PROJECT DATA

BUILDING DATA (1-STORY PODIUM)	
OCCUPANCY TYPE USE GROUP	PRIMARY: RESIDENTIAL R-1 / HOTEL ACCESSORY: B/ A-2 / A-3 NON SEPARATED USES
CONSTRUCTION TYPE	TYPE 1A, FULLY SPRINKLERED
HEIGHT/ NUMBER OF STORIES	ALLOWABLE: UNLIMITED (HEIGHT & STORIES) ACTUAL 1 STORY / 13'-2" (HIGHEST OCCUPIED FLOOR - ESTIMATED)
HIGH RISE	NO
BUILDING GROSS AREA	ALLOWABLE: TYPE 1A - UNLIMITED ACTUAL: FLOOR 1 18,550 SF MEZZANINE 6,291 SF TOTAL BUILDING AREA 24,841 SF
FIRE PROTECTION SYSTEM	FULLY AUTOMATIC FIRE SPRINKLER SYSTEM, NFPA 13

FIRE RESISTANT REQUIREMENTS (TABLE 601):

STRUCTURAL FRAME (INCLUDING COLUMNS GIRDERS & TRUSSES)	1 HR
BEARING WALLS	
EXTERIOR	1 HR
INTERIOR	1 HR
NONBEARING WALLS	
INTERIOR	0 HR
FLOOR CONSTRUCTION (INCLUDING BEAMS & COLUMNS)	1 HR
OVER 30 FT	0 HR
ROOF CONSTRUCTION (INCLUDING BEAMS & COLUMNS)	1 HR

EXTERIOR FIRE SEPARATION DISTANCE (TABLE 602)

0-5 FT	1 HR
5-10 FT	1 HR
10-30 FT	1 HR
OVER 30 FT	0 HR

BUILDING DATA (5-STORY TOWER)	
OCCUPANCY TYPE USE GROUP	PRIMARY: RESIDENTIAL R-1 / HOTEL ACCESSORY: A-2 / A-3 NON SEPARATED USES
CONSTRUCTION TYPE	TYPE IIIA, FULLY SPRINKLERED
HEIGHT/ NUMBER OF STORIES	ALLOWABLE: 4 (+1) STORIES / 85'-0" (HEIGHT & STORIES) ACTUAL 5 STORY / 44-8" (HIGHEST OCCUPIED FLOOR - ESTIMATED)
HIGH RISE	NO
BUILDING GROSS AREA	ALLOWABLE: TYPE IIIA - 24,000 SF PER FLOOR (120,000 SF) ACTUAL: FLOOR 2 16,160 SF FLOOR 3 16,160 SF FLOOR 4 16,160 SF FLOOR 5 16,160 SF FLOOR 6 16,150 SF TOTAL BUILDING AREA 80,790 SF
FIRE PROTECTION SYSTEM	FULLY AUTOMATIC FIRE SPRINKLER SYSTEM, NFPA 13

FIRE RESISTANT REQUIREMENTS (TABLE 601):

STRUCTURAL FRAME (INCLUDING COLUMNS GIRDERS & TRUSSES)	1 HR
BEARING WALLS	
EXTERIOR	2 HR
INTERIOR	1 HR
NONBEARING WALLS	
INTERIOR	0 HR
FLOOR CONSTRUCTION (INCLUDING BEAMS & COLUMNS)	1 HR
OVER 30 FT	0 HR
ROOF CONSTRUCTION (INCLUDING BEAMS & COLUMNS)	1 HR

EXTERIOR FIRE SEPARATION DISTANCE (TABLE 602)

0-5 FT	1 HR
5-10 FT	1 HR
10-30 FT	1 HR
OVER 30 FT	0 HR

PROJECT DATA

APPLICABLE CODES:

- 2015 Virginia Building and Fire Code Related Regulations
- 2015 Virginia Construction Code, as amended by the City of Falls Church
- 2015 International Plumbing Code
- 2015 International Mechanical Code
- 2015 International Fuel Gas Code
- 2015 Virginia Statewide Fire Prevention Code
- 2015 International Energy Conservation Code
- 2015 International Fire Code
- 2010 Americans with Disabilities Act - Standards for Accessible Design

SHAFTS (707.4)	2 HR (CONNECTING 4 OR MORE STORIES) 1 HR (CONNECTING LESS THAN 4 STORIES)
FIRE SEPARATION WALLS (SINGLE OCCUPANCY)	2 HR
FIRE PARTITION SEPARATING SLEEPING UNITS R-1 (708.3)	1 HR

CORRIDOR FIRE RESISTANCE RATING (TABLE 1020.1):

OCCUPANCY A & M	0 HR (W/ FIRE SPRINKLER SYSTEM)
OCCUPANCY R	0.5 HR (W/ FIRE SPRINKLER SYSTEM)

EXIT REQUIREMENTS :

MAXIMUM TRAVEL DISTANCE TO EXIT (SPRINKLERED):	250 FEET
MAXIMUM DEAD END CORRIDOR LENGTH:	20 FEET
EGRESS WIDTH PER PERSON SERVED (STAIRWAYS):	0.3 INCH
EGRESS WIDTH PER PERSON SERVED:	0.2 INCH
MINIMUM CORRIDOR/AISLE WIDTH:	44 INCHES
MINIMUM CLEAR OPENING OF EXIT DOORS:	32 INCHES
MINIMUM STAIR WIDTH:	44 INCHES

THE AMERICAN WITH DISABILITIES ACT

TRANSIENT LODGING

TOTAL NUMBER OF UNITS IN HOTEL:	146
TOTAL NUMBER OF REQUIRED UNITS WITH MOBILITY FEATURES (INCLUDING ROLL-IN SHOWER #):	7 (MIN.)
NUMBER OF REQUIRED UNITS WITH ROLL-IN SHOWERS	2 (MIN.)
TOTAL NUMBER OF REQUIRED UNITS WITH COMMUNICATION FEATURES	12

INTERIOR FINISHES

SMOKE DENSITY DEVELOPED 0-450

FLAME SPREAD

VERTICAL EXITS AND PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
CLASS B 26-75	CLASS C 76-200	CLASS C 76-200

ENERGY CODE

CLIMATE ZONE - 4

BUILDING ENVELOPE (TABLE C402.1.3)

ROOFS:

