GALLERY AT CITY CENTER

BOARD OF ARCHITECTURAL REVIEW SUBMISSION

CITY OF FAIRFAX, VA

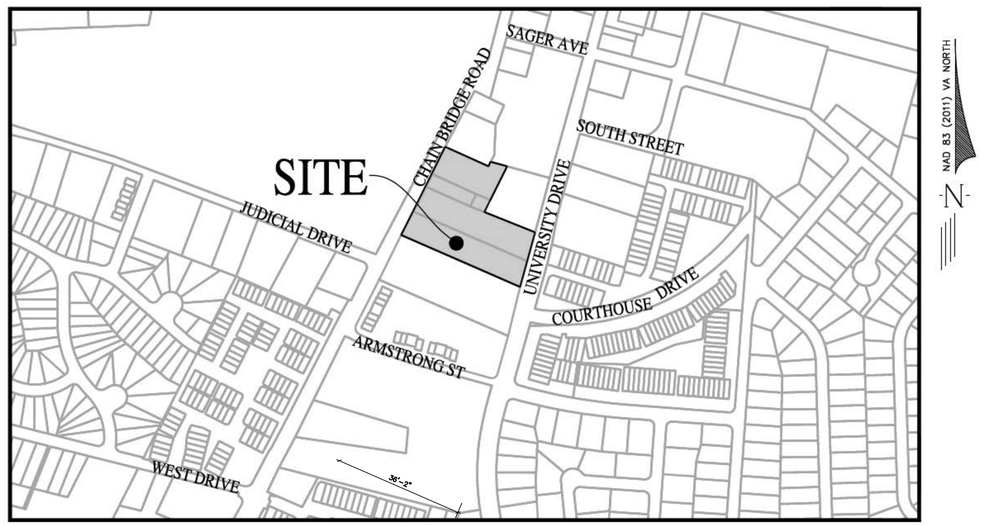
APPLICANT
CHRISTOPHER LAND LLC

ARCHITECT
DEVEREAUX & ASSOCIATES

CIVIL ENGINEER
URBAN, LTD

REAL ESTATE CONSULTANT
TETRA CORPORATION

VICINITY MAP
SCALE: 1"=300'



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A1 EXISTING CONDITIONS PLAN
A2 ILLUSTRATIVE SITE PLAN
A3 EXISTING CONDITIONS STREET VIEW
A4 EXISTING CONDITIONS STREET VIEW
A5 EXISTING CONDITIONS STREET VIEW
A6 EXISTING CONDITIONS STREET VIEW
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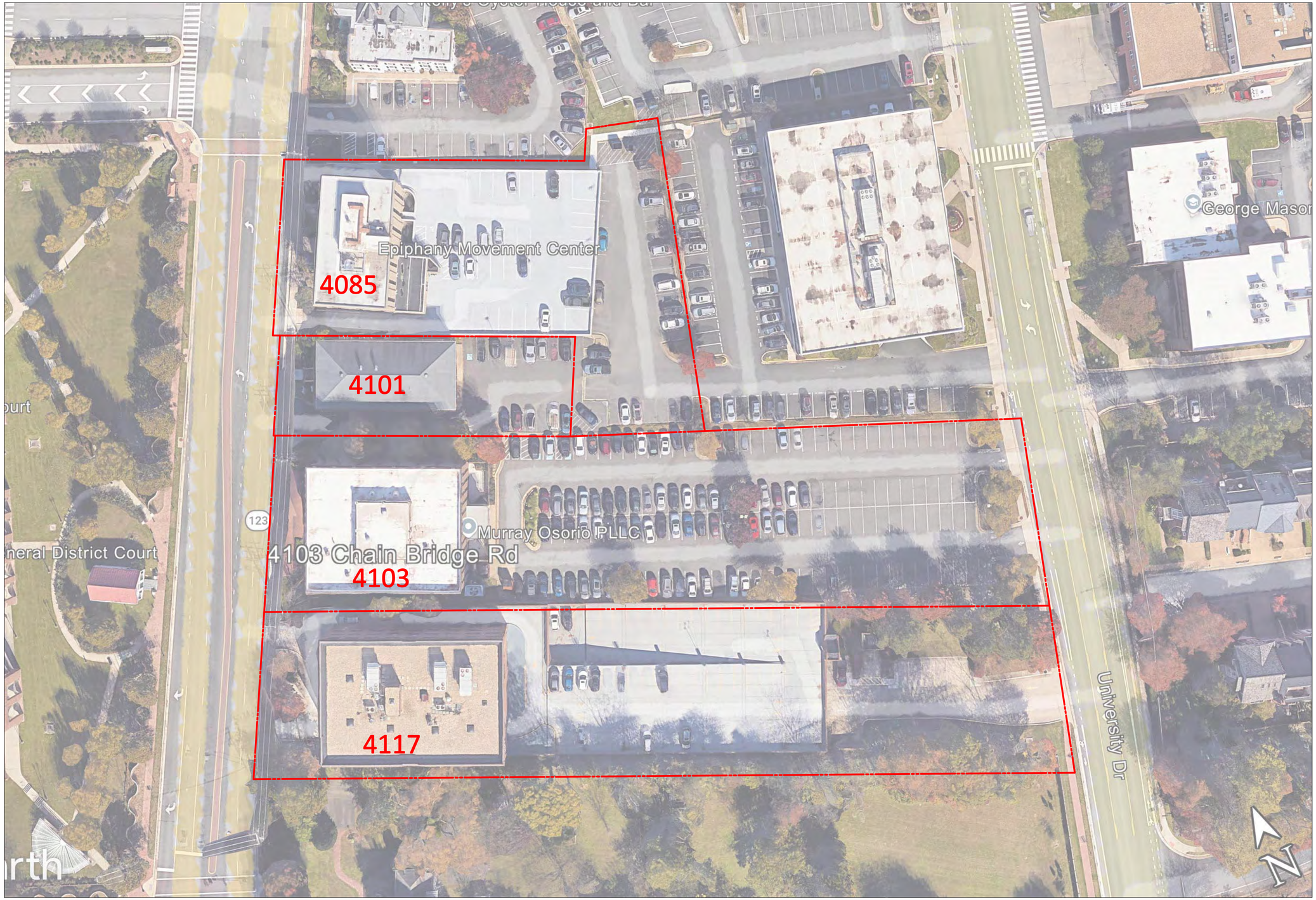
GALLERY AT CITY CENTER
THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

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SUBMITTAL 01	12.04.2023
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BAR SUBMISSION 02	08.04.2024
SUBMITTAL 04/BAR 03	09.28.2024

SHEET NO:
A0
COVER SHEET

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



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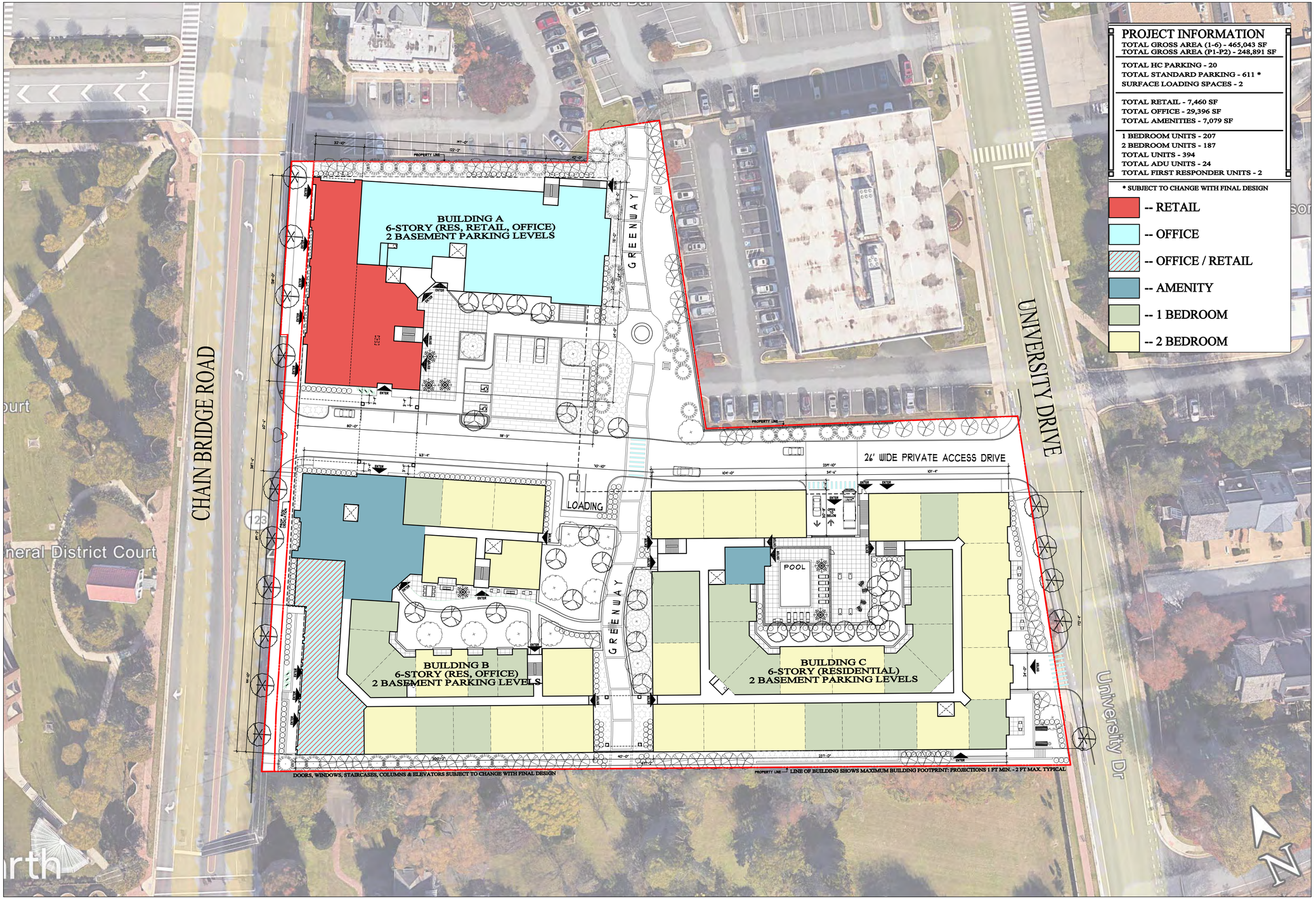
A1

EXISTING CONDITIONS

NORTH

SCALE: 1" = 30'-0"

0 5 10 30



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SHEET NO:

A2

ILLUSTRATIVE SITE PLAN

NORTH

SCALE: 1" = 30'-0"

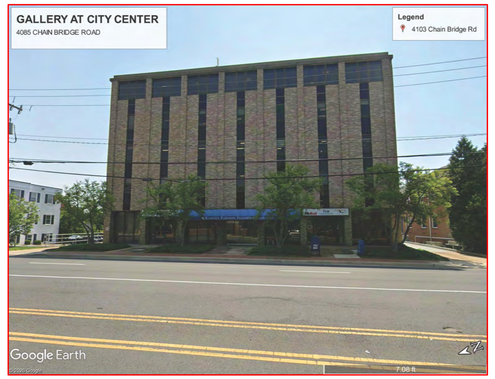
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1 - CHAIN BRIDGE RD LOOKING SOUTH FROM SAGER AVENUE



