

**4131 CHAIN BRIDGE ROAD
CITY OF FAIRFAX, VIRGINIA**



12825 WORLDGATE DRIVE; SUITE 700
HERNDON, VA 20170
CONTACT: NICHOLAS T. GEORGAS, PLA
703-709-9500

101 NORTH UNION STREET; SUITE 320
ALEXANDRIA, VA 22314
CONTACT: STEVEN SATTLER, PLA
703-548-5010

1025 CONNECTICUT AVENUE; SUITE 300
WASHINGTON, DC 20036
CONTACT: SEAN STADLER, FAIA
202-530-1387

1200 19TH STREET NW
WASHINGTON, DC 20036
CONTACT: EVAN PRITCHARD
202-280-6482

1850 M STREET NW; SUITE 820
WASHINGTON, DC 20036
CONTACT: NIHAR K. SHAH - PARTNER
202-617-2145

C/O DAVIES AND DAVIES
5531 LEE HIGHWAY; SUITE 206
ARLINGTON, VA 22207

[illegible]

**Know what's below.
Call before you dig.**
ALWAYS CALL 811
It's fast. It's free. It's the law.

ZONING SUBMISSION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

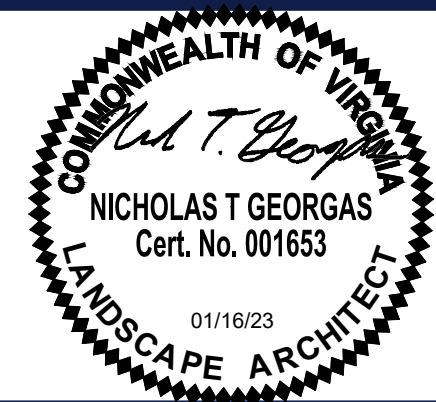
PROJECT No.:	S212198
DRAWN BY:	AD
CHECKED BY:	NTG
DATE:	12/28/2022
CAD I.D.:	CNDS-0

PROJECT:
PROPOSED REZONING

4131 CHAIN BRIDGE RD
— FOR —
**TDC
ACQUISITIONS,
LLC**

BOHLER //

12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com



SHEET TITLE:

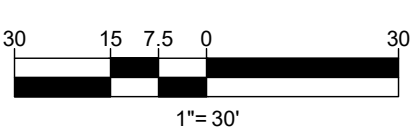
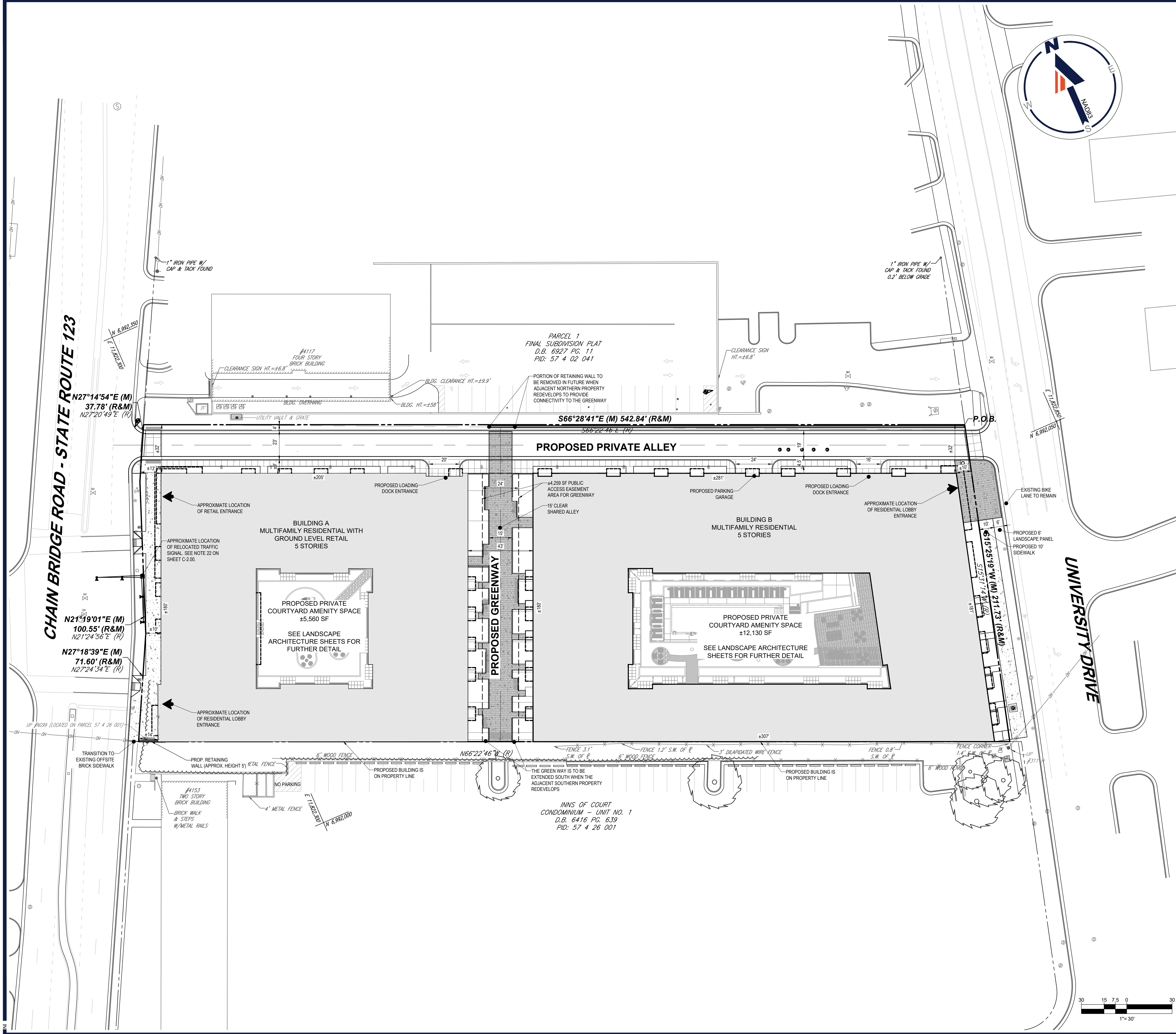
COVER SHEET

SHEET NUMBER:

C-1.00

REVISION 1 - 01/16/23





BUILDING ENVELOPE

[illegible]

ZONING SUBMISSION

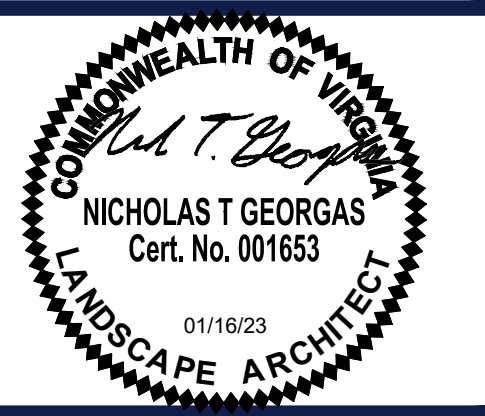
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	S212198
DRAWN BY:	AD
CHECKED BY:	NTG
DATE:	12/28/2022
CAD I.D.:	SPEX-0

PROJECT:
PROPOSED REZONING
4131 CHAIN BRIDGE RD
_____ FOR _____
TDC
ACQUISITIONS,
LLC

BOHLER //

12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com

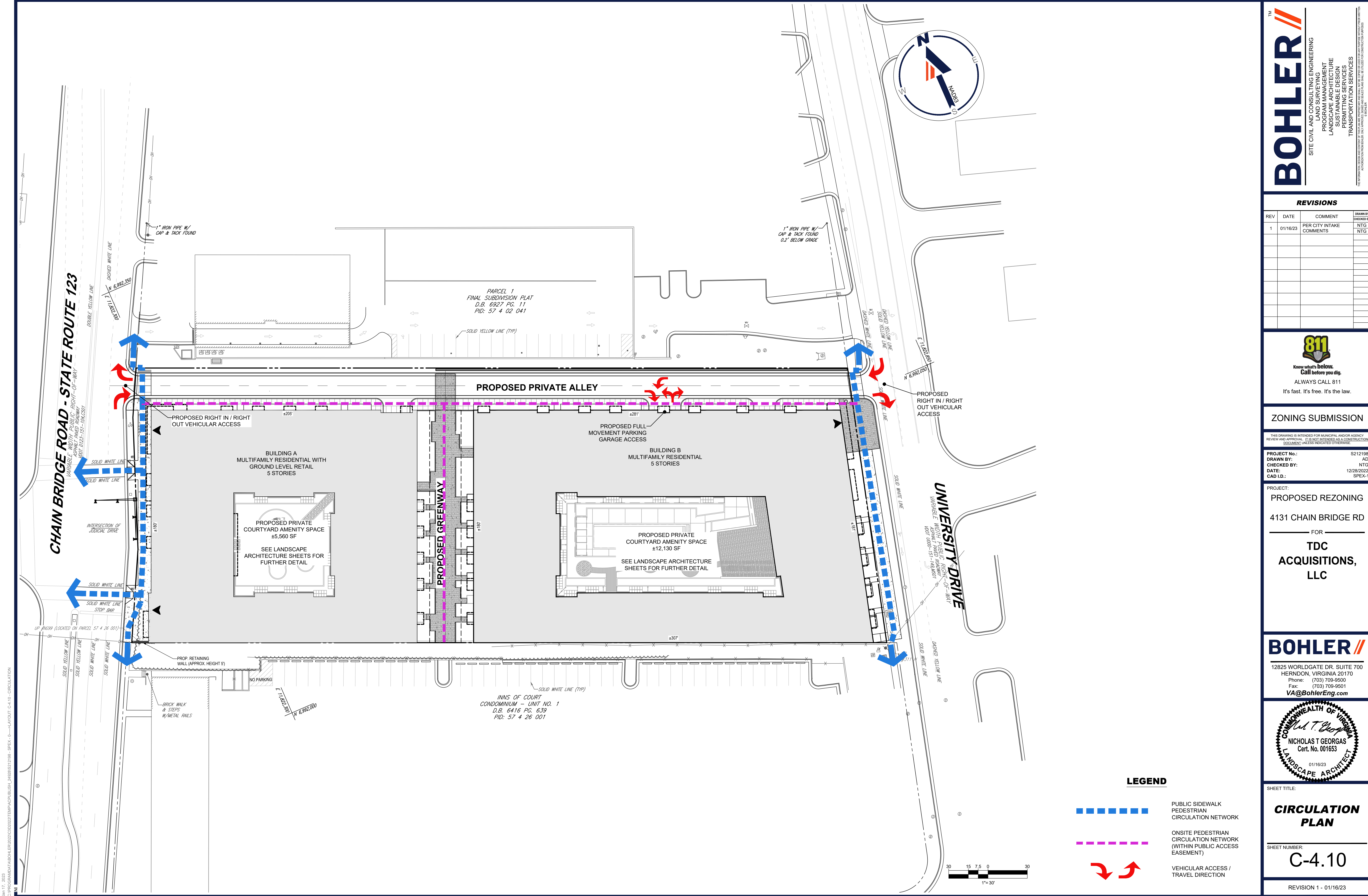


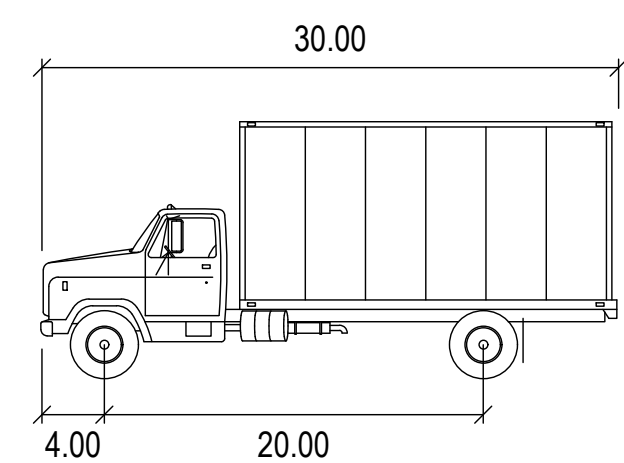
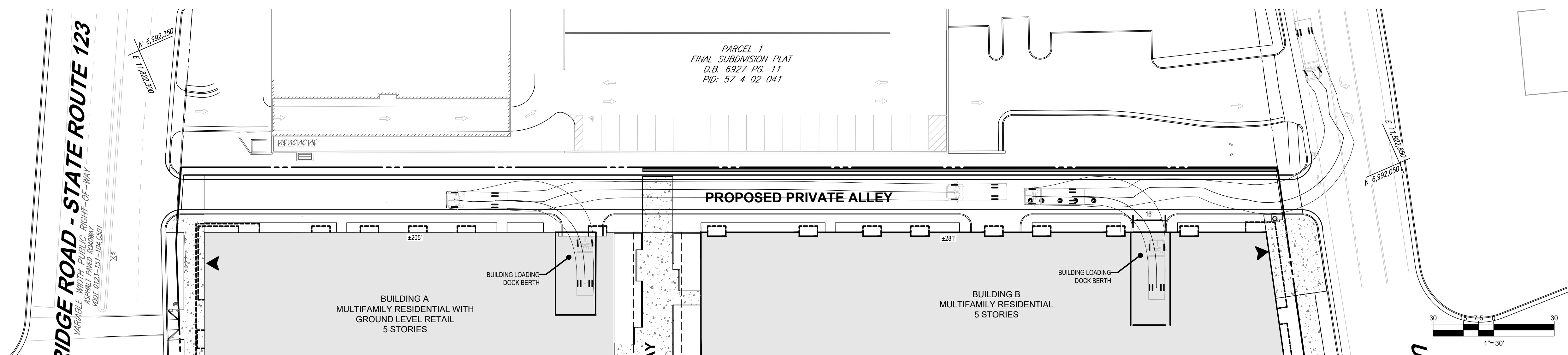
SHEET TITLE:

