

# 4600 FAIRFAX DRIVE

## 4600 FAIRFAX DRIVE

### 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA



### DEVELOPMENT TEAM

#### APPLICANT / OWNER

4600 FAIRFAX PARTNERS LLC  
760 MAINE AVENUE, SW  
WASHINGTON, DC 20024  
202-831-4626  
CONTACT: ANDREA DUDNEY

#### OWNER

SNELL PROPERTIES  
466 FAIRFAX DRIVE, SUITE 1000  
ARLINGTON, VIRGINIA, 22203  
571-366-4327  
CONTACT: MICHAEL EASTWOOD

#### ATTORNEY

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#### CIVIL ENGINEER

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703-532-6163  
CONTACT: KAREN WHITE

#### ARCHITECT

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ALEXANDRIA, VIRGINIA 22314  
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CONTACT: NELSON LOBO

#### LANDSCAPE ARCHITECT

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ALEXANDRIA, VIRGINIA 22314  
703-549-7784  
CONTACT: GABRIELA CANAMAR

#### ARCHITECT

LESSARD DESIGN, INC.  
8521 LEESBURG PIKE, SUITE 700  
MCLEAN, VIRGINIA 22182  
571-830-1800  
CONTACT: RODRIGO CASTILLON

#### TRANSPORTATION CONSULTANT

WELLS & ASSOCIATES  
1110 BONIFANT STREET, SUITE 210  
SILVER SPRING, MARYLAND 20910  
301-971-3416  
CONTACT: CHRIS KABATT

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0001 COVER SHEET

#### ARCHITECTURAL

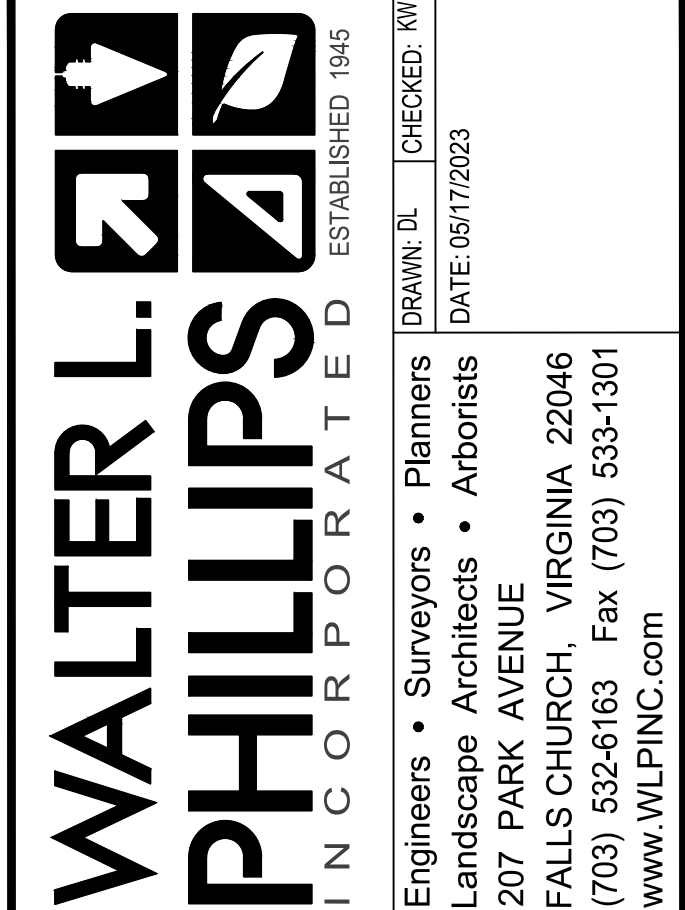
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#### CIVIL

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# 4600 FAIRFAX DRIVE

4.1 SITE PLAN  
PRELIMINARY RESUBMISSION 12/23/2022  
ARLINGTON COUNTY, VIRGINIA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
4.1	SITE PLAN SUB 01	11/23/2021
4.1	SITE PLAN ACCEPTANCE	01/25/2022
4.1	SITE PLAN POST ACCEPTANCE	05/23/2022
4.1	SITE PLAN RESUBMISSION	12/23/2022
4.1	COUNTY BOARD SUBMISSION	05/17/2023

SCALE: NONE

SHEET TITLE:

**COVER SHEET**

SHEET #:

**0001**



Building Levels	Gross Parking Area	Exclusions	Gross Floor Area
	A	B	C
	Parking, Bike Parking	Below grade Utility/Mech rooms, Storage, Shafts	Residential

**BUILDING 1**

P2	El.	Level	Gross Parking Area	Exclusions	Gross Floor Area
P2	El. 233'-0"	Parking Level 2	44,717.00	5,171.00	0.00
P1	El. 243'-0"	Parking Level 1	53,302.00	1,909.00	0.00
G	El. 253'-0"	Ground Level	43,112.00	5,166.00	11,783
1	El. 263'-6"	1st Residential Level	2,878.00	0.00	53,637
2	El. 274'-6"	2nd Residential Level	0.00	0.00	52,886
3	El. 285'-2"	3rd Residential Level	0.00	0.00	58,305
4	El. 295'-10"	4th Residential Level	0.00	0.00	58,400
5	El. 306'-6"	5th Residential Level	0.00	0.00	58,301
6	El. 317'-2"	6th Residential Level	0.00	0.00	56,998
7	El. 327'-10"	7th Residential Level	0.00	0.00	56,807

<b>Building 1 Subtotal</b>	144,009.00	12,246.00	<b>407,116</b>
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**BUILDING 2**

Level	Description	Gross Parking Area	Exclusions	Gross Floor Area
1	Ground / Garage Level	6,320.00	0.00	1,715.00
2	1st Residential Level	0.00	0.00	7,265.00
3	2nd Residential Level	0.00	0.00	7,900.00
4	3rd Residential Level	0.00	0.00	7,810.00
T	Terrace	0.00	0.00	940.00

<b>Building 2 Subtotal</b>	6,320.00	0.00	<b>25,630.00</b>
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**BUILDING 3**

Level	Description	Gross Parking Area	Exclusions	Gross Floor Area
1	Ground / Garage Level	6,320.00	0.00	1,680.00
2	1st Residential Level	0.00	0.00	7,265.00
3	2nd Residential Level	0.00	0.00	7,900.00
4	3rd Residential Level	0.00	0.00	7,810.00
T	Terrace	0.00	0.00	940.00

<b>Building 3 Subtotal</b>	6,320.00	0.00	<b>25,595.00</b>
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<b>Building 2 &amp; 3 Subtotal</b>	12,640.00	0.00	<b>51,225.00</b>
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<b>Site Total</b>	156,649.00	12,246.00	<b>458,341.24</b>
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NOTE: 20 of the 30 units found in Buildings 2 & 3 allow for an alternate configuration as a 3 bedroom unit.  
 NOTE: Tandem spaces in garages serving Buildings 2 and 3 provide additional parking that may be used by visitors. Driveways serving each unit are also large enough to accommodate a visitor's vehicle.

Zoning Information		
Zoning Category	Allowable/Required	Proposed
Zoning Classification	C-O-2.5	C-O-2.5
Site Area for Density Purposes	N/A	164,010 SF
Building 1		
Building 1 Proposed Plan	N/A	407,116 GFA
Building 1 Height / # of Stories	16 Stories	7 Stories, 83'-6" to Main Roof, 94'-4" to Penthouse Roof
Min. Property Set Backs	N/A	None
# of Units	N/A	420 Units
Building 2 & 3		
Building 2 Proposed Plan	N/A	25,630 GFA
Building 2 Height / # of Stories	16 Stories	5 Stories, 50' to Main Roof, 59' to Terrace Pop-Up Staircase
Building 3 Proposed Plan	N/A	25,595 GFA
Building 3 Height / # of Stories	16 Stories	5 Stories, 46' to Main Roof, 55' to Terrace Pop-Up Staircase
Min. Property Set Backs	N/A	None
# of Units	N/A	30 UNITS

Residential Density Analysis – Site Plan Approval	
SITE AREA FOR DENSITY PURPOSES	164,010 SF
BASE DENSITY – UNIT COUNT (115 UNITS/ACRE)	433 UNITS
BONUS DENSITY AREA (0.25 FAR LEED GOLD BONUS)	41,002.5
AVERAGE UNIT SIZE	1,018.50
BONUS DENSITY – UNIT COUNT	40 UNITS
TOTAL DENSITY – BASE & BONUS	473 UNITS
ADDITIONAL BONUS DENSITY REQUESTED	0 UNITS

Unit Mix							
H	I	J	K	L	M	N	O
Studio	JR1	1BR	JR2 / 1BR+D	2BR	JR3 / 2BR+D	3BR	Total Units

0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	11	1	0	0	12
4	5	13	6	1	1	0	30
7	9	23	8	8	2	1	58
9	8	26	9	9	2	1	64
9	8	26	9	9	2	1	64
9	8	26	9	9	2	1	64
9	8	26	9	9	2	1	64
9	8	26	9	9	2	1	64

56	54	166	70	55	13	6	<b>420</b>
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-	-	-	-	15	-	-	<b>15</b>
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-	-	-	-	15	-	-	<b>15</b>
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-	-	-	-	30	-	-	<b>30</b>
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56	54	166	70	85	13	6	<b>450</b>
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Parking Matrix					
BUILDING 1	P2	P1	G	L1	Total
Standard	86	118	69	0	273
ADA Car	0	0	7	0	7
ADA Van	0	0	2	0	2
Visitor	0	0	21	0	21
EV	0	0	16	0	16
EV Ready	29	29	0	0	58
Compact	4	1	1	0	6
<b>Building 1 Subtotal</b>	<b>119</b>	<b>148</b>	<b>116</b>	<b>0</b>	<b>383</b>

BUILDINGS 2 & 3	P2	P1	G	L1	Total
Standard			22		22
EV			2		2
EV Ready			6		6
<b>Buildings 2 &amp; 3 Subtotal</b>			<b>30</b>		<b>30</b>

<b>Site Total Provided</b>	<b>413</b>
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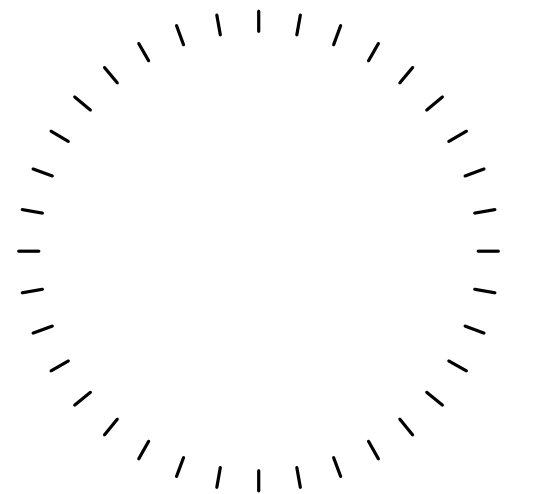
Site Total Required Parking	Spaces	Notes
475	(1.125 Spaces/Unit for the first 200 Units, 1 space/Unit after per Ordinance)	
180	(.4 ratio per Parking Guidelines for Multi-Family Residential projects approved by special exception in the Rosslyn-Ballston and Richmond Hwy Metro Corridors)	
10	(.05 Spaces/Unit for the first 200 Units for Residential Visitor parking)	

BUILDING 1 LOADING	
Required Spaces (1 Loading space / 200 units or fraction thereof per Ordinance)	3
Provided Spaces	2
Required Space Dimension	12' wide x 25' long x 14' tall
Provided Space Dimension	12' wide x 40' long x 16' tall

BICYCLE PARKING					
BUILDING 1	P2	P1	G	L1	Total
Class 1	0	0	194	44	238
Class 3			10		10
<b>Building 1 Subtotal</b>	-	-	<b>204</b>	<b>44</b>	<b>248</b>

BUILDINGS 2, 3	P2	P1	G	L1	Total
Class 1			12		12
Class 3			4		4
<b>Buildings 2 &amp; 3 Subtotal</b>	-	-	<b>16</b>	<b>0</b>	<b>16</b>

<b>Site Total Provided</b>	<b>264</b>
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PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.		
1	11/23/2021	4.1 SITE PLAN SUBMISSION
2	01/25/2022	4.1 SITE PLAN ACCEPTANCE
3	05/03/2022	4.1 SITE PLAN ACCEPTANCE
4	05/23/2022	4.1 S.P. POST ACCEPTANCE
5	12/23/2022	4.1 SITE PLAN RESUBMISSION
6	05/17/2023	4.1 SITE PLAN RESUBMISSION

no.	date	revision
Project Number	220185.00	
Project	4600 N FAIRFAX	

Phase  
**4.1 SUBMISSION**

Date  
 05/17/2023  
 Scale

Drawing  
**TABULATIONS**

No  
**A-01**



### GROSS FLOOR AREA LEGEND

RESIDENTIAL	UTILITY AND MECHANICAL ROOMS	PARKING AREA
RESIDENTIAL COMMON	STORAGE ROOMS	OPEN TO BELOW
	SHAFTS	
(BELOW GRADE)		
<b>GFA INCLUSIONS</b>	<b>GFA EXCLUSIONS</b>	<b>UNACCOUNTED</b>

**ARCHITECT**  
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 750 E. Pratt St, Suite 1100  
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 p. 410.837.7311

**LANDSCAPE ARCHITECT**  
**Land Design**  
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 Alexandria, VA 22314  
 p. 703.549.7784

**CIVIL ENGINEERS**  
**Walter L. Phillips**  
 207 Park Ave  
 Falls Church, VA 22046  
 p. 703.532.6163

### GROSS FLOOR AREA

GROUND LEVEL	
RESIDENTIAL	3,748 SF
RESIDENTIAL	6,396 SF
RESIDENTIAL COMMON	1,488 SF
RESIDENTIAL COMMON	172 SF
	11,783 SF

L1	
RESIDENTIAL	7,158 SF
RESIDENTIAL	7,651 SF
RESIDENTIAL	10,269 SF
RESIDENTIAL	8,499 SF
RESIDENTIAL	2,156 SF
RESIDENTIAL COMMON	17,904 SF
	53,637 SF

