



SUMMARY OF PROVISIONS

TOTAL RESIDENTIAL AREA
= +/- 287,881 GSF

TOTAL UNITS = 276 UNITS

TOTAL PARKING = 426 PS

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- A.06** R2-R3 FLOOR PLAN
- A.07** TYPICAL 1 - TYPICAL 2 FLOOR PLAN
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- A.13** BUILDING-1 ELEVATIONS
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*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

ILLUSTRATIVE SITE PLAN

REZONING APPLICATION

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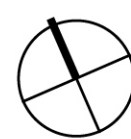
4131 CHAIN BRIDGE ROAD

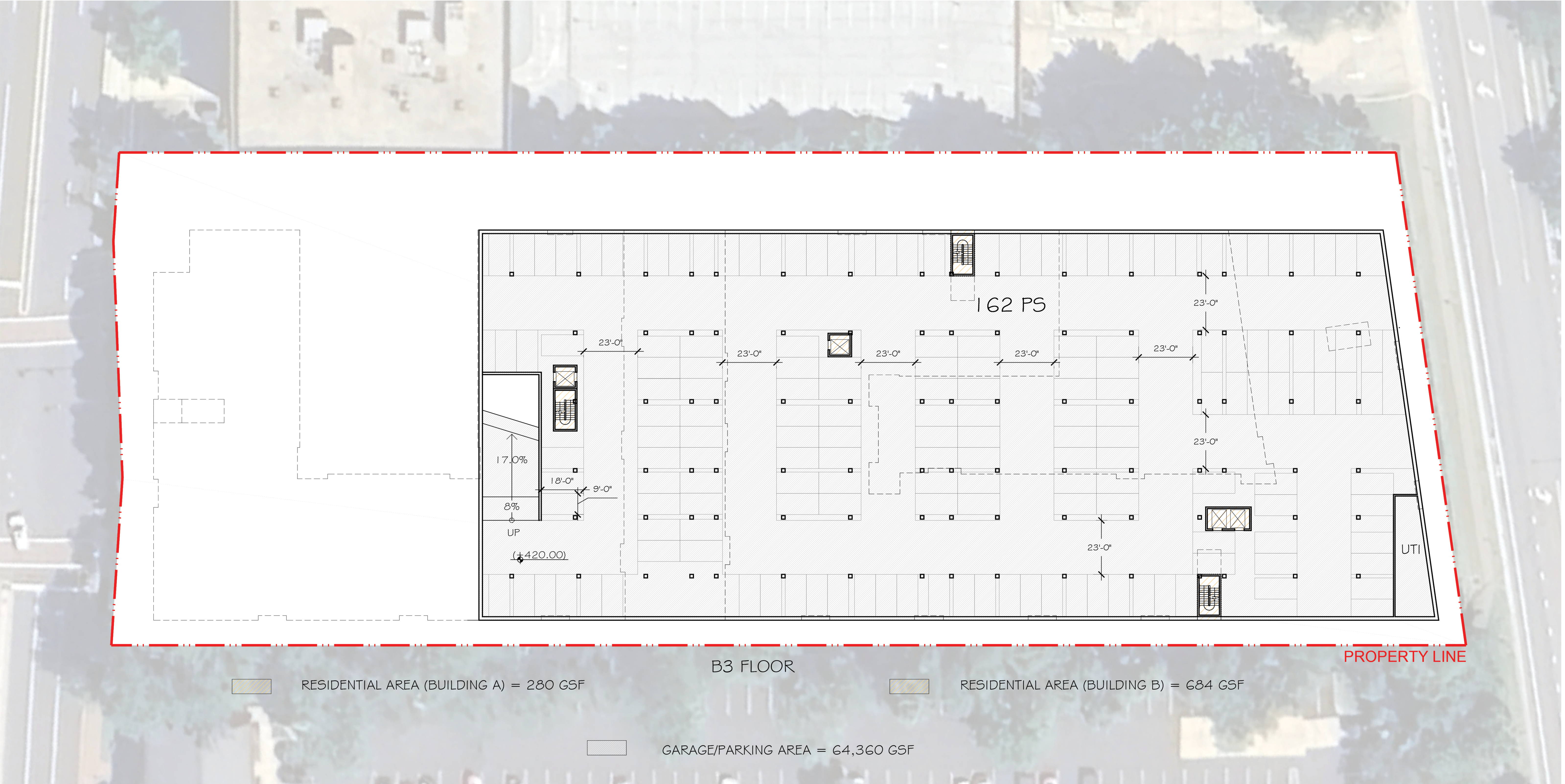
CITY OF FAIRFAX, VA
PARADIGM DEVELOPMENT

AUG 09, 2024
PDM.015

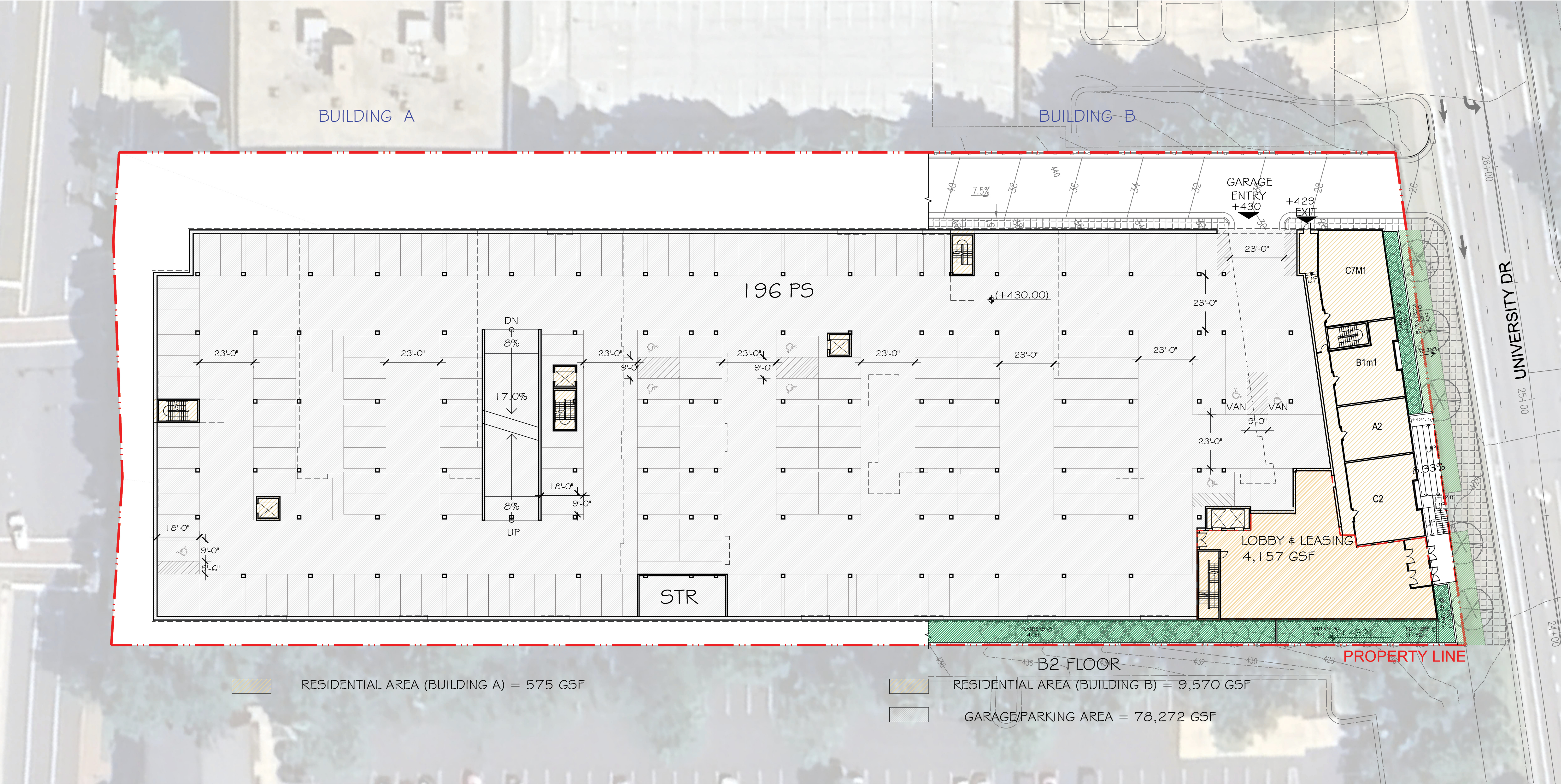
0' 30' 60' 120'
SCALE: 1" = 60' (@ 22"x34")

A.01





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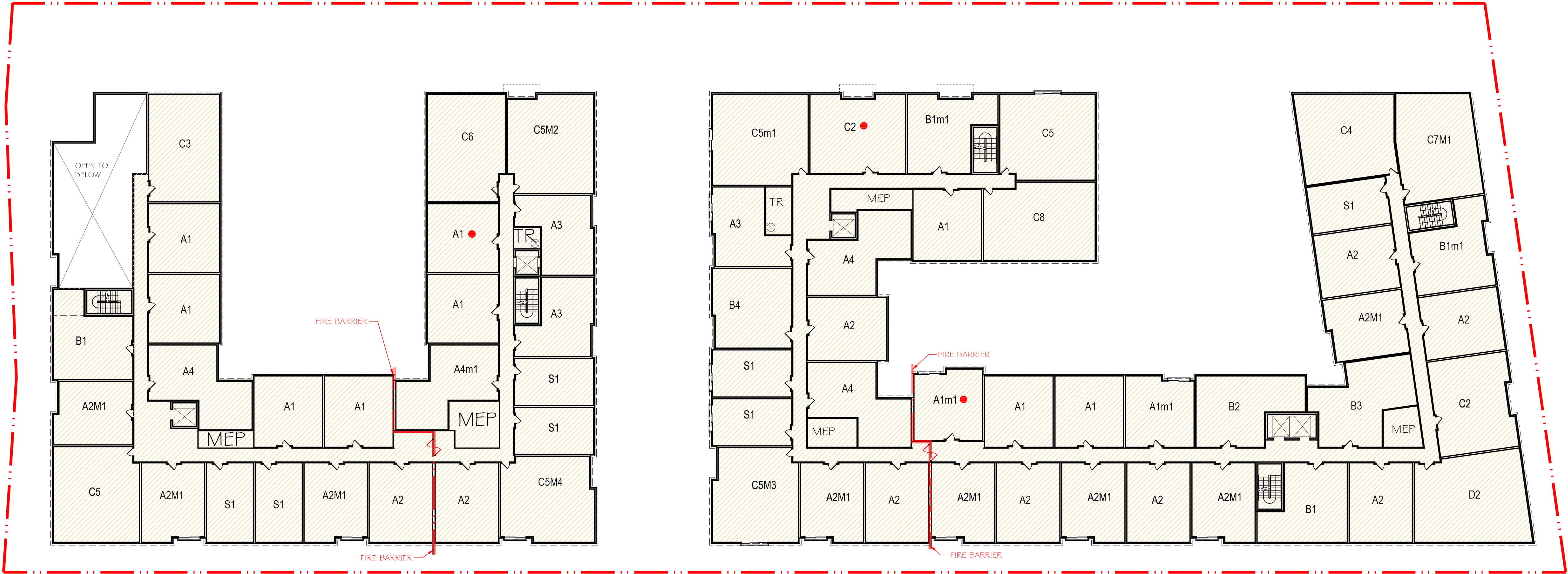


