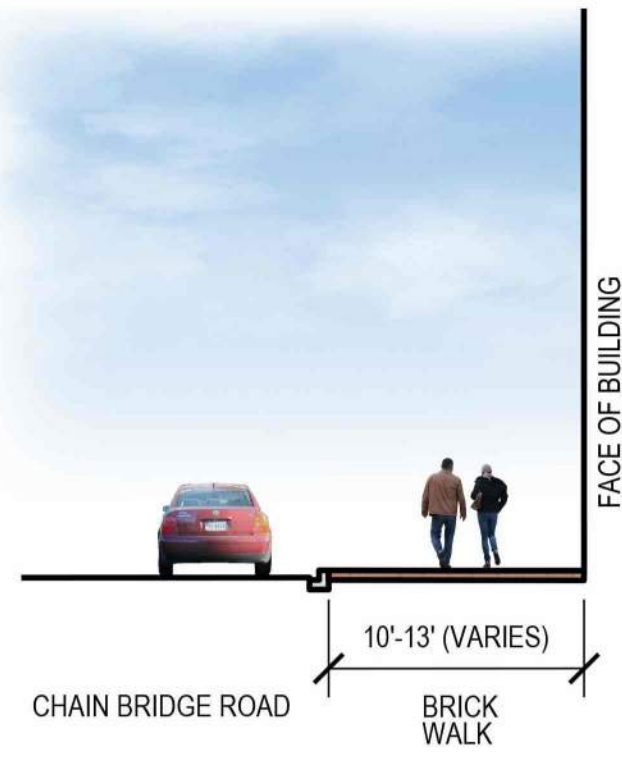


- ### LEGEND
- ★ COMMERCIAL BUILDING ENTRY
 - ★ HOTEL BUILDING ENTRY
 - ★ CONCERT HALL BUILDING ENTRY
 - ★ CONCERT HALL STAGE ENTRY
 - ★ GREEN GALLERY / BLACK BOX THEATER BUILDING ENTRY
 - ★ EMERGENCY BUILDING EXIT
 - ← VISITOR GARAGE ENTRY
 - ← COMMERCIAL GARAGE ENTRY
 - ← LOADING / SERVICE GARAGE ENTRY

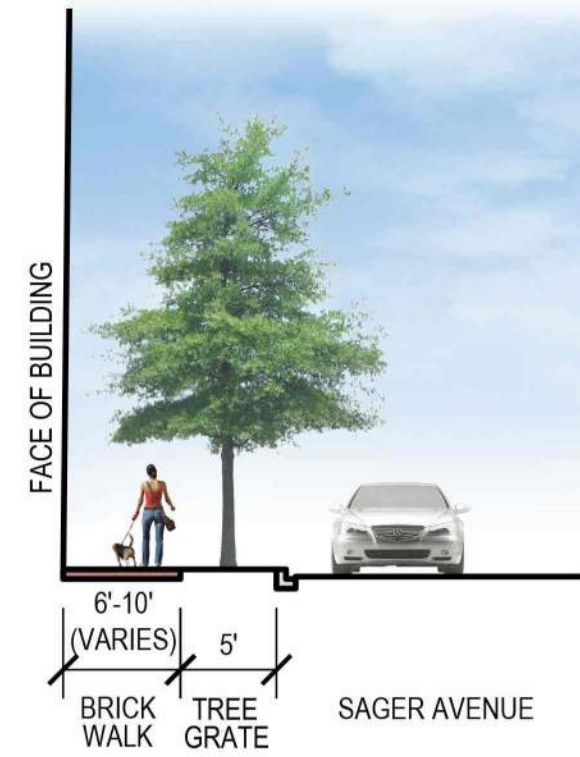
- ### KEY (REFER TO CUT SHEETS)
- L1 BRICK SIDEWALK
 - L2 CONCRETE PAVING
 - L3 TRASH RECEPTACLE
 - L4 BENCH
 - L5 BIKE RACK
 - L6 TREE GRATE
 - L7 ROOFTOP PAVING
 - L8 GREEN ROOF TRAY SYSTEM
 - L9 BUS SHELTER
 - L10 SCOOTER DOCKING STATION



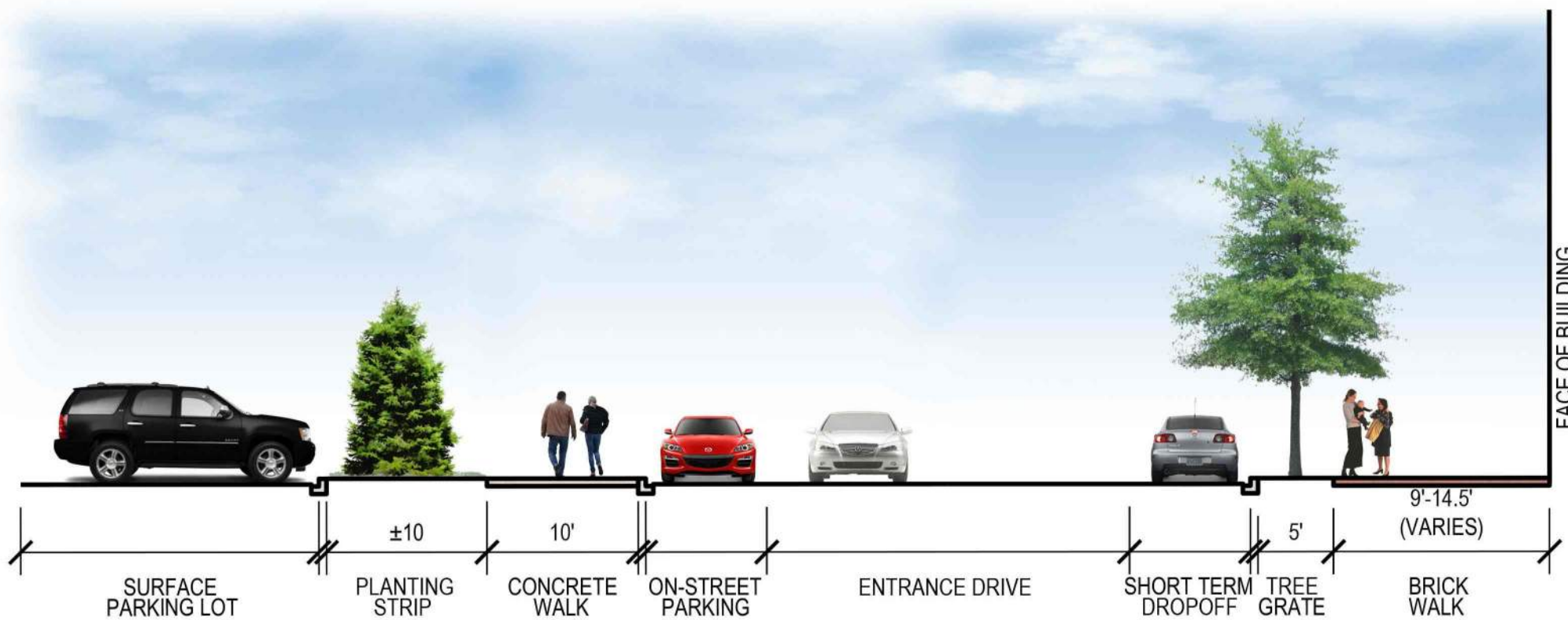
SECTION 'A'
Scale: 1" = 10'



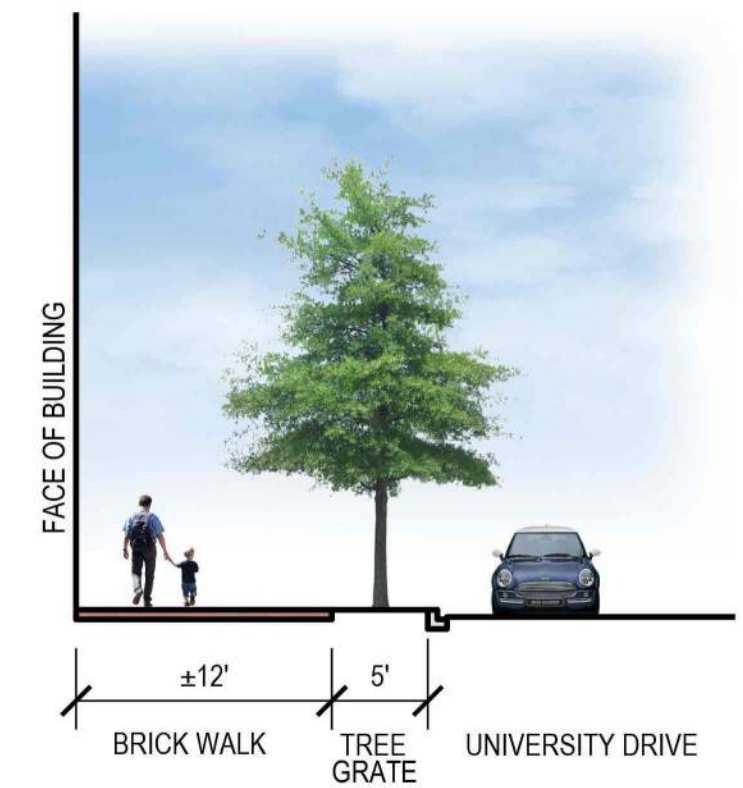
SECTION 'C'
Scale: 1" = 10'



SECTION 'D'
Scale: 1" = 10'

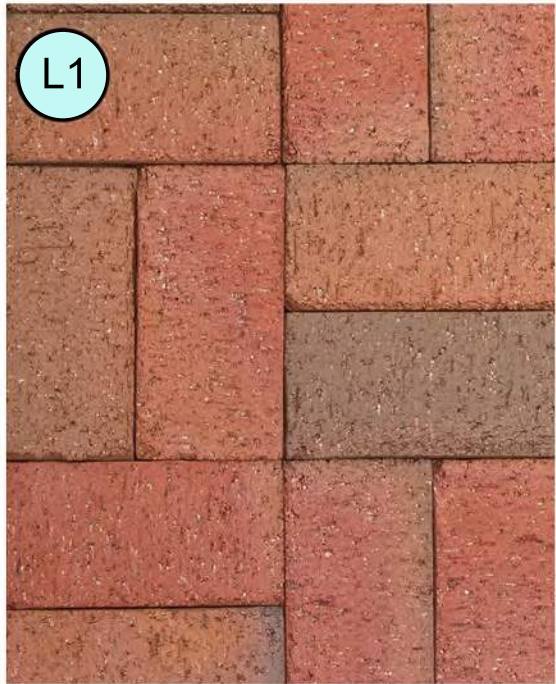


SECTION 'B'
Scale: 1" = 10'



SECTION 'E'
Scale: 1" = 10'

PEDESTRIAN PAVING



L1
Brick Pavers: Pine Hall
Pathway F/R



L2
Concrete Paving: Cast in Place

ADDITIONAL FEATURES



L3
Trash Receptacle



L4
Bench



L5
Bike Rack



L6
Tree Grate



L7
Rooftop Pavers:
Hanover Prest



L8
Green Roof Tray System



L9
Bus Shelter



L10
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



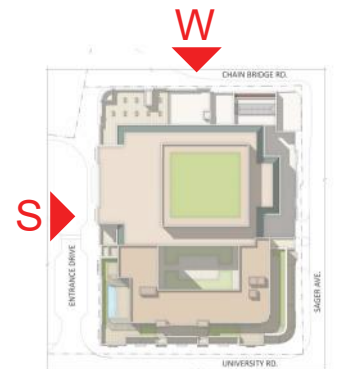
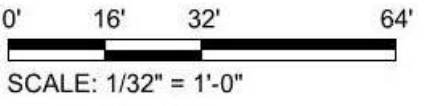
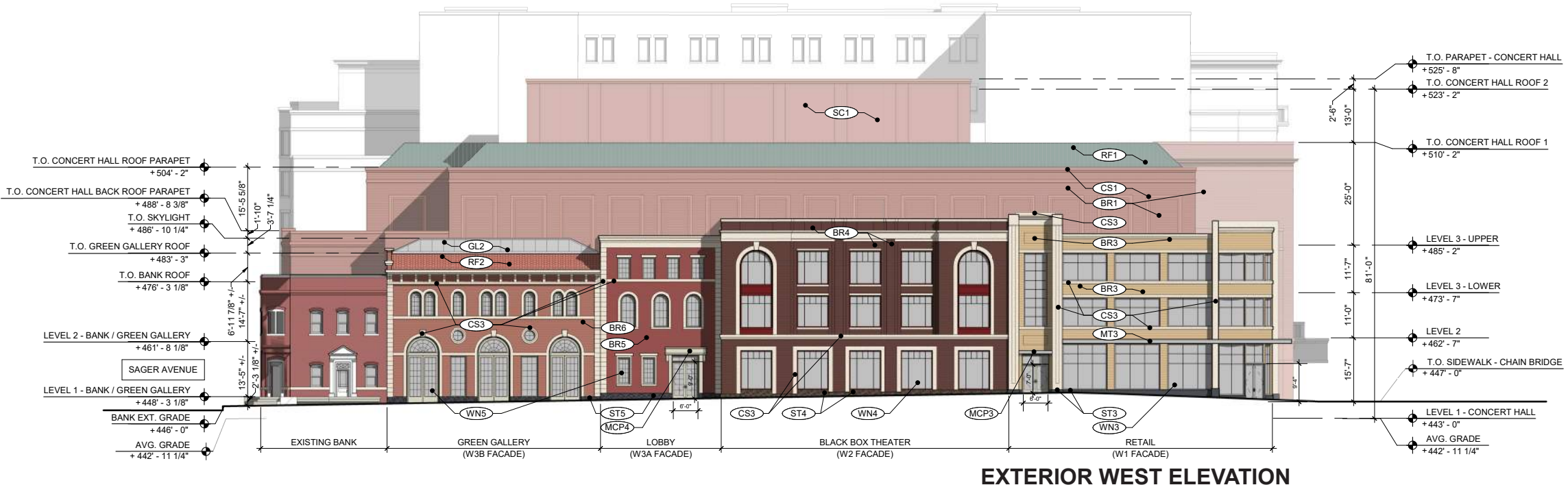
SCALE: 1/64" = 1' - 0"





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.





