GROCERY CORNER ENTRY - ROUTE 7 & HAYCOCK RD

COMMONS SOUTH ENTRY AT ROUTE 7

HAYCOCK RD RESIDENTIAL ENTRY

HAYCOCK RD - COMMON'S PASSAGE & GARAGE ENTRY

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PROJECT ADDRESS
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FALLS CHURCH, VA 22043

OWNER / DEVELOPER
FALLS CHURCH GATEWAY PARTNERS DEV. LLC

STRUCTURAL ENGINEER
EHLERT BRYAN

MEP/FP/LOW VOLTAGE ENGINEER
HENRY ADAMS, LLC

CIVIL ENGINEER
WALTER PHILLIPS

LANDSCAPE ENGINEER
LAND DESIGN

INTERIOR DESIGNER
TBD

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

EXTERIOR PERSPECTIVE VIEWS

PRINCIPAL IN CHARGE M.A.	
PROJECT ARCHITECT M.A.	
DRAWN J.J., C.A., M.B., B.C.,K.F., E.S.	
DATE June 8, 2020	APPROVED M.A.
SCALE:	JOB NO. 19360

DRAWING NO.
A-A-0004

SESP SUB01 - 06/08/2020

5/28/2020 5:39:31 PM

WEST COURTYARD LOOKING NORTH

EAST COURTYARD LOOKING NORTH

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5/28/2020 5:39:47 PM

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LAND DESIGN

INTERIOR DESIGNER
TBD

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SUSTAINABLE BUILDING PARTNERS

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE

INTERIOR PERSPECTIVE VIEWS

PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

DATE	APPROVED
June 8, 2020	M.A.
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DRAWING NO.
A-A-0005

SESP Checklist #	Proposed Building Features	Sheet Location
74.	Location of existing and proposed buildings and their dimensions	A-A-0106
75.	Use classifications & type of construction of buildings for fire rating purposes	A-A-0100
76.	Floor area and use of existing and proposed buildings	A-A-0100
77.	Height of buildings in feet and number of floors	A-A-0201
78.	Building elevations to scale showing all sides of buildings, building materials, opening details, roofing materials, dimensions, and other miscellaneous architectural features	A-A-0201; A-A-0202; A-A-0203; A-A-0204
79.	Location of trash storage area and type of enclosures & screening	A-A-0106

Building Name	Block A
Retail: Gross Leasable Area	
Commons Retail	24,813
Grocery	40,316
Haycock Retail	10,382
Total Gross SF of Shared Service Areas*	15,327
Total Gross SF of Multifamily Residential	371,160
Total Gross SF of Building**	473,133
Grocery Parking Spaces	198

*Including 6,285 SF Enclosed Alley
**Not inluding Enclosed Alley or 72,778 SF Parking

Use Classification	
Residential	R-2
Grocery and Retail	M
Garage	S-2
Construction Type	
Podium - Levels 378.0' - 418.0'	Type IA
Levels 418.0' & Above	Type IIIA

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Revisions
NO. DATE

ARCHITECTURAL PROJECT DATA

PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

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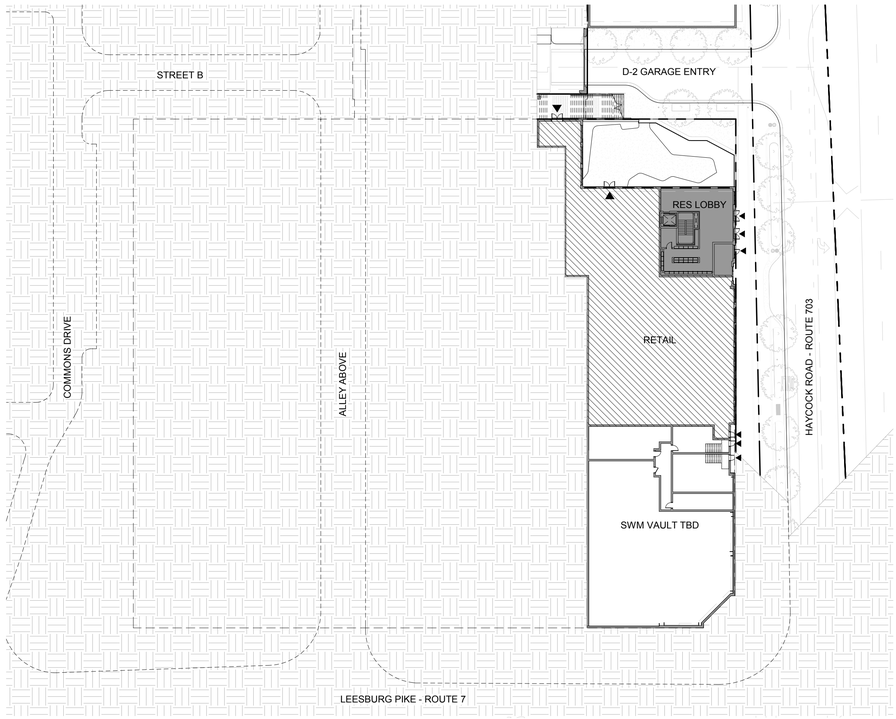
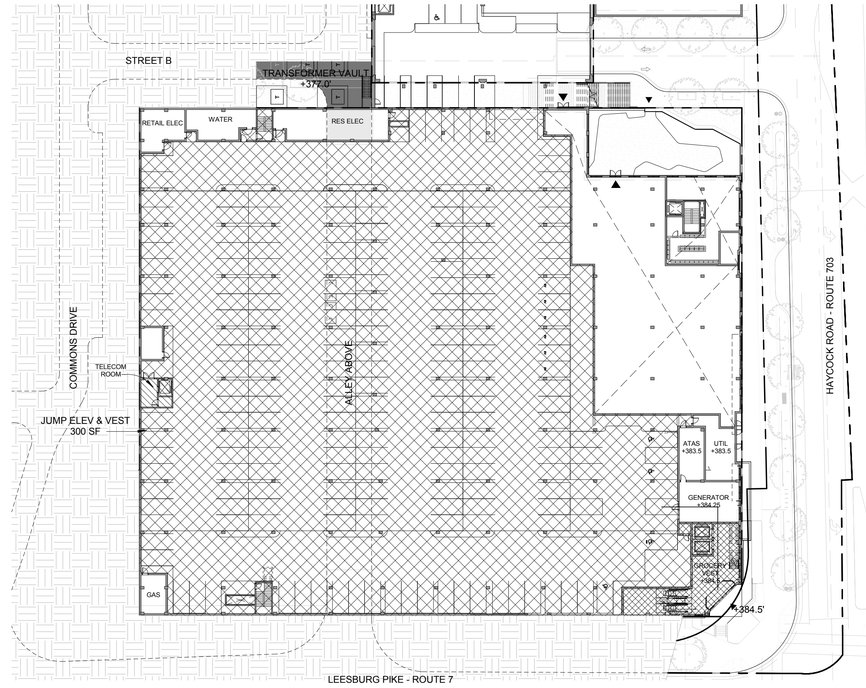
DRAWING NO.
A-A-0100



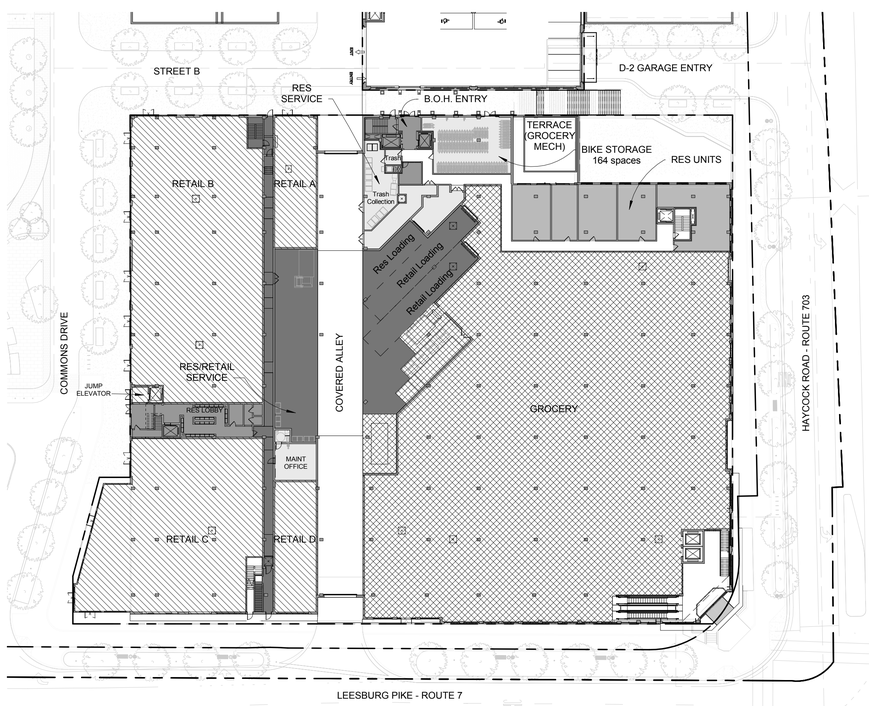
C1 380' - 6" LEVEL - NE RES ENTRY/RETAIL

1" = 40'-0"



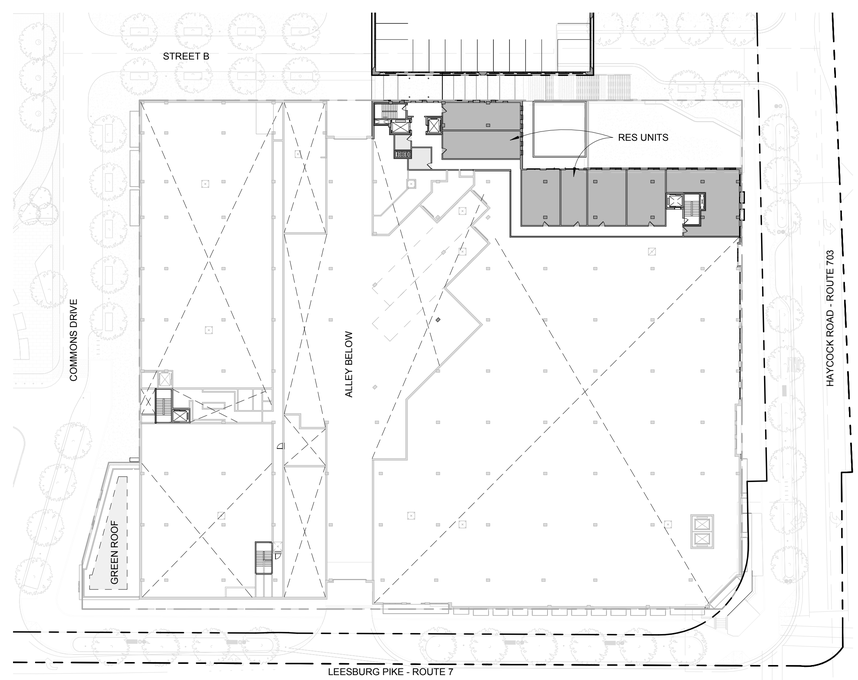
C4 384' - 6" LEVEL - G1 PARKING GARAGE

1" = 40'-0"



