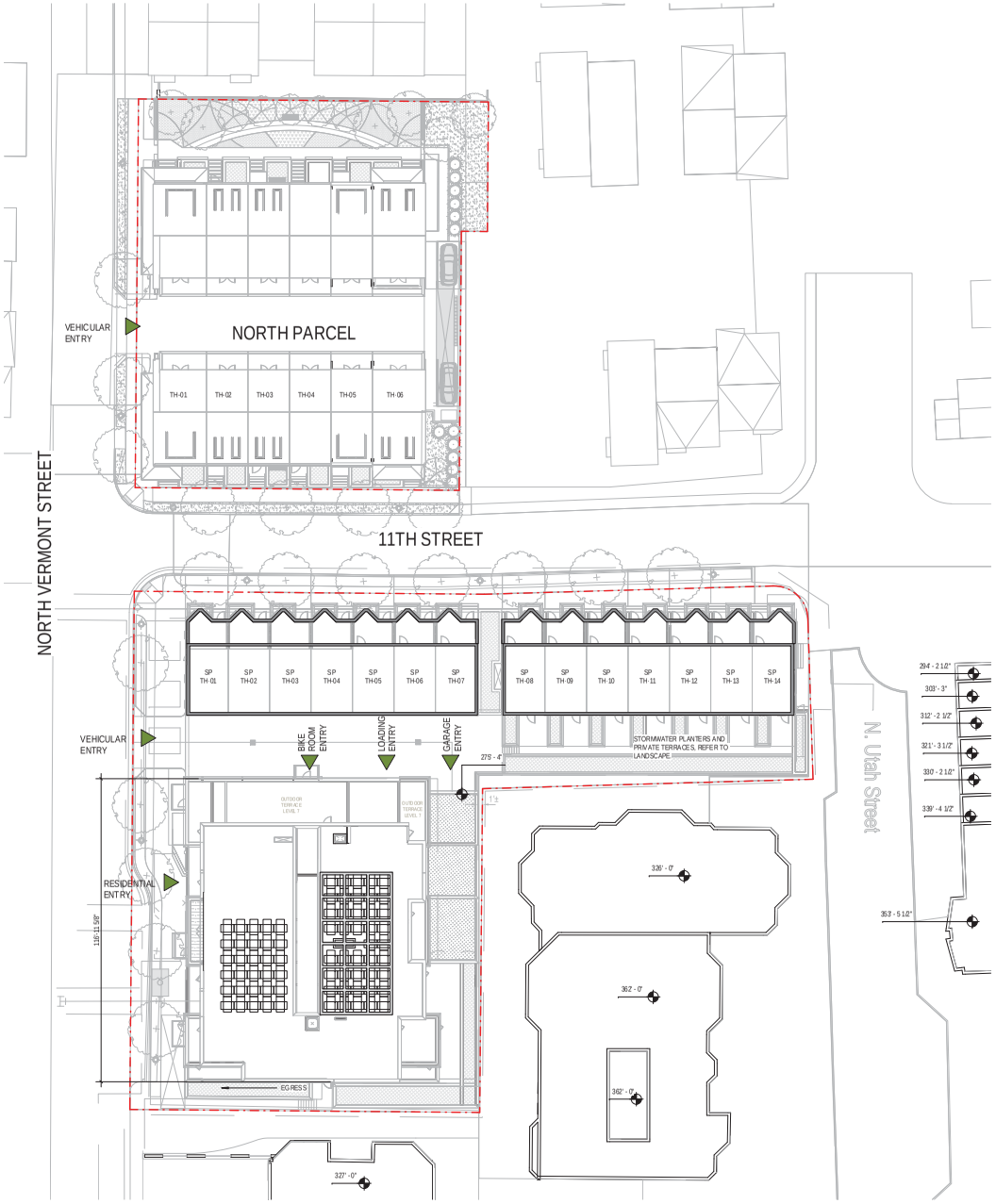


NORTH PARCEL

SITE AREA: 19,250 SF
LOT OCCUPANCY: 44%
OF UNITS: 12 UNITS
PROJECT SIZE: 25,636 GFA
FAR: 1.33
RESIDENTIAL PARKING 2 PRIVATE SPACES PER UNIT
24 PARKING SPACES
2 VISITOR SPACES
1 IN SOUTH PARCEL GARAGE

SOUTH PARCEL
SITE AREA: 36,417 SF
LOT OCCUPANCY: 57.34%
OF UNITS: 74 UNITS
PROJECT SIZE: 100,534 GFA
FAR: 2.76
RESIDENTIAL PARKING
-124 SPACES (1.32 PER UNIT IN MAIN GARAGE)
(28 OF THESE ARE PRIVATE GARAGES)
(1.69 SPACES PER UNIT OVERALL)
BICYCLE PARKING
-40 SPACES (30% HORIZONTAL)
-30 REQUIRED.

Architect
SK&A Engineers
Structural Engineer
Jordan & Skala Engineers, Inc.
MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/19

OWNER
NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190

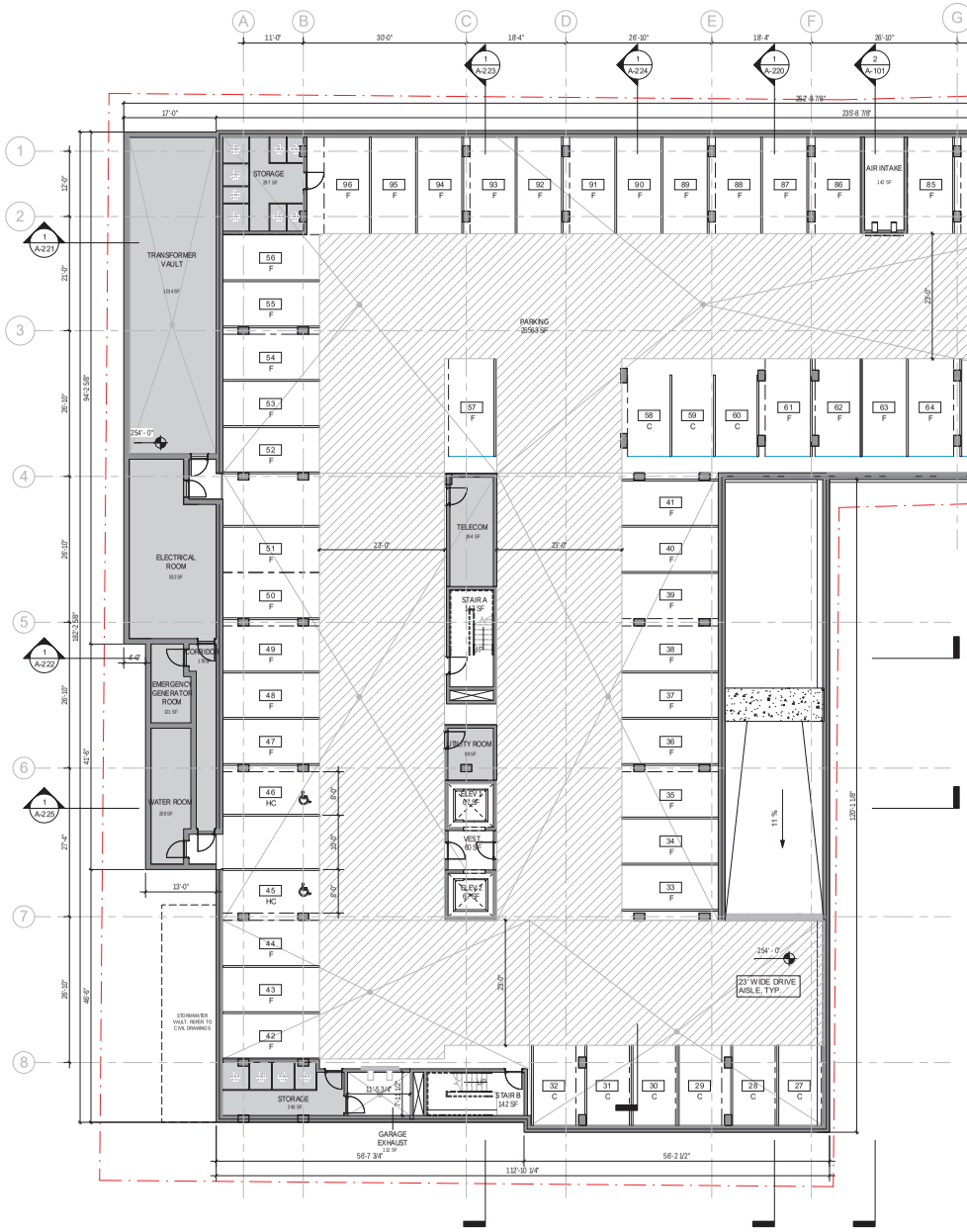
PROJECT
BALLSTON
BALLSTON, VA 22203

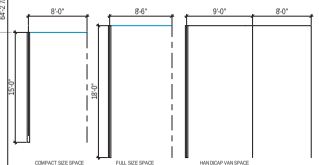
PLAN NORTH

GRAPHIC SCALE

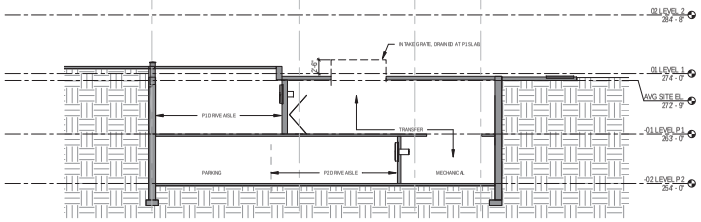
ARCHITECTURAL SITE PLAN

DRAWING NUMBER
A-100





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



2 SECTION THROUGH GARAGE INTAKE
SCALE: 3/32" = 1'-0"

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2,928	9'-0"	-18'-9"
P1	Parking	0	0	1,527	11'-0"...	-9'-9'
L1	Residential	20	17,469	0	10'-8'	1'-3"
L2	Residential	8	17,648	0	10'-8'	11'-11"
L3	Residential	10	19,358	0	10'-8'	22'-7"
L4	Residential	10	16,924	0	10'-8'	33'-3"
L5	Residential	10	10,479	0	10'-8'	43'-11"
L6	Residential	10	10,479	0	10'-8'	54'-7"
L7	Residential	6	8,177	0	10'-8'	65'-3"
Roof	Mechanical	0			10'-0"	75'-11"
Total		74	100,534	4,455		

FAR Calculation

	Area	FAR
Site Area	36,417	
Building FAR		
Building FAR	100,534	2.76

South Parcel Parking Schedule		
Type	Count	Level
COMPACT 8'-0" X 15'	9	-02 LEVEL P2
FULL 8'-6" X 18'	59	-02 LEVEL P2
HANDICAP CAR	2	-02 LEVEL P2
-02 LEVEL P2: 70		
COMPACT 8'-0" X 15'	7	-01 LEVEL P1
FULL 8'-6" X 18'	44	-01 LEVEL P1
HANDICAP CAR	3	-01 LEVEL P1
-01 LEVEL P1: 54 Grand total: 124		

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Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

OWNER
NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190

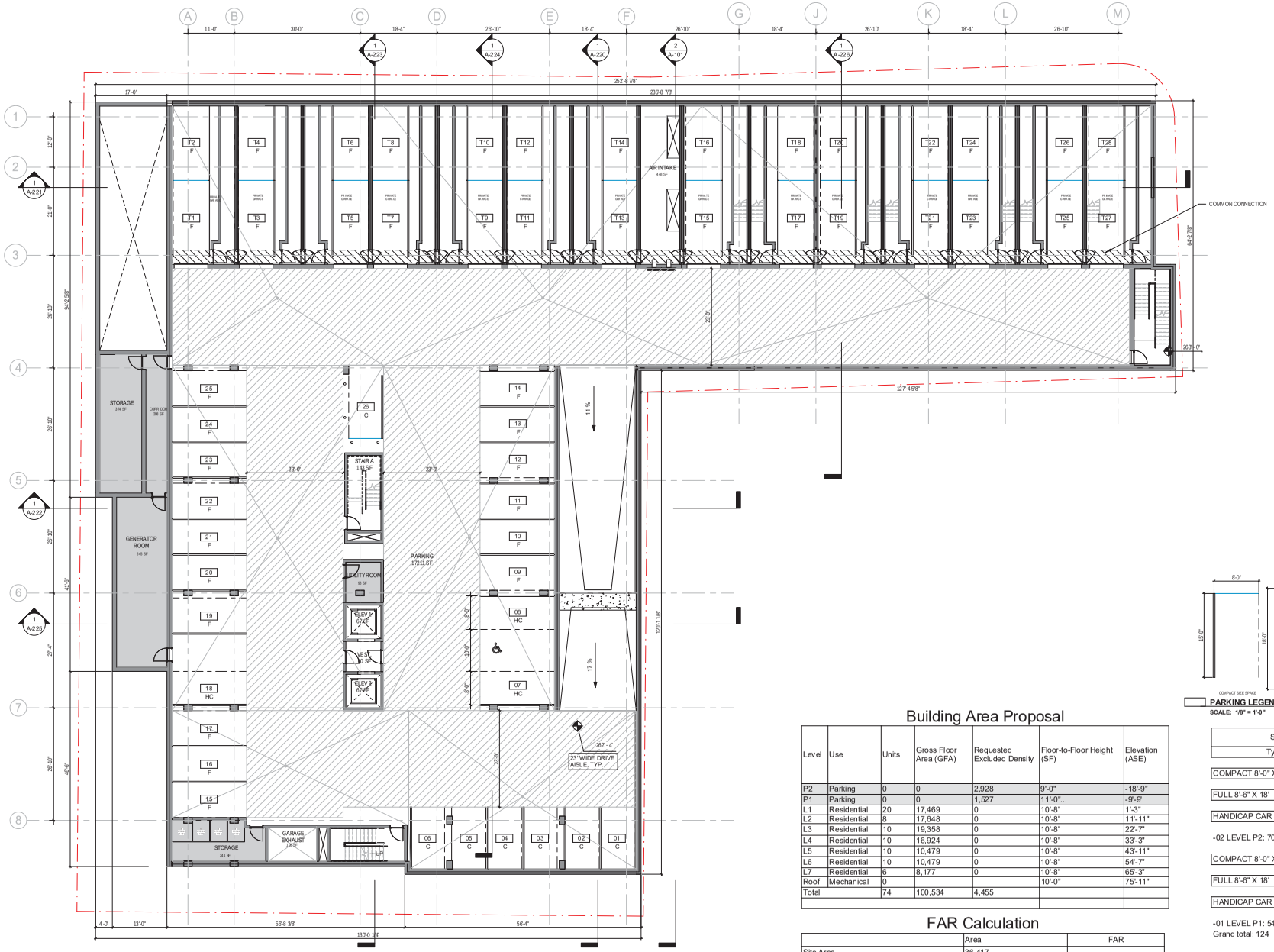
PROJECT
11TH & VERMONT
BALLSTON, VA 22203

PLAN NORTH

GRAPHIC SCALE
0 3' 6' 12' 24' 36'
3/32"=1'-0" SCALE

SP. PARKING LEVEL P2 FLOOR PLAN

A-101
DRAWING NUMBER



Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
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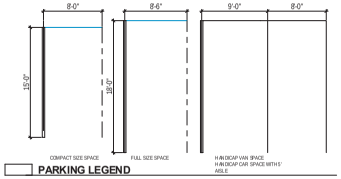
L6	Residential	10	10,479	0	10'-8'	54'-7"
L7	Residential	6	8,177	0	10'-8'	65'-3"
Roof	Mechanical	0			10'-0"	75'-11"
Total		74	100,534	4,455		

FAR Calculation

	Area	FAR
Site Area	36,417	
Building FAR		
Building FAR	100,534	2.76



PARKING LEGEND

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

South Parcel Parking Schedule		
Type	Count	Level
COMPACT 8'-0" X 15'	9	-02 LEVEL P2
FULL 8'-6" X 18'	59	-02 LEVEL P2
HANDICAP CAR	2	-02 LEVEL P2
-02 LEVEL P2: 70		
COMPACT 8'-0" X 15'	7	-01 LEVEL P1
FULL 8'-6" X 18'	44	-01 LEVEL P1
HANDICAP CAR	3	-01 LEVEL P1
-01 LEVEL P1: 54		
Grand total: 124		