L2	
RESIDENTIAL	17,385 SF
RESIDENTIAL	29,407 SF
RESIDENTIAL COMMON	6,095 SF
	52,886 SF

L3	
RESIDENTIAL	19,270 SF
RESIDENTIAL	33,019 SF
RESIDENTIAL COMMON	6,015 SF
	58,305 SF

L4	
RESIDENTIAL	19,366 SF
RESIDENTIAL	33,020 SF
RESIDENTIAL COMMON	6,014 SF
	58,400 SF

L5	
RESIDENTIAL	19,270 SF
RESIDENTIAL	33,016 SF
RESIDENTIAL COMMON	6,015 SF
	58,301 SF

L6	
RESIDENTIAL	18,950 SF
RESIDENTIAL	32,033 SF
RESIDENTIAL COMMON	6,015 SF
	56,998 SF

L7	
RESIDENTIAL	18,935 SF
RESIDENTIAL	31,849 SF
RESIDENTIAL COMMON	6,022 SF
	56,807 SF
	407,116 SF

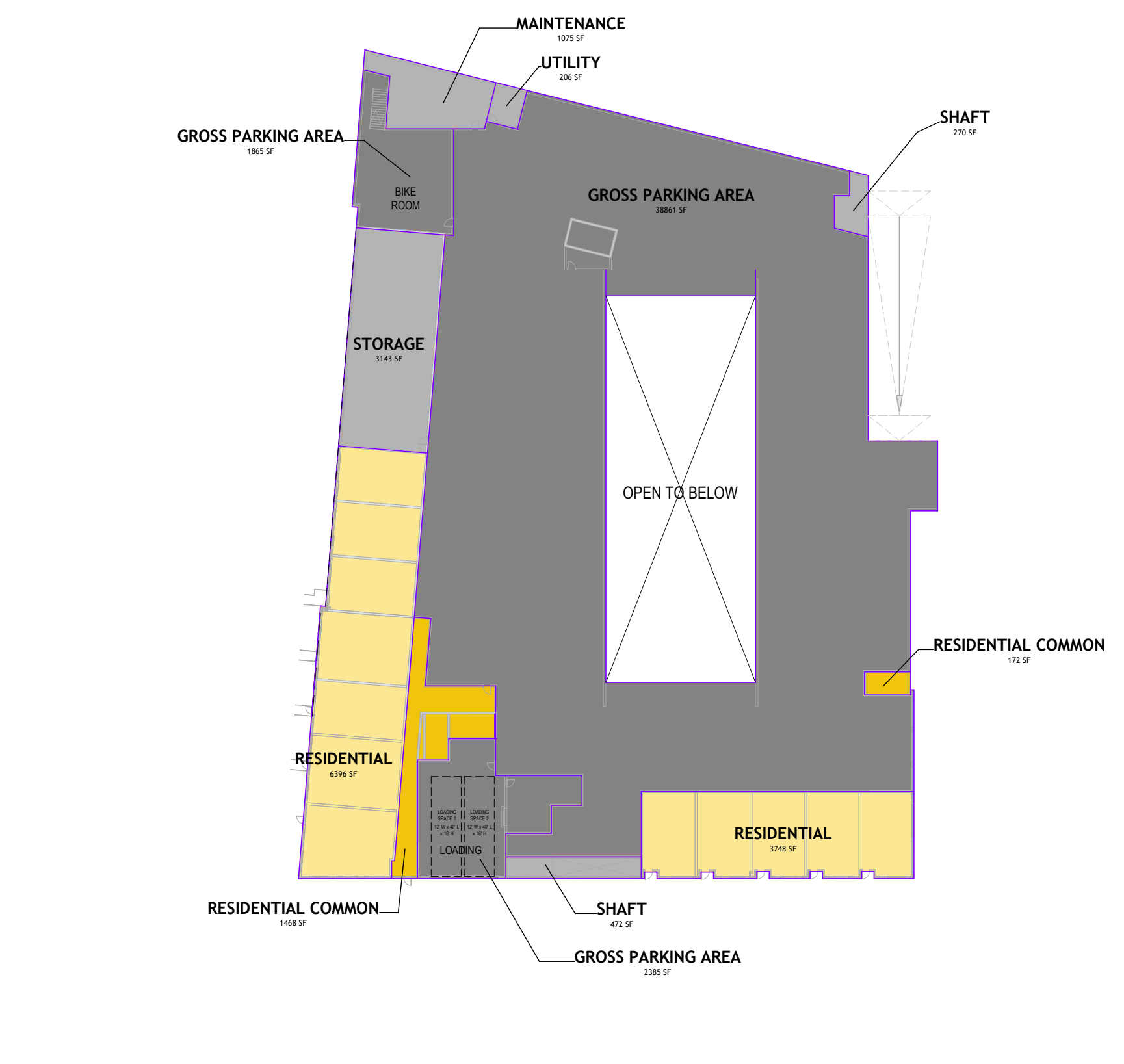
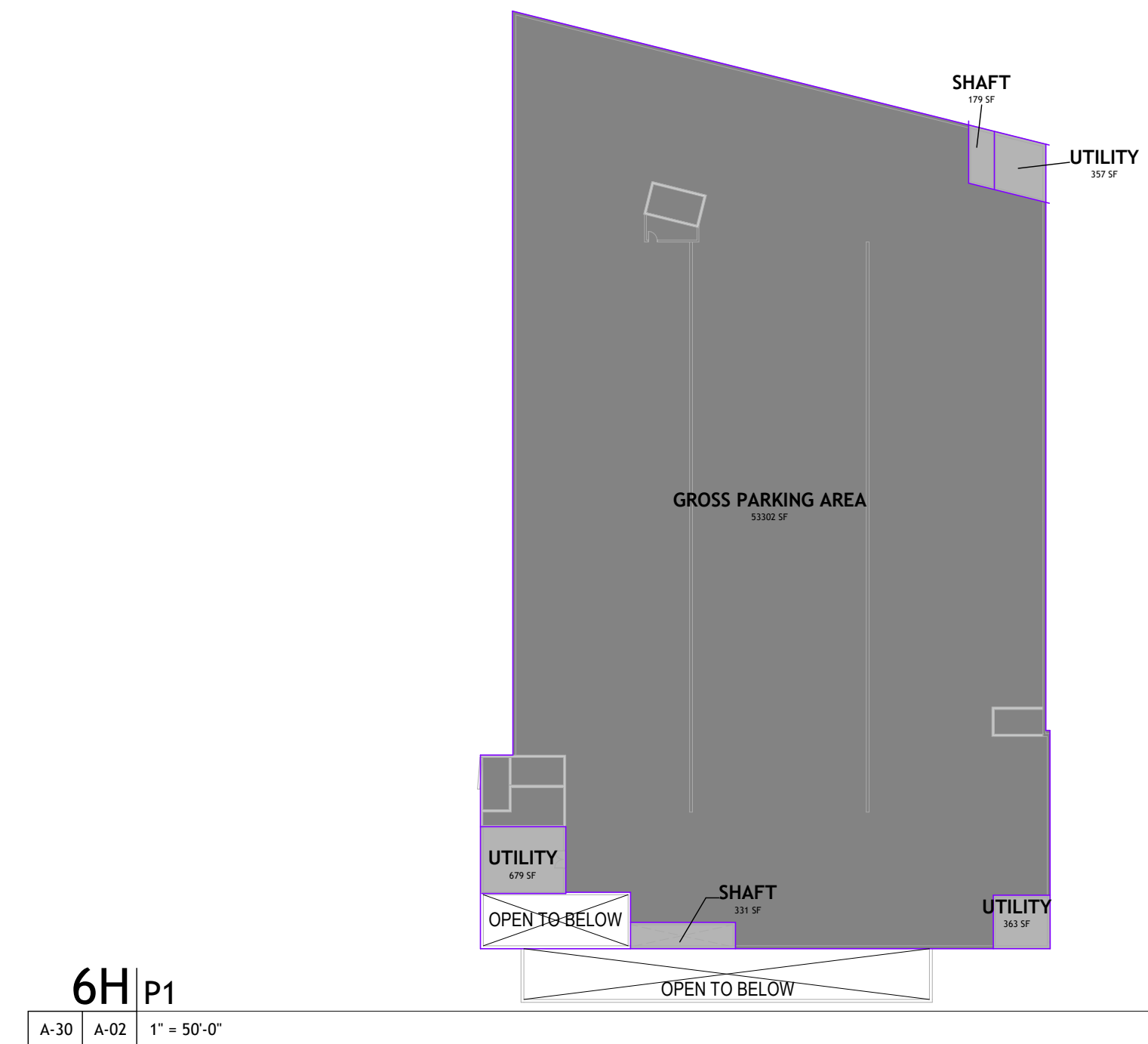
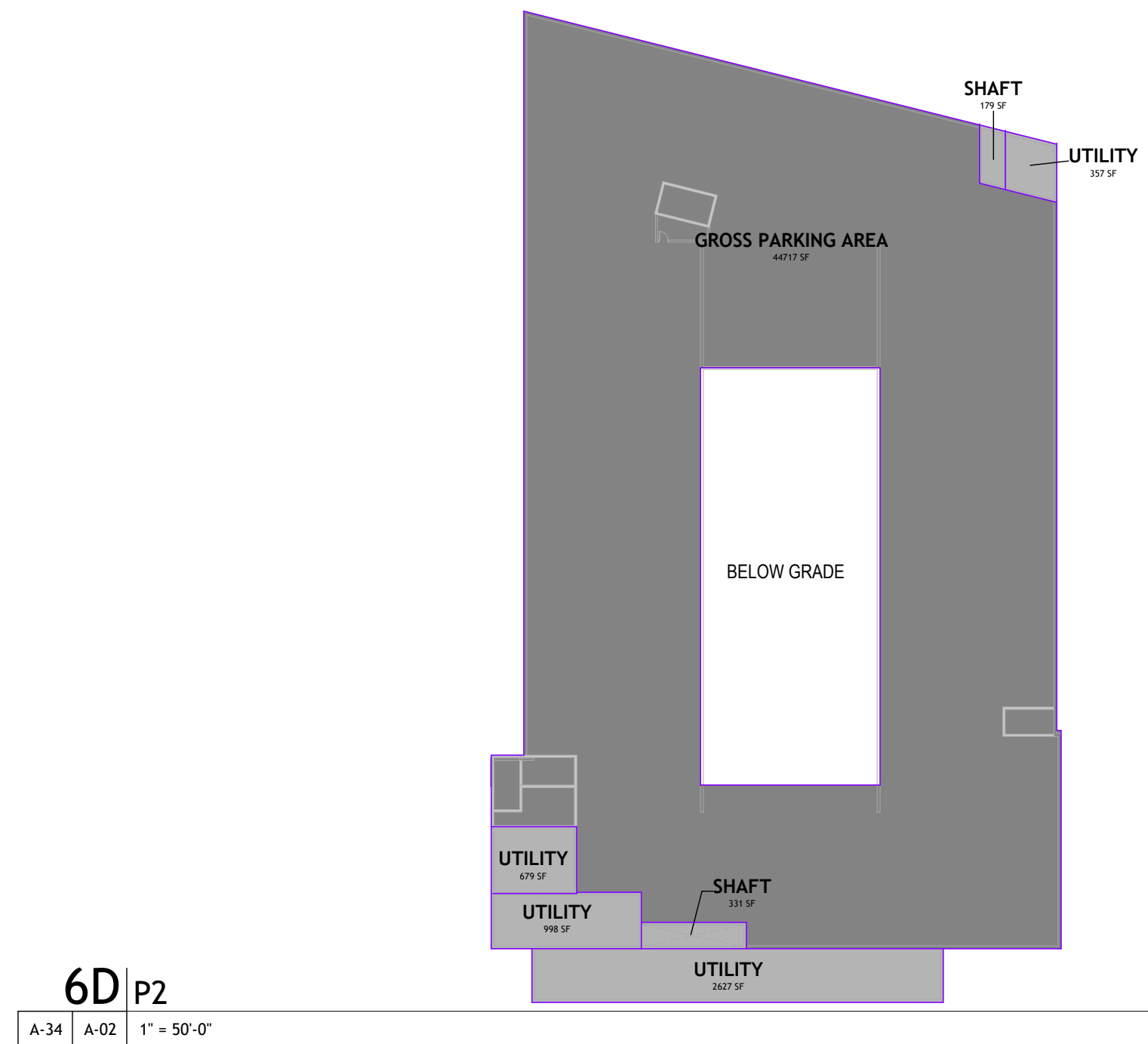
### GROSS PARKING AREA

P2	
GROSS PARKING AREA	44,717 SF
	44,717 SF

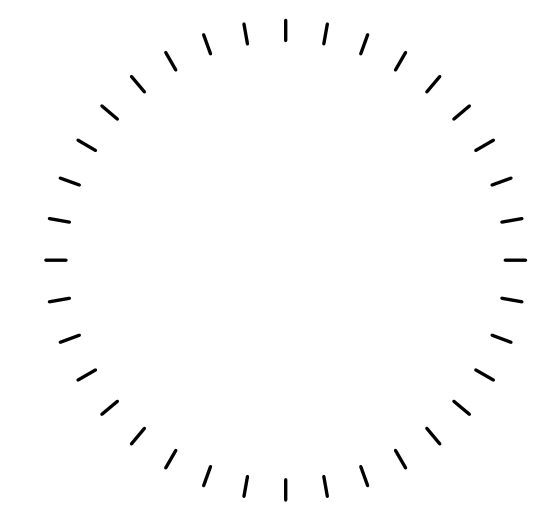
P1	
GROSS PARKING AREA	53,302 SF
	53,302 SF

GROUND LEVEL	
GROSS PARKING AREA	43,112 SF
	43,112 SF

L1	
GROSS PARKING AREA	2,878 SF
	2,878 SF
	144,009 SF



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Project  
**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

Date  
 05/17/2023  
 Scale  
 As indicated

Drawing  
**BUILDING 1 - FLOOR AREA TABULATION**

No  
**A-02**



### GROSS FLOOR AREA LEGEND

RESIDENTIAL	UTILITY AND MECHANICAL ROOMS	PARKING AREA
RESIDENTIAL COMMON	STORAGE ROOMS	OPEN TO BELOW
	SHAFTS	
	(BELOW GRADE)	
<b>GFA INCLUSIONS</b>	<b>GFA EXCLUSIONS</b>	<b>UNACCOUNTED</b>

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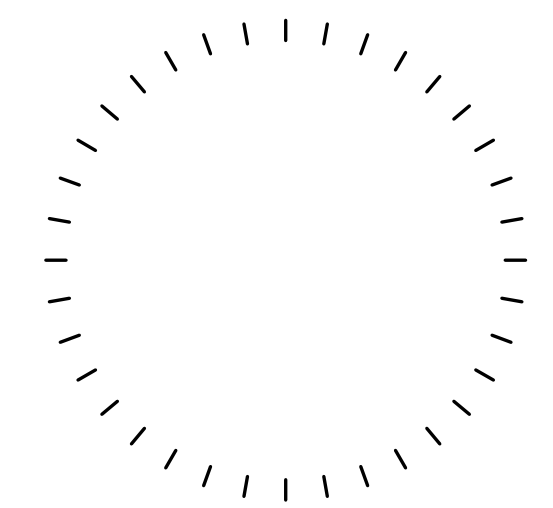
  

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### GROSS PARKING AREA

P2	
GROSS PARKING AREA	44,717 SF
	44,717 SF

P1	
GROSS PARKING AREA	53,302 SF
	53,302 SF

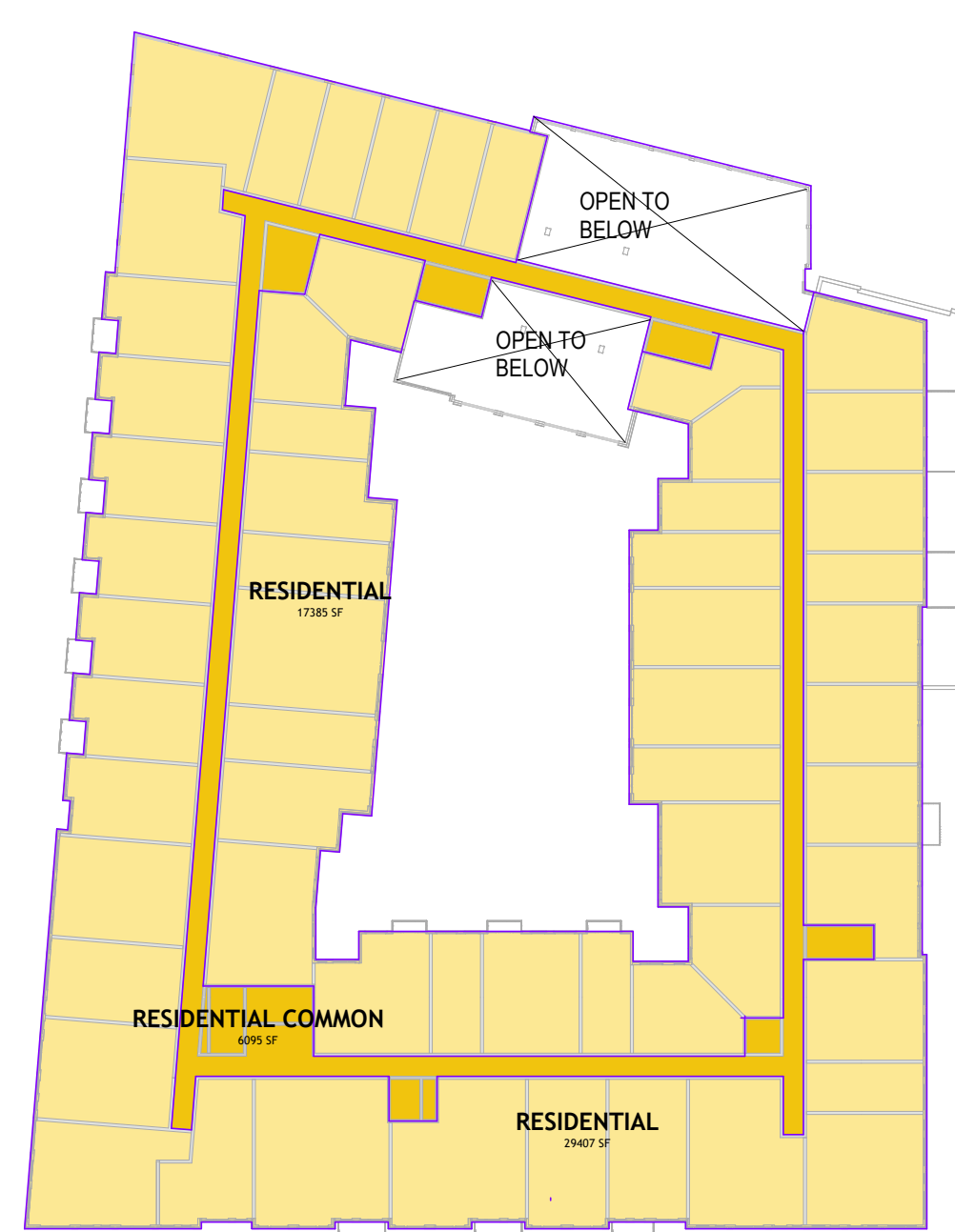
  

GROUND LEVEL	
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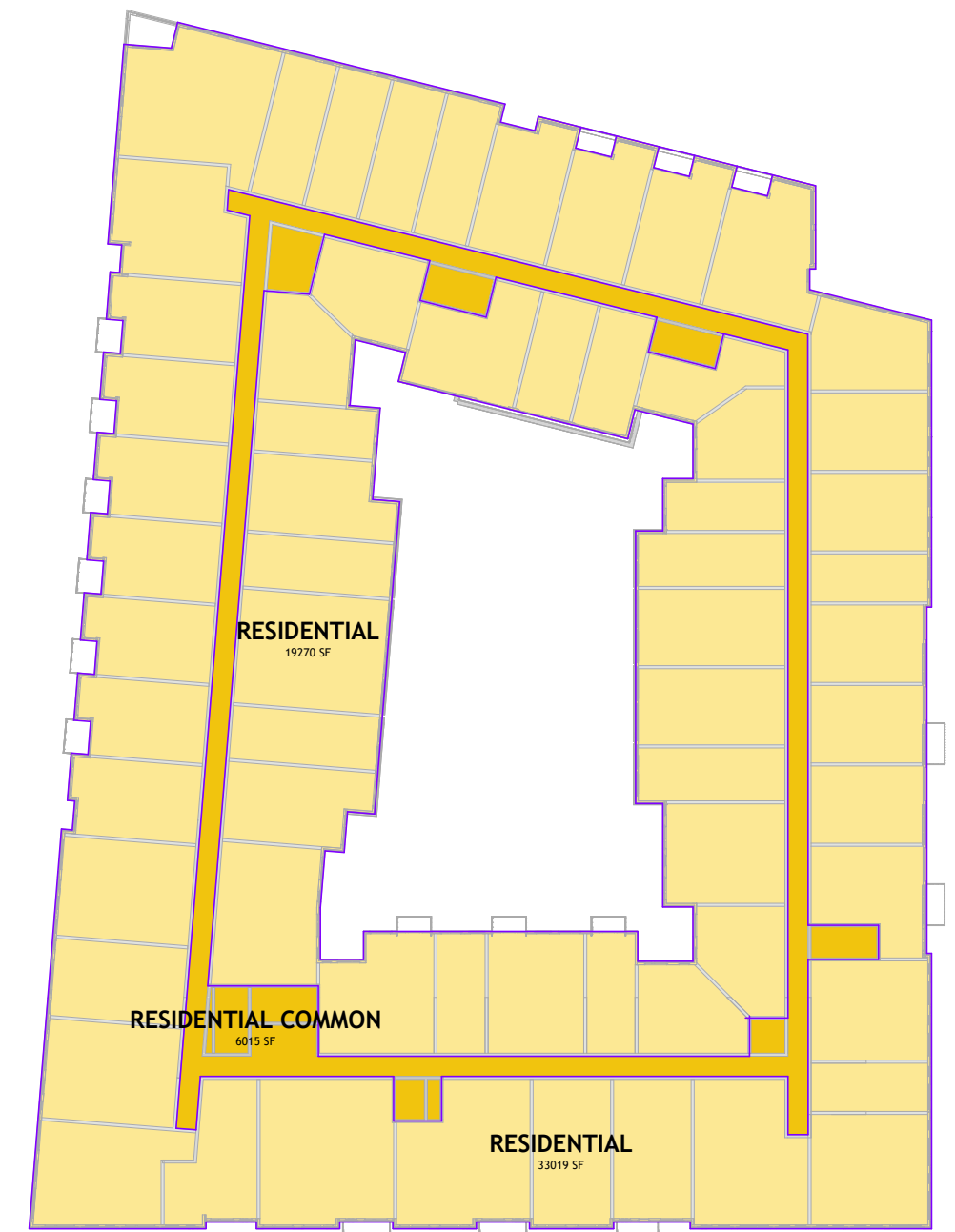
L1	
GROSS PARKING AREA	2,878 SF
	2,878 SF
	144,009 SF

no.	date	revision
Project Number		
220185.00		
Project		
4600 N FAIRFAX		
Phase		
4.1 SUBMISSION		
Date		
05/17/2023		
Scale		
As indicated		
Drawing		
BUILDING 1 - FLOOR AREA TABULATION		
No.		
A-03		



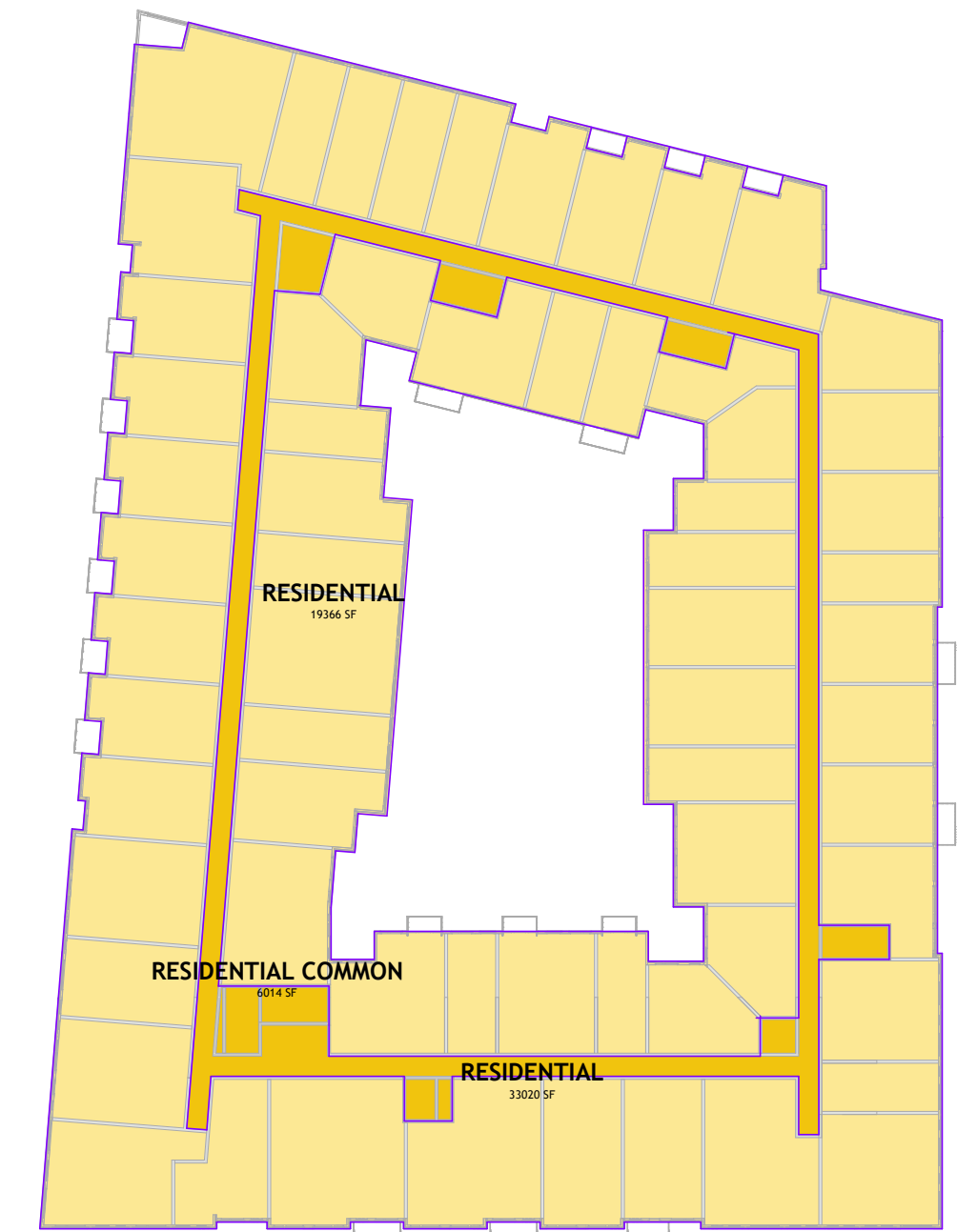
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A-02 | A-03 | 1" = 50'-0"



