

# 10230 MAIN STREET, FAIRFAX, VA 22030

---

## CONCEPT

### OWNER/DEVELOPER:

Ox Hill Companies  
4031 University Drive  
Suite 400  
Fairfax, VA 22030

### ARCHITECT:

Architecture, Inc.  
1902 Commons Drive  
Suite 101  
Reston, VA 20191

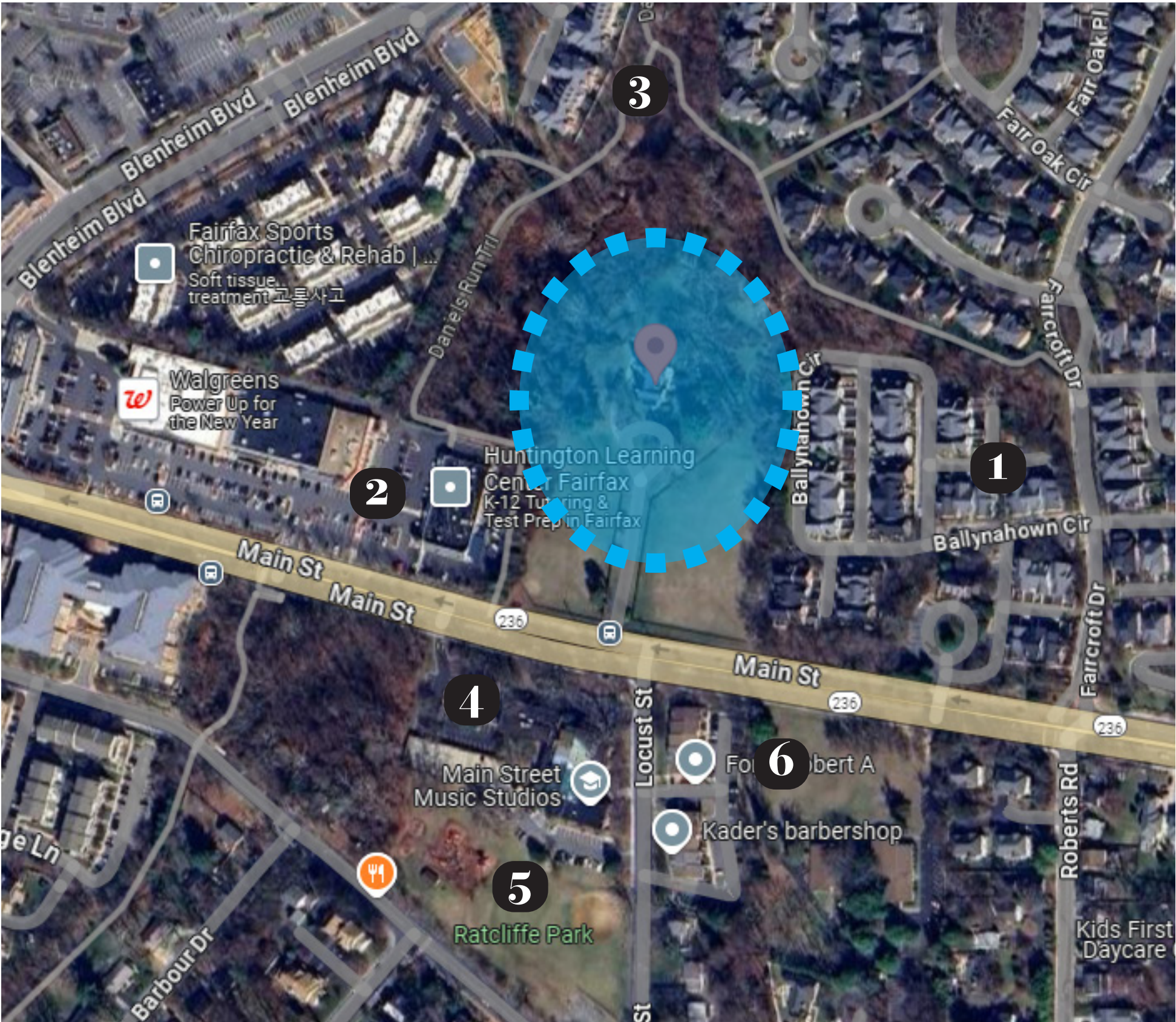
### CIVIL ENGINEER:

Wiles Mensch  
2000 Edmund Halley Drive  
Reston, VA 20191



OX HILL COMPANIES





**1** FARRCROFT NEIGHBORHOOD

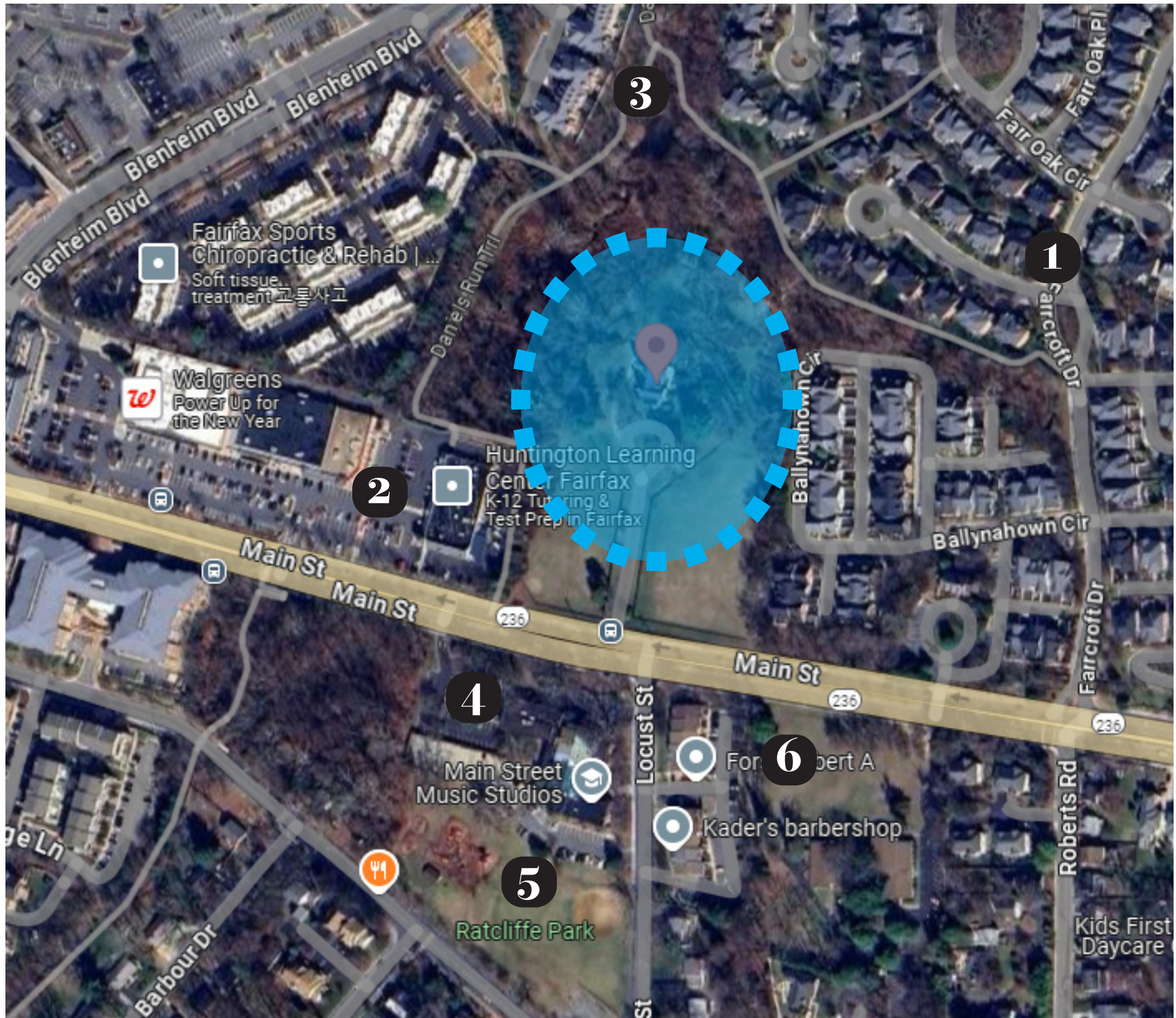


**2** MAIN STREET MARKETPLACE SHOPPING CENTER



**3** DANIELS RUN





**4** THE FAIRFAX MUSEUM AND VISITOR CENTER



**5** RATCLIFFE PARK



**6** COMMERCIAL OFFICE SPACE











Boutique Hospitality

- 96 rooms

Spa & Pool Membership Club

- Fitness: 1,200 SF fitness center + 200 SF movement studio (Total: 1,400 SF).
- Spa: 10,000 SF, including lockers, pre- and post-treatment zones, thermal circuit, relaxation areas, spa retail, spa lounge, and treatment rooms.
- Indoor and outdoor pools and deck

