

# 1601 FAIRFAX DRIVE

ARLINGTON COUNTY, VIRGINIA

## SHEET INDEX

### CIVIL

- C-00 COVER
- C-01 OVERALL CERTIFIED SURVEY
- C-01A ENCROACHMENT EXHIBIT
- C-01B CONSOLIDATION & EASEMENT EXHIBIT
- C-02 VACATION EXHIBIT
- C-03 EXISTING TREE INVENTORY PLAN
- C-03A EXISTING TREE INVENTORY NOTES AND DETAILS
- C-04 OVERALL CONTEXT PLAN
- C-05 AERIAL CONTEXT PLAN
- C-06 PLOT AND LOCATION PLAN
- C-07 PRESENTATION PLAN
- C-08 STRIPING AND MARKING PLAN
- C-09 EXISTING & PROPOSED STREET SECTIONS
- C-10 FIRE LANE MARKING PLAN
- C-11 PRE-SWM BMP MAP
- C-12 POST-SWM BMP MAP
- C-13 STORMWATER MANAGEMENT PLAN
- C-14 STORMWATER MANAGEMENT CALCULATIONS
- C-15 STORMWATER MANAGEMENT CALCULATIONS
- C-16 STORMWATER MANAGEMENT DETAILS

### ARCHITECTURE

- A-000 GENERAL INFORMATION
- A-100 P2 LEVEL FLOOR PLAN
- A-101 P1 LEVEL FLOOR PLAN
- A-102 LEVEL 1 FLOOR PLAN
- A-103 LEVEL 2 FLOOR PLAN
- A-104 LEVELS 3 TO 8 FLOOR PLAN
- A-105 ROOF PLAN
- A-300 BUILDING SECTION
- A-301 BUILDING SECTION
- A-400 NORTH ELEVATION
- A-401 EAST ELEVATION
- A-402 SOUTH ELEVATION
- A-403 WEST ELEVATION
- A-404 ENLARGED SOUTH ELEVATION
- A-405 3D RENDERINGS

### LANDSCAPE ARCHITECTURE

- L-001 GENERAL NOTES
- L-002 OVERALL SITE PLAN
- L-101 HARDSCAPE PLAN - GROUND FLOOR
- L-102 HARDSCAPE PLAN - 2ND FLOOR
- L-201 HARDSCAPE DETAILS
- L-202 HARDSCAPE DETAILS
- L-301 PRODUCT INFORMATION
- L-302 PRODUCT INFORMATION
- L-401 LANDSCAPE PLAN - GROUND FLOOR
- L-402 LANDSCAPE PLAN - 2ND FLOOR
- L-403 LANDSCAPE PLAN - ROOF
- L-501 PLANT SCHEDULE
- L-502 PLANTING DETAILS
- L-503 PLANTING NOTES

## 4.1 SUBMISSION - JANUARY 13, 2023



CONCEPT RENDERING

### OWNER / DEVELOPER

MR 1601 FAIRFAX DRIVE PROPERTY LLC  
750 17TH STREET NW, SUITE 1100  
WASHINGTON, D.C. 20006  
(202) 777-2012  
CONTACT: JOSH OLSEN

### ATTORNEY

WALSH, COLLUCI, LUBELEY & WALSH, P.C.  
2200 CLARENDON BOULEVARD, SUITE 1300  
ARLINGTON, VA. 22201  
(703) 528-4700  
CONTACT: NICK CUMINGS

### ARCHITECT

DCS DESIGN  
8614 WESTWOOD CENTER DRIVE, SUITE 800  
TYSONS, VA 22182  
(703) 556-9275  
CONTACT: JASNA BIJELIC

### CIVIL ENGINEER

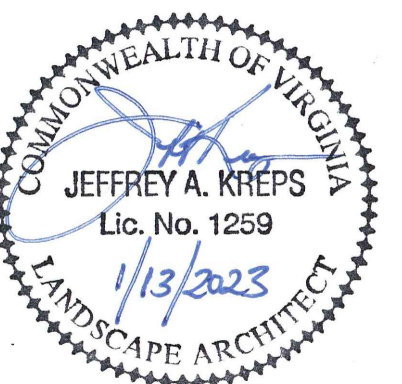
VIKA VA, LLC.  
8180 GREENSBORO DRIVE, SUITE #200  
McLEAN, VA 22102  
(703) 442-7800  
CONTACT: JEFF KREPS

### LANDSCAPE ARCHITECT

STUDIO 39  
6416 GROVEDALE DRIVE  
ALEXANDRIA, VA 22310  
(703) 719-6500  
CONTACT: JOSEPH PLUMPE

### TRAFFIC CONSULTANT

WELLS + ASSOCIATES, INC.  
1420 SPRING HILL ROAD, SUITE 610  
TYSONS, VA 22102  
(703) 917-6620  
CONTACT: GRADY VAUGHAN



**DENSITY CHART**

FLOOR AREA CALCULATION					
LEVEL	FUNCTION	GROSS PARKING AREA	GROSS FLOOR AREA	EXCLUSIONS	TOTAL GFA
P2	RES. PARKING	18,335	1,286	1,286	0
P1	RES. PARKING	17,163	444	444	0
GROUND	AMENITIES/UNITS	5,079	13,416	12	13,404
2nd	UNITS/AMENITIES	0	14,069	35	14,034
3rd	UNITS	0	16,454	35	16,419
4th	UNITS	0	16,454	35	16,419
5th	UNITS	0	16,454	35	16,419
6th	UNITS	0	16,454	35	16,419
7th	UNITS	0	16,454	35	16,419
8th	UNITS	0	16,454	35	16,419
ROOF	STAIR	177	177	0	177
MECH. PH	MECHANICAL	0	0	0	0
		40,754	128,116	1,987	126,129

**UNIT MATRIX**

LEVEL	FUNCTION	STUDIO	1 BED	2BED	TOTAL	ELEVATION
P2	RES. PARKING					
P1	RES. PARKING					
GROUND	AMENITIES/UNITS	2	2	2	6	105.00'
2nd	UNITS/AMENITIES	7	3	5	15	116.50'
3rd	UNITS	9	6	5	20	126.16'
4th	UNITS	9	6	5	20	136.33'
5th	UNITS	9	6	5	20	146.99'
6th	UNITS	9	6	5	20	157.47'
7th	UNITS	9	6	5	20	168.31'
8th	UNITS	9	6	5	20	178.96'
ROOF MECH. PH	MECHANICAL					190.97'
TOTAL		63	41	37	141	

**PARKING MATRIX**

PARKING COUNT SUMMARY:				
LEVEL	STANDARD	COMPACT	HC	TOTAL
P2	32	13	1	46
P1	31	9	2	42
TOTAL GARAGE PARKING	63	22	3	88

RESIDENTIAL PARKING PROVIDED = 0.624/PER UNIT  
 RESIDENTIAL PARKING REQUIRED = 1.125 PS/ RES.UNIT = 159 PS  
 COMPACT CARS RATIO 25%

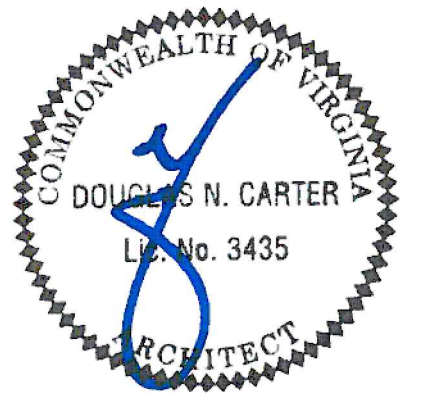
BICYCLE PARKING	PROVIDED		REQUIRED
	VERT.	HORIZ.	1/2.5 RES.UNIT = 57
P1 LEVEL	45	12	
VISITORS	4		1 PER 50 UNITS = 3

BICYCLE PARKING PROVIDED = 1/2.5 RES.UNITS = 57  
 VISITOR BICYCLE PARKING PROVIDED ON GRADE = 1/36 RES. UNITS = 4

LOADING	PROVIDED	REQUIRED
GROUND FLOOR CLEAR HEIGHT = 16'	1	1 SPACE PER 200 UNITS

ZONING CATEGORY	ALLOWABLE/REQUIRED	PROPOSED
ZONING CLASSIFICATION	NA	RA6-15
FAR	3.24	6.11
SITE AREA	NA	20,645 SF
PROPOSED PLAN	NA	126,129 SF
HEIGHT / # OF STORIES	125/12 STORIES	79,83/ 8 STORIES
MIN PROPERTY STEP BACKS	NA	NONE
# OF UNITS	NA	141

Bonus Density Calculation	
<b>Total Site Area</b>	<b>20,645 SF</b>
<i>Current Area</i>	20,050 SF
<i>Proposed Vacation Area</i>	595 SF
<b>Total Proposed GFA</b>	<b>126,129 SF</b>
<b>Base Density (3.24 FAR per Fort Myer Heights North Special District)*</b>	<b>66,889.80 SF</b>
<b>LEED Bonus Density (0.35 FAR)</b>	<b>7,225.75 SF</b>
<b>Remaining Bonus Density</b>	<b>52,013.45 SF</b>