Architect
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MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

117TH & VERMONT
BALLSTON, VA 22203
PROJECT

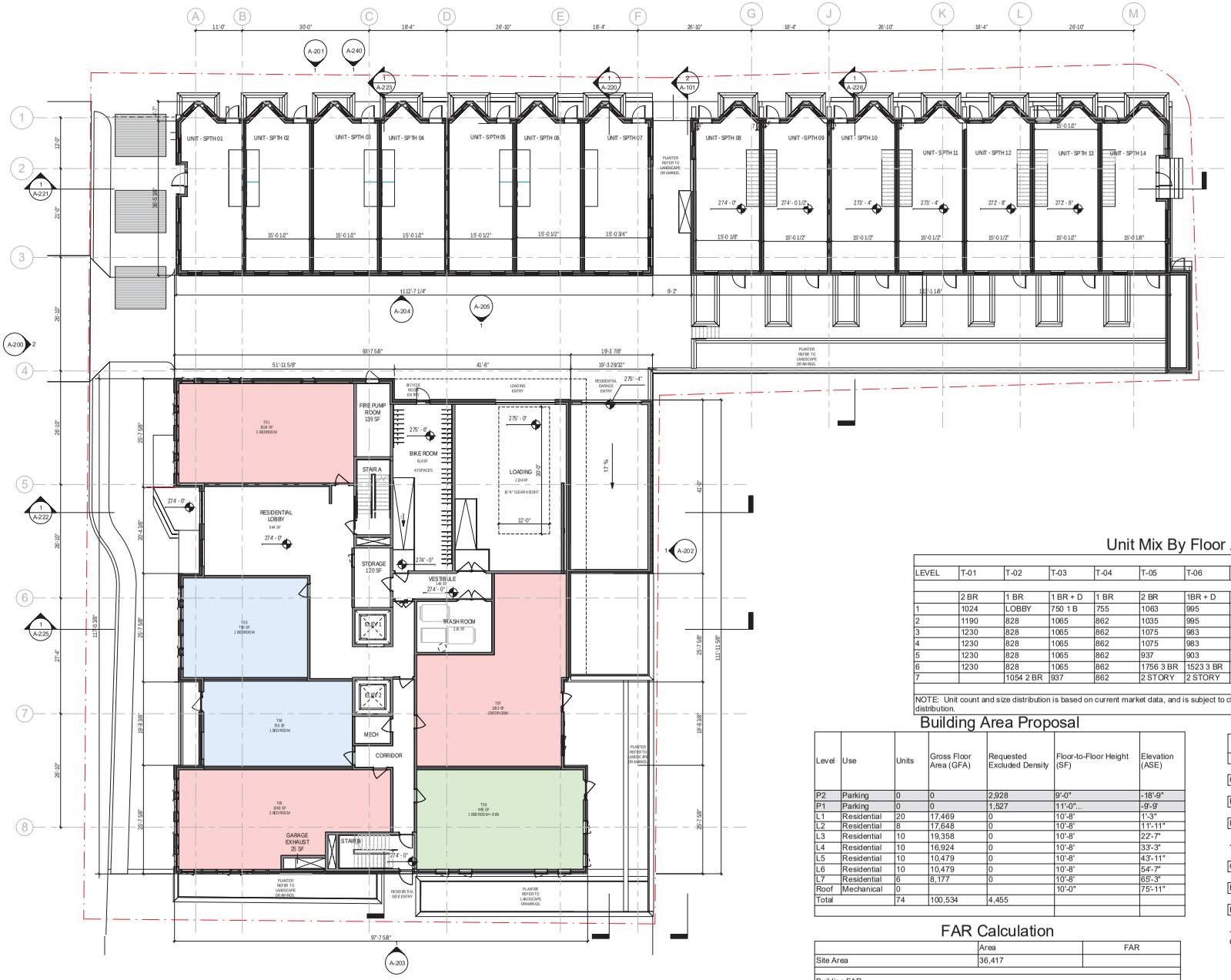
PLAN NORTH

GRAPHIC SCALE

S.P. PARKING LEVEL P1 FLOOR PLAN

A-102

DRAWING NUMBER



Unit Mix By Floor Area

LEVEL	T-01	T-02	T-03	T-04	T-05	T-06	T-07	T-08	T-09	T-10	TH
	2 BR	1 BR	1 BR + D	1 BR	2 BR	1BR + D	1 BR	1BR + D	1 BR	2 BR	TH
1	1024	LOBBY	750 1 B	755	1063	995	1283 2 BR				640 (14)
2	1190	828	1065	862	1035	995	674	852			640 (14)
3	1230	828	1065	862	1075	983	674	804	744	871	640 (14)
4	1230	828	1065	862	1075	983	674	804	744	871	492 (14)
5	1230	828	1065	862	937	903	674	804	744	871	2424 AVG.
6	1230	828	1065	862	1756 3 BR	1523 3 BR	674	804	744	871	PER UNIT
7		1054 2 BR	937	862	2 STORY	2 STORY	674	635 1 B	906 2 BR		

NOTE: Unit count and size distribution is based on current market data, and is subject to change. FAR will not change in the event of a revised unit distribution.

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2,928	9'-0"	-18'-9"
P1	Parking	0	0	1,527	11'-0"...	-9'-9'
L1	Residential	20	17,469	0	10'-8'	1'-3"
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L3	Residential	10	19,358	0	10'-8'	22'-7"
L4	Residential	10	16,924	0	10'-8'	33'-3"
L5	Residential	10	10,479	0	10'-8'	43'-11"
L6	Residential	10	10,479	0	10'-8'	54'-7"
L7	Residential	6	8,177	0	10'-8'	65'-3"
Roof	Mechanical	0			10'-0"	75'-11"
Total		74	100,534	4,455		

FAR Calculation

	Area	FAR
Site Area	36,417	
Building FAR		
Building FAR	100,534	2.76

South Parcel Parking Schedule		
Type	Count	Level
COMPACT 8'-0" X 15'	9	-02 LEVEL P2
FULL 8'-6" X 18'	59	-02 LEVEL P2
HANDICAP CAR	2	-02 LEVEL P2
-02 LEVEL P2: 70		
COMPACT 8'-0" X 15'	7	-01 LEVEL P1
FULL 8'-6" X 18'	44	-01 LEVEL P1
HANDICAP CAR	3	-01 LEVEL P1
-01 LEVEL P1: 54		
Grand total: 124		

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Structural Engineer
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MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

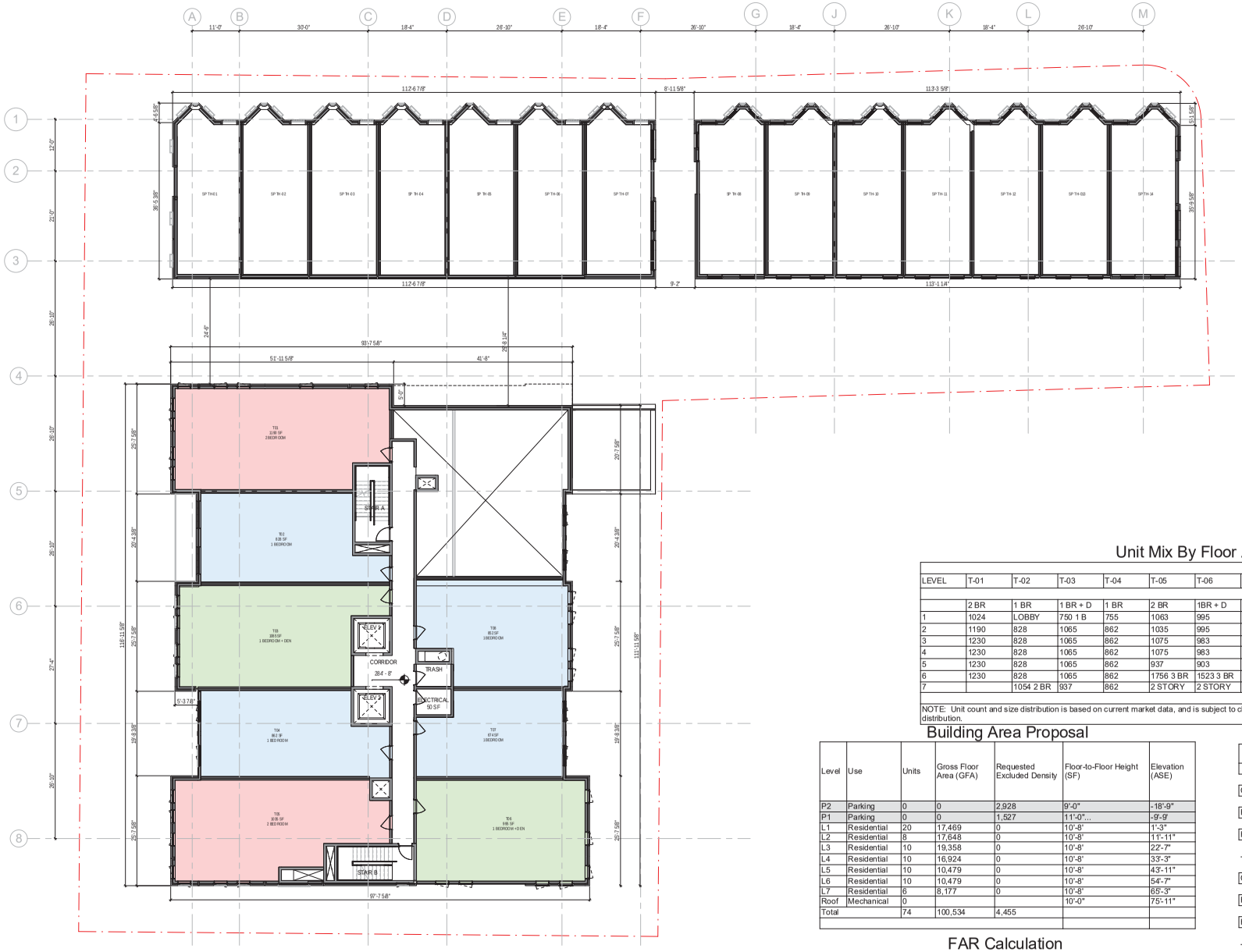
11TH & VERMONT
BALLSTON, VA 22203
PROJECT

PLAN NORTH

GRAPHIC SCALE

SP. LEVEL 1 FLOOR PLAN
TITLE

A-103
DRAWING NUMBER



Unit Mix By Floor Area

LEVEL	T-01	T-02	T-03	T-04	T-05	T-06	T-07	T-08	T-09	T-10	TH
	2 BR	1 BR	1 BR + D	1 BR	2 BR	1BR + D	1 BR	1BR + D	1 BR	2 BR	TH
1	1024	LOBBY	750 1 B	755	1063	995	1283 2 BR				640 (14)
2	1190	828	1065	862	1035	995	674	852			640 (14)
3	1230	828	1065	862	1075	983	674	804	744	871	640 (14)
4	1230	828	1065	862	1075	983	674	804	744	871	492 (14)
5	1230	828	1065	862	937	903	674	804	744	871	2424 AVG.
6	1230	828	1065	862	1756 3 BR	1523 3 BR	674	804	744	871	PER UNIT
7		1054 2 BR	937	862	2 STORY	2 STORY	674	635 1 B	906 2 BR		

NOTE: Unit count and size distribution is based on current market data, and is subject to change. FAR will not change in the event of a revised unit distribution.

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2,928	9'-0"	-18'-9"
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L7	Residential	6	8,177	0	10'-8'	65'-3"
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Total		74	100,534	4,455		

FAR Calculation

	Area	FAR
Site Area	36,417	
Building FAR		
Building FAR	100,534	2.76

South Parcel Parking Schedule		
Type	Count	Level
COMPACT 8'-0" X 15'	9	-02 LEVEL P2
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HANDICAP CAR	2	-02 LEVEL P2
-02 LEVEL P2: 70		
COMPACT 8'-0" X 15'	7	-01 LEVEL P1
FULL 8'-6" X 18'	44	-01 LEVEL P1
HANDICAP CAR	3	-01 LEVEL P1
-01 LEVEL P1: 54 Grand total: 124		

Architect
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Structural Engineer
Jordan & Skala Engineers, Inc.
MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	SUBMISSION TITLE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

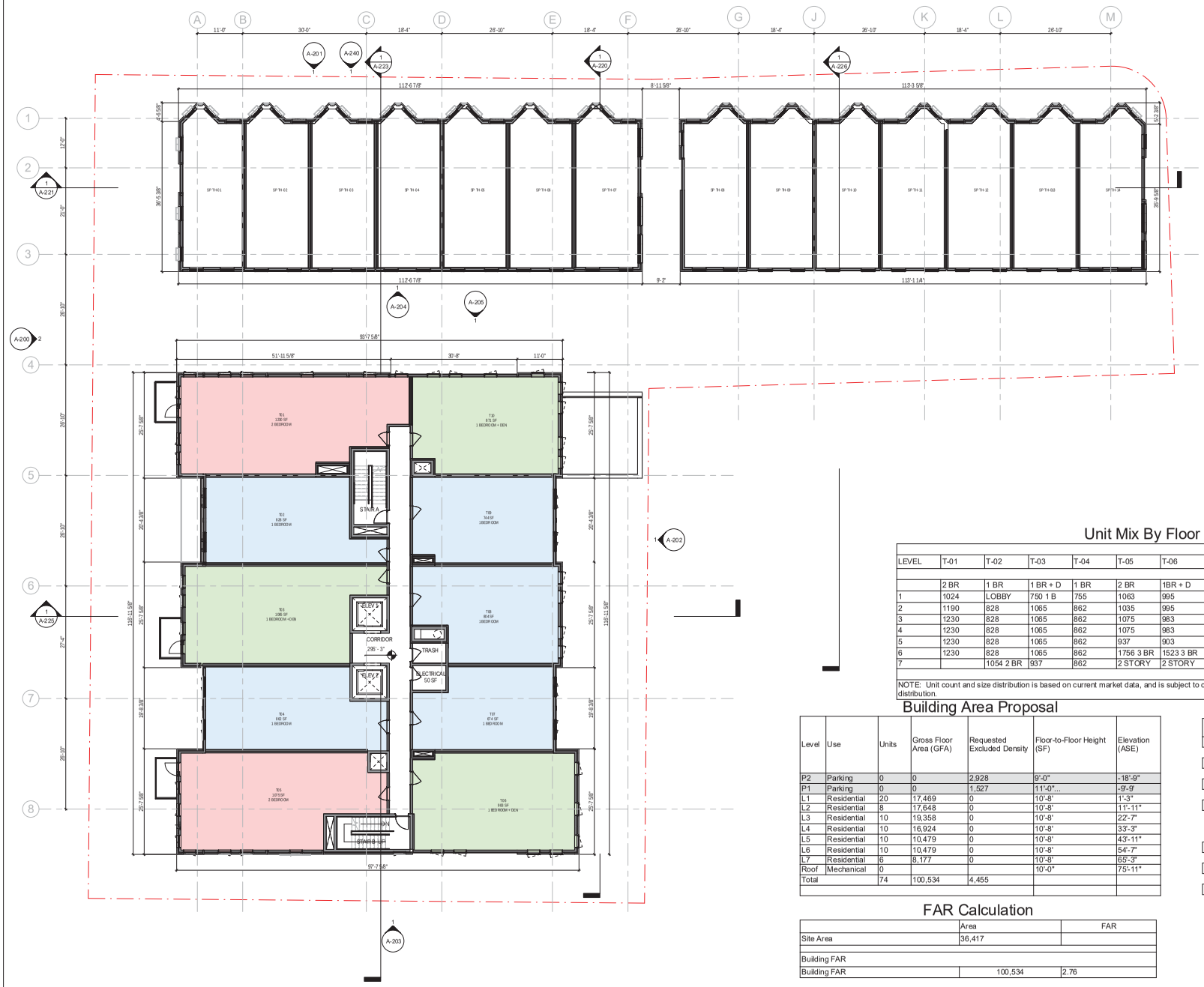
11TH & VERMONT
BALLSTON, VA 22203
PROJECT

PLAN NORTH

GRAPHIC SCALE

SP. LEVEL 2 FLOOR PLAN
TITLE

A-104
DRAWING NUMBER



Unit Mix By Floor Area

LEVEL	T-01	T-02	T-03	T-04	T-05	T-06	T-07	T-08	T-09	T-10	TH
	2 BR	1 BR	1 BR + D	1 BR	2 BR	1BR + D	1 BR	1BR + D	1 BR	2 BR	TH
1	1024	LOBBY	750 1 B	755	1063	995	1283 2 BR				640 (14)
2	1190	828	1065	862	1035	995	674	852			640 (14)
3	1230	828	1065	862	1075	983	674	804	744	871	640 (14)
4	1230	828	1065	862	1075	983	674	804	744	871	492 (14)
5	1230	828	1065	862	937	903	674	804	744	871	2424 AVG.
6	1230	828	1065	862	1756 3 BR	1523 3 BR	674	804	744	871	PER UNIT
7		1054 2 BR	937	862	2 STORY	2 STORY	674	635 1 B	906 2 BR		

NOTE: Unit count and size distribution is based on current market data, and is subject to change. FAR will not change in the event of a revised unit distribution.

