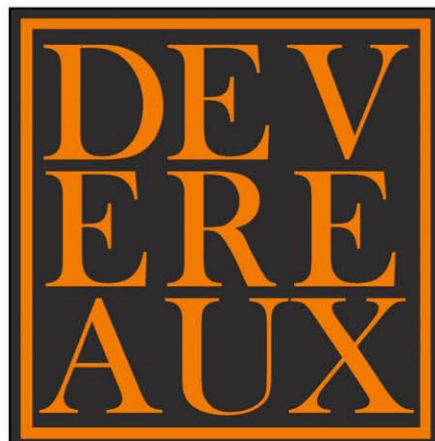


PROJECT INFORMATION

TOTAL HC PARKING - 12
TOTAL STANDARD PARKING - 480
TOTAL PARKING ON SITE - 492

TOTAL RETAIL - 7,395 SF
TOTAL OFFICE - 26,391 SF
TOTAL AMENITIES - 4,465 SF

TOTAL STUDIO UNITS - 5
TOTAL 1 BEDROOM UNITS - 128
TOTAL 2 BEDROOM UNITS - 121
TOTAL TOWNHOUSE UNITS - 3
TOTAL UNITS - 257



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THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

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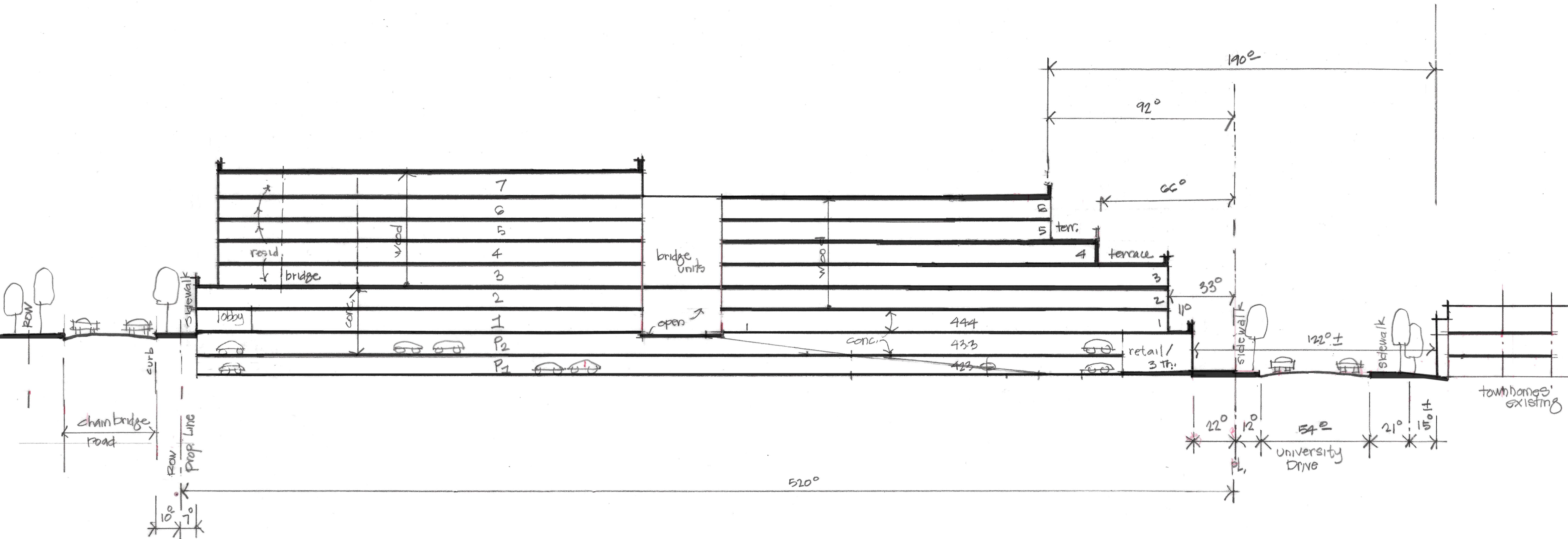
A1

SITE LAYOUT

SCALE: 1" = 20'-0"

0 5 10 20

NORTH



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A2

SITE SECTION

SCALE: 1" = 20'-0"