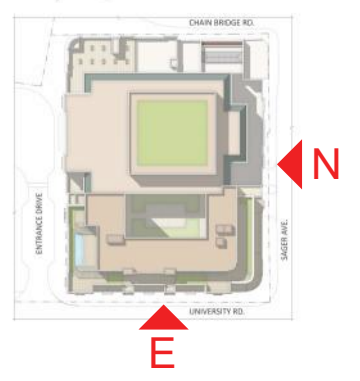
EXTERIOR EAST ELEVATION

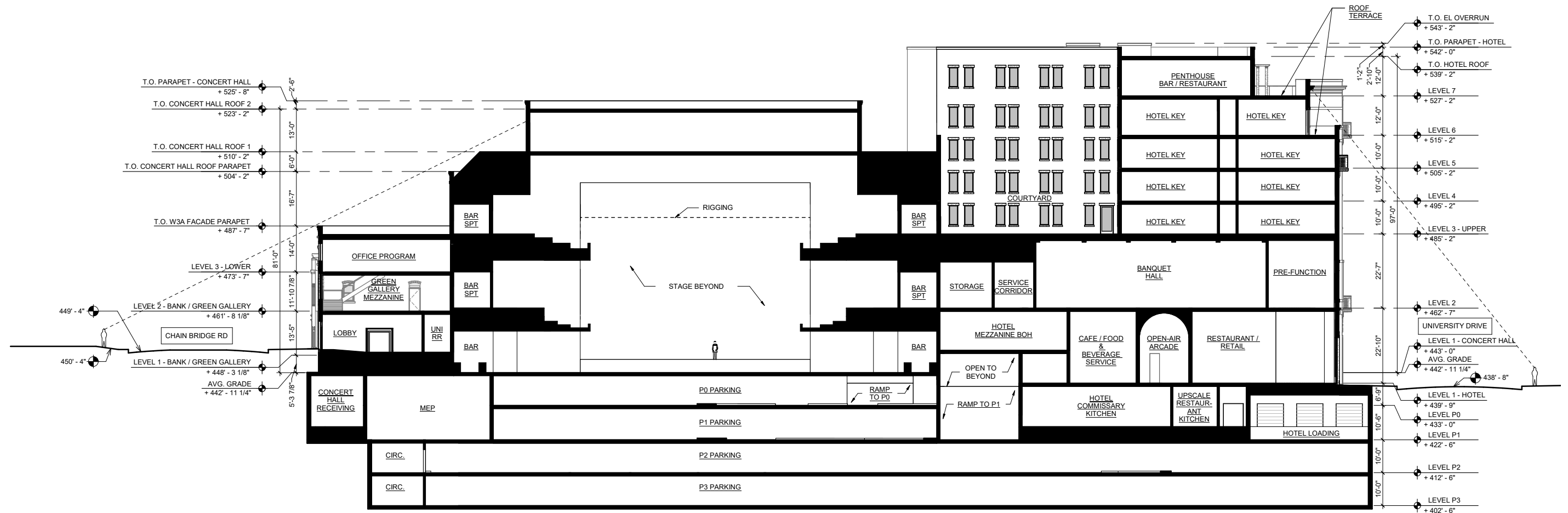
MATERIAL KEY LEGEND	
BR1	Brick - Type 1
BR2	Brick - Type 2
BR3	Brick - Type 3
BR4	Brick - Type 4
BR5	Brick - Type 5
BR6	Brick - Type 6
CS1	Cast Stone - Type 1*
CS2	Cast Stone - Type 2*
CS3	Cast Stone - Type 3*
DR1	Overhead Colling Mtl. Door Type 1
DR2	Overhead Colling Mtl. Door Type 2
DR3	Decorative 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.

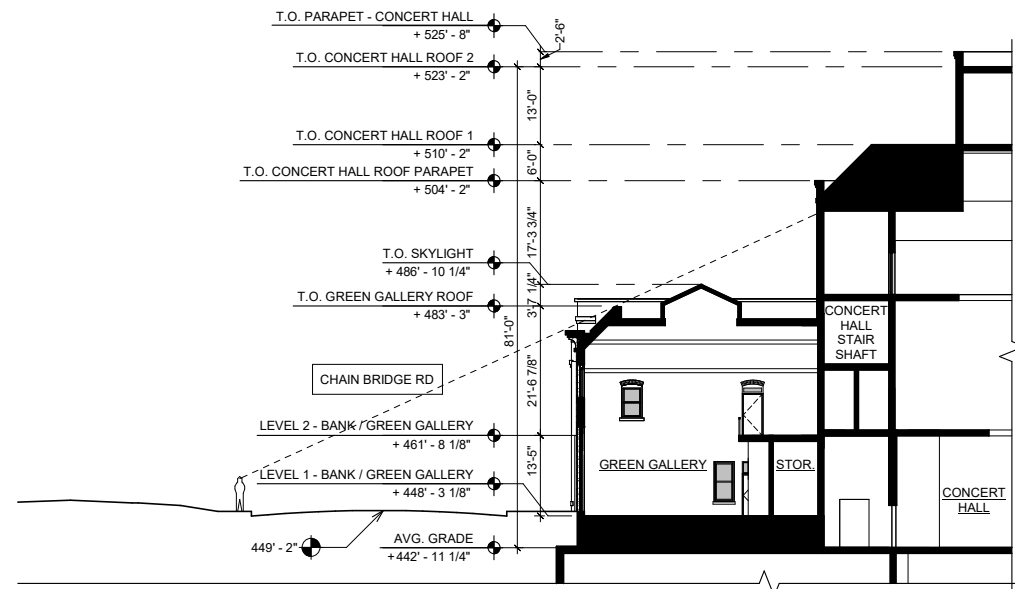


EXTERIOR NORTH ELEVATION

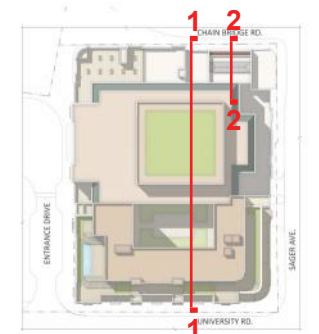
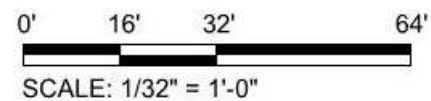


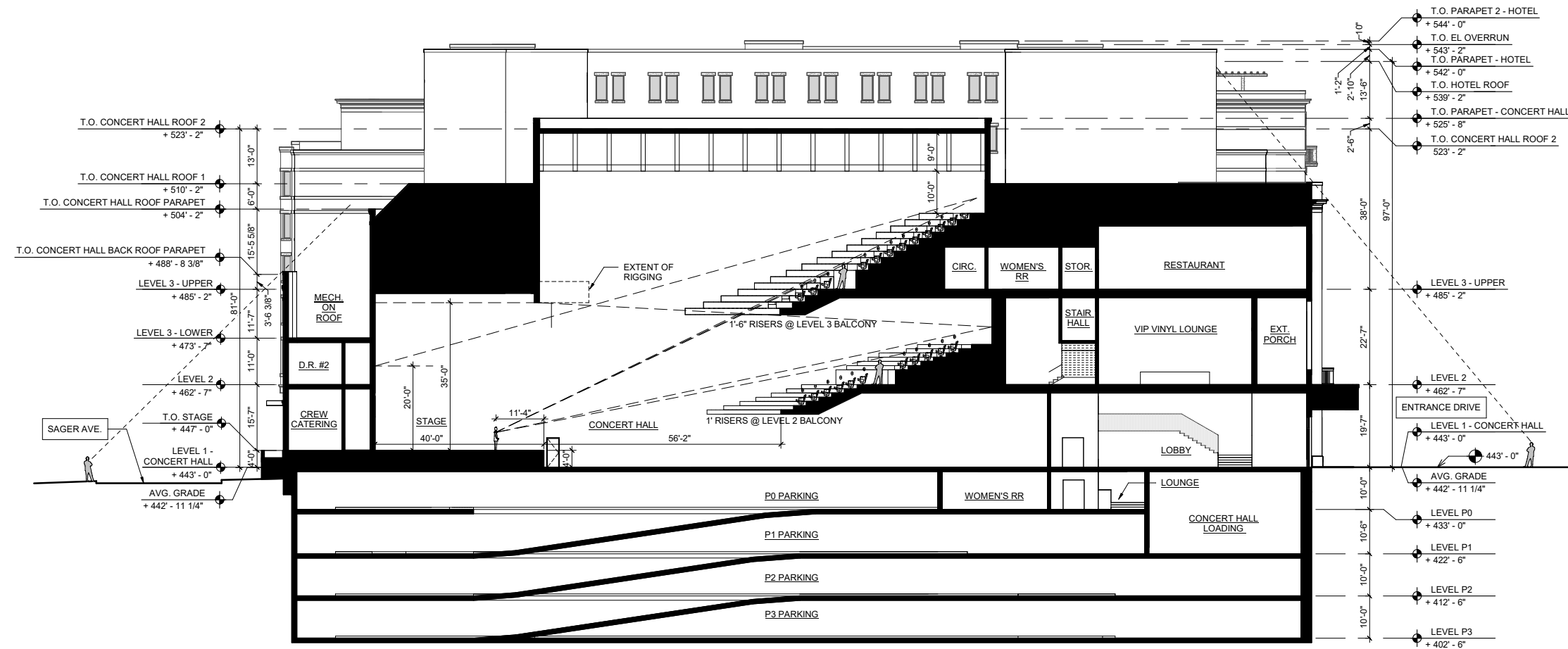


1. LONGITUDINAL SECTION

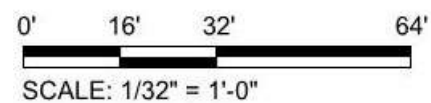


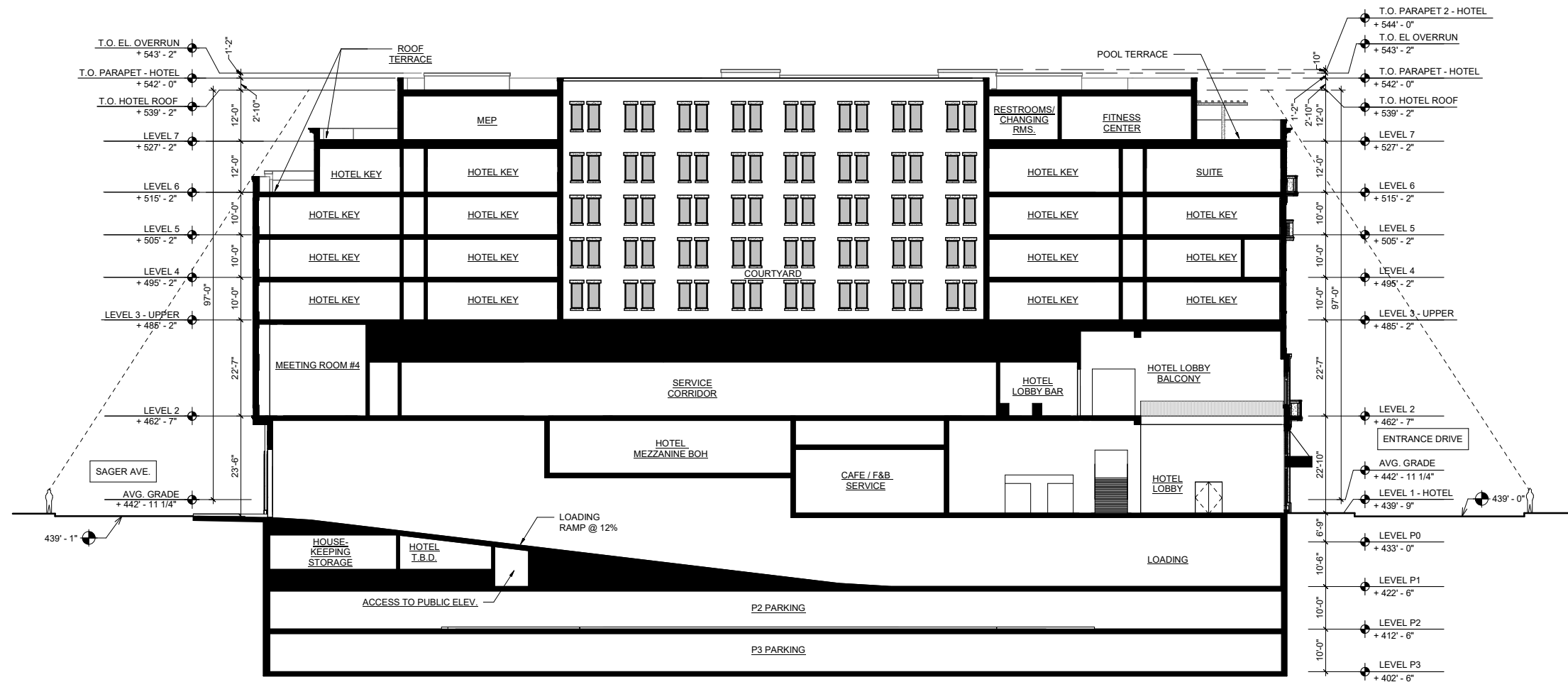
2. LONGITUDINAL SECTION AT GREEN GALLERY