INSULATION ENTIRELY ABOVE ROOF DECK	R-30ci
METAL BUILDING	R-19 + R-11 LS
ATTIC & OTHER	R-38

WALLS, ABOVE GRADE:

MASS	R-11.4ci
METAL BUILDING	R-13 + R-13ci
METAL FRAMED	R-13 + R-7.5ci
WOOD FRAMED AND OTHER	R-13 + R-3.8ci OR R-20

BELOW GRADE

WALLS, BELOW GRADE:

BELOW-GRADE WALL	R-7.5ci

FLOORS

MASS	R-10.4ci
JOIST/FRAMING	R-30

SLAB-ON-GRADE FLOORS

UNHEATED SLABS	R-10 FOR 24" BELOW
HEATED SLABS	R-15 FOR 24" BELOW

OPAQUE DOORS

NON-SWINGING	R-4.75

SESP CHECKLIST (74-79)

SESP Checklist #	Proposed Building Features	Sheet Location
74.	Location of existing and proposed buildings and their dimensions	A-B2-0090 Site Plan
75.	Use classifications & type of construction of buildings for fire rating purposes	A-B2-0001 Architectural Project Data
76.	Floor area and use of existing and proposed buildings	A-B2-0001 Architectural Project Data
77.	Height of buildings in feet and number of floors	A-B2-0001 Architectural Project Data
78.	Building elevations to scale showing all sides of buildings, building materials, opening details, roofing materials, dimensions, and other miscellaneous architectural features	Sheets A-B2-0300, 0301, 0302, 0303 Exterior Elevations
79.	Location of trash storage area and type of enclosures & screening	Sheet A-B2-0100 1st Floor Plan

FLOOR AREA CALCULATIONS

	HOTEL AREA	RETAIL AREA	SHARED AREA	GROSS TOTAL AREA
1ST FLOOR	1,868 SF	11,656 SF	5,026 SF	18,550 SF
MEZZANINE	2,505 SF	20 SF	3,767 SF	6,291 SF
2ND FLOOR	16,140 SF	20 SF	0 SF	16,160 SF
3RD FLOOR	16,140 SF	20 SF	0 SF	16,160 SF
4TH FLOOR	16,140 SF	20 SF	0 SF	16,160 SF
5TH FLOOR	16,140 SF	20 SF	0 SF	16,160 SF
6TH FLOOR	16,130 SF	20 SF	0 SF	16,150 SF
ROOF	196 SF	0 SF	991 SF	1,187 SF
TOTALS	85,258 SF	11,796 SF	9,764 SF	106,818 SF

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COMMONWEALTH OF VIRGINIA
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WEST FALLS CHURCH
ECON. DEVELOP. PROJ.
7124 Leesburg Pike (Block B)
Falls Church, VA 22043

DESCRIPTION	DATE
SESP SUB01	06/08/2020

PROJECT NO: 19062

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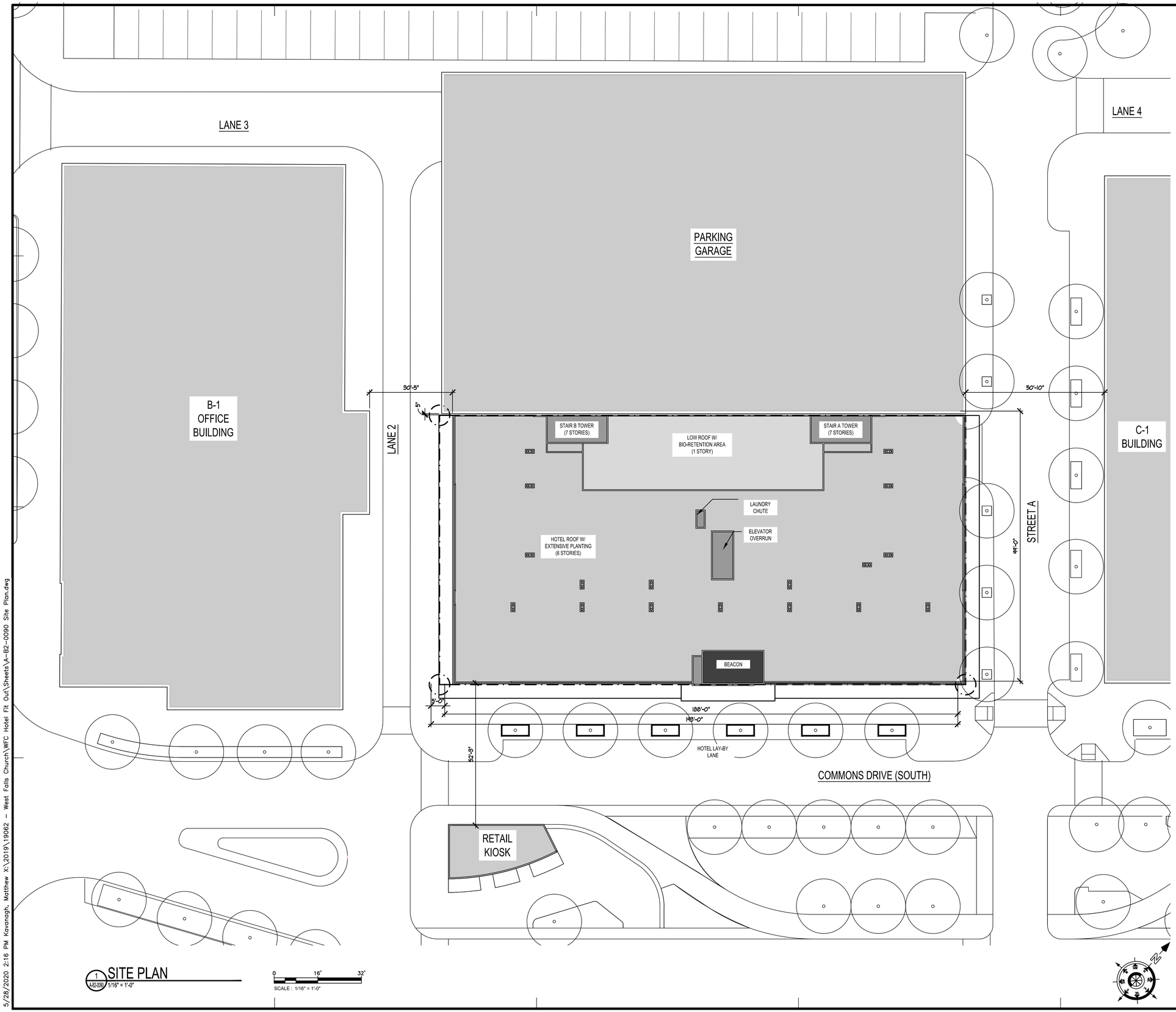
SHEET TITLE
ARCHITECTURAL PROJECT DATA

