



Board of Architectural Review

DATE: December 4, 2024
TO: Board of Architectural Review Chair and Members
THROUGH: Brooke Hardin, Community Development and Planning Director *BH*
FROM: Anna Kohlbrenner, BAR Liaison *AK*
SUBJECT: **Work Session: 4131 Chain Bridge Rd - Davies Property**

ATTACHMENTS: 1. Relevant Regulations
2. Current plan

Nature of Request

1. Case Number:	BAR-23-00603
2. Address:	4131 Chain Bridge Rd.
3. Request:	Mixed-use development
4. Applicant:	The Hill, A Davies Family LLC
5. Applicant's Representative:	David S. Houston
6. Status of Representative:	Attorney
7. Zoning:	RM Residential Medium, Old Town Fairfax Transition Overlay District

BACKGROUND

The approximately 2.69 +/- acre site is currently developed with a single-family dwelling, built approximately in 1916. The subject site is located on the eastern side of Chain Bridge Road, at the intersection of Judicial Drive, and spans the block with frontage on University Drive, across from Breckinridge Lane. The Fairfax County Judicial Complex and commercial properties are across Chain Bridge Road to the west, commercial offices to the north and south, and single-family townhomes across University Drive to the east. The subject site is currently zoned RM - Residential Medium in the Old Town Fairfax Transition Overlay District. The site is located within the boundaries of the Old Town Fairfax Small Area Plan.

Please see site analysis below from Susan Grey with City of Fairfax Historic Resources:

- The Davies House represents a unique survival of an architectural form from the early 20th century. It was originally the home of attorney and politician Richard Ewell Thornton (1865-1928). Elected first president of the National Bank of Fairfax in 1902, Thornton served as state senator from Virginia's 14th District from 1905 – 1920. He resigned his elected office to accept an appointment as a Major in the U.S. Army and worked to codify military laws. Thornton is buried in Arlington National Cemetery. The city's most recent survey of historic properties done by Tracerics in 2020-2021 noted the Davies property as one needing more historical study

and investigation. Historic Resources recommends this study be completed so both the city and potential developer are aware of the property's importance prior to any decision being made redevelopment of the site. From a historical perspective, it would be best if the house could be rehabilitated and used as part of any planned redevelopment. Photo documentation, measured drawings, an architectural study, and oral history interviews with family descendants and the current property owner will help answer questions about the structure's architectural importance and satisfy the recommendation in the Traceries report.

- City archaeological surveys (1994 and 2008) highlight this property as having high potential for archaeological artifacts, especially from the Civil War period. In addition to the Historical studies noted above, Historic Resources requests a Phase II Cultural Resources Survey be completed prior to this land use case proceeding to hearing.

The applicant is proposing a Zoning Map Amendment (Rezoning) from RM - Residential Medium, to CU - Commercial Urban, in the Old Town Fairfax Transition Overlay District (TOD). The applicant is requesting the following Special Exceptions:

1. A modification of section 3.5.1.D of the Zoning Ordinance to allow less than 75% ground floor nonresidential use in a mixed-use building.
2. A modification of section 3.6.2 of the Zoning Ordinance to allow more than 24 dwelling units per acre.
3. A modification of section 3.7.3.C.2 of the Zoning Ordinance to allow height greater than 48'.
4. A modification of section 4.3.3.B of the Zoning Ordinance to eliminate the requirement to provide vehicular access to abutting non-residential properties.
5. A modification of section 4.4.4 of the Zoning Ordinance to eliminate the requirements for a sidewalk on the northern side of the proposed access drive.
6. A modification of section 4.4.5.C.1 of the Zoning Ordinance to eliminate the requirement for a Transition Yard 2 between the existing CL zoned property to the north of the site.
7. A modification of section 4.5.6.A of the Zoning Ordinance to allow a minimum tree canopy of less than 10%.

The Board of Architectural Review would be making two recommendations to the City Council at a future public hearing meeting. The first recommendation would be for the Special Exceptions and the second recommendation would be for the Major Certificate of Appropriateness. The Board of Architectural Review would be making a recommendation on the Special Exceptions because the site is located within the boundaries of the Fairfax Transition Overlay District. The last work session was in September of 2023 with the Board of Architectural Review. Since the previous work session, the applicant has changed, resulting in a new architectural, civil, and landscaping firm. There were Planning Commission and City Council work sessions last year, but they have not taken place with the new application yet.

PROPOSAL

The applicant proposes to redevelop the approximately 2.69 acre site with two stick-frame buildings that would sit on top of multi-level underground parking. The two buildings would have a total of 276 units with 426 parking spaces.

Building A would front Chain Bridge Road and would be five stories in height over two underground parking levels. This building would include 114 units, 6,319 square feet of ground floor retail, and 4,188 square feet of office space. The building would be 166' wide along Chain Bridge Road and 200' deep into the site. The proposed building would be 60' in height. This building would be arranged in a 'U' shape with an amenity courtyard facing north.

Building B would front University Drive and would be five stories in height at the maximum, over two underground parking levels. This building would include 162 units. The building would be 167' wide along University Drive and 300' deep into the site. This building would be arranged in a 'U' shape with an amenity courtyard facing north.

There would be an internal driveway located on the northern side of the site connecting Chain Bridge Road and University Drive. Parking and loading access points are located off the internal drive.

The architectural elements for Building A along the northern section of the building on Chain Bridge Road consist of red brick walls, stone, and tan color brick on the first two floors. Windows would be a gray color and there would be an architectural stone band at the top floor of the fourth-floor expression with Juliette balconies. The southern section of the building on Chain Bridge Road consists of a more modern industrial appearance with darker tones and a material change on the fourth and fifth floors. The elevation would consist of a darker blend brick, hung windows, and a dark fiber cement. Retail signage and storefronts would be located on the first floor.

The architectural elements for Building B along University Drive consist of more traditional architecture, lower scale, and a more residential appeal. The applicant proposes darker red brick with quoins, two story pediments of architectural stone, and dormer features on the fourth floor. Due to the topography, the sidewalk would be several feet below the building. The foundation line would receive beige brick, and the roof would be black asphalt shingles with shed dormers. Windows would have white color frames, and the elevation consists of varying bays to break up the façade. The recessed bays would be 2'-4' behind the main façade plane and the material would consist of two colors of fiber cement siding including a second story decorative band.

All mechanical equipment would be located on the rooftop and would not be visible from public view. Building B has a rooftop terrace area. Outdoor amenity areas would consist of a synthetic lawn, outdoor lounge areas, grilling station, and a swimming pool. In the middle north-south area of Building A and B, there would be a pedestrian greenway.

RELEVANT DESIGN GUIDELINES

City of Fairfax Design Guidelines:

The following excerpts from the Design Guidelines are relevant to this application.

Building Types, TOD-3.3

Sometimes new commercial, office or mixed-use buildings will be constructed on larger sites. They may be a single large site or several lots assembled from smaller parcels that can translate into new structures whose scale and mass could overwhelm neighboring existing buildings. Therefore, while this building type needs to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence.

The applicant uses varying bays to break up the façade while respecting the scale and mass of district. The use of traditional architectural elements helps this building blend in with the surrounding architecture in the historic and transition overlay districts.

Building Size & Footprint, TOD-3.6

Institutional and multi-lot buildings by their nature will have large footprints. Therefore, the massing of these large-scale structures should be reduced so they will not overpower the traditional scale of the neighboring HOD. Techniques could include varying the surface planes of the building, stepping back the building as the structure increases in height, and breaking up the roofline with different elements to create smaller compositions.

The general scale of the building is broken into two main sections divided by the north-south pedestrian greenway. The building shows techniques to break up the massing by a varied roofline, balconies, high quality materials, varying bays, and a respectful scale.

Building Height & Width, TOD-3.7

The maximum height of new buildings in the TOD can allow for a height of four stories. In some instances, four stories may be inappropriately tall. Many commercial buildings in the neighboring downtown area average 30 feet in width. If new buildings are wider than this size, their primary facades should be divided into bays to reflect the predominant width of the existing buildings. Buildings that front on two or more sides should use this bay division technique on all appropriate facades. These bays also should have varied planes within the overall façade. Mixed-use buildings should typically have a taller ground floor to accommodate for commercial uses.

The Old Town Fairfax Small Area Plan suggests a maximum height of four to five stories at this site. The TOD allows a maximum height of four stories. The applicant is proposing four stories along

University and five stories along Chain Bridge Road, generally complying with the SAP recommendations.

Building Scale, TOD-3.7

Reinforce the human scale of new design in the TOD by including different materials or colors, or elements such as entrance and window trim, cornices, string and belt courses to separate floor levels, pilaster-like elements to separate bays, and other decorative features.

The applicant uses storefront modules to break up the pedestrian realm. The applicant is proposing different brick colors and architectural banding. Signage areas are provided in the plan set.

Roof Form & Materials, TOD-3.8

Multi-lot buildings or large-scaled buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms or different height of sloped bays. If roof-mounted mechanical or other equipment is used, it should be screened from public view on all sides.

The roofline is varied on each elevation. On the Chain Bridge Road elevation, the applicant provides varying bays and a corner element to reduce the roofline size. On the University Drive elevation, the applicant uses recessed bays, landscape walls, railings, canopies, and dormers.

Window Types & Patterns, TOD-3.9

Glass storefronts would generally have more horizontal proportions than upper floor openings. Window proportions in new designs in the TOD may have more flexibility in their proportions than in the HOD.

Windows and frames vary throughout each elevation and are not all the same, changing styles.

Entry Features: Storefronts, Porches & Doors, TOD-3.10

When designing new storefronts in the TOD, continue with the concept of display windows, but the design may have more glass and a wider range of materials than the traditional storefronts of the HOD. Keep the ground levels of new retail commercial buildings at least sixty percent transparent up to a level of ten feet if possible.

Building A has the retail portion on the ground floor along Chain Bridge Road. The applicant uses varying displays for each future storefront with varying modules.

Materials, Textures & Colors, TOD-3.11

The selection of materials and textures for a new building in the TOD should be compatible with, and complement, the neighboring historic buildings. Brick, stone, and wood siding or cementitious siding are the most appropriate materials for new buildings. Most new brick buildings currently use a brick facing over a frame instead of a solid brick wall. Large scale multi-lot buildings whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings may vary materials, shades, and textures.

The five varying brick colors and use of architectural stone respects the historic core by not using inappropriate modern materials.

Building-Mounted Lighting, TOD-3.13

Fixtures should utilize an incandescent, LED, fluorescent, metal halide, or color corrected high-pressure sodium lighting sources. Fixtures should be the full cutoff variety to limit the impact of lighting on neighboring properties and on the night sky.

Building-mounted lighting should be added to the plan set at next submission.

Signs, TOD-5

Disallowed Sign Types, TOD-5.5

Rooftop signs, moving signs, billboards, and off-site signs and portable signs (other than sandwich signs) are not allowed. Temporary signs are not reviewed in the transition district.

A minor BAR certificate would be required at a later date for signage.

Awnings, TOD-7

Canopies & Marquees, TOD-7.3

Canopies and marquees may be appropriate on non-historic or new commercial buildings depending on their use. They should fit within the overall architectural design and not obscure important elements such as transoms or decorative glass.

Canopies are provided on the first level of each building.

The site is located inside the Old Town Fairfax Small Area Plan boundaries and categorized as activity center in the Comprehensive Plan for future land use.

Old Town Fairfax Small Area Plan, page 25



The building form and mix of uses as prescribed by the Old Town Fairfax Small Area Plan provides guidance to the height and bulk size of the proposed building. The typical land use prescribed for this location is residential multifamily buildings with green space. Building height is recommended at four story on University Drive and five story on Chain Bridge Road. The plan focuses on larger scale redevelopment in Old Town North and Old Town South. Taller buildings conform to the existing character established by the larger existing office buildings and nearby tall structures at the Courthouse Complex.

ATTACHMENT 1

RELEVANT REGULATIONS

§6.5.1. Applicability

Certificates of appropriateness shall be reviewed in accordance with the provisions of §6.5.

A. A certificate of appropriateness shall be required:

1. To any material change in the appearance of a building, structure, or site visible from public places (rights-of-way, plazas, squares, parks, government sites, and similar) and located in a historic overlay district (§3.7.2), the Old Town Fairfax Transition Overlay District (§3.7.3), or in the Architectural Control Overlay District (§3.7.4). For purposes of §6.5, “material change in appearance” shall include construction; reconstruction; exterior alteration, including changing the color of a structure or substantial portion thereof; demolition or relocation that affects the appearance of a building, structure or site;

§6.5.3. Certificate of appropriateness types

A. Major certificates of appropriateness

1. Approval authority

(a) General

Except as specified in §6.5.3.B.2(b), below, the board of architectural review shall have authority to approve major certificates of appropriateness.

(b) Alternative (in conjunction with other reviews)

Alternatively, and in conjunction with special use reviews, planned development reviews, special exceptions or map amendments (rezoning), the city council may approve major certificates of appropriateness.

§6.5.6. Action by decision-making body

A. General (involving other review by city council)

After receiving the director’s report on proposed certificates of appropriateness, which do not involve other reviews described below, the board of architectural review (BAR) shall review the proposed certificates of appropriateness in accordance with the approval criteria of §6.5.7. The BAR may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the BAR may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

B. Other reviews

1. Prior to taking action on special use reviews, planned development reviews, and map amendments (rezoning), the city council shall refer proposed certificates of appropriateness to the BAR for review in accordance with the approval criteria of §6.5.7.
2. In conjunction with special use reviews, planned development reviews, special exceptions and map amendments (rezoning), the city council may review the proposed certificate of

appropriateness in accordance with the approval criteria of §6.5.7. The city council may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the city council may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

§6.5.7. Approval criteria

A. General

1. Certificate of appropriateness applications shall be reviewed for consistency with the applicable provisions of this chapter, any adopted design guidelines, and the community appearance plan.
2. Approved certificates of appropriateness shall exhibit a combination of architectural elements including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line and height conform to accepted architectural principles and exhibit external characteristics of demonstrated architectural and aesthetic durability.

§6.5.9. Action following approval

- A. Approval of any certificate of appropriateness shall be evidenced by issuance of a certificate of appropriateness, including any conditions, signed by the director or the chairman of the board of architectural review. The director shall keep a record of decisions rendered.
- B. The applicant shall be issued the original of the certificate, and a copy shall be maintained on file in the director's office.

§6.5.10. Period of validity

A certificate of appropriateness shall become null and void if no significant improvement or alteration is made in accordance with the approved application within 18 months from the date of approval. On written request from an applicant, the director may grant a single extension for a period of up to six months if, based upon submissions from the applicant, the director finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.

§6.5.11. Time lapse between similar applications

- A. The director will not accept, hear or consider substantially the same application for a proposed certificate of appropriateness within a period of 12 months from the date a similar application was denied, except as provided in §6.5.11.B, below.
- B. Upon disapproval of an application, the director and/or board of architectural review may make recommendations pertaining to design, texture, material, color, line, mass, dimensions or lighting. The director and/or board of architectural review may again consider a disapproved application if within 90 days of the decision to disapprove the applicant has amended his application in substantial accordance with such recommendations.

§6.5.12. Transfer of certificates of appropriateness

Approved certificates of appropriateness, and any attached conditions, run with the land and are not affected by changes in tenancy or ownership.

§6.5.13. Appeals

A. Appeals to city council

Final decisions on certificates of appropriateness made may be appealed to city council within 30 days of the decision in accordance with §6.22.

B. Appeals to court

Final decisions of the city council on certificates of appropriateness may be appealed within 30 days of the decision in accordance with §6.23.

§6.16.5. Special Exceptions

B. Applications on historic district and the transition overlay district properties requiring a certificate of appropriateness will be submitted to the board of architectural review for recommendation prior to action by the decision-making body.

4131 Chain Bridge Road, AKA “Davies Property”
 Board of Architecture Review
 Statement of Intent, for Certificate of Appropriateness.

Oct 31st 2024

Context

The Property area is 2.69 Acres, and is located at 4131 Chain Bridge road, also known as the “Davies Property”, at the intersection of Chain Bridge road and Judicial Drive, it is a through-block property also fronting University Drive at its intersection with Breckenridge Ln. (Sheets A.01 to A.05)



The Property has a topographic drop of approximately 29 feet of grade, with higher elevation at the Chain Bridge road frontage (+/-454) and lower elevation at the University Drive frontage (+/-425).

Today, The property’s frontage along Chain Bridge Road is brick retaining wall and shrubbery, there is a driveway on Chain Bridge Road on the northern side of its frontage. Along University Drive, a simple board on board privacy fence faces the right of way.



North: 4117 Chain Bridge Rd, a Four-Story office building, with unoccupied ground floor retail space. Approximately 80 feet wide fronting Chain Bridge, its finish materials are red brick, punched windows, smoke-color glazing and bronze looking anodized aluminum windows, simple character, with no major ornamental elements. There is a two-level parking garage at the back, accessible

through a drive-through condition under the office building or through a long driveway off of University Drive, although both, the office building and the parking garage are located very few feet from the property line (north of the subject property), the access driveway off of University Drive has a good amount of grown vegetation / green buffer, approximately 30' wide by 120' long.



Adjacent to 4117, is 4103 Chain Bridge Rd, another office building, 5 stories and no ground floor retail, approximately 80' wide as well treated with brown brick, vertical expression on fenestration, and other than a projected entry marquee/canopy, it has no major ornamental elements. Along University Drive, north of the property, there is a concrete driveway to access the parking garage of 4117 Chain Bridge Rd building, and further north a surface parking lot of 4103 Chain Bridge Rd Building.



Along Chain Bridge Rd. These two buildings provide similar curb-to-building setbacks and similar height-width proportions, providing a scale and street edge precedent.

South: There is a Commercial Townhouse business park with a large surface parking lot, Two stories high with Pitched roof, Treated with two tones of red brick, with colonial ornamentation,

white color hung windows with decorative muntins, some have shutters, and a variation of stone-like and soldier course brick window headers, entry door pediments vary in style as well.



The dominant/relevant building mass along Chain Bridge Road is two stories with red brick with a dark top (roof).

Along University Drive, this property has a red-brick wall bounding the surface parking lot, the curb-to-wall setback is approximately 50 feet, with vegetation.



East: University Drive Frontage to the East. The existing building context is dispersed and visually disconnected, with large setbacks and vegetated areas or surface parking zones.

The Breckinridge Lane and Courthouse Square townhome communities are located to the east across University Drive at Breckinridge Lane and Courthouse Drive.

The curb-to-building setback of the Courthouse townhomes along University Drive is approximately 80 feet, such distance includes surface parking. These are a combination of two-stories in brick with pitched roof and one-story in brick with mansard roof.



The curb-to-building distance of the Breckenridge Lane townhomes along University Drive is approximately 50 feet at the narrowest point across the street from the subject property.

The Side yard of the nearest townhome of the Courthouse Square townhome community is fronting University Drive. These are Three stories, red-brick with dark pitched roof, with colonial ornamentation, and some beige siding, and red-brick chimney stacks.



West: Chain Bridge Road Frontage, and the termination of Judicial Drive to the West.

South of Judicial Drive, is the restaurant Red, Hot & Blue. One story in light gray color stucco, with flat and what appear to be a series of decorative, cedar-shake pitched roof sections, and beige window frames and surrounds, windows and doors have decorative muntins. The structure also has distinctive red fabric awnings with vertical blue stripes and a large, modern, colorful sign. There is an outdoor terrace with trellis (white paint) along university Drive.



The structure is approximately 30 feet from Chain Bridge Rd curb, and has a similar undulating red-brick wall/fence approximately 12 feet from curb, in addition there is a timber retaining wall approximately 8 feet from curb., the property's surface parking lot surrounds the building at the back and right at the intersection of Chain Bridge Rd and Judicial Dr.

North of Judicial Drive, is the Fairfax County court complex sits opposite the Property across Chain Bridge Road. The approximate curb-to-building dimension at the nearest point is 100 feet for both Chain Bridge Rd and Judicial Dr. within such setback, along both roads, there is a low, undulating, brick wall/fence 5 to 6 feet tall.

The Fairfax County court complex varies in height, with 3 stories fronting Chain Bridge Rd and 5 stories further back long Judicial Drive. The architecture expression is modern, along Chain Bridge Rd is predominant red brick with white windows with some accents in pre-cast concrete.

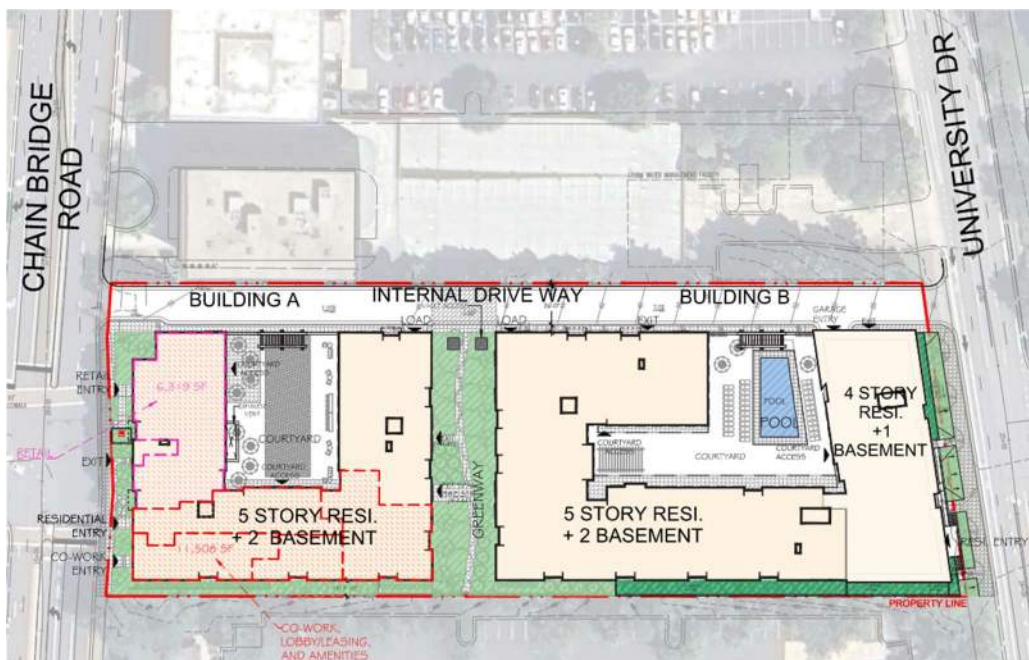


Zoning

The property is zoned **RM Residential Medium District**, seeking re-zoning to **CU Commercial Urban**. The site is also located in the **Transition Overlay District (TOD)** and the **Old Town Small Area Plan**.

Proposed Development

Due to the Site's topographic conditions, The Proposed, Mixed-use Multifamily, rental development is arranged in Two, stick-frame, III-A construction type buildings (“A” and “B”) sitting on top of a multi-level underground parking. The total unit count for Buildings A and B is 276 Units, and the total parking provision is 426 Spaces. (Sheet A.01)



Building A, Fronting Chain Bridge Road, is Five Stories over 2 underground parking levels (shared with Building B), and includes 114 units and 6,319 Sq. Ft. of ground floor Retail, and 4,188 Sq. Ft. of Office/Co-Work/Business center space.

The approximate dimensions of the building's polygon footprint are 166' wide along Chain Bridge Rd by 199.5' long in the east-west direction. The building is arranged in a "U" shape with an open amenity courtyard facing north. The building is 59'-3" High measured from the average grade (+494.4). The setback from property line along Chain Bridge Rd varies from 12'-7" at the narrowest point to 16'-6.5" at the widest.

Building B, Fronting University Drive, is 4 stories (for the first 70'-4" measured from Chain Bridge Rd property line), stepping up to 5 stories, over two levels of underground parking, and includes 162 Units. The approximate dimensions of the building's polygon footprint are 167.6' wide along University Dr by 303.5' / 279.8' long in the east-west direction. Similarly, The building is arranged in a "U" shape with a larger, open, amenity courtyard facing north.

The building is 60' High at the high side and 38'-8" at the low side, measured from the average grade (+438.0). The setback from property line along University Dr is 9'-4".

Both of the proposed buildings maintain a separation distance from the southern property line of 10'-7".

The proposed building arrangement includes an internal driveway located on the northern side of the property connecting Chain Bridge Road and University Drive, the parking and loading access points are located off of this internal driveway as well.

The proposed also includes a pedestrian space referred to as "greenway" In between the two aforementioned buildings, as delineated in the Old Town Small Area plan.

Architecture Character Concept

Analyzing Historic Fairfax, The TOD Guidelines, as well as the context, the proposed character revolves around human and contextual scale.

Human and Contextual Scale

Human and Contextual scale is expressed **First** by a variety of building volumes separated by recessed planes, the resulting building volumes vary in width, materiality, parapet height, number and arrangement of window groupings. The overall building mass is therefore reduced to smaller volumes, respectful and compatible with the existing urban context. (Sheets A.24 to A.31)

Second, with distinctive architectural character within those width-varying volumes resulting in a random-yet-organized composition. There are three distinctive architectural characters are proposed, referred to as “Palettes” (Sheet A.31):

“Palette # 1” displays a transitional approach to the historic Fairfax architecture, with predominately red brick walls, with light color mortar, and accents with architectural stone in beige / earthy tones, The building’s base is treated with beige/tan color brick with recessed bands for rich texture and rustication on the first and second floor. Simple hung windows in neutral gray color, there is an intermediate architectural stone band at the top floor for a fourth-floor expression, and Juliette balconies arranged so that most of the volumes and palettes are unique, this character has the highest parapet, 3’-8” High, measured from the roof line. (Sheet A.23)



“Palette # 2” represents a transitional approach as well with a flair of modern industrial, with darker tones, Strong expression line and material change at the third floor, and dark fiber cement top two floors, in similar proportions to the commercial townhomes on the south. Brick is a darker blend of red and burgundy, molded look, with lighter red mortar for a rich and warm patina. Hung windows with decorative muntins on the upper sash, grouped in pairs or triples. Its parapet is 2’-2” High, measured from the roof line. (Sheet A.23)



“Palette # 3” is a lower scale, more conservative and residential appeal, Urban “Mansionette”-like expression, proposed for the lower section of the development fronting University Drive, respectful of its context. Predominately darker red/burgundy brick with quoins, Two story neoclassic pediments of architectural stone contrasting and providing visual emphasis to a central element, one of it being the building’s access point. Due to the topography and grading solution, these groups of volumes are several feet above the sidewalk elevation, The base below the first floor is treated with beige brick and steps up to the building’s entrance are arranged in a “Palladio villa” expression flanking the main pediment emphasizing the urban mansionette concept. There is an architectural stone band running across, at the first floor line for maintaining human scale expression. The decorative roof is black asphalt shingles, with shed dormers treated with white-color trim. All windows are hung, white color frames, with decorative muntins, and two Juliette balconies flank the main central pediment. Its parapet is 42” High, measured from the roof pavers line (which are 12” above the roof line). (Sheet A.23)



Transition **Palettes # 4 and # 5**, are the recessed balcony bays that delineate the variety of volumes and palettes described above, these are 12-feet wide, and 2 to 4 feet behind the main façade plane, some have balconies some don’t, walls treated with light gray color horizontal fiber-cement siding, for the base, the lower two floors are treated with dark gray color horizontal fiber-cement siding, both upper and lower sections separated by a decorative band, the floor below the first floor, where visible, is treated with lighter color brick. Its parapet is 14” from the roof line.

“Palette # 5” is similar to # 4 in materiality but with no balconies, and topped with cast stone balustrade, 42” High measured from the roof pavers line (which are 12” above the roof line). (Sheet A.23)

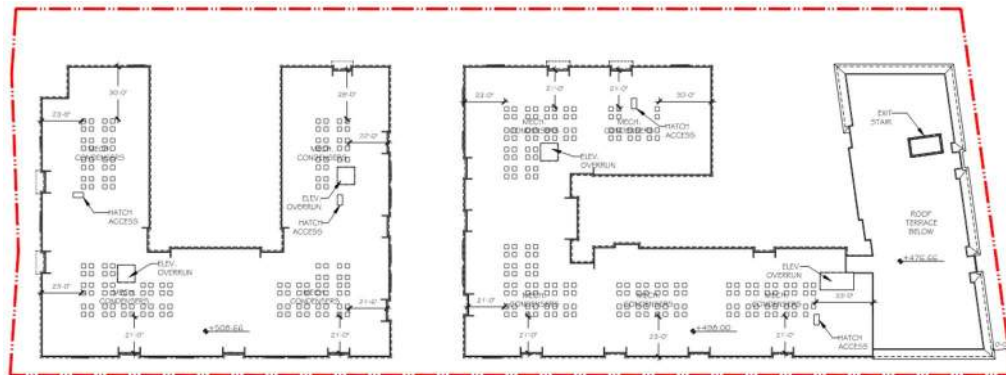


Third, At every side of the exterior perimeter, visible or not from public right of way, The resulting playful array of bands, cornices and material changes corresponding to the different palettes described above creates a dynamic, interesting and non-contiguous visual composition. (Sheets A.24 to A.29)



Garage access as well as openings to the two lading areas will be aluminum-roll up doors, dark gray as rendered.

All Mechanical equipment and other building elements projecting over the roof line, such as condensing fans, rooftop units, roof hatch access, and elevator overruns are placed along the center line of the building, with the parapet heights proposed, and the visual angle from adjacent right of ways won't be visible. (Sheets A.17, A.22 and A.23).



Storefronts and Building Entrance

There is emphasis on detail at the Proposed Retail storefront (Chain Bridge Rd side), with decorative muntins on doors, small format (3-toof wide), wide frame, segmented storefront, and clerestory glazing with decorative muntins, Metal canopy extending 6 feet, and wall space for signage, a similar approach with variations of two-story glazing “look” for the Residential Entry.



Summary



The proposed composition is an evolution of multiple reviews, collaborative feedback and what we consider architecture upgrades, it's been carefully crafted to fit this specific site conditions and context; it's meant to express a respectful transition from the Historic Fairfax with slightly modern expression with emphasis on the human scale.

I'd like to thank you for your time invested in reviewing this application, I'm available to respond to any of your questions and appreciate your consideration for a Certificate of Appropriateness.

Respectfully,

A handwritten signature in blue ink, appearing to read "Ulises Montes de Oca".