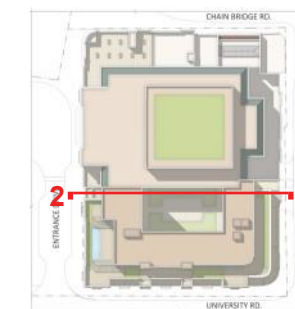


1. TRANSVERSE SECTION THROUGH CONCERT HALL





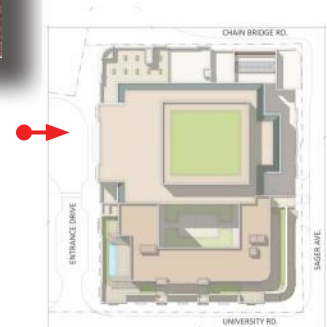
2. TRANSVERSE SECTION THROUGH HOTEL



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



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.

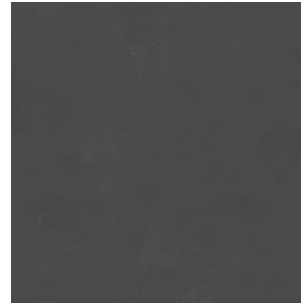
GENERAL NOTE:

(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



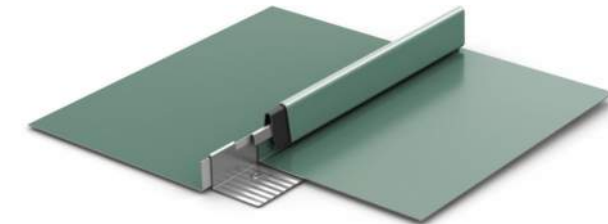
[WN1B] ALUMINUM WINDOW SYSTEM (INNER FRAME)
[MCP1] CANOPY
FINISH: AKZONOBEL INTERPON POWDER COATINGS
COLOR: MEDIUM GRAY



[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:

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

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.

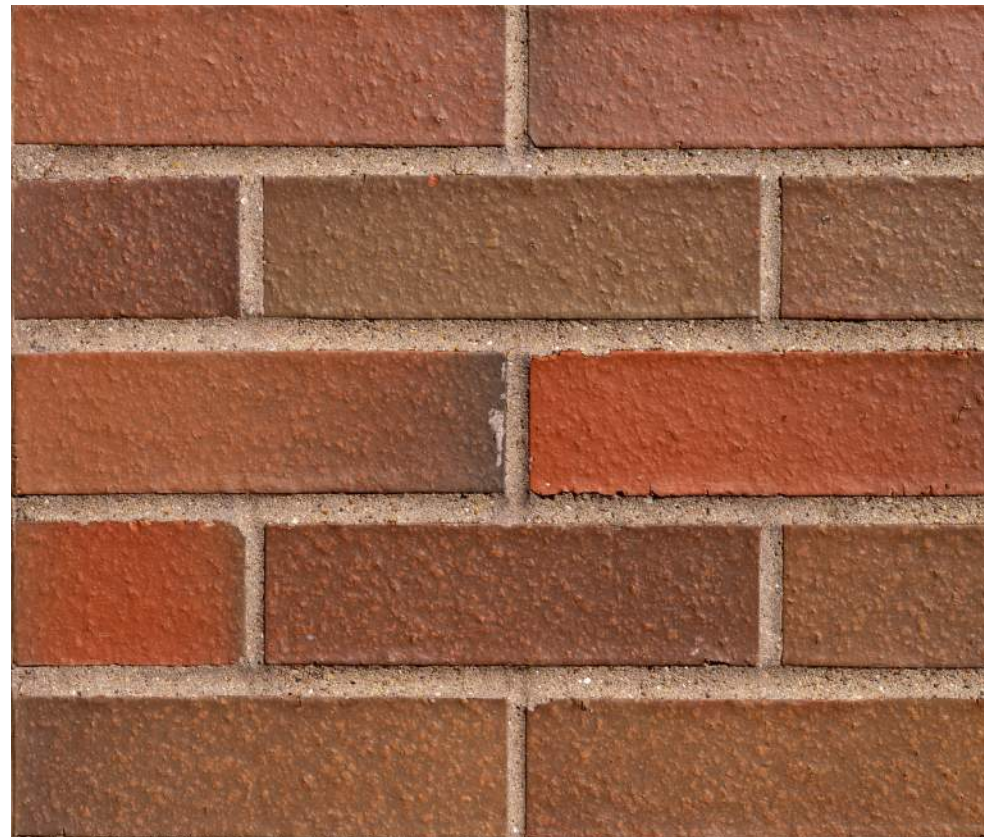
WEST ARTS [W2] - MATERIALS



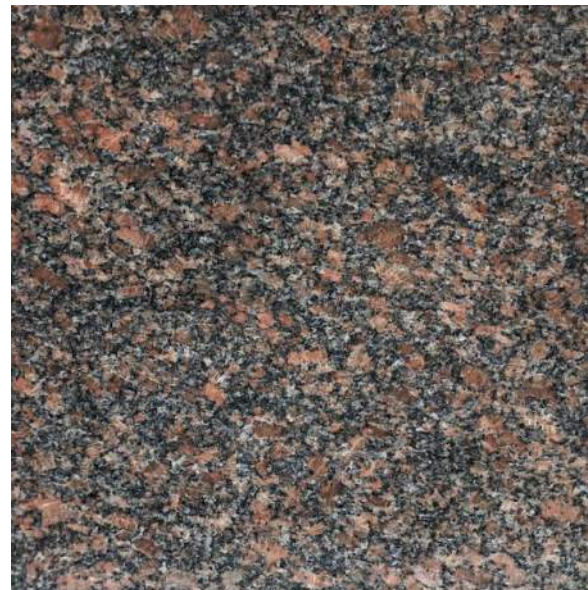
[CS3] CAST STONE
COLOR: CUSTOM COLOR - BEIGE



[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.

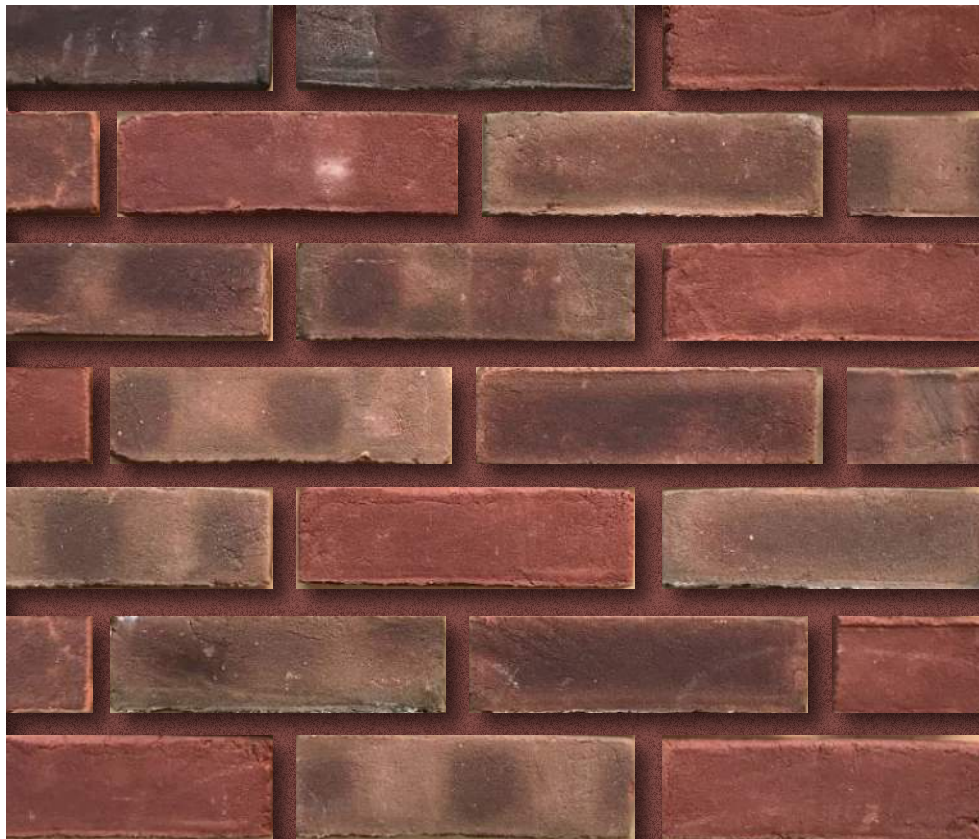
WEST ARTS [W3A] - MATERIALS



[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



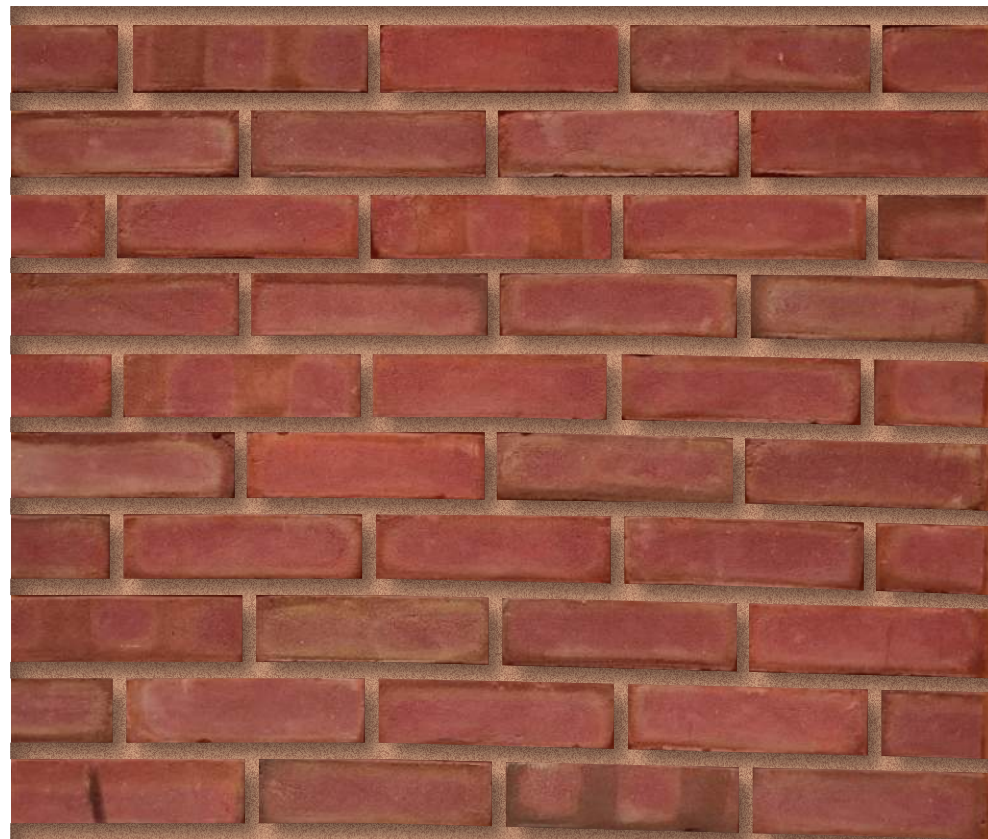
[CS3] CAST STONE
COLOR: CUSTOM COLOR - BEIGE



[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)



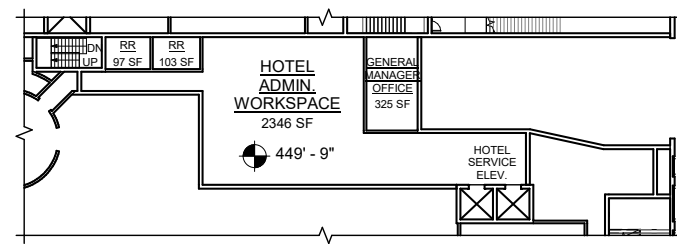
[ST5] GRANITE
PRODUCT: CAMBRIAN BLACK
FINISH: THERMAL



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

GENERAL NOTE:

