ZONING TABULATION

	MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
MIN. LOT AREA	40,000 SF	150,709 SF
MIN. LOT WIDTH	200 FEET	215 FEET
MAX. BLDG. HT.	90 FEET	72 FEET
MAX. FAR	0.80, OR 120,567 GSF	0.65, OR 98,580 GSF
YARD REQUIREMENTS		
FRONT YARD	40' ABP, NO LESS THAN 40'	185 FEET
SIDE YARD	NONE	N/A
REAR YARD	20 FEET	20 FEET
OPEN SPACE	15%, OR 22,606 SF	15%, OR 22,700 SF
TREE COVERAGE	10% OR 11,550 SF	14%, OR 16,600 SF
INTERIOR PARKING LOT LANDSCAPING	5% OR 3,635 SF	5%, OR 3,650 SF

PARKING TABULATION

PARKING PROVIDED: 365 SPACES (INCLUDING 8 ACCESSIBLE SPACES)

PARKING REQUIRED: 365 SPACES (INCLUDING 8 ACCESSIBLE SPACES)

VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENTS

ENCLOSED SALES/RENTAL FLOOR AREA = 14,818 SF @ 1SP/500 SF
= 30 SPACES

OPEN SALES/RENTAL DISPLAY LOT AREA = 2,468 SF @ 1SP/2,500 SF
= 1 SPACE

SERVICE BAYS = 78 @ 2SP/BAY
= 156 SPACES

EMPLOYEES = 109 @ 1SP/EMPLOYEE
= 109 SPACES

OFFICE
19,000 GSF @ 3.6SP/1,000 GSF
= 69 SPACES

LOADING REQUIRED: 4 LOADING SPACES

VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENTS
1SP FOR THE FIRST 5,000 GSF, PLUS
1SP FOR EACH ADDITIONAL 30,000 GSF
= 3 SPACES

OFFICES
1SP FOR THE FIRST 10,000 GSF, PLUS
1SP FOR EACH ADDITIONAL 20,000 GSF
= 1 SPACE

GENERAL NOTES

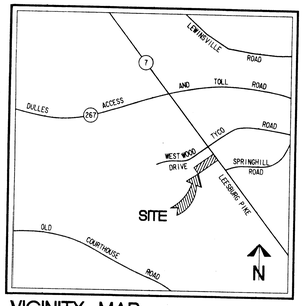
1. THE PROPERTY IS DELINEATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 29-3-001-001D AND IS CURRENTLY ZONED C-7.
2. OWNER:
AAL PARTNERSHIP
8545 LEESBURG PIKE
VIENNA, VIRGINIA 22182
3. THIS PLAT DOES NOT NECCESSARILY SHOW ALL COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY AFFECT THE PROPERTY.
4. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN ON THIS PLAN.
5. BOUNDARY AND TOPOGRAPHIC SURVEY WAS FIELD RUN BY WALTER L. PHILLIPS, INC., MAY 1996. CONTOUR INTERVAL IS 2 FEET.
6. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.
7. A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, 5155250100D, DATED MARCH 1990, SHOWS THIS PROPERTY TO LIE IN ZONE X, "AREAS TO BE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."
8. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION.
9. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
10. THIS PLAN IS CONCEPTUAL AND IS INTENDED FOR USE IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED AND ARE TO BE EXPECTED AS PART OF THE SITE PLAN APPROVAL PROCESS.
11. THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE FAIRFAX COUNTY ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
12. ACCORDING TO THE FAIRFAX COUNTY CHESAPEAKE BAY ORDINANCE MAPS, THIS PROPERTY IS NOT WITHIN A RESOURCE PROTECTION AREA.
13. STORM WATER MANAGEMENT AND WATER QUALITY PROVIDED AS PART OF REDEVELOPMENT OF SITE PER SITE PLAN 9509-SP-01 IN 1997. SINCE ALL CONSTRUCTION WILL OCCUR ABOVE EXISTING SERVICE BUILDING AND PARKING DECK, THERE WILL BE NO CHANGE IN IMPERVIOUS AREA AND THE EXISTING SWM AND WQ FACILITIES MEET CURRENT FAIRFAX REQUIREMENTS.
14. EXISTING 4' CONCRETE SIDEWALK WAS REPLACED WITH 6' CONCRETE SIDEWALK PER TRAIL WAIVER NO. 018389.
15. EXISTING DEVELOPED VEGETATION TO REMAIN.

BUILDING AREA CALCULATIONS

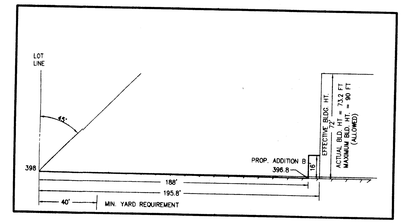
OFFICE BUILDING	
EX. FLOORS 1 & 2	14,632 GSF
EX. FLOORS 3 THRU 6	16,848 GSF
	31,480 GSF
SERVICE BUILDING	
EX. FIRST LEVEL	26,514 GSF
PROPOSED SECOND LEVEL	23,000 GSF
	49,514 GSF
PROPOSED ENCLOSED SERVICE AREA	
EX. FIRST LEVEL	6,400 GSF
PROPOSED SECOND LEVEL	6,400 GSF
	12,800 GSF
PROPOSED ENCLOSED VEHICLE DROP OFF AREA	4,600 GSF
PROPOSED ENCLOSED SHOWROOM AREA	186 GSF
TOTAL EXISTING AND PROPOSED	98,580 GSF

SYMBOL LEGEND

	PROPOSED TREE
	EXISTING TREE TO REMAIN



VICINITY MAP SCALE: 1"=2000'



ANGLE OF BULK PLANE
SCALE: 1" = 50'

EX. BUILDING
CCW HOLDINGS LIMITED
ZONE: PDC USE: OFFICE

EX. BUILDING
HENRY LONG
ZONE: PDC USE: SHOPPING CENTER

N/F ROSENTHAL
ZONE: C-7 USE: MOTOR VEHICLE SALES

EX. BUILDING

HARVEY CHERRIER
ZONE: C-7
USE: MOTOR VEHICLE SALES

N72°30'09"E 106'
EX. STEPS
PROPOSED LOADING AREA
EX. STAIRS
661.02'
ONE-WAY
126'
PROPOSED 2-STORY ENCLOSED SERVICE AREA
EX. WALL
2 LEVEL PARKING GARAGE (TO REMAIN)
PROPOSED 2-LEVEL ADDITION (TO EX. PARKING STRUCTURE)
215.69'
N17°07'48"W
208'
EX. SIAMESE CONN.
EX. GAS METER
EX. CONC
CONC
PROPOSED ONE-LEVEL ADDITION (TO EX. ONE-STORY SERVICE BUILDING) (TO REMAIN)
206.5'
#8545 EXISTING 6-STORY MASONRY OFFICE BLDG. (TO REMAIN)
PROPOSED ENCL. SHOWROOM AREA
PROPOSED ENCL. VEHICLE DROP OFF AREA
125'
74'
48.74'
EX. 30" STM. SEW.
EX. 10' CHAINLINK FENCE
N72°30'09"E 99'
PROP. 4' GRAVEL PATHWAY
738.46'
EX. SAND FILTER
EX. CONC. WALL
DISPLAY AREA
EX. 4' WALK
EX. SIGN POST
EXIST. SERVICE DRIVE
EX. DISPLAY AREA
EX. GRASS MEDIAN
EX. 6' WALK (SEE NOTE 14)
S36°22'22"E
LEESBURG PIKE - ROUTE 7
(VARIABLE WIDTH R/W)
EASTBOUND LANE
APPROX. ℄ OF R/W
℄ EAST BOUND LANE
26'
81.0'
EX. SIGN
927.94'
EX. SIGN
400' ± (TYP.)
VGS 85 NORTH
18'
31'