Ulises Montes de Oca
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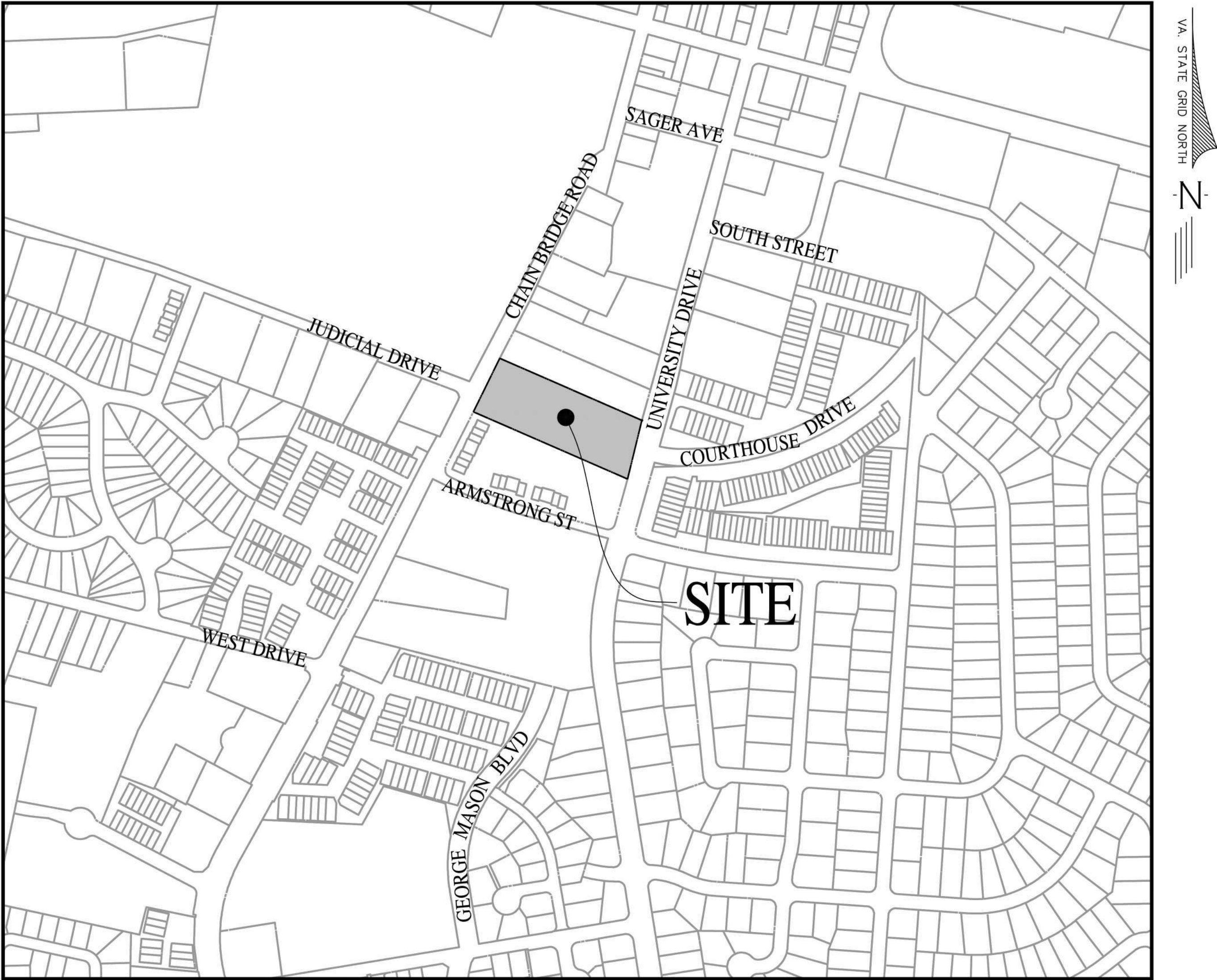
4131 CHAIN BRIDGE ROAD
DAVIES PROPERTY
BOARD OF ARCHITECTURAL REVIEW
CITY OF FAIRFAX, VIRGINIA

NOVEMBER 20th - 2024 - REVISED

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A.28	BUILDING 1- ELEVATIONS
A.29	BUILDING 2- ELEVATIONS
A.30	SITE ELEVATIONS
A.31	ENLARGED ELEVATIONS
A.32	ARCHITECTURAL PALETTES
A.33	BUILDING ELEVATIONS BEFORE VS AFTER
A.34	BUILDING ELEVATIONS BEFORE VS AFTER
A.35	MATERIAL BOARD
A.36	MATERIAL BOARD

PROPERTY OWNER / APPLICANT
THE HILL, A DAVIES FAMILY LLC C/O DAVIES & DAVIES 5531 LEE HWY SUITE 206 ARLINGTON, VA 22207
DEVELOPER
PARADIGM DEVELOPMENT COMPANY 1415 NORTH COURTHOUSE ROAD SUITE 600 ARLINGTON, VA 22201-2909 PH. 703-527-7500 CONTACT: MICHELINE CASTAN-SMITH
LEGAL COUNSEL
BEAN KINNEY & KORMAN 2311 WILSON BLVD SUITE 500 ARLINGTON, VA 22201 PH. 703-525-4000 CONTACT: DAVID HOUSTON
ARCHITECT/PLANNER
LESSARD DESIGN 8521 LEESBURG PIKE, SUITE 700 VIENNA, VA 22182 PH. 571-830-1869 CONTACT: ULISES MONTES DE OCA
ENGINEER
URBAN, LTD. 4200 D TECHNOLOGY COURT CHANTILLY, VA 20151 PH. 703-642-2306 CONTACT: CLAYTON TOCK
LANDSCAPE ARCHITECT
URBAN, LTD. 7712 LITTLE RIVER TURNPIKE ANNANDALE, VA 22003 PH. 703-642-8080 CONTACT: JOHN LIGHTLE
TRAFFIC ENGINEER
GOROVE SLADE ASSOCIATES 15125 WASHINGTON STREET SUITE 316 HAYMARKET, VA 20169 PH. 571-248-0992 CONTACT: SASHA REDMON



VICINITY MAP
SCALE: 1"=300'

COVER SHEET



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4131 CHAIN BRIDGE ROAD
CITY OF FAIRFAX, VA
PARADIGM DEVELOPMENT

NOV 20, 2024
PDM.015

A.00



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EXISTING CONDITIONS



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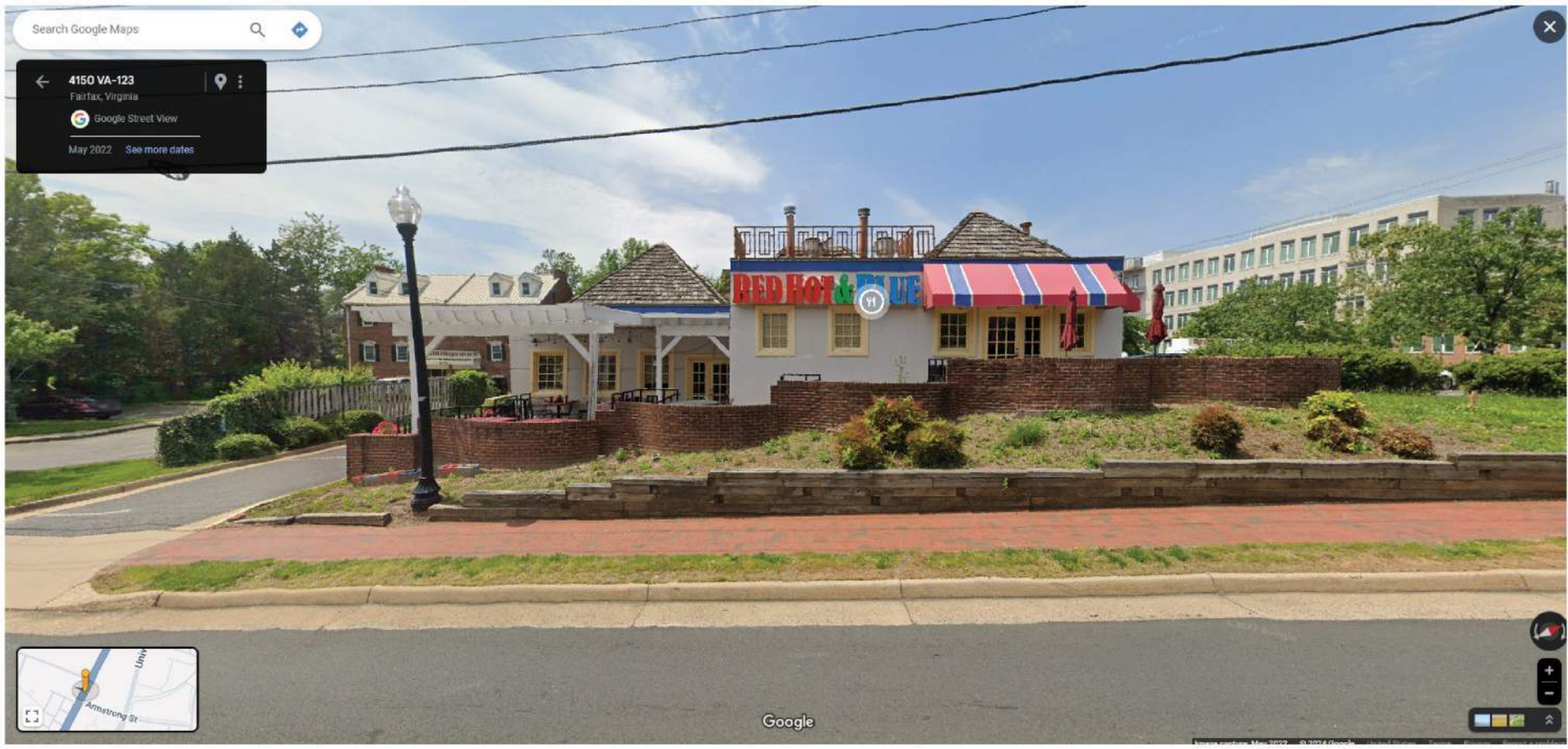
ILLUSTRATIVE SITE PLAN



1) CHAINBRIDGE- LOOKING NORTH



2) CHAINBRIDGE- SOUTH PROPERTY- 1



3) CHAINBRIDGE- SOUTH PROPERTY- ACROSS ST- 1



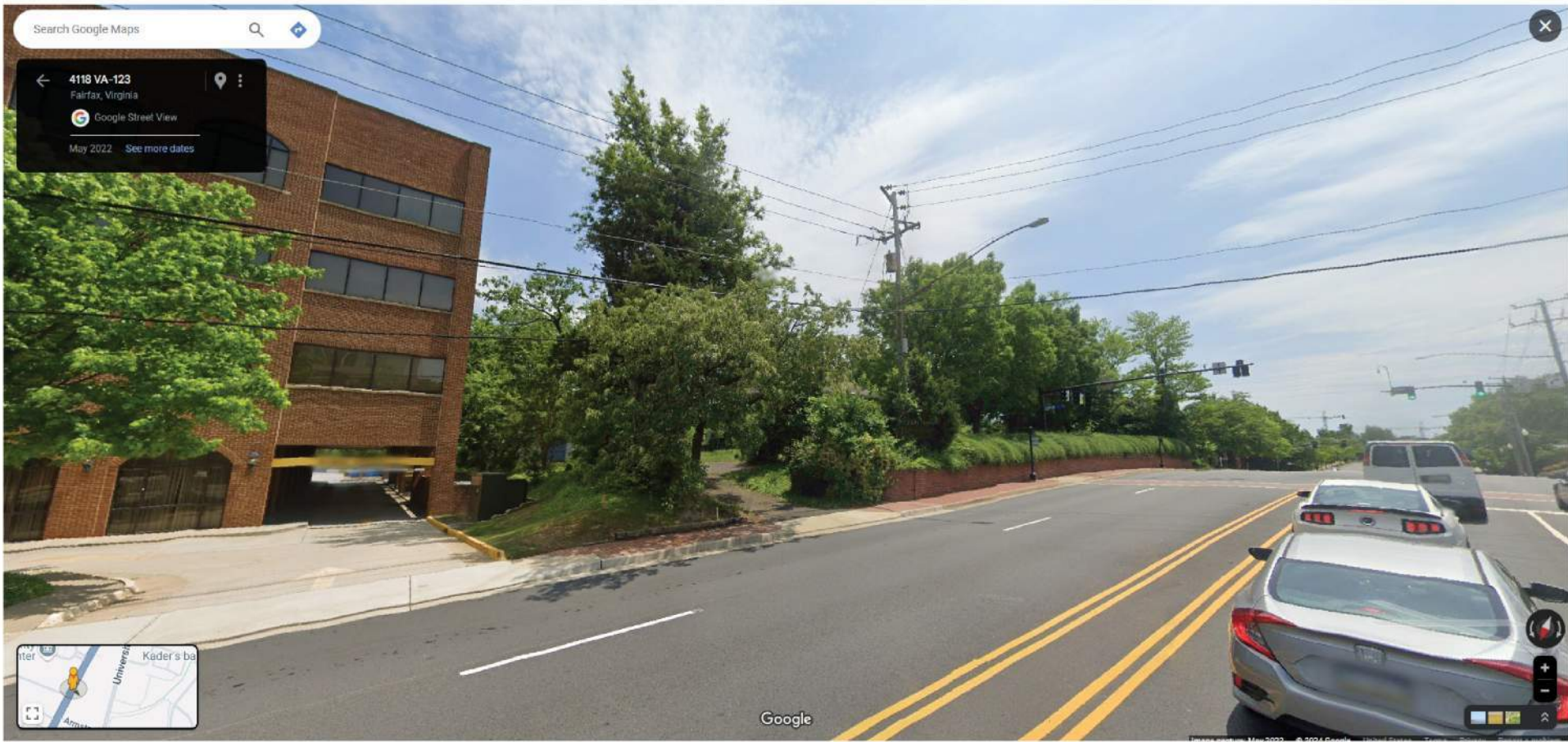
4) CHAINBRIDGE- SOUTH PROPERTY- 2



5) CHAINBRIDGE- NORTH PROPERTY- ACROSS ST



6) CHAINBRIDGE- NORTH PROPERTIES- 1



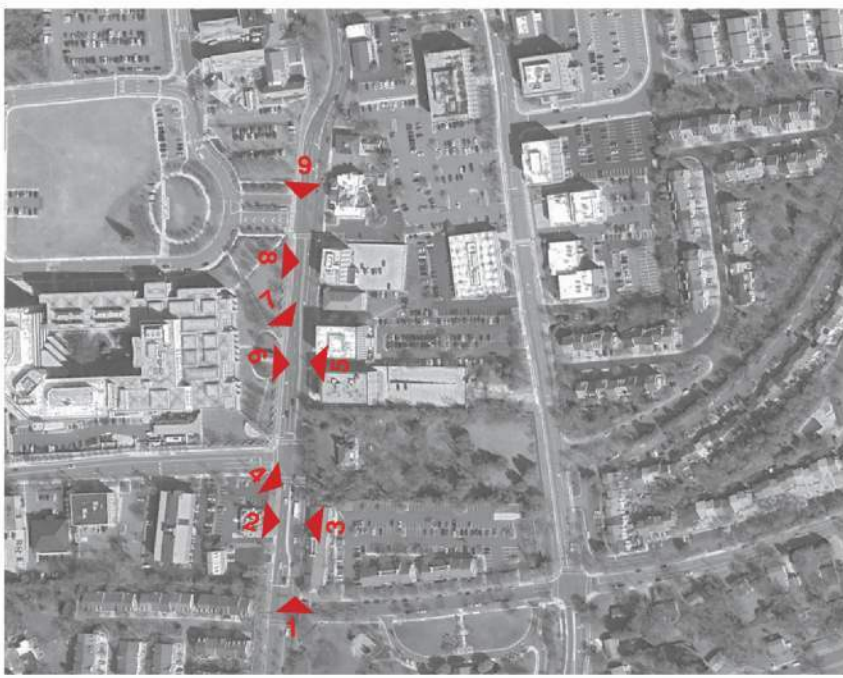
7) SITE- NW LOOKING SE



8) CHAINBRIDGE- NORTH PROPERTIES- 2



9) CHAINBRIDGE- LOOKING SOUTH



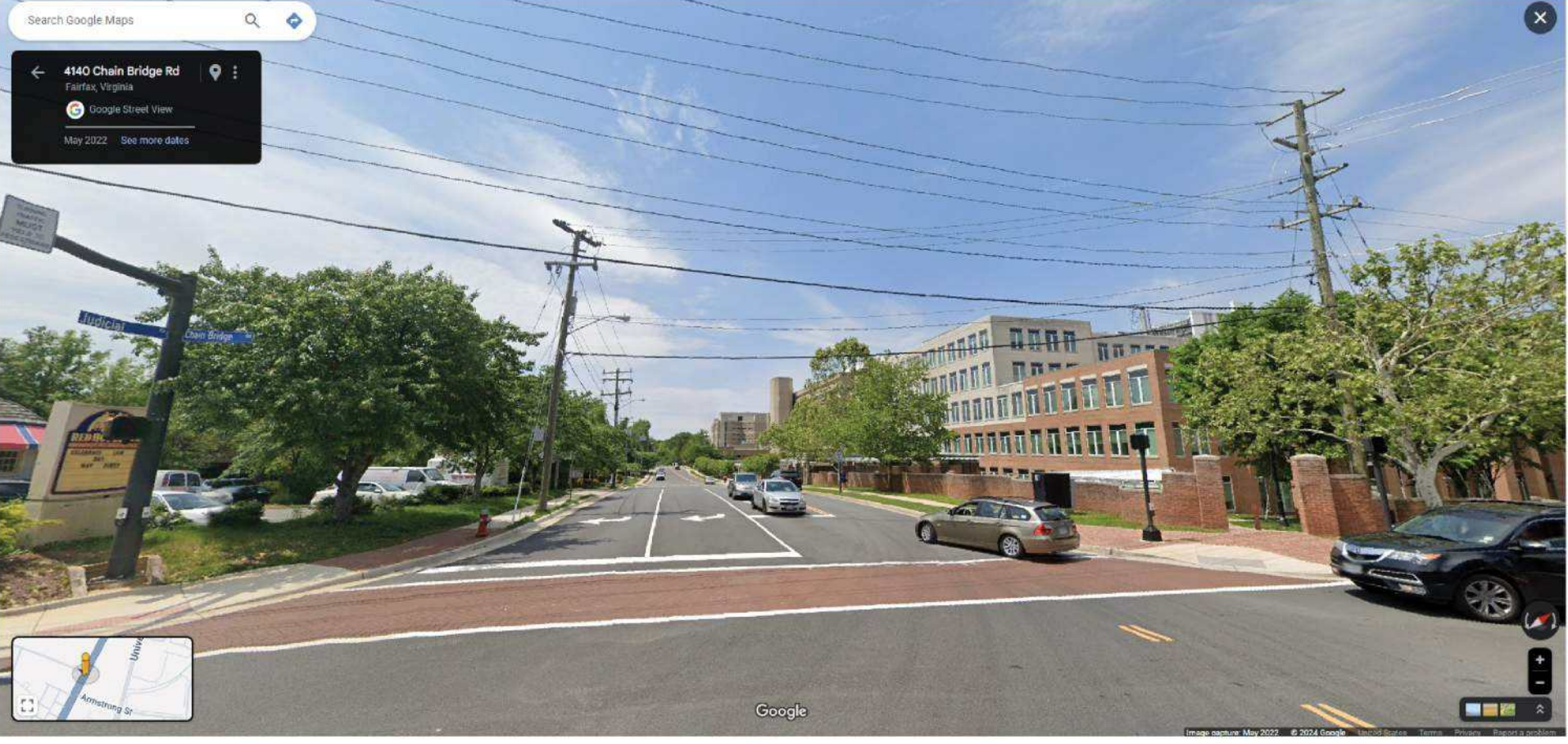
KEY PLAN



1) SITE- SW LOOKING NE



2) CHAINBRIDGE AND JUDICIAL DR- 1



3) JUDICIAL DR- LOOKING WEST



4) JUDICIAL DR- 1



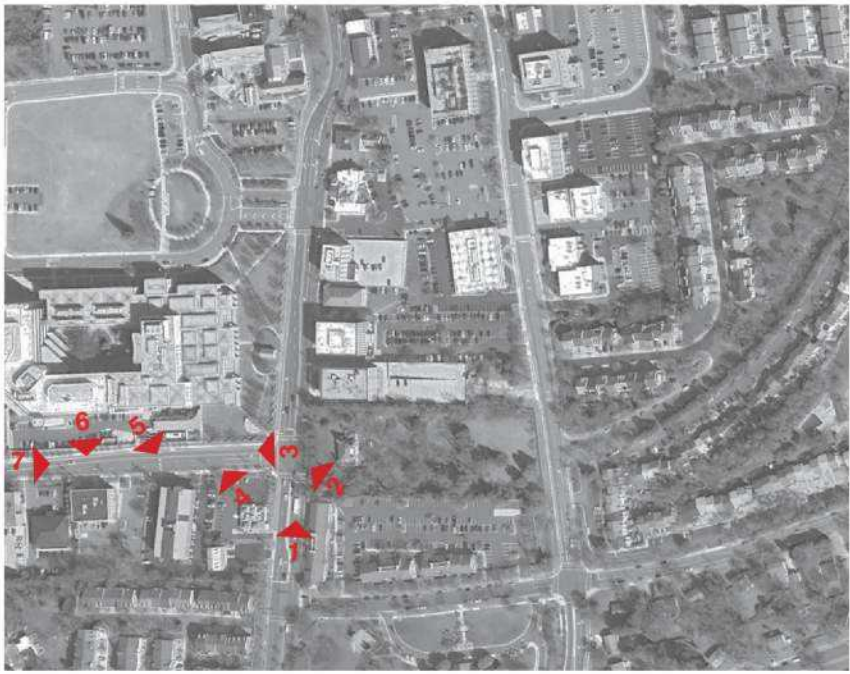
5) JUDICIAL DR- 2



6) JUDICIAL DR- 3



7) JUDICIAL DR- LOOKING EAST



KEY PLAN



1) UNIVERSITY DR- LOOKING SOUTH- 1



4) UNIVERSITY DR- NORTH PROPERTIES- ACROSS ST- 3



7) UNIVERSITY DR- NORTH PROPERTIES- ACROSS ST- 2



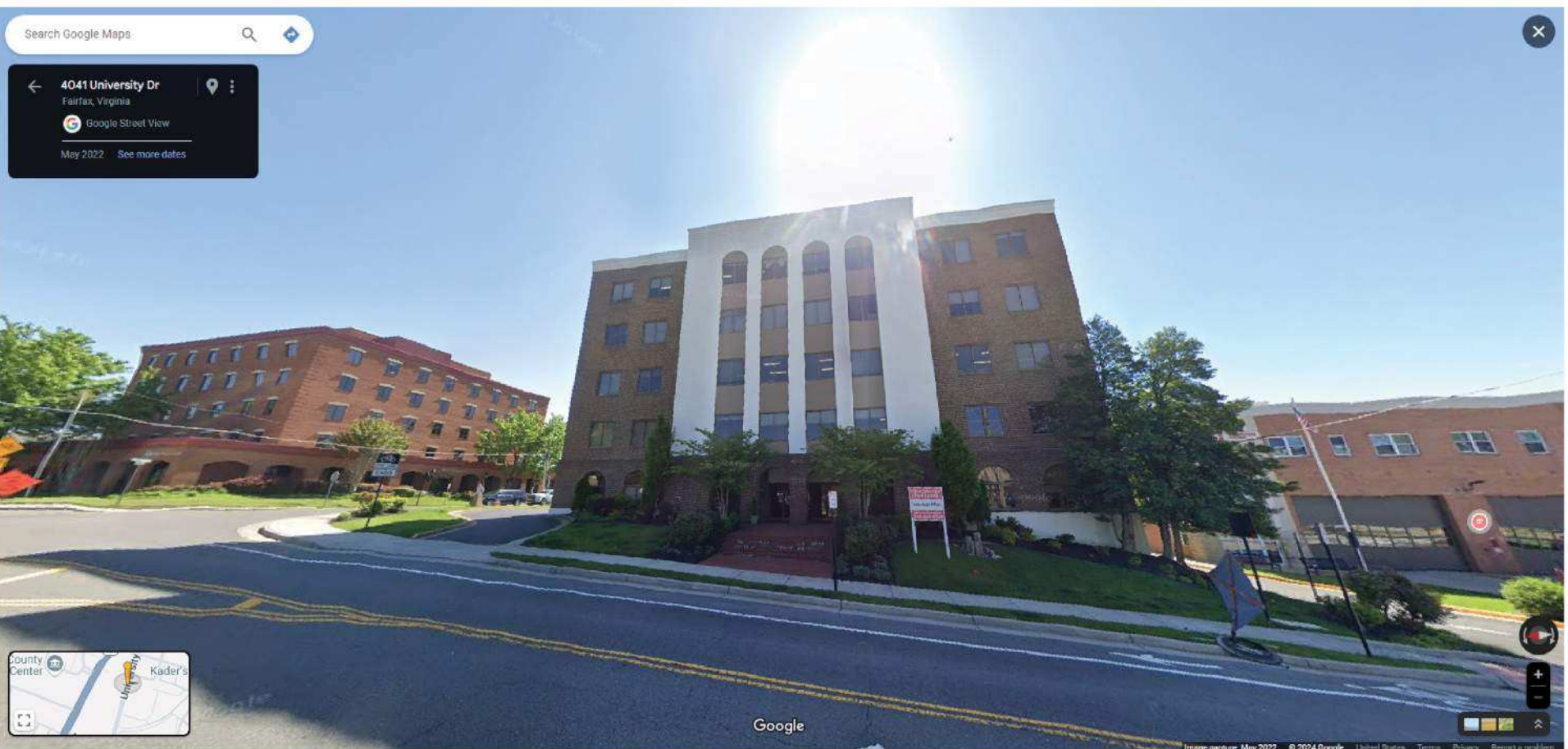
2) UNIVERSITY DR- LOOKING SOUTH- 2



5) UNIVERSITY DR- LOOKING SOUTH- 3



8) UNIVERSITY DR- NORTH PROPERTIES 1



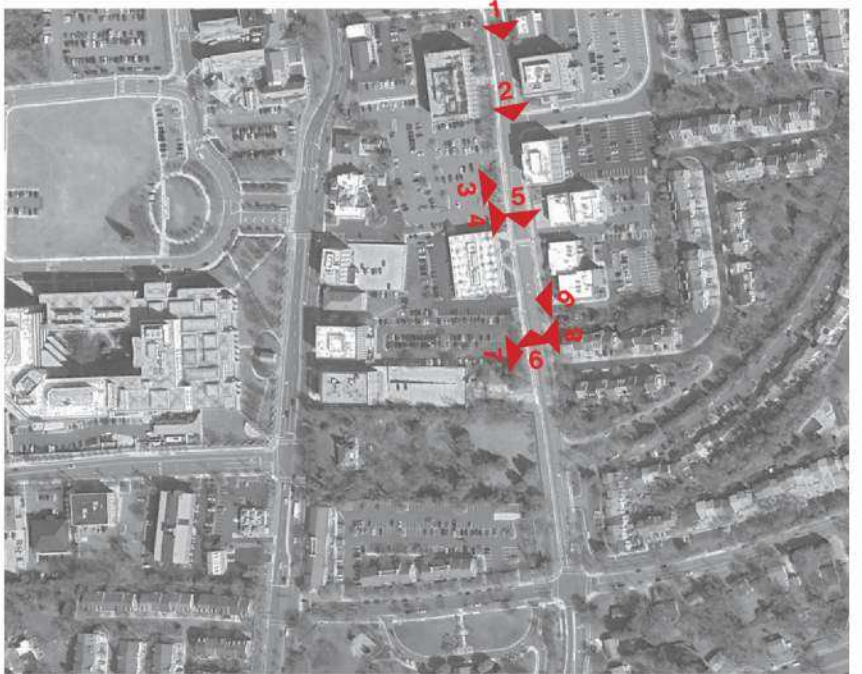
3) UNIVERSITY DR- NORTH PROPERTIES- ACROSS ST- 4