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

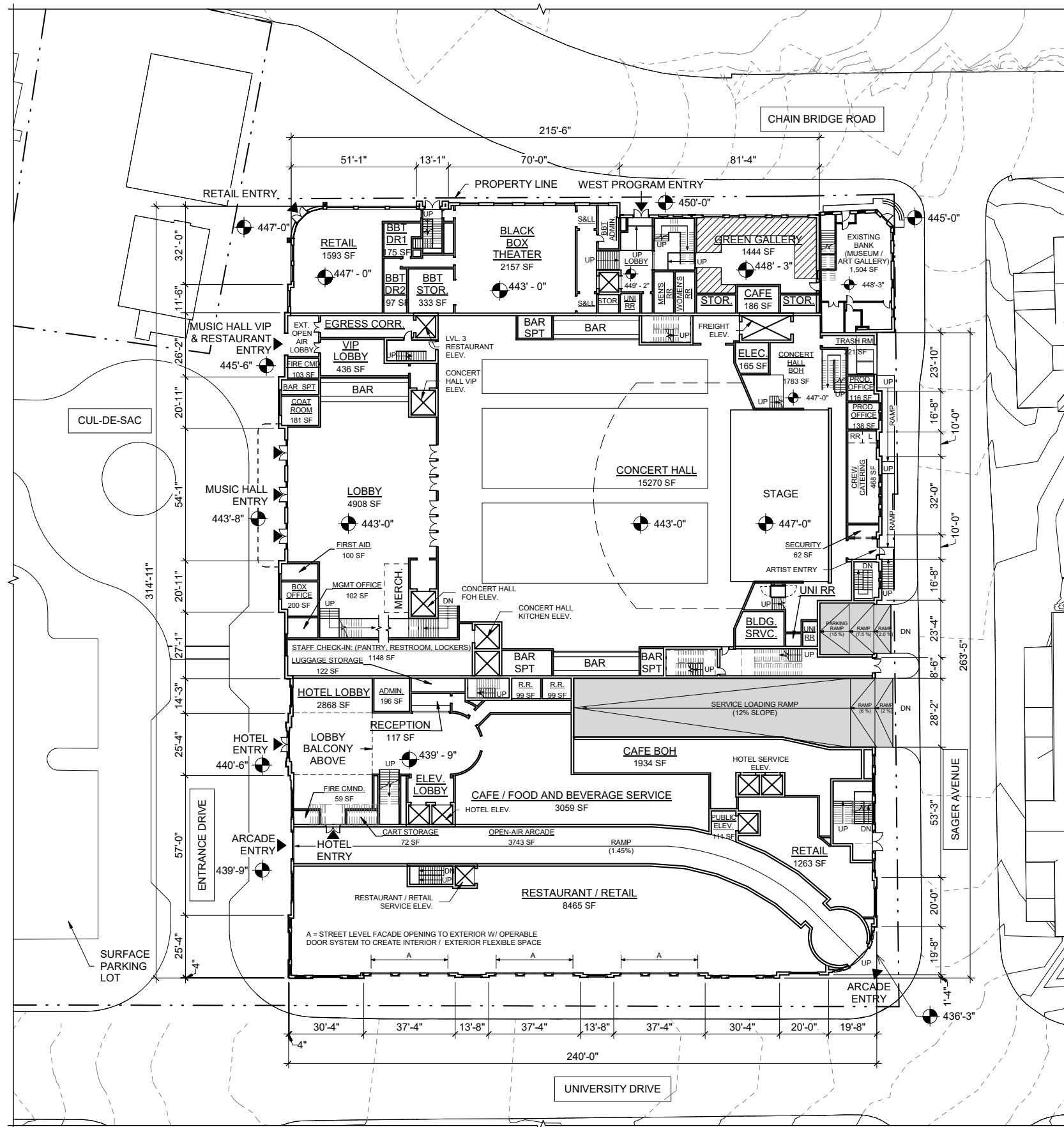


LEVEL 1 MEZZANINE OFFICE FLOOR PLAN



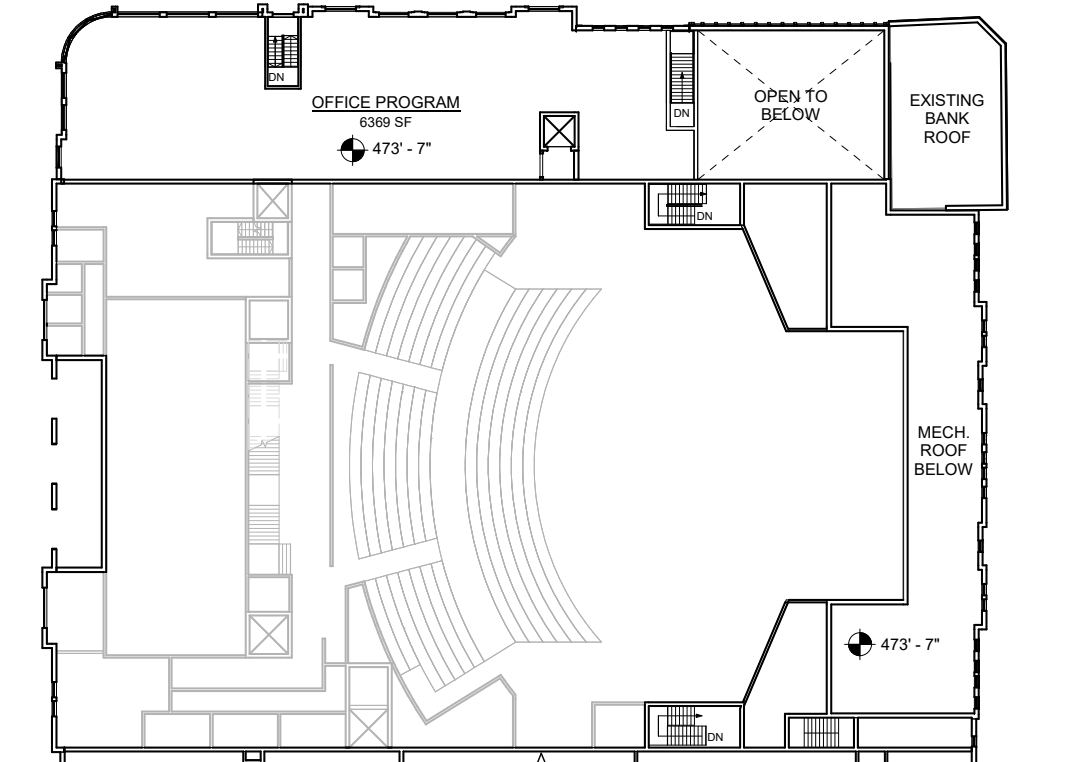
0' 16' 32' 64'

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

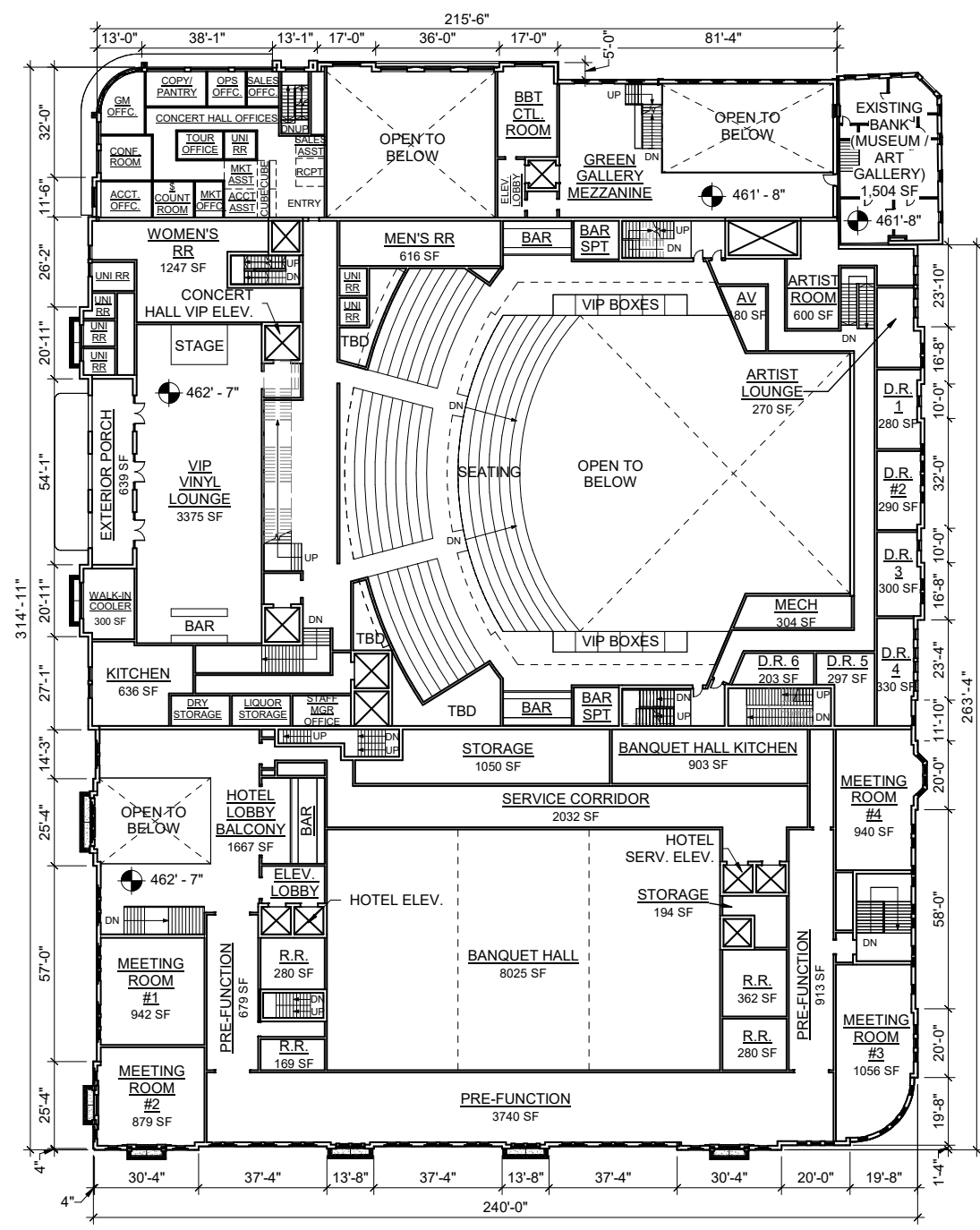


LEVEL 1 FLOOR PLAN

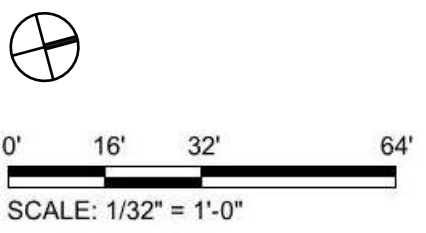
GENERAL NOTE:
 1) FLOOR PLANS ARE PROVIDED FOR INFORMATION ONLY. ALSO, THEY ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON LEASING AND ARCHITECTURAL DEVELOPMENT.



