



# *4420 N. FAIRFAX DRIVE*

*SPRC #2 PRESENTATION*

*ARIA BALLSTON LLC*

**hickok cole**



# 4420 N. FAIRFAX DRIVE - GROUND FLOOR PLAN - SPRC 02



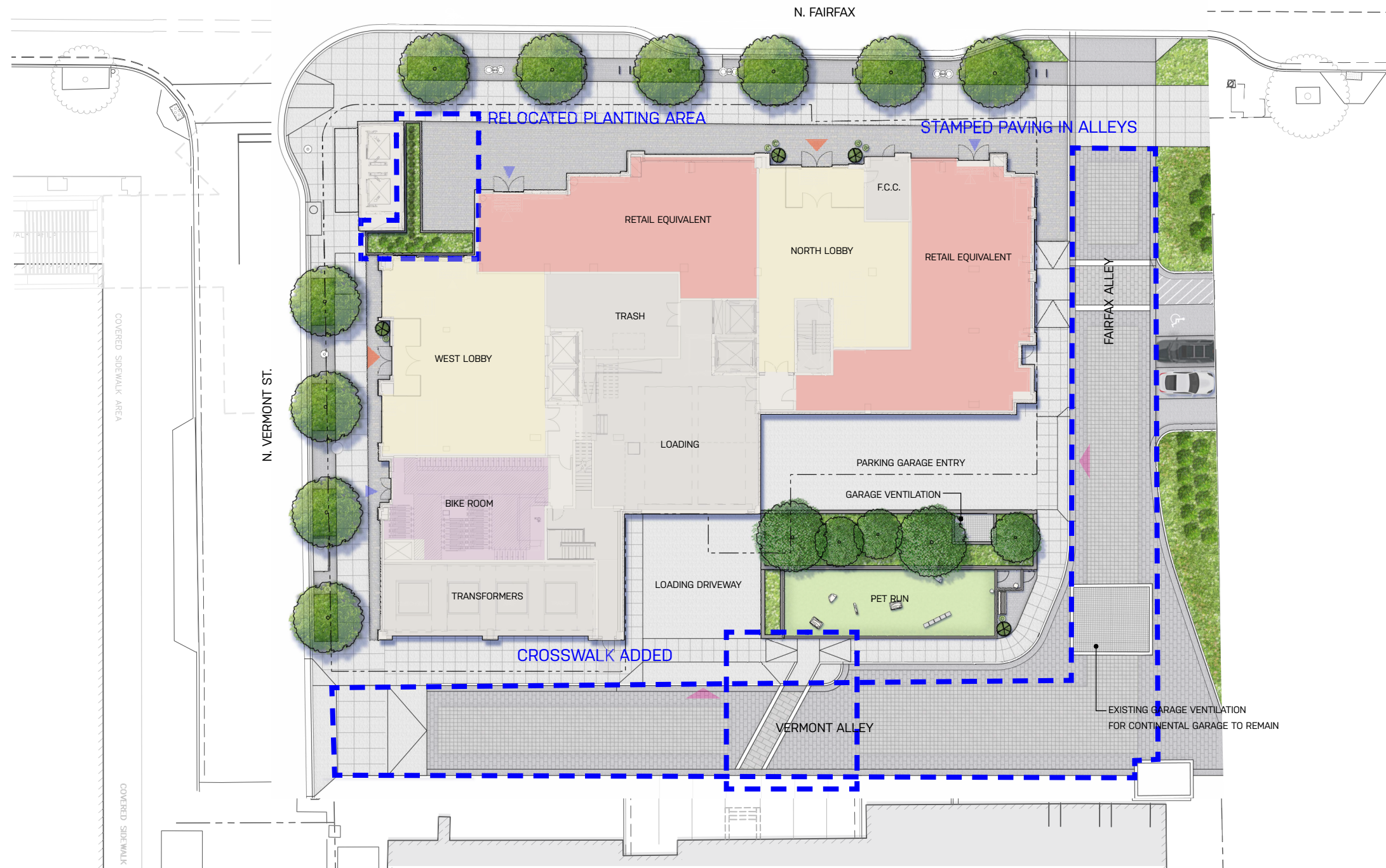
# 4420 N. FAIRFAX DRIVE - GROUND FLOOR PLAN - SPRC 02



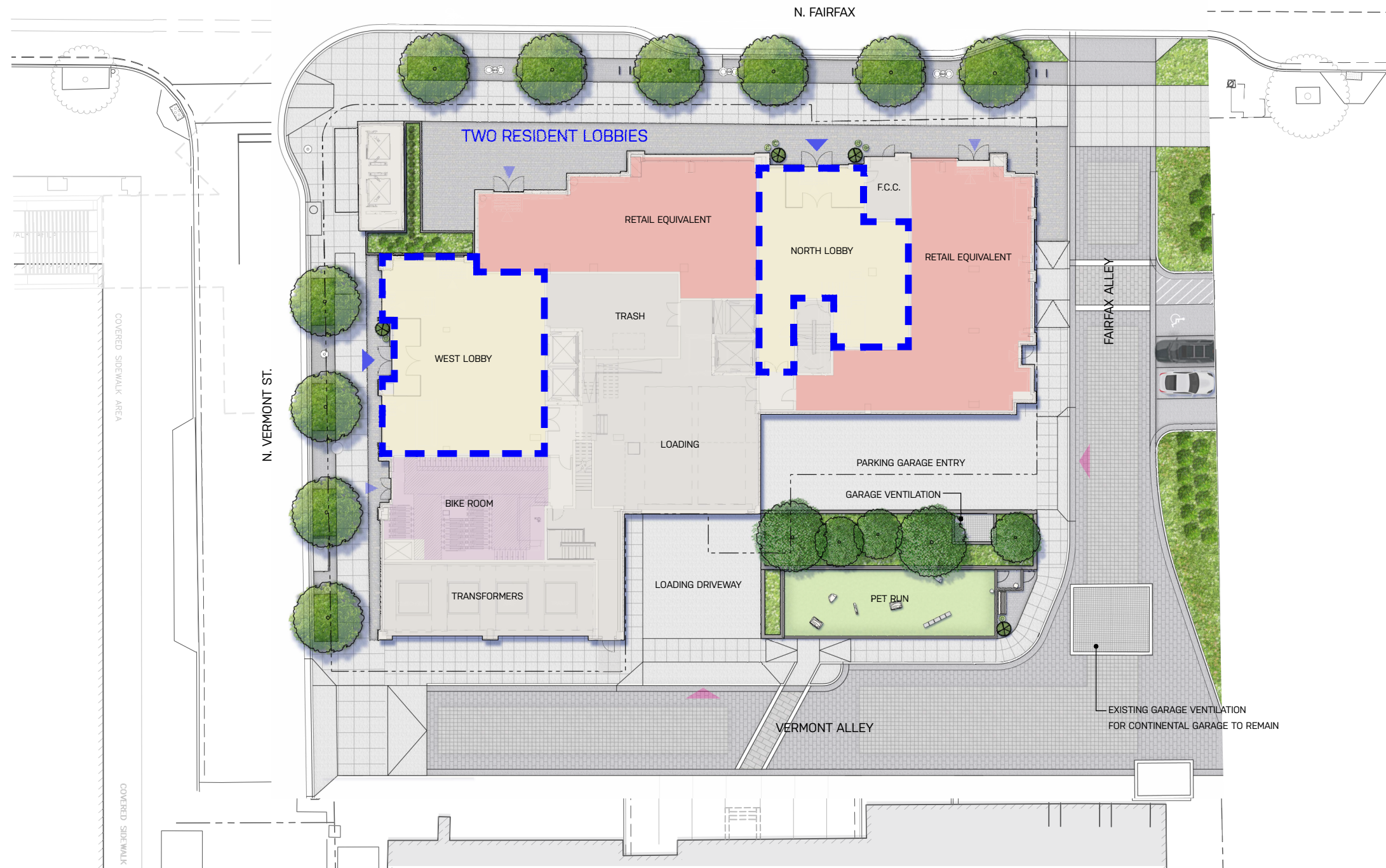
# 4420 N. FAIRFAX DRIVE - GROUND FLOOR PLAN - SPRC 02