Conference & Event Center

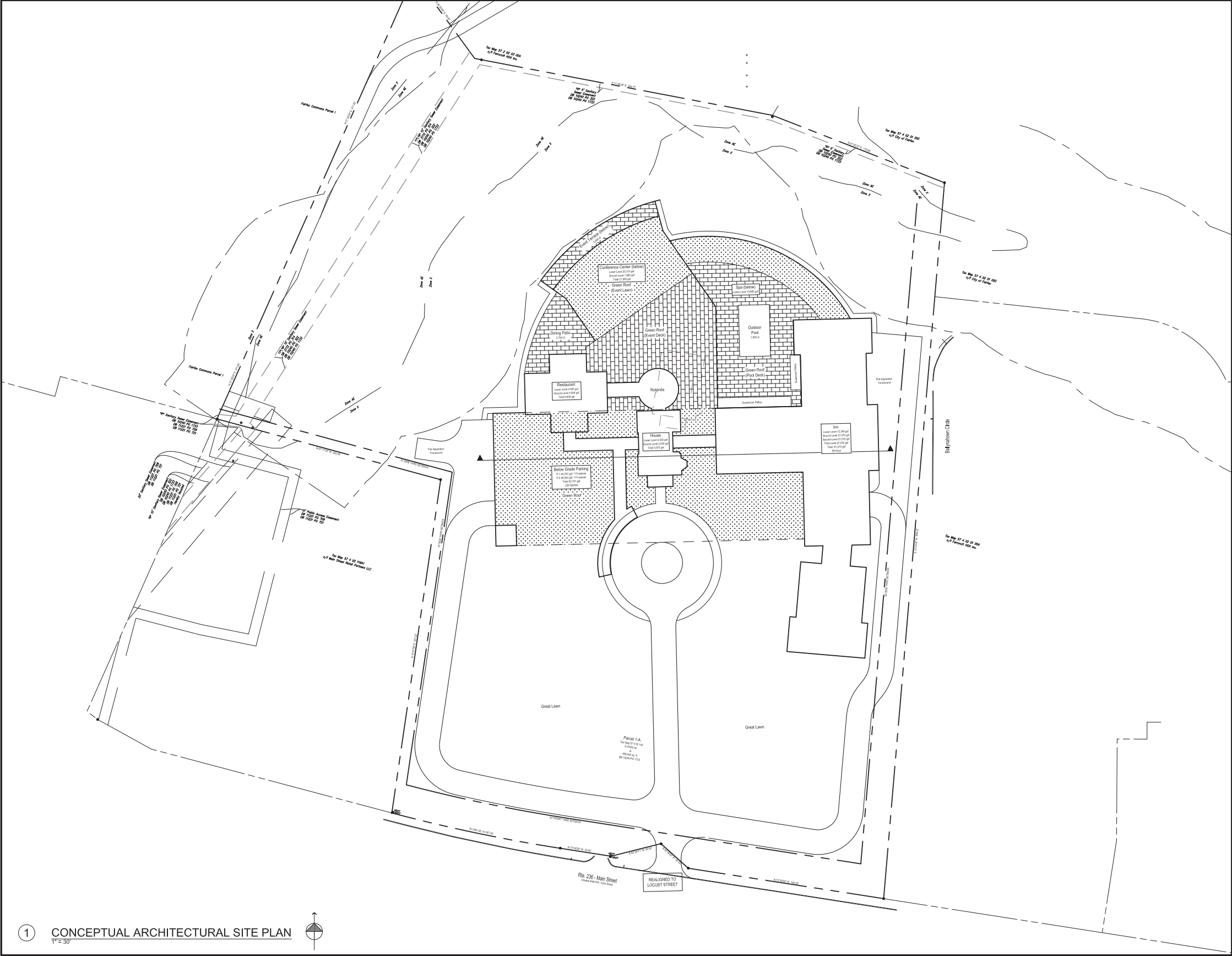
- Lower Level 20,310 SF
- Ground Level 1680 SF

Specialty Restaurants

- 9000 SF indoor dining
- 2754 SF outdoor dining terrace

Parking

- 226 Spaces



1 CONCEPTUAL ARCHITECTURAL SITE PLAN  
1" = 30'

**architecture**  
incorporated

1902 campus commons drive  
suite 101  
reston, virginia 20191  
tel: 703-478-3900  
fax: 703-264-0733  
www.archinc.com

PROPOSED DEVELOPMENT FOR:  
**OX HILL COMPANIES**  
**FARR HOUSE ESTATE**  
CITY OF FAIRFAX, VIRGINIA

Project: 24384.01

Revisions:

**ARCHITECTURAL**  
**SITE**  
**PLAN**

Scale: 1"=30'  
Drawn: ERW  
Checked: ERW  
Date: 1/10/25

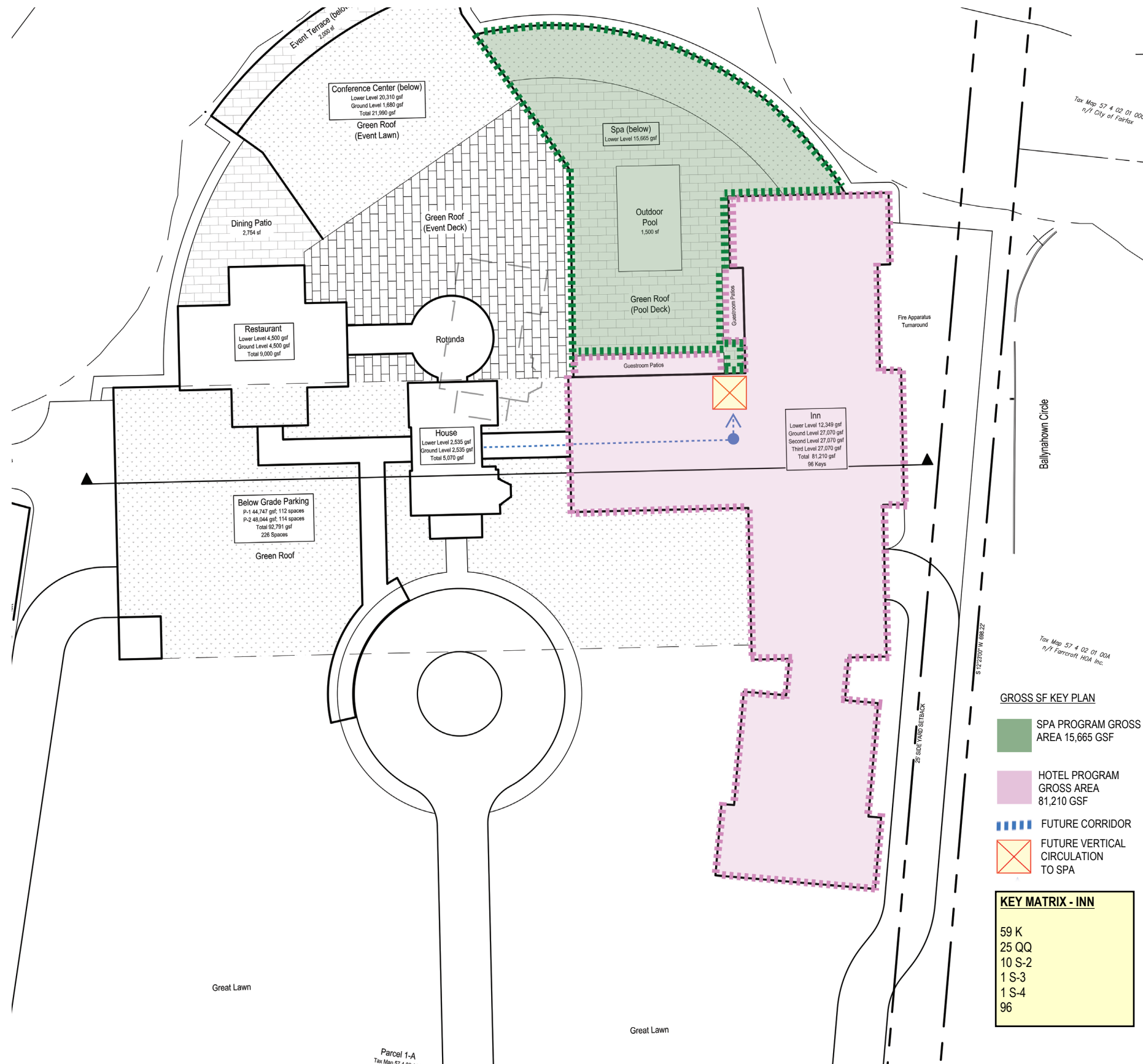
**AS1.1**

Sheet 1 of 1

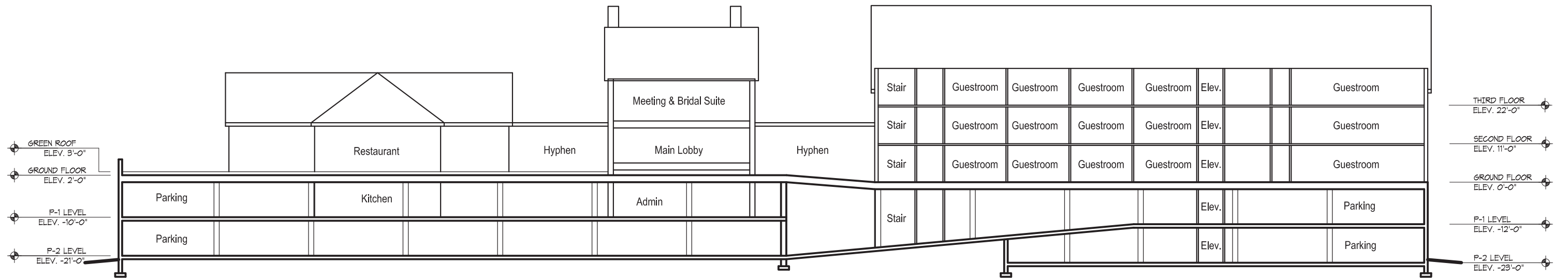












# CONCEPTUAL EAST-WEST SITE SECTION

1" = 30'



LEVEL	PARKING	AMENITY	GUEST ROOMS
P2	48,044 GSF; 114 SPACES		
TOTAL GROSS	48,044 GSF		
P1	44,474 GSF; 112 SPACES		
TOTAL GROSS	44,474 GSF		
LOWER LEVEL		RESTAURANT 4,500 GSF	
LOWER LEVEL		DINING PATIO 2,754 GSF	
LOWER LEVEL		MAIN HOUSE 2,535 GSF	
LOWER LEVEL		EVENT TERRACE 2,000 GSF	
LOWER LEVEL		CONFERENCE CENTER 20,310	
LOWER LEVEL		SPA 15,665 GSF	
LOWER LEVEL			12,349 GSF
TOTAL GROSS		47,764 GSF	12,349 GSF
GROUND LEVEL		RESTAURANT 4,500 GSF	
GROUND LEVEL		MAIN HOUSE 2,535 GSF	
GROUND LEVEL		CONFERENCE CENTER 1,680 GSF	
GROUND LEVEL			27,070 GSF
TOTAL GROSS		8715 GSF	27,070 GSF
SECOND LEVEL			27,070 GSF
TOTAL GROSS			27,070 GSF
THIRD LEVEL			27,070 GSF
TOTAL GROSS			27,070 GSF









