

# ILLUSTRATIVE SITE PLAN

**Site Tabulations:**

|                          |                                        |
|--------------------------|----------------------------------------|
| Gross Site Area:         | 292,749 s.f.+/- (6.72 Ac.+/-)          |
| Existing Zone:           | R-1                                    |
| Proposed Zone:           | PCC (Planned Continuing Care Facility) |
| Proposed No. of Units:   | 172                                    |
| Proposed GFA:            | 190,286 s.f.                           |
| Proposed FAR:            | 0.65                                   |
| Open Space Required:     | 58,550 s.f (20% of GSA)                |
| Open Space Provided:     | 164,771 s.f.+/- (56.3% of GSA)         |
| Parking Spaces Required: | 129 *                                  |
| Parking Spaces Provided: | 129 **                                 |
| Proposed Height:         | 52 ft. ***                             |

\* 0.75 Spaces Per Unit  
\*\* Combination of Surface and Garage Parking Spaces  
\*\*\* Height as Defined by the Fairfax County Zoning Ordinance



## BRIGHTVIEW VIENNA

Fairfax County, VA