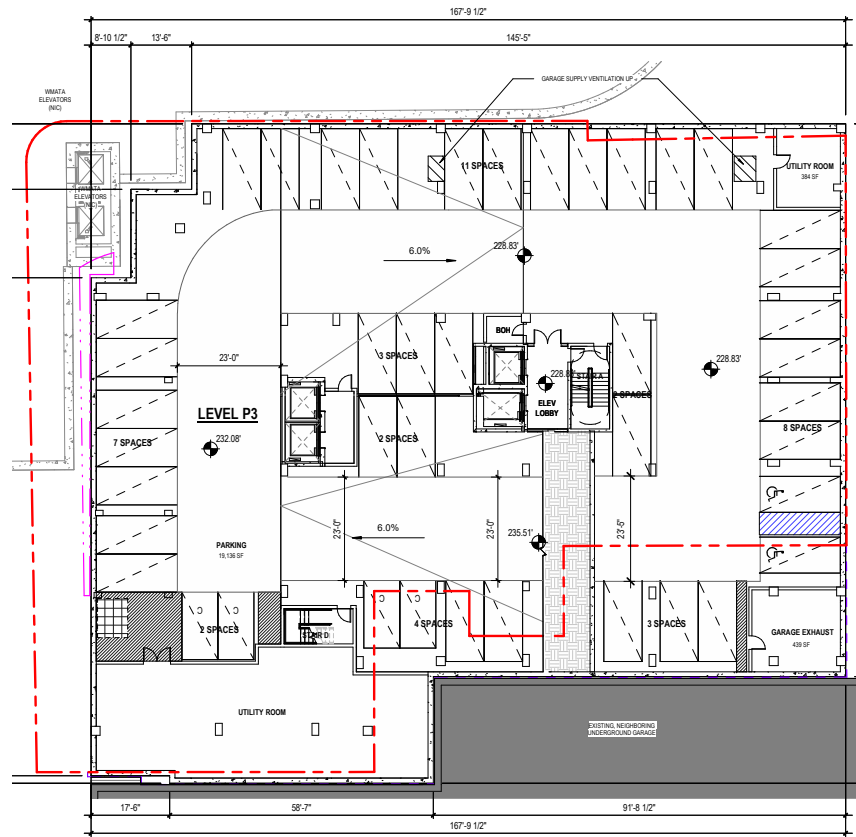
# 4420 N. FAIRFAX DRIVE - GROUND FLOOR PLAN - SPRC 02



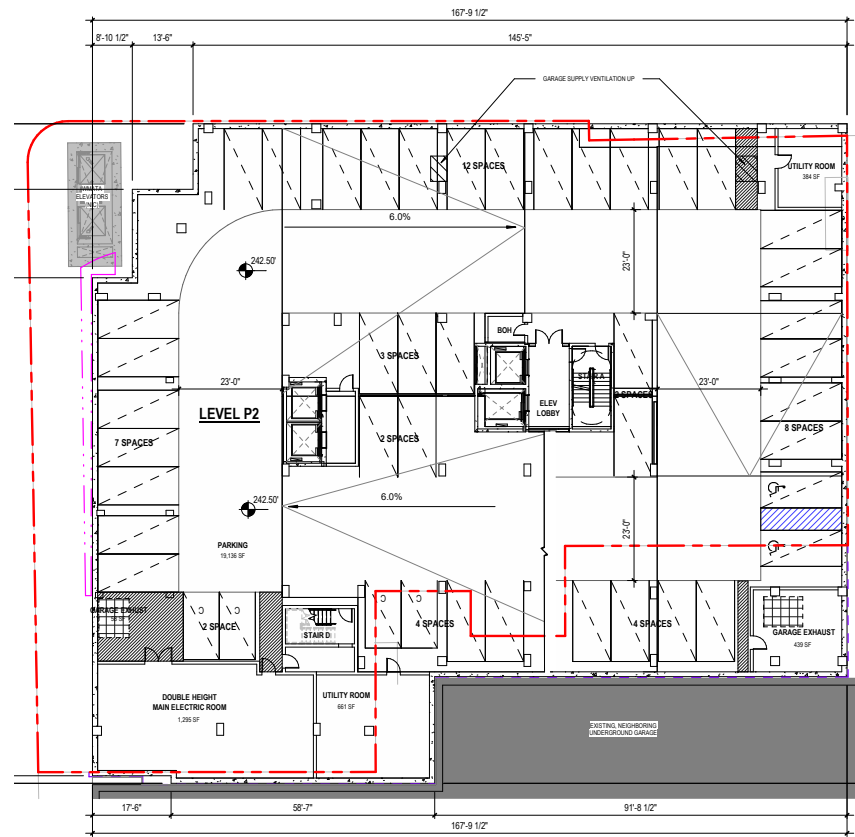
# 4420 N. FAIRFAX DRIVE - GROUND FLOOR PLAN - SPRC 02



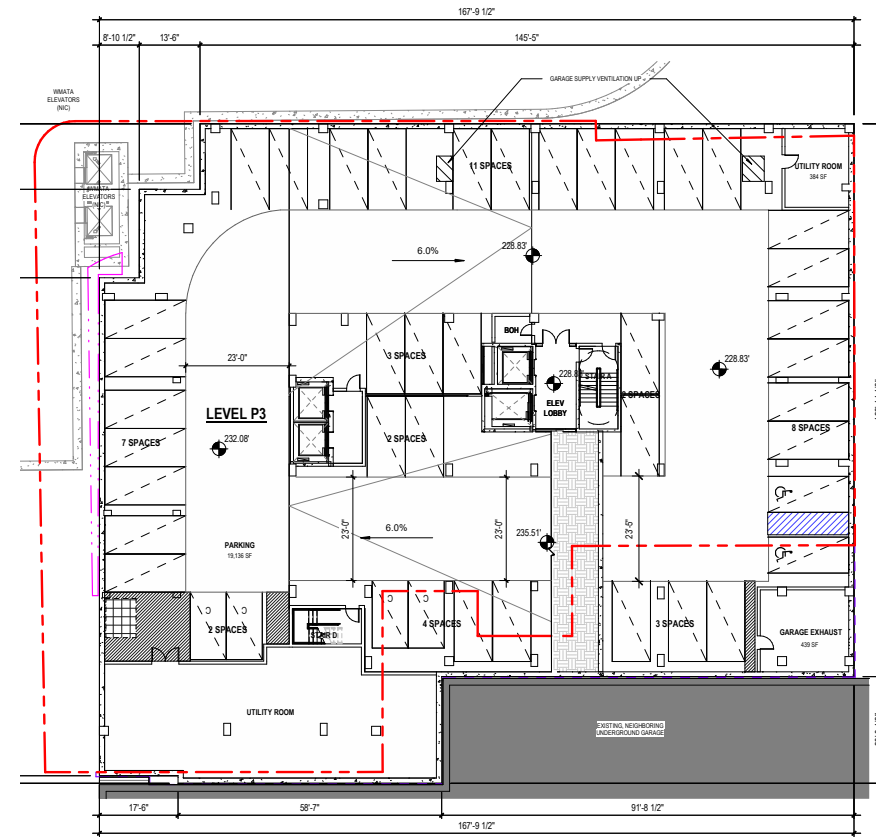
# 4420 N. FAIRFAX DRIVE - BELOW GRADE PARKING PLANS



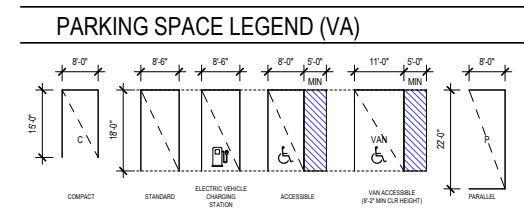
LEVEL P3 - FLOOR PLAN - SPRC 02



LEVEL P2 - FLOOR PLAN - SPRC 02



LEVEL P1 - FLOOR PLAN - SPRC 02



| BIKE SPACE SCHEDULE    |     |           |
|------------------------|-----|-----------|
| LEVEL                  | QTY | LOCATION  |
| LONG TERM              | 82  | BIKE ROOM |
| PARKING LEVEL P1       | 40  | BIKE ROOM |
| TOTAL BIKE PARKING 122 |     |           |
| SHORT TERM             |     |           |
| LEVEL 01               | 10  | EXTERIOR  |
| TOTAL BIKE PARKING 132 |     |           |

| PARKING SCHEDULE (GARAGE ONLY) |       |  |
|--------------------------------|-------|--|
| PARKING STALL TYPE             | COUNT |  |
| PARKING LEVEL P1               |       |  |
| ADA                            | 1     |  |
| ADA VAN (11'-0" WIDTH)         | 1     |  |
| COMPACT (8' WIDTH)             | 3     |  |
| EV                             | 5     |  |
| LEV                            | 7     |  |
| STANDARD                       | 25    |  |
|                                | 42    |  |
| PARKING LEVEL P2               |       |  |
| ADA                            | 2     |  |
| COMPACT (8' WIDTH)             | 4     |  |
| STANDARD                       | 38    |  |
|                                | 44    |  |
| PARKING LEVEL P3               |       |  |
| ADA                            | 2     |  |
| COMPACT (8' WIDTH)             | 4     |  |
| STANDARD                       | 36    |  |
|                                | 42    |  |
| TOTAL                          | 128   |  |