A1 398' LEVEL - GROCERY LEVEL

1" = 40'-0"



A4 408' LEVEL - 3RD LEVEL RESIDENTIAL

1" = 40'-0"

Bldg A Area Plan Regions

- Residential Circulation
- Residential Service
- Residential Units
- Residential Amenity
- Shared Service
- Grocery
- Retail
- Garage
- Roof
- Vegetative Roof

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LANDSCAPE ENGINEER
LAND DESIGN

INTERIOR DESIGNER
TBD

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Key Plan

Issue
NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
LAWRENCE V. ANTOINE JR.
Lic. No. 011573
ARCHITECT

AREA PLANS

PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

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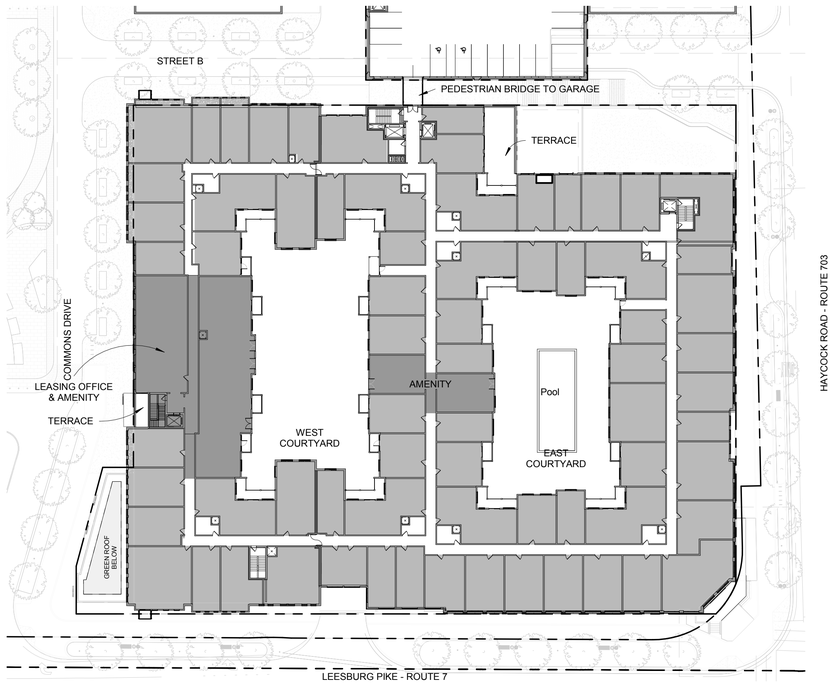
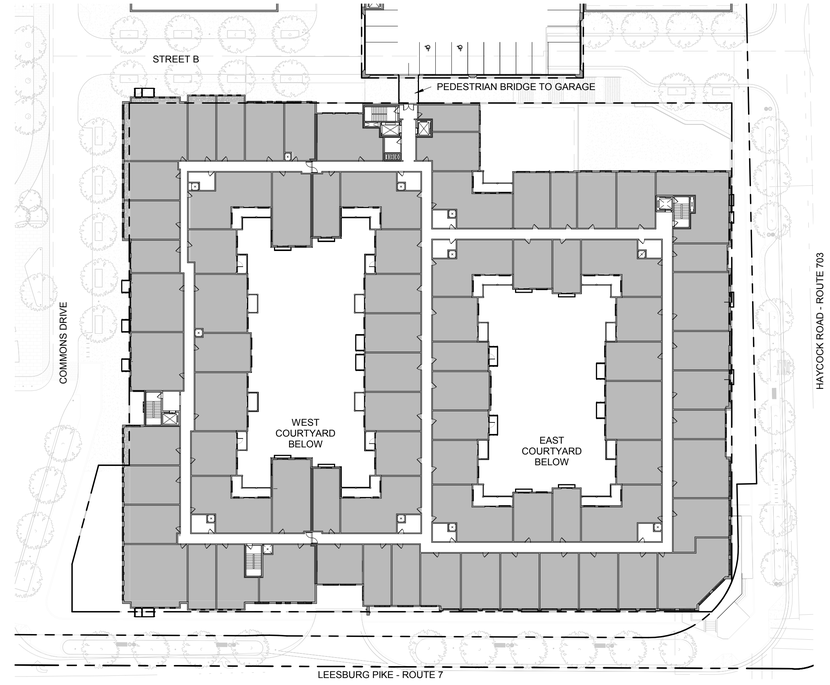


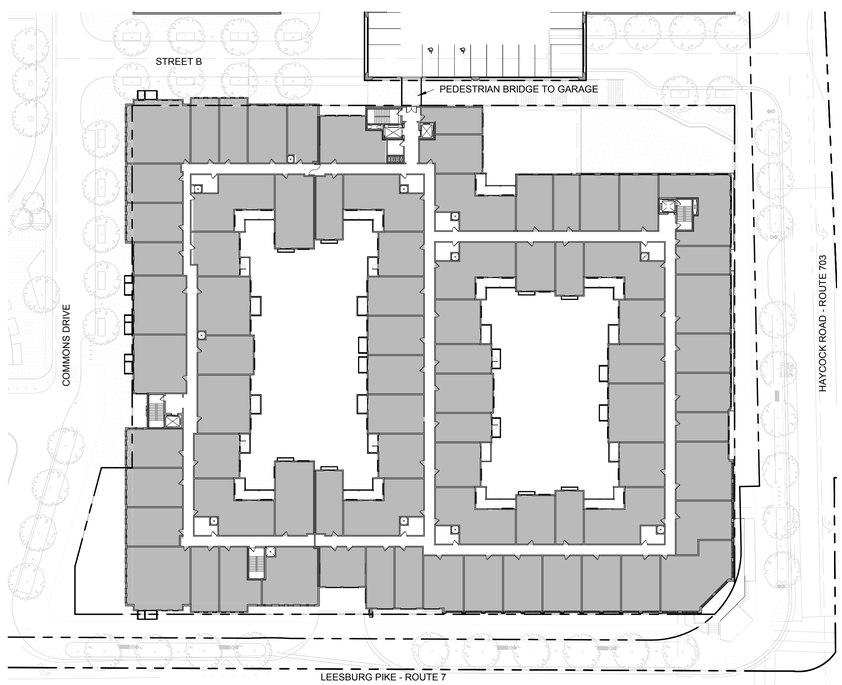
C1 418' LEVEL - RESIDENTIAL COURTYARD

1" = 40'-0"



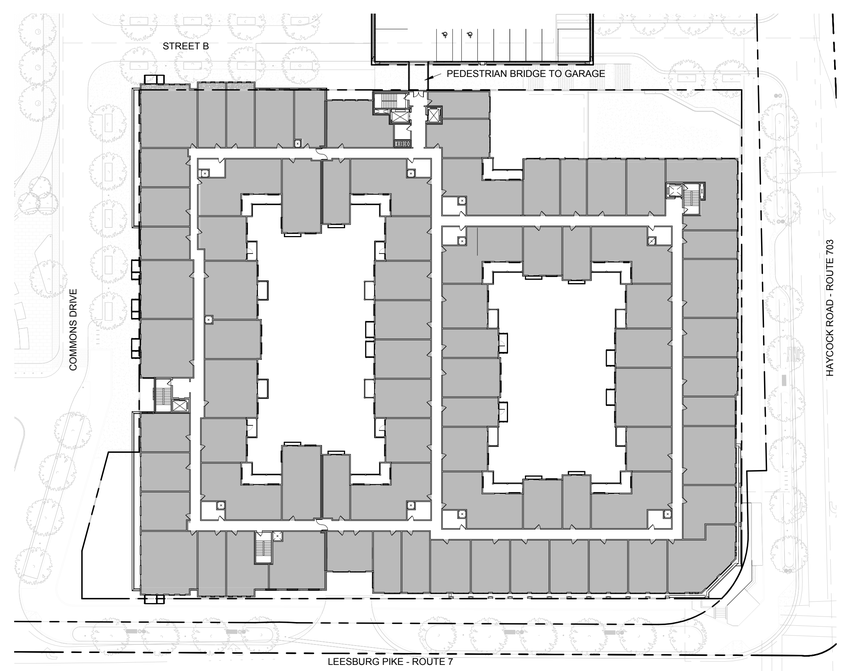
C4 TYPICAL RESIDENTIAL LEVEL

1" = 40'-0"



A1 450' LEVEL - 7TH LEVEL RESIDENTIAL

1" = 40'-0"



A4 460' - 8" LEVEL - 8TH LEVEL RESIDENTIAL

1" = 40'-0"

Bldg A Area Plan Regions

- Residential Circulation
- Residential Service
- Residential Units
- Residential Amenity
- Shared Service
- Grocery
- Retail
- Garage
- Roof
- Vegetative Roof

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LANDSCAPE ENGINEER
LAND DESIGN

