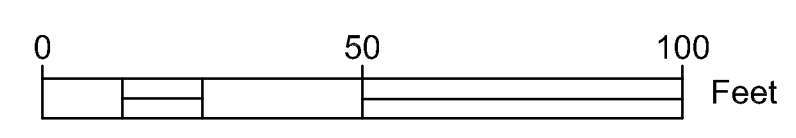


LEGEND

— E — E — E — E — E —	CABLE TELEVISION CONDUIT	○	SANITARY CLEANOUT	○	SANITARY MANHOLE	CONC. CONCRETE
— X — X — X — X — X — X —	ELECTRICAL CONDUIT	○	STORM DRAIN MANHOLE	○	TRAFFIC CONTROL BOX	C&G CURB AND GUTTER
— G — G — G — G — G — G —	EDGE OF PAVEMENT	○	ELECTRICAL JUNCTION BOX	○	TRAFFIC SIGNAL POLE	BLDG. BUILDING
— OHW — OHW — OHW — OHW — OHW —	FENCE LINE	○	NATURAL GAS CONDUIT	○	TREE	STY. STORY
— P — P — P — P — P — P —	NATURAL GAS CONDUIT	○	OVERHEAD WIRES	○	CABLE TELEVISION PEDESTAL	TRV ELECTRICAL TRANSFORMER
— S — S — S — S — S — S —	TELEPHONE/COMMUNICATIONS CONDUIT	○	FIRE DEPARTMENT CONNECTION	○	UNKNOWN UTILITY MANHOLE	ASPH. ASPHALT
— W — W — W — W — W — W —	PROPERTY LINES	○	FIRE HYDRANT	○	WATER METER	ESMT. EASEMENT
	PUBLIC UTILITIES EASEMENTS	○	GAS MANHOLE	○	WATER MANHOLE	RCP REINFORCED CONCRETE PIPE
	SANITARY SEWER CONDUIT	○	GUY POLE	○	WATER VALVE	CMP CORRUGATED METAL PIPE
	STORM DRAIN CONDUIT	○	GAS VALVE	○	BOLLARD	BRL BUILDING RESTRICTION LINE
	WATER CONDUIT	○	LIGHT POLE	○	SIGN POST	R/W RIGHT-OF-WAY
		○	PHONE PEDESTAL	○	WOOD POST	
		○	UTILITY POLE	○	INLETS	
		○		○	CURB INLET	