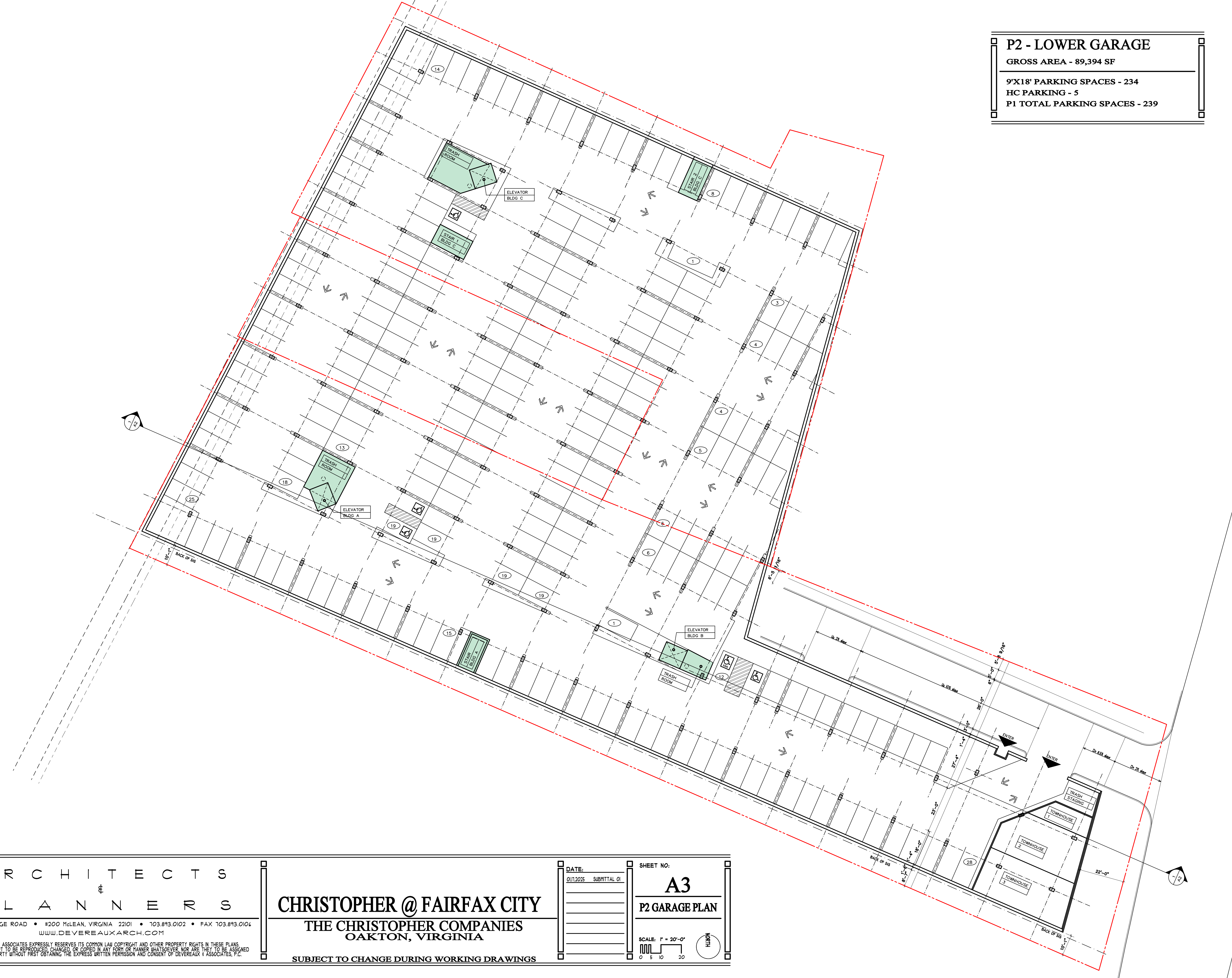
P2 - LOWER GARAGE

GROSS AREA - 89,394 SF

9'X18' PARKING SPACES - 234

HC PARKING - 5

P1 TOTAL PARKING SPACES - 239



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DATE:	SHEET NO:
01/12/2025 SUBMITTAL 01	A3
	P2 GARAGE PLAN
	SCALE: 1" = 20'-0"
	0 5 10 20
	HLN