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BUILDING A

BUILDING B



R2 FLOOR

R3 FLOOR

PROPERTY LINE

RESIDENTIAL AREA (BUILDING A) = 22,819 GSF

RESIDENTIAL AREA (BUILDING B) = 36,444 GSF

• = ADU UNITS

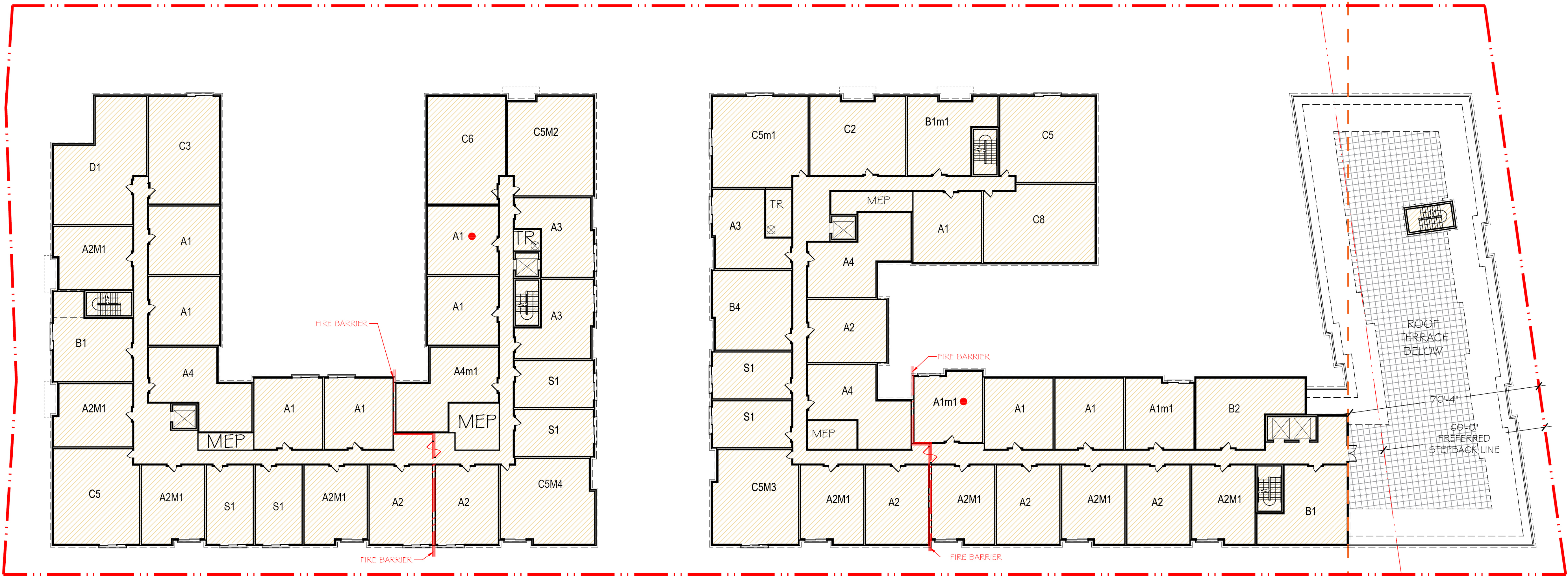
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BUILDING A

BUILDING B

5 STORY MAX.
4 STORY MAX.

APPROXIMATE LINE
FROM GREEN AREA PLAN



TYPICAL 1 FLOOR (R3-R5)

TYPICAL 2 FLOOR (R4 & R5)

RESIDENTIAL AREA (BUILDING A) = 24,821 GSF

RESIDENTIAL AREA (BUILDING B) = 25,740 GSF

PROPERTY LINE

• = ADU UNITS

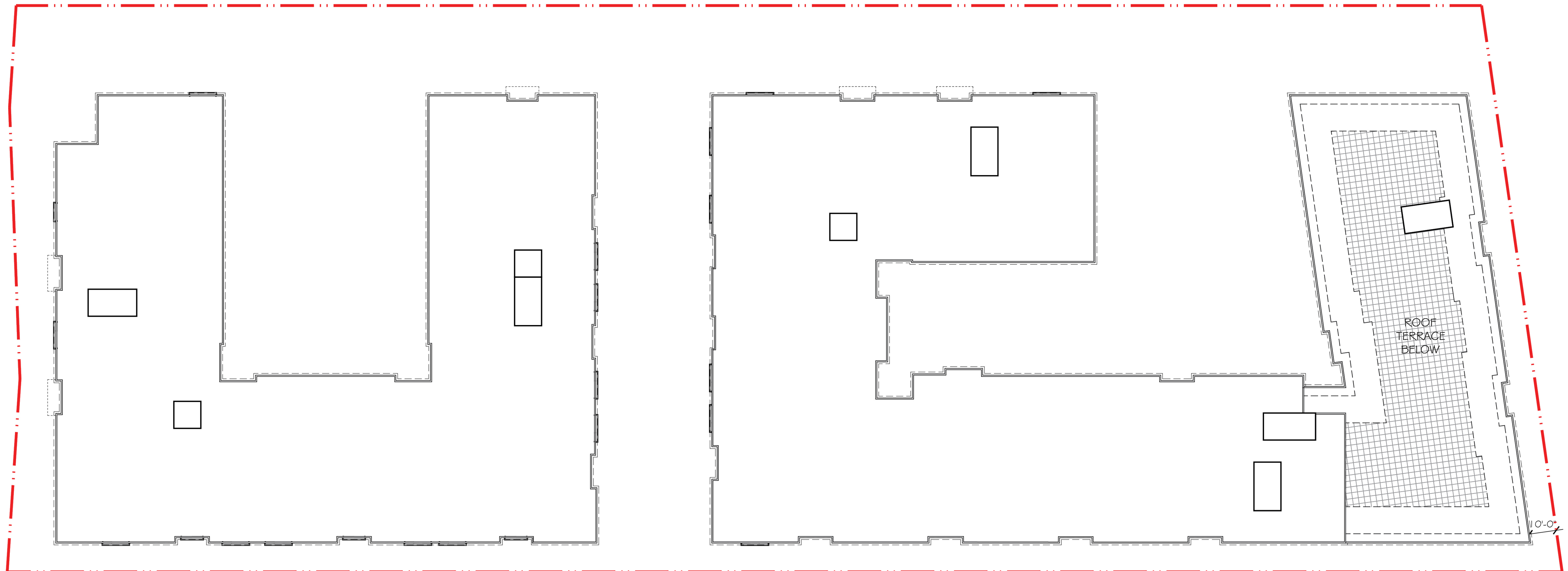
*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
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CHAIN BRIDGE ROAD

BUILDING A

BUILDING B

UNIVERSITY DR



PROPERTY LINE

ROOF PLAN

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8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
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ROOF PLAN

REZONING APPLICATION

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4131 CHAIN BRIDGE ROAD

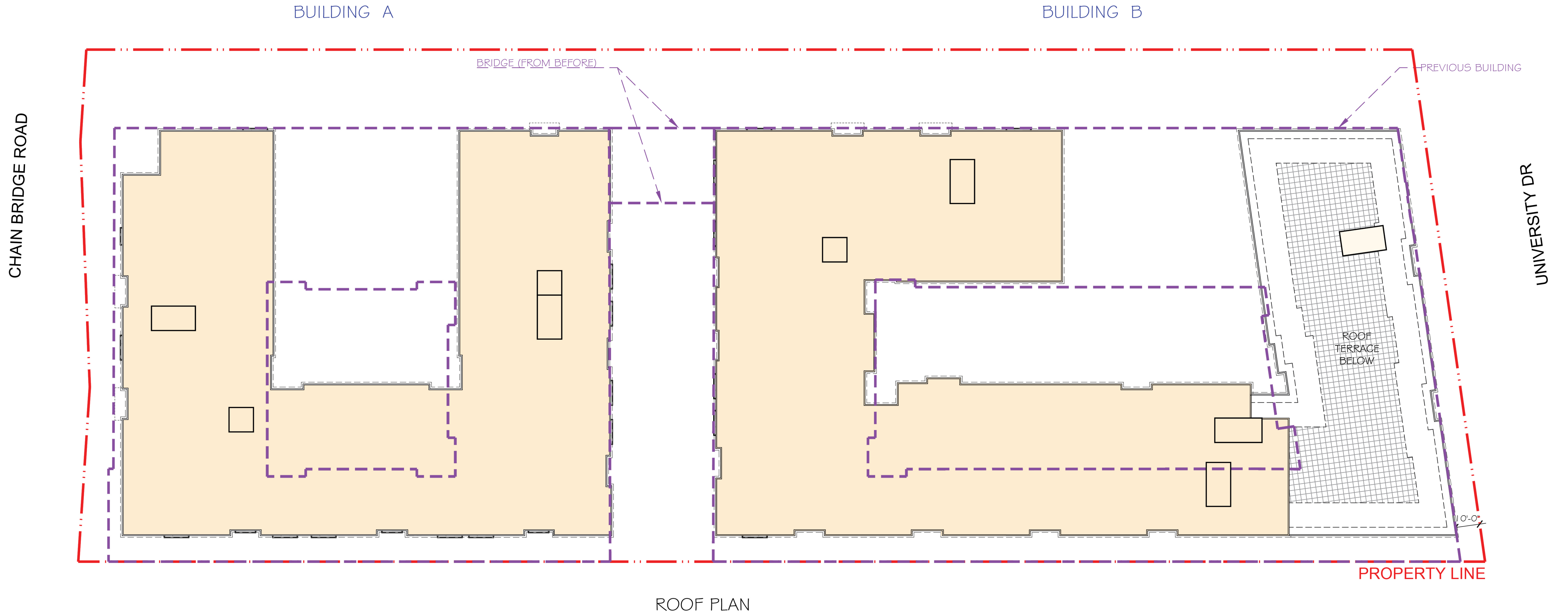
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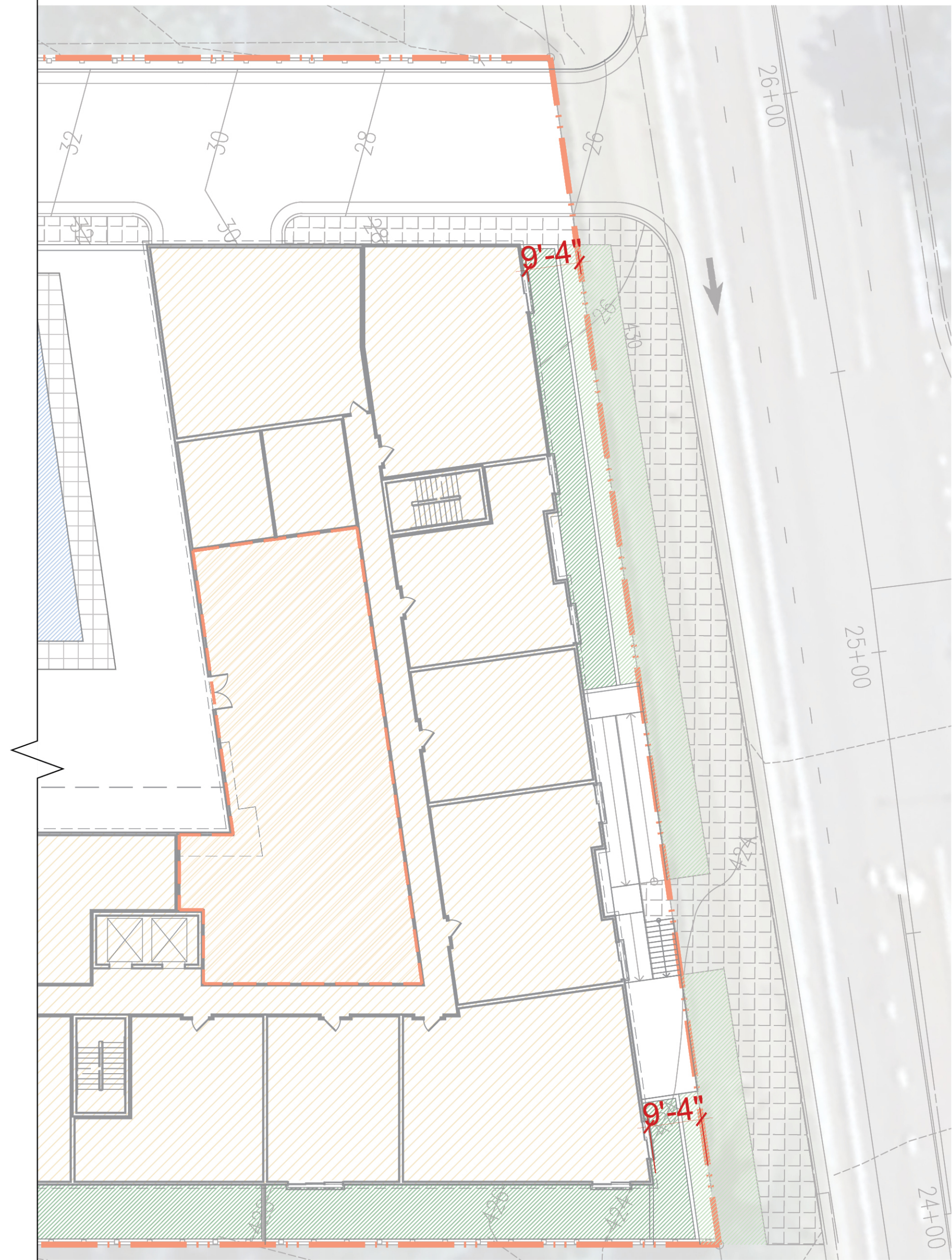
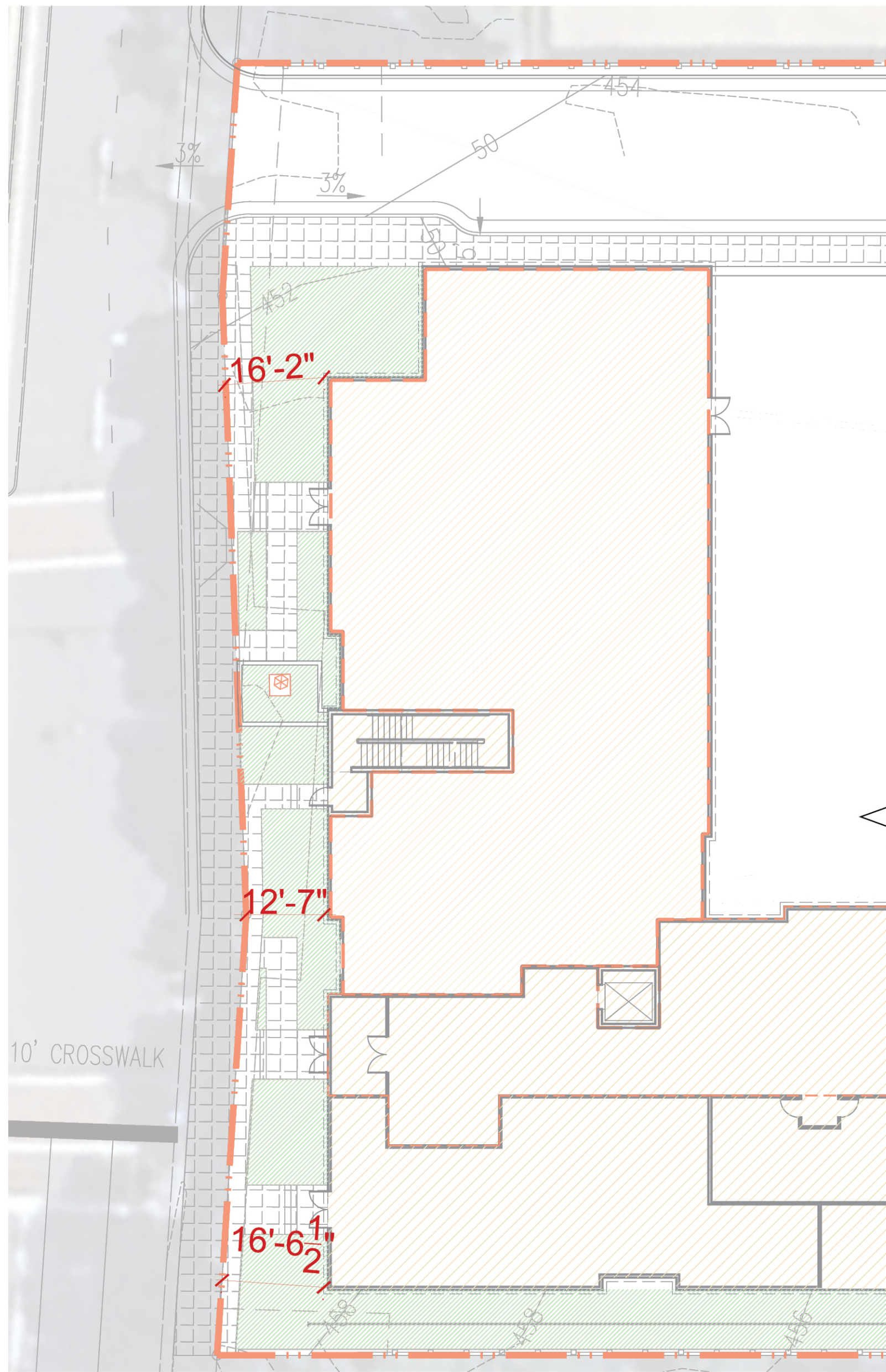
0' 10' 20' 40'
SCALE: 1" = 20' (@ 22"x34")