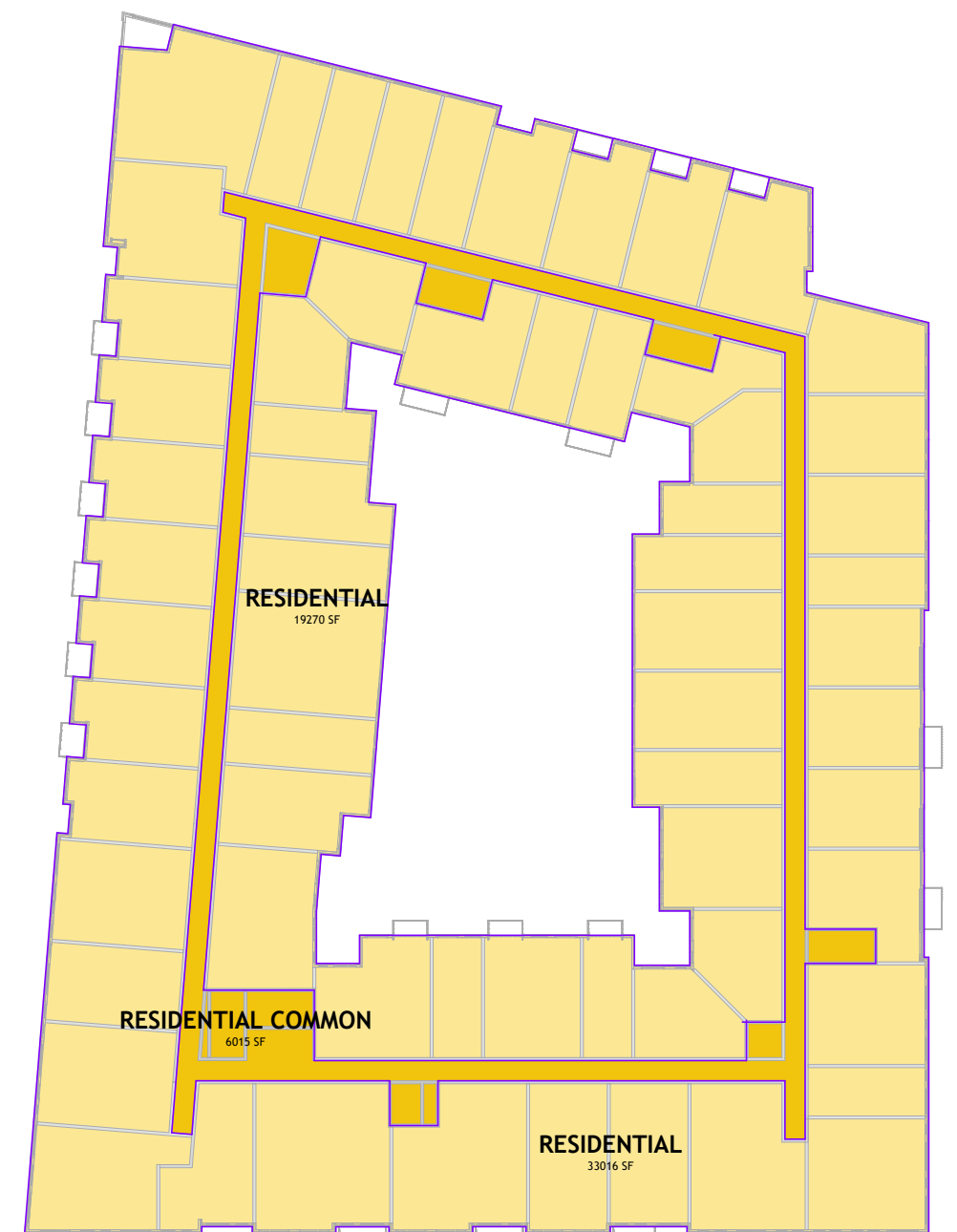
**6E** L3

A-30 | A-03 | 1" = 50'-0"



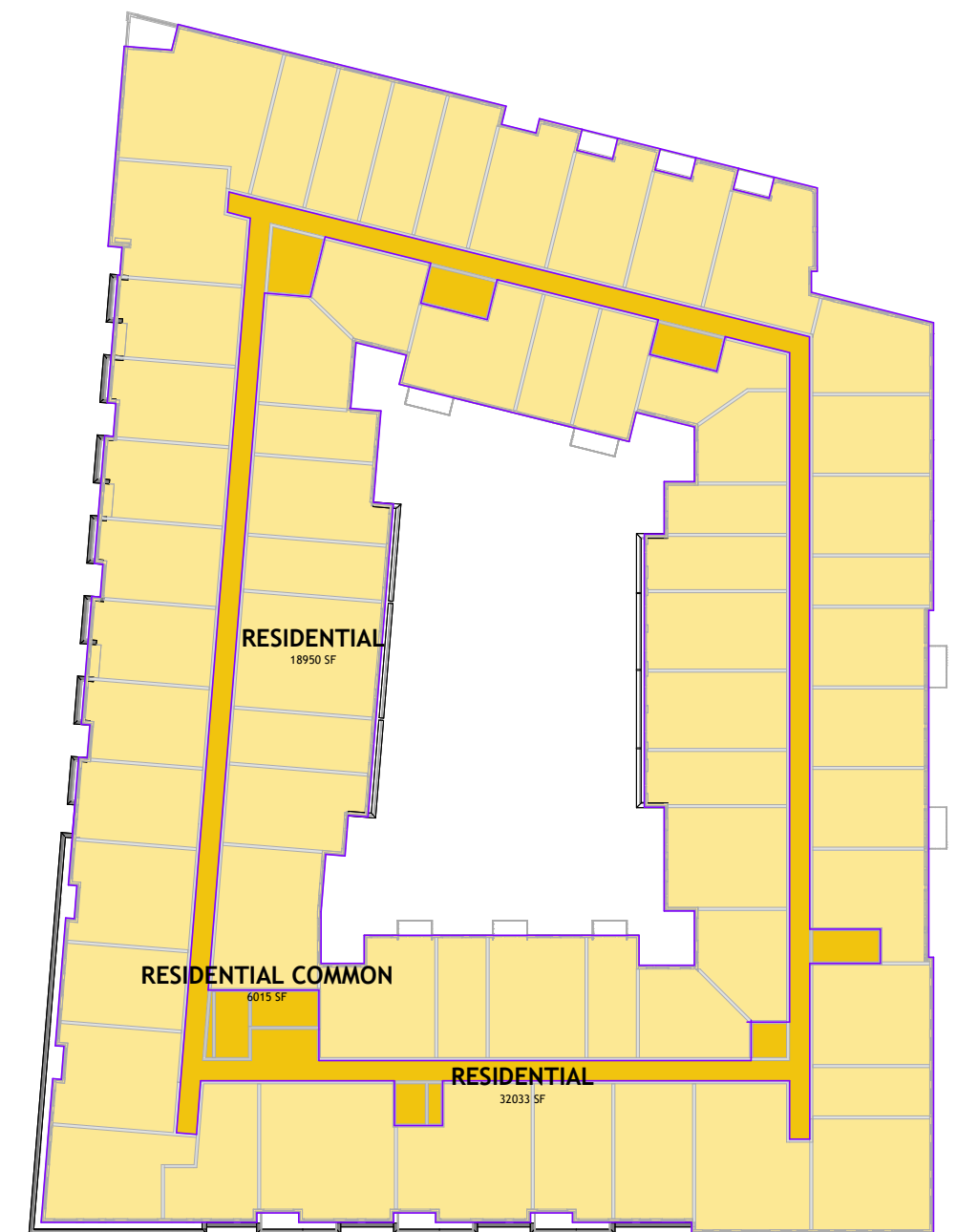
**6H** L4

A-30 | A-03 | 1" = 50'-0"



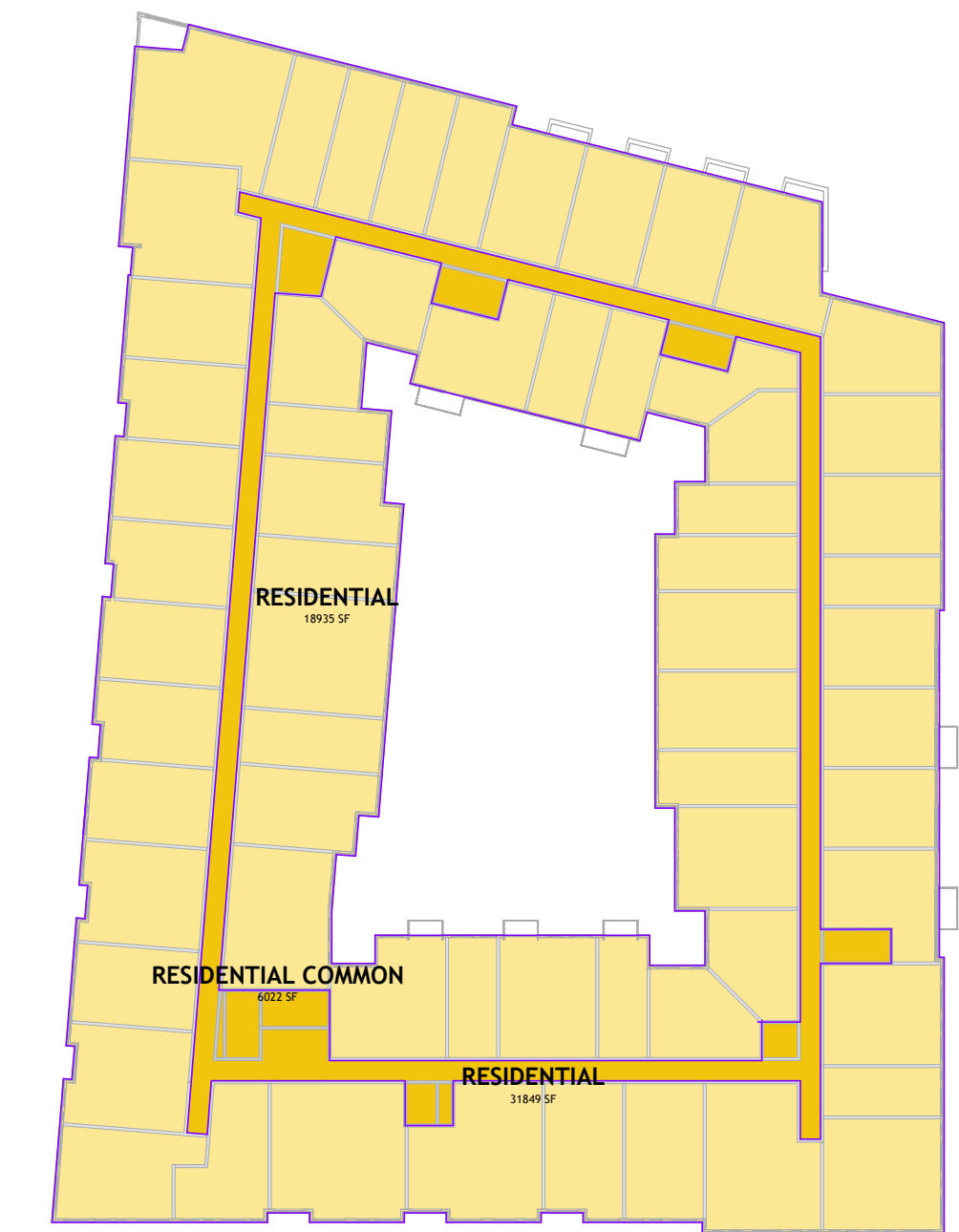
**9C** L5

A-30 | A-03 | 1" = 50'-0"



**9E** L6

A-30 | A-03 | 1" = 50'-0"



**9H** L7

A-30 | A-03 | 1" = 50'-0"



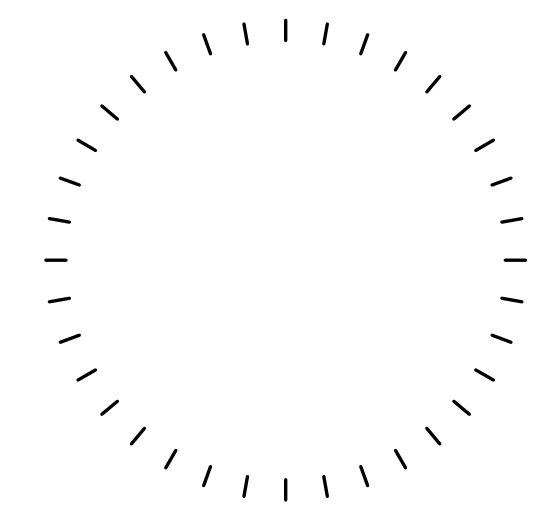
**ARCHITECT**  
**Hord Coplan Macht, Inc.**  
 750 E. Pratt St, Suite 1100  
 p. 410.837.7311  
 Baltimore, MD 21202

**LANDSCAPE ARCHITECT**  
**Land Design**  
 200 S Peyton St  
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 Alexandria, VA 22314

**CIVIL ENGINEERS**  
**Walter L. Phillips**  
 207 Park Ave  
 p. 703.532.6163  
 Falls Church, VA 22046



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1	11/23/2021	4.1 SITE PLAN SUBMISSION
2	01/25/2022	4.1 SITE PLAN ACCEPTANCE
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5	12/23/2022	4.1 SITE PLAN RESUBMISSION
6	05/17/2023	4.1 SITE PLAN RESUBMISSION

Building 1	GFA	Units
P2 Parking Level 2	0	0
P1 Parking Level 1	0	0
G Ground Level	11,783	12
1 1st Residential Level	53,637	30
2 2nd Residential Level	52,886	58
3 3rd Residential Level	58,305	64
4 4th Residential Level	58,400	64
5 5th Residential Level	58,301	64
6 6th Residential Level	56,998	64
7 7th Residential Level	56,807	64
<b>Totals</b>	<b>407,116</b>	<b>420</b>

no. date revision

Project Number  
220185.00

Project  
**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

Date  
05/17/2023

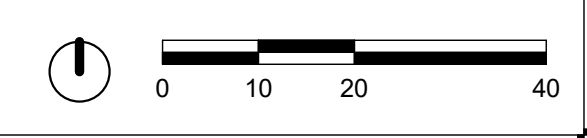
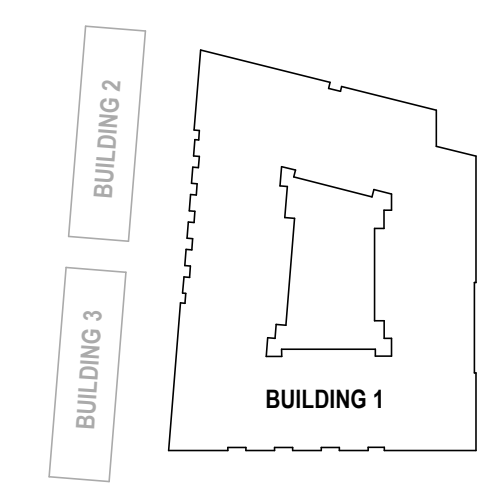
Scale  
As indicated

Drawing  
**BUILDING 1 - SITE PLAN**

No

**A-10**

**9B SITE PLAN - LEVEL 1**  
 A02 A-10 1" = 30'-0"



5/16/2023 11:16:13 AM  
 Autodesk Docs/22105 4600 N Fairfax Residential/22105.00 - 4600 FF - R2022.rvt



### PROGRAM LEGEND

- Residential Circulation
- Residential Studio
- Residential JR-1
- Residential JR2 / 1BR+D
- Residential 1BR
- Residential 2BR
- Residential JR3 / 2BR+D
- Residential 3BR
- Residential Amenity
- Parking
- Service

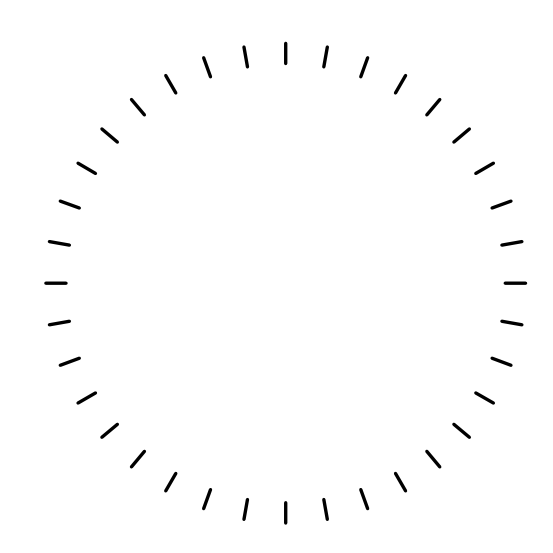
Parking Matrix - Building 1					
Level	P2	P1	G	L1	Total
<b>PARKING</b>					
Space Type					
Standard	86	118	69	0	273
ADA Car	0	0	7	0	7
ADA Van	0	0	2	0	2
Visitor	0	0	21	0	21
EV	0	0	16	0	16
EV Ready	29	29	0	0	58
Compact	4	1	1	0	6
<b>Total Provided</b>	<b>119</b>	<b>148</b>	<b>116</b>	<b>0</b>	<b>383</b>

<b>Building 1 Total Required</b>	445 (1.125 Spaces/Unit for the first 200 Units, 1 space/Unit after per Ordinance)				
	168 (4 ratio per Parking Guidelines for Multi-Family Residential projects approved by special exception in the Rosslyn-Ballston and Jefferson Davis Metro Corridors)				
	10 (.05 Spaces/Unit for the first 200 Units for Residential Visitor parking)				
<b>BICYCLE PARKING</b>					
Space Type					
Class 1	0	0	194	44	238
Class 3	0	0	0	10	10
<b>TOTAL</b>					<b>248</b>

<b>LOADING</b>				
Required Spaces (1 Loading space / 200 units or fraction thereof per Ordinance)				
Provided Spaces	3			
Required Space Dimension	12' wide x 25' long x 14' tall			
Provided Space Dimension	12' wide x 40' long x 16' tall			

Building 1	GFA	Units
P2 Parking Level 2	0	0
P1 Parking Level 1	0	0
G Ground Level	11,783	12
1 1st Residential Level	53,637	30
2 2nd Residential Level	52,886	58
3 3rd Residential Level	58,305	64
4 4th Residential Level	58,400	64
5 5th Residential Level	58,301	64
6 6th Residential Level	56,998	64
7 7th Residential Level	56,807	64
<b>Totals</b>	<b>407,116</b>	<b>420</b>

