

2025 FAIRFAX DRIVE

ARLINGTON COUNTY, VIRGINIA

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4.1 MAJOR SITE PLAN AMENDMENT - AUGUST 5, 2022 SLIP SHEET SUBMISSION - MARCH 6, 2023



CONCEPT RENDERING

OWNER / DEVELOPER

FORTIS
1300 19TH STREET NW, SUITE #725
WASHINGTON, D.C. 20036
(202)-558-7579
CONTACT: MATT BUNCH

ATTORNEY

WALSH, COLLUCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VA. 22201
(703)-737-3632
CONTACT: ANDREW A. PAINTER

ARCHITECT

KGD ARCHITECTURE
4040 NORTH FAIRFAX DRIVE, SUITE #1000A
ARLINGTON, VA. 22203
(202)-338-3800
CONTACT: HENRY MAHNS

CIVIL ENGINEER

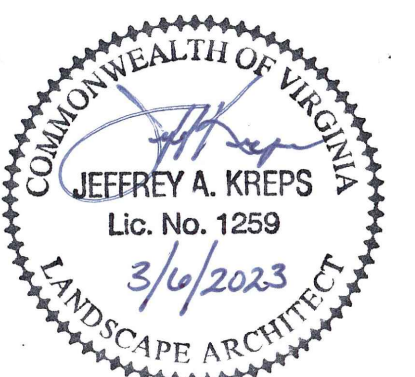
VIKA VA, LLC.
8180 GREENSBORO DRIVE, SUITE #200
McLEAN, VA. 22102
(703) 442-7800
CONTACT: BOB COCHRAN

LANDSCAPE ARCHITECT

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

TRAFFIC CONSULTANT

GOROVE-SLADE ASSOCIATES INC.
1140 CONNECTICUT AVENUE NW, SUITE #600
WASHINGTON, D.C. 20036
(202)-540-1924
CONTACT: DAN VANPELT



VIKA NUMBER VV7263F
SHEET C-00

TABULATIONS

Site Area	80,927 SF
Transfer of Development Rights (Transferred from Site Plan #417 area to Wendy's Site)	104,789 SF
Existing Garden Apartment GFA (Wakefield Manor, Wakefield Annex, & Courthouse Manor)	68,200 SF
Base Density Calculation	
Total Site Plan #417 Base Density (3.24 FAR)	262,203 SF
Site Plan #417 Base Density after TDRs	157,414 SF
Remaining Base Density	89,215 SF
Proposed Building Calculations	
Proposed Building GFA (Without GFA Exclusions)	148,443 SF
Total GFA Exclusions	6,261 SF
Proposed Building GFA (With GFA Exclusions)	142,182 SF
Total LEED Gold Bonus	28,324.45 SF
Total Remaining Bonus Density Requested*	24,643 SF

* Assumes Proposed GFA of 148,443 SF - Remaining Base Density of 89,215 SF - LEED Bonus of 28,324.45 SF - 6,261 SF of GFA Exclusions

PARKING TABULATION FOR THE ENTIRE WAKEFIELD MANOR SITE	
PARKING PROVIDED AT 2025 FAIRFAX: RESIDENTS OF 2025 FAIRFAX RESIDENTS OF WAKEFIELD MANOR	90 30
PARKING LOCATED ELSEWHERE ON WAKEFIELD MANOR SITE	10
TOTAL PROPOSED PARKING ON WAKEFIELD MANOR SITE	130
VISITOR PARKING REQUIRED FOR ENTIRE SITE (.05 SPACES PER UNIT FOR 1ST 200 UNITS) VISITOR PARKING EXCLUDED FROM ANY CALCULATION TO DETERMINE IF THE APPLICANT MUST MITIGATE "EXCESS" PARKING	-10
TOTAL PARKING USED TO CALCULATE PARKING RATIO	120
RESIDENTIAL UNITS PROPOSED FOR 2025 FAIRFAX	166
RESIDENTIAL UNITS EXISTING ELSEWHERE ON WAKEFIELD MANOR SITE	84
TOTAL RESIDENTIAL UNITS ON WAKEFIELD MANOR SITE	250
PARKING RATIO PROPOSED 120/250 =	0.480

*GROSS FLOOR AREA (GFA)		
LEVEL	AREA TYPE	AREA
GROUND LEVEL / G-1	GROSS FLOOR AREA	2,334 SF
MEZZANINE	GROSS FLOOR AREA	1,388 SF
FLOOR 01	GROSS FLOOR AREA	11,658 SF
FLOOR 02	GROSS FLOOR AREA	12,306 SF
FLOOR 03	GROSS FLOOR AREA	11,948 SF
FLOOR 04	GROSS FLOOR AREA	11,948 SF
FLOOR 05	GROSS FLOOR AREA	11,948 SF
FLOOR 06	GROSS FLOOR AREA	11,948 SF
FLOOR 07	GROSS FLOOR AREA	11,948 SF
FLOOR 08	GROSS FLOOR AREA	11,948 SF
FLOOR 09	GROSS FLOOR AREA	11,948 SF
FLOOR 10	GROSS FLOOR AREA	11,948 SF
FLOOR 11	GROSS FLOOR AREA	11,609 SF
FLOOR 12	GROSS FLOOR AREA	7,249 SF
Grand total		142,126 SF

*INCLUDES GFA EXCLUSIONS

PROPERTY AREA:	80,927 SF
TOTAL PROPOSED GROSS FLOOR AREA*:	142,182 SF
EXISTING GARDEN APARTMENT GFA:	68,200 SF
FAR:	2.60

* AFTER DENISTY EXCLUSIONS
FAR IS CALCULATED BASED ON THE AREA OF THE ENTIRE WAKEFIELD MANOR SITE, PER SP#417 FOR RPC#17-017-002, -005, AND -006.

GROSS PARKING AREA		
Level	AREA TYPE	Area
LEVEL G-3	GROSS PARKING AREA	9,936 SF
LEVEL G-3	GROSS PARKING AREA	489 SF
LEVEL G-2	GROSS PARKING AREA	16,492 SF
LEVEL G-2	GROSS PARKING AREA	410 SF
GROUND LEVEL / G-1	GROSS PARKING AREA	13,099 SF
MEZZANINE	GROSS PARKING AREA	10,735 SF
		51,161 SF

GFA EXCLUSIONS		
LEVEL	AREA TYPE	AREA
LEVEL G-3	GROSS EXCLUSION AREA	2,492 SF
LEVEL G-2	GROSS EXCLUSION AREA	1,416 SF
GROUND LEVEL / G-1	GROSS EXCLUSION AREA	496 SF
MEZZANINE	GROSS EXCLUSION AREA	434 SF
FLOOR 01	GROSS EXCLUSION AREA	156 SF
FLOOR 02	GROSS EXCLUSION AREA	119 SF
FLOOR 03	GROSS EXCLUSION AREA	119 SF
FLOOR 04	GROSS EXCLUSION AREA	119 SF
FLOOR 05	GROSS EXCLUSION AREA	119 SF
FLOOR 06	GROSS EXCLUSION AREA	119 SF
FLOOR 07	GROSS EXCLUSION AREA	119 SF
FLOOR 08	GROSS EXCLUSION AREA	119 SF
FLOOR 09	GROSS EXCLUSION AREA	119 SF
FLOOR 10	GROSS EXCLUSION AREA	119 SF
FLOOR 11	GROSS EXCLUSION AREA	119 SF
FLOOR 12	GROSS EXCLUSION AREA	119 SF
Grand total:		86

** TOTAL GROSS AREA		
NAME	AREA	
GROSS AREA	148,784 SF	
GROSS PARKING AREA	51,161 SF	

** TOTAL GROSS AREA INCLUDES DENISTY EXCLUSIONS

FLOOR LEVEL ELEVATIONS		
Name	Elevation	Height From A.S.E.
LEVEL G-3	129' - 8"	-43' - 1"
LEVEL G-2	139' - 8"	-33' - 1"
GROUND LEVEL / G-1	152' - 0"	-20' - 9"
MEZZANINE	162' - 0"	-10' - 9"
172' - 9" A.S.E.	172' - 9"	0' - 0"
FLOOR 01	173' - 4"	0' - 7"
FLOOR 02	183' - 4"	10' - 7"
FLOOR 03	193' - 4"	20' - 7"
FLOOR 04	203' - 4"	30' - 7"
FLOOR 05	213' - 4"	40' - 7"
FLOOR 06	223' - 4"	50' - 7"
FLOOR 07	233' - 4"	60' - 7"
FLOOR 08	243' - 4"	70' - 7"
FLOOR 09	253' - 4"	80' - 7"
FLOOR 10	263' - 4"	90' - 7"
FLOOR 11	273' - 4"	100' - 7"
FLOOR 12	285' - 8"	112' - 11"
ROOF	297' - 6"	124' - 9"
MAX BUILDING HEIGHT	298' - 4"	125' - 7"
T.O. PENTHOUSE	314' - 4"	141' - 7"

PARKING SCHEDULE		
Type Mark	Type	Count
LEVEL G-3		
C	8' x 16'	1
F	8'-6" x 18'	14
HC	8'-6" x 18' - ACCESSIBLE	1
EV	8'-6" x 18' - EV	6
		22
LEVEL G-2		
C	8' x 16'	3
F	8'-6" x 18'	32
HC	8'-6" x 18' - ACCESSIBLE	1
EV	8'-6" x 18' - EV	4
		40
GROUND LEVEL / G-1		
C	8' x 16'	1
F	8'-6" x 18'	23
HC	8'-6" x 18' - ACCESSIBLE	1
EV	8'-6" x 18' - EV	2
V	11' x 18' - 90 deg - VAN	1
		28
MEZZANINE		
C	WFM 8' x 16'	13

FOR RESIDENTS OF 2025 FAIRFAX AND WAKEFIELD MANOR

Grand total 2025 FAIRFAX RESIDENT PARKING 120

Type Mark	Type	Count
C	8' x 16'	5
F	8'-6" x 18'	69
HC	8'-6" x 18' - ACCESSIBLE	3
EV	8'-6" x 18' - EV	12
V	11' x 18' - 90 deg - VAN	1

FOR RESIDENTS OF 2025 FAIRFAX ONLY

WAKEFIELD MANOR PARKING AT 2025 FAIRFAX...		
Type Mark	Type	Count
C	WFM 8' x 16'	13
F	WFM - 8'-6" x 18'	17

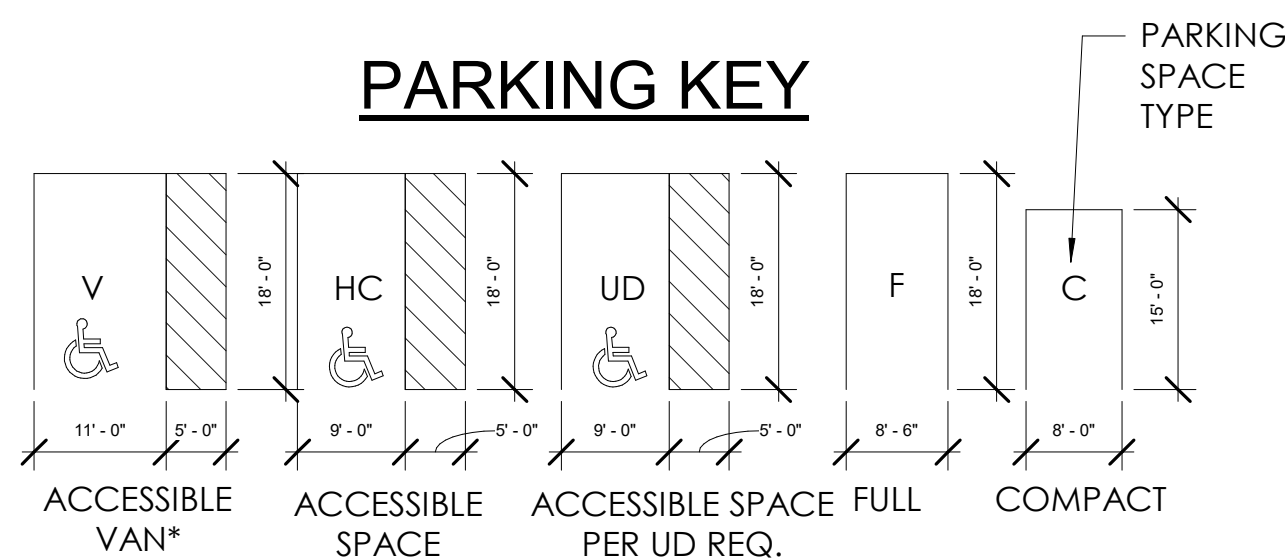
Grand total: 30

FOR WAKEFIELD MANOR RESIDENTS

COMPACT CAR TOTALS		
ARLINGTON COUNTY COMPACT CAR MAXIMUM	15%	(18 SPOTS)
120 SPOTS x 15% =	18 COMPACT SPOTS MAXIMUM	
PROVIDED COMPACT CAR SPACES	15%	(18 SPOTS)

10% EV CHARGING STATIONS PROVIDED = 12 SPACES
INFRASTRUCTURE FOR 50% TO BE PROVIDED

PARKING KEY



*MIN 98" CLEAR HEIGHT TO AND FROM ACCESSIBLE VAN PARKING SPACES

LOADING		
Name	Level	Loading Spaces
LOADING	GROUND LEVEL / G-1	1

INTERIOR CLEAR HEIGHT - 18'-0"

BIKE PARKING - CLASS 1		
Name	Level	Bike Count
BIKE STORAGE 01	LEVEL G-2	32
BIKE STORAGE 02	LEVEL G-3	36

NOTE:

-CLASS III: SHORT-TERM VISITOR PARKING
PARKING PROVIDED IN STREETSCAPE (SEE LANDSCAPE). 1 SPACE FOR EVERY 50 UNITS IN ACCORDANCE WITH ARLINGTON COUNTY BICYCLE PARKING STANDARDS 2020 UPDATES

166 UNITS / 50 = 4 MINIMUM BIKES

-CLASS I: LONG-TERM SECURE
PARKING PROVIDED IN BIKE ROOM 1 AND 2. APPROVED DOUBLE DECKER RACKS, 1 SPACE PER 2.5 UNITS IN ACCORDANCE WITH ARLINGTON COUNTY BICYCLE PARKING STANDARDS 2020 UPDATE

166 UNITS / 2.5 = 67 MINIMUM BIKES

UNIT COUNT

UNIT TYPE BY LEVEL		
Unit Type	Area	Count
FLOOR 01		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
JR BED UNIT	906 SF	1
STUDIO UNIT		3
		13

FLOOR 02		
1 BED + DEN UNIT		3
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		2
JR BED UNIT		4
STUDIO UNIT		2
		15

FLOOR 03		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
		15

FLOOR 04		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
		15

FLOOR 05		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
		15

FLOOR 06		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
		15

FLOOR 07

UNIT TYPE BY LEVEL		
Unit Type	Area	Count
FLOOR 08		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
		15

FLOOR 08		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1059 SF	1
2 BED UNIT		1
JR BED UNIT		3
STUDIO UNIT		2
		14

FLOOR 09		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		1
JR BED UNIT		3
STUDIO UNIT		3
		14

FLOOR 10		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		1
JR BED UNIT		3
STUDIO UNIT		3
		14

FLOOR 11		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1016 SF	1
2 BED UNIT		1
JR BED UNIT		3
STUDIO UNIT		3
		14

FLOOR 12		
1 BED + DEN UNIT	782 SF	1
1 BED UNIT	652 SF	1
JR BED UNIT		4
STUDIO UNIT	548 SF	1
		7

Grand total: 166

TOTAL UNIT COUNT					
Unit Type	Count	Percentage	Area (sf)	Total (sf)	
1 BED + DEN UNIT	30	18%	800	1043	24000
1 BED UNIT	40	24%	650	885	24,050
2 BED + DEN UNIT	10	6%	1050	819	10,500
2 BED UNIT	19	11%	1900	677	18000
JR BED UNIT	38	23%	580	629	22,040
STUDIO UNIT	29	17%	450	516	13,950
Grand total:	166				

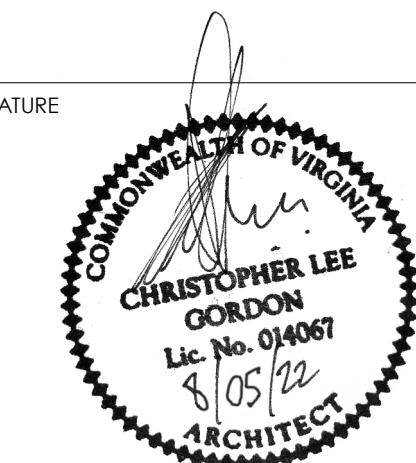
NOTE:

-UNIT MIX/COUNTS ARE SUBJECT TO CHANGE

OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
4.1 SUBMISSION MAJOR AMENDMENT
2025 Fairfax Dr.
Arlington, Virginia 22201
DESIGN DEVELOPMENT
Fortis Companies

KEY PLAN

NO	DATE	DESCRIPTION
1	08.05.22	4.1 SUBMISSION #2
2	03.06.23	4.1 SUBMISSION #3

ISSUE DATE	DESCRIPTION
02.15.22	PRELIMINARY 4.1 SUBMISSION
08.05.22	SECOND 4.1 SUBMISSION
03.06.23	THIRD 4.1 SUBMISSION

PROJECT NUMBER 21051
DATE 08.05.22

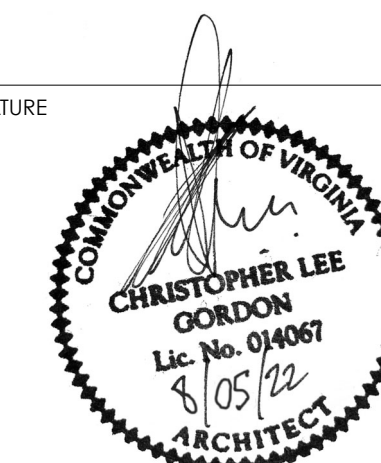
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OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
4.1 SUBMISSION MAJOR AMENDMENT

2025 Fairfax Dr.
Arlington, Virginia 22201

DESIGN DEVELOPMENT

Fortis Companies

Scale: 1" = 10'-0". All dimensions are approximate and may vary. All materials shown herein are illustrative and approximate and may change during the 4.1 site plan approval design and review process. After approval of these plans by the County Board of Arlington County, any specific dimensions, locations and/or material details called out herein may be modified administratively by the zoning administrator based on review and input from the planning department in accordance with the applicable terms and conditions of section 36 of the zoning ordinance of Arlington County, Virginia.

KEY PLAN

REVISIONS

NO	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
02.15.22	PRELIMINARY 4.1 SUBMISSION
08.05.22	SECOND 4.1 SUBMISSION
03.04.23	THIRD 4.1 SUBMISSION

PROJECT NUMBER

21051

DATE

08.05.22

SCALE

As indicated

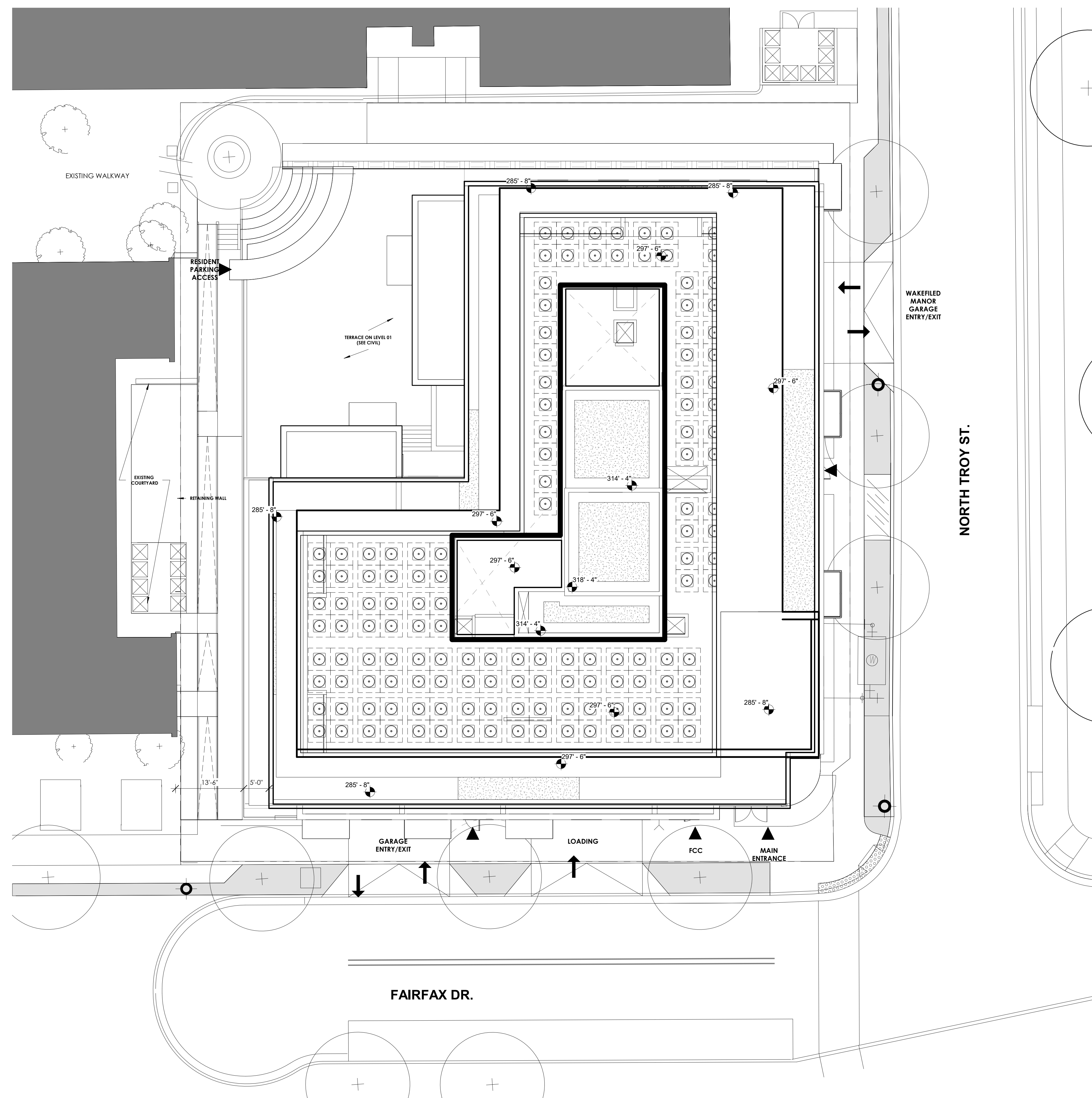
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SITE PLAN

DRAWING NUMBER

A101

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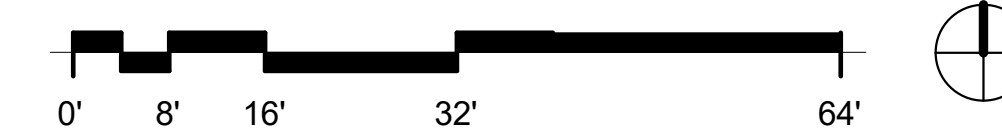


NORTH TROY ST.

FAIRFAX DR.

*GROSS FLOOR AREA (GFA)		
LEVEL	AREA TYPE	AREA
GROUND LEVEL / G-1	GROSS FLOOR AREA	2,334 SF
MEZZANINE	GROSS FLOOR AREA	1,388 SF
FLOOR 01	GROSS FLOOR AREA	11,658 SF
FLOOR 02	GROSS FLOOR AREA	12,306 SF
FLOOR 03	GROSS FLOOR AREA	11,948 SF
FLOOR 04	GROSS FLOOR AREA	11,948 SF
FLOOR 05	GROSS FLOOR AREA	11,948 SF
FLOOR 06	GROSS FLOOR AREA	11,948 SF
FLOOR 07	GROSS FLOOR AREA	11,948 SF
FLOOR 08	GROSS FLOOR AREA	11,948 SF
FLOOR 09	GROSS FLOOR AREA	11,948 SF
FLOOR 10	GROSS FLOOR AREA	11,948 SF
FLOOR 11	GROSS FLOOR AREA	11,609 SF
FLOOR 12	GROSS FLOOR AREA	7,249 SF
Grand Total	GROSS FLOOR AREA	142,126 SF

NOTE:
ALL MATERIALS SHOWN HEREIN ARE ILLUSTRATIVE AND APPROXIMATE AND MAY CHANGE DURING THE 4.1 SITE PLAN APPROVAL DESIGN AND REVIEW PROCESS. AFTER APPROVAL OF THESE PLANS BY THE COUNTY BOARD OF ARLINGTON COUNTY, ANY SPECIFIC DIMENSIONS, LOCATIONS AND/OR MATERIAL DETAILS CALLED OUT HEREIN MAY BE MODIFIED ADMINISTRATIVELY BY THE ZONING ADMINISTRATOR BASED ON REVIEW AND INPUT FROM THE PLANNING DEPARTMENT IN ACCORDANCE WITH THE APPLICABLE TERMS AND CONDITIONS OF SECTION 36 OF THE ZONING ORDINANCE OF ARLINGTON COUNTY, VIRGINIA.

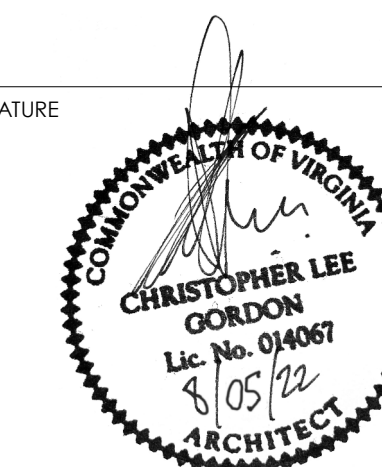


1 ARCH SITE PLAN
A101 SCALE: 1" = 10'-0"

OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
4.1 SUBMISSION MAJOR AMENDMENT

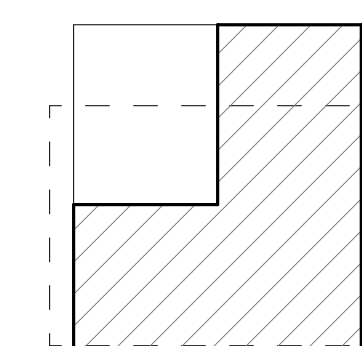
2025 Fairfax Dr.
Arlington, Virginia 22201

DESIGN DEVELOPMENT

Fortis Companies

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KEY PLAN



REVISIONS NO	DATE	DESCRIPTION
1	03.06.23	4.1 SUBMISSION #3

ISSUE DATE

ISSUE DATE	DESCRIPTION
02.15.22	PRELIMINARY 4.1 SUBMISSION
08.05.22	SECOND 4.1 SUBMISSION
03.06.23	THIRD 4.1 SUBMISSION

PROJECT NUMBER 21051
DATE 08.05.22

SCALE As indicated
DRAWING TITLE

PARKING LEVEL G-3
PARKING LEVEL
A198

DRAWING NUMBER
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2025 FAIRFAX RESIDENT PARKING		
Type Mark	Type	Count
C	8' x 16'	5
F	8'-6" x 18'	69
HC	8'-6" x 18' - ACCESSIBLE	3
EV	8'-6" x 18' - EV	12
V	11' x 18' - 90 deg - VAN	1
Grand total:		90

PARKING SCHEDULE		
Type Mark	Type	Count
LEVEL G-3		
C	8' x 16'	1
F	8'-6" x 18'	14
HC	8'-6" x 18' - ACCESSIBLE	1
EV	8'-6" x 18' - EV	6
		22

LEVEL G-2		
C	8' x 16'	3
F	8'-6" x 18'	32
HC	8'-6" x 18' - ACCESSIBLE	1
EV	8'-6" x 18' - EV	4
		40

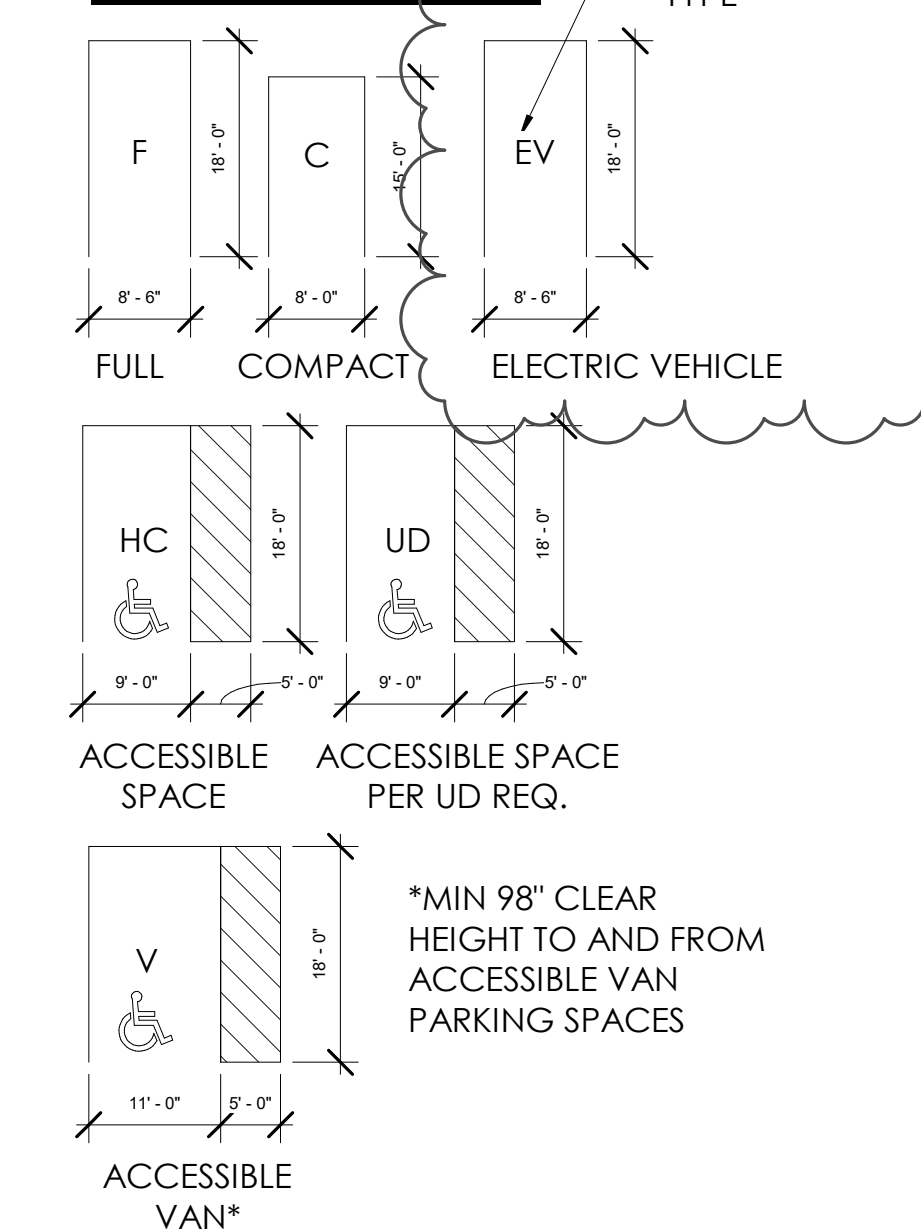
GROUND LEVEL / G-1		
C	8' x 16'	1
F	8'-6" x 18'	23
HC	8'-6" x 18' - ACCESSIBLE	1
EV	8'-6" x 18' - EV	2
V	11' x 18' - 90 deg - VAN	1
		28