**CONCEPT
DEVELOPMENT
PLAN**

SHEET NUMBER:
C-4.00

REVISION 1 - 01/16/23

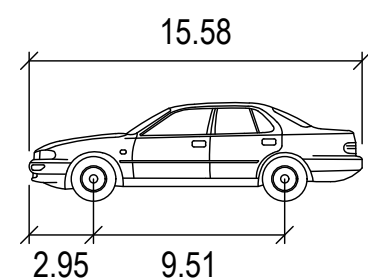
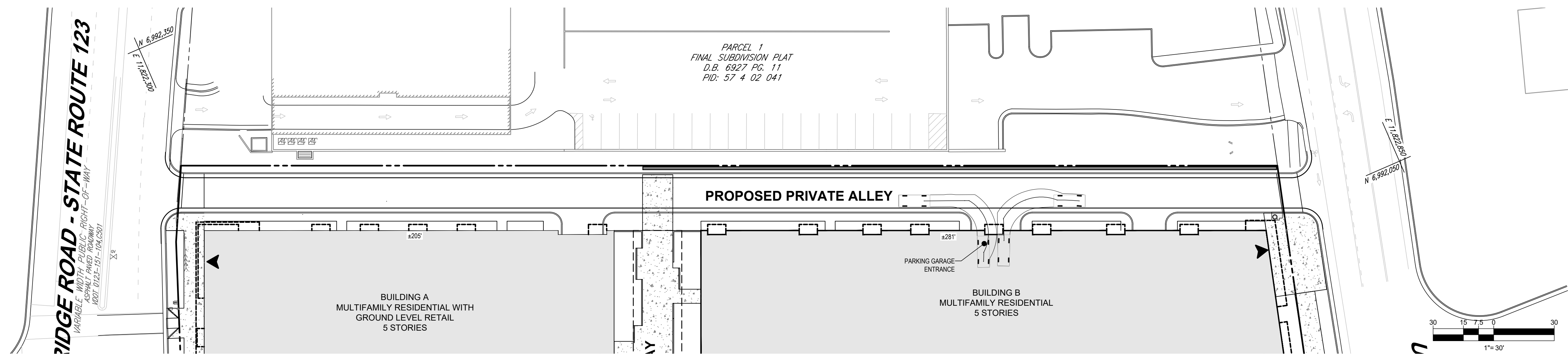
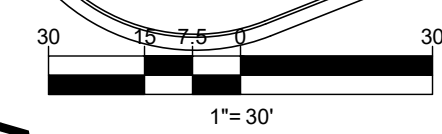




SU-30

feet

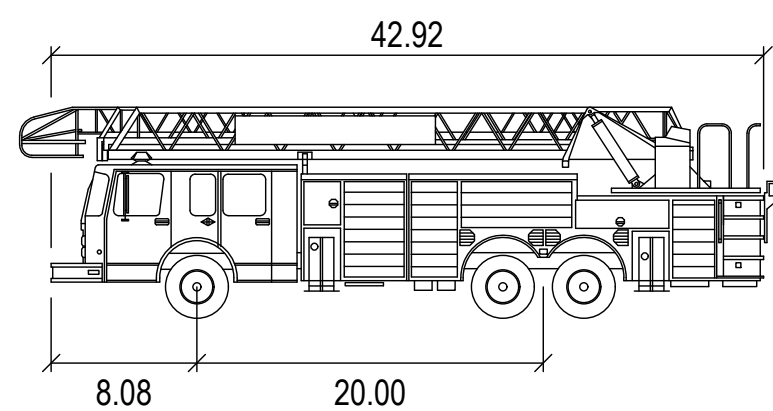
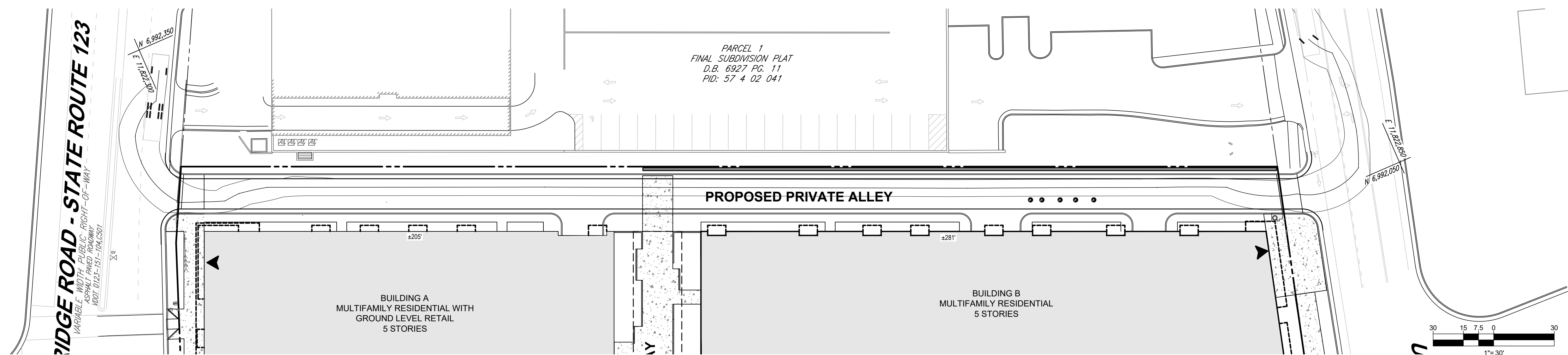
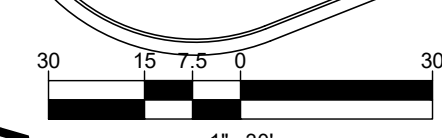
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8



COMPOSITE PASSENGER VEHICLE

feet

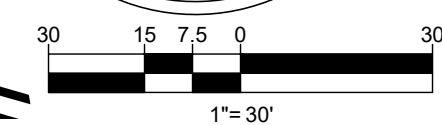
Width	: 5.91
Track	: 5.91
Lock to Lock Time	: 6.0
Steering Angle	: 30.2



AERIAL APPARATUS

fe

Width : 8.33
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 45.0



REVISIONS

[illegible]

Know what's **below**.
Call before you dig.

ALWAYS CALL 811

It's fast. It's free. It's the law.

ZONING SUBMISSION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	S212198
DRAWN BY:	AD
CHECKED BY:	NTG
DATE:	12/28/2022
CAD I.D.:	SPEX-1

PROJECT:

PROPOSED REZONING

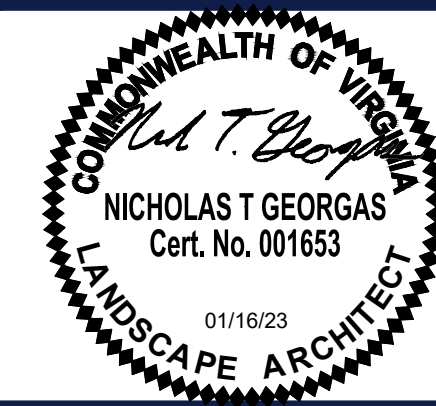
4131 CHAIN BRIDGE RD

_____ FOR _____

**TDC
ACQUISITIONS,
LLC**

BOHLER //

12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com



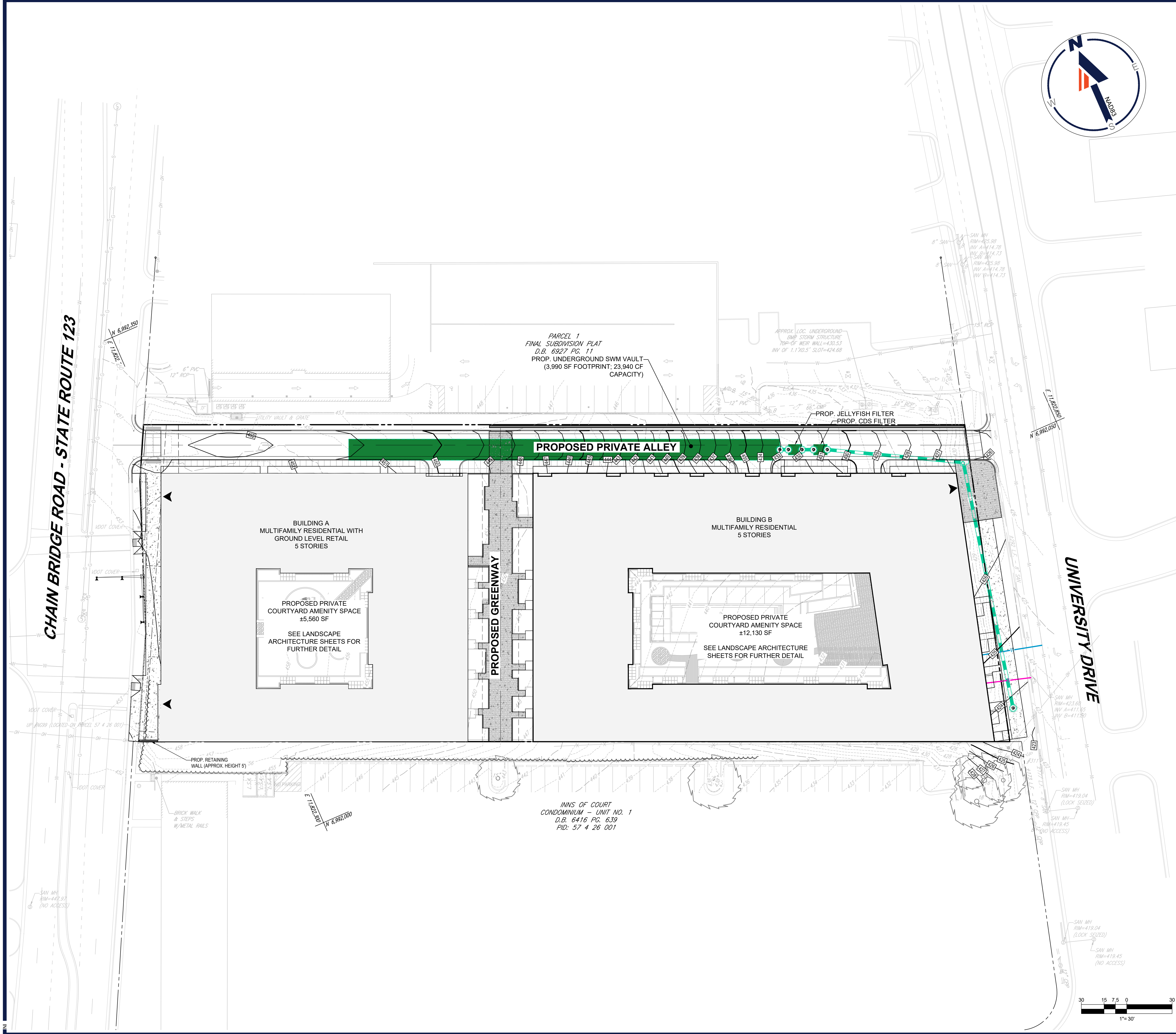
SHEET TITLE:

**AUTOTURN
EXHIBIT**

SHEET NUMBER:

C-4.11

REVISION 1 - 01/16/23



CHAIN BRIDGE ROAD - STATE ROUTE 123

UNIVERSITY DRIVE

PARCEL 1
FINAL SUBDIVISION PLAT
D.B. 6927 PG. 11
PROP. UNDERGROUND SWM VAULT-
(3,990 SF FOOTPRINT; 23,940 CF
CAPACITY)

APPROX. LOC. UNDERGROUND-
BMP STORM STRUCTURE
TOP OF WEIR WALL=430.53
INV OF 1.1'X0.5' SLOT=424.68

PROP. JELLYFISH FILTER
PROP. CDS FILTER

PROPOSED PRIVATE ALLEY

BUILDING A
MULTIFAMILY RESIDENTIAL WITH
GROUND LEVEL RETAIL
5 STORIES

PROPOSED PRIVATE
COURTYARD AMENITY SPACE
±5,560 SF

SEE LANDSCAPE
ARCHITECTURE SHEETS FOR
FURTHER DETAIL

BUILDING B
MULTIFAMILY RESIDENTIAL
5 STORIES

PROPOSED PRIVATE
COURTYARD AMENITY SPACE
±12,130 SF

SEE LANDSCAPE ARCHITECTURE
SHEETS FOR FURTHER DETAIL

PROPOSED GREENWAY

INNS OF COURT
CONDOMINIUM - UNIT NO. 1
D.B. 6416 PG. 639
PID: 57 4 26 001

PROP. RETAINING
WALL (APPROX. HEIGHT 5')

BRICK WALK
& STEPS
W/METAL RAILS

SAN MH
RIM=419.04
(LOCK SEIZED)

MH
45
(SS)

SAN MH
RIM=419.45
(NO ACCESS)

LEGEND

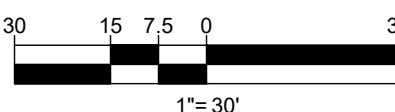
PROPOSED UNDERGROUND DETENTION
FOR STORMWATER QUANTITY CONTROL
AND STORMWATER QUALITY TREATMENT

—W— PROPOSED WATER LINE

_____S_____ PROPOSED SANITARY LINE

PROPOSED STORM LINE

POSSIBLE LOCATION OF UNDERGROUND UTILITY VAULTS. FINAL SIZES, CONFIGURATIONS, AND LOCATIONS TO BE DETERMINED WITH FUTURE SITE PLANS.

[illegible]

**Know what's below.
Call before you dig.**
ALWAYS CALL 811
It's fast. It's free. It's the law.

ZONING SUBMISSION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	S212198
DRAWN BY:	AD
CHECKED BY:	NTG
DATE:	12/28/2022
CAD I.D.:	SPEX-1

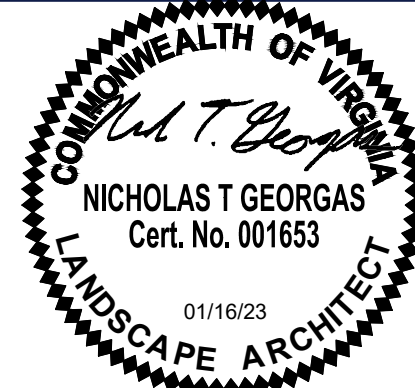
PROJECT: PROPOSED REZONING
4131 CHAIN BRIDGE RD
FOR
TDC
ACQUISITIONS,
LLC

BOHLER //

12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170

Phone: (703) 709-9500
Fax: (703) 709-9501

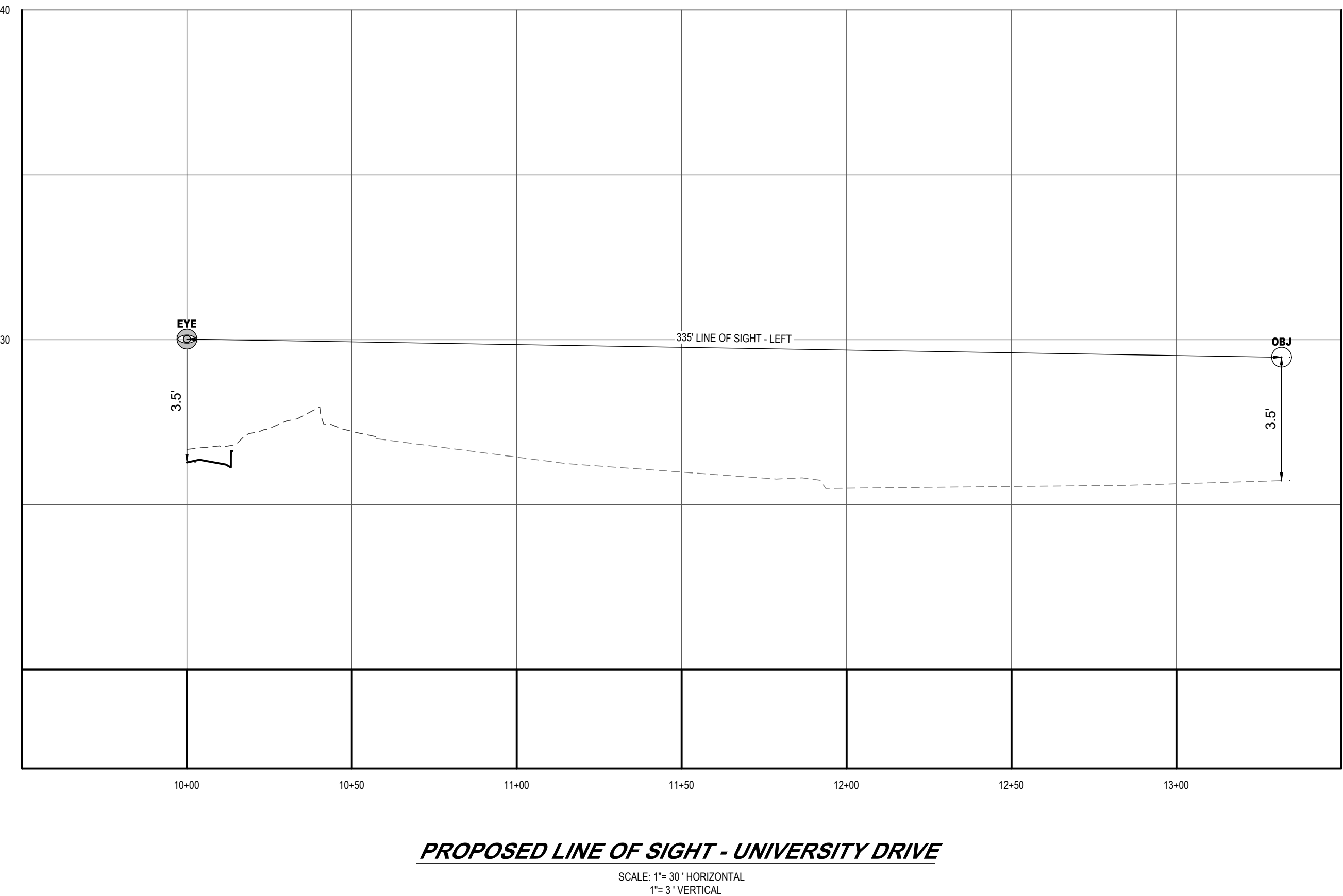
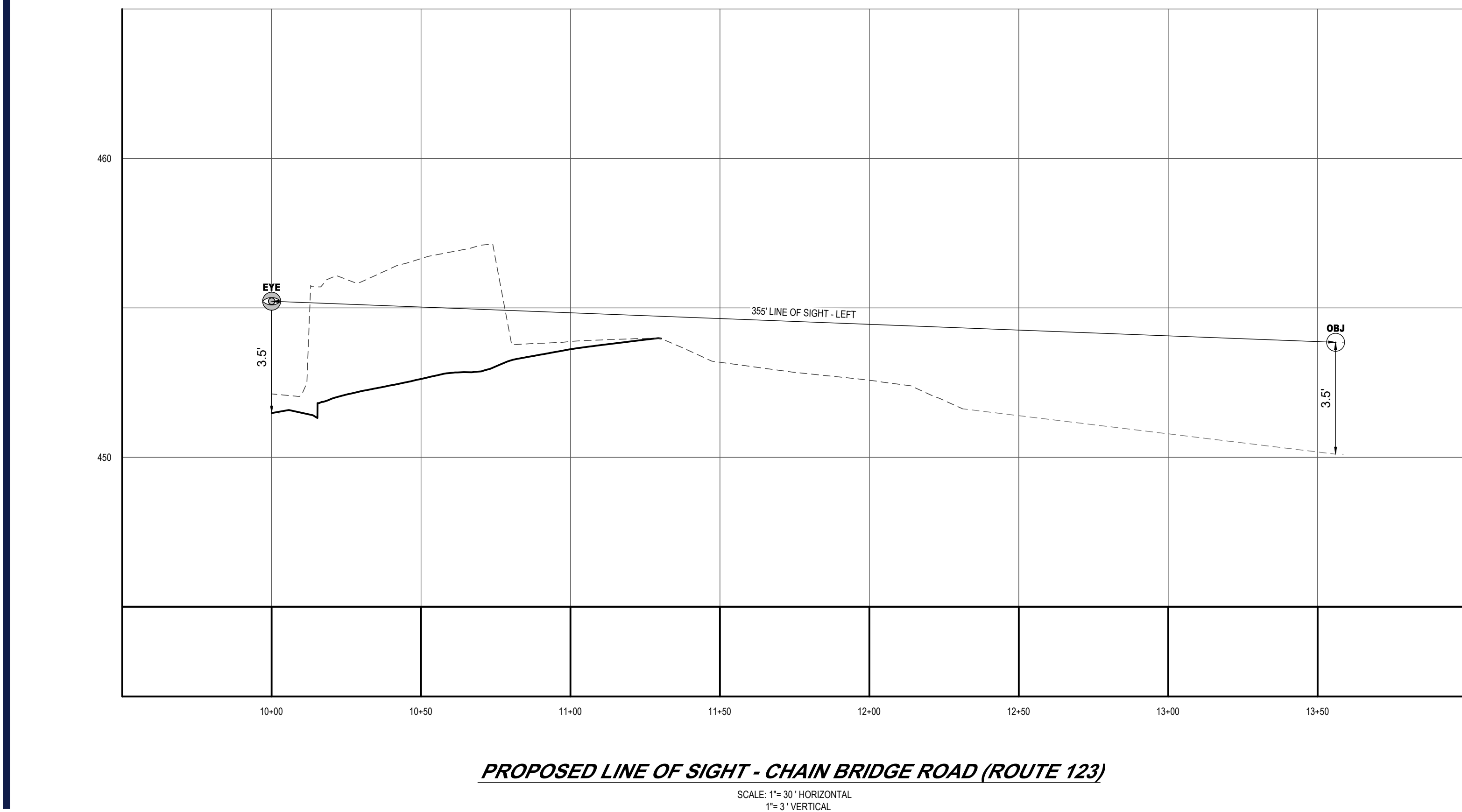
VA@BohlerEng.com



