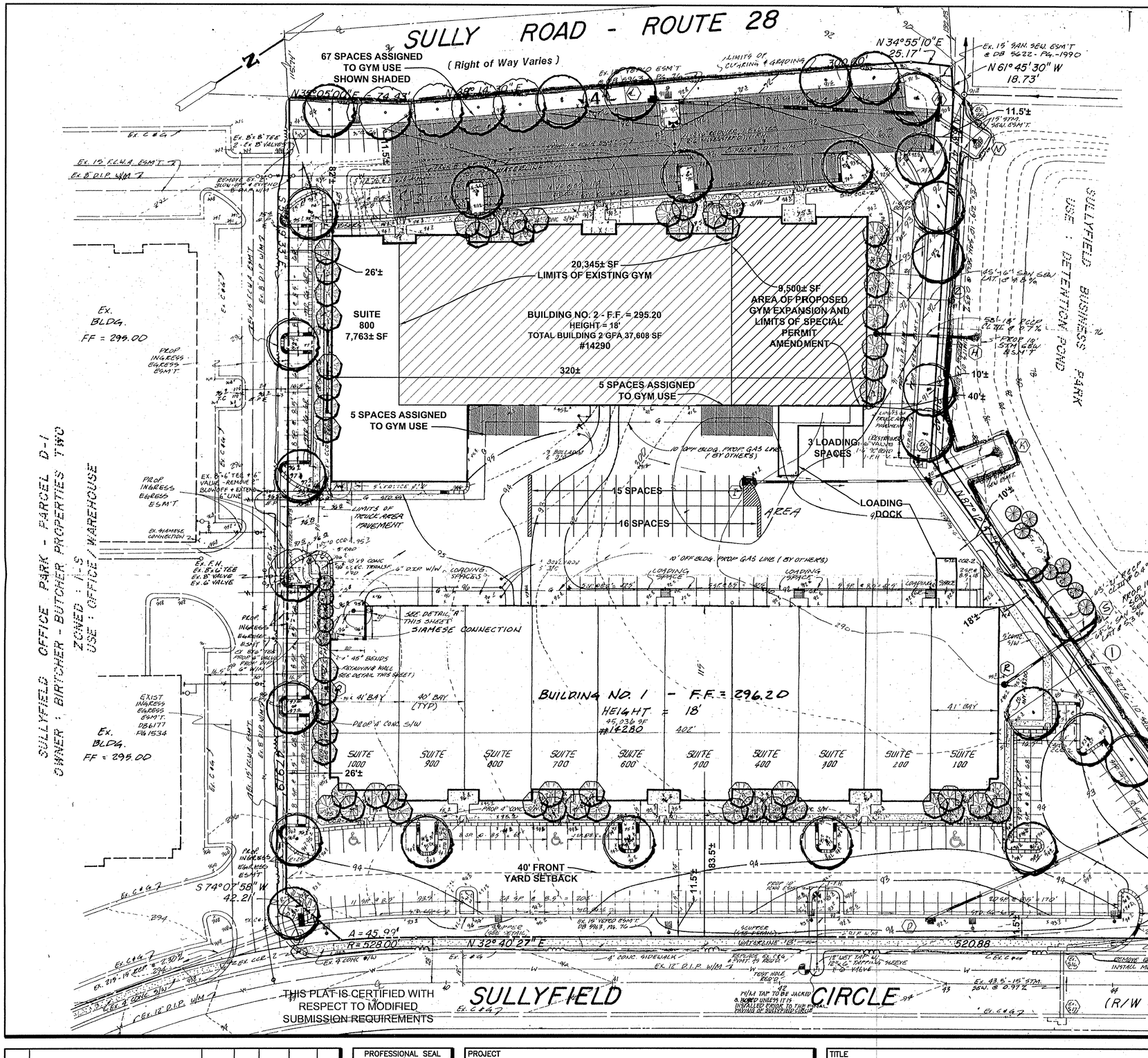



| SITE AND BUILDING TABULATIONS PER APPROVED SITE PLAN 4948-SP-16-1 | | | | |
|---|---|---|---|---|
| SITE AREA: | 5.25 | AC | 228,690 | SF |
| ZONING: | I-5 | | | |
| USE: | OFFICE WAREHOUSE | | | |
| GROSS FLOOR AREA: | | | | |
| BUILDING #1 FOOTPRINT | 45,036 | SF | | |
| BUILDING #2 FOOTPRINT | 37,608 | SF | | |
| TOTAL BUILDING FOOTPRINT GFA | 82,644 | SF | | |
| TIMES TWICE THE GFA | x 2 | | | |
| TOTAL GFA PROVIDED | 165,288 | SF | | |
| | | | | |
| | PERMITTED/ REQUIRED | | PROVIDED | |
| FAR | 1.00 | | 0.72 | |
| SQUARE FEET OF OPEN SPACE | 34,304 | SF | 38,817 | SF |
| PERCENTAGE OPEN SPACE | 15.0% | | 17.0% | |