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
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FAR Calculation

	Area	FAR
Site Area	36,417	
Building FAR		
Building FAR	100,534	2.76

South Parcel Parking Schedule		
Type	Count	Level
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HANDICAP CAR	2	-02 LEVEL P2
-02 LEVEL P2: 70		
COMPACT 8'-0" X 15'	7	-01 LEVEL P1
FULL 8'-6" X 18'	44	-01 LEVEL P1
HANDICAP CAR	3	-01 LEVEL P1
-01 LEVEL P1: 54		
Grand total: 124		

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Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

11TH & VERMONT
BALLSTON, VA 22203

PROJECT

PLAN NORTH

GRAPHIC SCALE

SP. LEVEL 3 FLOOR PLAN

TITLE

A-105

DRAWING NUMBER

Unit Mix By Floor Area

LEVEL	T-01	T-02	T-03	T-04	T-05	T-06	T-07	T-08	T-09	T-10	TH
	2 BR	1 BR	1 BR + D	1 BR	2 BR	1BR + D	1 BR	1BR + D	1 BR	2 BR	TH
1	1024	LOBBY	750 1 B	755	1063	995	1283 2 BR				640 (14)
2	1190	828	1065	862	1035	995	674	852			640 (14)
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7		1054 2 BR	937	862	2 STORY	2 STORY	674	635 1 B	906 2 BR		

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Building Area Proposal

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-02 LEVEL P2: 70		
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MEP Engineer
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Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
owner

11TH & VERMONT
BALLSTON, VA 22203
PROJECT

PLAN NORTH

GRAPHIC SCALE

SP. LEVEL 4 FLOOR PLAN
TITLE

A-106
DRAWING NUMBER

Unit Mix By Floor Area

LEVEL	T-01	T-02	T-03	T-04	T-05	T-06	T-07	T-08	T-09	T-10	TH
	2 BR	1 BR	1 BR + D	1 BR	2 BR	1BR + D	1 BR	1BR + D	1 BR	2 BR	TH
1	1024	LOBBY	750 1 B	755	1063	995	1283 2 BR				640 (14)
2	1190	828	1065	862	1035	995	674	852			640 (14)
3	1230	828	1065	862	1075	983	674	804	744	871	640 (14)
4	1230	828	1065	862	1075	983	674	804	744	871	492 (14)
5	1230	828	1065	862	937	903	674	804	744	871	2424 AVG.
6	1230	828	1065	862	1756 3 BR	1523 3 BR	674	804	744	871	PER UNIT
7		1054 2 BR	937	862	2 STORY	2 STORY	674	635 1 B	906 2 BR		

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Building Area Proposal

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L7	Residential	6	8,177	0	10'-8'	65'-3"
Roof	Mechanical	0			10'-0"	75'-11"
Total		74	100,534	4,455		

FAR Calculation

	Area	FAR
Site Area	36,417	
Building FAR		
Building FAR	100,534	2.76

South Parcel Parking Schedule		
Type	Count	Level
COMPACT 8'-0" X 15'	9	-02 LEVEL P2
FULL 8'-6" X 18'	59	-02 LEVEL P2
HANDICAP CAR	2	-02 LEVEL P2
-02 LEVEL P2: 70		
COMPACT 8'-0" X 15'	7	-01 LEVEL P1
FULL 8'-6" X 18'	44	-01 LEVEL P1
HANDICAP CAR	3	-01 LEVEL P1
-01 LEVEL P1: 54		
Grand total: 124		

Architect
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Structural Engineer
Jordan & Skala Engineers, Inc.
MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

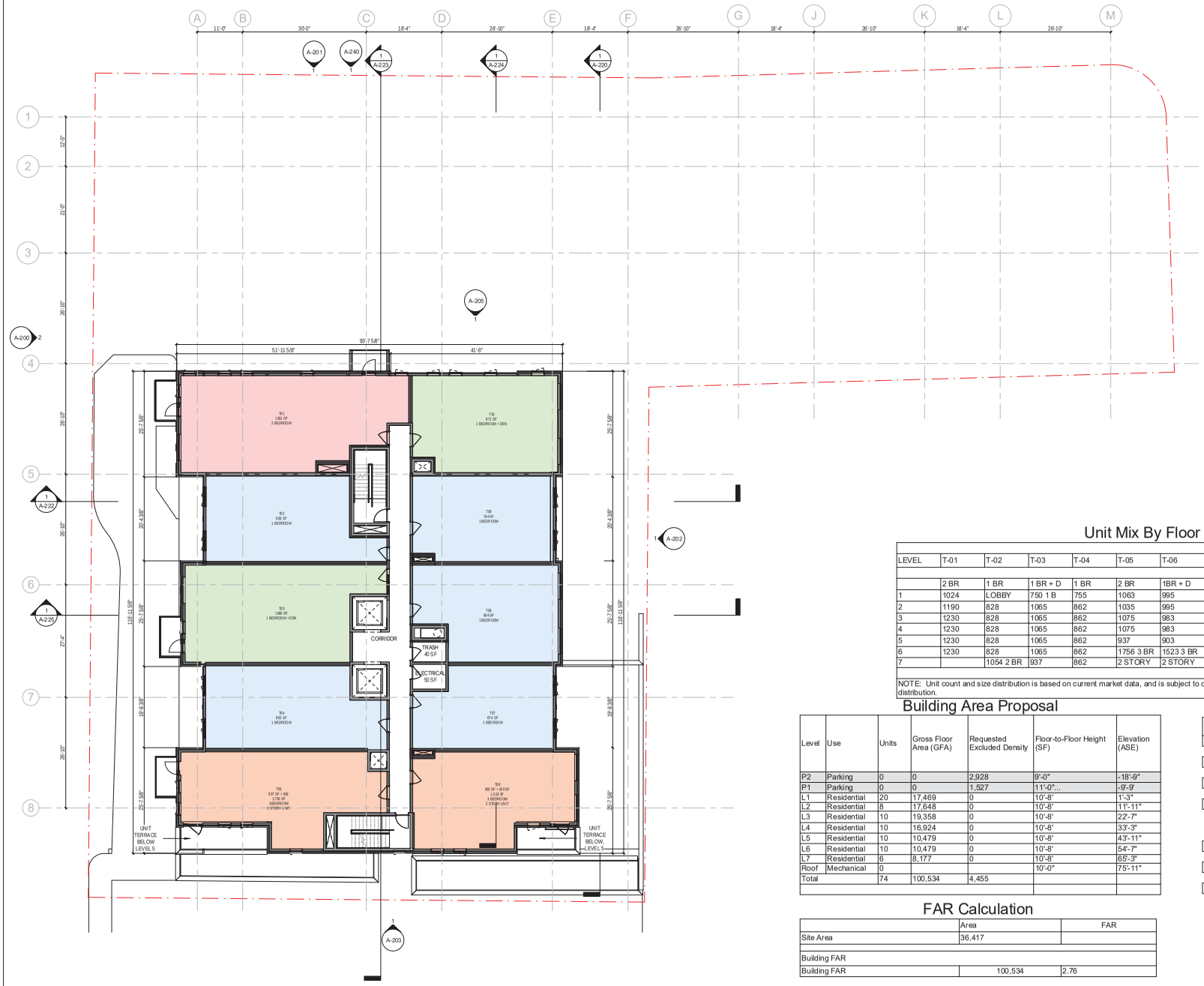
11TH & VERMONT
BALLSTON, VA 22203
PROJECT

PLAN NORTH

GRAPHIC SCALE

SP. LEVEL 5 FLOOR PLAN
TITLE

A-107
DRAWING NUMBER



Unit Mix By Floor Area

LEVEL	T-01	T-02	T-03	T-04	T-05	T-06	T-07	T-08	T-09	T-10	TH
	2 BR	1 BR	1 BR + D	1 BR	2 BR	1BR + D	1 BR	1BR + D	1 BR	2 BR	TH
1	1024	LOBBY	750 1 B	755	1063	995	1283 2 BR				640 (14)
2	1190	828	1065	862	1035	995	674	852			640 (14)
3	1230	828	1065	862	1075	983	674	804	744	871	640 (14)
4	1230	828	1065	862	1075	983	674	804	744	871	492 (14)
5	1230	828	1065	862	937	903	674	804	744	871	2424 AVG.
6	1230	828	1065	862	1756 3 BR	1523 3 BR	674	804	744	871	PER UNIT
7		1054 2 BR	937	862	2 STORY	2 STORY	674	635 1 B	906 2 BR		

NOTE: Unit count and size distribution is based on current market data, and is subject to change. FAR will not change in the event of a revised unit distribution.

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2,928	9'-0"	-18'-9"
P1	Parking	0	0	1,527	11'-0"...	-9'-9'
L1	Residential	20	17,469	0	10'-8'	1'-3"
L2	Residential	8	17,648	0	10'-8'	11'-11"
L3	Residential	10	19,358	0	10'-8'	22'-7"
L4	Residential	10	16,924	0	10'-8'	33'-3"
L5	Residential	10	10,479	0	10'-8'	43'-11"
L6	Residential	10	10,479	0	10'-8'	54'-7"
L7	Residential	6	8,177	0	10'-8'	65'-3"
Roof	Mechanical	0			10'-0"	75'-11"
Total		74	100,534	4,455		

FAR Calculation

	Area	FAR
Site Area	36,417	
Building FAR		
Building FAR	100,534	2.76

South Parcel Parking Schedule		
Type	Count	Level
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FULL 8'-6" X 18'	59	-02 LEVEL P2
HANDICAP CAR	2	-02 LEVEL P2
-02 LEVEL P2: 70		
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FULL 8'-6" X 18'	44	-01 LEVEL P1
HANDICAP CAR	3	-01 LEVEL P1
-01 LEVEL P1: 54		
Grand total: 124		

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MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
owner

11TH & VERMONT
BALLSTON, VA 22203

PROJECT

PLAN NORTH

0 3' 6' 12' 18' 30'
1/8"=1'-0" SCALE
GRAPHIC SCALE

SP. LEVEL 6 FLOOR PLAN

TITLE

A-108

DRAWING NUMBER

Unit Mix By Floor Area

LEVEL	T-01	T-02	T-03	T-04	T-05	T-06	T-07	T-08	T-09	T-10	TH
	2 BR	1 BR	1 BR + D	1 BR	2 BR	1BR + D	1 BR	1BR + D	1 BR	2 BR	TH
1	1024	LOBBY	750 1 B	755	1063	995	1283 2 BR				640 (14)
2	1190	828	1065	862	1035	995	674	852			640 (14)
3	1230	828	1065	862	1075	983	674	804	744	871	640 (14)
4	1230	828	1065	862	1075	983	674	804	744	871	492 (14)
5	1230	828	1065	862	937	903	674	804	744	871	2424 AVG.
6	1230	828	1065	862	1756 3 BR	1523 3 BR	674	804	744	871	PER UNIT
7		1054 2 BR	937	862	2 STORY	2 STORY	674	635 1 B	906 2 BR		

NOTE: Unit count and size distribution is based on current market data, and is subject to change. FAR will not change in the event of a revised unit distribution.

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2,928	9'-0"	-18'-9"
P1	Parking	0	0	1,527	11'-0"...	-9'-9'
L1	Residential	20	17,469	0	10'-8'	1'-3"
L2	Residential	8	17,648	0	10'-8'	11'-11"
L3	Residential	10	19,358	0	10'-8'	22'-7"
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L5	Residential	10	10,479	0	10'-8'	43'-11"
L6	Residential	10	10,479	0	10'-8'	54'-7"
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Site Area	36,417	
Building FAR		
Building FAR	100,534	2.76

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Type	Count	Level
COMPACT 8'-0" X 15'	9	-02 LEVEL P2
FULL 8'-6" X 18'	59	-02 LEVEL P2
HANDICAP CAR	2	-02 LEVEL P2
-02 LEVEL P2: 70		
COMPACT 8'-0" X 15'	7	-01 LEVEL P1
FULL 8'-6" X 18'	44	-01 LEVEL P1
HANDICAP CAR	3	-01 LEVEL P1
-01 LEVEL P1: 54		
Grand total: 124		

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Structural Engineer
Jordan & Skala Engineers, Inc.
MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
owner

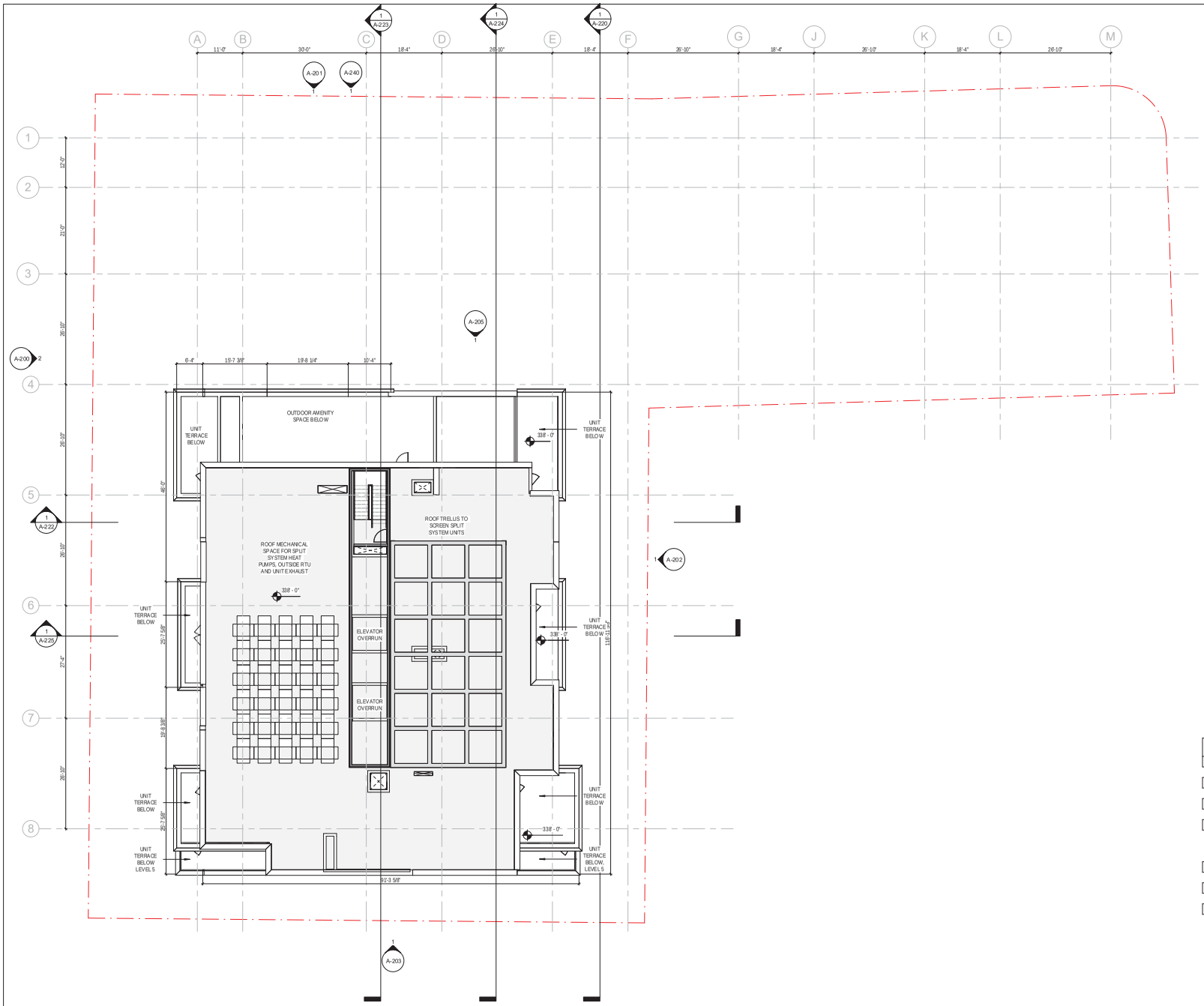
11TH & VERMONT
BALLSTON, VA 22203
PROJECT