1/13/2023

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REVISION DATE

PROJECT TITLE

1601 Fairfax Drive

1601 Fairfax Drive  
 ARLINGTON, VA, 22209

PROJECT NO. 322 122.00

DRAWING TITLE

**GENERAL INFORMATION**

DRAWN BY JB

QC CHECKED BY WF

CA REVIEWED BY

DRAWING NUMBER

**A-000**

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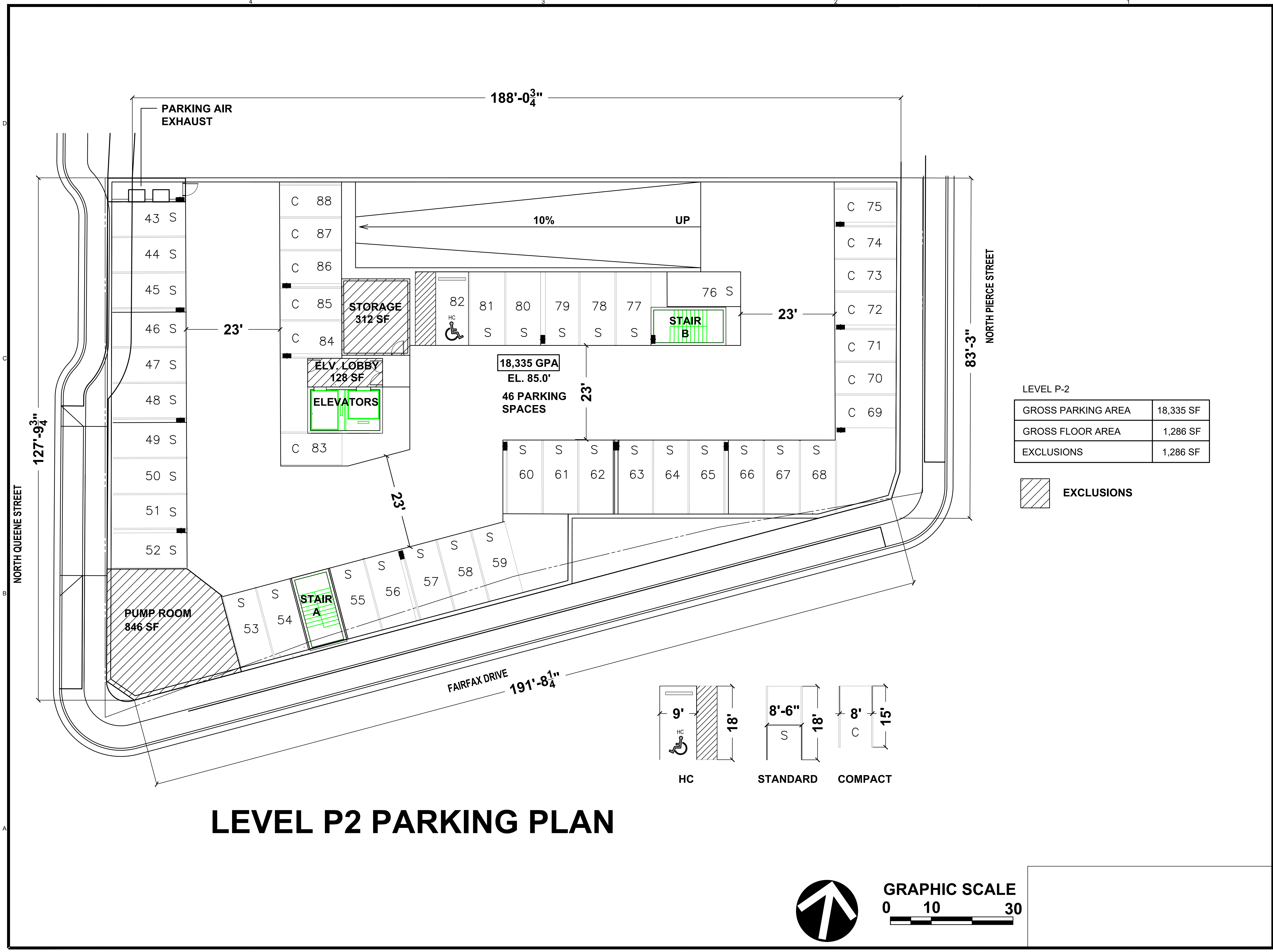
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P2 LEVEL  
FLOOR PLAN

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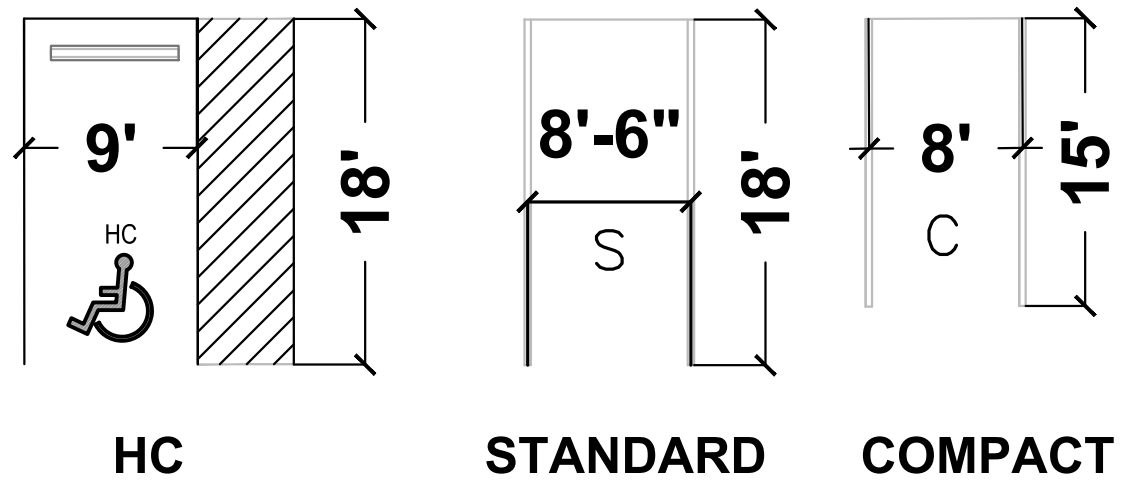
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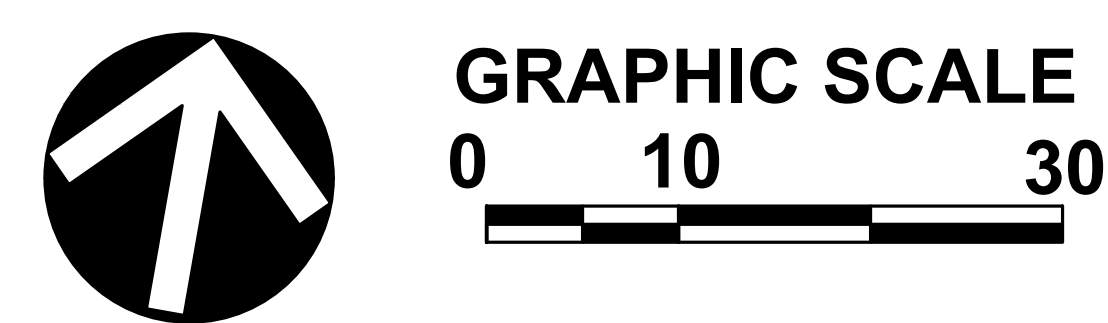
LEVEL P-2

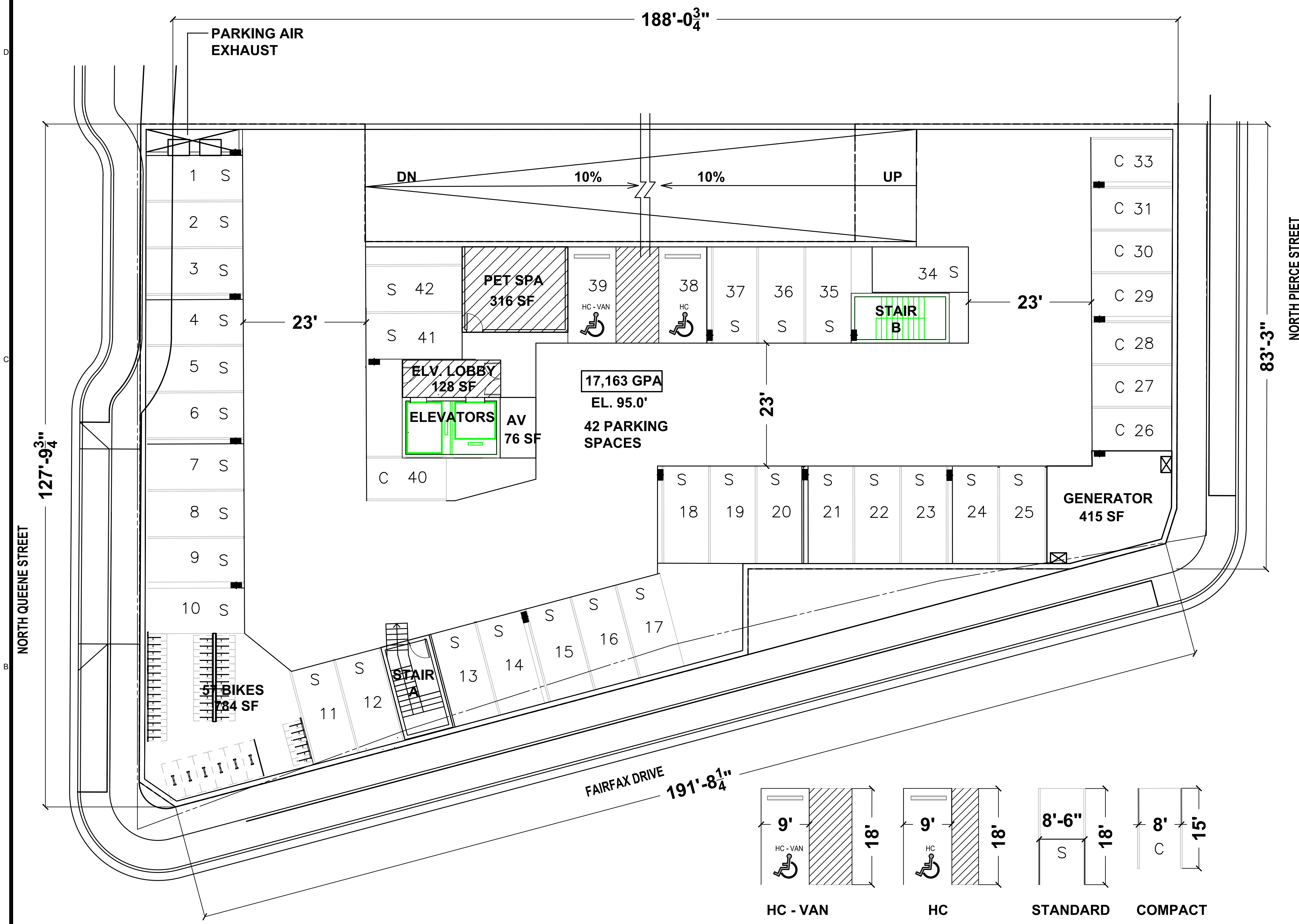
GROSS PARKING AREA	18,335 SF
GROSS FLOOR AREA	1,286 SF
EXCLUSIONS	1,286 SF

