



BROAD & WASHINGTON

The City of Falls Church, Virginia

Special Exception Review

November 20, 2019

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DEVELOPER

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CONCEPTUAL FLOOR PLANS AND PARKING LEVELS

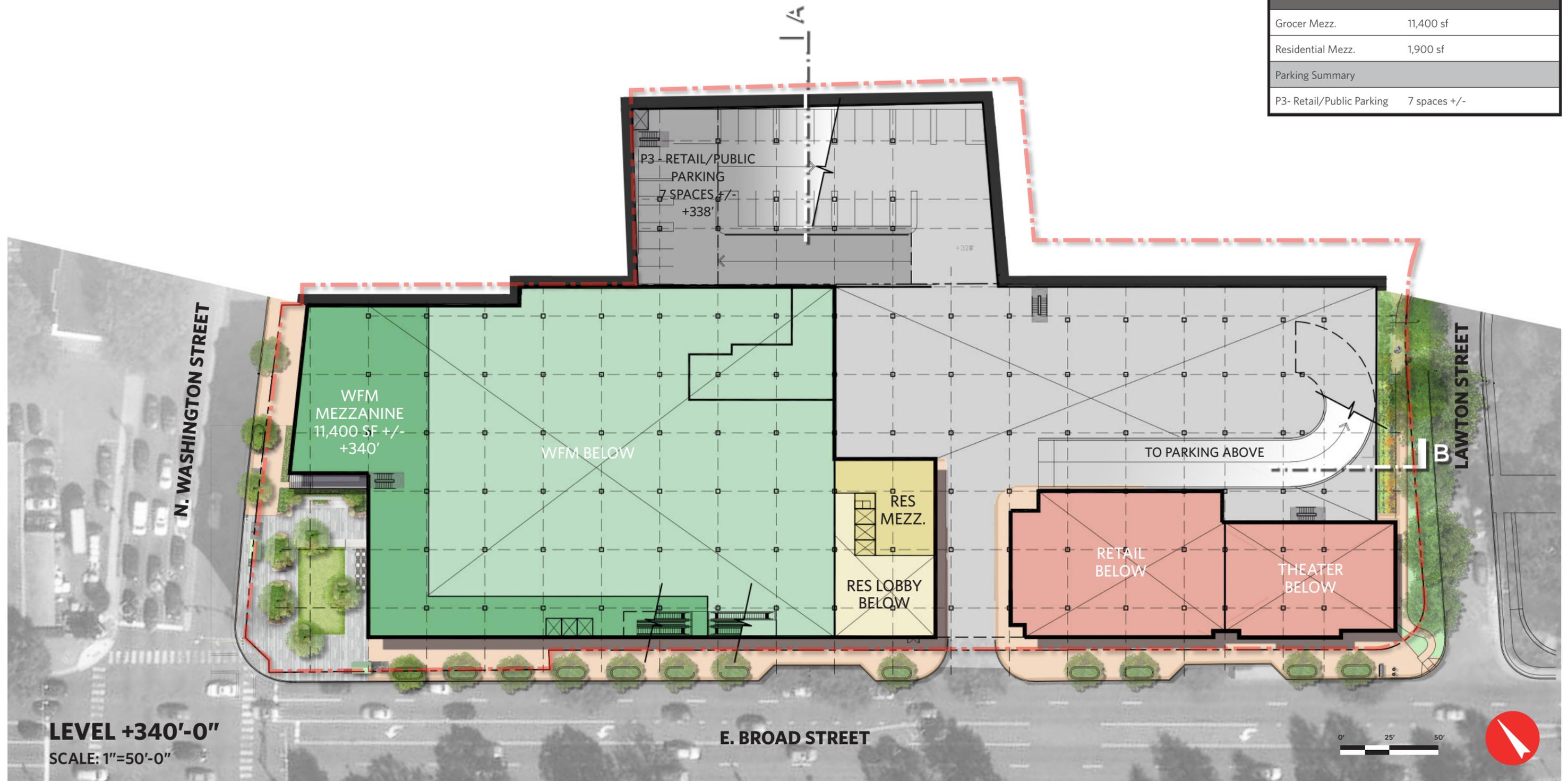
LEVEL +330' SUMMARY	
In-Line Retail + Theater	13,400 sf
Residential	4,400 sf (lobby)
Grocer	45,200 sf
Parking Summary	
P2 - Retail/Public Parking	62 spaces +/-
On-street bike parking	18 spaces *