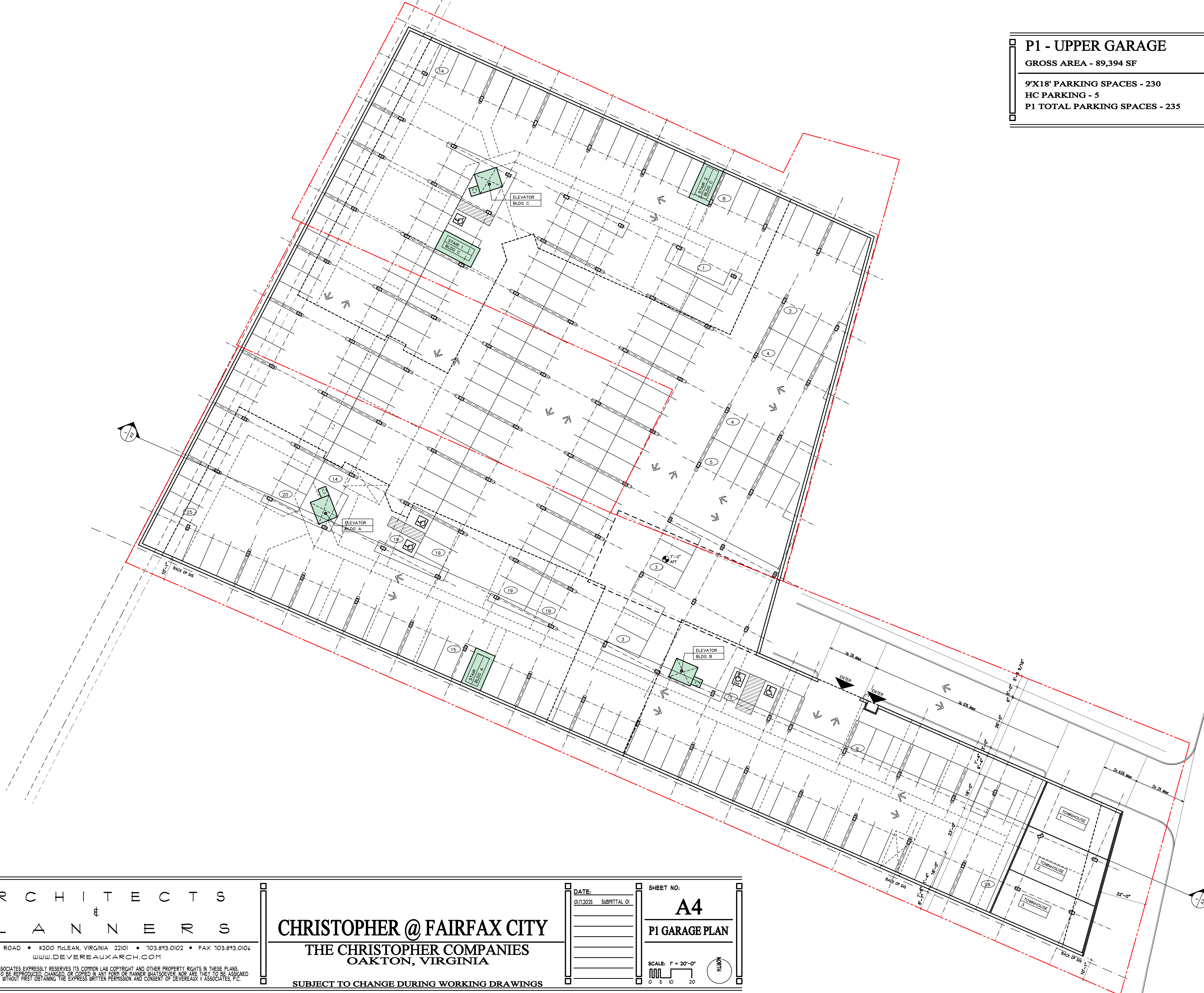
P1 - UPPER GARAGE

GROSS AREA - 89,394 SF

9'X18' PARKING SPACES - 230

HC PARKING - 5

P1 TOTAL PARKING SPACES - 235



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SHEET NO:
A4
P1 GARAGE PLAN

SCALE: 1" = 20'-0"
0 5 10 20



FIRST FLOOR
GROSS AREA - 49,096 SF
SURFACE HC PARKING - 2 SURFACE STANDARD PARKING - 16 TOTAL SURFACE SPACES - 18
RETAIL - 7,395 SF OFFICE - 11,727 SF AMENITIES - 4,465 SF
1 BEDROOM UNITS - 12 2 BEDROOM UNITS - 11 TOTAL UNITS FIRST FLOOR - 23

- RETAIL
- OFFICE
- AMENITY
- 1 BEDROOM
- 2 BEDROOM



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DATE:	SHEET NO:
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	FIRST FLOOR PLAN
	SCALE: 1" = 20'-0"
	0 5 10 20
	N