PLAN NORTH

GRAPHIC SCALE

SP. LEVEL 7 FLOOR PLAN
TITLE

A-109
DRAWING NUMBER



South Parcel Parking Schedule		
Type	Count	Level
COMPACT 8'-0" X 15'	9	-02 LEVEL P2
FULL 8'-6" X 18'	59	-02 LEVEL P2
HANDICAP CAR	2	-02 LEVEL P2
-02 LEVEL P2: 70		
COMPACT 8'-0" X 15'	7	-01 LEVEL P1
FULL 8'-6" X 18'	44	-01 LEVEL P1
HANDICAP CAR	3	-01 LEVEL P1
-01 LEVEL P1: 54		
Grand total: 124		

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Structural Engineer
Jordan & Skala Engineers, Inc.
MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

OWNER
NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190

PROJECT
11TH & VERMONT
BALLSTON, VA 22203

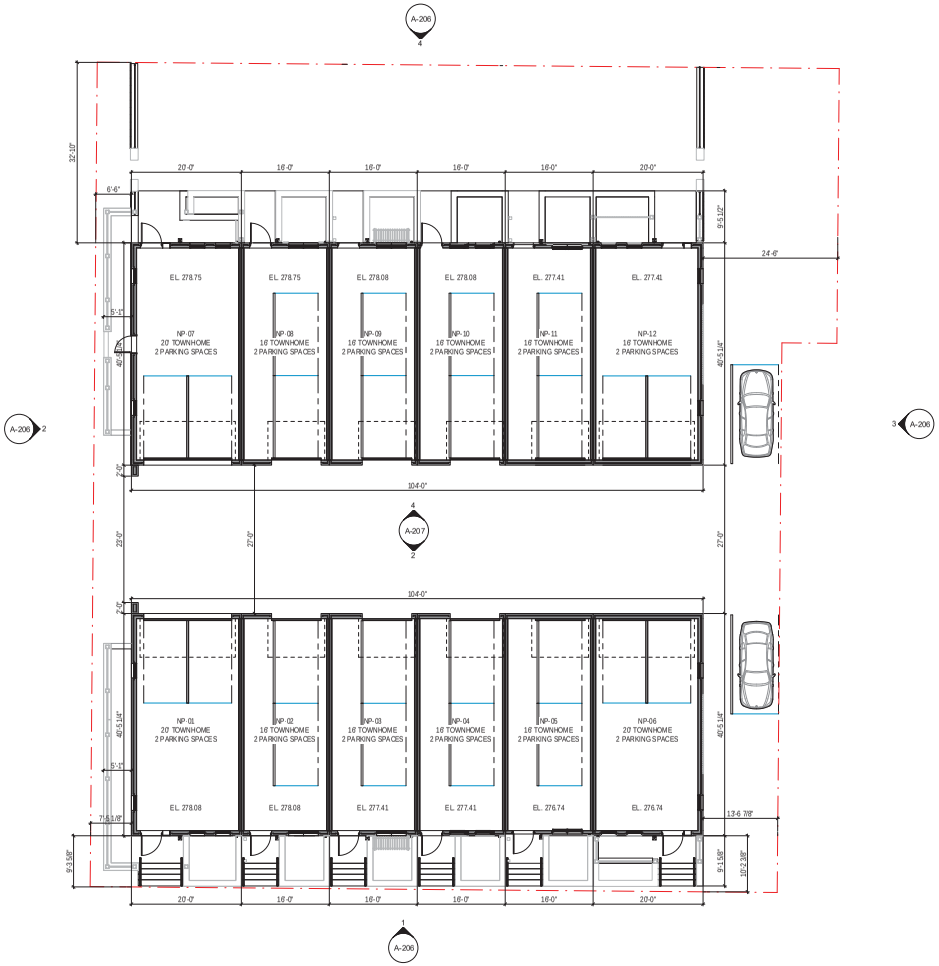
PLAN NORTH

GRAPHIC SCALE
0 3' 6' 12' 24' 36'
1/8"=1'-0" SCALE

SP. ROOF LEVEL FLOOR PLAN

A-110

DRAWING NUMBER



2 VISITOR SURFACE PARKING SPACES
1 VISITOR SPACE LOCATED IN SOUTH
PARCEL GARAGE

KZL ARCHITECTS

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Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

11TH & VERMONT
BALLSTON, VA 22203

PROJECT

PLAN NORTH

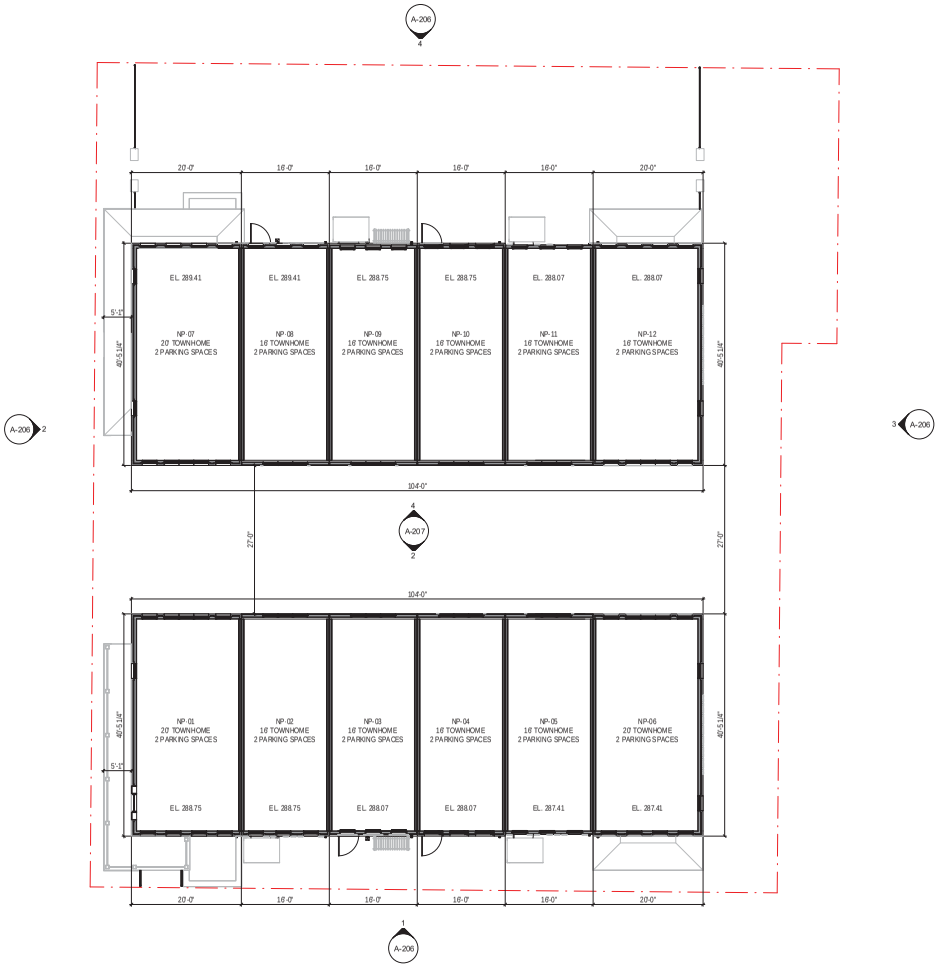
0 3' 6' 12' 24' 36'
ARCHITECT SCALE
GRAPHIC SCALE

NP. LEVEL 1

TITLE

A-111

DRAWING NUMBER



2 VISITOR SURFACE PARKING SPACES
1 VISITOR SPACE LOCATED IN SOUTH
PARCEL GARAGE

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NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

OWNER

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190

PROJECT

11TH & VERMONT
BALLSTON, VA 22203

FLAN NORTH

GRAPHIC SCALE

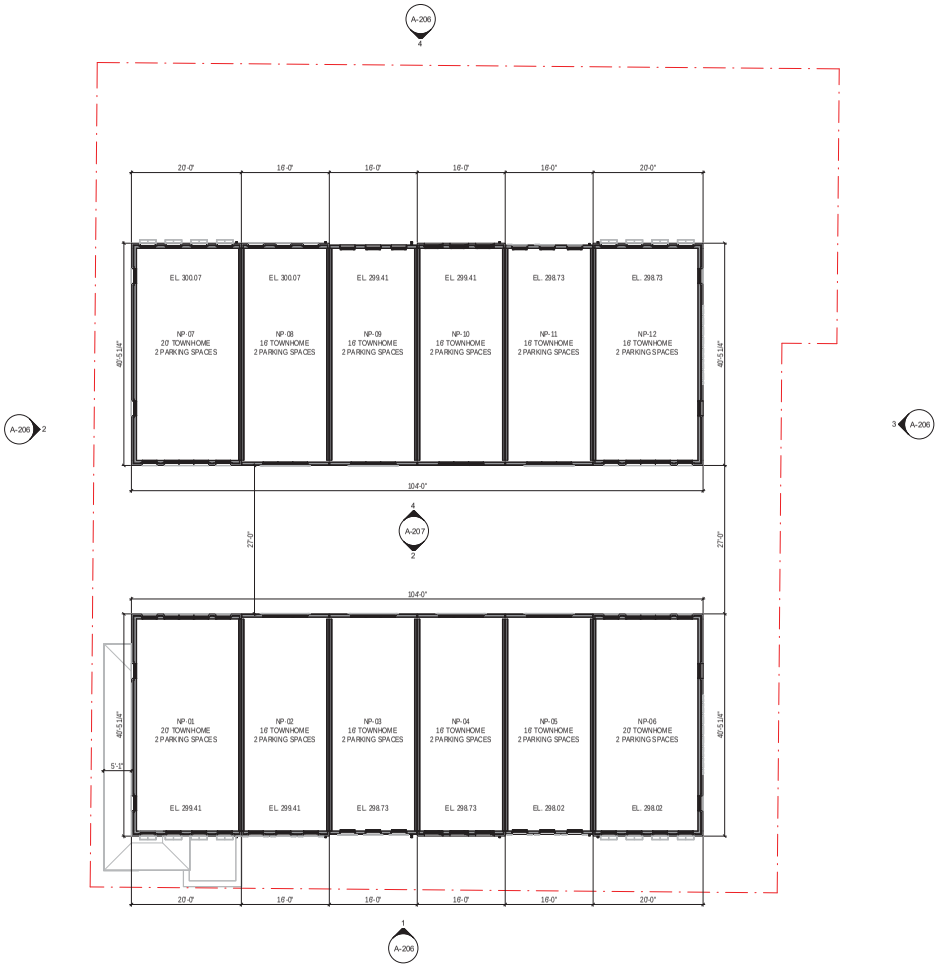
0 3' 6' 12' 24' 36'
1/8"=1'-0" SCALE

TITLE

NP. LEVEL 2

DRAWING NUMBER

A-112



2 VISITOR SURFACE PARKING SPACES
1 VISITOR SPACE LOCATED IN SOUTH PARCEL GARAGE

KZL ARCHITECTS

Architect

SK&A Engineers

Structural Engineer

Jordan & Skala Engineers, Inc.

MEP Engineer

VIKA Virginia, LLC

Civil Engineer

VIKA Virginia, LLC

Landscape Architect

Paladino and Company

LEED Consultant

Simpson Gumpertz & Heger

Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

11TH & VERMONT
BALLSTON, VA 22203

PROJECT

PLAN NORTH

0 3' 6' 12' 24' 36'
ARCHITECT SCALE

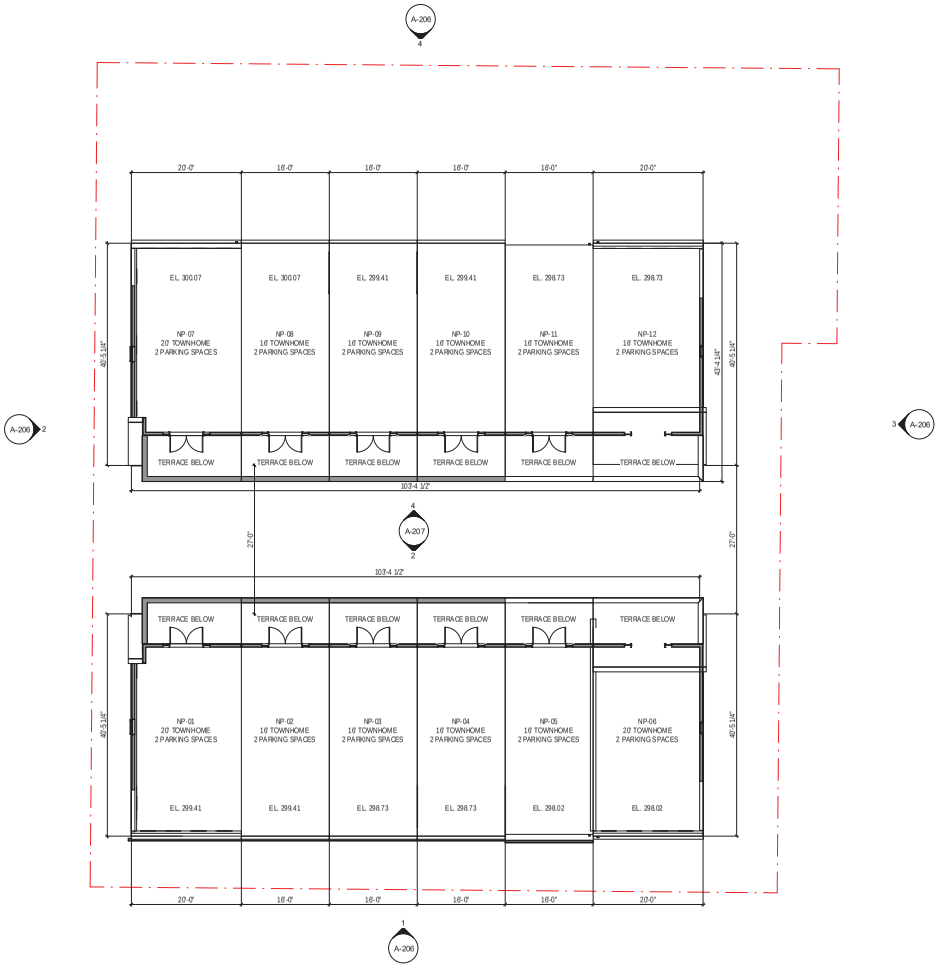
GRAPHIC SCALE

NP. LEVEL 3

TITLE

A-113

DRAWING NUMBER



2 VISITOR SURFACE PARKING SPACES
1 VISITOR SPACE LOCATED IN SOUTH PARCEL GARAGE

KZL ARCHITECTS

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Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