*from City of Falls Church Zoning Ordinance Sec. 48-1004 Table 4



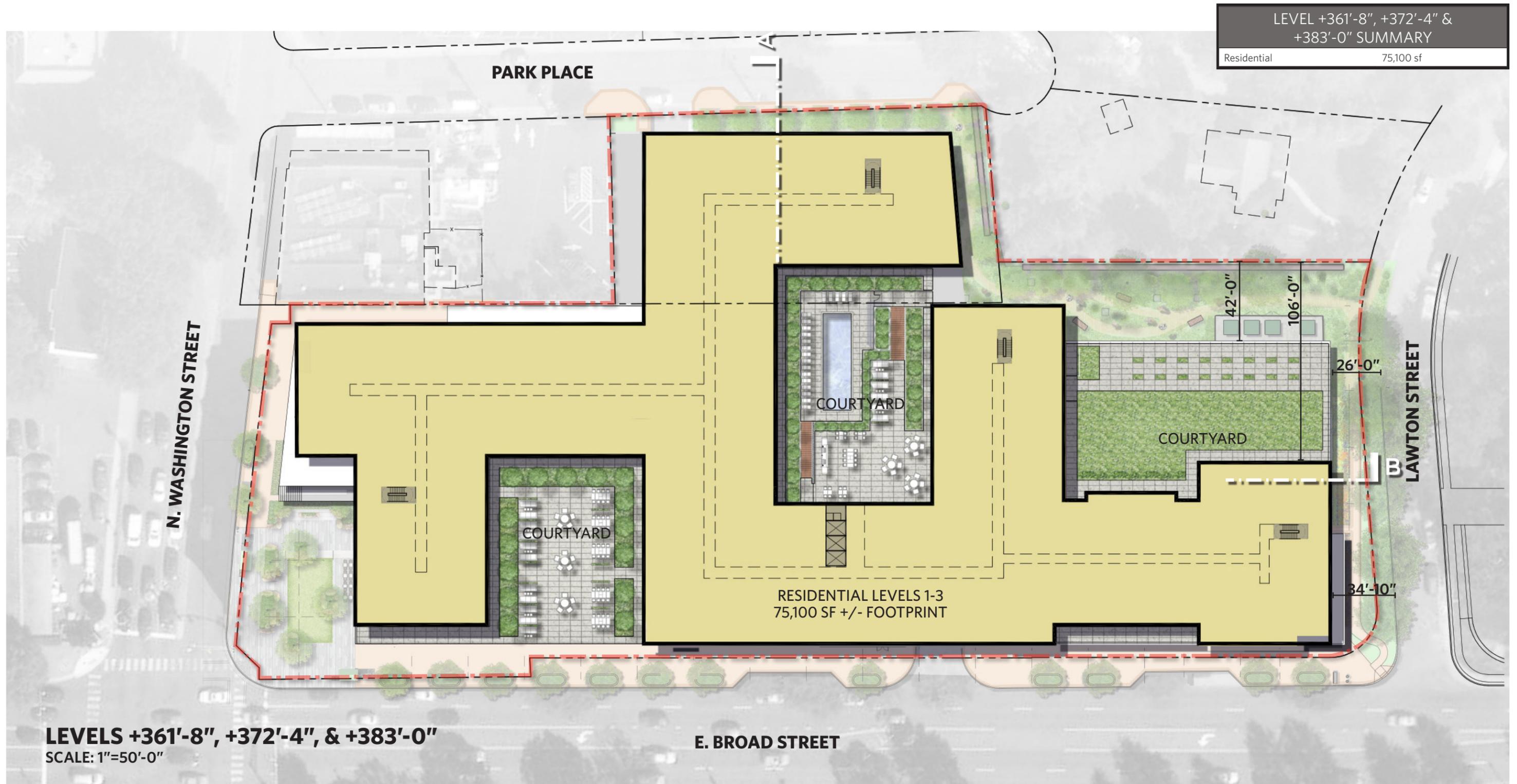
CONCEPTUAL FLOOR PLANS AND PARKING LEVELS