INTERIOR DESIGNER
TBD

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Key Plan

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NO. DATE

Revisions
NO. DATE

AREA PLANS

PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

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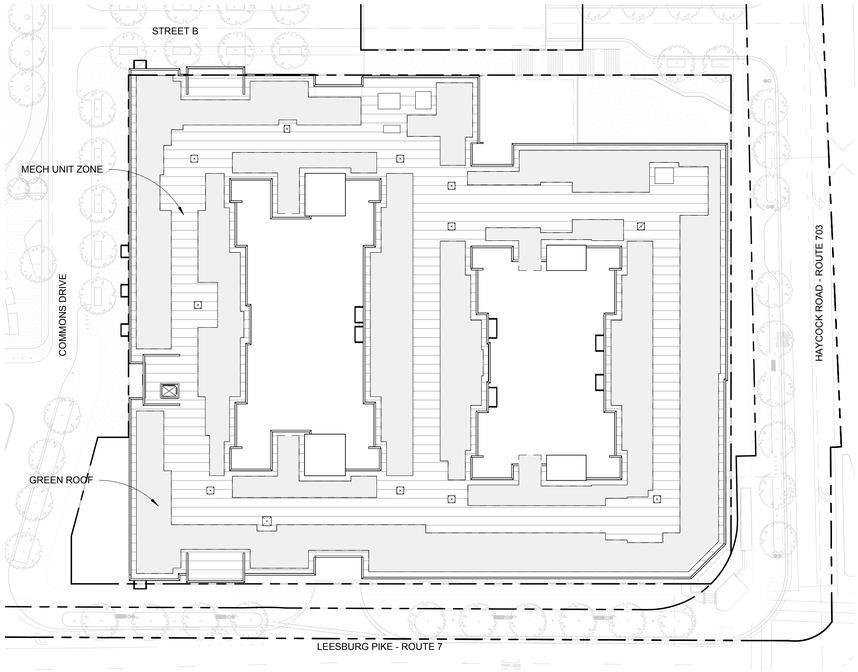
A-A-0102



C1 ROOF PLAN

1" = 40'-0"

Bldg A Area Plan Regions

- Residential Circulation
- Residential Service
- Residential Units
- Residential Amenity
- Shared Service
- Grocery
- Retail
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- Vegetative Roof

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LAND DESIGN

INTERIOR DESIGNER
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Key Plan

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NO. DATE

COMMONWEALTH OF VIRGINIA
LAWRENCE V. ANTOINE JR.
Lic. No. 011573
ARCHITECT

AREA PLANS

PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

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A-A-0103

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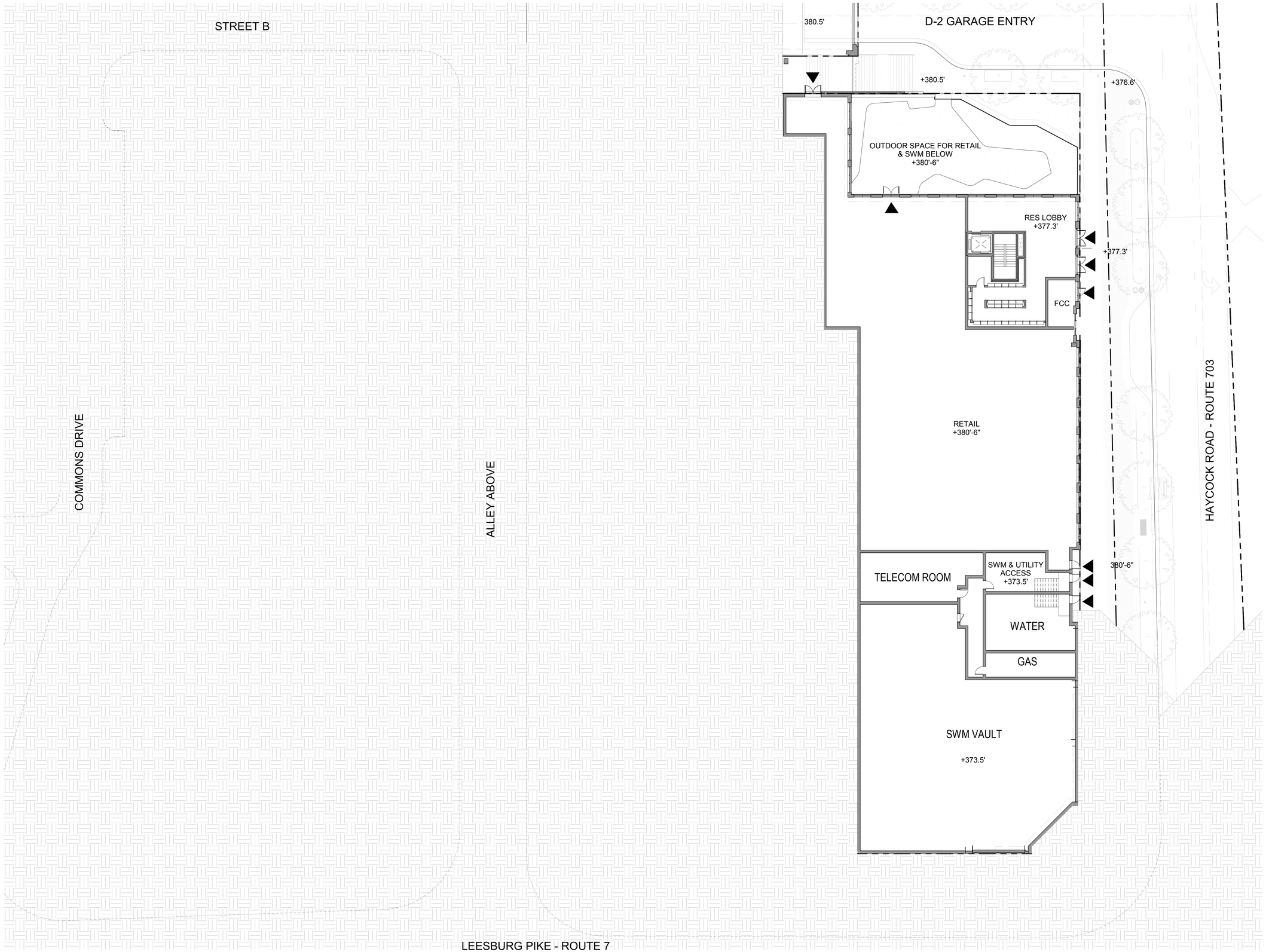

A1 380' - 6" LEVEL - NE RES ENTRY/HAYCOCK RETAIL

1/16" = 1'-0"

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5/28/2020 5:43:28 PM

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WALTER PHILLIPS

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LAND DESIGN

INTERIOR DESIGNER
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SUSTAINABLE BUILDING
PARTNERS

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COMMONWEALTH OF VIRGINIA
LAWRENCE V. ANTOINE, JR.
Lic. No. 011573
ARCHITECT

380' - 6" LEVEL - RES ENTRY/RETAIL

PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

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SCALE: 1/16" = 1'-0"	JOB NO. 19360

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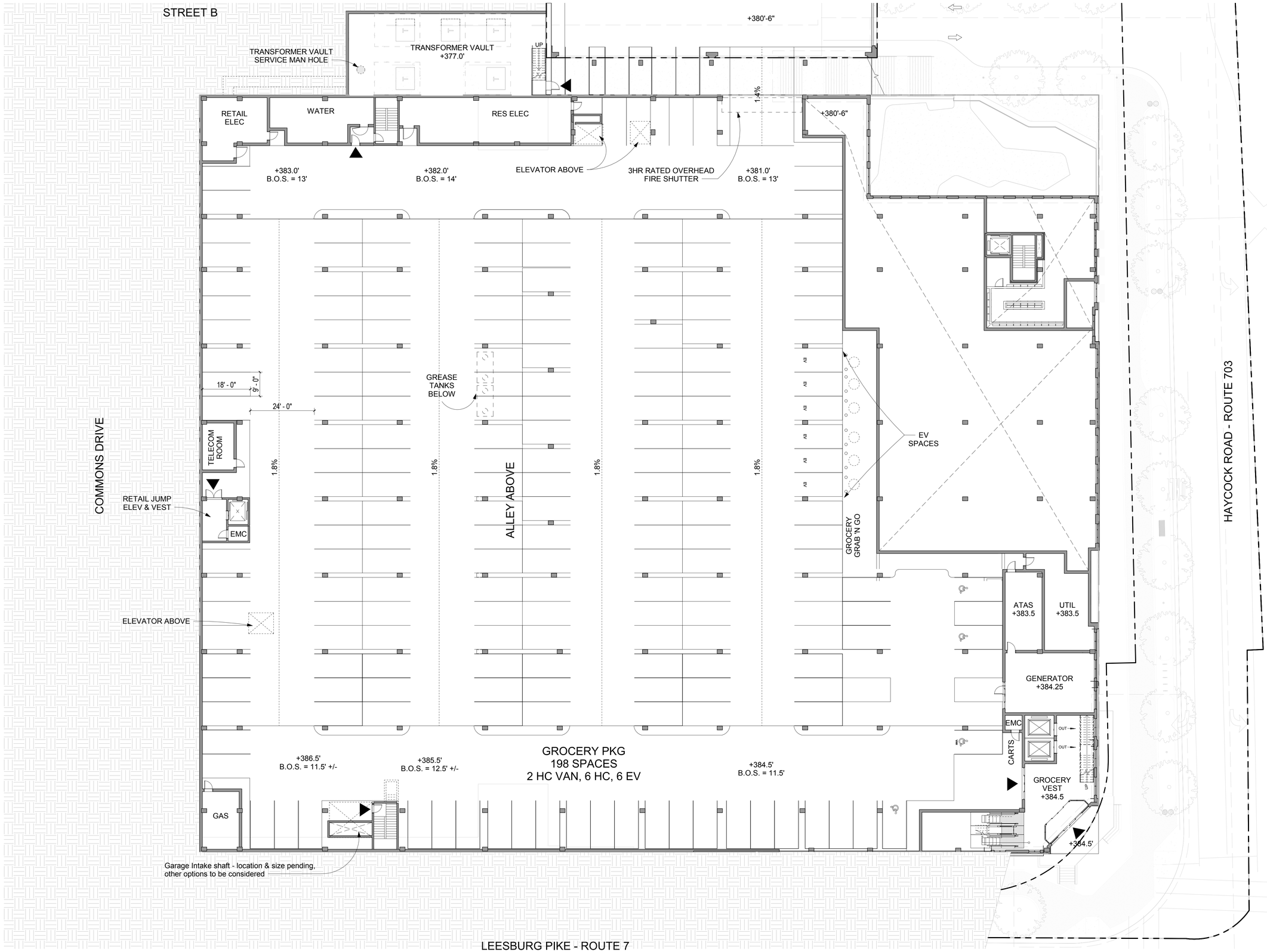
A-A-0104



A1 384' - 6" LEVEL - G1 PARKING GARAGE

1/16" = 1'-0"