**PRELIMINARY
GRADING AND
UTILITY PLAN**

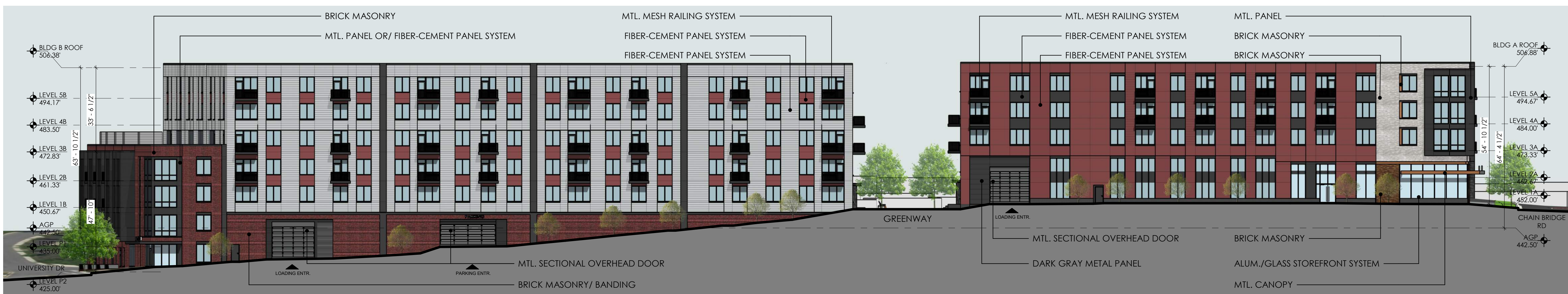
SHEET NUMBER:
C-5.00

REVISION 1 - 01/16/23

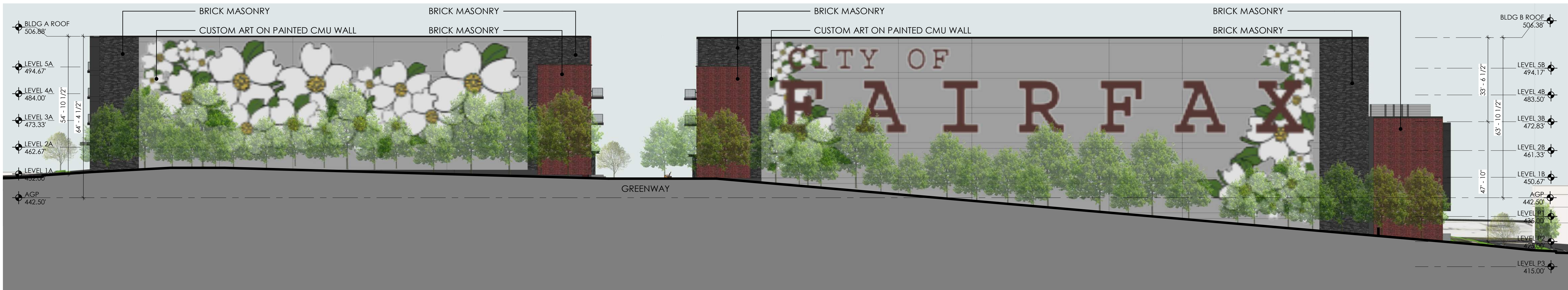
[illegible]

Perseus Tree Inventory										
Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 10/21/2022										
#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	REMOVE	NATIVE	COMMENTS
			%	INCHES	INCHES	FEET	FEET			
72	Japanese Zelkova	Zelkova Serata	80%	37.05"	11.80"	0.98'	12'	X	X	
73	Japanese Zelkova	Zelkova Serata	80%	48.36"	15.40"	1.28'	16'	X	X	
74	Japanese Zelkova	Zelkova Serata	80%	50.24"	16.00"	1.33'	16'	X	X	
75	Japanese Zelkova	Zelkova Serata	80%	59.66"	19.00"	1.58'	19'	X	X	
588	Southern Red Oak	Quercus Falcata	65%	41.13"	13.10"	1.09'	14'	X	X	Leader Removed
589	Eastern Red Cedar	Juniperus Virginiana	40%	76.93"	24.50"	2.04'	25'	X	X	
590	Eastern Red Cedar	Juniperus Virginiana	40%	48.70"	15.51"	1.29'	16'	X	X	Multi-stem
592	Willow Oak	Quercus Phellos	75%	56.21"	17.90"	1.49'	18'	X	X	
593	Eastern Red Cedar	Juniperus Virginiana	60%	39.88"	12.70"	1.06'	13'	X	X	Vine
594	American Holly	Ilex Opaca	20%	28.26"	9.00"	0.75'	9'	X	X	Vine, Dying
595	American Holly	Ilex Opaca	80%	28.26"	9.00"	0.75'	9'	X	X	
596	Pin Oak	Quercus Palustris	75%	51.50"	16.40"	1.37'	17'	X	X	Vine
599	Black Walnut	Juglans Nigra	50%	37.37"	11.90"	0.99'	12'	X	X	Vine, Dying
642	American Holly	Ilex Opaca	55%	30.14"	9.60"	0.80'	10'	X	X	
668	Arborvitae	Thuja Occidentalis	70%	18.84"	6.00"	0.50'	6'	X		Multi-stem
669	Dead	X	X	X	X	X	X	X		Dead
670	American Holly	Ilex Opaca	75%	29.83"	9.50"	0.79'	10'	X	X	
671	American Holly	Ilex Opaca	70%	0.00"	0.00"	0.00'	0'	X	X	Undersized
674	Black Walnut	Juglans Nigra	70%	54.32"	17.30"	1.44'	18'	X	X	
699	Mulberry	Moras Rubra	20%	22.29"	7.10"	0.59'	8'	X	X	Dying
700	Dead	X	X	X	X	X	X	X		Dead
704	Dead	X	X	X	X	X	X	X		Dead
705	Dead	X	X	X	X	X	X	X		Dead
706	American Elm	Ulmus Americana	70%	73.48"	23.40"	1.95'	24'	X	X	
779	Hickory	Carya Ovata	15%	42.08"	13.40"	1.12'	14'	X	X	Dying
780	Black Walnut	Juglans Nigra	30%	32.03"	10.20"	0.85'	11'	X	X	Dying
781	Eastern Red Cedar	Juniperus Virginiana	80%	29.83"	9.50"	0.79'	10'	X	X	Co-Dominant Leader
782	Black Walnut	Juglans Nigra	75%	86.98"	27.70"	2.31'	28'	X	X	
783	Norway Maple	Acer Platanoides	50%	37.10"	11.82"	0.98'	12'	X		Multi-stem
784	Box Elder Maple	Acer Negundo	40%	22.92"	7.30"	0.61'	8'	X	X	
785	Eastern Red Cedar	Juniperus Virginiana	60%	38.94"	12.40"	1.03'	13'	X	X	Vine
786	Black Walnut	Juglans Nigra	60%	52.12"	16.60"	1.38'	17'	X	X	
787	American Elm	Ulmus Americana	60%	36.11"	11.50"	0.96'	12'	X	X	
788	Mulberry	Moras Rubra	40%	74.10"	23.60"	1.97'	24'	X	X	Trunk Scarring, Decay
791	Eastern Red Cedar	Juniperus Virginiana	60%	68.45"	21.80"	1.82'	22'	X	X	Co-Dominant Leader, Vine
792	Eastern Red Cedar	Juniperus Virginiana	60%	50.24"	16.00"	1.33'	16'	X	X	Vine, Dieback
793	Mulberry	Moras Rubra	0%	25.12"	8.00"	0.67'	8'	X	X	Dead
797	Black Walnut	Juglans Nigra	70%	57.15"	18.20"	1.52'	19'	X	X	
798	Mulberry	Moras Rubra	45%	38.31"	12.20"	1.02'	13'	X	X	Co-Dominant Leader, Trunk Wound
799	Mulberry	Moras Rubra	50%	56.21"	17.90"	1.49'	18'	X	X	Co-Dominant Leader, Leaning
800	American Elm	Ulmus Americana	30%	30.77"	9.80"	0.82'	10'	X	X	Dying
854	Black Cherry	Prunus Serotina	55%	50.24"	16.00"	1.33'	16'	X	X	
855	Mulberry	Moras Rubra	45%	57.46"	18.30"	1.53'	19'	X	X	Co-Dominant Leader, Vine
856	Eastern Red Cedar	Juniperus Virginiana	75%	49.93"	15.90"	1.33'	16'	X	X	Co-Dominant Leader, Vine
857	Black Walnut	Juglans Nigra	60%	72.22"	23.00"	1.92'	23'	X	X	Co-Dominant Leader
858	Eastern Red Cedar	Juniperus Virginiana	45%	78.19"	24.90"	2.08'	25'	X	X	Co-Dominant Leader, Dieback
865	Eastern Red Cedar	Juniperus Virginiana	45%	48.36"	15.40"	1.28'	16'	X	X	Dieback, Vine
866	Eastern Red Cedar	Juniperus Virginiana	70%	58.72"	18.70"	1.56'	19'	X	X	Dieback, Vine
867	Black Cherry	Prunus Serotina	60%	20.72"	6.60"	0.55'	7'	X	X	Multi-Leader
868	Black Cherry	Prunus Serotina	65%	35.17"	11.20"	0.93'	12'	X	X	Multi-Leader, Vine
869	Eastern Red Cedar	Juniperus Virginiana	55%	41.13"	13.10"	1.09'	14'	X	X	
870	Eastern Red Cedar	Juniperus Virginiana	50%	41.76"	13.30"	1.11'	14'	X	X	
871	Eastern Red Cedar	Juniperus Virginiana	50%	43.65"	13.90"	1.16'	14'	X	X	
872	Eastern Red Cedar	Juniperus Virginiana	50%	60.32"	19.21"	1.60'	20'	X	X	Co-Dominant Leader
873	Eastern Red Cedar	Juniperus Virginiana	70%	50.24"	16.00"	1.33'	16'	X	X	
874	Eastern Red Cedar	Juniperus Virginiana	65%	56.73"	18.07"	1.51'	19'	X	X	Co-Dominant Leader
875	Eastern Red Cedar	Juniperus Virginiana	70%	95.77"	30.50"	2.54'	31'	X	X	
876	Eastern Red Cedar	Juniperus Virginiana	65%	52.75"	16.80"	1.40'	17'	X	X	
877	Eastern Red Cedar	Juniperus Virginiana	65%	54.64"	17.40"	1.45'	18'	X	X	
878	Mulberry	Moras Rubra	40%	52.75"	16.80"	1.40'	17'	X	X	
879	Thornless Honeylocust	Gleditsia Troavanthos	50%	66.25"	21.10"	1.76'	22'	X	X	
880	Black Walnut	Juglans Nigra	55%	36.42"	11.60"	0.97'	12'	X	X	Curved, Vine
882	Black Walnut	Juglans Nigra	80%	58.40"	18.60"	1.55'	19'	X	X	
884	Black Walnut	Juglans Nigra	60%	48.04"	15.30"	1.28'	16'	X	X	
885	Eastern Red Cedar	Juniperus Virginiana	70%	48.67"	15.50"	1.29'	16'	X	X	
886	American Elm	Ulmus Americana	75%	74.73"	23.80"	1.98'	24'	X	X	Major Vine
887	Eastern Red Cedar	Juniperus Virginiana	60%	87.29"	27.80"	2.32'	28'	X	X	Co-Dominant Leader, Vine
888	Eastern Red Cedar	Juniperus Virginiana	50%	56.21"	17.90"	1.49'	18'	X	X	Vine
889	Black Walnut	Juglans Nigra	60%	48.36"	15.40"	1.28'	16'	X	X	
891	Dead	X	X	X	X	X	X	X		Dead
892	Black Walnut	Juglans Nigra	20%	94.20"	30.00"	2.50'	30'	X	X	Dieback, Heavy Vine, Decay, Trunk Scar
893	Black Walnut	Juglans Nigra	40%	93.29"	29.71"	2.48'	30'	X	X	Co-Dominant Leader, Heavy Vine
894	Black Walnut	Juglans Nigra	50%	49.30"	15.70"	1.31'	16'	X	X	Co-Dominant Leader, Heavy Vine
895	Black Walnut	Juglans Nigra	60%	32.66"	10.40"	0.87'	11'	X	X	Co-Dominant Leader, Heavy Vine
896	Mulberry	Moras Rubra	30%	32.66"	10.40"	0.87'	11'	X	X	Trunk Scar, Leaning
1057	Black Locust	Robinia Pseudacacia	40%	54.42"	17.33"	1.44'	18'	X	X	Co-Dominant Leader, Heavy Vine
1058	Black Locust	Robinia Pseudacacia	50%	37.05"	11.80"	0.98'	12'	X	X	Dieback, Vine
1059	American Linden	Tilia Americana	70%	140.67"	44.80"	3.73'	45'	X	X	Co-Dominant Leader, Lichen
1060	Dead	X	X	X	X	X	X	X		Dead
1076	Red Maple	Acer Rubrum	45%	125.29"	39.90"	3.33'	40'	X	X	Heavy Vine, Broken Leader
1080	Pin Oak	Quercus Palustris	80%	56.52"	18.00"	1.50'	18'	X	X	
1083	Black Locust	Robinia Pseudacacia	30%	32.34"	10.30"	0.86'	11'	X	X	Major Dieback
1084	Black Cherry	Prunus Serotina	50%	44.59"	14.20"	1.18'	15'	X	X	Curved Trunk