A.08





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SETBACK DIAGRAM

REZONING APPLICATION

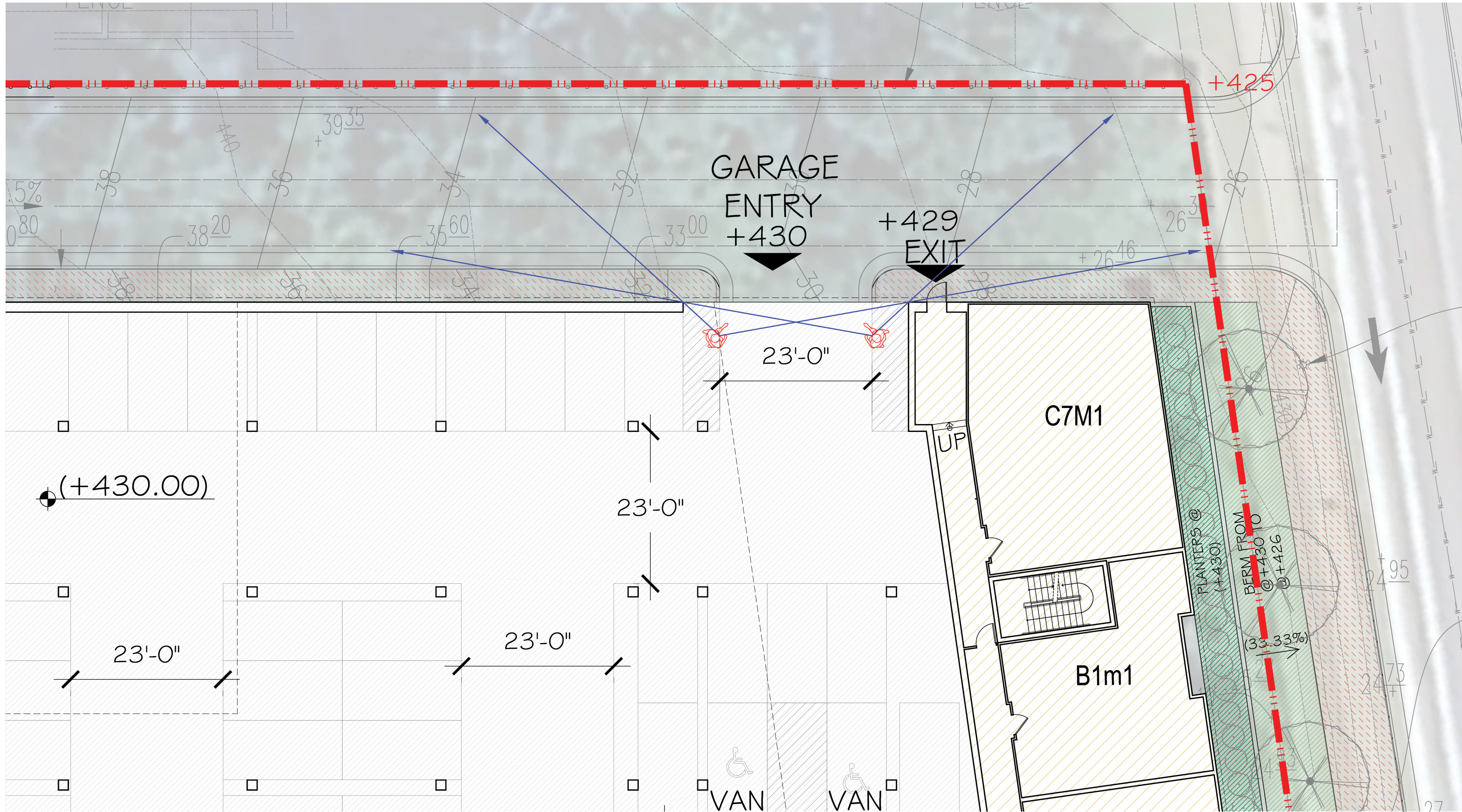
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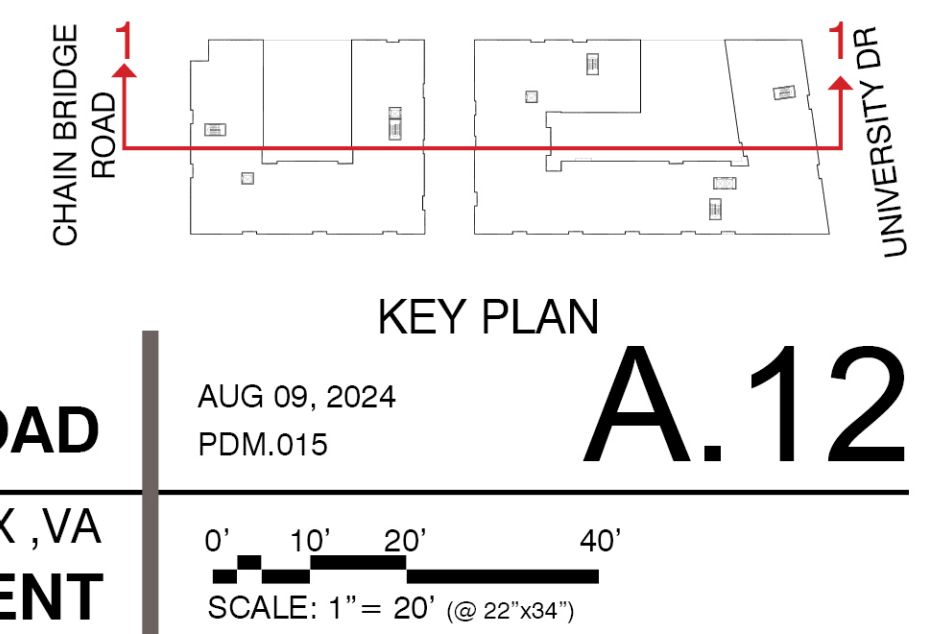
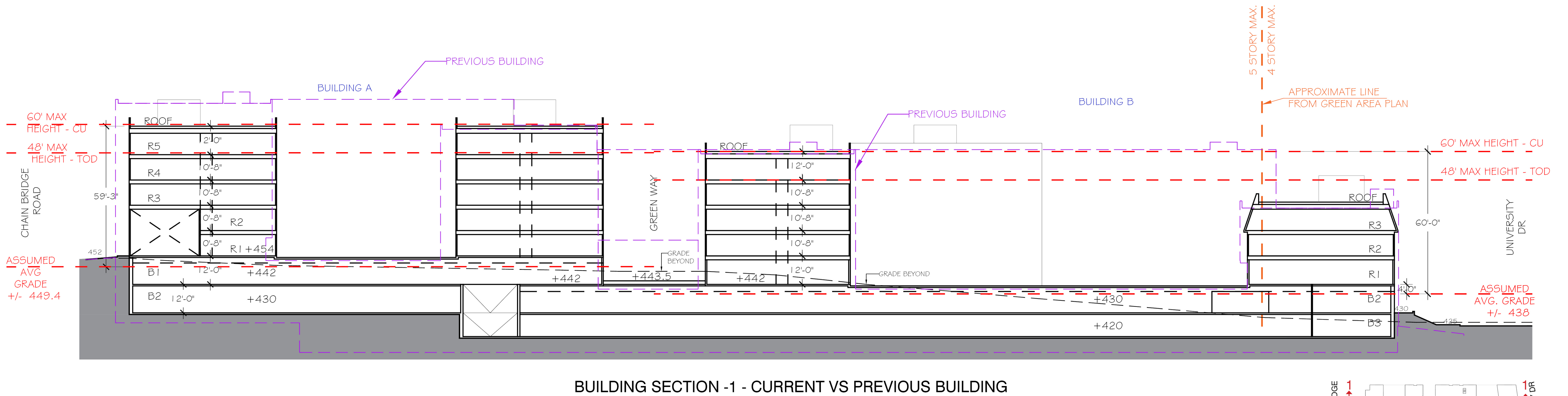
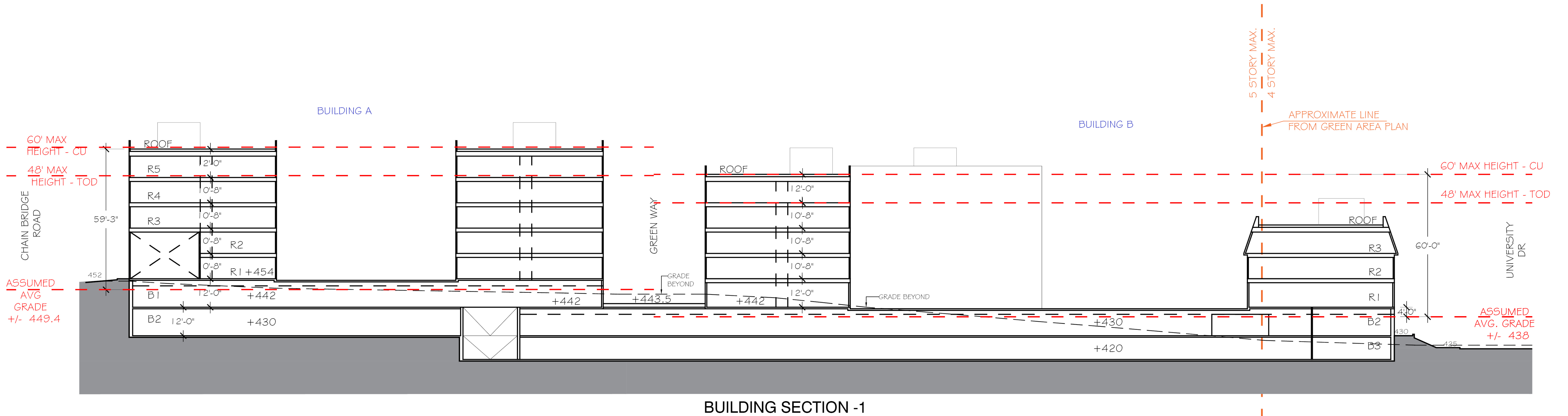
4131 CHAIN BRIDGE ROAD
CITY OF FAIRFAX, VA
PARADIGM DEVELOPMENT