5/28/2020 5:44:07 PM

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LAND DESIGN

INTERIOR DESIGNER
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COMMONWEALTH OF VIRGINIA
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Lic. No. 011573
ARCHITECT

384' - 6" LEVEL - G1 PARKING GARAGE

PRINCIPAL IN CHARGE
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PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

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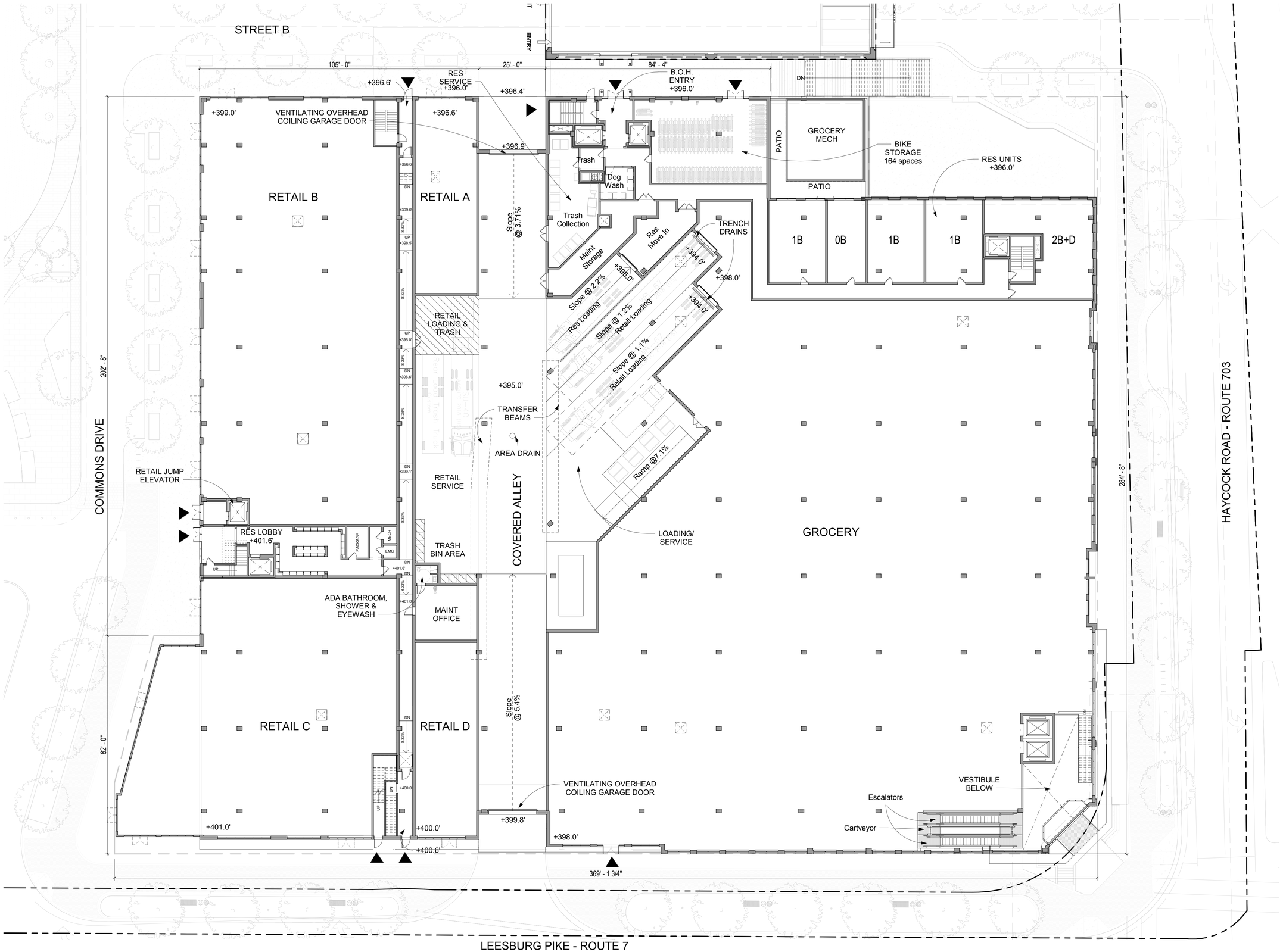
DRAWING NO.
A-A-0105



A1 398' LEVEL - GROCERY LEVEL

1/16" = 1'-0"

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LAND DESIGN

INTERIOR DESIGNER
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398' LEVEL - GROCERY/2ND LEVEL RES PLAN

PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

DATE	APPROVED
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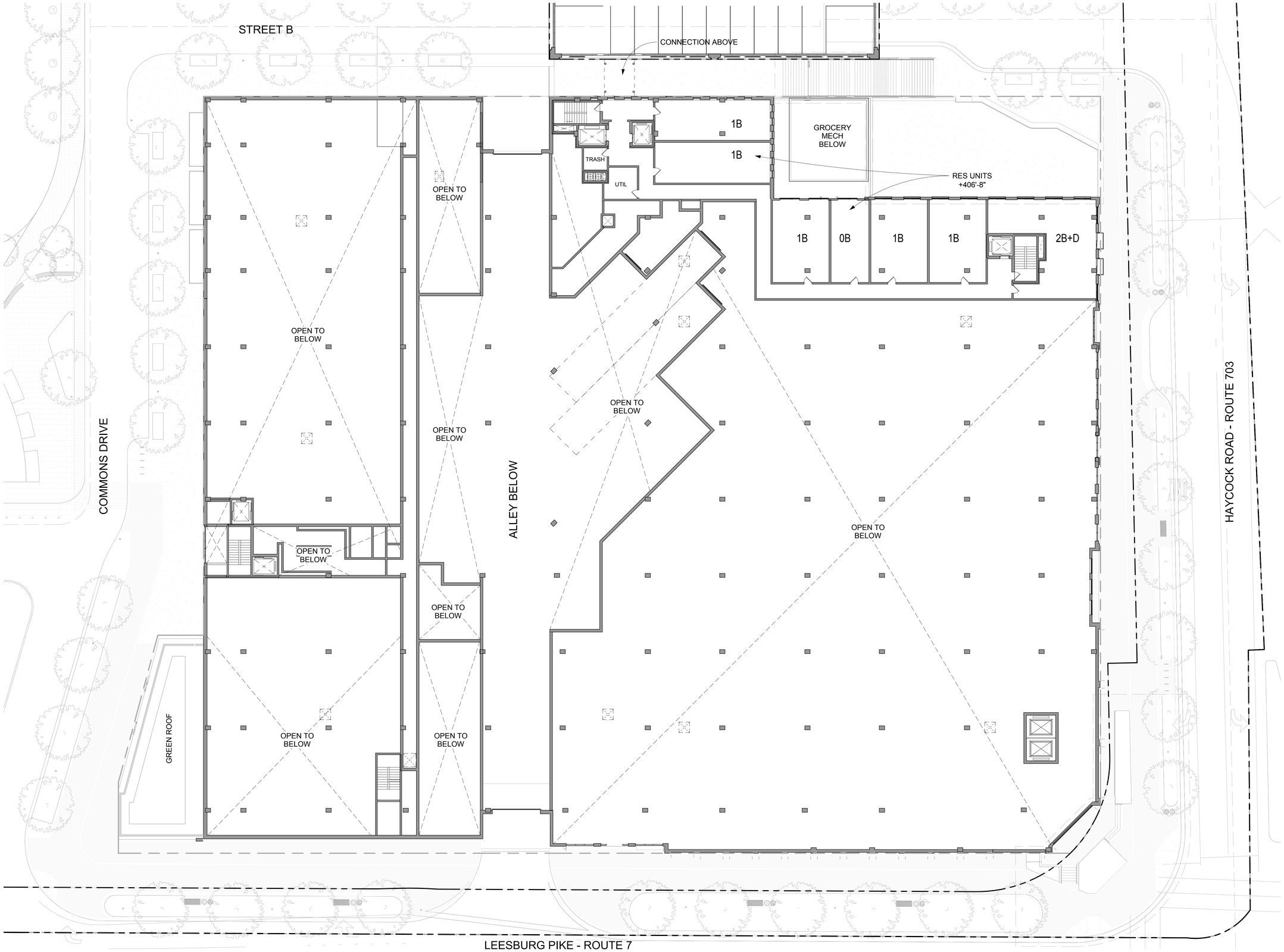
SCALE: 1/16" = 1'-0"	JOB NO. 19360

DRAWING NO.
A-A-0106



A1 408' LEVEL - 3RD LEVEL RESIDENTIAL

1/16" = 1'-0"

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LAND DESIGN

INTERIOR DESIGNER
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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS

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ARCHITECT

406' - 8" LEVEL - 3RD LEVEL RES FLOOR PLAN

PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

DATE	APPROVED
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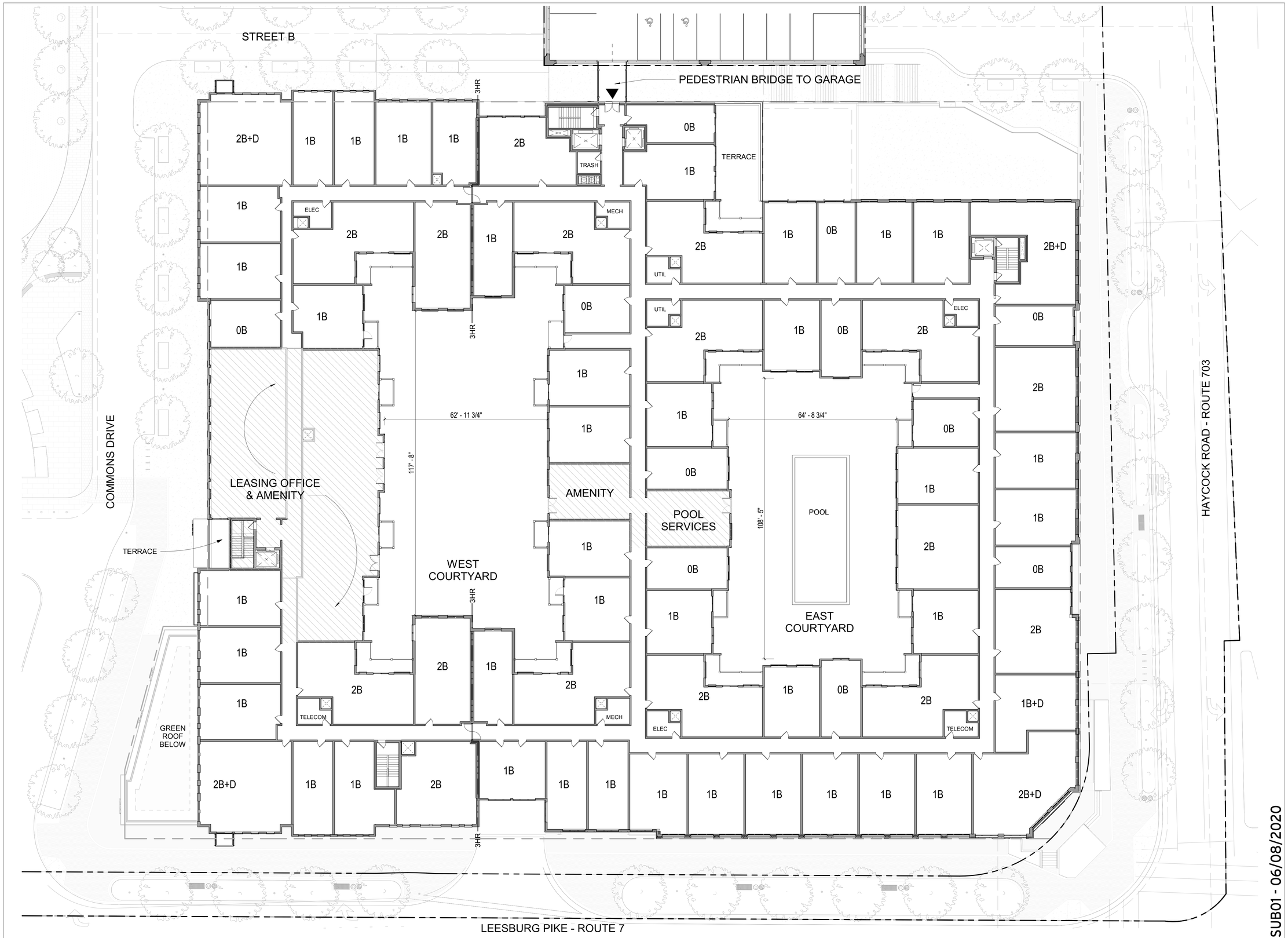
SCALE: 1/16" = 1'-0"	JOB NO. 19360

DRAWING NO.
A-A-0107



A1 418' LEVEL - RESIDENTIAL COURTYARD

1/16" = 1'-0"

5/28/2020 5:46:29 PM

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LAND DESIGN

INTERIOR DESIGNER
TBD

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SUSTAINABLE BUILDING PARTNERS

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COMMONWEALTH OF VIRGINIA
LAWRENCE V. ANTOINE JR.
Lic. No. 011573
ARCHITECT

418' LEVEL - RESIDENTIAL COURTYARD

PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

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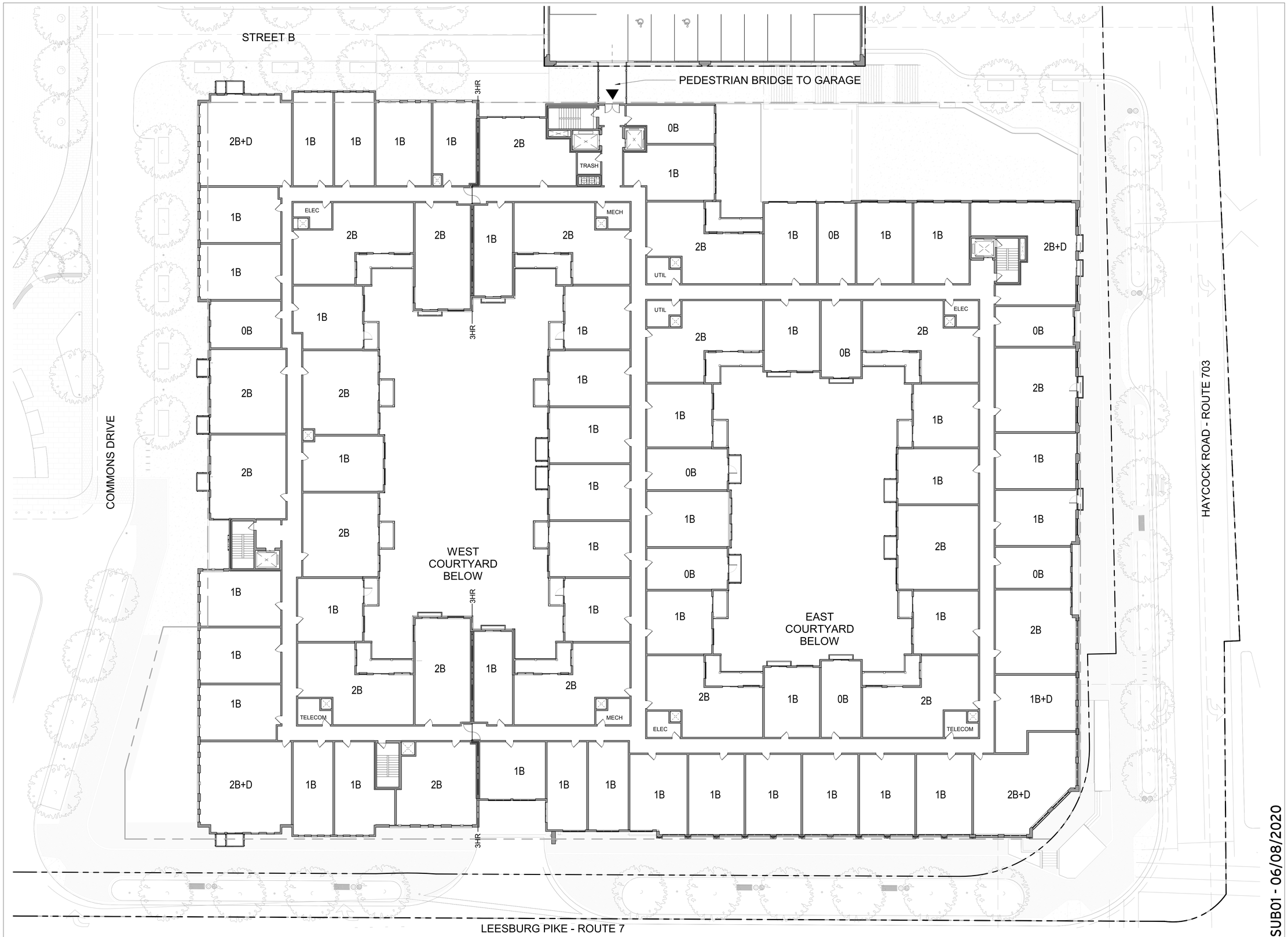
DRAWING NO.
A-A-0108



A1 TYPICAL RESIDENTIAL LEVEL

1/16" = 1'-0"

5/28/2020 5:47:21 PM

SESP SUB01 - 06/08/2020

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COMMONWEALTH OF VIRGINIA
LAWRENCE V. ANTONE, JR.
Lic. No. 011573
ARCHITECT

428'-8"&439'-4" LEVEL - TYPICAL FLOOR PLAN

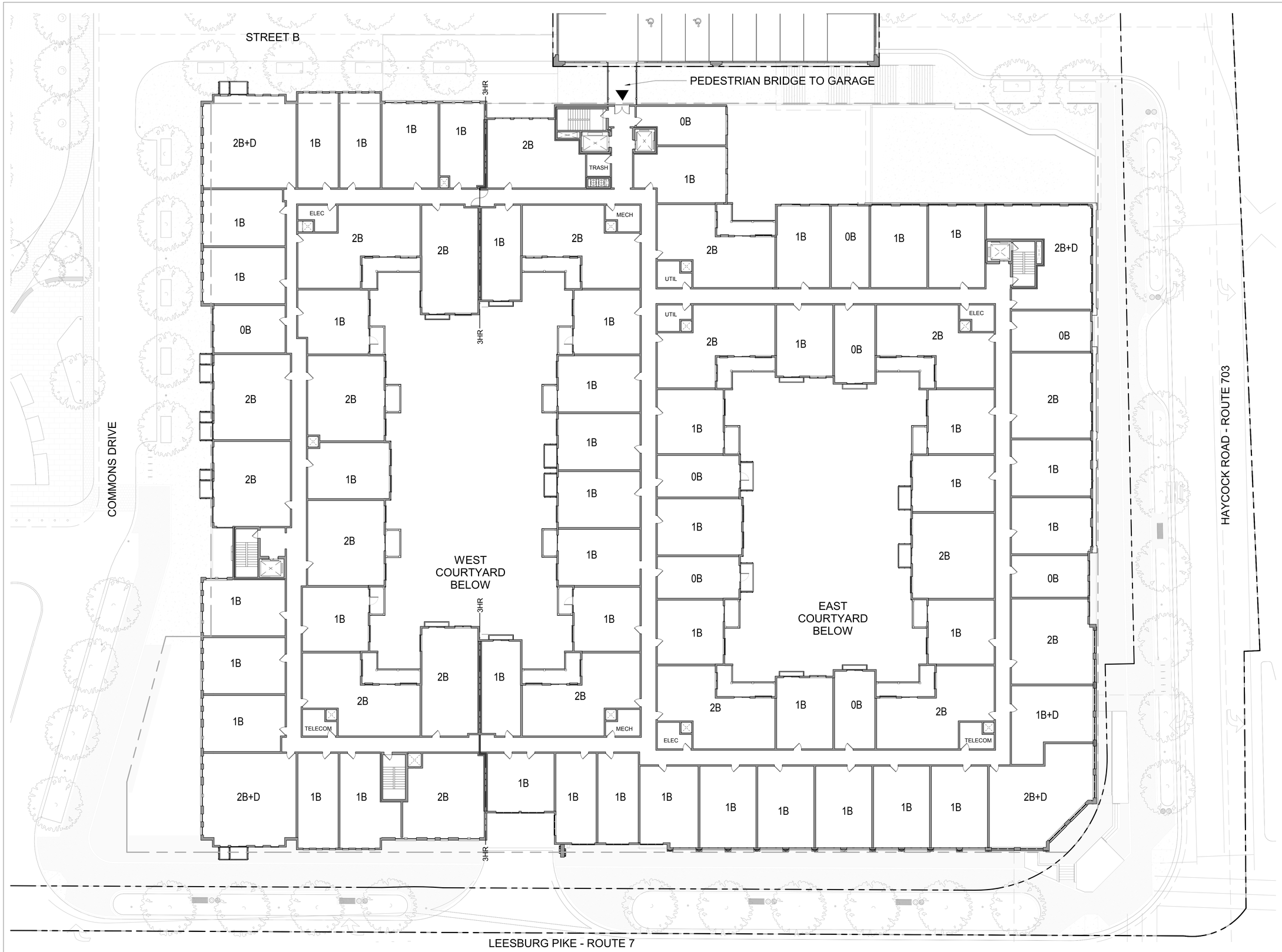
PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