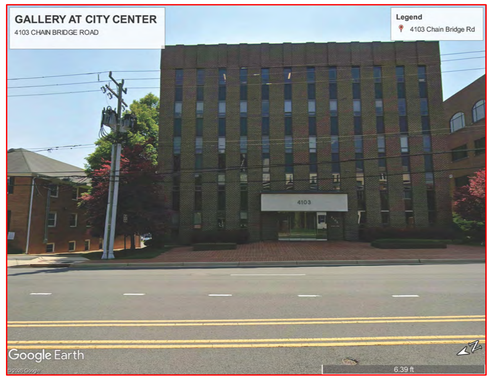
2 - VIEW OF 4069 CHAIN BRIDGE ROAD -IMMEDIATELY NORTH OF SITE



3 - VIEW OF 4085 CHAIN BRIDGE ROAD -PROJECT SITE-



4 - VIEW OF 4101 CHAIN BRIDGE ROAD -PROJECT SITE-



5 - VIEW OF 4103 CHAIN BRIDGE ROAD -PROJECT SITE-



6 - VIEW OF 4117 CHAIN BRIDGE ROAD -PROJECT SITE-



7 - VIEW OF DAVIES PROPERTY FROM CHAIN BRIDGE -IMMEDIATELY SOUTH OF SITE



8 - EAST SIDE OF CHAIN BRIDGE RD, SOUTH OF JUDICIAL DRIVE



9 - CHAIN BRIDGE RD LOOKING NORTH FROM ARMSTRONG STREET



KEY PLAN

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SHEET NO:

A3

EXISTING CONDITIONS

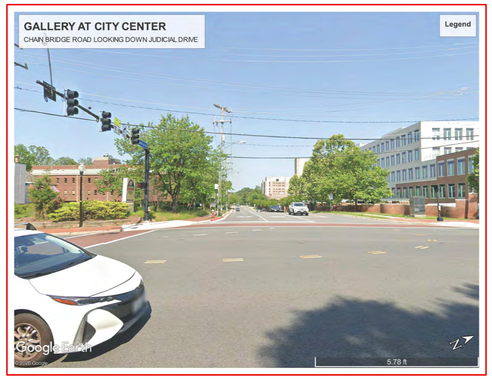
NORTH

SCALE: 1" = 20'-0"

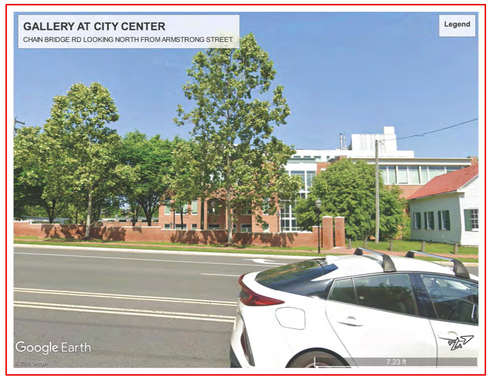
0 5 10 20



10 - WEST SIDE OF CHAIN BRIDGE RD, SOUTH OF JUDICIAL DRIVE



11 - LOOKING WEST UP JUDICIAL DRIVE FROM CHAIN BRIDGE RD



12 - LOOKING WEST AT FAIRFAX COURTHOUSE ACROSS FROM PROJECT SITE (4117)



13 - LOOKING WEST AT FAIRFAX COURTHOUSE ACROSS FROM PROJECT SITE (4103)



14 - LOOKING WEST AT FAIRFAX COURTHOUSE ACROSS FROM PROJECT SITE (4101)



15 - LOOKING WEST AT FAIRFAX COURTHOUSE ACROSS FROM PROJECT SITE (4085)



15 - LOOKING WEST AT ENTRANCE TO FAIRFAX GOVERNMENT CENTER



16 - CHAIN BRIDGE RD LOOKING NORTH IN FRONT OF PROJECT SITE



16 - CHAIN BRIDGE RD LOOKING SOUTH IN FRONT OF PROJECT SITE



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BAR SUBMISSION 02 08.04.2024
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SHEET NO:

A4

EXISTING CONDITIONS

NORTH

SCALE: 1" = 20'-0"

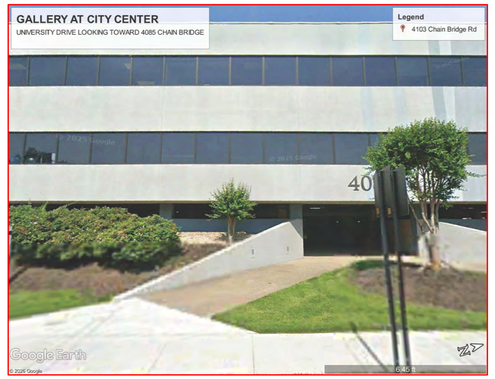
0 5 10 20



19 - UNIVERSITY DR LOOKING SOUTH FROM SAGER AVENUE



20 - UNIVERSITY DR LOOKING WEST TOWARD 4069 CHAIN BRIDGE



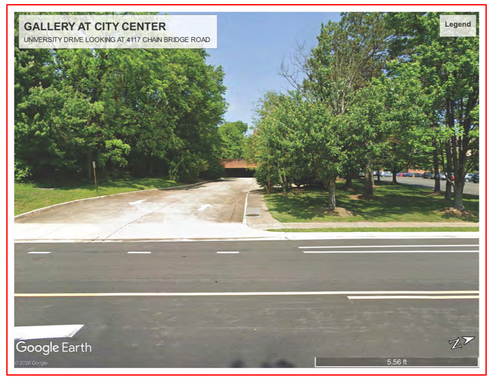
21 - UNIVERSITY DR LOOKING WEST TOWARD 4084 UNIVERSITY DR



22 - UNIVERSITY DR LOOKING WEST TOWARD PROJECT SITE (4101 CHAIN BRIDGE)



23 - UNIVERSITY DR LOOKING WEST TOWARD PROJECT SITE (4103 CHAIN BRIDGE)



24 - UNIVERSITY DR LOOKING WEST TOWARD PROJECT SITE (4117 CHAIN BRIDGE)



25 - UNIVERSITY DR LOOKING WEST TOWARD DAVIES PROPERTY



26 - LOOKING NORTH ON UNIVERSITY DRIVE FROM ARMSTRONG STREET



KEY PLAN

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THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

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SHEET NO:

A5

EXISTING CONDITIONS

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



27 - UNIVERSITY DR LOOKING EAST DOWN BRECKINRIDGE LANE



28 - UNIVERSITY DR LOOKING EAST ACROSS FROM PROJECT SITE (4117 CHAIN BRIDGE)



29 - UNIVERSITY DR LOOKING EAST ACROSS FROM PROJECT SITE (4103 CHAIN BRIDGE)



30 - UNIVERSITY DR LOOKING EAST ACROSS FROM PROJECT PRIVATE DRIVE



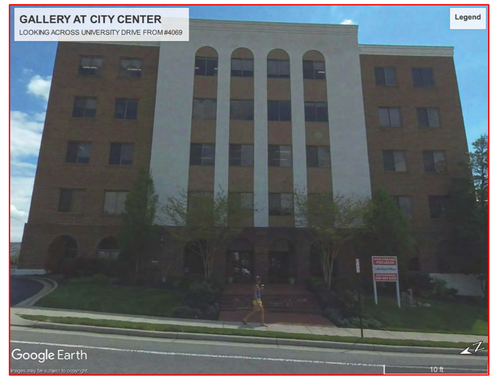
31 - UNIVERSITY DR LOOKING EAST ACROSS FROM PROJECT SITE (4101 CHAIN BRIDGE)



32 - UNIVERSITY DR LOOKING EAST ACROSS FROM PROJECT SITE (4085 CHAIN BRIDGE)



33 - UNIVERSITY DR LOOKING EAST AT FIRE STATION ACROSS FROM 4069 CHAIN BRIDGE



33 - UNIVERSITY DR LOOKING EAST ACROSS FROM 4069 CHAIN BRIDGE



35 - LOOKING NORTH ON UNIVERSITY DR IN FRONT OF PROJECT SITE



36 - LOOKING SOUTH ON UNIVERSITY DR IN FRONT OF PROJECT SITE



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SHEET NO:

A6

EXISTING CONDITIONS

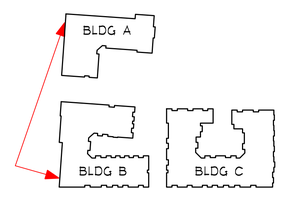
NORTH

SCALE: 1" = 20'-0"

0 5 10 20



VIEW FROM CHAIN BRIDGE ROAD & JUDICIAL DRIVE



KEY PLAN

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SHEET NO:

A7

PERSPECTIVE

NORTH

SCALE: 1/16" = 1'-0"

0 4 8 16



VIEW AT CHAIN BRIDGE & GOVT CENTER ENTRANCE

KEY PLAN

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SHEET NO:

A8

PERSPECTIVE

NORTH

SCALE: 1/16" = 1'-0"

0 4 8 16



VIEW AT CHAIN BRIDGE & FAIRFAX COUNTY COURTHOUSE

KEY PLAN

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SHEET NO:

A9

PERSPECTIVE

NORTH

SCALE: 1/16" = 1'-0"

0 4 8 16



VIEW AT UNIVERSITY DRIVE AND SOUTH STREET

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SHEET NO:

A10

RENDERING

NORTH

SCALE: 1/16" = 1'-0"

0 4 8 16



VIEW AT UNIVERSITY DRIVE & BRECKINRIDGE LANE

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SHEET NO:

A11

RENDERING

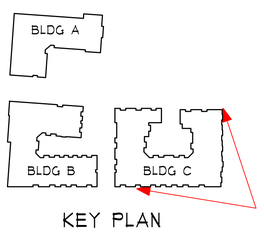
NORTH

SCALE: 1/4" = 1'-0"

0 4 8 16



VIEW AT UNIVERSITY DRIVE & COURTHOUSE DRIVE



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SHEET NO:

A12

RENDERING

NORTH

SCALE: 1/16" = 1'-0"

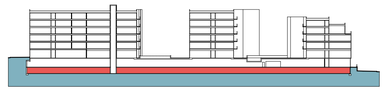
0 4 8 16

P2 - LOWER GARAGE

GROSS AREA - 124,451 SF

9'X18' PARKING SPACES - 313
HC PARKING - 9
P1 TOTAL PARKING SPACES - 322 *

* SUBJECT TO CHANGE WITH FINAL DESIGN



KEY SECTION



DOORS, WINDOWS, STAIRCASES, COLUMNS & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

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SHEET NO:

A13

P2 GARAGE PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20

P1 - UPPER GARAGE

GROSS AREA - 124,440 SF

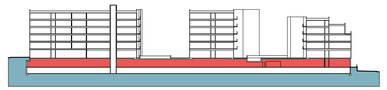
1 BEDROOM UNITS - 1
2 BEDROOM UNITS - 4
TOTAL UNITS FIRST FLOOR - 5