MEZZANINE		
C	WFM 8' x 16'	13
F	WFM 8'-6" x 18'	17
		30

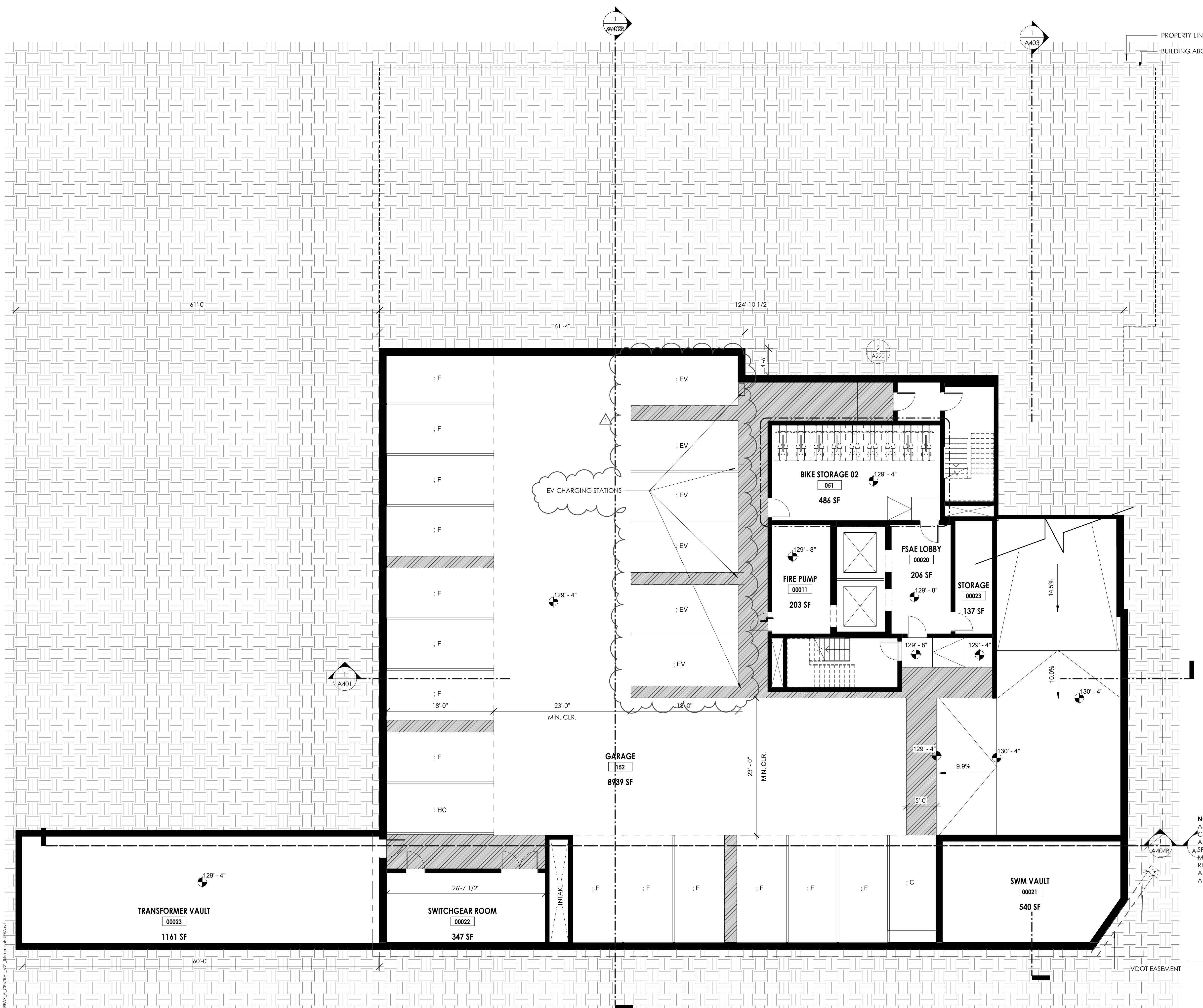
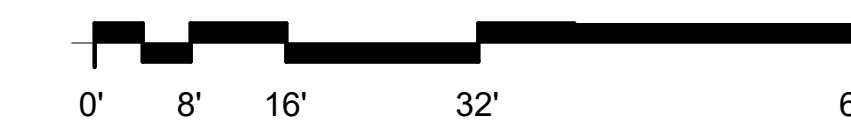
*GROSS PARKING AREA (GPA) 120		
LEVEL	AREA TYPE	AREA
LEVEL G-3	GROSS PARKING AREA	10,425 SF
LEVEL G-2	GROSS PARKING AREA	16,902 SF
GROUND LEVEL / G-1	GROSS PARKING AREA	13,099 SF
MEZZANINE	GROSS PARKING AREA	10,735 SF
Grand total		51,161 SF

BIKE PARKING - CLASS I		
Name	Level	Bike Count
BIKE STORAGE 01	LEVEL G-2	32
BIKE STORAGE 02	LEVEL G-3	36

PARKING KEY



NOTE:
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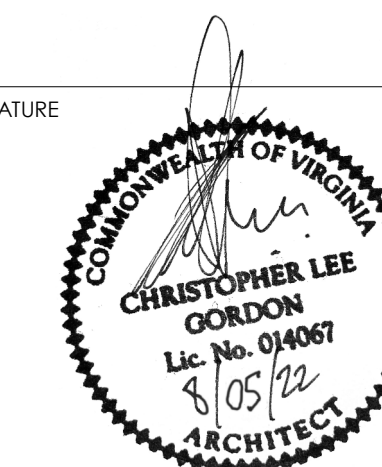


1 PARKING LEVEL G-3 PARKING LEVEL
SCALE: 1/8" = 1'-0"

OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
4.1 SUBMISSION MAJOR AMENDMENT

2025 Fairfax Dr.
Arlington, Virginia 22201

DESIGN DEVELOPMENT

Fortis Companies

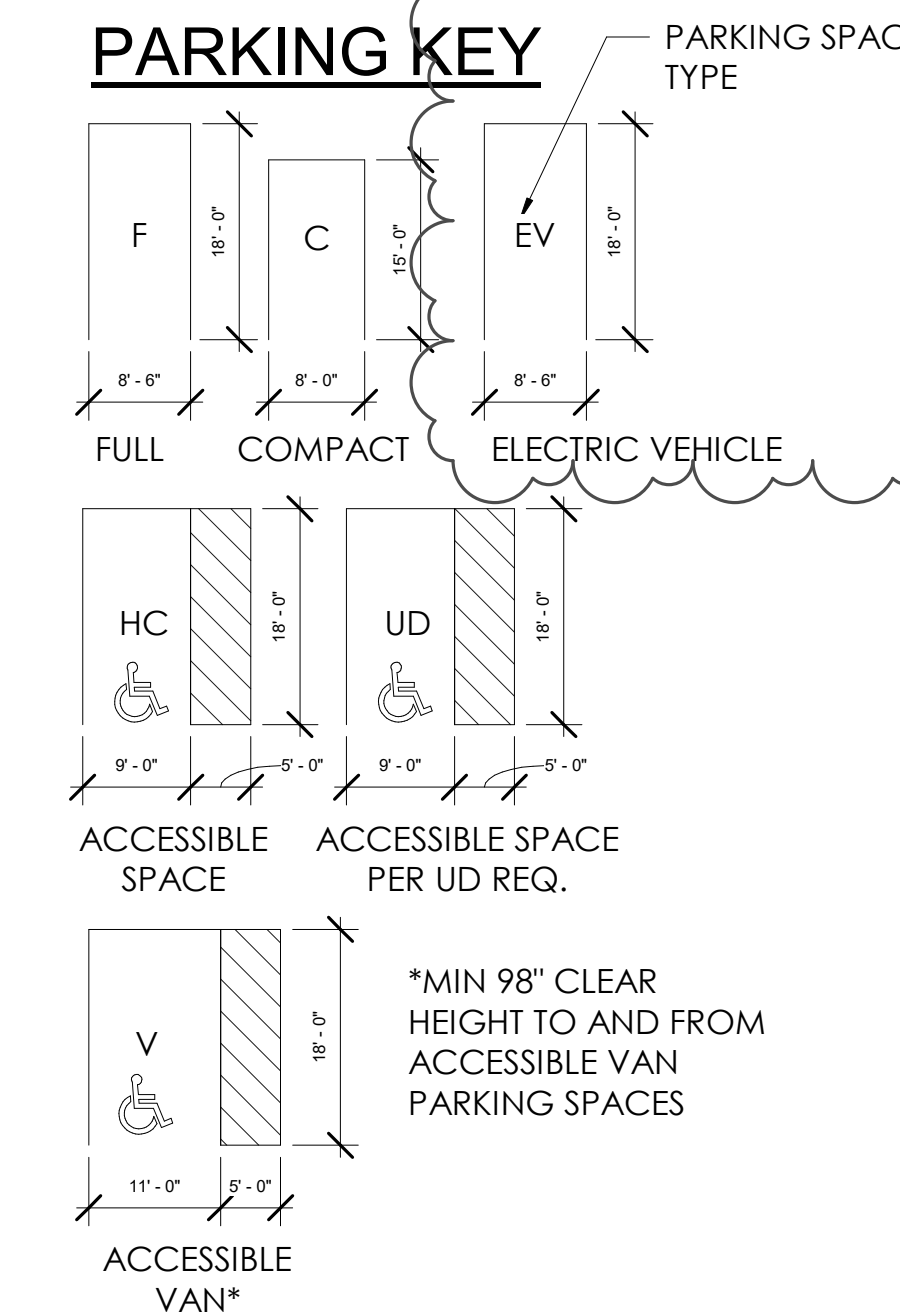
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2025 FAIRFAX RESIDENT PARKING		
Type Mark	Type	Count
C	8' x 16'	5
F	8'-6" x 18'	69
HC	8'-6" x 18" - ACCESSIBLE	3
EV	8'-6" x 18" - EV	12
V	11' x 18" - 90 deg - VAN	1
Grand total: 90		

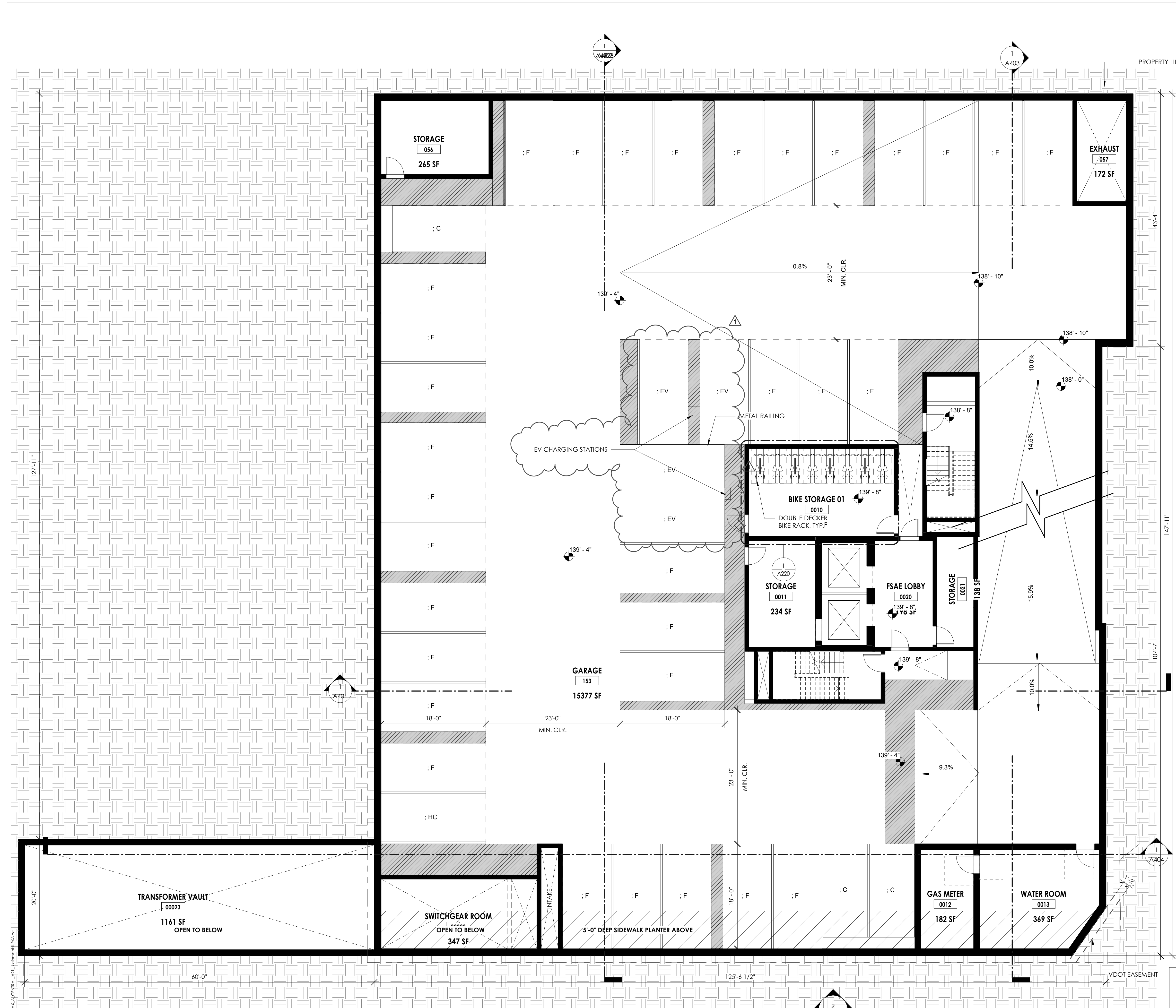
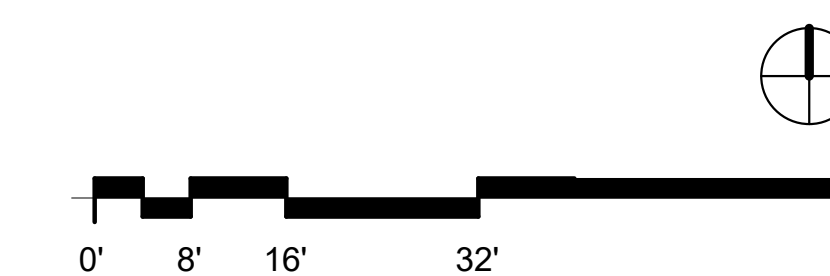
PARKING SCHEDULE		
Type Mark	Type	Count
LEVEL G-3		
C	8' x 16'	1
F	8'-6" x 18'	14
HC	8'-6" x 18" - ACCESSIBLE	1
EV	8'-6" x 18" - EV	6
LEVEL G-2		
C	8' x 16'	3
F	8'-6" x 18'	32
HC	8'-6" x 18" - ACCESSIBLE	1
EV	8'-6" x 18" - EV	4
GROUND LEVEL / G-1		
C	8' x 16'	1
F	8'-6" x 18'	23
HC	8'-6" x 18" - ACCESSIBLE	1
EV	8'-6" x 18" - EV	2
V	11' x 18" - 90 deg - VAN	1
MEZZANINE		
C	WFM 8' x 16'	13
F	WFM 8'-6" x 18'	17
Grand total		

*GROSS PARKING AREA (GPA)		
LEVEL	AREA TYPE	AREA
LEVEL G-3	GROSS PARKING AREA	10,425 SF
LEVEL G-2	GROSS PARKING AREA	16,902 SF
GROUND LEVEL / G-1	GROSS PARKING AREA	13,099 SF
MEZZANINE	GROSS PARKING AREA	10,735 SF
Grand total		51,161 SF

BIKE PARKING - CLASS I		
Name	Level	Bike Count
BIKE STORAGE 01	LEVEL G-2	32
BIKE STORAGE 02	LEVEL G-3	36

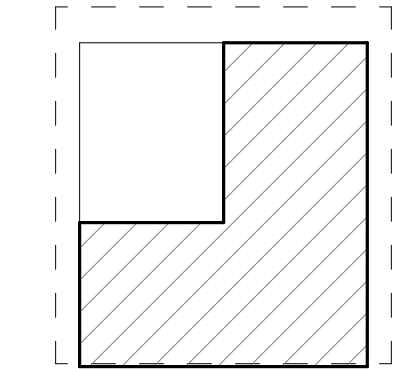


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1 PARKING LEVEL G-2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN



REVISIONS NO	DATE	DESCRIPTION
1	03.06.23	4.1 SUBMISSION #3

ISSUE DATE	DESCRIPTION
02.15.22	PRELIMINARY 4.1 SUBMISSION
08.05.22	SECOND 4.1 SUBMISSION
03.06.23	THIRD 4.1 SUBMISSION

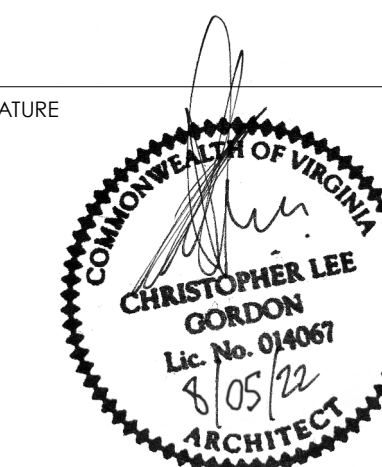
PROJECT NUMBER: 21051
DATE: 08.05.22

SCALE: As indicated
DRAWING TITLE: PARKING LEVEL G-2
PARKING LEVEL
A199
DRAWING NUMBER: 3/2/2023 11:51:36 AM

OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
4.1 SUBMISSION MAJOR AMENDMENT

2025 Fairfax Dr.
Arlington, Virginia 22201

DESIGN DEVELOPMENT

Fortis Companies

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2025 FAIRFAX RESIDENT PARKING		
Type Mark	Type	Count
C	8' x 16'	5
F	8'-6" x 18'	69
HC	8'-6" x 18" - ACCESSIBLE	3
EV	8'-6" x 18" - EV	12
V	11' x 18" - 90 deg - VAN	1
Grand total: 90		

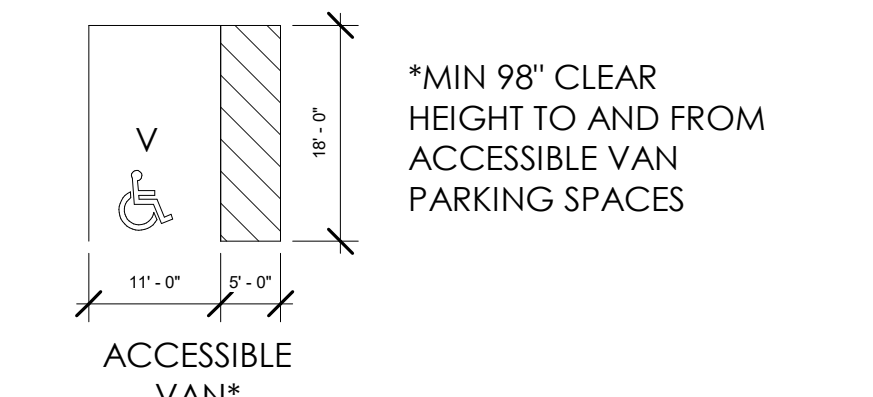
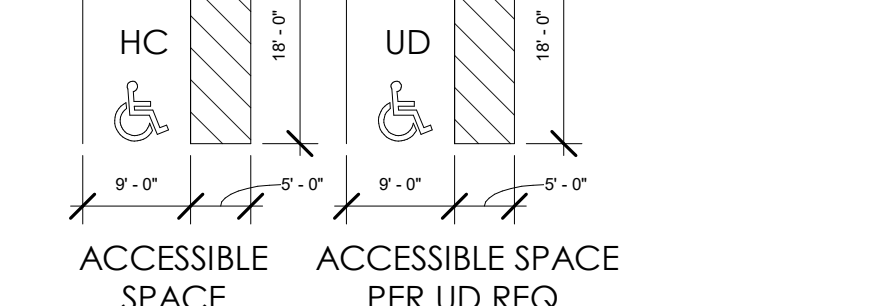
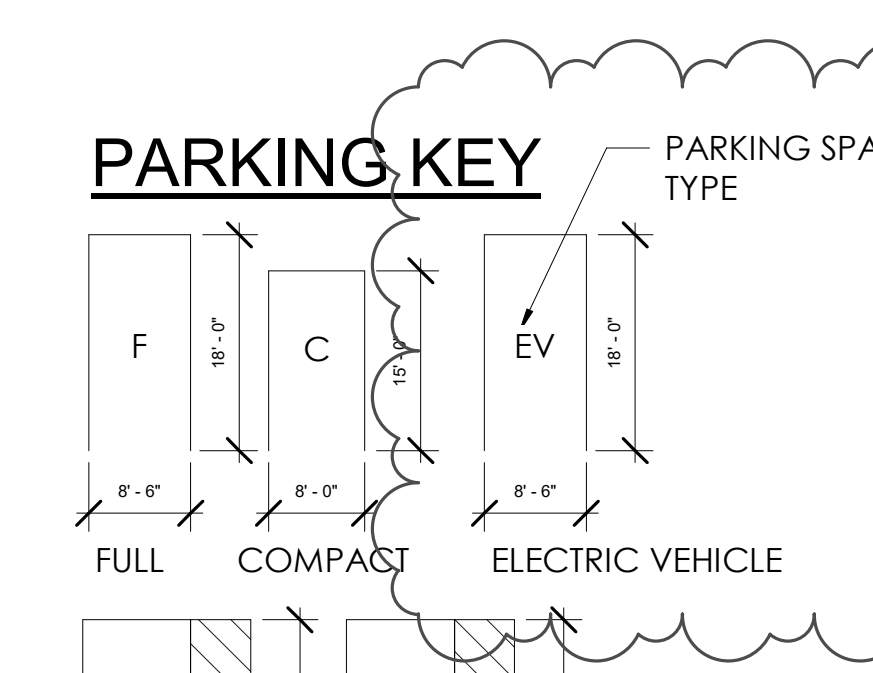
PARKING SCHEDULE		
Type Mark	Type	Count
LEVEL G-3		
C	8' x 16'	1
F	8'-6" x 18'	14
HC	8'-6" x 18" - ACCESSIBLE	1
EV	8'-6" x 18" - EV	6
22		
LEVEL G-2		
C	8' x 16'	3
F	8'-6" x 18'	32
HC	8'-6" x 18" - ACCESSIBLE	1
EV	8'-6" x 18" - EV	4
40		
GROUND LEVEL / G-1		
C	8' x 16'	1
F	8'-6" x 18'	23
HC	8'-6" x 18" - ACCESSIBLE	1
EV	8'-6" x 18" - EV	2
V	11' x 18" - 90 deg - VAN	1
28		
MEZZANINE		
C	WFM 8' x 16'	13
F	WFM - 8'-6" x 18'	17
30		
Grand total *GROSS PARKING AREA (GFA) 120		

LEVEL	AREA TYPE	AREA
LEVEL G-3	GROSS PARKING AREA	10,425 SF
LEVEL G-2	GROSS PARKING AREA	16,902 SF
GROUND LEVEL / G-1	GROSS PARKING AREA	13,099 SF
MEZZANINE	GROSS PARKING AREA	10,735 SF
Grand total		51,161 SF

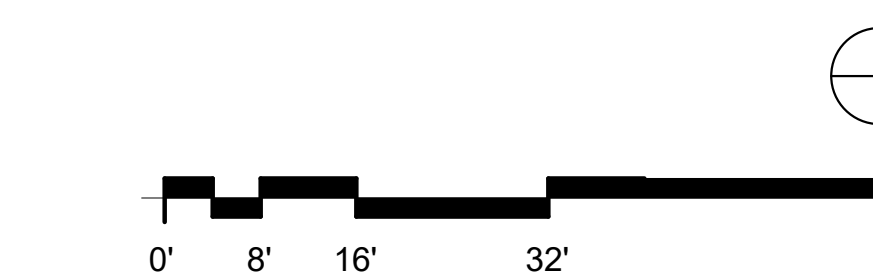
BIKE PARKING - CLASS I		
Name	Level	Bike Count
BIKE STORAGE 01	LEVEL G-2	32
BIKE STORAGE 02	LEVEL G-3	36

LEVEL	AREA TYPE	AREA
LEVEL G-3	GROSS PARKING AREA	10,425 SF
LEVEL G-2	GROSS PARKING AREA	16,902 SF
GROUND LEVEL / G-1	GROSS PARKING AREA	13,099 SF
MEZZANINE	GROSS PARKING AREA	10,735 SF
Grand total		51,161 SF

BIKE PARKING - CLASS I		
Name	Level	Bike Count
BIKE STORAGE 01	LEVEL G-2	32
BIKE STORAGE 02	LEVEL G-3	36

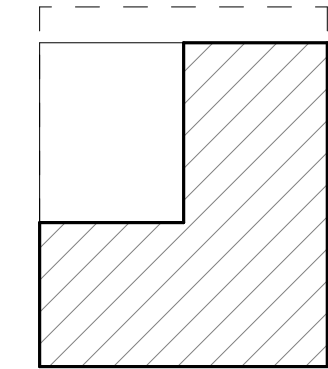


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ISSUE DATE DESCRIPTION
02.15.22 PRELIMINARY 4.1 SUBMISSION
08.05.22 SECOND 4.1 SUBMISSION
03.06.23 THIRD 4.1 SUBMISSION

KEY PLAN



NO	DATE	DESCRIPTION
1	03.06.23	4.1 SUBMISSION #3

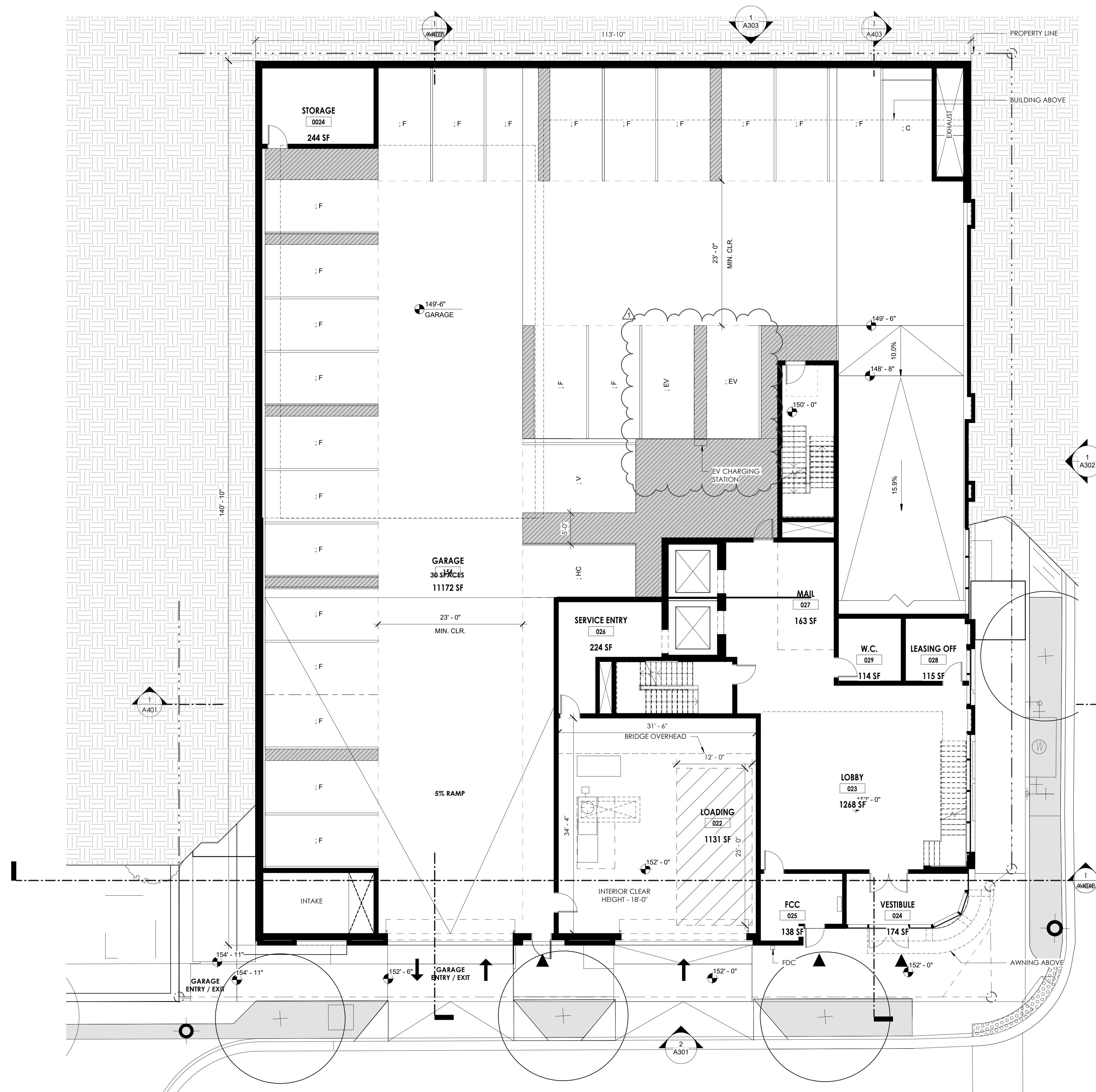
ISSUE DATE	DESCRIPTION
02.15.22	PRELIMINARY 4.1 SUBMISSION
08.05.22	SECOND 4.1 SUBMISSION
03.06.23	THIRD 4.1 SUBMISSION