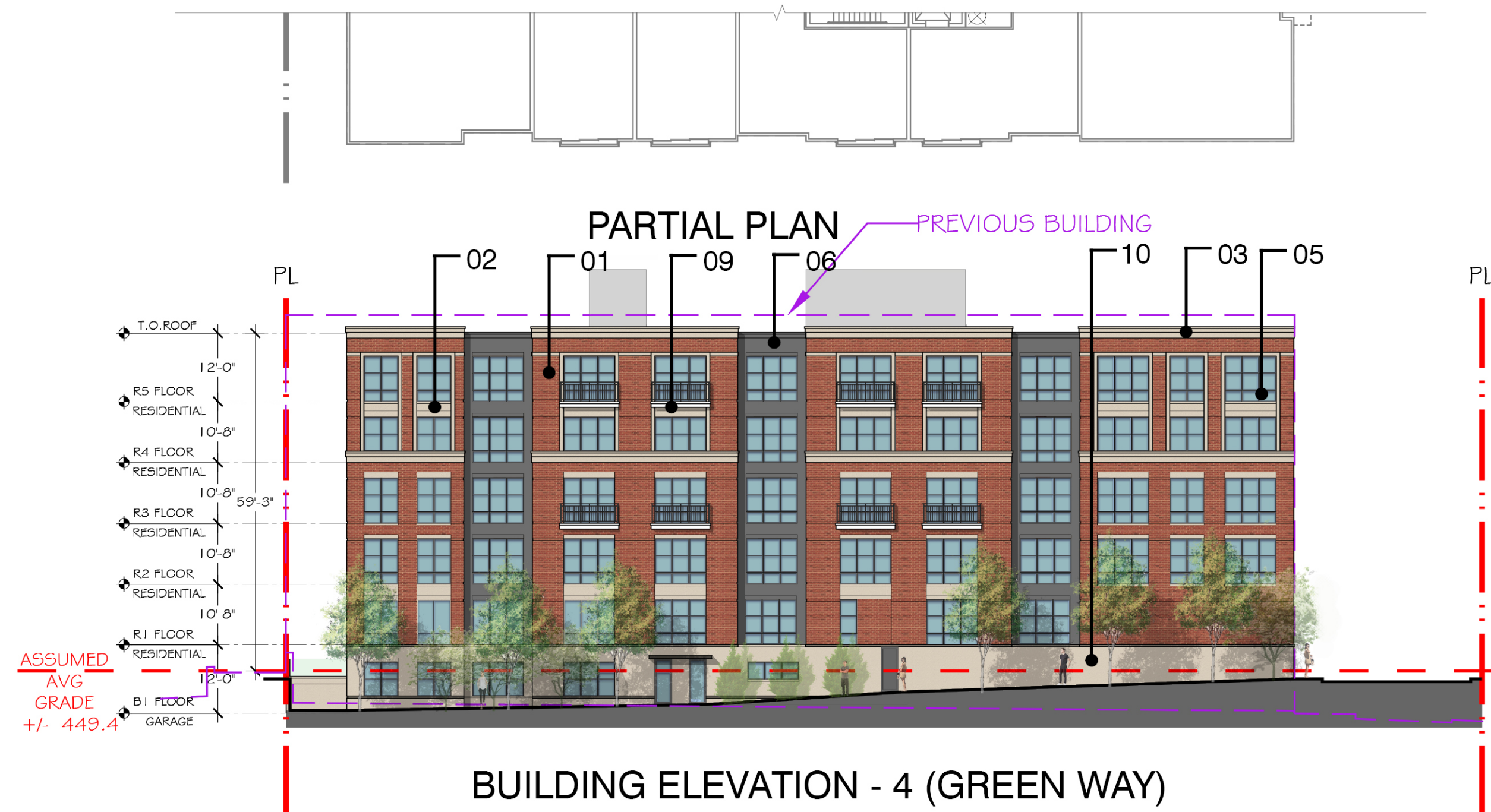
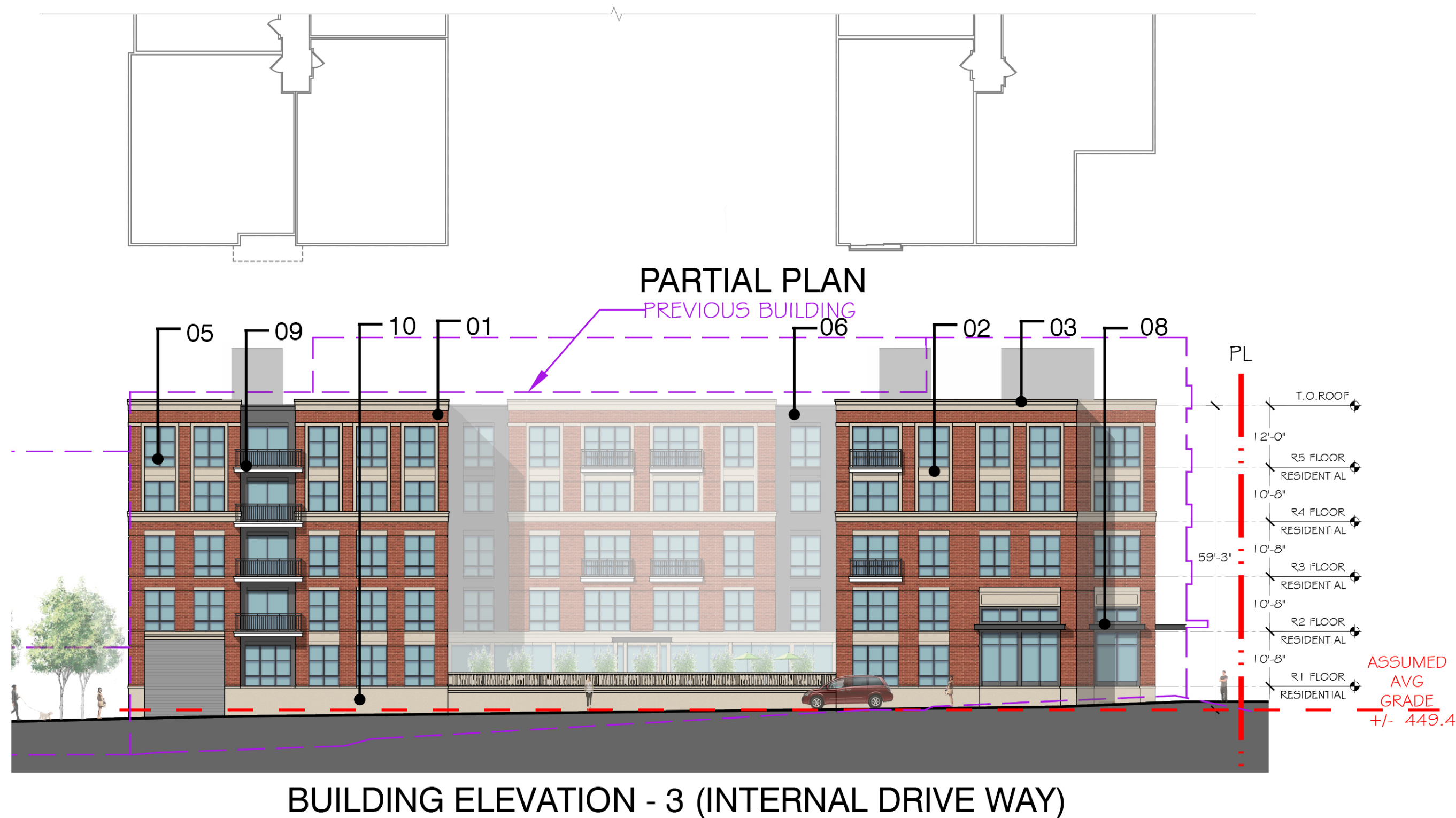
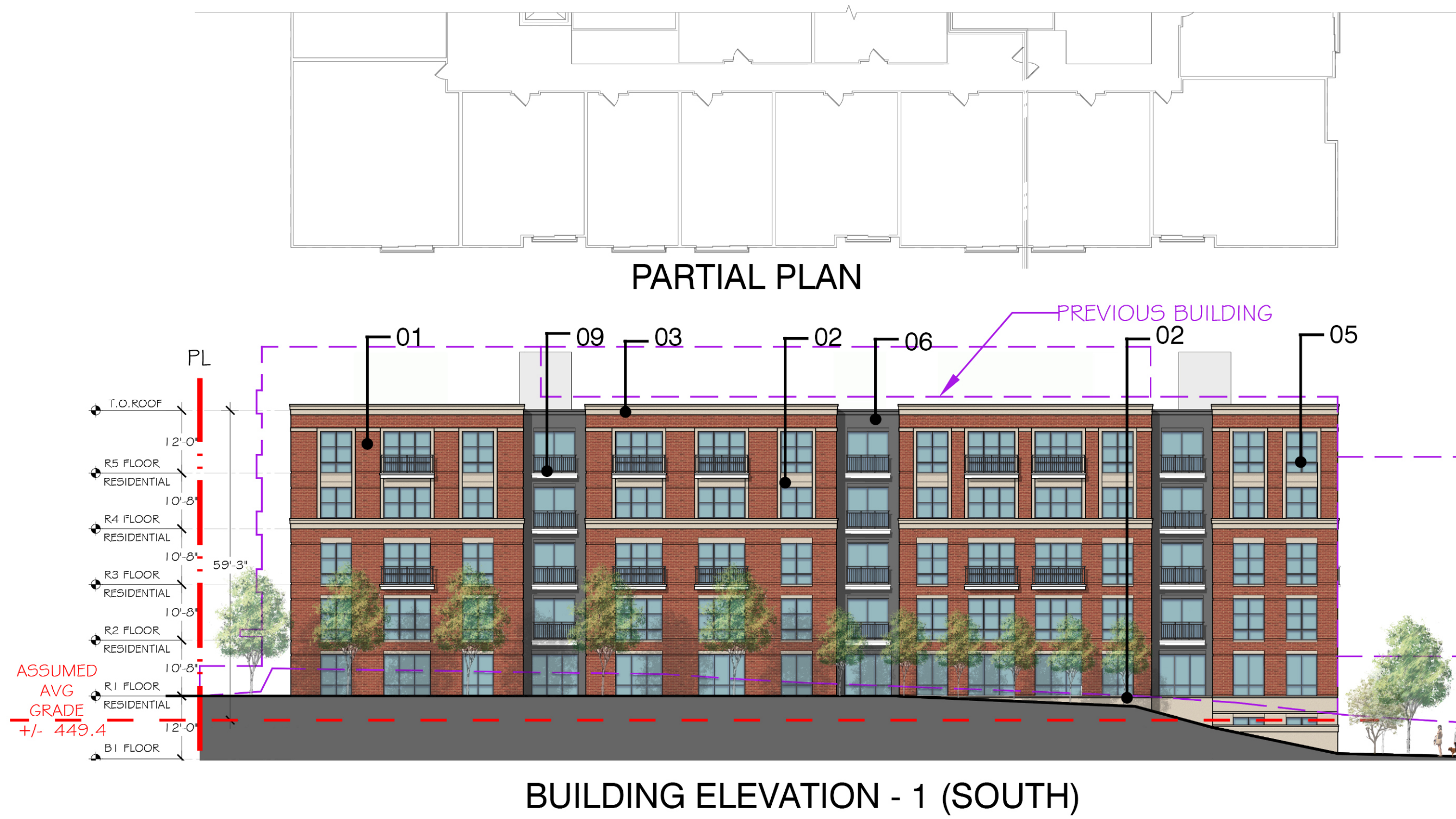
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0' 8' 16' 32'
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A.10