6) UNIVERSITY DR- LOOKING NORTH- 2



9) UNIVERSITY DR- NORTH PROPERTIES 2



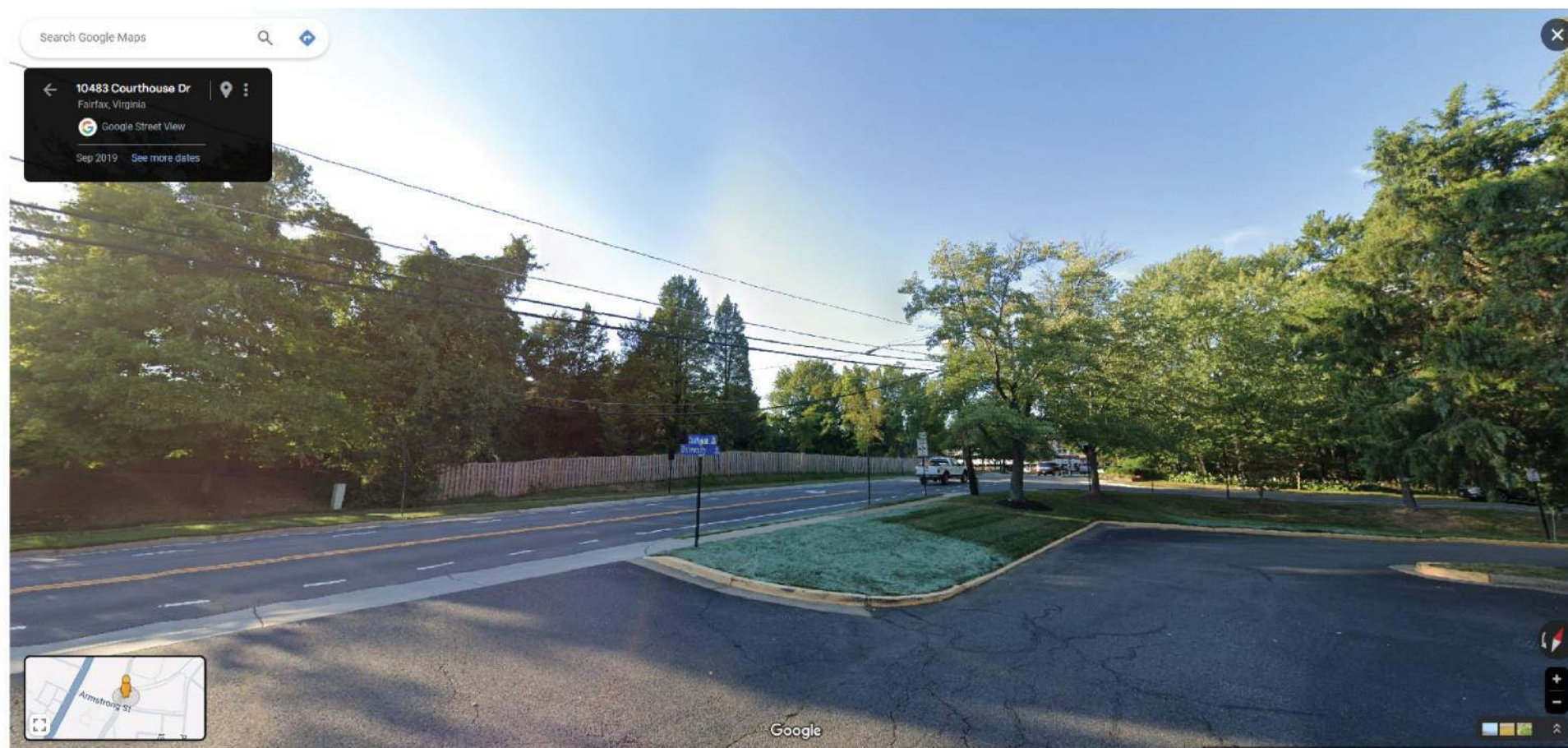
KEY PLAN



1) UNIVERSITY DR- SOUTH PROPERTIES- ACROSS ST- 2



4) UNIVERSITY DR- SOUTH PROPERTIES 1



7) SITE- SE LOOKING NW



2) UNIVERSITY DR- LOOKING NORTH- 1



5) UNIVERSITY DR- NORTH PROPERTIES- ACROSS ST- 1



8) BRECKENRIDGE LN LOOKING EAST



3) UNIVERSITY DR- SOUTH PROPERTIES- ACROSS ST- 1



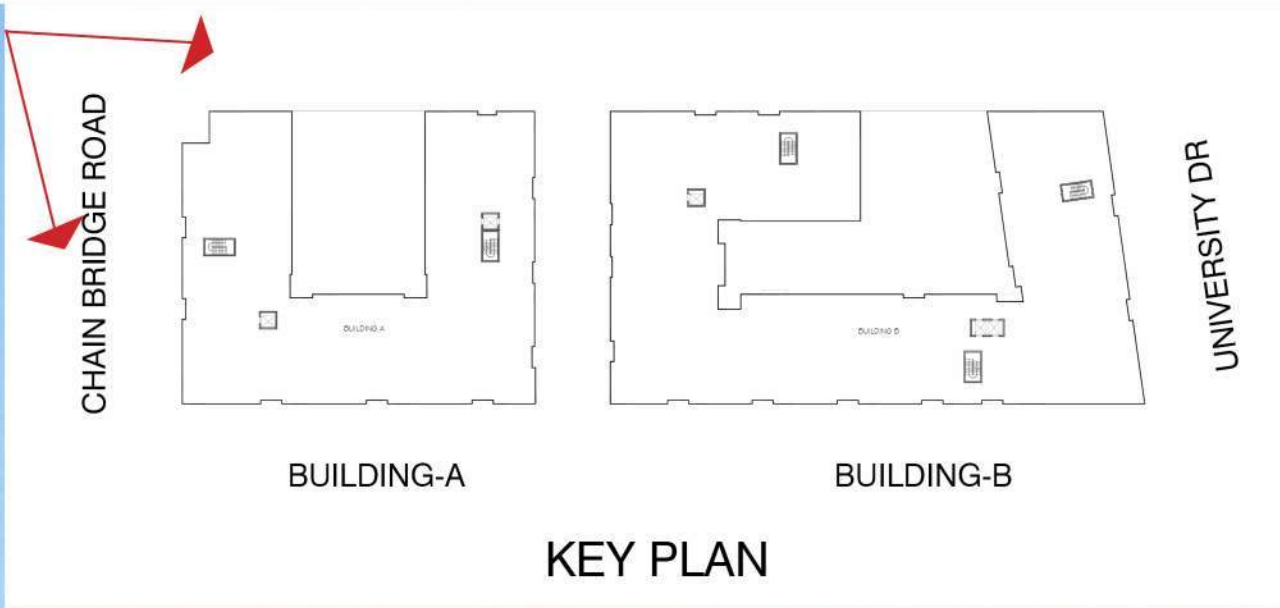
6) SITE- NE LOOKING SW

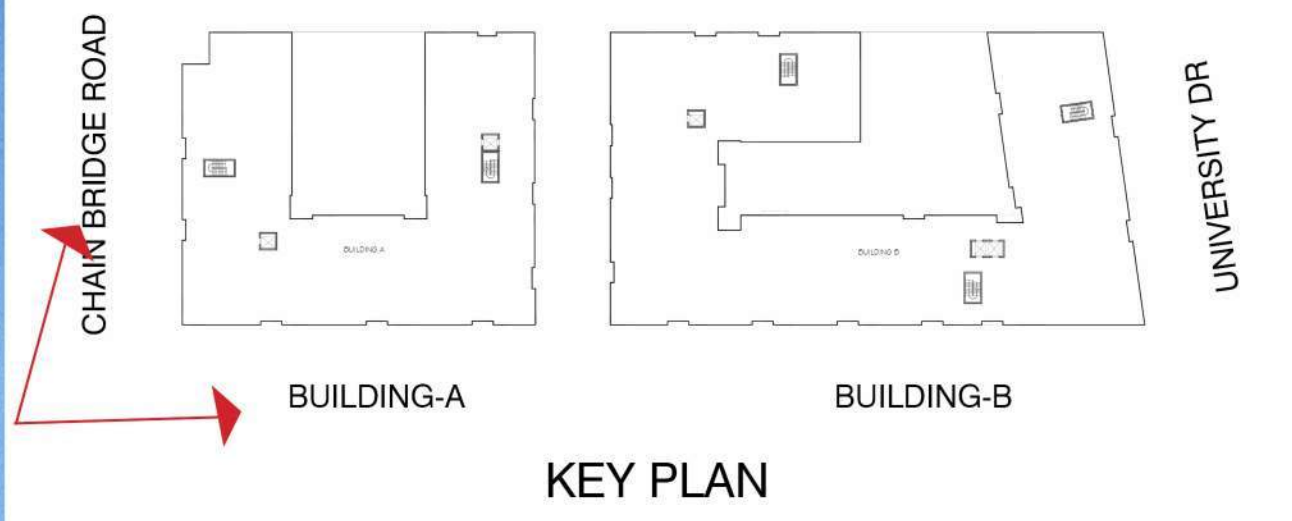


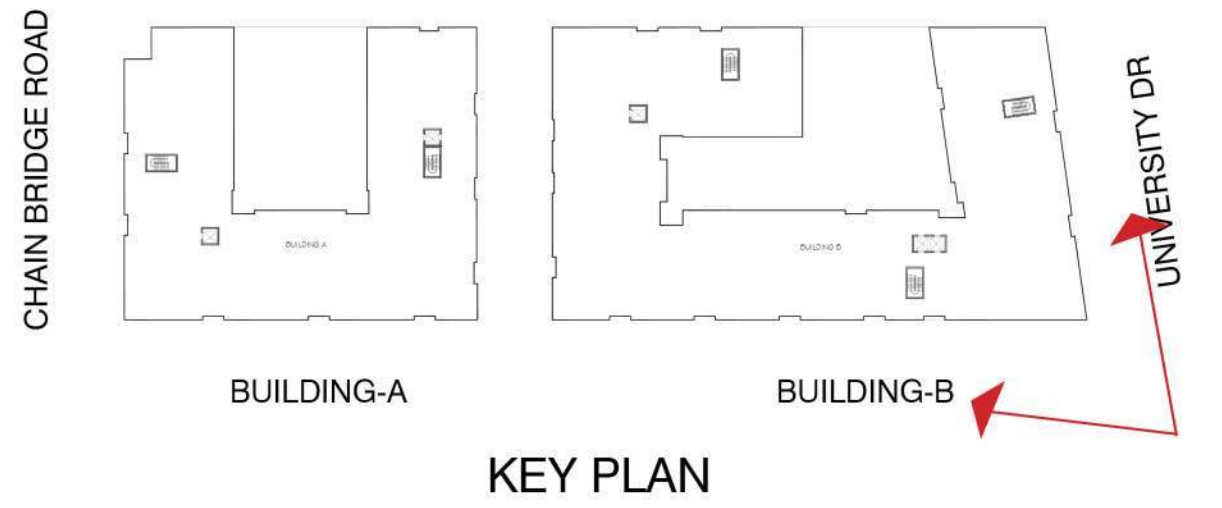
9) BRECKENRIDGE LN LOOKING WEST



KEY PLAN











EXISTING BUILDING
CHAINBRIDGE RD

PROPOSED BUILDING A

EXISTING BUILDING
CHAINBRIDGE RD



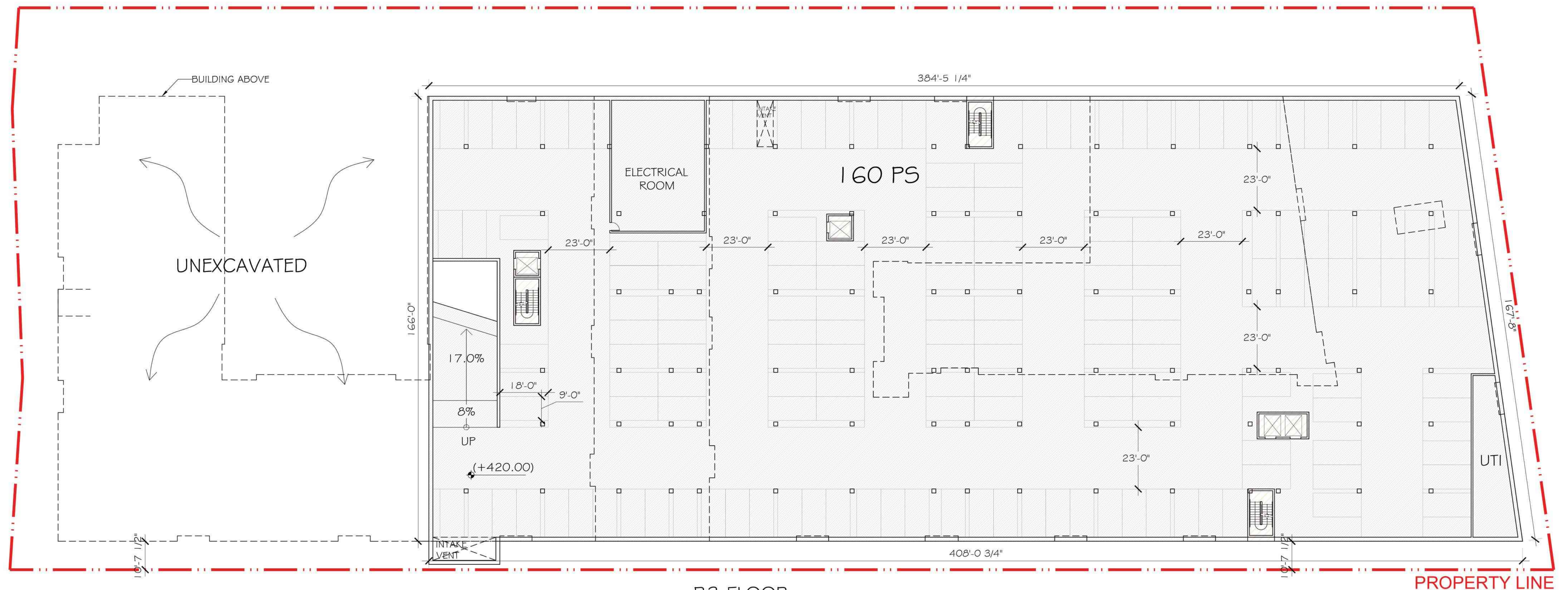
1A) CHAINBRIDGE- NORTH PROPERTIES

1B) CHAINBRIDGE- PROPOSED BUILDING

1C) CHAINBRIDGE-SOUTH PROPERTIES



KEY PLAN



RESIDENTIAL AREA (BUILDING A) = 280 GSF



RESIDENTIAL AREA (BUILDING B) = 684 GSF



GARAGE/PARKING AREA = 64,463 GSF

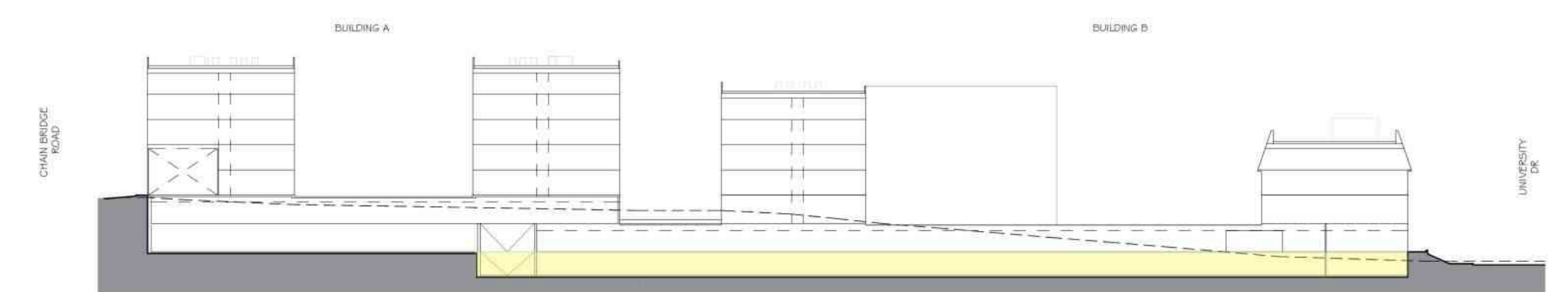
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B3 - BASEMENT PLAN

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SECTION

4131 CHAIN BRIDGE ROAD

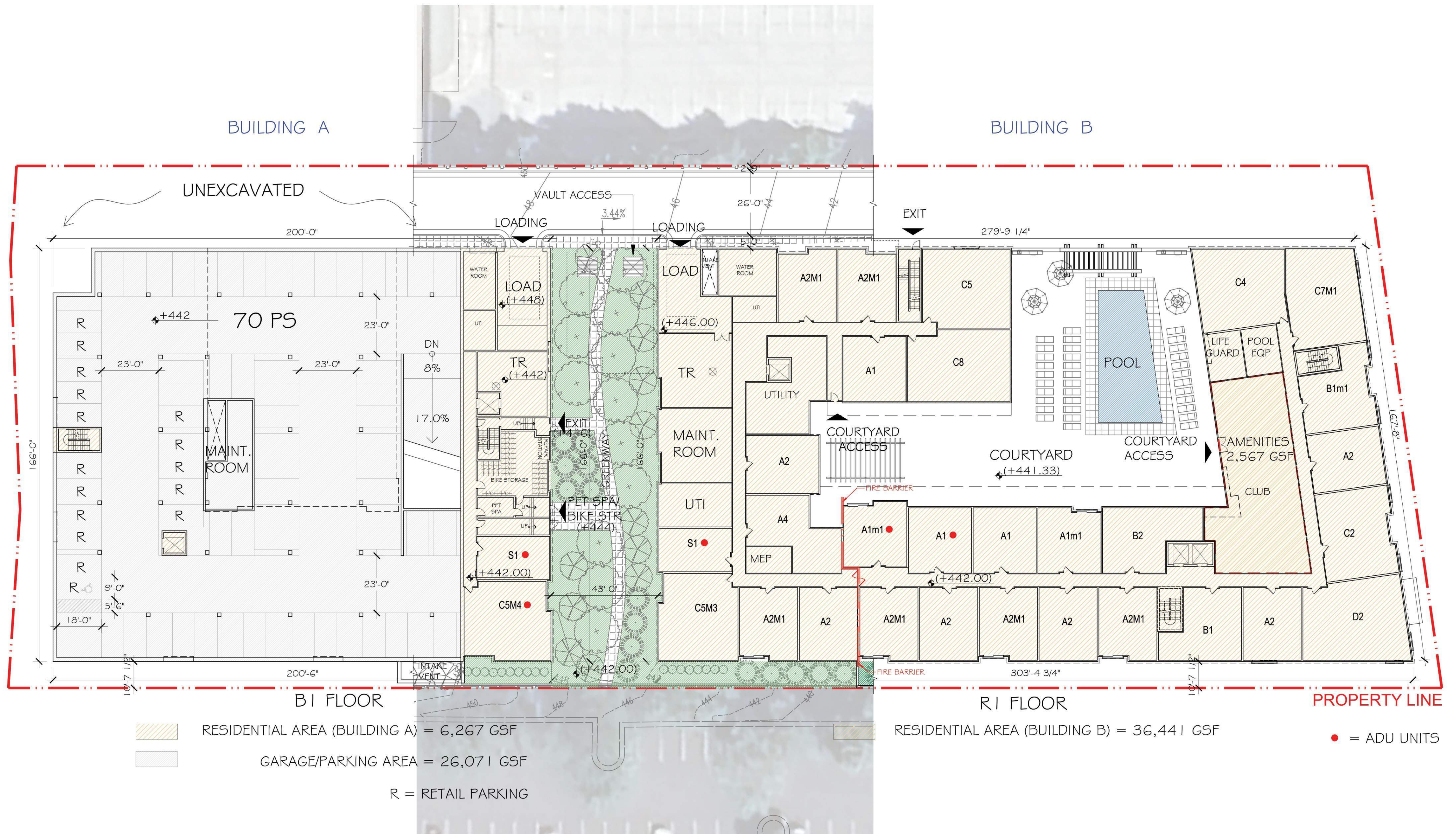
CITY OF FAIRFAX, VA
PARADIGM DEVELOPMENT

NOV 20, 2024
PDM.015

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

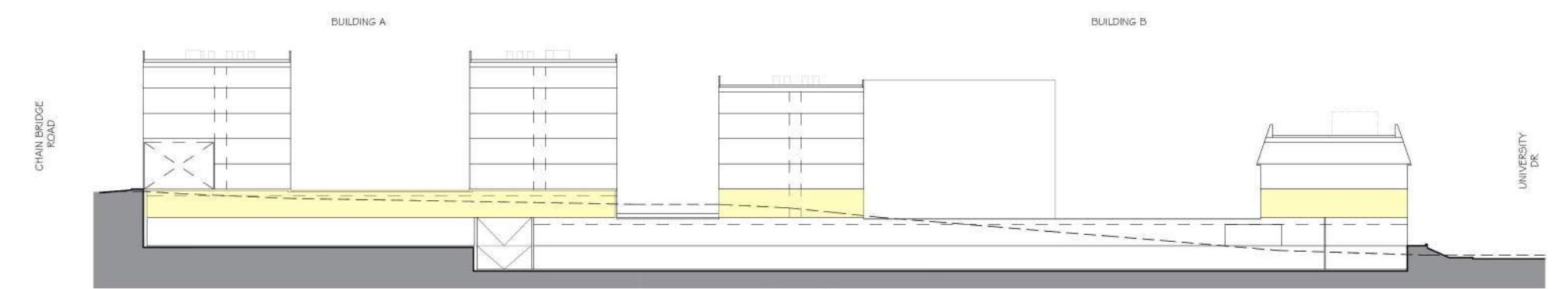
A.12





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B1 - R1 FLOOR PLAN



BUILDING A

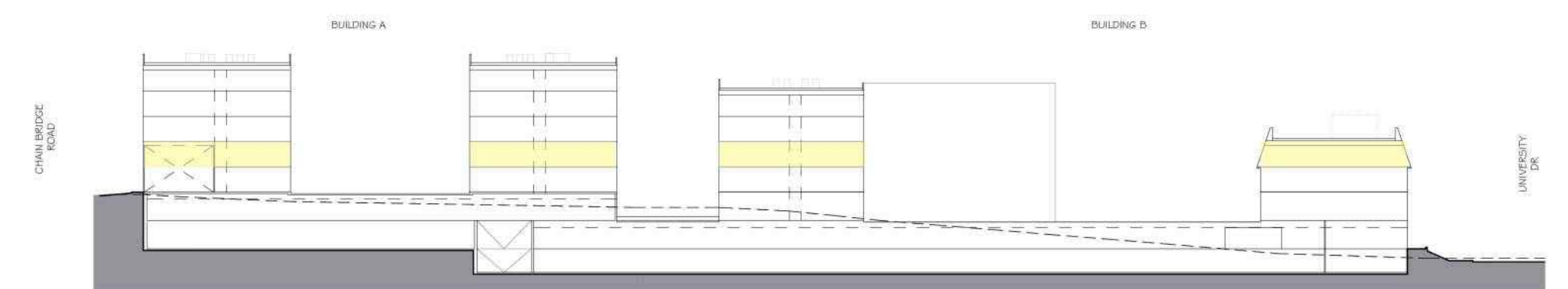
BUILDING B



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R2 - R3 FLOOR PLAN

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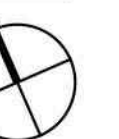
4131 CHAIN BRIDGE ROAD

CITY OF FAIRFAX, VA
PARADIGM DEVELOPMENT

NOV 20, 2024
PDM.015

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

A.16



BUILDING A

BUILDING B

5 STORY MAX.
4 STORY MAX.

APPROXIMATE LINE
FROM GREEN AREA PLAN



TYPICAL 1 FLOOR (R3-R5)

RESIDENTIAL AREA (BUILDING A) = 24,821 GSF

TYPICAL 2 FLOOR (R4 & R5)

RESIDENTIAL AREA (BUILDING B) = 25,740 GSF

PROPERTY LINE

• = ADU UNITS

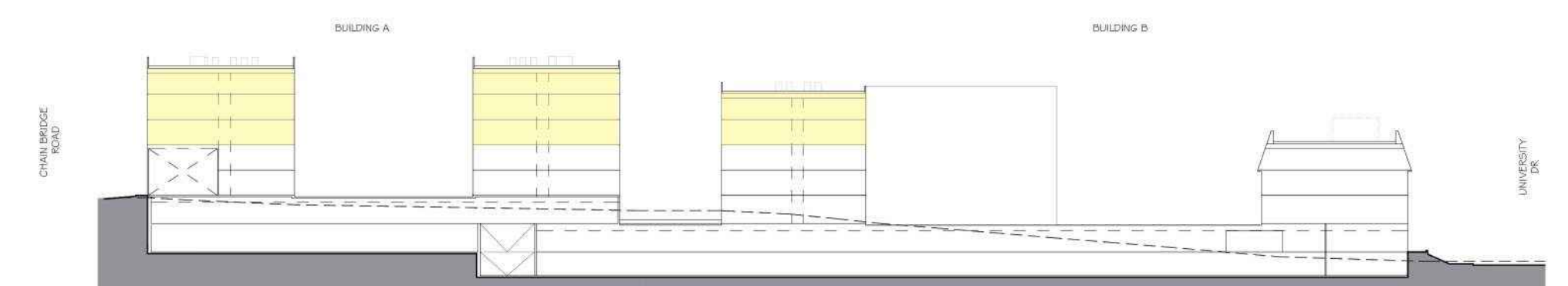
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TYPICAL 1 - TYPICAL 2 FLOOR PLAN

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SECTION

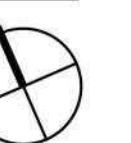
4131 CHAIN BRIDGE ROAD

CITY OF FAIRFAX, VA
PARADIGM DEVELOPMENT

NOV 20, 2024
PDM.015

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

A.17



BUILDING A

BUILDING B

CHAIN BRIDGE ROAD

UNIVERSITY DR

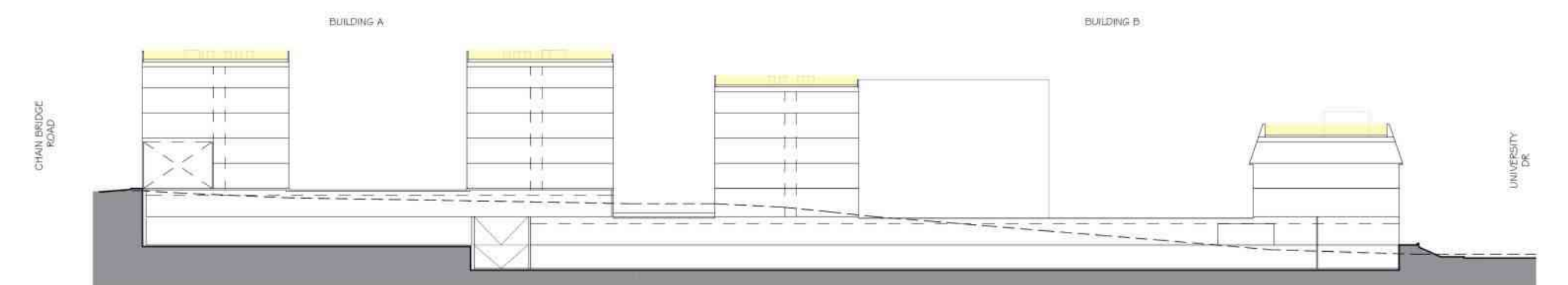
PROPERTY LINE

ROOF PLAN

NEAREST POINT: 21'-0"
(PARAPET TO EQUIPMENT, HATCH, OR ELEVATOR OVERRUN)

*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
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ROOF PLAN



SECTION

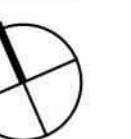
4131 CHAIN BRIDGE ROAD

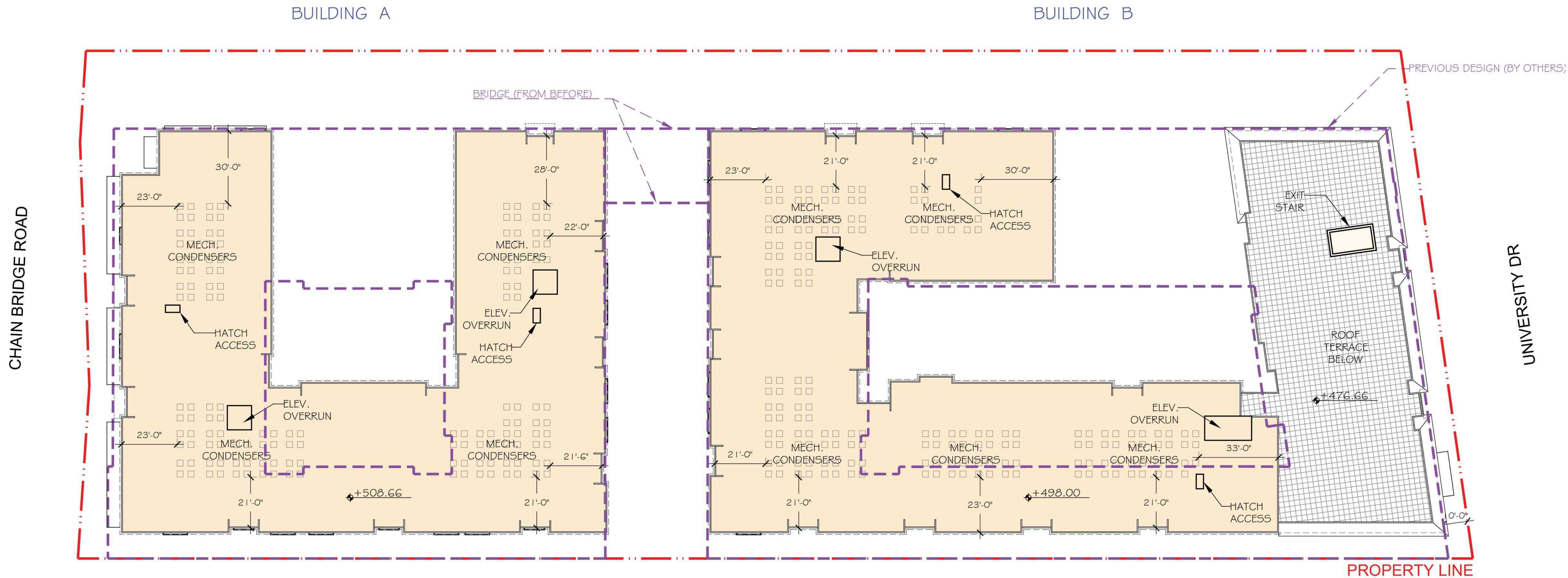
CITY OF FAIRFAX, VA
PARADIGM DEVELOPMENT

NOV 20, 2024
PDM.015

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

A.18



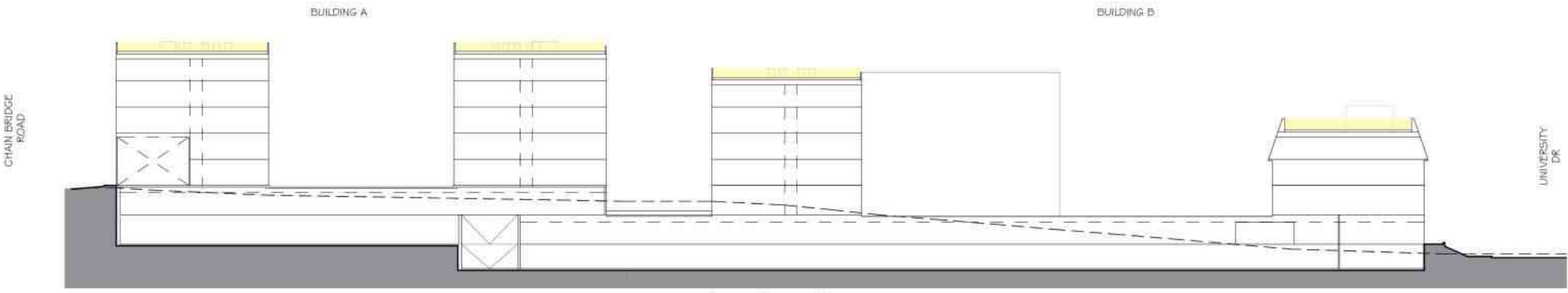


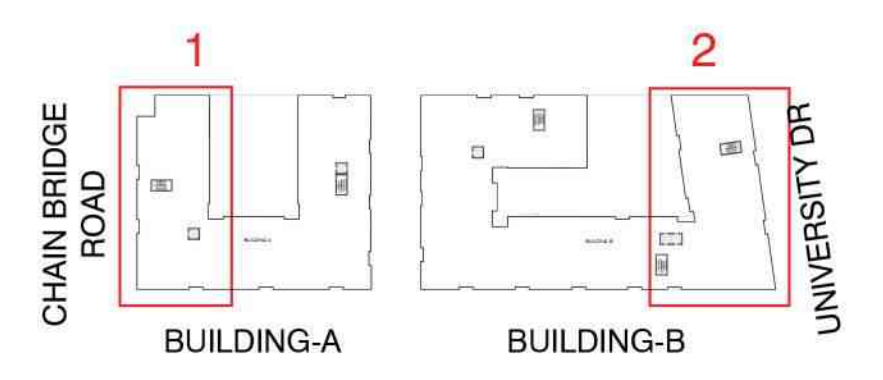
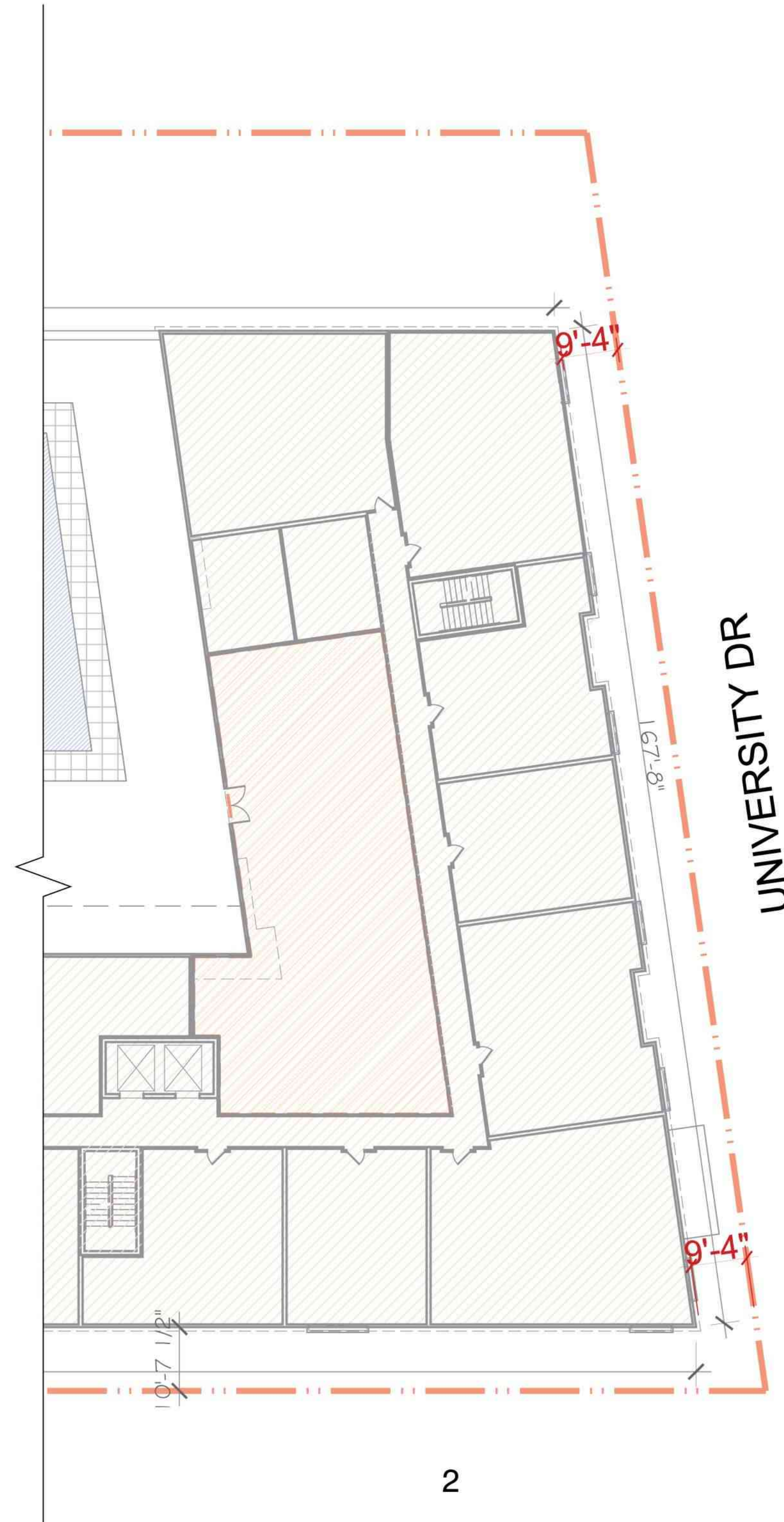
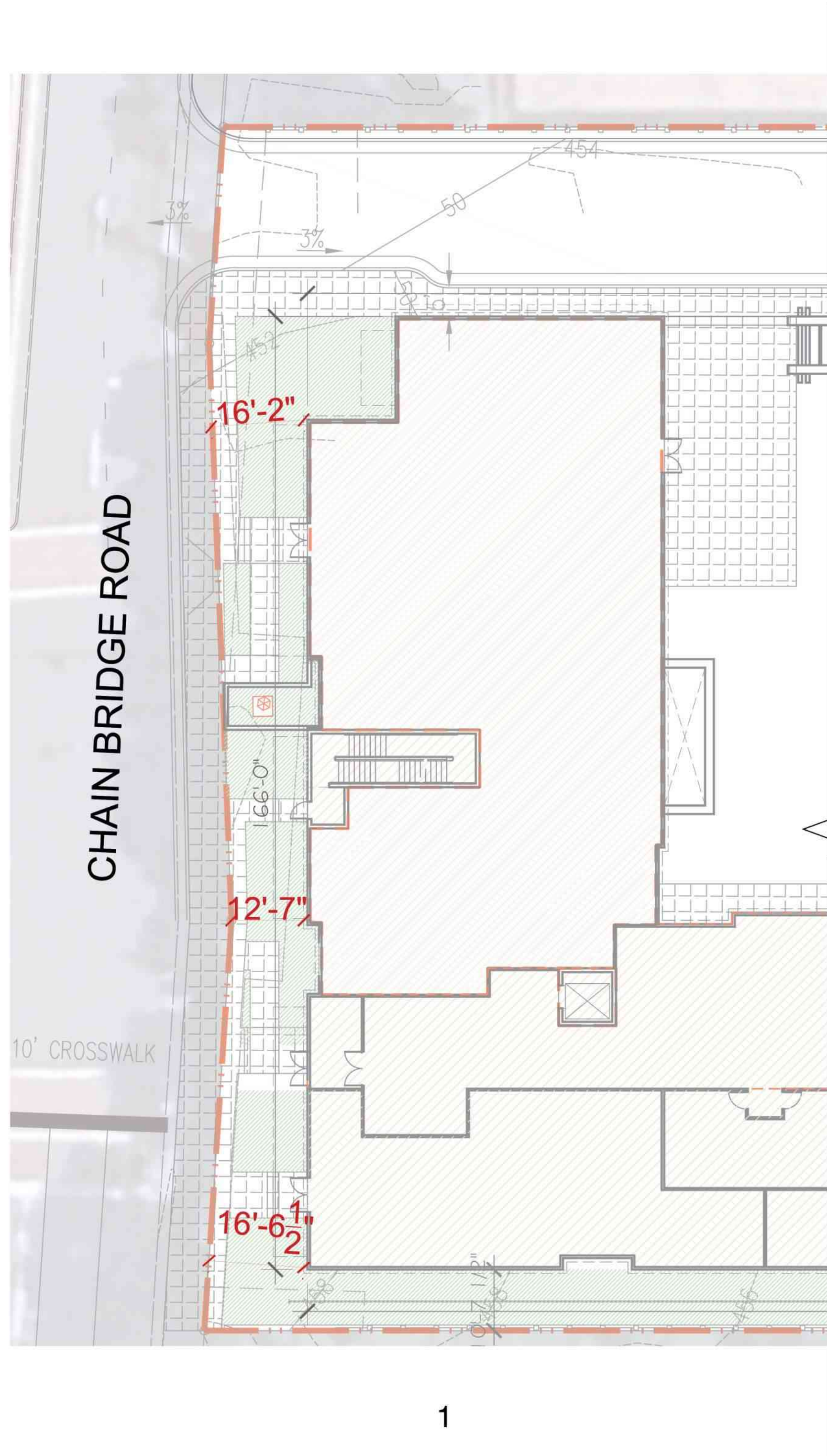
ROOF PLAN