PROJECT NUMBER 21051
DATE 08.05.22

SCALE As indicated
DRAWING TITLE

GROUND LEVEL/G1 FLOOR PLAN
A201

DRAWING NUMBER 3/2/2023 11:51:43 AM

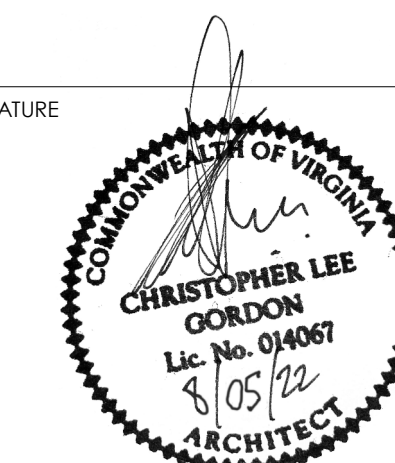


1
A201 GROUND LEVEL/G1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
4.1 SUBMISSION MAJOR AMENDMENT

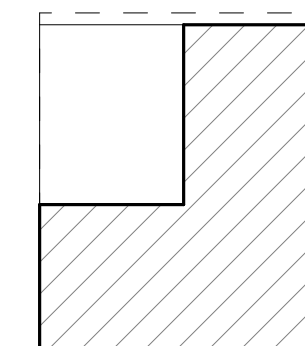
2025 Fairfax Dr.
Arlington, Virginia 22201

DESIGN DEVELOPMENT

Fortis Companies

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KEY PLAN



REVISIONS

NO	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
02.15.22	PRELIMINARY 4.1 SUBMISSION
08.05.22	SECOND 4.1 SUBMISSION
03.06.23	THIRD 4.1 SUBMISSION

PROJECT NUMBER

21051

DATE

08.05.22

SCALE

As indicated

DRAWING TITLE

MEZZANINE FLOOR PLAN

DRAWING NUMBER

A202

3/2/2023 11:51:51 AM

2025 FAIRFAX RESIDENT PARKING		
Type Mark	Type	Count
C	8' x 16'	5
F	8'-6" x 18'	69
HC	8'-6" x 18' - ACCESSIBLE	3
EV	8'-6" x 18' - EV	12
V	11' x 18' - 90 deg - VAN	1
Grand total:		90

PARKING SCHEDULE		
Type Mark	Type	Count
LEVEL G-3		
C	8' x 16'	1
F	8'-6" x 18'	14
HC	8'-6" x 18' - ACCESSIBLE	1
EV	8'-6" x 18' - EV	6
		22
LEVEL G-2		
C	8' x 16'	3
F	8'-6" x 18'	32
HC	8'-6" x 18' - ACCESSIBLE	1
EV	8'-6" x 18' - EV	4
		40
GROUND LEVEL / G-1		
C	8' x 16'	1
F	8'-6" x 18'	23
HC	8'-6" x 18' - ACCESSIBLE	1
EV	8'-6" x 18' - EV	2
V	11' x 18' - 90 deg - VAN	1
		28
MEZZANINE		
C	WFM 8' x 16'	13
F	WFM - 8'-6" x 18'	17
		30
Grand total		*GROSS PARKING AREA (GFA) 120

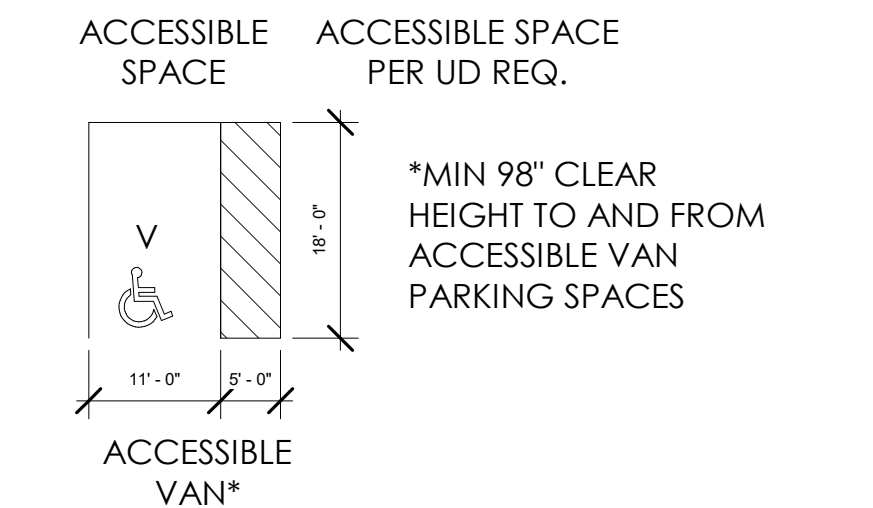
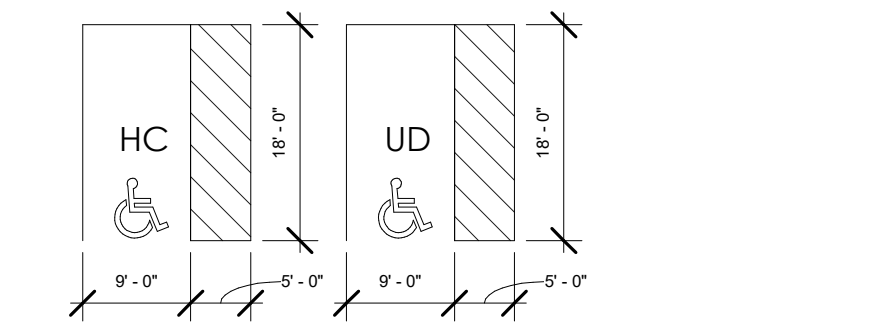
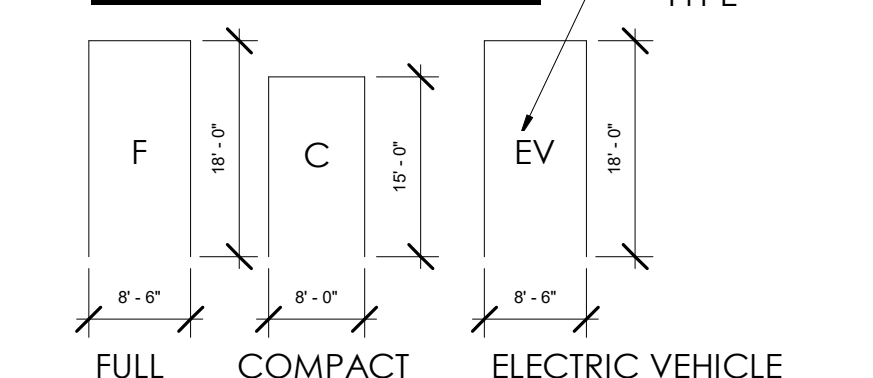
LEVEL	AREA TYPE	AREA
LEVEL G-3	GROSS PARKING AREA	10,425 SF
LEVEL G-2	GROSS PARKING AREA	16,902 SF
GROUND LEVEL / G-1	GROSS PARKING AREA	13,099 SF
MEZZANINE	GROSS PARKING AREA	10,735 SF
Grand total		51,161 SF

BIKE PARKING - CLASS I		
Name	Level	Bike Count
BIKE STORAGE 01	LEVEL G-2	32
BIKE STORAGE 02	LEVEL G-3	36

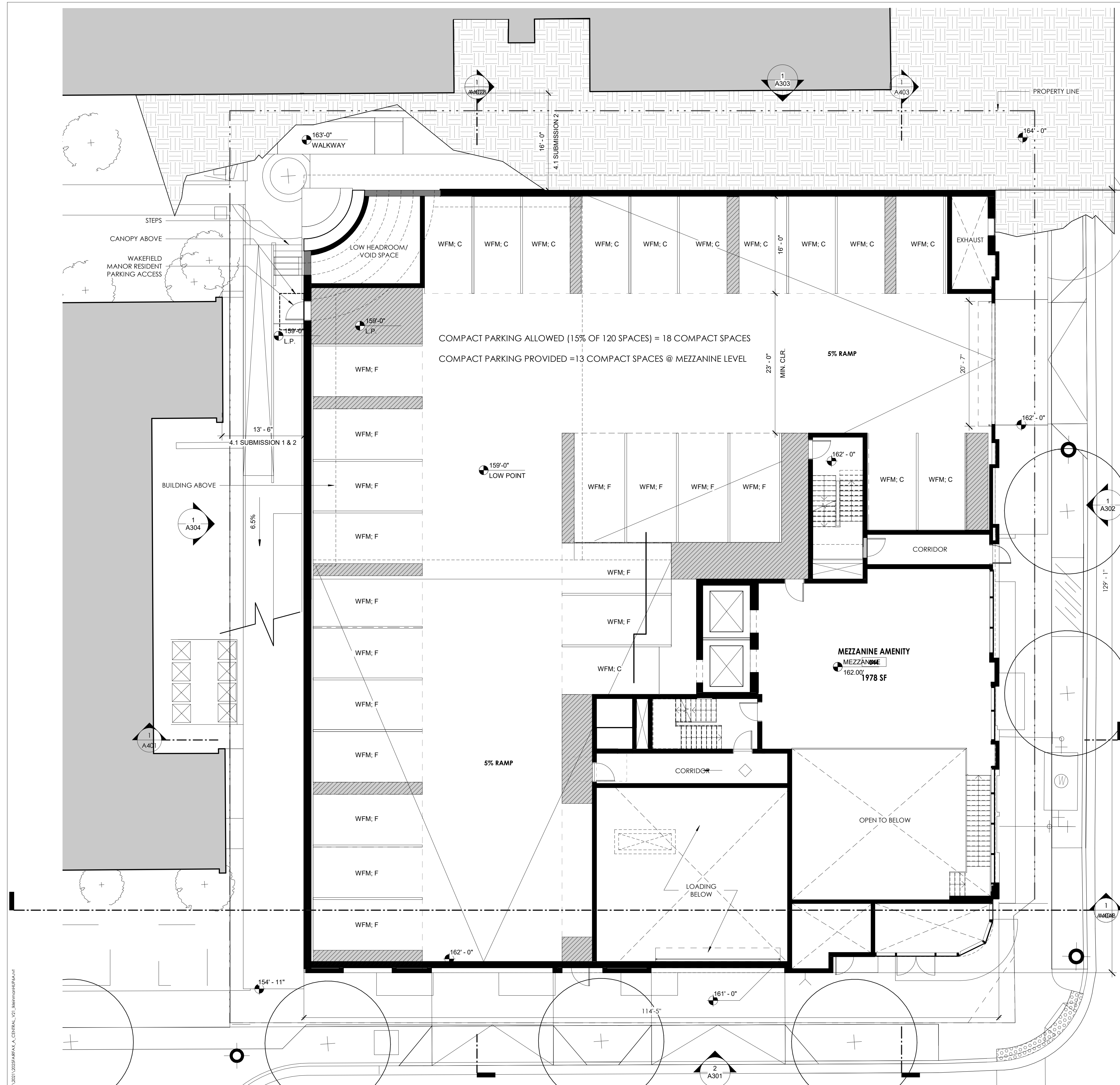
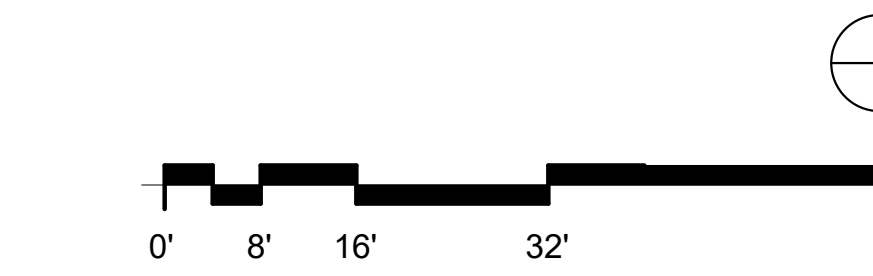
LEVEL	AREA TYPE	AREA
LEVEL G-3	GROSS PARKING AREA	10,425 SF
LEVEL G-2	GROSS PARKING AREA	16,902 SF
GROUND LEVEL / G-1	GROSS PARKING AREA	13,099 SF
MEZZANINE	GROSS PARKING AREA	10,735 SF
Grand total		51,161 SF

Name	Level	Bike Count
BIKE STORAGE 01	LEVEL G-2	32
BIKE STORAGE 02	LEVEL G-3	36

PARKING KEY



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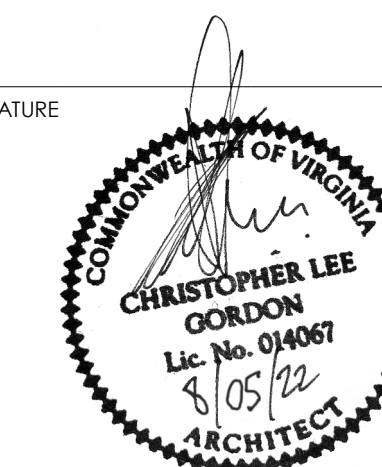
MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

C:\New\Working\2021\2025 FAIRFAX_A_CENTRAL_VT_Liberation\A202.rvt

OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
4.1 SUBMISSION MAJOR AMENDMENT

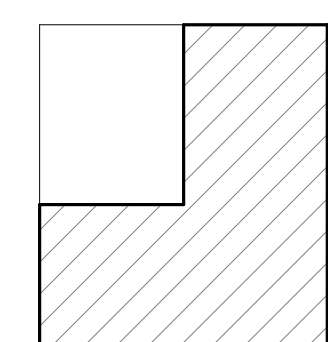
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Arlington, Virginia 22201

DESIGN DEVELOPMENT

Fortis Companies

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KEY PLAN



REVISIONS NO	DATE	DESCRIPTION
1	03.06.23	4.1 SUBMISSION #3

ISSUE DATE	DESCRIPTION
02.15.22	PRELIMINARY 4.1 SUBMISSION
08.03.22	SECOND 4.1 SUBMISSION
03.06.23	THIRD 4.1 SUBMISSION

PROJECT NUMBER 21051
DATE 08.05.22

SCALE As indicated
DRAWING TITLE FLOOR 1 FLOOR PLAN

DRAWING NUMBER **A203**
3/2/2023 11:51:57 AM

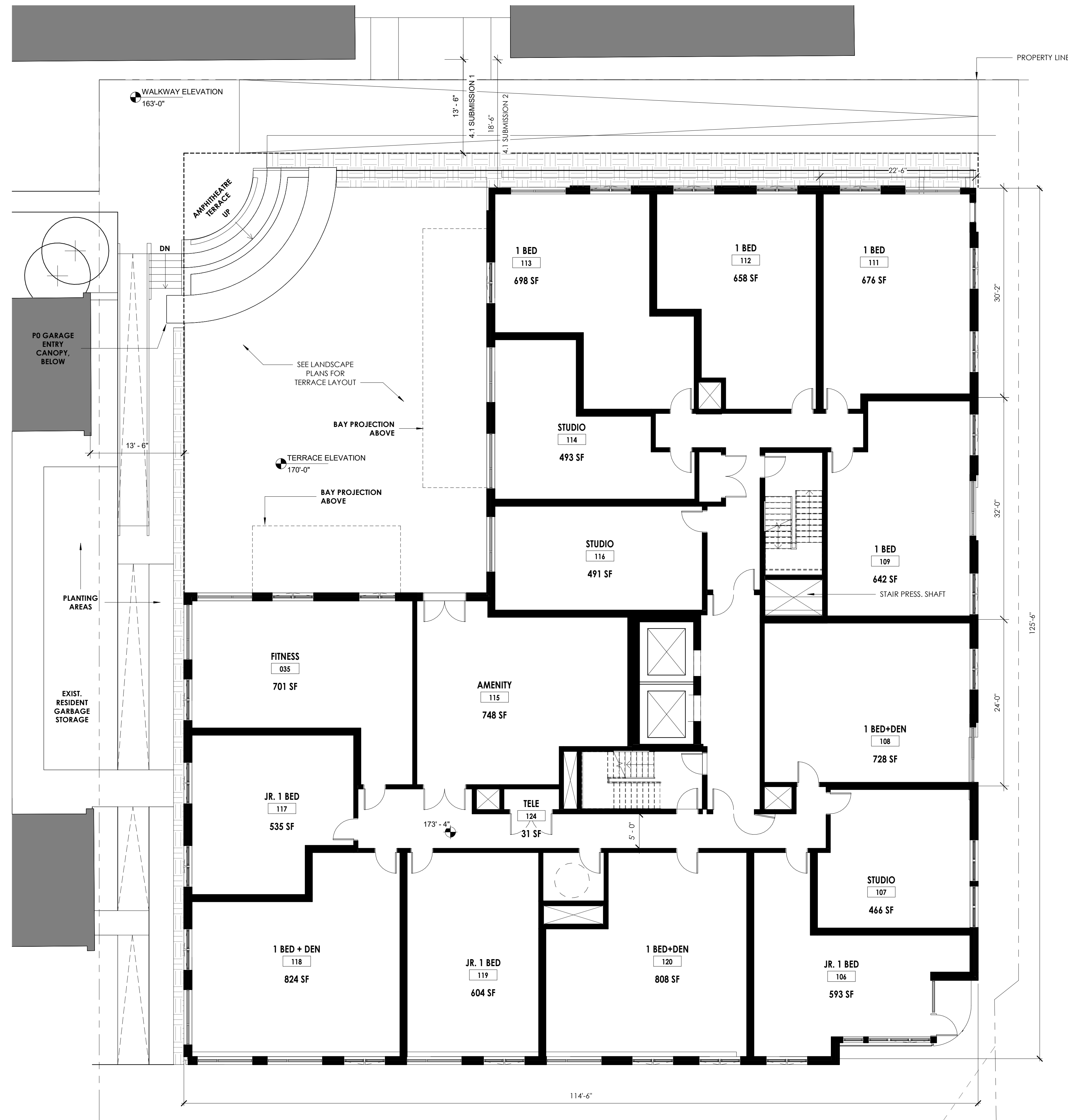
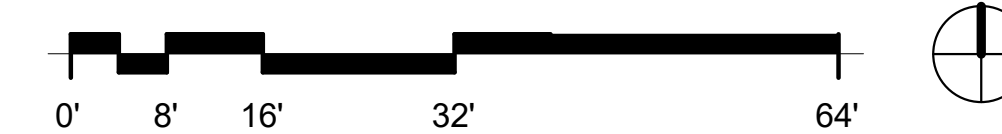
UNIT TYPE BY LEVEL		
Unit Type	Area	Count
FLOOR 01		
1 BED + DEN UNIT		3
1 BED UNIT		4
JR BED UNIT		3
STUDIO UNIT		3
13		
FLOOR 02		
1 BED + DEN UNIT		3
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		2
JR BED UNIT		4
STUDIO UNIT		2
15		
FLOOR 03		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		1
JR BED UNIT	906 SF	3
STUDIO UNIT		3
15		
FLOOR 04		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		1
JR BED UNIT	906 SF	3
STUDIO UNIT		3
15		
FLOOR 05		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		1
JR BED UNIT	906 SF	3
STUDIO UNIT		3
15		
FLOOR 06		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		1
JR BED UNIT	906 SF	3
STUDIO UNIT		3
15		
FLOOR 07		

UNIT TYPE BY LEVEL		
Unit Type	Area	Count
FLOOR 08		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		1
JR BED UNIT	906 SF	3
STUDIO UNIT		3
15		
FLOOR 09		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		1
JR BED UNIT		3
STUDIO UNIT		2
14		
FLOOR 10		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		1
JR BED UNIT		3
STUDIO UNIT		2
14		
FLOOR 11		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1016 SF	1
2 BED UNIT		3
JR BED UNIT		3
STUDIO UNIT		2
14		
FLOOR 12		
1 BED + DEN UNIT	782 SF	1
1 BED UNIT		1
JR BED UNIT		4
STUDIO UNIT	548 SF	1
7		
Grand total:	166	

GROSS FLOOR AREA (GFA)		
LEVEL	AREA TYPE	AREA
GROUND LEVEL / G-1	GROSS FLOOR AREA	2,334 SF
MEZZANINE	GROSS FLOOR AREA	1,388 SF
FLOOR 01	GROSS FLOOR AREA	11,658 SF
FLOOR 02	GROSS FLOOR AREA	12,306 SF
FLOOR 03	GROSS FLOOR AREA	11,948 SF
FLOOR 04	GROSS FLOOR AREA	11,948 SF
FLOOR 05	GROSS FLOOR AREA	11,948 SF
FLOOR 06	GROSS FLOOR AREA	11,948 SF
FLOOR 07	GROSS FLOOR AREA	11,948 SF
FLOOR 08	GROSS FLOOR AREA	11,948 SF
FLOOR 09	GROSS FLOOR AREA	11,948 SF
FLOOR 10	GROSS FLOOR AREA	11,948 SF
FLOOR 11	GROSS FLOOR AREA	11,609 SF
FLOOR 12	GROSS FLOOR AREA	7,249 SF
Grand total		142,126 SF

GROSS PARKING AREA		
Level	AREA TYPE	Area
LEVEL G-3	GROSS PARKING AREA	9,936 SF
LEVEL G-3	GROSS PARKING AREA	489 SF
LEVEL G-2	GROSS PARKING AREA	16,492 SF
LEVEL G-2	GROSS PARKING AREA	410 SF
GROUND LEVEL / G-1	GROSS PARKING AREA	13,099 SF
MEZZANINE	GROSS PARKING AREA	10,735 SF
		51,161 SF

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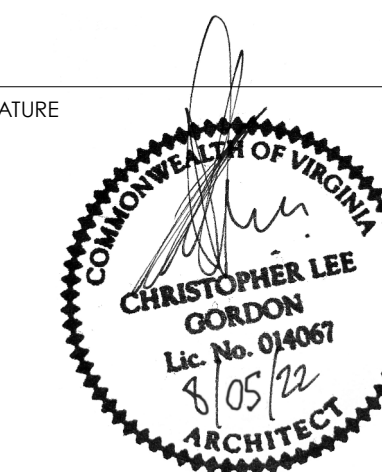


1 FLOOR PLAN LEVEL 01
SCALE: 1/8" = 1'-0"

OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
4.1 SUBMISSION MAJOR AMENDMENT

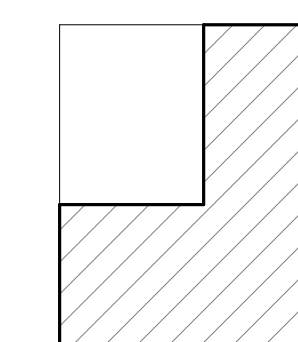
2025 Fairfax Dr.
Arlington, Virginia 22201

DESIGN DEVELOPMENT

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KEY PLAN



NO	DATE	DESCRIPTION
1	03.06.23	4.1 SUBMISSION #3

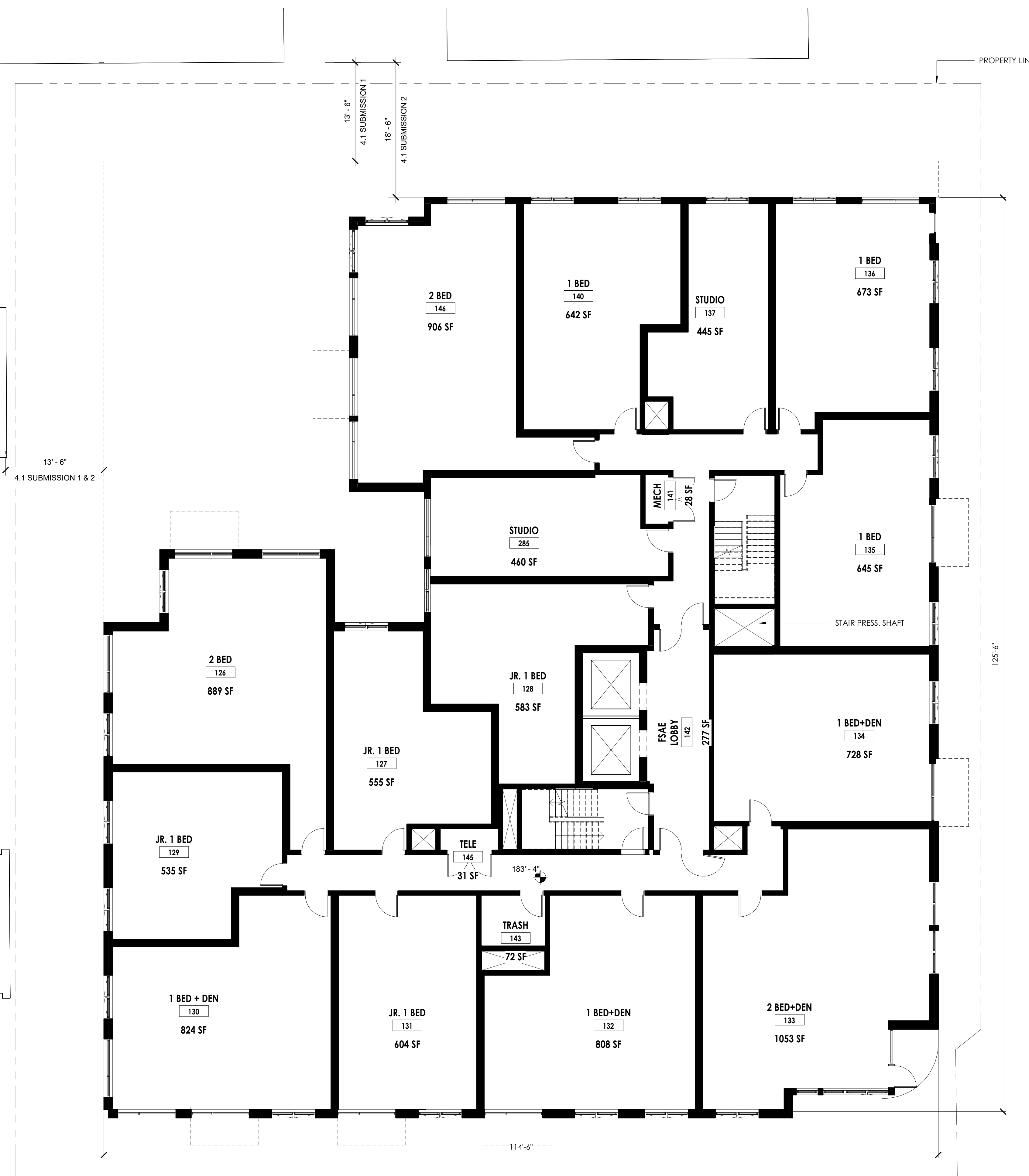
ISSUE DATE	DESCRIPTION
02.15.22	PRELIMINARY 4.1 SUBMISSION
08.05.22	SECOND 4.1 SUBMISSION
03.06.23	THIRD 4.1 SUBMISSION

PROJECT NUMBER 21051
08.05.22

SCALE As indicated
DRAWING TITLE FLOOR 2 FLOOR PLAN

DRAWING NUMBER **A204**

3/2/2023 11:52:02 AM

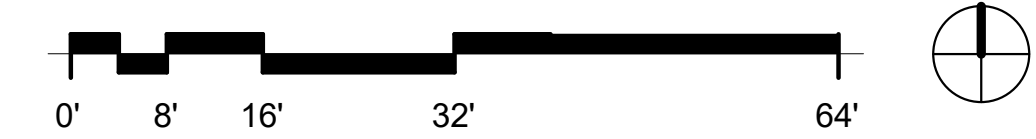


UNIT TYPE BY LEVEL		
Unit Type	Area	Count
FLOOR 01		
1 BED + DEN UNIT		3
1 BED UNIT		4
JR BED UNIT		3
STUDIO UNIT		3
13		
FLOOR 02		
1 BED + DEN UNIT		3
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		2
JR BED UNIT		4
STUDIO UNIT		2
15		
FLOOR 03		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		
FLOOR 04		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		
FLOOR 05		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		
FLOOR 06		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		
FLOOR 07		

UNIT TYPE BY LEVEL		
Unit Type	Area	Count
FLOOR 08		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		
FLOOR 09		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		3
JR BED UNIT		3
STUDIO UNIT		2
14		
FLOOR 10		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		3
JR BED UNIT		3
STUDIO UNIT		2
14		
FLOOR 11		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1016 SF	1
2 BED UNIT		3
JR BED UNIT		3
STUDIO UNIT		2
14		
FLOOR 12		
1 BED + DEN UNIT	782 SF	1
1 BED UNIT	652 SF	1
JR BED UNIT		4
STUDIO UNIT	548 SF	1
7		
Grand total: 166		

*GROSS FLOOR AREA (GFA)		
LEVEL	AREA TYPE	AREA
GROUND LEVEL / G-1	GROSS FLOOR AREA	2,334 SF
MEZZANINE	GROSS FLOOR AREA	1,388 SF
FLOOR 01	GROSS FLOOR AREA	11,658 SF
FLOOR 02	GROSS FLOOR AREA	12,306 SF
FLOOR 03	GROSS FLOOR AREA	11,948 SF
FLOOR 04	GROSS FLOOR AREA	11,948 SF
FLOOR 05	GROSS FLOOR AREA	11,948 SF
FLOOR 06	GROSS FLOOR AREA	11,948 SF
FLOOR 07	GROSS FLOOR AREA	11,948 SF
FLOOR 08	GROSS FLOOR AREA	11,948 SF
FLOOR 09	GROSS FLOOR AREA	11,948 SF
FLOOR 10	GROSS FLOOR AREA	11,948 SF
FLOOR 11	GROSS FLOOR AREA	11,609 SF
FLOOR 12	GROSS FLOOR AREA	7,249 SF
Grand total		142,126 SF

NOTE:
ALL MATERIALS SHOWN HEREIN ARE ILLUSTRATIVE AND APPROXIMATE AND MAY CHANGE DURING THE 4.1 SITE PLAN APPROVAL DESIGN AND REVIEW PROCESS. AFTER APPROVAL OF THESE PLANS BY THE COUNTY BOARD OF ARLINGTON COUNTY, ANY SPECIFIC DIMENSIONS, LOCATIONS AND/OR MATERIAL DETAILS CALLED OUT HEREIN MAY BE MODIFIED ADMINISTRATIVELY BY THE ZONING ADMINISTRATOR BASED ON REVIEW AND INPUT FROM THE PLANNING DEPARTMENT IN ACCORDANCE WITH THE APPLICABLE TERMS AND CONDITIONS OF SECTION 36 OF THE ZONING ORDINANCE OF ARLINGTON COUNTY, VIRGINIA.