DATE	APPROVED
June 8, 2020	M.A.
SCALE: 1/16" = 1'-0"	JOB NO. 19360

DRAWING NO.
A-A-0109



A1 450' LEVEL - 7TH LEVEL RESIDENTIAL

1/16" = 1'-0"

5/28/2020 5:48:16 PM

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WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT

PROJECT ADDRESS
7124 LEESBURG PIKE,
FALLS CHURCH, VA 22043

OWNER / DEVELOPER
FALLS CHURCH GATEWAY PARTNERS DEV. LLC

STRUCTURAL ENGINEER
EHLERT BRYAN

MEP/FP/LOW VOLTAGE ENGINEER
HENRY ADAMS, LLC

CIVIL ENGINEER
WALTER PHILLIPS

LANDSCAPE ENGINEER
LAND DESIGN

INTERIOR DESIGNER
TBD

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
LAWRENCE V. ANTOINE JR.
Lic. No. 011573
ARCHITECT

450' LEVEL - 7TH LEVEL RES FLOOR PLAN

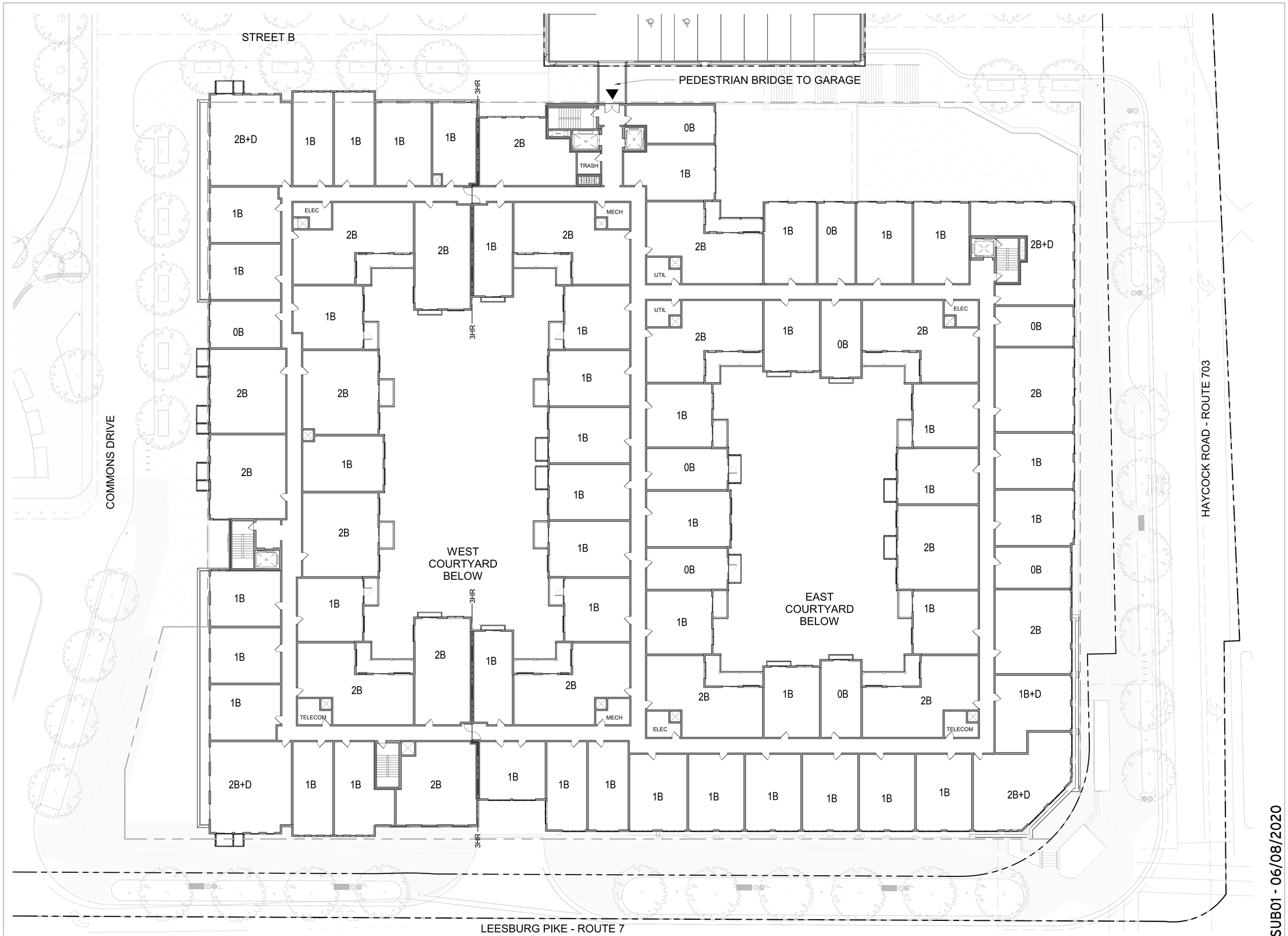
PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

DATE	APPROVED
June 8, 2020	M.A.
SCALE: 1/16" = 1'-0"	JOB NO. 19360

DRAWING NO.
A-A-0110



A1 460' - 8" LEVEL - 8TH LEVEL RESIDENTIAL

1/16" = 1'-0"

5/28/2020 5:49:09 PM

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HENRY ADAMS, LLC

CIVIL ENGINEER
WALTER PHILLIPS

LANDSCAPE ENGINEER
LAND DESIGN

INTERIOR DESIGNER
TBD

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
LAWRENCE V. ANTOINE JR.
Lic. No. 011573
ARCHITECT

460' - 8" LEVEL - 8TH LEVEL RES FLOOR PLAN

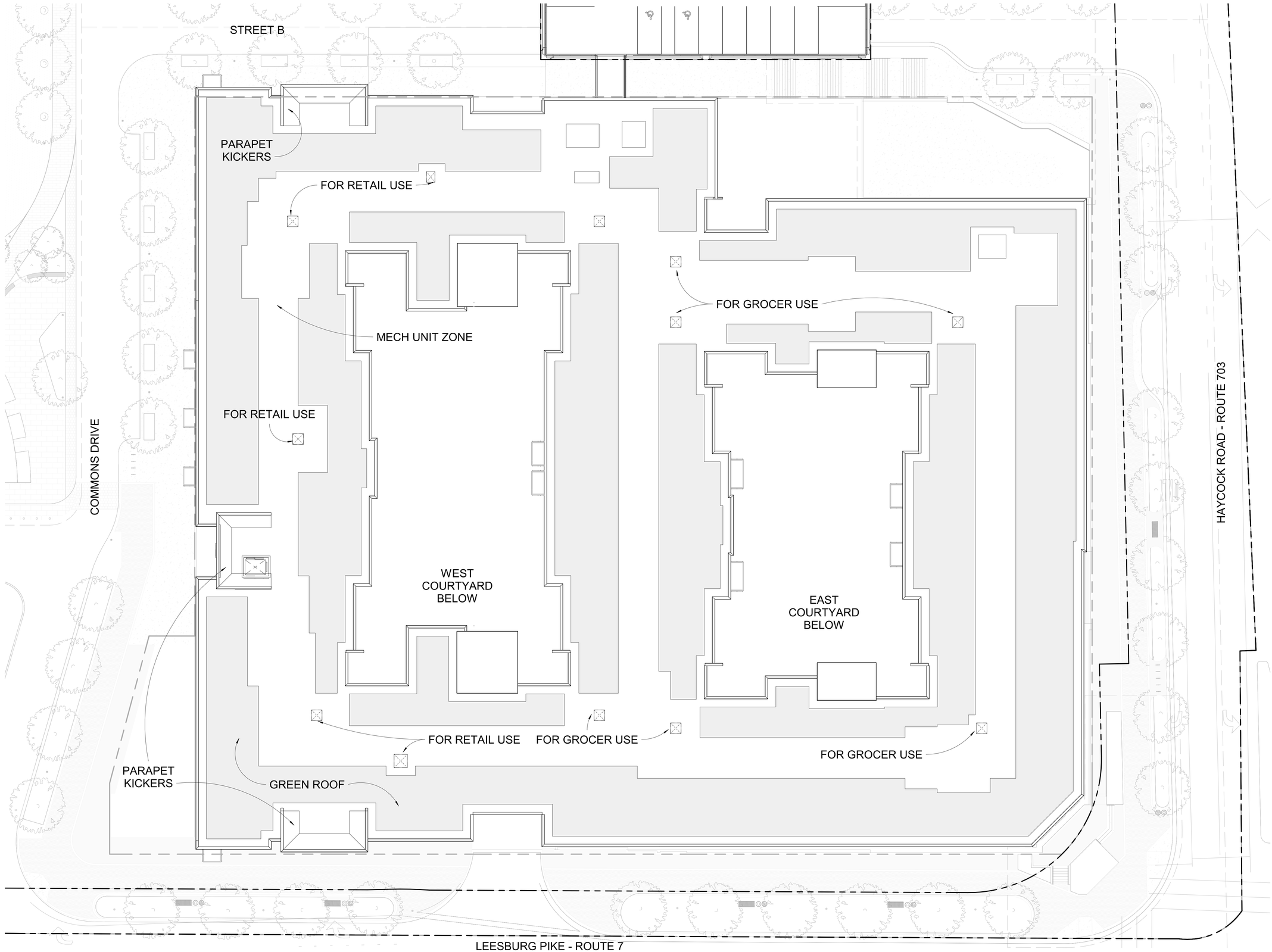
PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

DATE	APPROVED
June 8, 2020	M.A.
SCALE: 1/16" = 1'-0"	JOB NO. 19360

DRAWING NO.
A-A-0111



A1 ROOF PLAN

1/16" = 1'-0"