**VEHICLE PARKING:** 132 SPACES TOTAL  
(126 Resident Parking - .42 unit ratio)  
(6 Visitor Parking - .02/unit ratio)

**BICYCLE PARKING:** 132 SPACES  
**LOADING SPACES:** 2 (30') BERTHS

# 4420 N. FAIRFAX DRIVE - RENDERS OF PROPOSED DESIGN

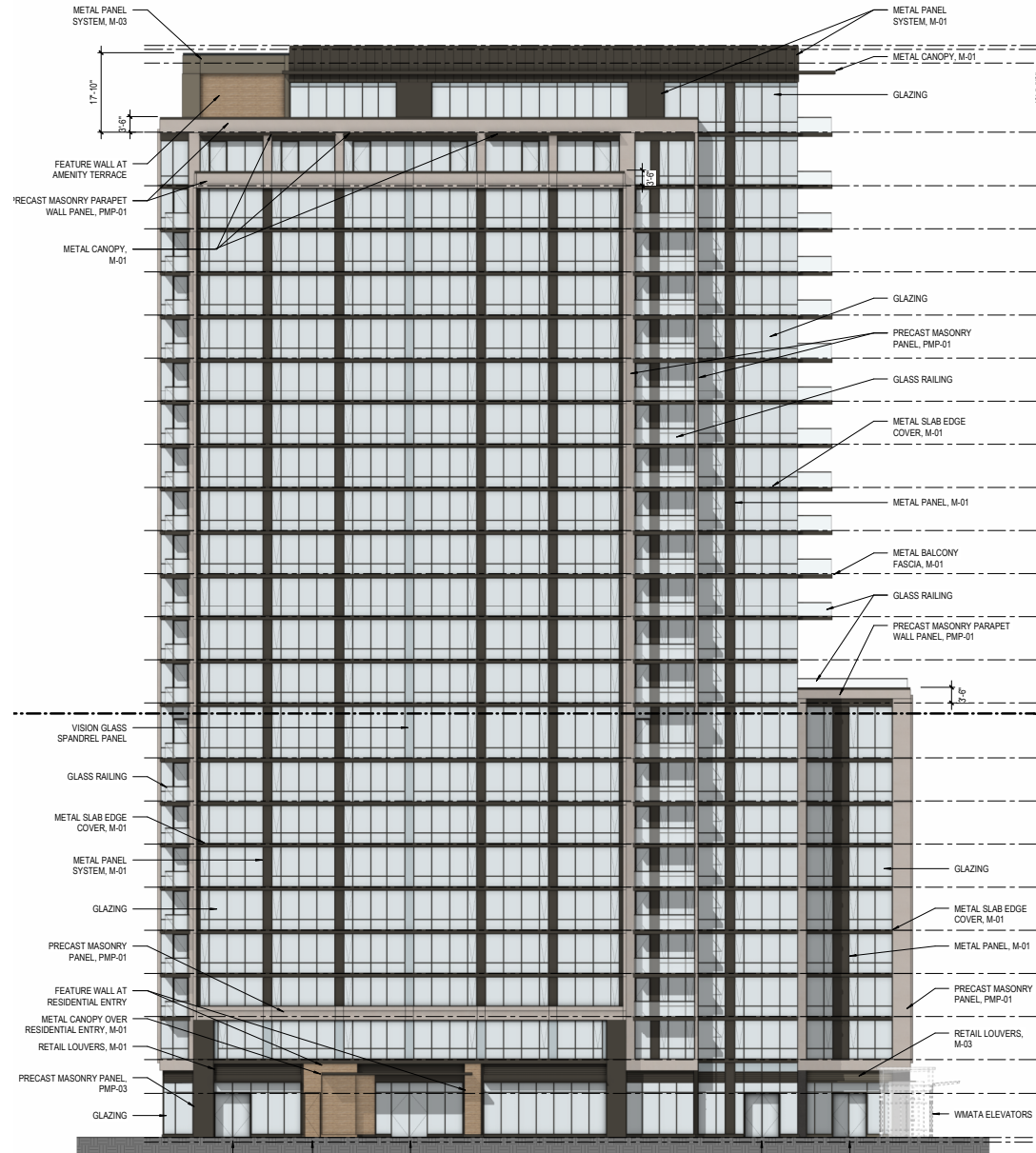


CURRENT DESIGN PROPOSAL - 2025

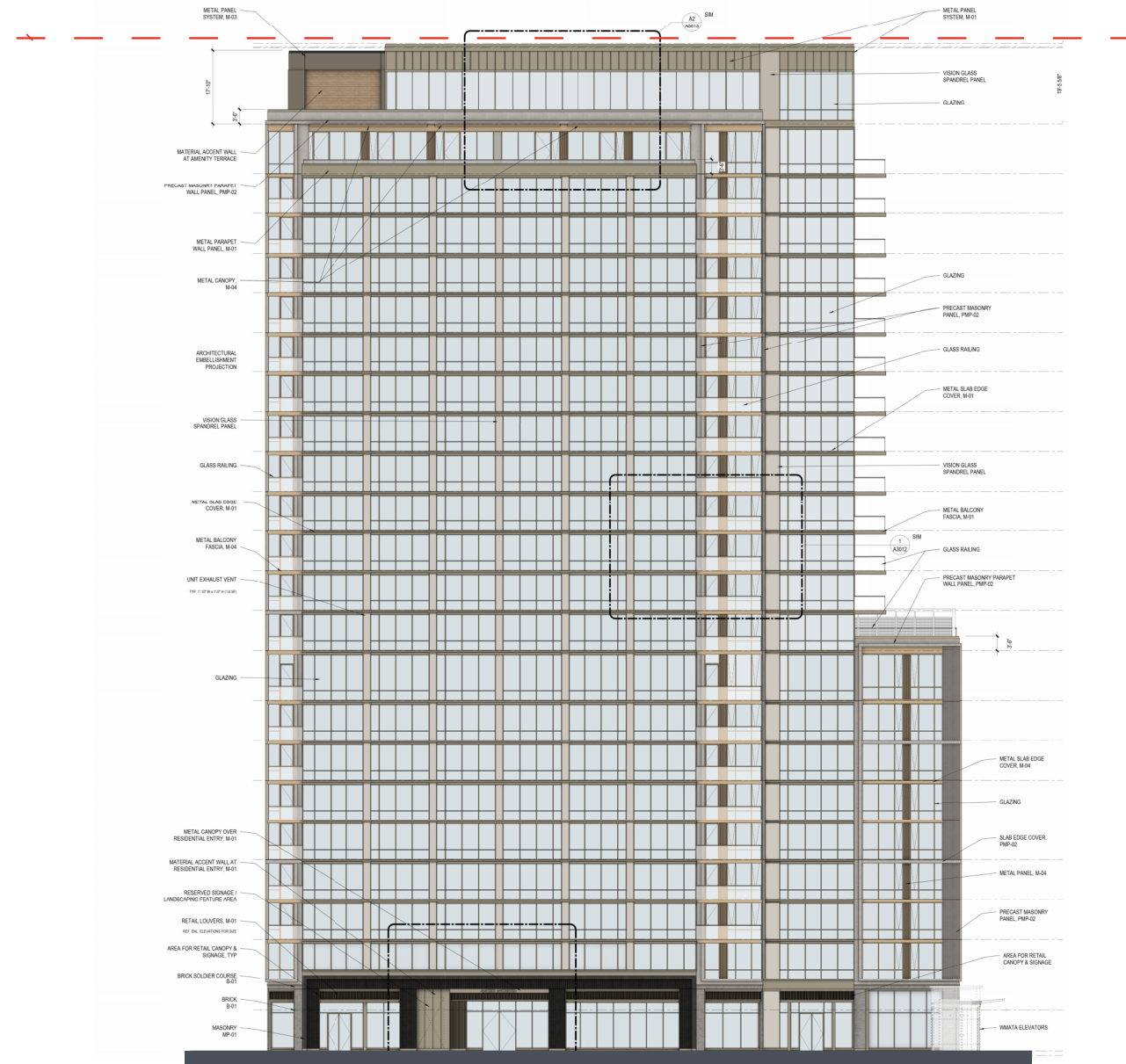


CURRENT DESIGN PROPOSAL - 2025

# 4420 N. FAIRFAX DRIVE - PROPOSED ELEVATIONS

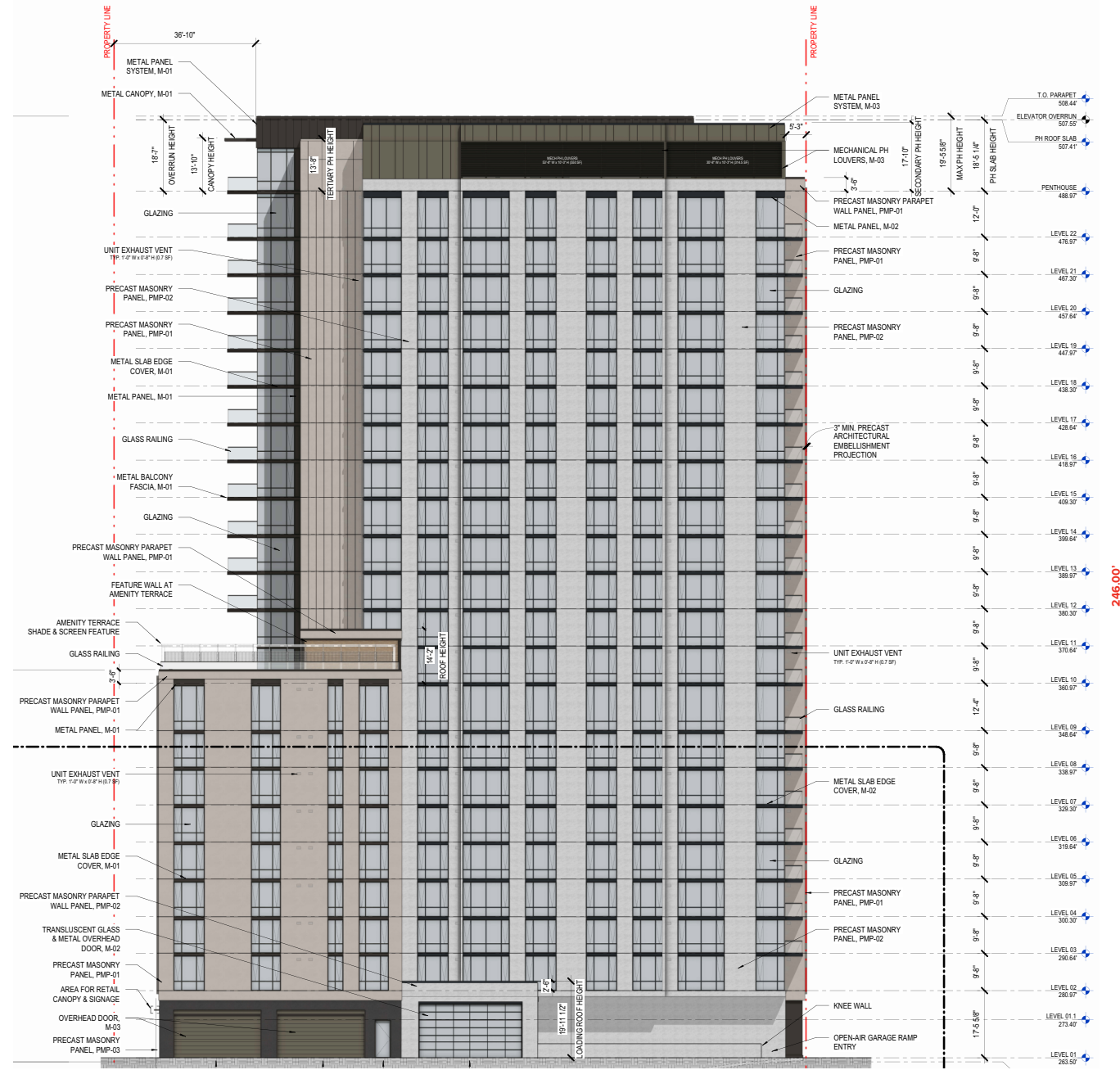