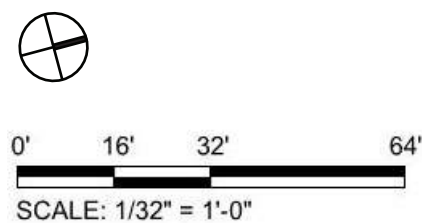
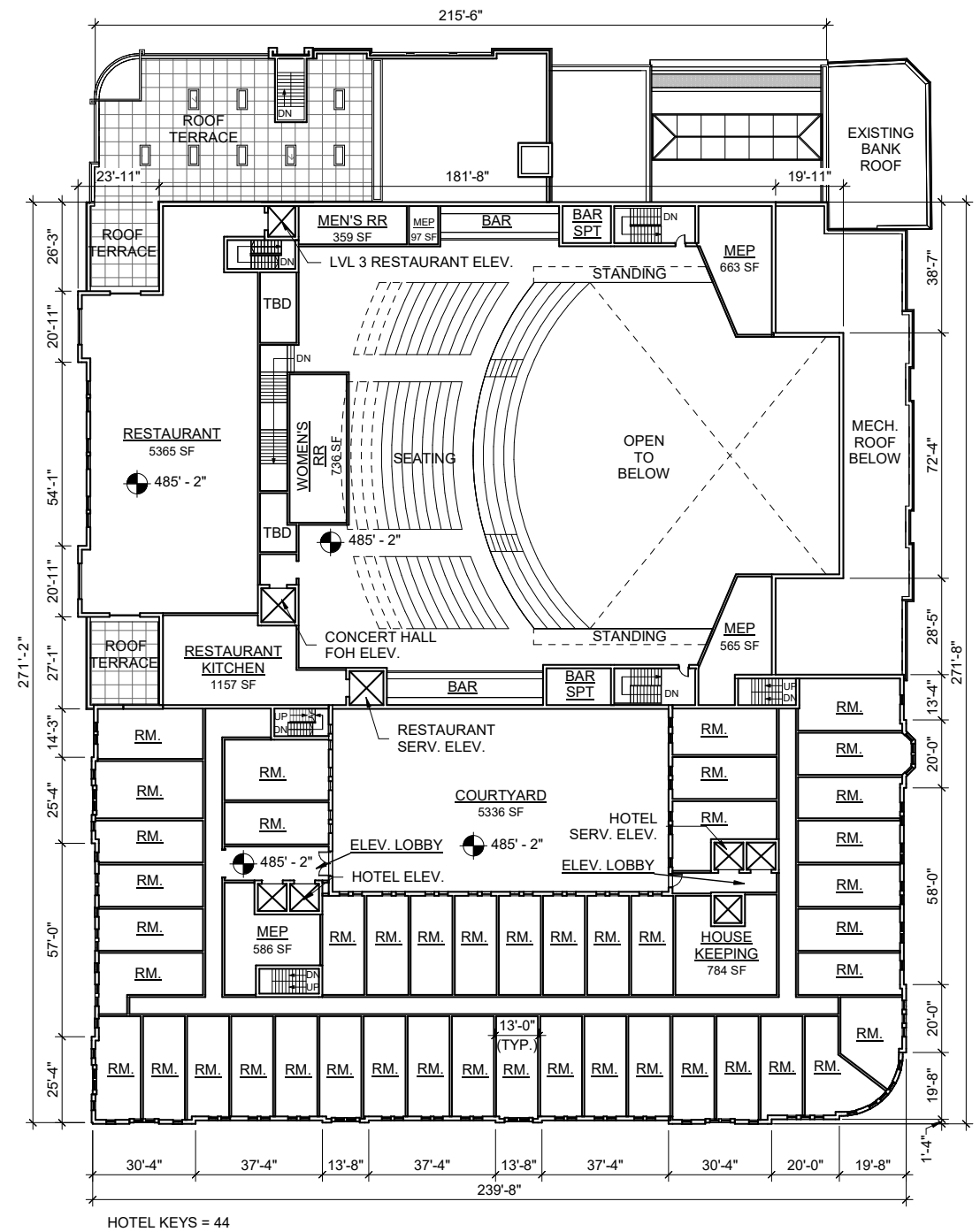
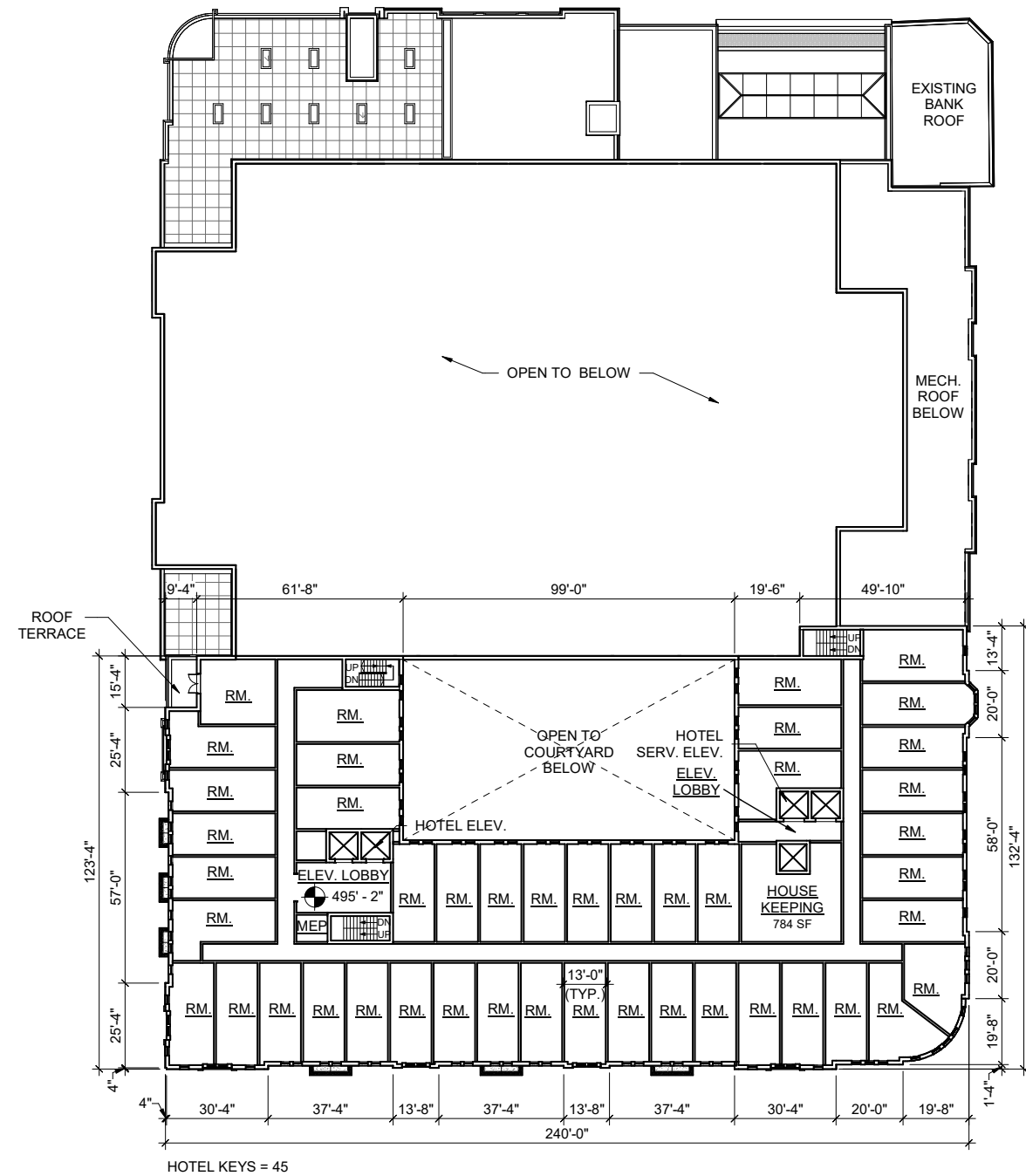
LEVEL 3 FLOOR PLAN - LOWER



