SITE DATA

I. AREA DATA

A. SECTION 91 BLOCK 1

Total Area	=	386,850 s.f.	=	8.88086 ac.

B. SECTION 87 BLOCKS 2 & 3

Area Block 2	=	453,083 s.f.	=	10.40135 ac.
Area Block 3	=	218,325 s.f.	=	5.01206 ac.
Total Area (Blks. 2 & 3)	=	671,408 s.f.	=	15.41341 ac.

C. Total Project Area = 1,058,258 s.f. = 24.29427 ac.

II. ZONING

PRC–Town Center

(Rezoning Case #RZ–86–C–1211; See attached Zoning Letter, Dev. Plan & Proffers, and Conceptual Plan)

III. BUILDING DATA

A. SECTION 91 BLOCK 1

1. BUILDING A
   - Foot Print Area = 7,601 s.f.
   - Gross Floor Area = 7,087 s.f.
   - Use: Eating Establishment
     - Table Seating = 232 seats
     - Counter Seating = 9 seats
     - Employees = 20
   - Building Height = 40 ft. (max)
   - Number of Stories = one
   - Construction Type = "5–B"
   - Use Grp. Classification = "A–3"
2. BUILDING B
   - Foot Print Area = 4,913 s.f.
   - Gross Floor Area = 4,569 s.f.
   - Use: General Shopping Ctr. Uses
   - Building Height = 47 ft. (max)
   - Number of Stories = one
   - Construction Type = "5–B"
   - Use Grp. Classification = "M"
3. BUILDING C (See Note "A", This Sht.)
   - Foot Print Area = 16,463 s.f.
   - Gross Floor Area: = 15,569 s.f.
   - Uses:
     - a) Eating Establishment
       - Gross Floor Area = 4,112 s.f.
       - Table Seating = 160 seats
       - Employees = 15
     - b) General Shopping Center Uses
       - Gross Floor Area = 11,457 s.f
   - Building Height = 47 ft. (max)
   - Number of Stories = one
   - Construction Type = "2–C"
   - Use Grp. Classification = "A–3" & "M"
4. BUILDING D–1
   - Foot Print Area = 26,466 s.f.
   - Gross Floor Area = 28,598 s.f.
   - Use: General Shopping Ctr. Uses
   - Building Height = 47 ft. (max)
   - Number of Stories = TWO (First floor of 25,858 GSF + future 2740 GSF MEZZANINE)
   - Construction Type = "2–A"
   - Use Grp. Classification = "M"
1. BUILDING D–2
   - Foot Print Area = 45,964 s.f.
   - Gross Floor Area = 44,979 s.f.
   - Use: General Shopping Ctr. Uses
   - Building Height = 47 ft. (max)
   - Number of Stories = one
   - Construction Type = "2–A"
   - Use Grp. Classification = "M" & "A–3"

   TOTAL SECTION 91, BLOCK 1
   - Total Bldg. Gross Floor Area = 100,802 s.f.
   - FAR = 0.26