EXCLUSIONS



**LEVEL P2 PARKING PLAN**

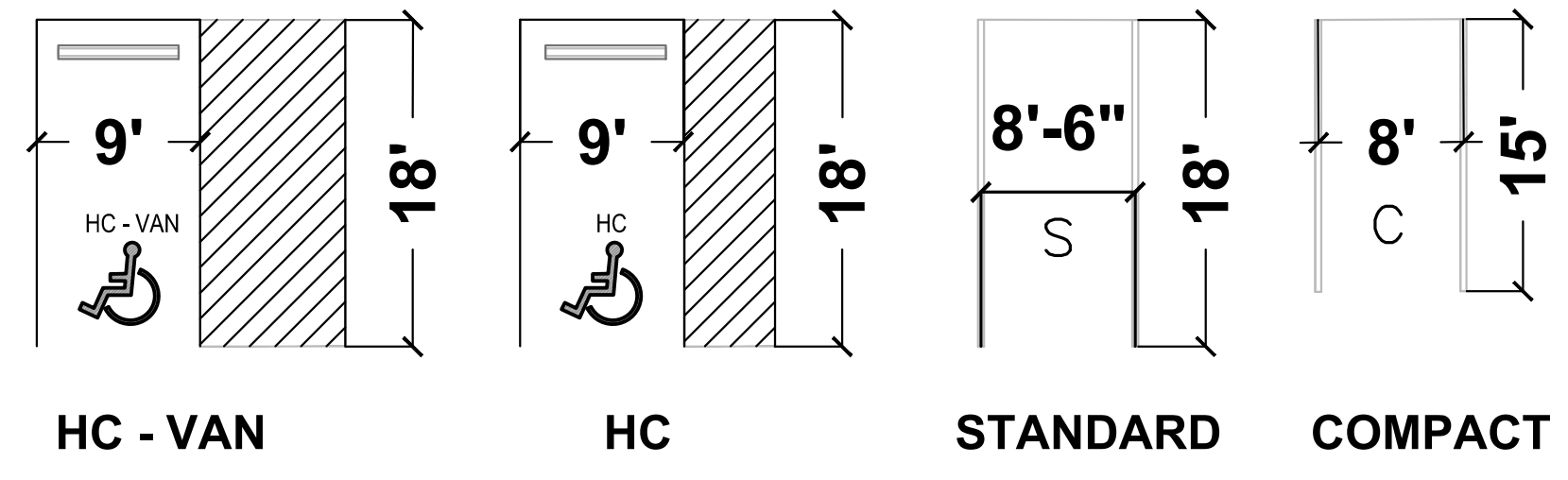




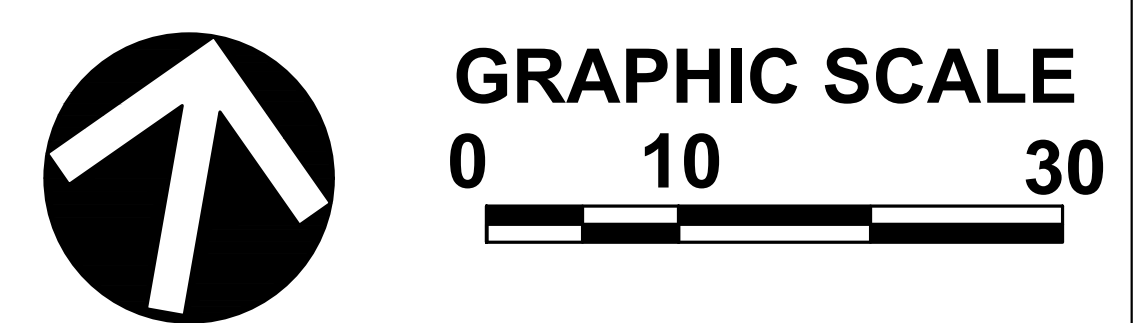
LEVEL P-1

GROSS PARKING AREA	17,163 SF
GROSS FLOOR AREA	444 SF
EXCLUSIONS	444 SF

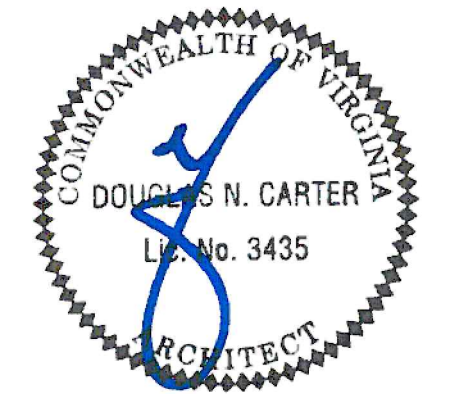
EXCLUSIONS



# LEVEL P1 PARKING PLAN



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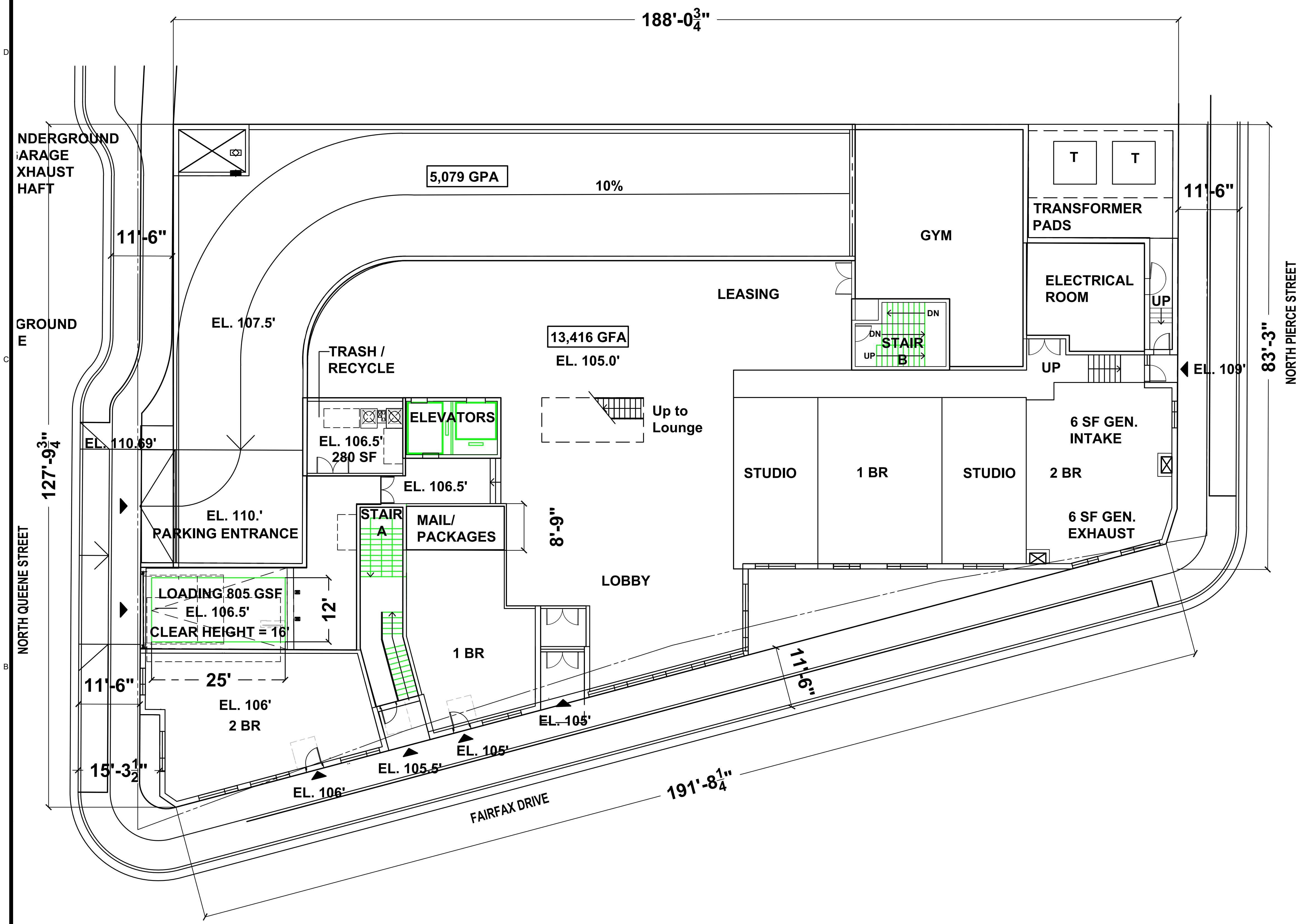
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LEVEL 1 FLOOR PLAN

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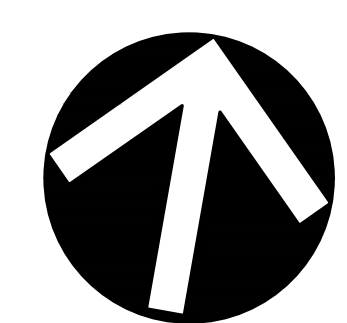
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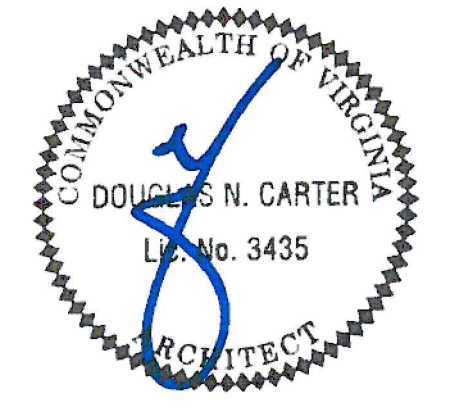
LEVEL -1