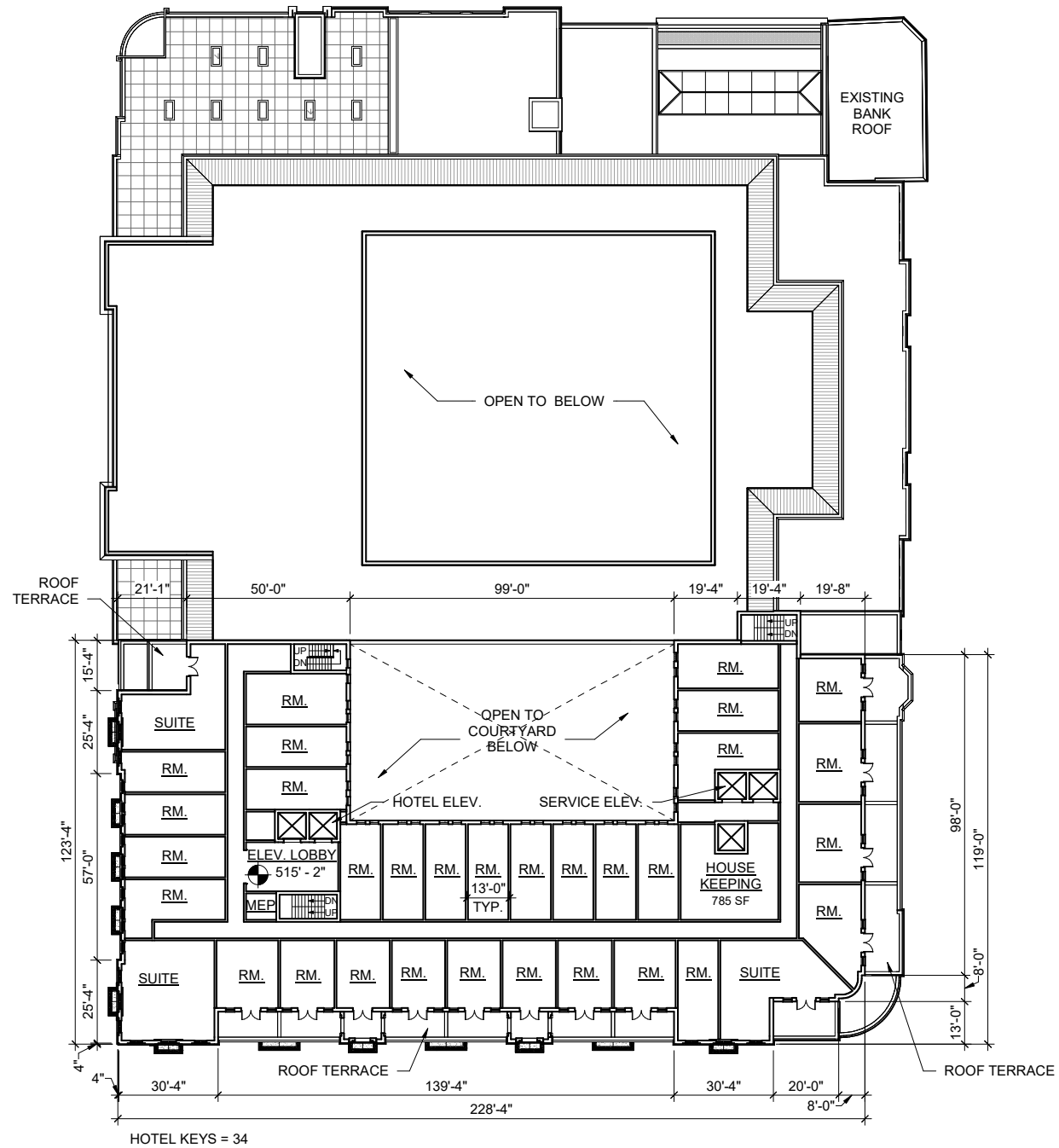
LEVEL 2 FLOOR PLAN



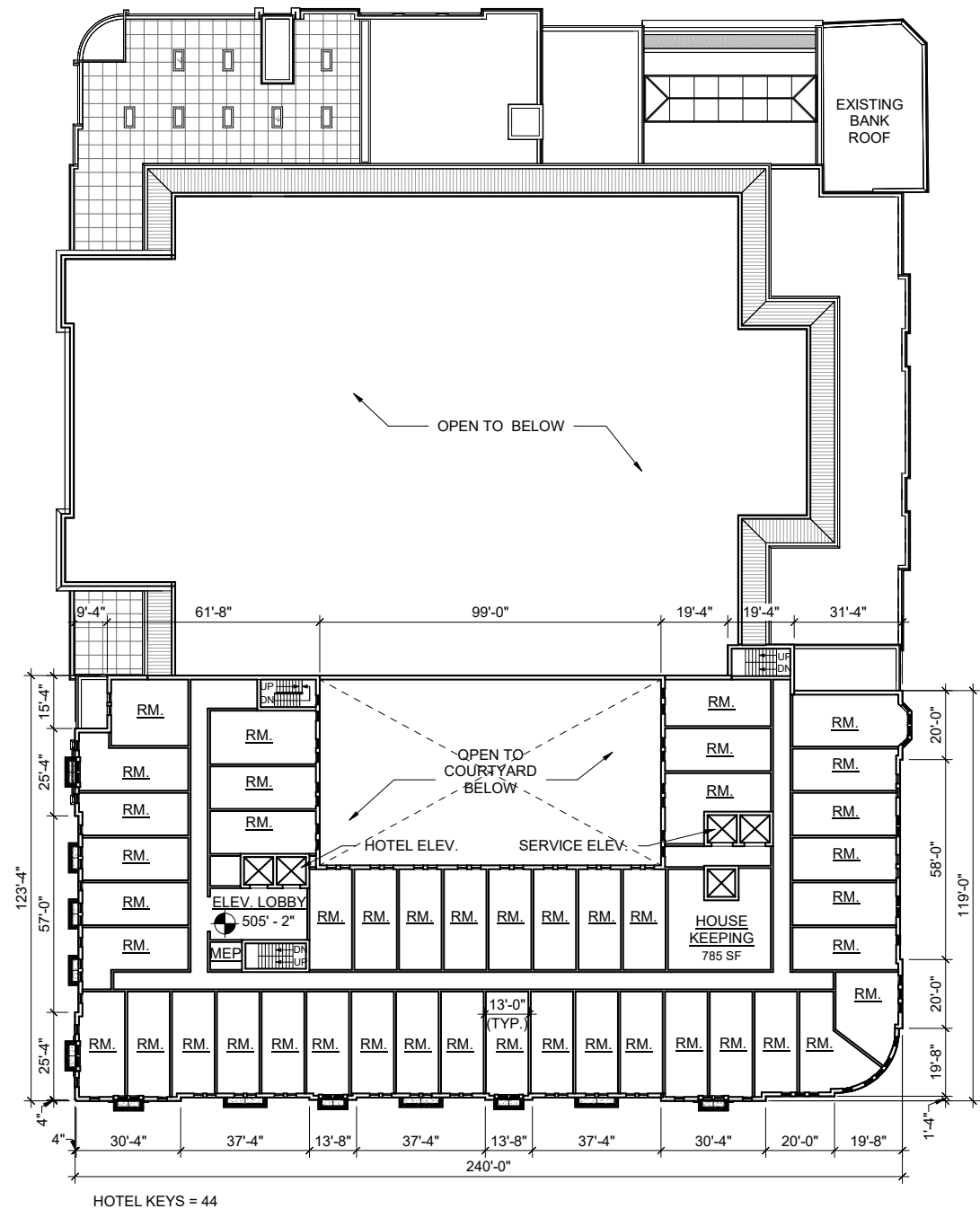
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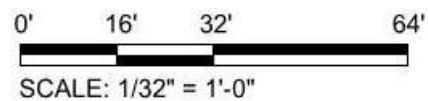
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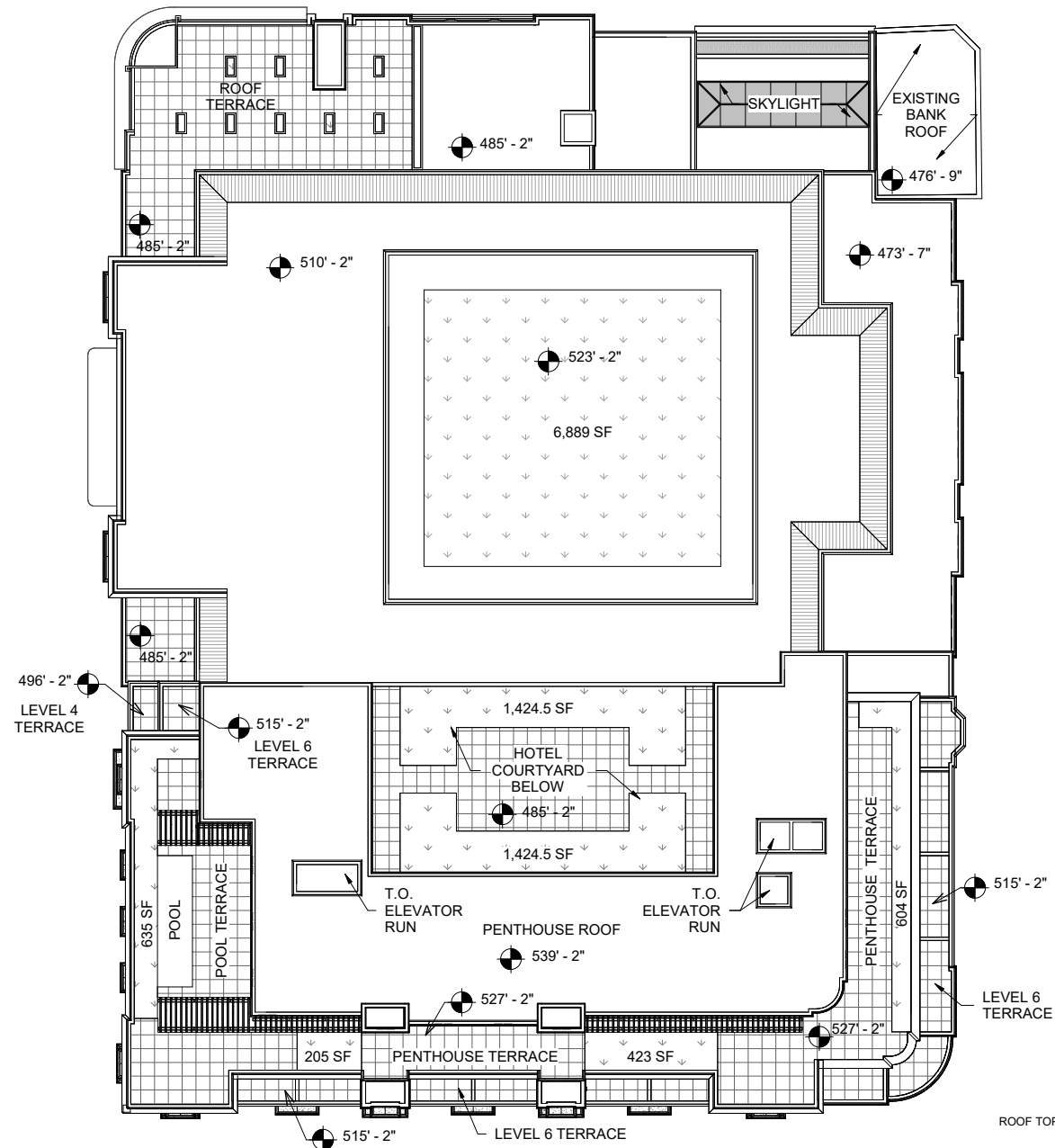
LEVEL 6 FLOOR PLAN



LEVEL 5 FLOOR PLAN



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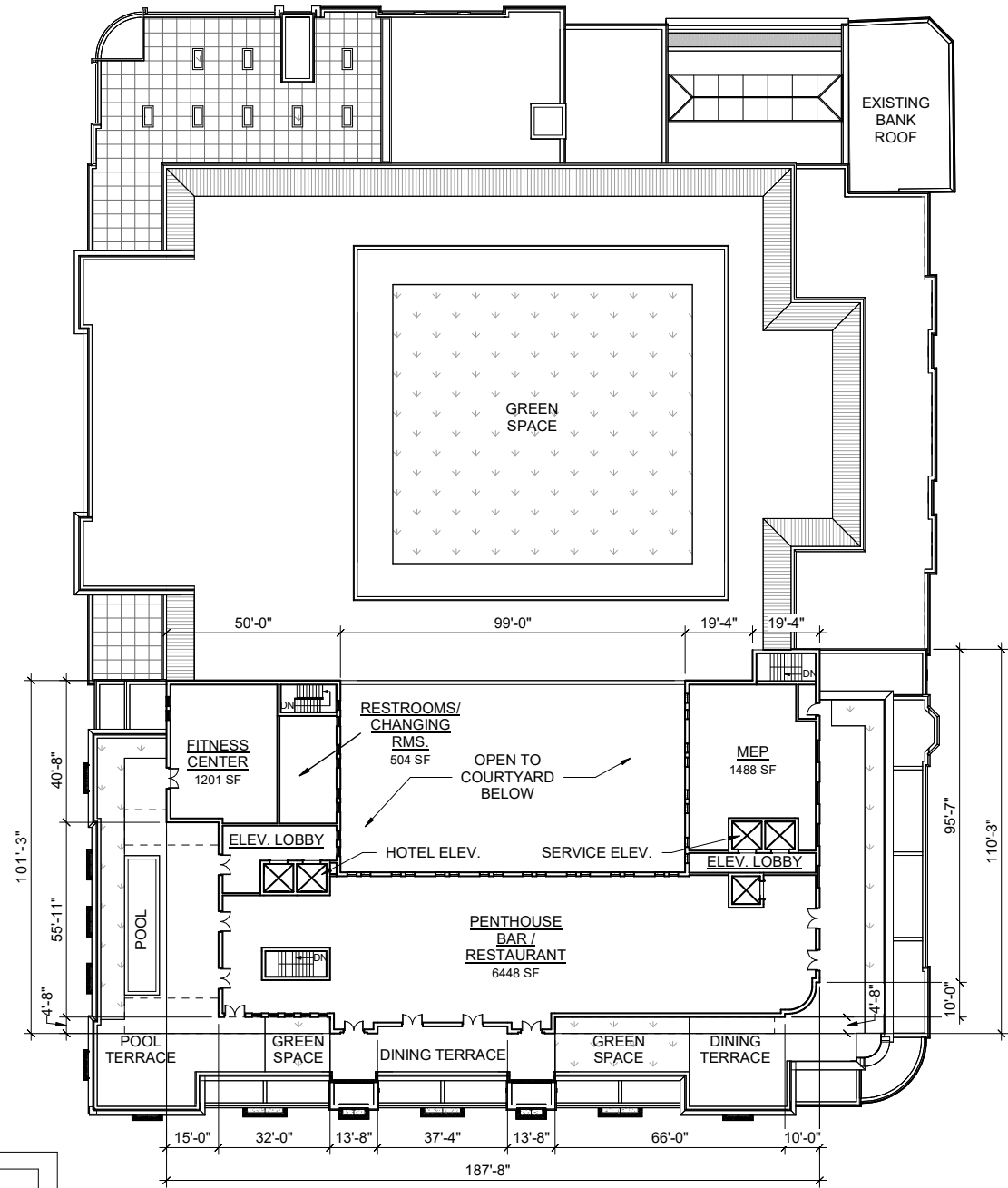


