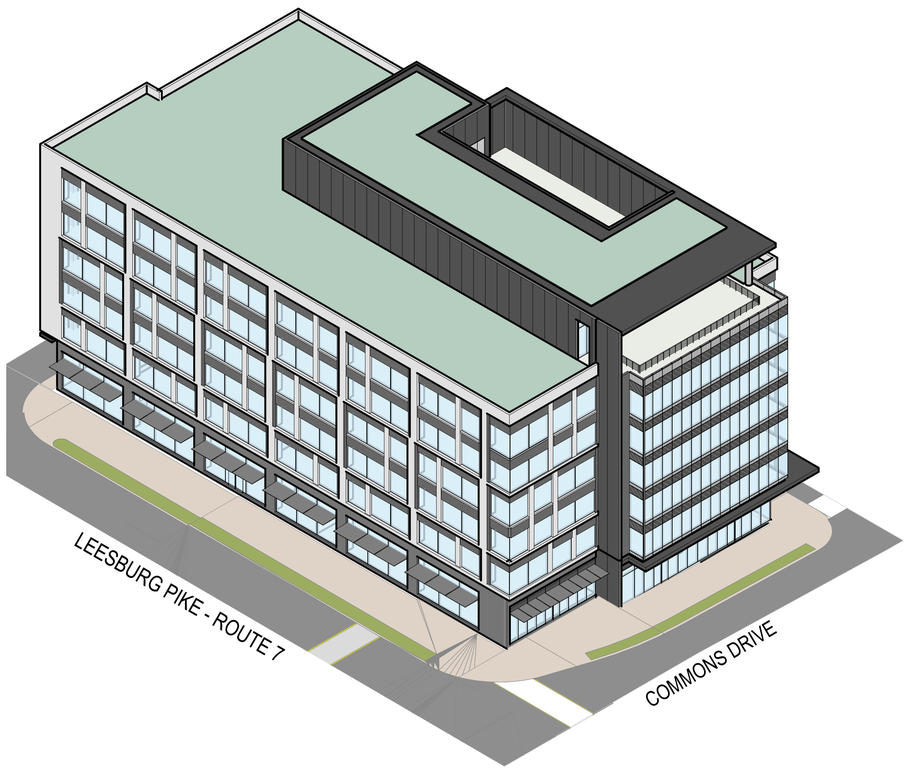
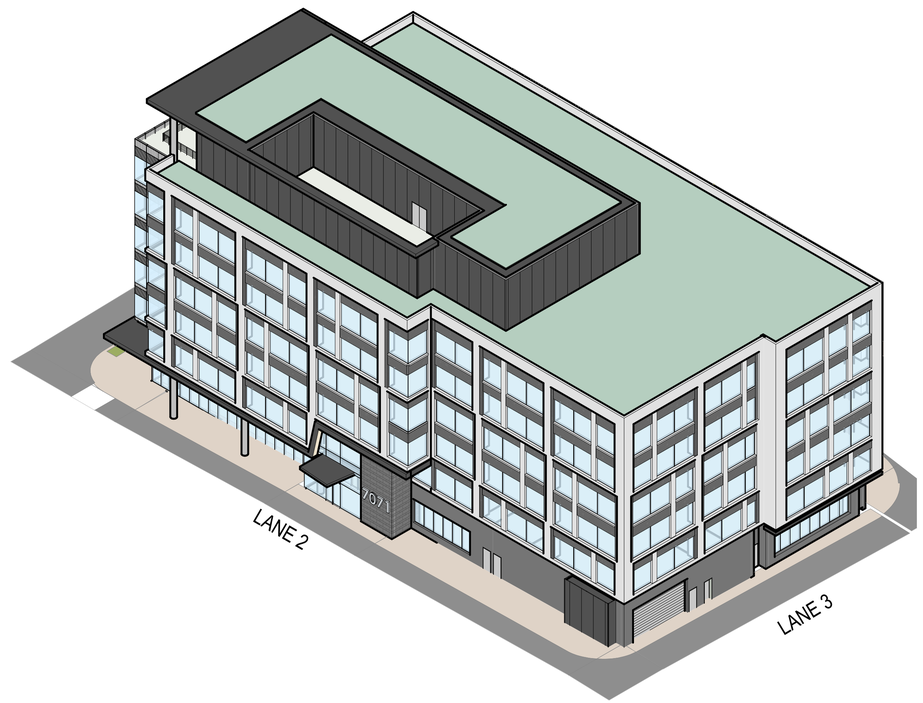
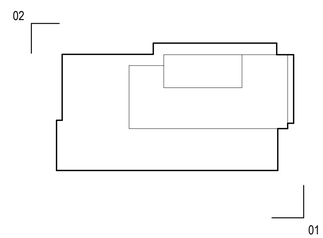


02. SOUTHEAST AXON



01. NORTHWEST AXON



Falls Church Gateway Partners Development LLC

7124 Leesburg Pike, Falls Church, VA 22043

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States

Tel 202.721.5200
Fax 202.872.8587

Structural Engineer

Ehlert Bryan Inc.
8609 Westwood Center Drive
Suite 800
Tysons, VA 22182
Tel 703.827.9552

Mech/Elec/Plum/Fire Eng.