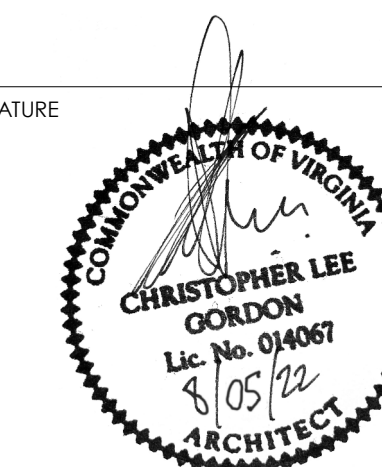
FLOOR 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

C:\New_Working\2023\2025 FAIRFAX_A_CENTRAL_OT_Liberation\FloorPlan.dwg

OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
4.1 SUBMISSION MAJOR AMENDMENT

2025 Fairfax Dr.
Arlington, Virginia 22201

DESIGN DEVELOPMENT
Fortis Companies

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KEY PLAN

NO	DATE	DESCRIPTION
1	03.06.23	4.1 SUBMISSION #3

ISSUE DATE	DESCRIPTION
02.15.22	PRELIMINARY 4.1 SUBMISSION
08.05.22	SECOND 4.1 SUBMISSION
03.06.23	THIRD 4.1 SUBMISSION

PROJECT NUMBER **21051**
DATE **08.05.22**

SCALE **As indicated**
DRAWING TITLE **FLOOR 3-7 FLOOR PLAN**

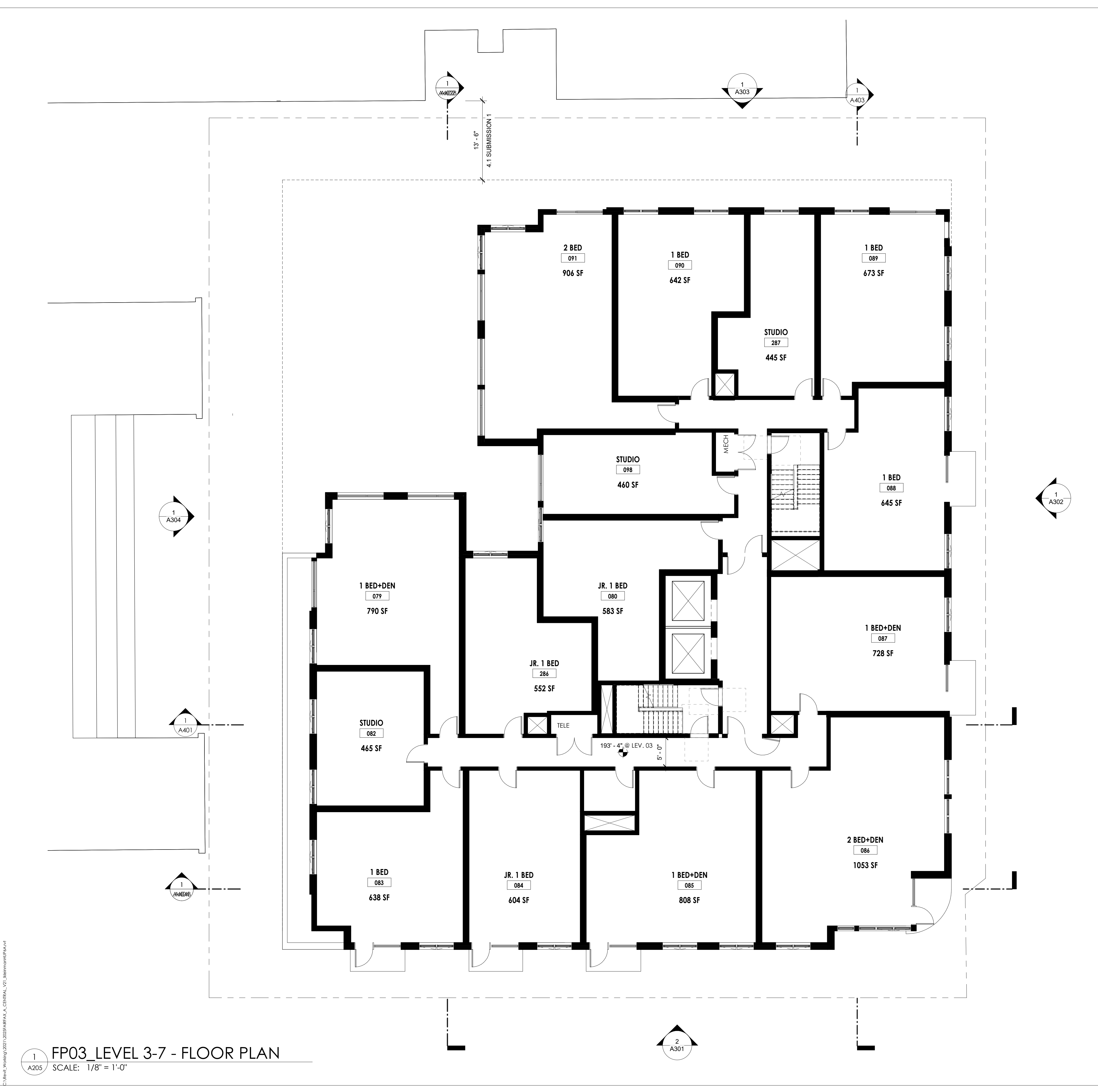
DRAWING NUMBER **A205**

3/2/2023 11:52:08 AM

UNIT TYPE BY LEVEL			UNIT TYPE BY LEVEL		
Unit Type	Area	Count	Unit Type	Area	Count
FLOOR 01					
1 BED + DEN UNIT		3	1 BED + DEN UNIT		3
1 BED UNIT		4	1 BED UNIT		4
JR BED UNIT		3	2 BED + DEN UNIT 1053 SF		1
STUDIO UNIT		3	2 BED UNIT 906 SF		1
13			JR BED UNIT		3
			STUDIO UNIT		3
FLOOR 02					
1 BED + DEN UNIT		3	FLOOR 08		
1 BED UNIT		3	1 BED + DEN UNIT		2
2 BED + DEN UNIT 1053 SF		1	1 BED UNIT		3
2 BED UNIT		2	2 BED + DEN UNIT 1059 SF		1
JR BED UNIT		4	2 BED UNIT		3
STUDIO UNIT		2	JR BED UNIT		3
15			STUDIO UNIT		2
FLOOR 03					
1 BED + DEN UNIT		3	FLOOR 09		
1 BED UNIT		4	1 BED + DEN UNIT		2
2 BED + DEN UNIT 1053 SF		1	1 BED UNIT		3
2 BED UNIT 906 SF		1	2 BED + DEN UNIT 1053 SF		1
JR BED UNIT		3	2 BED UNIT		3
STUDIO UNIT		3	JR BED UNIT		3
15			STUDIO UNIT		2
FLOOR 04					
1 BED + DEN UNIT		3	FLOOR 10		
1 BED UNIT		4	1 BED + DEN UNIT		2
2 BED + DEN UNIT 1053 SF		1	1 BED UNIT		3
2 BED UNIT 906 SF		1	2 BED + DEN UNIT 1053 SF		1
JR BED UNIT		3	2 BED UNIT		3
STUDIO UNIT		3	JR BED UNIT		3
15			STUDIO UNIT		2
FLOOR 05					
1 BED + DEN UNIT		3	FLOOR 11		
1 BED UNIT		4	1 BED + DEN UNIT		2
2 BED + DEN UNIT 1053 SF		1	1 BED UNIT		3
2 BED UNIT 906 SF		1	2 BED + DEN UNIT 1016 SF		1
JR BED UNIT		3	2 BED UNIT		3
STUDIO UNIT		3	JR BED UNIT		3
15			STUDIO UNIT		2
FLOOR 06					
1 BED + DEN UNIT		3	FLOOR 12		
1 BED UNIT		4	1 BED + DEN UNIT 782 SF		1
2 BED + DEN UNIT 1053 SF		1	1 BED UNIT		1
2 BED UNIT 906 SF		1	JR BED UNIT		4
JR BED UNIT		3	STUDIO UNIT		1
STUDIO UNIT		3	7		
15			Grand total: 166		
FLOOR 07					

*GROSS FLOOR AREA (GFA)		
LEVEL	AREA TYPE	AREA
GROUND LEVEL / G-1	GROSS FLOOR AREA	2,334 SF
MEZZANINE	GROSS FLOOR AREA	1,388 SF
FLOOR 01	GROSS FLOOR AREA	11,658 SF
FLOOR 02	GROSS FLOOR AREA	12,306 SF
FLOOR 03	GROSS FLOOR AREA	11,948 SF
FLOOR 04	GROSS FLOOR AREA	11,948 SF
FLOOR 05	GROSS FLOOR AREA	11,948 SF
FLOOR 06	GROSS FLOOR AREA	11,948 SF
FLOOR 07	GROSS FLOOR AREA	11,948 SF
FLOOR 08	GROSS FLOOR AREA	11,948 SF
FLOOR 09	GROSS FLOOR AREA	11,948 SF
FLOOR 10	GROSS FLOOR AREA	11,948 SF
FLOOR 11	GROSS FLOOR AREA	11,609 SF
FLOOR 12	GROSS FLOOR AREA	7,249 SF
Grand total		142,126 SF

NOTE:
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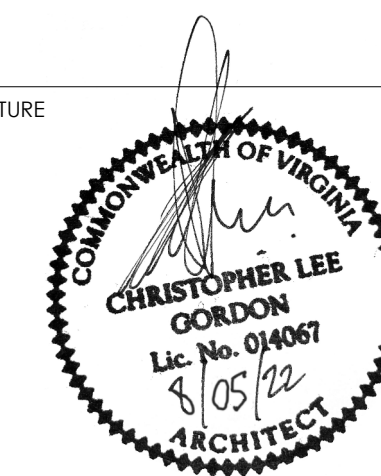
FP03_LEVEL 3-7 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

C:\New_Working\2025\FAIRFAX_A_CENTRAL_G1_Liberation\FP03.rvt

OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
4.1 SUBMISSION MAJOR AMENDMENT

2025 Fairfax Dr.
Arlington, Virginia 22201

DESIGN DEVELOPMENT

Fortis Companies

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UNIT TYPE BY LEVEL

Unit Type	Area	Count
FLOOR 01		
1 BED + DEN UNIT		3
1 BED UNIT		4
JR BED UNIT		3
STUDIO UNIT		3
13		

UNIT TYPE BY LEVEL

Unit Type	Area	Count
FLOOR 08		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		

UNIT TYPE BY LEVEL

Unit Type	Area	Count
FLOOR 02		
1 BED + DEN UNIT		3
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		2
JR BED UNIT		4
STUDIO UNIT		2
15		

UNIT TYPE BY LEVEL

Unit Type	Area	Count
FLOOR 09		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1059 SF	1
2 BED UNIT		3
JR BED UNIT		3
STUDIO UNIT		2
14		

UNIT TYPE BY LEVEL

Unit Type	Area	Count
FLOOR 03		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		

UNIT TYPE BY LEVEL

Unit Type	Area	Count
FLOOR 10		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		3
JR BED UNIT		3
STUDIO UNIT		2
14		

UNIT TYPE BY LEVEL

Unit Type	Area	Count
FLOOR 04		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		

UNIT TYPE BY LEVEL

Unit Type	Area	Count
FLOOR 11		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1016 SF	1
2 BED UNIT		3
JR BED UNIT		3
STUDIO UNIT		2
14		

UNIT TYPE BY LEVEL

Unit Type	Area	Count
FLOOR 05		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		

UNIT TYPE BY LEVEL

Unit Type	Area	Count
FLOOR 12		
1 BED + DEN UNIT	782 SF	1
1 BED UNIT	652 SF	1
JR BED UNIT		4
STUDIO UNIT	548 SF	1
7		

FLOOR 06

1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		

Grand total: 166

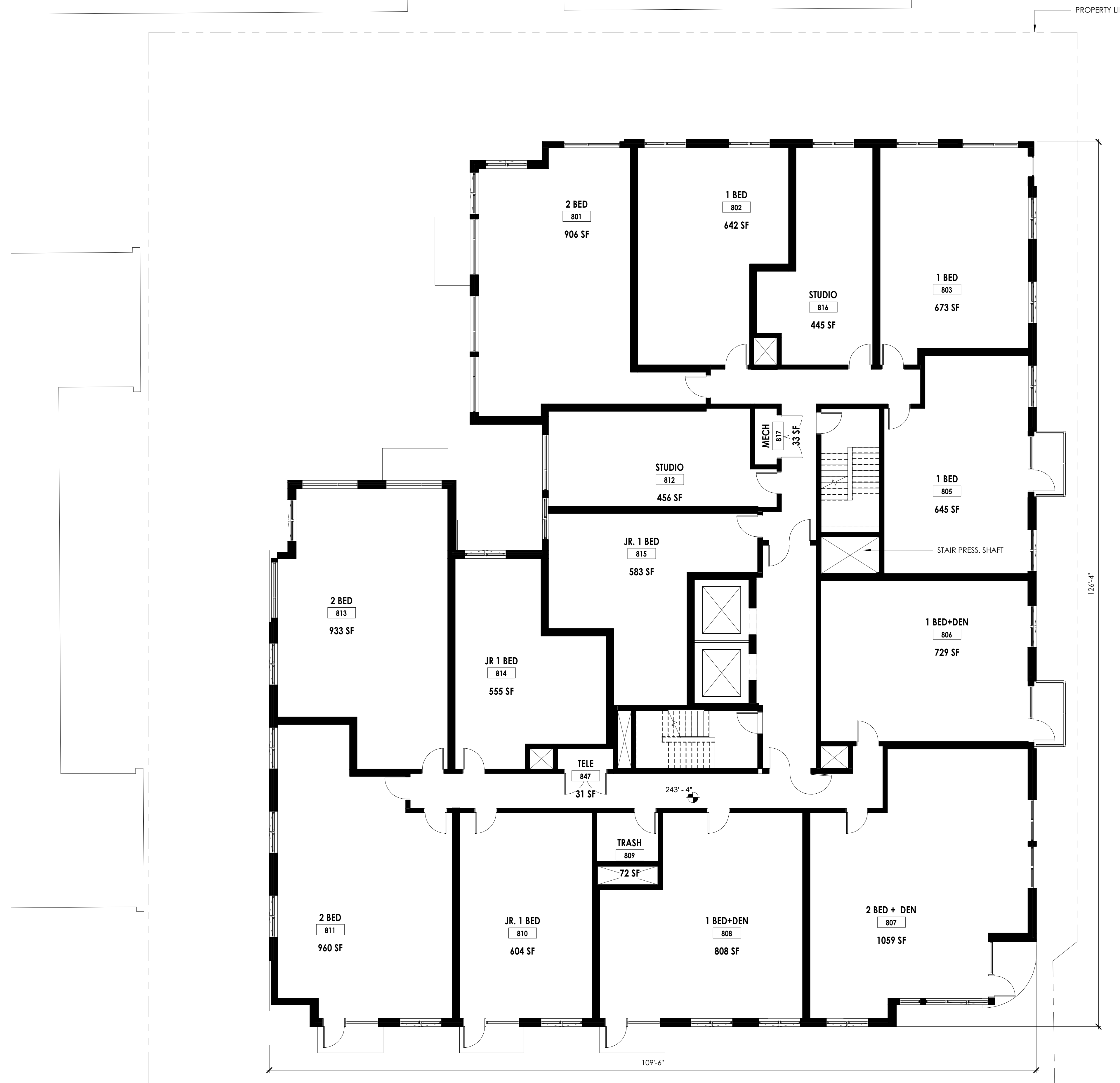
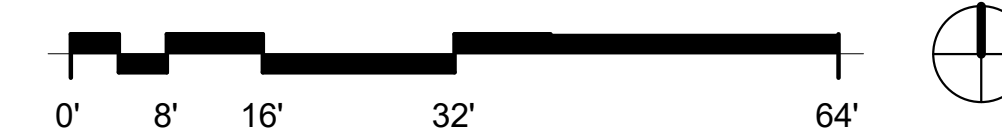
UNIT TYPE BY LEVEL

Unit Type	Area	Count
FLOOR 07		

***GROSS FLOOR AREA (GFA)**

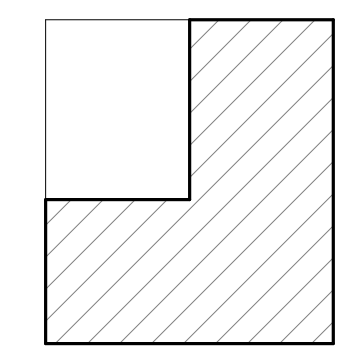
LEVEL	AREA TYPE	AREA
GROUND LEVEL / G-1	GROSS FLOOR AREA	2,334 SF
MEZZANINE	GROSS FLOOR AREA	1,388 SF
FLOOR 01	GROSS FLOOR AREA	11,658 SF
FLOOR 02	GROSS FLOOR AREA	12,306 SF
FLOOR 03	GROSS FLOOR AREA	11,948 SF
FLOOR 04	GROSS FLOOR AREA	11,948 SF
FLOOR 05	GROSS FLOOR AREA	11,948 SF
FLOOR 06	GROSS FLOOR AREA	11,948 SF
FLOOR 07	GROSS FLOOR AREA	11,948 SF
FLOOR 08	GROSS FLOOR AREA	11,948 SF
FLOOR 09	GROSS FLOOR AREA	11,948 SF
FLOOR 10	GROSS FLOOR AREA	11,948 SF
FLOOR 11	GROSS FLOOR AREA	11,609 SF
FLOOR 12	GROSS FLOOR AREA	7,249 SF
Grand total	GROSS FLOOR AREA	142,126 SF

NOTE:
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FLOOR PLAN LEVEL 8-11
SCALE: 1/8" = 1'-0"

KEY PLAN



REVISIONS

NO	DATE	DESCRIPTION
1	03.06.23	4.1 SUBMISSION #3

ISSUE

DATE	DESCRIPTION
02.15.22	PRELIMINARY 4.1 SUBMISSION
08.05.22	SECOND 4.1 SUBMISSION
03.06.23	THIRD 4.1 SUBMISSION

PROJECT NUMBER: 21051
DATE: 08.05.22

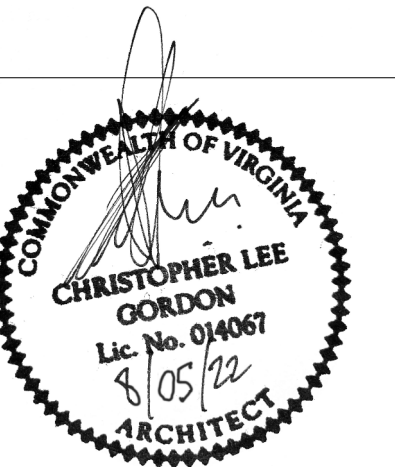
SCALE: As indicated
DRAWING TITLE:

FLOOR 8 - 11 FLOOR PLAN
A206

OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
4.1 SUBMISSION MAJOR AMENDMENT

2025 Fairfax Dr.
Arlington, Virginia 22201

DESIGN DEVELOPMENT
Fortis Companies

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KEY PLAN

REVISIONS	NO	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
02.15.22		PRELIMINARY 4.1 SUBMISSION
08.05.22		SECOND 4.1 SUBMISSION
03.06.23		THIRD 4.1 SUBMISSION

PROJECT NUMBER **21051**
DATE **08.05.22**

SCALE **As indicated**
DRAWING TITLE

FLOOR 11 FLOOR PLAN

DRAWING NUMBER **A206A**

3/2/2023 11:52:18 AM

UNIT TYPE BY LEVEL		
Unit_Type	Area	Count
FLOOR 01		
1 BED + DEN UNIT		3
1 BED UNIT		4
JR BED UNIT		3
STUDIO UNIT		3
13		

FLOOR 02		
1 BED + DEN UNIT		3
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		2
JR BED UNIT		4
STUDIO UNIT		2
15		

FLOOR 03		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		

FLOOR 04		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		

FLOOR 05		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		

FLOOR 06		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		

FLOOR 07

UNIT TYPE BY LEVEL		
Unit_Type	Area	Count
FLOOR 08		
1 BED + DEN UNIT		3
1 BED UNIT		4
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT	906 SF	1
JR BED UNIT		3
STUDIO UNIT		3
15		

FLOOR 08		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1059 SF	1
2 BED UNIT		3
JR BED UNIT		3
STUDIO UNIT		2
14		

FLOOR 09		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		3
JR BED UNIT		3
STUDIO UNIT		2
14		

FLOOR 10		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1
2 BED UNIT		3
JR BED UNIT		3
STUDIO UNIT		2
14		

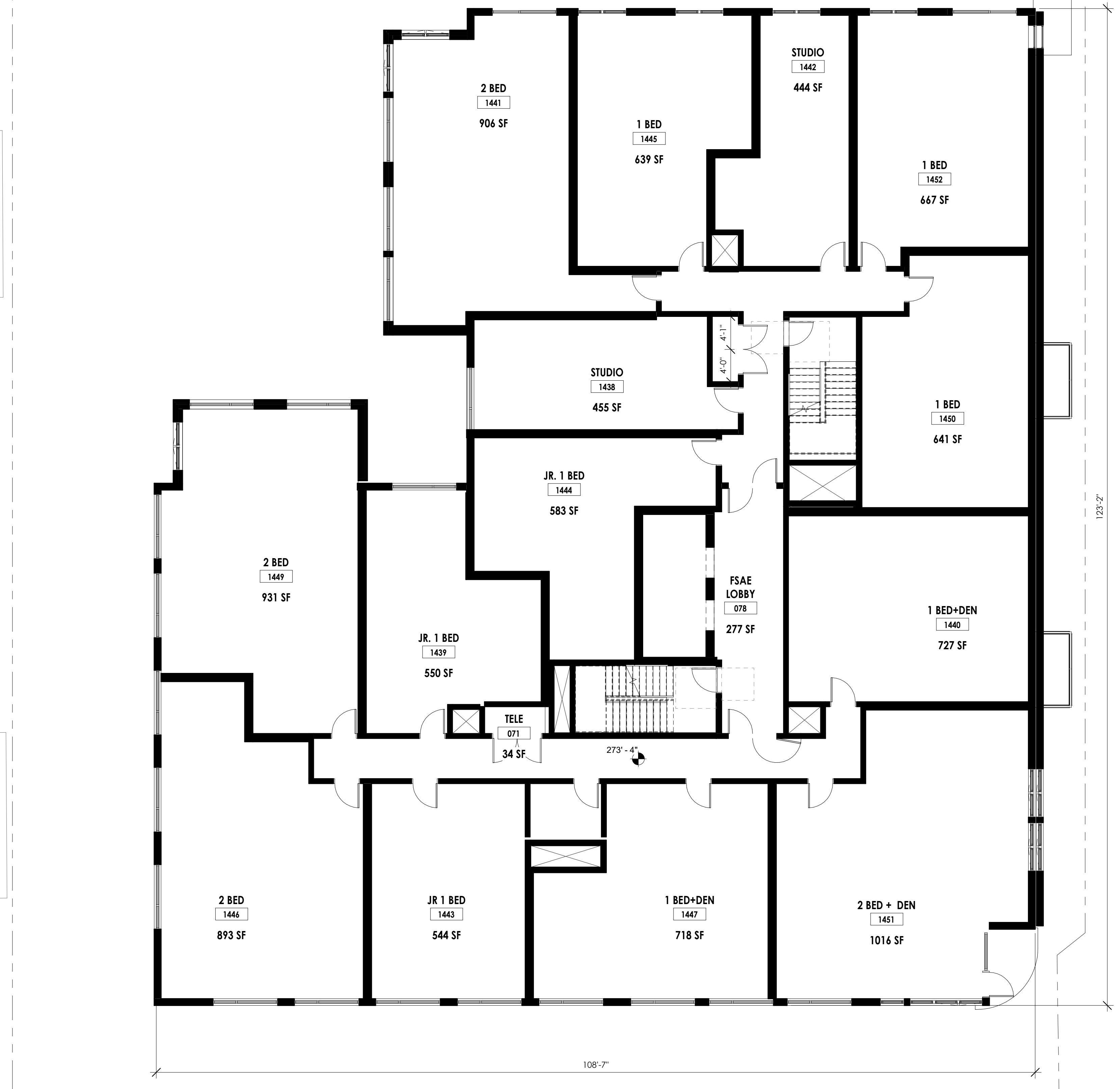
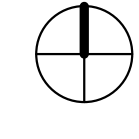
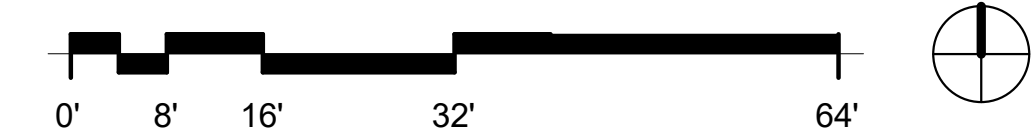
FLOOR 11		
1 BED + DEN UNIT		2
1 BED UNIT		3
2 BED + DEN UNIT	1016 SF	1
2 BED UNIT		3
JR BED UNIT		3
STUDIO UNIT		2
14		

FLOOR 12		
1 BED + DEN UNIT	782 SF	1
1 BED UNIT	652 SF	1
JR BED UNIT		4
STUDIO UNIT	548 SF	1
7		

Grand total: 166

*GROSS FLOOR AREA (GFA)		
LEVEL	AREA TYPE	AREA
GROUND LEVEL / G-1	GROSS FLOOR AREA	2,334 SF
MEZZANINE	GROSS FLOOR AREA	1,388 SF
FLOOR 01	GROSS FLOOR AREA	11,658 SF
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FLOOR 04	GROSS FLOOR AREA	11,948 SF
FLOOR 05	GROSS FLOOR AREA	11,948 SF
FLOOR 06	GROSS FLOOR AREA	11,948 SF
FLOOR 07	GROSS FLOOR AREA	11,948 SF
FLOOR 08	GROSS FLOOR AREA	11,948 SF
FLOOR 09	GROSS FLOOR AREA	11,948 SF
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Grand total		142,126 SF

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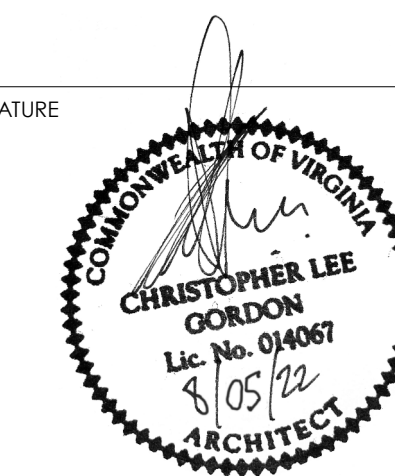


FLOOR PLAN LEVEL-11
SCALE: 1/8" = 1'-0"

OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
4.1 SUBMISSION MAJOR AMENDMENT

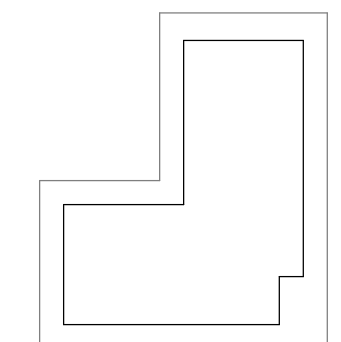
2025 Fairfax Dr.
Arlington, Virginia 22201

DESIGN DEVELOPMENT

Fortis Companies

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KEY PLAN



REVISIONS

NO	DATE	DESCRIPTION
1	03.06.23	4.1 SUBMISSION #3

ISSUE

DATE	DESCRIPTION
02.15.22	PRELIMINARY 4.1 SUBMISSION
08.05.22	SECOND 4.1 SUBMISSION
03.06.23	THIRD 4.1 SUBMISSION

PROJECT NUMBER

21051

DATE

08.05.22

SCALE

As indicated

DRAWING TITLE

FLOOR 12 FLOOR PLAN

DRAWING NUMBER

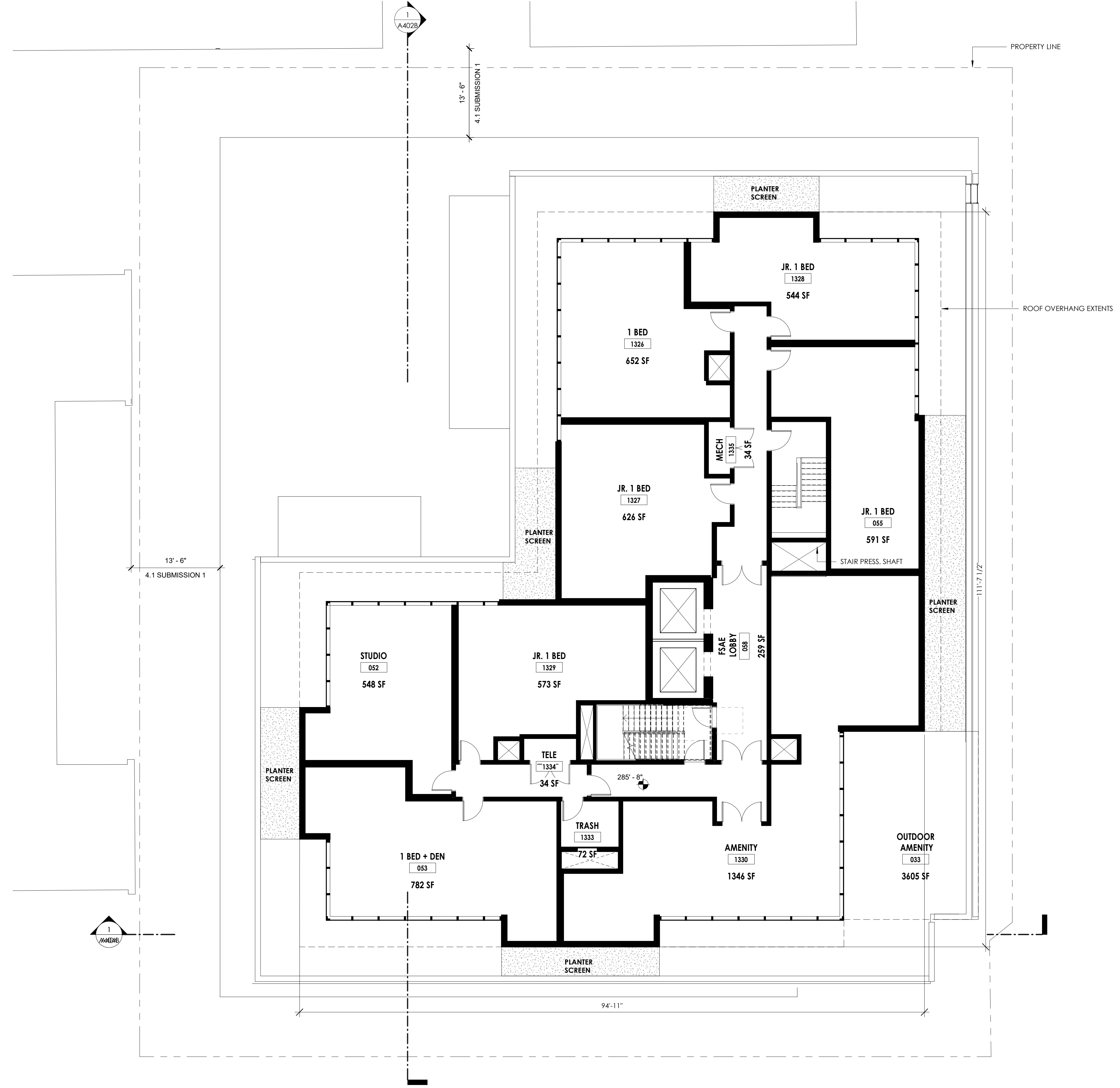
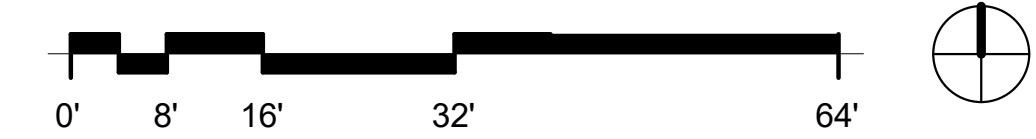
A207