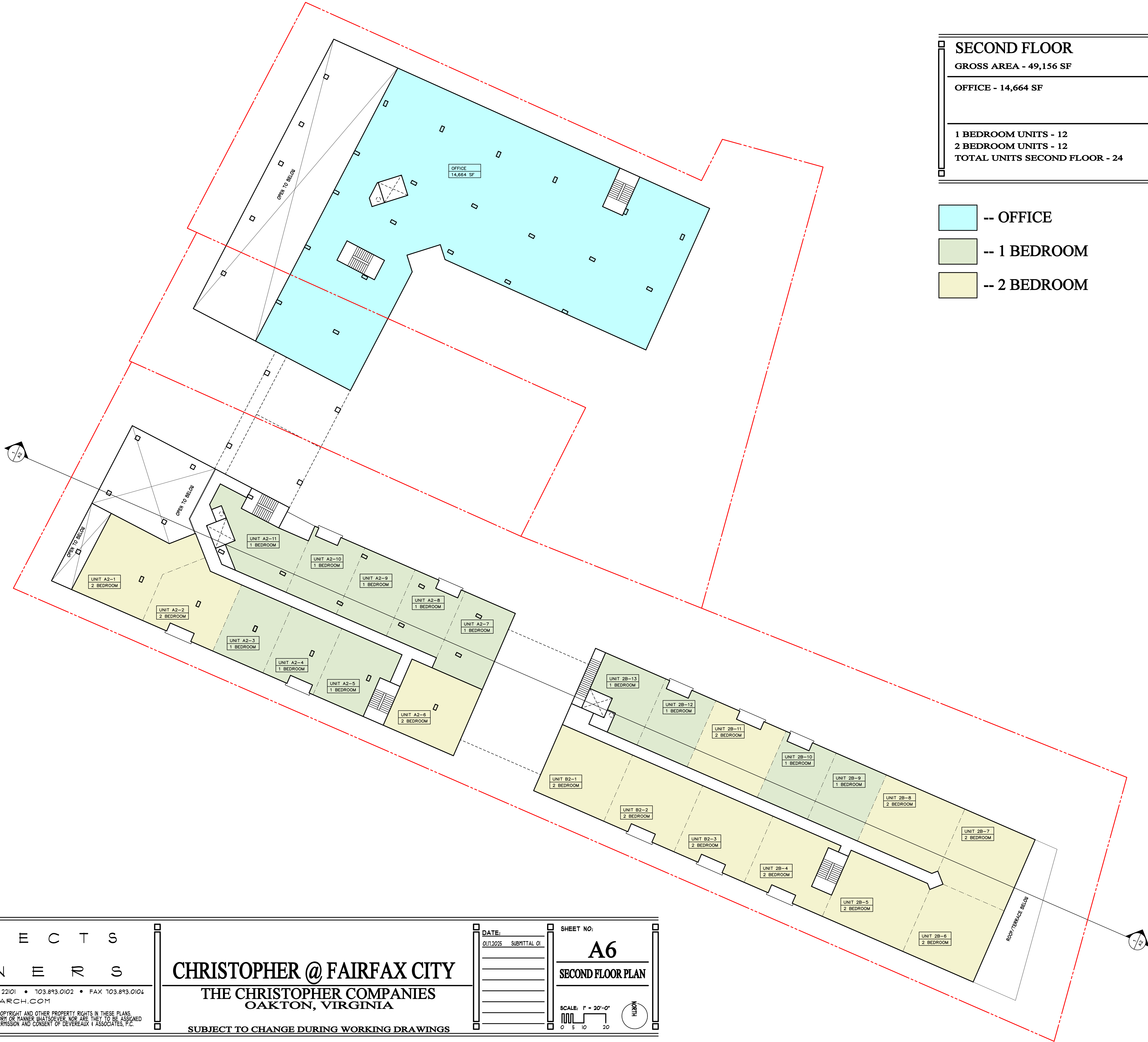
SECOND FLOOR

GROSS AREA - 49,156 SF

OFFICE - 14,664 SF

1 BEDROOM UNITS - 12
2 BEDROOM UNITS - 12
TOTAL UNITS SECOND FLOOR - 24

- OFFICE
- 1 BEDROOM
- 2 BEDROOM



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DATE:
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SHEET NO:
A6
SECOND FLOOR PLAN

SCALE: 1" = 20'-0"
0 5 10 20

HLR

THIRD FLOOR

GROSS AREA - 51,488 SF

STUDIO UNITS - 1

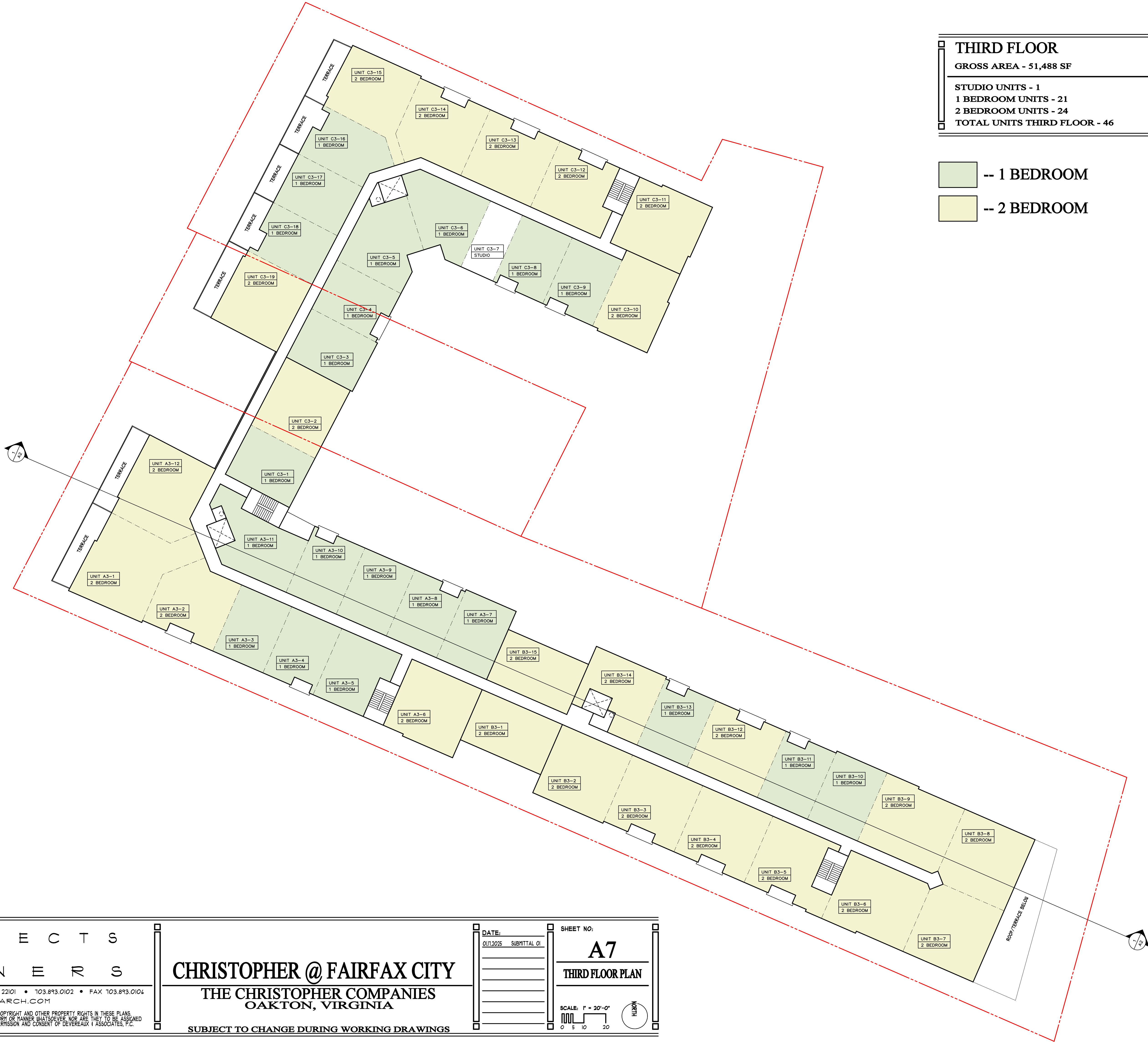
1 BEDROOM UNITS - 21

2 BEDROOM UNITS - 24

TOTAL UNITS THIRD FLOOR - 46

-- 1 BEDROOM

-- 2 BEDROOM



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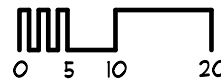
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SHEET NO:
A7
THIRD FLOOR PLAN

SCALE: 1" = 20'-0"



1/4" = 1'-0"