PROPOSED NORTH ELEVATION - SPRC 01

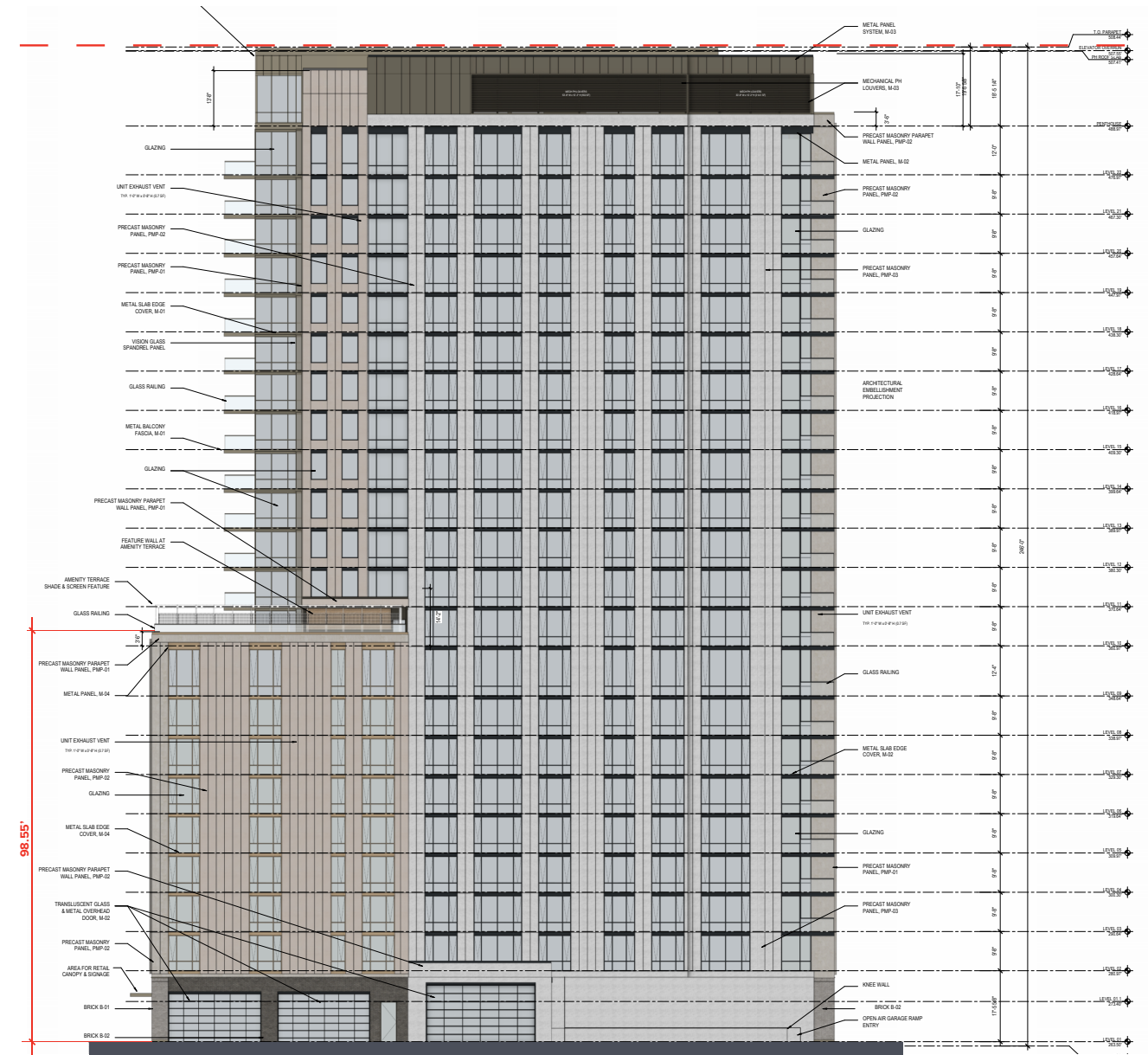


PROPOSED NORTH ELEVATION - SPRC 02

# 4420 N. FAIRFAX DRIVE - PROPOSED ELEVATIONS

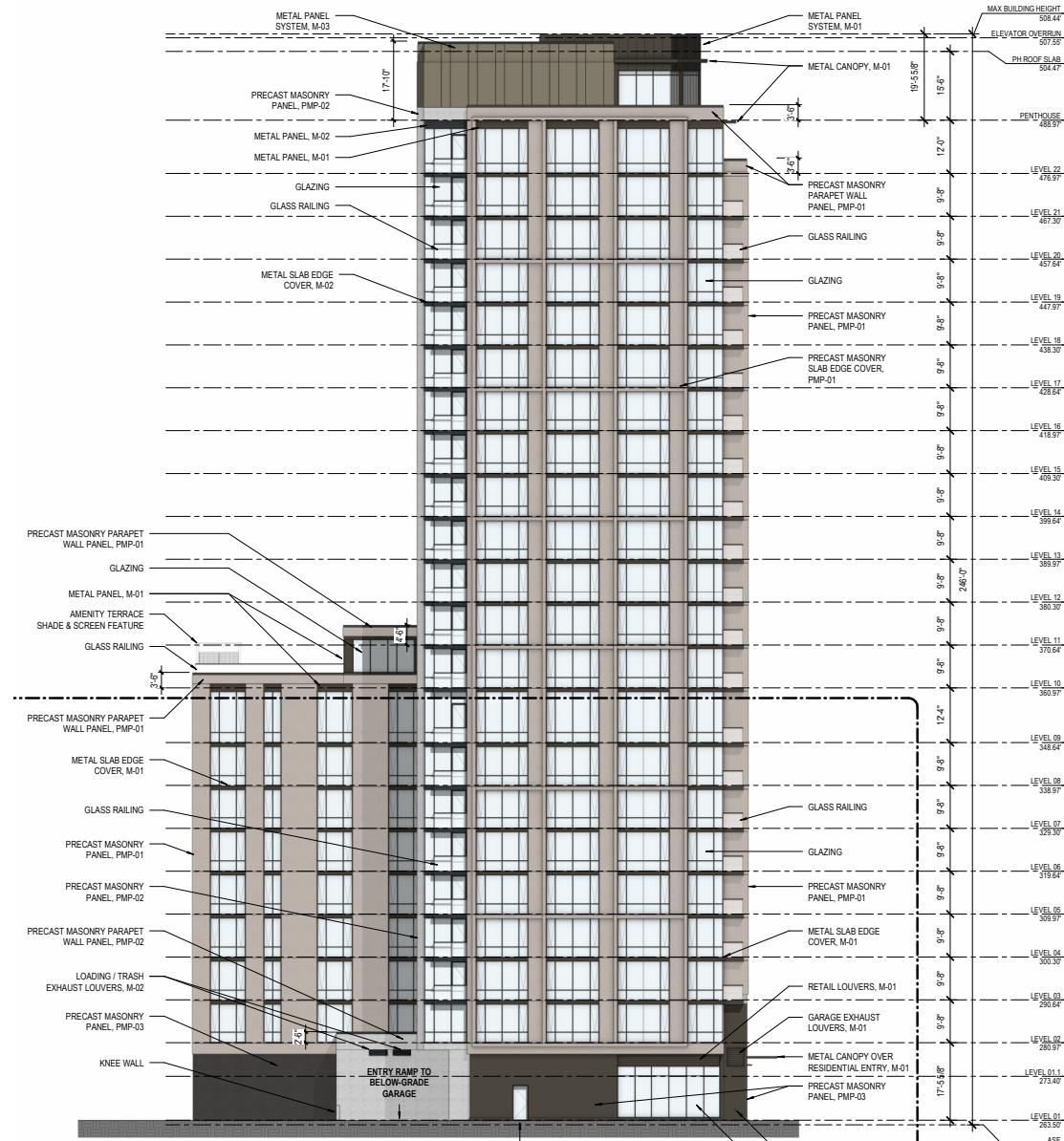


SOUTH ELEVATION - SPRC 01

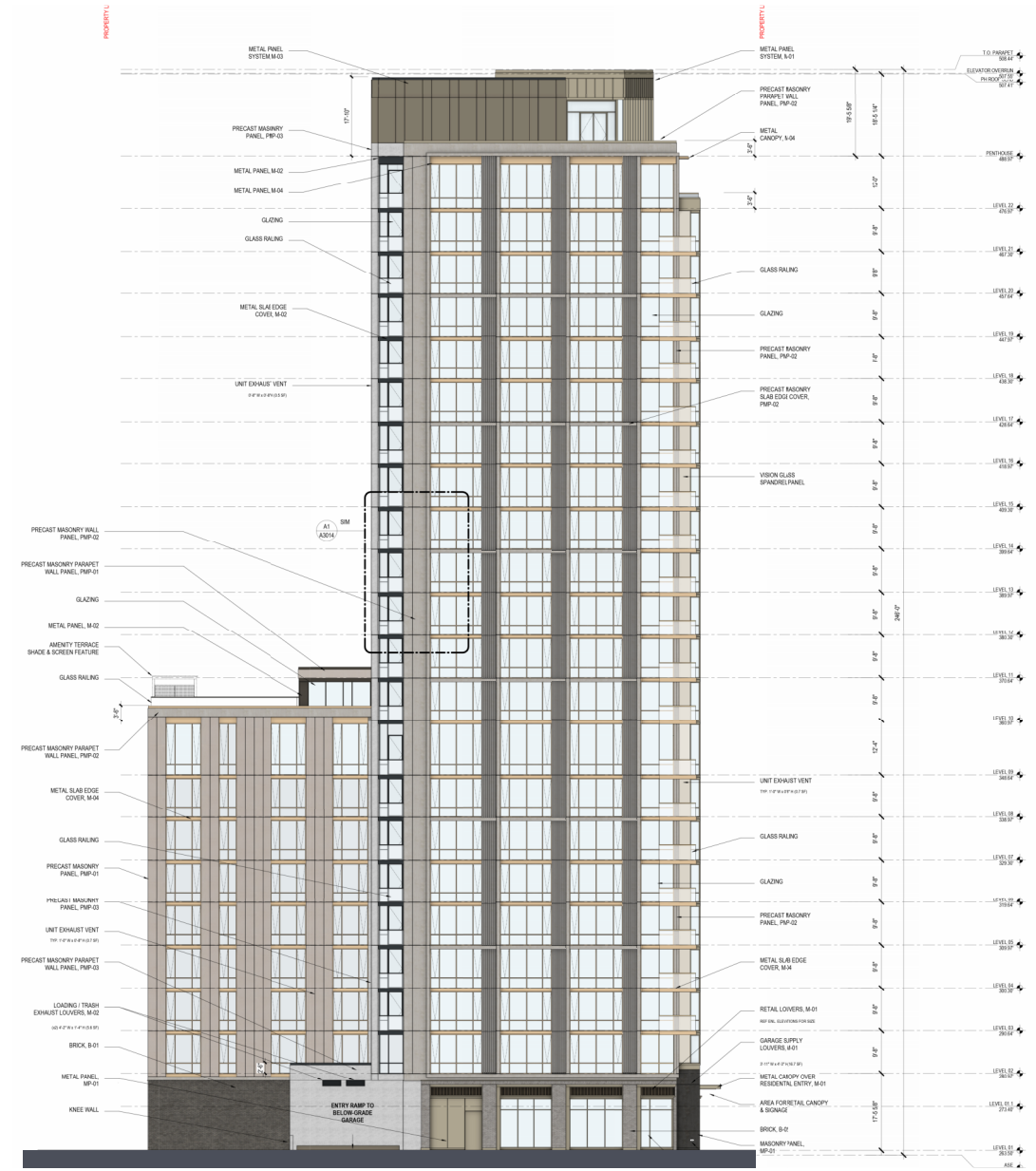


SOUTH ELEVATION - SPRC 02

# 4420 N. FAIRFAX DRIVE - PROPOSED ELEVATIONS

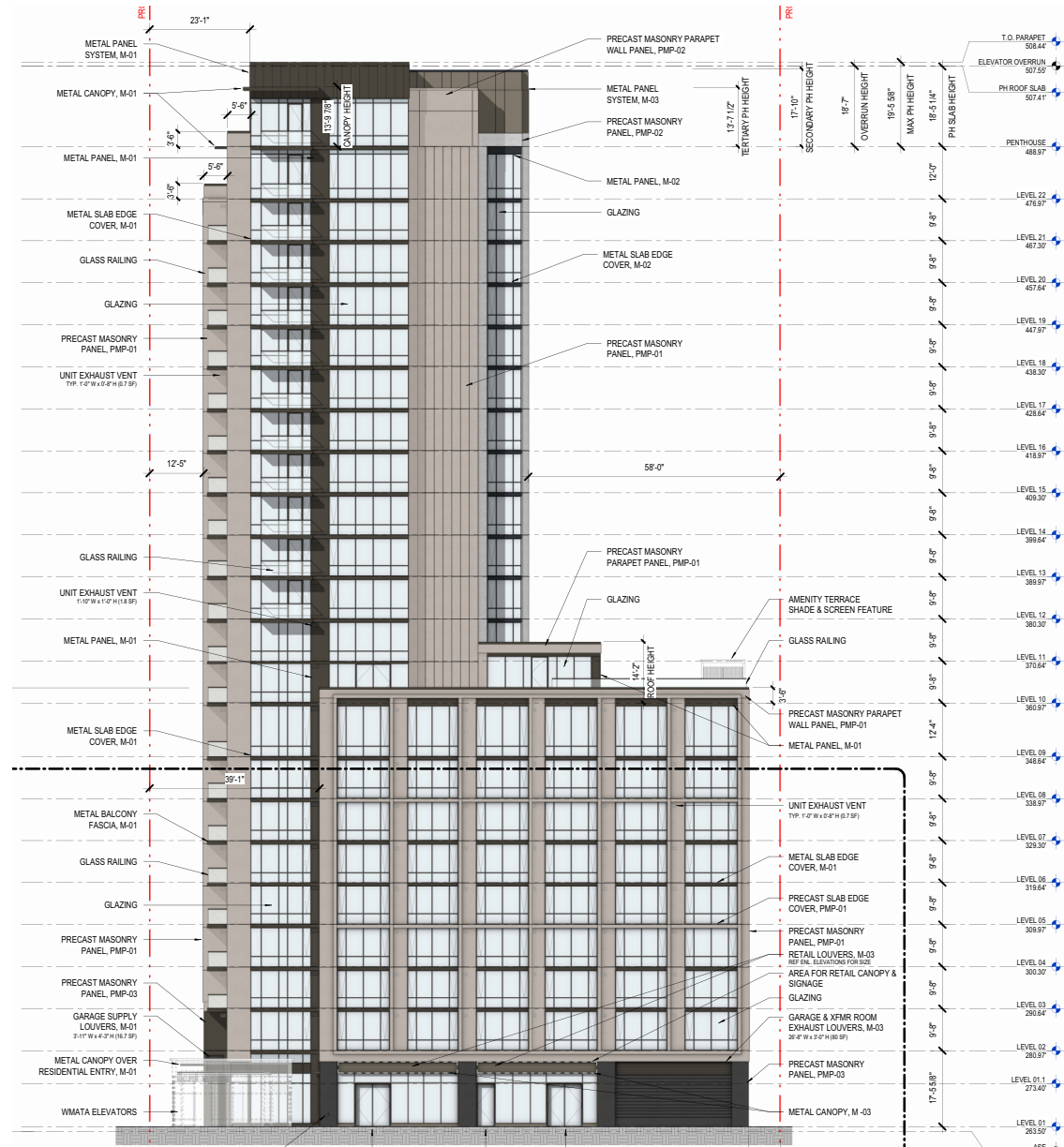