GROSS PARKING AREA	5,079 SF
GROSS FLOOR AREA	13,416 SF
EXCLUSIONS	12 SF

# LEVEL 1 FLOOR PLAN



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LEVEL 2 FLOOR  
PLAN

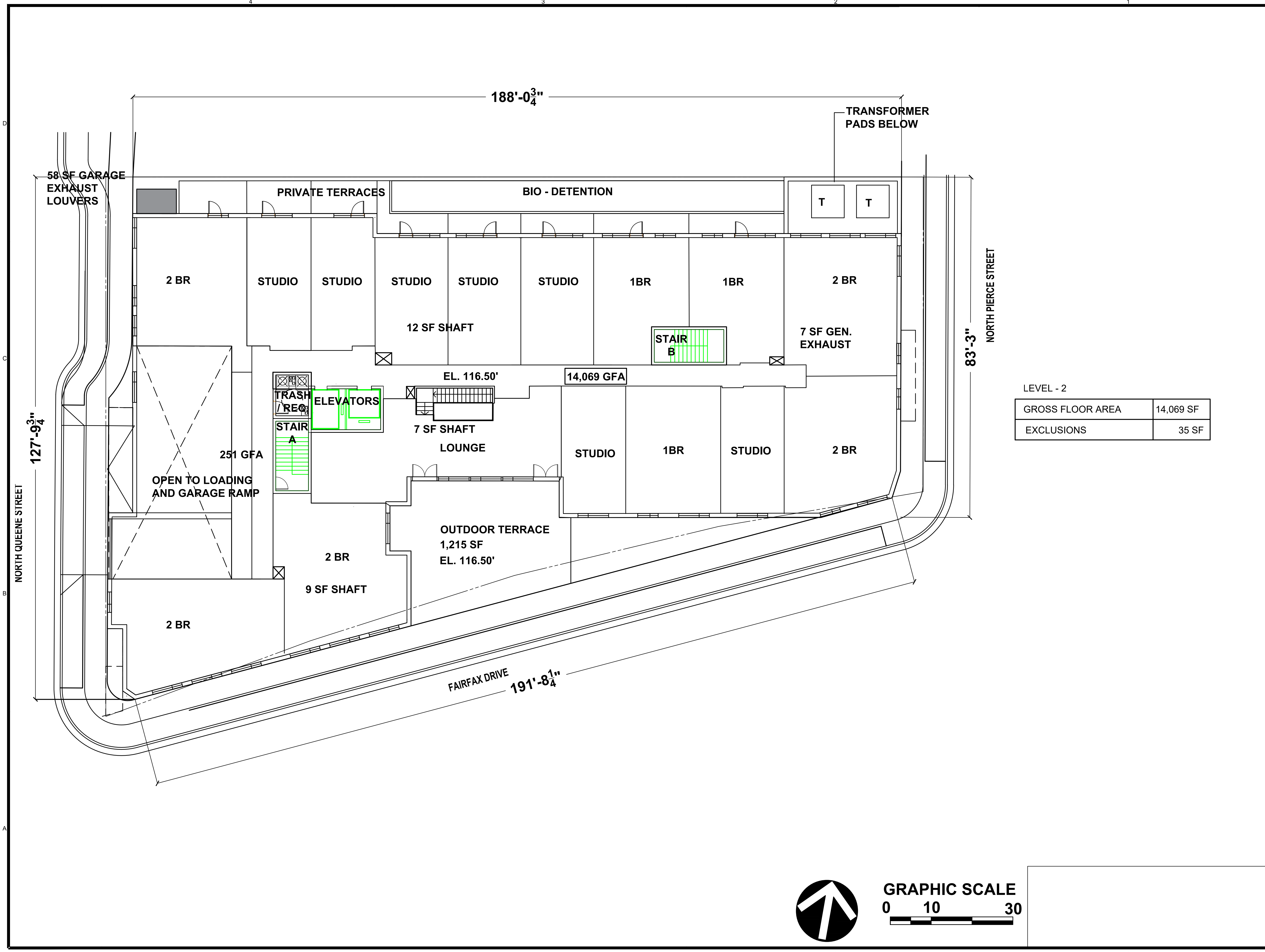
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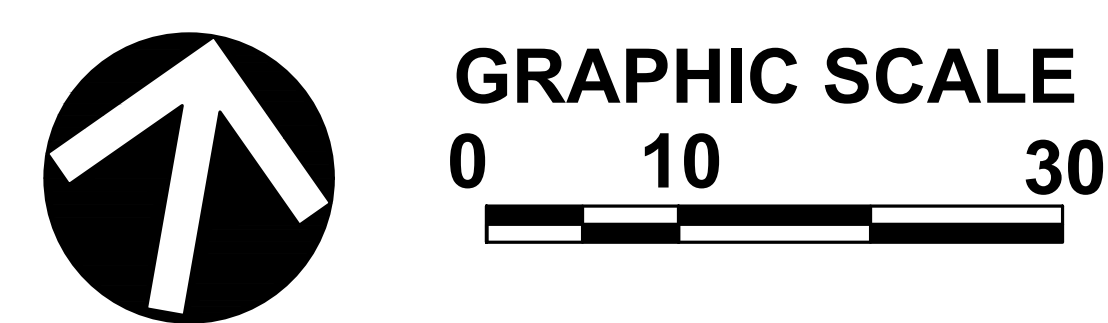
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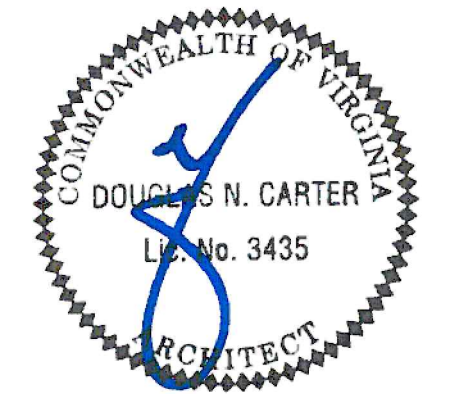


LEVEL - 2

GROSS FLOOR AREA	14,069 SF
EXCLUSIONS	35 SF



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LEVELS 3 to 8  
FLOOR PLAN

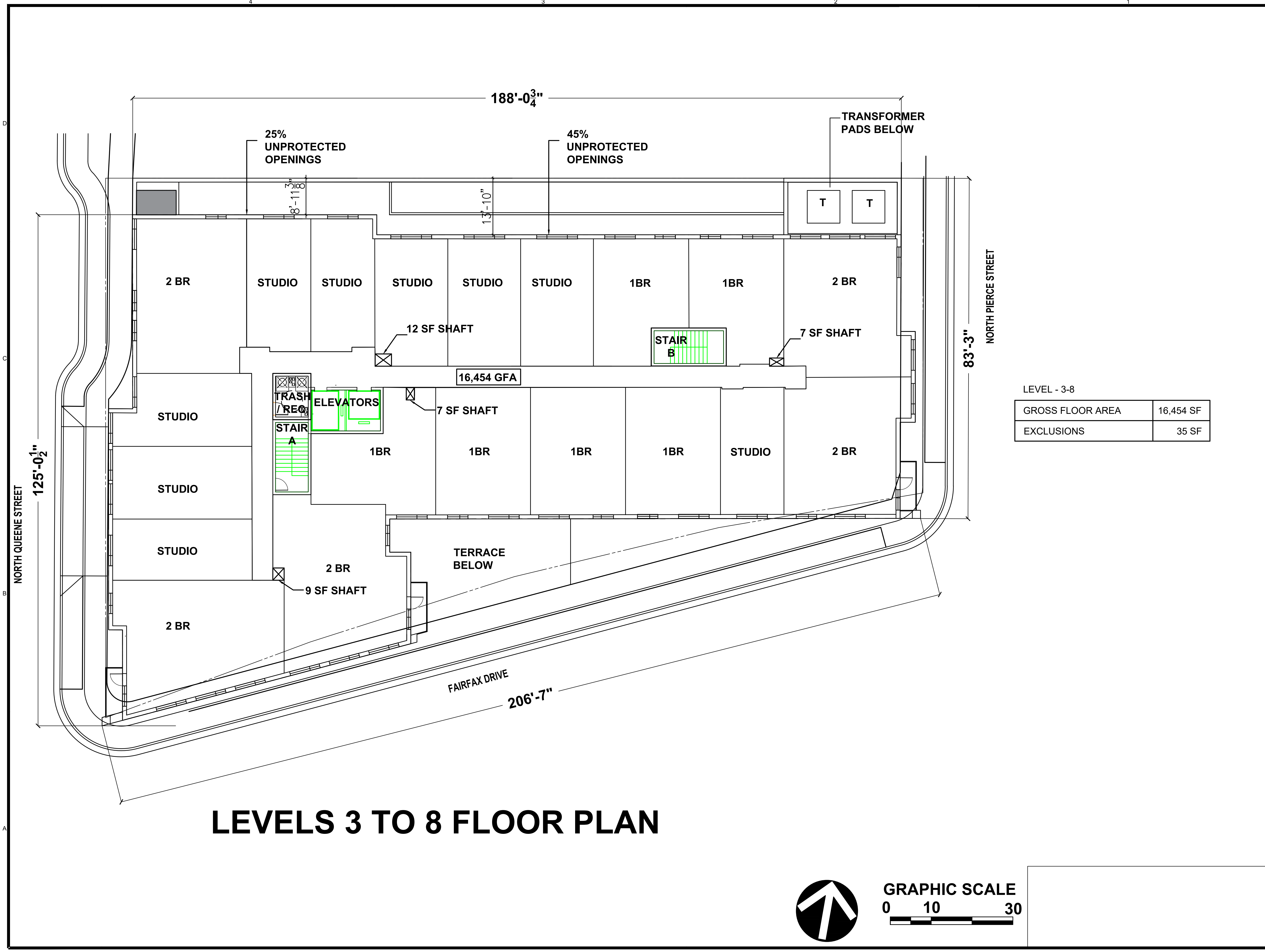
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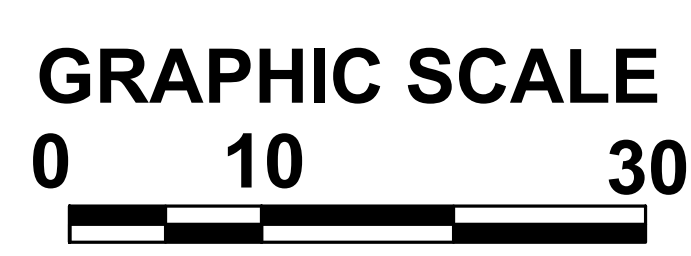
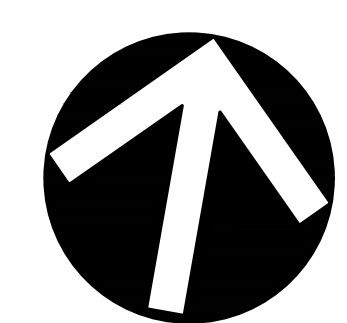
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# LEVELS 3 TO 8 FLOOR PLAN