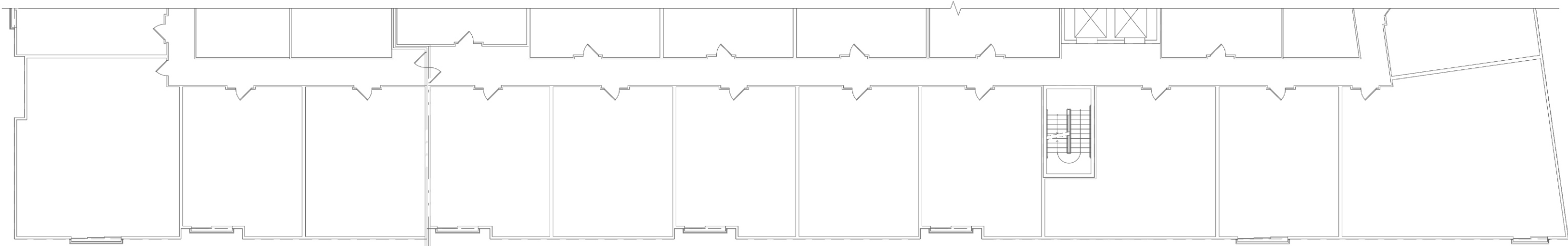




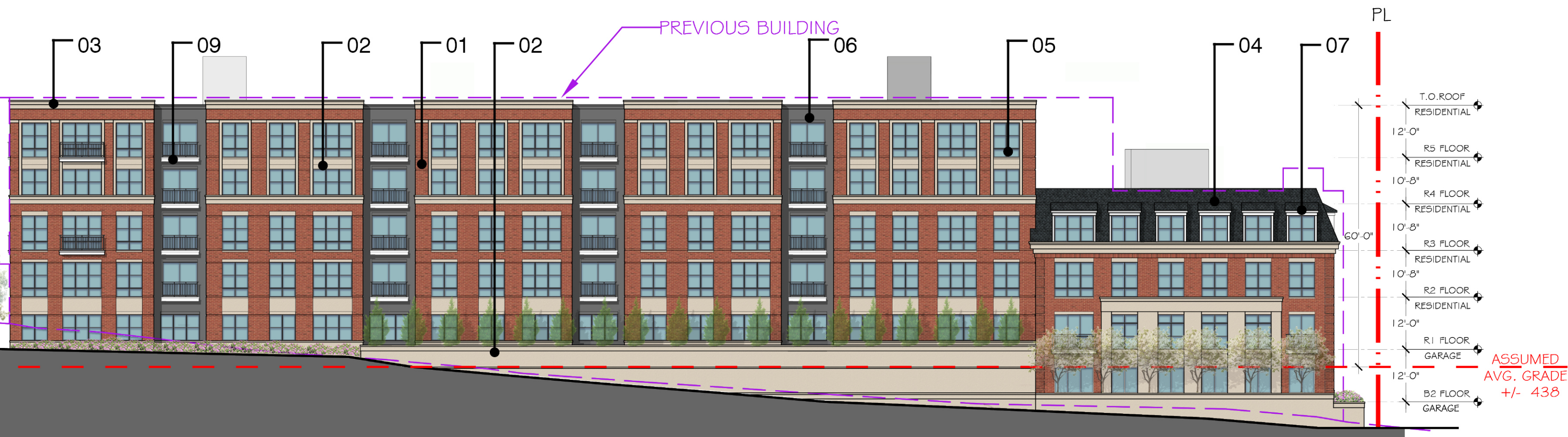
MATERIAL LEGEND

- 01 BRICK - RED
- 02 PRECAST - BEIGE
- 03 METAL CORNICE - BEIGE
- 04 ROOF SHINGLES - DARK GREY
- 05 VINYL WINDOWS - WHITE
- 06 CEMENTITIOUS BOARD - MEDIUM GREY
- 07 FIBER CEMENT TRIM - WHITE
- 08 METAL CANOPY - DARK GREY
- 09 METAL BALCONY - LIGHT GREY
- 10 ARCHITECTURAL CMU SMOOTH - BEIGE
- 11 DECORATIVE GRILLS

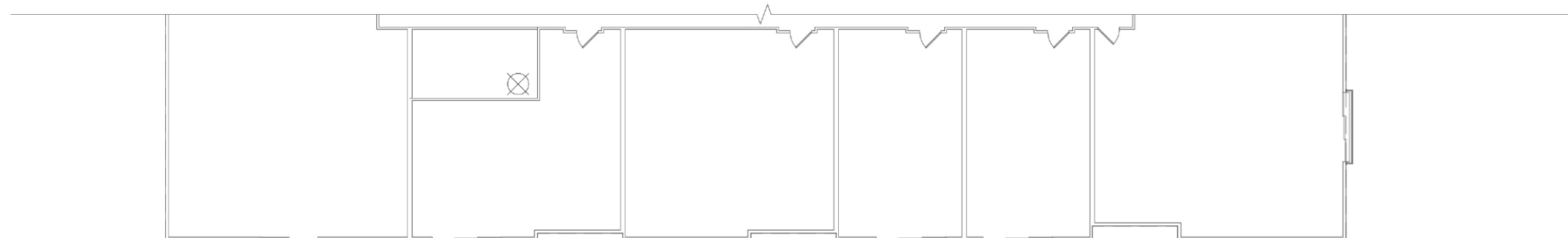
*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



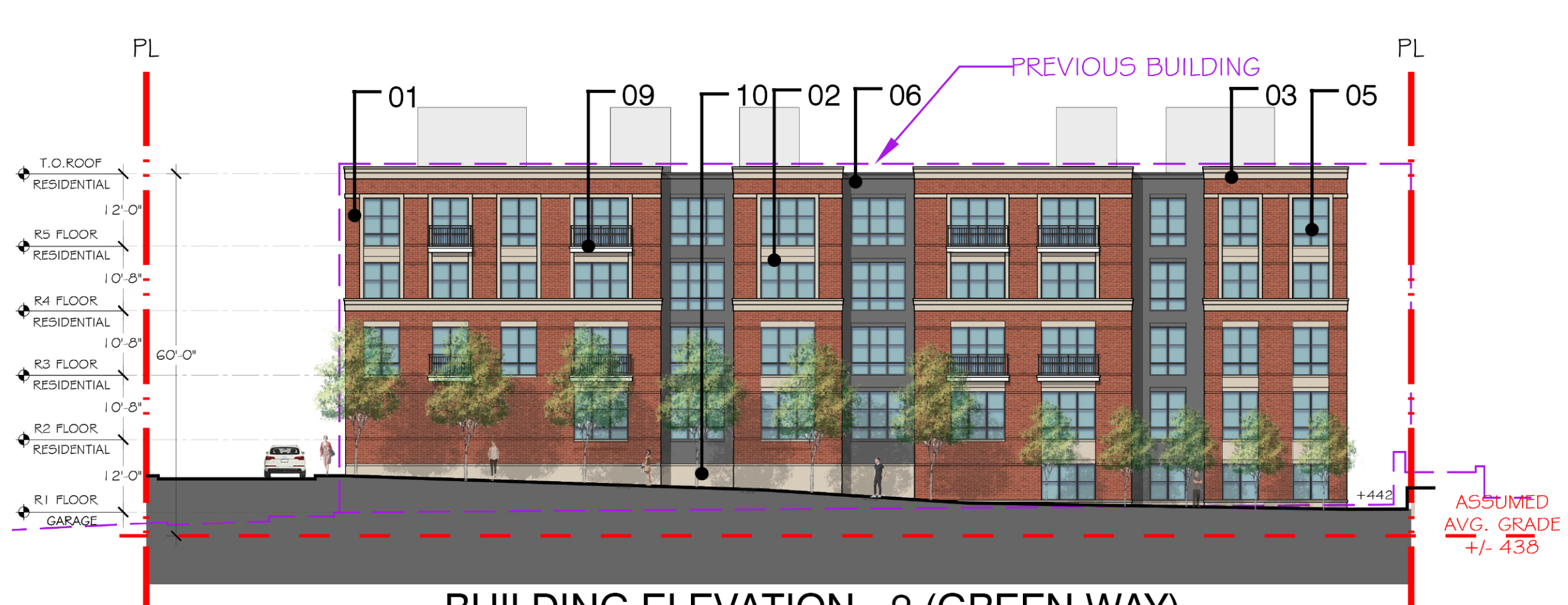
PARTIAL PLAN



BUILDING ELEVATION - 1 (SOUTH)



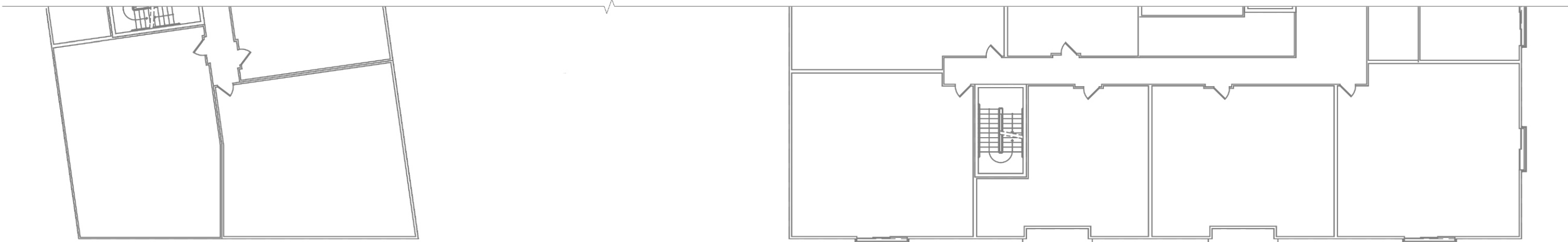
PARTIAL PLAN



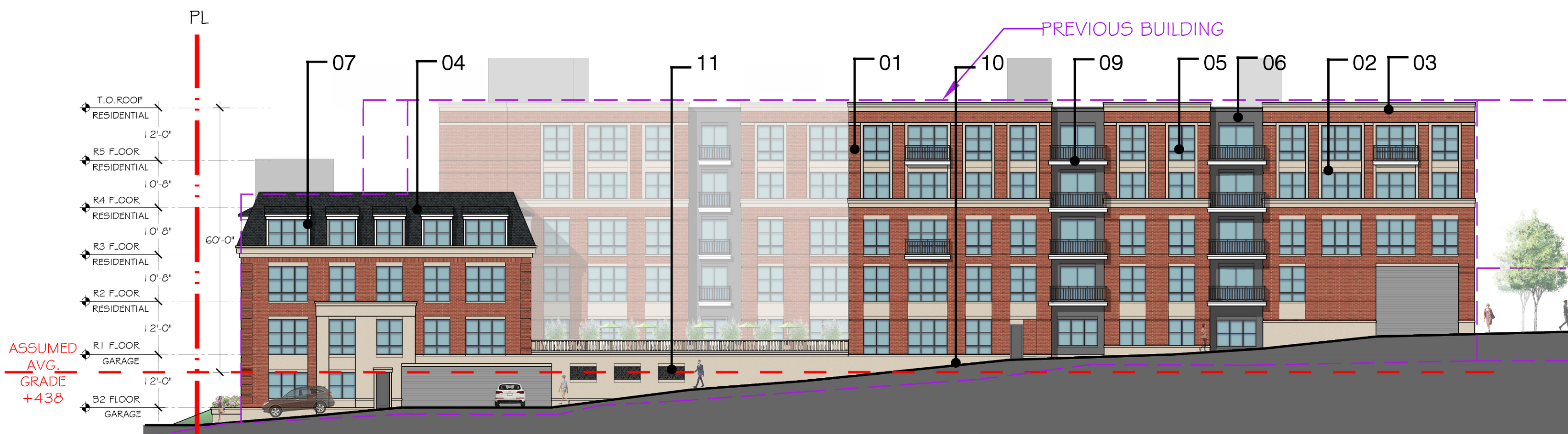
BUILDING ELEVATION - 2 (GREEN WAY)

MATERIAL LEGEND

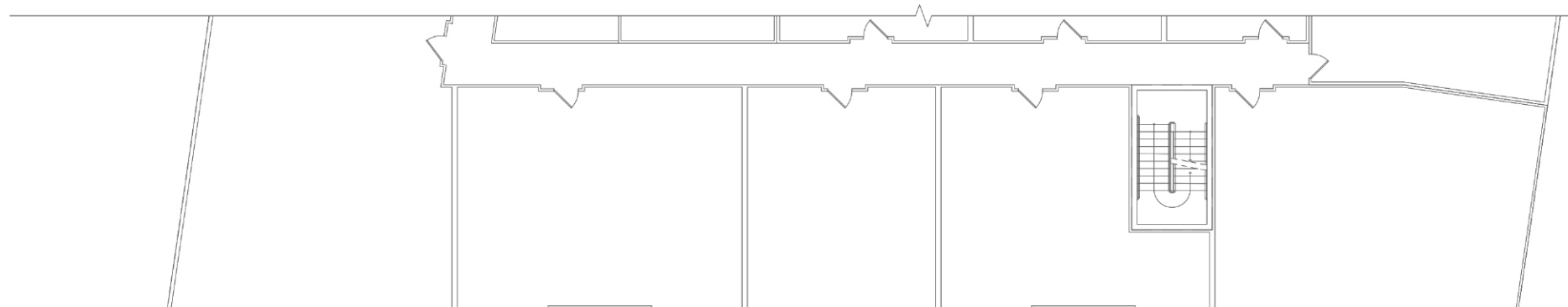
- 01 BRICK - RED
- 02 PRECAST - BEIGE
- 03 METAL CORNICE - BEIGE
- 04 ROOF SHINGLES - DARK GREY
- 05 VINYL WINDOWS - WHITE
- 06 CEMENTITIOUS BOARD - MEDIUM GREY
- 07 FIBER CEMENT TRIM - WHITE
- 08 METAL CANOPY - DARK GREY
- 09 METAL BALCONY - LIGHT GREY
- 10 ARCHITECTURAL CMU SMOOTH - BEIGE
- 11 DECORATIVE GRILLS