3/2/2023 11:52:26 AM

UNIT TYPE BY LEVEL			UNIT TYPE BY LEVEL		
Unit Type	Area	Count	Unit Type	Area	Count
FLOOR 01					
1 BED + DEN UNIT		3	1 BED + DEN UNIT		3
1 BED UNIT		4	1 BED UNIT		4
JR BED UNIT		3	2 BED + DEN UNIT	1053 SF	1
STUDIO UNIT		3	2 BED UNIT	906 SF	1
13			JR BED UNIT		3
FLOOR 02					
1 BED + DEN UNIT		3	1 BED + DEN UNIT		2
1 BED UNIT		3	1 BED UNIT		3
2 BED + DEN UNIT	1053 SF	1	2 BED + DEN UNIT	1059 SF	1
2 BED UNIT		2	2 BED UNIT		3
JR BED UNIT		4	JR BED UNIT		3
STUDIO UNIT		2	STUDIO UNIT		2
15			14		
FLOOR 03					
1 BED + DEN UNIT		3	FLOOR 09		
1 BED UNIT		4	1 BED + DEN UNIT		2
2 BED + DEN UNIT	1053 SF	1	1 BED UNIT		3
2 BED UNIT	906 SF	1	2 BED + DEN UNIT	1053 SF	1
JR BED UNIT		3	2 BED UNIT		3
STUDIO UNIT		3	JR BED UNIT		3
15			STUDIO UNIT		2
FLOOR 04					
1 BED + DEN UNIT		3	FLOOR 10		
1 BED UNIT		4	1 BED + DEN UNIT		2
2 BED + DEN UNIT	1053 SF	1	1 BED UNIT		3
2 BED UNIT	906 SF	1	2 BED + DEN UNIT	1053 SF	1
JR BED UNIT		3	2 BED UNIT		3
STUDIO UNIT		3	JR BED UNIT		3
15			STUDIO UNIT		2
FLOOR 05					
1 BED + DEN UNIT		3	FLOOR 11		
1 BED UNIT		4	1 BED + DEN UNIT		2
2 BED + DEN UNIT	1053 SF	1	1 BED UNIT		3
2 BED UNIT	906 SF	1	2 BED + DEN UNIT	1016 SF	1
JR BED UNIT		3	2 BED UNIT		3
STUDIO UNIT		3	JR BED UNIT		3
15			STUDIO UNIT		2
FLOOR 06					
1 BED + DEN UNIT		3	FLOOR 12		
1 BED UNIT		4	1 BED + DEN UNIT	782 SF	1
2 BED + DEN UNIT	1053 SF	1	1 BED UNIT	652 SF	1
2 BED UNIT	906 SF	1	JR BED UNIT		4
JR BED UNIT		3	STUDIO UNIT	548 SF	1
STUDIO UNIT		3	7		
15			Grand total: 166		
FLOOR 07					

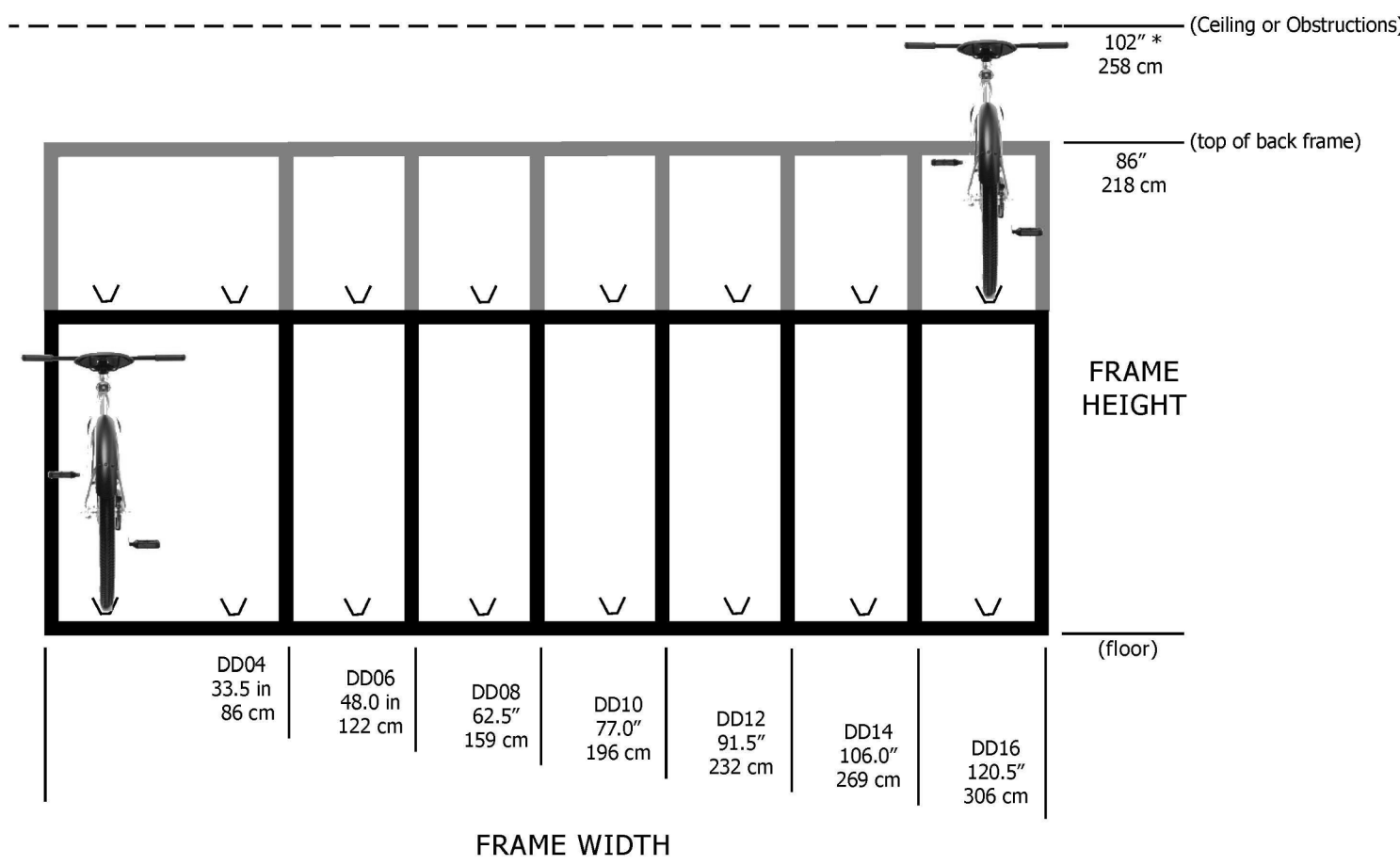
*GROSS FLOOR AREA (GFA)		
LEVEL	AREA TYPE	AREA
GROUND LEVEL / G-1	GROSS FLOOR AREA	2,334 SF
MEZZANINE	GROSS FLOOR AREA	1,388 SF
FLOOR 01	GROSS FLOOR AREA	11,658 SF
FLOOR 02	GROSS FLOOR AREA	12,306 SF
FLOOR 03	GROSS FLOOR AREA	11,948 SF
FLOOR 04	GROSS FLOOR AREA	11,948 SF
FLOOR 05	GROSS FLOOR AREA	11,948 SF
FLOOR 06	GROSS FLOOR AREA	11,948 SF
FLOOR 07	GROSS FLOOR AREA	11,948 SF
FLOOR 08	GROSS FLOOR AREA	11,948 SF
FLOOR 09	GROSS FLOOR AREA	11,948 SF
FLOOR 10	GROSS FLOOR AREA	11,948 SF
FLOOR 11	GROSS FLOOR AREA	11,609 SF
FLOOR 12	GROSS FLOOR AREA	7,249 SF
Grand total		142,126 SF

NOTE:
ALL MATERIALS SHOWN HEREIN ARE ILLUSTRATIVE AND APPROXIMATE AND MAY CHANGE DURING THE 4.1 SITE PLAN APPROVAL DESIGN AND REVIEW PROCESS. AFTER APPROVAL OF THESE PLANS BY THE COUNTY BOARD OF ARLINGTON COUNTY, ANY SPECIFIC DIMENSIONS, LOCATIONS AND/OR MATERIAL DETAILS CALLED OUT HEREIN MAY BE MODIFIED ADMINISTRATIVELY BY THE ZONING ADMINISTRATOR BASED ON REVIEW AND INPUT FROM THE PLANNING DEPARTMENT IN ACCORDANCE WITH THE APPLICABLE TERMS AND CONDITIONS OF SECTION 36 OF THE ZONING ORDINANCE OF ARLINGTON COUNTY, VIRGINIA.



FLOOR PLAN LEVEL 12
SCALE: 1/8" = 1'-0"

* Minimum vertical clearance 102" required with bicycles parked *



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* See DD-Clearances page for more information *

11/12/15

** Minimum vertical clearance 102" required with bicycles parked **

Product Data

Locking Options, per bike position (* = recommended)

- LL Locking Loop* Fixed loop for locking at rear wheel area
- LA Locking Arm Movable arm for locking rear triangle
- NL Non-Locking Point No locking provisions

Finish Options (* = recommended)

- G Galvanized* Hot dipped
- P Powder Coated Color frames, galvanized bike trays

Mounting Options

Due to their weight especially when loaded, these racks can be used freestanding.*
 Optional, order four fasteners [(2) 1/2" x 4-1/2" and (2) 1/2" x 5-1/2"] per rack only if racks are to be mounted to concrete (3" thick or greater concrete).
 ZBOLT-DD Concrete Zinc Wedge Anchor Fastener
 SSBOLT-DD Concrete Stainless Steel Wedge Anchor Fastener

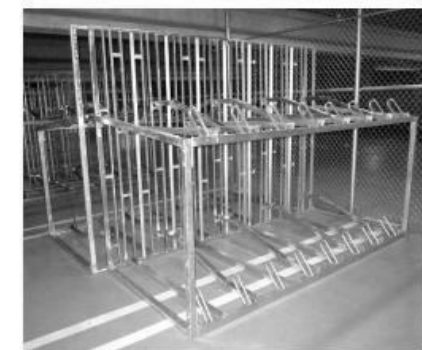
Construction

- Back Panel Frames .120 carbon steel tubing (1" x 1", 1" x 2")
- Rear tray supports 1" x 1" x 1/8" angle iron
- Side Brackets .120 carbon steel tubing (2" x 2")
- Side Bracket Flanges 2" x 6" x 1/4" thick steel
- Locking-Lengths .120 carbon steel tubing (2" x 2")
- Locking-Length Flanges 2" x 7" x 3/8" thick steel
- Wheel Channels .120 mild steel sheer
- Locking Loops 3/4" solid round bar
- Locking Arms 3/4" solid square bar
- Welding MIG
- Mounting holes 5/8" DIA., one per corner (4 total)

Assembly (racks are shipped knocked down)

- Time 30-45 minutes per rack (2 persons working)
- Tools Cordless driver recommended
- 3/4" socket and open-end wrenches
- Phillips-head screwdriver or driver bit

Model	Bicycle	Width	Depth	Height	Weight - lbs.
DD04	4	33.5"	53"	86"	175 / 185 / 210
DD06	6	48"	53"	86"	213 / 229 / 268
DD08	8	62.5"	53"	86"	243 / 265 / 314
DD10	10	77"	53"	86"	296 / 310 / 373
DD12	12	91.5"	53"	86"	330 / 362 / 439
DD14	14	106"	53"	86"	365 / 403 / 485
DD16	16	120.5"	53"	86"	403 / 447 / 535



Locking Loop Galvanized option shown

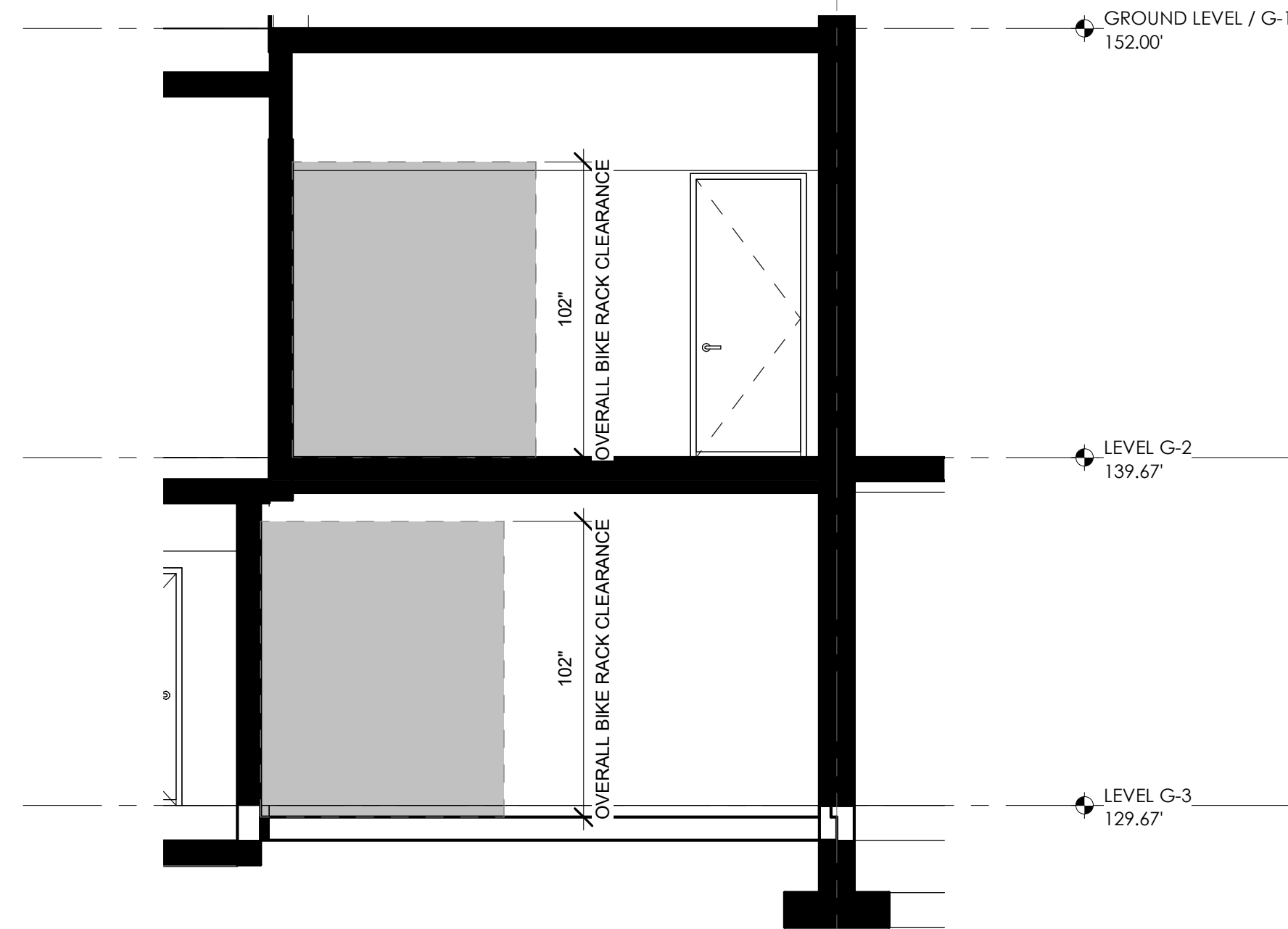


Locking Arm Powder Coat option shown

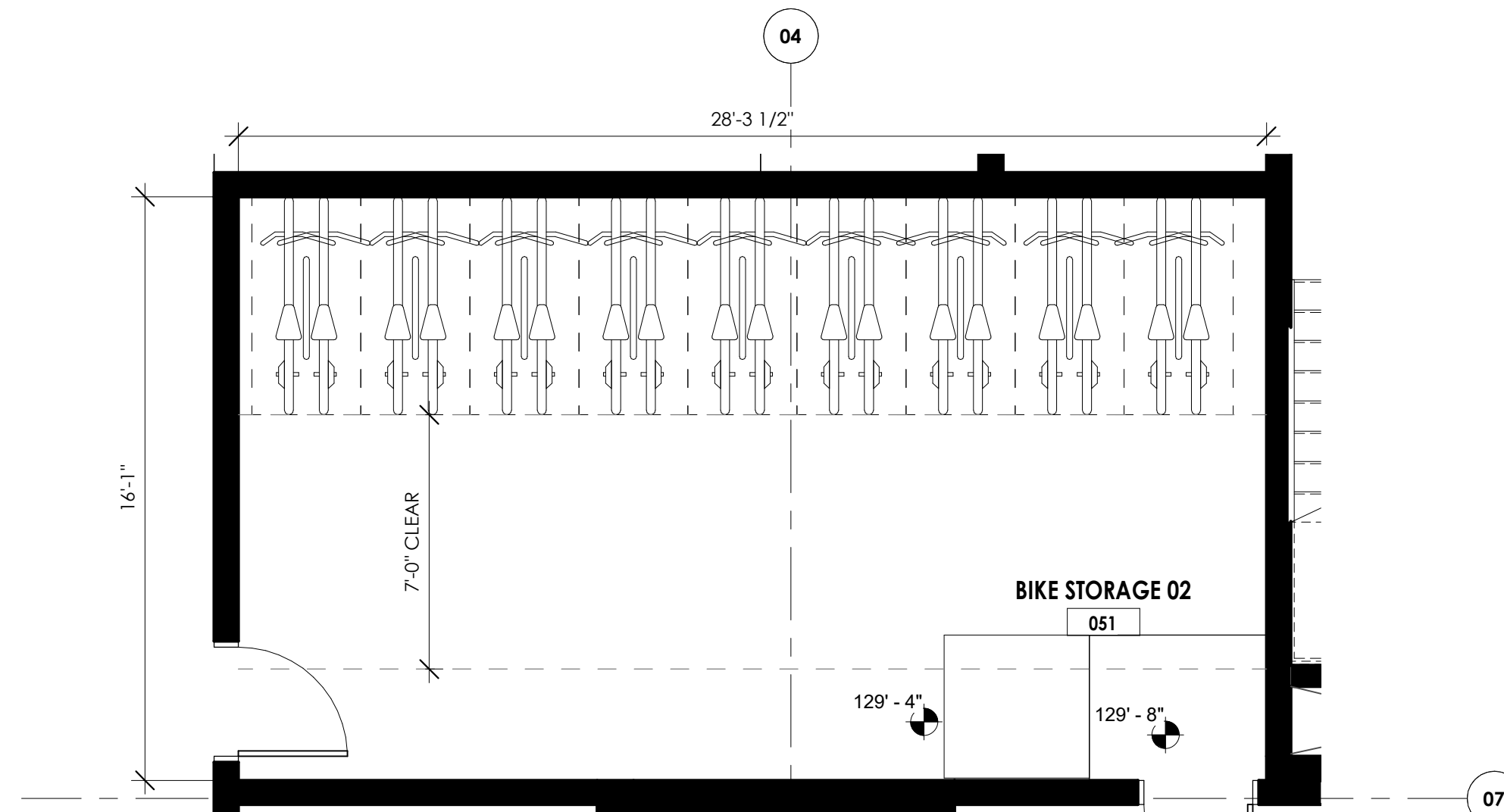


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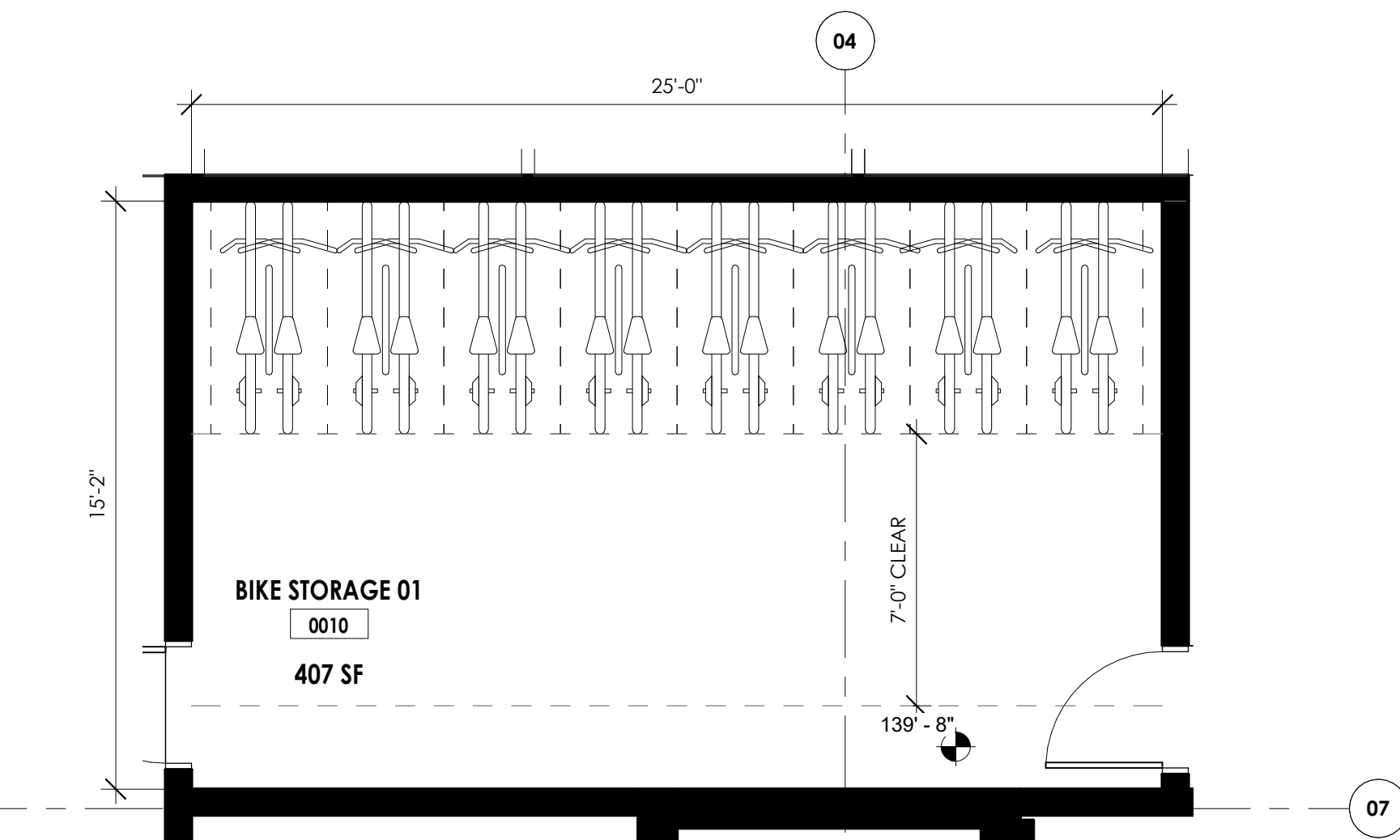
11/5/2015



3 BIKE STORAGE SECTION
 SCALE: 1/4" = 1'-0"



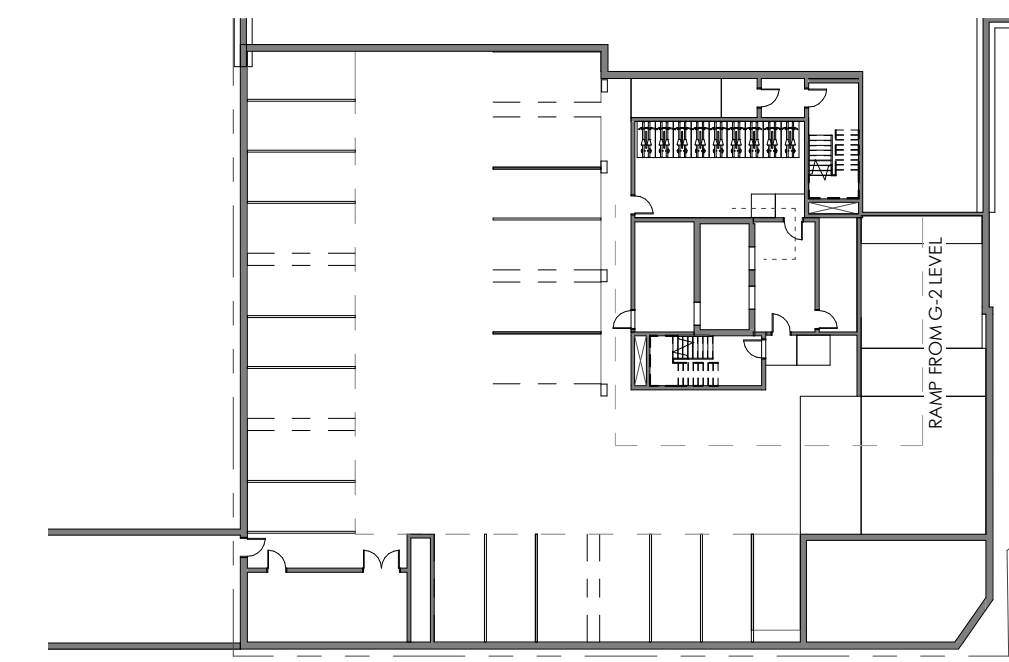
2 BIKE STORAGE 02
 SCALE: 1/4" = 1'-0"



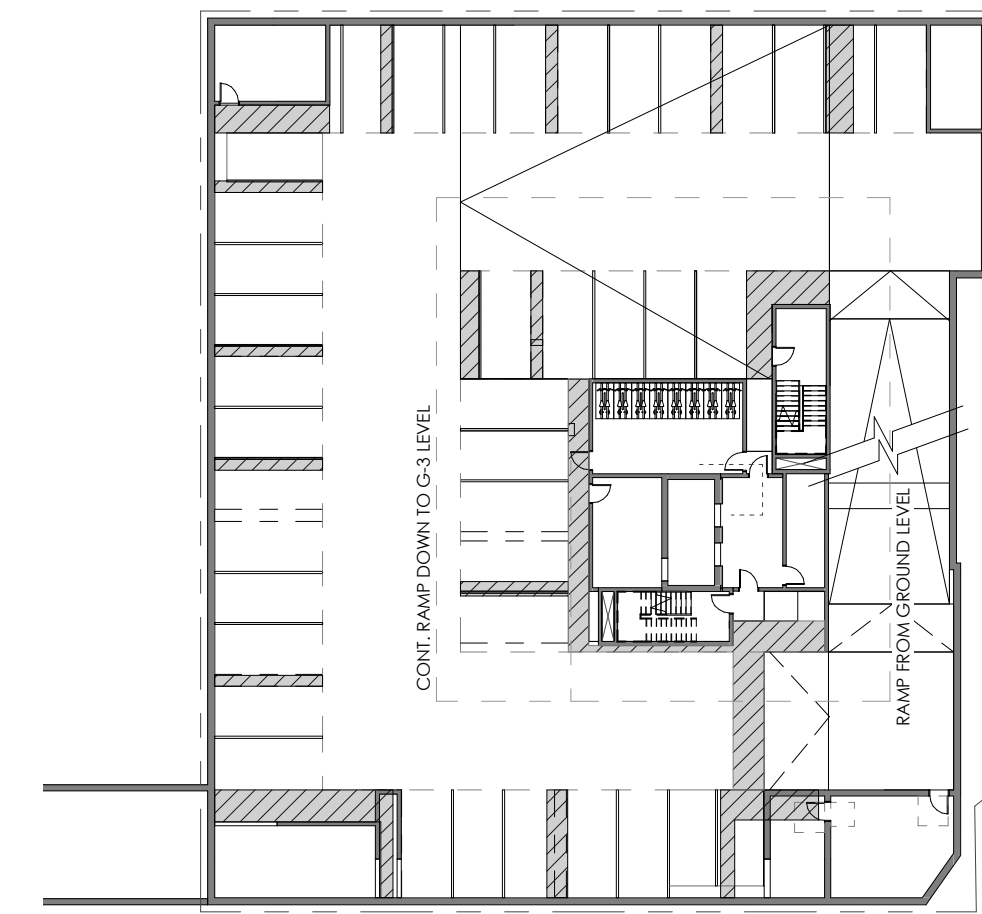
1 BIKE STORAGE 01
 SCALE: 1/4" = 1'-0"