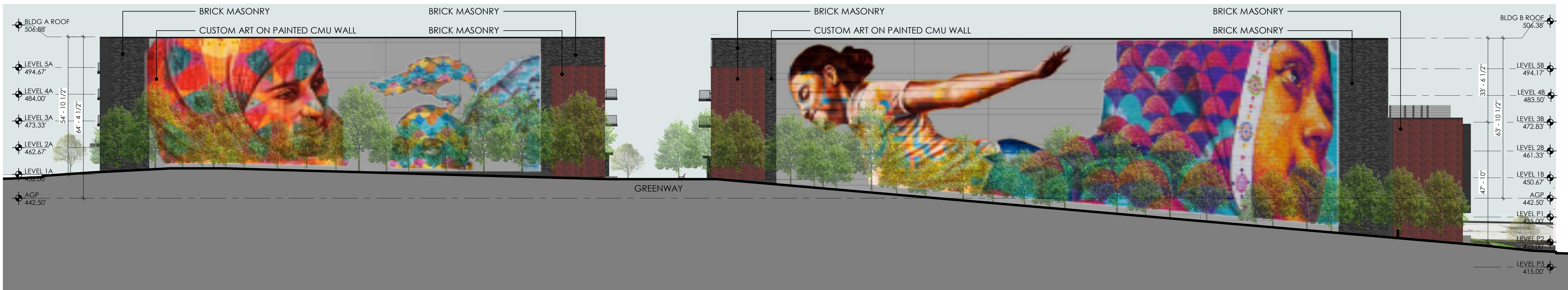
Perseus Tree Inventory										
Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 10/21/2022										
#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	REMOVE	NATIVE	COMMENTS
			%	INCHES	INCHES	FEET	FEET			
1100	Black Locust	Robinia Pseudacacia	55%	48.04"	15.30"	1.28'	16'	X	X	Multi-stem, Major Vine, Dieback
1185	Black Locust	Robinia Pseudacacia	70%	70.02"	22.30"	1.86'	23'	X	X	Major Vine
1297	Flowering Dogwood	Cornus Florida	40%	20.11"	6.40"	0.53'	7'	X	X	Multi-stem
1299	Black Cherry	Prunus Serotina	40%	48.67"	15.50"	1.29'	16'	X	X	Trunk Scar, Decay
1399	Flowering Dogwood	Cornus Florida	65%	36.74"	11.70"	0.98'	12'	X	X	
1875	Black Locust	Robinia Pseudacacia	50%	77.19"	24.58"	2.05'	25'	X	X	Co-Dominant Leader, Vine
1876	Black Locust	Robinia Pseudacacia	45%	88.55"	28.20"	2.35'	29'	X	X	Vine
1877	Black Locust	Robinia Pseudacacia	65%	39.25"	12.50"	1.04'	13'	X	X	
1878	Black Locust	Robinia Pseudacacia	15%	94.20"	30.00"	2.50'	30'	X	X	Broken Canopy
1879	Canadian Hemlock	Tsuga Canadensis	70%	25.43"	8.10"	0.68'	9'	X		
1880	Black Locust	Robinia Pseudacacia	45%	109.90"	35.00"	2.92'	35'	X	X	Vine
1881	Norway Maple	Acer Platanoides	45%	45.02"	14.34"	1.19'	15'	X		Multi-Stem
1882	Black Locust	Robinia Pseudacacia	40%	94.20"	30.00"	2.50'	30'	X	X	Vine
1883	Dead	X	X	X	X	X	X	X		Dead
1884	Mulberry	Moras Rubra	60%	352.90"	112.39"	9.37'	113'	X	X	Co-Dominant Leader
2401	Eastern Red Cedar	Juniperus Virginiana	75%	29.52"	9.40"	0.78'	10'	X	X	Minor Vine
2402	Japanese Zelkova	Zelkova Serata	50%	46.47"	14.80"	1.23'	15'	X	X	
2403	Crape Myrtle	Lagerstroemia Indica	80%	32.66"	10.40"	0.87'	11'	X		
2404	American Elm	Ulmus Americana	60%	93.57"	29.80"	2.48'	30'	X	X	Vine
2405	American Holly	Ilex Opaca	70%	31.71"	10.10"	0.84'	11'	X	X	Minor Vine
2406	Eastern Red Cedar	Juniperus Virginiana	65%	25.43"	8.10"	0.68'	9'	X	X	Dieback, Fence
2407	Black Walnut	Juglans Nigra	60%	63.11"	20.10"	1.68'	21'	X	X	Dieback, Fence
2408	Eastern Red Cedar	Juniperus Virginiana	75%	27.00"	8.60"	0.72'	9'	X	X	Fence
2409	Norway Maple	Acer Platanoides	55%	35.48"	11.30"	0.94'	12'	X		Heavy Vine, Fence
2410	Norway Maple	Acer Platanoides	30%	48.67"	15.50"	1.29'	16'	X		Broken Canopy
2411	Black Walnut	Juglans Nigra	15%	48.04"	15.30"	1.28'	16'	X	X	Heavy Vine, Heavy Dieback
2412	Black Cherry	Prunus Serotina	50%	36.42"	11.60"	0.97'	12'	X	X	Heavy Vine, Crooked
2413	Black Cherry	Prunus Serotina	35%	82.90"	26.40"	2.20'	27'	X	X	Major Vine, Major Dieback
2414	Black Cherry	Prunus Serotina	40%	34.54"	11.00"	0.92'	11'	X	X	Dieback
2415	Mulberry	Moras Rubra	20%	36.42"	11.60"	0.97'	12'	X	X	Crooked, Dying
2416	Red Maple	Acer Rubrum	65%	139.42"	44.40"	3.70'	45'	X	X	Co-Dominant Leader, Heavy Vine
2417	Black Walnut	Juglans Nigra	55%	105.50"	33.60"	2.80'	34'	X	X	Co-Dominant Leader, Heavy Vine, Fence
2418	American Elm	Ulmus Americana	70%	82.27"	26.20"	2.18'	27'	X	X	Heavy Vine, Minor Dieback, Fence
2419	Pin Oak	Quercus Palustris	45%	44.65"	14.22"	1.19'	15'	X	X	Major Dieback, Co-Dominant Leader, Minor Vine, Fence
2420	American Elm	Ulmus Americana	55%	29.52"	9.40"	0.78'	10'	X	X	Dieback
2421	Pin Oak	Quercus Palustris	10%	44.93"	14.31"	1.19'	15'	X	X	Broken Canopy, Co-Dominant Leader, Major Dieback, Fence
2422	Black Walnut	Juglans Nigra	70%	53.07"	16.90"	1.41'	17'	X	X	Dieback
2423	Red Maple	Acer Rubrum	20%	95.14"	30.30"	2.53'	31'	X	X	Co-Dominant Leader, Major Trunk Scar, Decay
2424	Willow Oak	Quercus Phellos	90%	15.39"	4.90"	0.41'	5'	X	X	
2425	Willow Oak	Quercus Phellos	90%	16.01"	5.10"	0.43'	6'	X	X	
2426	Black Walnut	Juglans Nigra	70%	36.74"	11.70"	0.98'	12'	X	X	Dieback
2427	Dead	X	X	X	X	X	X	X		
2428	Norway Maple	Acer Platanoides	55%	86.98"	27.70"	2.31'	28'	X		Major Vine, Co-Dominant Leader, Lean
2429	Eastern Red Cedar	Juniperus Virginiana	45%	57.46"	18.30"	1.53'	19'	X	X	Major Vine,



1 NORTH ELEVATION
SCALE: 1" = 20'-0"



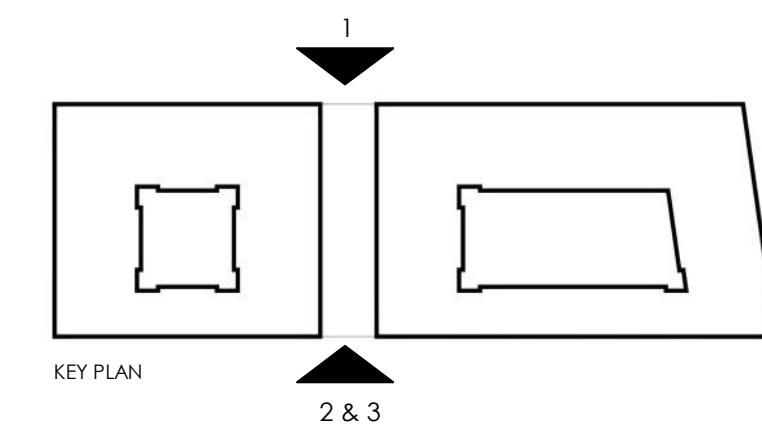
2 SOUTH ELEVATION - PUBLIC ART MURAL - OPT.1
SCALE: 1" = 20'-0"



3 SOUTH ELEVATION - PUBLIC ART MURAL - OPT.2
SCALE: 1" = 20'-0"

NOTE:
ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY
AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL AND SITE DESIGN