9'X18' PARKING SPACES - 285
HC PARKING - 9
P1 TOTAL PARKING SPACES - 294 *

* SUBJECT TO CHANGE WITH FINAL DESIGN

-- 1 BEDROOM

-- 2 BEDROOM



KEY SECTION

PROPERTY LINE 191'-4"
BACK OF SAS
WATER ROOM BLDG A
RET/OFF/RES TRASH RM BLDG A
RES ELEV BLDG A
OFFICE ELEV BLDG A
STAIR 2 BLDG A
TELECOMM ROOM
TENANT STOR. (6)
MGMT STOR
GARAGE EXHAUST
TENANT STOR. (24)
MAIN ELEC RM
433.12'
25'-0"
34'-0"
26'-0"
125'-4"
27'-4"
388'-5"
288'-7"
99'-10"
12'-3"
PROP ROW DEDICATION
ELEVATOR BLDG B
STAIR 1 BLDG B
ELEVATOR BLDG C
TRASH RM BLDG B
TRASH RM BLDG C
WATER ROOM BLDG B
43 COMMERCIAL SPACES DENOTED C
251 RESIDENTIAL SPACES
POOL ABOVE
PROPERTY LINE
UNIVERSITY DRIVE
26' WIDE PRIVATE ACCESS DRIVE
154'-11"
289'-11"
34'-4"
101'-4"
SECURITY GRILLES
ENTER
OPEN TO ABOVE
LOBBY
433.12'
P1 BIKE ROOM (20)
ROLL-UP DOORS
P1 TRASH PICK-UP
ELEVATOR BLDG C
C-P1-13 2 BR
C-P1-14 2 BR
C-P1-15 2 BR
C-P1-16 2 BR
C-P1-17 1 BR-ADU
PATIO
432.79'
432.26'
24'-0"
411'-2"
BACK OF SAS
PROPERTY LINE
DOORS, WINDOWS, STAIRCASES, COLUMNS & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN
LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

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SUBMITTAL 01	12.04.2025
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BAR SUBMISSION 02	08.04.2026
SUBMITTAL 04/BAR 03	09.28.2026

SHEET NO:
A14

P1 GARAGE PLAN

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

FIRST FLOOR

GROSS AREA - 80,474 SF

SURFACE HC PARKING - 2
SURFACE STANDARD PARKING - 13
TOTAL SURFACE SPACES - 15 *
SURFACE LOADING SPACES - 2

RETAIL - 7,460 SF
OFFICE - 14,768 SF
AMENITIES - 5,351 SF

1 BEDROOM UNITS - 22
2 BEDROOM UNITS - 24
TOTAL UNITS FIRST FLOOR - 46

* SUBJECT TO CHANGE WITH FINAL DESIGN

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

KEY SECTION

BUILDING A
BUILDING B
BUILDING C
OFFICE 10,509 SF
RETAIL 7,460 SF
OFF./RETAIL LOBBY
RESIDENTIAL LOBBY
TRASH
LOBBY
POOL
LOADING
AMENITY 5,351 SF
OFF./RETAIL 4,259 SF
TEMPORARY RETAINING WALL - SEE SITE PLAN
OPEN TO BELOW
JULIETTE BALCONY
GREENWAY
CHAIN BRIDGE ROAD
UNIVERSITY DRIVE
26' WIDE PRIVATE ACCESS DRIVE
PROPERTY LINE
PROP. ROW DEDICATION
VEPCO EASEMENT

DOORS, WINDOWS, STAIRCASES, COLUMNS & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

PROPERTY LINE LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

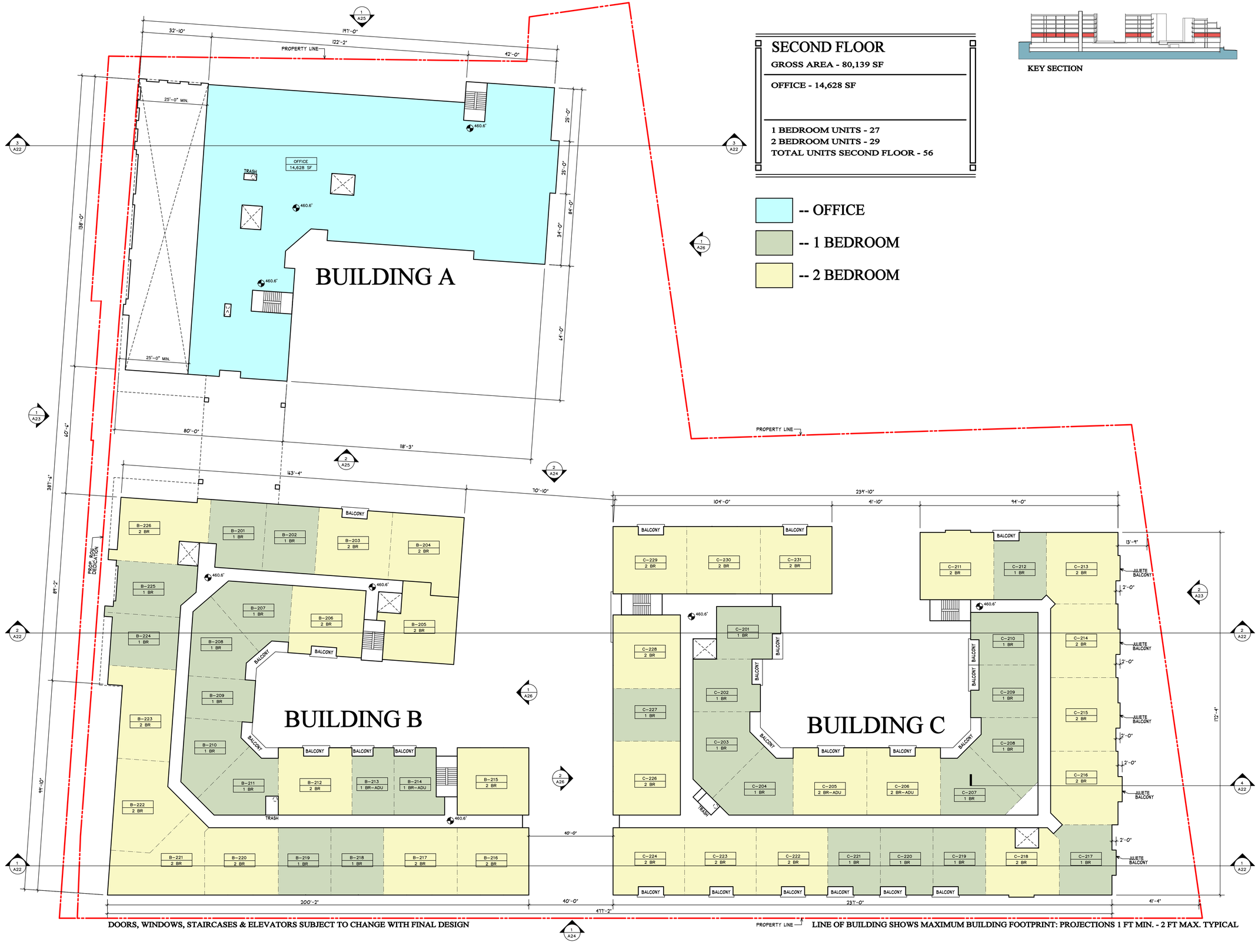
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SHEET NO:
A15

FIRST FLOOR PLAN

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



SECOND FLOOR

GROSS AREA - 80,139 SF

OFFICE - 14,628 SF

1 BEDROOM UNITS - 27
2 BEDROOM UNITS - 29
TOTAL UNITS SECOND FLOOR - 56

-- OFFICE

-- 1 BEDROOM

-- 2 BEDROOM

KEY SECTION

DOORS, WINDOWS, STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

PROPERTY LINE — LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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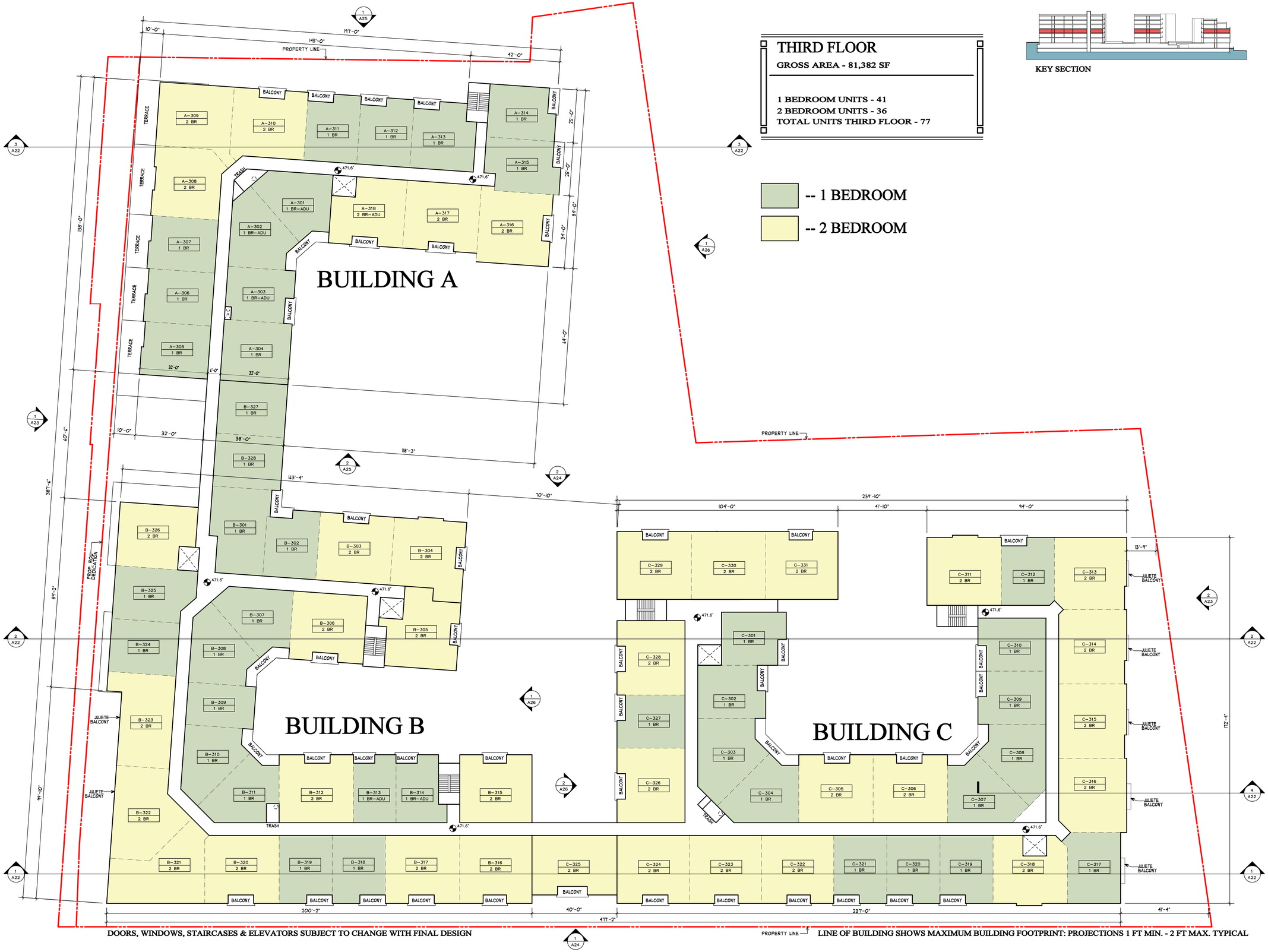
A16