WSP USA
1300 North 17th Street
Suite 1000
Arlington, VA 22209
Tel 202.362.2800

Landscape Architect

Mahan Rykiel Associates, Inc.
3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

Lighting Designer

Stroik Lighting Design
3307 M Street NW
Suite 301
Washington, DC 20007
Tel 703.829.0548

Elevator Consultant

Michael Blades & Associates
5409 Rapidan Court
Lothian, MD 20711
Tel 410.798.8504

Acoustic Consultant

Miller, Beam & Paganelli, Inc.
12040 South Lakes Drive
Reston, VA 20191
Tel 703.506.0005

Code Consultant

Jensen Hughes
111 Rockville Pike
Suite 550
Rockville, MD 20850
Tel 240.268.5000

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PERSPECTIVE VIEWS

Scale

1/64" = 1'-0"

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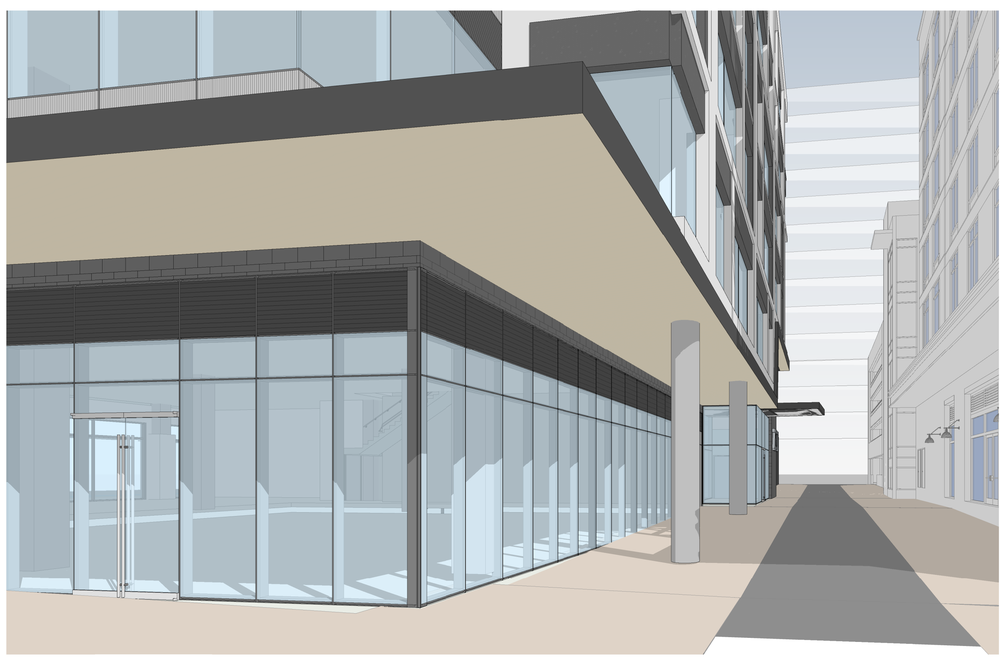
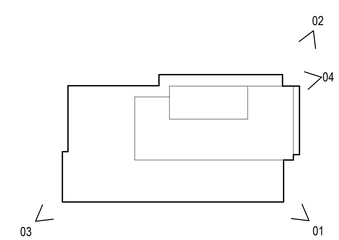
03. VIEW DOWN LANE 3

01. VIEW FROM ROUTE 7



04. VIEW DOWN COLONNADE

02. VIEW FROM COMMONS



Falls Church Gateway Partners Development LLC

7124 Leesburg Pike, Falls Church, VA 22043

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States

Tel 202.721.5200
Fax 202.872.8587

Structural Engineer

Ehlert Bryan Inc.
8609 Westwood Center Drive
Suite 800
Tysons, VA 22182
Tel 703.827.9552

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Suite 1000
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Suite 301
Washington, DC 20007
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Michael Blades & Associates
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Lothian, MD 20711
Tel 410.798.8504

Acoustic Consultant

Miller, Beam & Paganelli, Inc.
12040 South Lakes Drive
Reston, VA 20191
Tel 703.506.0005

Code Consultant

Jensen Hughes
111 Rockville Pike
Suite 550
Rockville, MD 20850
Tel 240.268.5000

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PERSPECTIVE VIEWS

Scale

1/64" = 1'-0"

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FLOOR AREA CHART

SESP - Floor Area Chart - GSF	
Level	Area
CIVIC	
LEVEL 01	5039 SF
	5039 SF
OFFICE	
LEVEL 01	8502 SF
LEVEL 02	22147 SF
LEVEL 03	22284 SF
LEVEL 04	22284 SF
LEVEL 05	22284 SF
LEVEL 06	22284 SF
ROOF	6671 SF
	126458 SF
RETAIL	
LEVEL 01	7862 SF
	7862 SF
	139359 SF

SESP CHECKLIST

SESP CHECKLIST #	PROPOSED BUILDING FEATURES	SHEET LOCATION
74.	Location of existing and proposed buildings and their dimensions.	A-B1-0104
75.	Use classifications & type of construction of buildings for fire rating purposes.	A-B1-0100
76.	Floor area and use of existing and proposed buildings.	A-B1-0100
77.	Height of buildings in feet and number of floor.	A-B1-0201, A-B1-0202 A-B1-0203, A-B1-0204
78.	Building elevations to scale showing all sides of buildings, building materials, opening details, roofing materials, dimensions, and other miscellaneous architectural features.	A-B1-0201, A-B1-0202 A-B1-0203, A-B1-0204
79.	Location of trash storage area and type of enclosures & screening.	A-B1-0104