NOTE:
MURAL IS DRAFT FOR REPRESENTATIONAL PURPOSES AND SUBJECT TO CHANGE PER FINAL ART SELECTION



WDG

WDG ARCHITECTURE, PLLC
1025 CONNECTICUT AVENUE NW
SUITE 300
WASHINGTON DC 20036
TEL 202 857 8300
www.wdgarch.com

STRUCTURAL ENGINEER
ELLINWOOD + MACHADO
3000 WILSON BLVD
SUITE 350
ARLINGTON, VA 22205

TEL -

MEP ENGINEER
HENRY ADAMS, LLC
600 BALTIMORE AVENUE
SUITE 400
BALTIMORE, MD 21204

TEL -

4131 CHAIN BRIDGE RD.
FAIRFAX, VA

TDC
ACQUISITIONS, LLC
1850 M STREET, NW
SUITE 820
WASHINGTON, DC 20036

ZONING SUBMISSION 12.28.2022



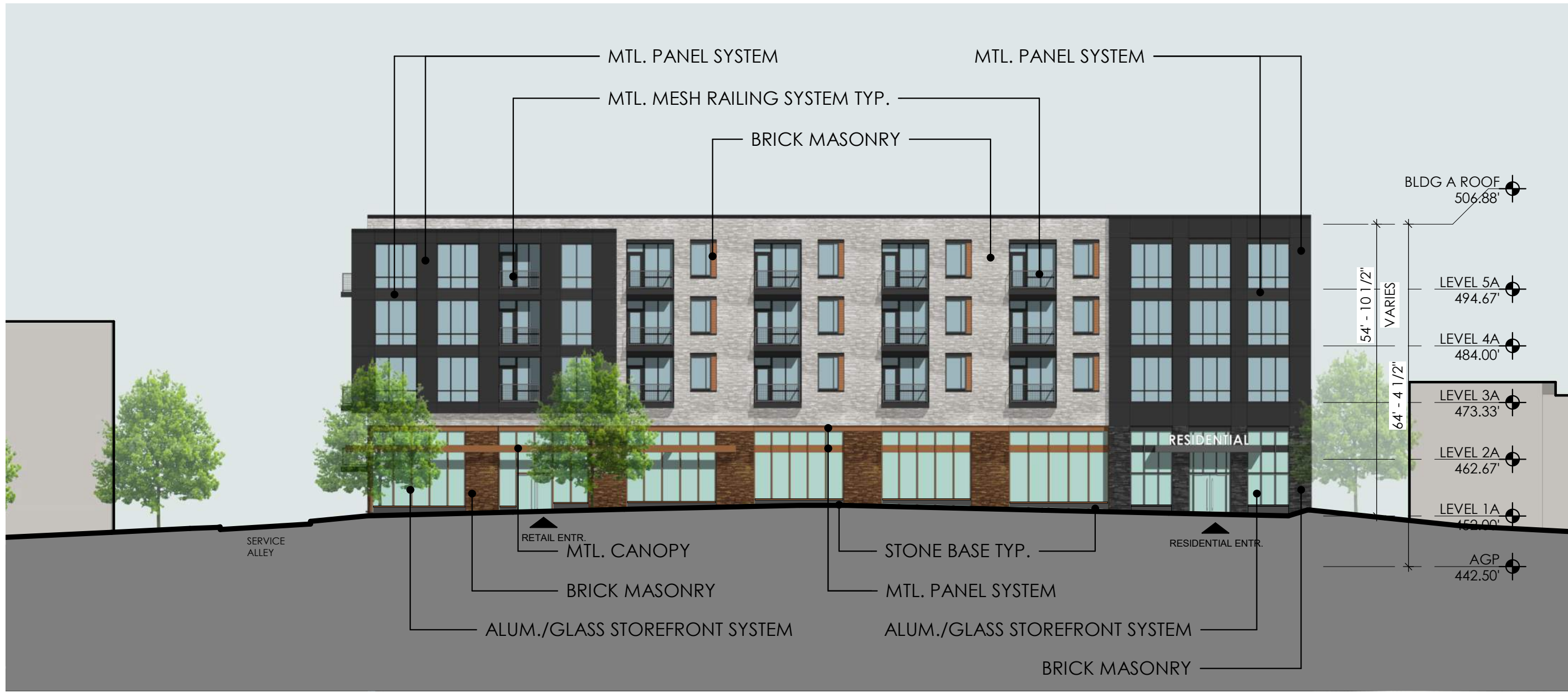
PROFESSIONAL SEAL

WDG PROJECT NO:
WA22001

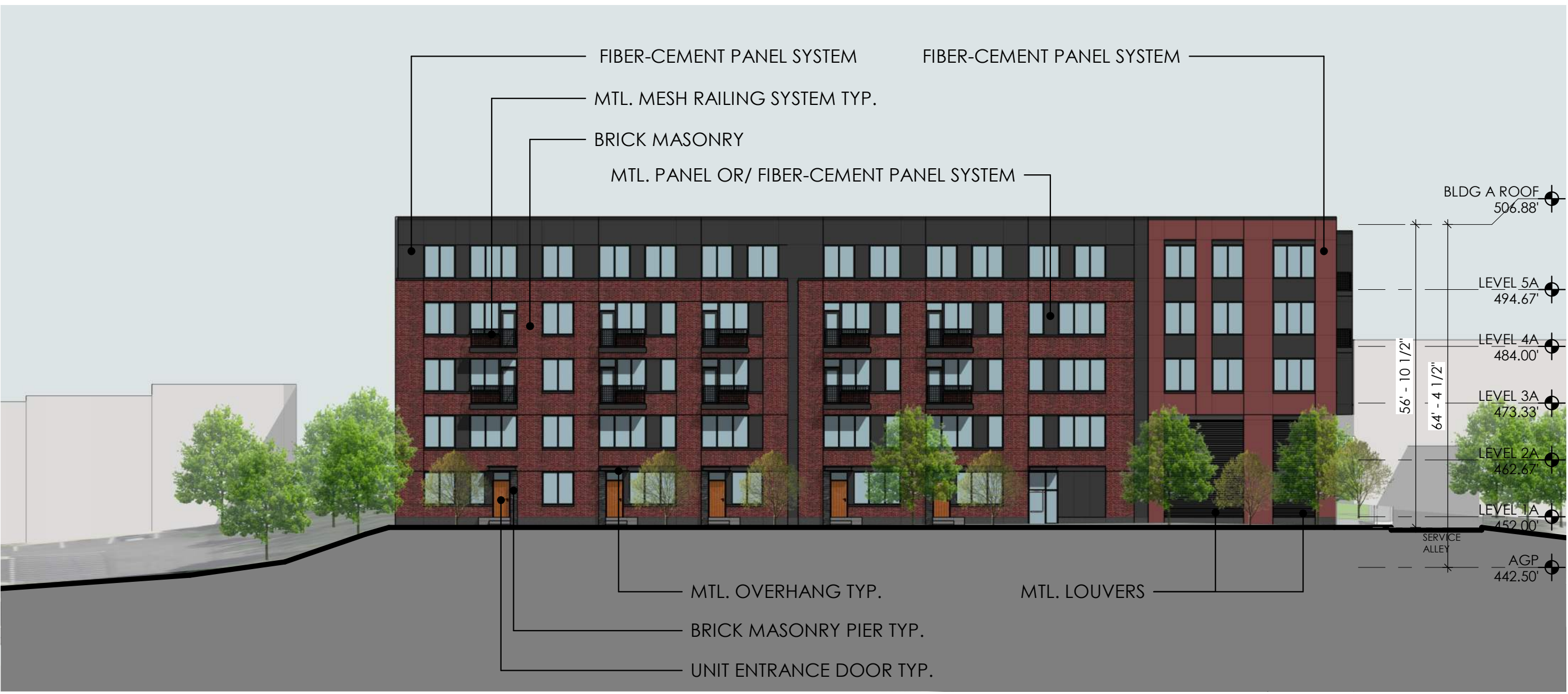
ELEVATIONS

SCALE: 1" = 20'-0"

A-100



1 BLDG A - WEST ELEVATION
SCALE: 1" = 20'-0"



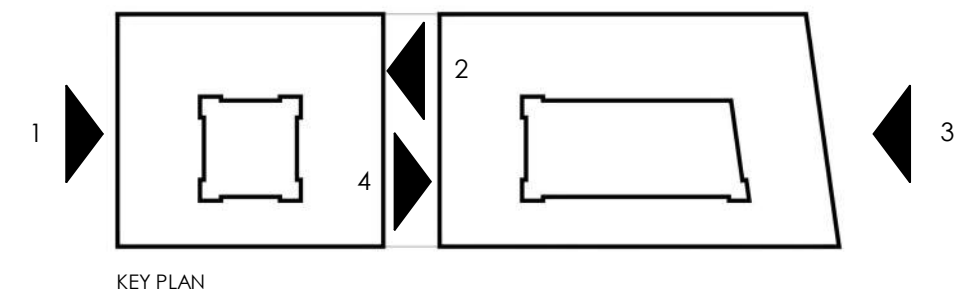
2 BLDG A - EAST ELEVATION AT GREENWAY
SCALE: 1" = 20'-0"



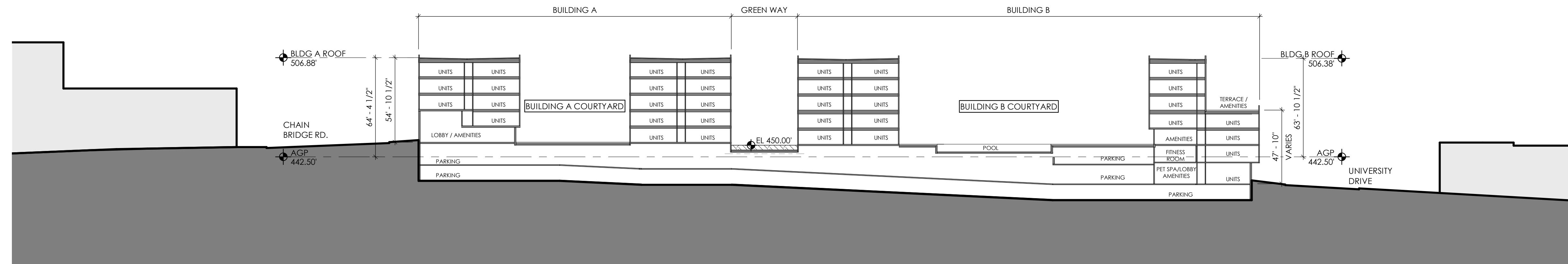
3 BLDG B - EAST ELEVATION
SCALE: 1" = 20'-0"



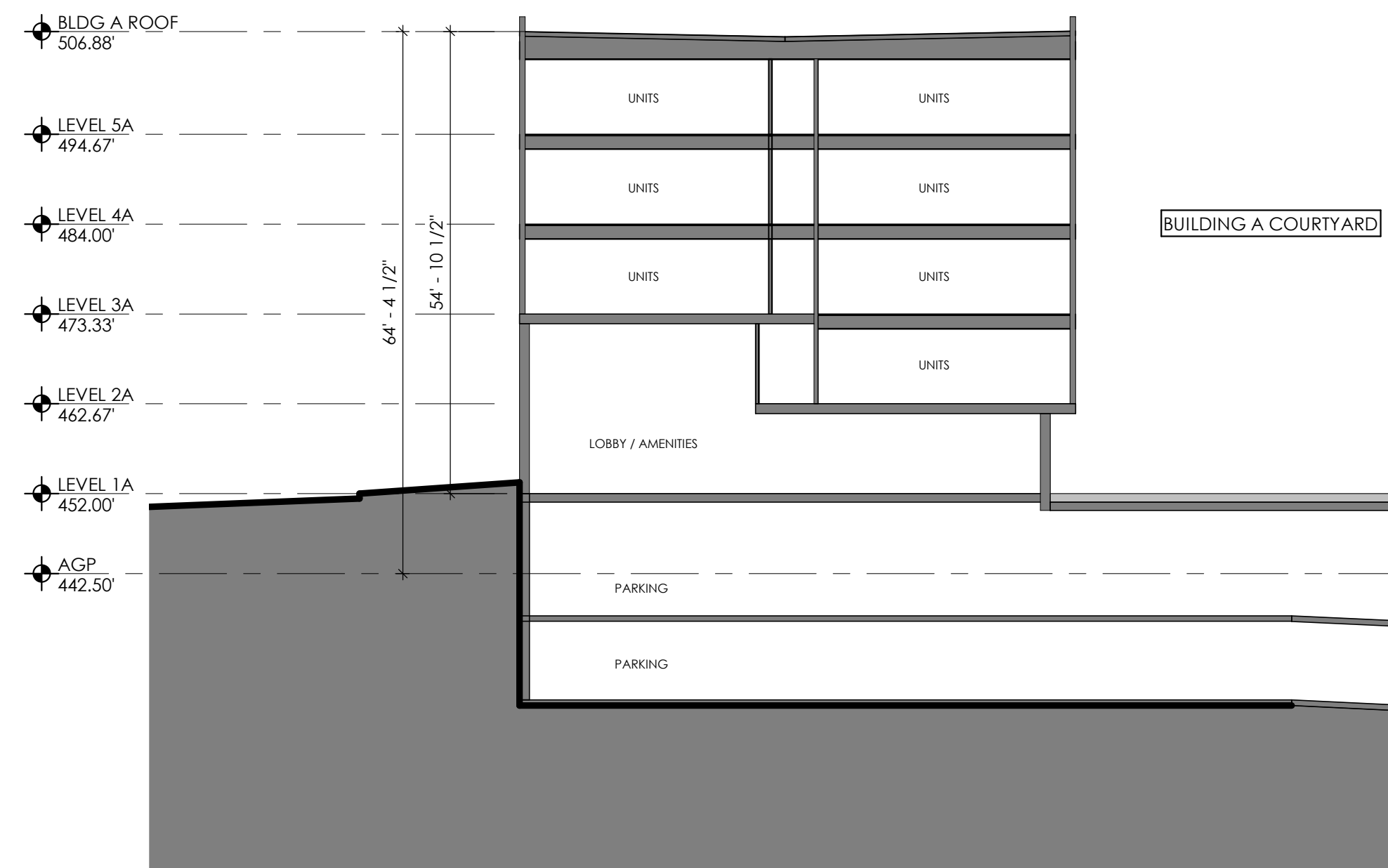
4 BLDG B - WEST ELEVATION AT GREENWAY
SCALE: 1" = 20'-0"



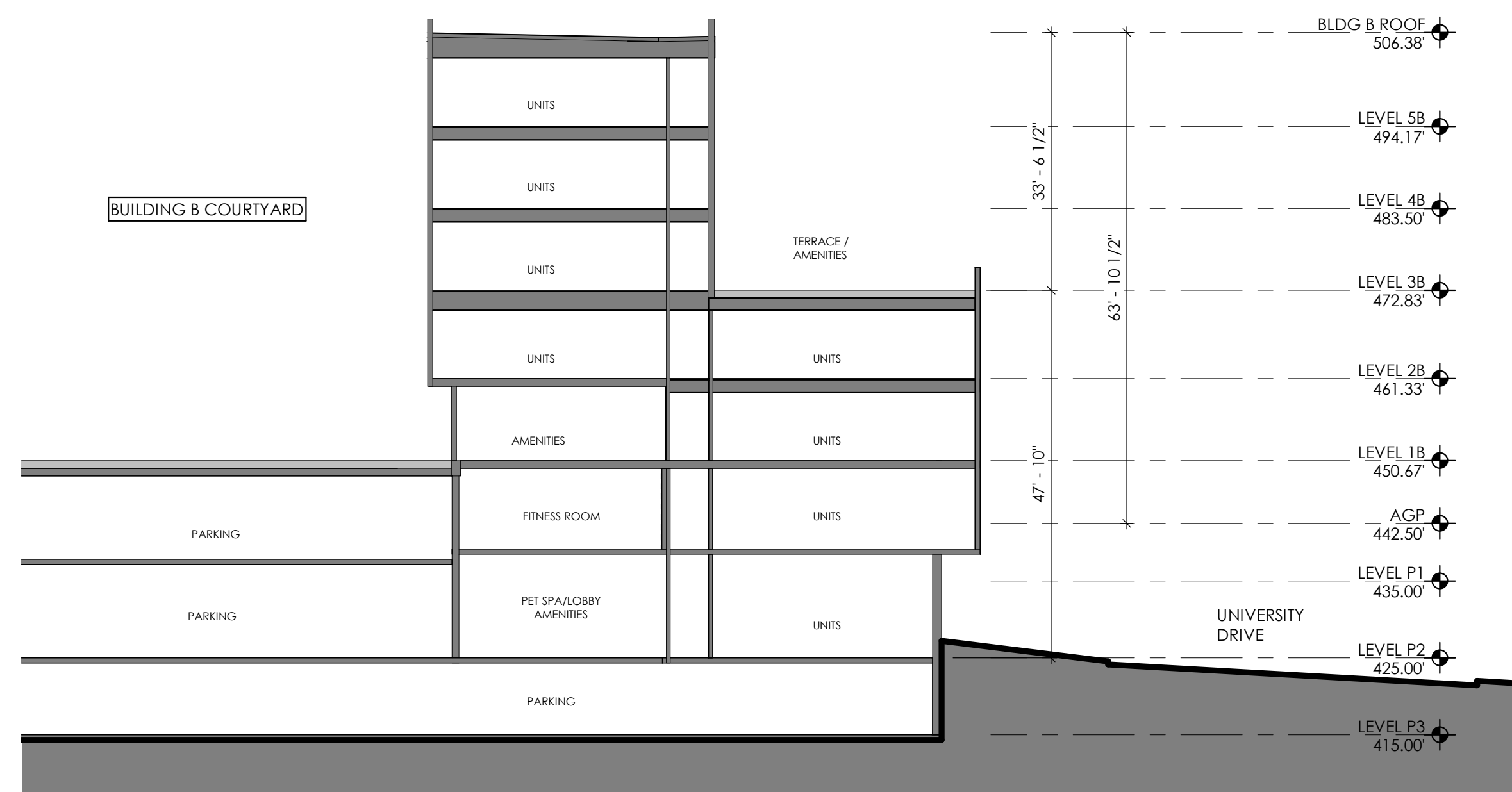
NOTE:
ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY
AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL AND SITE DESIGN