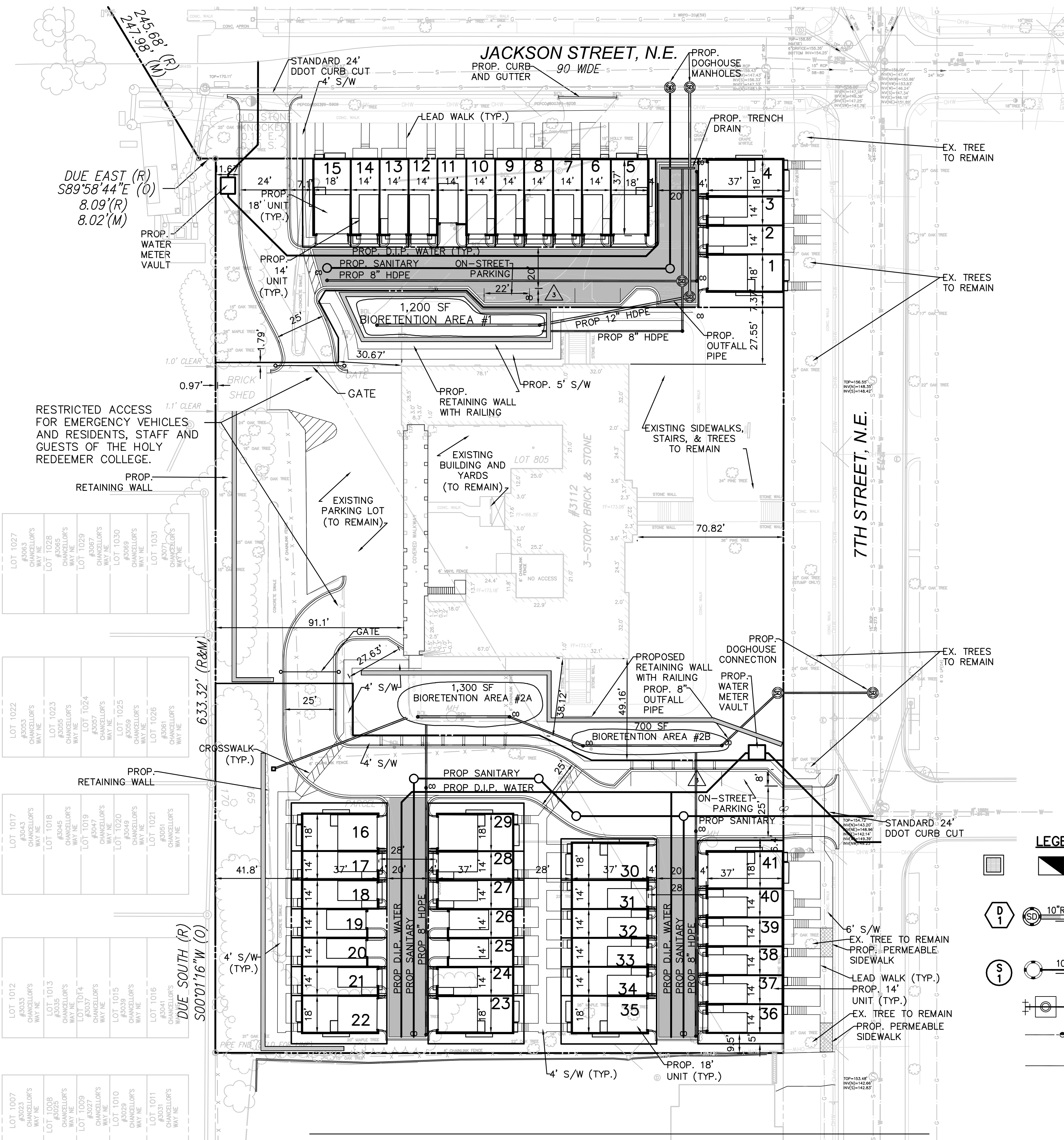
lessard DESIGN
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 202.244.4140