Application No. SEA 82-C-063-3 Staff C. Lewis
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 2-20-01
Date of (BOS) (BZA) approval 1-7-02
Sheet 1 of 9

SPECIAL EXCEPTION AMENDMENT PLAT

HBL, INC

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

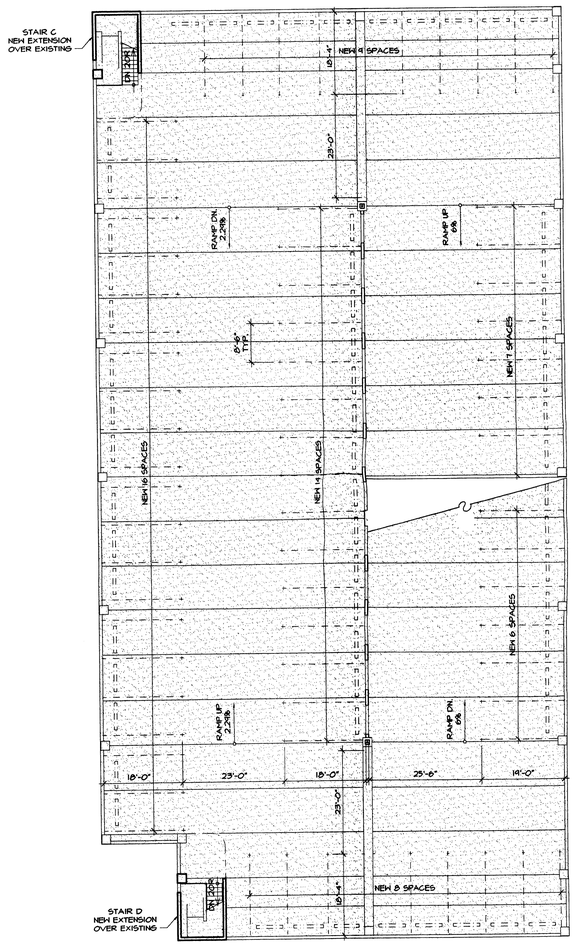
WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

DATE: 12/20/01 DRAWN: JLH

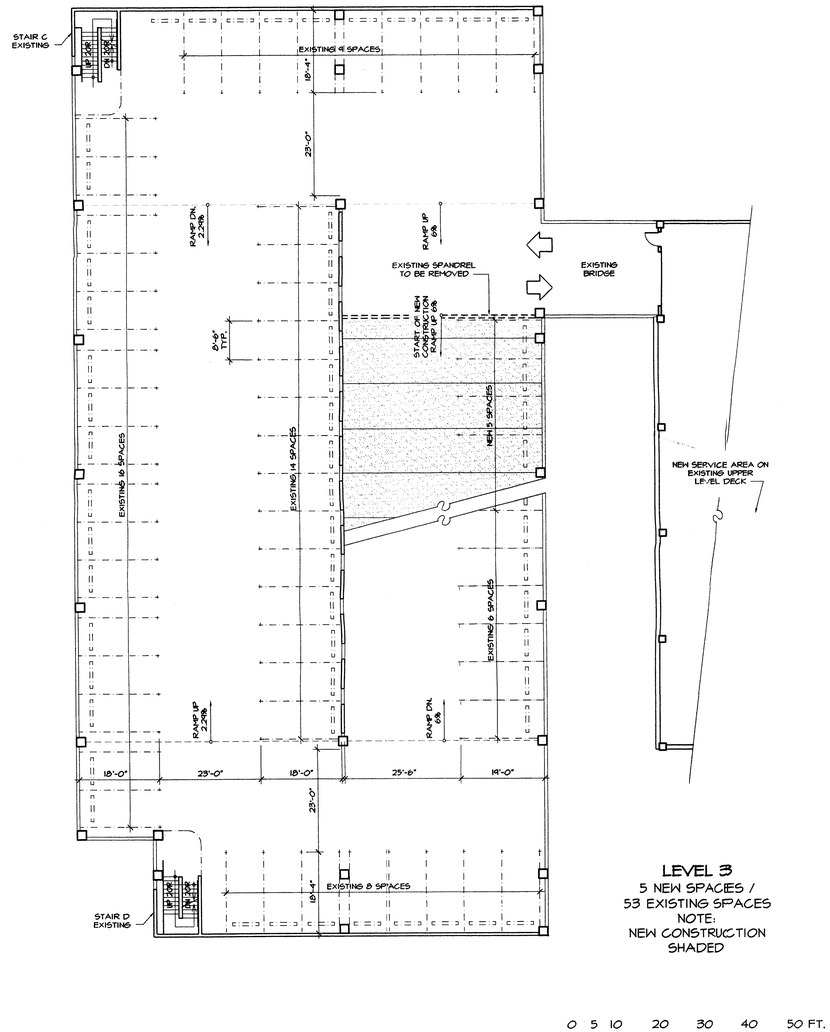
SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA TERRANCE M. ANDERSON No. 9909 PROFESSIONAL ENGINEER

File No. FK-20 Tax Map No. 29-3 Job No. 96014 Cadd Dwg. File: 96014SE3



LEVEL 4
60 NEW SPACES
NOTE:
NEW CONSTRUCTION
SHADED



LEVEL 3
5 NEW SPACES /
53 EXISTING SPACES
NOTE:
NEW CONSTRUCTION
SHADED

0 5 10 20 30 40 50 FT.