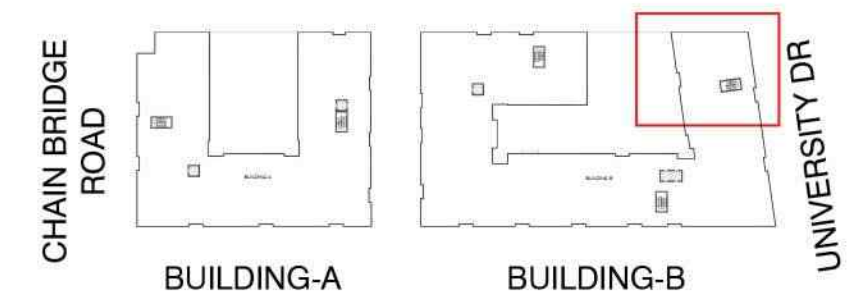
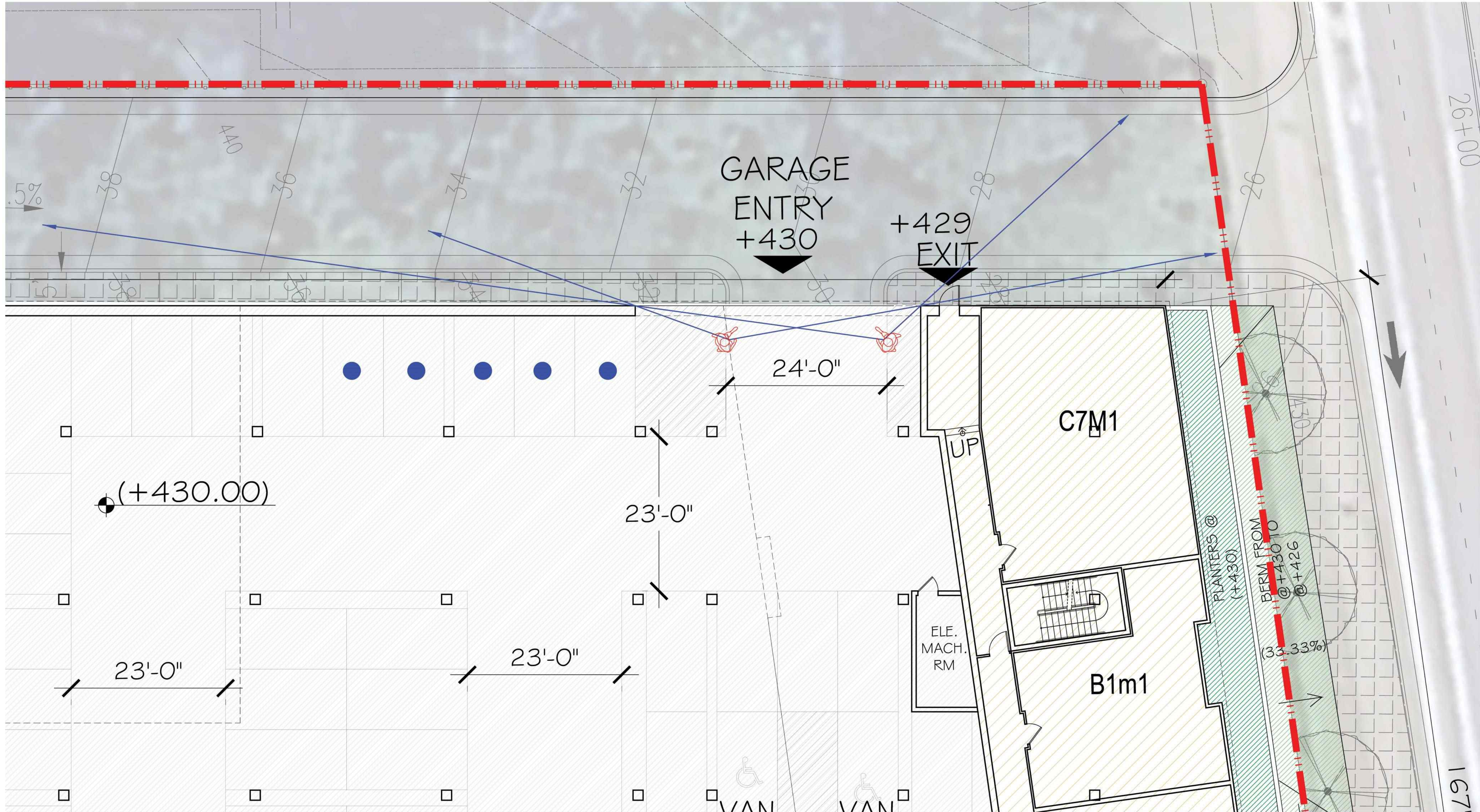
NEAREST POINT: 21'-0"
(PARAPET TO EQUIPMENT, HATCH, OR ELEVATOR OVERRUN)

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BUILDING BEFORE VS AFTER



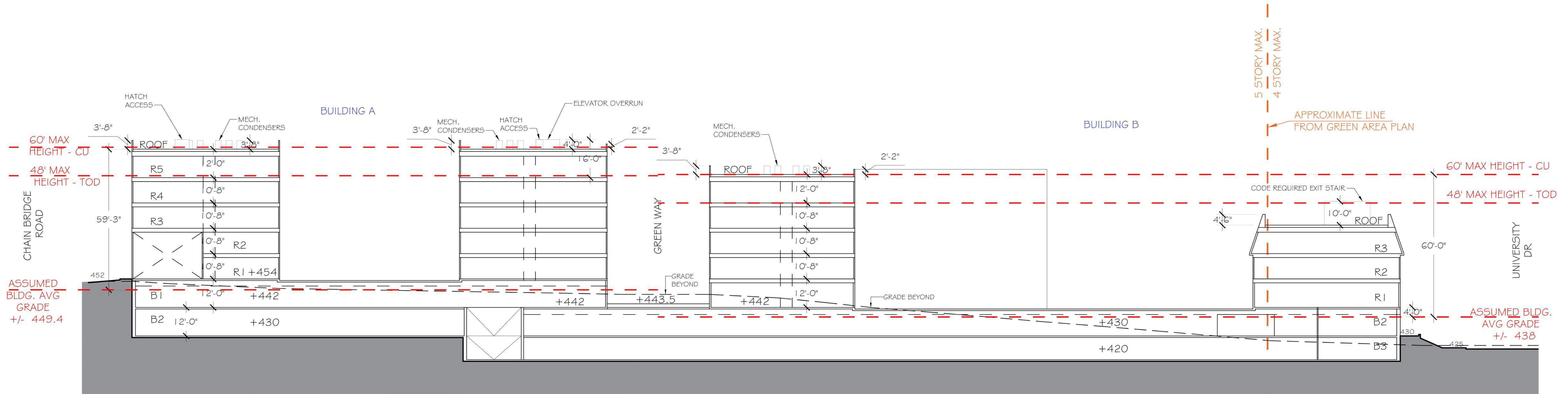




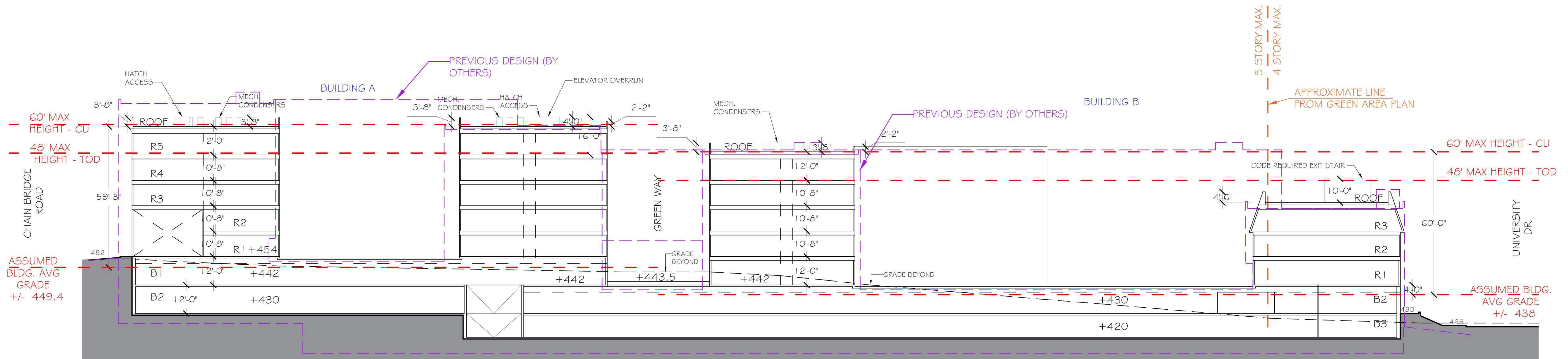
KEY PLAN

SIGHT DISTANCE DIAGRAM

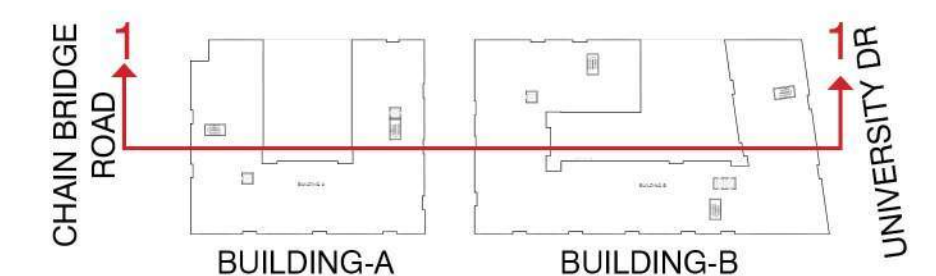
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CITY OF FAIRFAX, VA
PARADIGM DEVELOPMENT

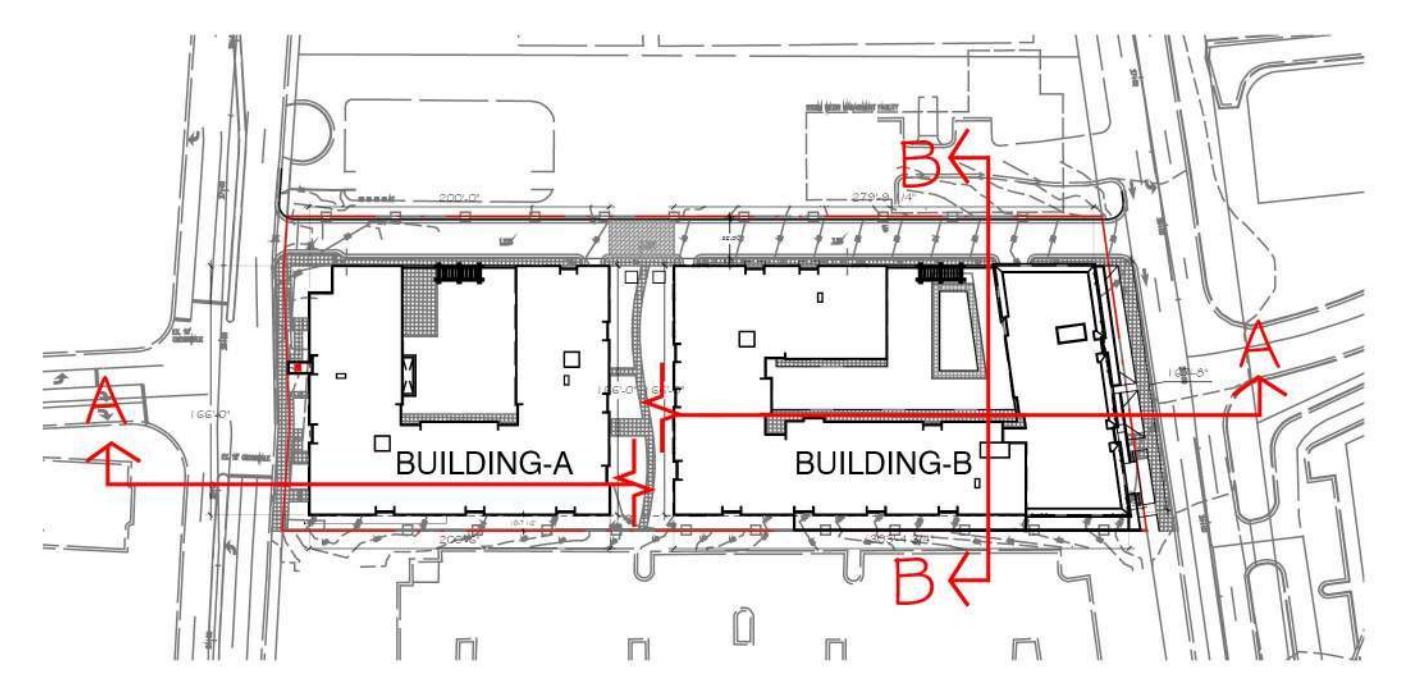
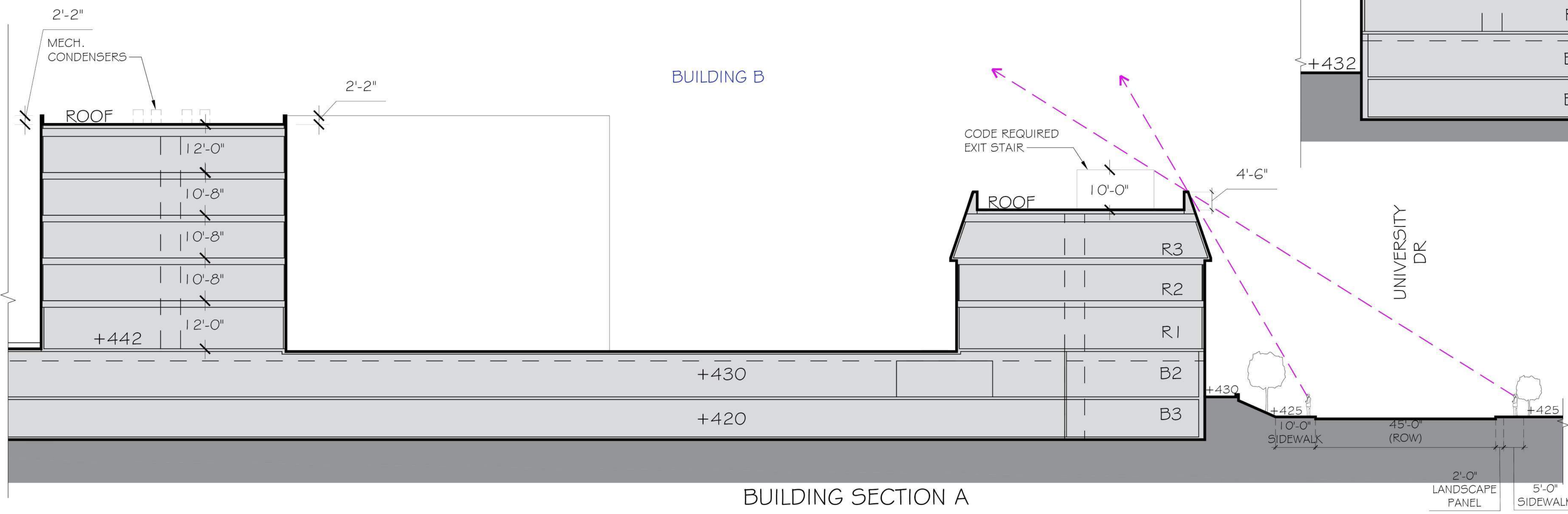
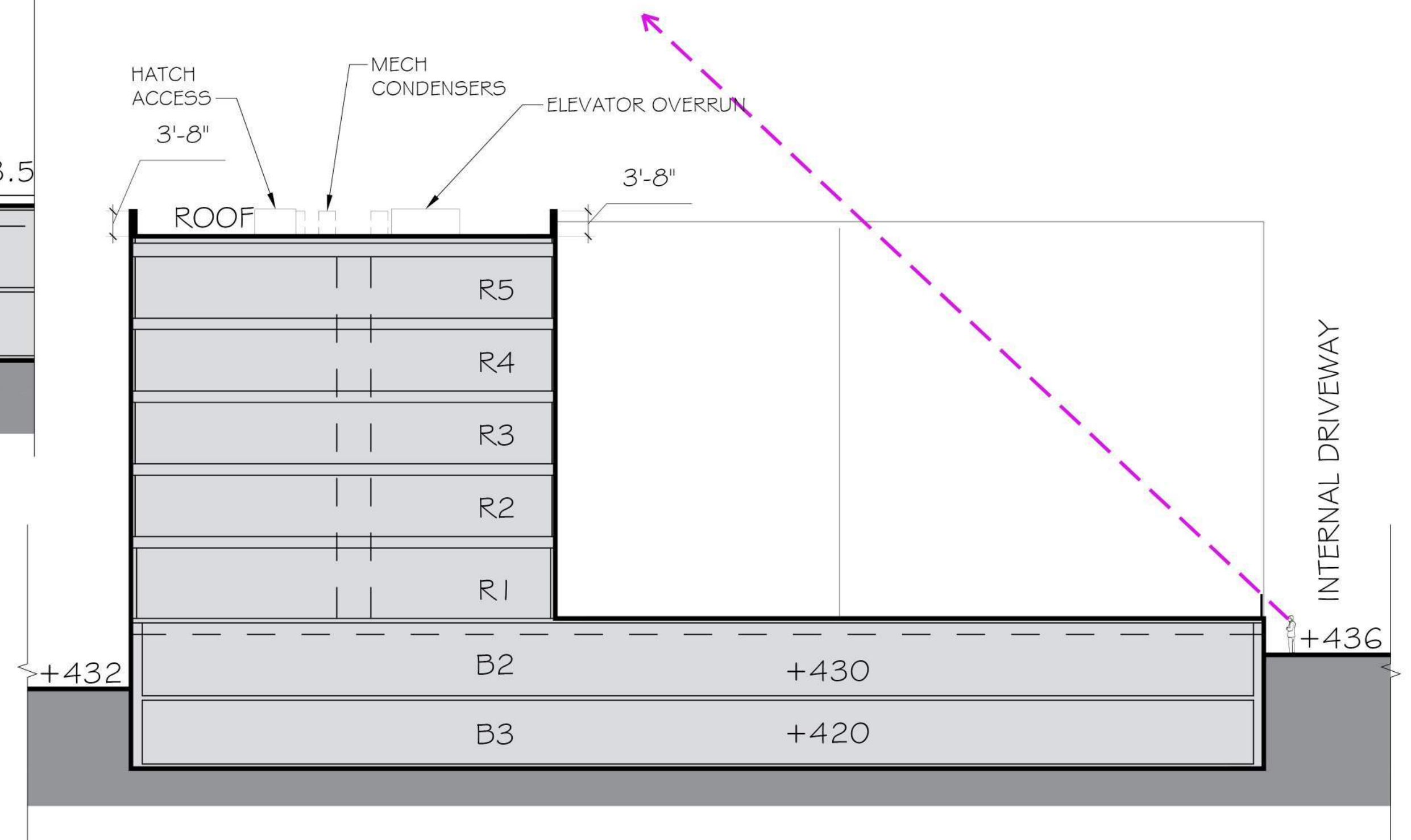
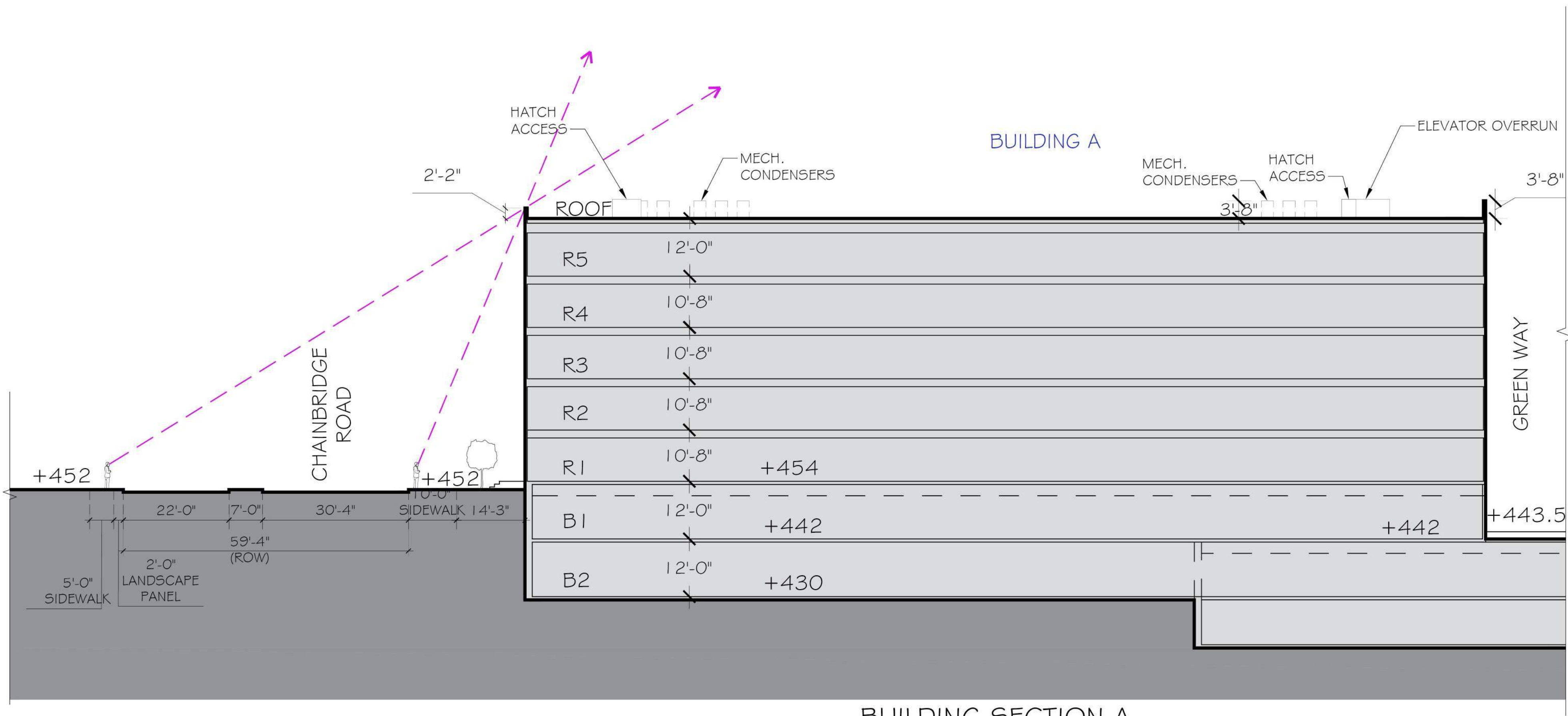


BUILDING SECTION -1

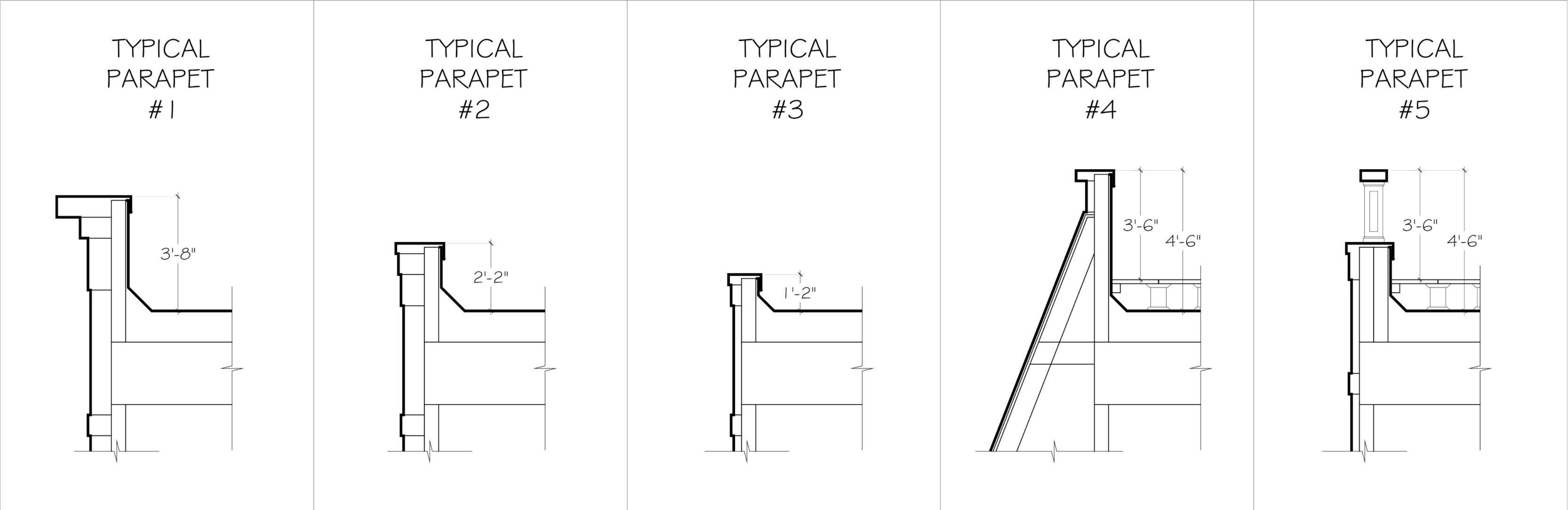


BUILDING SECTION -1 - CURRENT VS PREVIOUS DESIGN (BY OTHERS)





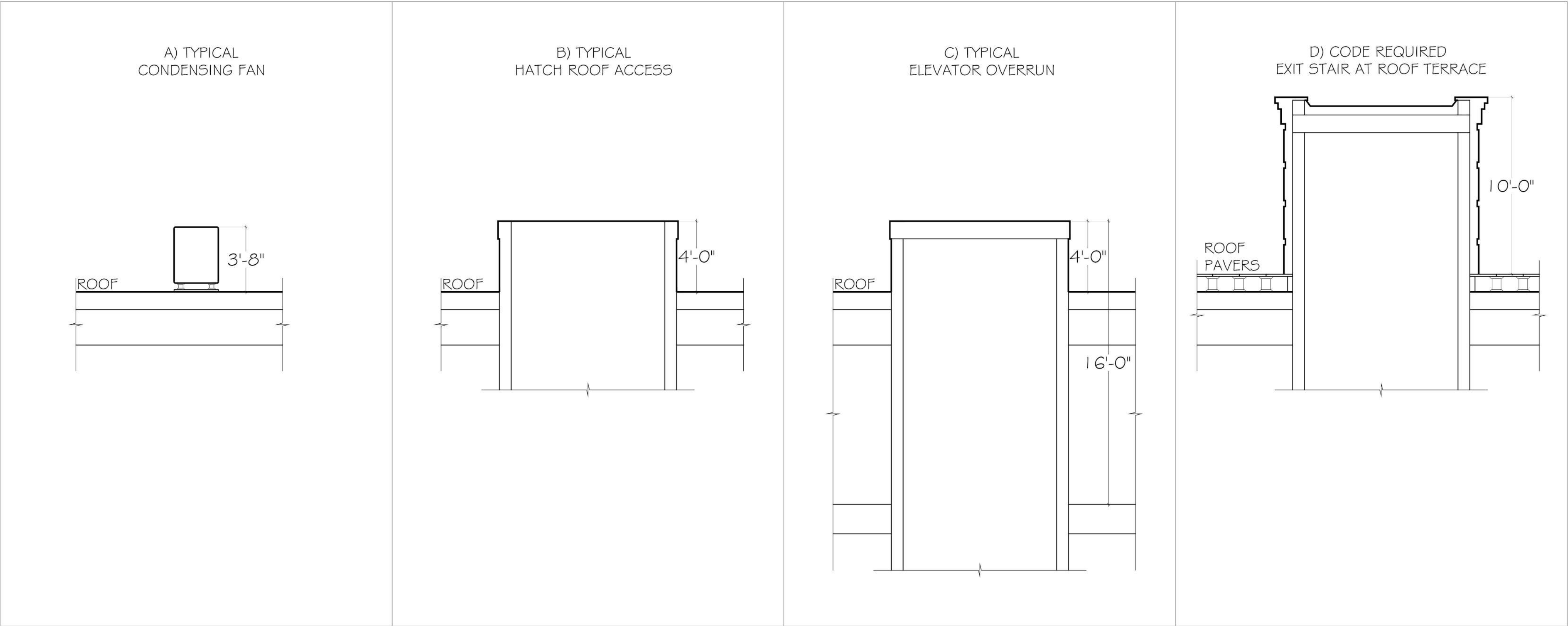
*SEE PAGE A.23 FOR DETAILED DIMENSIONS OF MECH. CONDENSER, ELEVATOR OVERRUN, HATCH ACCESS, AND STAIR.