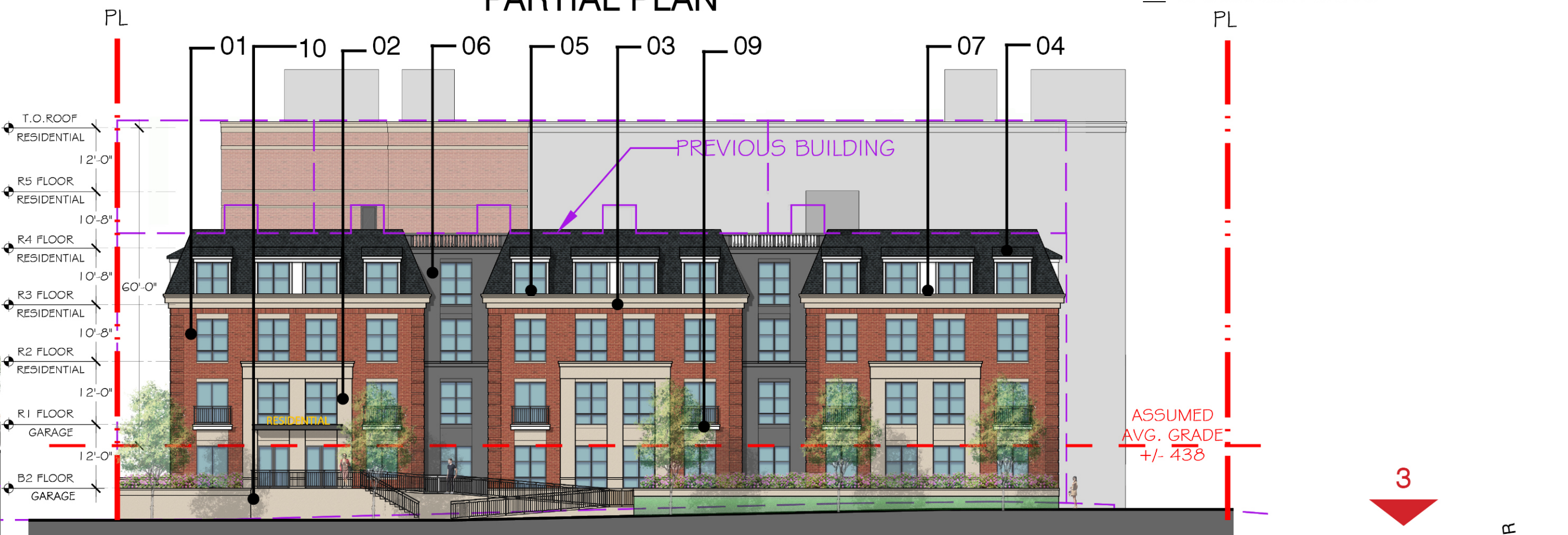
PARTIAL PLAN



BUILDING ELEVATION - 3 (INTERNAL DRIVEWAY)

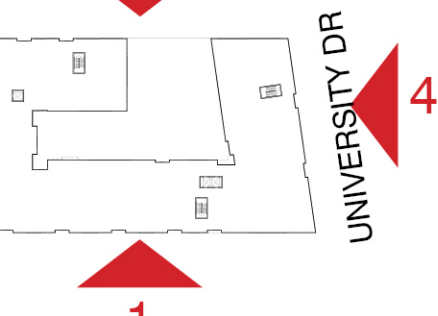


PARTIAL PLAN



BUILDING ELEVATION - 4 (UNIVERSITY DR)

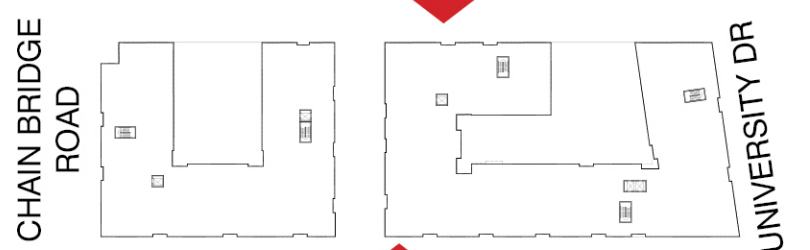
*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS





MATERIAL LEGEND

- 01 BRICK - RED
- 02 PRECAST - BEIGE
- 03 METAL CORNICE - BEIGE
- 04 ROOF SHINGLES - DARK GREY
- 05 VINYL WINDOWS - WHITE
- 06 CEMENTITIOUS BOARD - MEDIUM GREY
- 07 FIBER CEMENT TRIM - WHITE
- 08 METAL CANOPY - DARK GREY
- 09 METAL BALCONY - LIGHT GREY
- 10 ARCHITECTURAL CMU SMOOTH - BEIGE
- 11 DECORATIVE GRILLS



KEY PLAN

*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS

SITE ELEVATIONS

REZONING APPLICATION

4131 CHAIN BRIDGE ROAD

CITY OF FAIRFAX, VA
PARADIGM DEVELOPMENT

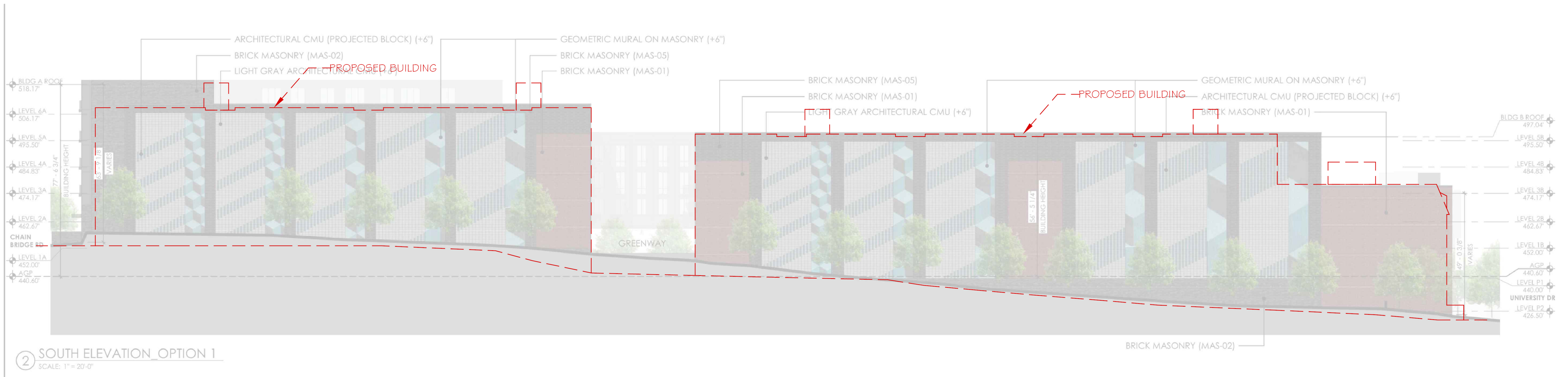
AUG 09, 2024
PDM.015

0' 10' 20' 40'
SCALE: 1" = 20' (@ 22'x34')

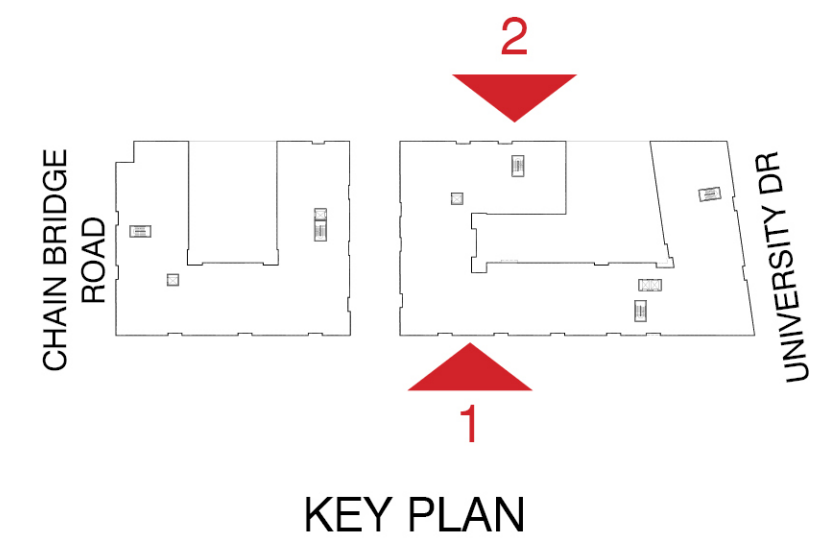
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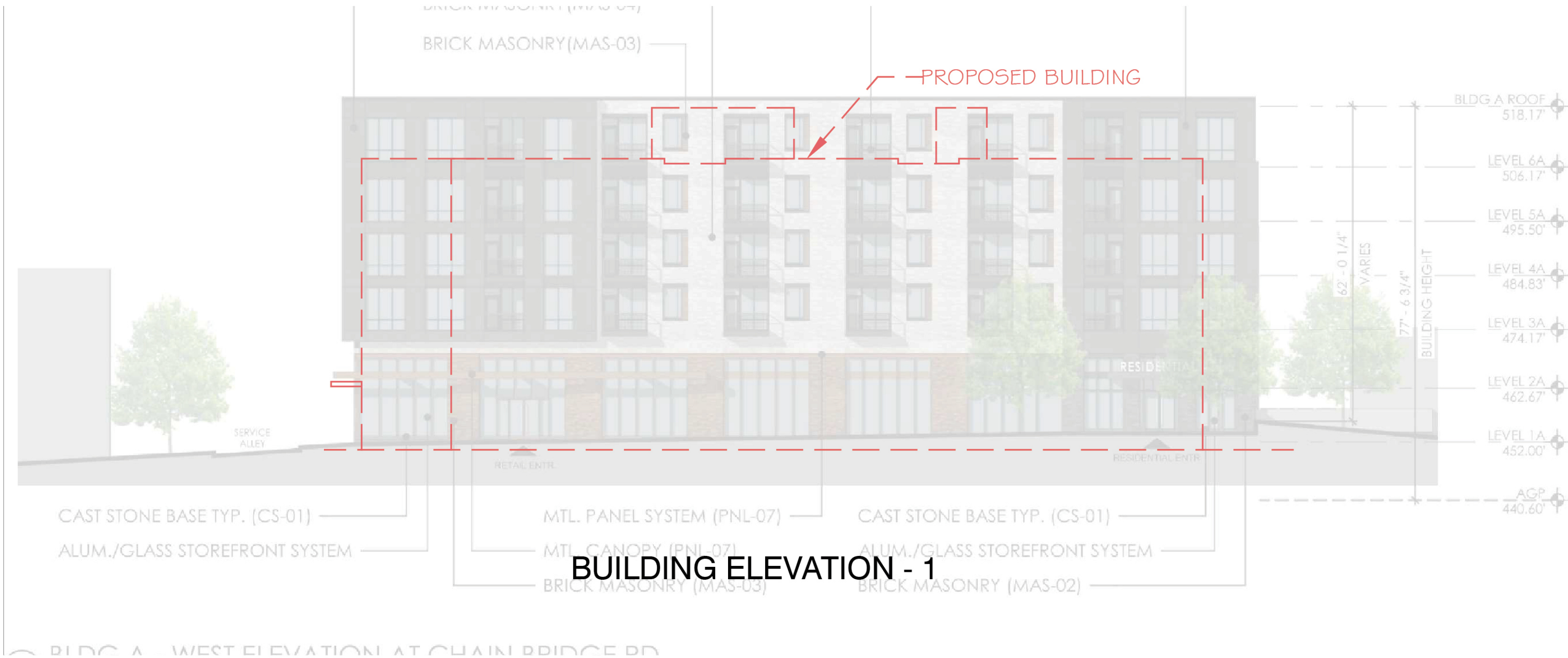