11TH & VERMONT
BALLSTON, VA 22203

PROJECT

FLAN NORTH

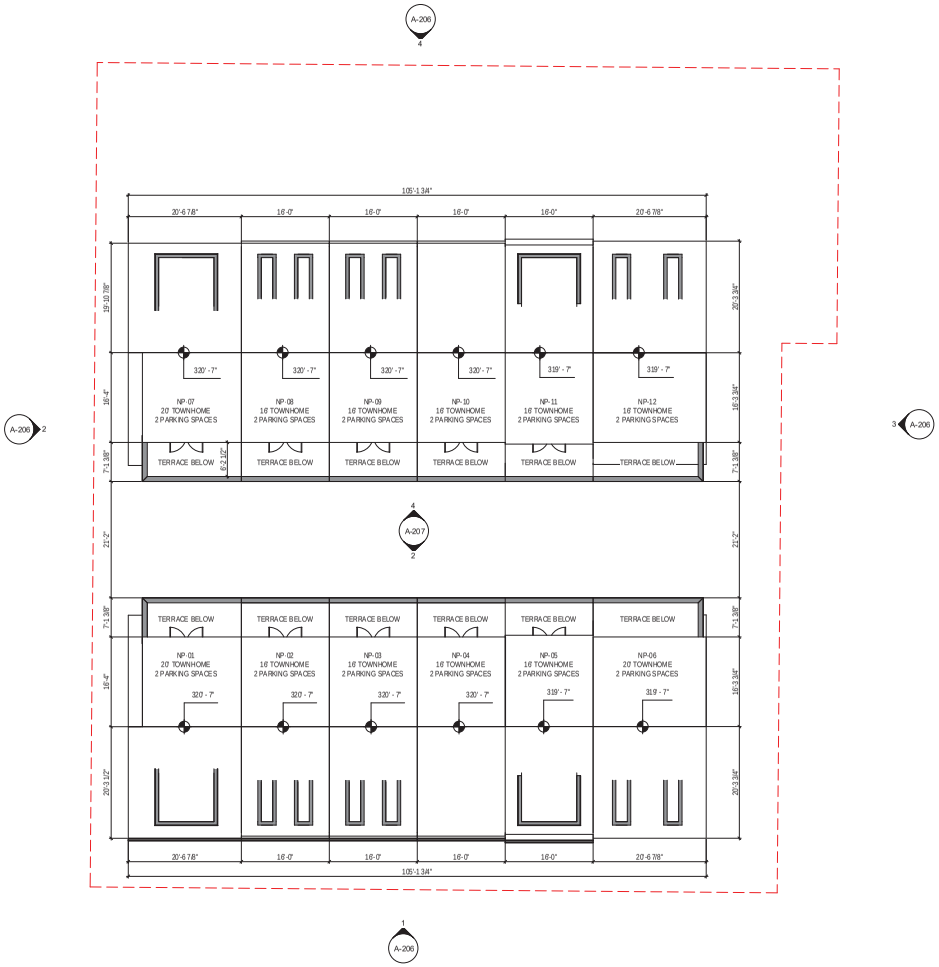
0 3' 6' 12' 24' 36'
ARTWIN 1/8" SCALE
GRAPHIC SCALE

NP. LEVEL 4

TITLE

A-114

DRAWING NUMBER



2 VISITOR SURFACE PARKING SPACES
1 VISITOR SPACE LOCATED IN SOUTH PARCEL GARAGE

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NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

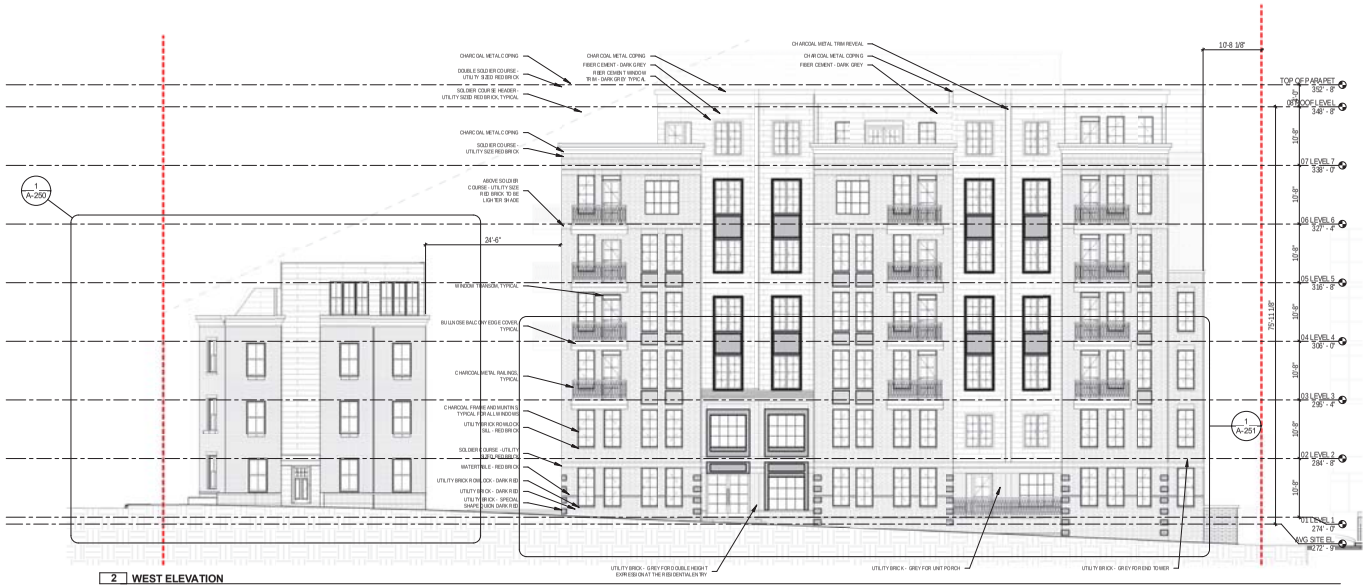
11TH & VERMONT
BALLSTON, VA 22203
PROJECT

PLAN NORTH

0 2' 4' 8' 12' 16'
ARCHITECT SCALE
GRAPHIC SCALE

NP. LEVEL 5
TITLE

A-115
DRAWING NUMBER



2 WEST ELEVATION

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

NOTE: NUMBER AND STYLES OF WINDOWS AND BALCONIES SUBJECT TO CHANGE
31.76% OPENINGS
UNIT EXHAUSTS ON THIS FACADE TO EXHAUST VERTICALLY THROUGH THE ROOF.

GENERAL NOTES

1. REFER TO A0.0 SERIES FOR ADDITIONAL NOTES, SYMBOLS & ABBREVIATIONS.

LEGEND

- XX — DOOR TYPE - SEE SCHEDULE
- XX — WINDOW TYPE - SEE SCHEDULE
- XX — RAILING TYPE - SEE SCHEDULE
- XX — LOUVER TYPE - SEE SCHEDULE
- UTILITY BRICK
- FIBER CEMENT
- GLAZING - TYPE 1 (GLASS)

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Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190

OWNER

11TH & VERMONT
BALLSTON, VA 22203

PROJECT

PLAN NORTH

0 1' 2' 4' 8' 12' 16'
3/32"=1'-0" SCALE

GRAPHIC SCALE

WEST ELEVATION

TITLE

A-200

DRAWING NUMBER

NOTE: NUMBER AND STYLES OF WINDOWS AND BALCONIES SUBJECT TO CHANGE
32.32% OPENING
UNIT EXHAUSTS ON THIS FACADE TO EXHAUST VERTICALLY THROUGH THE ROOF.

1 **NORTH ELEVATION**
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. REFER TO A0.0 SERIES FOR ADDITIONAL NOTES, SYMBOLS & ABBREVIATIONS.

LEGEND

- XX — DOOR TYPE - SEE SCHEDULE
- XX — WINDOW TYPE - SEE SCHEDULE
- XX — RAILING TYPE - SEE SCHEDULE
- XX — LOUVER TYPE - SEE SCHEDULE
- UTILITY BRICK
- FIBER CEMENT
- GLAZING - TYPE 1 (GLASS)

K2L ARCHITECTS

Architect
SK&A Engineers
Structural Engineer
Jordan & Skala Engineers, Inc.
MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	412 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

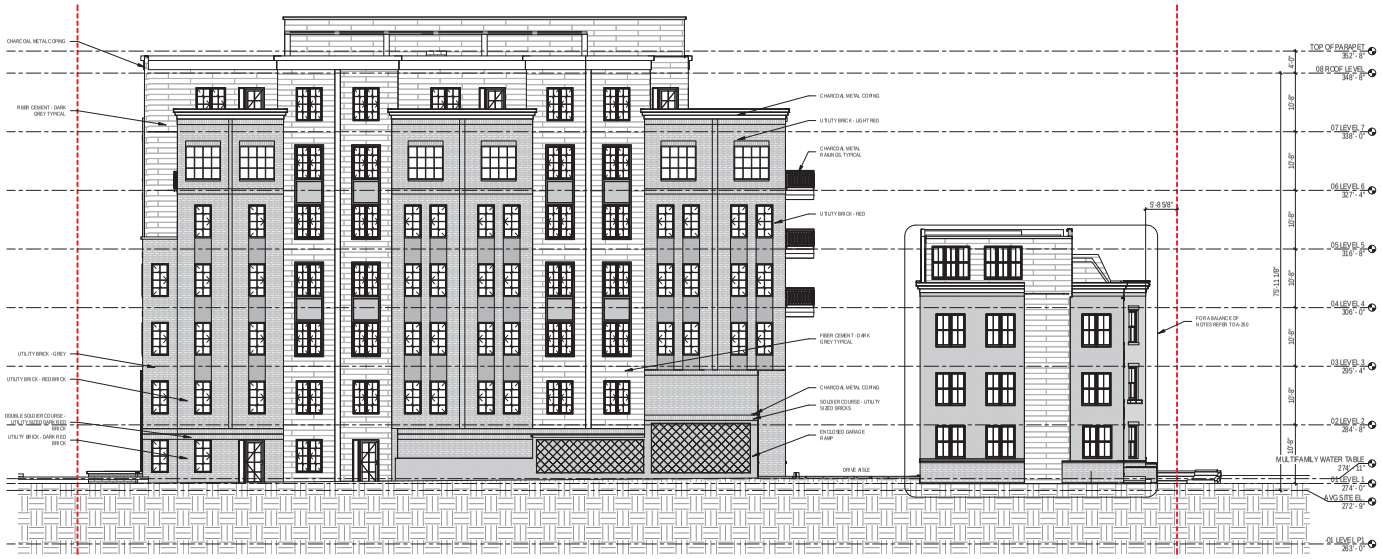
11TH & VERMONT
BALLSTON, VA 22203
PROJECT

PLAN NORTH

0 3' 6' 12' 24' 36'
3/32"=1'-0" SCALE
GRAPHIC SCALE

NORTH ELEVATION
TITLE

A-201
DRAWING NUMBER



NOTE: NUMBER AND STYLES OF WINDOWS AND BALCONIES SUBJECT TO CHANGE
16.63% OPENING
UNIT EXHAUSTS ON THIS FACADE TO EXHAUST HORIZONTALLY THROUGH WALL. REFER TO ELEVATION WHERE APPLICABLE

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

GENERAL NOTES

1. REFER TO A0.0 SERIES FOR ADDITIONAL NOTES, SYMBOLS & ABBREVIATIONS.

LEGEND

- DOOR TYPE - SEE SCHEDULE
- WINDOW TYPE - SEE SCHEDULE
- RAILING TYPE - SEE SCHEDULE
- LOUVER TYPE - SEE SCHEDULE
- UTILITY BRICK
- FIBER CEMENT
- GLAZING - TYPE 1 (GLASS)

K2L ARCHITECTS

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www.sgh.com

Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

11TH & VERMONT
BALLSTON, VA 22203
PROJECT

PLAN NORTH

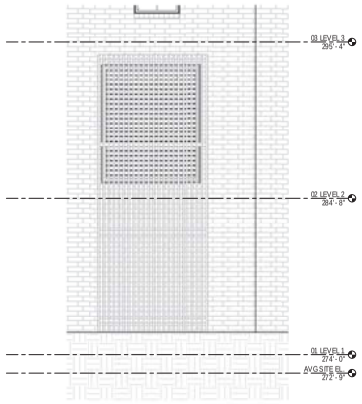
0 3' 6' 9' 12' 18' 24'
3/32"=1'-0" SCALE
GRAPHIC SCALE

EAST ELEVATION
TITLE

A-202
DRAWING NUMBER

NOTE: NUMBER AND STYLES OF WINDOWS AND BALCONIES SUBJECT TO CHANGE
16.77% OPENING
UNIT EXHAUSTS ON THIS FACADE TO EXHAUST VERTICALLY THROUGH THE ROOF.

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



2 GARAGE EXAHUST LOUVER TREATMENT
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO A0.0 SERIES FOR ADDITIONAL NOTES, SYMBOLS & ABBREVIATIONS.

LEGEND

- XX — DOOR TYPE - SEE SCHEDULE
- XX — WINDOW TYPE - SEE SCHEDULE
- XX — RAILING TYPE - SEE SCHEDULE
- XX — LOUVER TYPE - SEE SCHEDULE
- UTILITY BRICK
- FIBER CEMENT
- GLAZING - TYPE 1 (GLASS)

Architect
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Structural Engineer
Jordan & Skala Engineers, Inc.
MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	417 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

11TH & VERMONT
BALLSTON, VA 22203
PROJECT

PLAN NORTH

0 3' 6' 12' 24' 36'
3/32"=1'-0" SCALE
GRAPHIC SCALE

SOUTH ELEVATION
TITLE

A-203
DRAWING NUMBER

NOTE: NUMBER AND STYLES OF WINDOWS AND BALCONIES SUBJECT TO CHANGE
20.43% OPENING
UNIT EXHAUSTS ON THIS FACADE TO EXHAUST VERTICALLY THROUGH THE ROOF.

1 SOUTH TOWNHOME ELEVATION
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. REFER TO A0.0 SERIES FOR ADDITIONAL NOTES, SYMBOLS & ABBREVIATIONS.

LEGEND

- XX — DOOR TYPE - SEE SCHEDULE
- XX — WINDOW TYPE - SEE SCHEDULE
- XX — RAILING TYPE - SEE SCHEDULE
- XX — LOUVER TYPE - SEE SCHEDULE
- UTILITY BRICK
- FIBER CEMENT
- GLAZING - TYPE 1 (GLASS)

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NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

OWNER
NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190

PROJECT
11TH & VERMONT
ARLINGTON, VA 22203

PLAN NORTH

GRAPHIC SCALE
0 3' 6' 12' 24' 36'
3/32"=1'-0" SCALE

SOUTH TOWNHOME ELEVATION

DRAWING NUMBER
A-204

NOTE: NUMBER AND STYLES OF WINDOWS AND BALCONIES SUBJECT TO CHANGE
20.47% OPENING
UNIT EXHAUSTS ON THIS FACADE TO EXHAUST VERTICALLY THROUGH THE ROOF.

1 NORTH TOWER ELEVATION
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. REFER TO A0.0 SERIES FOR ADDITIONAL NOTES, SYMBOLS & ABBREVIATIONS.