ROOF TOP OPEN SPACE TOTAL : 11,605 SF

ROOF MATERIAL KEY	
	FLAT ROOF ASSEMBLY
	GREEN ROOF
	TERRACE
	MTL MANSARD ROOF
	CLAY ROOF TILE

GENERAL NOTE: GREEN ROOF LOCATIONS SHOWN ARE ILLUSTRATIVE

ROOF PLAN



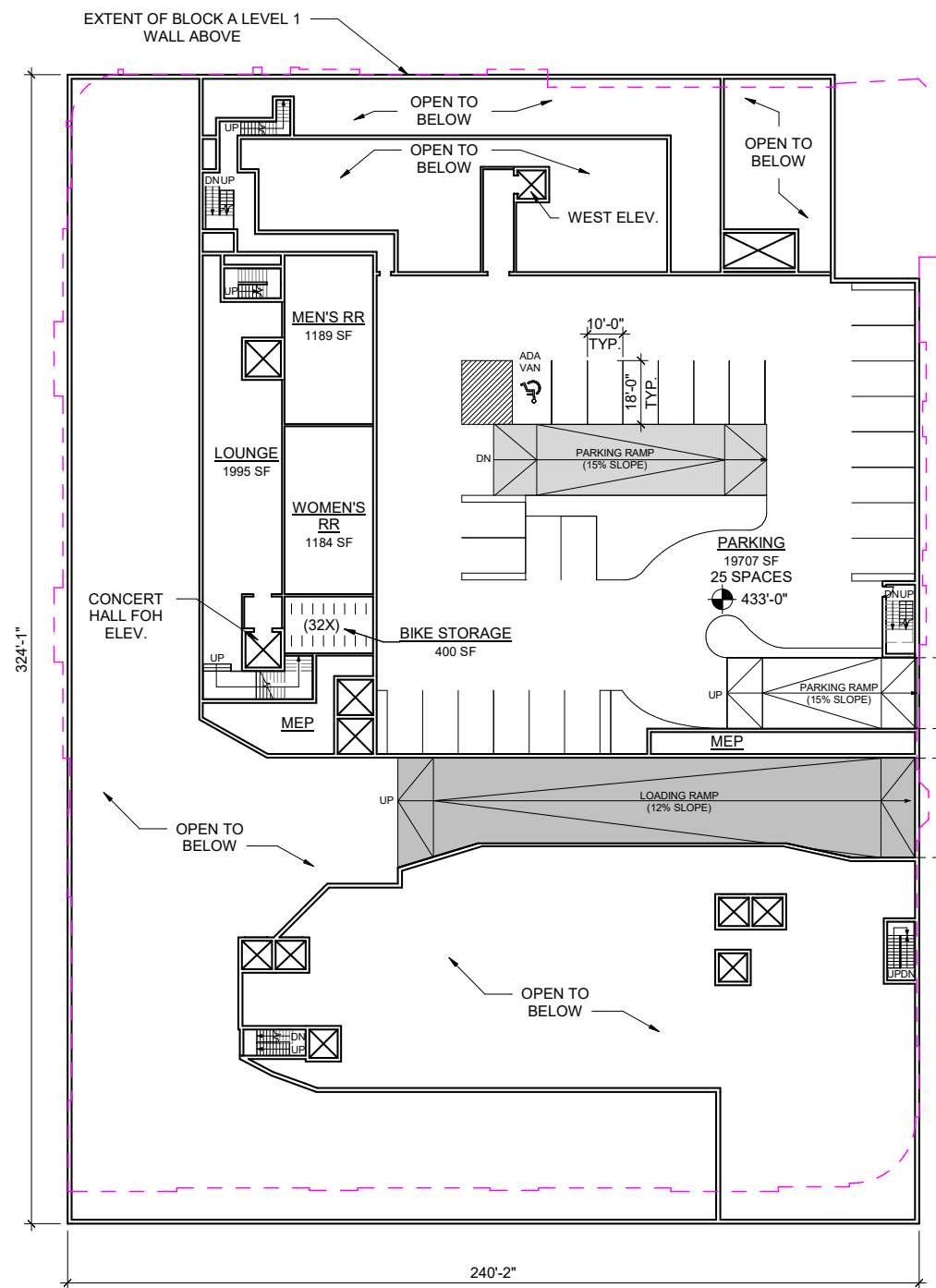
LEVEL 7 FLOOR PLAN

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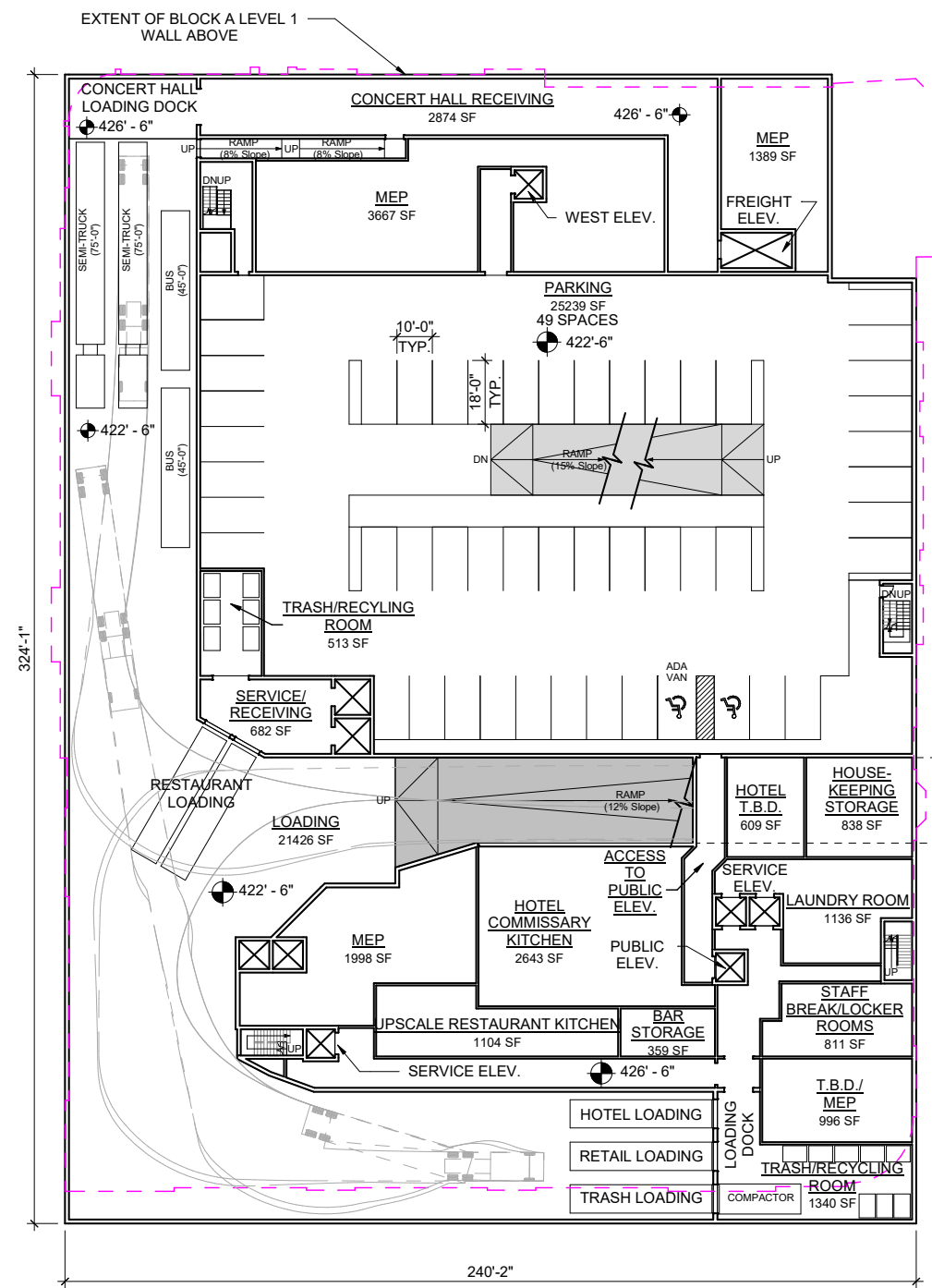


0' 16' 32' 64'

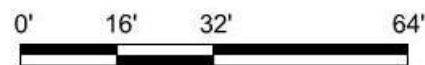
SCALE: 1/32" = 1'-0"



LEVEL P0 FLOOR PLAN

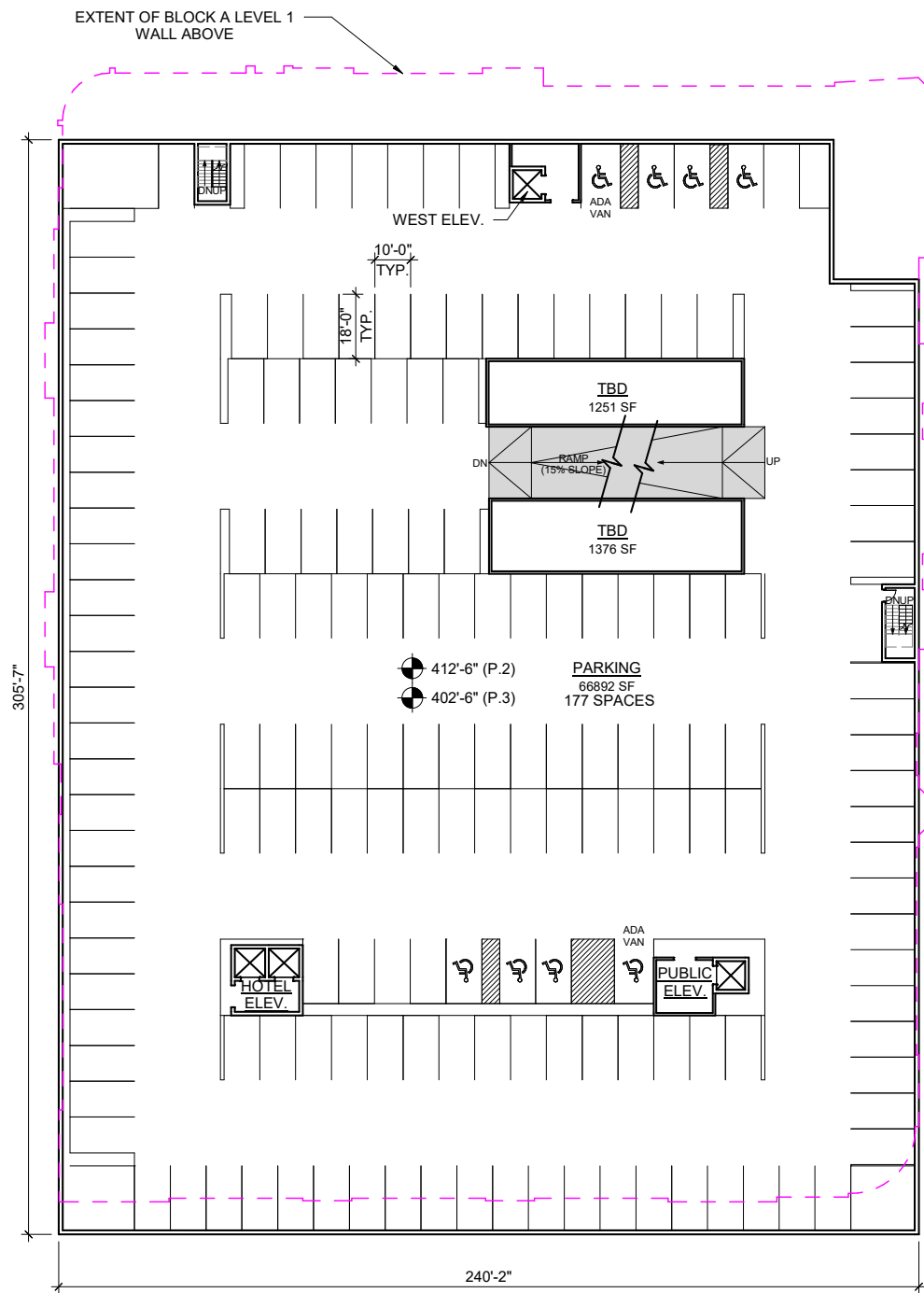


LEVEL P1 FLOOR PLAN

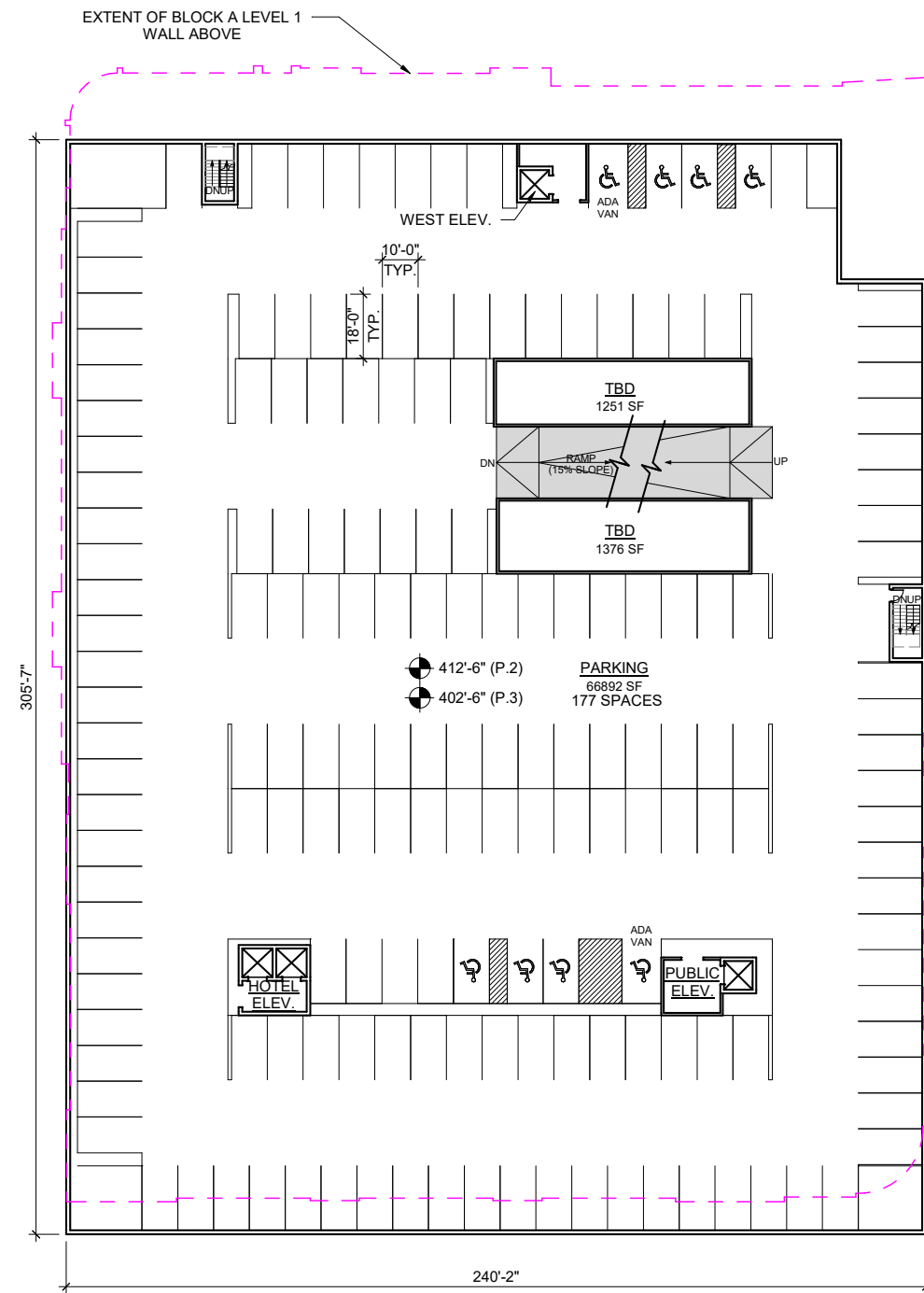


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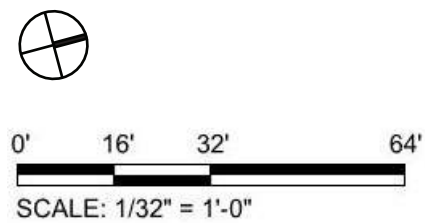
- GENERAL NOTES:**
- 1) FLOOR PLANS ARE PROVIDED FOR INFORMATION ONLY. ALSO, THEY ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON LEASING AND ARCHITECTURAL DEVELOPMENT.
 - 2) TURNING MOVEMENTS SHOWN FOR LARGEST VEHICLE TYPE @ P1 FLOOR PLAN.
 - 3) PROVIDED PARKING SPACE SIZE INCLUDES ADDED DIMENSION FOR FUTURE INCORPORATION + COORDINATION OF COLUMN GRID AND ADA VAN PARKING SPACES.



