

# Area 1 Maintenance Facility Renovation Scope and Design

### Project Goals:

- Provide facility that consolidates office space, staff, and shops space into one building.
- Allow remote Area 1 staff at temporary Oak Marr location to finally join full Area 1 team.
- Provide facilities that adequately allow for the proper execution of job duties.



### EXISTING SITE



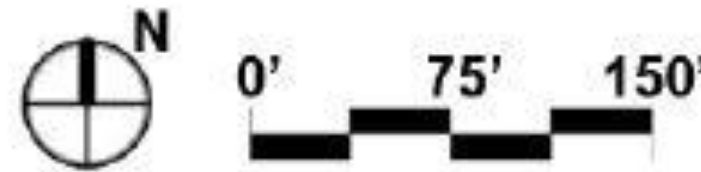
EXISTING SITE CONSISTS OF THREE PARCELS OWNED BY FAIRFAX COUNTY PARK AUTHORITY COVERING APPROX. 7 ACRES.

SURVEYED SITE A:  
2.28 ACRES

SITE B: APPROX. 1.91 ACRES

SITE C: APPROX. 2.87 ACRES

 EXISTING BUILDING  
 PROPERTY LINE



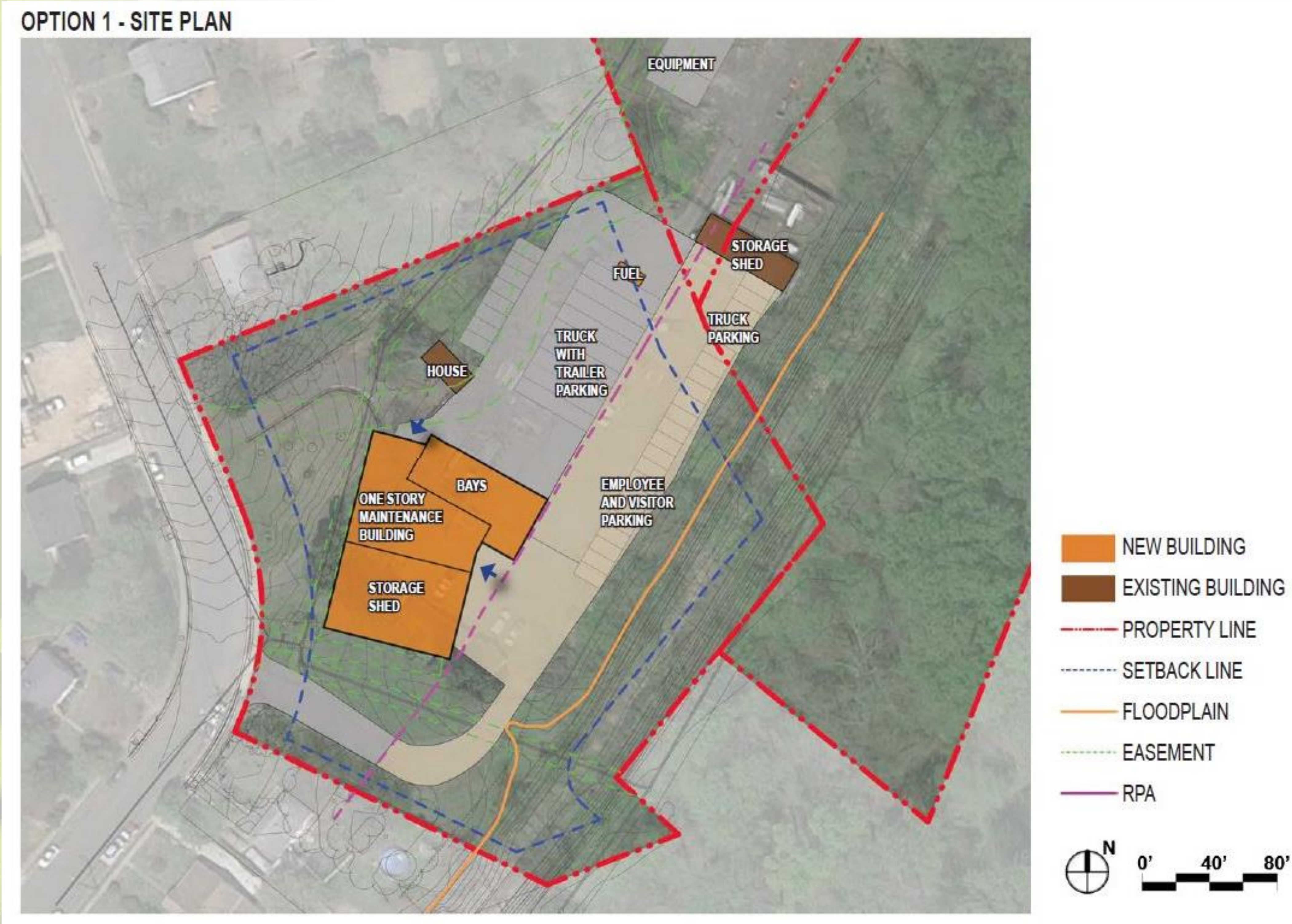
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# Area 1 Maintenance Facility Renovation Existing Conditions



