



# FAIRFAX RETIREMENT RESIDENCE

Lenity Architecture, Inc.

# Resident Profile

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- Average age - 80's
- Good Health - Do not require medical assistance
- Live within 10 Miles
- Single - 20% couples
- Do not drive
- Interested in new friends and a community environment
- Seek our lifestyle by choice rather than need



# Lifestyle

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- 3 meals/day 7 days/week - served restaurant style
- Housekeeping and linen service
- Social and physical activities - volunteer opportunities
- 24/7 on site management
- Van service - all day and every day
- Chapel, beauty salon, exercise room, game room, libraries, coffee lounge, movie theater, private rooms for family gatherings and many smaller gathering areas throughout the building
- All services and utilities are included in rent - No Buy In

# Building Design

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- Residential in nature - compatible with neighborhood
- All suites have patios or balconies
- 30% interior open space with activity areas in the core
- Studio suites – 400+ square feet
- 1 bedroom suites – 500+ square feet
- 2 bedroom suites – 900+ square feet
- Suites do not have kitchens

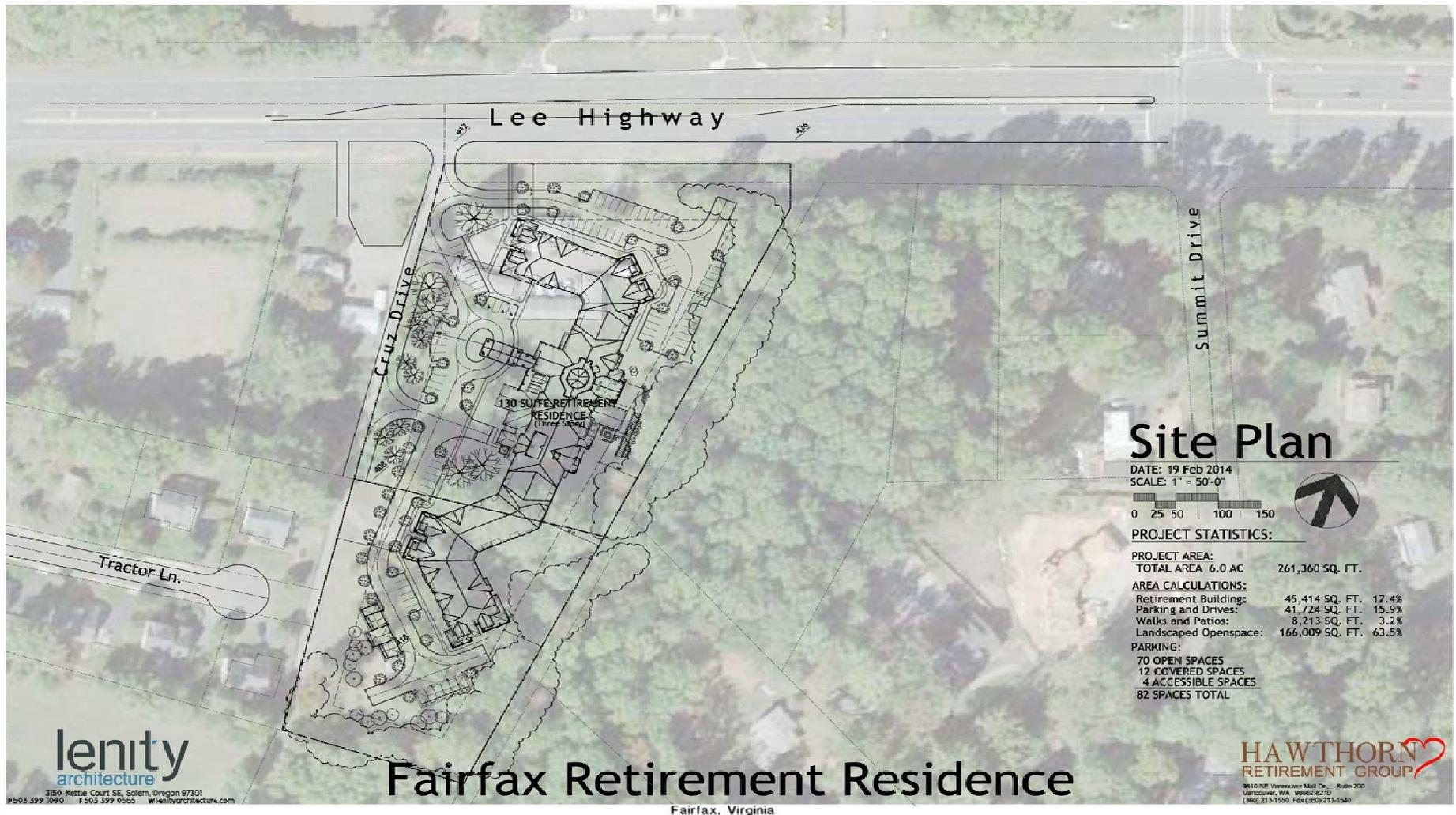
# View to Entry

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# Site Plan - Aerial View

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**lenity**  
architecture

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**Fairfax Retirement Residence**

Fairfax, Virginia

**HAWTHORN**  
RETIREMENT GROUP

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# Exterior Examples

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# Exterior Examples

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# Exterior Examples

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# Exterior Examples

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# Exterior Details

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# Exterior Details



# Exterior Details

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# Exterior Details

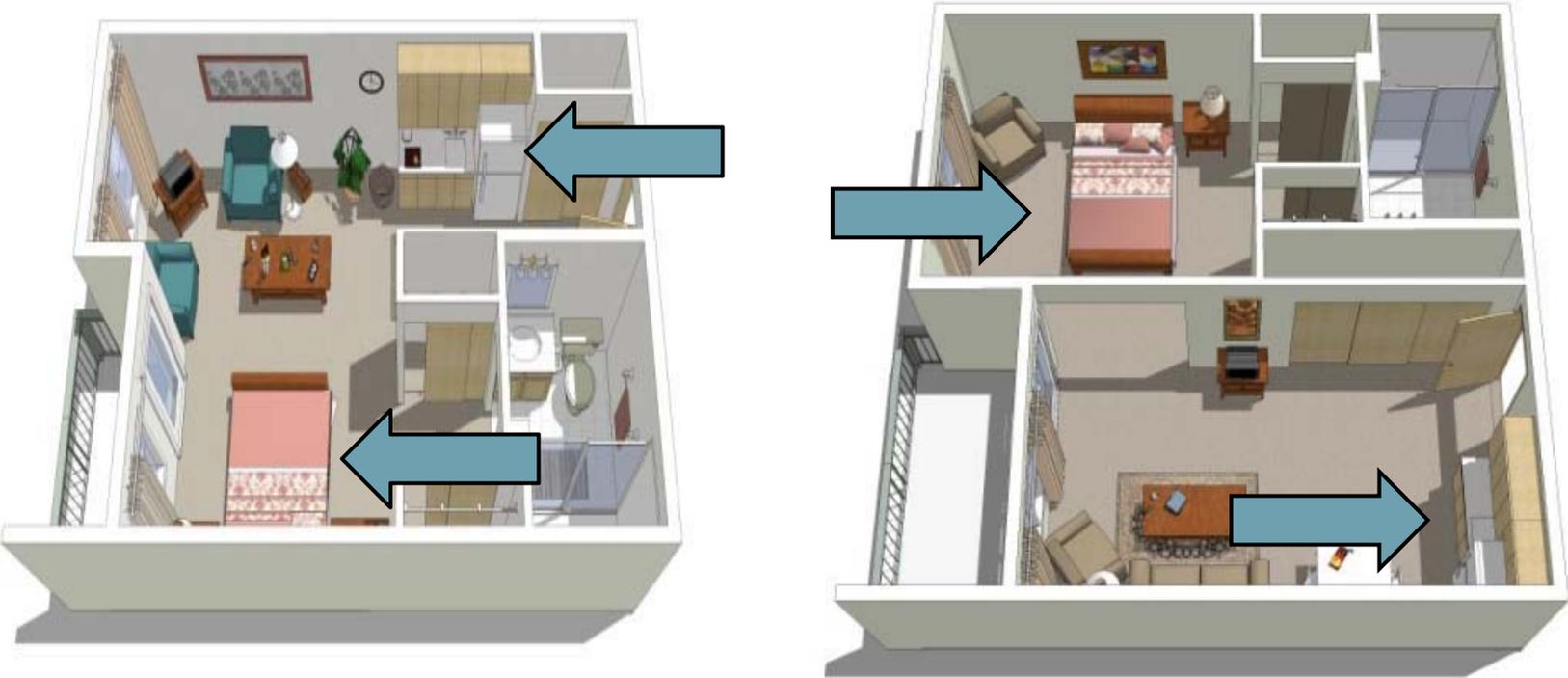
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# Exterior Details