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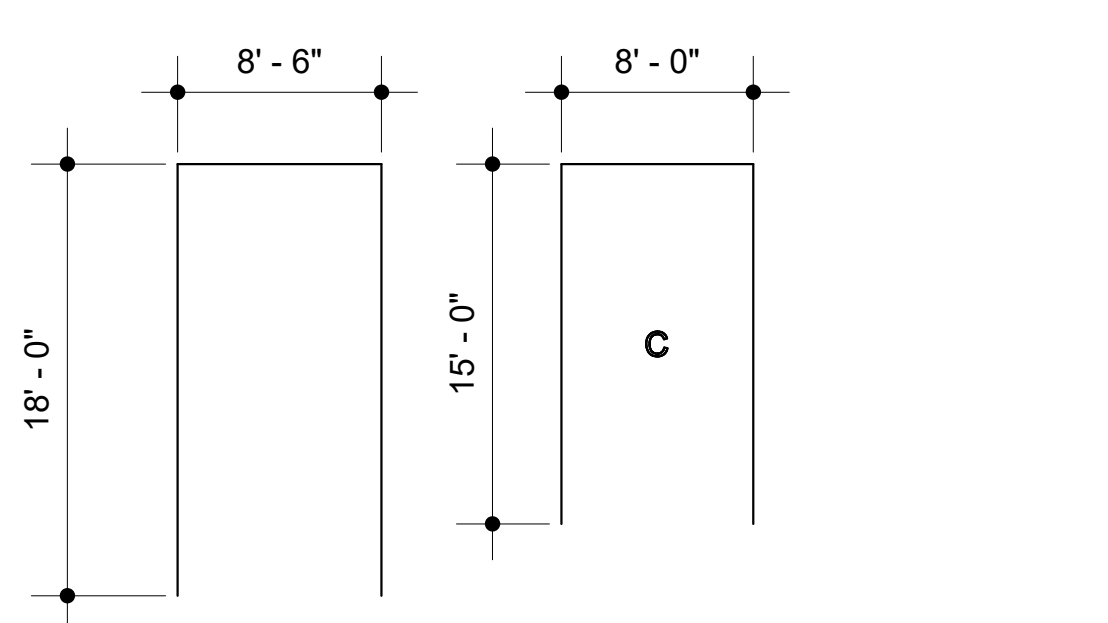
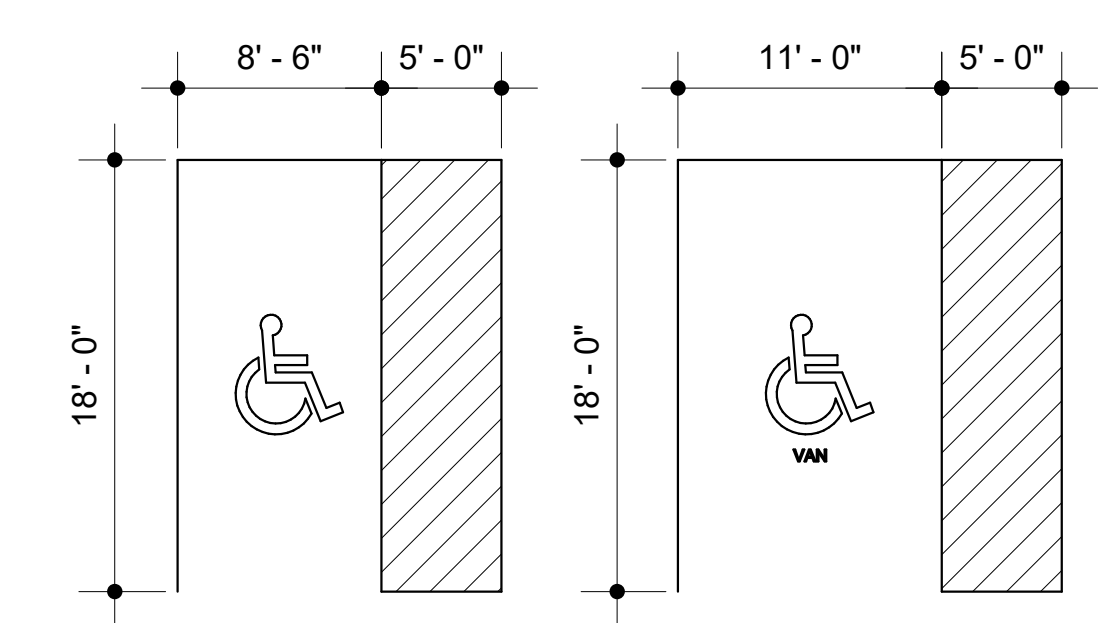
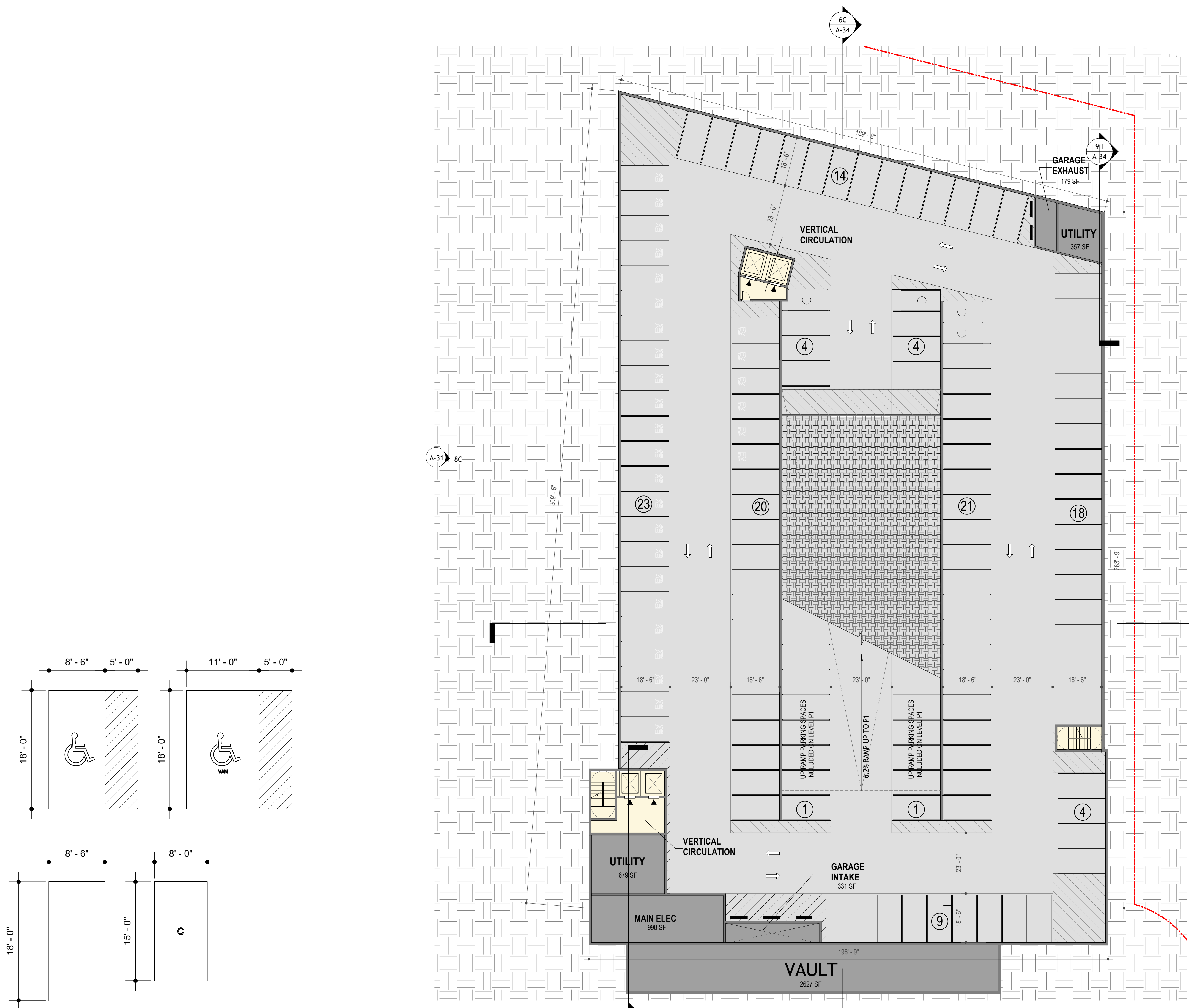
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Project Number	220185.00	
Project	4600 N FAIRFAX	

**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

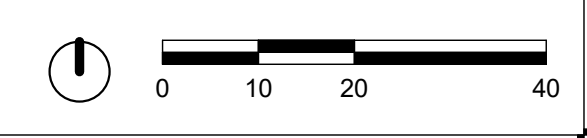
Date  
 05/17/2023  
 Scale  
 As indicated  
 Drawing  
**BUILDING 1 - SUBTERRANEAN LEVEL - P2**

No  
**A-11**



**PARKING SPACE DIMENSIONS PER CITY OF ARLINGTON ZONING ORDINANCE CH. 14.3**  
 1/8" = 1'-0"

**9E P2 LEVEL**  
 1" = 20'-0"





# PROGRAM LEGEND

- Residential Circulation
- Residential Studio
- Residential JR-1
- Residential JR2 / 1BR+D
- Residential 1BR
- Residential 2BR
- Residential JR3 / 2BR+D
- Residential 3BR
- Residential Amenity
- Residential Service
- Parking
- Service

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**Land Design**  
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 p. 703.549.7784

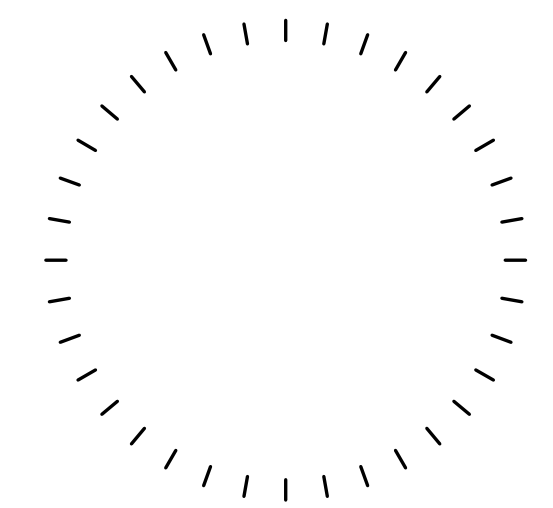
**CIVIL ENGINEERS**  
**Walter L. Phillips**  
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 Falls Church, VA 22046  
 p. 703.532.6163

Parking Matrix - Building 1					
Level	P2	P1	G	L1	Total
<b>PARKING</b>					
Space Type					
Standard	86	118	69	0	273
ADA Car	0	0	7	0	7
ADA Van	0	0	2	0	2
Visitor	0	0	21	0	21
EV	0	0	16	0	16
EV Ready	29	29	0	0	58
Compact	4	1	1	0	6
<b>Total Provided</b>	<b>119</b>	<b>148</b>	<b>116</b>	<b>0</b>	<b>383</b>
Building 1 Total Required 445 (1.125 Spaces/Unit for the first 200 Units, 1 space/Unit after per Ordinance) 168 (4 ratio per Parking Guidelines for Multi-Family Residential projects approved by special exception in the Rosslyn-Ballston and Jefferson Davis Metro Corridors) 10 (.05 Spaces/Unit for the first 200 Units for Residential Visitor parking)					
<b>BICYCLE PARKING</b>					
Space Type					
Class 1	0	0	194	44	238
Class 3	0	0	0	10	10
<b>TOTAL</b>					<b>248</b>

LOADING		
Required Spaces (1 Loading space / 200 units or fraction thereof per Ordinance)		
Provided Spaces		3
Required Space Dimension	12' wide x 25' long x 14' tall	
Provided Space Dimension	12' wide x 40' long x 16' tall	

Building 1	GFA	Units
P2 Parking Level 2	0	0
P1 Parking Level 1	0	0
G Ground Level	11,783	12
1 1st Residential Level	53,637	30
2 2nd Residential Level	52,886	58
3 3rd Residential Level	58,305	64
4 4th Residential Level	58,400	64
5 5th Residential Level	58,301	64
6 6th Residential Level	56,998	64
7 7th Residential Level	56,807	64
<b>Totals</b>	<b>407,116</b>	<b>420</b>

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6	05/17/2023	4.1 SITE PLAN RESUBMISSION

no. date revision  
 Project Number  
 220185.00  
 Project

**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

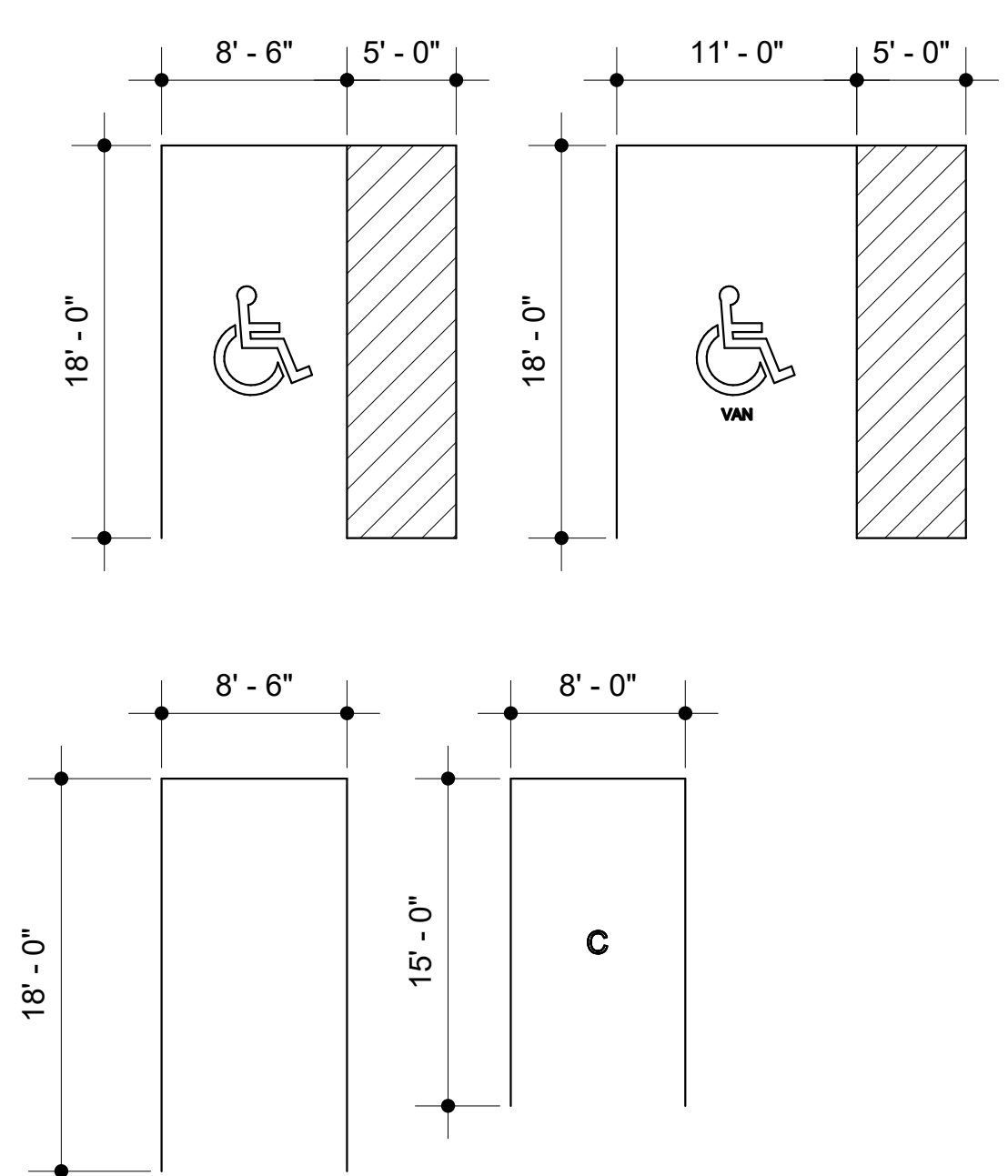
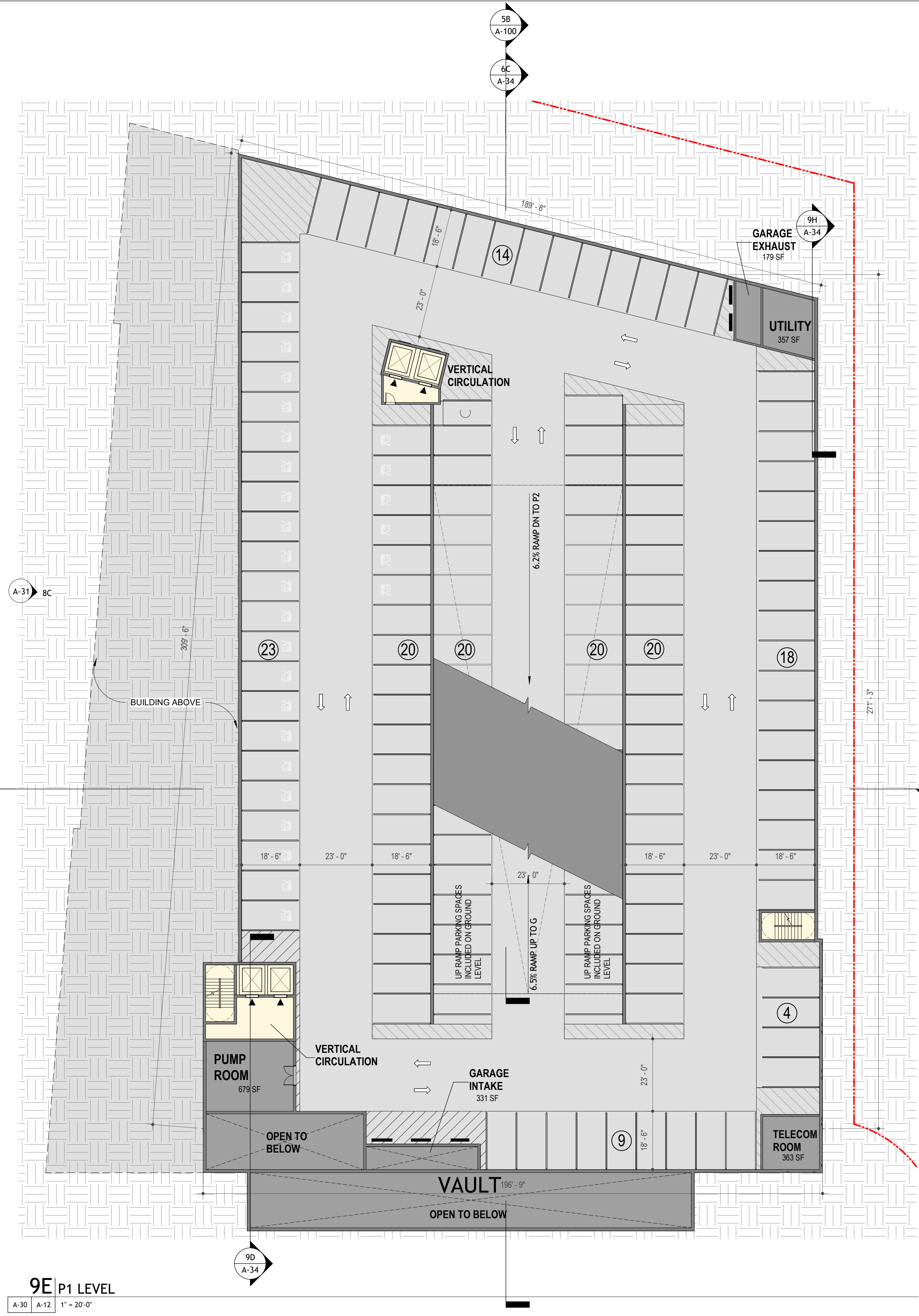
Date  
 05/17/2023  
 Scale  
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 Drawing

**BUILDING 1 - SUBTERRANEAN LEVEL - P1**

No

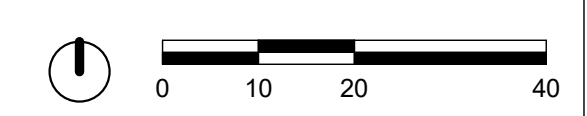
**A-12**

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**PARKING SPACE DIMENSIONS PER CITY OF ARLINGTON ZONING ORDINANCE CH. 14.3**  
 1/8" = 1'-0"

**9E P1 LEVEL**  
 A-30 A-12 1" = 20'-0"



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 Autodesk Docs/221095 4600 N Fairfax Residential/22109.00 - 4600 FF - R2022.rvt



### PROGRAM LEGEND

- Residential Circulation
- Residential Studio
- Residential JR-1
- Residential JR2 / 1BR+D
- Residential 1BR
- Residential 2BR
- Residential JR3 / 2BR+D
- Residential 3BR
- Residential Amenity
- Residential Service
- Parking
- Service