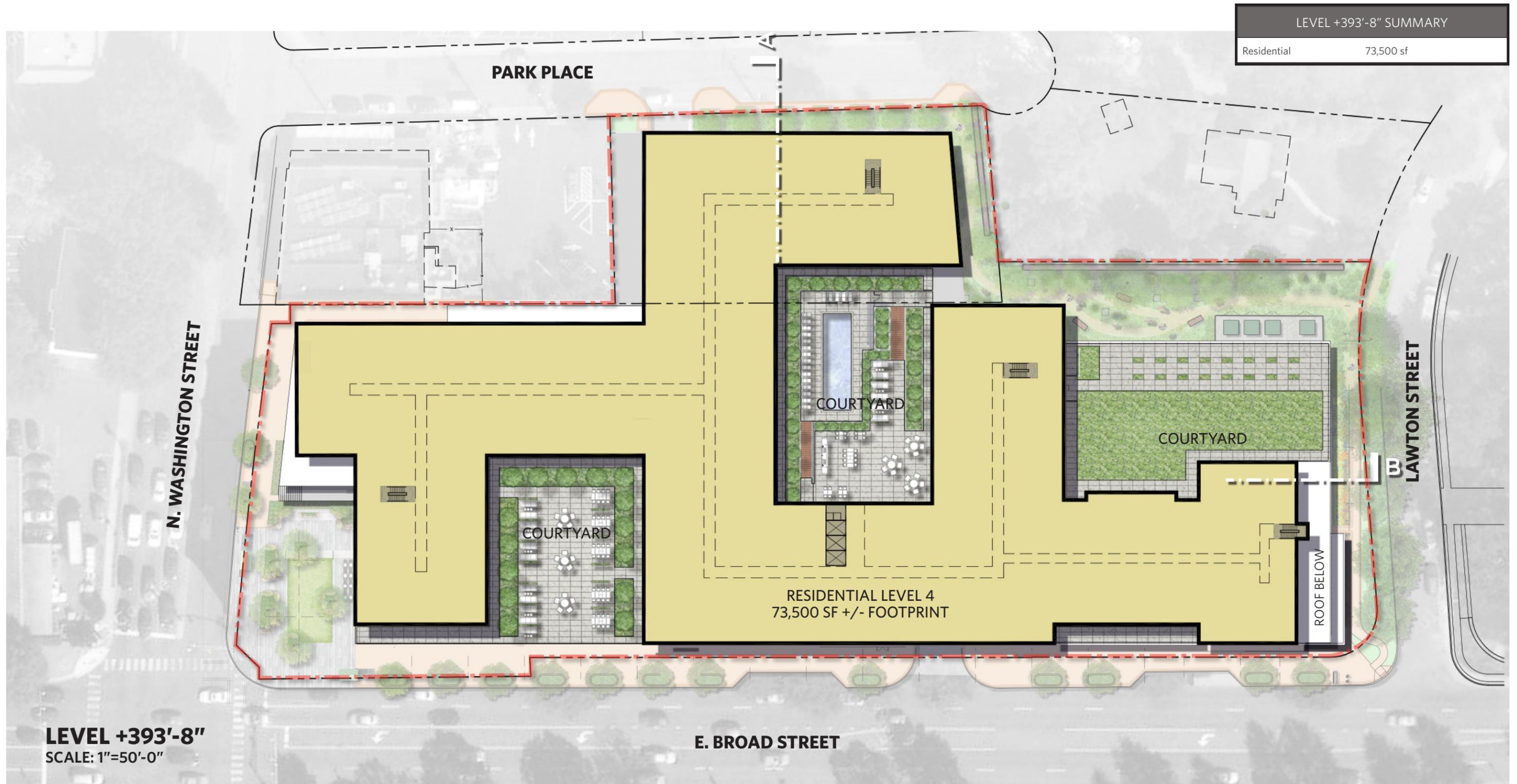
LEVEL +340'-0" SUMMARY	
Grocer Mezz.	11,400 sf
Residential Mezz.	1,900 sf
Parking Summary	
P3- Retail/Public Parking	7 spaces +/-