SECOND FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



THIRD FLOOR

GROSS AREA - 81,382 SF

1 BEDROOM UNITS - 41
2 BEDROOM UNITS - 36
TOTAL UNITS THIRD FLOOR - 77

-- 1 BEDROOM

-- 2 BEDROOM

KEY SECTION

DOORS, WINDOWS, STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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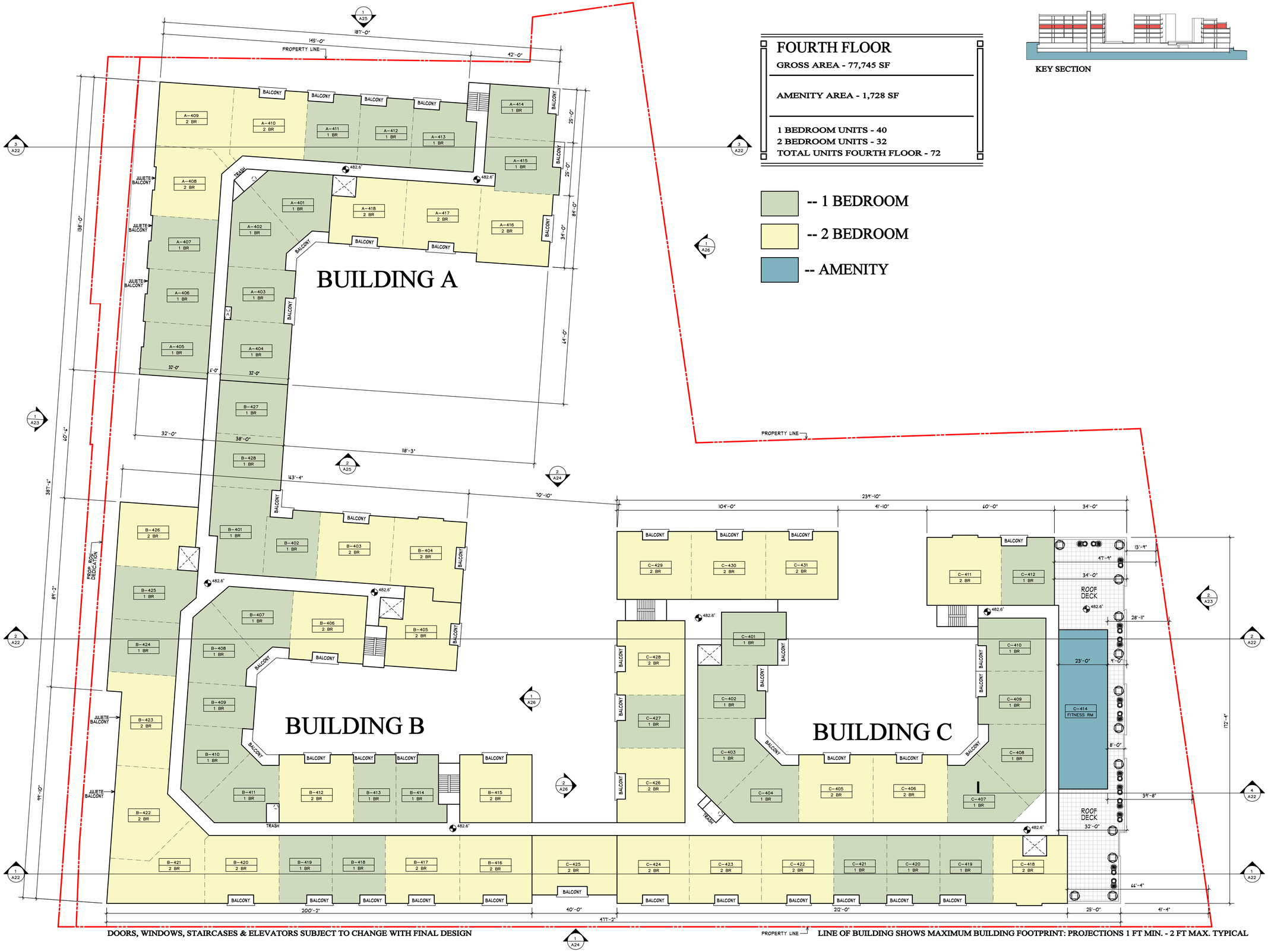
A17

THIRD FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



FOURTH FLOOR

GROSS AREA - 77,745 SF

AMENITY AREA - 1,728 SF

1 BEDROOM UNITS - 40
2 BEDROOM UNITS - 32
TOTAL UNITS FOURTH FLOOR - 72

-- 1 BEDROOM

-- 2 BEDROOM

-- AMENITY

KEY SECTION

DOORS, WINDOWS, STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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SHEET NO:

A18

FOURTH FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20

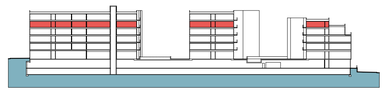
FIFTH FLOOR

GROSS AREA - 76,017 SF

1 BEDROOM UNITS - 40
2 BEDROOM UNITS - 32
TOTAL UNITS FIFTH FLOOR - 72

-- 1 BEDROOM

-- 2 BEDROOM



KEY SECTION

BUILDING A

BUILDING B

BUILDING C

PROPERTY LINE

PROP. R/W DEDICATION

DOORS, WINDOWS, STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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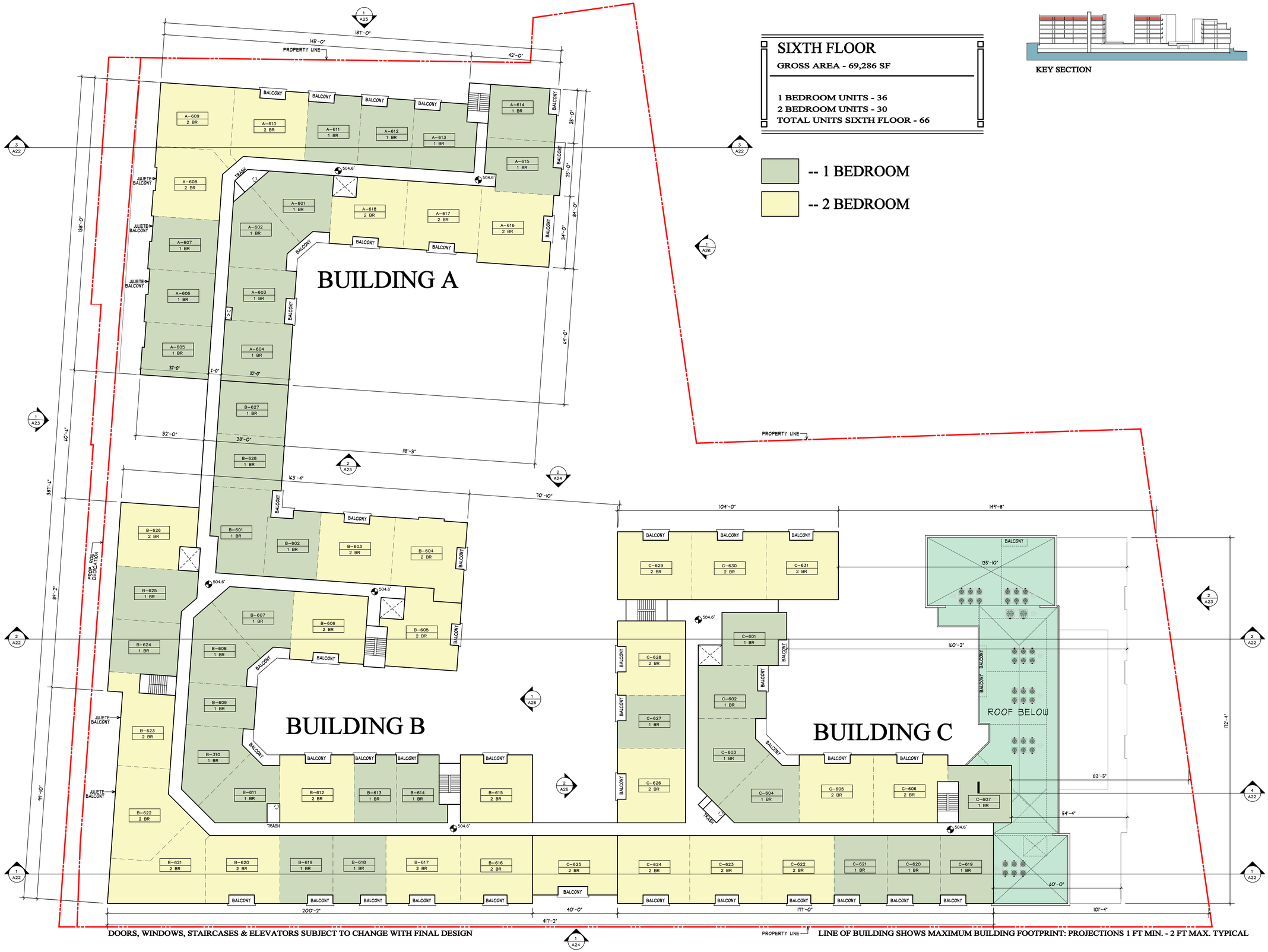
A19

FIFTH FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



SIXTH FLOOR

GROSS AREA - 69,286 SF

1 BEDROOM UNITS - 36
2 BEDROOM UNITS - 30
TOTAL UNITS SIXTH FLOOR - 66

-- 1 BEDROOM

-- 2 BEDROOM

KEY SECTION

DOORS, WINDOWS, STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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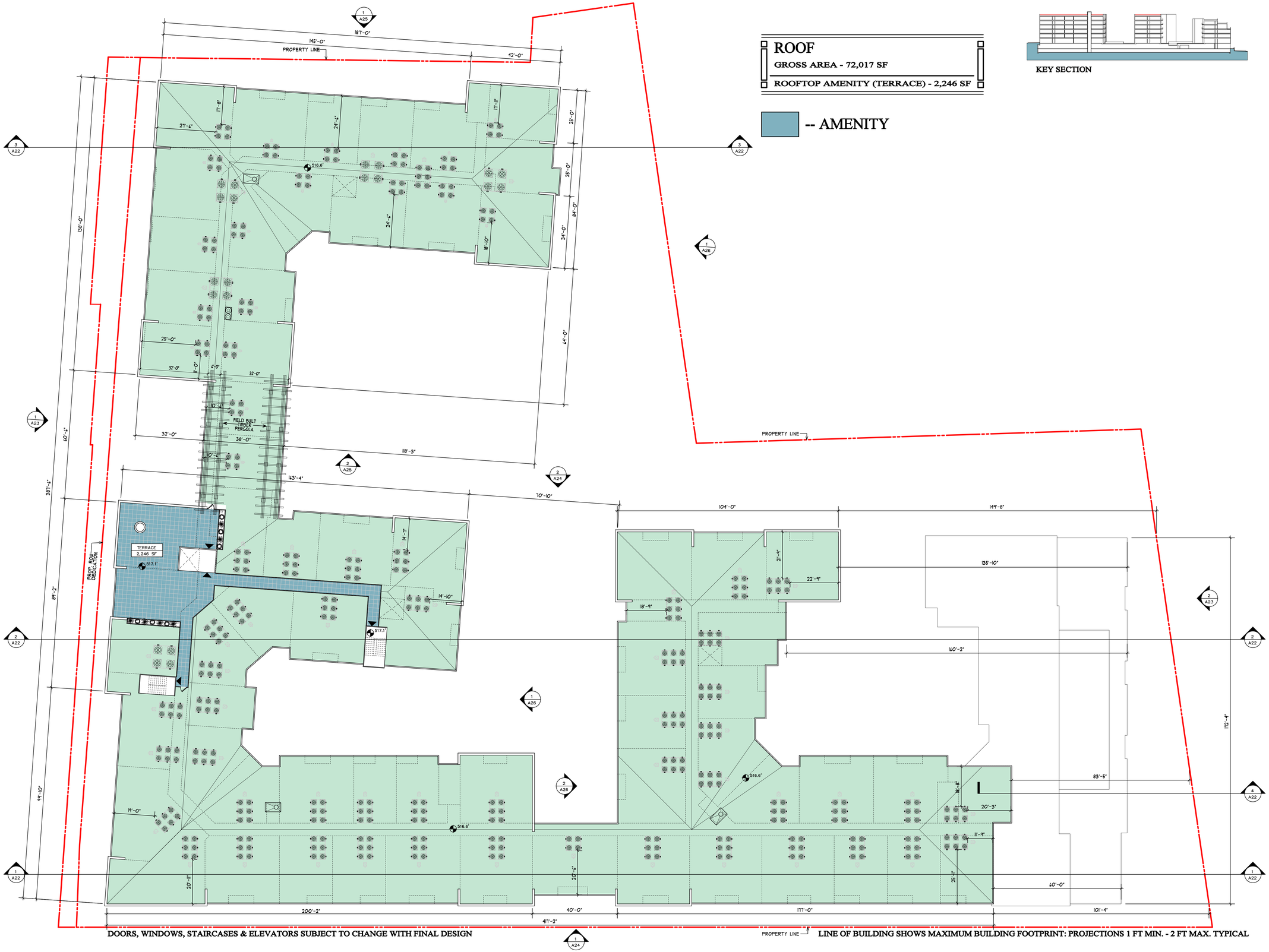
A20