Parking Matrix - Building 1					
Level	P2	P1	G	L1	Total
<b>PARKING</b>					
Space Type					
Standard	86	118	69	0	273
ADA Car	0	0	7	0	7
ADA Van	0	0	2	0	2
Visitor	0	0	21	0	21
EV	0	0	16	0	16
EV Ready	29	29	0	0	58
Compact	4	1	1	0	6
<b>Total Provided</b>	<b>119</b>	<b>148</b>	<b>116</b>	<b>0</b>	<b>383</b>

**Building 1 Total Required**

445 (1.125 Spaces/Unit for the first 200 Units, 1 space/Unit after per Ordinance)

168 (4 ratio per Parking Guidelines for Multi-Family Residential projects approved by special exception in the Rosslyn-Ballston and Jefferson Davis Metro Corridors)

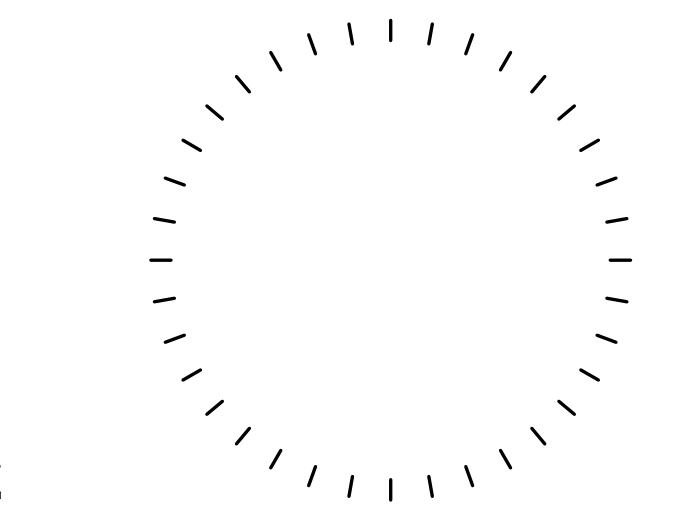
10 (.05 Spaces/Unit for the first 200 Units for Residential Visitor parking)

BICYCLE PARKING					
Space Type					
Class 1	0	0	194	44	238
Class 3	0	0	0	10	10
<b>TOTAL</b>					<b>248</b>

LOADING	
Required Spaces (1 Loading space / 200 units or fraction thereof per Ordinance)	3
Provided Spaces	2
Required Space Dimension	12' wide x 25' long x 14' tall
Provided Space Dimension	12' wide x 40' long x 16' tall

Building 1	GFA	Units
P2 Parking Level 2	0	0
P1 Parking Level 1	0	0
G Ground Level	11,783	12
1 1st Residential Level	53,637	30
2 2nd Residential Level	52,886	58
3 3rd Residential Level	58,305	64
4 4th Residential Level	58,400	64
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6 6th Residential Level	56,998	64
7 7th Residential Level	56,807	64
<b>Totals</b>	<b>407,116</b>	<b>420</b>

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no. date revision

Project Number  
220185.00

Project  
**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

Date  
05/17/2023

Scale  
As indicated

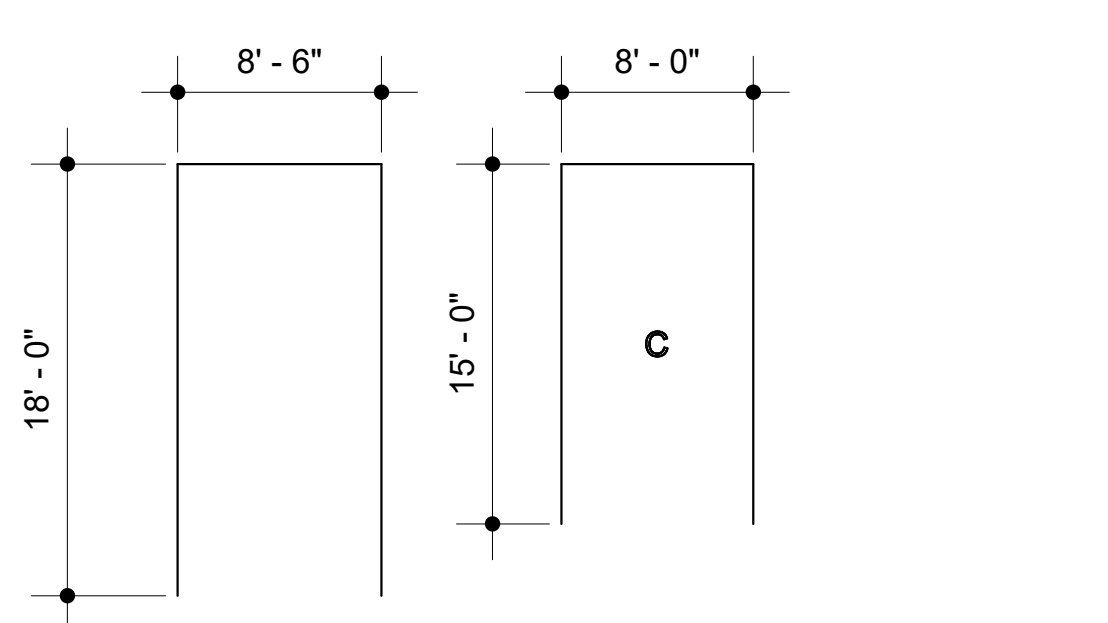
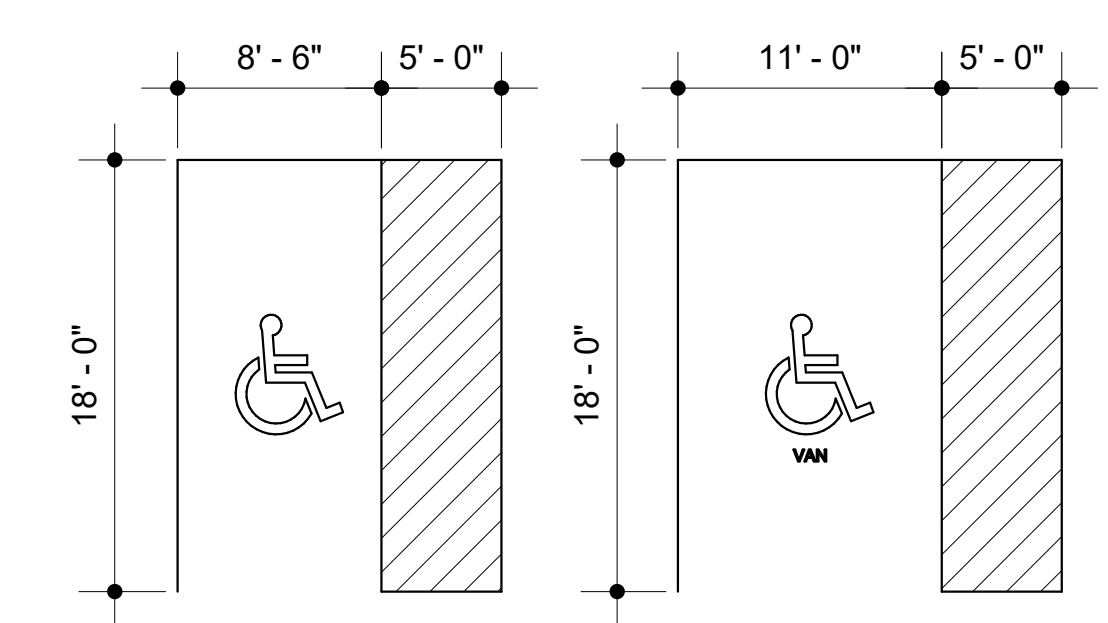
Drawing  
**BUILDING 1 - OVERALL PLAN - GROUND LEVEL**

No  
**A-13**



**9E OVERALL PLAN - GROUND LEVEL**

A02 A-13 1" = 20'-0"



**PARKING SPACE DIMENSIONS PER CITY OF ARLINGTON ZONING ORDINANCE CH. 14.3**

1/8" = 1'-0"



# PROGRAM LEGEND

- Residential Circulation
- Residential Studio
- Residential JR-1
- Residential JR2 / 1BR+D
- Residential 1BR
- Residential 2BR
- Residential JR3 / 2BR+D
- Residential 3BR
- Residential Amenity
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- Parking
- Service



Parking Matrix - Building 1					
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Space Type					
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ADA Van	0	0	2	0	2
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EV Ready	29	29	0	0	58
Compact	4	1	1	0	6
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**Building 1 Total Required**

445 (1.125 Spaces/Unit for the first 200 Units, 1 space/Unit after per Ordinance)

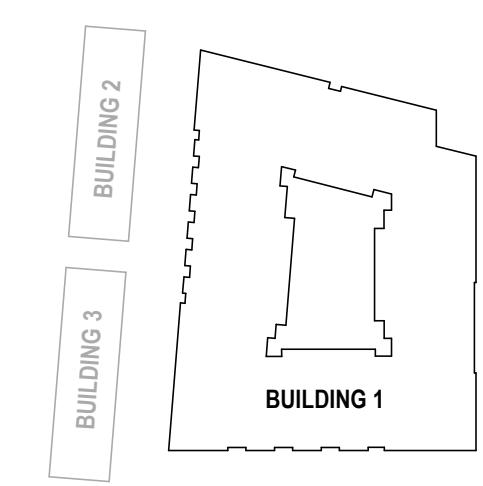
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BICYCLE PARKING					
Space Type					
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Class 3	0	0	0	10	10
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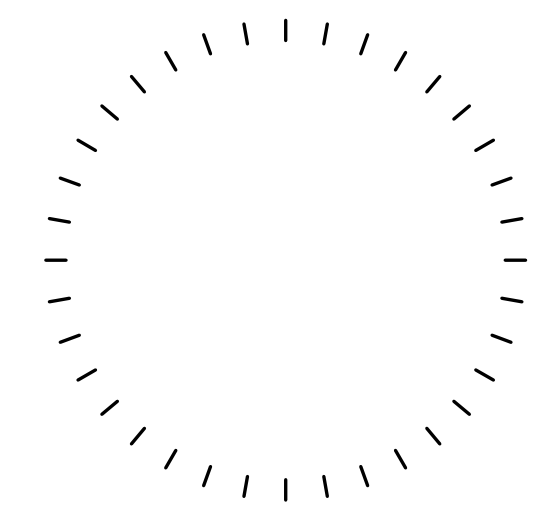


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Project Number  
 220185.00

Project  
**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

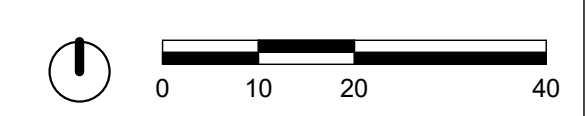
Date  
 05/17/2023

Scale  
 As indicated

Drawing  
**BUILDING 1 - OVERALL PLAN**  
**- LEVEL 1**

No  
**A-14**

**9C OVERALL PLAN - LEVEL 1**  
 1" = 20'-0"



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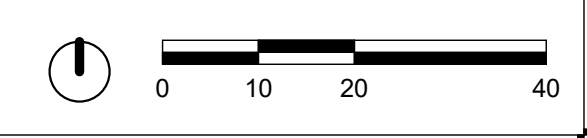
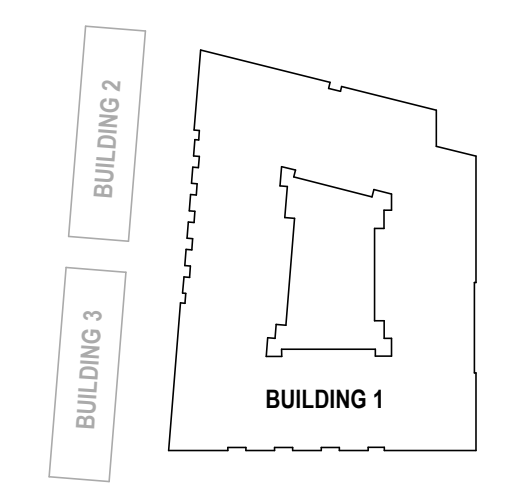


# PROGRAM LEGEND

- Residential Circulation
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- Residential JR-1
- Residential JR2 / 1BR+D
- Residential 1BR
- Residential 2BR
- Residential JR3 / 2BR+D
- Residential 3BR
- Residential Amenity
- Residential Service
- Parking
- Service



Building 1	GFA	Units
P2 Parking Level 2	0	0
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G Ground Level	11,783	12
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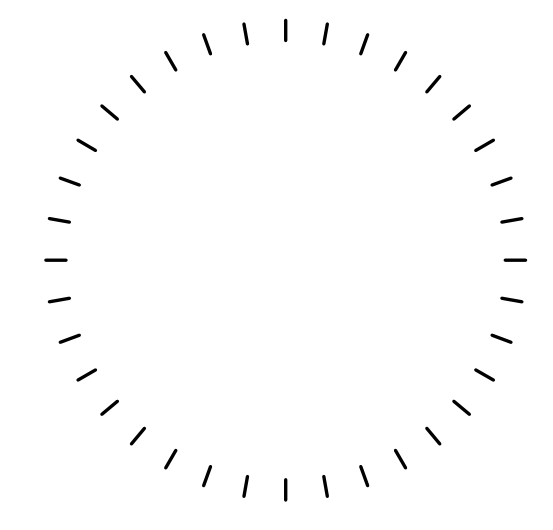


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Project  
**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

Date  
 05/17/2023

Scale  
 As indicated

Drawing  
**BUILDING 1 - OVERALL PLAN  
 - LEVEL 2**

No.  
**A-15**

**9C OVERALL PLAN - LEVEL 2**

A02 | A-15 | 1" = 20'-0"

5/18/2023 11:16:21 AM  
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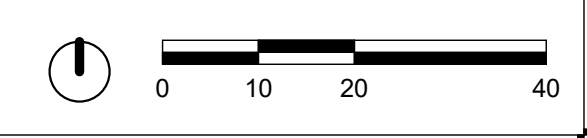
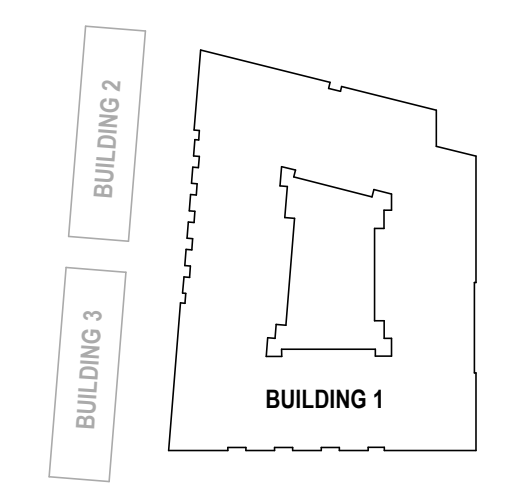


# PROGRAM LEGEND

- Residential Circulation
- Residential Studio
- Residential JR-1
- Residential JR2 / 1BR+D
- Residential 1BR
- Residential 2BR
- Residential JR3 / 2BR+D
- Residential 3BR
- Residential Amenity
- Residential Service
- Parking
- Service



Building 1	GFA	Units
P2 Parking Level 2	0	0
P1 Parking Level 1	0	0
G Ground Level	11,783	12
1 1st Residential Level	53,637	30
2 2nd Residential Level	52,886	58
3 3rd Residential Level	58,305	64
4 4th Residential Level	58,400	64
5 5th Residential Level	58,301	64
6 6th Residential Level	56,998	64
7 7th Residential Level	56,807	64
<b>Totals</b>	<b>407,116</b>	<b>420</b>

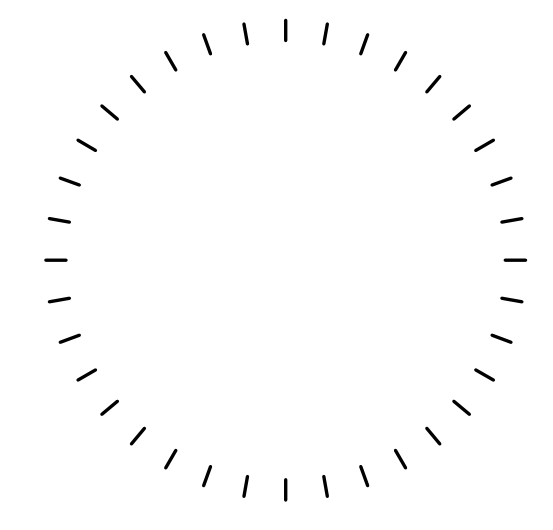


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4	05/23/2022	4.1 S.P. POST ACCEPTANCE
5	12/23/2022	4.1 SITE PLAN RESUBMISSION
6	05/17/2023	4.1 SITE PLAN RESUBMISSION

no. date revision  
 Project Number  
 220185.00

Project  
**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

Date  
 05/17/2023  
 Scale  
 As indicated

Drawing  
**BUILDING 1 - OVERALL PLAN  
 - LEVEL 3**

No.

# A-16

9C TYPICAL LEVEL

A-30 A-16 1" = 20'-0"

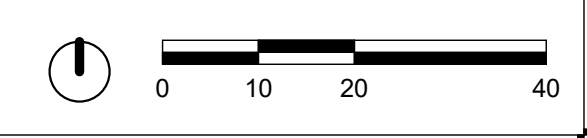
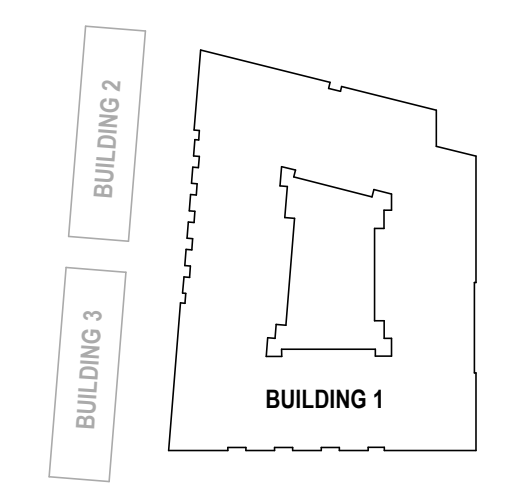


# PROGRAM LEGEND

- Residential Circulation
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- Residential 1BR
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- Service



Building 1	GFA	Units
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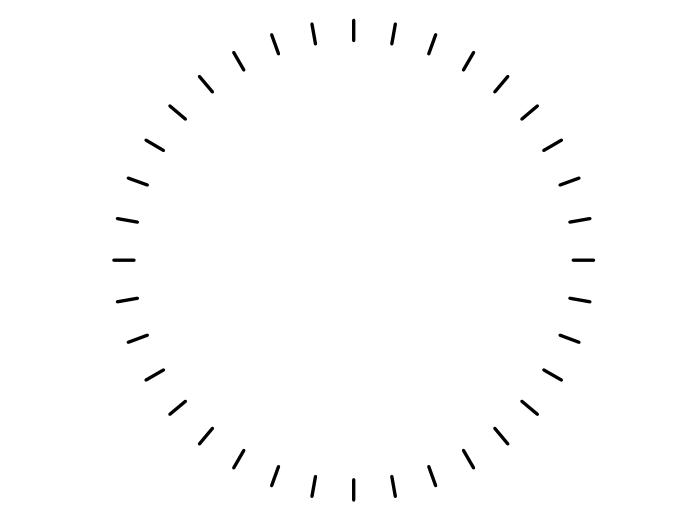


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5	12/23/2022	4.1 SITE PLAN RESUBMISSION
6	05/17/2023	4.1 SITE PLAN RESUBMISSION

no. date revision

Project Number  
 220185.00

Project  
**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

Date  
 05/17/2023

Scale  
 As indicated

Drawing  
**BUILDING 1 - OVERALL PLAN  
 - LEVEL 4**

No.