2 A-100 FLOOR PLAN - NEW PARKING GARAGE LEVEL 4
SCALE: 1/16" = 1'-0"

1 A-100 FLOOR PLAN - EXISTING PARKING GARAGE LEVEL 3
SCALE: 1/16" = 1'-0"

PROJECT
HBL, Inc. Renovation & Addition

8545 Leesburg Pike
Vienna, VA 22182

J3 DESIGN COLLECTIVE
ARCHITECTURE • PLANNING • INTERIOR DESIGN
2830 GRAHAM ROAD, SUITE 240
FALLS CHURCH, VIRGINIA 22042
TEL. 703.204.9550 FAX. 703.204.9553

CONSULTANT

Application No. SEA 82-C-063-3 Staff P. Lusk
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 12-20-01
Date of (BOS) (BZA) approval 1-7-02
Sheet 2 of 9

JOB NUMBER
034-01-00-1

ISSUE	DATE
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PROGRESS PRINT	08.24.01
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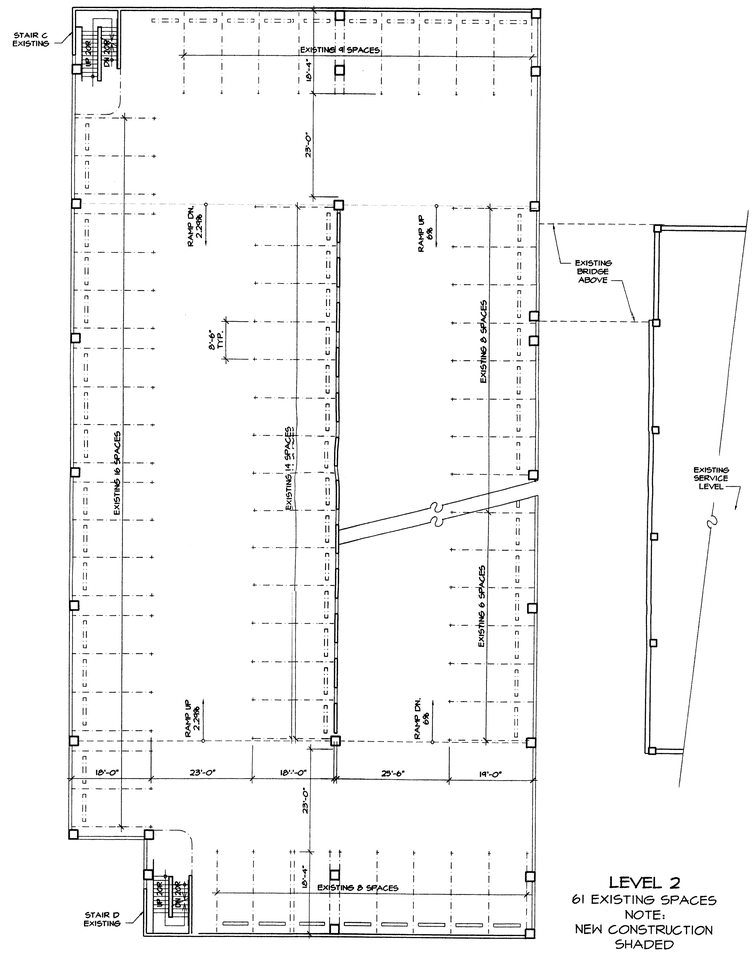
REVISION	DATE
-	-
-	-
-	-
-	-
-	-

DRAWING TITLE
FLOOR PLANS -
NEW PARKING LEVEL

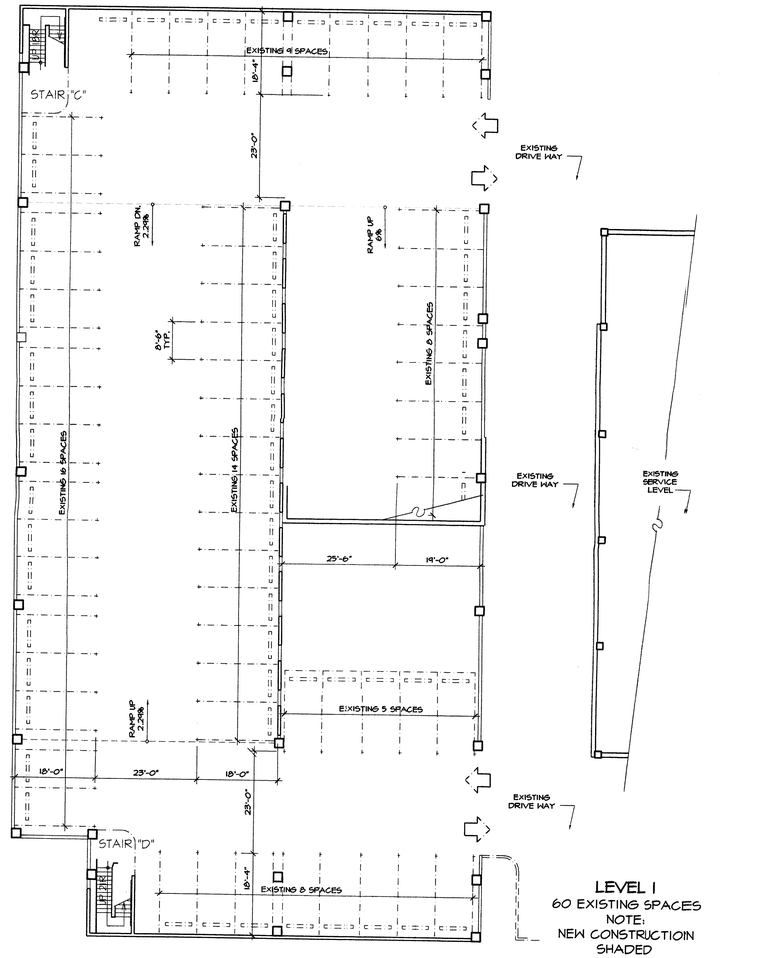
DRAWING SCALE
AS NOTED

DRAWING NUMBER
A-100

COMMONWEALTH OF VIRGINIA
JOE A. BURTON
LICENSE No. 5098
ARCHITECT
9.18.01



LEVEL 2
61 EXISTING SPACES
NOTE:
NEW CONSTRUCTION
SHADED



LEVEL 1
60 EXISTING SPACES
NOTE:
NEW CONSTRUCTIOIN
SHADED

0 5 10 20 30 40' 50 FT.

2 / A-101 FLOOR PLAN - EXISTING PARKING GARAGE LEVEL 2
SCALE: 1/16" = 1'-0"

1 / A-101 FLOOR PLAN - EXISTING PARKING GARAGE GROUND LEVEL
SCALE: 1/16" = 1'-0"

PROJECT
HBL, Inc. Renovation & Addition

8545 Leesburg Pike
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CONSULTANT

Application No. SEA 82-C-063-3 Staff C. Lewis
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 12-20-01
Date of (BOS) (BZA) approval 1-7-02
Sheet 3 of 9