VCC USE GROUPS AND CONSTRUCTION TYPES

USE GROUPS AND CONSTRUCTION TYPES PER VCC CHAPTERS 3, 4, 5, AND 6

BASIC OCCUPANCY GROUP(S) : *[PER VCC CHAPTER 3]*

ASSEMBLY
- ☐ GROUP A-1
- ☐ GROUP A-2
- ■ GROUP A-3
- ☐ GROUP A-4
- ☐ GROUP A-5

BUSINESS
- ■ GROUP B

EDUCATIONAL
- ☐ GROUP E

FACTORY AND INDUSTRIAL
- ☐ GROUP F-1
- ☐ GROUP F-2

HIGH HAZARD
- ☐ GROUP H-1
- ☐ GROUP H-2
- ☐ GROUP H-3
- ☐ GROUP H-4
- ☐ GROUP H-5

INSTITUTIONAL
- ☐ GROUP I-1
- ☐ GROUP I-2
- ☐ GROUP I-3
- ☐ GROUP I-4

MERCANTILE
- ■ GROUP M

RESIDENTIAL
- ☐ GROUP R-1
- ☐ GROUP R-2
- ☐ GROUP R-3
- ☐ GROUP R-4

STORAGE
- ☐ GROUP S-1
- ☐ GROUP S-2

UTILITY AND MISC
- ☐ GROUP U

MIXED USE AND OCCUPANCY : *[PER VCC SECTION 508 & 509]*

- ☐ ACCESSORY OCCUPANCIES *[VCC 508.2]*
  [Accessory Occupancies <10% of Story]
- ☐ INCIDENTAL USES *[VCC SECTION 509]*
- ■ NONSEPARATED OCCUPANCIES *[VCC 508.3]*
- ☐ SEPARATED OCCUPANCIES* *[VCC 508.4]*

*REFER TO FIRE AND LIFE SAFETY PLANS FOR SEPARATION REQUIREMENTS

TYPE(S) OF CONSTRUCTION: *[PER VCC CHAPTER 6]*

TYPE I :	☐ A	■ B
TYPE II :	☐ A	☐ B
TYPE III :	☐ A	☐ B
TYPE IV :	☐ HT	
TYPE V :	☐ A	☐ B

SPECIAL DETAILED REQUIREMENTS :

- ■ HIGH-RISE BUILDING *[PER VCC SECTION 403]*
- ☐ ATRIUM *[PER VCC SECTION 404]*
- ☐ OPEN PARKING GARAGE *[PER VCC SECTION 406.5]*
- ☐ GROUP I-2: *[PER VCC SECTION 407]*
  - SMOKE COMPARTMENTS
  - REFUGE AREA
- ☐ HAZARDOUS MATERIALS: *[PER VCC SECTION 414]*
  - CONTROL AREAS
- ☐ MEZZANINE *[PER VCC SECTION 505]*
- ☐ EQUIPMENT PLATFORM *[PER VCC SECTION 505]*
- ☐ SPECIAL AMUSEMENT BUILDING *[PER VCC SECTION 411]*

MINIMUM FIRE-RESISTIVE REQUIREMENTS

FIRE-RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS :
[PER VCC TABLE 601]

TYPE OF CONSTRUCTION:	*I-B*
PRIMARY STRUCTURAL FRAME :	*2 HOURS*
BEARING WALLS (EXT) :	*2 HOURS*
BEARING WALLS (INTR) :	*2 HOURS*
NON-BRG WALLS AND PARTITIONS (EXT) *PER VCC TABLE 602:*	*0 HOURS*
NON-BRG WALLS AND PARTITIONS (INTR) :	*0 HOURS*
FLOOR CONSTR AND SECONDARY MEMBERS :	*2 HOURS*
ROOF CONSTR AND SECONDARY MEMBERS :	*1 HOURS*

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (X) :

[PER VCC TABLE 602]

CONSTRUCTION TYPE / OCCUPANCY:	*I-B / B*	*I-B / A*	*I-B / M*
X < 5 FT	*1 HRS*	*1 HRS*	*2 HRS*
5 FT < X < 10 FT	*1 HRS*	*1 HRS*	*1 HRS*
10 FT < X < 30 FT	*1 HRS*	*1 HRS*	*1 HRS*
X > 30 FT	*0 HRS*	*0 HRS*	*0 HRS*

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE:

[PER VCC TABLE 705.8]

FIRE SEPARATION DISTANCE	DEGREE OF PROTECTION (UP, NS)	(UP, S)	(P)
0 < 3 FT	NP	NP	NP
3 < 5 FT	NP	15%	15%
5 < 10 FT	10%	25%	25%
10 < 15 FT	15%	45%	45%
15 < 20 FT	25%	75%	75%
20 < 25 FT	45%	NL	NL
25 < 30 FT	70%	NL	NL
30 FT >	NL	NL	NL

ADDITIONAL FIRE-RESISTIVE RATINGS :

DESCRIPTION	CODE SECTION	RATING (HR)
SHAFT ENCLOSURES	*VCC 713.4*	
>= FOUR STORIES:		*2*
<FOUR STORIES:		*1*
EXIT ENCLOSURES	*VCC 1023.2*	
>=FOUR STORIES:		*2*
<FOUR STORIES:		*1*
EXIT PASSAGEWAYS :	*VCC 1024.3*	*2*
HOISTWAY ENCLOSURES :	*VCC 3002.1*	*2*
ELEVATOR MACHINE RMS :	*VCC 3005.4*	*2*

CORRIDORS: *[VCC TABLE 1020.1]* SPRINKLERED: ■

OCC: *B* OCC LOAD SERVED: *>30* RATING (HR): *0*

OPENING FIRE PROTECTION ASSEMBLIES, RATING AND MARKINGS TO BE PER: *PER VCC TABLE 716.5*

Falls Church Gateway Partners Development LLC

7124 Leesburg Pike, Falls Church, VA 22043

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States

Tel 202.721.5200
Fax 202.872.8587

Structural Engineer

Ehlert Bryan Inc.
8609 Westwood Center Drive
Suite 800
Tysons, VA 22182
Tel 703.827.9552

Mech/Elec/Plum/Fire Eng.