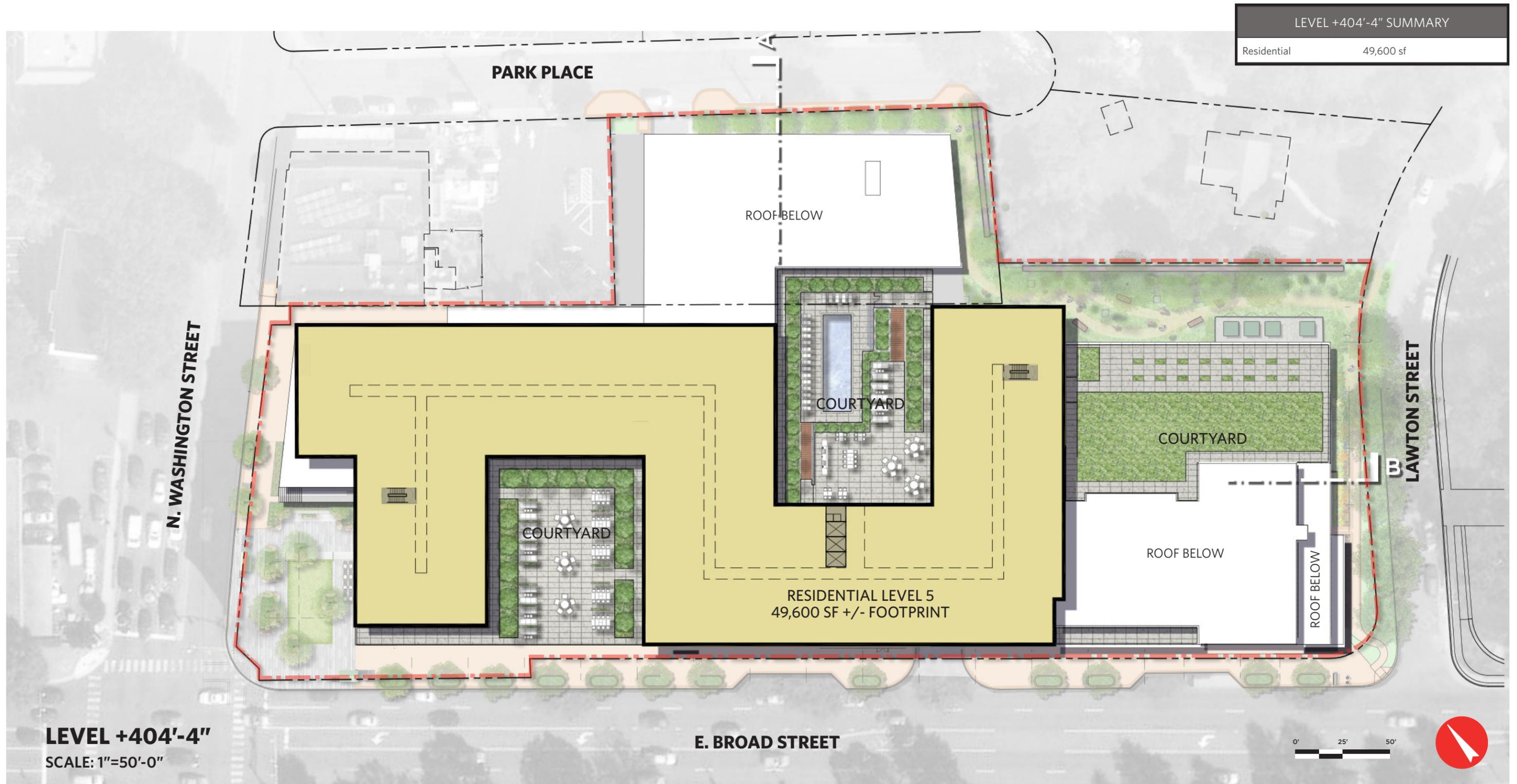


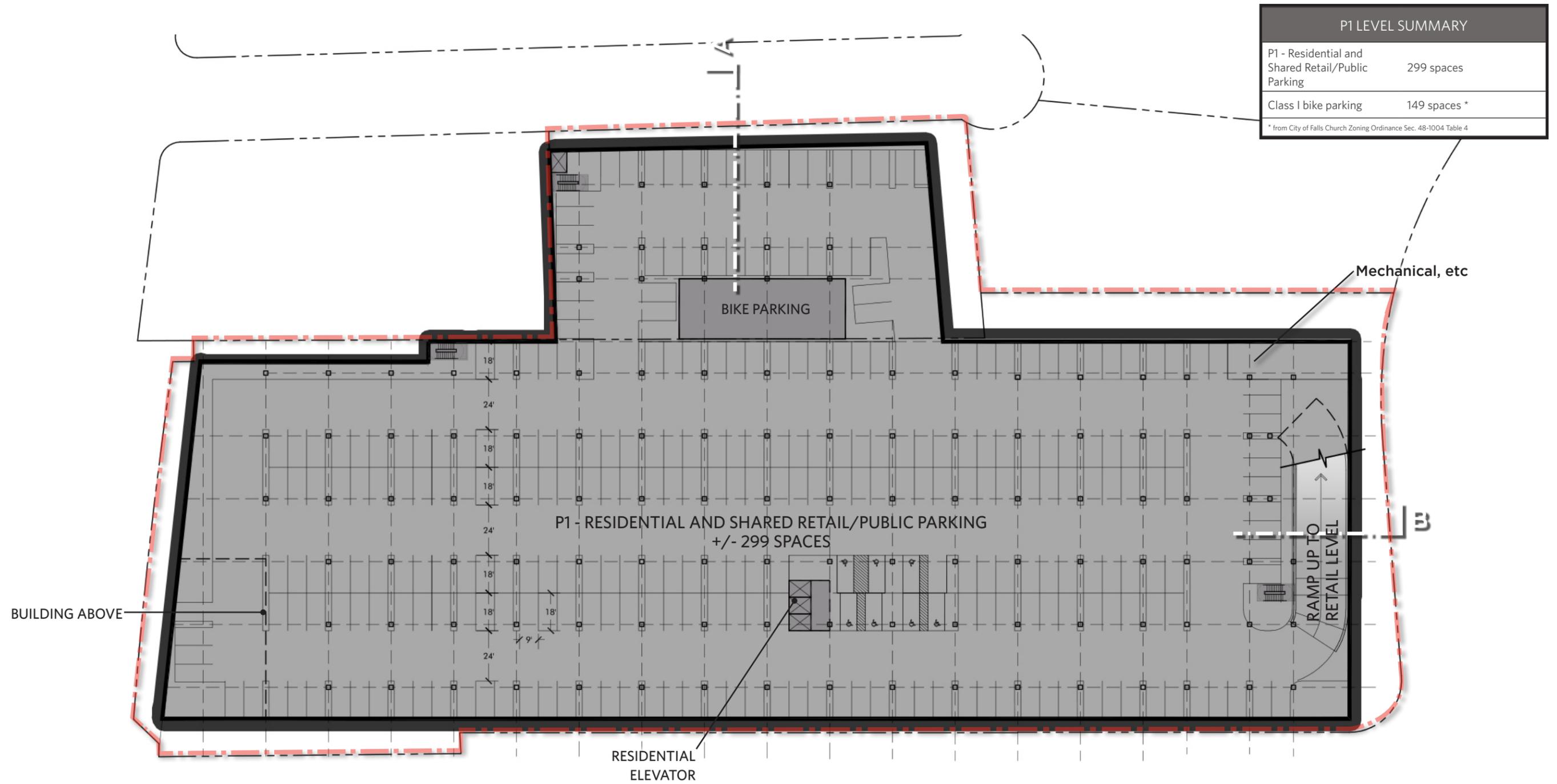
LEVEL +340'-0"