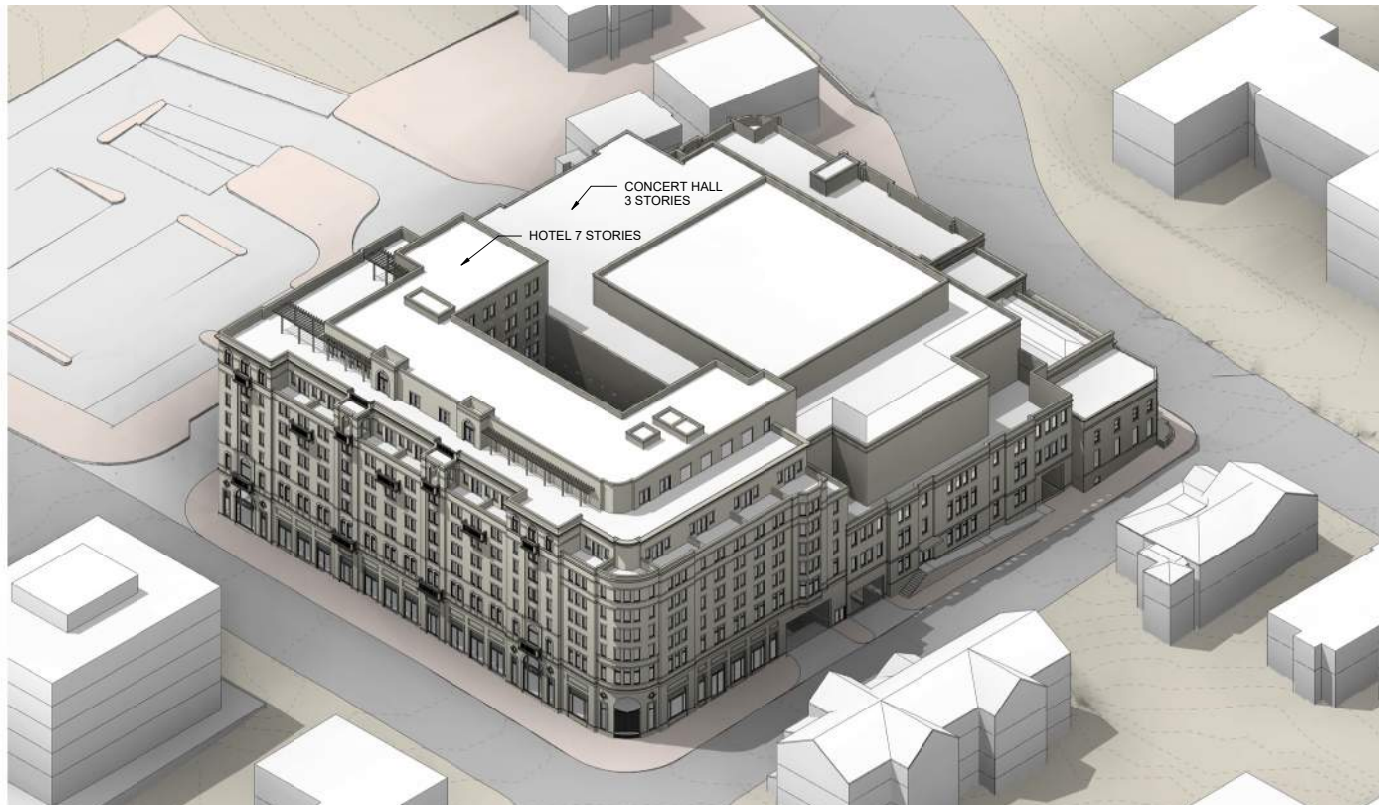
LEVEL P3 FLOOR PLAN



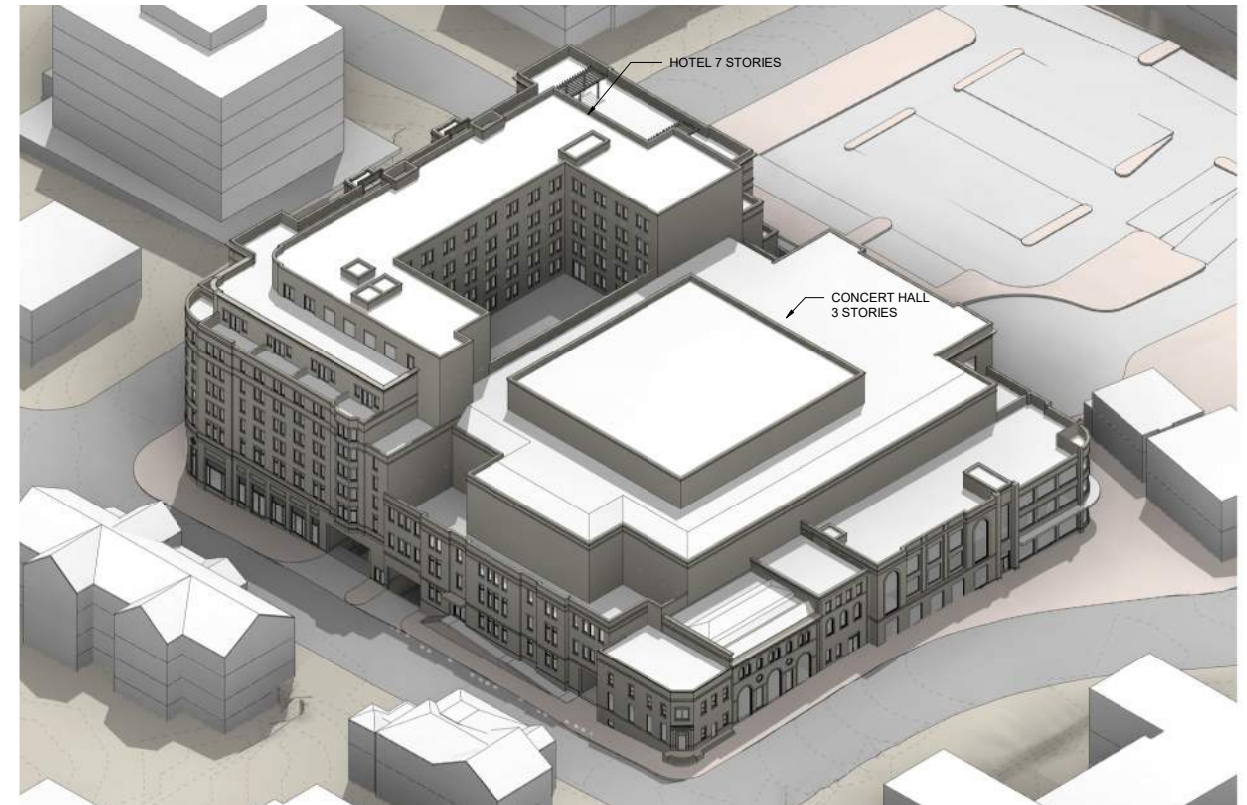
LEVEL P2 FLOOR PLAN



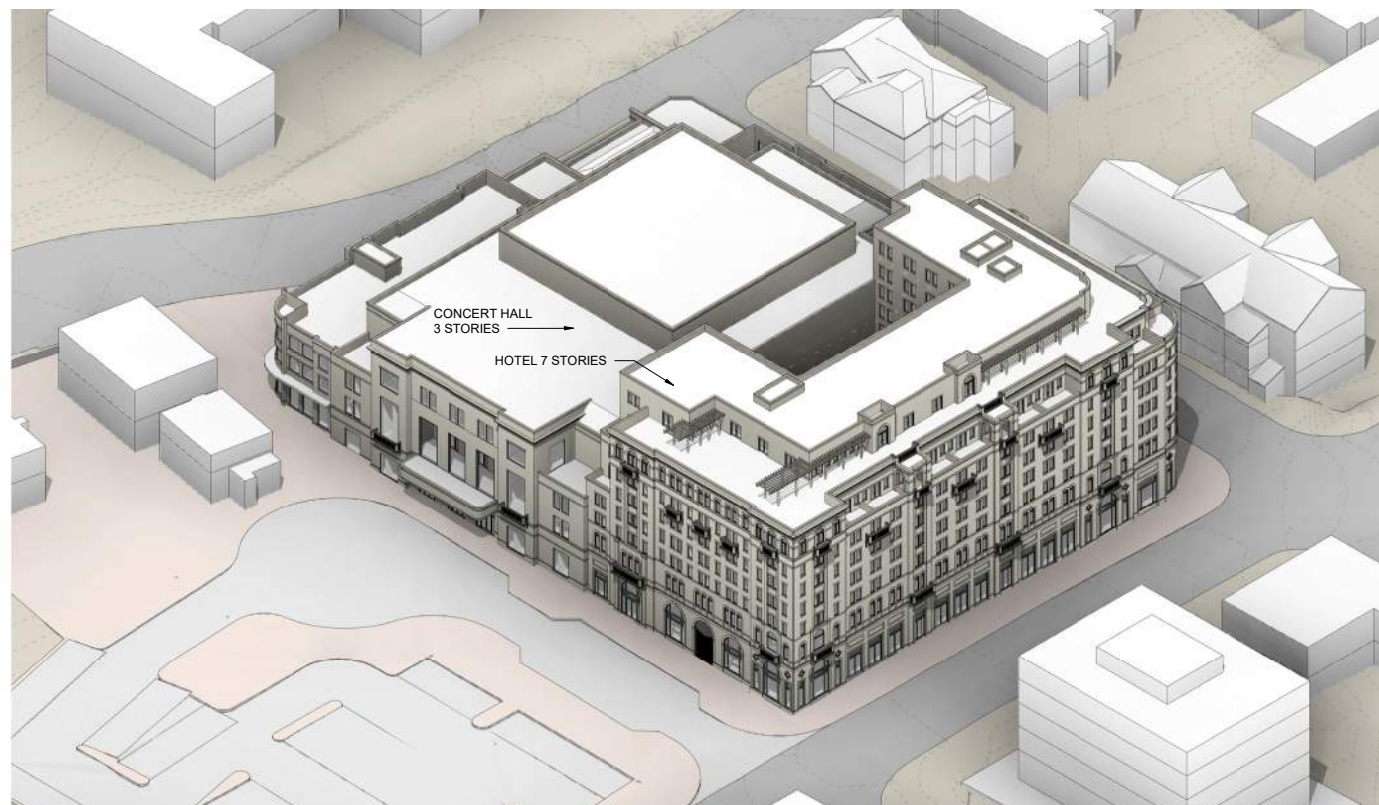
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 - 3) PROVIDED PARKING SPACE SIZE INCLUDES ADDED DIMENSION FOR FUTURE INCORPORATION + COORDINATION OF COLUMN GRID AND ADA VAN PARKING SPACES.



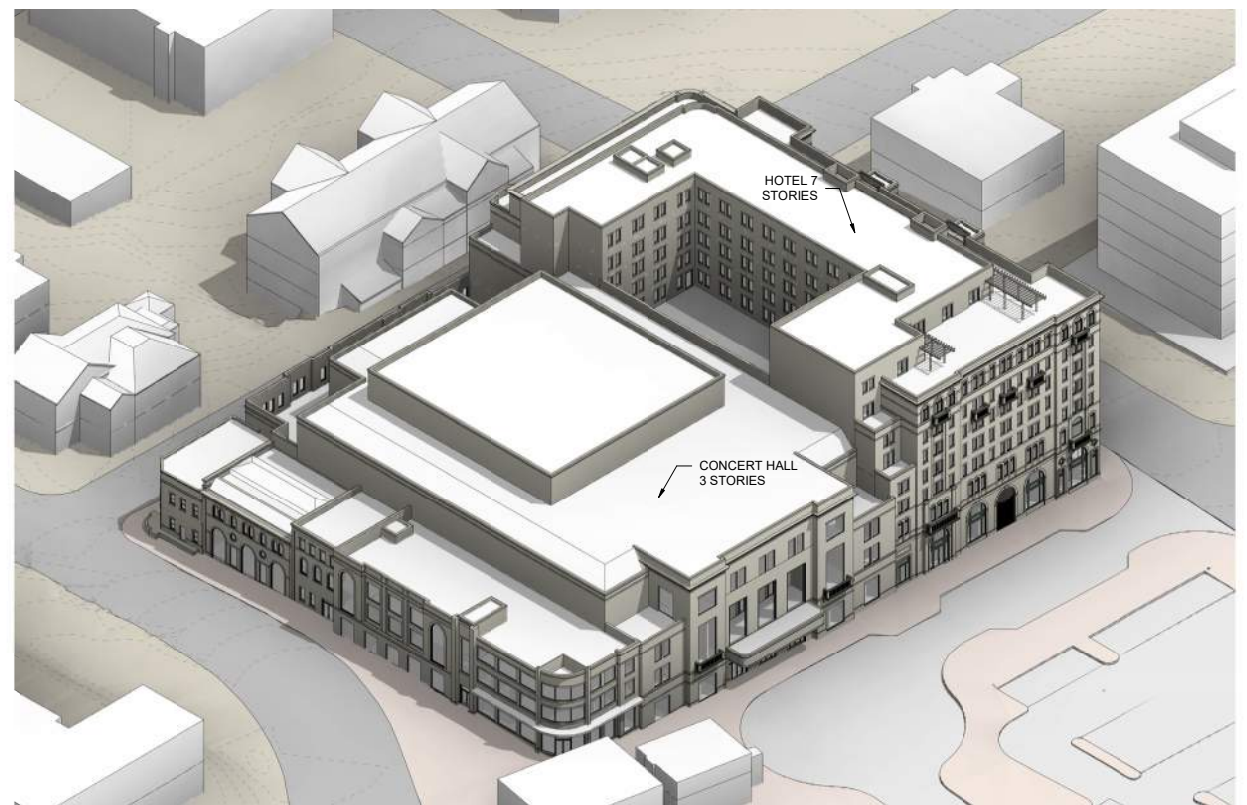
3D VIEW FROM NE



3D VIEW FROM NW



3D VIEW FROM SE



3D VIEW FROM SW