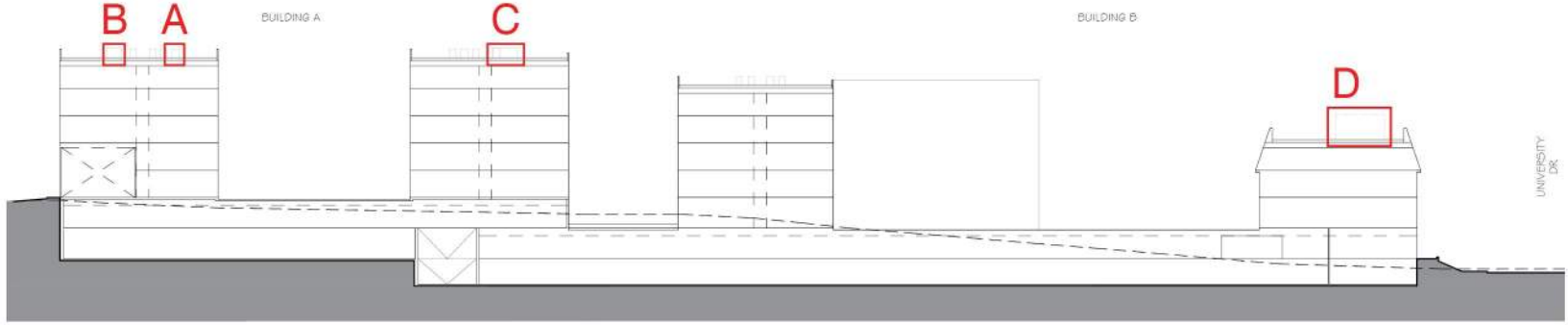
PARAPET DIAGRAM



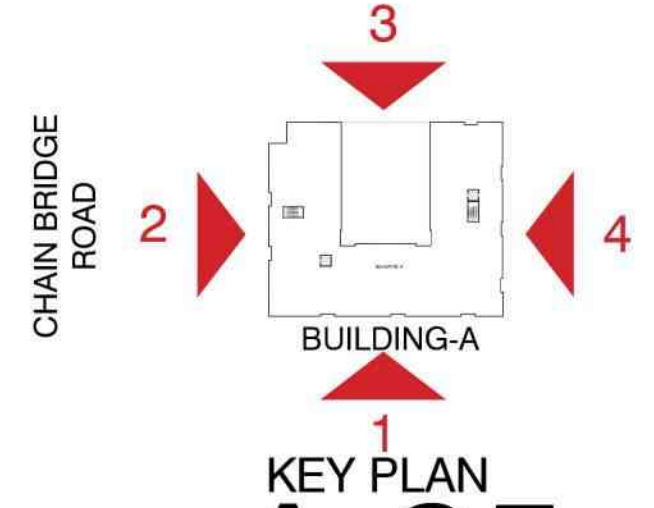
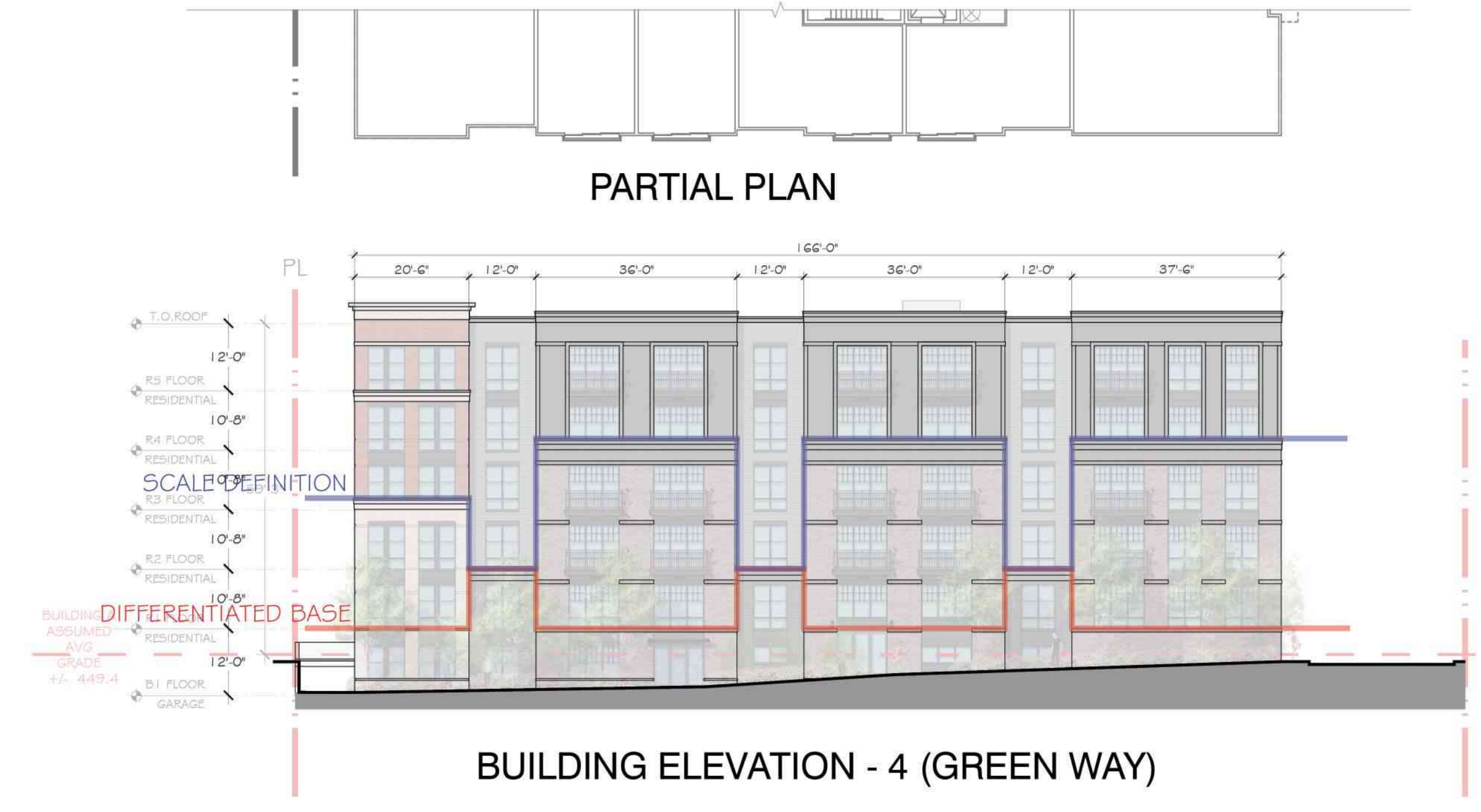
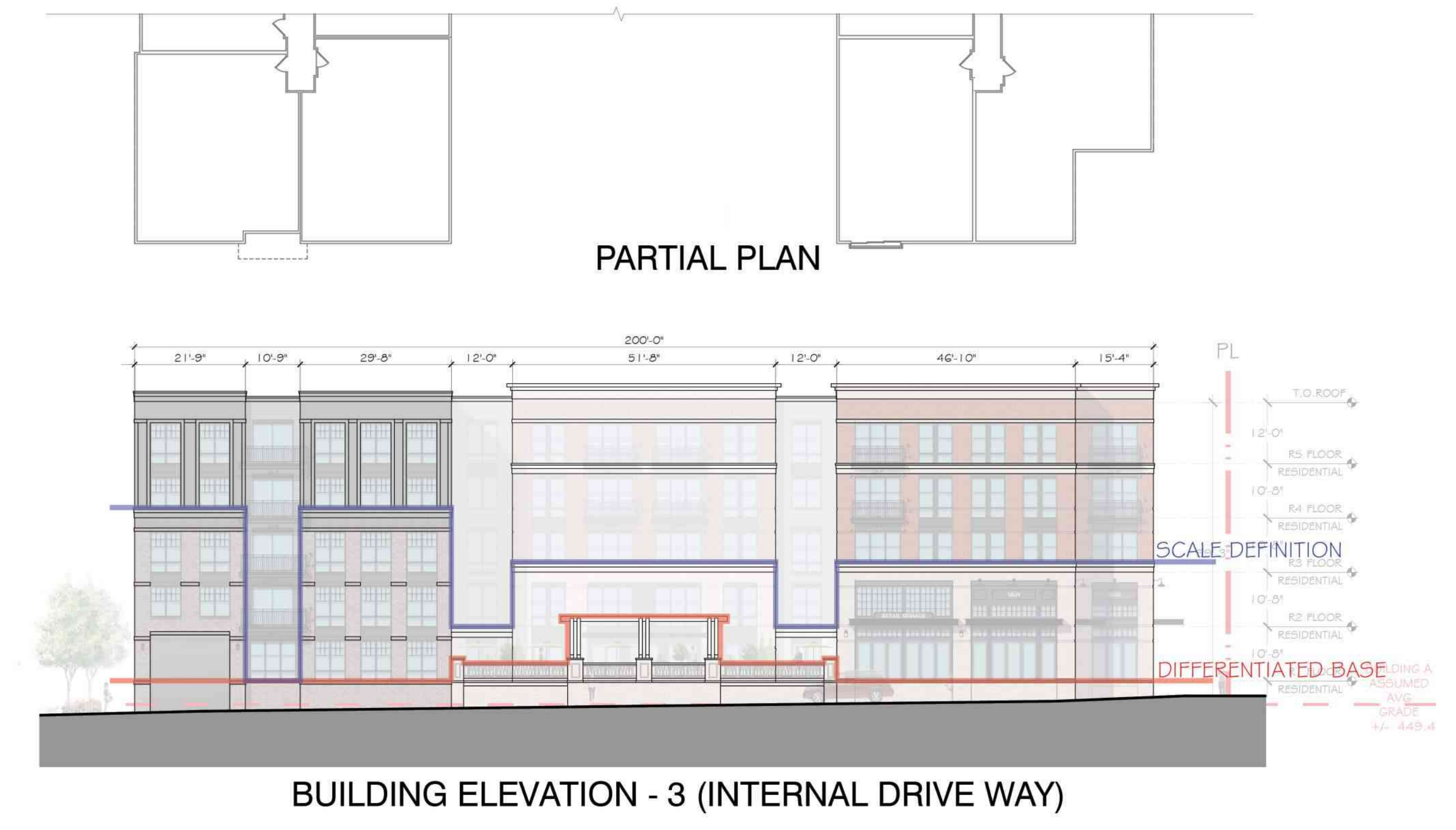
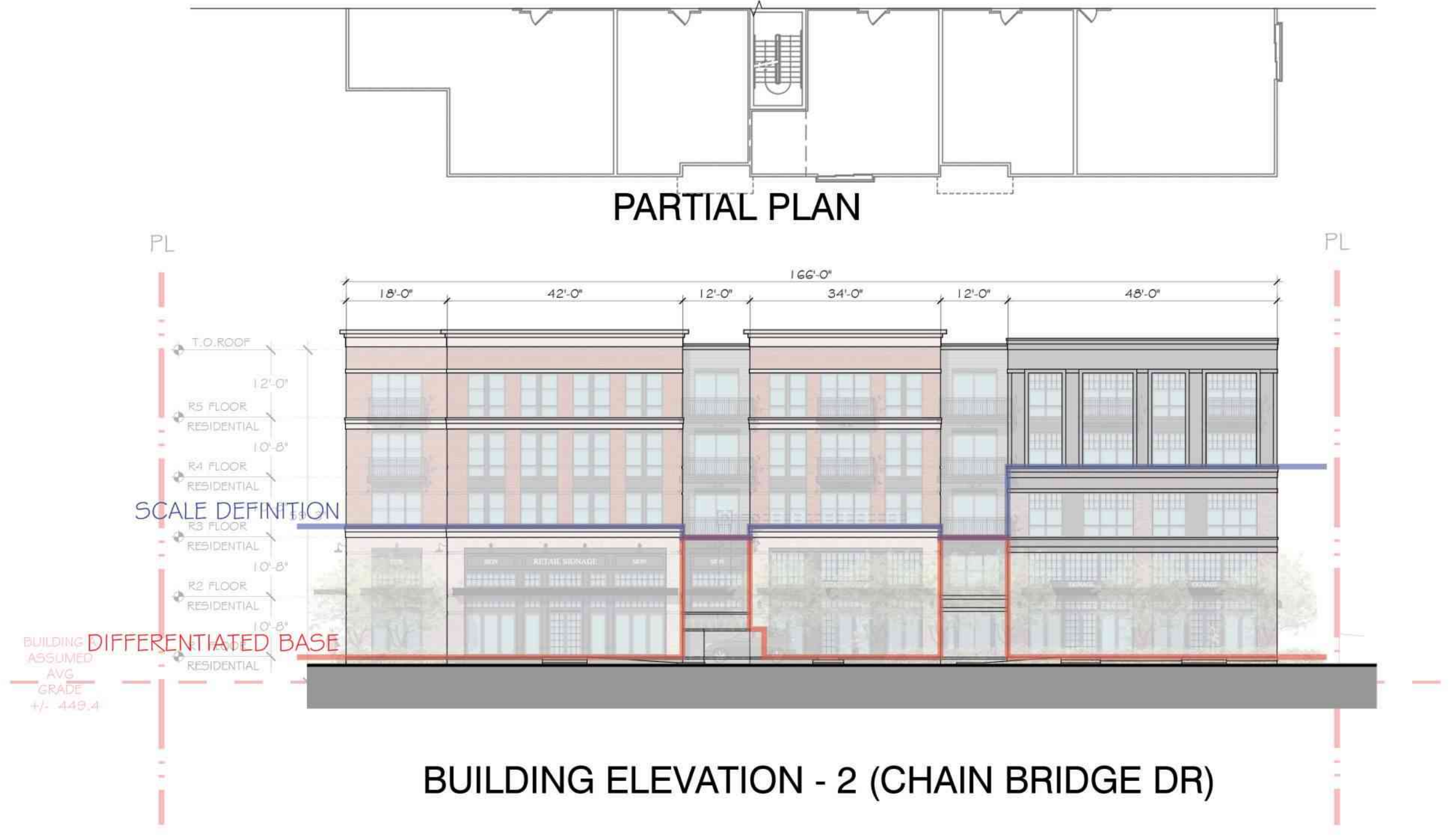
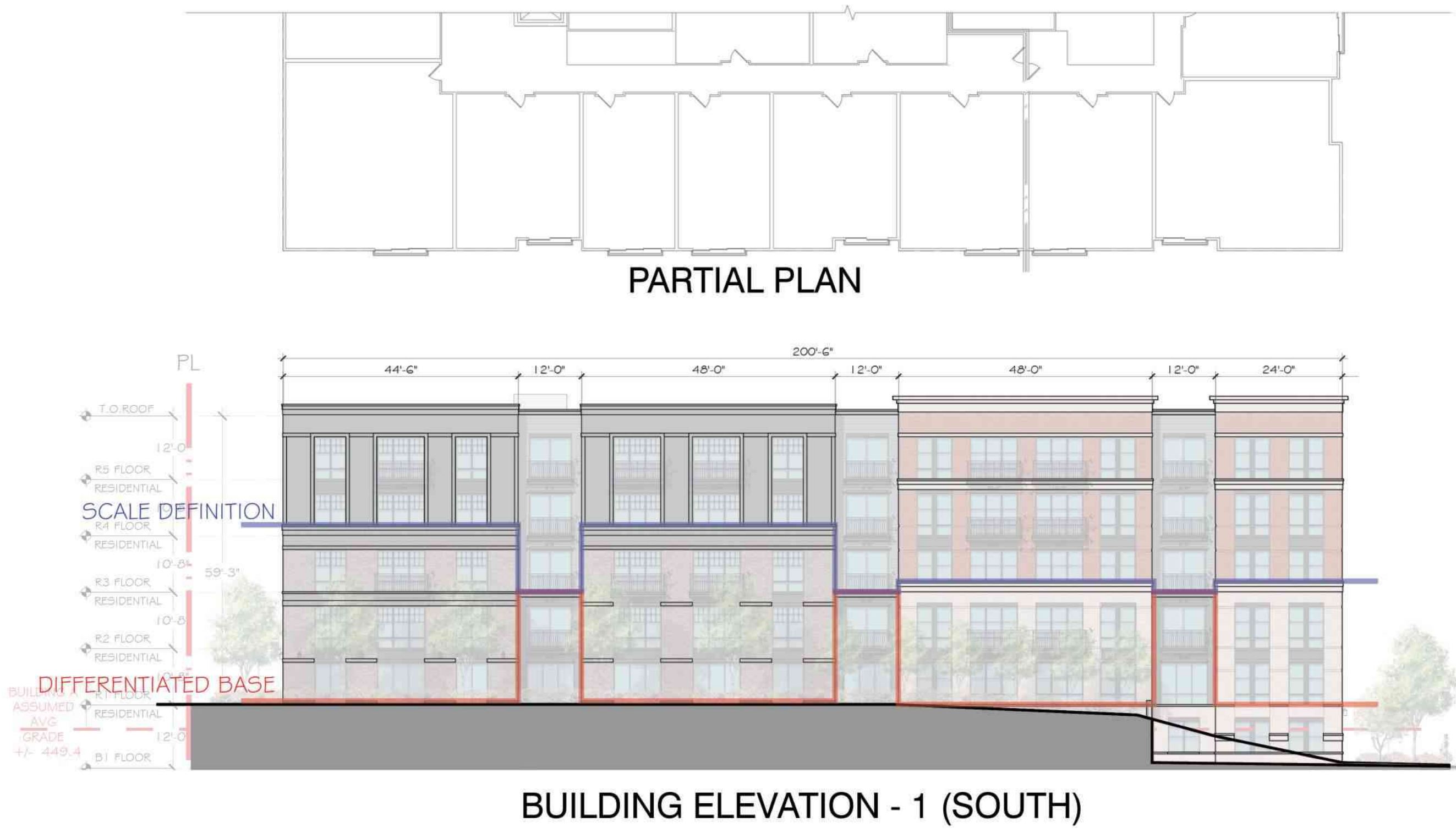
KEY PLAN- PARAPETS



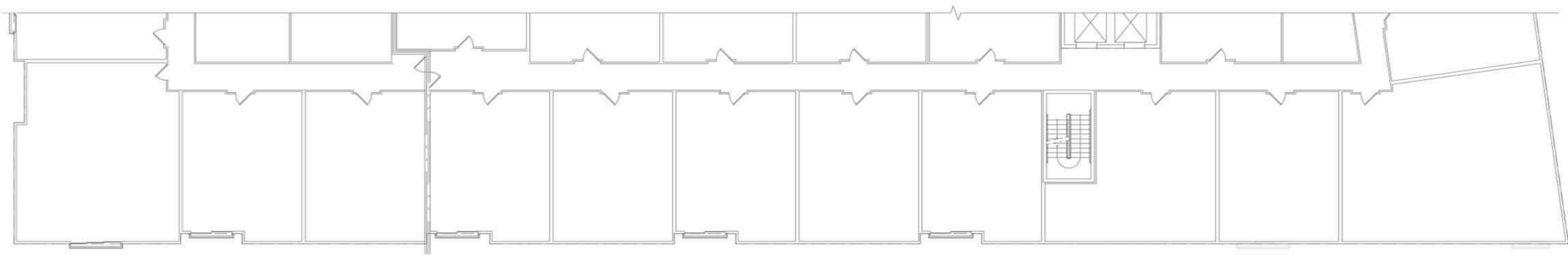
ROOF PROJECTIONS DIAGRAM



KEY PLAN- ROOF PROJECTIONS



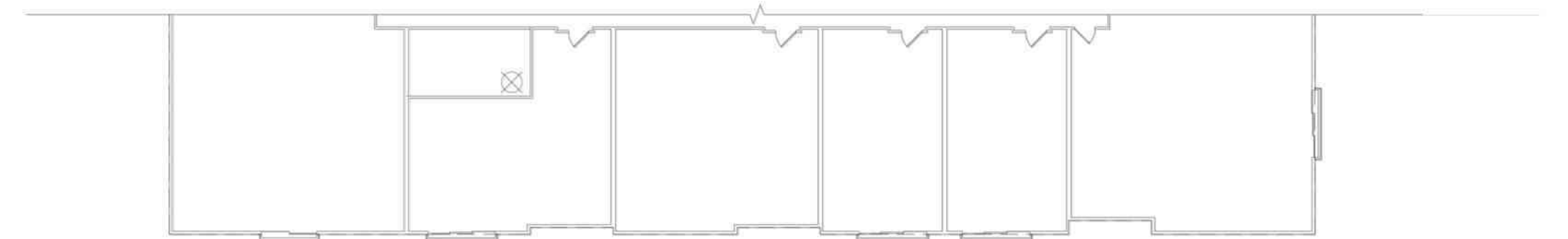
*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



PARTIAL PLAN



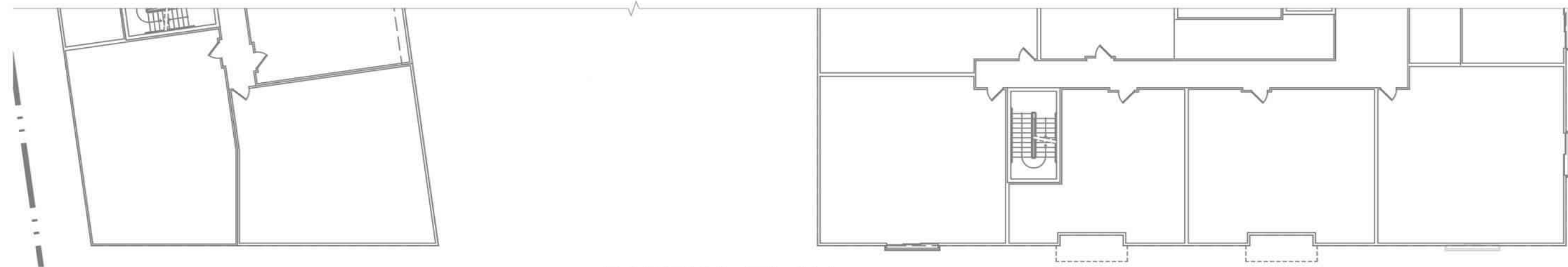
BUILDING ELEVATION - 1 (SOUTH)



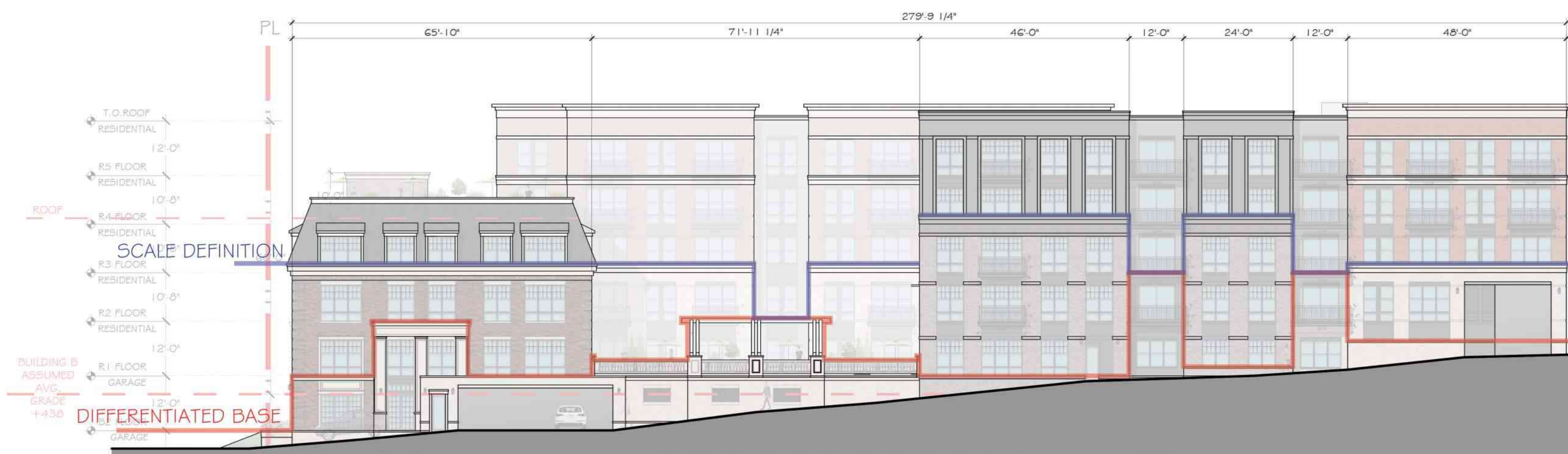
PARTIAL PLAN



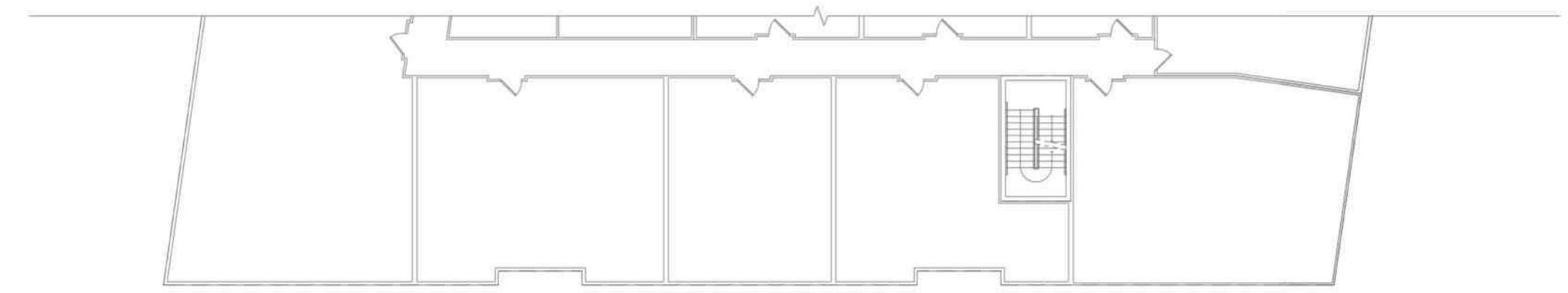
BUILDING ELEVATION - 2 (GREEN WAY)



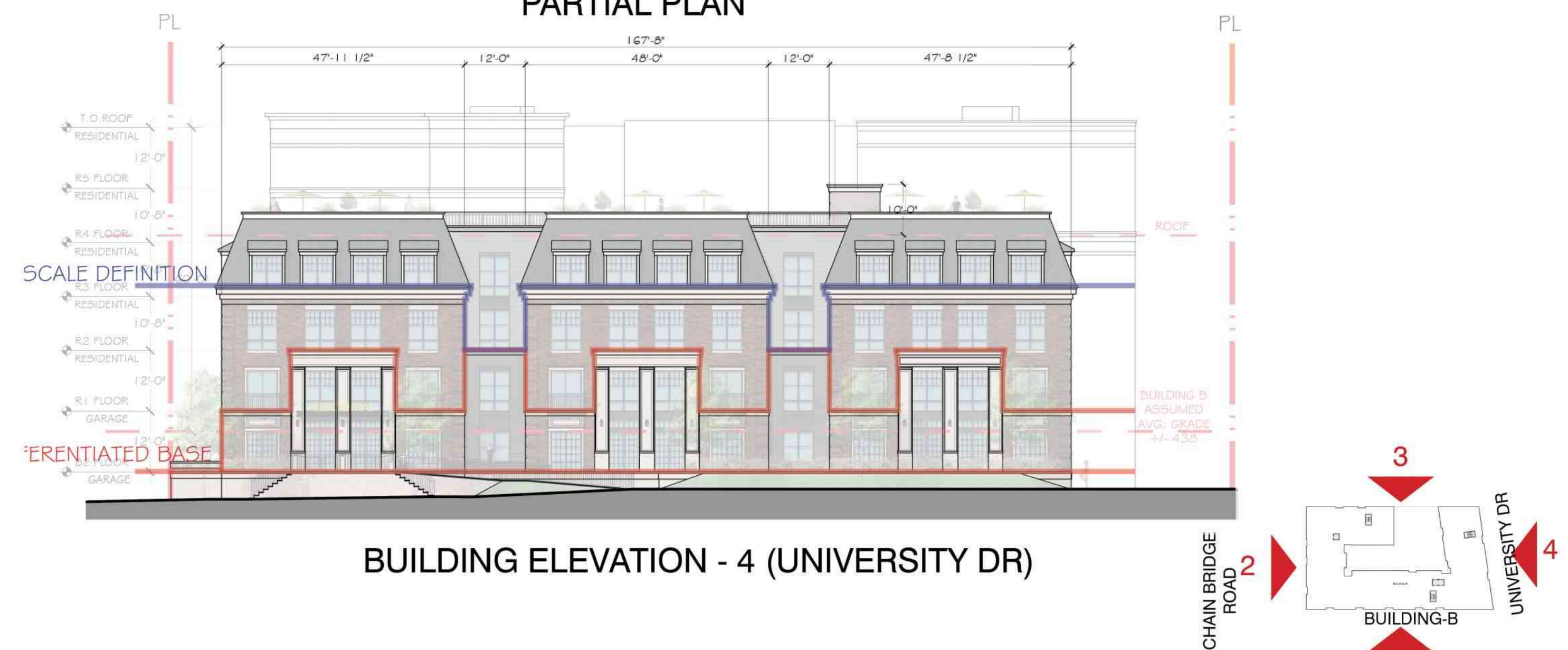
PARTIAL PLAN



BUILDING ELEVATION - 3 (INTERNAL DRIVEWAY)

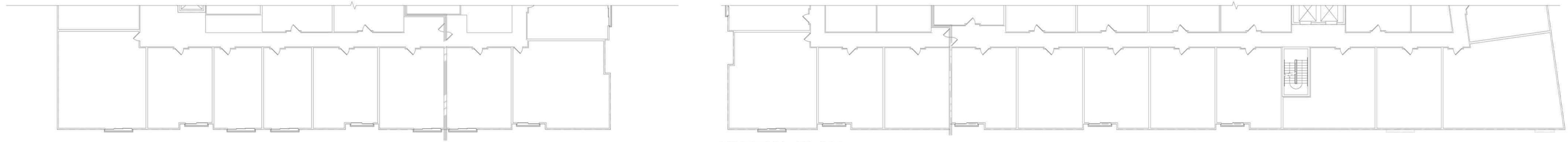


PARTIAL PLAN



BUILDING ELEVATION - 4 (UNIVERSITY DR)

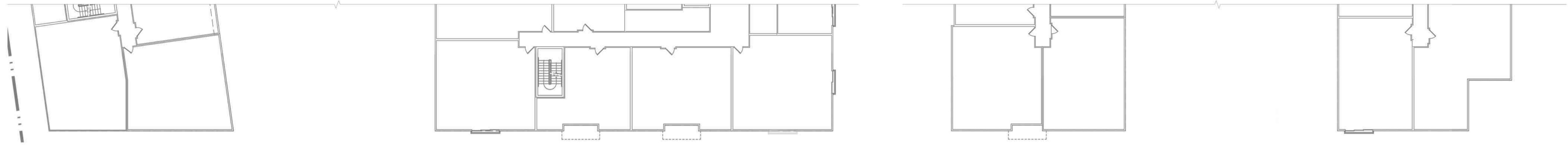
*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



PARTIAL PLAN



SITE ELEVATION - 1 (SOUTH)

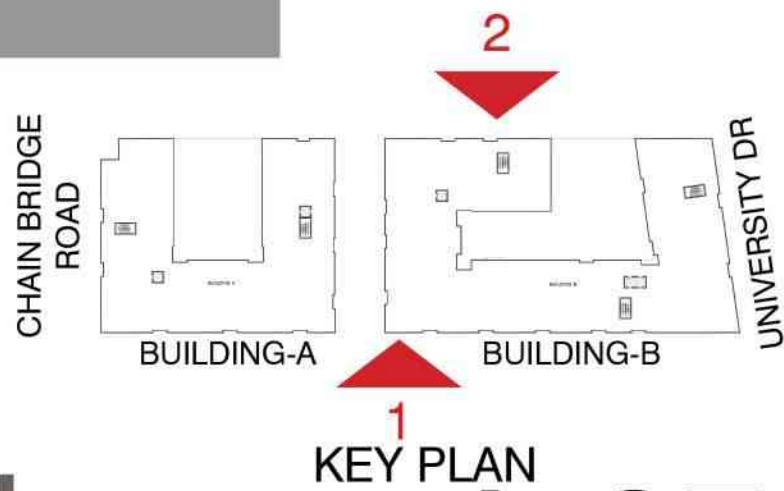


PARTIAL PLAN



SITE ELEVATION - 2 (INTERNAL DRIVE WAY)