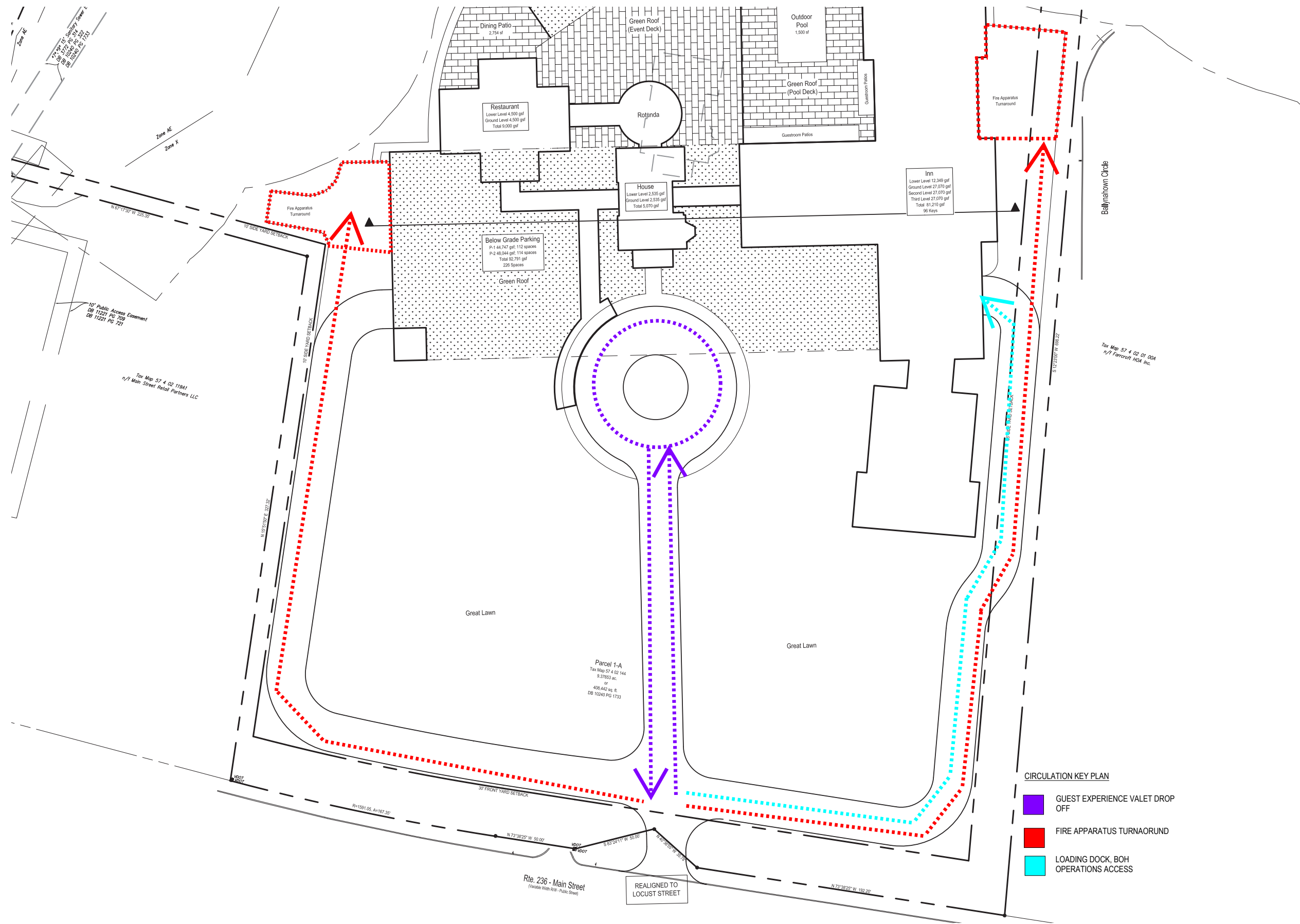


















## TREES



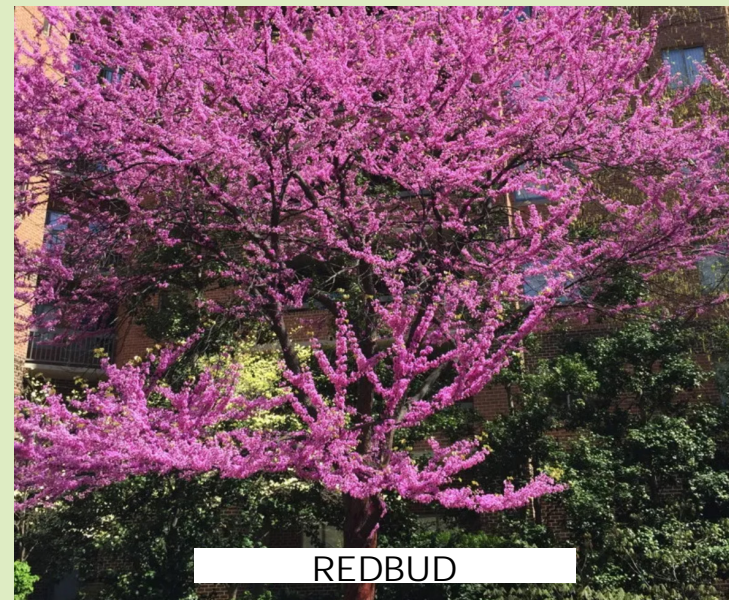
FRINGETREE



WILLOW OAK

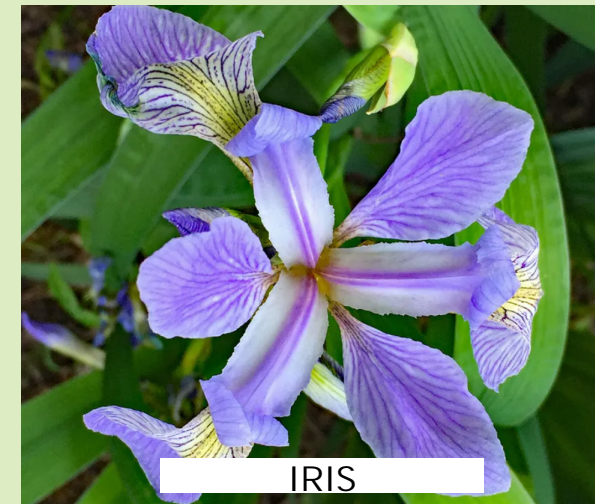


SERVICEBERRY



REDBUD

## SHRUBS & GROUNDCOVERS



IRIS



IRONWEED



MILKWEED



PURPLE CONEFLOWER



SWEETBAY MAGNOLIA



OAKLEAF HYDRANGEA

















# FIRM OVERVIEW

Founded in 1986, Architecture, Incorporated is a 60-person, award-winning planning, architecture, and interior design practice. We are united in the belief that as trusted advisers and design leaders, we reach beyond the predictable to turn vision into reality while solving complex challenges for public, private, and government clients—improving quality of life through the built environment.