BIKE ROUTE LEGEND

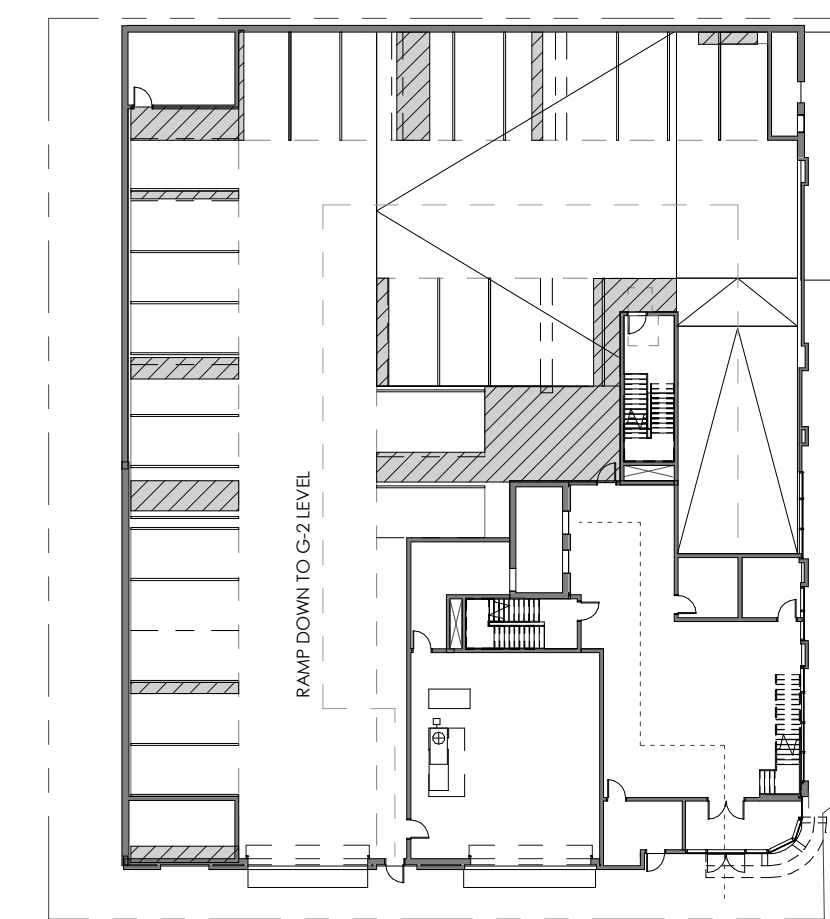
- VIA GARAGE
- VIA ELEVATOR ACCESS



7 BIKE ROUTE LEVEL G-3
 SCALE: 1/32" = 1'-0"



6 BIKE ROUTE LEVEL G-2
 SCALE: 1/32" = 1'-0"

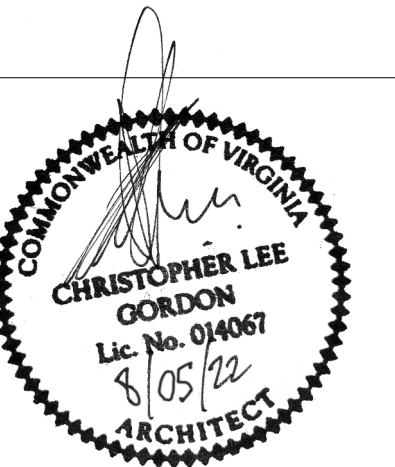


5 BIKE ROUTE LEVEL G-1 GROUND FLOOR
 SCALE: 1/32" = 1'-0"

OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
 4.1 SUBMISSION MAJOR AMENDMENT

2025 Fairfax Dr.
 Arlington, Virginia 22201

DESIGN DEVELOPMENT
Fortis Companies

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KEY PLAN

REVISIONS	NO	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
02.15.22	08.05.22	PRELIMINARY 4.1 SUBMISSION
03.06.23	03.06.23	SECOND 4.1 SUBMISSION
		THIRD 4.1 SUBMISSION

PROJECT NUMBER 21051
 DATE 08.05.22

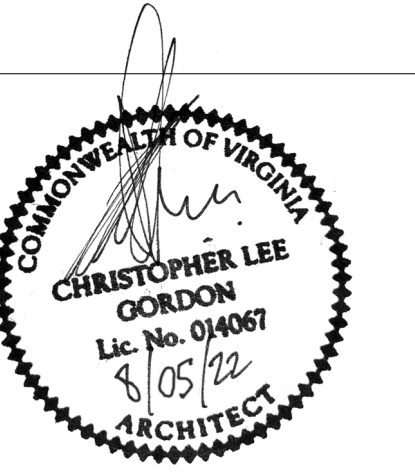
SCALE As indicated
 DRAWING TITLE ENLARGED PLANS

DRAWING NUMBER **A220**
3/2/2023 11:52:30 AM

OWNER

CONSULTANT

SEAL & SIGNATURE



2025 FAIRFAX DRIVE
4.1 SUBMISSION MAJOR AMENDMENT

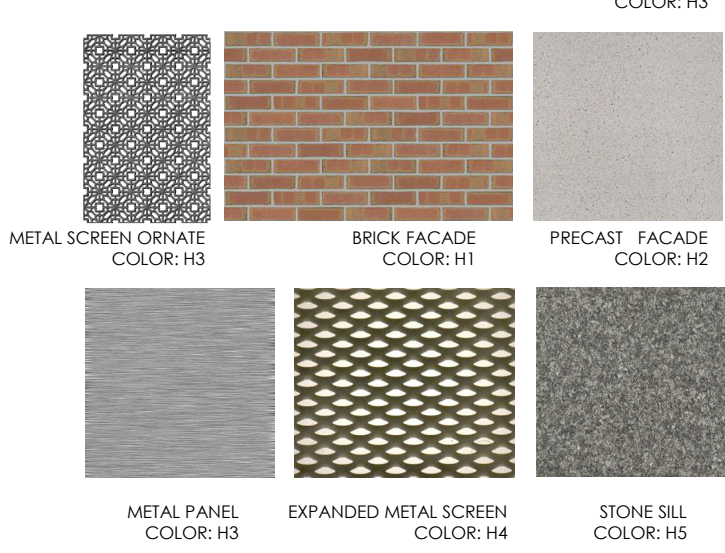
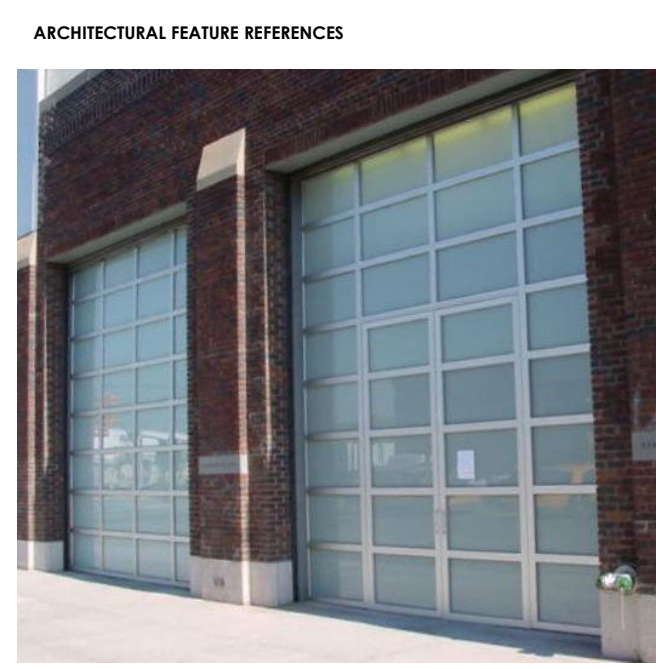
2025 Fairfax Dr.
Arlington, Virginia 22201

DESIGN DEVELOPMENT
Fortis Companies

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WALL OPENING PERCENTAGE			TOTAL WALL	16,371 SF
OPENING NAME	OPENING COUNT	OPENING AREA	OPENING TOTAL	
A	1	466 SF	466 SF	
B	2	54 SF	108 SF	
C	6	70 SF	420 SF	
D	2	98 SF	196 SF	
E	2	43 SF	86 SF	
F	59	53 SF	3,127 SF	
G	7	82 SF	574 SF	
H	13	67 SF	871 SF	
J	1	73 SF	73 SF	
TOTAL OPENING AREA			6,246 SF	
TOTAL OPENING PERCENTAGE				38 %



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

KEY PLAN

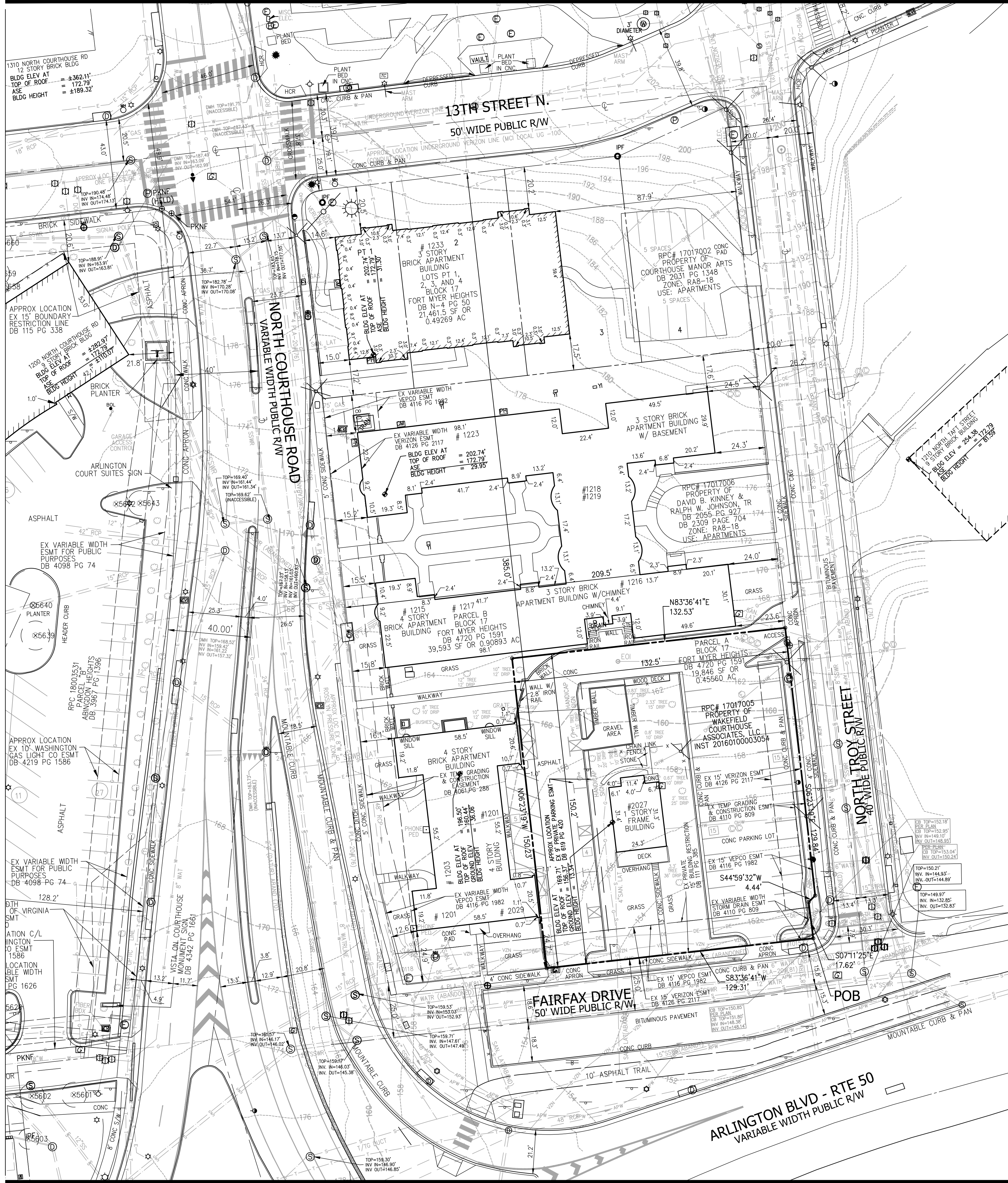
REVISIONS	NO	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
02.15.22		PRELIMINARY 4.1 SUBMISSION
08.05.22		SECOND 4.1 SUBMISSION
03.06.23		THIRD 4.1 SUBMISSION

PROJECT NUMBER: 21051
DATE: 08.05.22

SCALE: 3/32" = 1'-0"
DRAWING TITLE: ELEVATIONS

DRAWING NUMBER: **A303**
3/3/2023 11:58:25 PM



AREA TABULATION:

RPC	Area	Existing Zone
RPC: 17-017-002	21,461.5 SF OR 0.49269 AC	RA8-18
RPC: 17-017-005*	19,846 SF OR 0.45560 AC	RA8-18
RPC: 17-017-006	39,593 SF OR 0.90893 AC	RA8-18
TOTAL	80,900.5 SF OR 1.85722 AC	RA8-18

* PROPOSED DEVELOPMENT AREA

PARKING TABULATION:

THERE ARE 41 STANDARD STRIPED PARKING SPACES AND 2 HANDICAP STRIPED PARKING SPACES WITHIN THE PROPOSED DEVELOPMENT AREA.

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIK A VIRGINIA, LLC DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY, VIRGINIA REAL PROPERTY IDENTIFICATION MAP #054-02 AS REAL PROPERTY CODE (RPC) 17017005 AND IS ZONED RA8-18.
2. THE PROPERTY SHOWN HEREON NOW IN THE NAME OF WAKEFIELD COURTHOUSE ASSOCIATION, LLC AS RECORDED IN INSTRUMENT NO. 2016010003054 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
3. THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51013C0039C, COMMUNITY PANEL 515520 0039 C, FOR ARLINGTON COUNTY, VIRGINIA WITH AN EFFECTIVE DATE OF AUGUST 19, 2013. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS '83).
5. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY VIK A VIRGINIA, LLC ON APRIL 2, 2019 USING THE FOLLOWING CORRS STATIONS: LOYD LORTON VA-0576 (NCS PID7960), VAOV GAINSVILLE VA-0588, AND VAAH ASHBURN VA-0591.
7. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUV SURVEY BY VIK A VIRGINIA, LLC. THE SURVEY CONTROL ESTABLISHED BY VIK A VIRGINIA, LLC AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
8. CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
9. THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SURVEYED PROPERTY.
10. THE SUBJECT PROPERTIES DO NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY WATERSHEDS AND RESOURCE PROTECTION AREAS MAP ACCESSED AUGUST 9, 2021.
11. THE SUBJECT PROPERTIES ARE NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP ACCESSED AUGUST 9, 2021.
12. THE EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF, FRANKLIN E. JENKINS, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON 08/25/2021; AND THAT THIS PLAN/PLAT MEETS MINIMUM HORIZONTAL AND VERTICAL ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
13. UTILITIES SHOWN HEREON ARE BASED UPON: SUE QUALITY LEVEL B (QL-B) - FIELD SURVEY UTILIZING GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF UNDERGROUND UTILITIES WITHIN THE AREA OF INTEREST. UTILITIES LOCATED OUTSIDE THE AREA OF INTEREST ARE QL-C OR QL-D. GRAVITY DEPENDENT UTILITY SYSTEMS (STORM AND SANITARY SEWERS) SHOWN HEREON ARE NOT INCLUDED IN THE QL-B SURVEY; FIELD SURVEY OF VISIBLE ABOVE-GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, POSTS, ETC.; IN ADDITION TO EXISTING UTILITY RECORDS (SEE SUBSURFACE UTILITY LEVEL B DESIGNATION WORKSHEET FOR ADDITIONAL INFORMATION ON QL-B SURVEY).
14. THE AVERAGE SITE ELEVATION TAKEN AT THE PERIMETER OF THE SUBJECT PROPERTY IS 172.79'.
15. BUILDING HEIGHT CALCULATIONS FOR THE SUBJECT, AND ADJACENT PROPERTIES ARE BASED UPON THE VERTICAL DIFFERENCE BETWEEN THE ROOF ELEVATION AND THE AVERAGE SITE ELEVATION (172.79').
16. THE EXISTING 1 STORY BUILDING LOCATED ON RPC 17017005 WILL BE DEMOLISHED.

LEGAL DESCRIPTION:

PROPOSED DEVELOPMENT AREA
 PER EXHIBIT A, LEGAL DESCRIPTION, OF FIDELITY NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER DC 2101441, WITH AN EFFECTIVE DATE OF JUNE 21, 2021 AT 8:00 AM.

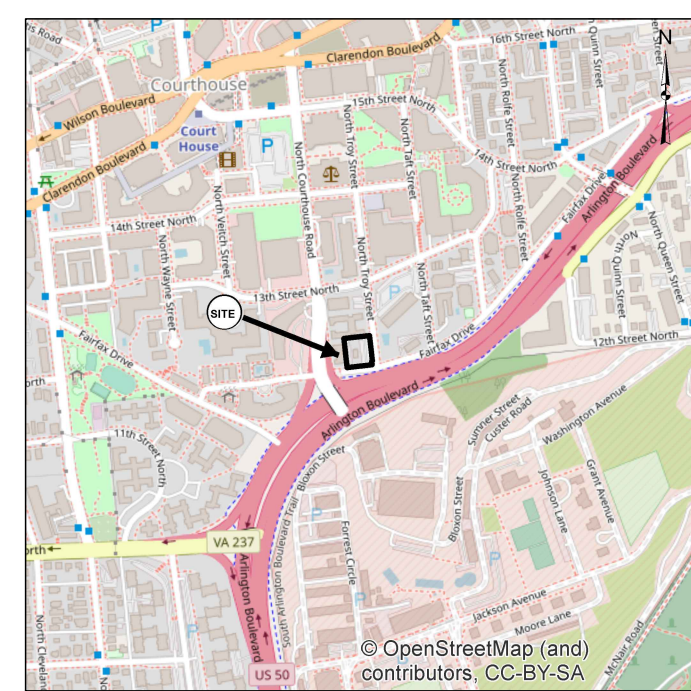
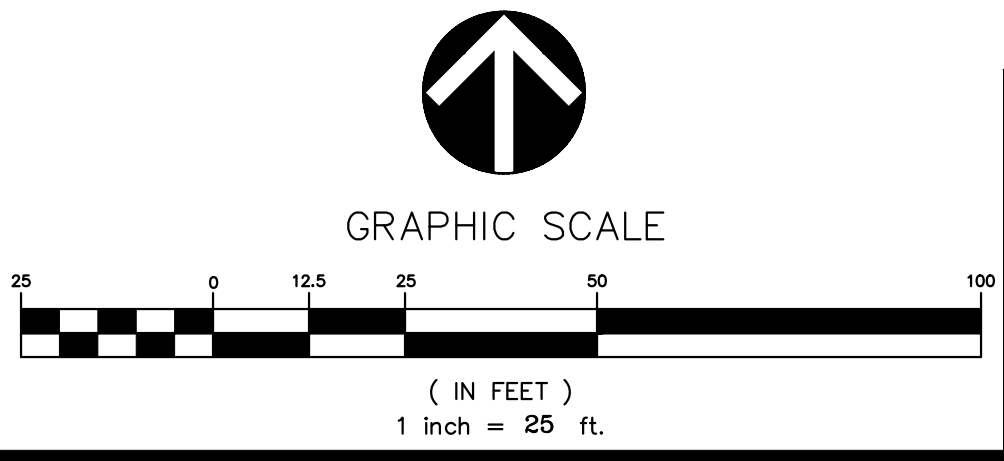
PARCEL A, CONTAINING 19,846 SQUARE FEET OF LAND AS MORE PARTICULARLY DESCRIBED ON THE PLAT ENTITLED "PLAT SHOWING THE RESUBDIVISION OF PART OF LOTS 8, 9, 10, 11 AND LOTS 5, 6, 7, 12, 13 AND 14, BLOCK 17, FORT MYER HEIGHTS SUBDIVISION, DEED BOOK N-14, PAGE 050, ARLINGTON COUNTY, VIRGINIA, DATED JUNE 12, 2012, AND REVISED APRIL 4, 2013, PREPARED BY VIK A VIRGINIA, LLC, WHICH PLAT IS ATTACHED TO THAT CERTAIN DEED OF RESUBDIVISION DATED AUGUST 21, 2013 AND RECORDED IN DEED BOOK 4720, AT PAGE 1591, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT MARKING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FAIRFAX DRIVE (50' WIDE PUBLIC R/W) AND THE WESTERLY RIGHT OF WAY LINE OF NORTH TROY STREET (40' WIDE PUBLIC R/W); THENCE RUNNING WITH SAID NORTHERLY RIGHT OF WAY LINE OF FAIRFAX DRIVE

1. SOUTH 83°36'41" WEST, 129.31 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF PARCEL B, BLOCK 17, FORT MYER HEIGHTS AS RECORDED IN DEED BOOK 4720 AT PAGE 1591 AMONG THE AFORESAID LAND RECORDS; THENCE DEPARTING THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF FAIRFAX DRIVE AND RUNNING WITH SAID PARCEL B THE FOLLOWING TWO (2) COURSES AND DISTANCES
2. NORTH 06°23'19" WEST, 150.23 FEET TO A POINT; THENCE
3. NORTH 83°36'41" EAST, 132.53 FEET TO A POINT LYING ON THE AFORESAID WESTERLY RIGHT OF WAY LINE OF NORTH TROY STREET; THENCE DEPARTING AFORESAID PARCEL B, BLOCK 17, FORT MYER HEIGHTS (DB 4720 PG 1591) AND RUNNING WITH SAID WESTERLY RIGHT OF WAY LINE OF NORTH TROY STREET THE FOLLOWING THREE (3) COURSES AND DISTANCES
4. SOUTH 06°23'19" EAST, 129.84 FEET TO A POINT; THENCE
5. SOUTH 44°59'32" WEST, 4.44 FEET TO A POINT; THENCE
6. SOUTH 07°11'25" EAST, 17.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,846 SQUARE FEET OR 0.45560 ACRES OF LAND MORE OR LESS.

LEGEND:

—●—	BUILDING LINE	⊙	STORM DRAIN MANHOLE	⊙	TREE
—●—	CABLE TV CONDUIT	⊙	CATCH BASIN RIM	⊙	HANDICAP
—●—	ELECTRICAL CONDUIT	⊙	INLETS	⊙	PARKING METER
—●—	EDGE OF PAVEMENT	⊙	SANITARY MANHOLE	⊙	HVAC UNIT
—●—	FENCE LINE	⊙	SANITARY CLEANOUT	⊙	UNKNOWN UTILITY MANHOLE
—●—	NATURAL GAS CONDUIT	⊙	WATER METER	⊙	BOLLARD
—●—	OVERHEAD WIRES	⊙	WATER MANHOLE	⊙	COLUMN
—●—	TELECOM CONDUIT	⊙	WATER VALVE	⊙	CENTERLINE
—●—	PROPERTY LINES	⊙	FIRE HYDRANT	⊙	SOIL BORING
—●—	PUBLIC UTILITIES EASEMENTS	⊙	FIRE DEPARTMENT CONNECTION	⊙	TEST PIT
—●—	SANITARY SEWER CONDUIT	⊙	IRRIGATION CONTROL VALVE	⊙	SIGN POST
—●—	STORM DRAIN CONDUIT	⊙	WELL	⊙	WOOD POST
—●—	WATER CONDUIT	⊙	WISO	⊙	IRON PIPE FOUND
—●—	WATER MAIN - ARLINGTON PUBLIC WORKS	⊙	ELECTRICAL MANHOLE	⊙	REBAR FOUND
—●—	WATER MAIN - FAIRFAX WATER	⊙	ELECTRICAL JUNCTION BOX	⊙	PKNAL FOUND
—●—	ELECTRICAL CONDUIT - DOMINION ENERGY	⊙	QUI PILE	⊙	DRILL HOLE FOUND
—●—	ELECTRICAL CONDUIT - VDOT	⊙	LIGHT POLE	⊙	BENCHMARK
—●—	CABLE TV CONDUIT - COX COMMUNICATIONS	⊙	GROUND LIGHT	⊙	CONCRETE
—●—	FIBER OPTIC CONDUIT	⊙	UTILITY POLE	⊙	CURB AND GUTTER
—●—	FIBER OPTIC CONDUIT - COX COMMUNICATIONS	⊙	PHONE MANHOLE	⊙	ELECTRICAL TRANSFORMER
—●—	FIBER OPTIC CONDUIT - JONES UTILITY CONSTRUCTION	⊙	PHONE PEDESTAL	⊙	ASPHALT
—●—	FIBER OPTIC CONDUIT - LEVEL 3 COMMUNICATIONS	⊙	CABLE TELEVISION PEDESTAL	⊙	EASEMENT
—●—	ELECTRICAL CONDUIT - MCI	⊙	GAS VALVE	⊙	BUILDING
—●—	FIBER OPTIC CONDUIT - SPRINT	⊙	GAS MANHOLE	⊙	REINFORCED CONCRETE PIPE
—●—	FIBER OPTIC CONDUIT - SPRINT	⊙	GAS MARKER	⊙	CMP
—●—	FIBER OPTIC CONDUIT - VERIZON	⊙	TRAFFIC CONTROL BOX	⊙	R/W
—●—	FIBER OPTIC CONDUIT - LIGHTTOWER	⊙	TRAFFIC SIGNAL POLE	⊙	HCR
—●—	UNKNOWN DETECTED UTILITY	⊙	ELECTRIC RISER/ELECTRIC METER	⊙	DB
—●—	TYPICAL UTILITY ABANDONED IN PLACE	⊙	TRAFFIC DETECTION LOOP	⊙	DEED BOOK
—●—	CABLE TV - LVL D	⊙	END OF INFORMATION	⊙	PAGE
—●—	COMMUNICATIONS - LVL D	⊙		⊙	BUILDING RESTRICTION LINE
—●—	FIBER OPTIC - LVL D	⊙		⊙	ELEVATION
—●—	GAS - LVL D	⊙		⊙	AVERAGE SITE ELEVATION
—●—	ELECTRICAL - LVL D	⊙		⊙	
—●—	SANITARY - LVL D	⊙		⊙	
—●—	UNIDENTIFIED - LVL D	⊙		⊙	
—●—	WATER - LVL D	⊙		⊙	



VICINITY MAP: 1"=1000'



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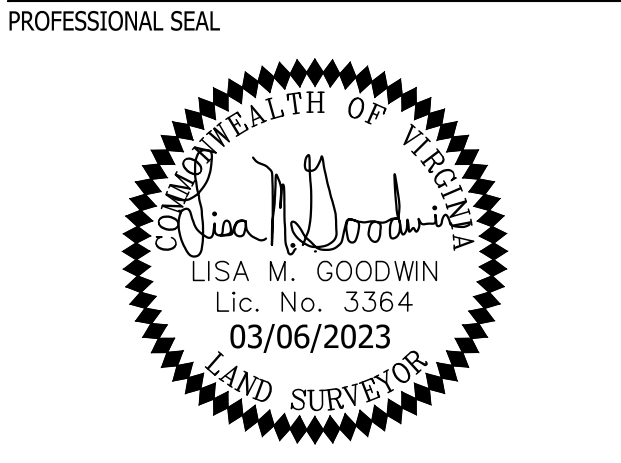
OWNER/APPLICANT:
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 1300 19TH STREET NW, SUITE #725
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 MATT BUNCH
 (202)-558-7579

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 HENRY MAHNS
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 (202)-540-1924

PLAN STATUS	DATE
1ST 4.1 SUBMISSION	02/15/2022
2ND 4.1 SUBMISSION	08/05/2022
4.1 SLIP SHEET SUBMISSION	03/06/2023

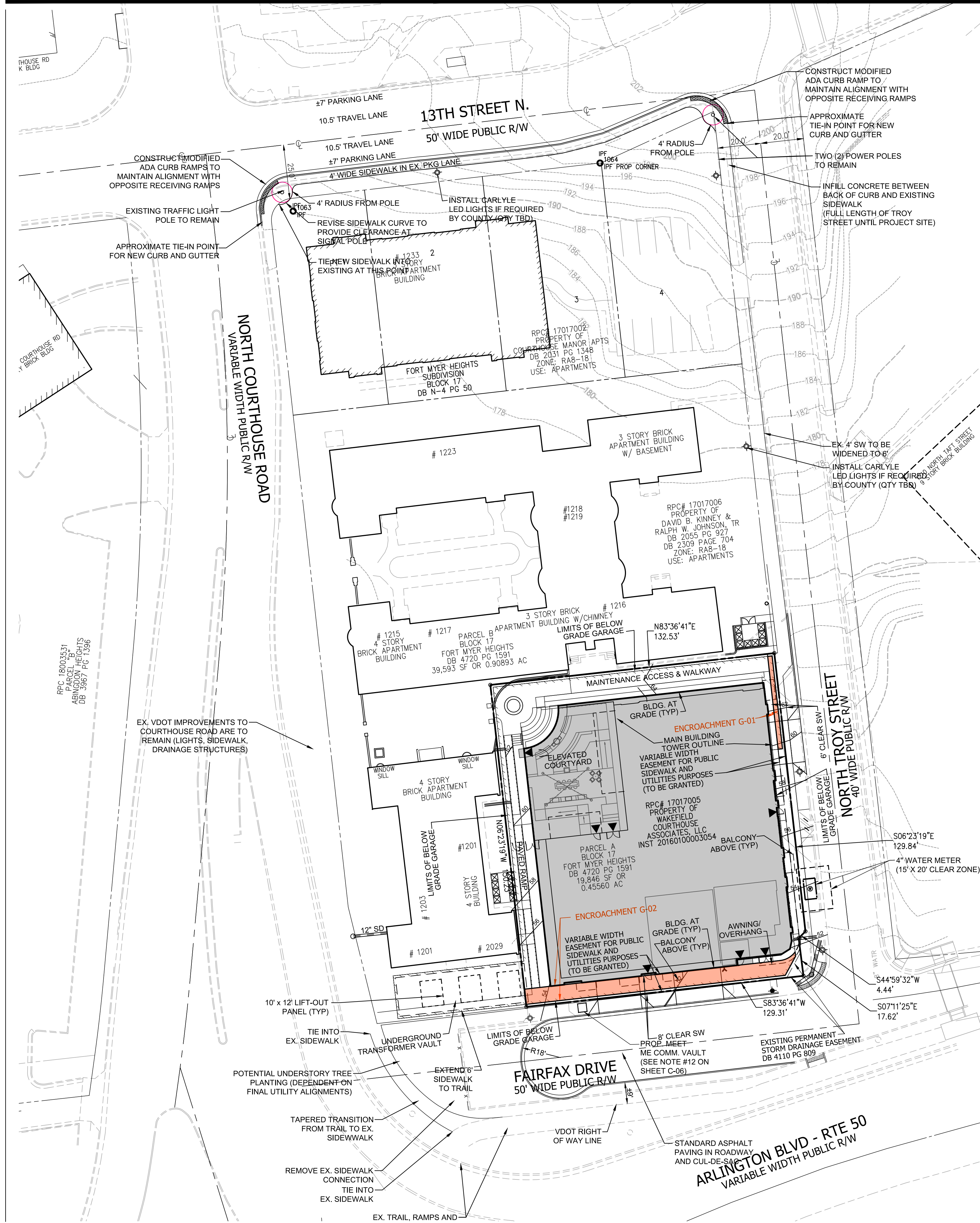


2025 FAIRFAX DRIVE
 4.1 MAJOR SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

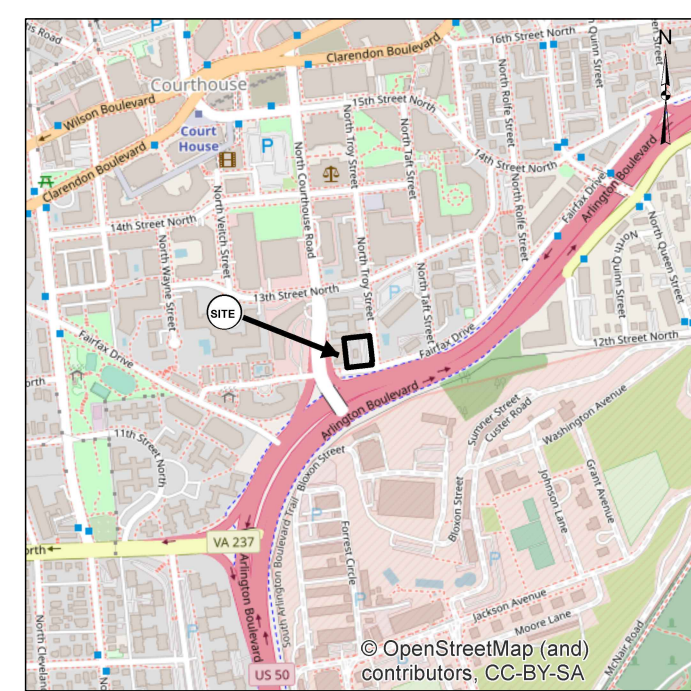
CERTIFIED SURVEY

DRAWN BY:	VIKA
DESIGNED BY:	VIKA
DATE ISSUED:	2/15/2022
SCALE:	1"=25'
VIKA NO.	7263F
SHEET NO.	C-01



NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY, VIRGINIA REAL PROPERTY IDENTIFICATION MAP #054-02 AS REAL PROPERTY CODE (RPC) 17017005 AND IS ZONED RA8-18.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51013C0039C, COMMUNITY PANEL 515520 0039 C, FOR ARLINGTON COUNTY, VIRGINIA WITH AN EFFECTIVE DATE OF AUGUST 19, 2013. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83).
4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY VIKI VIRGINIA, LLC ON APRIL 2, 2019 USING THE FOLLOWING CORRS STATIONS: LOYB LORTON VA-0576 (NGS PID7960), VAGV GAINSVILLE VA-0588, AND VAAH ASHBURN VA-0591.
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKI VIRGINIA, LLC THE SURVEY CONTROL ESTABLISHED BY VIKI VIRGINIA, LLC AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
7. THE SUBJECT PROPERTIES DO NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY WATERSHEDS AND RESOURCE PROTECTION AREAS MAP ACCESSED AUGUST 9, 2021.
8. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKI VIRGINIA, LLC THE SURVEY CONTROL ESTABLISHED BY VIKI VIRGINIA, LLC AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
9. AVERAGE SITE ELEVATION - (172.79)
10. THE EXISTING 1 STORY BUILDING LOCATED ON RPC 17017005 WILL BE DEMOLISHED.