SITE ELEVATION - 2

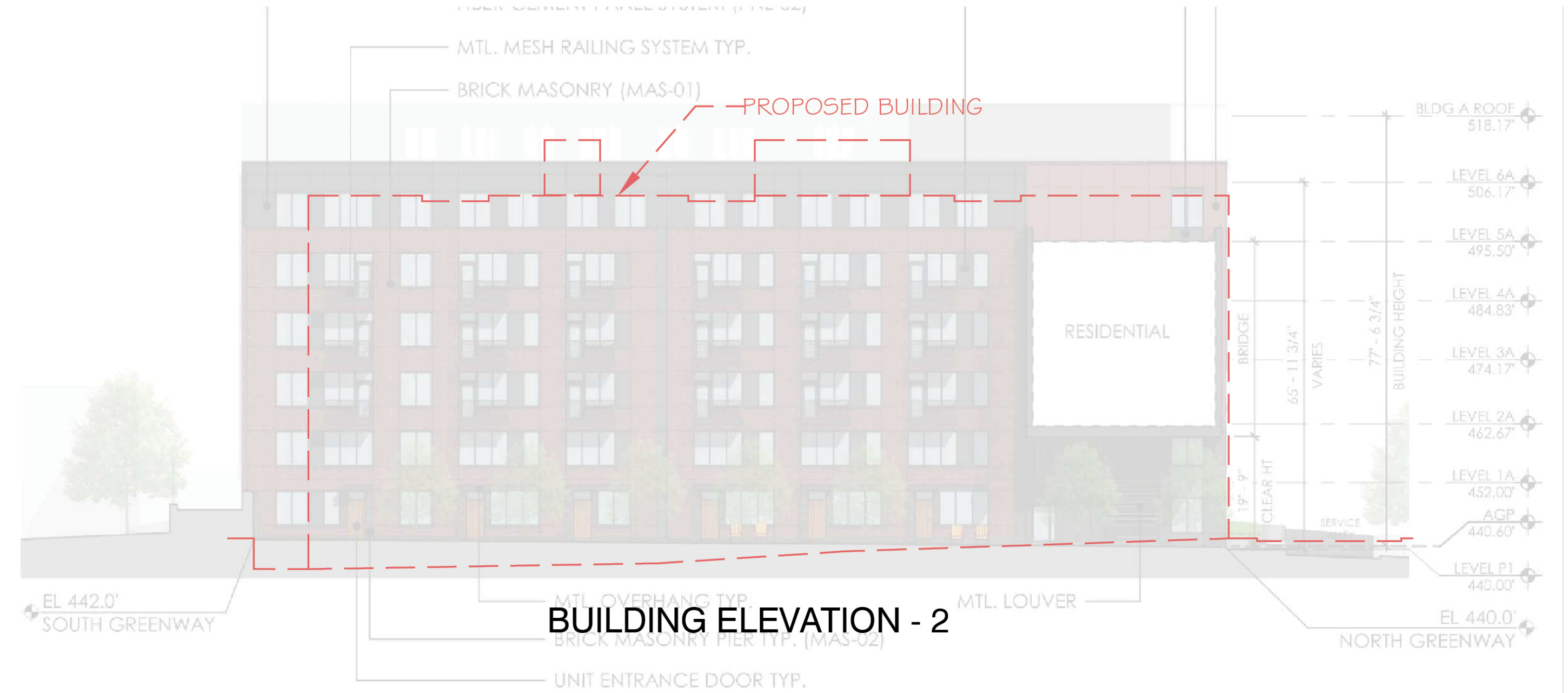


SITE ELEVATION - 1

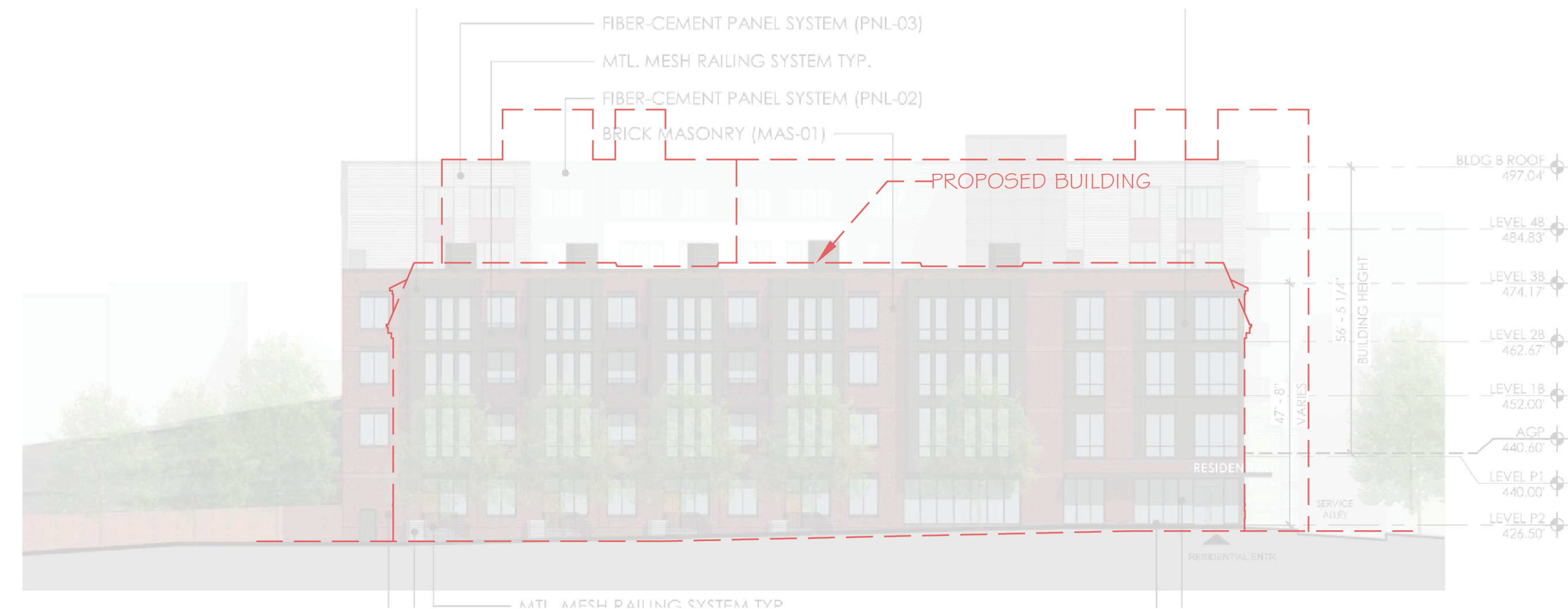




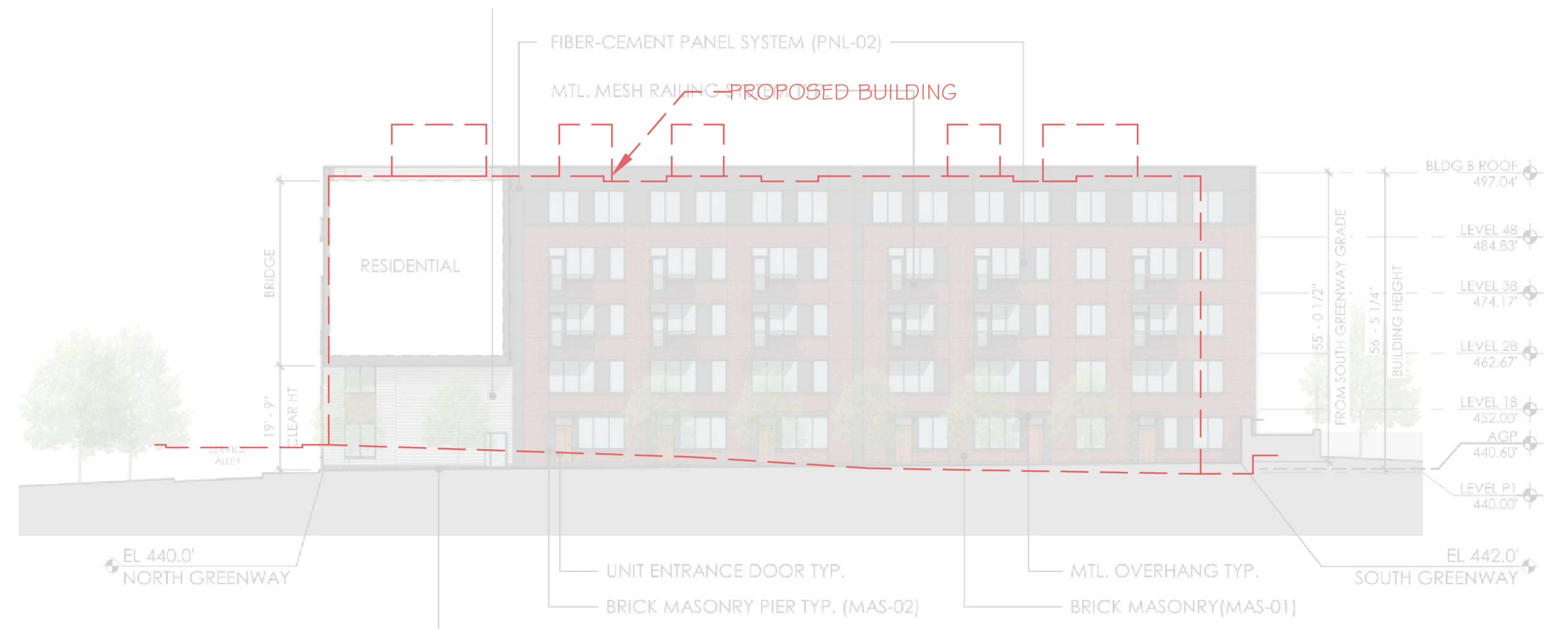
BUILDING ELEVATION - 1



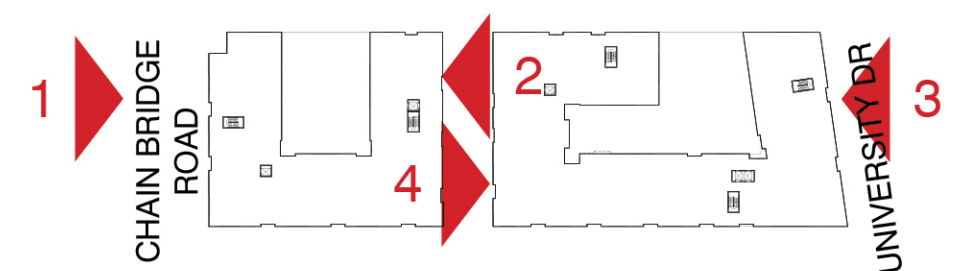
BUILDING ELEVATION - 2



BUILDING ELEVATION - 3



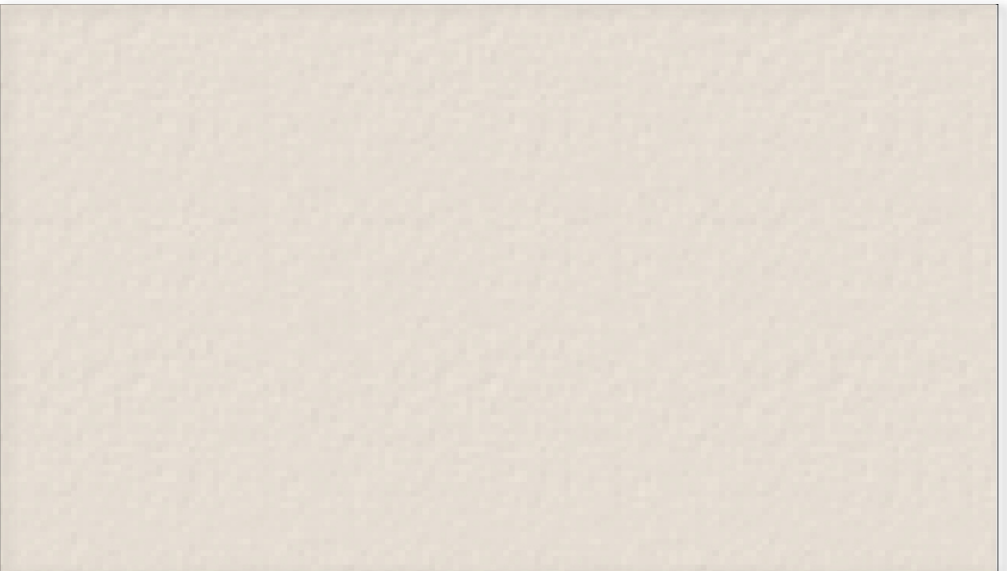
BUILDING ELEVATION - 4



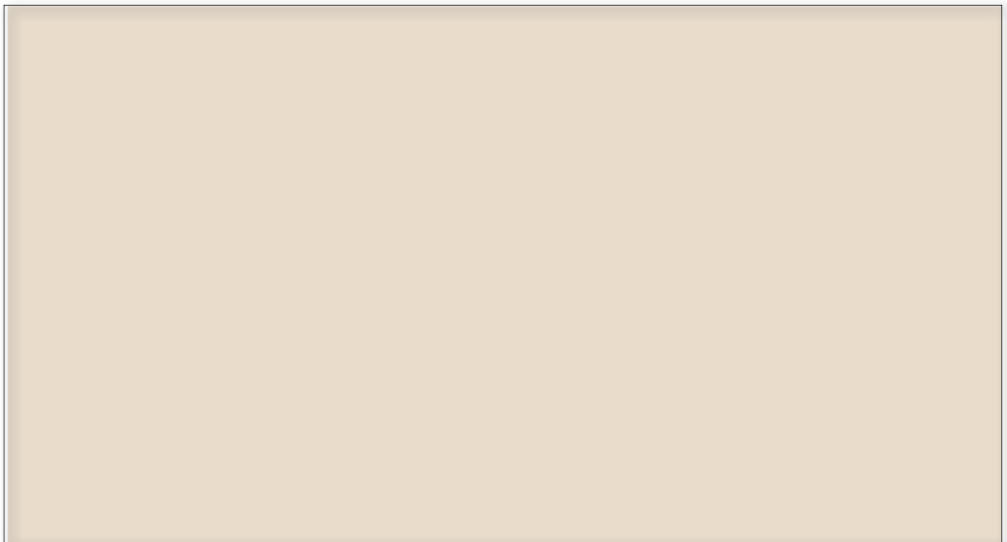
KEY PLAN



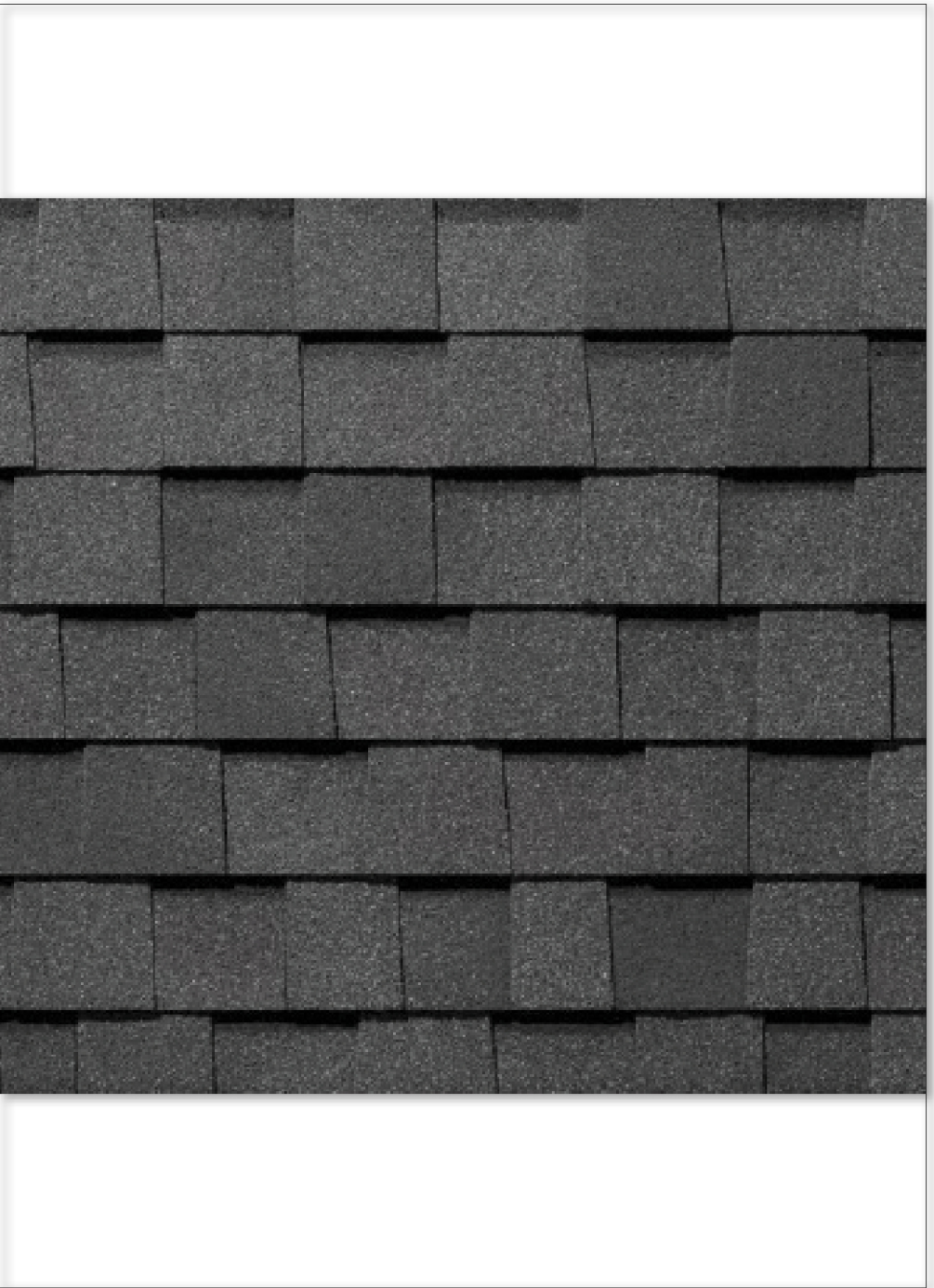
01 **BRICK**
RED



02 **PRECAST**
BEIGE