SCALE: 1"=50'-0"





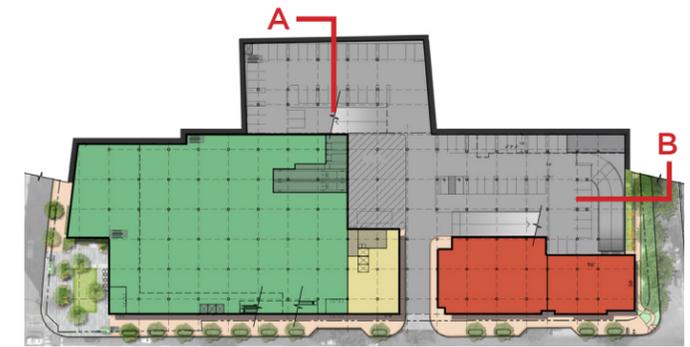
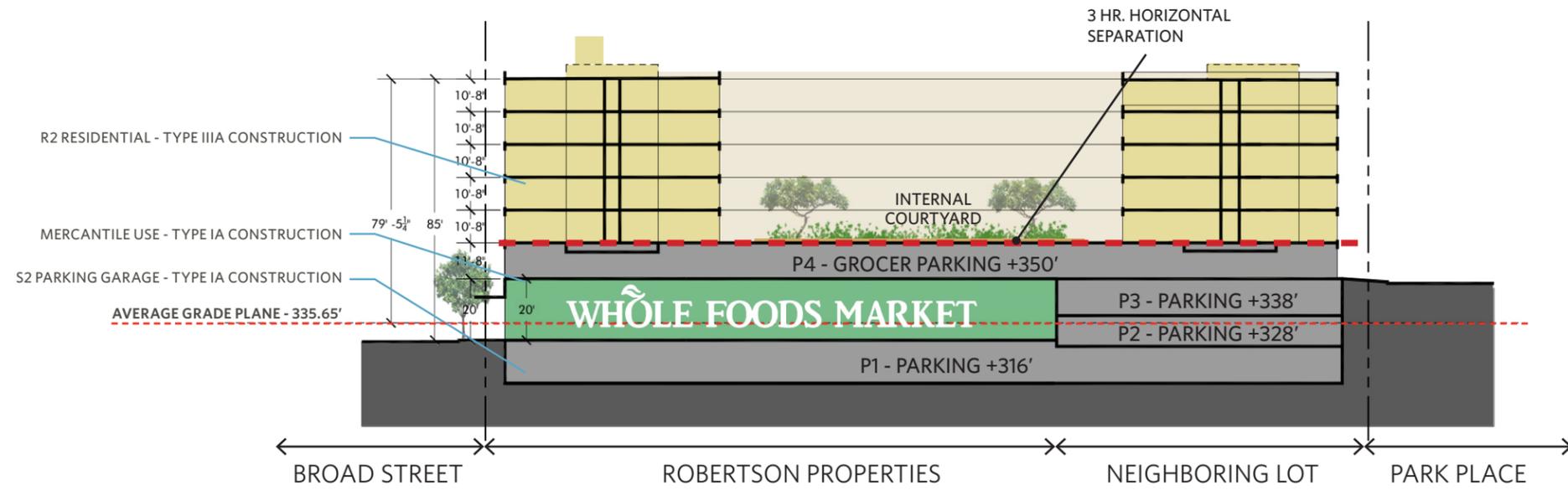