WSP USA
1300 North 17th Street
Suite 1000
Arlington, VA 22209
Tel 202.362.2800

Landscape Architect

Mahan Rykiel Associates, Inc.
3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

Lighting Designer

Stroik Lighting Design
3307 M Street NW
Suite 301
Washington, DC 20007
Tel 703.829.0548

Elevator Consultant

Michael Blades & Associates
5409 Rapidan Court
Lothian, MD 20711
Tel 410.798.8504

Acoustic Consultant

Miller, Beam & Paganelli, Inc.
12040 South Lakes Drive
Reston, VA 20191
Tel 703.506.0005

Code Consultant

Jensen Hughes
111 Rockville Pike
Suite 550
Rockville, MD 20850
Tel 240.268.5000

△ Date	Description
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Project Name

B1 Office - West Falls Church Economic Development Project

Project Number

09.9153.000

Description

ARCHITECTURAL PROJECT DATA

Scale

1/4" = 1'-0"

A-B1-0100

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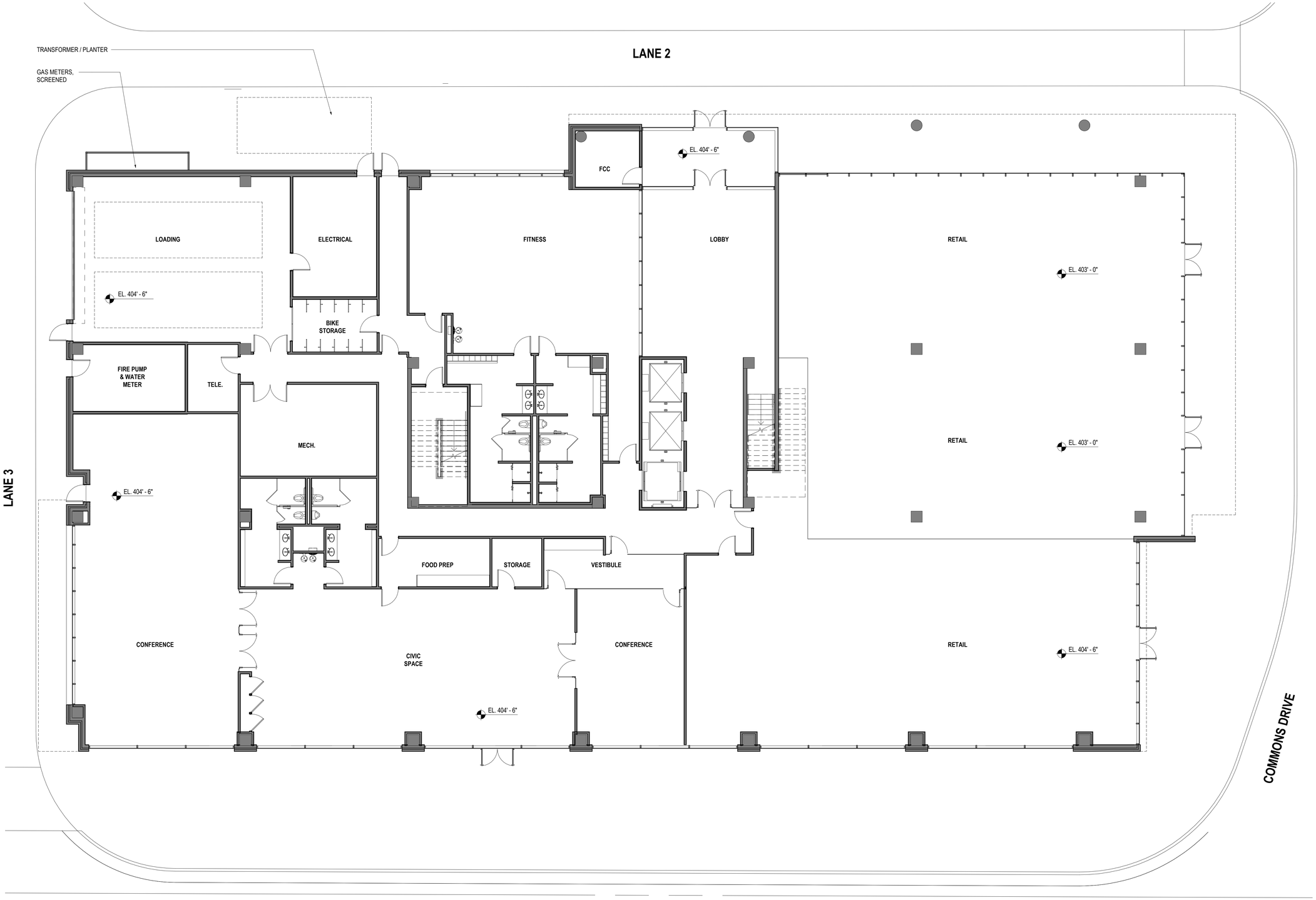

Falls Church Gateway Partners Development LLC

7124 Leesburg Pike, Falls Church, VA 22043

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States

Tel 202.721.5200
Fax 202.872.8587

Structural Engineer

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8609 Westwood Center Drive
Suite 800
Tysons, VA 22182
Tel 703.827.9552

Mech/Elec/Plum/Fire Eng.