LEVEL - 3-8

GROSS FLOOR AREA	16,454 SF
EXCLUSIONS	35 SF



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ROOF PLAN

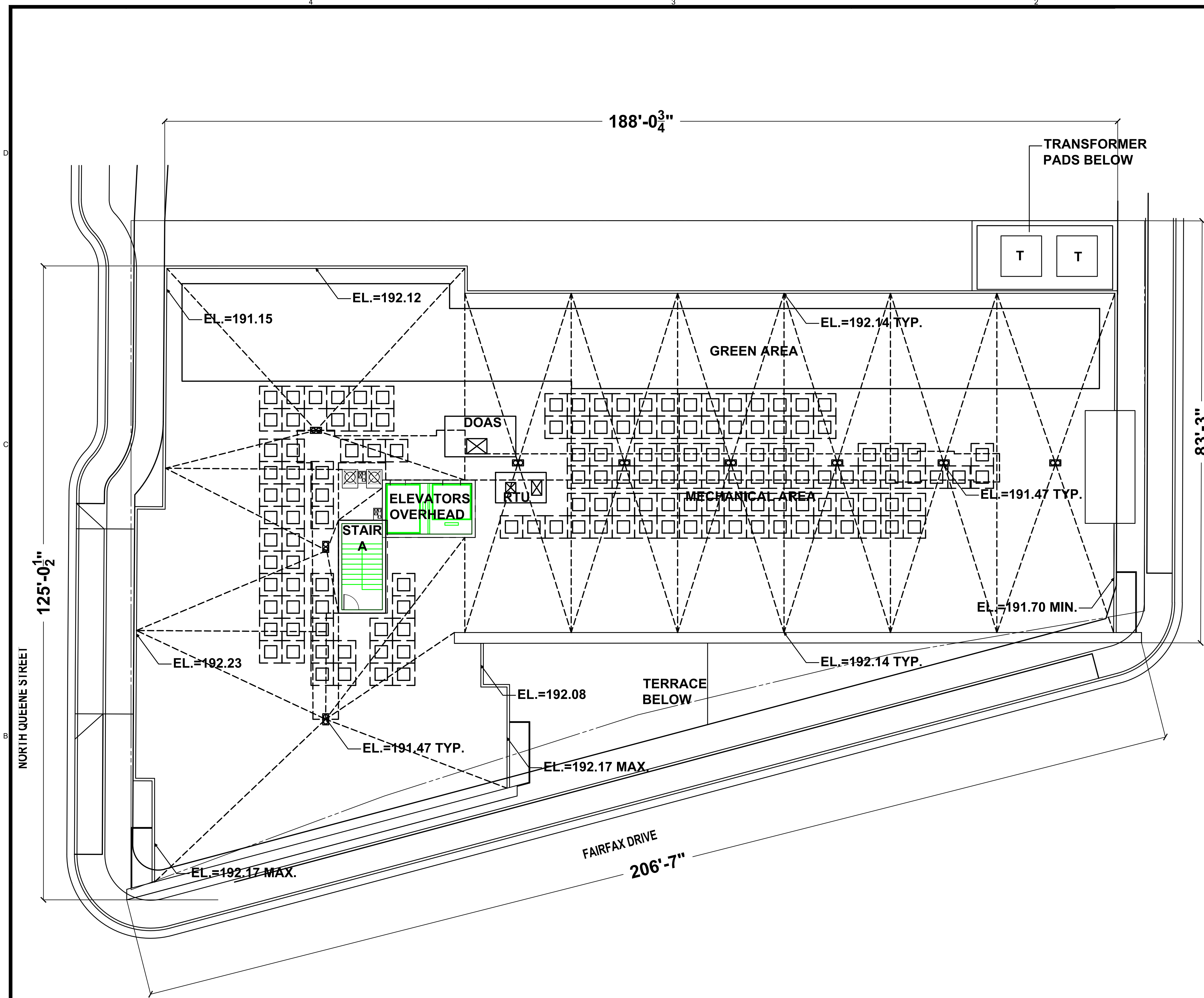
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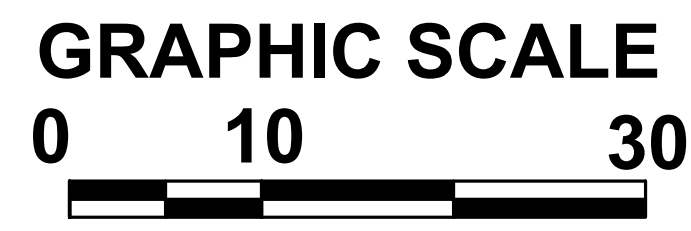
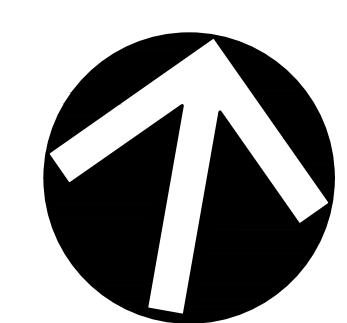
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ROOF LEVEL