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-	-
-	-

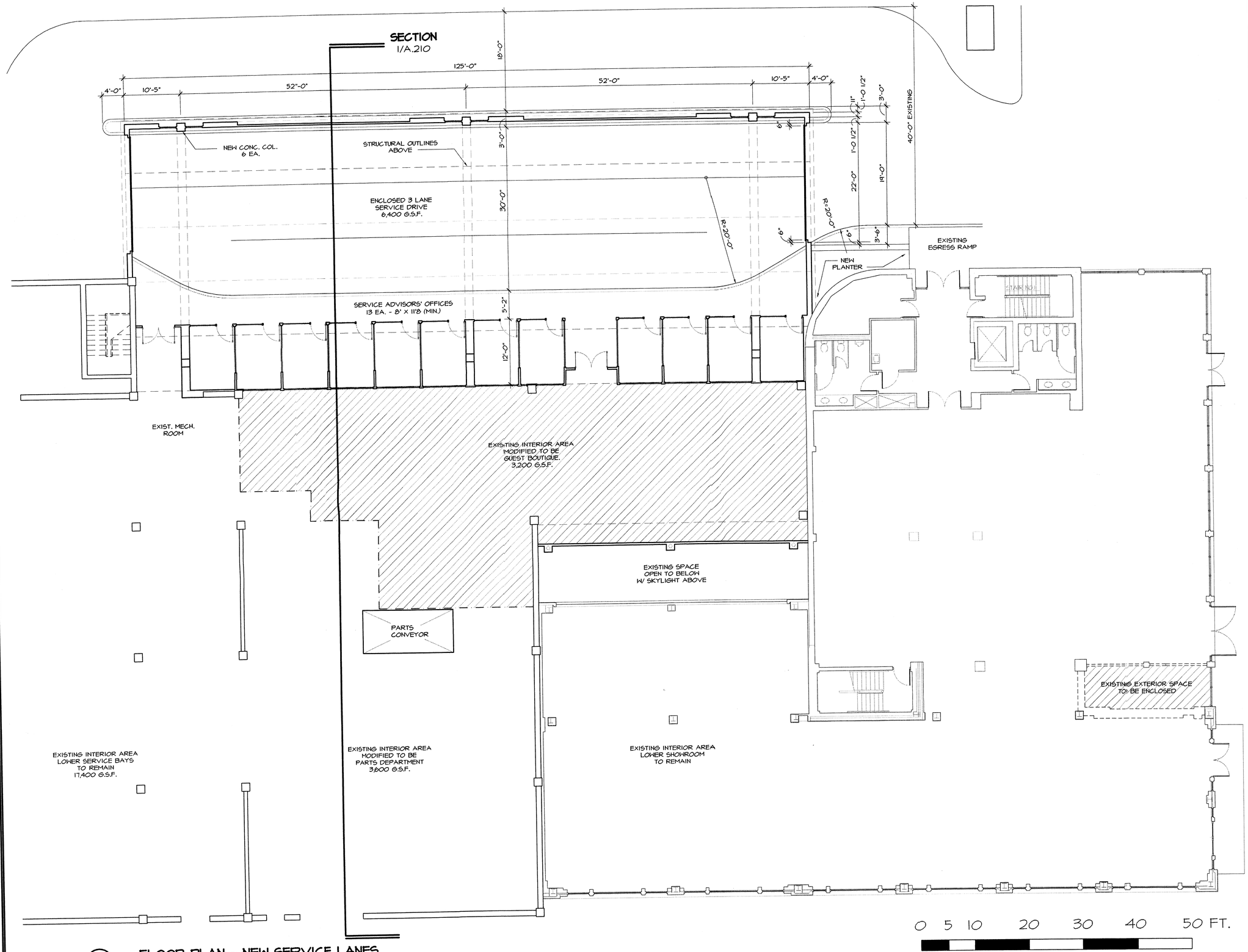
DRAWING TITLE
FLOOR PLANS - EXISTING PARKING LEVELS

DRAWING SCALE
AS NOTED

DRAWING NUMBER
A-101

SHEET 3 OF 9

COMMONWEALTH OF VIRGINIA
JOE A. BURTON
LICENSE No. 5088
ARCHITECT
9.18.01



1 / A-105 FLOOR PLAN - NEW SERVICE LANES

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

PROJECT

HBL, Inc. Renovation & Addition

8545 Leesburg Pike
Vienna, VA 22182

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CONSULTANT

Application No. SEA 82-C-063-3 Staff C. Lewis
APPROVED BS / SP PLAN
SEE DEV CONDS DATED 12-20-01
Date of (BOS) (BZA) approval 1-7-02
Sheet 4 of 9