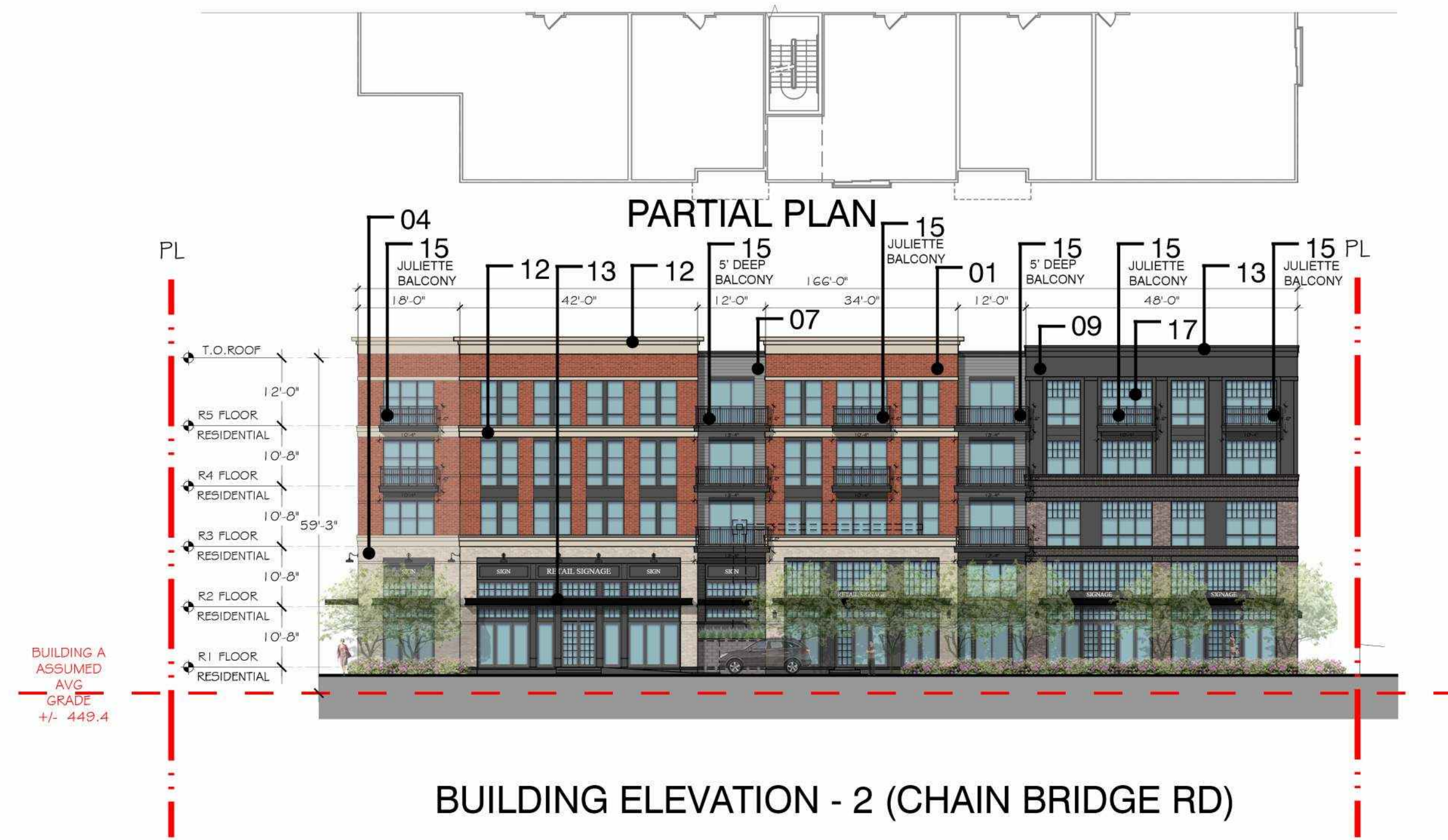
*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



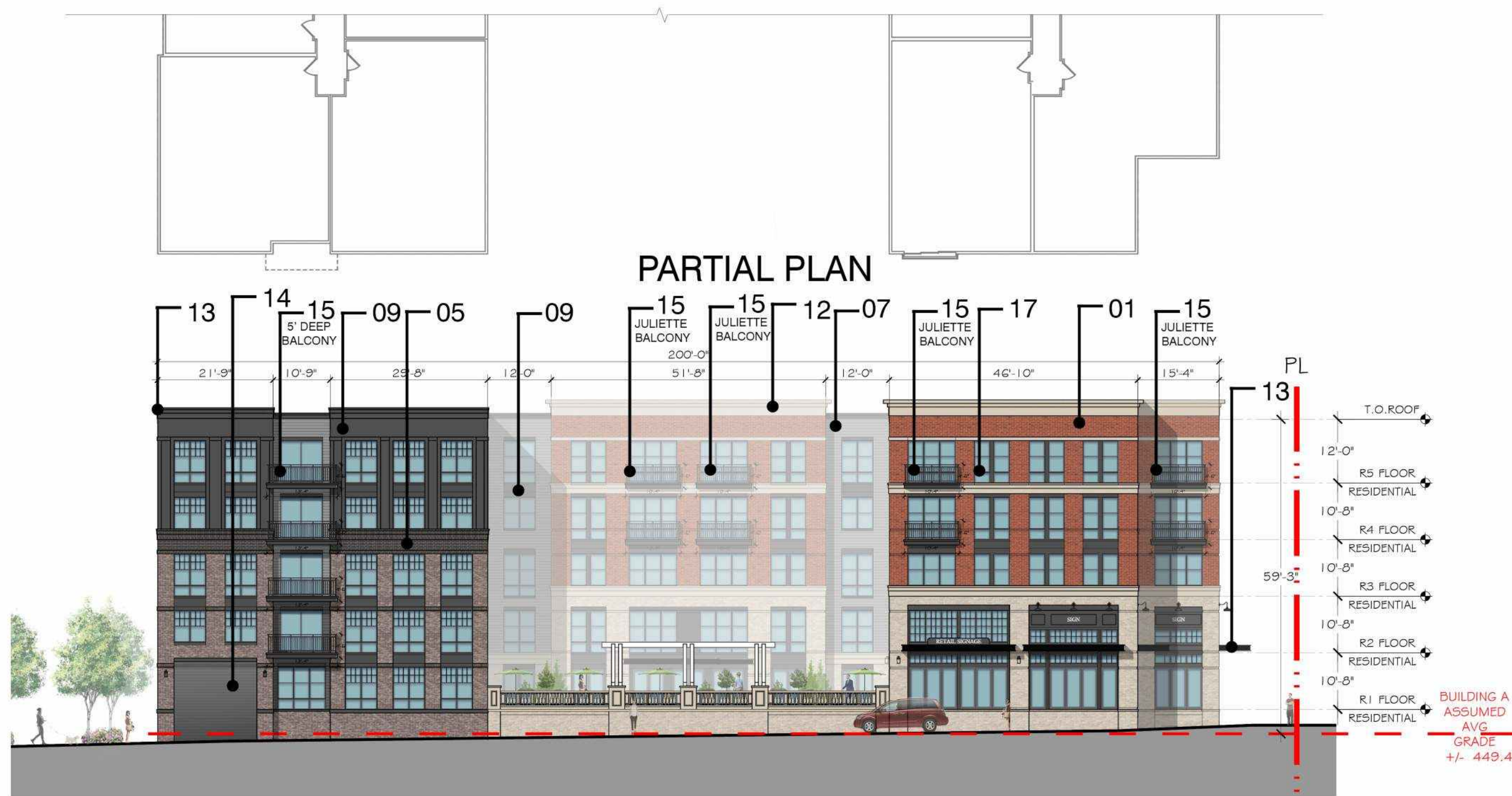
KEY PLAN



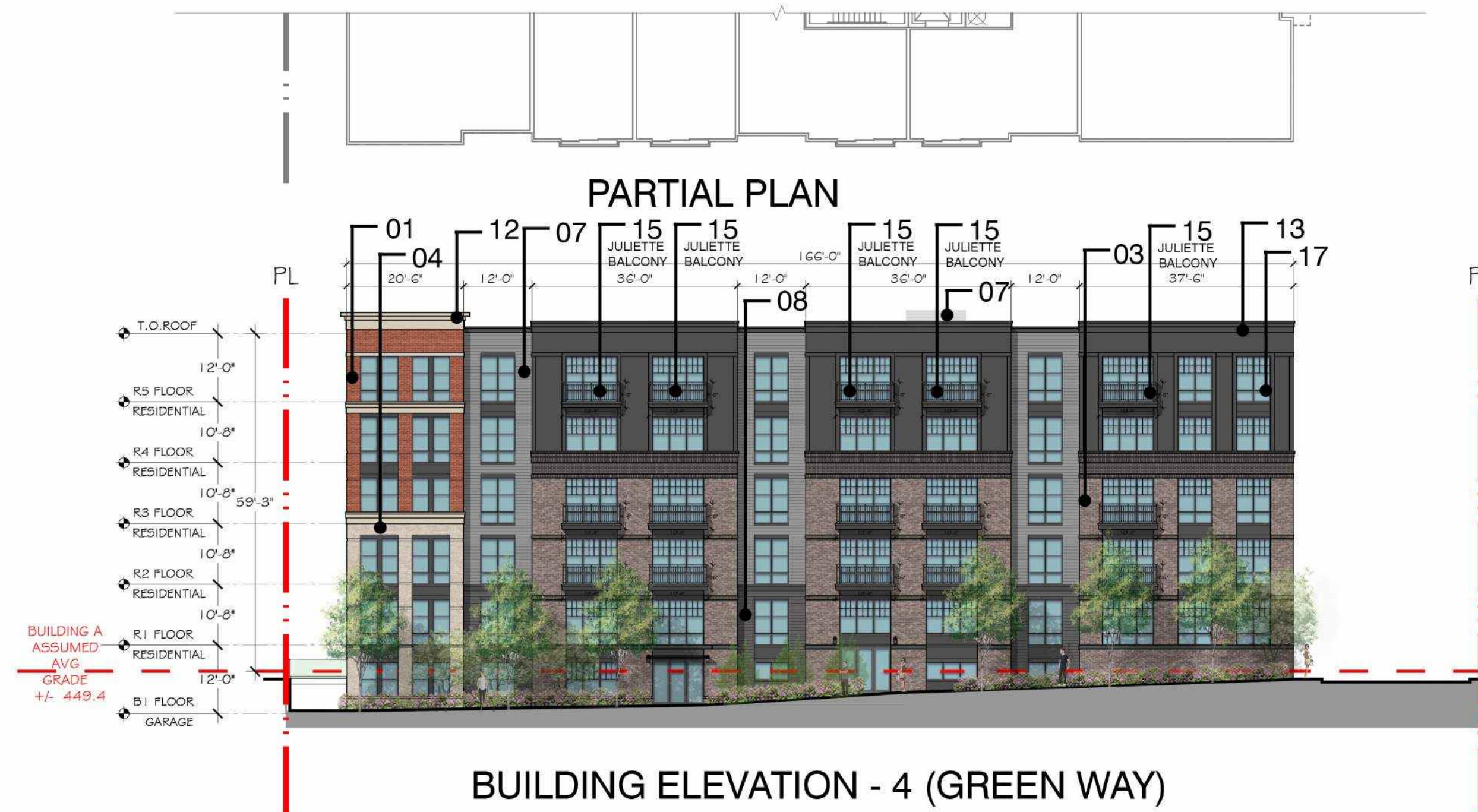
BUILDING ELEVATION - 1 (SOUTH)



BUILDING ELEVATION - 2 (CHAIN BRIDGE RD)



BUILDING ELEVATION - 3 (INTERNAL DRIVEWAY)

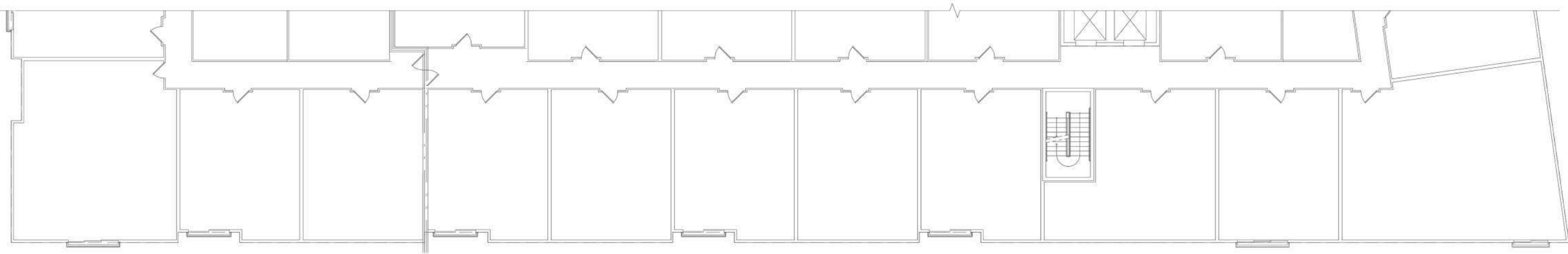


BUILDING ELEVATION - 4 (GREEN WAY)

MATERIAL LEGEND

- 01 BRICK - RED
- 02 BRICK - BURGUNDY
- 03 BRICK - BURGUNDY / GREY RANGE
- 04 BRICK - TAN
- 05 BRICK - BLACK IRONSPOT
- 06 ROOF SHINGLES - BLACK
- 07 SIDING - MEDIUM GREY
- 08 SIDING - DARK GREY
- 09 CEMENTITIOUS BOARD - DARK GREY
- 10 FIBER CEMENT TRIM - WHITE
- 11 ARCHITECTURAL STONE - BEIGE
- 12 METAL CORNICE - BEIGE
- 13 METAL CORNICE & CANOPY - DARK GREY
- 14 ALUMINUM OVERHEAD DOOR
- 15 METAL BALCONY - DARK GREY
- 16 DECORATIVE GRILLS - DARK GREY
- 17 VINYL WINDOWS - DARK GREY/WHITE

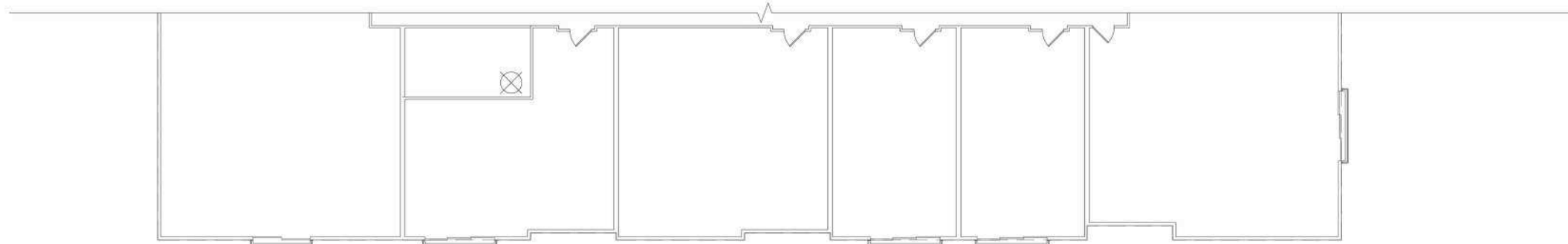
*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



PARTIAL PLAN



BUILDING ELEVATION - 1 (SOUTH)



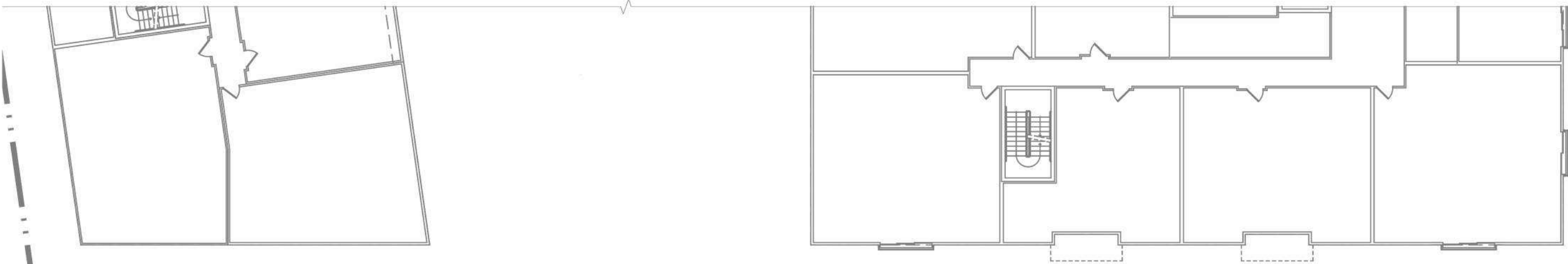
PARTIAL PLAN



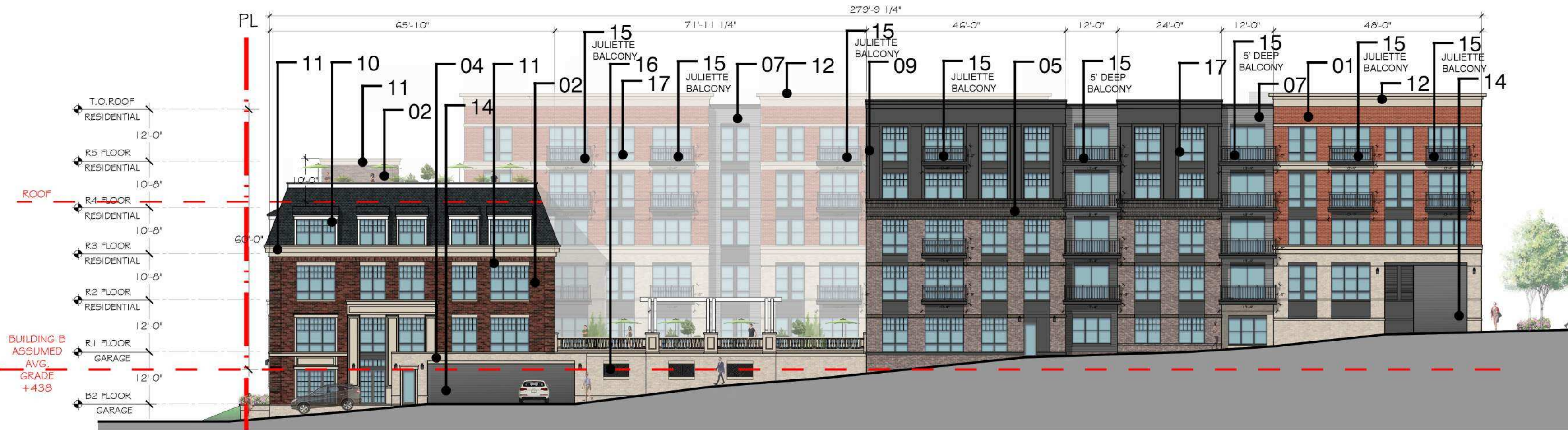
BUILDING ELEVATION - 2 (GREEN WAY)

MATERIAL LEGEND

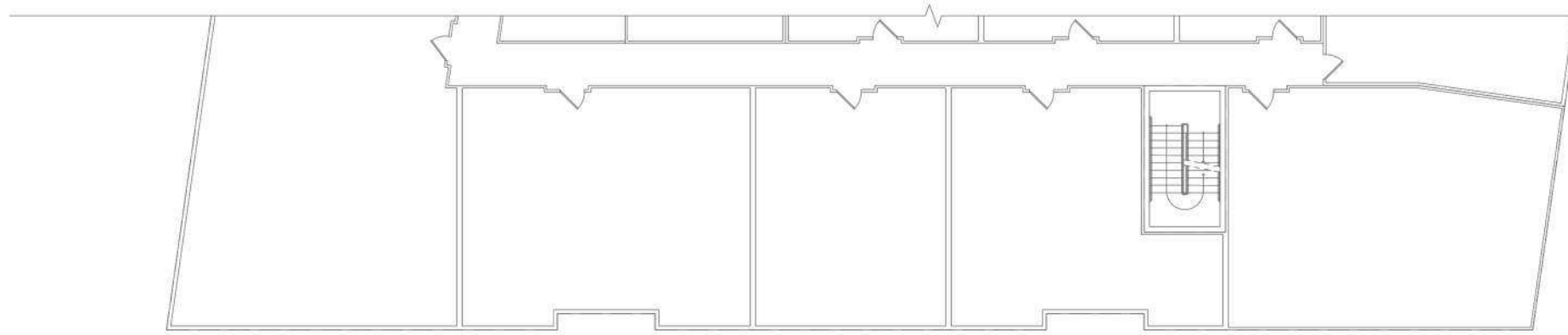
- 01 BRICK - RED
- 02 BRICK - BURGUNDY
- 03 BRICK - BURGUNDY / GREY RANGE
- 04 BRICK - TAN
- 05 BRICK - BLACK IRONSPOT
- 06 ROOF SHINGLES - BLACK
- 07 SIDING - MEDIUM GREY
- 08 SIDING - DARK GREY
- 09 CEMENTITIOUS BOARD - DARK GREY
- 10 FIBER CEMENT TRIM - WHITE
- 11 ARCHITECTURAL STONE - BEIGE
- 12 METAL CORNICE - BEIGE
- 13 METAL CORNICE & CANOPY - DARK GREY
- 14 ALUMINUM OVERHEAD DOOR
- 15 METAL BALCONY - DARK GREY
- 16 DECORATIVE GRILLS - DARK GREY
- 17 VINYL WINDOWS - DARK GREY/WHITE



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



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

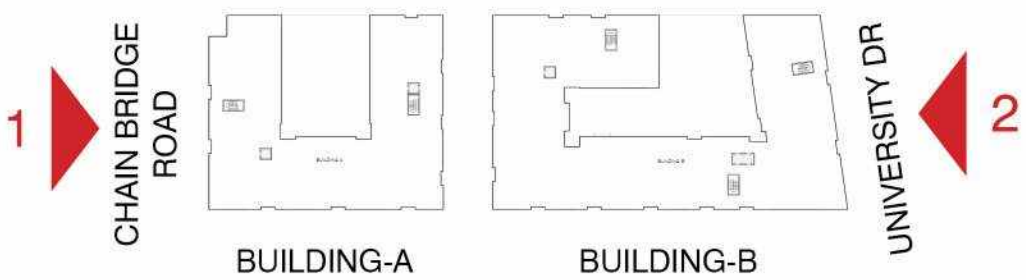


BUILDING ELEVATION - 1 (CHAIN BRIDGE RD)



BUILDING ELEVATION - 2 (UNIVERSITY DR)

*NOTE: REFER TO SHEET A.27 AND A.28 FOR MATERIAL INFORMATION
 *NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



KEY PLAN



MATERIAL LEGEND

- 01 BRICK - RED
- 02 BRICK - BURGUNDY
- 03 BRICK - BURGUNDY / GREY RANGE
- 04 BRICK - TAN
- 05 BRICK - BLACK IRONSPOT
- 06 ROOF SHINGLES - BLACK
- 07 SIDING - MEDIUM GREY
- 08 SIDING - DARK GREY
- 09 CEMENTITIOUS BOARD - DARK GREY
- 10 FIBER CEMENT TRIM - WHITE
- 11 ARCHITECTURAL STONE - BEIGE
- 12 METAL CORNICE - BEIGE
- 13 METAL CORNICE & CANOPY - DARK GREY
- 14 ALUMINUM OVERHEAD DOOR
- 15 METAL BALCONY - DARK GREY
- 16 DECORATIVE GRILLS - DARK GREY
- 17 VINYL WINDOWS - DARK GREY/WHITE

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



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ARCHITECTURAL PALETTES

4131 CHAIN BRIDGE ROAD

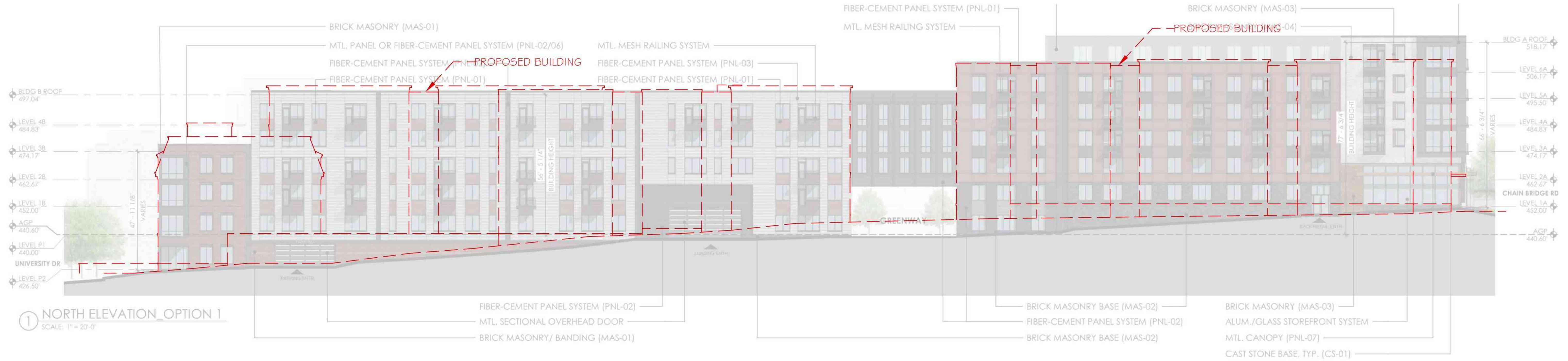
CITY OF FAIRFAX, VA
PARADIGM DEVELOPMENT

NOV 20, 2024
PDM.015

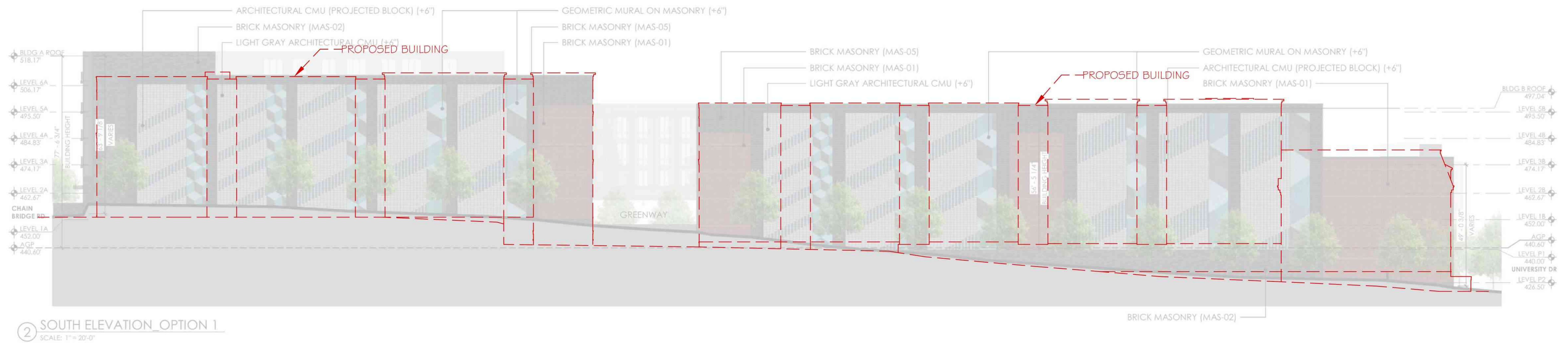
A.32

0' 4' 8' 16'
SCALE: 1/8" = 1'-0" (@ 22"x34")

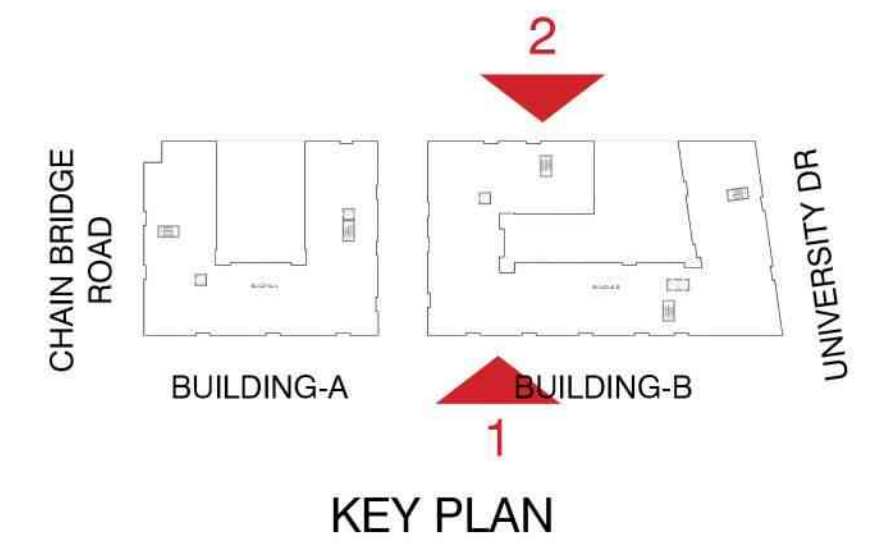
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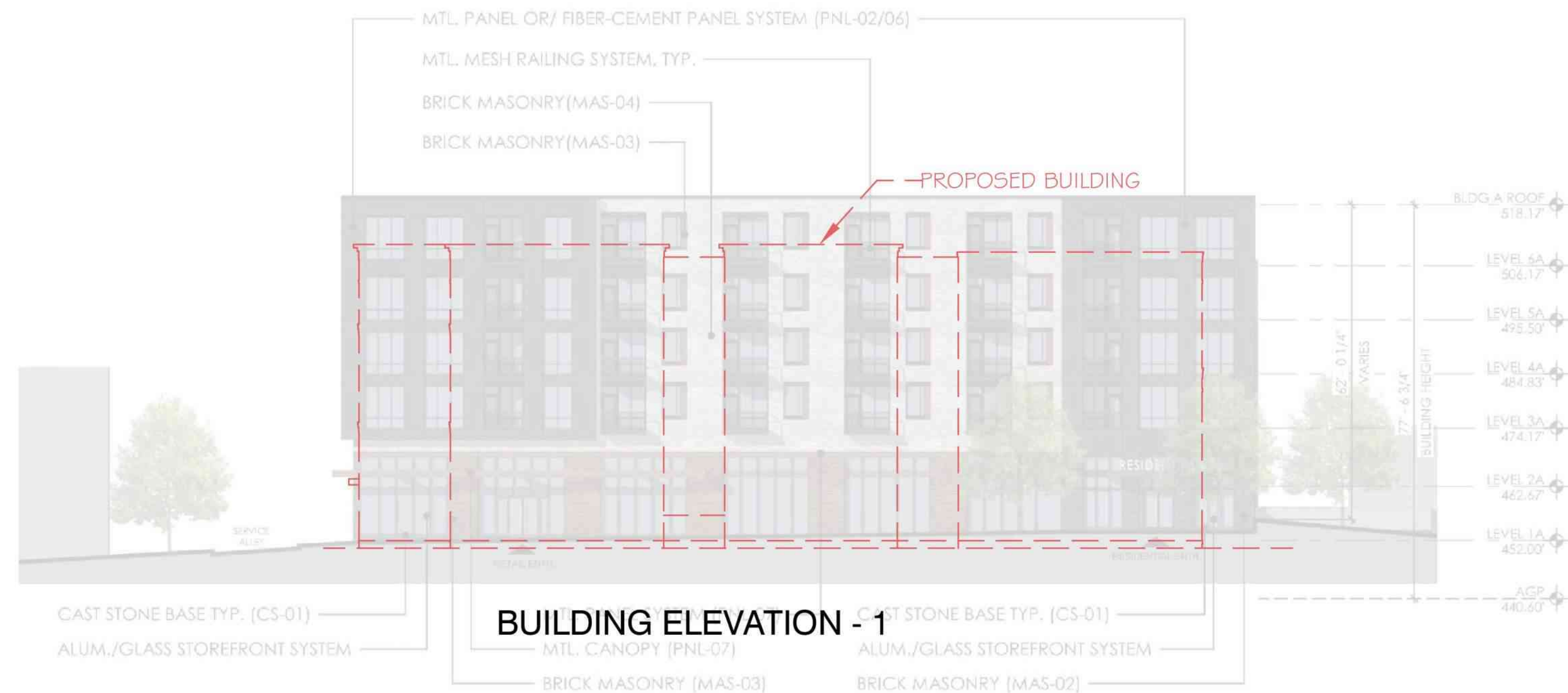