GROSS FLOOR AREA	177 SF
EXCLUSIONS	0

# ROOF PLAN



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BUILDING SECTION

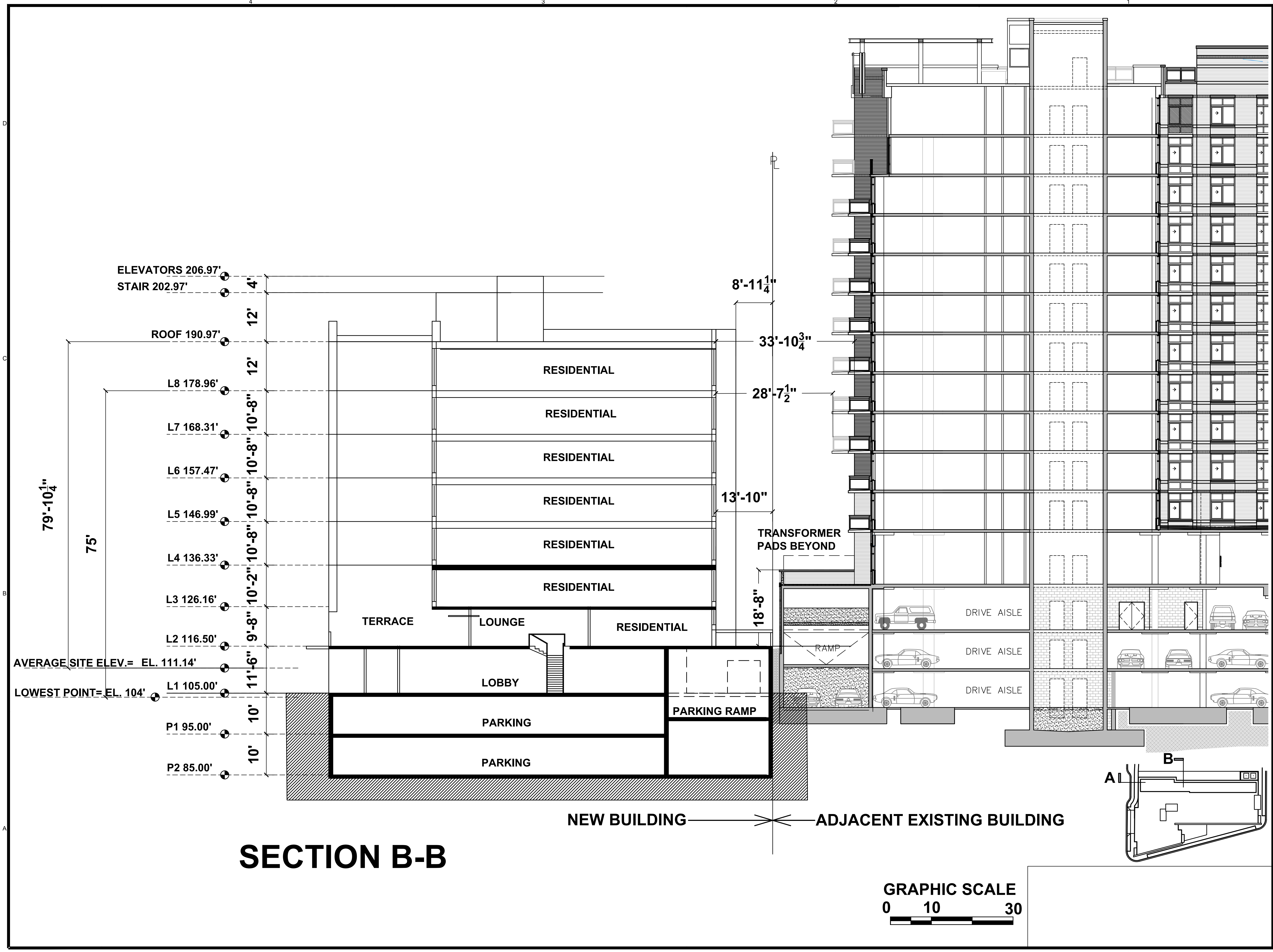
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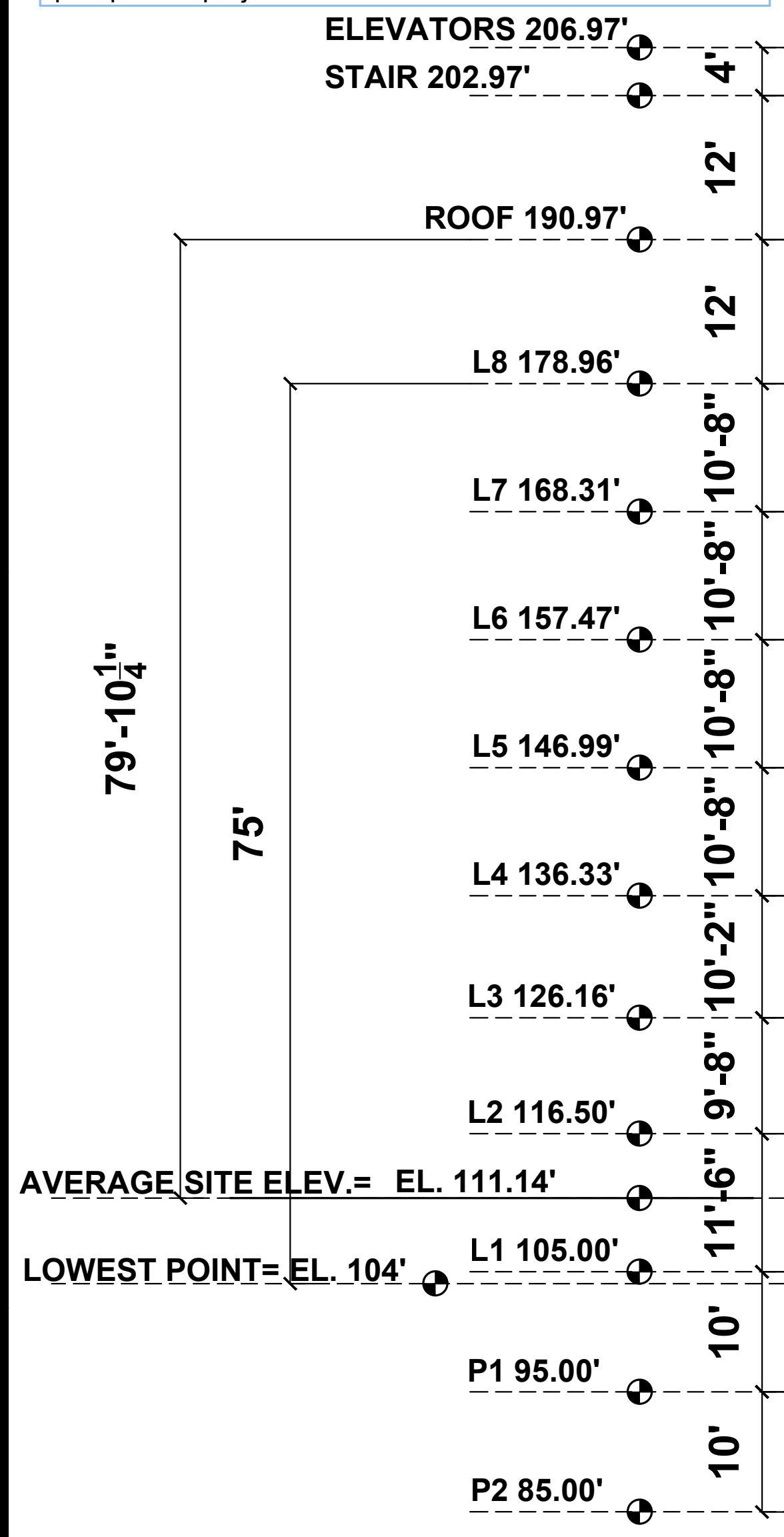
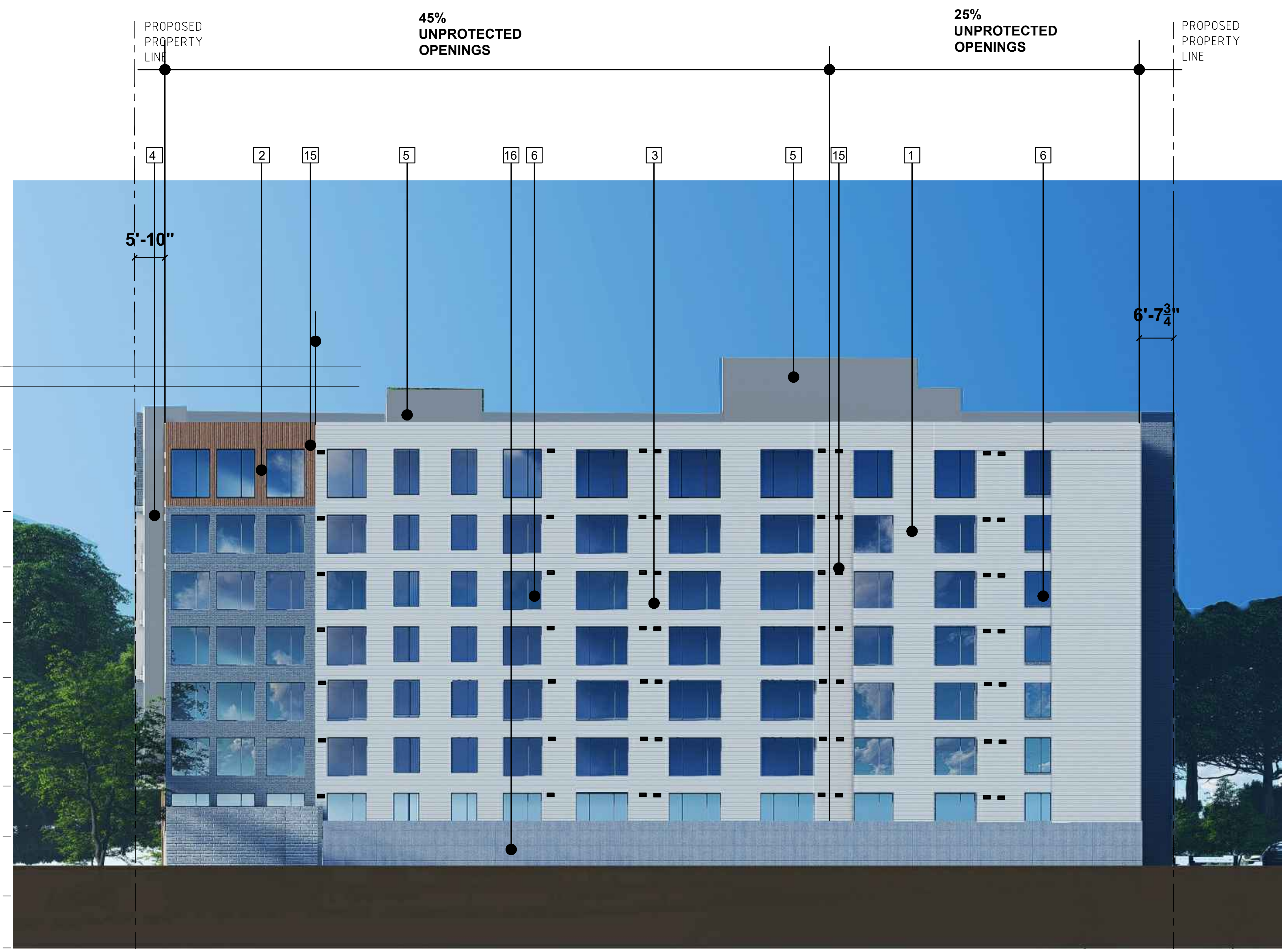
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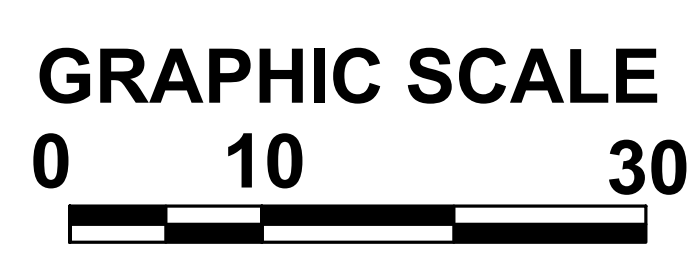
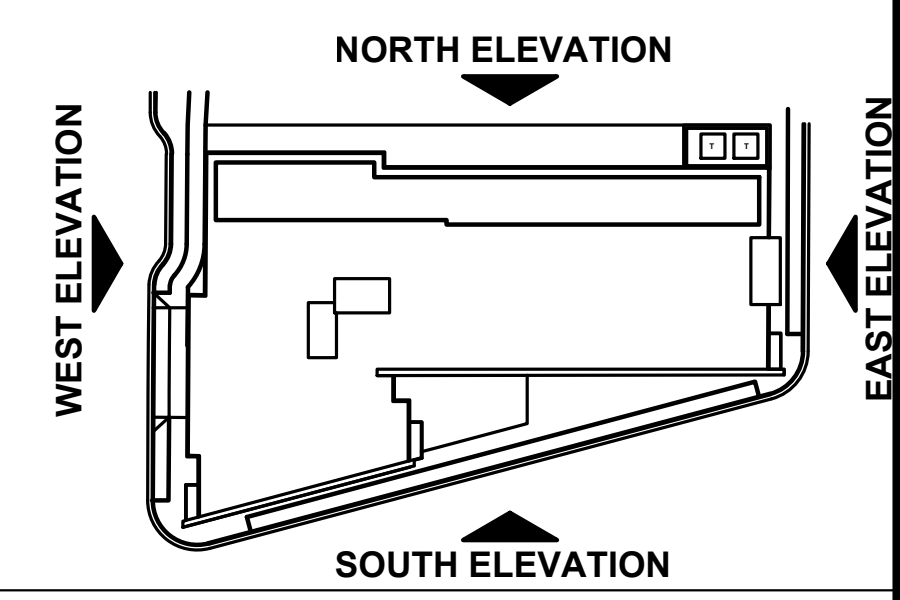
MATERIAL KEY PLAN

1	MASONRY / BRICK / ARCH. BLOCK OR SIML.
2	LAMINATED PANELS OR SIML.
3	FIBRE CEMENT 1 OR SIMILAR
4	FIBER CEMENT 2 OR SIMIL.
5	EIFS
6	WINDOW W/ VISION GLASS
7	ALUMINUM STOREFRONT SYSTEM W/ VISION GLASS
8	BALCONY RAILING ORNAMENTAL METAL
9	ARCHITECTURAL FEATURE- POWDER-COATED METAL WITH VISION GLASS
10	ARCH. EYEBROW POWER COATED METAL
11	SIGNAGE LOCATION - WALL/CANOPY
12	FRENCH WINDOW GLASS RAILING
13	GARAGE SCREEN - AIR INTAKE
14	SECTIONAL LOADING DOCK DOOR
15	MECHANICAL VENT, COLOR TO MATCH CLADDING MATERIAL
16	CONCRETE BLOCK

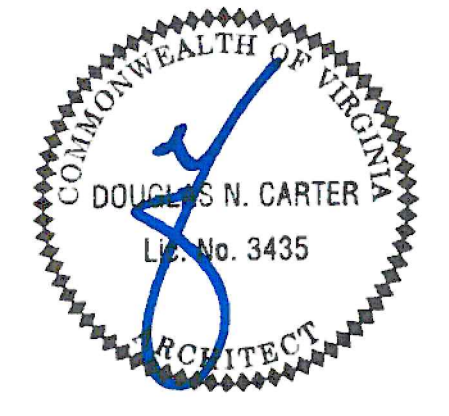
Calculation of building wall openings did not include roof parapets or projections of two south walls.