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DRAWING TITLE

**FLOOR PLAN -
NEW SERVICE DRIVE**

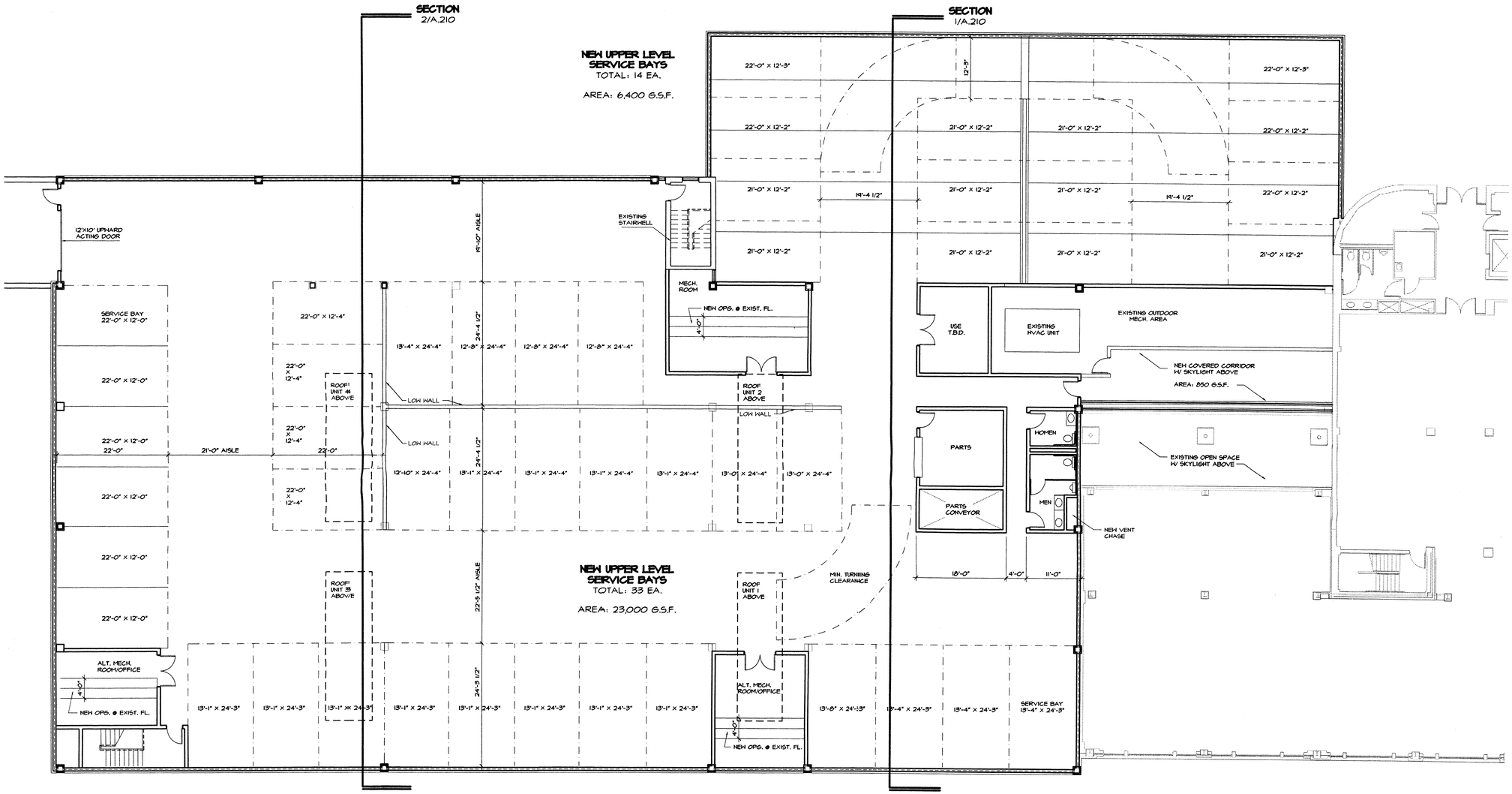
DRAWING SCALE
AS NOTED

DRAWING NUMBER

A-105

SHEET 4 OF 9

COMMONWEALTH OF VIRGINIA
JOE A. BURTON
LICENSE No. 5098
ARCHITECT
9.18.01



1 / A-106 FLOOR PLAN - NEW SERVICE AREA ON UPPER LEVEL DECK

SCALE: 3/32" = 1'-0"

0 5 10 20 30 40 50 FT.

PROJECT

HBL, Inc. Renovation & Addition

8545 Leesburg Pike
Vienna, VA 22182

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2830 GRAHAM ROAD, SUITE 240
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CONSULTANT

Application No. SEA 82-C-063-3 Staff C. Lewis
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 12-20-01
Date of (BOS) (BZA) approval 1-7-02
Sheet 5 of 9

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DRAWING TITLE

FLOOR PLAN - NEW SERVICE AREA

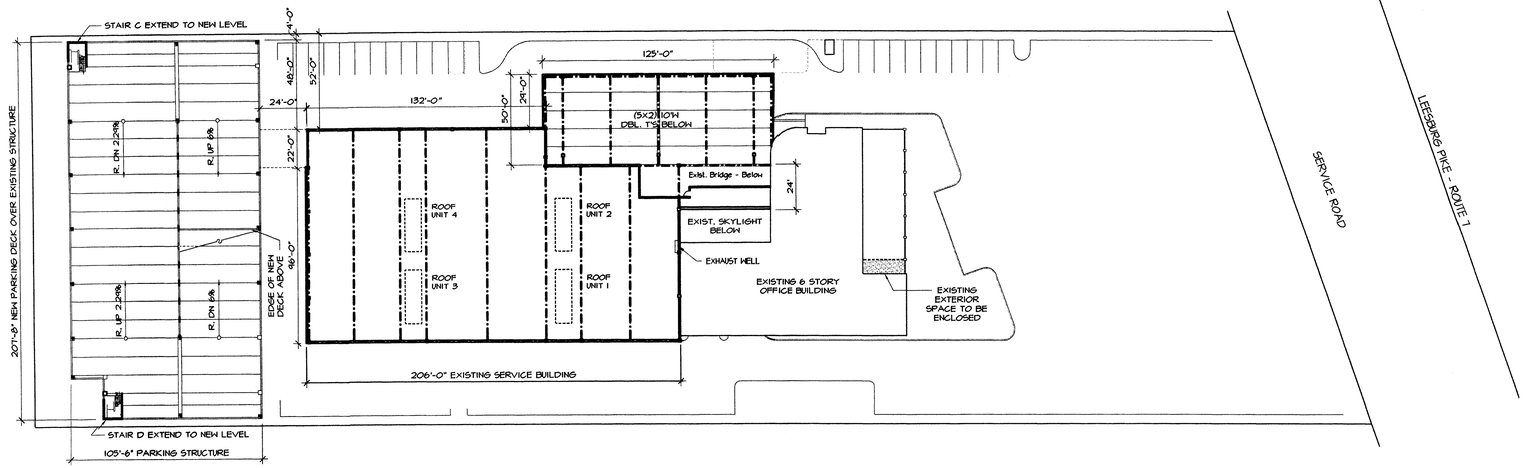
DRAWING SCALE
AS NOTED

DRAWING NUMBER

A-106

SHEET 5 OF 9

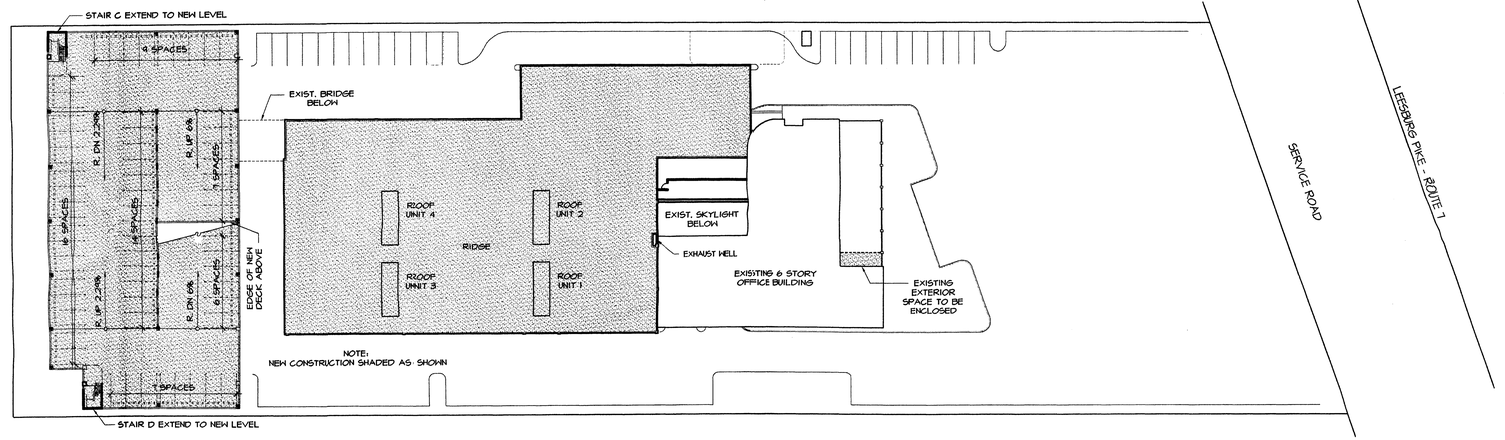
COMMONWEALTH OF VIRGINIA
JOE A. BURTON
LICENSE No. 3098
ARCHITECT
9.18.01