FOURTH FLOOR

GROSS AREA - 49,132 SF

STUDIO UNITS - 1

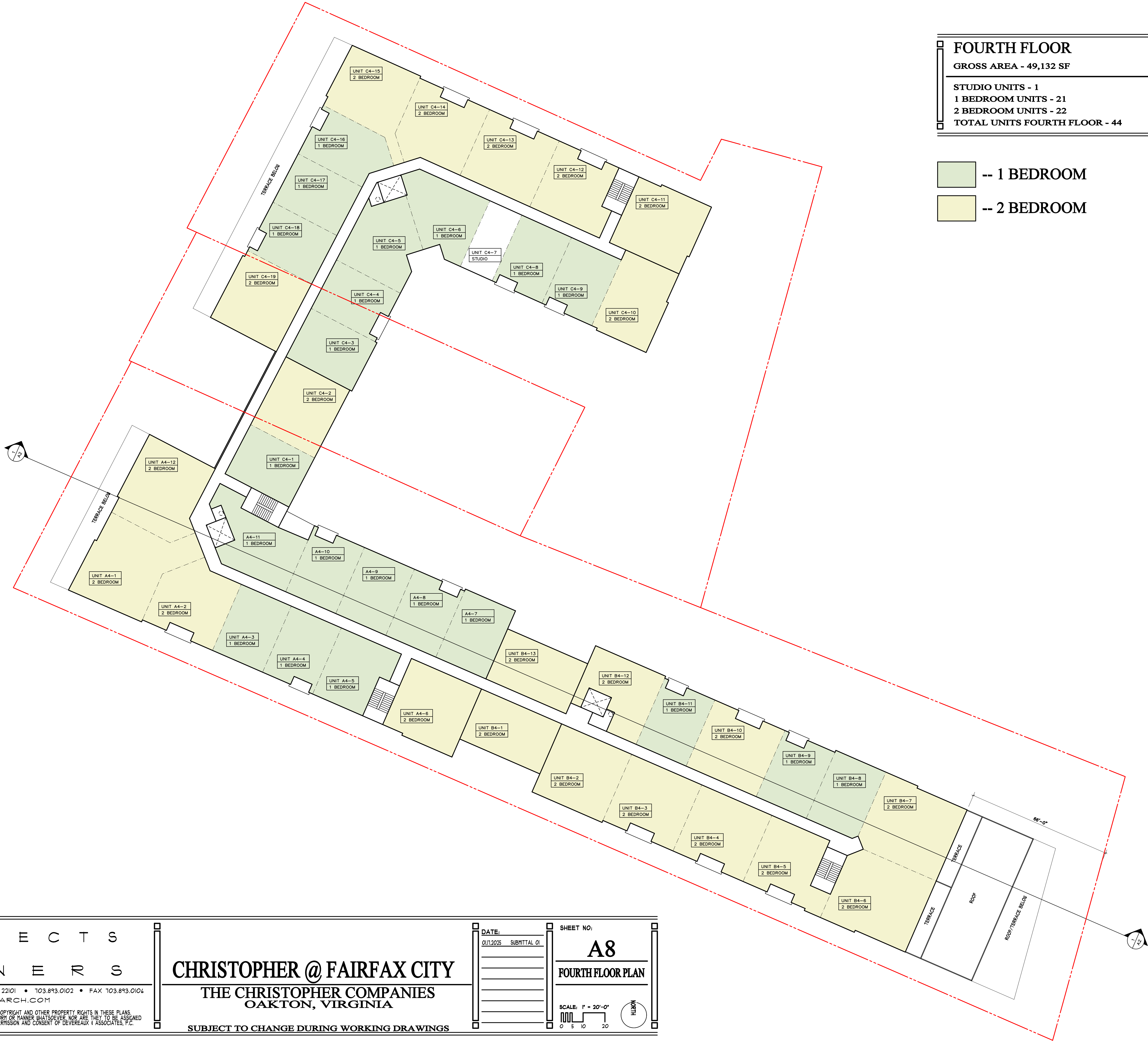
1 BEDROOM UNITS - 21

2 BEDROOM UNITS - 22

TOTAL UNITS FOURTH FLOOR - 44

-- 1 BEDROOM

-- 2 BEDROOM



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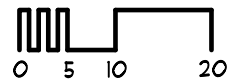
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SHEET NO:
A8
FOURTH FLOOR PLAN

SCALE: 1" = 20'-0"



FIFTH FLOOR

GROSS AREA - 47,286 SF

STUDIO UNITS - 1

1 BEDROOM UNITS - 22

2 BEDROOM UNITS - 20

TOTAL UNITS FIFTH FLOOR - 43

-- 1 BEDROOM

-- 2 BEDROOM



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SHEET NO:
A9
FIFTH FLOOR PLAN

SCALE: 1" = 20'-0"