SIXTH FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



ROOF

GROSS AREA - 72,017 SF

ROOFTOP AMENITY (TERRACE) - 2,246 SF

-- AMENITY

KEY SECTION

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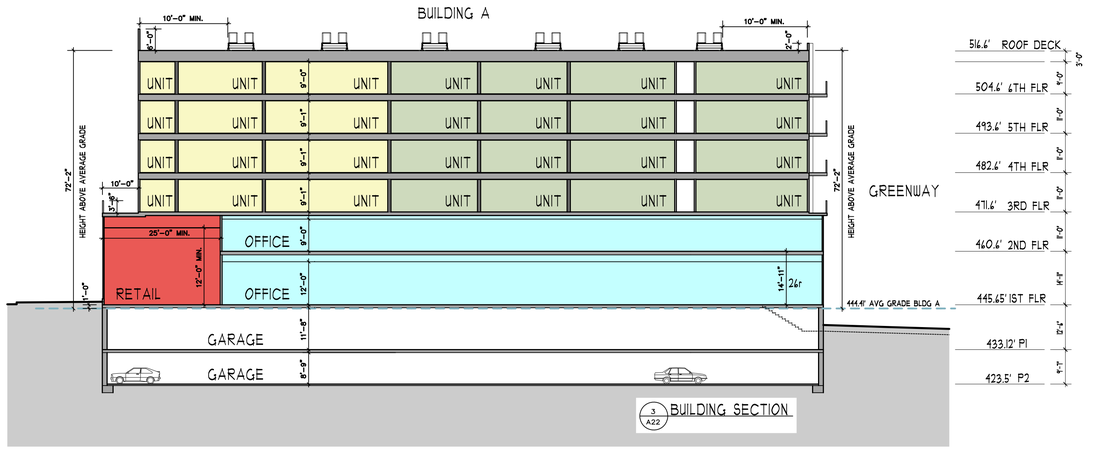
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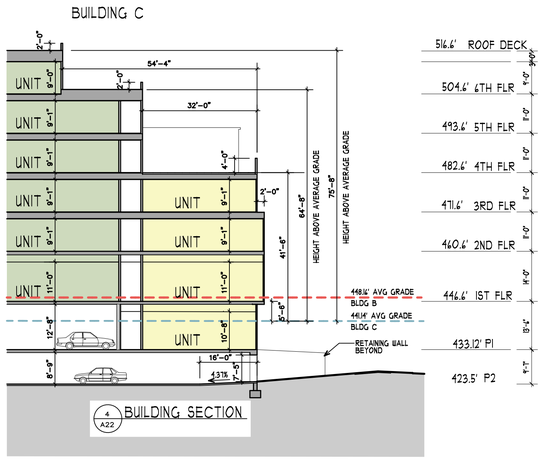
ROOF PLAN

NORTH

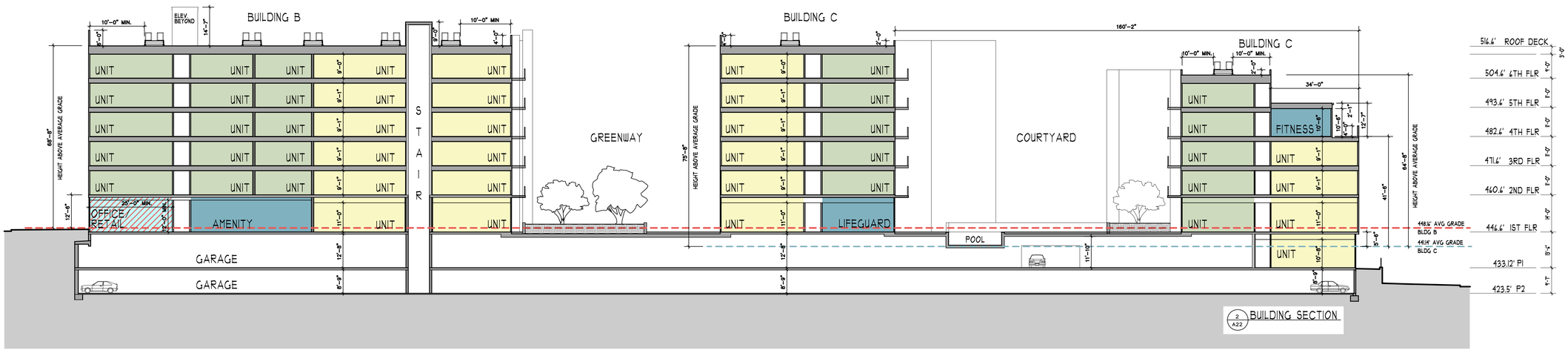
SCALE: 1" = 20'-0"

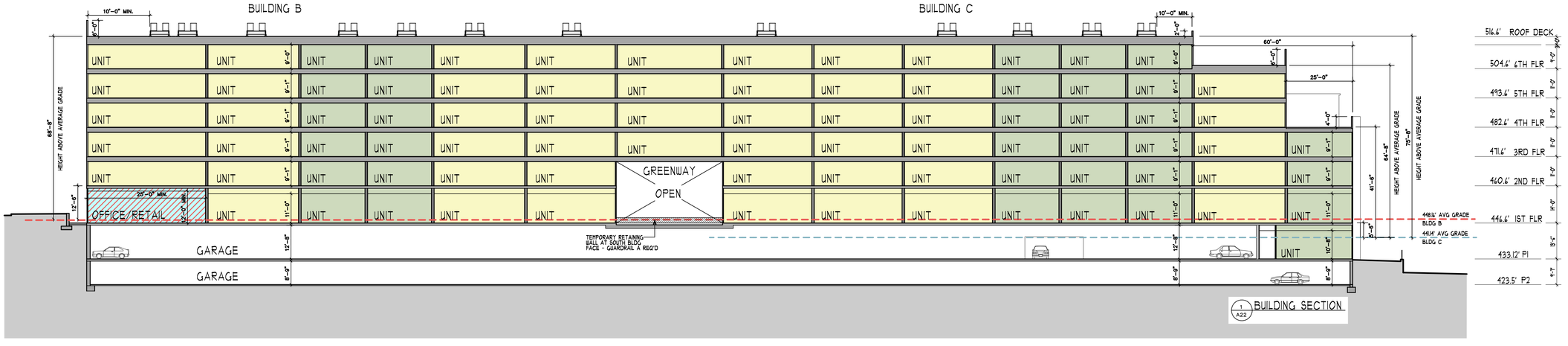
0 5 10 20





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





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SHEET NO:

A22

BUILDING SECTIONS

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



1/A23 WEST ELEVATION - CHAIN BRIDGE ROAD



2/A23 EAST ELEVATION - UNIVERSITY DRIVE

- [1] BRICK #1 -- GLEN GARY - EBONITE SMOOTH (MODULAR)
- [2] BRICK #2 -- SIOUX CITY BRICK - MIDTOWN IRONSPOT SMOOTH
- [3] BRICK #3 -- BELDEN - SEA GRAY VELOUR (MODULAR)
- [4] HORIZ. SIDING -- HARDIE PLANK - AGED PEWTER (8" EXPOSURE)
- [5] HORIZ. SIDING -- HARDIE PLANK - COBBLE STONE (5" EXPOSURE)
- [6] PANEL TRIM -- HARDIE REVEAL - PEWTER
- [7] PANEL TRIM -- HARDIE REVEAL - COBBLESTONE
- [8] METAL PANELS - MIDNIGHT BRONZE
- [9] STONE -- ROCK CAST - STARBUCK
- [C] NICHIHA -- VINTAGEWOOD SERIES - REDWOOD
- [11] RAILINGS & BALCONY BASE - MIDNIGHT BRONZE
- [12] STOREFRONT GLAZING -- MULLIONS - MIDNIGHT BRONZE
- [13] ACCENT BRICK -- WATSONTOWN - MUDBOX SMOOTH - GEORGETOWNE

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SHEET NO:
A23

ELEVATIONS

NORTH
SCALE: 1/16" = 1'-0"
0 8 16



1/A24 SOUTH ELEVATION - BUILDINGS B & C

1	BRICK #1 --GLEN GARY - EBONITE SMOOTH (MODULAR)
2	BRICK #2--SIOUX CITY BRICK - MIDTOWN IRONSPOT SMOOTH
3	BRICK #3-- BELDEN - SEA GRAY VELOUR (MODULAR)
4	HORIZ. SIDING--HARDIE PLANK - AGED PEWTER (8" EXPOSURE)
5	HORIZ. SIDING--HARDIE PLANK - COBBLE STONE (5" EXPOSURE)
6	PANEL TRIM--HARDIE REVEAL - PEWTER
7	PANEL TRIM--HARDIE REVEAL - COBBLESTONE
8	METAL PANELS - MIDNIGHT BRONZE
9	STONE--ROCK CAST - STARBUCK
10	NICHIHA--VINTAGEWOOD SERIES - REDWOOD
11	RAILINGS & BALCONY BASE - MIDNIGHT BRONZE
12	STOREFRONT GLAZING -- MULLIONS - MIDNIGHT BRONZE



2/A24 NORTH ELEVATION - BUILDINGS B & C

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SHEET NO:
A24

ELEVATIONS

NORTH

SCALE: 1/16" = 1'-0"
0 4 8 16



1 / A25 NORTH ELEVATION - BUILDING A

1	BRICK #1 --GLEN GARY - EBONITE SMOOTH (MODULAR)
2	BRICK #2--SIOUX CITY BRICK - MIDTOWN IRONSPOT SMOOTH
3	BRICK #3-- BELDEN - SEA GRAY VELOUR (MODULAR)
4	HORIZ. SIDING--HARDIE PLANK - AGED PEWTER (8" EXPOSURE)
5	HORIZ. SIDING--HARDIE PLANK - COBBLE STONE (5" EXPOSURE)
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9	STONE--ROCK CAST - STARBUCK
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11	RAILINGS & BALCONY BASE - MIDNIGHT BRONZE
12	STOREFRONT GLAZING -- MULLIONS - MIDNIGHT BRONZE



2 / A25 SOUTH ELEVATION - BUILDING A

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SHEET NO:

A25

ELEVATIONS

NORTH

SCALE: 1/16" = 1'-0"

0 4 8 16



1 / A26 EAST ELEVATION - BUILDINGS A & B



2 / A26 WEST ELEVATION BUILDING C

1 BRICK #1 -- GLEN GARY - EBONITE SMOOTH (MODULAR)
2 BRICK #2 -- SIOUX CITY BRICK - MIDTOWN IRONSPOT SMOOTH
3 BRICK #3 -- BELDEN - SEA GRAY VELOUR (MODULAR)
4 HORIZ. SIDING -- HARDIE PLANK - AGED PEWTER (8" EXPOSURE)
5 HORIZ. SIDING -- HARDIE PLANK - COBBLE STONE (5" EXPOSURE)
6 PANEL TRIM -- HARDIE REVEAL - PEWTER
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8 METAL PANELS - MIDNIGHT BRONZE
9 STONE -- ROCK CAST - STARBUCK
10 NICHIHA -- VINTAGEWOOD SERIES - REDWOOD
11 RAILINGS & BALCONY BASE - MIDNIGHT BRONZE
12 STOREFRONT GLAZING -- MULLIONS - MIDNIGHT BRONZE

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A26

ELEVATIONS

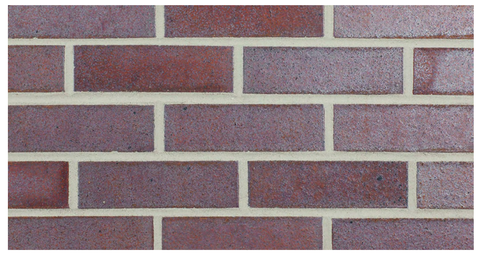
NORTH
SCALE: 1/16" = 1'-0"
0 4 8 16

1



BRICK #1 --GLEN GERY
EBONITE SMOOTH (MODULAR)

2



BRICK #2--SIOUX CITY BRICK
MIDTOWN IRONSPOT SMOOTH

3



BRICK #3-- BELDEN
SEA GRAY VELOUR (MODULAR)

4
6



HORIZ. SIDING--HARDIE PLANK
PANEL TRIM--HARDIE REVEAL
AGED PEWTER

5
7



HORIZ. SIDING--HARDIE PLANK
PANEL TRIM--HARDIE REVEAL
COBBLE STONE

8
11
12



METAL PANELS
RAILINGS & BALCONY BASE
STOREFRONT GLAZING -- MULLIONS
MIDNIGHT BRONZE

9



CAST STONE--ROCK CAST
STARBUCK

10



NICHIHA--VINTAGEWOOD SERIES
REDWOOD

13



ACCENT BRICK--WATSONTOWN
MUDBOX SMOOTH - GEORGETOWNE

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GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2023
SUBMITTAL 02	04.01.2024
BAR SUBMISSION	06.01.2024
SUBMITTAL 03	08.05.2024
BAR SUBMISSION 02	08.06.2024
SUBMITTAL 04/BAR 03	09.28.2024

SHEET NO:
A27

EXTERIOR MATERIALS

NORTH

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



VIEW AT GREENWAY LOOKING NORTHWEST TOWARD BUILDING A

KEY PLAN

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GALLERY AT CITY CENTER

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SUBMITTAL 03	08.03.2024
BAR SUBMISSION 02	08.06.2024
SUBMITTAL 04/BAR 03	09.28.2024

SHEET NO:

A28

RENDERING

NORTH

SCALE: 1/16" = 1'-0"

0 8 16



VIEW AT GREENWAY LOOKING SOUTHWEST TOWARD BUILDINGS B

KEY PLAN

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GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

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SUBMITTAL 01	12.04.2023
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SUBMITTAL 03	08.03.2024
BAR SUBMISSION 02	08.04.2024
SUBMITTAL 04/BAR 03	09.28.2024

SHEET NO:

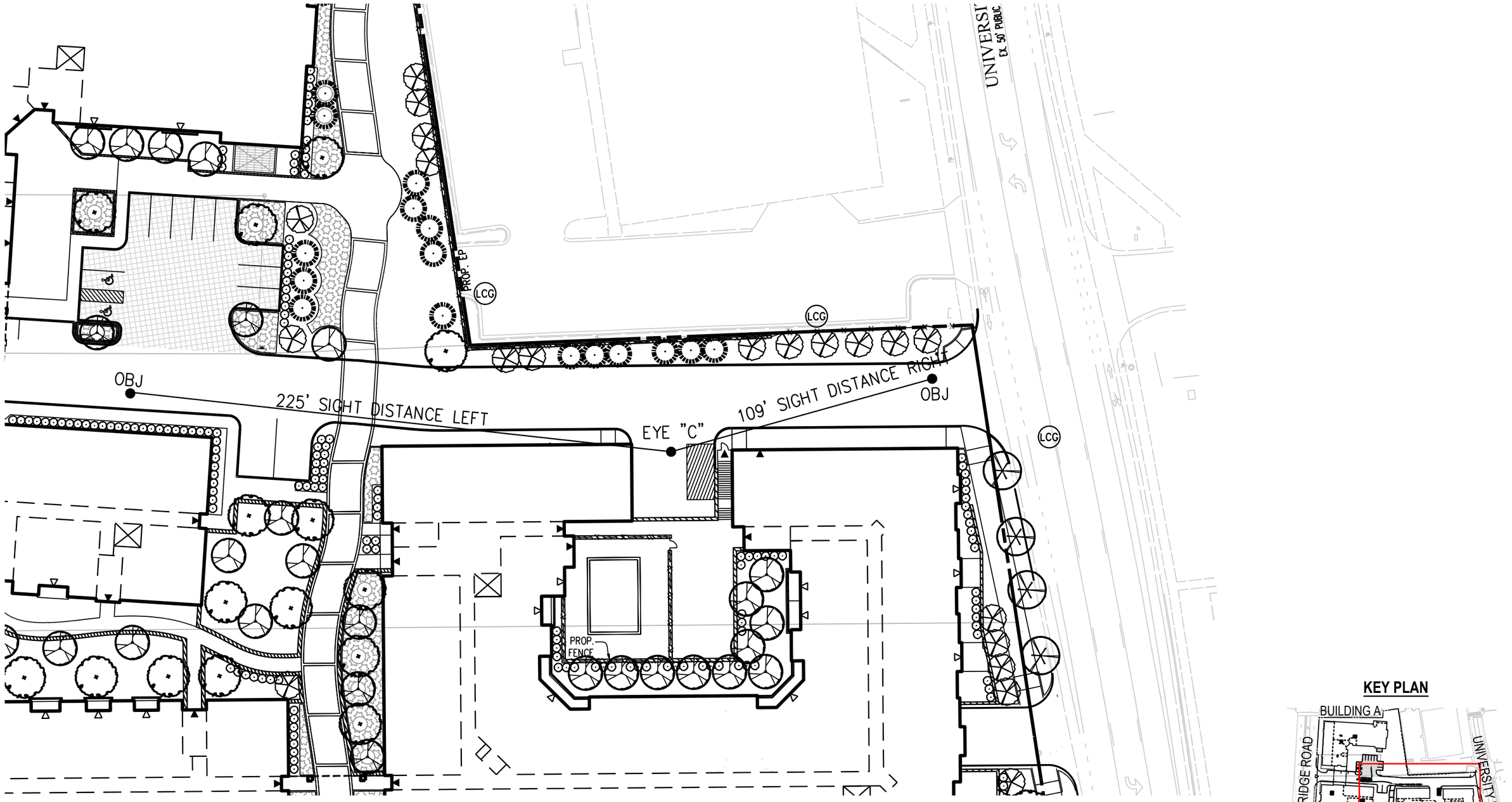
A29

RENDERING

NORTH

SCALE: 1/16" = 1'-0"

0 4 8 16



KEY PLAN

SIGHT DISTANCE DIAGRAM

urban

GALLERY AT CITY CENTER

City of Fairfax, Virginia

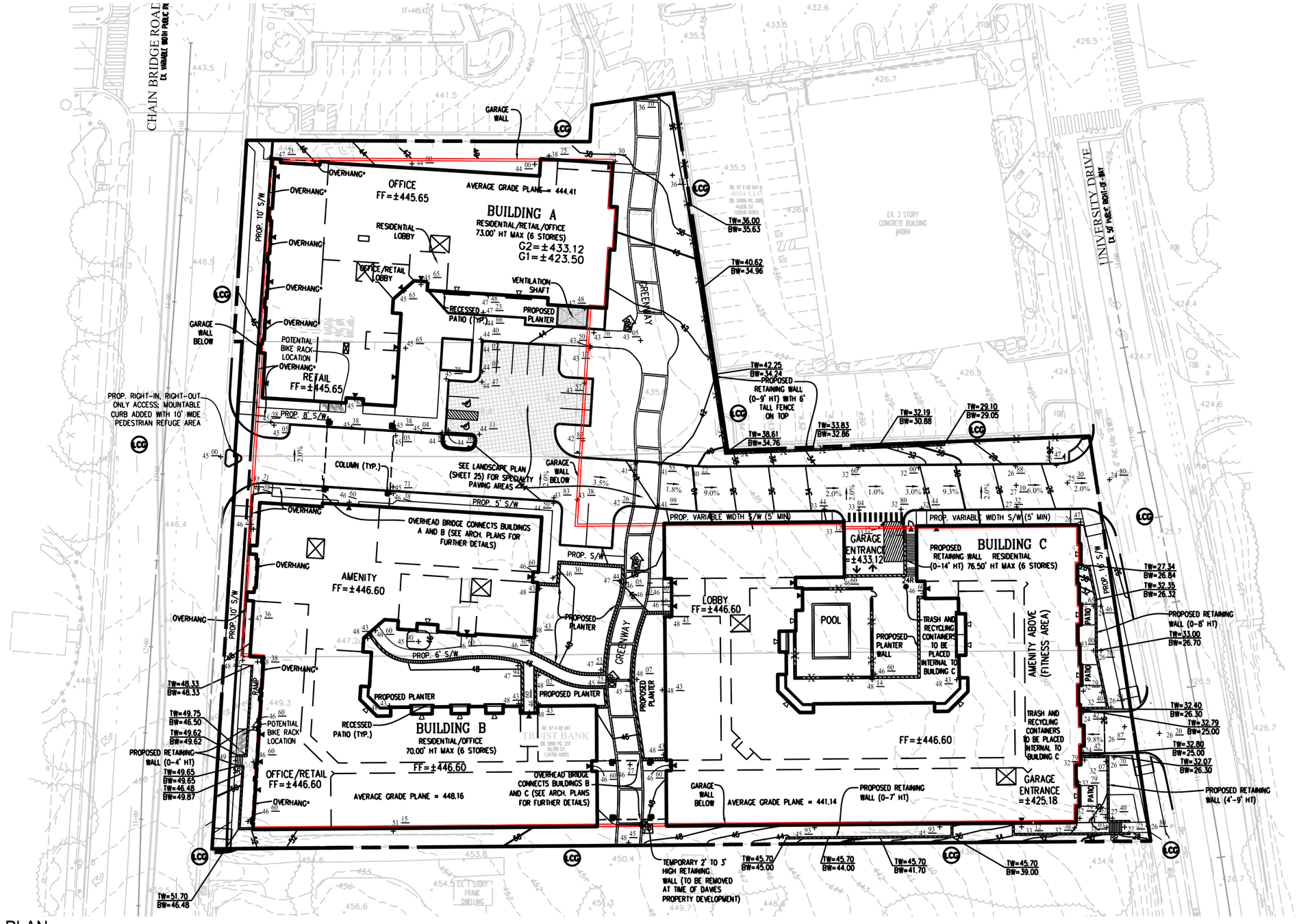
0 20' 40' 80' 160'