WSP USA
1300 North 17th Street
Suite 1000
Arlington, VA 22209
Tel 202.362.2800

Landscape Architect

Mahan Rykiel Associates, Inc.
3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

Lighting Designer

Stroik Lighting Design
3307 M Street NW
Suite 301
Washington, DC 20007
Tel 703.829.0548

Elevator Consultant

Michael Blades & Associates
5409 Rapidan Court
Lothian, MD 20711
Tel 410.798.8504

Acoustic Consultant

Miller, Beam & Paganelli, Inc.
12040 South Lakes Drive
Reston, VA 20191
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Jensen Hughes
111 Rockville Pike
Suite 550
Rockville, MD 20850
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Project Number

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Description

GROUND FLOOR PLAN

Scale

1/8" = 1'-0"

0 2 4 8 16

A-B1-0104

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7124 Leesburg Pike, Falls Church, VA 22043

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States

Tel 202.721.5200
Fax 202.872.8587

Structural Engineer

Ehlert Bryan Inc.
8609 Westwood Center Drive
Suite 800
Tysons, VA 22182
Tel 703.827.9552

Mech/Elec/Plum/Fire Eng.

WSP USA
1300 North 17th Street
Suite 1000
Arlington, VA 22209
Tel 202.362.2800

Landscape Architect

Mahan Rykiel Associates, Inc.
3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

Lighting Designer

Stroik Lighting Design
3307 M Street NW
Suite 301
Washington, DC 20007
Tel 703.829.0548

Elevator Consultant

Michael Blades & Associates
5409 Rapidan Court
Lothian, MD 20711
Tel 410.798.8504

Acoustic Consultant

Miller, Beam & Paganelli, Inc.
12040 South Lakes Drive
Reston, VA 20191
Tel 703.506.0005

Code Consultant

Jensen Hughes
111 Rockville Pike
Suite 550
Rockville, MD 20850
Tel 240.268.5000

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TYPICAL SINGLE-TENANT FLOOR

Scale

1/8" = 1'-0"

0 2 4 8 16

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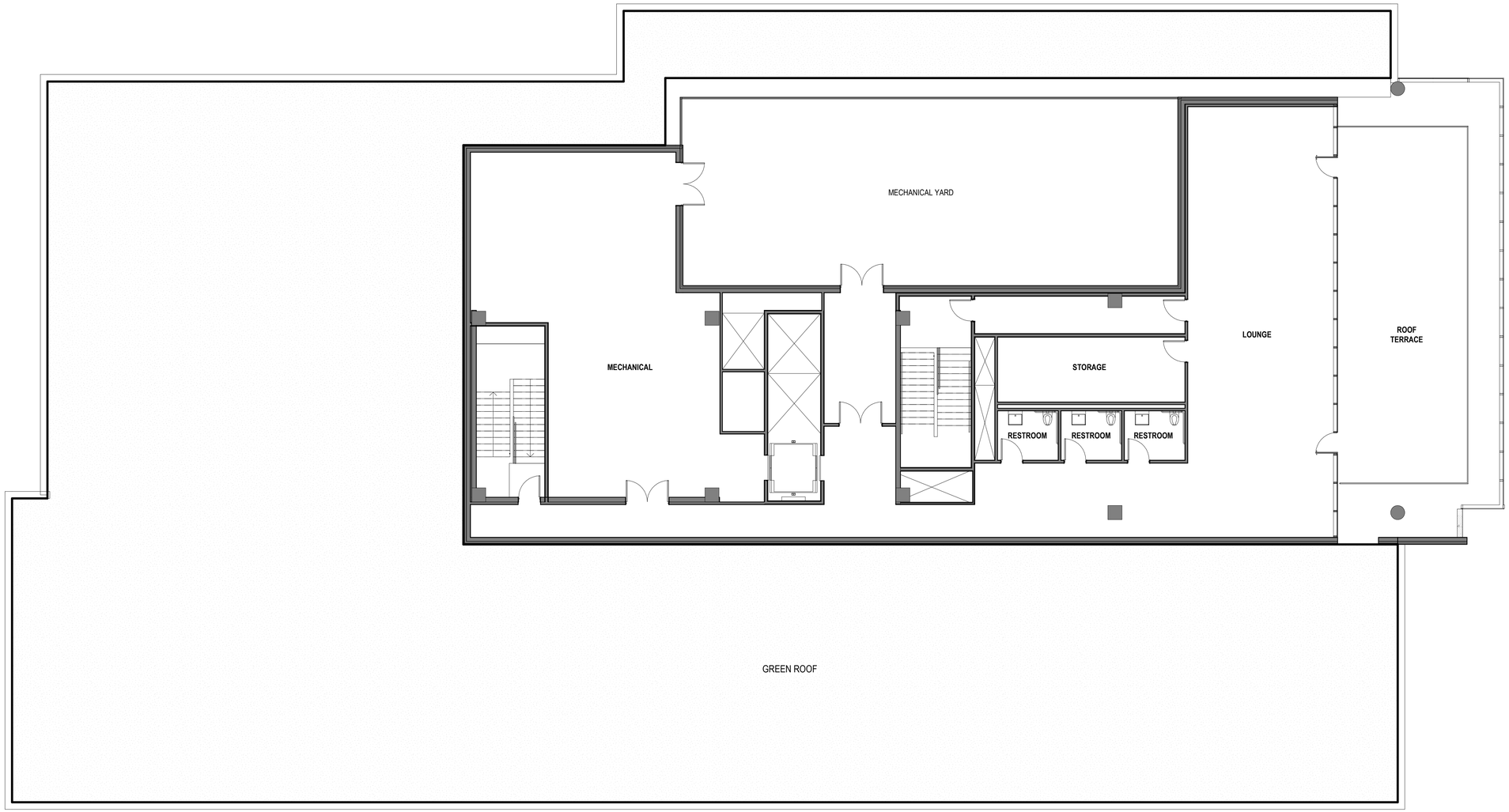