LEGEND

- XX — DOOR TYPE - SEE SCHEDULE
- XX — WINDOW TYPE - SEE SCHEDULE
- XX — RAILING TYPE - SEE SCHEDULE
- XX — LOUVER TYPE - SEE SCHEDULE
- UTILITY BRICK
- FIBER CEMENT
- GLAZING - TYPE 1 (GLASS)

Architect
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Jordan & Skala Engineers, Inc.
MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.13 SUBMISSION	1/10/13

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

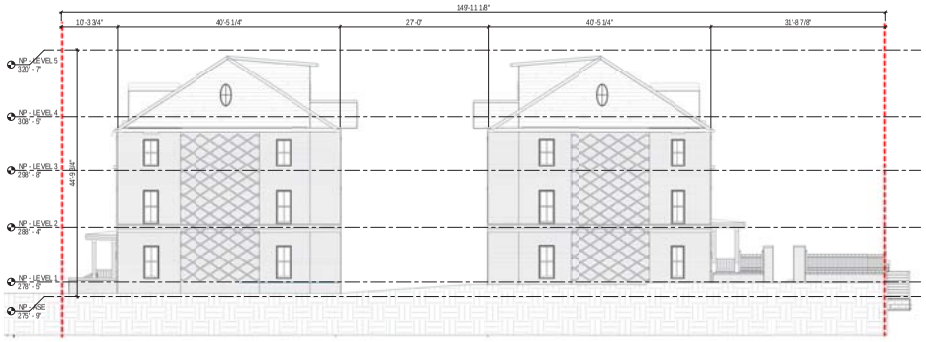
11TH & VERMONT
BALLSTON, VA 22203
PROJECT

PLAN NORTH

0 3' 6' 12' 24' 36'
3/32"=1'-0" SCALE
GRAPHIC SCALE

NORTH TOWER ELEVATION
TITLE

A-205
DRAWING NUMBER



3 NP EAST ELEVATION

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

4 NP NORTH ELEVATION

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

2 NP WEST ELEVATION

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

1 NP SOUTH ELEVATION

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

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Envelope Consultant

NUMBER	TITLE	DATE
1	4 TI SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

11TH & VERMONT
BALLSTON, VA 22203

PROJECT

PLAN NORTH

0 3' 6' 12' 24' 36'
3/32"=1'-0" SCALE
GRAPHIC SCALE

NP TOWNHOUSE ELEVATIONS

A-206

DRAWING NUMBER

2 **NP DRIVEWAY NORTH ELEVATION**

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

4 **NP DRIVEWAY SOUTH ELEVATION**

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

KZL ARCHITECTS

Architect

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MEP Engineer

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Civil Engineer

VIKA Virginia, LLC

Landscape Architect

Paladino and Company

LEED Consultant

Simpson Gumpertz & Heger

Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190

OWNER

11TH & VERMONT
BALLSTON, VA 22203

PROJECT

FLAG NORTH

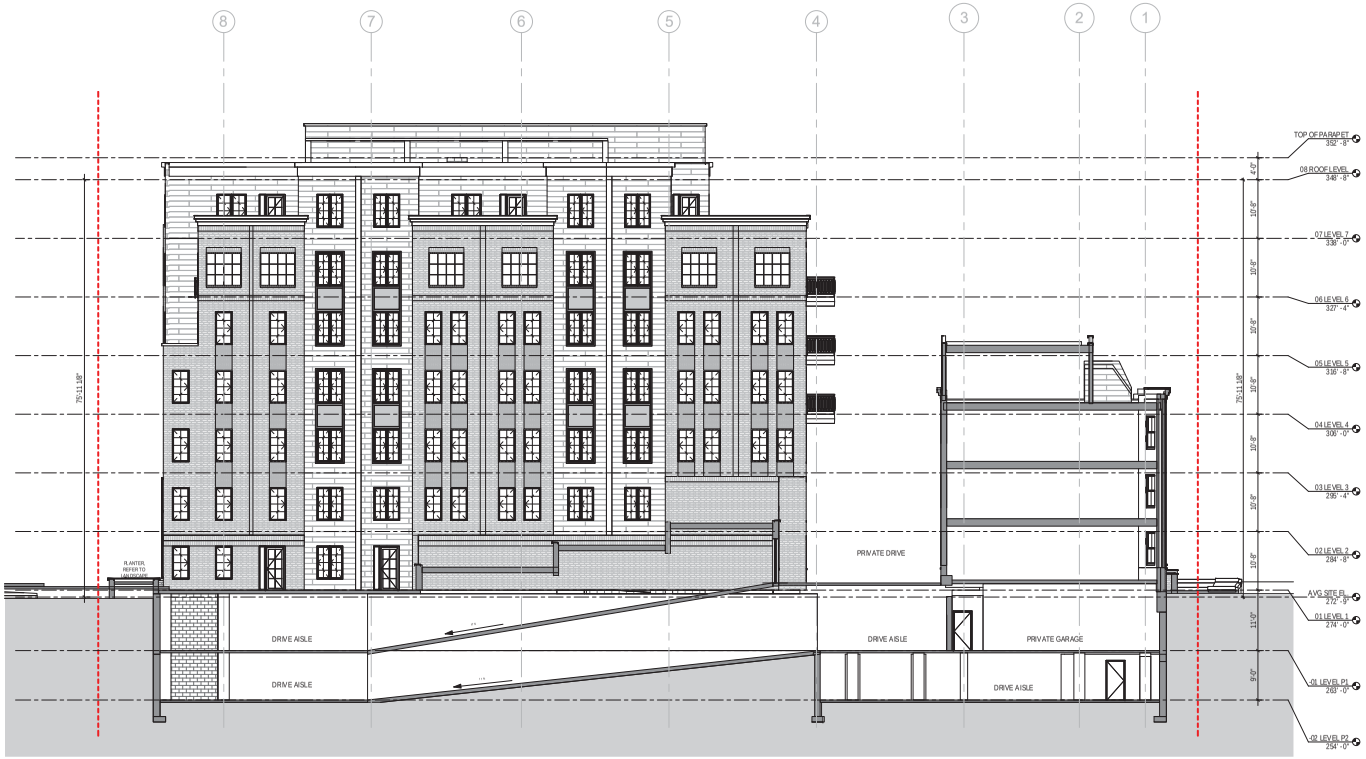
0 3' 6' 12' 24' 36'
3/32"=1'-0" SCALE

GRAPHIC SCALE

NP TOWNHOUSE ELEVATIONS

A-207

DRAWING NUMBER



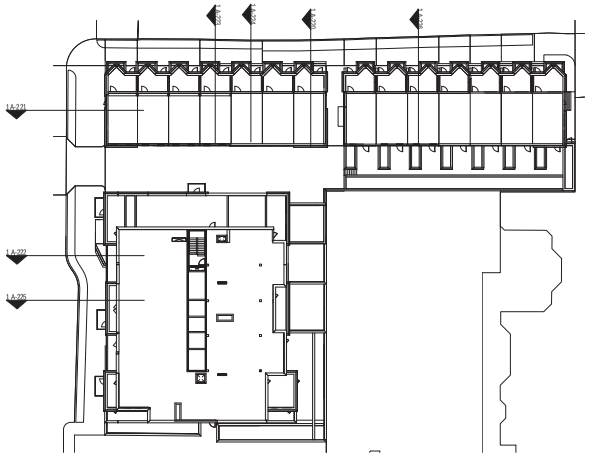
REFER TO SHEET A-240 FOR RELATIONSHIPS TO ADJACENT PROPERTIES.

1 SECTION THROUGH SPEED RAMP VIEWING WEST

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

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2,928	9'-0"	-18'-9"
P1	Parking	0	0	1,527	11'-0"...	-9'-9'
L1	Residential	20	17,469	0	10'-8'	1'-3"
L2	Residential	8	17,648	0	10'-8'	11'-11"
L3	Residential	10	19,358	0	10'-8'	22'-7"
L4	Residential	10	16,924	0	10'-8'	33'-3"
L5	Residential	10	10,479	0	10'-8'	43'-11"
L6	Residential	10	10,479	0	10'-8'	54'-7"
L7	Residential	6	8,177	0	10'-8'	65'-3"
Roof	Mechanical	0			10'-0"	75'-11"
Total		74	100,534	4,455		



Architect
SK&A Engineers
Structural Engineer
Jordan & Skala Engineers, Inc.
MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

OWNER
NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190

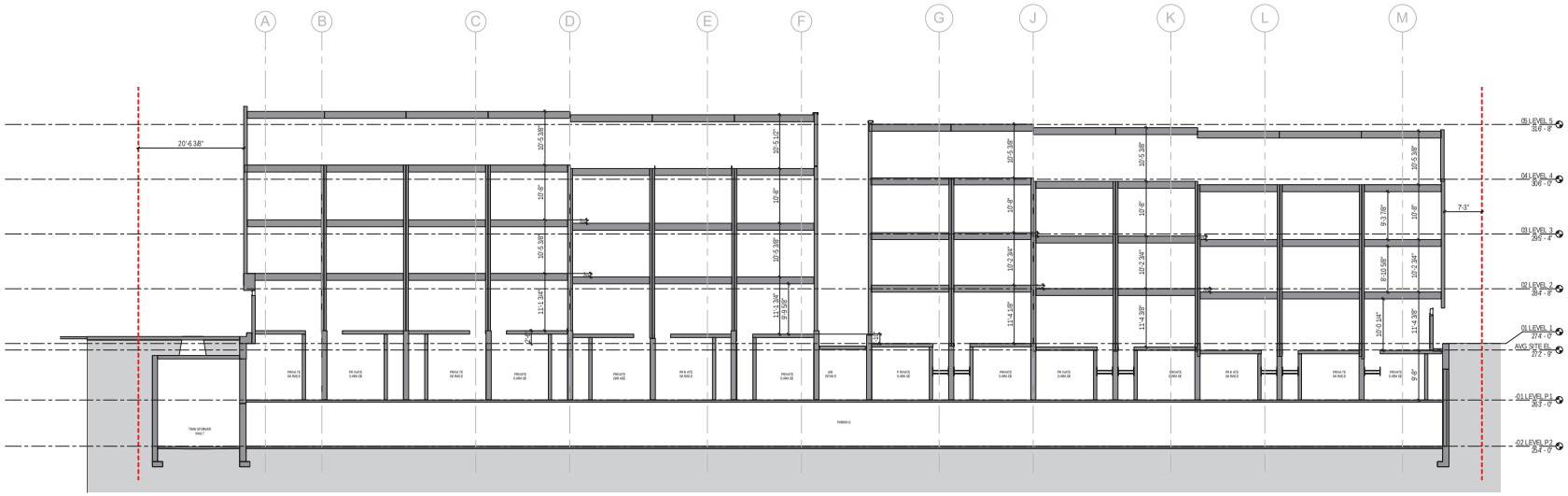
PROJECT
11TH & VERMONT
BALLSTON, VA 22203

PLAN NORTH

GRAPHIC SCALE

BUILDING SECTION

DRAWING NUMBER
A-220



REFER TO SHEET A-240 FOR RELATIONSHIPS TO ADJACENT PROPERTIES.

1 SECTION THROUGH TRANSFORMER VAULT VIEWING NORTH

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

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2,928	9'-0"	-18'-9"
P1	Parking	0	0	1,527	11'-0"...	-9'-9'
L1	Residential	20	17,469	0	10'-8'	1'-3"
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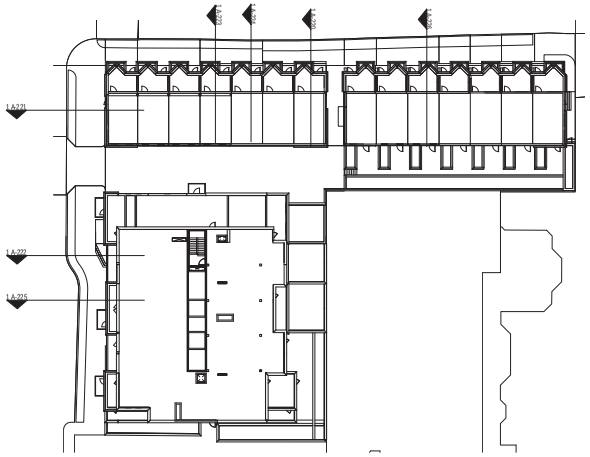
L5	Residential	10	10,479	0	10'-8'	43'-11"
L6	Residential	10	10,479	0	10'-8'	54'-7"
L7	Residential	6	8,177	0	10'-8'	65'-3"
Roof	Mechanical	0			10'-0"	75'-11"
Total		74	100,534	4,455		



Architect
SK&A Engineers
Structural Engineer
Jordan & Skala Engineers, Inc.
MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

11TH & VERMONT
BALLSTON, VA 22203

PROJECT

PLAN NORTH

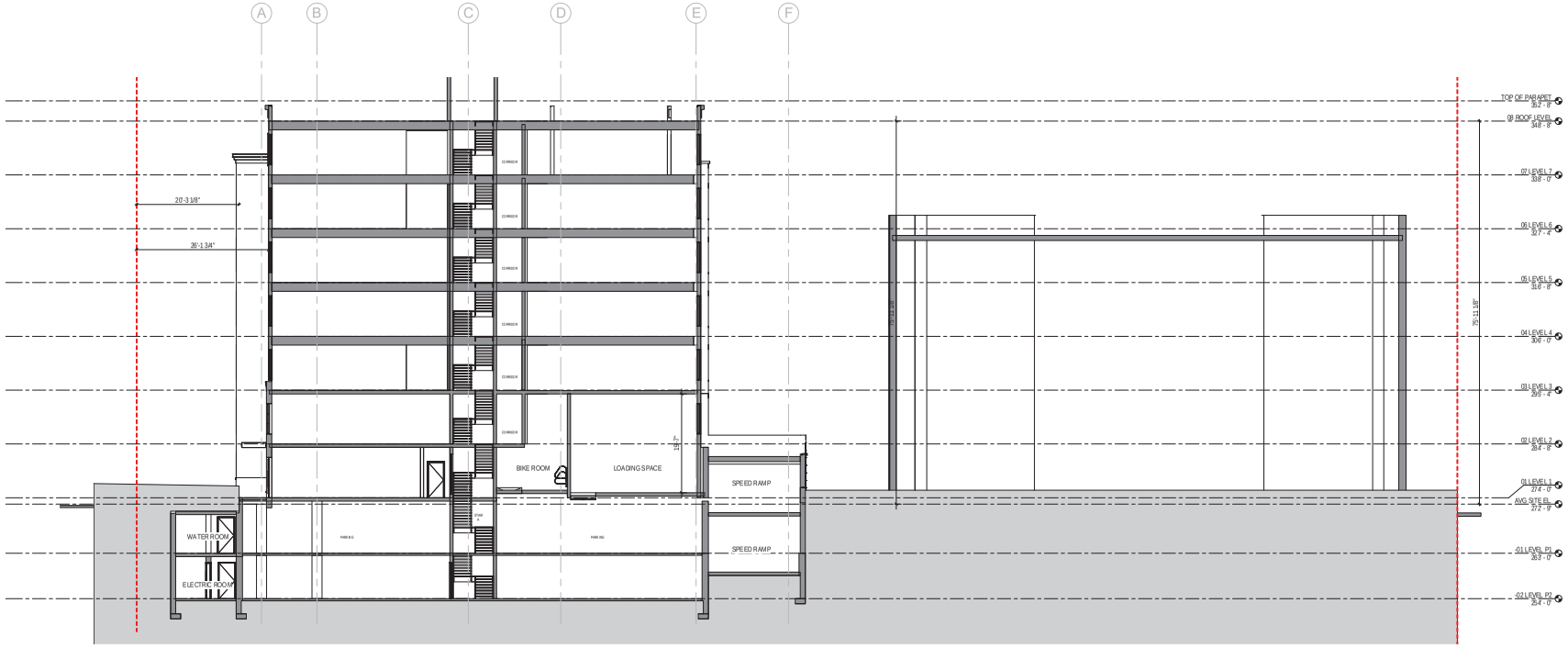
GRAPHIC SCALE

BUILDING SECTION

TITLE

A-221

DRAWING NUMBER



REFER TO SHEET A-240 FOR RELATIONSHIPS TO ADJACENT PROPERTIES.