A-B2-0001

5/28/2020 2:16 PM Kavanagh, Matthew X:\2019\19062 - West Falls Church\WFC Hotel Fit Out\Sheets\A-B2-0001 Code Analysis.dwg



1 SITE PLAN
A-B2-0090 1/16" = 1'-0"

0 16' 32'
SCALE : 1/16" = 1'-0"

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SHEET TITLE
SITE PLAN

A-B2-0090

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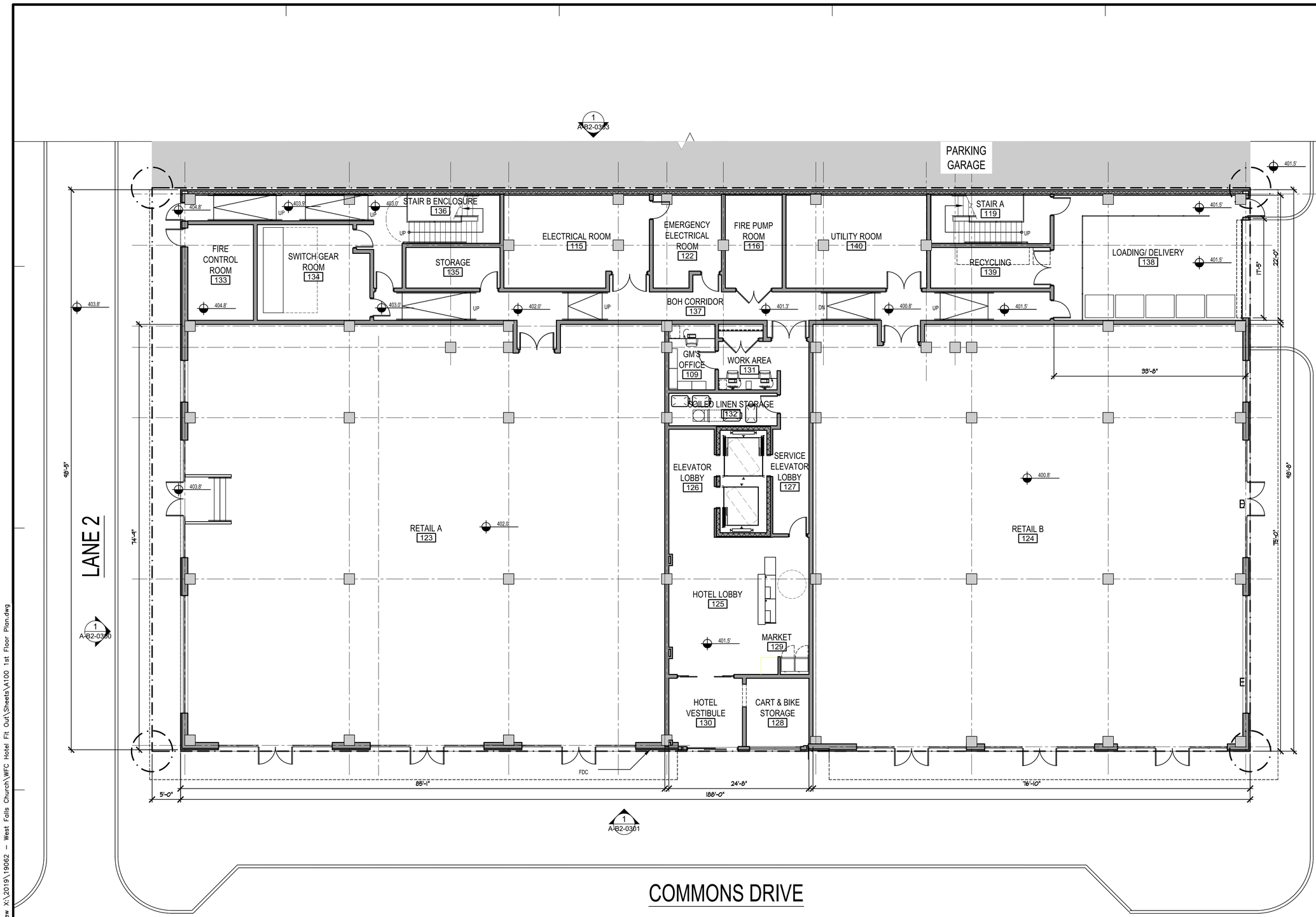

1 1ST FLOOR PLAN
A-B2-0100 1/8" = 1'-0"