# A-17

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**9B OVERALL PLAN - LEVEL 4**

A-30 A-17 1" = 20'-0"

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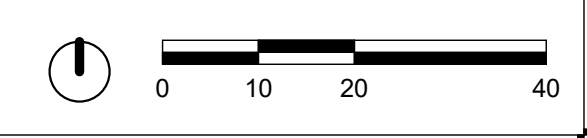
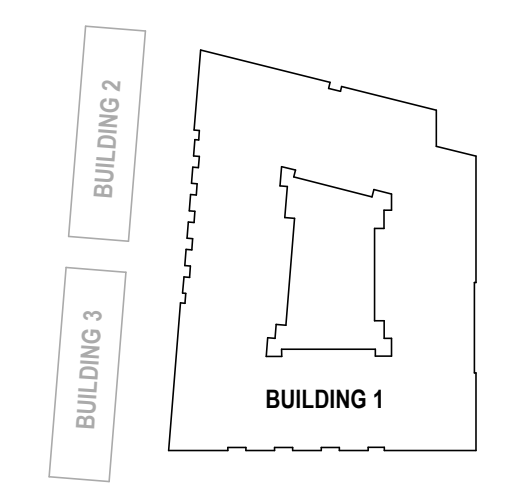


# PROGRAM LEGEND

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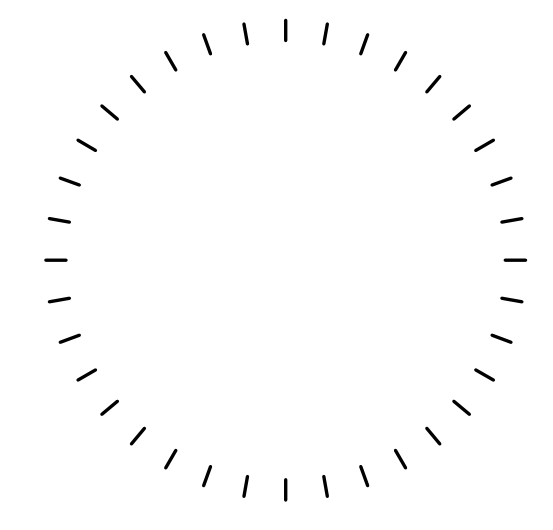


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Project  
**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

Date  
 05/17/2023  
 Scale  
 As indicated  
 Drawing  
**BUILDING 1 - OVERALL PLAN  
 - LEVEL 5**

No  
**A-18**

**9C OVERALL PLAN - LEVEL 5**

A-30 A-18 1" = 20'-0"

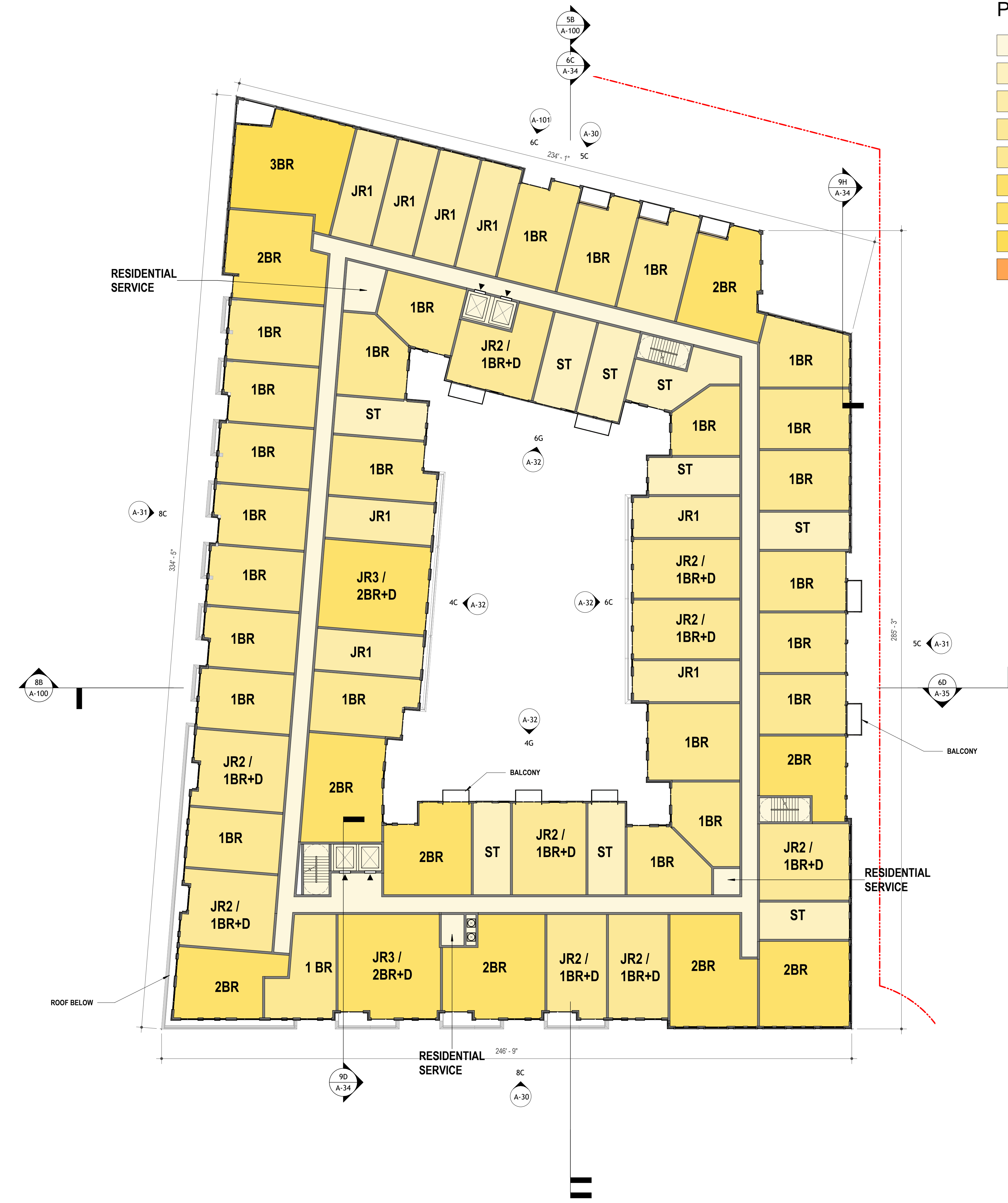
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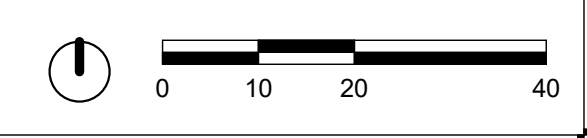
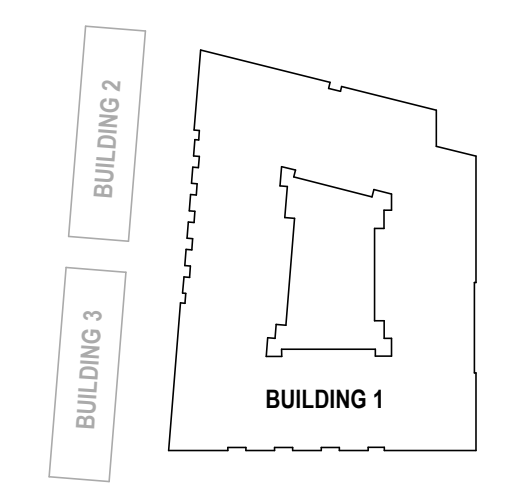


# PROGRAM LEGEND

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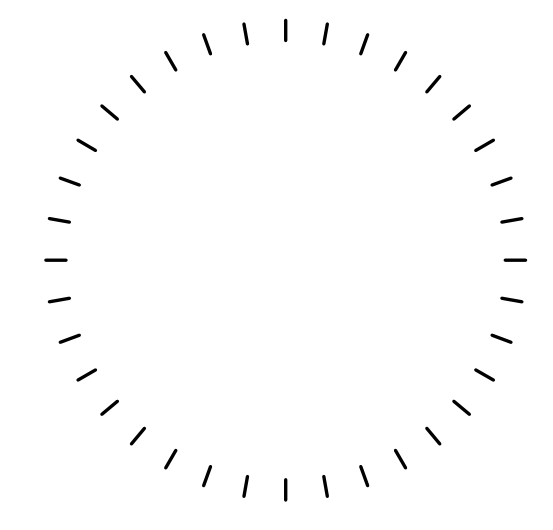


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6	05/17/2023	4.1 SITE PLAN RESUBMISSION

no. date revision  
 Project Number  
 220185.00

Project  
**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

Date  
 05/17/2023

Scale  
 As indicated

Drawing  
**BUILDING 1 - OVERALL PLAN  
 - LEVEL 6**

No.

# A-19

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9C OVERALL PLAN - LEVEL 6

A-30 A-19 1" = 20'-0"

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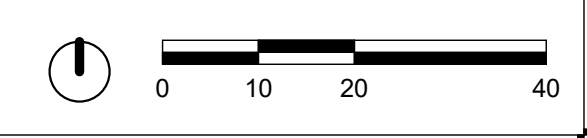
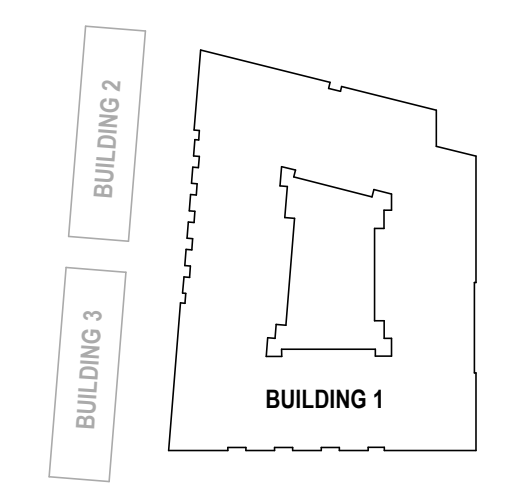


# PROGRAM LEGEND

- Residential Circulation
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- Residential JR-1
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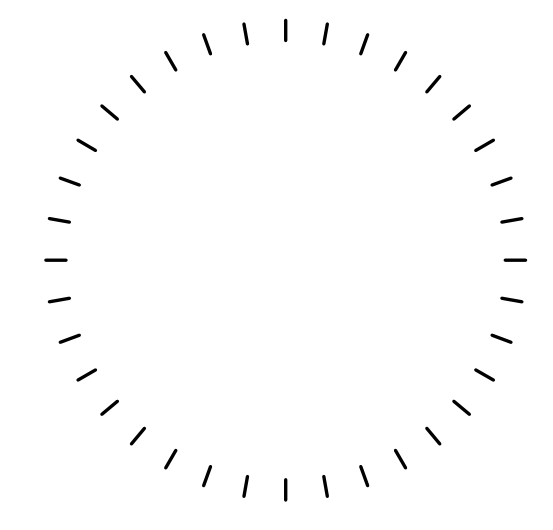


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no. date revision

Project Number  
 220185.00

Project  
**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

Date  
 05/17/2023

Scale  
 As indicated

Drawing  
**BUILDING 1 - OVERALL PLAN  
 - LEVEL 7**

No.  
**A-20**

**9C OVERALL PLAN - LEVEL 7**

A-30 A-20 1" = 20'-0"

A B C D E F G H J

5/16/2023 11:16:39 AM  
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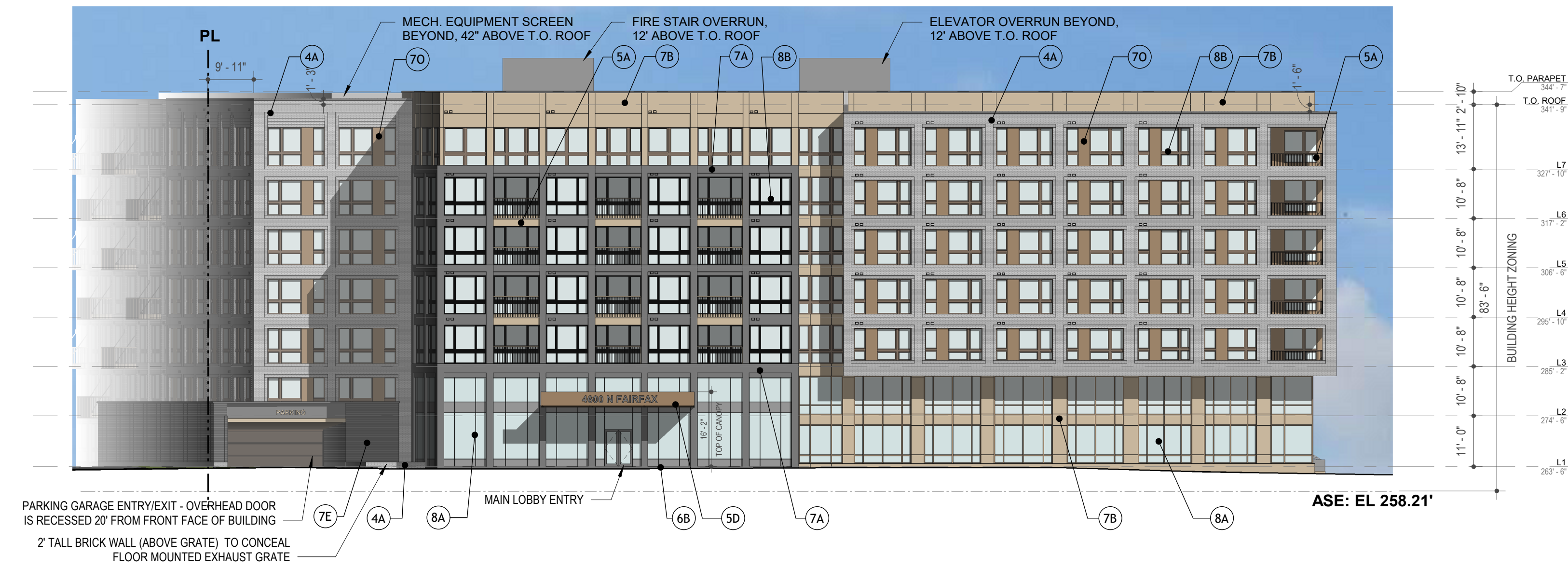


EXTERIOR ELEVATION KEYNOTES	
KEY	DESCRIPTION
4A	BRICK VENEER - TYPE 1 - PAINTED WARM WHITE
4H	BRICK VENEER - TYPE 2 - DARK GRAY
5A	RAILING SYSTEM - PAINTED PICKET
5C	PREFINISHED METAL LOUVERS
5D	CANOPY - METAL
6B	STONE VENEER - TYPE 1
7A	PANEL CLADDING - TYPE 1 - BLACK
7B	PANEL CLADDING - TYPE 2 - LIGHT BRONZE
7D	FIBER CEMENT CLADDING - TYPE 1 - BLACK
7E	FIBER CEMENT CLADDING - TYPE 2 - DARK GRAY
7L	FIBER CEMENT CLADDING - TYPE 6 - LIGHT GRAY
7N	FIBER CEMENT CLADDING - TYPE 8 - MEDIUM GRAY
7O	FIBER CEMENT CLADDING - TYPE 9 - LIGHT BROWN
8A	GLAZING SYSTEM
8B	VINYL WINDOW
8C	OVERHEAD SECTIONAL DOOR - METAL - RECESSED PANEL

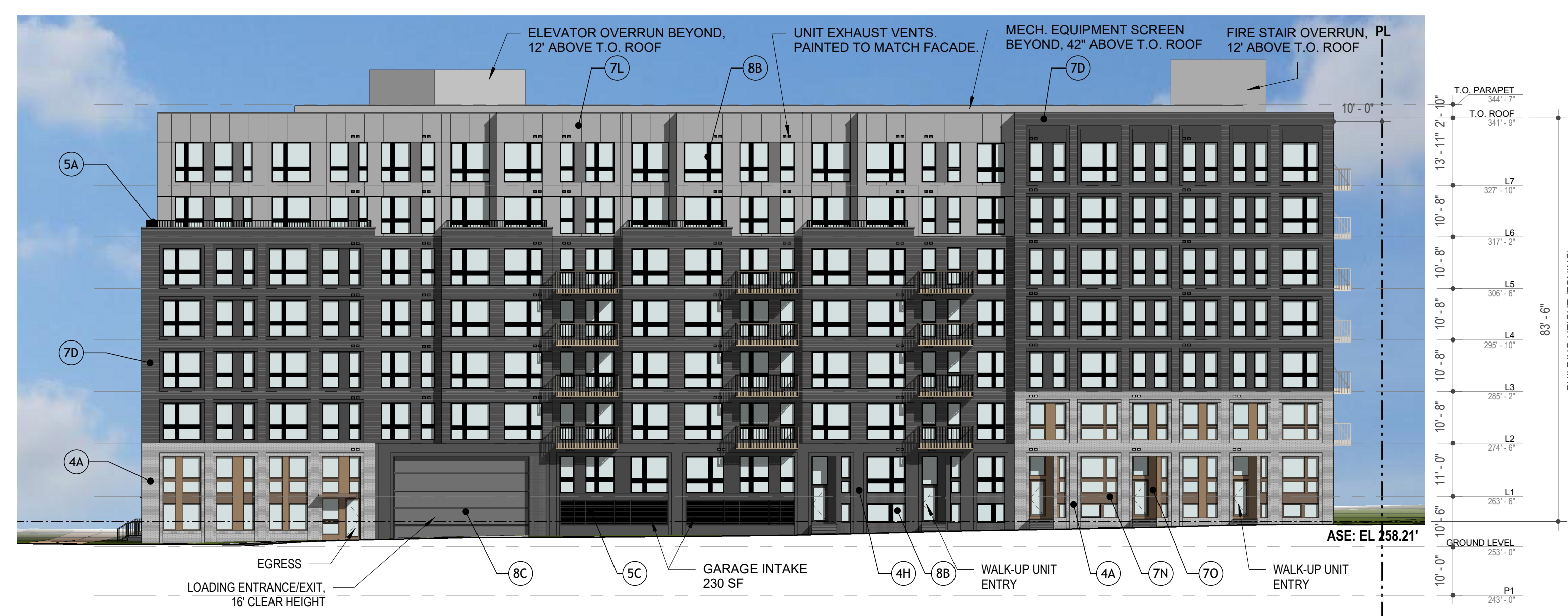
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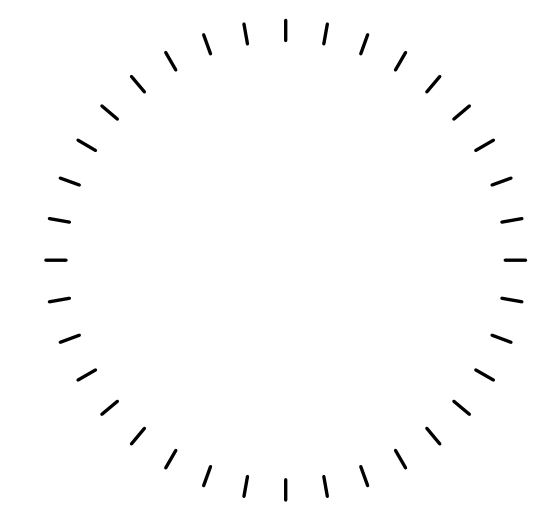


**5C** OVERALL NORTH ELEVATION  
 A1 A-30 1" = 20'-0" BUILDING ONE WALL OPENING: 52%



**8C** OVERALL SOUTH ELEVATION  
 A1 A-30 1" = 20'-0" BUILDING ONE WALL OPENING: 39%

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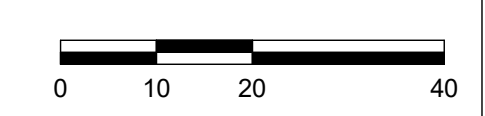
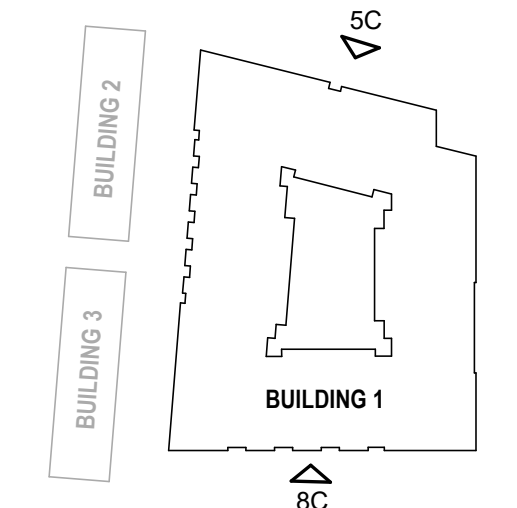
Phase  
**4.1 SUBMISSION**