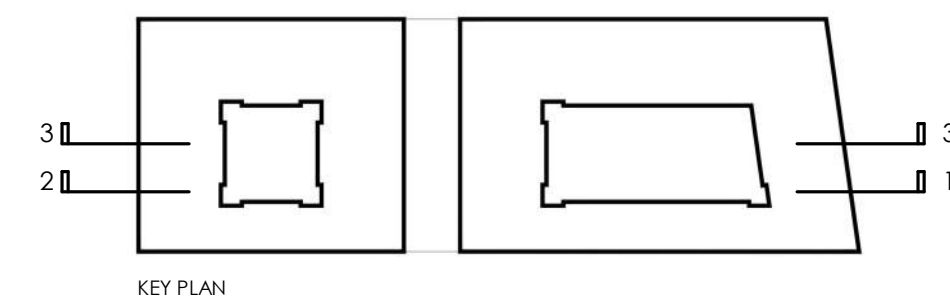
3 BUILDINGS A & B SECTION E-W
SCALE: 1" = 40'-0"



2 BUILDINGS A SECTION
SCALE: 1/16" = 1'-0"



1 BUILDING B SECTION
SCALE: 1/16" = 1'-0"





① UNIVERSITY DR VIEW LOOKING SOUTHWEST



② UNIVERSITY DRIVE VIEW LOOKING NORTHWEST

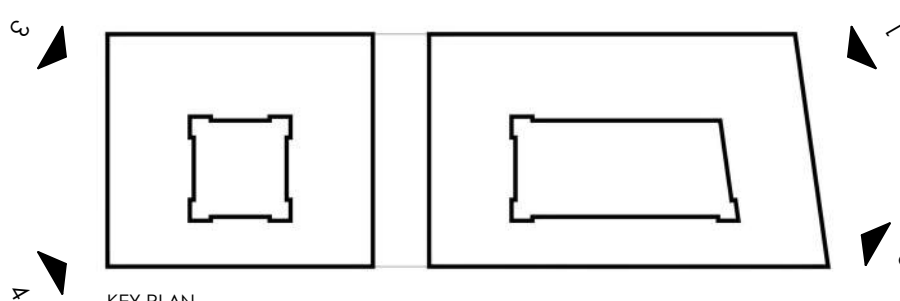


③ CHAIN BRIDGE RD VIEW LOOKING SOUTHEAST



④ CHAIN BRIDGE RD VIEW LOOKING NORTHEAST

NOTE:
ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY
AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL AND SITE DESIGN



WDG
WDG ARCHITECTURE, PLLC
1025 CONNECTICUT AVENUE NW
SUITE 300
WASHINGTON DC 20036
TEL 202 857 8300
www.wdgarch.com

STRUCTURAL ENGINEER
ELLINWOOD + MACHADO
3000 WILSON BLVD
SUITE 350
ARLINGTON, VA 22205

MEP ENGINEER
HENRY ADAMS, LLC
600 BALTIMORE AVENUE
SUITE 400
BALTIMORE, MD 21204

4131 CHAIN BRIDGE RD.
FAIRFAX, VA

TDC
ACQUISITIONS, LLC
1850 M STREET, NW
SUITE 820
WASHINGTON, DC 20036

ZONING SUBMISSION 12.28.2022

COMMONWEALTH OF VIRGINIA
SEAN MICHAEL STADLER
Lic. No. 0407-914087
ARCHITECT
PROFESSIONAL SEAL

WDG PROJECT NO:
WAZ2001

PERSPECTIVE VIEWS

SCALE:

A-103



⑤ GREENWAY VIEW LOOKING SOUTH



⑥ GREENWAY VIEW LOOKING NORTH

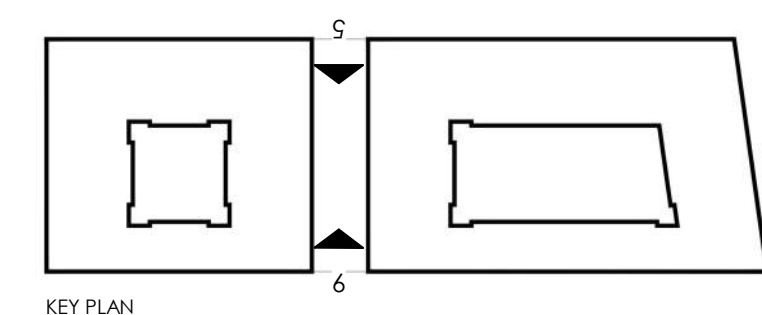


⑦ UNIVERSITY DR VIEW LOOKING NORTHWEST



⑧ UNIVERSITY DR VIEW LOOKING NORTHWEST

NOTE:
ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY
AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL AND SITE DESIGN



7/8

WDG

WDG ARCHITECTURE, PLLC
1025 CONNECTICUT AVENUE NW
SUITE 300
WASHINGTON DC 20036
TEL 202 857 8300
www.wdgarch.com

STRUCTURAL ENGINEER
ELLINWOOD + MACHADO
3000 WILSON BLVD
SUITE 350
ARLINGTON, VA 22205

TEL -

MEP ENGINEER
HENRY ADAMS, LLC
600 BALTIMORE AVENUE
SUITE 400
BALTIMORE, MD 21204

TEL -

4131 CHAIN BRIDGE RD.

FAIRFAX, VA

TDC
ACQUISITIONS, LLC
1850 M STREET, NW
SUITE 820
WASHINGTON, DC 20036

ZONING SUBMISSION 12.28.2022



PROFESSIONAL SEAL

WDG PROJECT NO:
WAZ2001

PERSPECTIVE VIEWS

SCALE:

A-104

4131 CHAIN
BRIDGE ROAD

City of Fairfax
Fairfax County, Virginia

LANDSCAPE ARCHITECT
ParkerRodriguez
101 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

OWNER
TDC Acquisitions, LLC
1800 M St NW, Suite 520
Washington, DC 20036

ARCHITECT
WDG Architecture
1025 Connecticut Ave NW, Suite 300
Washington, DC 20036
202-857-8300

CIVIL ENGINEER
Bohler
12825 Workgate Drive, Suite 700
Herndon, VA 20170
703-709-9500

LIGHTING DESIGNER
Name
Street, Suite
City, State, Zip
Phone

MEP ENGINEER
Henry Adams, LLC
600 Baltimore Ave, Suite 400
Baltimore, MD 21204
410-296-6500

STRUCTURAL ENGINEER
Ellinwood + Machado Structural Engineers
3000 Wilson Blvd, Suite 350
Arlington, VA 22205
703-835-9989