EAST ELEVATION - SPRC 01

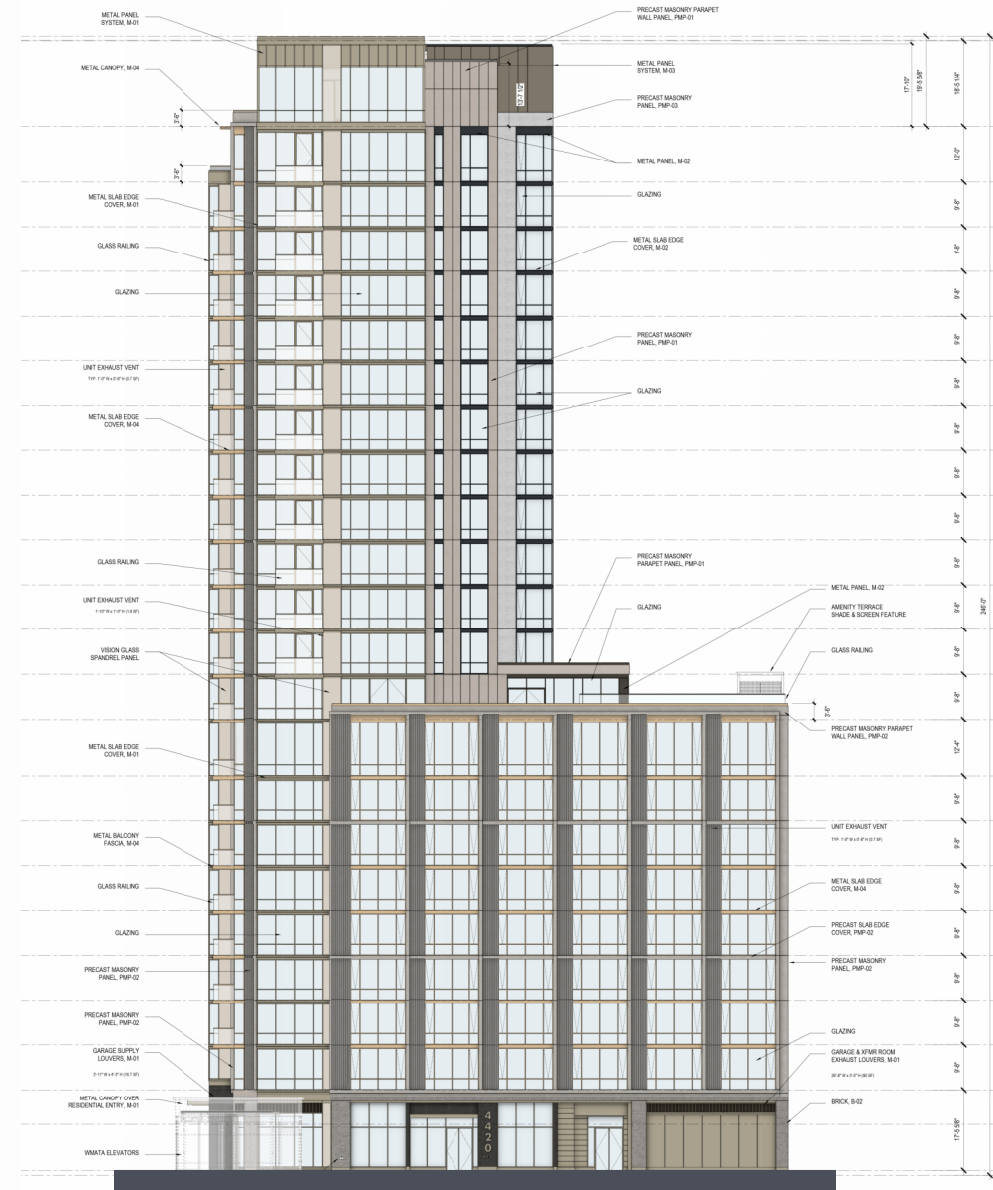


EAST ELEVATION - SPRC 02

# 4420 N. FAIRFAX DRIVE - PROPOSED ELEVATIONS

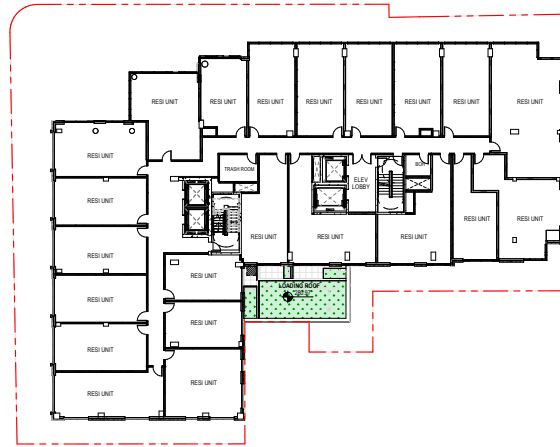


WEST ELEVATION - SPRC - ADDED WINDOWS



WEST ELEVATION - SPRC 02

# 4420 N. FAIRFAX DRIVE - PLANS



LEVEL 02 - FLOOR PLAN - SPRC 02



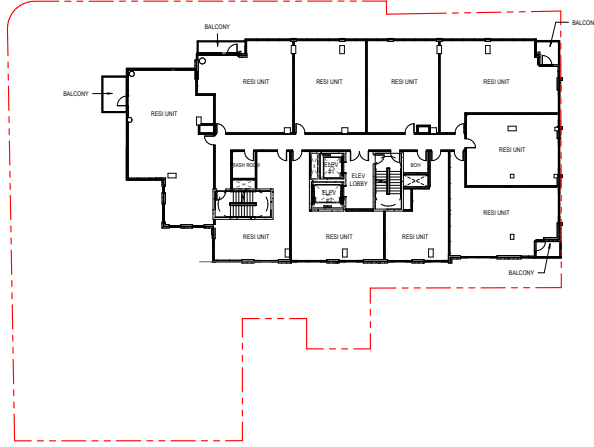
LEVELS 04-09 - FLOOR PLAN - SPRC 02



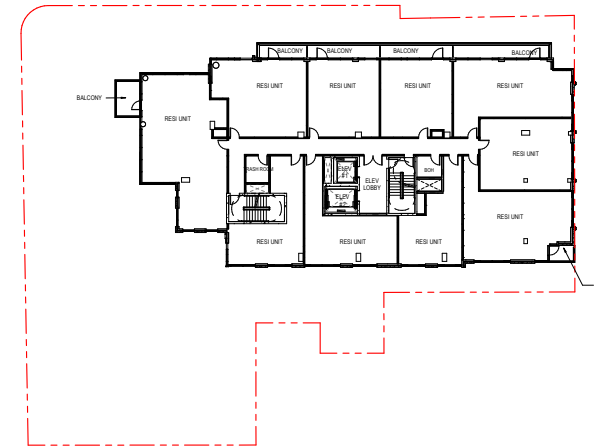