B. SECTION 87 BLOCKS 2 & 3

1. BUILDING E
   - Foot Print Area = 6,400 s.f.
   - Gross Floor Area = 9,900 s.f.
   - Use: General Shopping Ctr. Uses
   - Building Height = 47 ft. (max)
   - Number of Stories = two
   - Construction Type = "2–C"
   - Use Grp. Classification = "M"
2. BUILDING F
   - Foot Print Area = 42,293 s.f.
   - Gross Floor Area = 41,111 s.f.
   - Use: General Shopping Ctr. Uses
   - Building Height = 47 ft. (max)
   - Number of Stories = one
   - Construction Type = "2–B"
   - Use Grp. Classification = "M" & "A–3"
3. BUILDING G
   - Foot Print Area = 4,048 s.f.
   - Gross Floor Area: = 3,667 s.f.
   - Use: General Shopping Ctr. Uses (Drive–In Bank)
   - Building Height = 40 ft. (max)
   - Number of Stories = one
   - Construction Type = "5–B"
   - Use Grp. Classification = "M"
4. BUILDING H
   - Foot Print Area = 7,034 s.f.
   - Gross Floor Area = 6,665 s.f.
   - Use: Eating Establishment
     - Table Seating = 244 seats
     - Employees = 32
   - Building Height = 40 ft. (max)
   - Number of Stories = one
   - Construction Type = "5–B"
   - Use Grp. Classification = "A–3"
5. BUILDING I
   - Foot Print Area = 4,215 s.f.
   - Gross Floor Area: = 4,005 s.f.
   - Use: General Shopping Ctr. Uses (Drive–In Bank)
   - Building Height = 40 ft. (max)
   - Number of Stories = one
   - Construction Type = "5–B"
   - Use Grp. Classification = "B"
6. BUILDING J
   - Foot Print Area = 17,476 s.f.
   - Gross Floor Area = 20,595 s.f.
   - Use: General Shopping Ctr. Uses
   - Building Height = 47 ft. (max)
   - Number of Stories = two (first flr. & partial bsm't.)
   - Construction Type = "2–C"
   - Use Grp. Classification = "M"
7. BUILDING K–1
   - Foot Print Area = 56,666 s.f.
   - Gross Floor Area = 59,063 s.f.
   - Use: General Shopping Ctr. Uses
   - Building Height = 47 ft. (max)
   - Number of Stories = two (first flr. & 3,334 gsf mezzanine)
   - Construction Type = "2–B"
   - Use Grp. Classification = "M"
8. BUILDING K–2
   - Foot Print Area = 27,954 s.f.
   - Gross Floor Area = 27,281 s.f.
   - Use: General Shopping Ctr. Uses
   - Building Height = 47 ft. (max)
   - Number of Stories = one
   - Construction Type = "2–C"
   - Use Grp. Classification = "M"
9. BUILDING L
   - Foot Print Area = 3,135 s.f.
   - Gross Floor Area: = 2,889 s.f.
   - Use: General Shopping Ctr. Uses (Drive–In Bank)
   - Building Height = 40 ft. (max)
   - Number of Stories = one
   - Construction Type = "5–B"
   - Use Grp. Classification = "M"

   TOTAL SECTION 87, BLOCKS 2 & 3
   - Total Bldg. Gross Floor Area = 175,176 s.f.
   - FAR = 0.26

C. TOTAL SITE
   - Total Bldg. Gross Floor Area = 275,978 s.f.
   - FAR = 0.26

IV. PARKING TABULATION

A. SECTION 91 BLOCK 1

1. Parking Required by Use:
   a. General Shopping Center Uses:
      - Total Gross Floor Area = 89,603 s.f.
      - Required Parking = *4 spaces/1,000 s.f. x 89,603 s.f. = 359 spaces
      - *(See note "B", this sheet)

   b. Eating Establishments
      - Total Gross Floor Area = 11,594 s.f.
      - Total Table Seating = 392 seats
      - Total Counter Seating = 9 seats
      - Total Number of Employees = 35
      - Required Parking:

392 Table seats	x	1 sp/4 seats	=	95 spaces
9 Counter Seats	x	1 sp/2 seats	=	5 spaces
35 employees	x	1 sp/2 employees	=	18 spaces
		Total	=	121 spaces

   - Total Parking Required = 480 spaces

2. Parking Provided
   - Total Standard Spaces Provided = 470 spaces
   - Total Accessible Spaces (A.D.A.) = 10 spaces
   - Total Parking Provided = 480 spaces 481

B. SECTION 87 BLOCKS 2 & 3

1. Parking Required by Use:
   a. General Shopping Center Uses:
      - Total Gross Floor Area = 168,511 s.f.
      - Required Parking = 4 spaces/1000 s.f.x168,511 s.f. =675 spaces

   b. Eating Establishments
      - Total Gross Floor Area = 6,665 s.f.
      - Total Table Seating = 266 seats
      - Total Counter Seating = 9 seats
      - Total Number of Employees = 12
      - Required Parking:

266 Table seats	x	1 sp/4 seats	=	67 spaces
9 Counter seats	x	1 sp/2 seats	=	5 spaces
12 employees	x	1 sp/2 employees	=	6 spaces
		Total	=	78 spaces

   - Total Parking Required = 753 spaces

2. Parking Provided
   - Total Standard Spaces Provided = 735 spaces
   - Total Accessible Spaces (A.D.A.) = 20 spaces
   - Total Parking Provided = 755 spaces
3. Stacking Spaces at Drive–In Banks
   - a. BUILDING "G"
     - Required = 10 spaces
     - Provided = 11 spaces
   - b. BUILDING "I"
     - Required = 10 spaces
     - Provided = 13 spaces
   - c. BUILDING "L"
     - Required = 12 spaces
     - Provided = 13 spaces

V. LOADING SPACE DATA

A. BUILDING "A"
   1. Number of Spaces Required = 0 spaces
   2. Number of Spaces Provided = 0 spaces

B. BUILDING "B"
   1. Number of Spaces Required = 0 spaces
   2. Number of Spaces Provided = 0 spaces

C. BUILDING "C"
   1. Number of Spaces Required: = 1 space
   2. Number of Spaces Provided = 2 spaces

D. BUILDING "D"
   1. Number of Spaces Required = 5 spaces
   2. Number of Spaces Provided = 5 spaces

E. BUILDING "E"
   1. Number of Spaces Required = 0 spaces
   2. Number of Spaces Provided = 0 spaces

F. BUILDING "F"
   1. Number of Spaces Required = 3 spaces
   2. Number of Spaces Provided = 3 spaces

G. BUILDING "G"
   1. Number of Spaces Required = 0 spaces
   2. Number of Spaces Provided = 0 spaces

H. BUILDING "H"
   1. Number of Spaces Required = 0 spaces
   2. Number of Spaces Provided = 1 spaces

I. BUILDING "I"
   1. Number of Spaces Required = 0 spaces
   2. Number of Spaces Provided = 0 spaces

J. BUILDING "J"
   1. Number of Spaces Required = 2 spaces
   2. Number of Spaces Provided = 2 spaces

K. BUILDING "K"
   1. Number of Spaces Required = 5 spaces
   2. Number of Spaces Provided = 5 spaces

L. BUILDING "L"
   1. Number of Spaces Required = 0 spaces