Falls Church Gateway Partners Development LLC

7124 Leesburg Pike, Falls Church, VA 22043

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States

Tel 202.721.5200
Fax 202.872.8587

Structural Engineer

Ehlert Bryan Inc.
8609 Westwood Center Drive
Suite 800
Tysons, VA 22182
Tel 703.827.9552

Mech/Elec/Plum/Fire Eng.

WSP USA
1300 North 17th Street
Suite 1000
Arlington, VA 22209
Tel 202.362.2800

Landscape Architect

Mahan Rykiel Associates, Inc.
3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

Lighting Designer

Stroik Lighting Design
3307 M Street NW
Suite 301
Washington, DC 20007
Tel 703.829.0548

Elevator Consultant

Michael Blades & Associates
5409 Rapidan Court
Lothian, MD 20711
Tel 410.798.8504

Acoustic Consultant

Miller, Beam & Paganelli, Inc.
12040 South Lakes Drive
Reston, VA 20191
Tel 703.506.0005

Code Consultant

Jensen Hughes
111 Rockville Pike
Suite 550
Rockville, MD 20850
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B1 Office - West Falls Church Economic Development Project

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PENTHOUSE LEVEL PLAN

Scale

1/8" = 1'-0"

0 2 4 8 16

A-B1-0106

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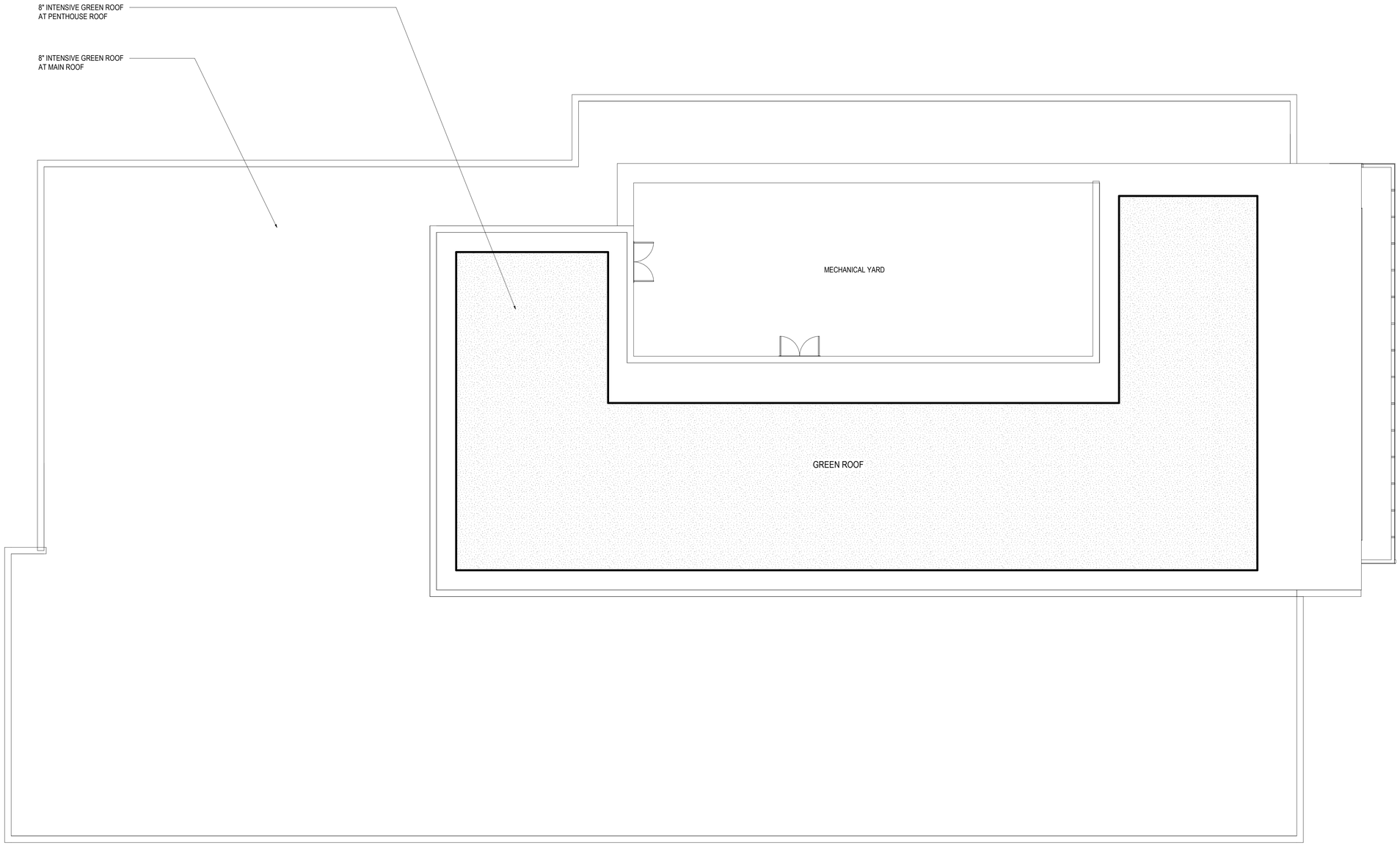

Falls Church Gateway Partners Development LLC

7124 Leesburg Pike, Falls Church, VA 22043

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States

Tel 202.721.5200
Fax 202.872.8587

Structural Engineer

Ehlert Bryan Inc.
8609 Westwood Center Drive
Suite 800
Tysons, VA 22182
Tel 703.827.9552

Mech/Elec/Plum/Fire Eng.