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

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SHEET TITLE
1ST FLOOR PLAN

A-B2-0100

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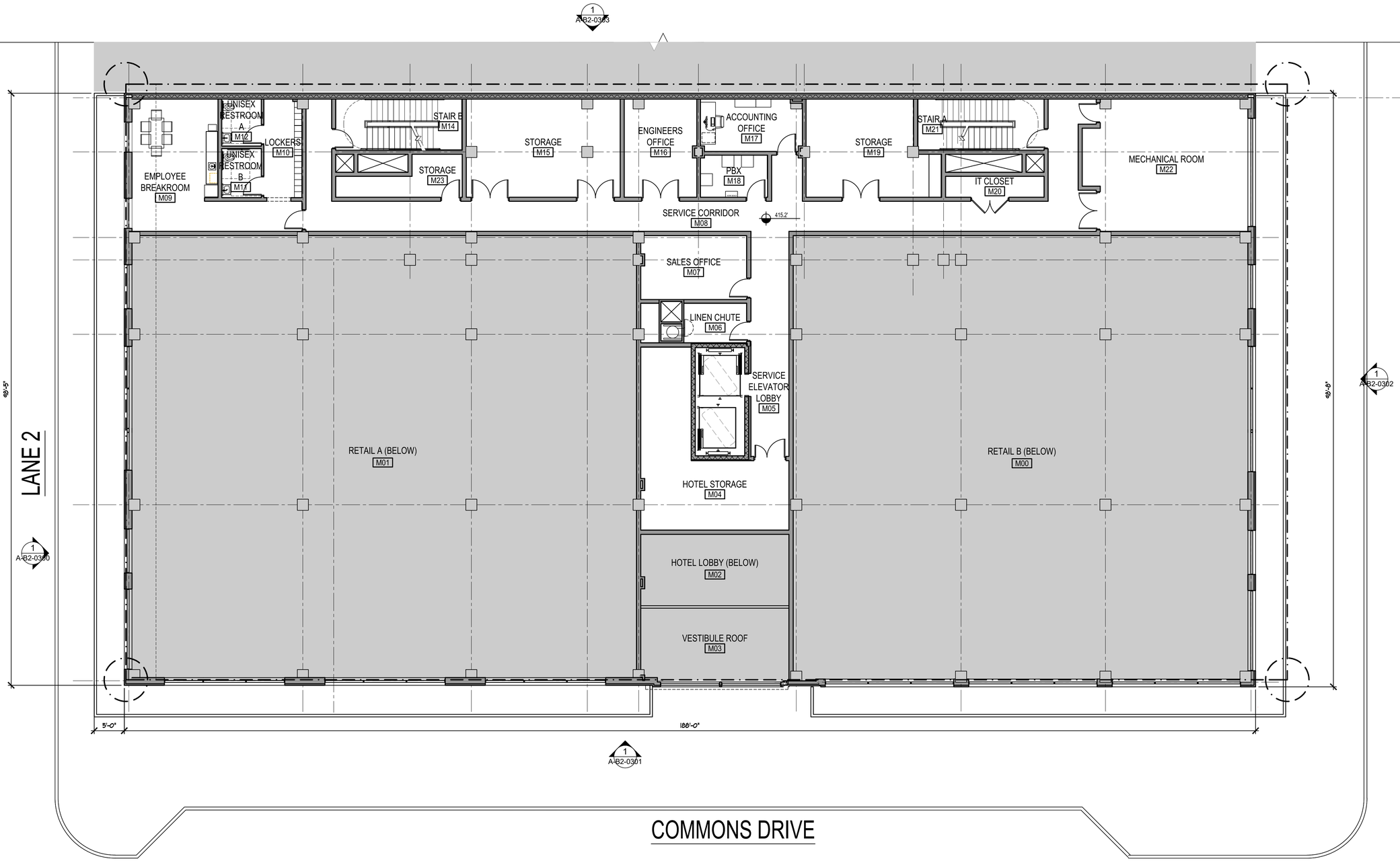

1 MEZZANINE FLOOR PLAN
A-B2-0101 1/8" = 1'-0"

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

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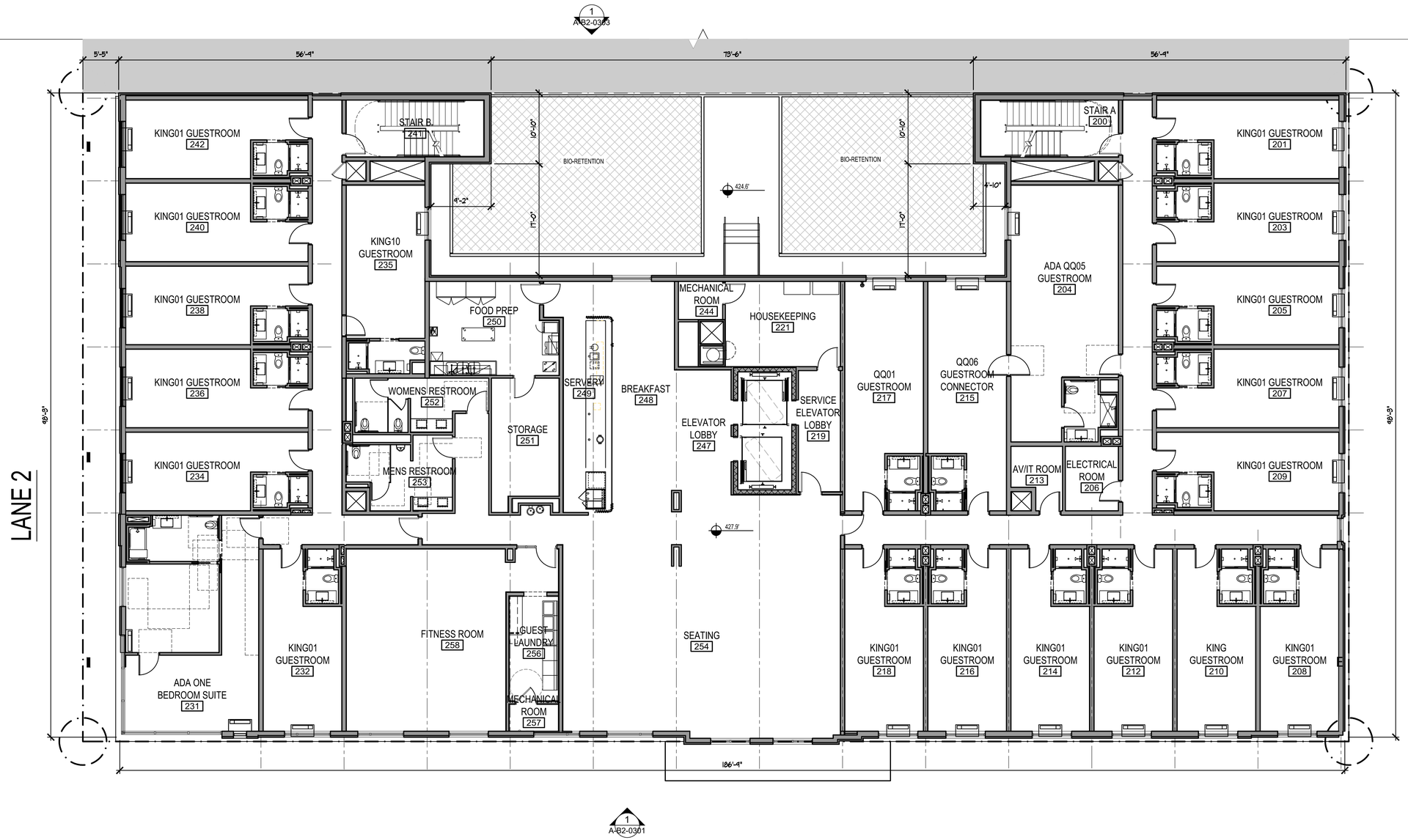
SHEET TITLE
MEZZANINE FLOOR PLAN