   2. Number of Spaces Provided = 0 spaces

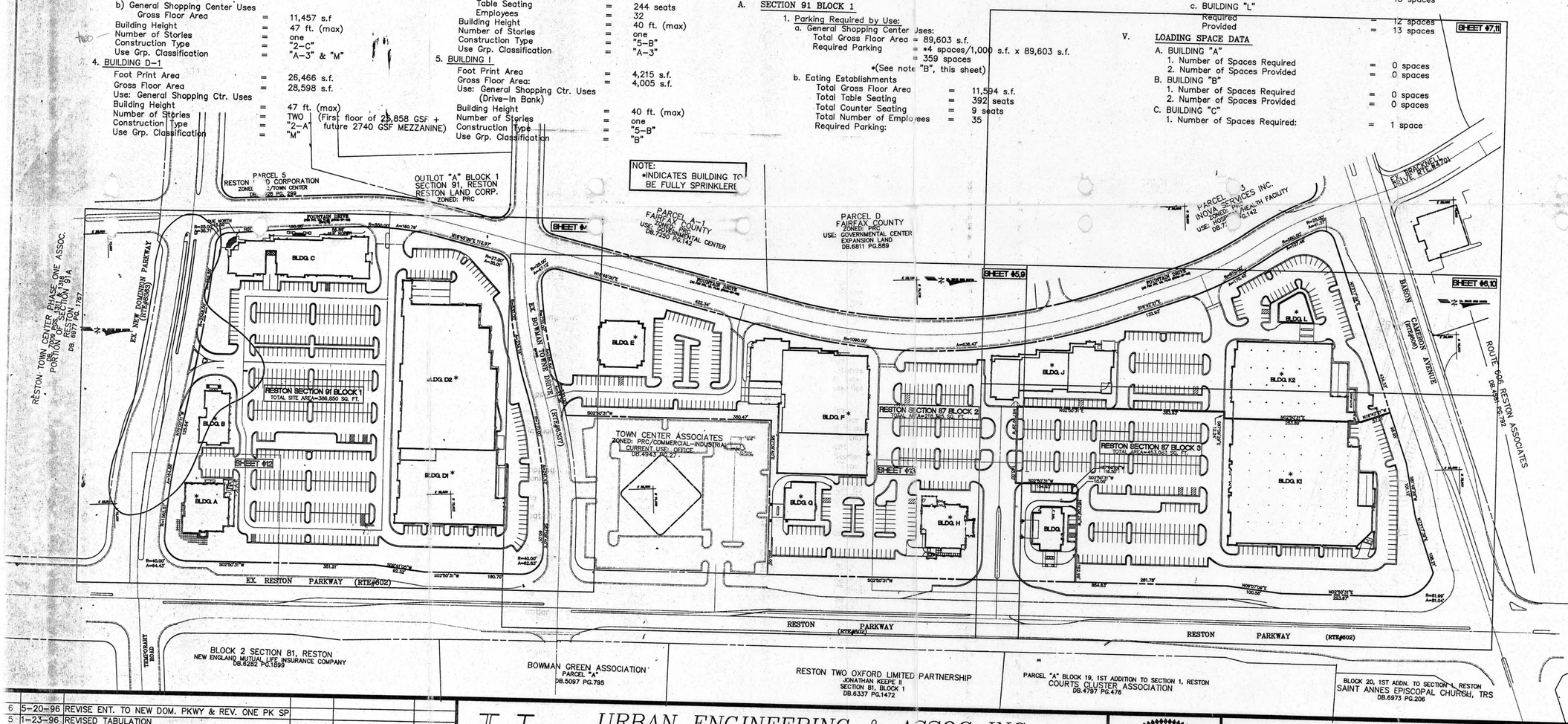
VI. OPEN SPACE

A. SECTION 91 BLOCK 1
   - Total Site Area = 386,850 s.f.
   - Open Space Area = 103,646 s.f. = 26.8%

B. SECTION 87 BLOCKS 2 & 3
   - Total Site Area = 681,355 s.f.
   - Open Space Area = 206,963 s.f. = 30.4%

C. TOTAL SITE
   - Open Space = 310,690 s.f. = 29.4%

NOTE:
*INDICATES BUILDING TO BE FULLY SPRINKLERED



Note "A"

As per Note #32 on sheet #CP–1 of the Approved Conceptual Development Plan for "The Spectrum", Building "C" may include a second floor if Fairfax Co. approves a parking reduction for Section 91 which permits the owner to lease and occupy this space without having to provide parking spaces for this second floor area. Upon approval of this parking reduction by Fairfax County, the owner may submit a revision to this site plan to include a second floor. See sheet #44 for a copy of the formal request for this parking reduction.

Note "B"

Section 91 Block 1 contains approximately 100,802 gross sq. ft. which requires four (4) parking spaces per 1000 square feet as per Fairfax County Zoning Ordinance 11–104, 20.D.

PLAN DATE
11–30–94
12–20–94
2–14–95
3–22–95
6–28–95
11–17–95
12–29–95
2–1–95
5–20–96

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
6	5–20–96	REVISE ENT. TO NEW DOM. PKWY & REV. ONE PK SP			
5	1–23–96	REVISED TABULATION			
4	12–29–95	REVISE PARKING PROVIDED TOTAL			
3	11–17–95	REVISE TABULATION, BLDG I.			
2	6–28–95	REVISE TABULATION, BLDG, PARKING, ETC.			
1	3–22–95	REVISE TABULATION			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
5/23/96
PROFESSIONAL ENGINEER

OVERVIEW SHEET

THE SPECTRUM
AT RESTON TOWN CENTER
SECTION 87 BLOCK 2 & 3 & SECTION 91 BLOCK 1
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' C.I. N/A DATE: NOV. 1994

SHEET 3 OF 68

FILE No. SP 838–1R