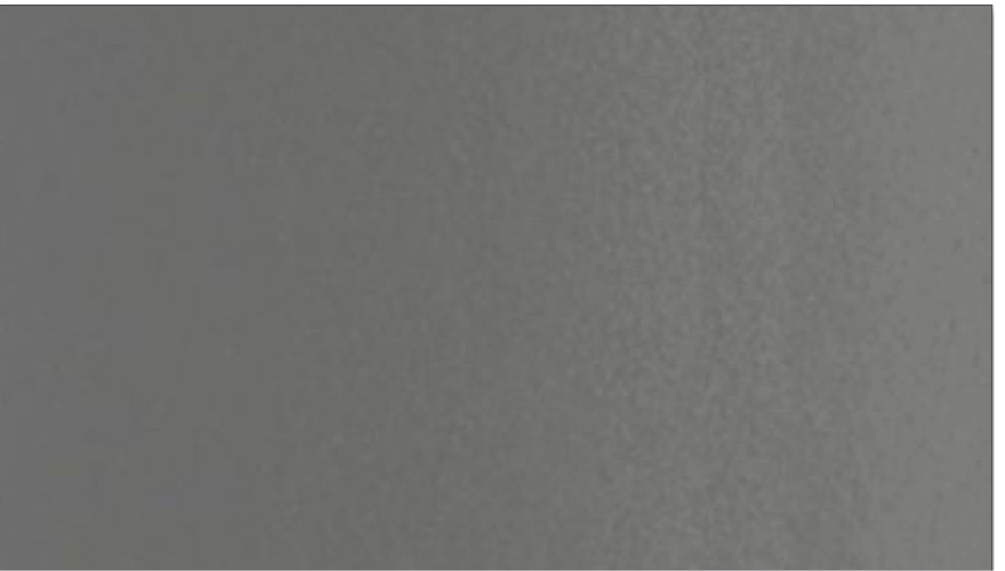
03 **METAL CORNICE**
BEIGE



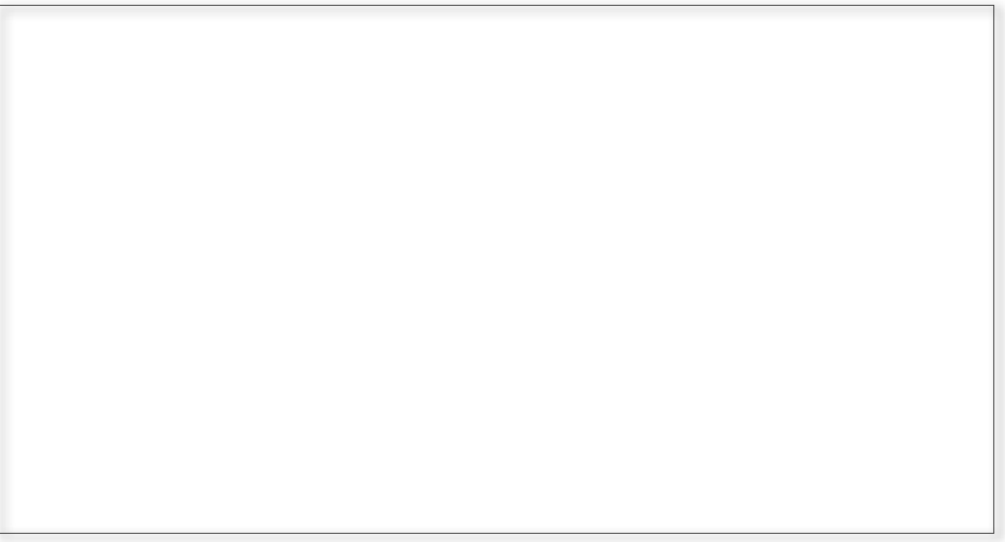
04 **ROOF SHINGLES**
DARK GREY



05 **VINYL WINDOWS**
WHITE



06 **CEMENTITIOUS BOARD**
MEDIUM GREY



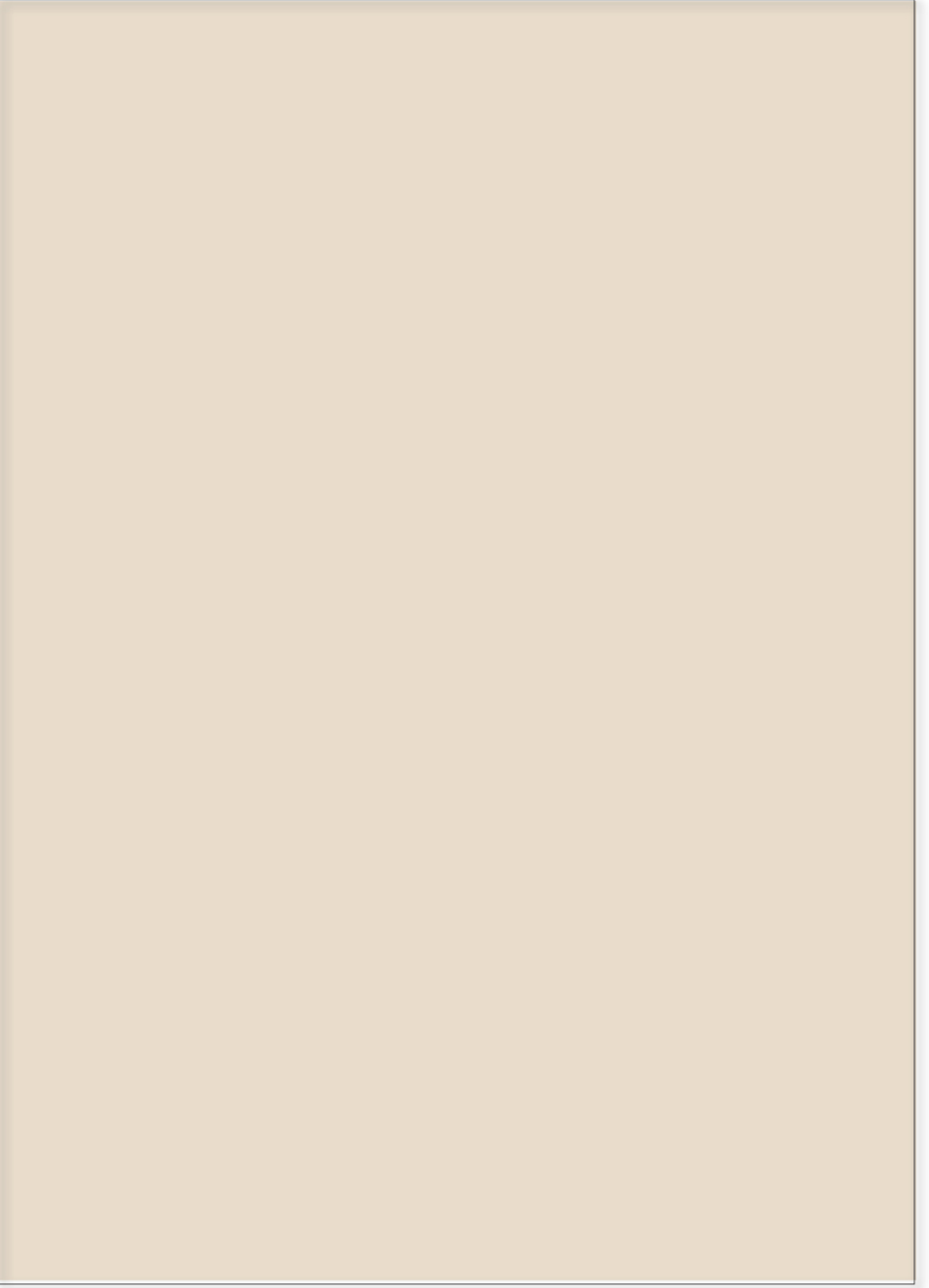
07 **FIBER CEMENT TRIM**
WHITE



08 **METAL CANOPY**
DARK GREY



09 **METAL BALCONY**
WHITE



10 **ARCHITECTURAL CMU**
SMOOTH
BEIGE



11 **DECORATIVE GRILLS**
DARK GREY

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