5/28/2020 5:49:54 PM

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WALTER PHILLIPS

LANDSCAPE ENGINEER
LAND DESIGN

INTERIOR DESIGNER
TBD

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS

Key Plan

Issue

NO.	DATE

Revisions

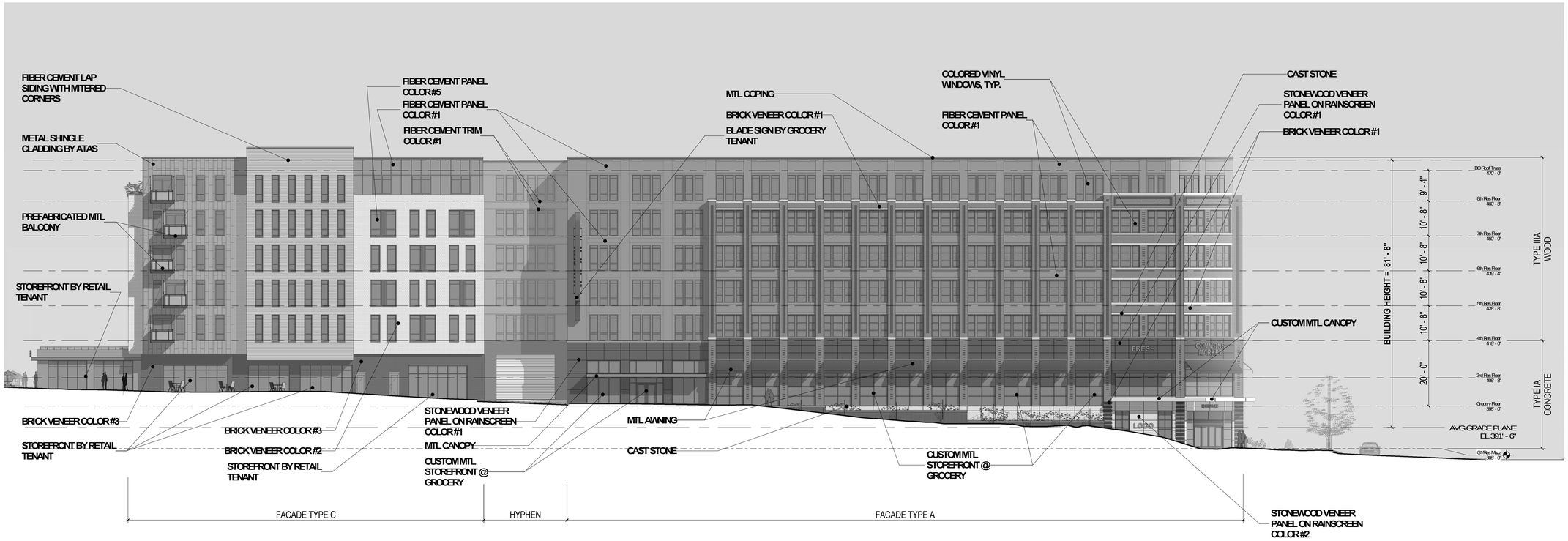
NO.	DATE

COMMONWEALTH OF VIRGINIA
LAWRENCE V. ANTOINE, JR.
Lic. No. 011573
ARCHITECT

ROOF PLAN

PRINCIPAL IN CHARGE M.A.	
PROJECT ARCHITECT M.A.	
DRAWN J.J., C.A., M.B., B.C.,K.F., E.S.	
DATE June 8, 2020	APPROVED M.A.
SCALE: 1/16" = 1'-0"	JOB NO. 19360

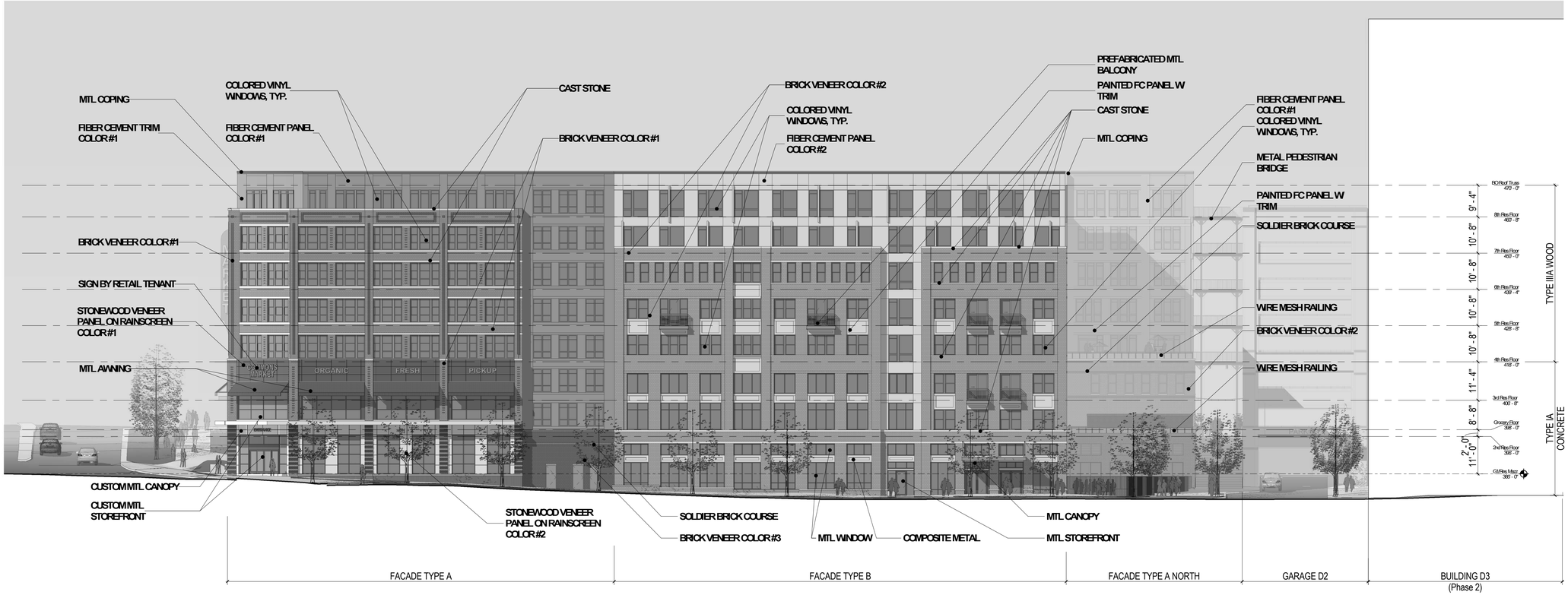
DRAWING NO.
A-A-0112



C1 SOUTH ELEVATION (ROUTE 7 - LEESBURG PIKE)

1/16" = 1'-0"

Retail storefronts are for illustrative purposes only. Storefront design will be subject to change per final tenant fit-outs and in accordance with the retail storefront plan for the project.



A1 EAST ELEVATION (HAYCOCK RD)

1/16" = 1'-0"

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6/8/2020 3:36:44 PM

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WALTER PHILLIPS

LANDSCAPE ENGINEER
LAND DESIGN

INTERIOR DESIGNER
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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS

Key Plan

Issue

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Revisions

NO.	DATE

SOUTH & EAST BLDG ELEVATIONS

PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C., K.F., E.S.

DATE	APPROVED
June 8, 2020	M.A.
SCALE: 1/16" = 1'-0"	JOB NO. 19360

DRAWING NO.
A-A-0201

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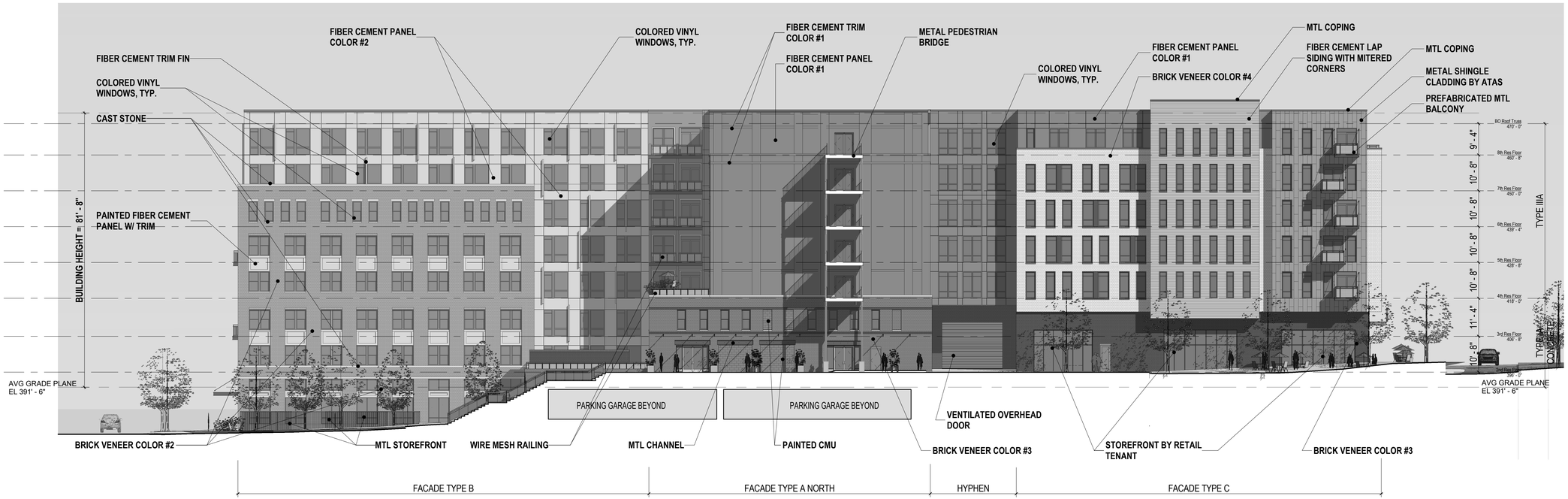
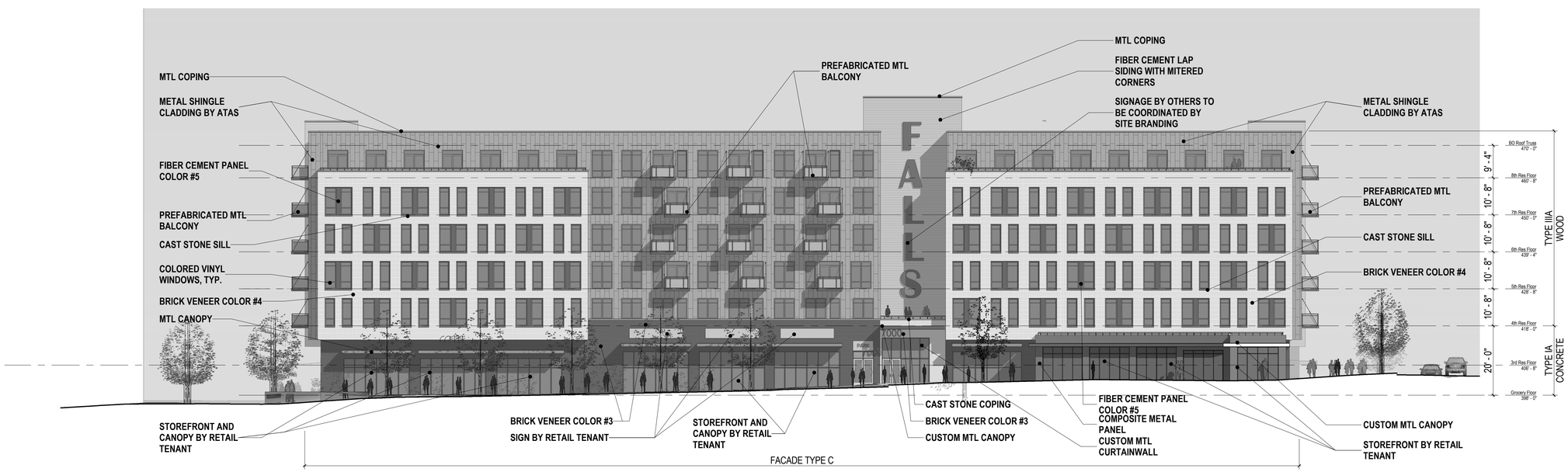