A-B2-0101

5/14/2020 11:57 AM Kavanagh, Matthew X:\2019\19062 - West Falls Church\WFC Hotel Fit Out\Sheets\A101 2ND FLOOR PLAN (HOTEL).dwg



STREET A

COMMONS DRIVE

1 2ND FLOOR PLAN
A-B2-0102 1/8" = 1'-0"

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

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SHEET TITLE
2ND FLOOR PLAN

A-B2-0102

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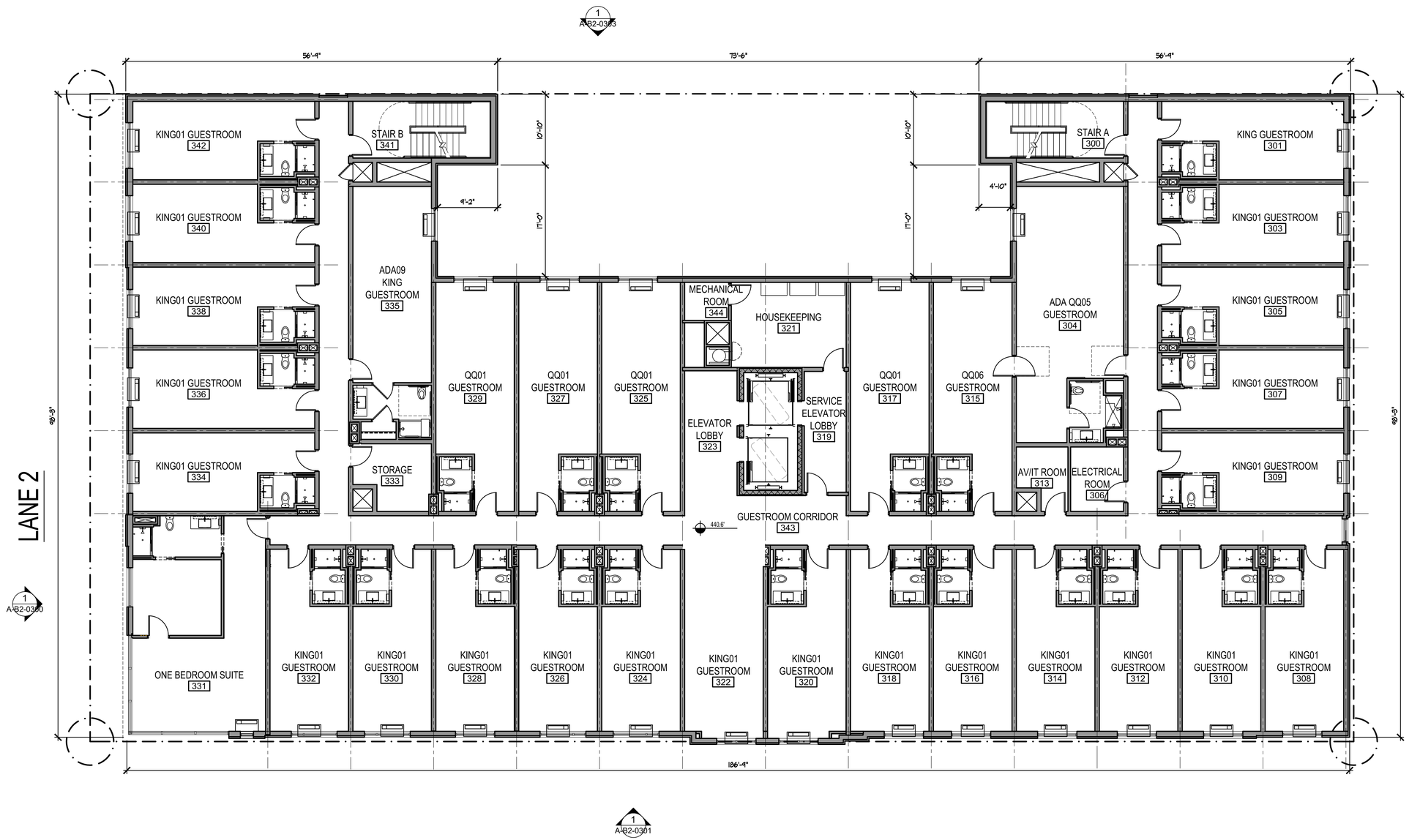

1 3RD FLOOR PLAN
A-B2-0103 1/8" = 1'-0"