1 A-110

NEW PRECAST PANEL & ROOF FRAMING SCHEMATIC PLAN

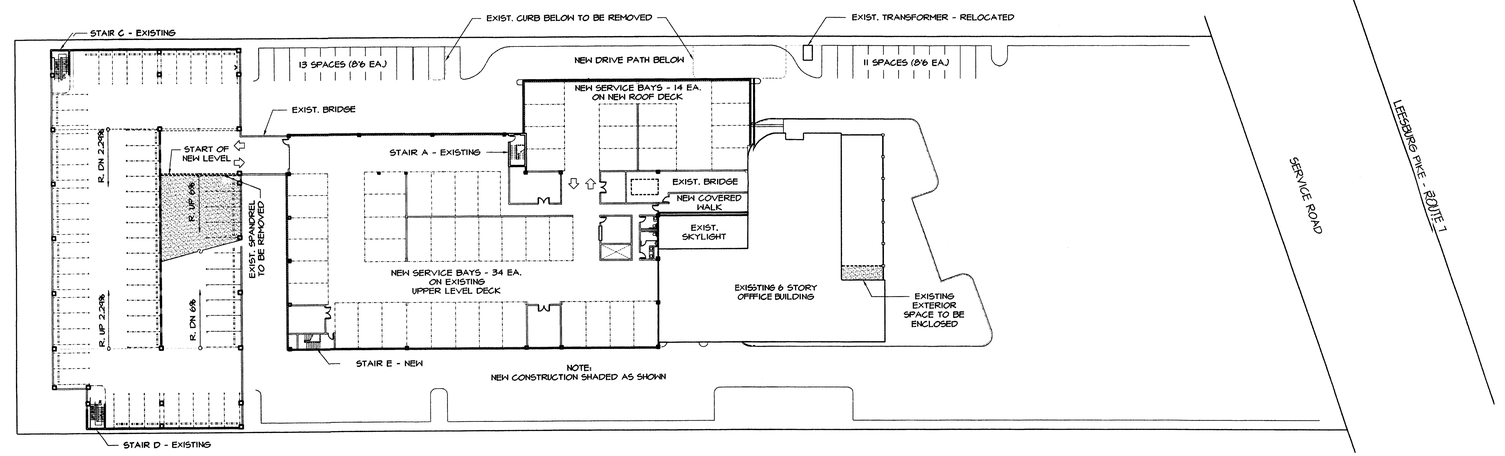
SCALE: N.T.S.



2 A-110

NEW PARKING GARAGE & NEW ROOF SCHIEMATIC PLAN

SCALE: N.T.S.



3 A-110

NEW PARKING GARAGE & UPPER LEVEL SERVICE BAYS SCHEMATIC PLAN

SCALE: N.T.S.

0 5 10 20 30 40 50 FT.

PROJECT

HBL, Inc. Renovation & Addition

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Vienna, VA 22182

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CONSULTANT

Application No. SEA 92-C-063-3 Staff C. Lewis
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 12-20-01
Date of (BOS) / (BZA) approval 1-7-02
Sheet 6 of 9

JOB NUMBER
034-01-00-1

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DRAWING TITLE

SCHEMATIC PLANS

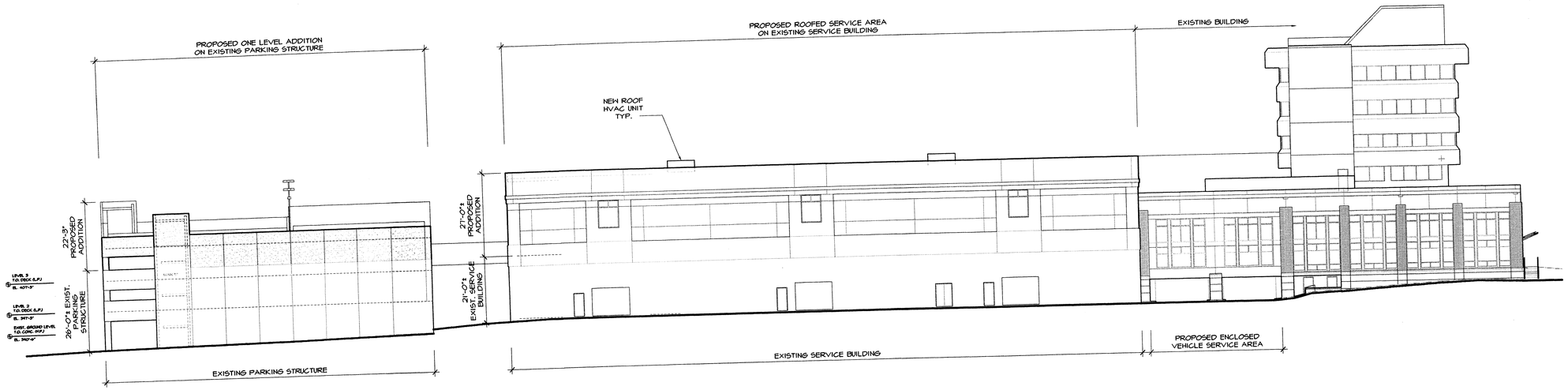
DRAWING SCALE
AS NOTED

DRAWING NUMBER

A-110

SHEET 6 OF 9

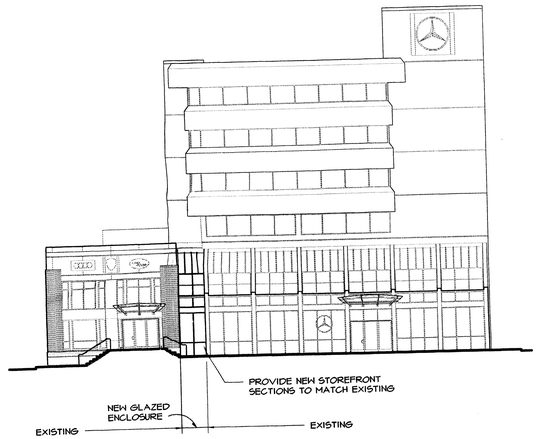
COMMONWEALTH OF VIRGINIA
JOE A. BURTON
LICENSE No. 5098
ARCHITECT
9.18.01



1 A-200

EASTERN ELEVATION - ENTIRE COMPLEX

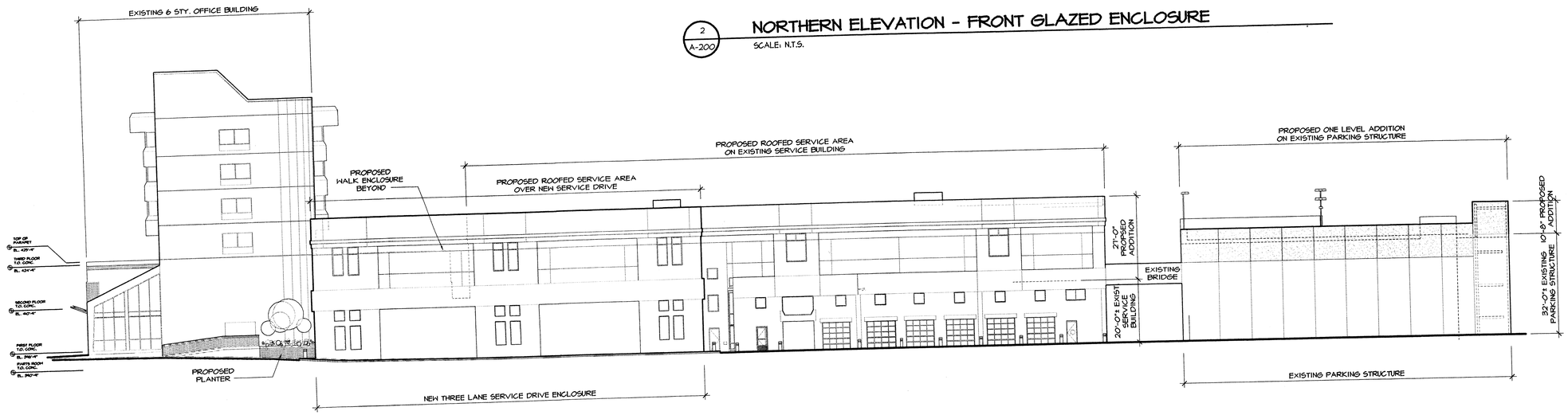
SCALE: N.T.S.