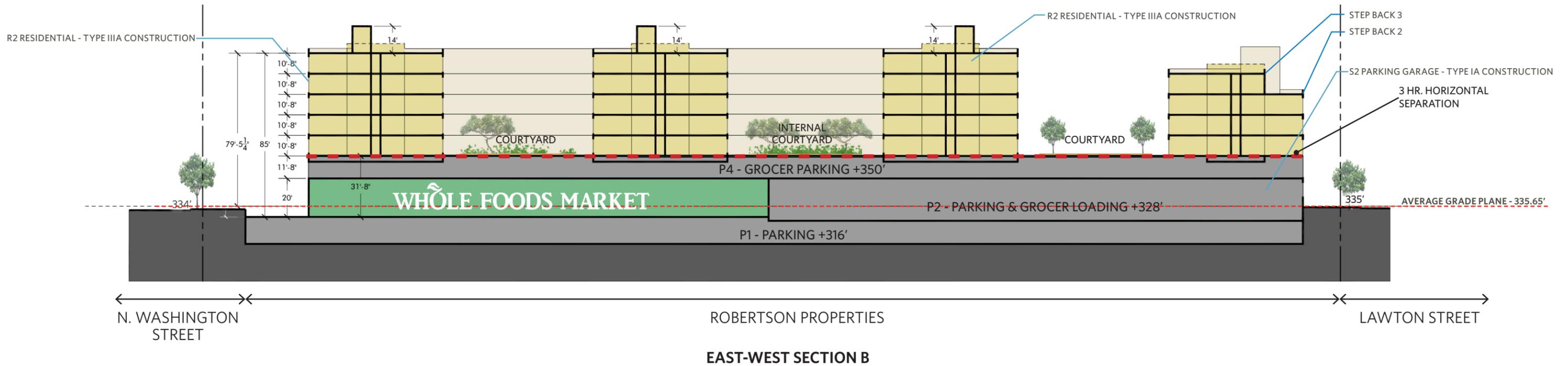


RESIDENTIAL PARKING
SCALE: 1"=50'-0"