1 SECTION THROUGH TRANSFORMER VAULT AND STAIR TOWER

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

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2,928	9'-0"	-18'-9"
P1	Parking	0	0	1,527	11'-0"...	-9'-9'
L1	Residential	20	17,469	0	10'-8'	1'-3"
L2	Residential	8	17,648	0	10'-8'	11'-11"
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L4	Residential	10	16,924	0	10'-8'	33'-3"
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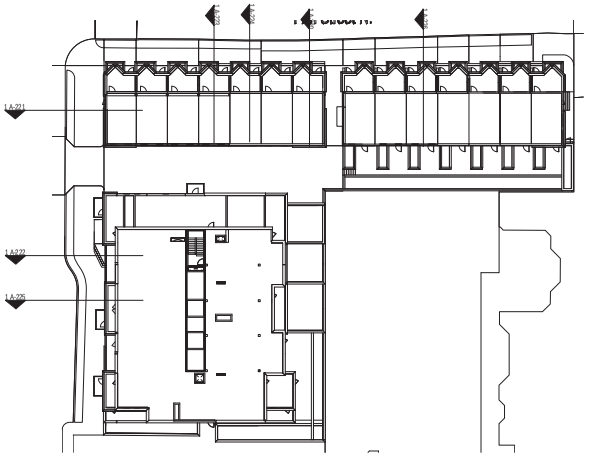
L6	Residential	10	10,479	0	10'-8'	54'-7"
L7	Residential	6	8,177	0	10'-8'	65'-3"
Roof	Mechanical	0			10'-0"	75'-11"
Total		74	100,534	4,455		



KZL ARCHITECTS

Architect
SK&A Engineers
Structural Engineer
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MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

OWNER
NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190

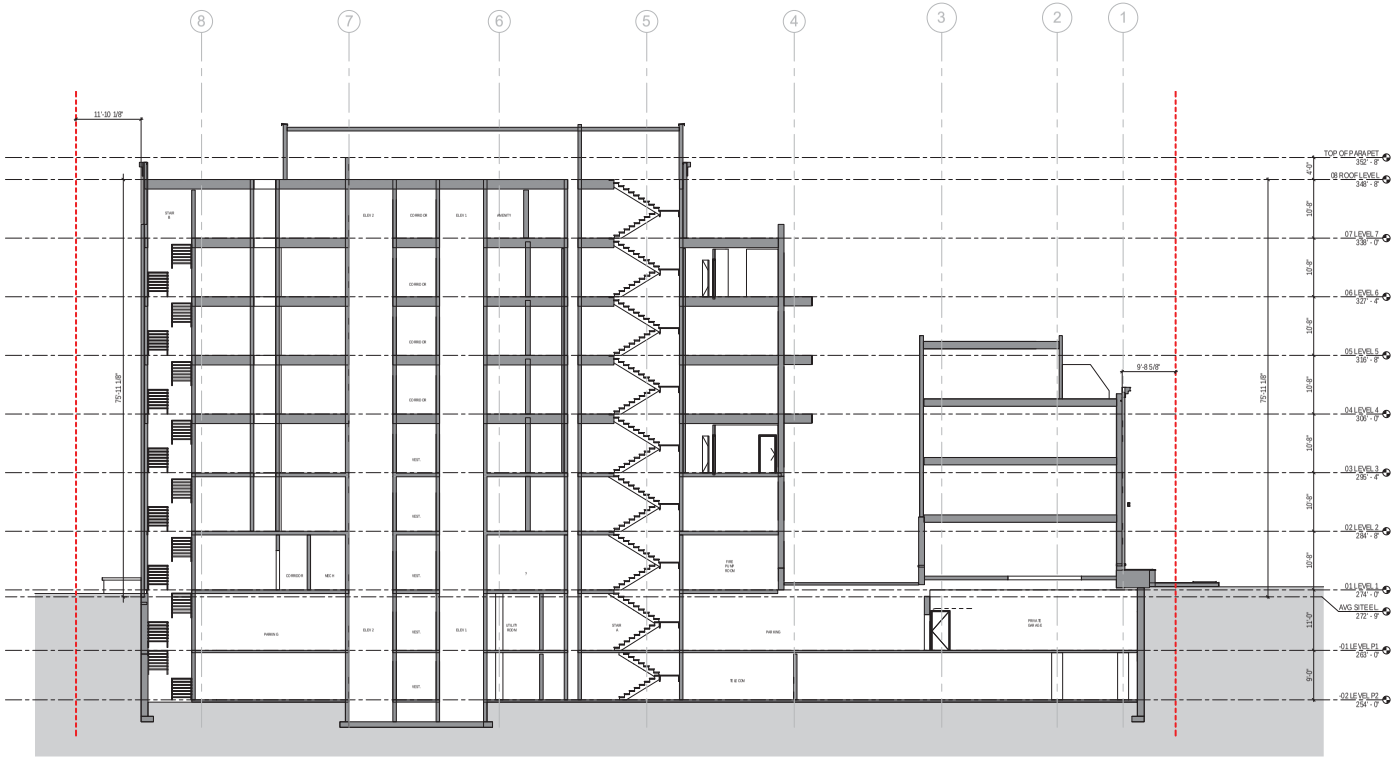
PROJECT
11TH & VERMONT
BALLSTON, VA 22203

PLAN NORTH

GRAPHIC SCALE

TITLE
BUILDING SECTION

DRAWING NUMBER
A-222



REFER TO SHEET A-240 FOR RELATIONSHIPS TO ADJACENT PROPERTIES.

1 SECTION THROUGH CORES VIEWING WEST

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

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2,928	9'-0"	-18'-9"
P1	Parking	0	0	1,527	11'-0"...	-9'-9'
L1	Residential	20	17,469	0	10'-8'	1'-3"
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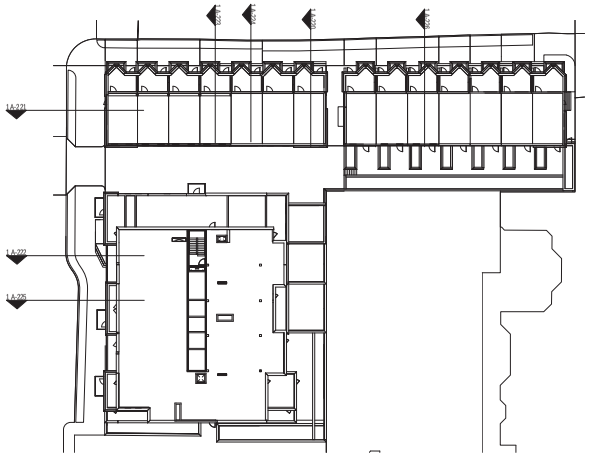
L5	Residential	10	10,479	0	10'-8'	43'-11"
L6	Residential	10	10,479	0	10'-8'	54'-7"
L7	Residential	6	8,177	0	10'-8'	65'-3"
Roof	Mechanical	0			10'-0"	75'-11"
Total		74	100,534	4,455		



ARCHITECTS

Architect

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MEP Engineer

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Civil Engineer

VIKA Virginia, LLC

Landscape Architect

Paladino and Company

LEED Consultant

Simpson Gumpertz & Heger

Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

OWNER

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190

PROJECT

11TH & VERMONT
BALLSTON, VA 22203

PLAN NORTH

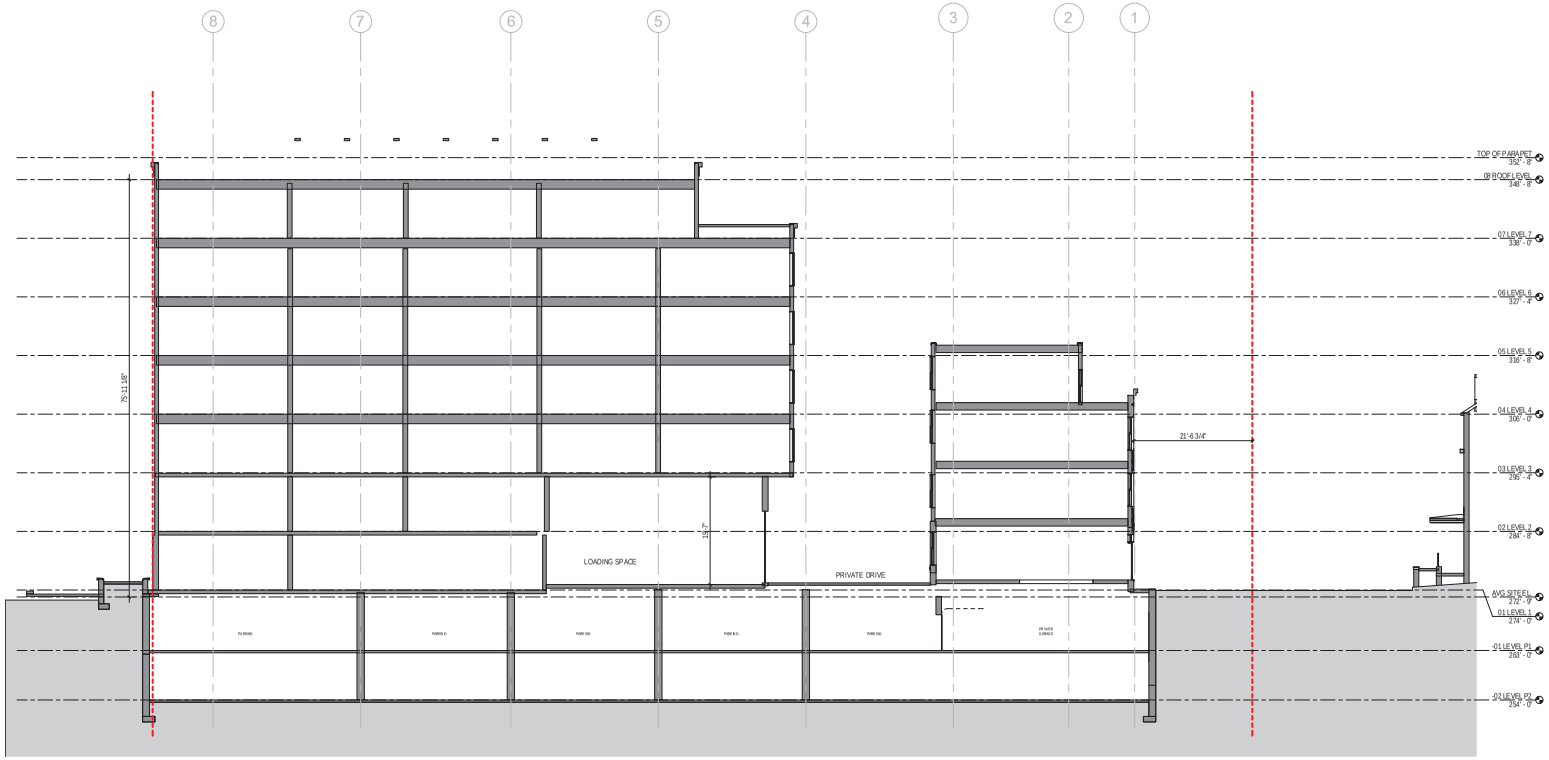
GRAPHIC SCALE

BUILDING SECTION

TITLE

A-223

DRAWING NUMBER



1 SECTION THROUGH LOADING DOCK VIEWING WEST

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

REFER TO SHEET A-240 FOR RELATIONSHIPS TO ADJACENT PROPERTIES.

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2,928	9'-0"	-18'-9"
P1	Parking	0	0	1,527	11'-0"...	-9'-9'
L1	Residential	20	17,469	0	10'-8'	1'-3"
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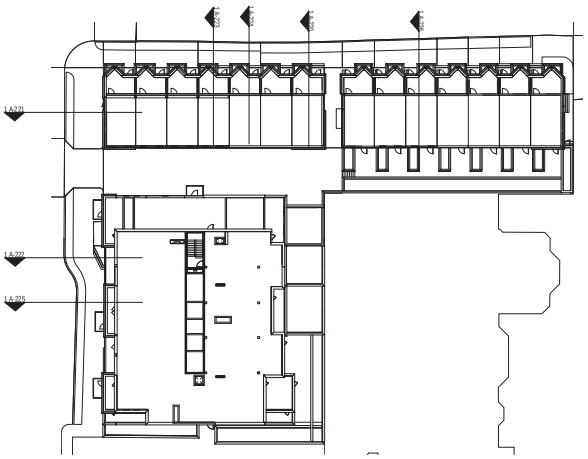
L6	Residential	10	10,479	0	10'-8'	54'-7"
L7	Residential	6	8,177	0	10'-8'	65'-3"
Roof	Mechanical	0			10'-0"	75'-11"
Total		74	100,534	4,455		



Architect
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Jordan & Skala Engineers, Inc.
MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

OWNER
NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190

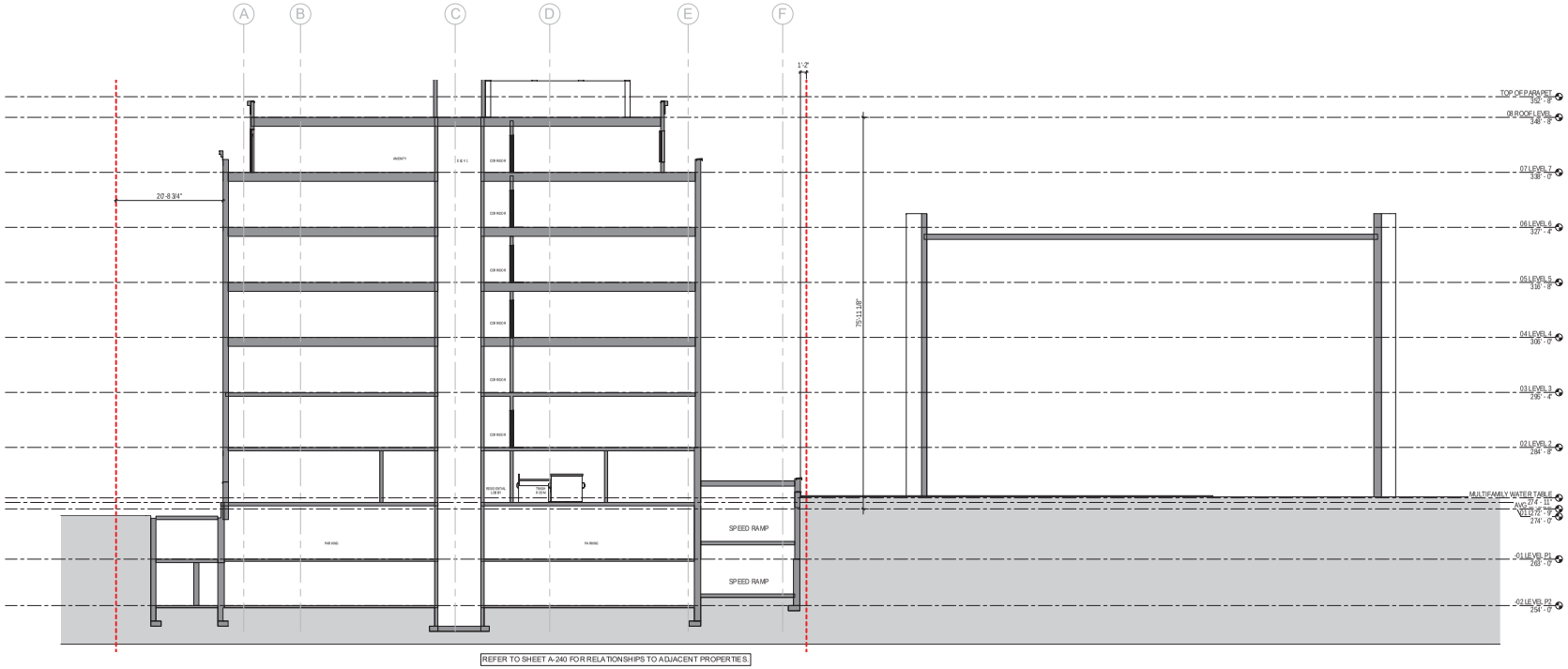
PROJECT
11TH & VERMONT
BALLSTON, VA 22203

PLAN NORTH

GRAPHIC SCALE

TITLE
BUILDING SECTION

DRAWING NUMBER
A-224



REFER TO SHEET A-240 FOR RELATIONSHIPS TO ADJACENT PROPERTIES.