Our projects range from complex renovations to new construction for commercial, hospitality, education, healthcare, senior living, multifamily, and sports and recreation clients across the region. This wide range of design experience and core value of client service has made Architecture, Inc. recognized as one of the most prominent firms in the Washington, DC metropolitan area.



## CONTENTS

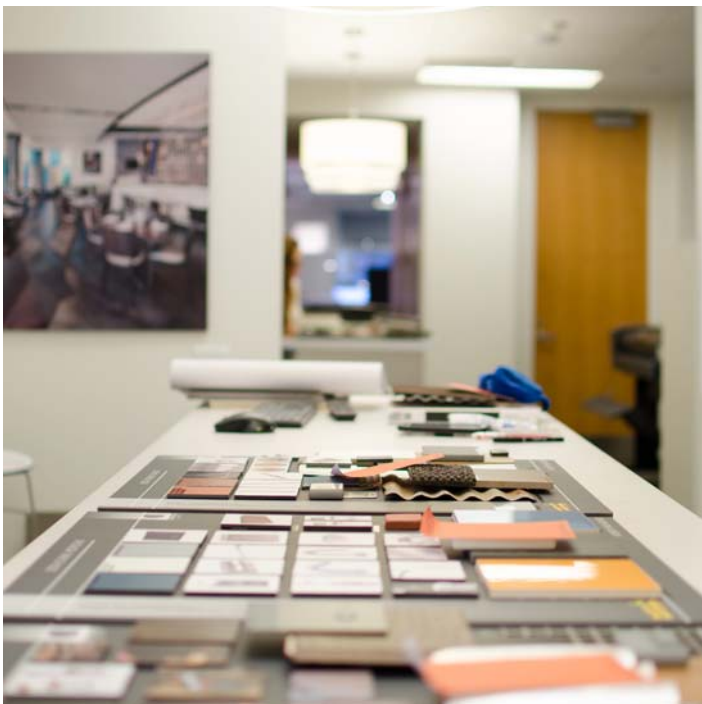
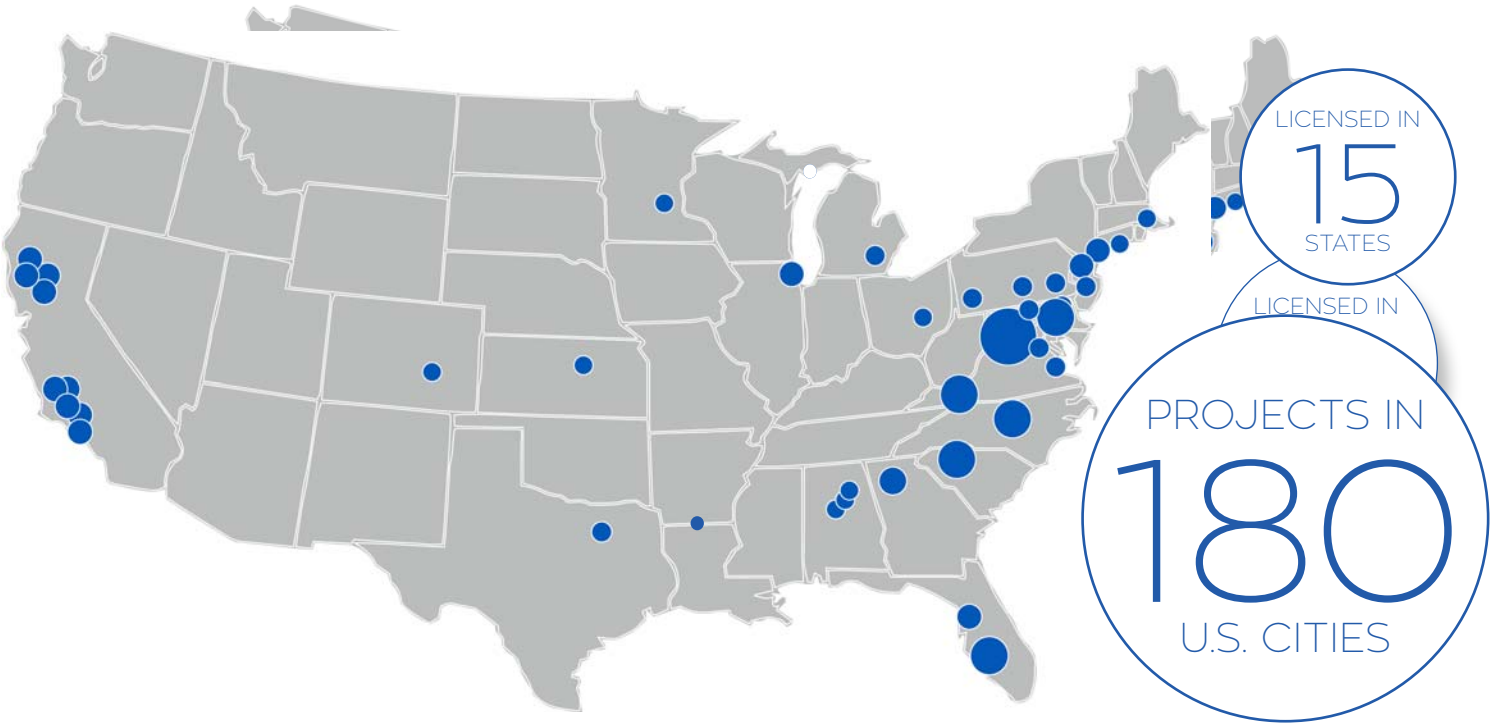
- Firm Overview
- Hospitality Experience
- Hospitality Expertise
- Case Studies
- Design Recognition