2 A-200

NORTHERN ELEVATION - FRONT GLAZED ENCLOSURE

SCALE: N.T.S.



0 5 10 20 30 40 50 FT.

3 A-200

WESTERN ELEVATION - ENTIRE COMPLEX

SCALE: N.T.S.

PROJECT

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Vienna, VA 22182

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CONSULTANT

Application No. SE 02-C-003-3 Staff C. Lewis
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 12-20-01
Date of (BOS) (BZA) approval 1-7-02
Sheet 7 of 9

JOB NUMBER
034-01-00-1

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-	-
-	-

DRAWING TITLE

BUILDING ELEVATIONS ENTIRE COMPLEX

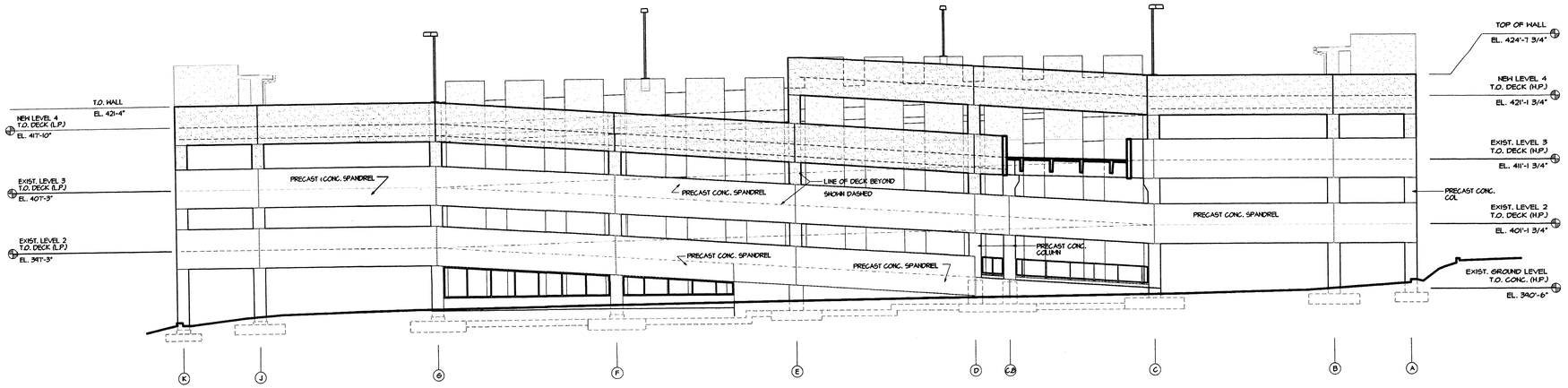
DRAWING SCALE
AS NOTED

DRAWING NUMBER

A-200

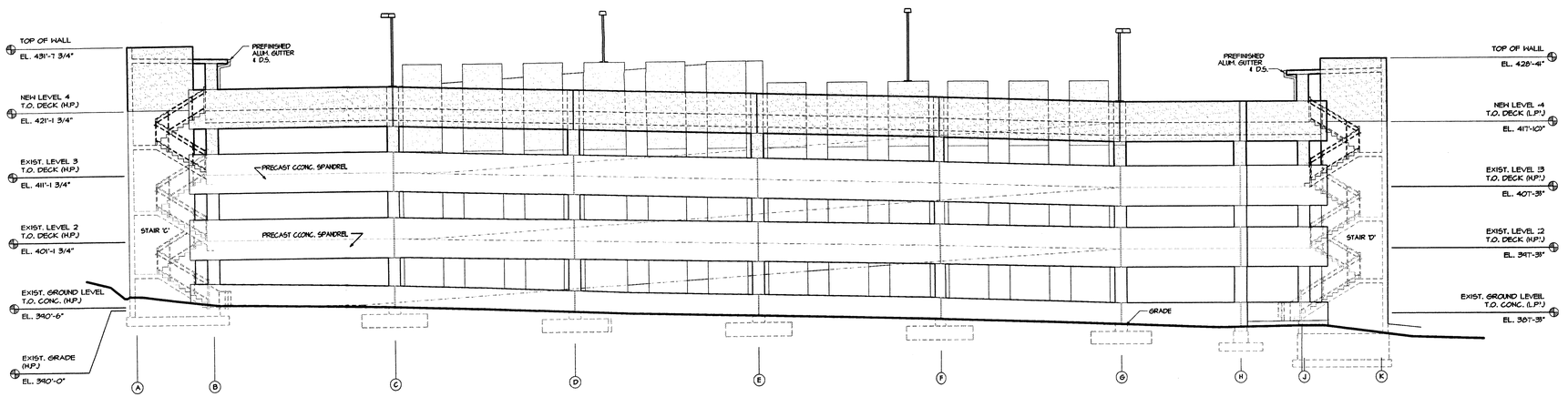
SHEET 7 OF 9

COMMONWEALTH OF VIRGINIA
JOE A. BURTON
LICENSE No. 5098
ARCHITECT
9.18.01



1 A-205 NORTHERN ELEVATION - PARKING BUILDING

SCALE: 3/32" = 1'-0"



2 A-200 SOUTHERN ELEVATION - PARKING BUILDING

SCALE: 3/32" = 1'-0"

0 5 10 20 30 40 50 FT.