**NORTH ELEVATION**



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EAST ELEVATION

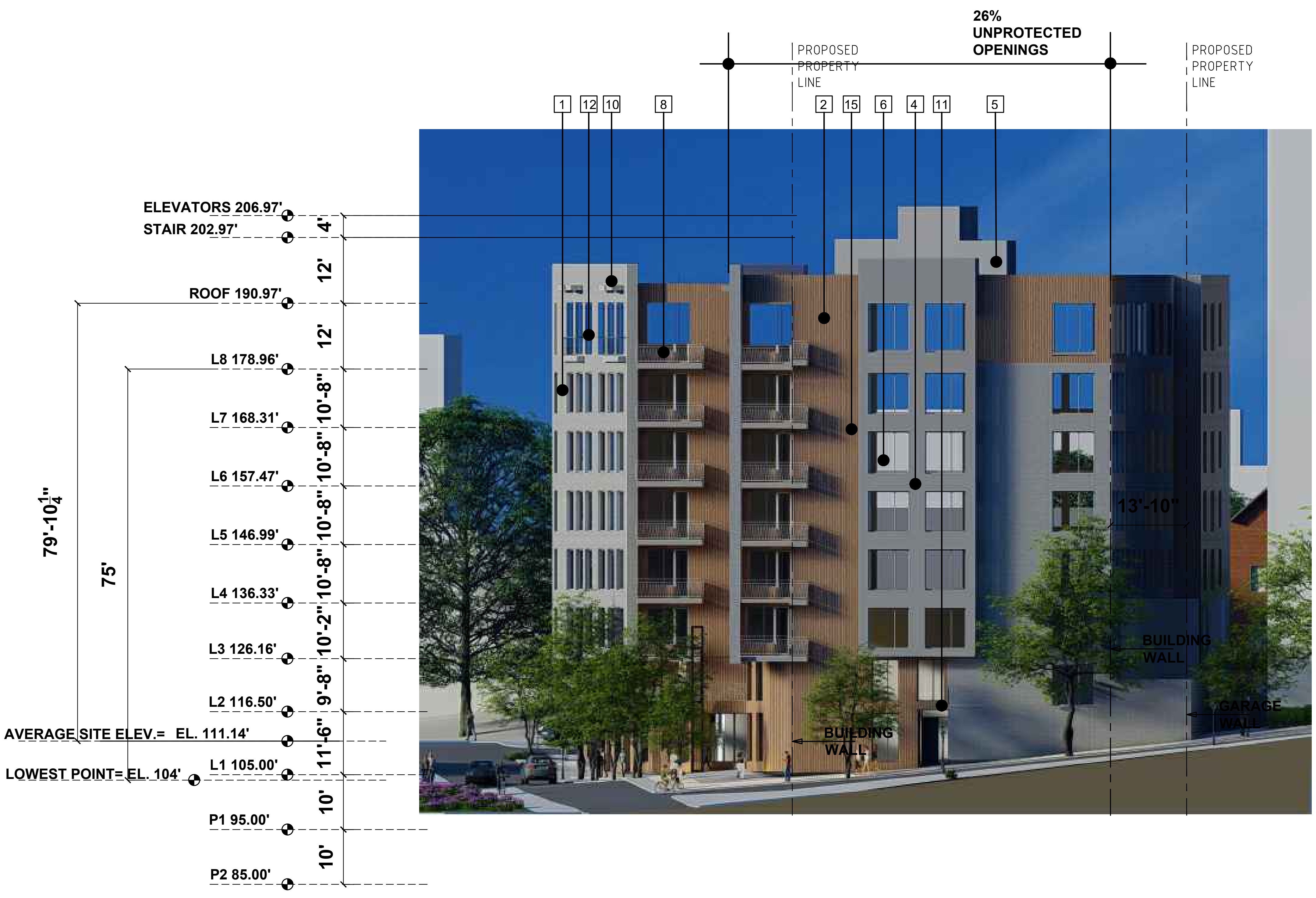
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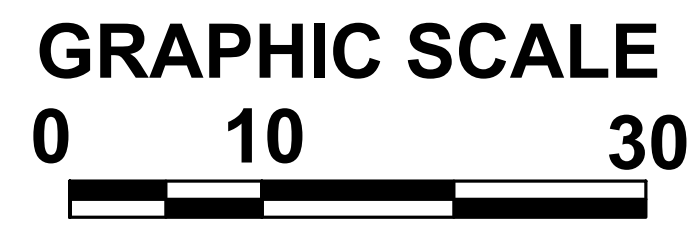
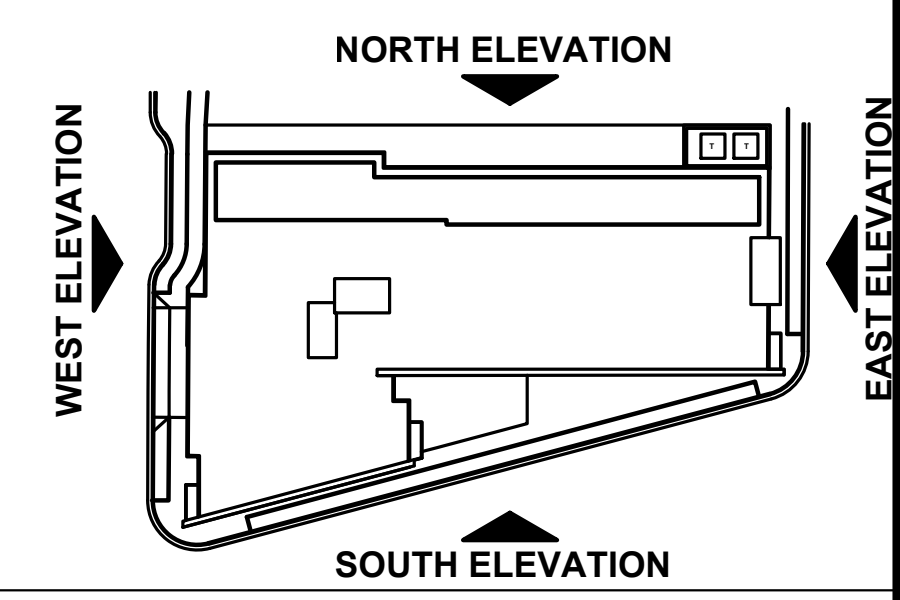
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# EAST ELEVATION

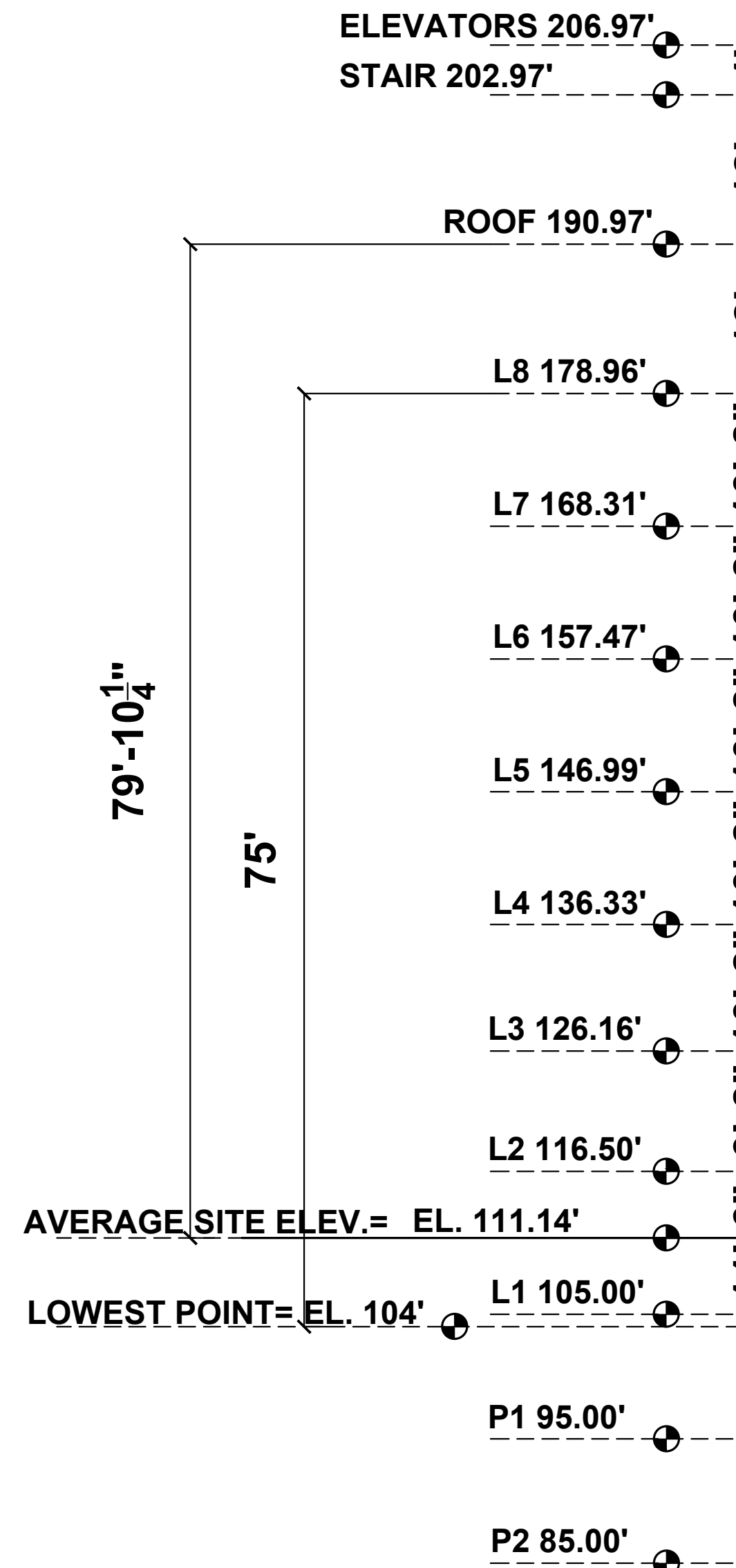
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16	CONCRETE BLOCK