0 5 10 20

HLR

SIXTH FLOOR

GROSS AREA - 47,286 SF

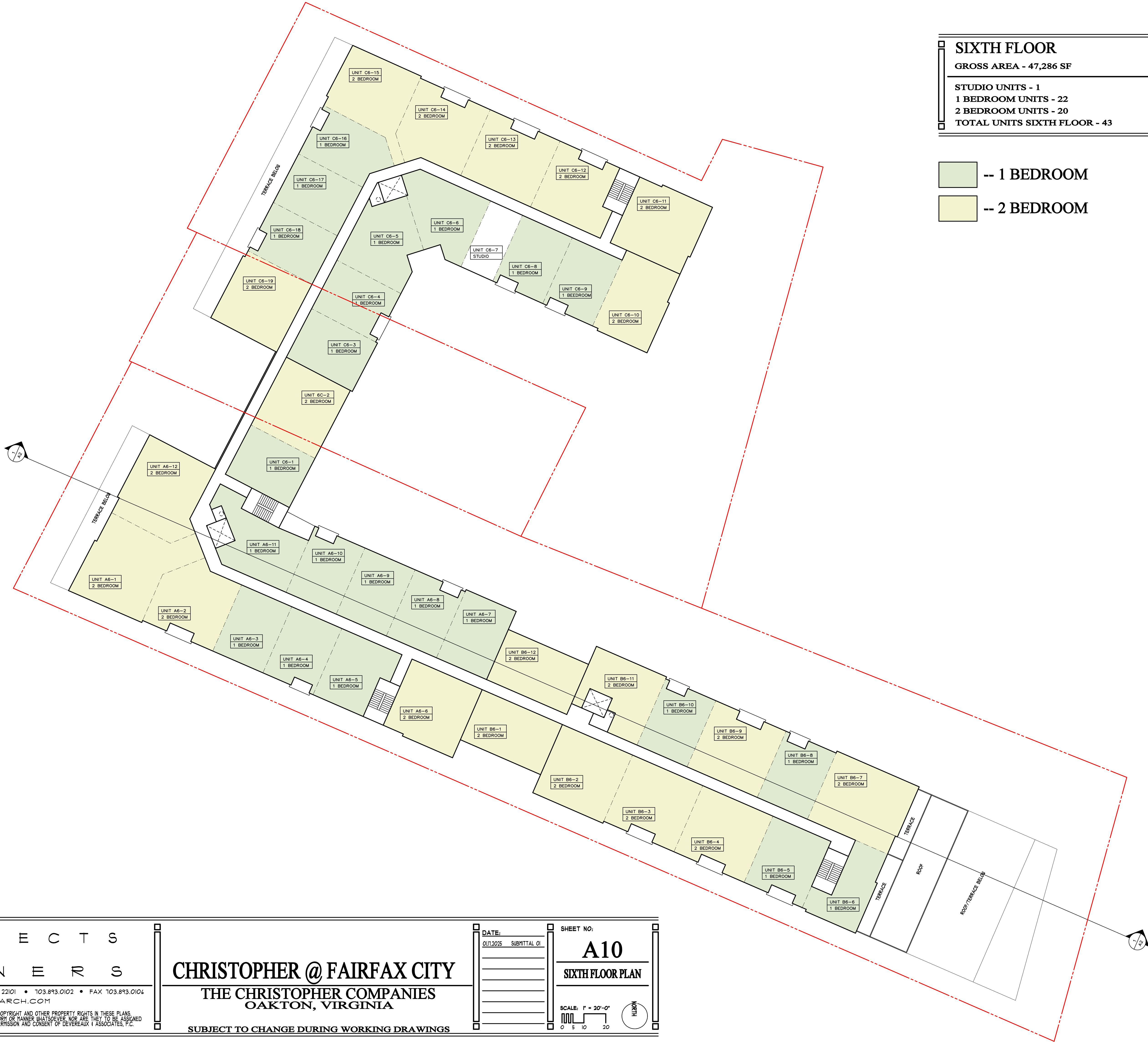
STUDIO UNITS - 1

1 BEDROOM UNITS - 22

2 BEDROOM UNITS - 20

TOTAL UNITS SIXTH FLOOR - 43

- 1 BEDROOM
- 2 BEDROOM



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A10

SIXTH FLOOR PLAN

SCALE: 1" = 20'-0"