SITE ELEVATION - 2

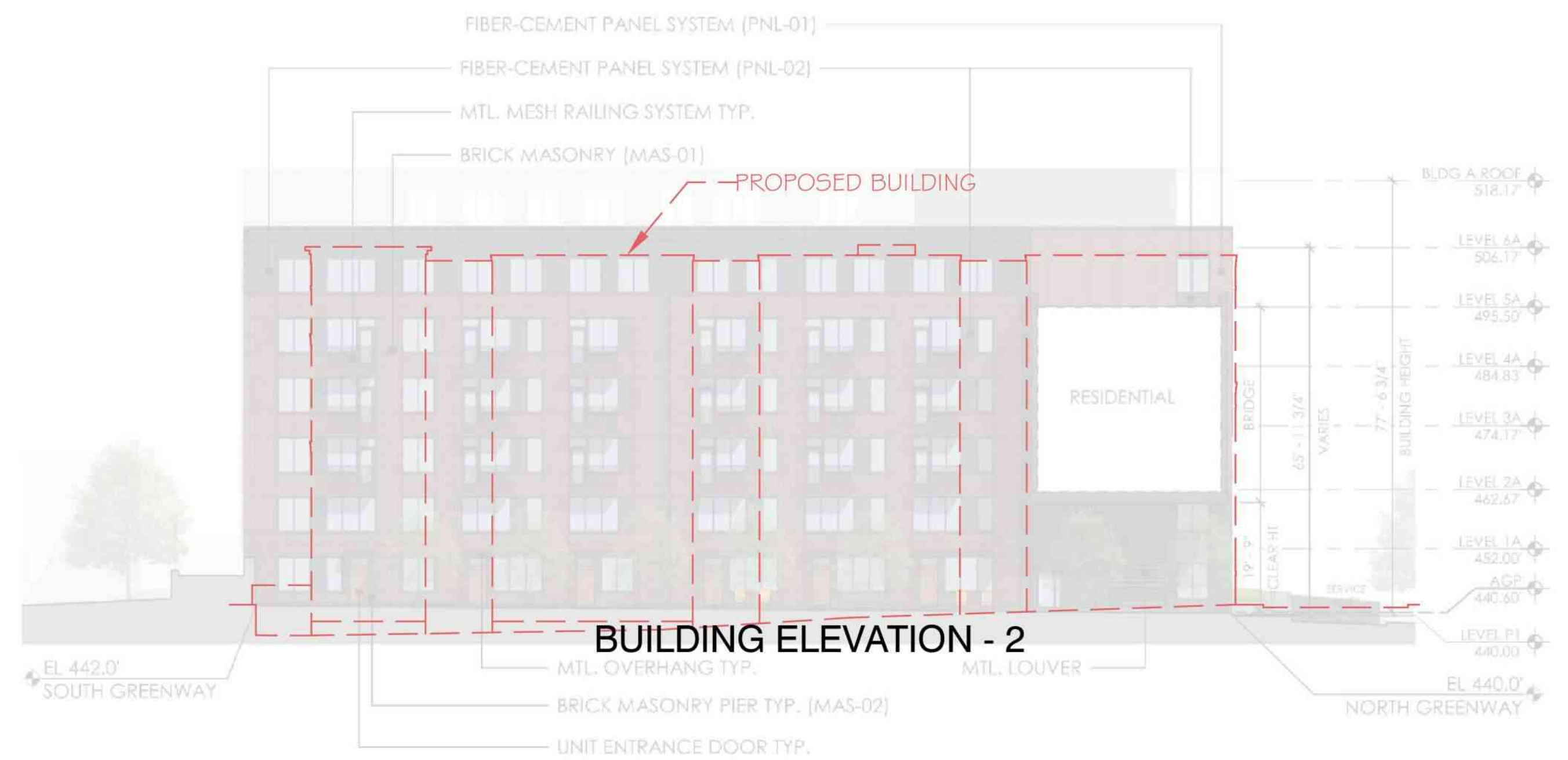


SITE ELEVATION - 1

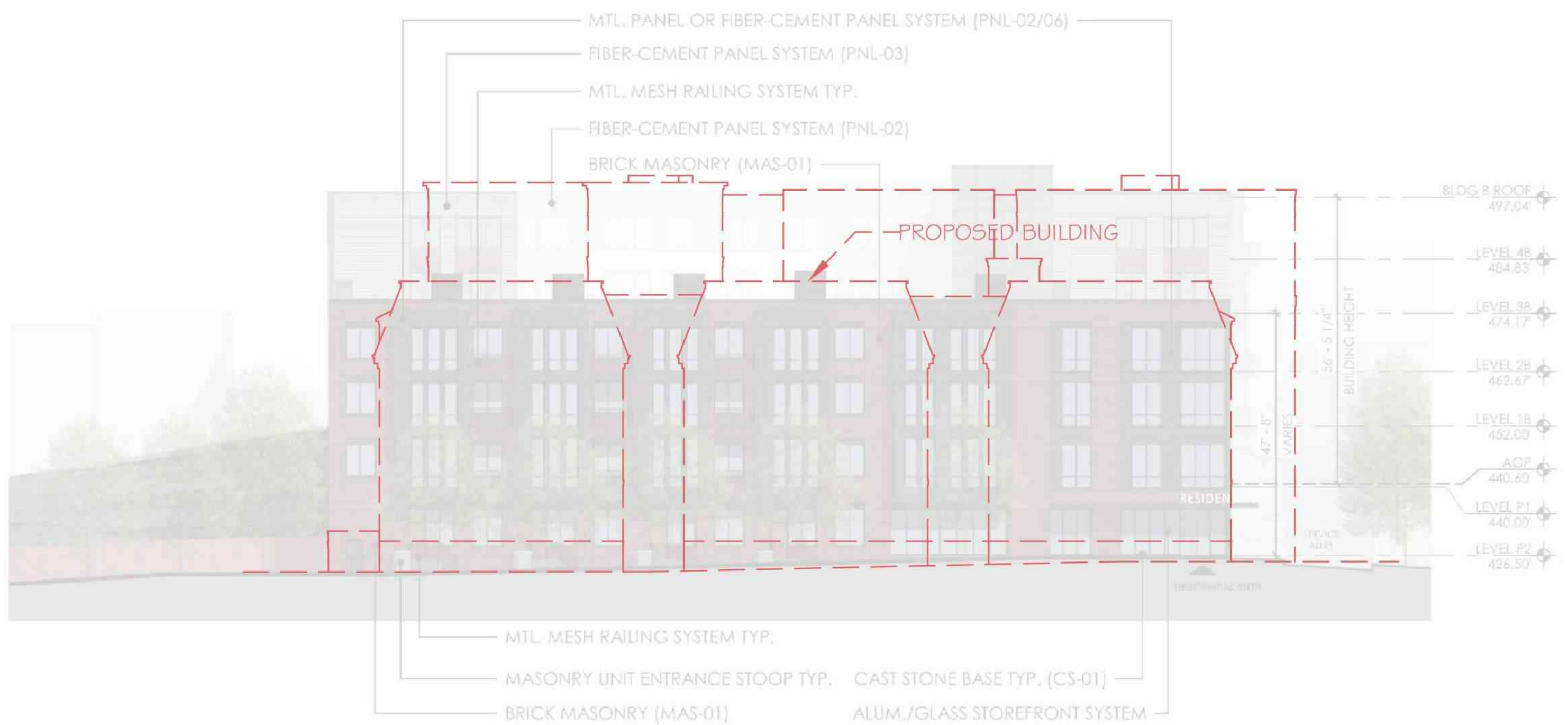




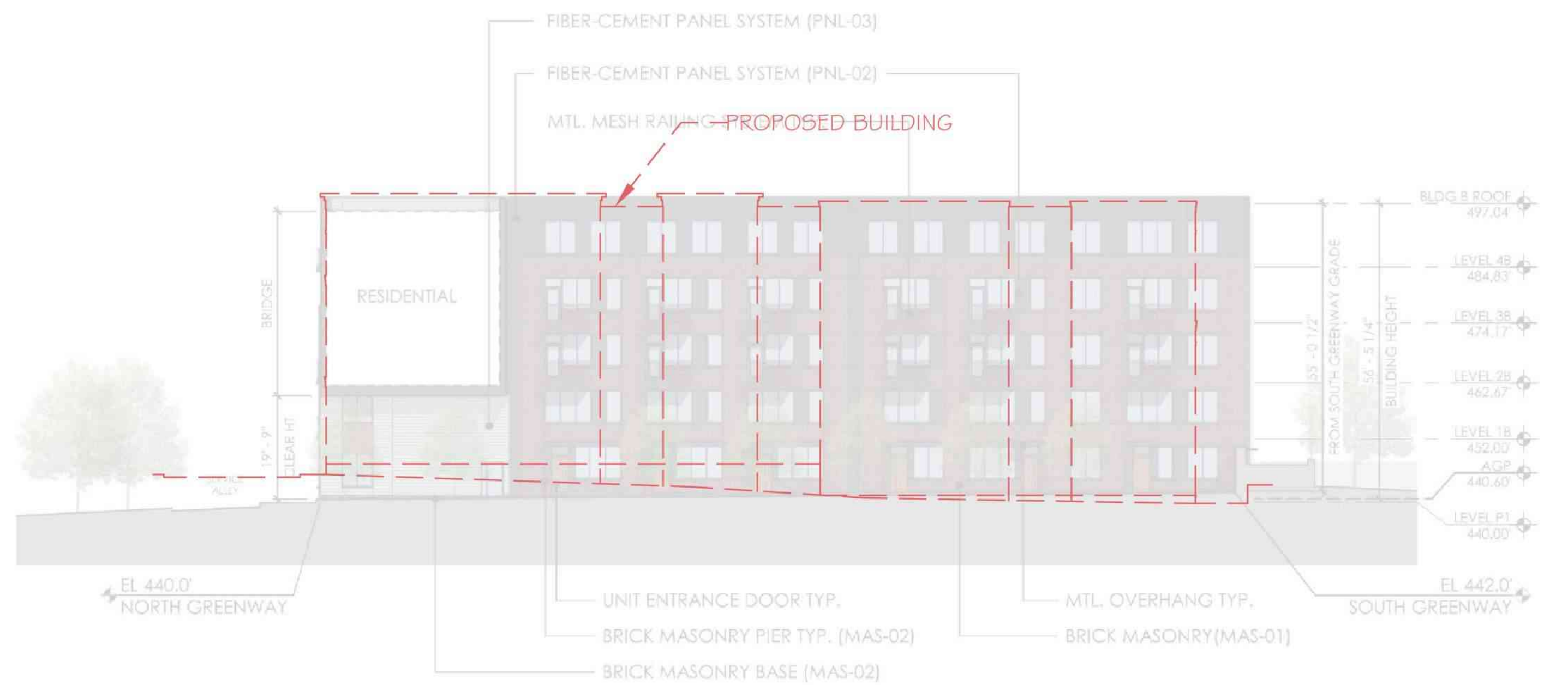
1) BLDG A - WEST ELEVATION AT CHAIN BRIDGE RD
SCALE: 1" = 20'-0"



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

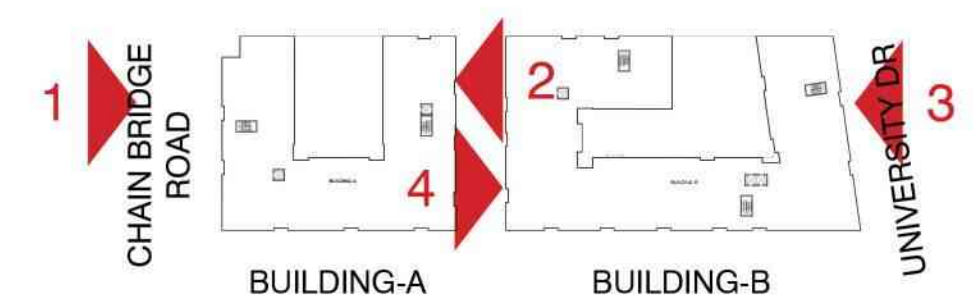


3) BLDG B - EAST ELEVATION AT UNIVERSITY DR
SCALE: 1" = 20'-0"

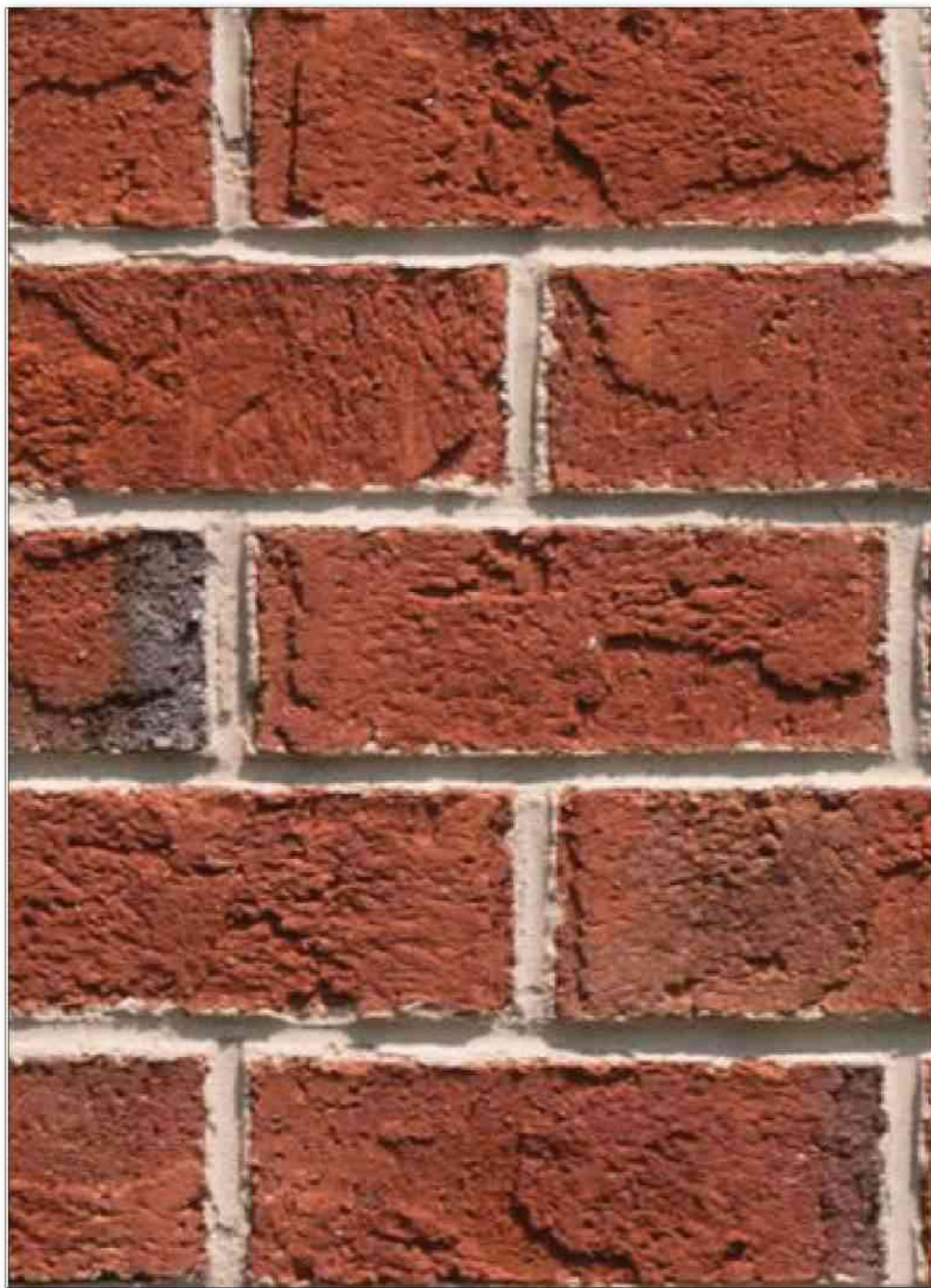


4) BLDG B - WEST ELEVATION AT GREENWAY
SCALE: 1" = 20'-0"

BUILDING ELEVATION - 4

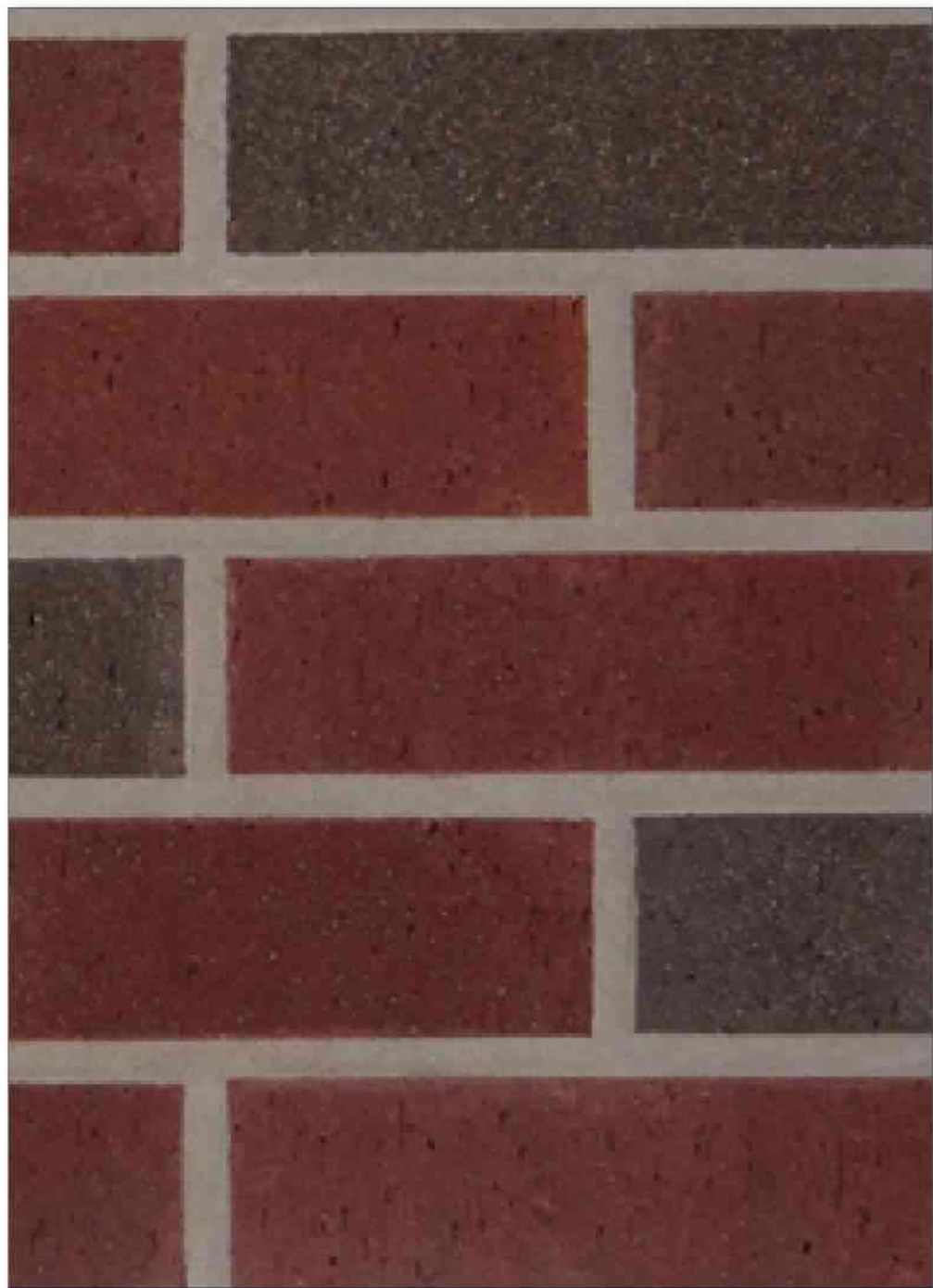


KEY PLAN



01

BRICK 1
RED



02

BRICK 2
BURGUNDY



03

BRICK 3
BURGUNDY / GREY RANGE



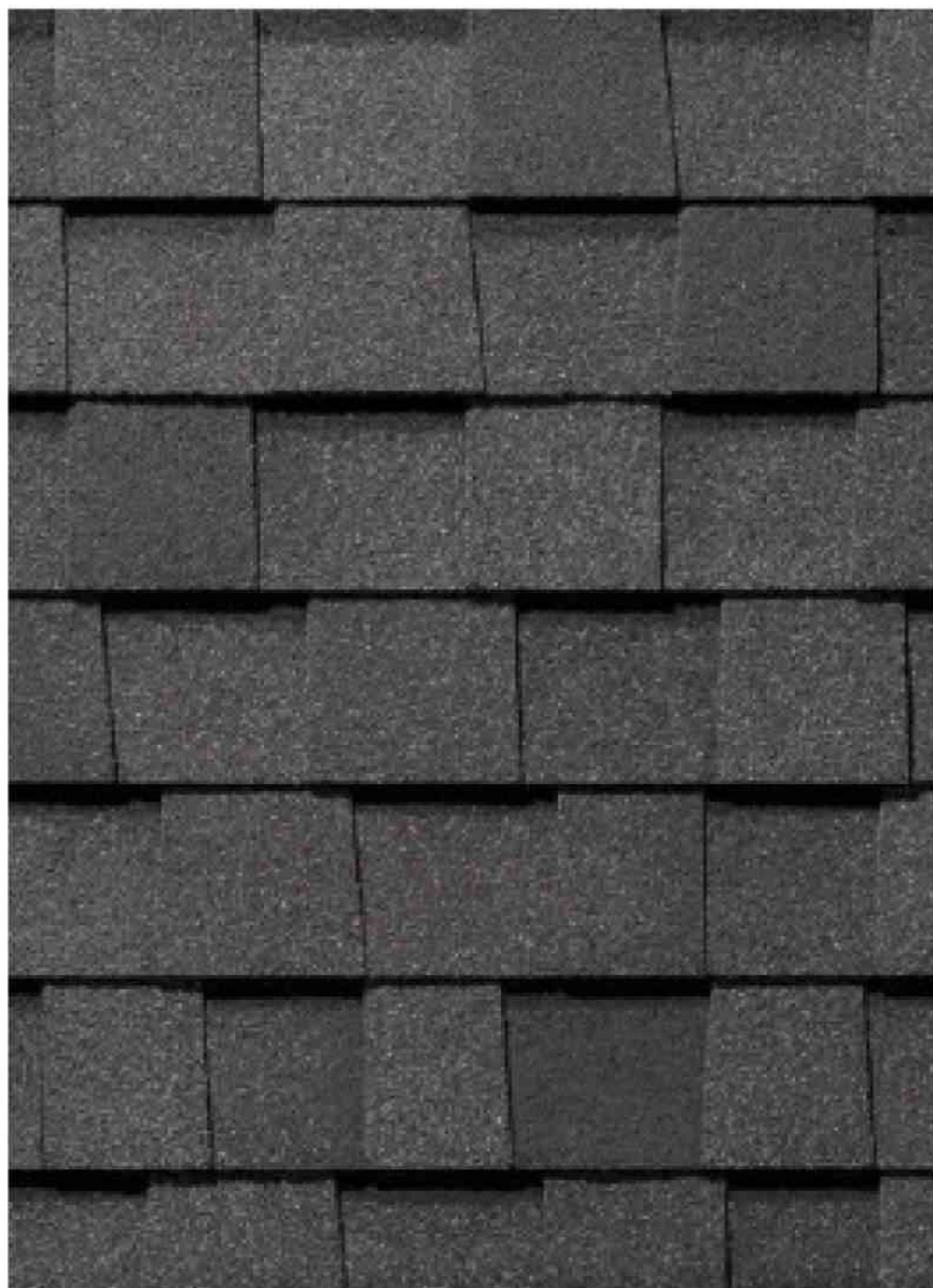
04

BRICK 4
TAN



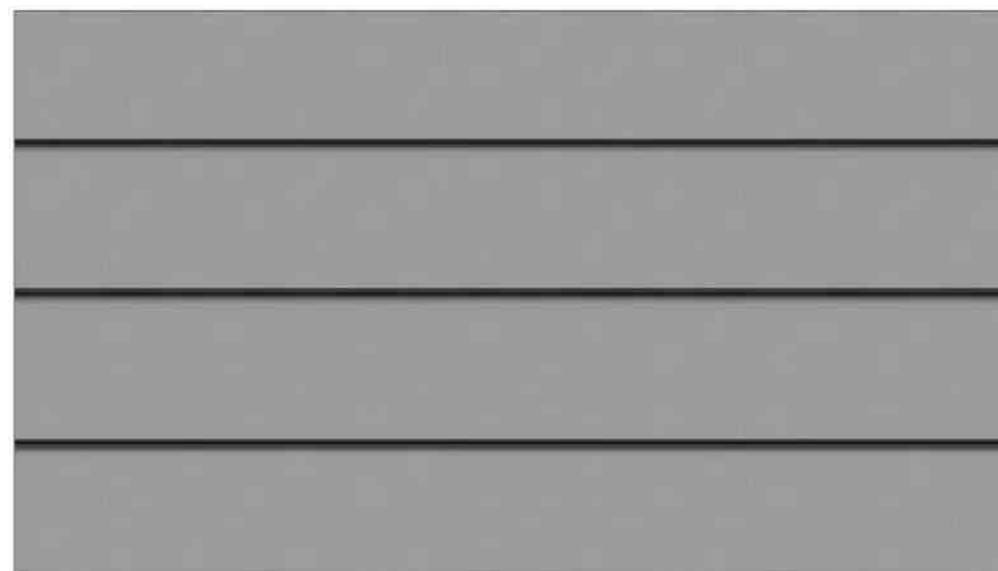
05

BRICK 5
BLACK IRONSPOT



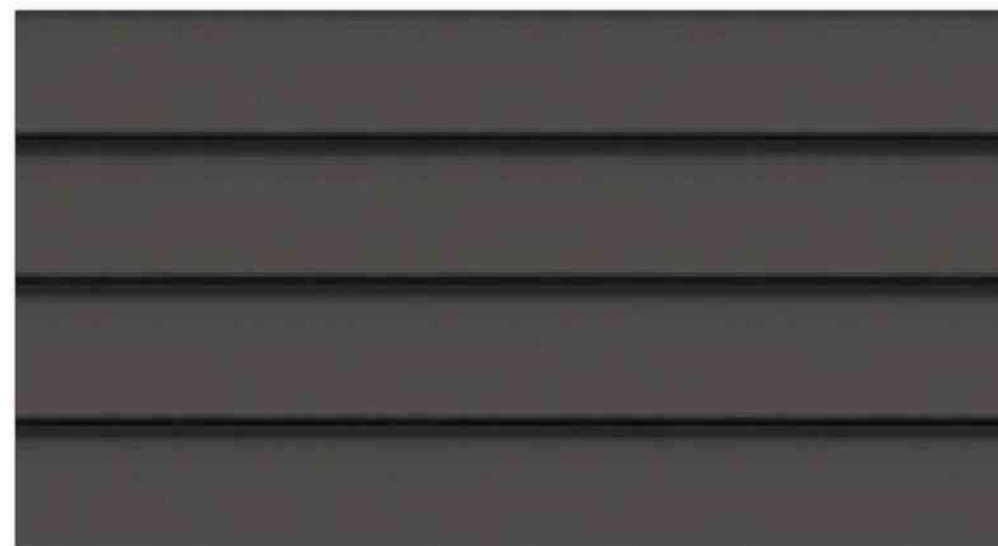
06

ROOF SHINGLES
BLACK



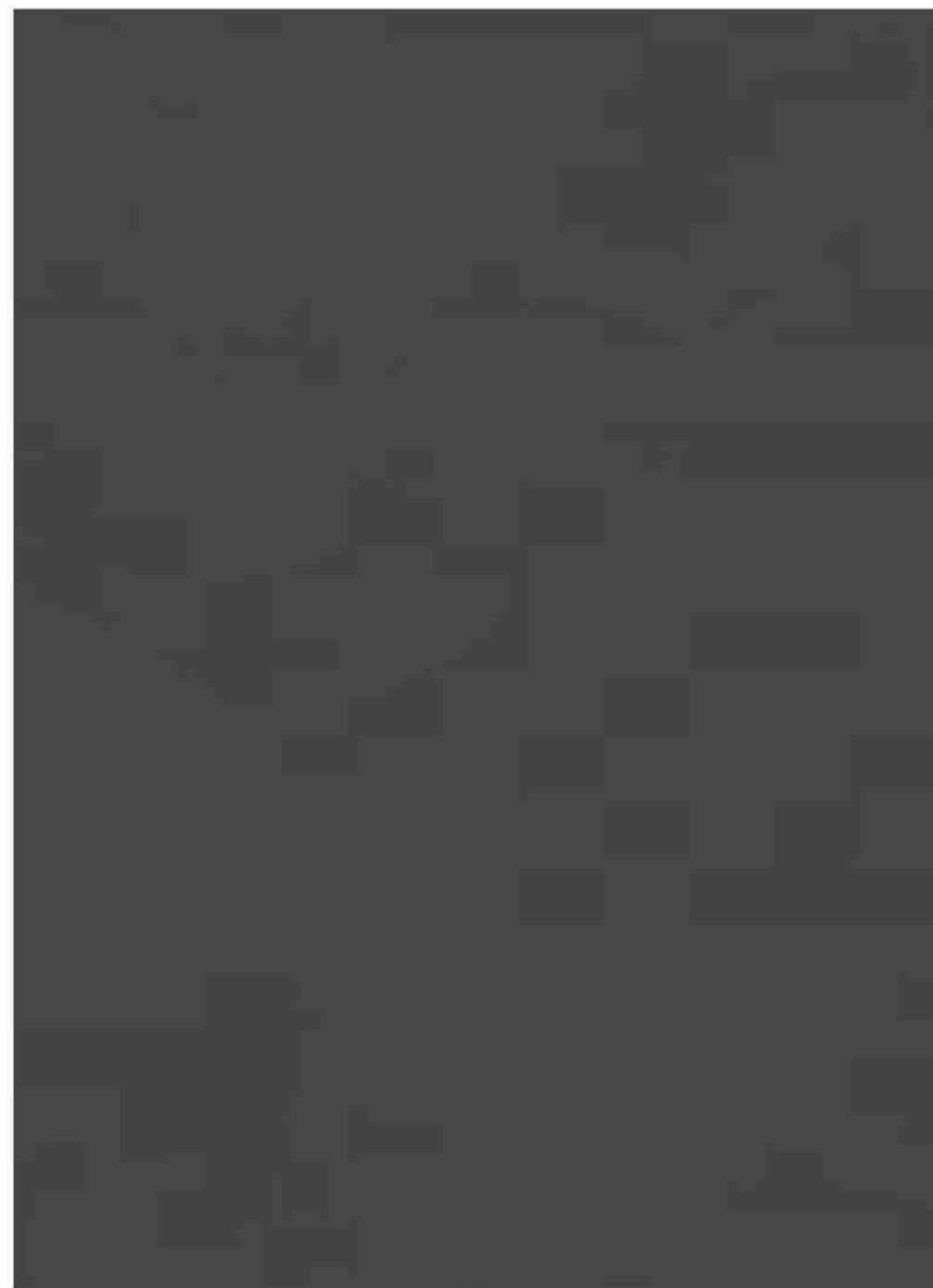
07

SIDING
MEDIUM GREY



08

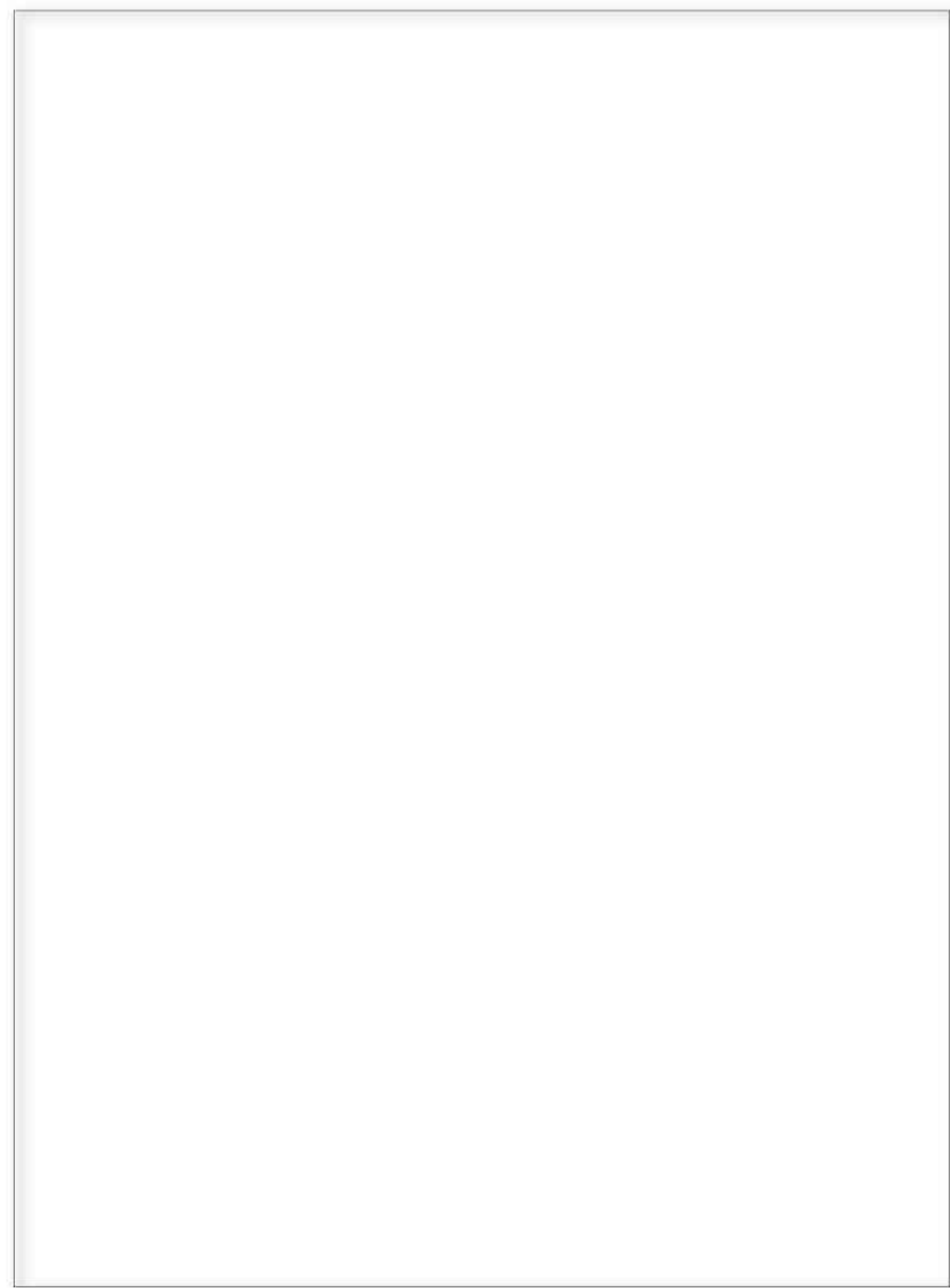
SIDING
DARK GREY



09

CEMENTITIOUS BOARD
DARK GREY

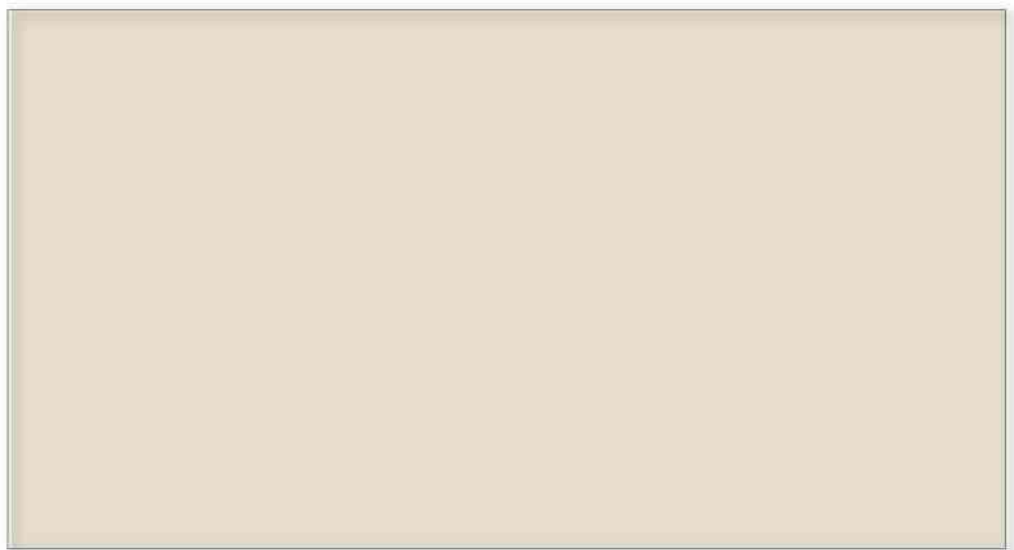
*NOTE: MATERIALS ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.