DESIGNED BY
TR, SS

DRAWN BY
SS, KR, KF

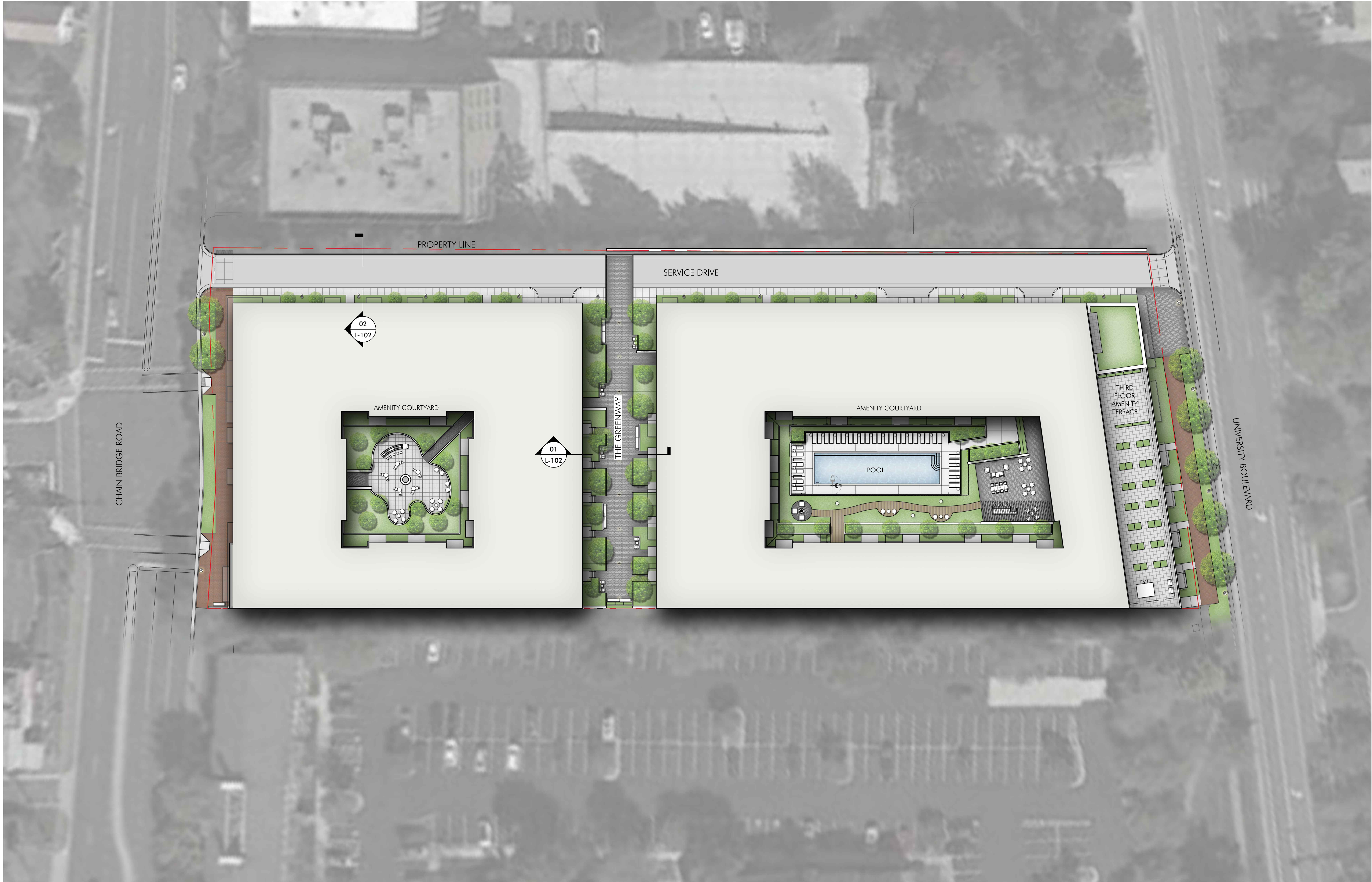
CHECKED BY
SS

REVISIONS

ZONING SUBMISSION	12.28.22

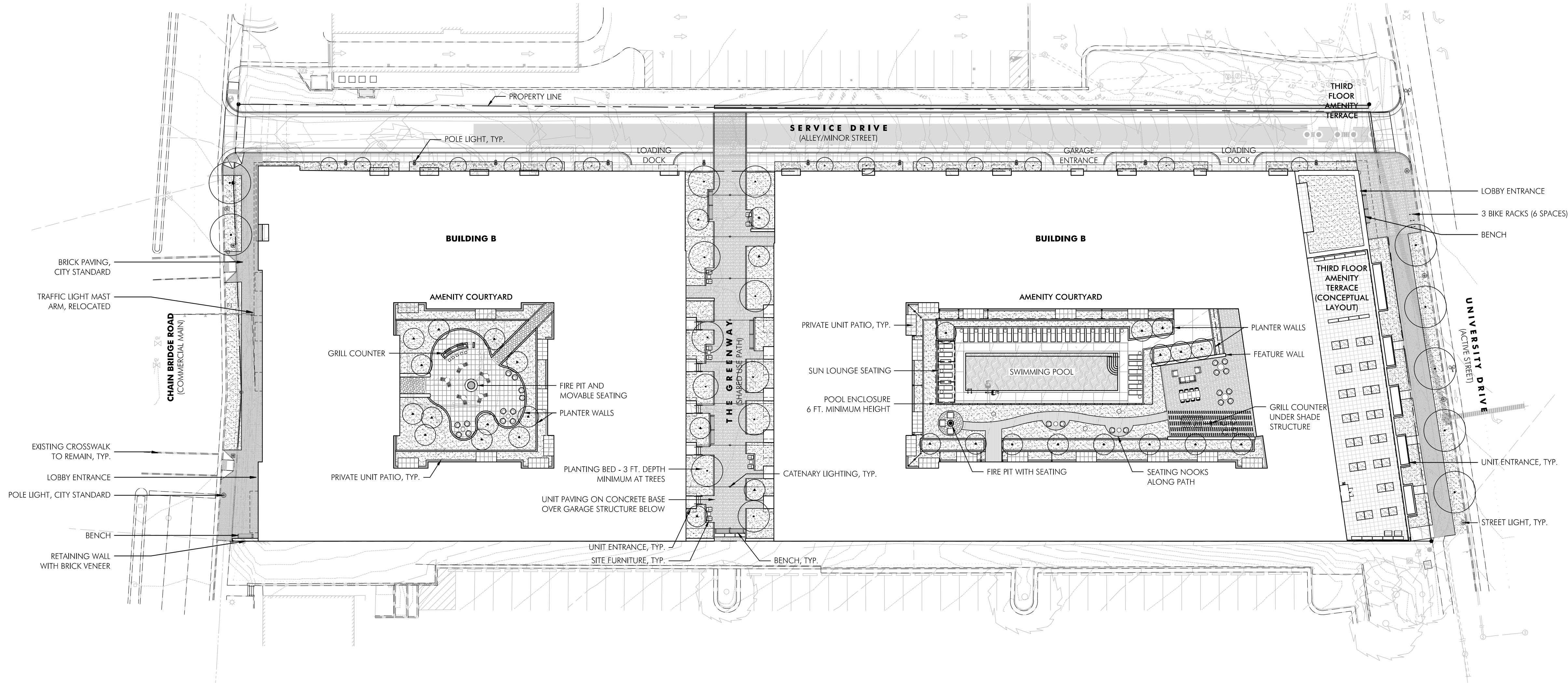
ILLUSTRATIVE
SITE PLAN

L-100



01 LANDSCAPE RENDERING
1"=30'-0"





4131 CHAIN
BRIDGE ROAD

City of Fairfax
Fairfax County, Virginia

LANDSCAPE ARCHITECT
ParkerRodriguez
101 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

OWNER
TDC Acquisitions, LLC
1800 M St NW, Suite 620
Washington, DC 20036

ARCHITECT
WDG Architecture
1025 Connecticut Ave NW, Suite 300
Washington, DC 20036
202-857-8300

CIVIL ENGINEER
Bohler
12825 Worldgate Drive, Suite 700
Herndon, VA 20170
703-709-9500

LIGHTING DESIGNER
Name
Street, Suite
City, State, Zip
Phone

MEP ENGINEER
Henry Adams, LLC
600 Baltimore Ave, Suite 400
Baltimore, MD 21204
410-296-6500

STRUCTURAL ENGINEER
Ellinwood + Machado Structural Engineers
3000 Wilson Blvd, Suite 350
Arlington, VA 22205
703-835-9989

DESIGNED BY
TR, SS

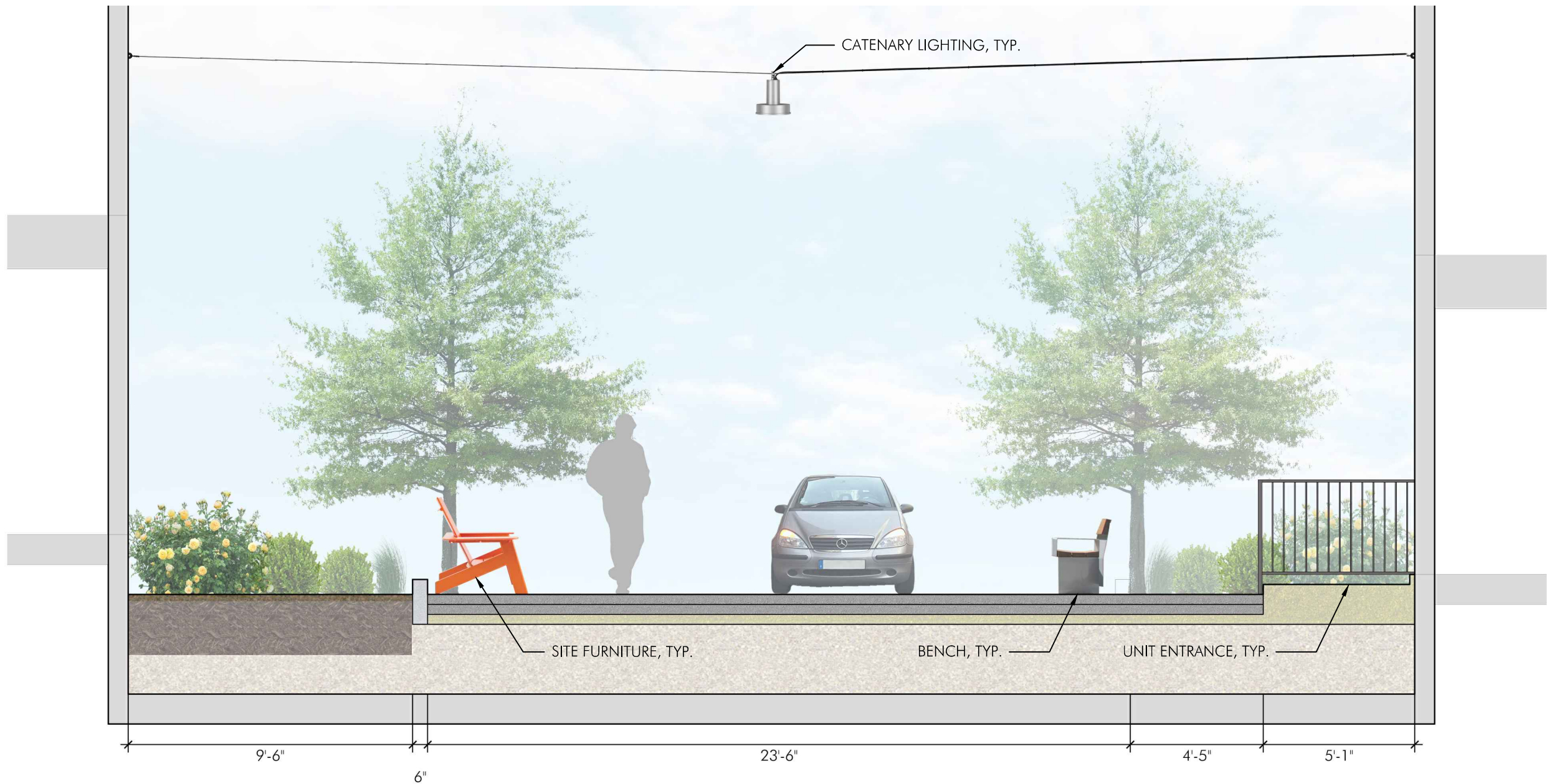
DRAWN BY
SS, KR, KF

CHECKED BY
SS

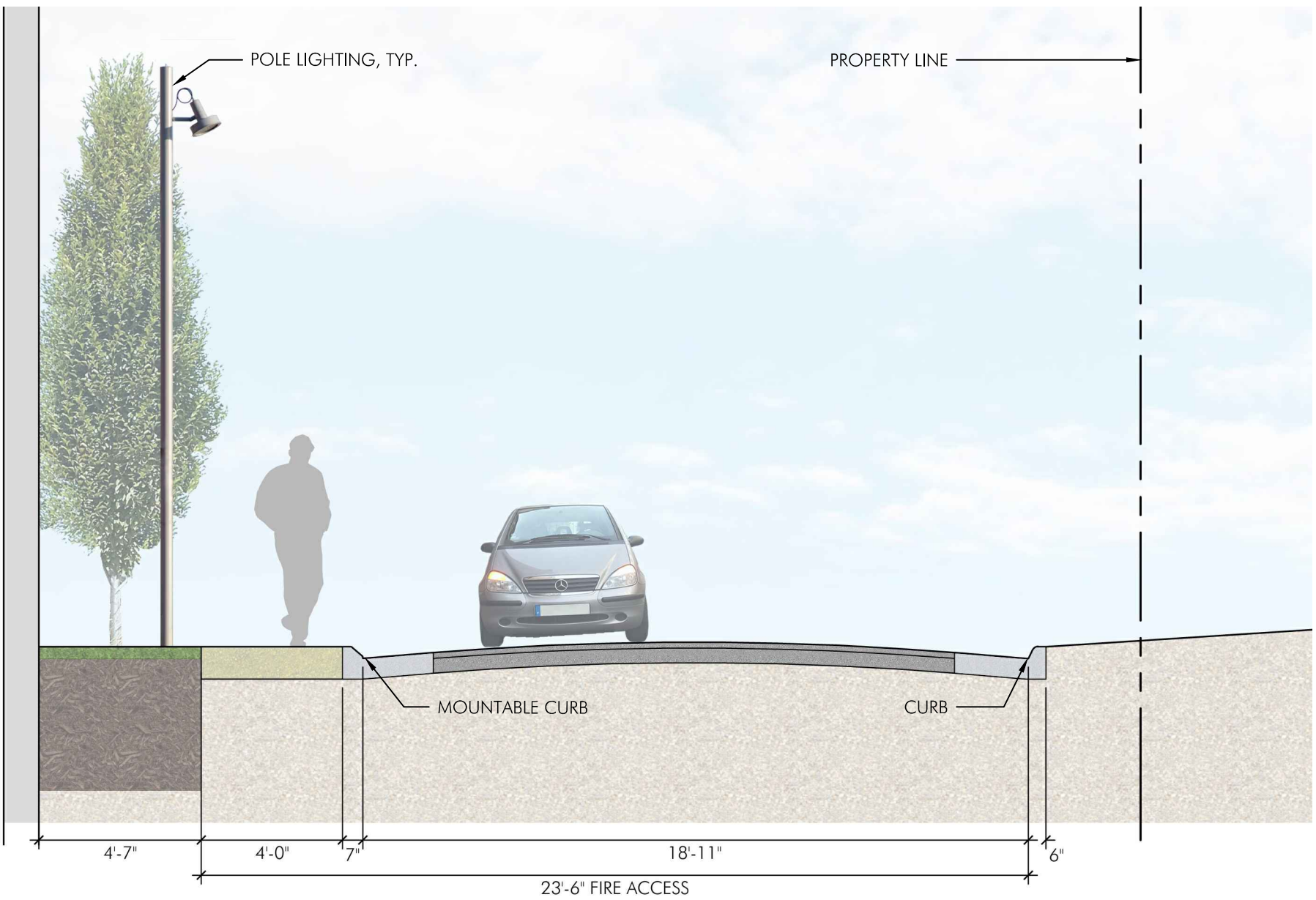
REVISIONS	
ZONING SUBMISSION	12.28.22

LANDSCAPE
SECTIONS

L-102



01 GREENWAY SECTION
1/4"=1'-0"



02 SERVICE ALLEY SECTION
1/4"=1'-0"