NORTH-SOUTH SECTION A

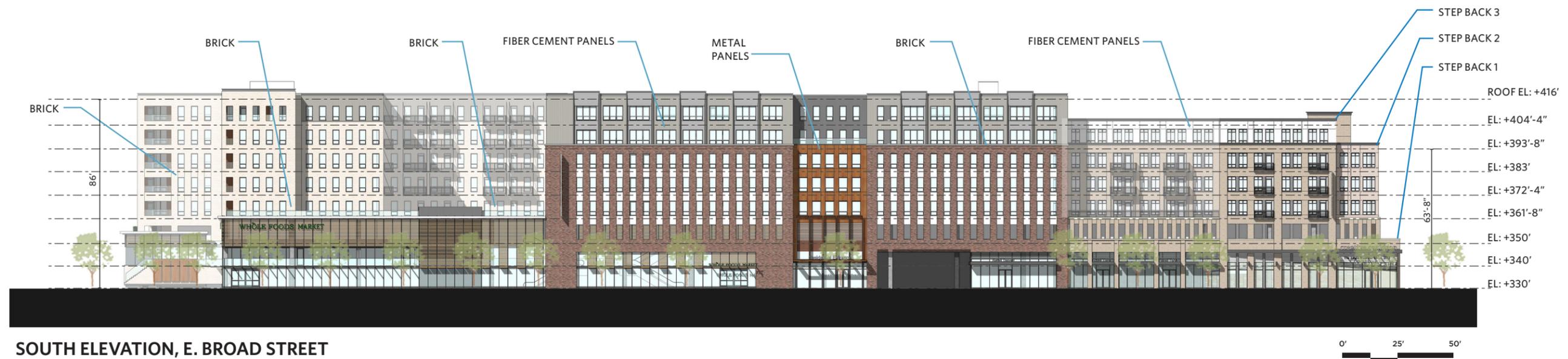


EAST-WEST SECTION B

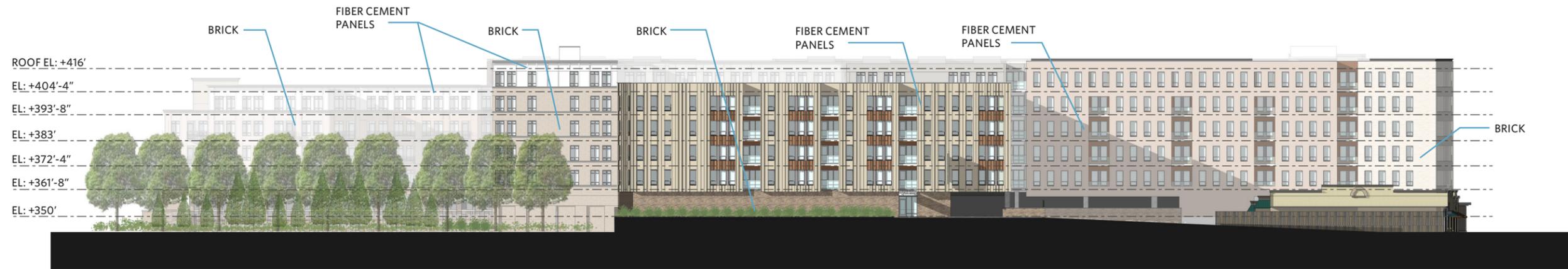
DESCRIPTION OF STRUCTURE:

Mixed-Use Podium building based on IBC 2015, Section 510.2-Horizontal Building Separation Allowance. Building consists of 1 level underground Parking (Type IA construction) + 2 level above grade, Retail & Parking (Type IA construction) + 2 to 5 levels R2 Residential (Type IIIA construction) above 3 hour horizontal separation.

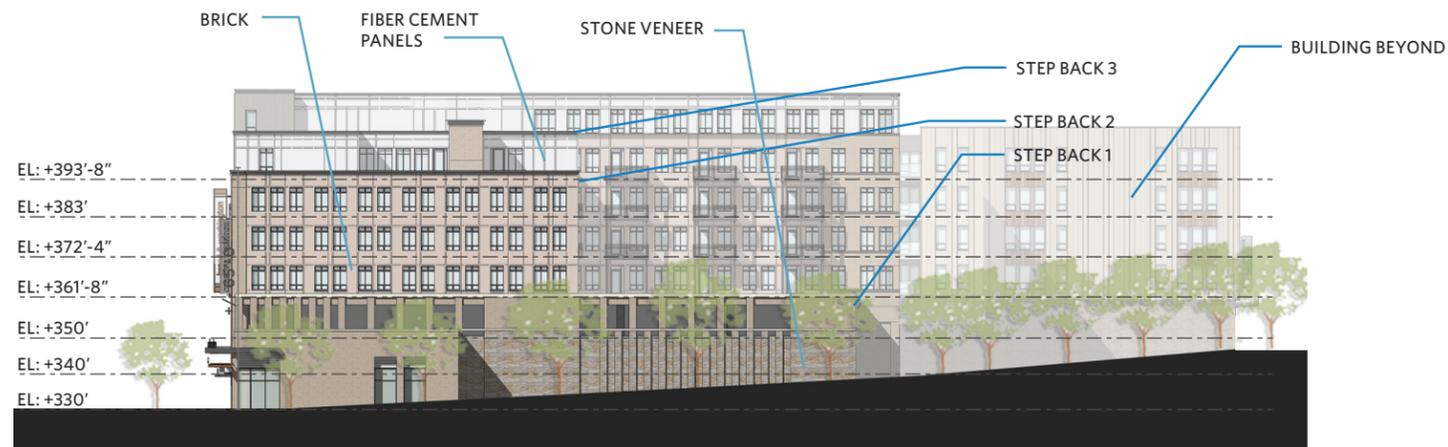
BUILDING ELEVATIONS



Note: The elevations and material summary shown here are illustrative in nature and meant to broadly convey the aesthetic intent for the project. As such, flexibility is requested to vary the final selection within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.