LEVEL 03 - FLOOR PLAN - SPRC 02



LEVEL 11 - FLOOR PLAN - SPRC 02



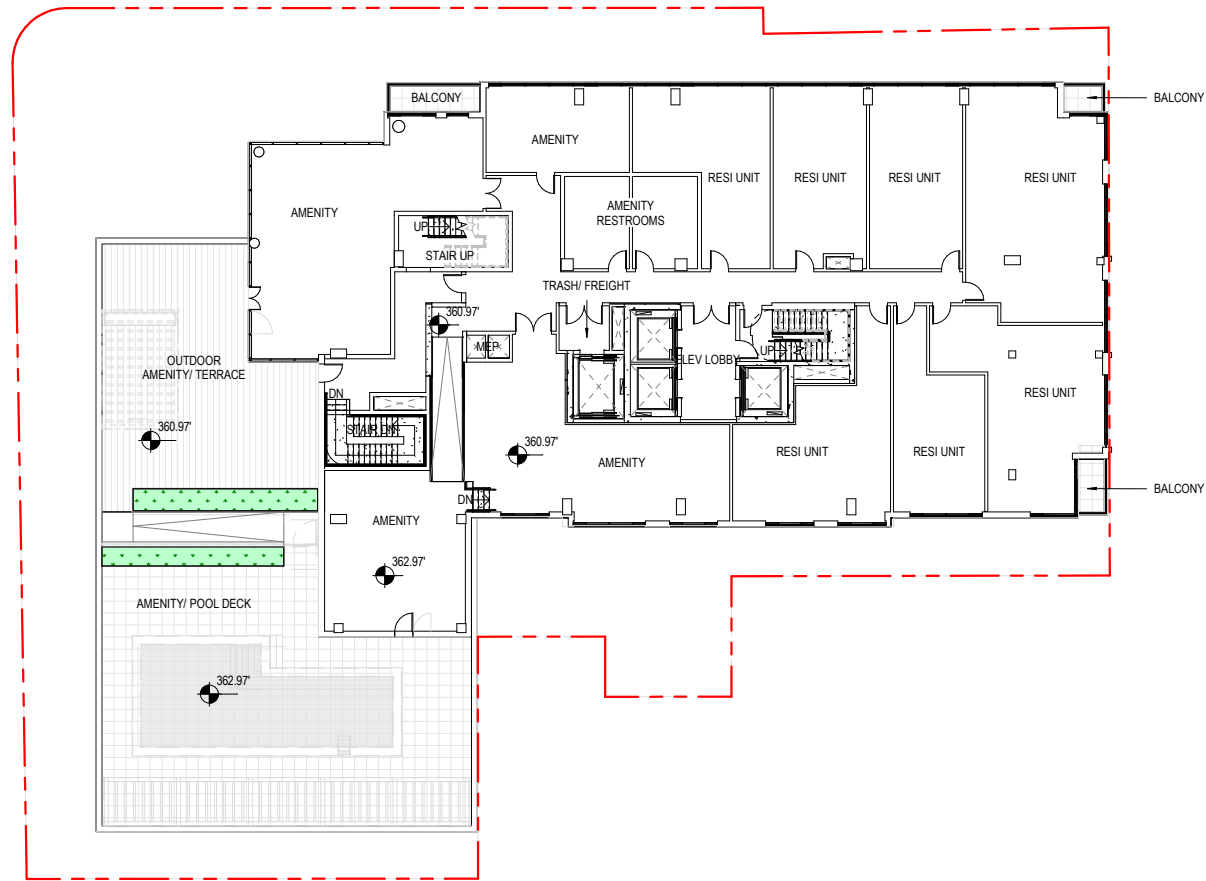
LEVEL 12-21 - FLOOR PLAN - SPRC 02



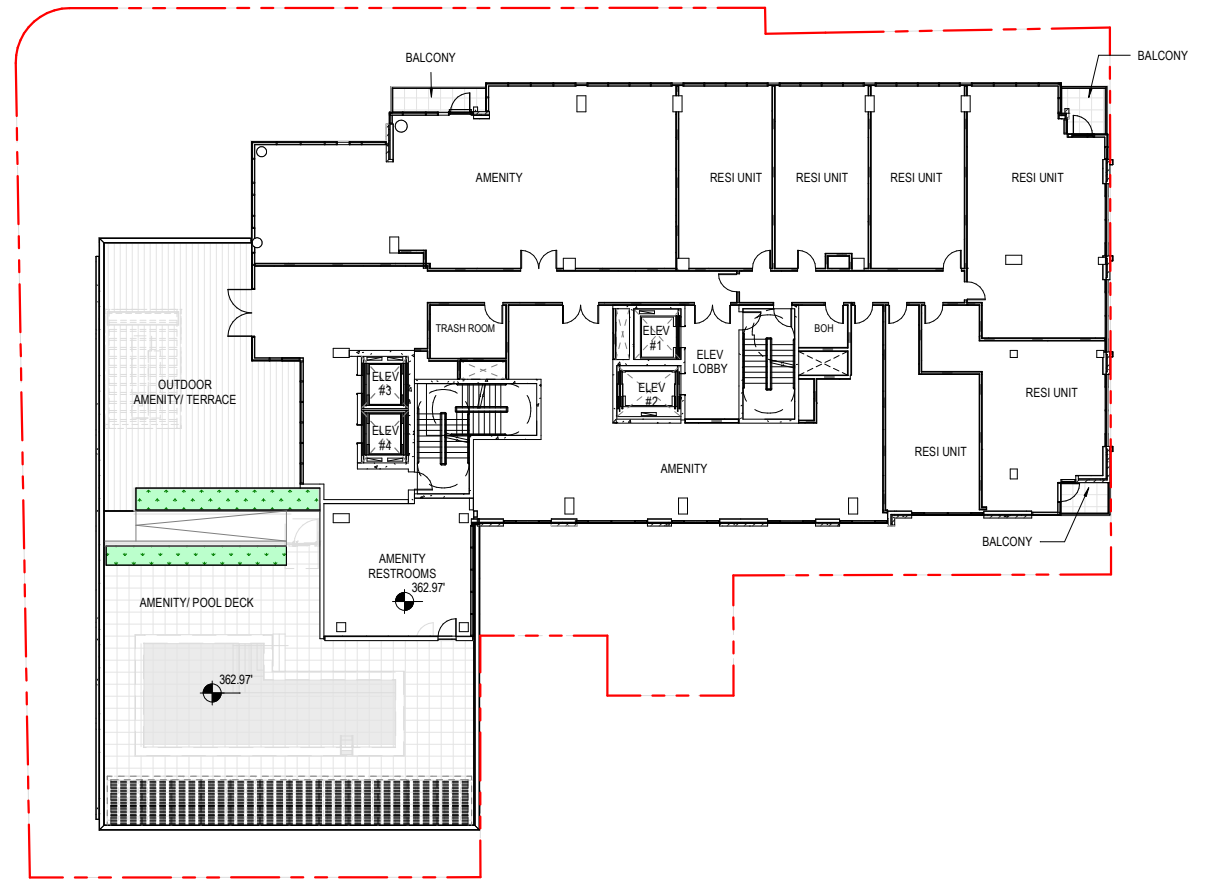
LEVEL 22 - FLOOR PLAN - SPRC 02

RESIDENTIAL GFA: 253,460 SF  
 RETAIL GFA: 4,412 SF  
 TOTAL UNITS: 302

# 4420 N. FAIRFAX DRIVE - PLANS



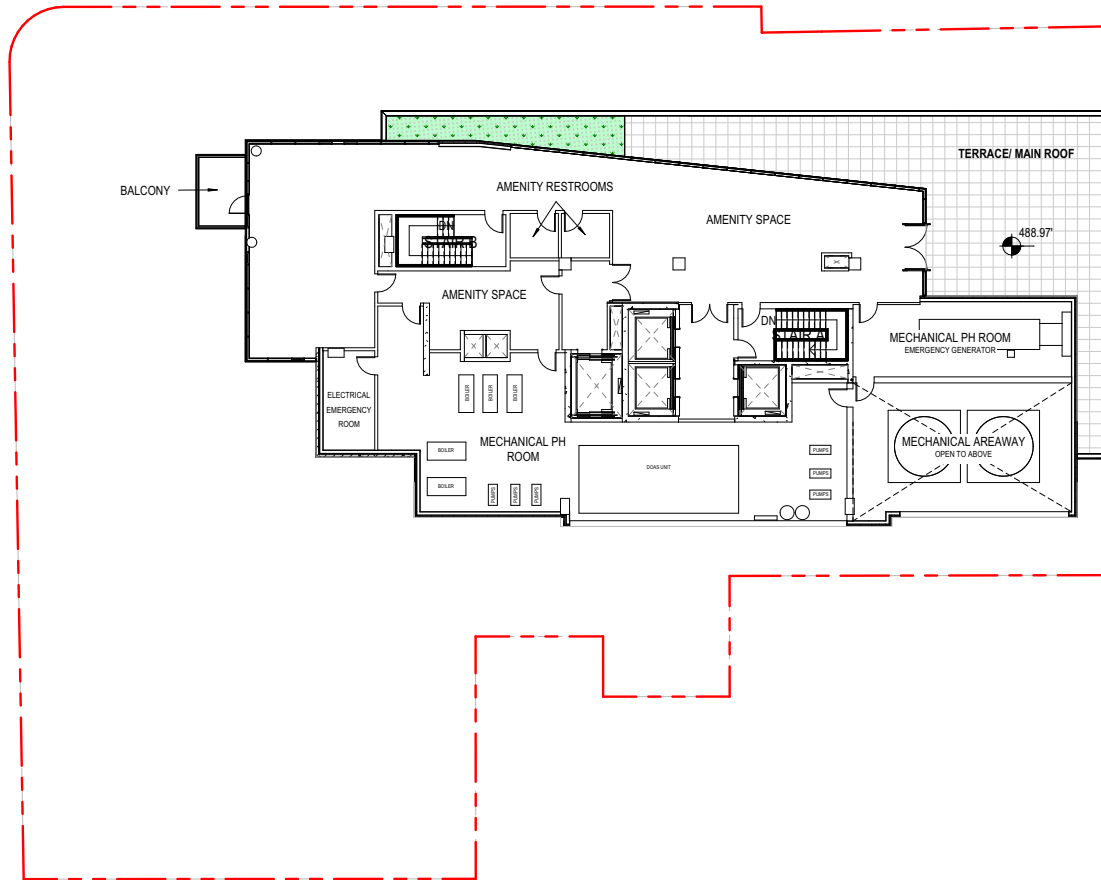
LEVEL 10 - FLOOR PLAN - SPRC 01



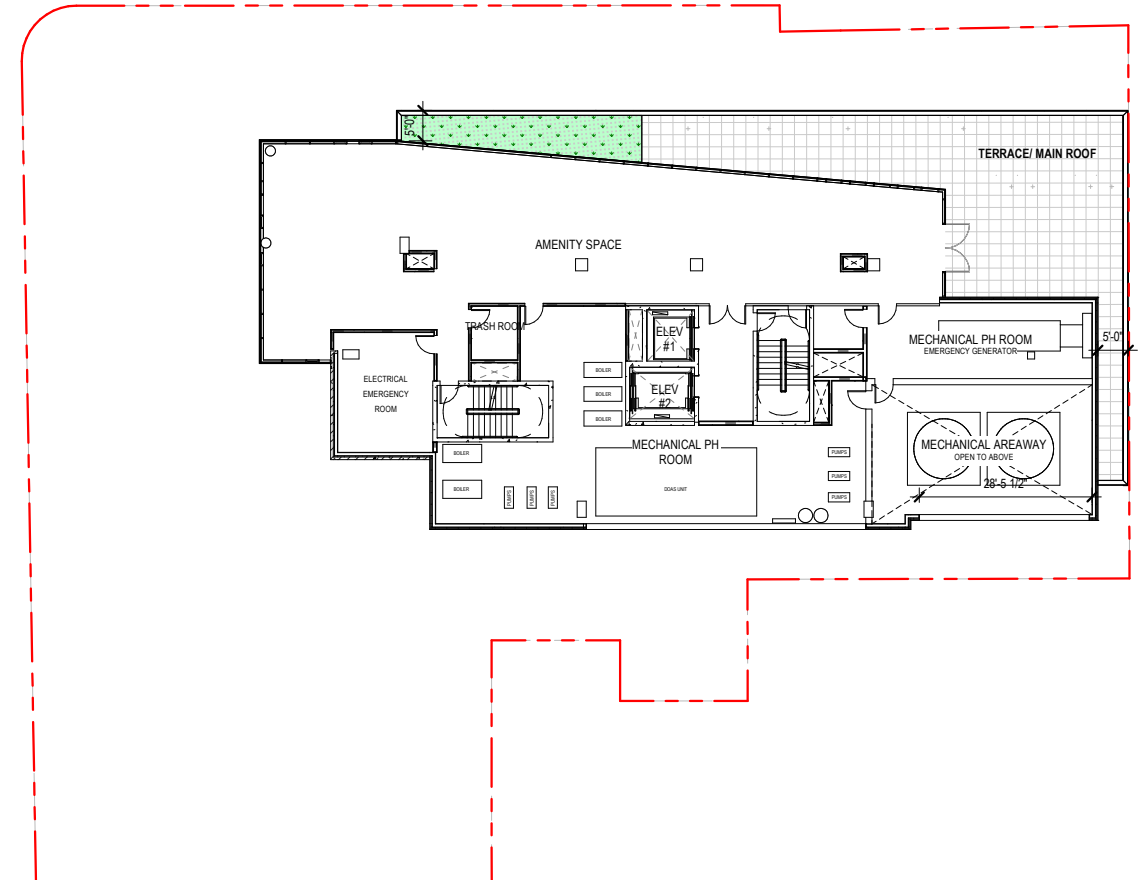