10 FIBER CEMENT TRIM
WHITE



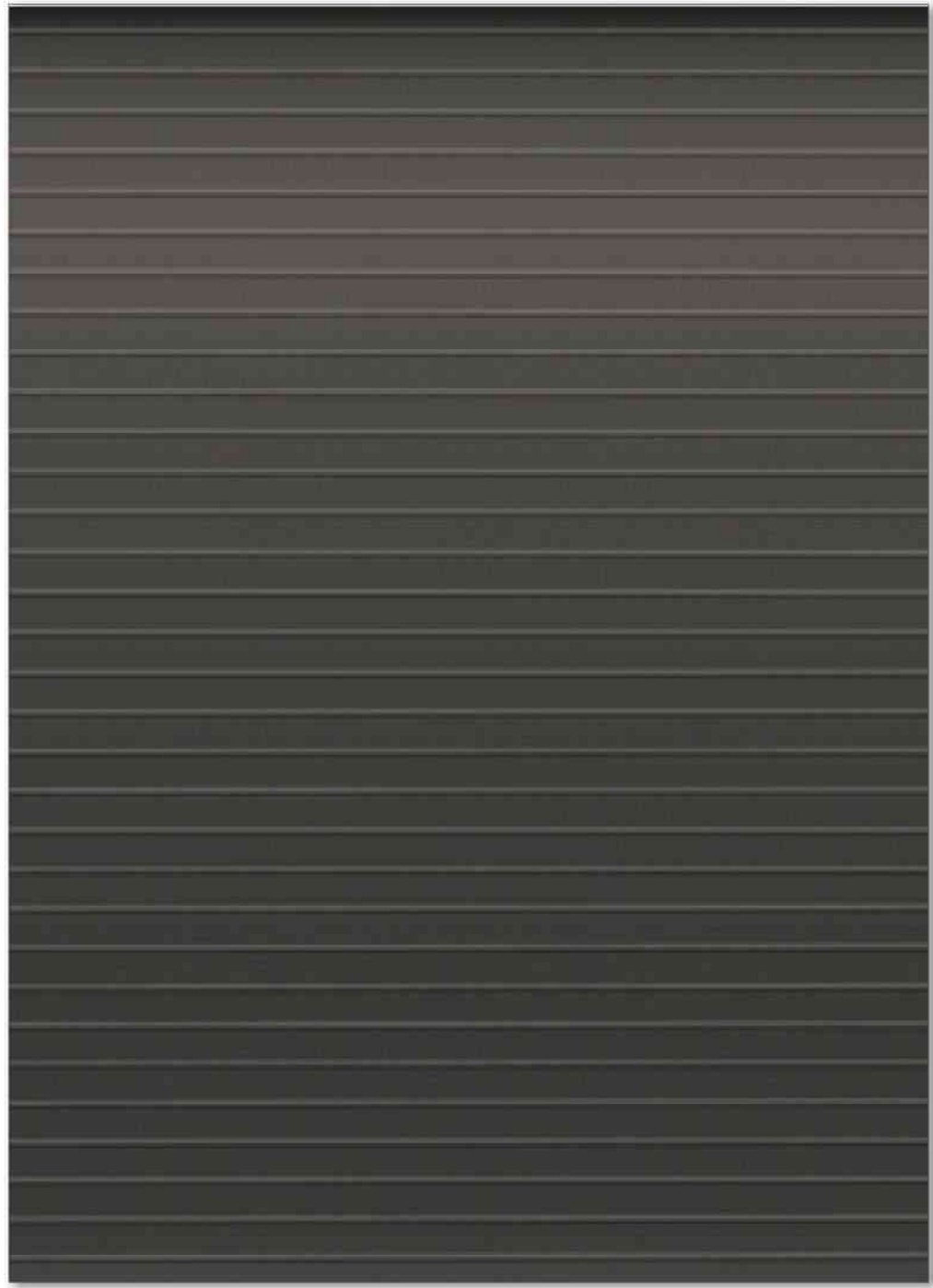
11 ARCHITECTURAL
STONE
BEIGE



12 METAL CORNICE
BEIGE



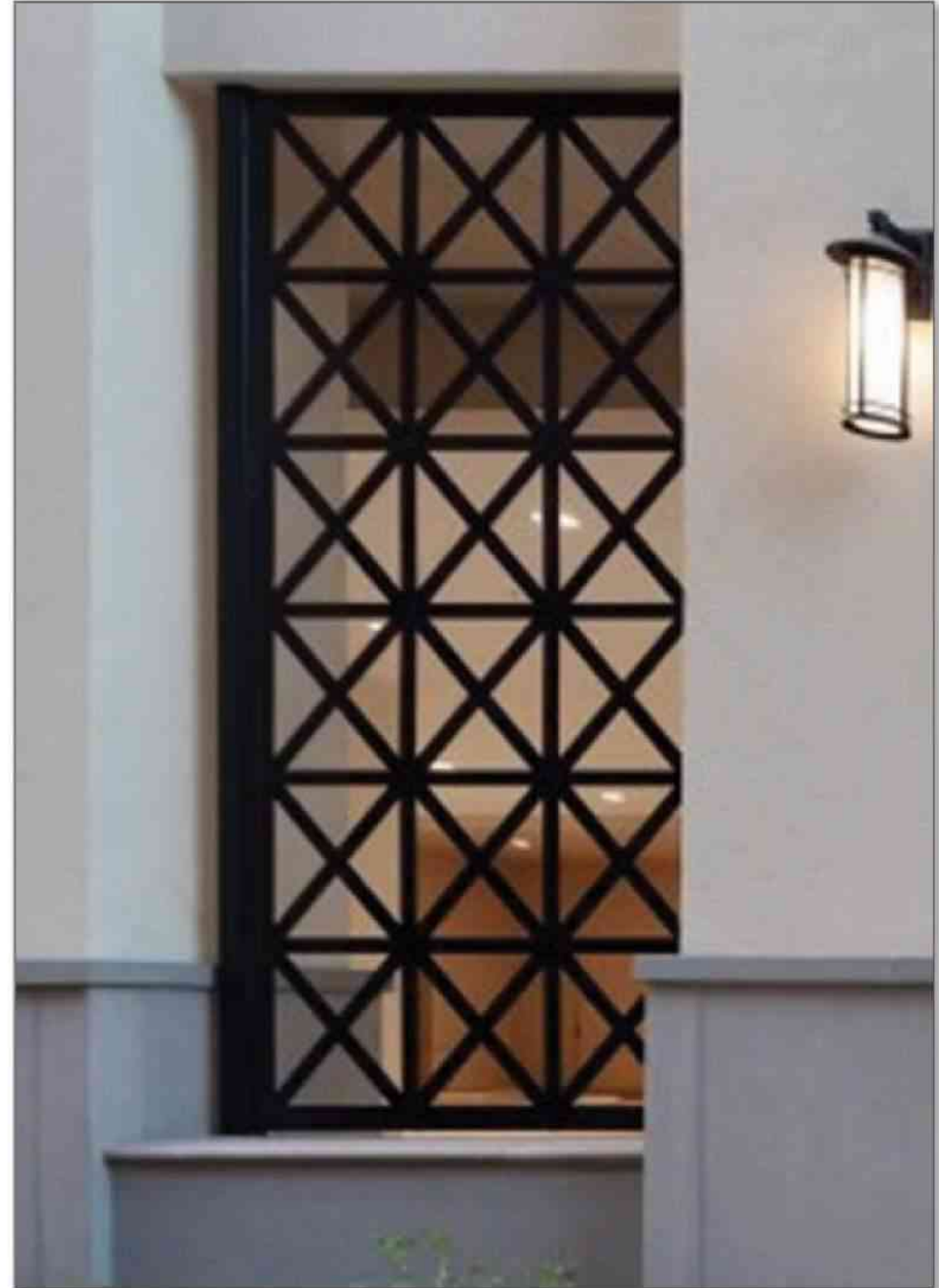
13 METAL CORNICE
AND CANOPY
DARK GREY



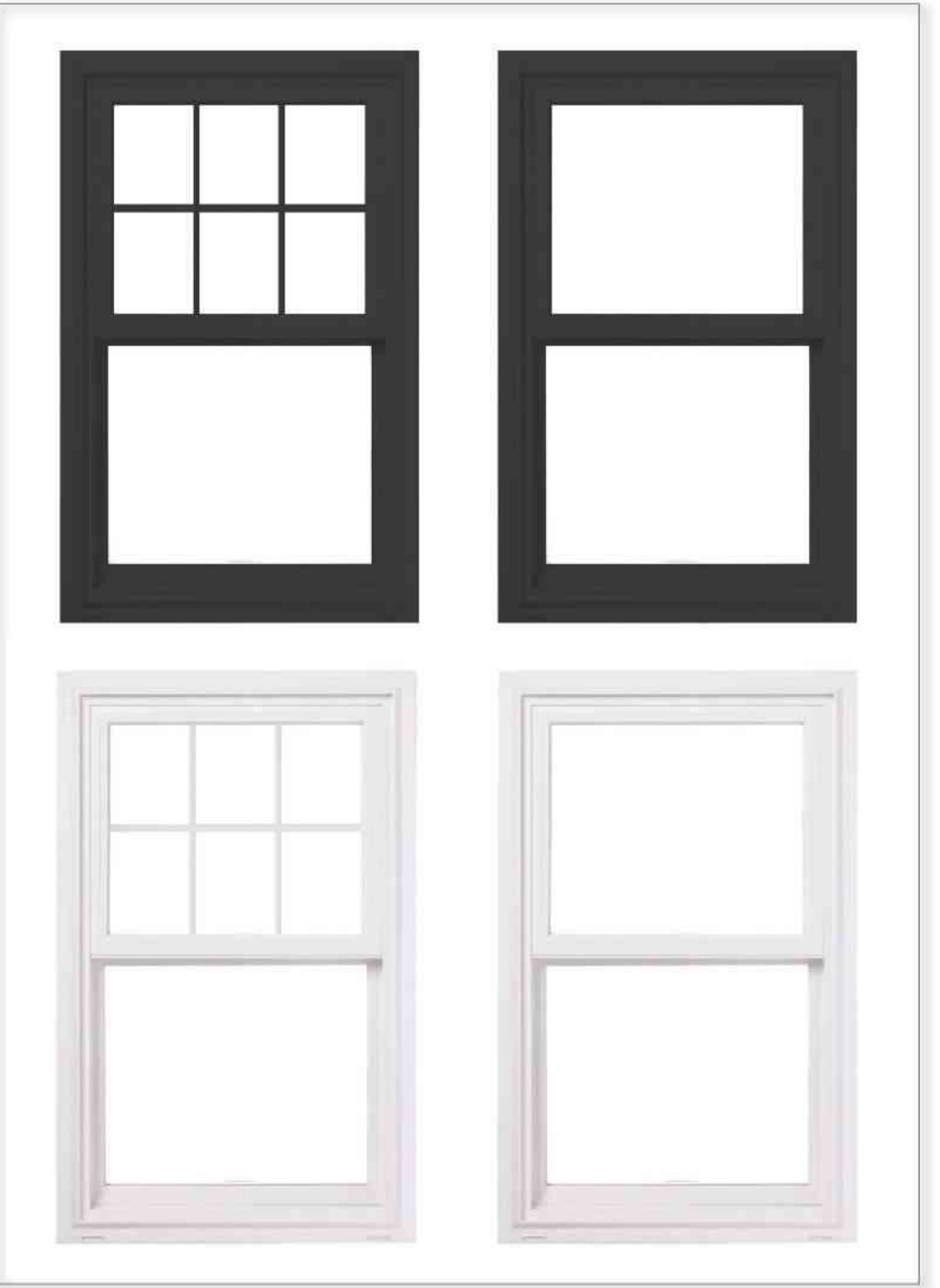
14 GARAGE & LOADING
OVERHEAD DOOR
ALUMINUM PAINTED
TO MATCH #13



15 METAL BALCONY
-DARK GREY FASCIA
TO MATCH #11
-BLACK RAIL



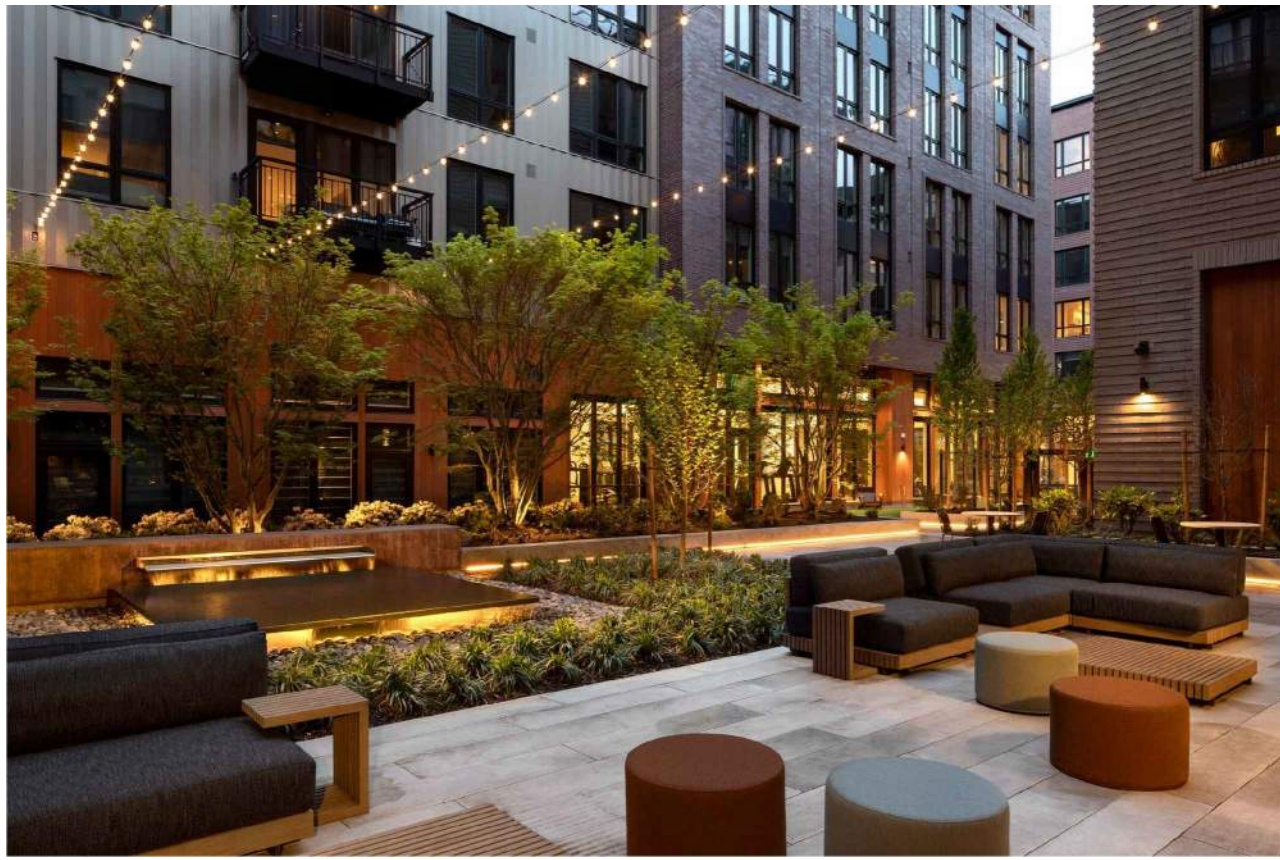
16 DECORATIVE GRILLS
DARK GREY



17 VINYL WINDOWS
-DARK GREY/WHITE
- DECORATIVE MUNTINS
DEPENDING ON GROUPING AND
AND ARCH. CHARACTER

*NOTE: MATERIALS ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

FOR ILLUSTRATIVE PURPOSES ONLY



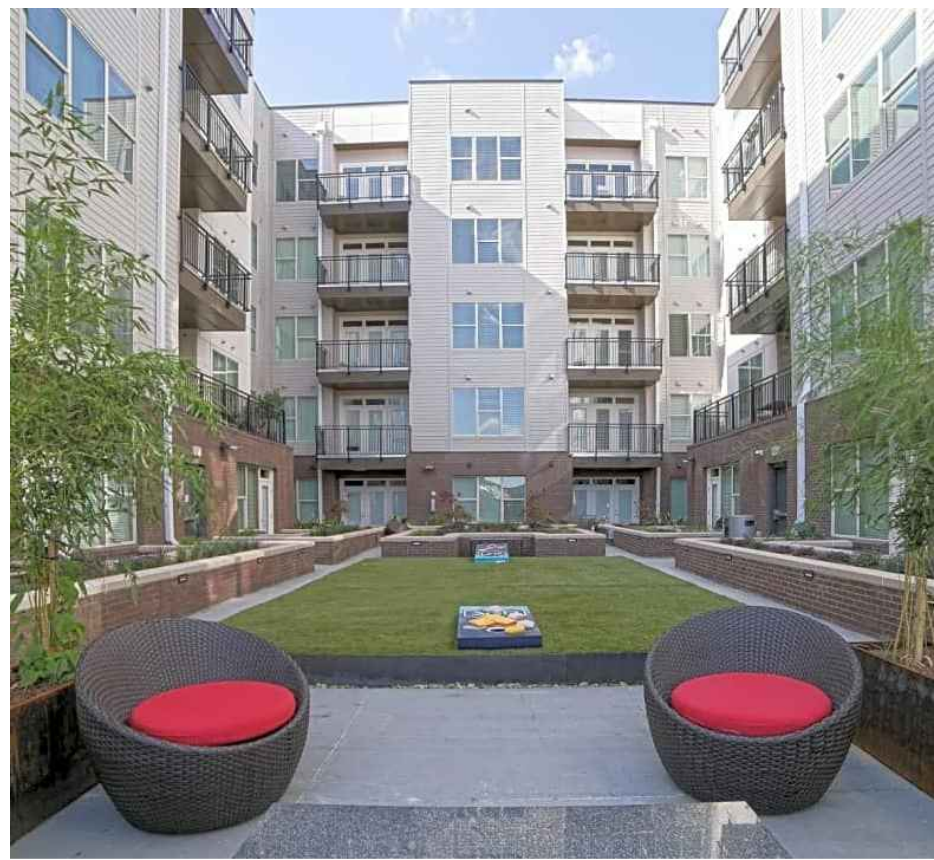
OUTDOOR LOUNGE AREA



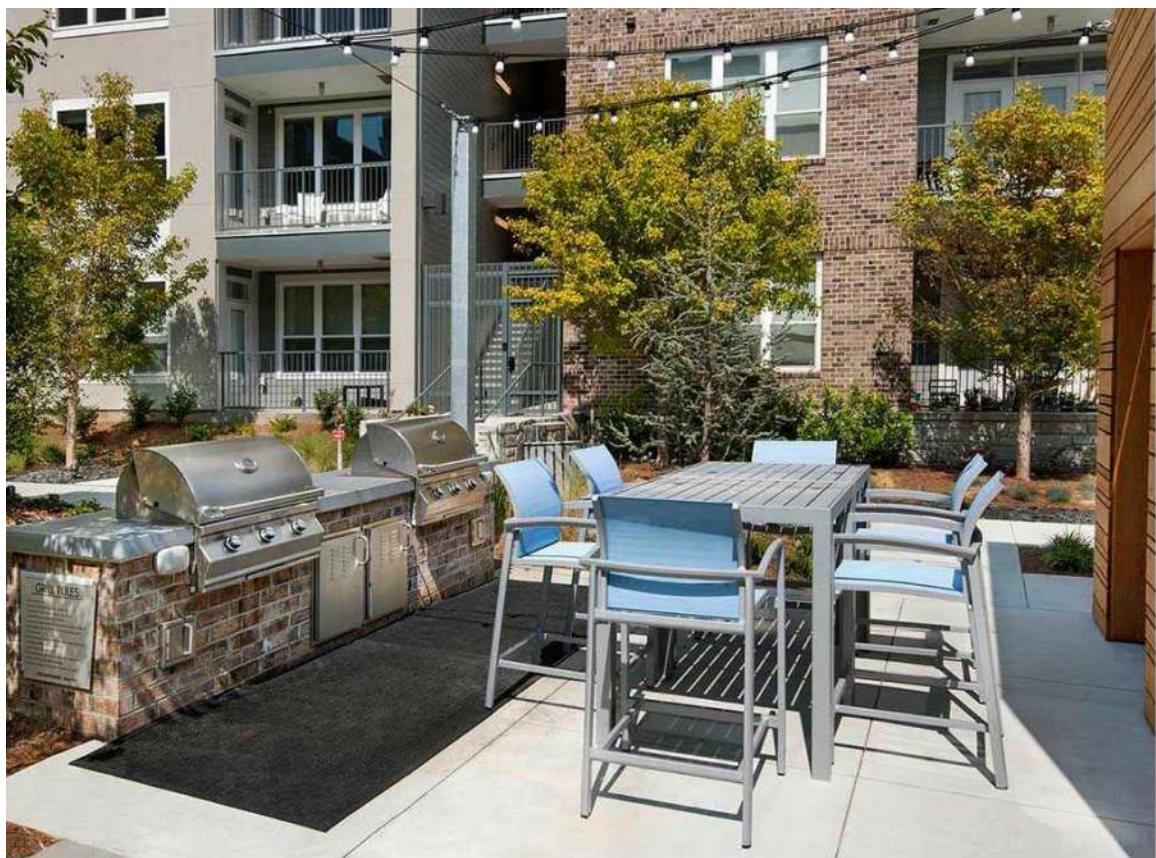
POOL



OVERHEAD ARBOR



SYNTHETIC LAWN



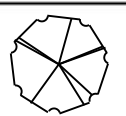
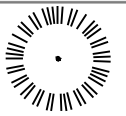
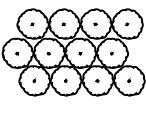


GRILLING STATIONS & DINING TABLES / CHAIRS

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURAL DESIGN. MINOR VARIATIONS IN PLANT SELECTIONS, TREE QUANTITIES, USE OF BONUS MULTIPLIERS AS ALLOWED BY THE PUBLIC FACILITIES MANUAL FOR CANOPY COVERAGE CREDIT SUCH AS FOR WILDLIFE BENEFITS, NATIVE TREES, AND IMPROVED CULTIVARS MULTIPLIERS, AND VARIATION IN INSTALLED SIZES OF TREES TO INCLUDE MINIMUM 2" CALIPER DECIDUOUS TREES AND MINIMUM 8' HEIGHT EVERGREEN TREES. PLANTS TO IMPROVE SURVIVABILITY, MAY OCCUR WITH THE FINAL BUILDING DESIGN AND SUBDIVISION PLAN. THE GENERAL DENSITY OF TREES SHOWN AND MINIMUM CANOPY COVERAGE REQUIREMENTS SPECIFIED IN THE PUBLIC FACILITIES MANUAL WILL BE PROVIDED.

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS			
Net Site Area (s.f.)			117,082
Zone: [PD-R]	Use: [Multifamily]		
Tree Canopy Required (s.f.)	10%		11,708
10-YEAR TREE CANOPY PROVIDED			
Total Canopy Area Provided Through Tree Preservation (s.f.)			0
Total Proposed Canopy Area Provided (s.f.)			9,750
DEDUCTION: Canopy Area Provided in Right-Of-Way			-1,250
Total Tree Canopy Provided (s.f.)	7.26%		8,500

TRANSITIONAL YARD CALCULATIONS										
Onsite Zoning District: PD-R (Multifamily)	Adjacent Zoning District	REQUIRED					PROVIDED			
		Transitional Yard	Width (l.f.)	Total Length (l.f.)	Net Length (l.f.)	CANOPY	UNDERSTORY	Minimum Fence or Wall	Width (l.f.)	TREES
Buffer A-B: CO. COMMERCIAL OFFICE	TY2	6' Fence or Wall	10	543	543	16	16	6' Fence	0	0 Large Deciduous Trees
										0 Small Deciduous Trees
Buffer B-C: UNIVERSITY DRIVE	None per Z.O. 3.7.3.E		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A Large Deciduous Trees
Buffer C-D: PD-C: PLANNED DEVELOPMENT COMMERCIAL	TY2	6' Fence or Wall	10	576	576	17	17	6' Fence	0	0 Large Deciduous Trees
										14 Small Deciduous Trees
Buffer D-A: CHAIN BRIDGE ROAD	None per Z.O. 3.7.3.E		N/A	N/A	N/A	N/A	N/A	N/A	N/A	18 Evergreen Trees
										42 Shrubs

SAMPLE PLANT SCHEDULE							
QTY	Symbol	Botanical Name	Common Name	Size	Type	Remarks	Total Canopy Coverage (SF)
12		Canopy Trees					3,000
		Carpinus caroliniana	American Hornbeam	3" Cal.	B & B	Uniform branching pattern	
		Nyssa sylvatica	Black Gum	3" Cal.	B & B	Uniform branching pattern	
		Oxydendrum arboreum	Sourwood	3" Cal.	B & B	Uniform branching pattern	
Canopy Trees (Offsite: in R.O.W.) See Note 1							
5		Platanus acerifolia	London Planetree	2" Cal.	B & B	Uniform branching pattern	1,250
		Ulmus americana 'Valley Forge'	Valley Forge Elm	2" Cal.	B & B	Uniform branching pattern	
		Quercus phellos	Willow Oak	2" Cal.	B & B	Uniform branching pattern	
Small Deciduous Trees							
34		Cercis canadensis	Eastern Redbud	2" Cal.	B & B	Uniform branching pattern	3,400
		Cornus florida	Flowering Dogwood	2" Cal.	B & B	Uniform branching pattern	
		Magnolia virginiana	Sweetbay Magnolia	2" Cal.	B & B	Uniform branching pattern	
Evergreen Trees							
28		Ilex x attenuata 'Fosteri'	Foster's Holly	6' Ht.	B & B	Uniform branching pattern	2,100
		Ilex opaca	American Holly	6' Ht.	B & B	Uniform branching pattern	
		Juniperus virginiana	Eastern Red Cedar	6' Ht.	B & B	Uniform branching pattern	
Shrubs							
67		Clethra alnifolia	Summersweet	24" Ht.	As Shown	Cont.	0
		Ilex verticillata	Winterberry	24" Ht.	As Shown	Cont.	
		Itea virginica	Virginia Sweetspire	24" Ht.	As Shown	Cont.	
		Fothergilla gardenii	Dwarf Fothergilla	24" Ht.	As Shown	Cont.	
						TOTAL:	9,750
Note:							
1. Tree Canopy Provided in R.O.W. is NOT counted towards 10-Year Tree Canopy Requirement.							

Note:
1. Tree Canopy Provided in R.O.W. is NOT counted towards 10-Year Tree Canopy Requirement.

LANDSCAPE NOTES:

- THIS PLAN IS SCHEMATIC AND REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURE, AND LANDSCAPE ARCHITECTURE DESIGN. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.
- TREE LOCATION, TREE QUANTITY, AND TREE SPECIES ARE SUBJECT TO CHANGE BASED ON CHANGES THAT MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN. SPECIES DIVERSITY SHALL BE MET AND DEMONSTRATED AS SUCH AT TIME OF SITE PLAN. MODIFICATIONS TO THE LANDSCAPE PLAN ARE SUBJECT TO APPROVAL OF THE CITY'S URBAN FORESTER.
- LANDSCAPING PLAN SUBJECT TO CHANGE WITH APPROVAL FROM CITY OF FAIRFAX URBAN FORESTER.

MODIFICATIONS/WAIVERS REQUESTED

- A MODIFICATION TO OVERALL CANOPY COVERAGE REQUIRED (Z.O. SECTION 4.5.6) IS HEREBY REQUESTED TO BE REVISED FROM 20% TO 7.26%.
- A MODIFICATION TO TRANSITIONAL YARD REQUIRED (Z.O. SECTION 4.5.5) FOR BUFFER A-B AND C-D IS HEREBY REQUESTED TO BE REVISED AS INDICATED IN THE "TRANSITIONAL YARD CALCULATIONS" TABLE ABOVE.