PROJECT

HBL, Inc. Renovation & Addition

8545 Leesburg Pike
Vienna, VA 22182

J3 DESIGN COLLECTIVE
ARCHITECTURE • PLANNING • INTERIOR DESIGN
2830 GRAHAM ROAD, SUITE 240
FALLS CHURCH, VIRGINIA 22042
TEL. 703.204.9550 FAX. 703.204.9553

CONSULTANT

Application No. SEA 82-C-063-3 Staff: C. Lewis
APPROVED (SE) SE PLAN
SEE DEV CONDS DATED 12-20-01
Date of (BOS) (BZA) approval 1-7-02

JOB NUMBER
034-01-00-1

8 of 9

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-	-
-	-

DRAWING TITLE

BUILDING ELEVATIONS
PARKING BUILDING

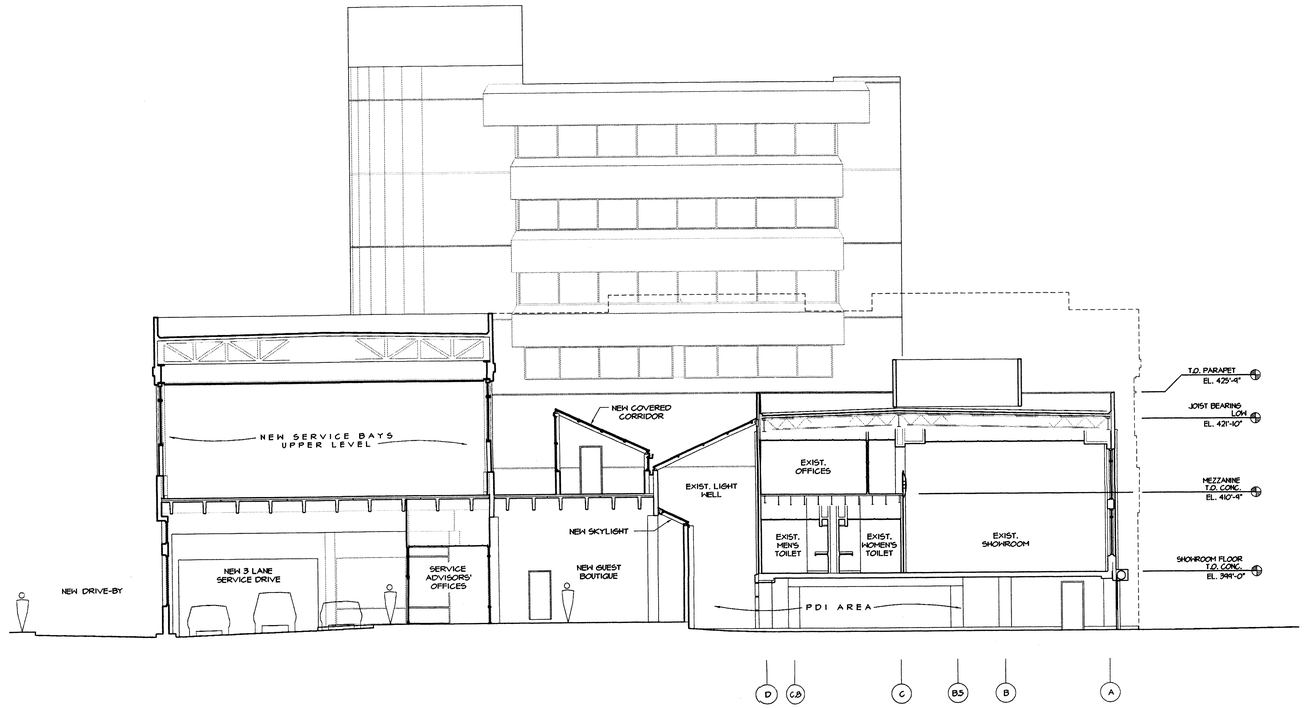
DRAWING SCALE
AS NOTED

DRAWING NUMBER

A-205

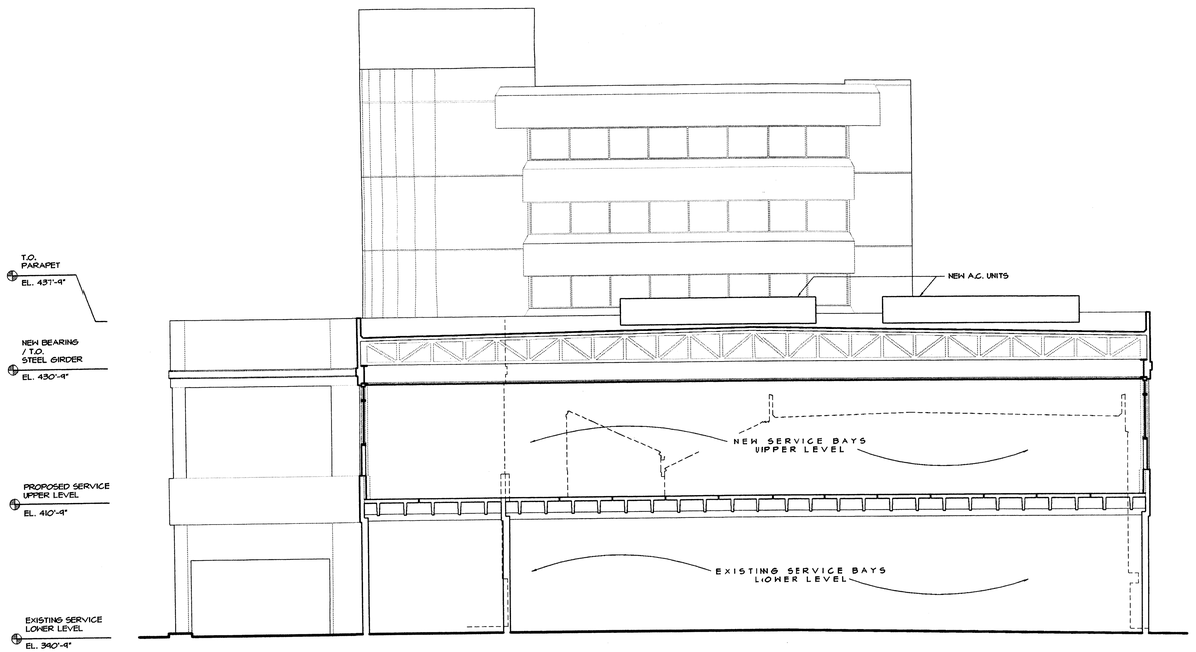
SHEET 8 OF 9

COMMONWEALTH OF VIRGINIA
JOE A. BURTON
LICENSE No. 5098
ARCHITECT
9.18.01



1 A-210 **CROSS SECTION - @ SERVICE LANES**

SCALE: 3/32" = 1'-0"



2 A-210 **CROSS SECTION - @ SERVICE BUILDING**

SCALE: 3/32" = 1'-0"

0 5 10 20 30 40 50 FT.

PROJECT

HBL, Inc. Renovation & Addition

8545 Leesburg Pike
Vienna, VA 22182

J3 DESIGN COLLECTIVE
ARCHITECTURE • PLANNING • INTERIOR DESIGN
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CONSULTANT

Application No. SEA 82-C-083-3 Staff C. Lewis
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 12-20-01
Date of (BOS) (BZA) approval 1-7-02
Sheet 9 of 9

JOB NUMBER
034-01-00-1

ISSUE	DATE
PRELIMINARY PRINT	06.20.01
BASE PLAN PRINT	06.25.01
PROGRESS PRINT	08.29.01
ISSUE FOR SPECIAL EXCEPTION	09.18.01

REVISION	DATE
-	-
-	-
-	-
-	-
-	-

DRAWING TITLE

BUILDING CROSS SECTION

DRAWING SCALE
AS NOTED

DRAWING NUMBER

A-210

SHEET 9 OF 9

COMMONWEALTH OF VIRGINIA
JOE A. BURTON
LICENSE No. 5098
ARCHITECT
9.18.01