LEVEL 10 - FLOOR PLAN - SPRC 02

RESIDENTIAL GFA: 253,460 SF  
 RETAIL GFA: 4,412 SF  
 TOTAL UNITS: 302

# 4420 N. FAIRFAX DRIVE - PLANS



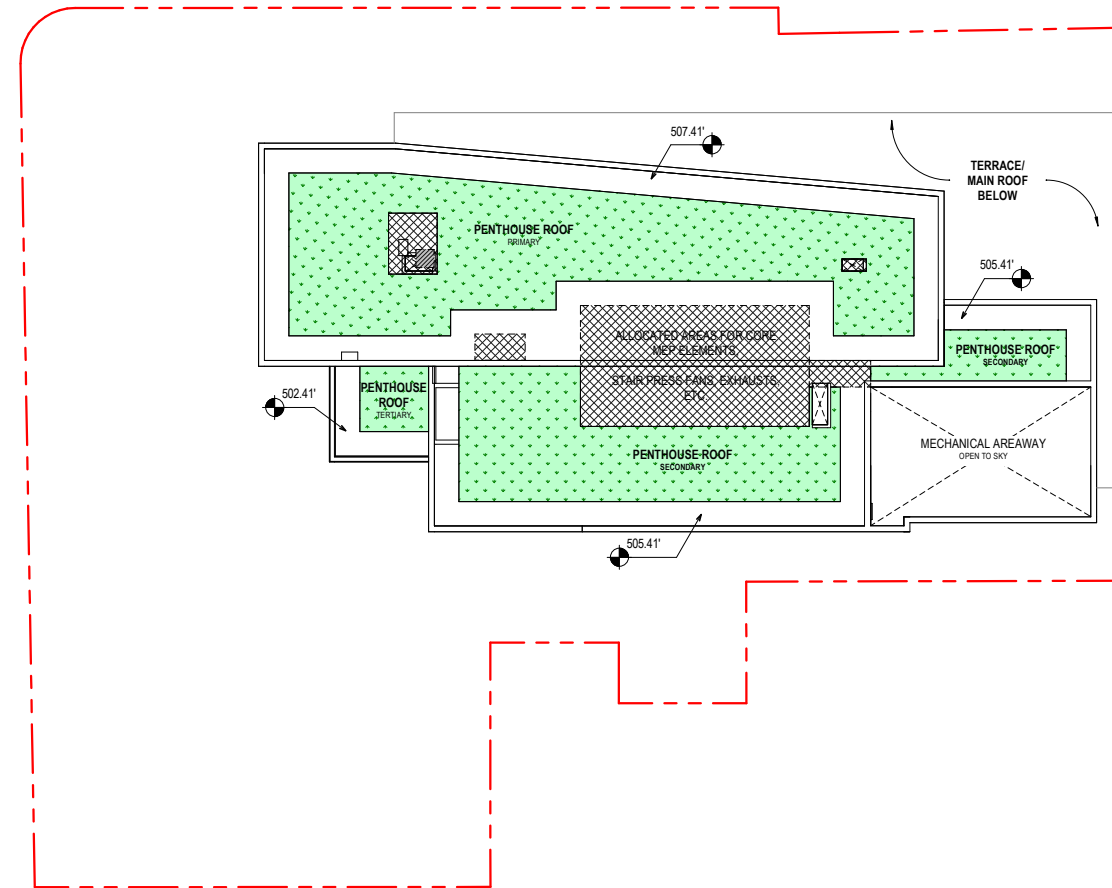
LEVEL PH - FLOOR PLAN - SPRC 01



LEVEL PH - FLOOR PLAN - SPRC 02

RESIDENTIAL GFA: 253,460 SF  
 RETAIL GFA: 4,412 SF  
 TOTAL UNITS: 302

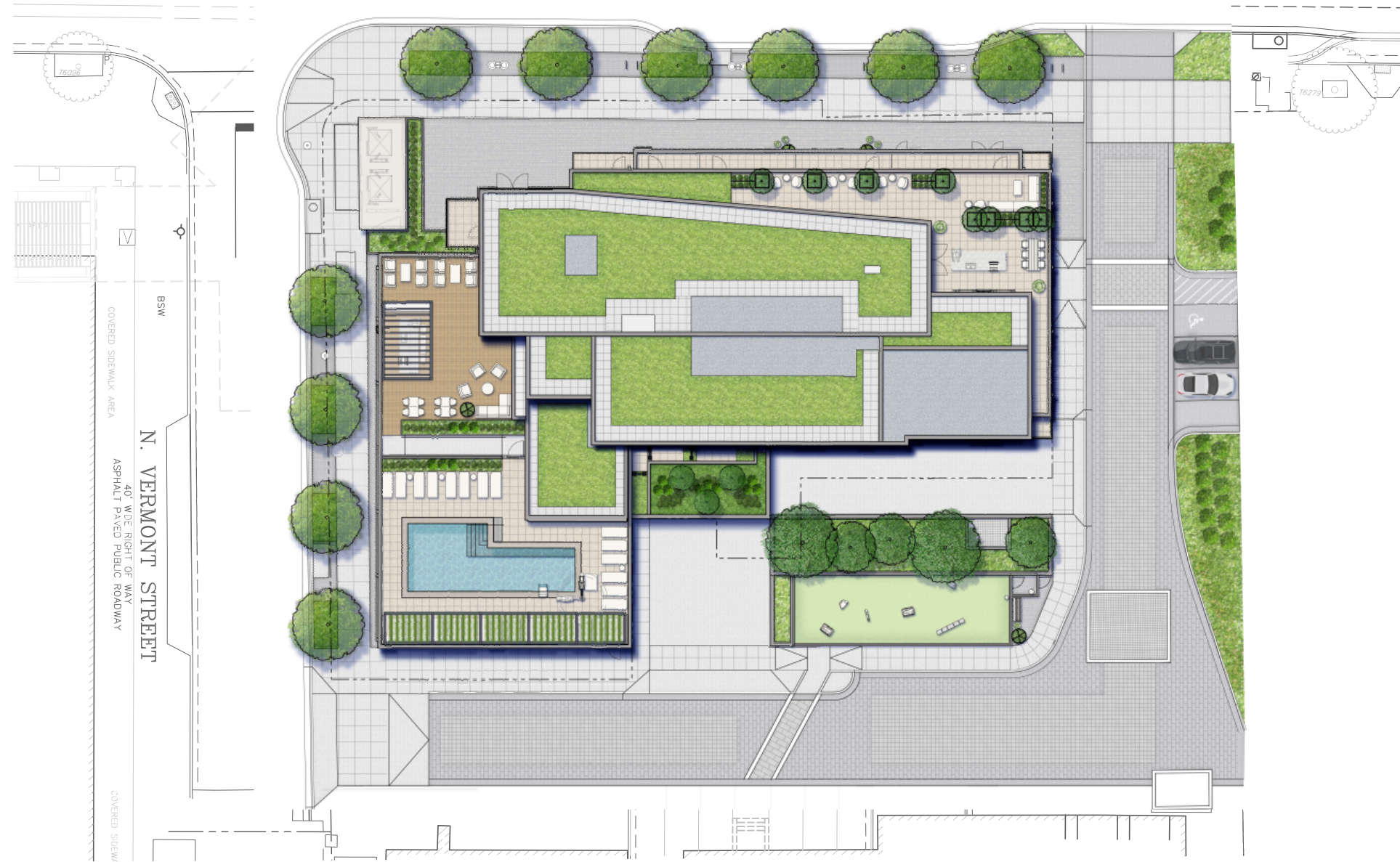
# 4420 N. FAIRFAX DRIVE - PROPOSED FLOOR PLANS



LEVEL ROOF - FLOOR PLAN - SPRC 01 & 02

RESIDENTIAL GFA: 253,460 SF  
 RETAIL GFA: 4,412 SF  
 TOTAL UNITS: 302

# 4420 N. FAIRFAX DRIVE - LANDSCAPE



CURRENT PROPOSED SITE PLAN



# 4420 N. FAIRFAX DRIVE - GREEN INITIATIVES

---



- **LEED GOLD CERTIFICATION**
- **BIRD GLASS PROVIDED ON LEVELS 2 & 3**
- **EXTERIOR LIGHT POLLUTION REDUCTION**
- **EV CHARGING (4% PROVIDED, 15% READY)**
- **EMPHASIS ON NATIVE PLANT SPECIES**

**THANK YOU**

hickok cole

ARIA