ENCROACHMENT TABULATION

Identity	Encroachment Type	Area (sq. ft.)	Size (W X D)	Height (above/below ground)	Materials	Permanent/Removable	Easement Type
G-01	Garage	89	43.3' X 2.0'	Min. 5' Below	n/a	Permanent	Proposed Easement for Public Sidewalk & Utilities Purposes
G-02	Garage	881	126.7' X 7.2'	Min. 5' Below	n/a	Permanent	Proposed Easement for Public Sidewalk & Utilities Purposes



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PLAN STATUS

PLAN STATUS	DATE
1ST 4.1 SUBMISSION	02/15/2022
2ND 4.1 SUBMISSION	08/05/2022
4.1 SLIP SHEET SUBMISSION	03/06/2023

PROFESSIONAL SEAL

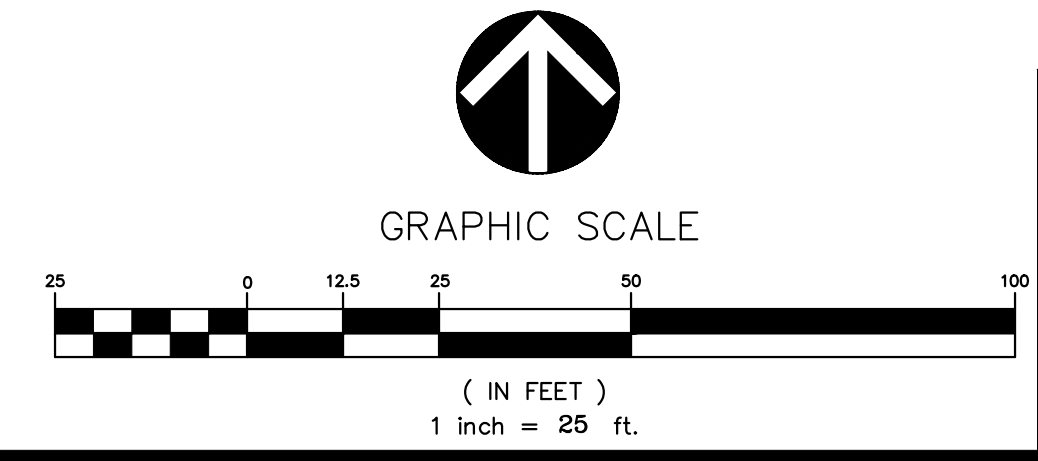


2025 FAIRFAX DRIVE
 4.1 MAJOR SITE PLAN AMENDMENT

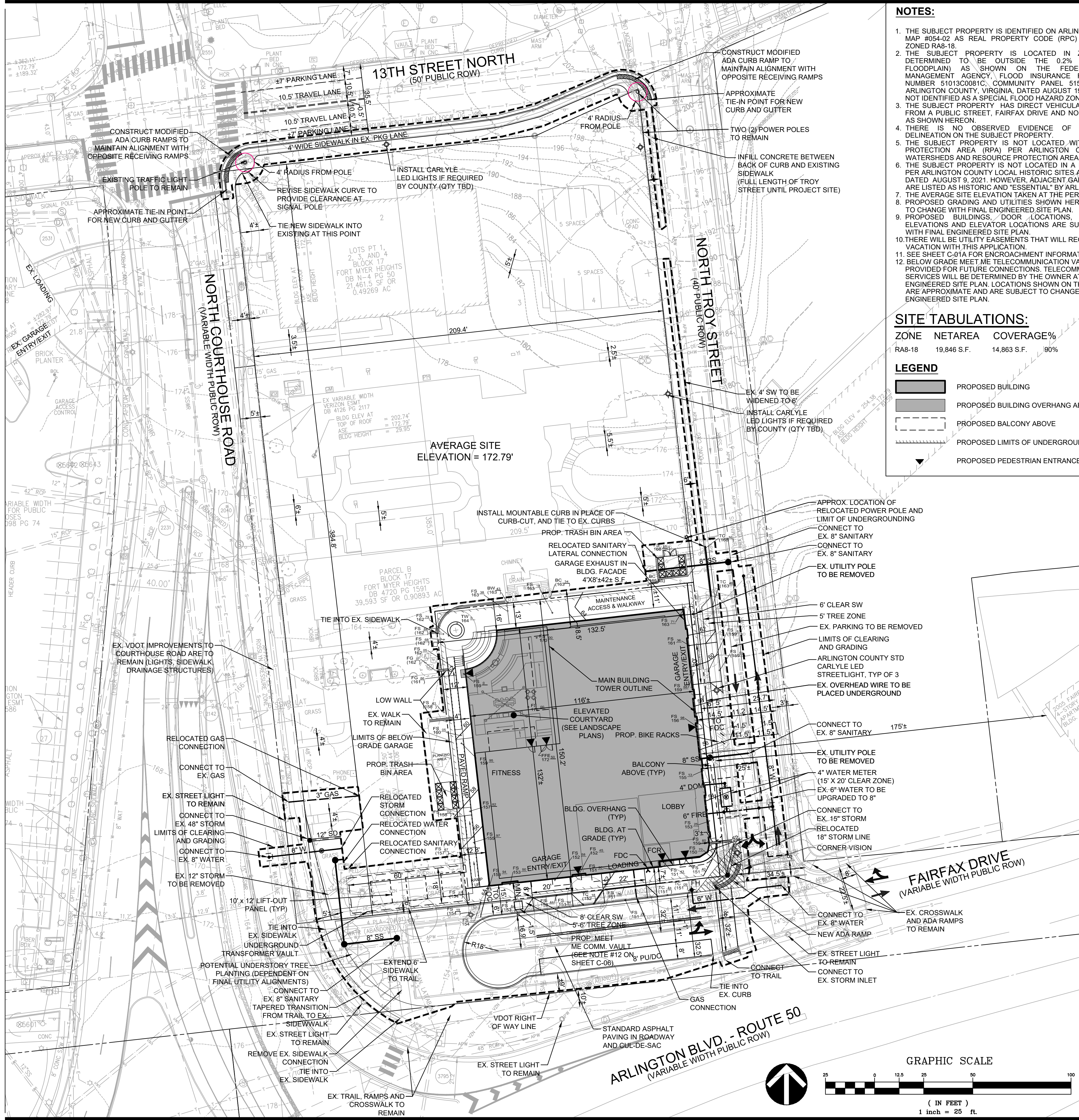
ARLINGTON COUNTY, VIRGINIA

ENCROACHMENT EXHIBIT

DRAWN BY:	VIKA
DESIGNED BY:	VIKA
DATE ISSUED:	2/15/2022
DWG. SCALE:	1"=25'
VIKA NO.:	7263F
SHEET NO.:	C-01A



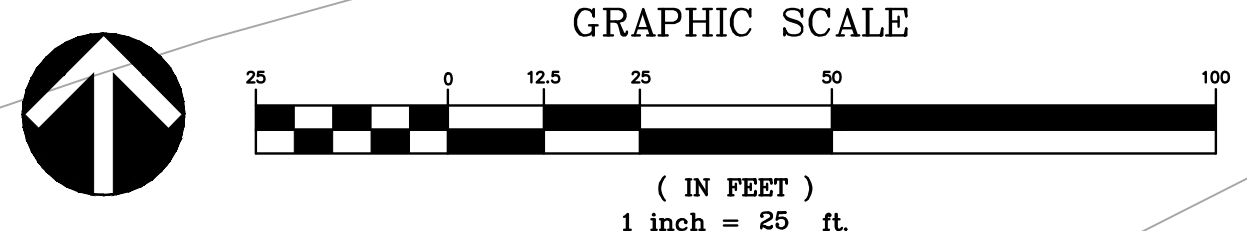
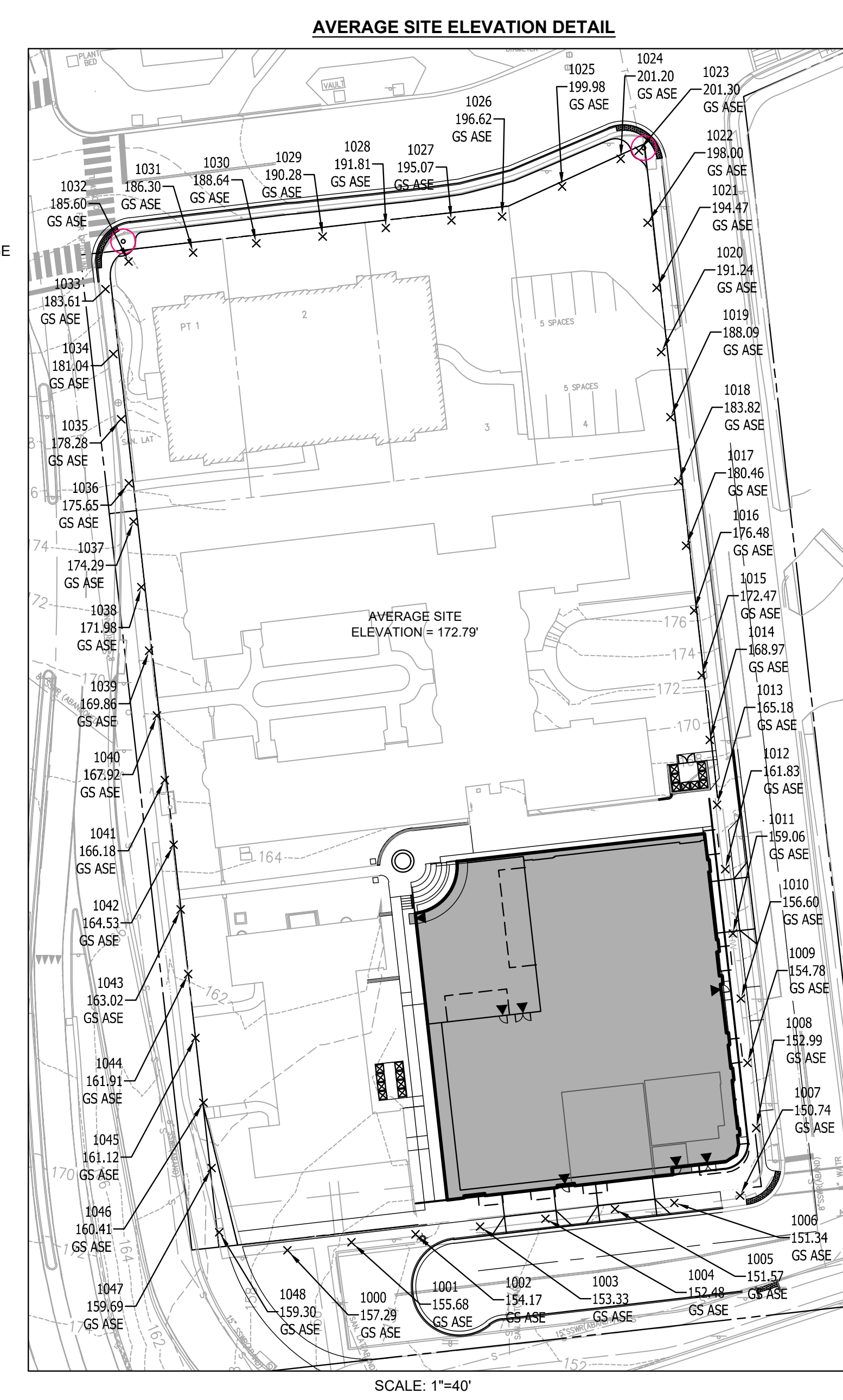
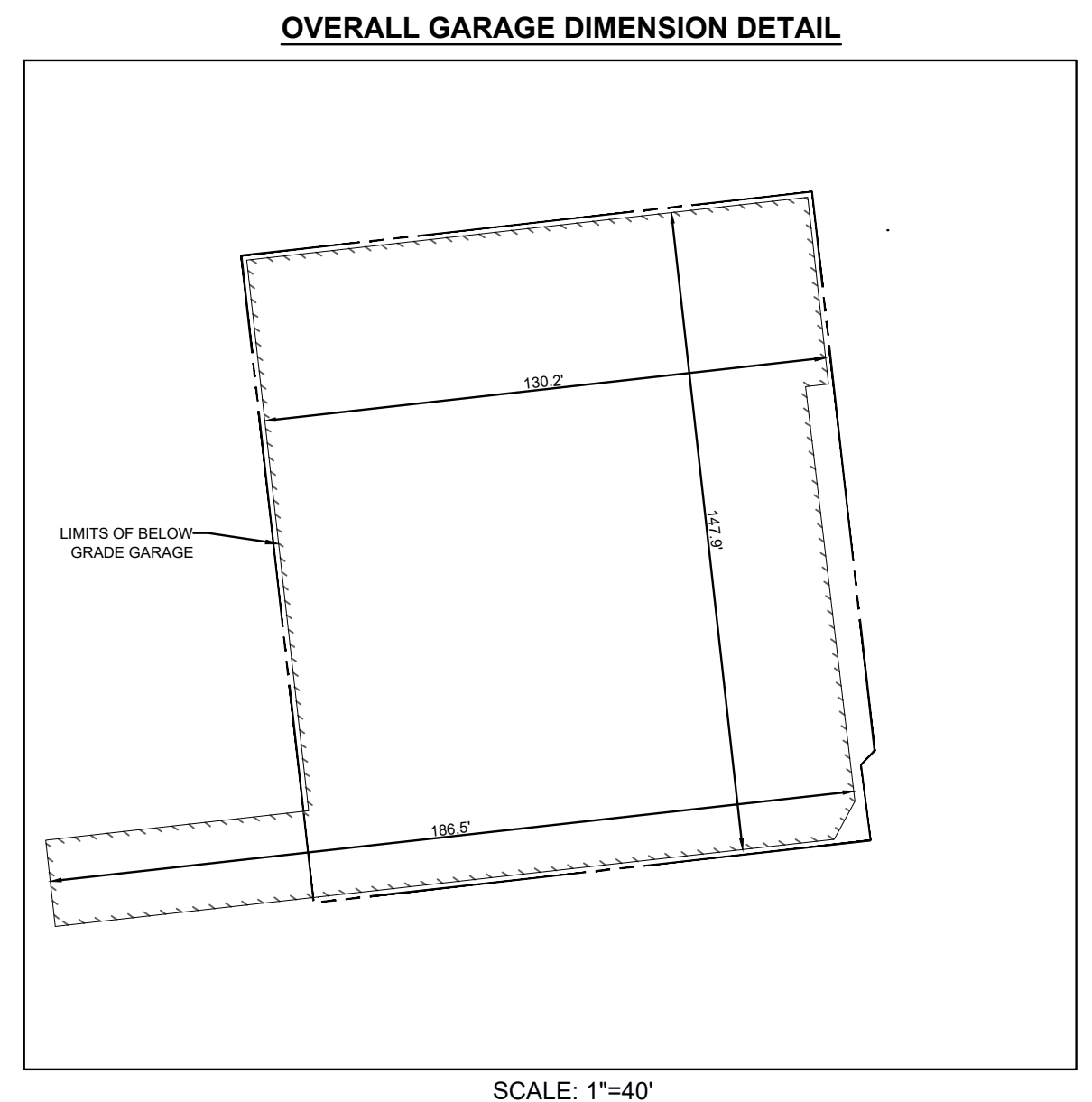
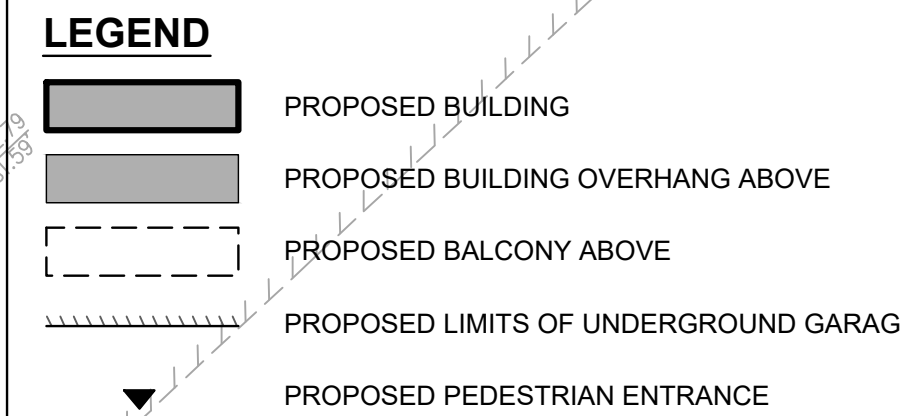
FILE: Q:\Projects\261726\Fairfax\Drawings\EXHIBITS\OFFICIAL\7263F ENCROACHMENTS.dwg USER: Goodwin DATE: March 3, 2023 TIME: 2:34:14 PM LAYOUT: C-01A ENCROACH



- NOTES:**
1. THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY TAX MAP #054-02 AS REAL PROPERTY CODE (RPC) #17017005 AND IS ZONED RA8-18.
 2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5101300081C, COMMUNITY PANEL 515520 0039 C, FOR ARLINGTON COUNTY, VIRGINIA, DATED AUGUST 19, 2013. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
 3. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM A PUBLIC STREET, FAIRFAX DRIVE AND NORTH TROY STREET, AS SHOWN HEREON.
 4. THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY.
 5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS AND RESOURCE PROTECTION AREAS MAP DATED 2007.
 6. THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP DATED AUGUST 9, 2021. HOWEVER, ADJACENT GARDEN APARTMENTS ARE LISTED AS HISTORIC AND "ESSENTIAL" BY ARLINGTON COUNTY.
 7. THE AVERAGE SITE ELEVATION TAKEN AT THE PERIMETER IS 172.79'.
 8. PROPOSED GRADING AND UTILITIES SHOWN HEREON ARE SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN.
 9. PROPOSED BUILDINGS, DOOR LOCATIONS, FINISHED FLOOR ELEVATIONS AND ELEVATOR LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN.
 10. THERE WILL BE UTILITY EASEMENTS THAT WILL REQUIRE VACATION WITH THIS APPLICATION.
 11. SEE SHEET C-01A FOR ENCROACHMENT INFORMATION.
 12. BELOW GRADE MEET ME TELECOMMUNICATION VAULTS WILL BE PROVIDED FOR FUTURE CONNECTIONS. TELECOMMUNICATION SERVICES WILL BE DETERMINED BY THE OWNER AT FINAL ENGINEERED SITE PLAN. LOCATIONS SHOWN ON THIS APPLICATION ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERED SITE PLAN.

SITE TABULATIONS:

ZONE	NET AREA	COVERAGE%
RA8-18	19,846 S.F.	14,863 S.F. 90%



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2ND 4:1 SUBMISSION	08/05/2022
4:1 SLIP SHEET SUBMISSION	03/06/2023

PROFESSIONAL SEAL

2025 FAIRFAX DRIVE
4.1 MAJOR SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

OVERALL PLOT & LOCATION PLAN

DRAWN BY: VIKA
DESIGNED BY: VIKA
DATE ISSUED: 2/15/2022

DWG. SCALE: AS NOTED
VIKA NO.: 7263F
SHEET NO.: C-06

FILE: Q:\Projects\26872687\CADD\PLANNING\PLANNING\DRAWINGS\W7263F_PLOT & LOCATION PLAN.dwg USER: Kreps DATE: March 8, 2023 TIME: 10:52:52 AM LAYOUT: C-06 OVERALL PLOT AND LOCATION PLAN



SWM LEGEND

- DEVICE DCR STD./SPEC. (COMMON NAME)
 - CONTRIBUTING DRAINAGE
 - URBAN BIORETENTION (ROOFTOP DISCONNECT TO SWM PLANTER)
 - VEGETATED ROOF 1 (EXTENSIVE GREEN ROOF)
- DRAINAGE AREAS:**
- BIORETENTION PLANTERS
TOTAL DRAINAGE AREA = 11,500 SF
FOOTPRINT = 1,075 SF +/-
 - GREEN ROOF
DRAINAGE AREA AND FOOTPRINT = 1,300 SF +/-
 - DETENTION VAULT:
VOLUME = 2,100 SF +/-

STORMWATER NARRATIVE:

THE TOTAL SITE AREA IS 0.46 AC. THE LIMITS OF WORK OR LIMITS OF STORMWATER MANAGEMENT IS THE 0.98 AC SITE, AS SHOWN AND LABELED ON SHEETS C-11 AND C-12. THE EXISTING CONDITIONS ARE 67% IMPERVIOUS, CONSISTING OF AN ASPHALT PARKING LOT AND ADJACENT GRASS AND GRAVEL AREAS. THE PROPOSED REDEVELOPMENT CONSISTS OF A MULTI-STORY, MIXED-USE RESIDENTIAL BUILDING WITH A BELOW GRADE PARKING GARAGE STRUCTURE. THE PROPOSED SITE IS APPROXIMATELY 79% IMPERVIOUS AND WILL PROVIDE SWM MEASURES IN ACCORDANCE WITH THE 2014 VIRGINIA STATE REGULATIONS FOR REDEVELOPMENT. THE REQUIRED PHOSPHORUS REMOVAL RATE WILL BE PROVIDED BY THE SWM PRACTICES INTEGRATED INTO THIS DEVELOPMENT.

WATER QUALITY NARRATIVE:

STORMWATER MANAGEMENT WILL BE PROVIDED USING THE PROPOSED ON-SITE BMP FACILITIES IN THE FORM OF EXTENSIVE VEGETATED ROOF AND STORMWATER PLANTERS. PORTIONS OF THE HIGH ROOF AREAS OF WILL BE TREATED BY EXTENSIVE VEGETATED ROOF, WITH THE REMAINDER OF THE HIGH ROOF AREAS DRAINING TO STORMWATER PLANTERS LOCATED ON THE ELEVATED COURTYARD OR LOWER LEVEL AREAS. THE ELEVATED COURTYARD AREA WILL ALSO DRAIN TO STORMWATER PLANTERS LOCATED ON THE LOWER LEVEL. SEE THIS SHEET FOR PROPOSED LOCATIONS OF BMP FACILITIES AND THE AREAS TREATED.

THE FINAL SIZES AND LOCATIONS OF THE PROPOSED SWM/BMP FACILITIES MAY BE ADJUSTED WITH THE CIVIL ENGINEERED PLAN. ADDITIONAL SWM/ BMP FACILITIES MAYBE PROVIDED AT THE FINAL CIVIL ENGINEERED PLAN AS NECESSARY TO COMPLY WITH THE 2014 SWM REGULATIONS.

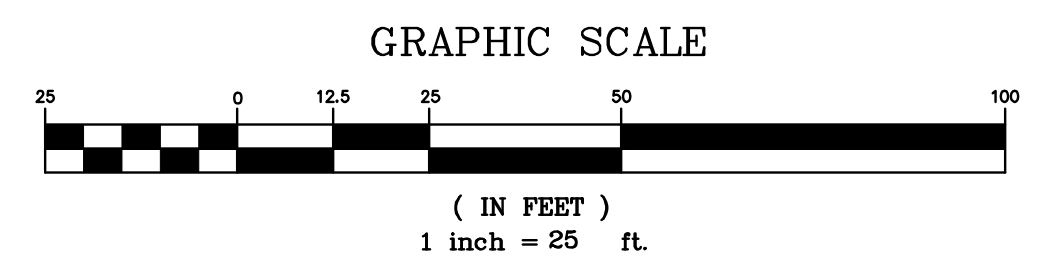
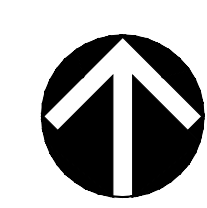
WATER QUANTITY/DETENTION NARRATIVE:

AS NOTED ABOVE THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE OF IMPERVIOUS AREA. THE PROPOSED WATER QUALITY STRUCTURES WILL REDUCE THE RUNOFF FROM THE PROPOSED DEVELOPMENT. ANY ADDITIONAL DETENTION VOLUME WILL BE PROVIDED BY A PROPOSED STORMWATER MANAGEMENT VAULT FOR THE SUBJECT SITE TO SATISFY THE ENERGY BALANCE EQUATION (SEE SHEET C-15) FOR CHANNEL PROTECTION AND FLOOD PROTECTION. THE ROOF AND ELEVATED COURTYARD AREAS WILL BE COLLECTED AND ROUTED THROUGH THE STORMWATER MANAGEMENT VAULT LOCATED IN THE BELOW GRADE GARAGE BEFORE OUTFALLING INTO AN EXISTING UNDERGROUND CLOSED CONDUIT LOCATED IN FAIRFAX DRIVE.

ADDITIONAL DETENTION FACILITIES IN CONJUNCTION WITH THE RUNOFF REDUCTIONS PRACTICES LISTED ABOVE, WILL BE DESIGNED TO ENSURE THAT THE TOTAL POST-DEVELOPMENT RUNOFF FOR THE 1 YEAR AND 10 YEAR STORM EVENTS IS EQUAL OR LESS THAN THE EXISTING RUNOFF. THE DESIGN WILL BE COORDINATED WITH ARLINGTON COUNTY DES STAFF, TO ENSURE THAT THE DESIGN DOES NOT RESULT IN AN INCREASE IN FLOOD RISK TO THE DOWNSTREAM PROPERTIES.

OVERLAND RELIEF NARRATIVE

THE PROPOSED DEVELOPMENT WILL BE GRADED IN A MANNER TO CONVEY THE ANTICIPATED FLOW FROM THE 100 YEAR STORM EVENT (SHOULD THE EXISTING AND PROPOSED STORM DRAIN SYSTEM (PIPES AND INLETS) BECOME INOPERABLE) TO ENSURE THAT NO HABITABLE SPACES ARE INUNDATED BY THE 100 YEAR EVENT. THE FINAL GRADING AND OVERLAND RELIEF PATH MAY BE SUBJECT TO ADJUSTMENTS WITH THE FINAL CIVIL ENGINEERED PLAN.



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PROFESSIONAL SEAL



2025 FAIRFAX DRIVE

4.1 MAJOR SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

STORMWATER MANAGEMENT PLAN

DRAWN BY:	VIKA
DESIGNED BY:	VIKA
DATE ISSUED:	2/15/2022
DWG. SCALE:	1" = 25'
VIKA NO.:	7263F
SHEET NO.:	C-13

Project Name: **Wakefield Manor**
 Date: **3/3/2022**
 Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)
 data input cells
 constant values
 calculation cells
 final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **0.9800** Check: **10%**
 Maximum reduction required:
 The site's net increase in impervious cover (acres) is: **0.1100**
 Post-Development TP Load Reduction for Site (lb/yr): **0.3482**
 Linear project? No
 BMP Design Specifications List: 2013 Draft Stds & Specs
 Land cover areas entered correctly?
 Total disturbed area entered?