0 5 10 20



SEVENTH FLOOR

GROSS AREA - 33,726 SF

STUDIO UNITS - 1

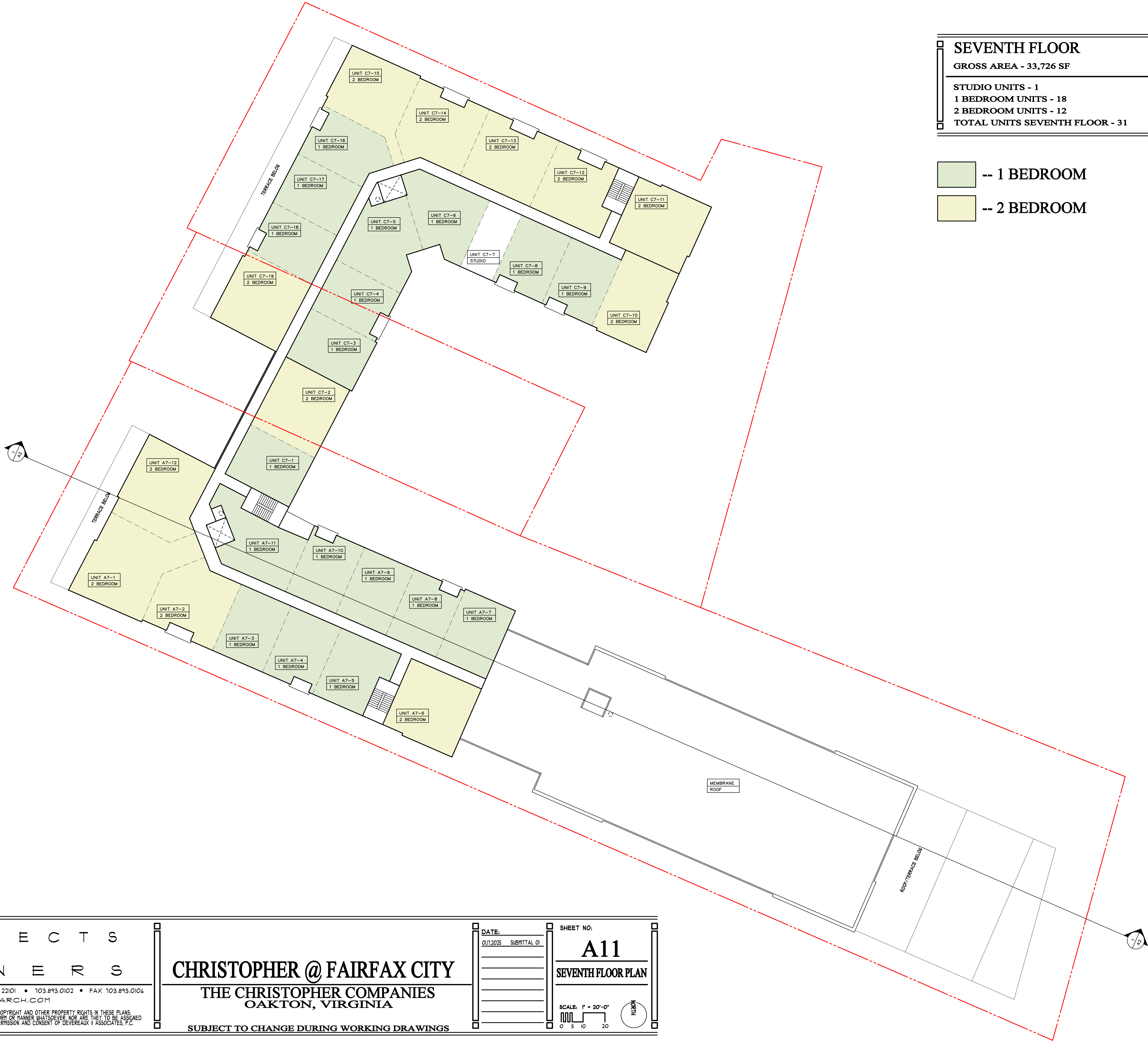
1 BEDROOM UNITS - 18

2 BEDROOM UNITS - 12

TOTAL UNITS SEVENTH FLOOR - 31

-- 1 BEDROOM

-- 2 BEDROOM



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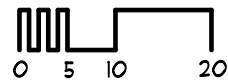
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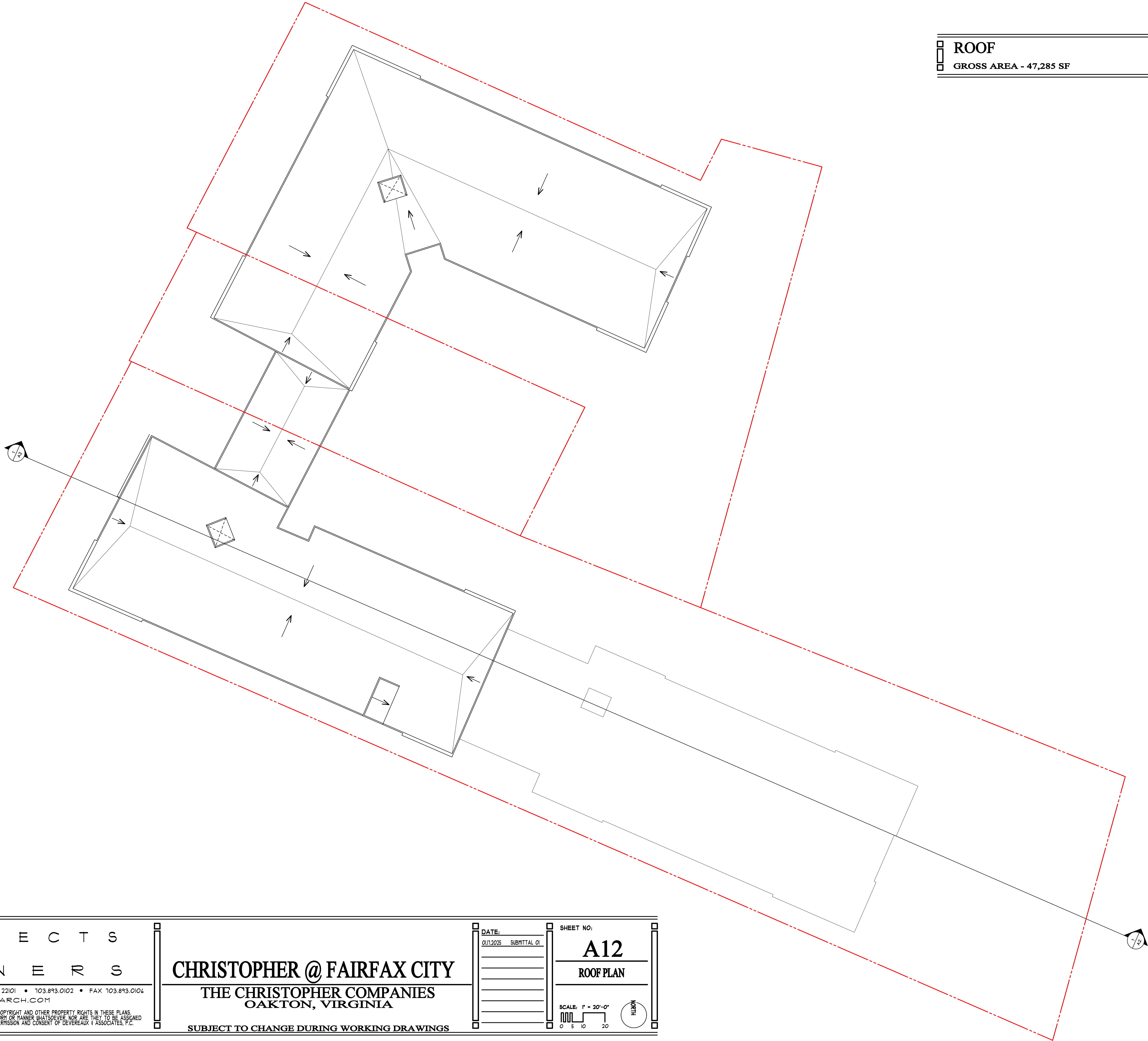
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A11
SEVENTH FLOOR PLAN