SCALE: 1" = 40'

SEPTEMBER 28, 2026

SHEET C-01

Urban, Ltd. - L:\Jobs\Chain Bridge Rd (Christopher)\Rezoning\BAR Materials\Civil\Sight distance diagram.dwg [Plan Illustrative] September 28, 2026 - 10:17am kchow



GRADING PLAN

GALLERY AT CITY CENTER

City of Fairfax, Virginia

0 30' 60' 120' 240'

SCALE: 1" = 60'

SEPTEMBER 28, 2026

SHEET C-01A

Urban, Ltd. - L:\Jobs\Chain Bridge Rd (Christopher)\Rezoning\BAR Materials\Civil\GRADING PLAN.dwg [Layout1] September 28, 2026 - 10:15am kchow



PLAN ILLUSTRATIVE

urban

GALLERY AT CITY CENTER

City of Fairfax, Virginia

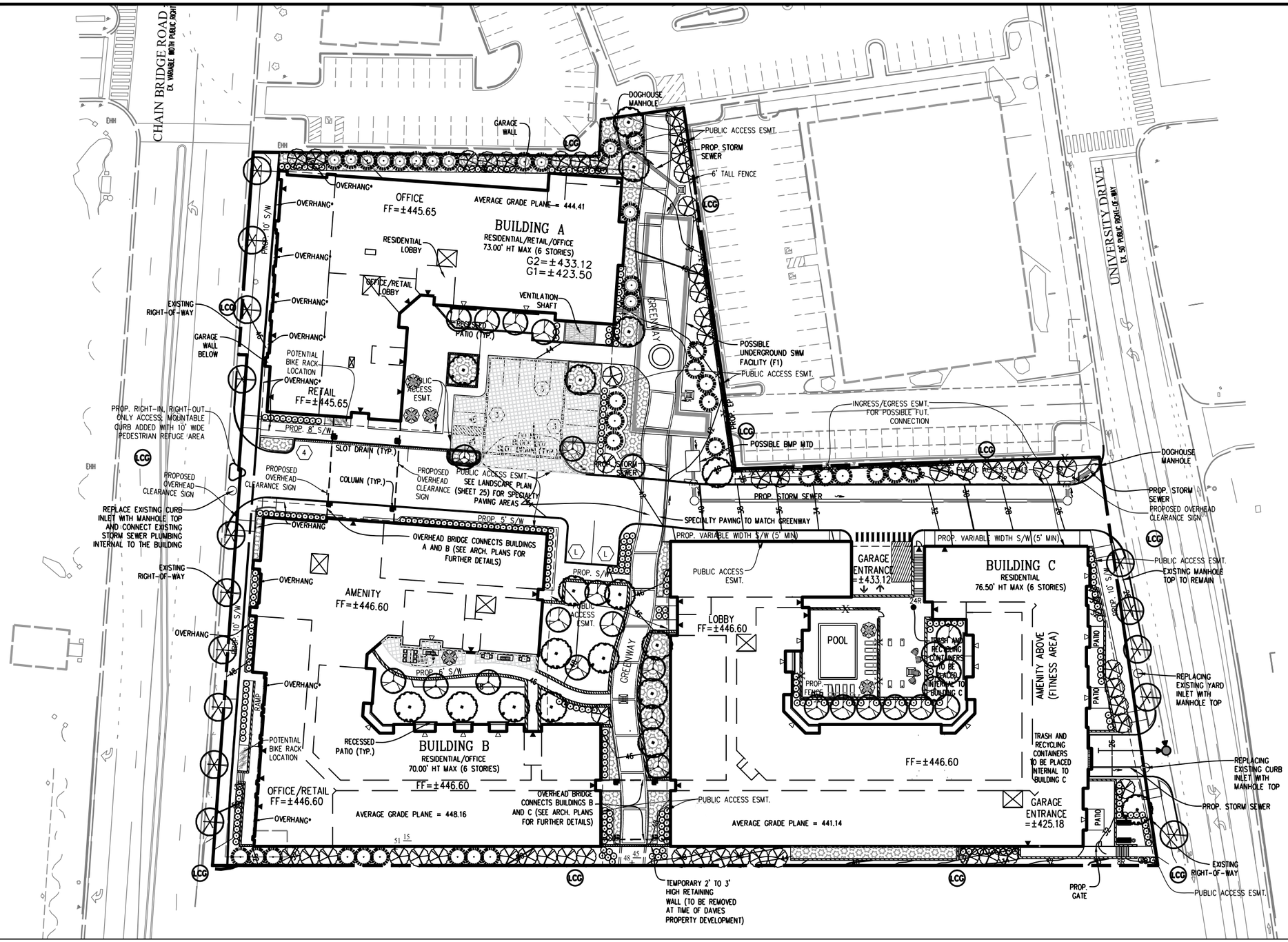
0 30' 60' 120' 240'

SCALE: 1" = 60'

SEPTEMBER 28, 2026

SHEET C-02

Urban, Ltd. – L:\Jobs\Chain Bridge Rd (Christopher)\Rezoning\BAR Materials\11x17 Rendering\ChainBridge_Rezoning_Landscape_11X17.dwg [PLAN Illustrative] September 28, 2026 – 1:31pm kchow



LEGEND

- PROPOSED CAT. IV DECIDUOUS TREES ONSITE
- PROPOSED CAT. IV DECIDUOUS TREES OFFSITE (WITHIN RIGHT-OF-WAY)
- PROPOSED CAT. III DECIDUOUS TREES ONSITE
- PROPOSED CAT. II DECIDUOUS TREES ONSITE
- PROPOSED CAT. II EVERGREEN TREES ONSITE
- PROPOSED SHRUBS
- PROPOSED PERENNIAL, ORNAMENTAL, GRASS, GROUNDCOVER, AND/OR SHRUB MIX
- PROPOSED SPECIALTY PAVING

LANDSCAPE NOTES:

1. LANDSCAPING PLAN SUBJECT TO CHANGE WITH APPROVAL FROM CITY OF FAIRFAX URBAN FORESTER.
2. AT TIME OF SITE PLAN, SOIL VOLUME SHALL BE ADEQUATELY PROVIDED FOR ALL TREES TO MEET PFM REQUIREMENTS. IF SOIL VOLUME CANNOT BE MET, THEN ADDITIONAL MEASURES SUCH AS SILVA CELLS OR CANTILEVERED SIDEWALKS SHALL BE CONSIDERED.
3. TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 4' TO MAINTAIN ADEQUATE SIGHT DISTANCE.
4. AT TIME OF FINAL SITE PLAN, APPLICANT RESERVES THE OPTION OF TREE RELOCATION TO ACCOMMODATE PROPOSED DOMINION TRANSFORMERS.

LANDSCAPE PLAN

urban

GALLERY AT CITY CENTER

City of Fairfax, Virginia

0 30' 60' 120' 240'

SCALE: 1" = 60'

SEPTEMBER 28, 2026

SHEET C-02A

Urban, Ltd. – L:\Jobs\Chain Bridge Rd (Christopher)\Rezoning\BAR Materials\11x17 Rendering\ChainBridge_Rezoning_Landscape_11X17.dwg [Landscape Plan] September 28, 2026 – 10:09am kchow



Brick Pavers:
Pine Hall Pathway
Full Range, Cocoa



Trash Receptacle



Bench



Bike Rack



Light Pole
Fixture



Wall-Mounted
Light



Pedestrian Bollard



Bullet Light

HARDSCAPE MATERIALS

urban

GALLERY AT CITY CENTER

City of Fairfax, Virginia

SEPTEMBER 28, 2026
SHEET C-03

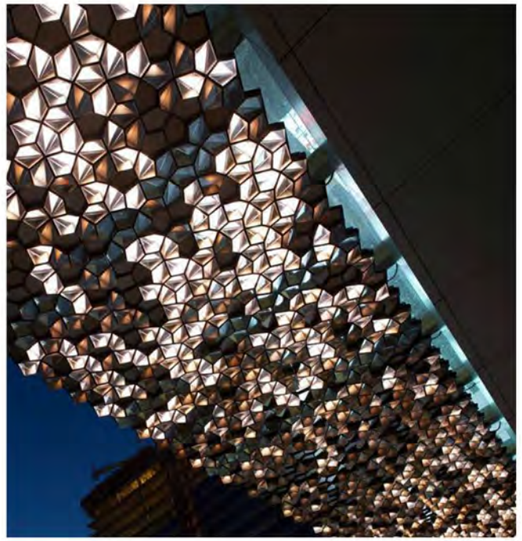
Urban, Ltd. - L:\Jobs\Chain Bridge Rd (Christopher)\Rezoning\BAR Materials\Hardscape\ChainBridge_Rezoning_Landscape_HARDSCAPE.dwg [HARDSCAPE] August 04, 2026 - 4:57pm kchow



Art Installation

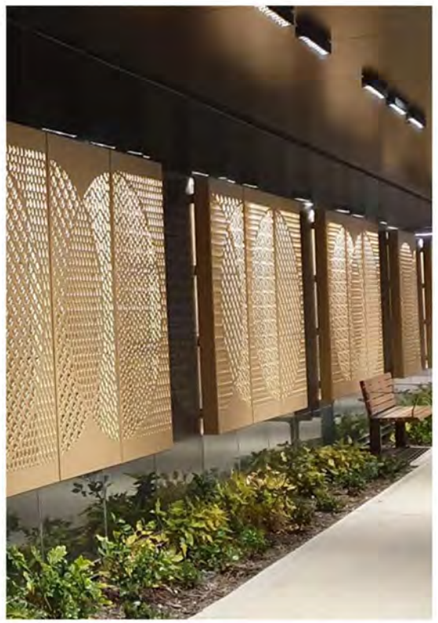


Decorative Banners



Lighting Installation

Note: Images provided are conceptual in nature and subject to change at final engineering.