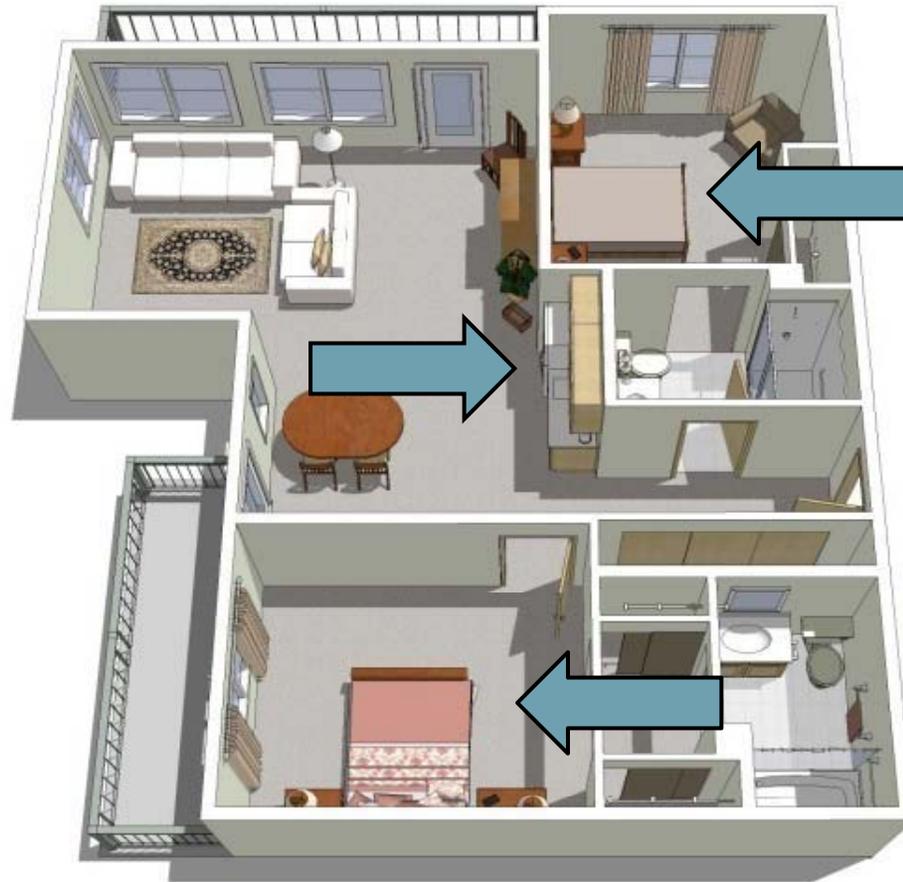


# Studio & 1 Bedroom Plans



# 2 Bedroom Plan

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# Interior Photos



# Library

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# Coffee Lounge

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# Movie Theater

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# Site Plan – 12723 Lee Highway

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# Proposal for Development

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- 130 suite, 3 story Congregate Living Facility (no medical services)
- Proposed FAR 0.4 – 0.5
- Located near single and multi family neighborhoods to allow seniors to remain a part of the community
- Excellent access to city services with no significant impact on traffic, especially during peak travel hours
- Ample parking will be provided for staff, residents and guests
- Majority of site will be landscaped and open space with walking paths, seating areas and gardens for residents