Date  
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Scale  
 As indicated

Drawing  
**BUILDING 1 - BUILDING ELEVATIONS**

No  
**A-30**



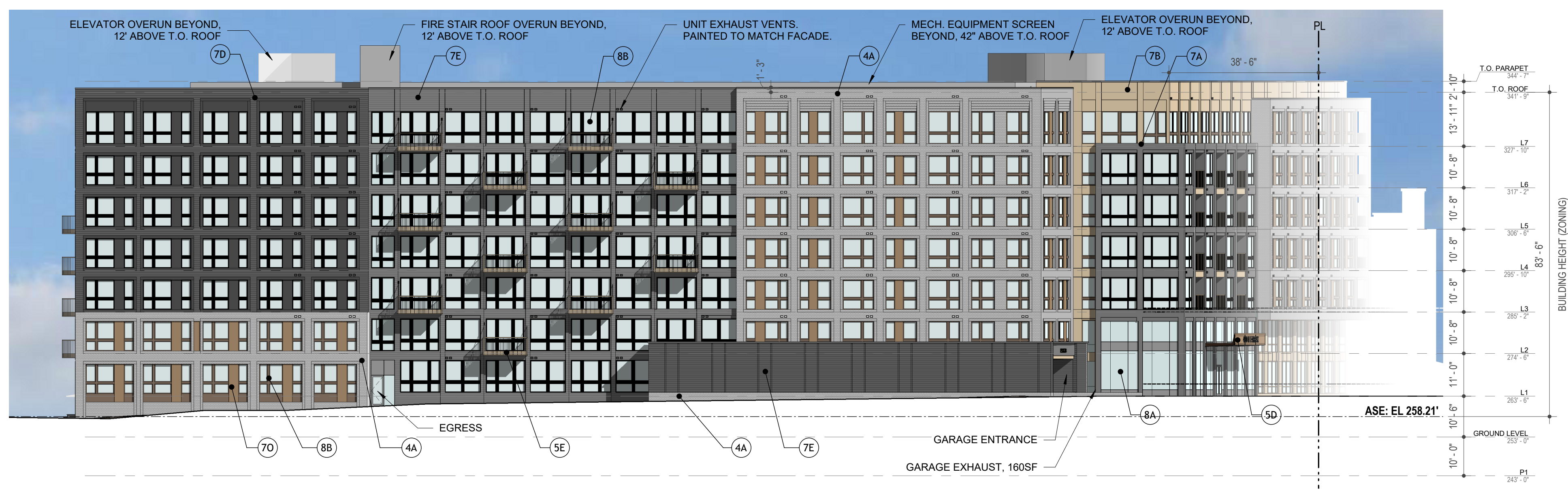


EXTERIOR ELEVATION KEYNOTES	
KEY	DESCRIPTION
4A	BRICK VENEER - TYPE 1 - PAINTED WARM WHITE
4H	BRICK VENEER - TYPE 2 - DARK GRAY
5A	RAILING SYSTEM - PAINTED PICKET
5D	CANOPY - METAL
5E	BALCONY - METAL
7A	PANEL CLADDING - TYPE 1 - BLACK
7B	PANEL CLADDING - TYPE 2 - LIGHT BRONZE
7D	FIBER CEMENT CLADDING - TYPE 1 - BLACK
7E	FIBER CEMENT CLADDING - TYPE 2 - DARK GRAY
7L	FIBER CEMENT CLADDING - TYPE 6 - LIGHT GRAY
7N	FIBER CEMENT CLADDING - TYPE 8 - MEDIUM GRAY
7O	FIBER CEMENT CLADDING - TYPE 9 - LIGHT BROWN
8A	GLAZING SYSTEM
8B	VINYL WINDOW

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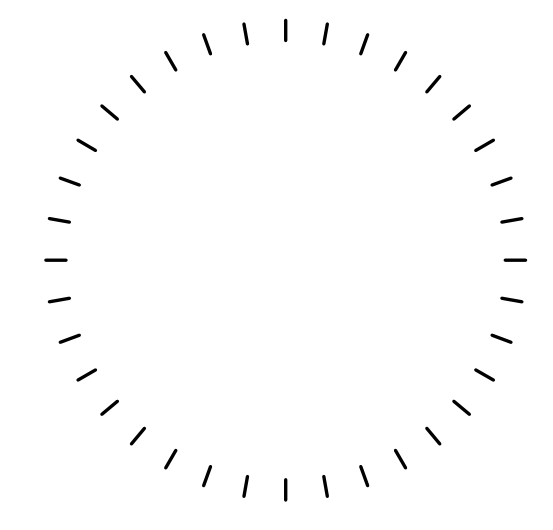
**5C OVERALL EAST ELEVATION**  
 A1 A-31 1" = 20'-0" BUILDING ONE WALL OPENING: 47%



**8C OVERALL WEST ELEVATION**  
 A1 A-31 1" = 20'-0" BUILDING ONE WALL OPENING: 45%

NOTE: FINAL LOCATION OF VENTS TO BE DETERMINED THROUGH CEP.

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no.	date	revision

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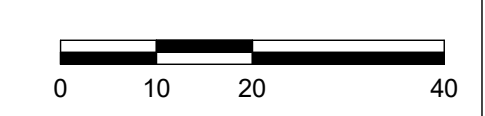
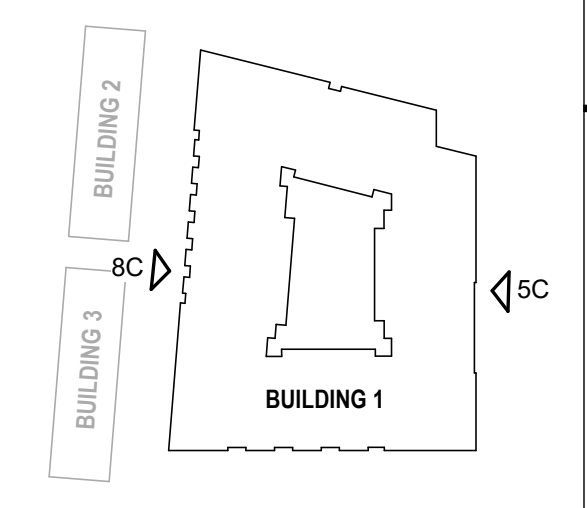
Phase  
**4.1 SUBMISSION**

Date  
05/17/2023

Scale  
As indicated

Drawing  
**BUILDING 1 - BUILDING ELEVATIONS**

No  
**A-31**





EXTERIOR ELEVATION KEYNOTES	
KEY	DESCRIPTION
4H	BRICK VENEER - TYPE 2 - DARK GRAY
5A	RAILING SYSTEM - PAINTED PICKET
5E	BALCONY - METAL
5F	CANOPY - GLASS AND METAL
7A	PANEL CLADDING - TYPE 1 - BLACK
7F	FIBER CEMENT CLADDING - TYPE 3 - LIGHT GRAY
7K	FIBER CEMENT CLADDING - TYPE 5 - DARK GRAY
7L	FIBER CEMENT CLADDING - TYPE 6 - LIGHT GRAY
8A	GLAZING SYSTEM
8B	VINYL WINDOW

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NOTE: FINAL LOCATION OF VENTS TO BE DETERMINED THROUGH CEP.



**4C** COURTYARD - WEST ELEVATION  
 A1 A-32 1" = 20'-0"



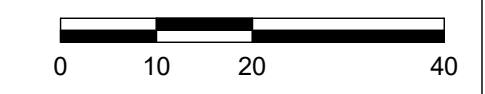
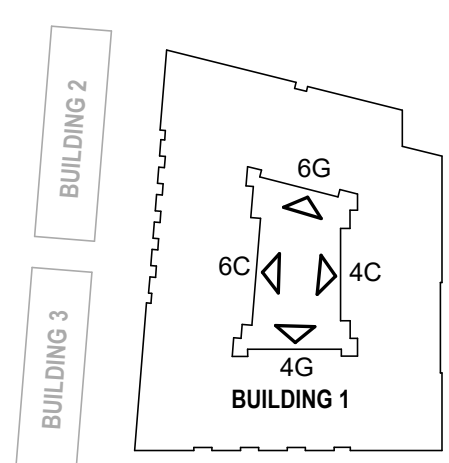
**4G** COURTYARD - SOUTH ELEVATION  
 A1 A-32 1" = 20'-0"



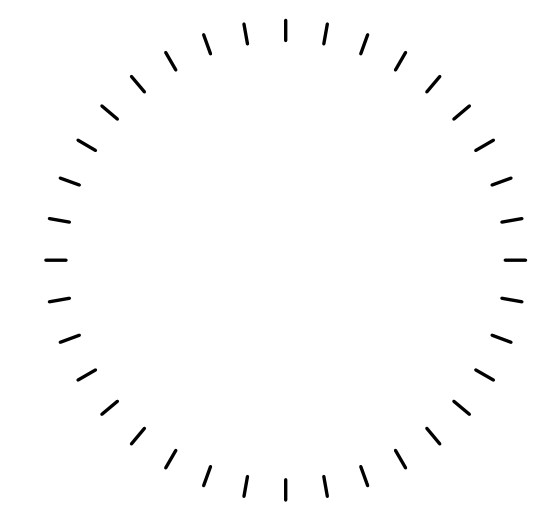
**6C** COURTYARD - EAST ELEVATION  
 A1 A-32 1" = 20'-0"



**6G** COURTYARD - NORTH ELEVATION  
 A1 A-32 1" = 20'-0"



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1	11/23/2021	4.1 SITE PLAN SUBMISSION
2	01/25/2022	4.1 SITE PLAN ACCEPTANCE
3	05/03/2022	4.1 SITE PLAN ACCEPTANCE
4	05/23/2022	4.1 S.P. POST ACCEPTANCE
5	12/23/2022	4.1 SITE PLAN RESUBMISSION
6	05/17/2023	4.1 SITE PLAN RESUBMISSION

no. date revision

Project Number  
 220185.00

Project  
**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

Date  
 05/17/2023

Scale  
 As indicated

Drawing  
**BUILDING 1 - BUILDING ELEVATIONS**

No  
**A-32**



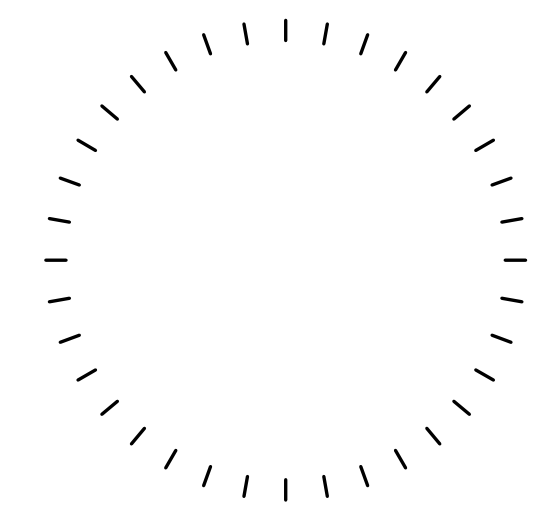
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6	05/17/2023	4.1 SITE PLAN RESUBMISSION

no.	date	revision
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Project Number  
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Project

**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

Date  
05/17/2023

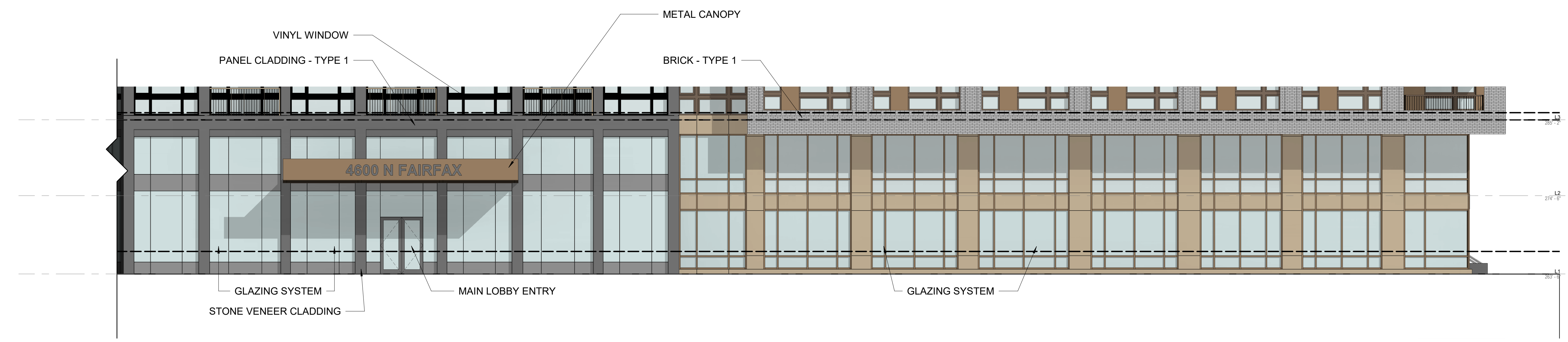
Scale  
As indicated

Drawing  
**BUILDING 1 - PARTIAL ELEVATIONS**

No

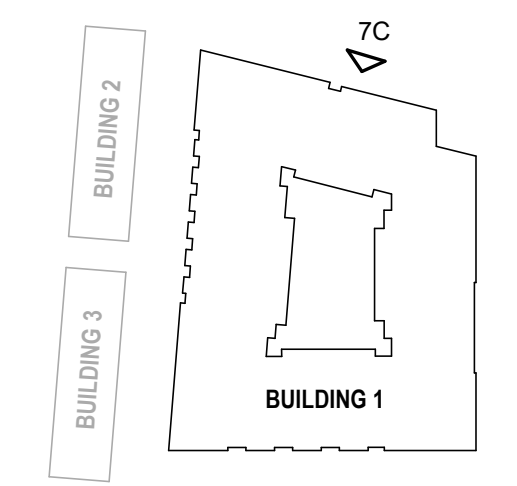
**A-33**

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**7C** NORTH ELEVATION - ENLARGED STREET LEVEL

A01 A-33 1/8" = 1'-0"



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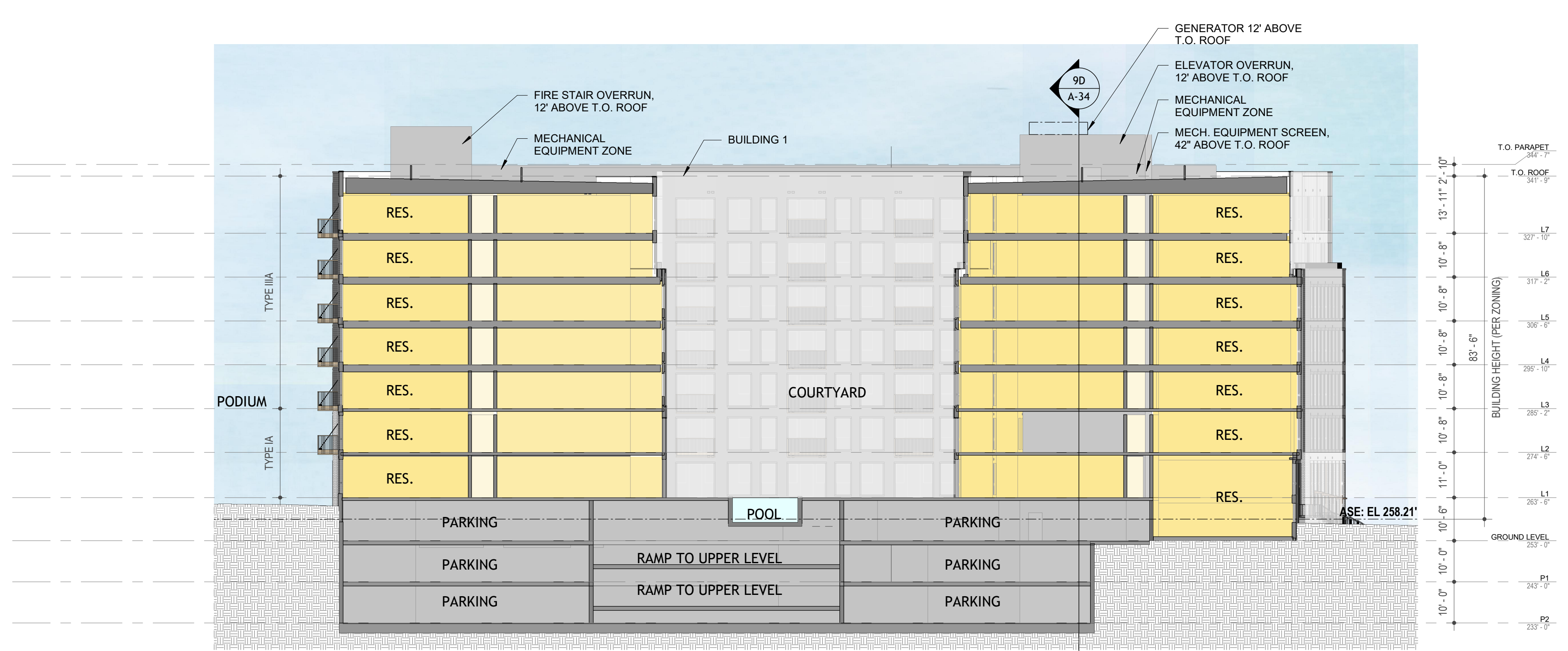




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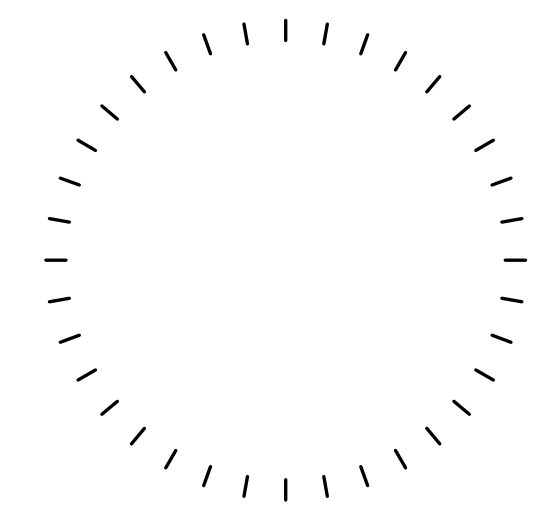
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**6D BUILDING SECTION**  
 A-11 A-35 1" = 20'-0"

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6	05/17/2023	4.1 SITE PLAN RESUBMISSION

no.	date	revision

Project Number  
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Project  
**4600 N FAIRFAX**

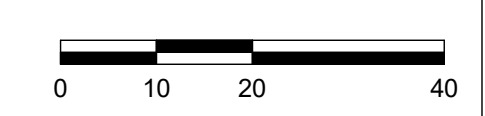
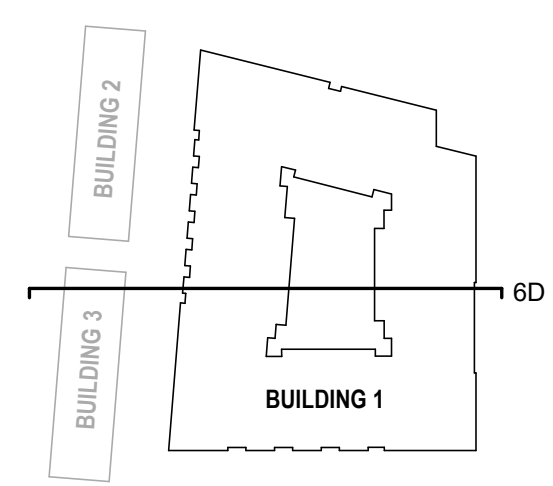
Phase  
**4.1 SUBMISSION**