| TABULATIONS FOR GOLD'S GYM | | | | |
|---|---|---|---|---|
| | PERMITTED/ REQUIRED | | PROVIDED | |
| EXISTING GYM GFA | N/A | | 20,345 | +/-SF |
| PROPOSED GYM GFA | N/A | | 9,500 | +/-SF |
| TOTAL GYM GFA | | | 29,845 | +/-SF |
| | | | | |
| PARKING FOR GYM USE | | | | |
| 1 SPACE PER 3 CUSTOMERS | 50 | SP | 59 | SP |
| Maximum 150 customers | | | | |
| 1 SPACE PER EMPLOYEE (18 EMP.) | 18 | SP | 18 | SP |
| TOTAL SPACES | 68 | SP | 77 | SP |
| | | | | |
| LOADING SPACES FOR GYM USE | | | | |
| Standard B - 1 sp/first 10,000SF + | 2 | SP | 3 | SP |
| 1sp/15,000SF addtl. or major fraction | | | | |

NOTES:

1) The Property delineated on this plat is located on Tax Map 34-3 ((5)) Parcel D2 and is in the name of Arthur A. Birney, et al, Trustee as recorded in Deed Book 10766, Page 1170 among the recorded land records of Fairfax County, Virginia.

2) The owner of the subject property is:
Arthur A. Birney, et al, Trustee
6110 Executive Boulevard, Suite 800
Rockville, MD 20852

3) The Application requests approval to amend an existing Group 5 Special Permit (SPA 87-S-088) for a health club by expanding the existing use by approximately 9,500 SF as shown on this plat. The health club is within the Sullyfield Business Park, Building No. 2. No site or exterior building improvements are proposed. Required parking and open space exist on-site.

4) The subject property is approximately 5.25 acres, zoned I-5 and in the Airport Noise and Watershed Protection Overlay Districts.

5) This plat has been prepared without a title report.

6) Boundary, basemap and topography are from a Special Permit Plat by Patton Harris Rust and Associates dated December 1992. The contour interval is 2 feet. Existing features including buildings, sidewalks, vegetation, parking spaces, etc. have been field verified on February 24, 2006.

7) The property is located in Area III of the Bull Run Planning Sector (BR3) and is depicted on the plan map for industrial use. The office/warehouse was constructed per Fairfax County Plan No. 4948-SP-16-1 approved on 5/8/87. The existing use is in conformance with the Comprehensive Plan and is compatible with existing development on adjacent properties.

8) The applicant is requesting a modification from Section 8-011 Par.J., since there are no exterior site or building improvments and no increase in stormwater runoff as a result of this application. The entire site's stormwater management is accommodated by the existing adjacent off-site detention pond. There are no 100-year floodplains or Resource Protection Areas on-site.

9) There are no transitional screening requirements.

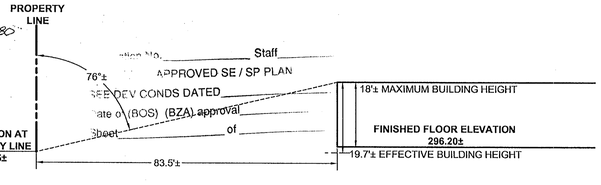
10) There are no existing utility easements greater than 25 feet in width or major underground utility easements.

11) The site has one direct access and one interparcel connection to Sullyfield Circle.

12) To the best of our knowledge, no grave or burial sites exist on the property.

13) The property is served by an existing 12" public water main located with in Sullyfield Circle right-of-way and a public 10 " sanitary sewer located in an off-site easement.

14) There are no known hazardous or toxic substances to be generated, stored, disposed or utilized for the gym use.




FRONT YARD ANGLE OF BULK PLANE AT BUILDING NUMBER ONE

SCALE: 1" = 20'

Application No. SPA 87-S-088-03
Approved
Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
MAY 02 2006
Zoning Evaluation Division

| NO. | DESCRIPTION | DATE | REVS'D | REVW'D | APRV'D | DATE |
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REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEGLER
No. 609
4-27-06
CERTIFIED LANDSCAPE ARCHITECT

PROJECT
GOLD'S GYM
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
SPECIAL PERMIT AMENDMENT PLAT
(Modified Submission Requirements)

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
PHR+A
14532 Lee Road
Chantilly, VA 20151-1679
T 703.449.6700
F 703.449.6714

CO. PLAN #

| | | | |
|---|---|---|---|
| DESIGN OTHERS | | SURVEY PHR+A | |
| DRAWN IPD | | DATE FEB 28 2006 | |
| CHECKED DHS | | SCALE 1" = 30' | |
| SHEET 1 OF 1 | | FILE NO. 03708-AA-0 | |

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