# Key Points

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- ❑ Transitional Site
- ❑ Low impact on city services
- ❑ Low traffic generation
- ❑ No impact on schools
- ❑ Job creation
- ❑ Park like setting
- ❑ Allows local seniors to remain in the area
- ❑ Quiet low impact senior use
- ❑ Long term neighbor





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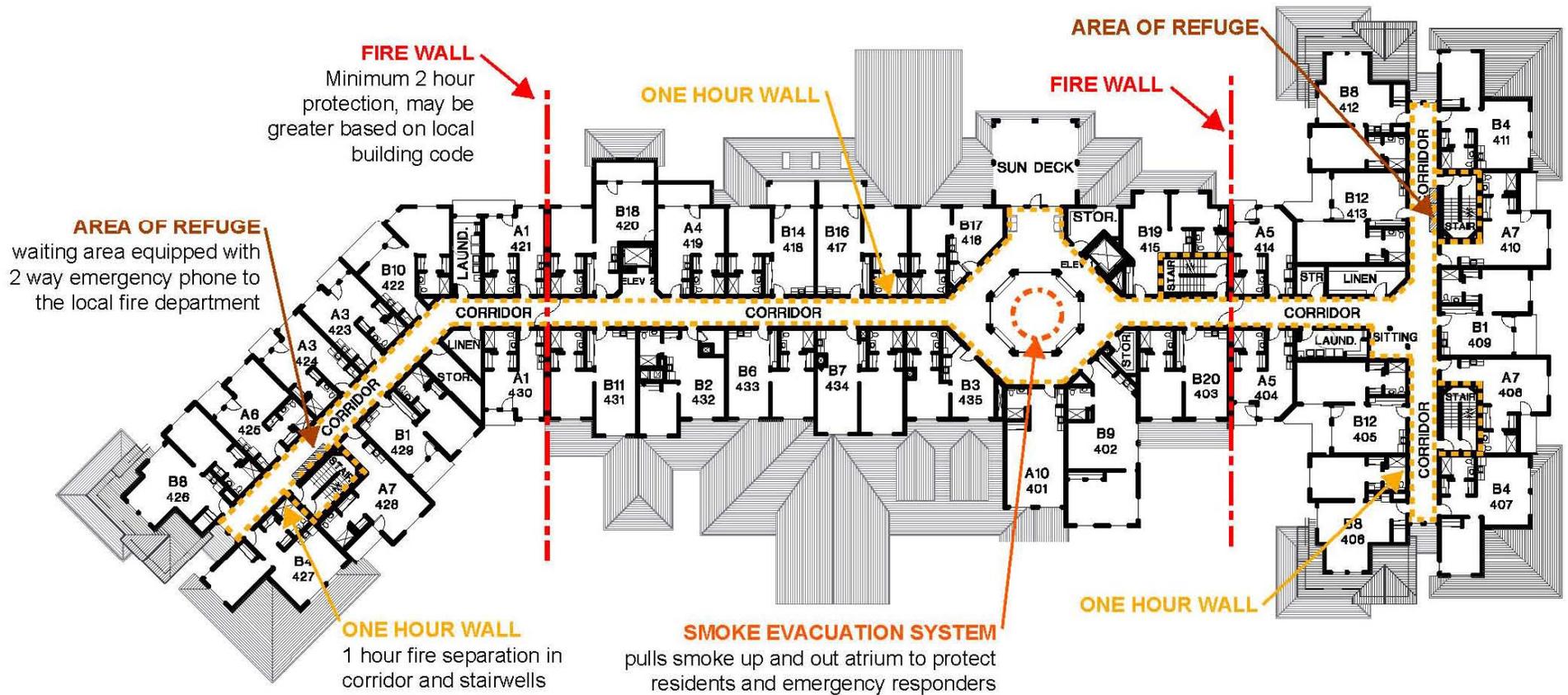
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# Fire Life Safety



**All buildings are fully sprinklered (NFPA 13 or 13R system)**

Safety items noted above are typical of all floors.  
*for illustration purposes only, actual floor plan may vary*