WSP USA
1300 North 17th Street
Suite 1000
Arlington, VA 22209
Tel 202.362.2800

Landscape Architect

Mahan Rykiel Associates, Inc.
3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

Lighting Designer

Stroik Lighting Design
3307 M Street NW
Suite 301
Washington, DC 20007
Tel 703.829.0548

Elevator Consultant

Michael Blades & Associates
5409 Rapidan Court
Lothian, MD 20711
Tel 410.798.8504

Acoustic Consultant

Miller, Beam & Paganelli, Inc.
12040 South Lakes Drive
Reston, VA 20191
Tel 703.506.0005

Code Consultant

Jensen Hughes
111 Rockville Pike
Suite 550
Rockville, MD 20850
Tel 240.268.5000

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ROOF PLAN

Scale

1/8" = 1'-0"

0 2 4 8 16

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NORTH ELEVATION

* 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 guidelines plan for the project.

ELEVATION MATERIAL LEGEND

- GLAZING
- MASONRY
- LIGHT PRECAST
- DARK PRECAST
- SPANDREL
- METAL PANEL 1
- METAL PANEL 2
- LOUVERS

Falls Church Gateway Partners Development LLC

7124 Leesburg Pike, Falls Church, VA 22043

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States

Tel 202.721.5200
Fax 202.872.8587

Structural Engineer

Ehlert Bryan Inc.
8609 Westwood Center Drive
Suite 800
Tysons, VA 22182
Tel 703.827.9552

Mech/Elec/Plum/Fire Eng.

WSP USA
1300 North 17th Street
Suite 1000
Arlington, VA 22209
Tel 202.362.2800

Landscape Architect

Mahan Rykiel Associates, Inc.
3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

Lighting Designer

Stroik Lighting Design
3307 M Street NW
Suite 301
Washington, DC 20007
Tel 703.829.0548

Elevator Consultant

Michael Blades & Associates
5409 Rapidan Court
Lothian, MD 20711
Tel 410.798.8504

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Miller, Beam & Paganelli, Inc.
12040 South Lakes Drive
Reston, VA 20191
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Jensen Hughes
111 Rockville Pike
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Seal / Signature

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Description

ELEVATIONS

Scale

1/8" = 1'-0"

0 2 4 8 16

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SOUTH ELEVATION

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ELEVATION MATERIAL LEGEND

- GLAZING
- MASONRY
- LIGHT PRECAST
- DARK PRECAST
- SPANDREL
- METAL PANEL 1
- METAL PANEL 2
- LOUVERS

Falls Church Gateway Partners Development LLC

7124 Leesburg Pike, Falls Church, VA 22043

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States

Tel 202.721.5200
Fax 202.872.8587

Structural Engineer

Ehlert Bryan Inc.
8609 Westwood Center Drive
Suite 800
Tysons, VA 22182
Tel 703.827.9552

Mech/Elec/Plum/Fire Eng.

WSP USA
1300 North 17th Street
Suite 1000
Arlington, VA 22209
Tel 202.362.2800

Landscape Architect

Mahan Rykiel Associates, Inc.
3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
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Lighting Designer

Stroik Lighting Design
3307 M Street NW
Suite 301
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Elevator Consultant

Michael Blades & Associates
5409 Rapidan Court
Lothian, MD 20711
Tel 410.798.8504

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Miller, Beam & Paganelli, Inc.
12040 South Lakes Drive
Reston, VA 20191
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Jensen Hughes
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ELEVATIONS

Scale

1/8" = 1'-0"