1 SECTION THROUGH LEVEL 7 ROOF LOUNGE

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

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2,928	9'-0"	-18'-9"
P1	Parking	0	0	1,527	11'-0"...	-9'-9'
L1	Residential	20	17,469	0	10'-8'	1'-3"
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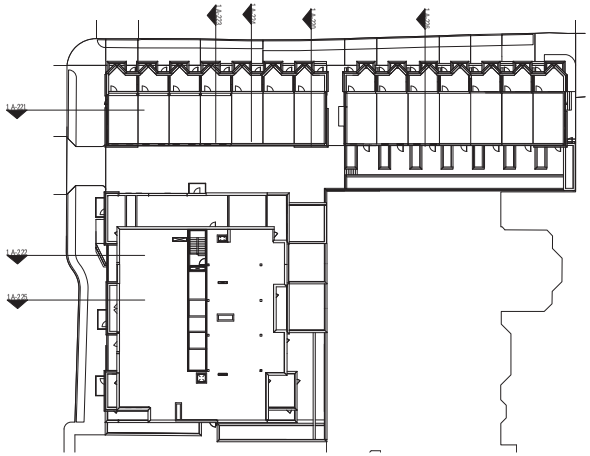
L3	Residential	10	19,358	0	10'-8'	22'-7"
L4	Residential	10	16,924	0	10'-8'	33'-3"
L5	Residential	10	10,479	0	10'-8'	43'-11"
L6	Residential	10	10,479	0	10'-8'	54'-7"
L7	Residential	6	8,177	0	10'-8'	65'-3"
Roof	Mechanical	0			10'-0"	75'-11"
Total		74	100,534	4,455		



KZL ARCHITECTS
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MEP Engineer

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VIKA Virginia, LLC
Landscape Architect

Paladino and Company
LEED Consultant

Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

OWNER

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190

PROJECT

11TH & VERMONT
BALLSTON, VA 22203

PLAN NORTH

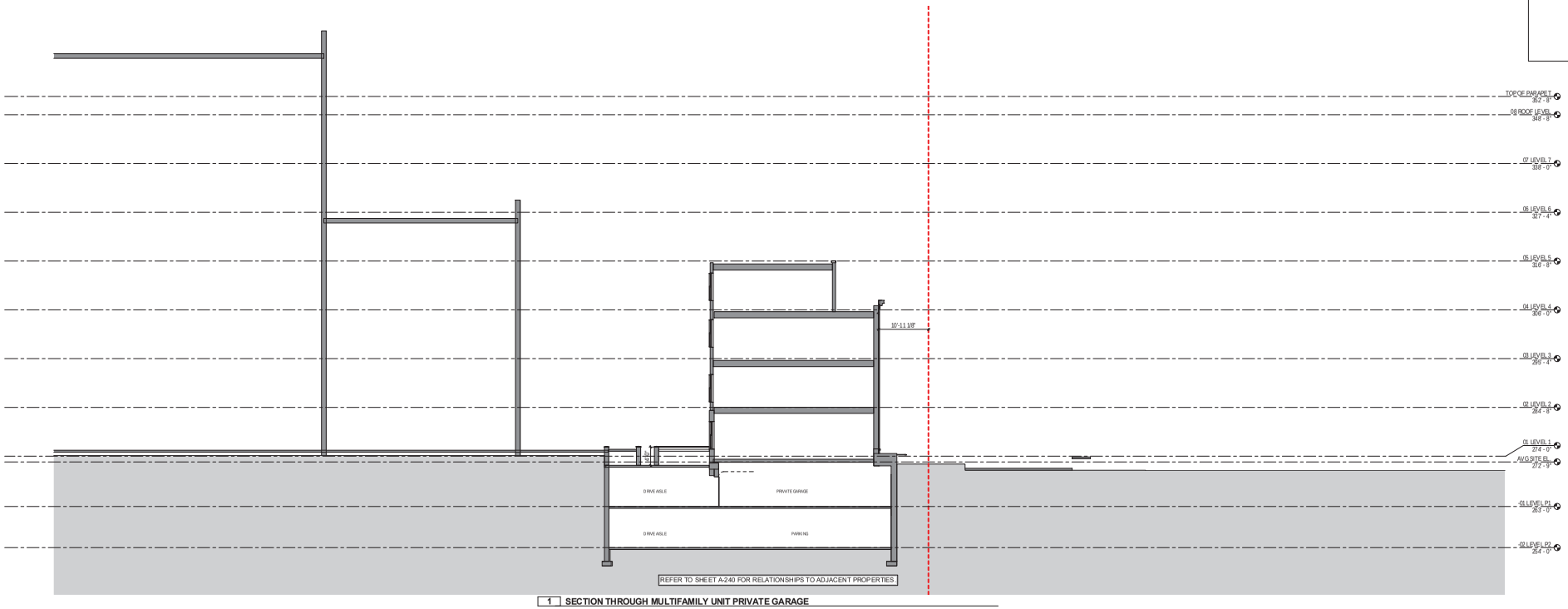
GRAPHIC SCALE

TITLE

BUILDING SECTION

DRAWING NUMBER

A-225

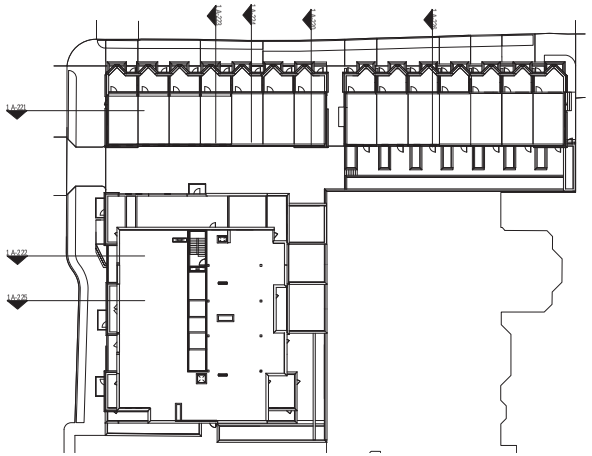


1 SECTION THROUGH MULTIFAMILY UNIT PRIVATE GARAGE

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

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2,928	9'-0"	-18'-9"
P1	Parking	0	0	1,527	11'-0"...	-9'-9'
L1	Residential	20	17,469	0	10'-8'	1'-3"
L2	Residential	8	17,648	0	10'-8'	11'-11"
L3	Residential	10	19,358	0	10'-8'	22'-7"
L4	Residential	10	16,924	0	10'-8'	33'-3"
L5	Residential	10	10,479	0	10'-8'	43'-11"
L6	Residential	10	10,479	0	10'-8'	54'-7"
L7	Residential	6	8,177	0	10'-8'	65'-3"
Roof	Mechanical	0			10'-0"	75'-11"
Total		74	100,534	4,455		



Architect
SK&A Engineers
Structural Engineer
Jordan & Skala Engineers, Inc.
MEP Engineer
VIKA Virginia, LLC
Civil Engineer
VIKA Virginia, LLC
Landscape Architect
Paladino and Company
LEED Consultant
Simpson Gumpertz & Heger
Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

NVR INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA 20190
OWNER

11TH & VERMONT
BALLSTON, VA 22203
PROJECT

PLAN NORTH

GRAPHIC SCALE

BUILDING SECTION
TITLE

A-226
DRAWING NUMBER

1 WEST ELEVATION - TOWNHOUSE STREET ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE | MF

KEYNOTES | 00

Architect

SK&A Engineers

Structural Engineer

Jordan & Skala Engineers, Inc.

MEP Engineer

VIKA Virginia, LLC

Civil Engineer

VIKA Virginia, LLC

Landscape Architect

Paladino and Company

LEED Consultant

Simpson Gumpertz & Heger

Envelope Consultant

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BALLSTON, VA 22203

PROJECT

PLAN NORTH

GRAPHIC SCALE

WEST TOWNHOUSE STREET ELEVATION

TITLE

A-250

DRAWING NUMBER

1 **WEST ELEVATION - TOWER STREET ELEVATION**

SCALE : 1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE | M#

KEYNOTES | 00

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117TH & VERMONT
BALLSTON, VA 22203

PLAN NORTH

GRAPHIC SCALE

TITLE

WEST TOWER STREET ELEVATION

DRAWING NUMBER

A-251

1 NORTH ELEVATION - TOWNHOMES WEST OF RAIN GARDEN

SCALE: 1/4" = 1'-0"

KZL ARCHITECTS

Architect

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Jordan & Skala Engineers, Inc.

MEP Engineer

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Civil Engineer

VIKA Virginia, LLC

Landscape Architect

Paladino and Company

LEED Consultant

Simpson Gumpertz & Heger

Envelope Consultant

NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/18

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PLAN NORTH

GRAPHIC SCALE

NORTH STREET ELEVATION - TOWNHOMES

V.S.A.

DRAWING NUMBER

A-252

1 NORTH ELEVATION - TOWNHOMES EAST OF RAIN GARDEN

SCALE: 1/4" = 1'-0"

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PLAN NORTH

GRAPHIC SCALE

NORTH STREET ELEVATION - TOWNHOMES

1/4"=1'

DRAWING NUMBER

A-253

VIEW OF NORTH PARCEL TOWNHOUSE AND PRIVATE COURT

VIEW WEST FROM NORTH PARCEL PRIVATE COURT

VIEW OF NORTH PARCEL TOWNHOUSES FROM 11TH STREET

VIEW OF SOUTH PARCEL TOWNHOME STYLE UNIT AND MULTIFAMILY BUILDING FROM NORTH VERMONT STREET

VIEW OF SOUTH PARCEL TOWNHOMES ALONG 11TH STREET

ARCHITECTS

Architect

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Structural Engineer

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MEP Engineer

VIKA Virginia, LLC

Civil Engineer

VIKA Virginia, LLC

Landscape Architect

Paladino and Company

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NUMBER	ISSUE	DATE
1	4.1 SUBMISSION	1/10/10

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BALLSTON, VA 22203

PROJECT

PLAN NORTH

GRAPHIC SCALE

PERSPECTIVE VIEWS

TITLE

A-790

DRAWING NUMBER

BALLSTON, VA SOUTH PARCEL

Project Summary

Site Area	36,417	Project Size (GFA)	100,534 SF
		FAR	2.76 FAR
		Gross Parking Area...	59,281 SF

Zoning Category	Allowable/Required	*Proposed - Deviation in Italics*
Height	95'	75'-11"
Units	3.24 FAR Maximum	2.76 FAR Proposed *LEED FAR Bonus Density: No Bonus Density Requested* *ADU Bonus Density: No Bonus Density Requested* 74 Units
Trash/Loading	1/200 Units or Partial	1 Trash Bay
Bike Parking	1 per 2.5 Units Visitors: 1 per 50 Units 30 Bikes	40 Bike Spaces Proposed Accessed directly from the exterior of the building on the Ground Floor Level
Car Parking	1.125 Spaces per Apartment Dwelling Units 83 Required By-Right	*96 Proposed Spaces + 28 Tandem Spaces in Private Garages* *1.32 Spaces Per Dwelling Unit in Main Garage* *1.69 Spaces per Dwelling Unit for Multifamily*
Lot Coverage		57.34% Coverage
Setbacks	25' Setbacks	*Relief from all setbacks*

Unit Mix

Floor Ele.	1 BR	1 BR + Den	2 BR	3 BR	TH	Total Units
1	2	1	3	0		20
2	4	2	2	0		8
3	5	3	2	0		10
4	5	3	2	0		10
5	5	3	2	0		10
6	5	2	1	2		10
7	3	2	1	0		5
Total	29	16	13	2	14	74
	39%	21%	18%	3%	19%	100%

NOTE: Unit count and size distribution is based on current market data, and is subject to change. FAR will not change in the event of a revised unit distribution.

Unit Mix By Floor Area

LEVEL	T-01	T-02	T-03	T-04	T-05	T-06	T-07	T-08	T-09	T-10	TH
	2 BR	1 BR	1 BR + D	1 BR	2 BR	1BR + D	1 BR	1BR + D	1 BR	2 BR	TH
1	1024	LOBBY	750 1 B	755	1063	995	1283 2 BR				640 (14)
2	1190	828	1065	862	1035	995	674	852			640 (14)
3	1230	828	1065	862	1075	983	674	804	744	871	640 (14)
4	1230	828	1065	862	1075	983	674	804	744	871	492 (14)
5	1230	828	1065	862	937	903	674	804	744	871	2424 AVG.
6	1230	828	1065	862	1756 3 BR	1523 3 BR	674	804	744	871	PER UNIT
7		1054 2 BR	937	862	2 STORY	2 STORY	674	635 1 B	906 2 BR		

NOTE: Unit count and size distribution is based on current market data, and is subject to change. FAR will not change in the event of a revised unit distribution.

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2,928	9'-0"	-18'-9"
P1	Parking	0	0	1,527	11'-0"...	-9'-9'
L1	Residential	20	17,469	0	10'-8'	1'-3"
L2	Residential	8	17,648	0	10'-8'	11'-11"
L3	Residential	10	19,358	0	10'-8'	22'-7"
L4	Residential	10	16,924	0	10'-8'	33'-3"
L5	Residential	10	10,479	0	10'-8'	43'-11"
L6	Residential	10	10,479	0	10'-8'	54'-7"
L7	Residential	6	8,177	0	10'-8'	65'-3"
Roof	Mechanical	0			10'-0"	75'-11"
Total		74	100,534	4,455		

FAR Calculation

	Area	FAR
Site Area	36,417	
Building FAR		
Building FAR	100,534	2.76

Room Data By Use

Room	Area
Room Data: P2	
Residential Storage	297 SF
Telecom	194 SF
Air Intake (not included)	142 SF
Transformer Vault	1014 SF
Water Room	208 SF
Emergency Generator Room	121 SF
Electrical Room	532 SF
Residential Storage	240 SF
Utility Room	98 SF
Garage Exhaust (not included)	115 SF
Corridor	176 SF
Total:	2,880 SF
Room Data: P1	
Generator Room	545 SF
Storage	403 SF
Air Intake (not included)	448 SF
Utility Room	98 SF
Residential Storage	250 SF
Garage Exhaust (not included)	115 SF
Corridor	236 SF
Total:	1,532 SF
Room Data: Level 1	
Fire Pump Room	139 SF
Storage	120 SF
Vestibule	149 SF
Trash Room	216 SF
Bike Storage	614 SF
Loading (19'-8" Clear)	1134 SF
Residential Lobby	844 SF
Room Data: Level 2 - Level 6	
Trash	43 SF
Electrical	50 SF
Room Data: Level 7	
Trash	43 SF
Electrical	50 SF

South Parcel Parking Schedule		
Type	Count	Level
COMPACT 8'-0" X 15'	9	-02 LEVEL P2
FULL 8'-6" X 18'	59	-02 LEVEL P2
HANDICAP CAR	2	-02 LEVEL P2
-02 LEVEL P2: 70		
COMPACT 8'-0" X 15'	7	-01 LEVEL P1
FULL 8'-6" X 18'	44	-01 LEVEL P1
HANDICAP CAR	3	-01 LEVEL P1
-01 LEVEL P1: 54 Grand total: 124		

BALLSTON, VA NORTH PARCEL

Project Summary

Site Area	19,250 SF	Project Size (GSF)	34,188 SF
		FAR Floor Area (GFA)	25,636 SF (1.33 FAR)
		Gross Parking Area...	8,552 SF

Zoning Category	Allowable/Required	*Proposed - Deviation in Italics*
Height	45'	44'-6"
Units Per Acre Site Area	19,250 SF 30 Units Per Acre .44192 * 30 = 13.2576 Units	12 Units *LEED FAR Bonus Density: No Bonus Density Requested* *ADU Bonus Density: No Bonus Density Requested*
Trash/Loading	Not Required	
Car Parking	2 Units Per Townhouse 3 Visitor Spaces Required	24 Tandem Spaces Provided with First Level of Townhome 2 SurfaceVisitor Spaces Provided + 1 in South Parcel garage at request of staff
Lot Coverage		48% Coverage
Setbacks	25' Setbacks	*Relief from all setbacks*

2 VISITOR SURFACE PARKING SPACES
1 VISITOR SPACE LOCATED IN SOUTH
PARCEL GARAGE

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RESTON, VA 20190
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11TH & VERMONT
BALLSTON, VA 22203

PROJECT

PLAN NORTH

GRAPHIC SCALE

INFO SHEET

TITLE

A-795

DRAWING NUMBER