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested					0.0000
Managed Turf (acres) – disturbed, graded for yards or other turf to be				0.3200	0.3200
Impervious Cover (acres)				0.6600	0.6600
					0.9800

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested					0.0000
Managed Turf (acres) – disturbed, graded for yards or other turf to be				0.2100	0.2100
Impervious Cover (acres)				0.7700	0.7700
					0.9800

Area Check: **OK** **OK** **OK** **OK** **OK**

Constants

Annual Rainfall (inches)	43
Target Rainfall Excess (inches)	1.93
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
TP (unless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY – PRE-REDEVELOPMENT

Pre-Development	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.0000	0.0000
Weighted Rv(forest)	0.0000	0.0000
% Forest	0%	0%
Managed Turf Cover (acres)	0.3200	0.2100
Weighted Rv(turf)	0.2500	0.2500
% Managed Turf	33%	24%
Impervious Cover (acres)	0.6600	0.6600
Rv(impervious)	0.9500	0.9500
% Impervious	67%	76%
Total Site Area (acres)	0.9800	0.8700
Site Rv	0.7214	0.7810

LAND COVER SUMMARY – POST DEVELOPMENT

Post-Development	Final	Adjusted ¹
Forest/Open Space Cover (acres)	0.0000	0.0000
Weighted Rv(forest)	0.0000	0.0000
% Forest	0%	0%
Managed Turf Cover (acres)	0.2100	0.2100
Weighted Rv (turf)	0.2500	0.2500
% Managed Turf	21%	24%
Impervious Cover (acres)	0.7700	0.6600
Rv(impervious)	0.9500	0.9500
% Impervious	79%	76%
Total Site Area (acres)	0.9800	0.8700
Final Post Dev Site Rv	0.8000	0.7810

Treatment Volume and Nutrient Load

Pre-Development	Final	Adjusted ¹
Pre-Development Treatment Volume (acre-ft)	0.0589	0.0566
Pre-Development Treatment Volume (cubic feet)	2,566,410.0	2,466,585.0
Pre-Development TP Load (lb/yr)	1,6125	1,5497
Pre-Development TP Load per acre (lb/acre/yr)	1,6500	1,7800
Baseline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.3567

Treatment Volume and Nutrient Load

Post-Development	Final	Adjusted ¹
Post-Development Treatment Volume (acre-ft)	0.0566	0.0566
Post-Development Treatment Volume (cubic feet)	2,466,585.0	2,466,585.0
Post-Development TP Load (lb/yr)	1,7881	1,5497
Final Post-Development TP Load per acre (lb/acre/yr)	1,8200	1,7800
Max. Reduction Required (Below Pre-Development Load)		0.1000
TP Load Reduction Required for Redeveloped Area (lb/yr)		0.1550
TP Load Reduction Required for New Impervious Area (lb/yr)		0.1932

¹ Adjusted Land Cover Summary: Pre-Development land cover minus previous land cover (forest/open space or managed turf) acreage proposed for new impervious cover.
 Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).
 Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lb/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) **0.3482**

Nitrogen Loads (Informational Purposes Only)

Pre-Development	Final
Pre-Development TN Load (lb/yr)	11,5354
Final Post-Development TN Load (Post-Development & New Impervious) (lb/yr)	12,7917

TOTAL IMPERVIOUS COVER TREATED (ac)	0.2900	AREA CHECK: OK
TOTAL MANAGED TURF AREA TREATED (ac)	0.0000	AREA CHECK: OK
TOTAL RUNOFF REDUCTION IN D.A. A (ft ³)	420,7170	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	1.7881	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.3484	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	1.4396	

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.0000	0.0000
Managed Turf (acres)				0.2100	0.2100	0.2500
Impervious Cover (acres)				0.7700	0.7700	0.9500
Total					0.9800	

Total Phosphorus Available for Removal in D.A. A (lb/yr) **1.7881**
 Post Development Treatment Volume in D.A. A (ft³) **2,845.9200**

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45			0.0000	0.0000	0.0000	0.0000	0		0.0000	0.0000	0.0000	
1.b. Vegetated Roof #2 (Spec #5)	60		0.0300	62.0730	41.3820	103.4550		0		0.0649	0.0390	0.0260	None
2. Rooftop Disconnection (RR)													
2.a. Simple Disconnection to A/B Soils (Spec #1)	50			0.0000	0.0000	0.0000	0.0000	0		0.0000	0.0000	0.0000	
2.b. Simple Disconnection to C/D Soils (Spec #1)	25			0.0000	0.0000	0.0000	0.0000	0		0.0000	0.0000	0.0000	
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	50			0.0000	0.0000	0.0000	0.0000	0		0.0000	0.0000	0.0000	
2.d. To Dry Well or French Drain #1, Micro-Infiltration #1 (Spec #8)	90			0.0000	0.0000	0.0000	0.0000	25		0.0000	0.0000	0.0000	
2.e. To Dry Well or French Drain #2, Micro-Infiltration #2 (Spec #8)	50			0.0000	0.0000	0.0000	0.0000	25		0.0000	0.0000	0.0000	
2.f. To Rain Garden #1, Micro-Bioretenion #1 (Spec #9)	40			0.0000	0.0000	0.0000	0.0000	25		0.0000	0.0000	0.0000	
2.g. To Rain Garden #2, Micro-Bioretenion #2 (Spec #9)	80			0.0000	0.0000	0.0000	0.0000	50		0.0000	0.0000	0.0000	
2.h. To Rainwater Harvesting (Spec #6)	0			0.0000	0.0000	0.0000	0.0000	0		0.0000	0.0000	0.0000	
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40		0.2600	0.0000	358.6440	537.9660	896.6100	25		0.0000	0.5627	0.2532	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK
IMPERVIOUS COVER (ac)	0.7700	0.0000	0.0000	0.0000	0.0000	OK
IMPERVIOUS COVER TREATED (ac)	0.2900	0.0000	0.0000	0.0000	0.0000	OK
MANAGED TURF AREA (ac)	0.2100	0.0000	0.0000	0.0000	0.0000	OK
MANAGED TURF AREA TREATED (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK
AREA CHECK	OK	OK	OK	OK	OK	

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
420,7170	0.0000	0.0000	0.0000	0.0000	0.0000	420,7170
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.7881	0.0000	0.0000	0.0000	0.0000	1.7881
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.3484	0.0000	0.0000	0.0000	0.0000	0.3484
TP LOAD REMAINING (lb/yr)	1.4396	0.0000	0.0000	0.0000	0.0000	1.4396

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.7881
TP LOAD REDUCTION REQUIRED (lb/yr)	0.3482
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.3484
TP LOAD REMAINING (lb/yr)	1.4396
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.0000

Total Nitrogen (For Informational Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	12,7917
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2,8550
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	9,9367

Drainage Area Curve Numbers and Runoff Depths*

Curve numbers (CN, CNoadj) and runoff depths (RV_{Developed}) are computed with and without reduction practices.

Drainage Area A	A Soils	B Soils	C Soils	D Soils	Total Area (acres)
Forest/Open Space – undisturbed, protected forest/open space or reforested land	0.0000	0.0000	0.0000	0.0000	0.9800
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	0.0000	0.0000	0.0000	0.2100	
Impervious Cover	0.0000	0.0000	0.0000	0.7700	
Adjusted CN*	93	93	93	93	94

RV_{Developed} (watershed-inch) with no Runoff Reduction*

	1-year storm	2-year storm	10-year storm
RV _{Developed} (watershed-inch) with no Runoff Reduction*	2.0513	2.5438	4.1502
Adjusted CN*	1.9331	2.4256	4.0319

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre)	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	92	93	92	93
S=1000/CN-10	0.87	0.75	0.87	0.75
0.25	0.17	0.15	0.17	0.15
RV=(P-0.25)/(P-0.25)+S	1.87	1.96	3.93	4.04

Qpost Development <= I.F.* (Qpre-development* RVpre-development)/RVDeveloped

LF	Qpre-development	From TR55 Ex 1yr	Qpost Development	From TR55 ADJ 1yr
Channel Protection	2.30	From TR55 Ex 1yr	4.79	From TR55 ADJ 1yr
RVPost Development (with runoff reduction)	1.93	From ADJUSTED Rv COM	4.03	From ADJUSTED Rv COM
Qallowable	2.00		4.67	

NOTE:
 THE COMPUTATIONS SHOWN ON THIS PAGE DEMONSTRATE THE AREA TREATED WHICH IS BEING COMMITTED TO IN ORDER TO MEET THE REQUIRED PHOSPHORUS REMOVAL. THE PLAN VIEW DEPICTS AREAS THAT MAY BE TREATED TO COMPLY WITH THAT SHOWN ON THIS SHEET, BUT THE COMPUTATIONS SHOWN HEREON ARE UNDERSTOOD TO BE THE MINIMUM REQUIREMENT.

CLEAR BMP AREAS

Wakefield Manor
 Existing
 Fairfax NOAA C County, Virginia

Sub-Area Summary Table

Sub-Area Identifier (ac)	Drainage Area (hr)	Time of Concentration	Curve Number	Receiving Reach	Sub-Area Description
Existing	.98	0.100	92	Outlet	
Total Area:	.98 (ac)				

Storm Data

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.35	.0	4.85	.0	.0	.0	2.62

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: NOAA_C
 Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier (ac)	10-Yr (cfs)	Peak Flow by Rainfall Return Period (cfs)
Existing	4.79	2.30
REACHES	4.79	2.30
OUTLET	4.79	2.30

Wakefield Manor
 Proposed Adjusted
 Fairfax NOAA C County, Virginia

Sub-Area Summary Table

Sub-Area Identifier (ac)	Drainage Area (hr)	Time of Concentration	Curve Number	Receiving Reach	Sub-Area Description
Proposed A	.98	0.100	93	Outlet	
Total Area:	.98 (ac)				

Storm Data

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.35	.0	4.85	.0	.0	.0	2.62

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: NOAA_C
 Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier (ac)	10-Yr (cfs)	Peak Flow by Rainfall Return Period (cfs)
Proposed A	4.87	2.39
REACHES	4.87	2.39
OUTLET	4.87	2.39

Wakefield Manor
 Proposed Adjusted
 Fairfax NOAA C County, Virginia

Sub-Area Summary Table

Sub-Area Identifier (ac)	Drainage Area (hr)	Time of Concentration	Curve Number	Receiving Reach	Sub-Area Description
Proposed A	.98	0.100	93	Outlet	
Total Area:	.98 (ac)				

Storm Data

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.35	.0	4.85	.0	.0	.0	2.62

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: NOAA_C
 Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier (ac)	10-Yr (cfs)	Peak Flow by Rainfall Return Period (cfs)
Proposed A	4.87	2.39
REACHES	4.87	2.39
OUTLET	4.87	2.39

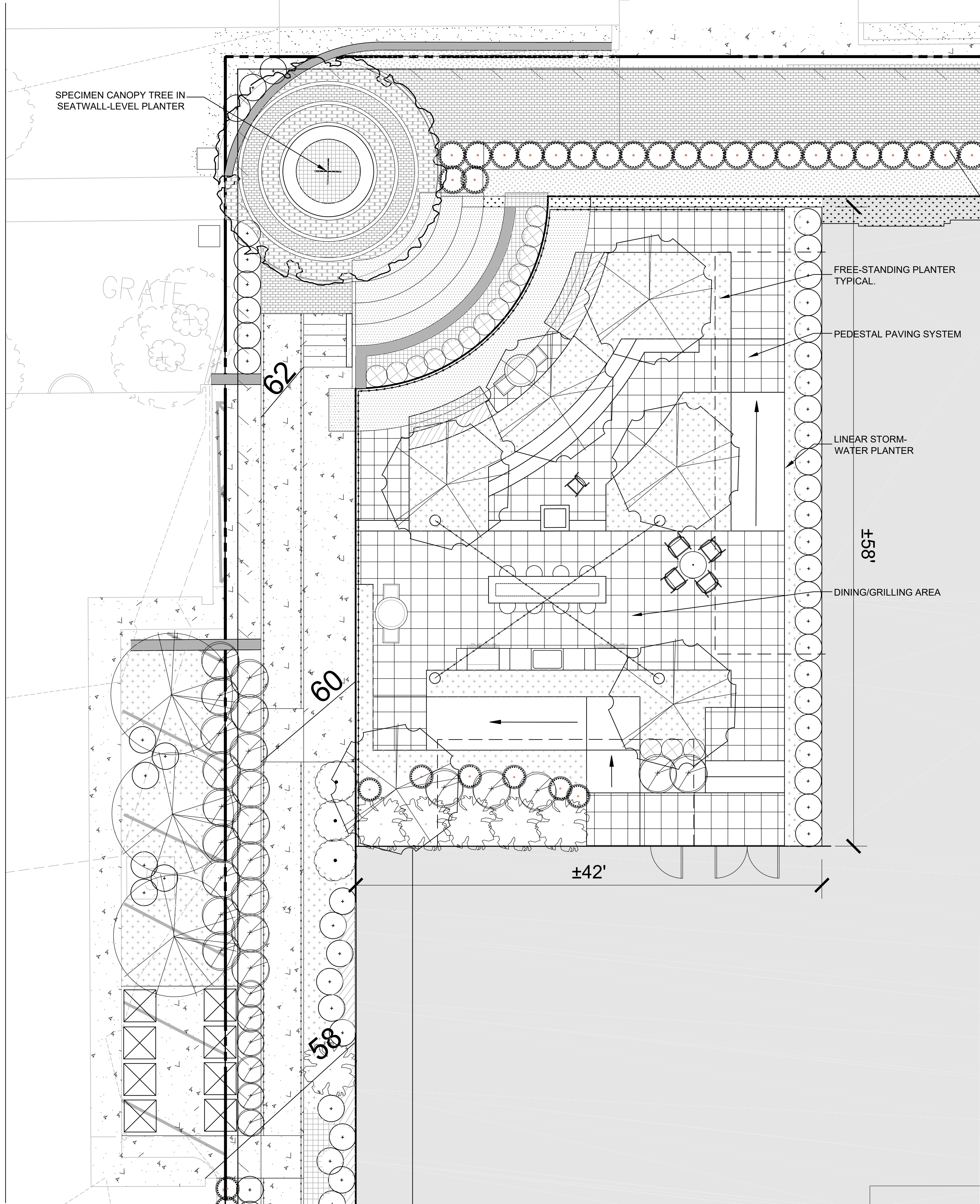
Wakefield Manor
 Proposed Adjusted
 Fairfax NOAA C County, Virginia

Sub-Area Summary Table

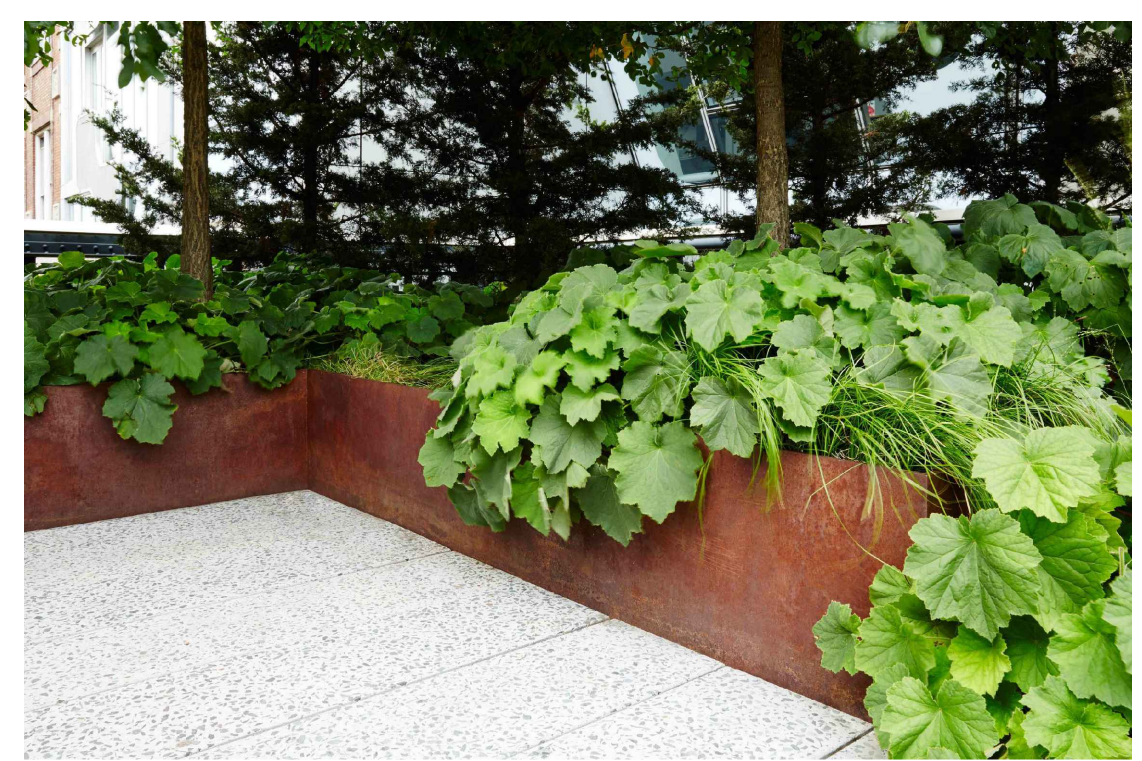
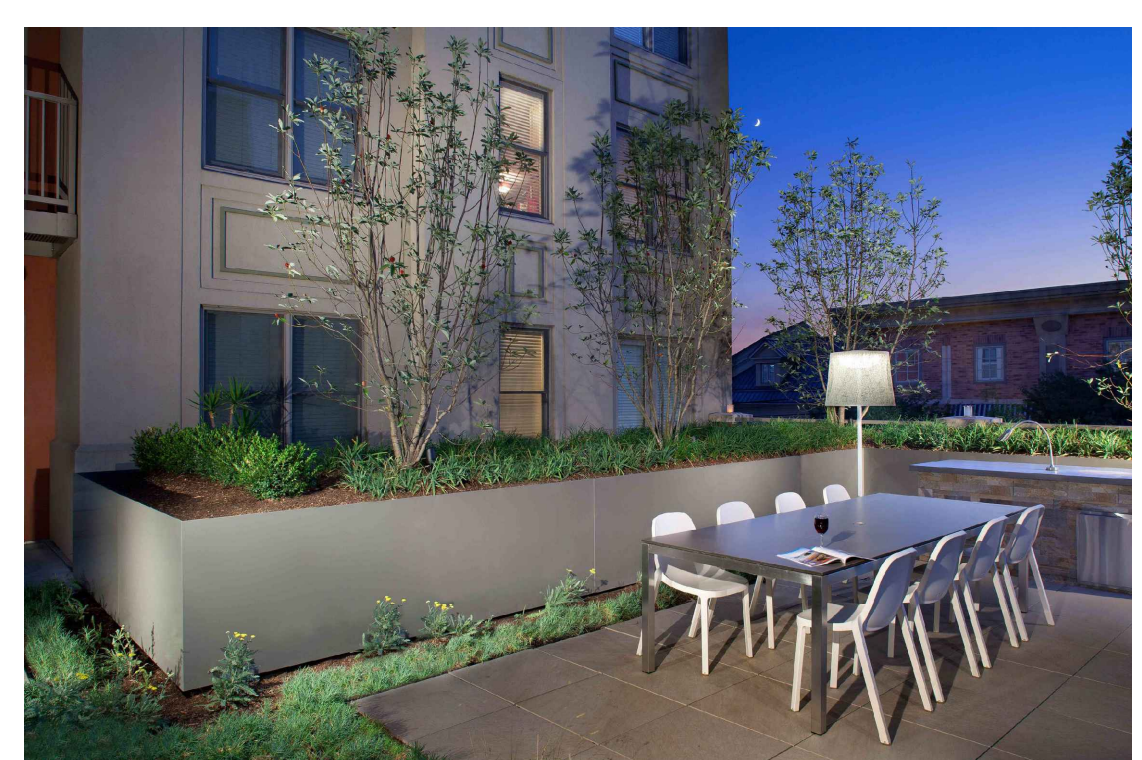
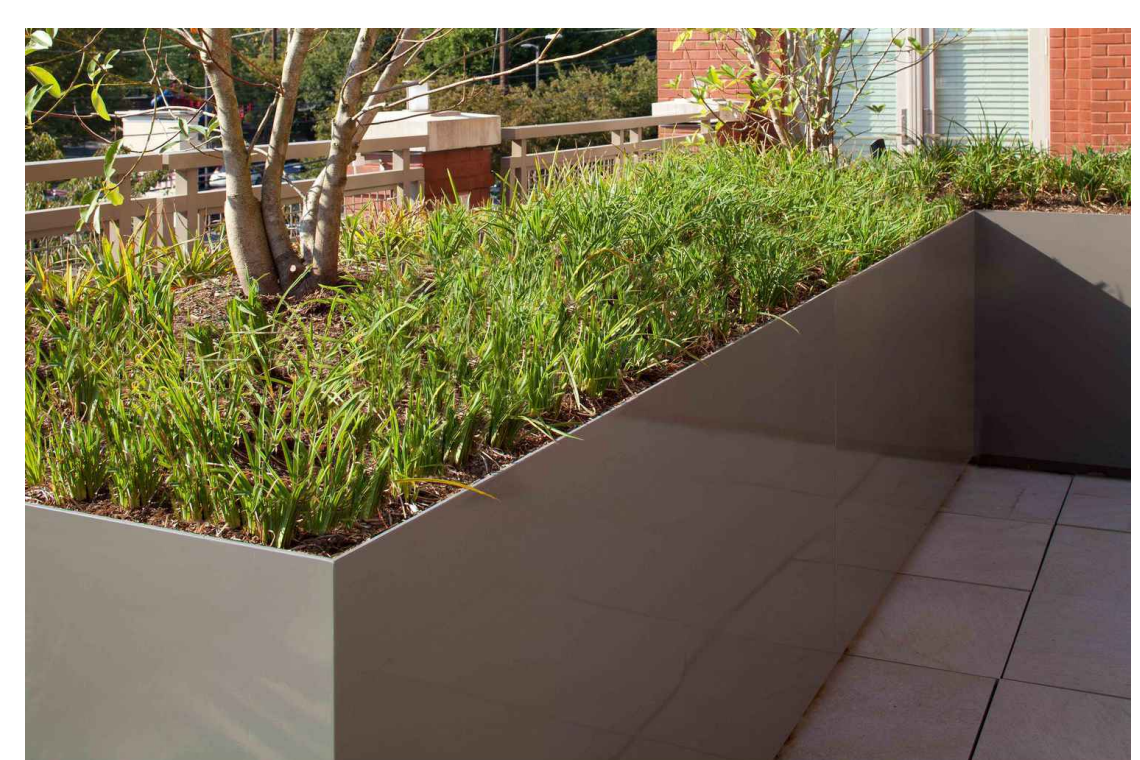
Sub-Area Identifier (ac)	Drainage Area (hr)	Time of Concentration	Curve Number	Receiving Reach	Sub-Area Description
Proposed A	.98	0.100	93	Outlet	
Total Area:	.98 (ac)				

Storm Data

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.35						



EXAMPLE FIRE TABLES

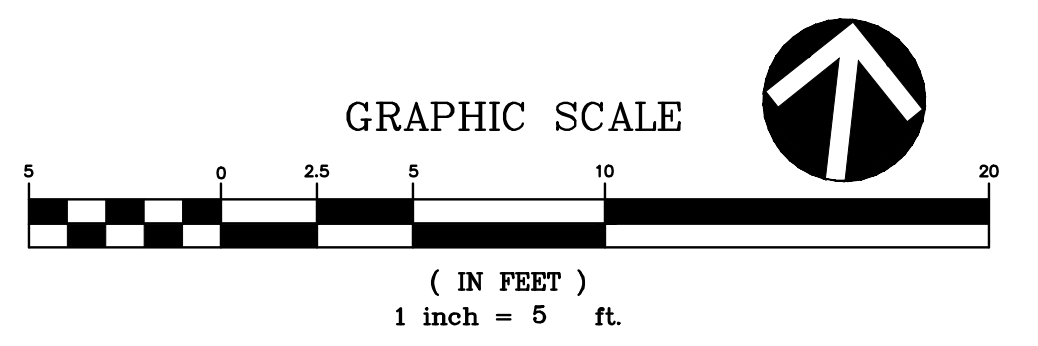


EXAMPLE PLANTER CONFIGURATIONS



FREE-STANDING PLANTER CONFIGURATIONS

COURTYARD CHARACTER IMAGERY



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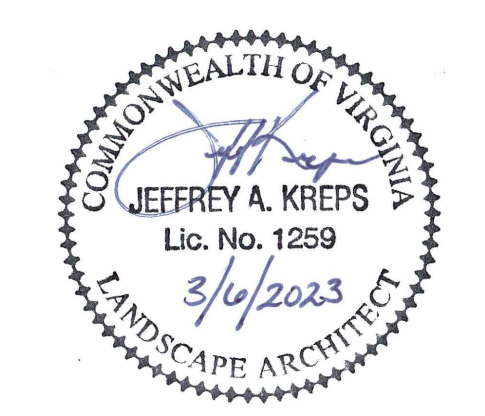
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PLAN STATUS DATE

1ST 4.1 SUBMISSION	02/15/2022
2ND 4.1 SUBMISSION	08/05/2022
4.1 SLIP SHEET SUBMISSION	03/06/2023

PROFESSIONAL SEAL



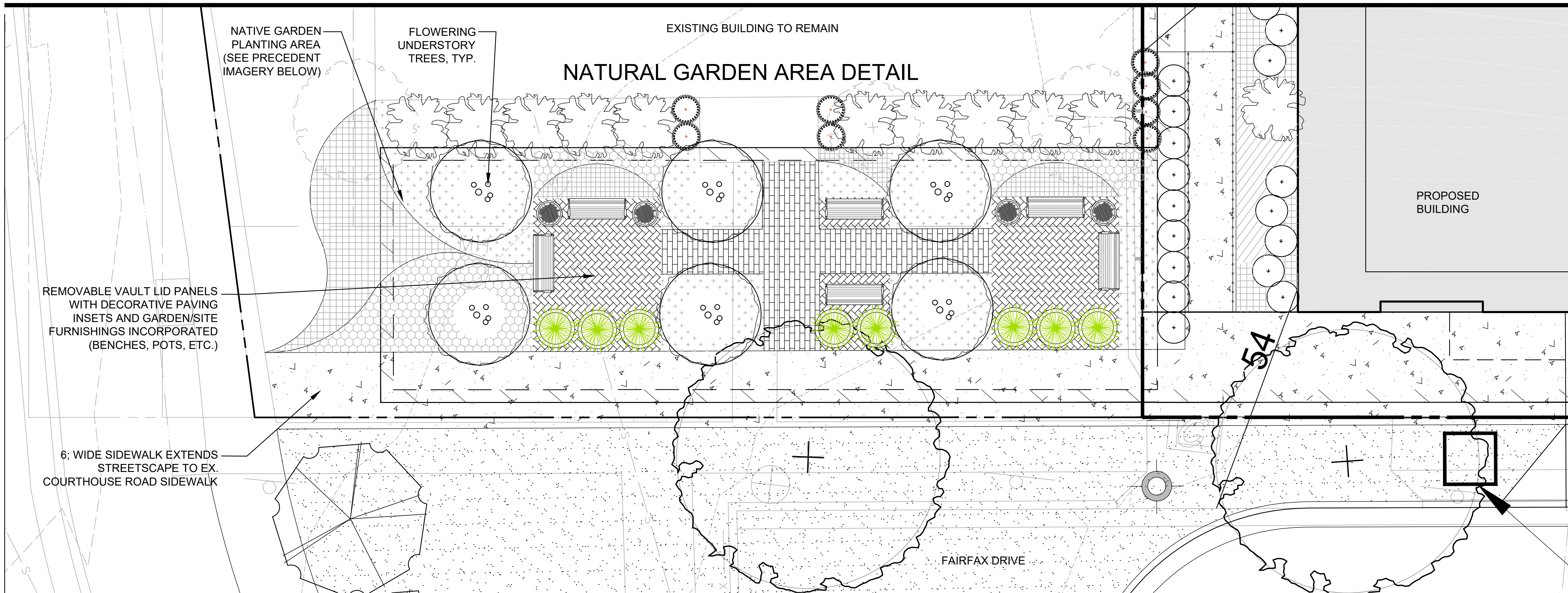
2025 FAIRFAX DRIVE
 4.1 MAJOR SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

COURTYARD LANDSCAPE PLAN DETAIL

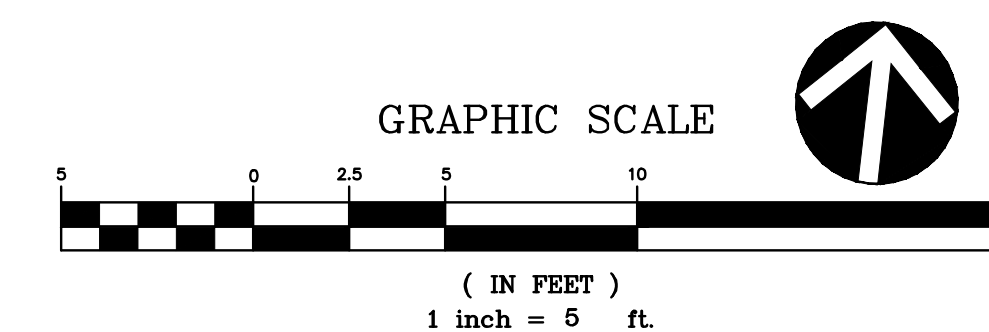
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DESIGNED BY:	VIKA
DATE ISSUED:	2/15/2022
DWG. SCALE:	AS SHOWN
VIKA NO.:	7263F
SHEET NO.:	L-2.0

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NATURAL / NATIVE / BUTTERFLY GARDEN PRECEDENT IMAGERY

DECORATIVE VAULT-LID PRECEDENT IMAGERY



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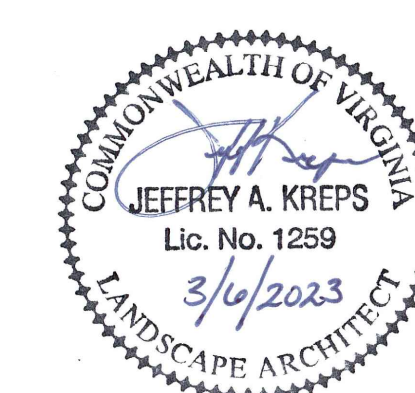
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PLAN STATUS	DATE
1ST 4.1 SUBMISSION	02/15/2022
2ND 4.1 SUBMISSION	08/05/2022
4.1 SLIP SHEET SUBMISSION	03/06/2023

PROFESSIONAL SEAL



2025 FAIRFAX DRIVE
 4.1 MAJOR SITE PLAN AMENDMENT
 ARLINGTON COUNTY, VIRGINIA

CORNER GARDEN
 LANDSCAPE PLAN DETAIL

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 DESIGNED BY: VIKA
 DATE ISSUED: 2/15/2022
 DWG. SCALE: AS SHOWN
 VIKA NO.: 7263F
 SHEET NO.: L-2.5

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