0 2 4 8 16

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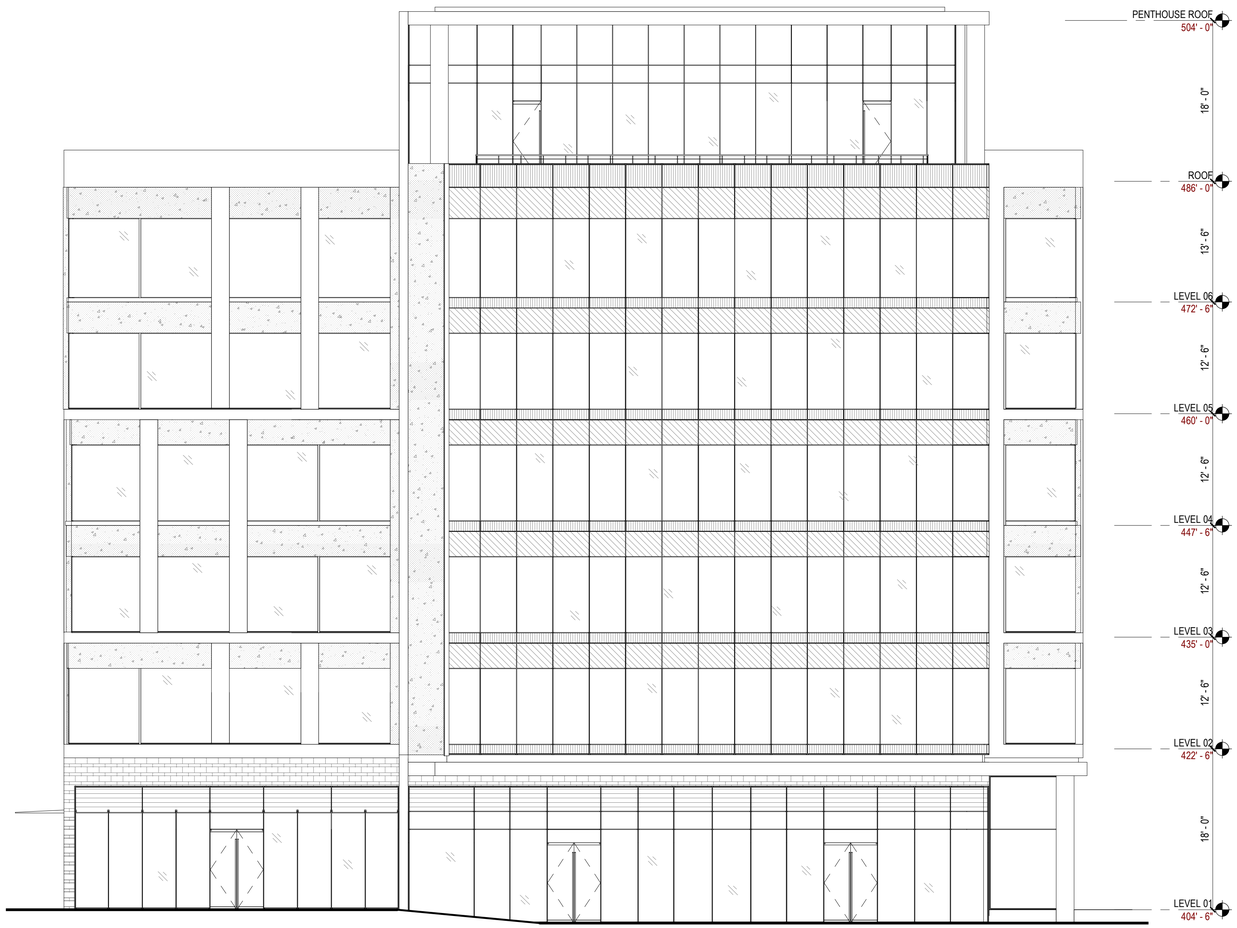

EAST ELEVATION

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ELEVATION MATERIAL LEGEND

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- MASONRY
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- DARK PRECAST
- SPANDREL
- METAL PANEL 1
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Falls Church Gateway Partners Development LLC

7124 Leesburg Pike, Falls Church, VA 22043

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States

Tel 202.721.5200
Fax 202.872.8587

Structural Engineer

Ehlert Bryan Inc.
8609 Westwood Center Drive
Suite 800
Tysons, VA 22182
Tel 703.827.9552

Mech/Elec/Plum/Fire Eng.

WSP USA
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Arlington, VA 22209
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Lighting Designer

Stroik Lighting Design
3307 M Street NW
Suite 301
Washington, DC 20007
Tel 703.829.0548

Elevator Consultant

Michael Blades & Associates
5409 Rapidan Court
Lothian, MD 20711
Tel 410.798.8504

Acoustic Consultant

Miller, Beam & Paganelli, Inc.
12040 South Lakes Drive
Reston, VA 20191
Tel 703.506.0005

Code Consultant

Jensen Hughes
111 Rockville Pike
Suite 550
Rockville, MD 20850
Tel 240.268.5000

△	Date	Description
3	06/08/2020	SESP SUB 01

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

B1 Office - West Falls Church Economic Development Project

Project Number

09.9153.000

Description

ELEVATIONS

Scale

1/8" = 1'-0"

0 2 4 8 16

A-B1-0203

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WEST ELEVATION

* 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 guidelines plan for the project.

ELEVATION MATERIAL LEGEND

- GLAZING
- MASONRY
- LIGHT PRECAST
- DARK PRECAST
- SPANDREL
- METAL PANEL 1
- METAL PANEL 2
- LOUVERS

Falls Church Gateway Partners Development LLC

7124 Leesburg Pike, Falls Church, VA 22043

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States

Tel 202.721.5200
Fax 202.872.8587

Structural Engineer

Ehlert Bryan Inc.
8609 Westwood Center Drive
Suite 800
Tysons, VA 22182
Tel 703.827.9552

Mech/Elec/Plum/Fire Eng.

WSP USA
1300 North 17th Street
Suite 1000
Arlington, VA 22209
Tel 202.362.2800

Landscape Architect

Mahan Rykiel Associates, Inc.
3300 Clipper Mill Road
Suite 200
Baltimore, MD 21211
Tel 410.235.6001

Lighting Designer

Stroik Lighting Design
3307 M Street NW
Suite 301
Washington, DC 20007
Tel 703.829.0548

Elevator Consultant

Michael Blades & Associates
5409 Rapidan Court
Lothian, MD 20711
Tel 410.798.8504

Acoustic Consultant

Miller, Beam & Paganelli, Inc.
12040 South Lakes Drive
Reston, VA 20191
Tel 703.506.0005

Code Consultant

Jensen Hughes
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0 2 4 8 16

A-B1-0204

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