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

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SHEET TITLE
3RD FLOOR PLAN

A-B2-0103

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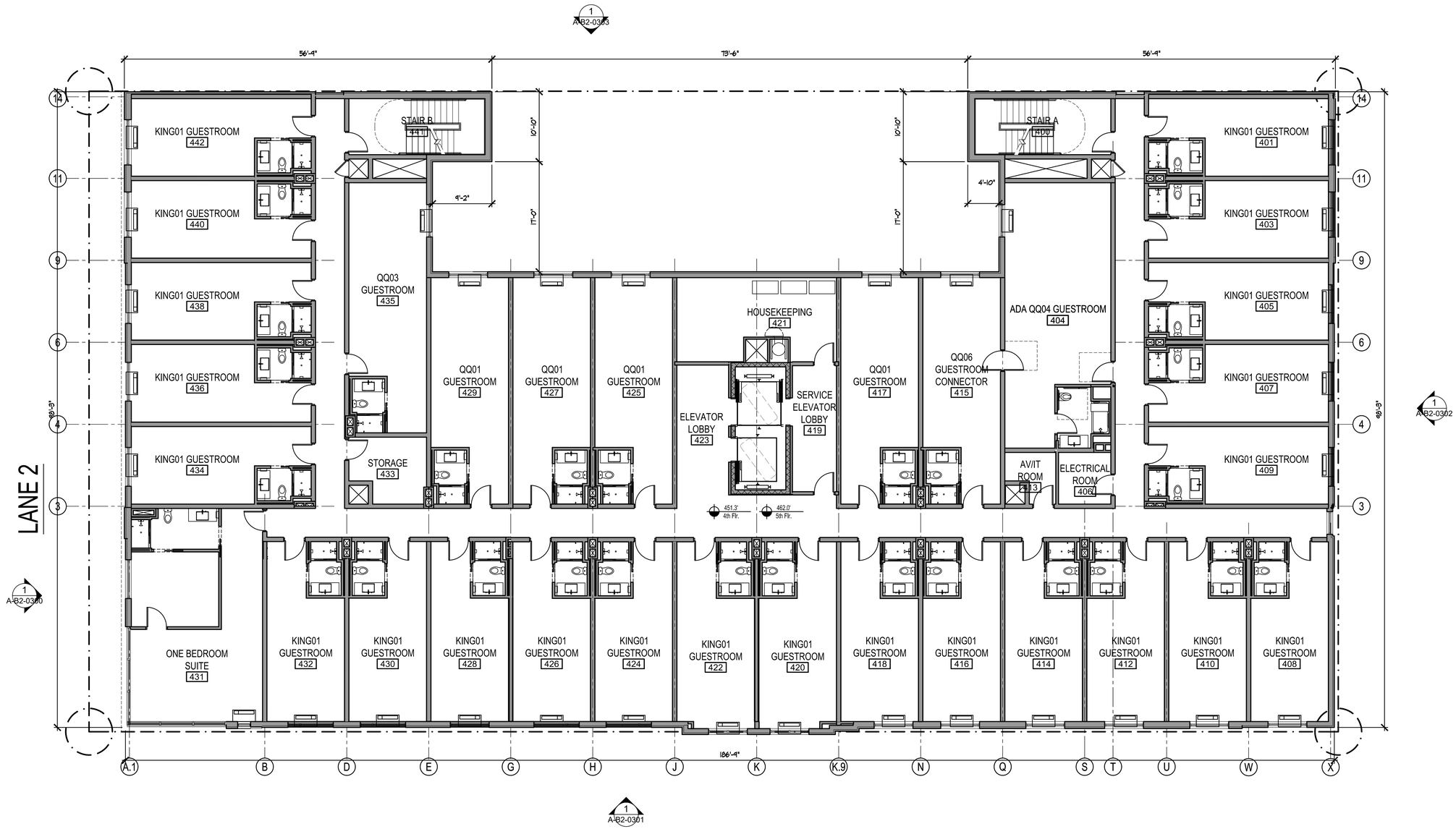

COMMONS DRIVE

1 4TH & 5TH FLOOR PLAN
A-B2-0104 1/8" = 1'-0"

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

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SHEET TITLE
4TH & 5TH FLOOR PLAN

A-B2-0104

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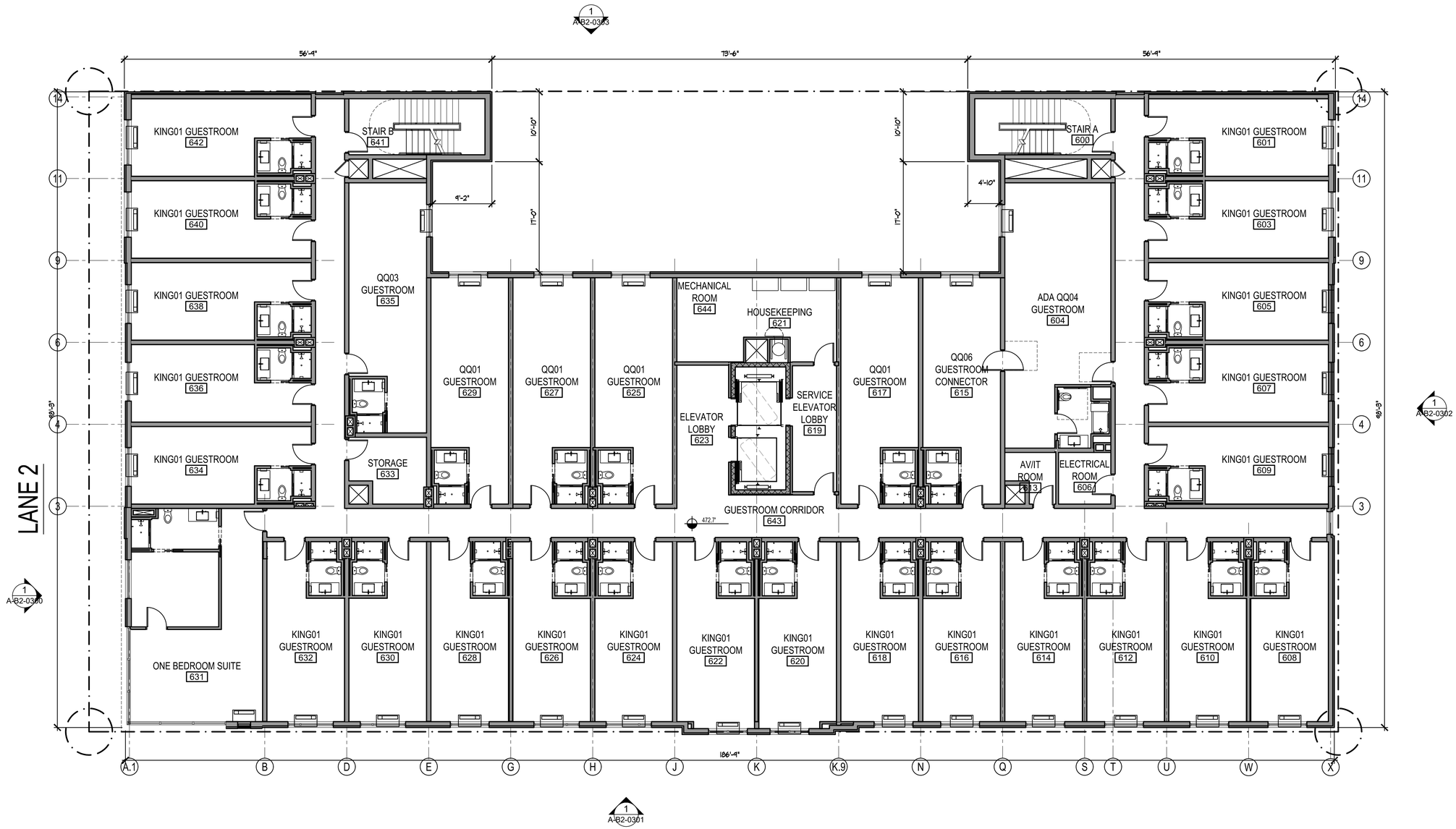