Date  
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Scale  
As indicated

Drawing  
**BUILDING 1 - BUILDING SECTIONS**

No  
**A-35**



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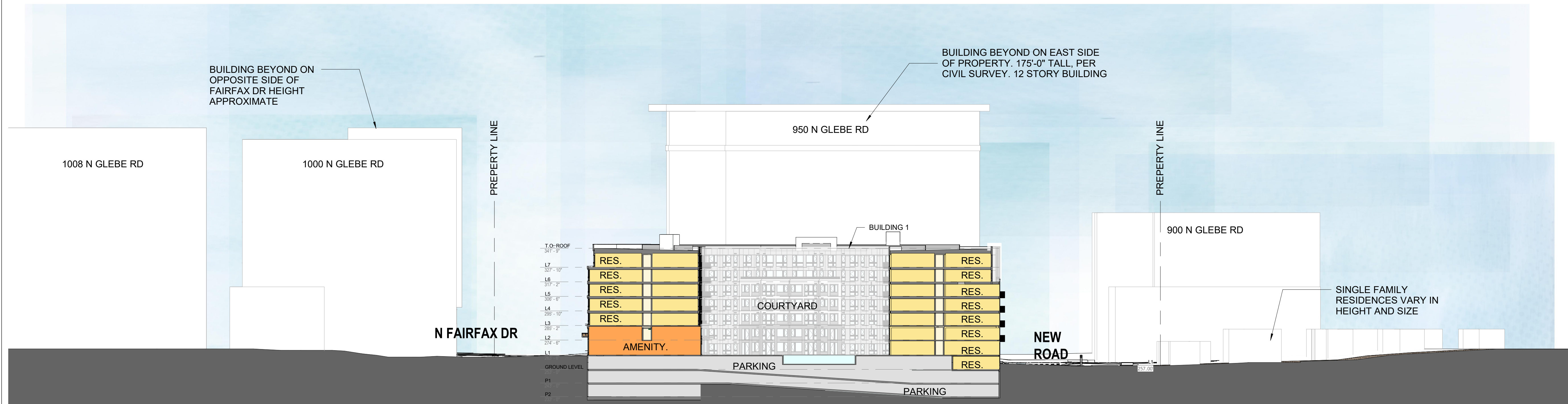








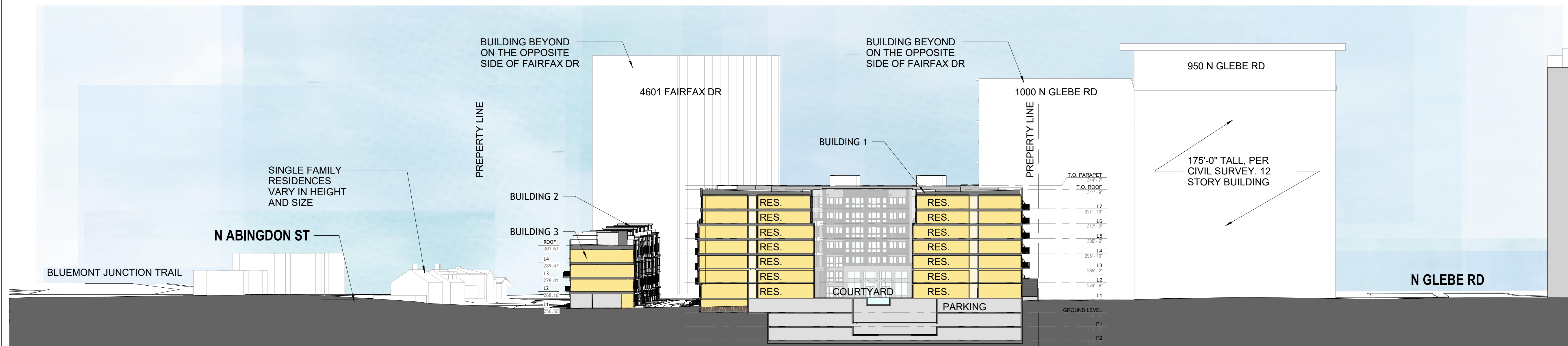
NOTE - CONTEXT HEIGHTS ARE BEST APPROXIMATIONS



5B | CONTEXT SITE SECTION - NORTH AND SOUTH BUILDINGS

A1 | A-100 | 1" = 40'-0"

NOTE - CONTEXT HEIGHTS ARE BEST APPROXIMATIONS



8B | CONTEXT SITE SECTION - NORTH BUILDING

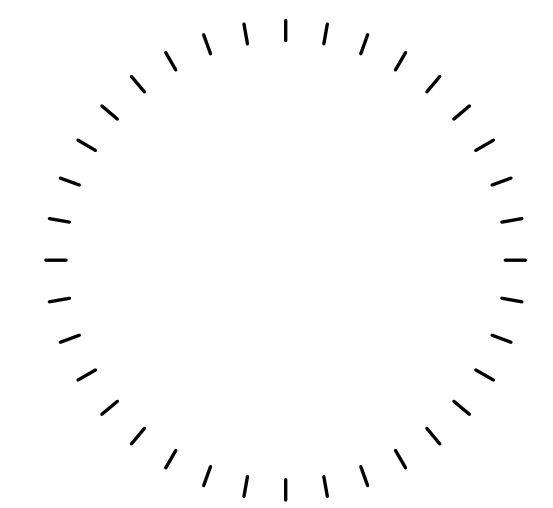
A1 | A-100 | 1" = 40'-0"

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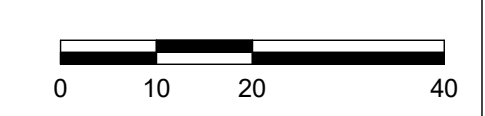
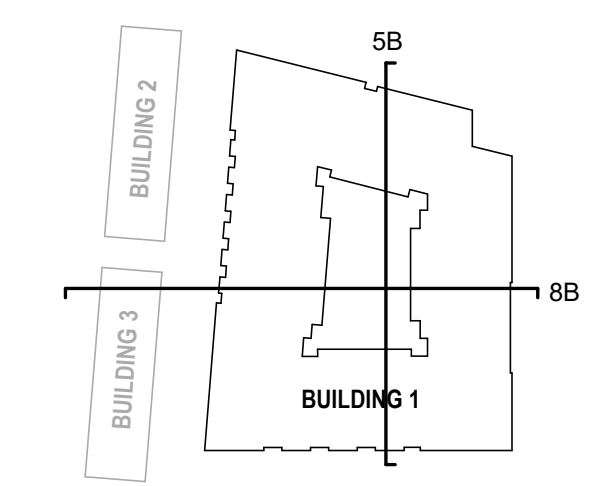
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5	12/23/2022	4.1 SITE PLAN RESUBMISSION
6	05/17/2023	4.1 SITE PLAN RESUBMISSION

no.	date	revision
Project Number		
220185.00		
Project		
4600 N FAIRFAX		
Phase		
4.1 SUBMISSION		
Date		
05/17/2023		
Scale		
As indicated		
Drawing		
CONTEXT SITE SECTIONS		
No		
A-100		



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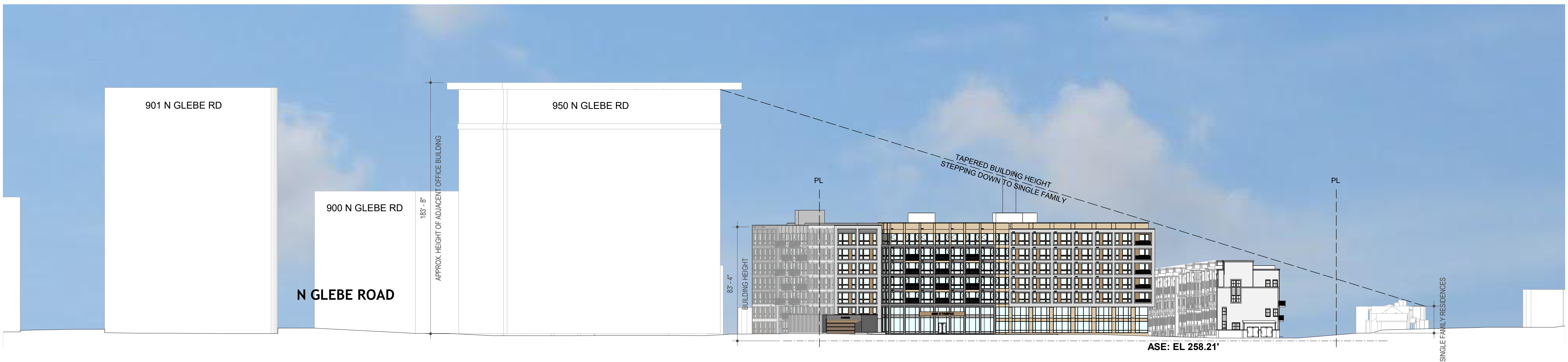


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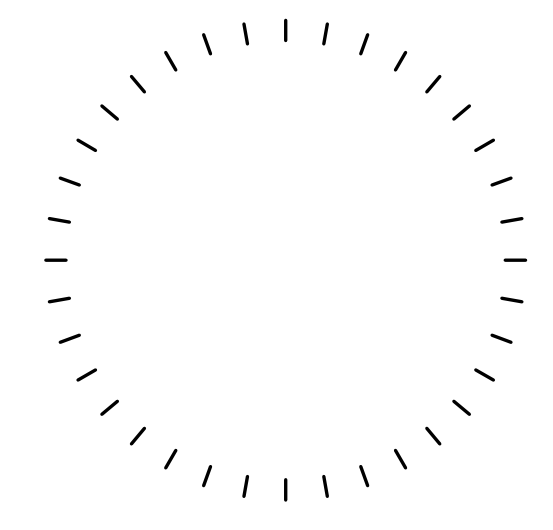
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NOTE - CONTEXT HEIGHTS ARE BEST APPROXIMATIONS



**6C** SITE CONTEXT - FAIRFAX DRIVE ELEVATION  
 A1 | A-101 | 1" = 40'-0"

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6	05/17/2023	4.1 SITE PLAN RESUBMISSION

no. date revision

Project Number  
 220185.00

Project  
**4600 N FAIRFAX**

Phase  
**4.1 SUBMISSION**

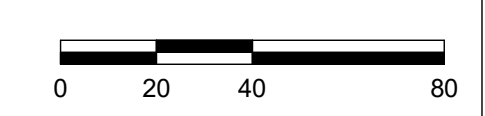
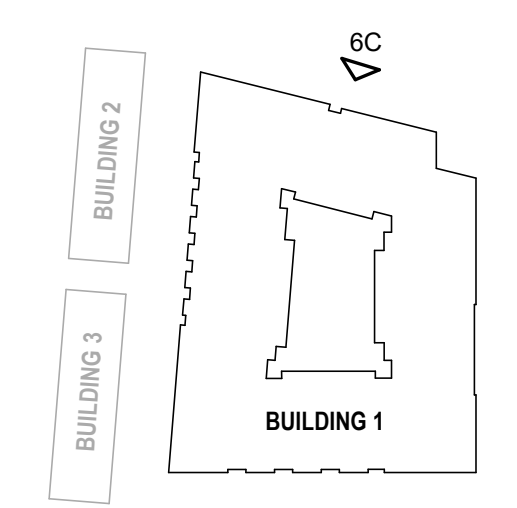
Date  
 05/17/2023

Scale  
 As indicated

Drawing  
**CONTEXT SITE ELEVATION**

No

**A-101**



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1 - BUILDING 1 NE CORNER



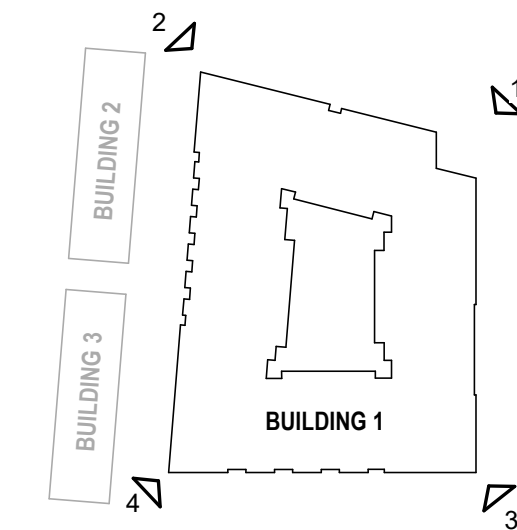
2 - BUILDING 1 NW CORNER



3 - BUILDING 1 SE CORNER



4 - BUILDING 1 SW CORNER



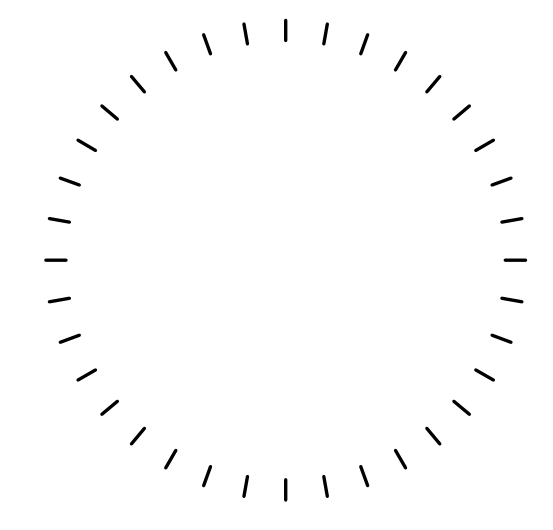
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6	05/17/2023	4.1 SITE PLAN RESUBMISSION

no.	date	revision
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Project Number  
 220185.00

Project  
**4600 N FAIRFAX**

Phase  
 4.1 SUBMISSION

Date  
 05/17/2023

Scale  
 1" = 200'-0"

Drawing  
**BUILDING 1 - RENDERINGS**

No  
**A-102**





1 - SHARED USE PATH BUILDING 1 WALKUPS



2 - SHARED USE PATH BUILDING 1 WALKUPS

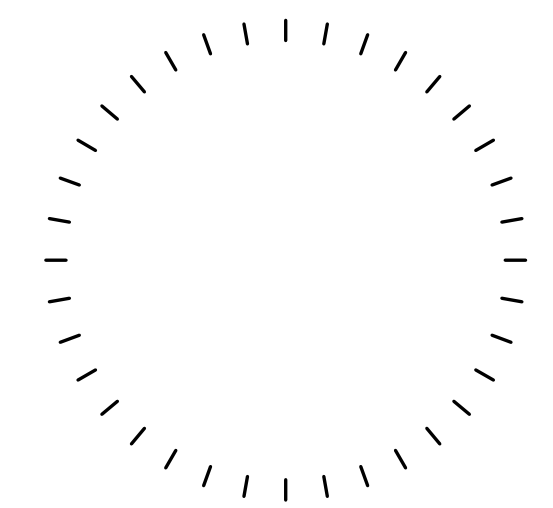
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6	05/17/2023	4.1 SITE PLAN RESUBMISSION

no. date revision

Project Number  
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Project  
**4600 N FAIRFAX**

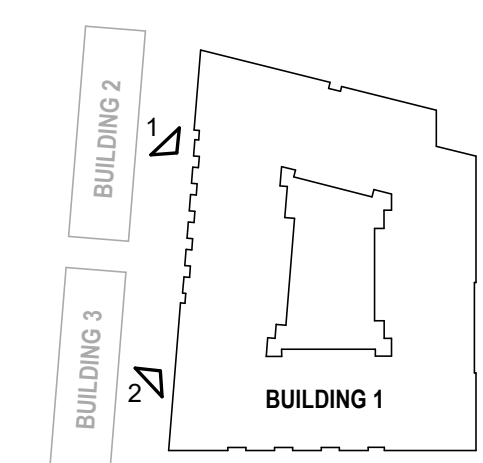
Phase  
**4.1 SUBMISSION**

Date  
05/17/2023

Scale  
1" = 200'-0"

Drawing  
**BUILDING 1 - RENDERINGS**

No.  
**A-103**







1 - BUILDING 2 NE CORNER



2 - BUILDING 2 EAST FACADE

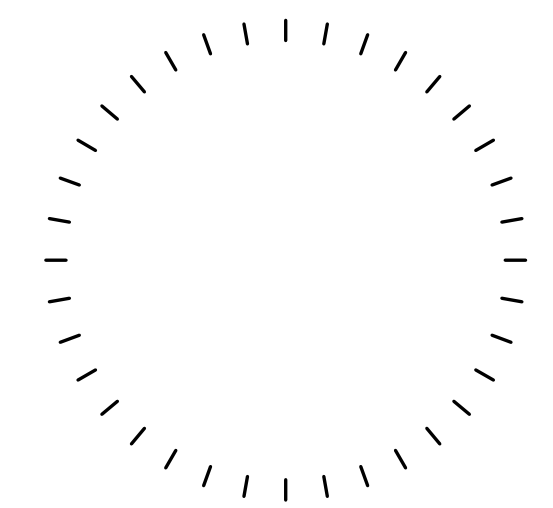
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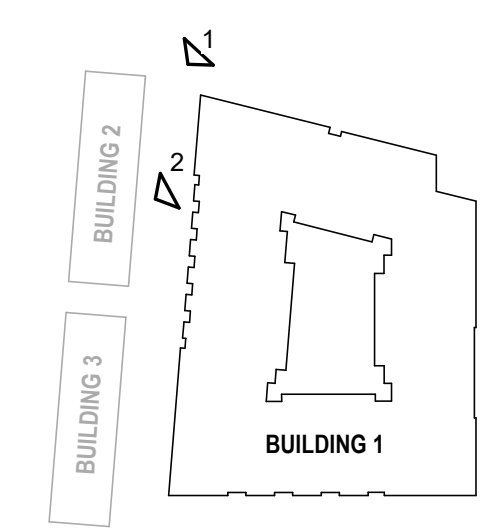
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6	05/17/2023	4.1 SITE PLAN RESUBMISSION

5

no.	date	revision
Project Number		
220185.00		
Project		
4600 N FAIRFAX		
Phase		
4.1 SUBMISSION		
Date		
05/17/2023		
Scale		
1" = 200'-0"		
Drawing		
BUILDING 2 & 3 - RENDERINGS		
No		
A-104		

6  
7





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1 - NE CORNER



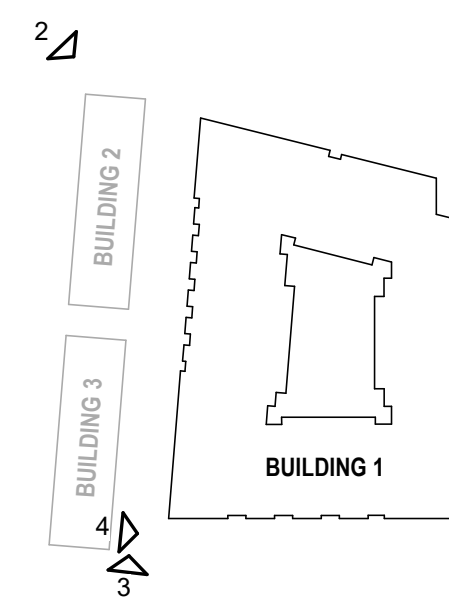
2 - NW CORNER



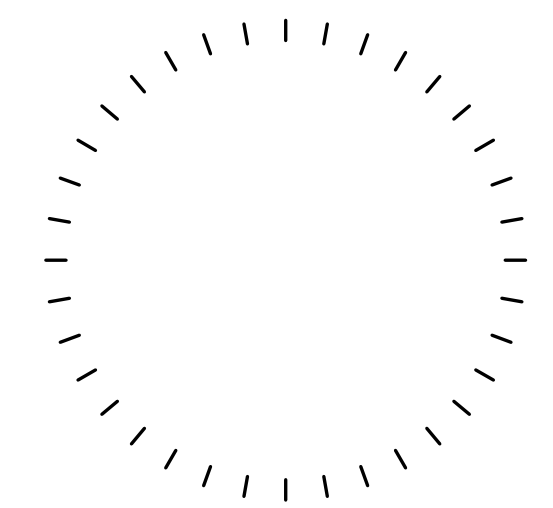
3 - SHARED USE PATHWAY



4 - NEW ROAD



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5	12/23/2022	4.1 SITE PLAN RESUBMISSION
6	05/17/2023	4.1 SITE PLAN RESUBMISSION

5 no. date revision

Project Number  
220185.00

Project  
**4600 N FAIRFAX**

Phase  
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Date  
05/17/2023

Scale  
1" = 200'-0"

Drawing  
**CONTEXT SITE RENDERINGS**

No  
**A-105**

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