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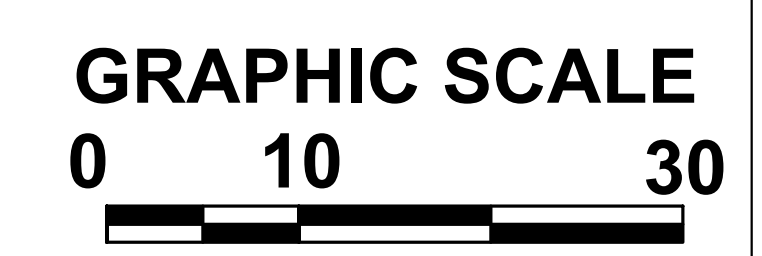
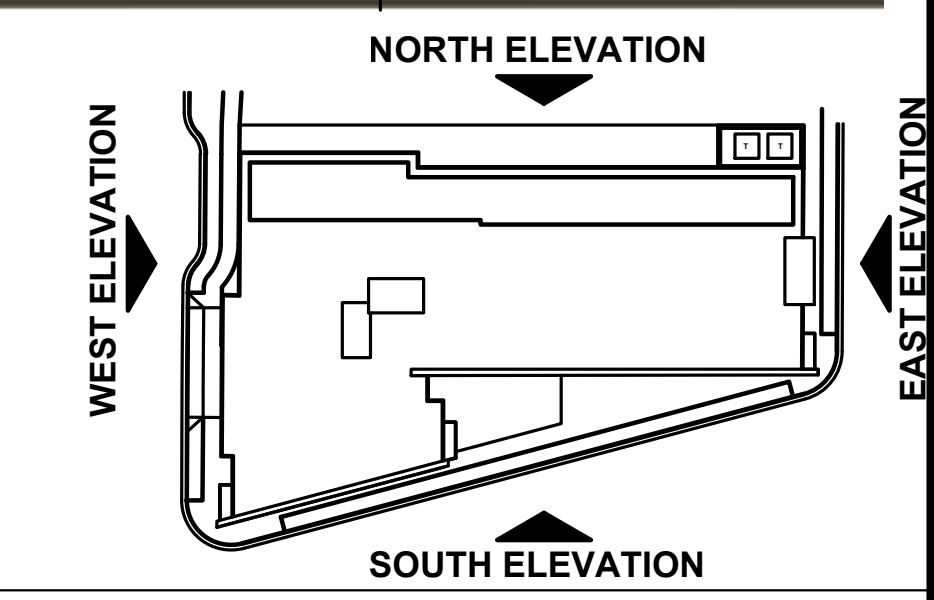


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MATERIAL KEY PLAN	
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2	LAMINATED PANELS OR SIML.
3	FIBRE CEMENT 1 OR SIMILAR
4	FIBER CEMENT 2 OR SIMIL.
5	EIFS
6	WINDOW W/ VISION GLASS
7	ALUMINUM STOREFRONT SYSTEM W/ VISION GLASS
8	BALCONY RAILING ORNAMENTAL METAL
9	ARCHITECTURAL FEATURE- POWDER-COATED METAL WITH VISION GLASS
10	ARCH. EYEBROW POWER COATED METAL
11	SIGNAGE LOCATION - WALL/CANOPY
12	FRENCH WINDOW GLASS RAILING
13	GARAGE SCREEN - AIR INTAKE
14	SECTIONAL LOADING DOCK DOOR
15	MECHANICAL VENT, COLOR TO MATCH CLADDING MATERIAL
16	CONCRETE BLOCK



# SOUTH ELEVATION



**d|c|s**  
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ARCHITECT  
1/13/2023

PRINT DATE

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4.1 SUBMISSION 10/19/2022  
2nd 4.1 SUBMISSION 01/13/2023

REVISION DATE

PROJECT TITLE  
**1601 Fairfax Drive**  
1601 Fairfax Drive  
ARLINGTON, VA, 22209  
PROJECT NO. 322 122.00

DRAWING TITLE  
**SOUTH ELEVATION**

DRAWN BY JB  
QC CHECKED BY WF  
CA REVIEWED BY

DRAWING NUMBER  
**A-402**

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WEST  
ELEVATION

DRAWN BY JB

QC CHECKED BY WF

CA REVIEWED BY

DRAWING NUMBER

A-403

38%  
UNPROTECTED  
OPENINGS

PROPOSED  
PROPERTY  
LINE

PROPOSED  
PROPERTY  
LINE

79'-10 1/4"  
75'

ELEVATORS 206.97'  
STAIR 202.97' 4'

ROOF 190.97' 12'

L8 178.96' 12'

L7 168.31' 10'-8"

L6 157.47' 10'-8"

L5 146.99' 10'-8"

L4 136.33' 10'-2"

L3 126.16' 10'-8"

L2 116.50' 9'-8"

AVERAGE SITE ELEV.= EL. 111.14'  
L1 105.00' 11'-6"

LOWEST POINT= EL. 104' 10'

P1 95.00' 10'

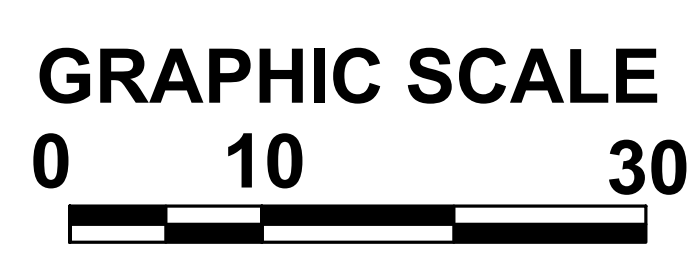
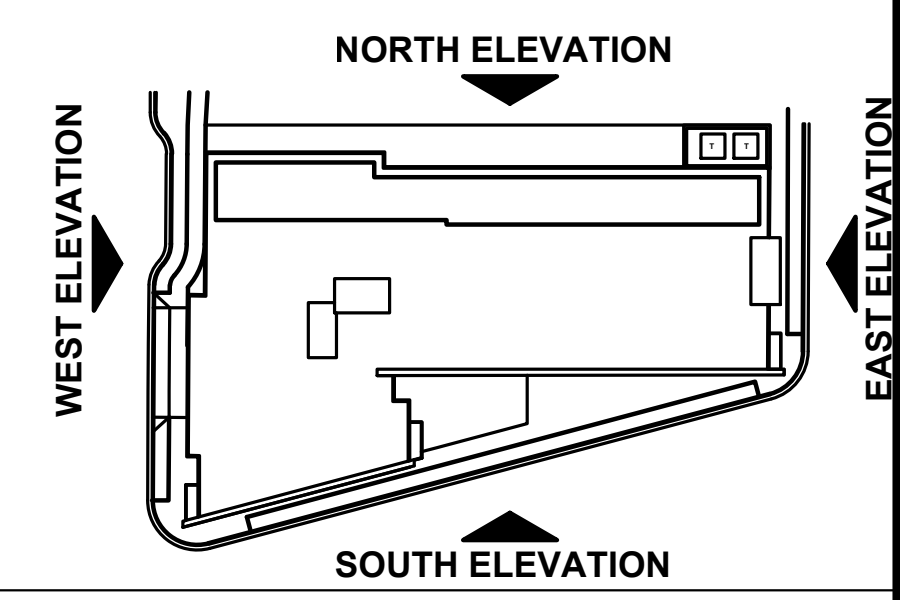
P2 85.00' 10'



**WEST ELEVATION**

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Calculation of building wall openings did not include roof parapets or projections of two south walls.



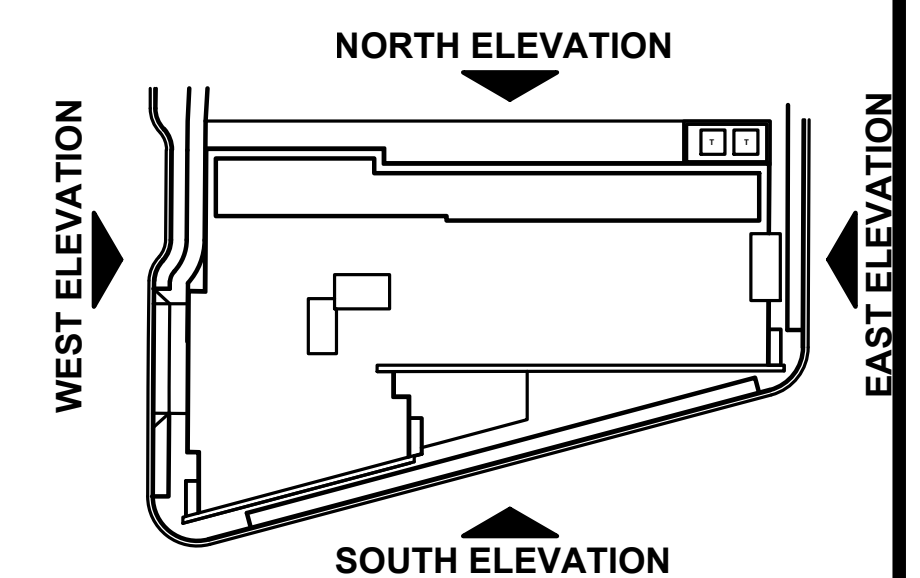
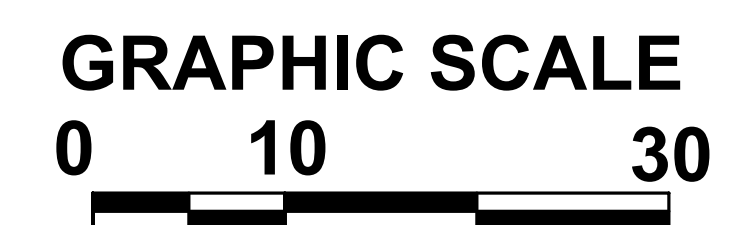
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# ENLARGED SOUTH ELEVATION

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Calculation of building wall openings did not include roof parapets or projections of two south walls.



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