**NORTH PARCEL**

- SITE AREA: 18,250 SF
- LOT OCCUPANCY: 44%
- # OF UNITS: 12 UNITS
- PROJECT SIZE: 25,636 GFA
- FAR: 1.33
- RESIDENTIAL PARKING: 2 PRIVATE SPACES PER UNIT
- 24 PARKING SPACES
- 2 VISITOR SPACES
- 1 IN SOUTH PARCEL GARAGE

**SOUTH PARCEL**

- SITE AREA: 36,417 SF
- LOT OCCUPANCY: 57.34%
- # OF UNITS: 74 UNITS
- PROJECT SIZE: 100,534 GFA
- FAR: 2.76
- RESIDENTIAL PARKING: 124 SPACES (1.32 PER UNIT IN MAIN GARAGE)
  - (28 OF THESE ARE PRIVATE GARAGES)
  - (1.69 SPACES PER UNIT OVERALL)
- BICYCLE PARKING: 40 SPACES (30% HORIZONTAL)
  - 30 REQUIRED.
2 VISITOR SURFACE PARKING SPACES
1 VISITOR SPACE LOCATED IN SOUTH PARCEL GARAGE
2 VISITOR SURFACE PARKING SPACES
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2 VISITOR SURFACE PARKING SPACES
1 VISITOR SPACE LOCATED IN SOUTH PARCEL GARAGE
### BALLSTON, VA SOUTH PARCEL

**Project Summary**
- **Site Area:** 36,417 SF
- **Project Size (SF):** 100,594 SF
- ** gor Area (SF):** 2,304 SF
- **Parking Area:** 59,281 SF

<table>
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<th>Survey Category</th>
<th>Immediate/Required</th>
<th>Proposed - Deviation in Italics</th>
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<tbody>
<tr>
<td>Height</td>
<td>55'</td>
<td>15' FT</td>
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**Building Area Proposal**

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<tr>
<th>Level</th>
<th>Space Type</th>
<th>Gross Floor Area (GFA)</th>
<th>Required Elected Density</th>
<th>Floor to Floor Height (SF)</th>
<th>Elevation (AHD)</th>
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<tbody>
<tr>
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<td>3D:</td>
<td>11,759</td>
<td>1.22</td>
<td>9'</td>
<td>108'</td>
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<tr>
<td>1</td>
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<td>11,759</td>
<td>1.22</td>
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<td>3D:</td>
<td>11,759</td>
<td>1.22</td>
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<td>108'</td>
</tr>
</tbody>
</table>

**Room Data By Use**

### BALLSTON, VA NORTH PARCEL

**Project Summary**
- **Site Area:** 19,250 SF
- **Project Size (SF):** 34,185 SF
- **Floor Area (SF):** 25,636 SF (1,034 SF)
- **Parking Area:** 3,665 SF

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<td>44' FT</td>
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**Tract/Lot Size**

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<tr>
<th>Tract/Lot Size</th>
<th>Not Required</th>
</tr>
</thead>
</table>

**Parking**

- **2 Units Per Townhouse**
- **24 Tandem Spaces Provided**
- **Flat Level of Townhomes**
- **2 VISITOR SURFACE PARKING SPACES**
- **1 VISITOR SPACE LOCATED IN SOUTH PARCEL GARAGE**

**Lot Coverage**

- **41% Coverage**

**Setbacks**

- **25 Setbacks**