Decorative Metal Panels



Fountain



Art Form Seating



Accent Mural

PUBLIC ART FEATURES

urban

GALLERY AT CITY CENTER

City of Fairfax, Virginia

SEPTEMBER 28, 2026

SHEET C-03A

Urban, Ltd. - L:\Jobs\Chain Bridge Rd (Christopher)\Rezoning\BAR Materials\Public Art\ChainBridge_Rezoning_Landscape_HARDSCAPE.dwg [HARDSCAPE] September 22, 2026 - 12:55pm kristen

STREET TREES


Common Hackberry


American Linden


Shumard Oak


Fruitless Ginkgo


Willow Oak


London Planetree


Valley Forge Elm

SHRUBS


Summersweet


Winterberry


Virginia Sweetspire


Dwarf Fothergilla

PERENNIALS


Butterly Milkweed


Wild Bergmot


Narrowleaf Mountain Mint


New York Ironweed

PLANT PALETTE

urban

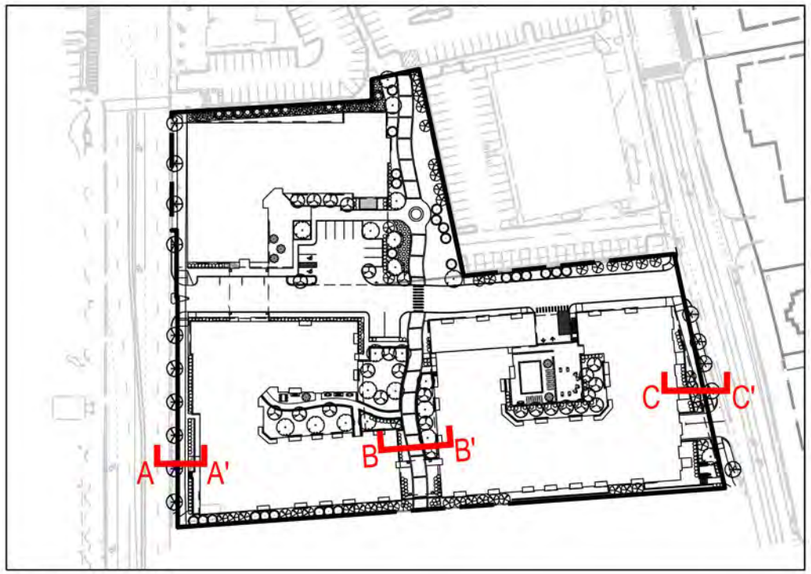
GALLERY AT CITY CENTER

City of Fairfax, Virginia

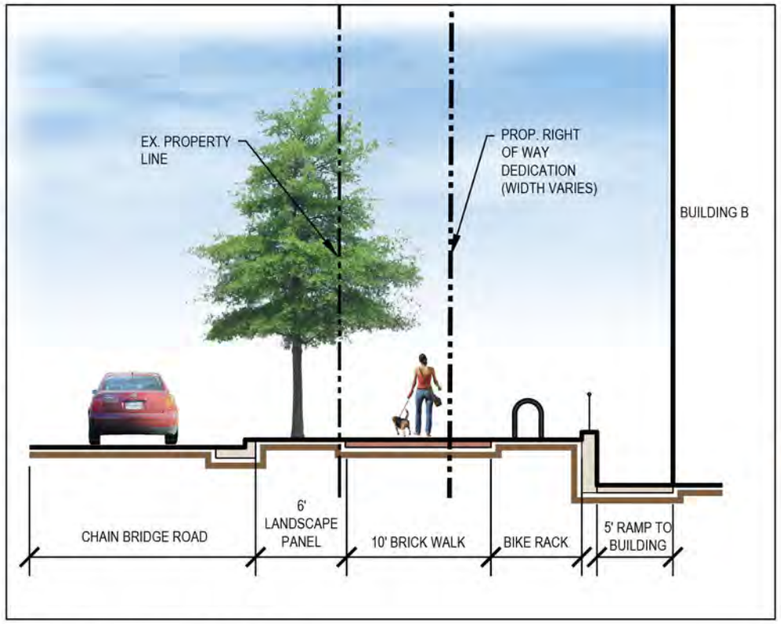
SEPTEMBER 28, 2026

SHEET C-04

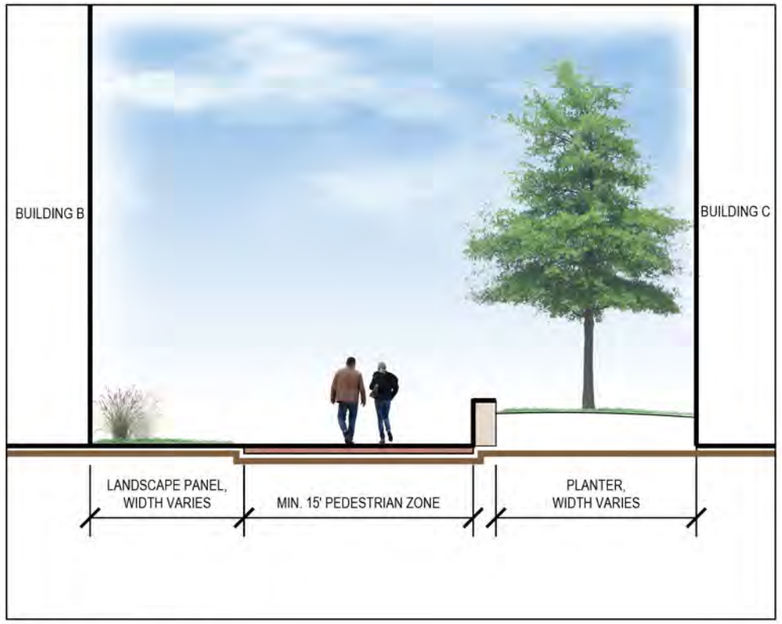
Urban, Ltd. - L:\Jobs\Choin Bridge Rd (Christopher)\Rezoning\BAR Materials\Plant Palette\ChoinBridge_Rezoning_Landscape_PLANT.dwg [PLANT] August 04, 2026 - 5:02pm kchow



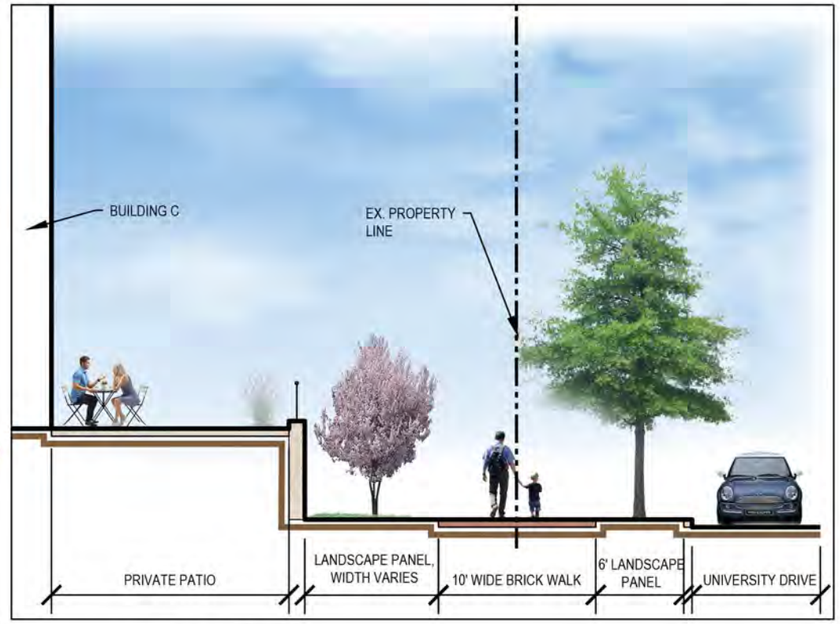
KEY MAP
SCALE: 1" = 150'



A-A' CHAIN BRIDGE ROAD
SCALE: 1" = 10'



B-B' GREENWAY
SCALE: 1" = 10'



C-C' UNIVERSITY DRIVE
SCALE: 1" = 10'

SITE SECTIONS

urban

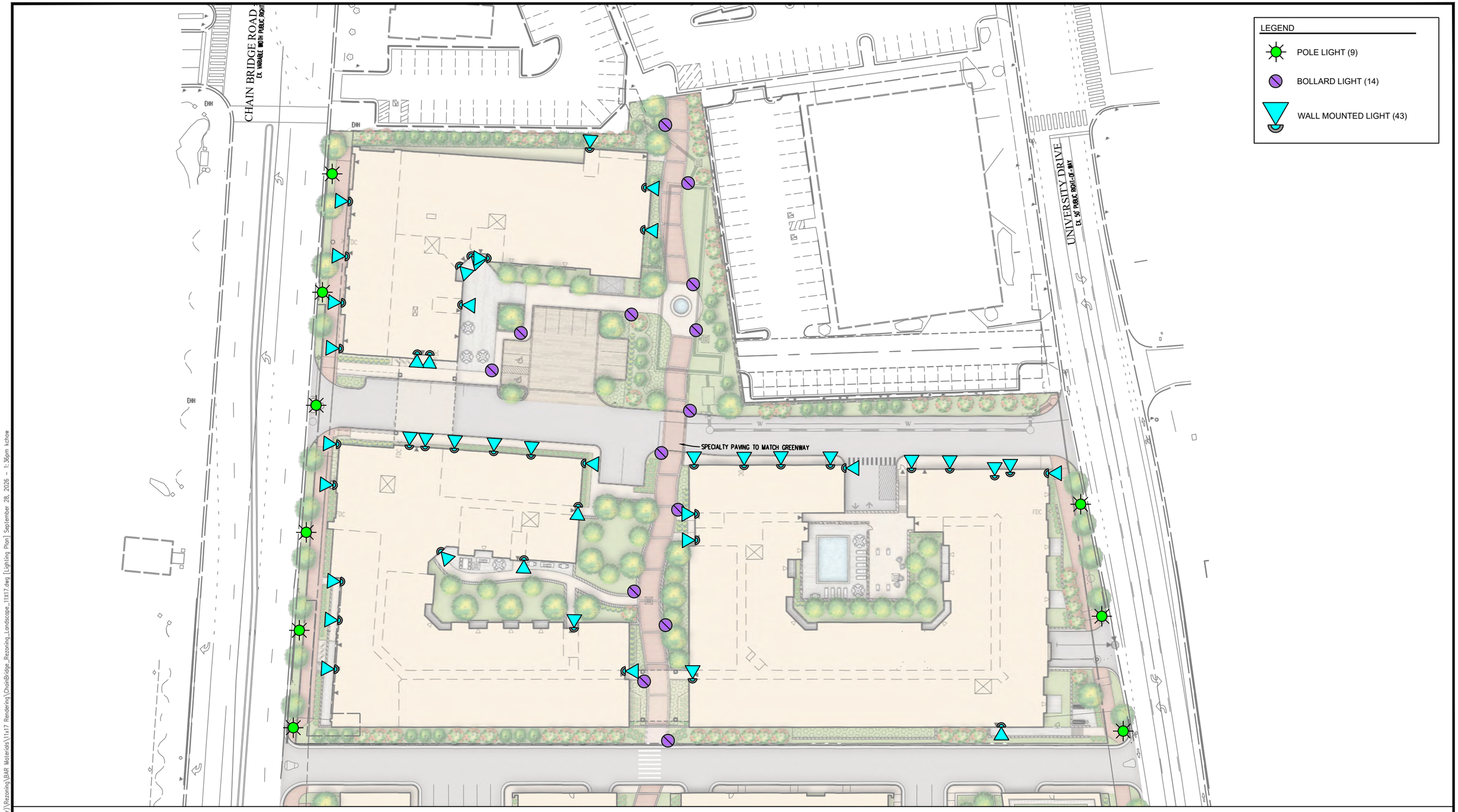
GALLERY AT CITY CENTER

City of Fairfax, Virginia

0 5' 10' 20' 40'

SCALE: 1" = 10'
SEPTEMBER 28, 2026
SHEET C-05

Urban, Ltd. - L:\Jobs\Chain Bridge Rd (Christopher)\Rezoning\BAR Materials\Site Sections\ChainBridge_Rezoning_Landscape_SECTIONS.dwg [SECTIONS] August 04, 2026 - 5:10pm kchow



LIGHTING PLAN

urban

GALLERY AT CITY CENTER

City of Fairfax, Virginia

0 30' 60' 120' 240'

SCALE: 1" = 60'

SEPTEMBER 28, 2026

SHEET C-06

Urban, Ltd. – L:\Jobs\Chain Bridge Rd (Christopher)\Rezoning\BAR Materials\11x17 Rendering\ChainBridge_Rezoning_Landscape_11X17.dwg [Lighting Plan] September 28, 2026 – 1:36pm kchow