1 6TH FLOOR PLAN
A-B2-0105 1/8" = 1'-0"

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

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SHEET TITLE
6TH FLOOR PLAN

A-B2-0105

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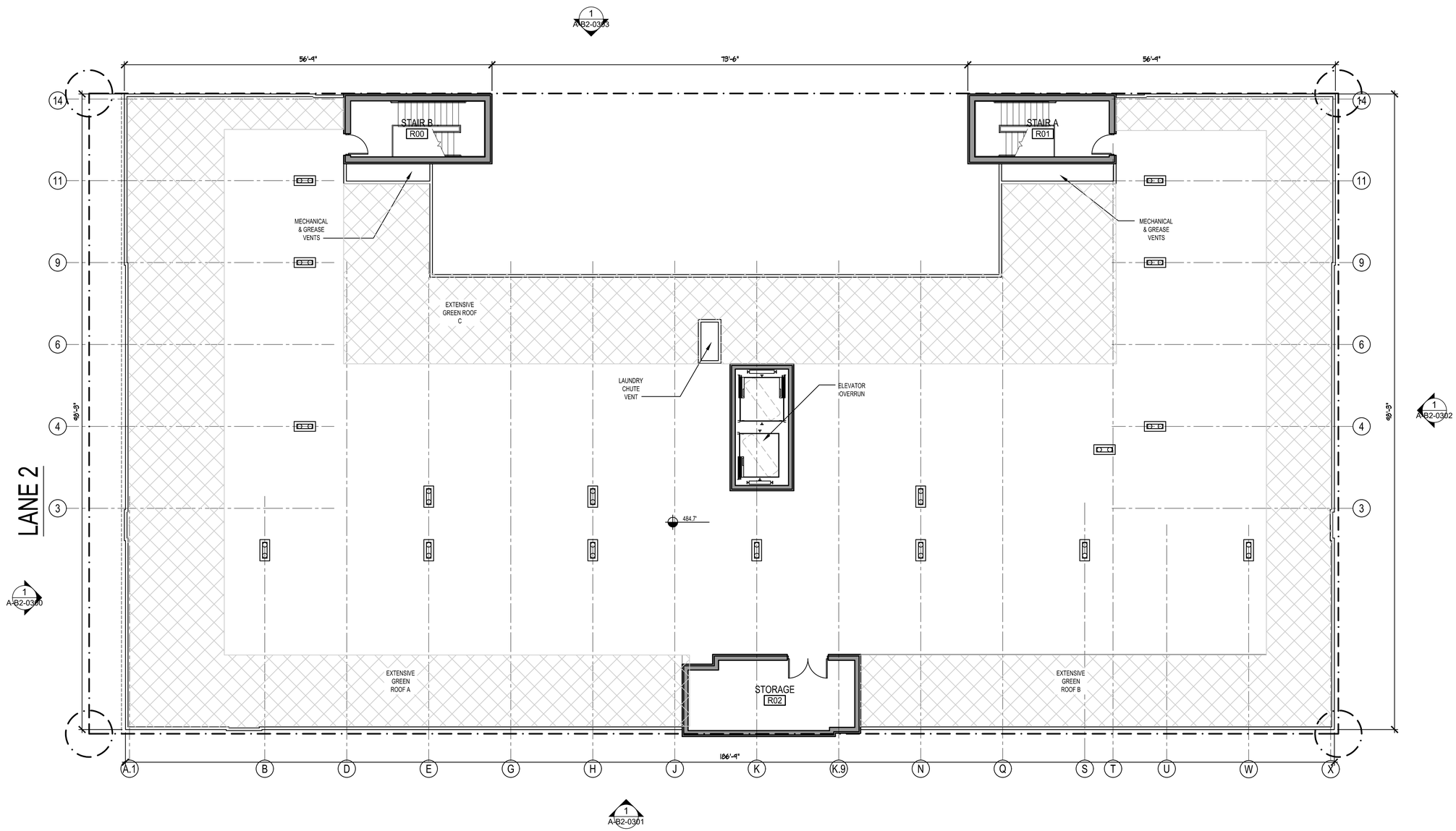

STREET A

COMMONS DRIVE

1 ROOF PLAN
A-B2-0106 1/8" = 1'-0"

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

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SHEET TITLE
ROOF PLAN

A-B2-0106

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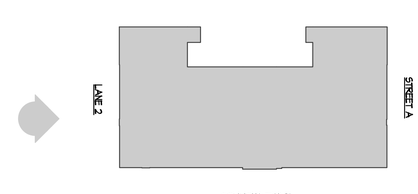
1 A-B2-0300 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

NOTE: 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.



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DESCRIPTION	DATE
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SHEET TITLE

SOUTH EXTERIOR ELEVATION

A-B2-0300

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1 EAST EXTERIOR ELEVATION
A-B2-0301 1/8" = 1'-0"

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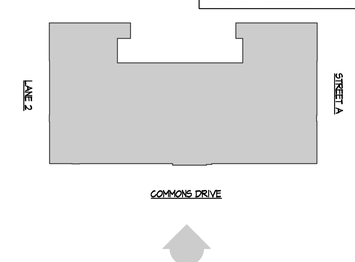

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DESCRIPTION	DATE
SESP SUB01	06/08/2020

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SHEET TITLE

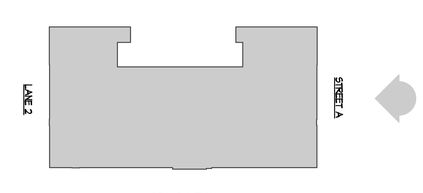
EAST EXTERIOR ELEVATION

A-B2-0301

5/28/2020 2:18 PM Kavanagh, Matthew X:\2019\19062 - West Falls Church\WFC Hotel Fit Out\Sheets\A301 Exterior Elevations.dwg

NOTE: 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.

1 A-B2-0302 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



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DESCRIPTION	DATE
SESP PRE-SUB 01	05/15/2020

PROJECT NO: 19062

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SHEET TITLE
NORTH EXTERIOR ELEVATION

A-B2-0302

5/14/2020 11:58 AM Kavanagh, Matthew X:\2019\19062 - West Falls Church\WFC Hotel Fit Out\Sheets\A303 Exterior Elevations.dwg

JONATHAN NEHMER + ASSOCIATES, INC.