SCALE: 1" = 20'-0"





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A12
ROOF PLAN

SCALE: 1" = 20'-0"
0 5 10 20





1
A13 VIEW AT CHAIN BRIDGE ROAD



2
A13 VIEW AT PRIVATE ALLEY



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A13
ELEVATIONS
SCALE: 1/4" = 1'-0"
0 5 10 20



1
A14

VIEW AT UNIVERSITY DRIVE



2
A14

VIEW AT PLAZA



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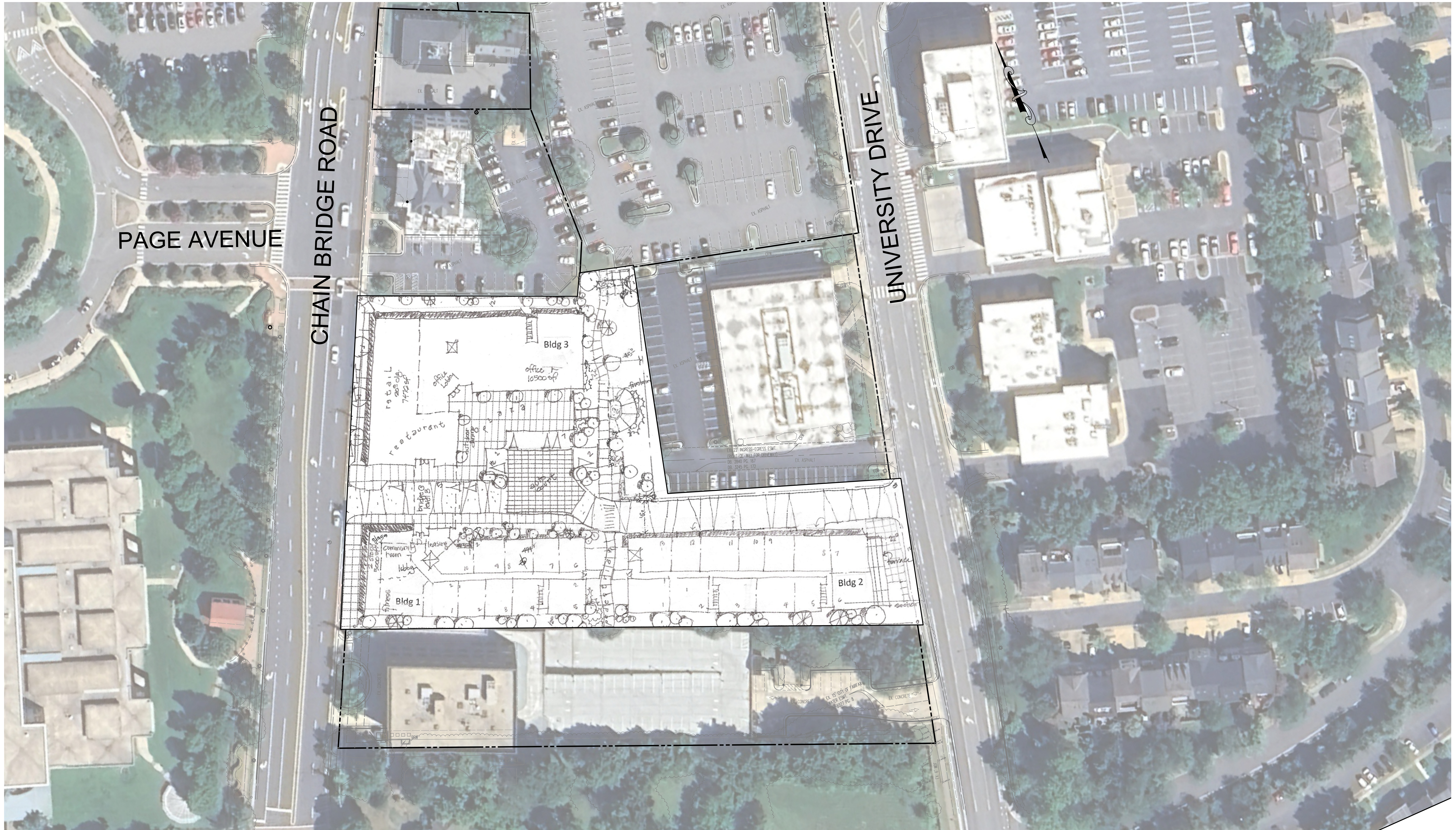
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SHEET NO:

A14

ELEVATIONS

SCALE: 1/16" = 1'-0"
0 5 10 20

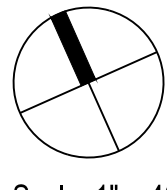
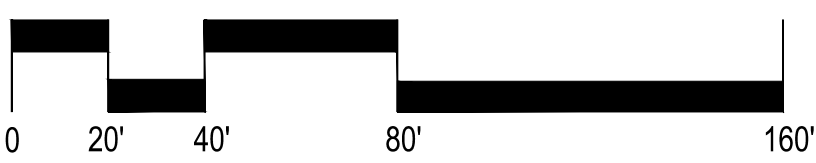


Conceptual Layout Exhibit



Chain Bridge Road Property

City of Fairfax, Virginia



Scale: 1" = 40'

December 13, 2024