C1 NORTH ELEVATION

1/16" = 1'-0"

Retail storefronts are for illustrative purposes only. Storefront design will be subject to change per final tenant fit-outs and in accordance with the retail storefront plan for the project.



A1 WEST ELEVATION (COMMONS)

1/16" = 1'-0"

Retail storefronts are for illustrative purposes only. Storefront design will be subject to change per final tenant fit-outs and in accordance with the retail storefront plan for the project.

5/28/2020 5:55:48 PM

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LANDSCAPE ENGINEER
LAND DESIGN

INTERIOR DESIGNER
TBD

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE

NORTH & WEST BLDG ELEVATIONS

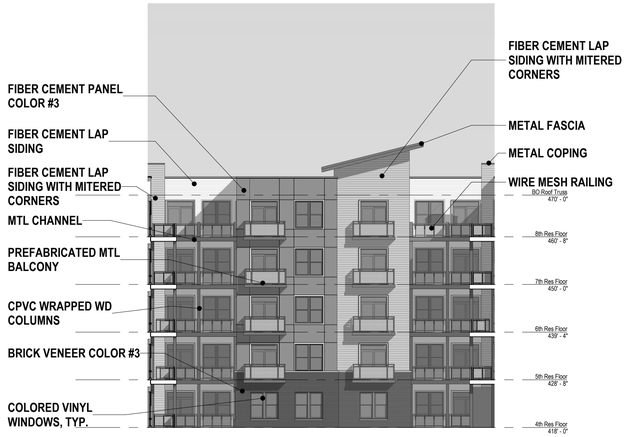
PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

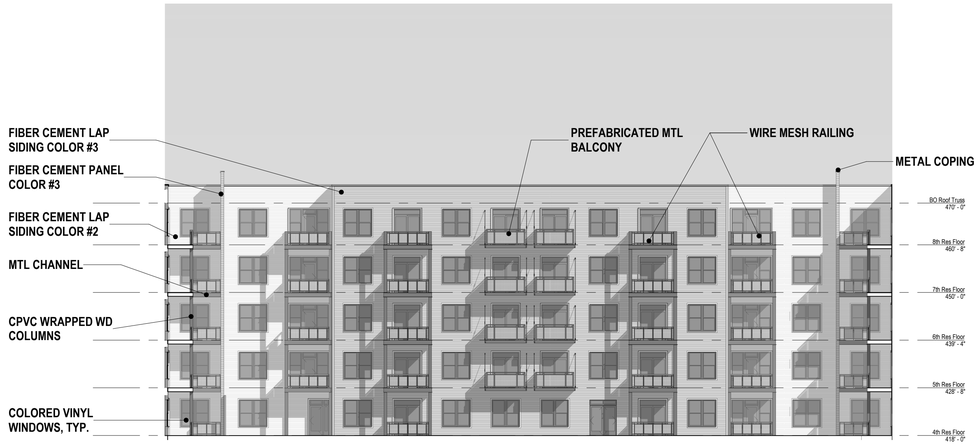
DATE	APPROVED
June 8, 2020	M.A.
SCALE: 1/16" = 1'-0"	JOB NO. 19360

DRAWING NO.
A-A-0202



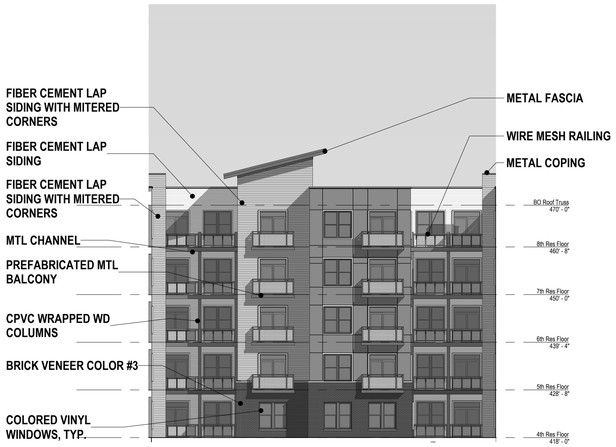
D1 West Courtyard - North Elevation

1/16" = 1'-0"



D4 West Courtyard - East Elevation

1/16" = 1'-0"



A1 West Courtyard - South Elevation

1/16" = 1'-0"

A4 West Courtyard - West Elevation

1/16" = 1'-0"

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LANDSCAPE ENGINEER
LAND DESIGN

INTERIOR DESIGNER
TBD

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

WEST COURTYARD ELEVATIONS

PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

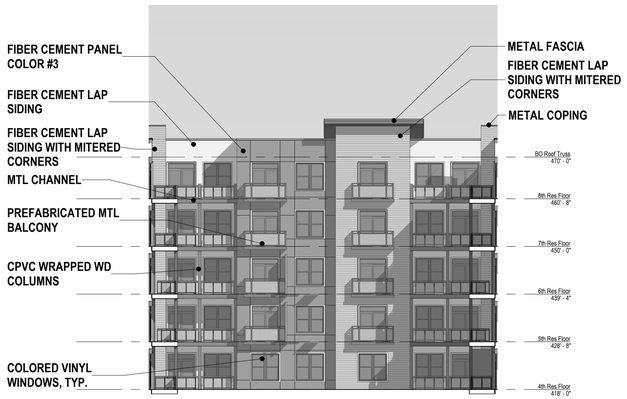
DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

DATE	APPROVED
June 8, 2020	M.A.
SCALE: 1/16" = 1'-0"	JOB NO. 19360

DRAWING NO.
A-A-0203

SESP SUB01 - 06/08/2020

5/28/2020 5:57:02 PM

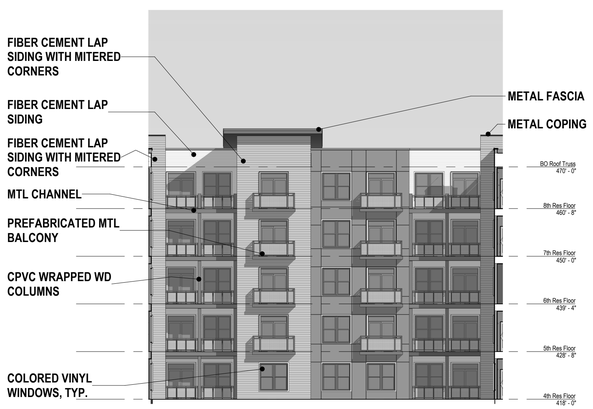


D1 East Courtyard - North Elevation

1/16" = 1'-0"

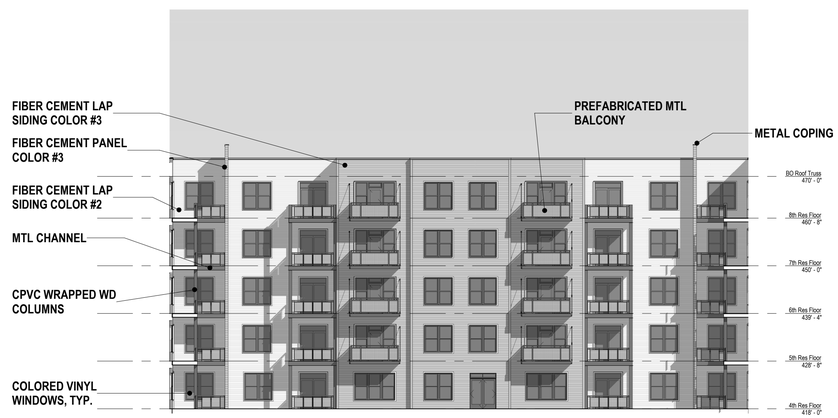
D4 East Courtyard - East Elevation

1/16" = 1'-0"



A1 East Courtyard - South Elevation

1/16" = 1'-0"



A4 East Courtyard - West Elevation

1/16" = 1'-0"

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LANDSCAPE ENGINEER
LAND DESIGN

INTERIOR DESIGNER
TBD

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE

EAST COURTYARD ELEVATIONS

PRINCIPAL IN CHARGE
M.A.

PROJECT ARCHITECT
M.A.

DRAWN
J.J., C.A., M.B., B.C.,K.F., E.S.

DATE	APPROVED
June 8, 2020	M.A.
SCALE: 1/16" = 1'-0"	JOB NO. 19360

DRAWING NO.
A-A-0204

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