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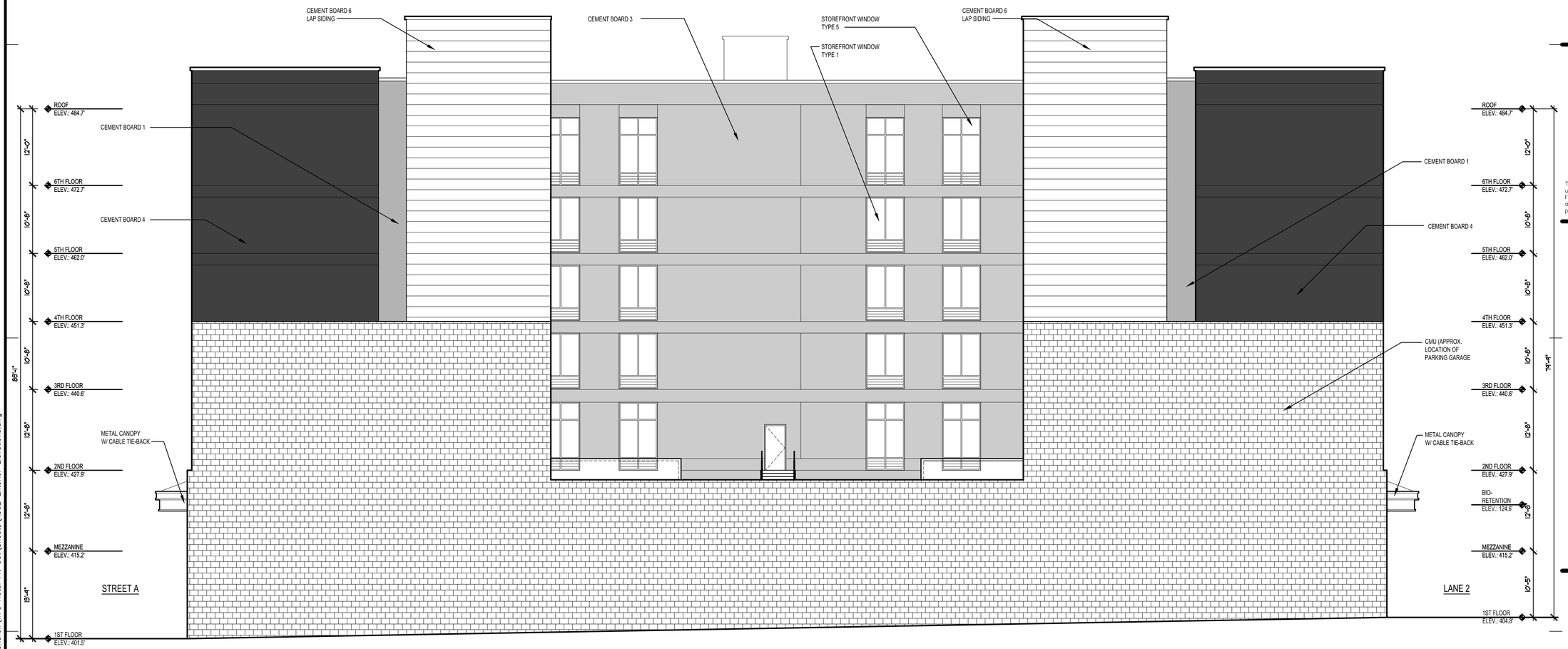
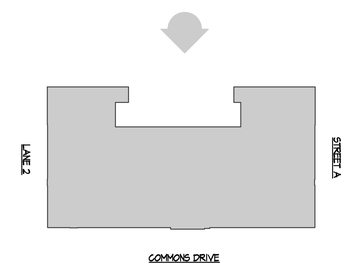
CONSULTANTS



1 WEST EXTERIOR ELEVATION
A-B2-0303 1/8" = 1'-0"



Expires:

COMMONWEALTH OF VIRGINIA
WARREN G. FELDMAN
No. 013044
ARCHITECT

The professional services of the architect are undertaken for and are performed in the interest of FCGP Development, LLC. No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.

WEST FALLS CHURCH ECON. DEVELOP. PROJ.

7124 Leesburg Pike (Block B)
Falls Church, VA 22043

DESCRIPTION	DATE
SESP SUB01	06/08/2020

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SHEET TITLE
WEST EXTERIOR ELEVATION

A-B2-0303

5/12/2020 5:33 PM Kavanagh, Matthew X:\2019\19062 - West Falls Church\WFC Hotel Fit Out\Sheets\A302 Exterior Elevations.dwg

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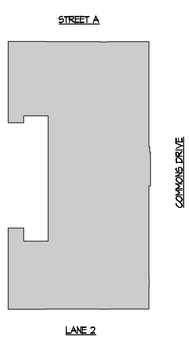

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DESCRIPTION	DATE
SESP SUB01	06/08/2020

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SHEET TITLE

SOUTHEAST CORNER PERSPECTIVE

A-B2-0501

5/28/2020 2:18 PM Kavanagh, Matthew X:\2019\19062 - West Falls Church\WFC Hotel Fit Out\Sheets\A-B2-0003 Southeast Corner Perspective.dwg

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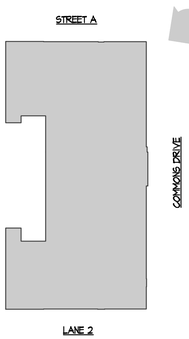

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PROJECT NO: 19062

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SHEET TITLE

NORTHEAST CORNER PERSPECTIVE

A-B2-0502

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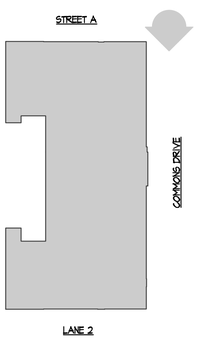

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WEST FALLS CHURCH ECON. DEVELOP. PROJ.

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SHEET TITLE

COMMONS DRIVE VIGNETTE

A-B2-0503

5/28/2020 2:19 PM Kavanagh, Matthew X:\2019\19062 - West Falls Church\WFC Hotel Fit Out\Sheets\A-B2-0006 Commons Drive Vignette.dwg