EXISTING CONDITIONS PLAN

22 JANUARY 2015

C.01



Unit/Lot #	Type/Name	Floors	Height	Unit Length	Unit Width	Unit Footprint Area	Total Unit SF (Gross Floor Area or GFA)	Lot Length	Lot Width	Lot Area	Lot Area as % of Total Site Area	Unit FPrint Area as % of Unit Lot Area	FAR (Floor Area Ratio)	Use	Side Yard (FT)	Rear Yard (FT)	Front Yard (FT)	Parking Spaces
1	18' End	4	41.48	37.33	18.33	684.26	2,605.32	41.33	25.71	1,062.59	0.89%	64.0%	2.45	Residential	7.4	4.0	0.0	2
2	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
3	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
4	18' End	4	41.48	37.33	18.33	684.26	2,605.32	41.33	18.25	754.27	0.63%	90.72%	3.45	Residential	0.0	4.0	0.0	2
5	18' End	4	41.48	37.33	18.33	684.26	2,605.32	42.87	21.33	914.42	0.77%	74.83%	2.85	Residential	4.0	4.0	0.0	2
6	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
7	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
8	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
9	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
10	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
11	14' ADU	4	41.48	32.00	14.00	448.00	1,652.00	42.87	14.00	600.18	0.50%	74.64%	2.75	Residential	NA	4.0	0.0	1
12	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
13	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
14	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
15	18' End	4	41.48	37.33	18.33	684.26	2,605.32	42.87	23.00	986.01	0.83%	69.40%	2.64	Residential	5.0	4.0	0.0	2
16	18' End	4	41.48	37.33	18.33	684.26	2,605.32	46.33	23.00	1,065.59	0.89%	64.21%	2.44	Residential	5.0	4.0	0.0	2
17	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
18	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
19	14' ADU	4	41.48	32.00	14.00	448.00	1,792.00	46.33	14.00	648.62	0.54%	69.07%	2.76	Residential	NA	4.0	5.0	1
20	14' ADU	4	41.48	32.00	14.00	448.00	1,792.00	46.33	14.00	648.62	0.54%	69.07%	2.76	Residential	NA	4.0	5.0	1
21	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
22	18' End	4	41.48	37.33	18.33	684.26	2,605.32	46.33	23.00	1,065.59	0.89%	64.21%	2.44	Residential	5.0	4.0	5.0	2
23	18' End	4	41.48	37.33	18.33	684.26	2,605.32	46.33	23.00	1,065.59	0.89%	64.21%	2.44	Residential	5.0	4.0	5.0	2
24	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
25	14' ADU	4	41.48	32.00	14.00	448.00	1,792.00	46.33	14.00	648.62	0.54%	69.07%	2.76	Residential	NA	4.0	5.0	1
26	14' ADU	4	41.48	32.00	14.00	448.00	1,792.00	46.33	14.00	648.62	0.54%	69.07%	2.76	Residential	NA	4.0	5.0	1
27	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
28	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
29	18' End	4	41.48	37.33	18.33	684.26	2,605.32	46.33	23.00	1,065.59	0.89%	64.21%	2.44	Residential	5.0	4.0	5.0	2
30	18' End	4	41.48	37.33	18.33	684.26	2,605.32	46.33	19.98	925.67	0.78%	73.92%	2.81	Residential	1.7	4.0	5.0	2
31	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
32	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
33	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
34	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
35	18' End	4	41.48	37.33	18.33	684.26	2,605.32	46.33	23.33	1,080.88	0.91%	63.31%	2.41	Residential	5.0	4.0	5.0	2
36	14' End	4	41.48	37.33	14.17	528.97	1,976.00	41.33	19.00	785.27	0.66%	67.36%	2.52	Residential	5.0	4.0	0.0	1
37	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
38	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
39	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
40	14' Int	4	41.48	37.33	14.00	522.62	1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
41	18' End	4	41.48	37.33	18.33	684.26	2,605.32	41.33	23.33	964.23	0.81%	70.96%	2.70	Residential	5.0	4.0	0.0	2
North Common										10,454.85	8.77%							3
South Common										23,316.43	19.56%							3
Townhouse Total						22,838.69	86,878.52			63,461.00	53.23%	35.99%	3.80					58
Holy Redeemer College Building	3					10,078.00	30,092.00							Residential/Religious				
Existing Shed	1					517.00	517.00							Residential/Religious				
College Total						10,595.00	30,609.00			55,754.00	46.77%	19.00%	0.55					23
Grand Total						33,433.69	117,487.52			119,215.00	100.00%	28.04%	0.99		9.5	0.97	0.0	81

1 UNIT AND LOT TABULATIONS
C.02 N.T.S.

LEGEND:

- PROPOSED STORM CATCH BASINS
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED DIP WATER MAIN & VALVE
- PROPOSED SMALL WATER SERVICE CONNECTION (W-80.01)
- PROPOSED 4" PVC SANITARY SEWER SERVICE LATERAL (S-80.01 & S-80.02)
- PROPOSED CLEAN OUT
- 2" AIR/DRAIN BLOW-OFF FOR DEAD ENDS (W-50.10)
- PROPOSED FIRE HYDRANT
- PROPOSED MECHANICAL CAP
- TEST PIT
- PERMEABLE PAVERS
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- BUILDING ENTRANCE
- PROPOSED 7" CONC. CURB & GUTTER
- PAVEMENT RESTORATION
- ABANDONED UTILITIES
- REMOVED UTILITIES
- ABANDONED UTILITIES UNDER SEPARATE CONTRACT

SEWER LABEL LEGEND:

- CO CLEAN OUT
- OW OBSERVATION WELL
- OF OVERFLOW/OUTFALL

WATER LABEL LEGEND:

- CR CROSS
- GV GATE VALVE
- HB HORIZONTAL BEND
- SL SLEEVE
- T TEE
- FH FIRE HYDRANT
- PC POINT OF CURVATURE
- PT POINT OF TANGENT

0 50 100 Feet