# FIRM OVERVIEW

## Architecture

Our architectural expertise ranges from master planning, new construction, renovations, sustainable design, and all other aspects of the built environment. This commitment spans a range of project types from healthcare and education, to hospitality and residential. Regardless of the project type, we work with each client to create buildings which not only meet programmatic needs, but also exceed aesthetic desires and goals. Ultimately, every structure has the potential to be a significant and inspiring architectural presence within a community and improve the quality of life through the built environment.



## Interior Design

For programmatically complex interiors, we create built environments that help our clients' communities live, work, learn, heal, and stay well. From programming and space planning through material and furniture selection, we partner with our clients to create a shared vision that is both familiar and forward-thinking. Our expertise in interior design spans a full range of environments, from hotels and restaurants to medical clinics and fitness facilities. Each is an opportunity to synthesize the functional needs and cultural aspirations of an organization into spaces that deliver an enhanced user experience and immerse individuals in the organization's culture.

82  
PERCENT  
REPEAT CLIENTS



60  
EMPLOYEES



37  
YEARS IN  
BUSINESS

17  
REGISTERED  
PROFESSIONALS







Our body of work encompasses renovation, rebranding, additions, historic renovation, adaptive reuse, and ground-up construction. We've tackled over two dozen hotel projects in just over 15 years in the Washington, DC market. Some of our notable work includes:

- Creating a unique hotel campus with a new six-story addition; linking and renovating an eclectic group of buildings on the National Trust for Historic Preservation registry:
  - 1864 home turned military hostel
  - 1901 rowhouse turned parsonage
  - 1957 church façade
  - Late 1700s carriage house
  - 1980s hotel
- Adding a full-floor of penthouse suites to an occupied property.
- Renovating a 400+ key hotel, sharing a central plant with an eight-story office building whose primary tenant is a secure federal agency, constructed above a retail development, constructed above a metro rail station, constructed above a major thoroughfare.
- Incorporating the District's oldest surviving apartment building into a new hotel development. The property is located across the street from CFA's headquarters, and sat vacant for over fifteen years.
- Creating a unique hospitality campus surrounding a turn of its century rural manor home. Campus consisted of the manor house (prefunction venue), stables & carriage house (event space), wine club





Whether the intent is blending in with the character of an existing neighborhood or structure, or creating a unique design solution to distinguish a historic property from a new development, our experience in adaptive reuse and historic preservation is unmatched. Our hotel portfolio literally spans centuries, creating unique, one-off designs for special hotel properties.

Approvals for design and construction are often viewed as hurdles in the development process, mostly due to the fear of the unknowns related to duration and content. Understanding the varied jurisdictional agencies, their processes, and most importantly - their motives, helps us to navigate the approval processes smoothly







Renovating a property is a unique challenge. The intent may be to help guests and neighbors “forget” the prior development. Others intend to expand and improve on an existing theme. In either case, the challenge is to create something new out of something not so new. Our firm has been excelling at this for decades.

Rolling up our sleeves and exploring the make-up of a building is critical to a successful renovation, impacting both cost and schedule. Understanding existing conditions, existing systems, and existing materials is absolutely paramount to new construction. Our knowledge of construction, costs, materials, impact of fenestration, and ability to recapture space, all help us transform properties through