NORTH ELEVATION, PARK PLACE



EAST ELEVATION, LAWTON STREET



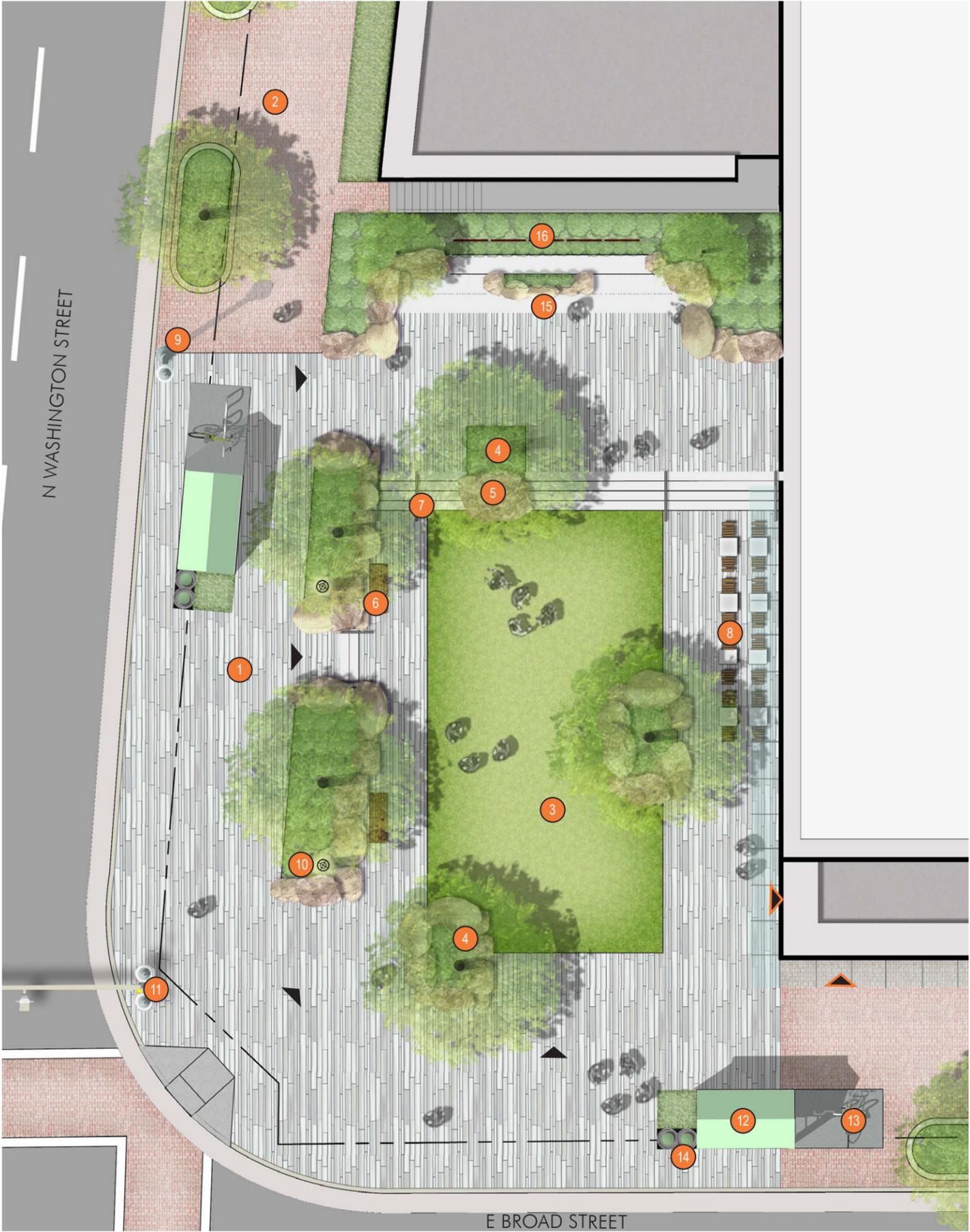
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LANDSCAPE PLAN - PUBLIC PLAZA



Legend

- 1 Concrete Paving
- 2 FC City Standard Brick Paving
- 3 Lawn
- 4 Canopy Tree
- 5 Boulder
- 6 Bench
- 7 Stairs and Handrail
- 8 Table and Chairs
- 9 Street Light
- 10 Pole Light
- 11 Existing Traffic Signal
- 12 Bus Shelter
- 13 Bike Rack
- 14 Trash/Recycling Receptacles
- 15 Terraced Seating
- 16 Decorative Panel
- ▲ Building Access / Egress
- ▲ Site Entrance









Legend

- 1 Existing Trees to Remain
- 2 Existing Stone Wall/Board Fence Screen to Remain)
- 3 Existing Brick Screen Wall (to Remain)
- 4 Permeable Paver Path
- 5 Pole Light
- 6 Bench
- 7 Transformers
- 8 Transformer Screen with Gates
- 9 Drain
- ▲ Site Entrance