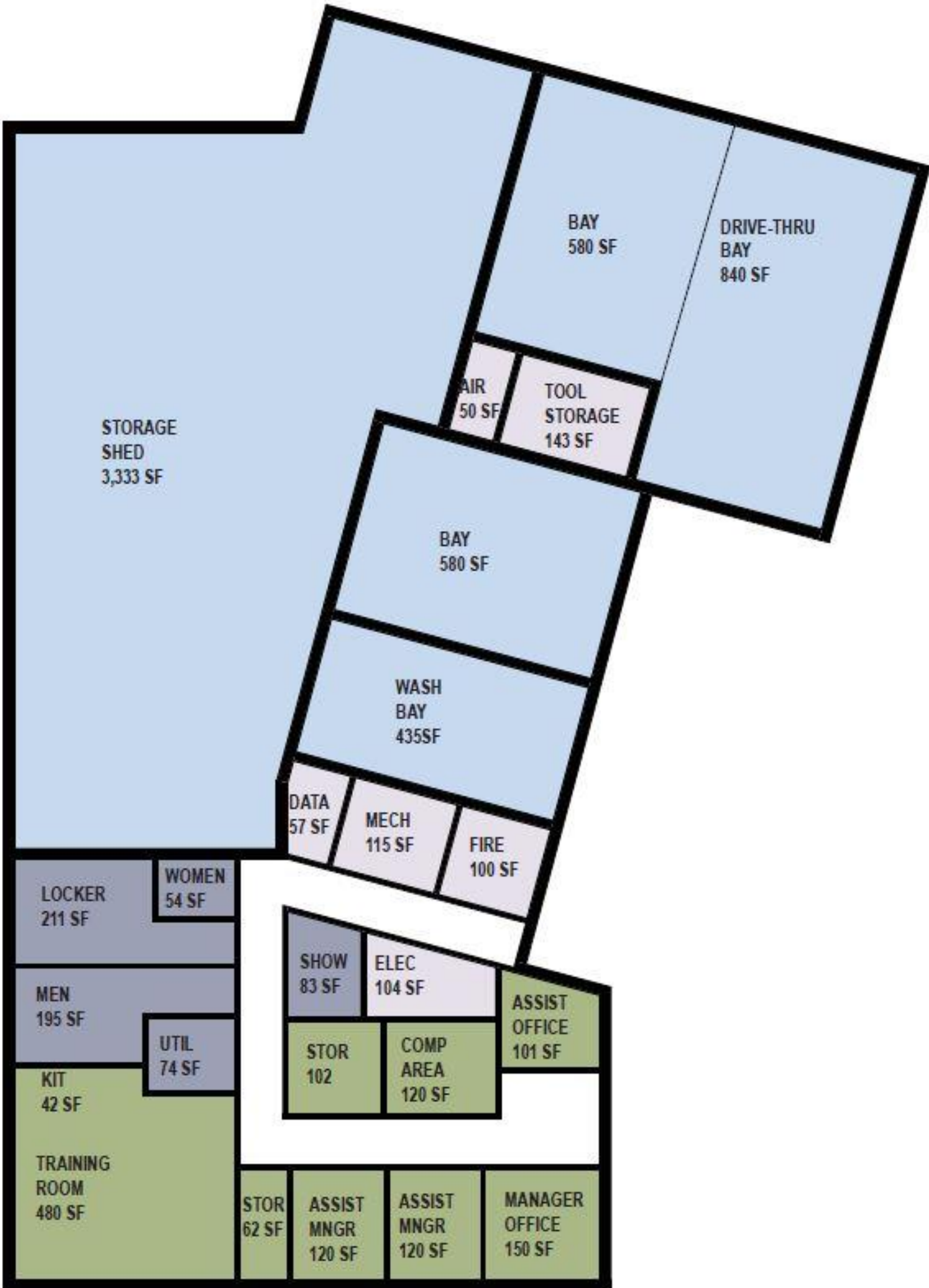
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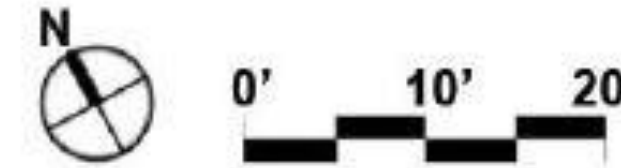
FLOOR PLAN



NET PROGRAM AREA  
OPTION 1: 8,988 SF

GROSS PROGRAM AREA  
OPTION 1: 9,821 SF

- ADMINISTRATION
- SERVICES
- COMMUNITY
- WORK BAYS
- BUILDING SUPPORT
- SITE



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