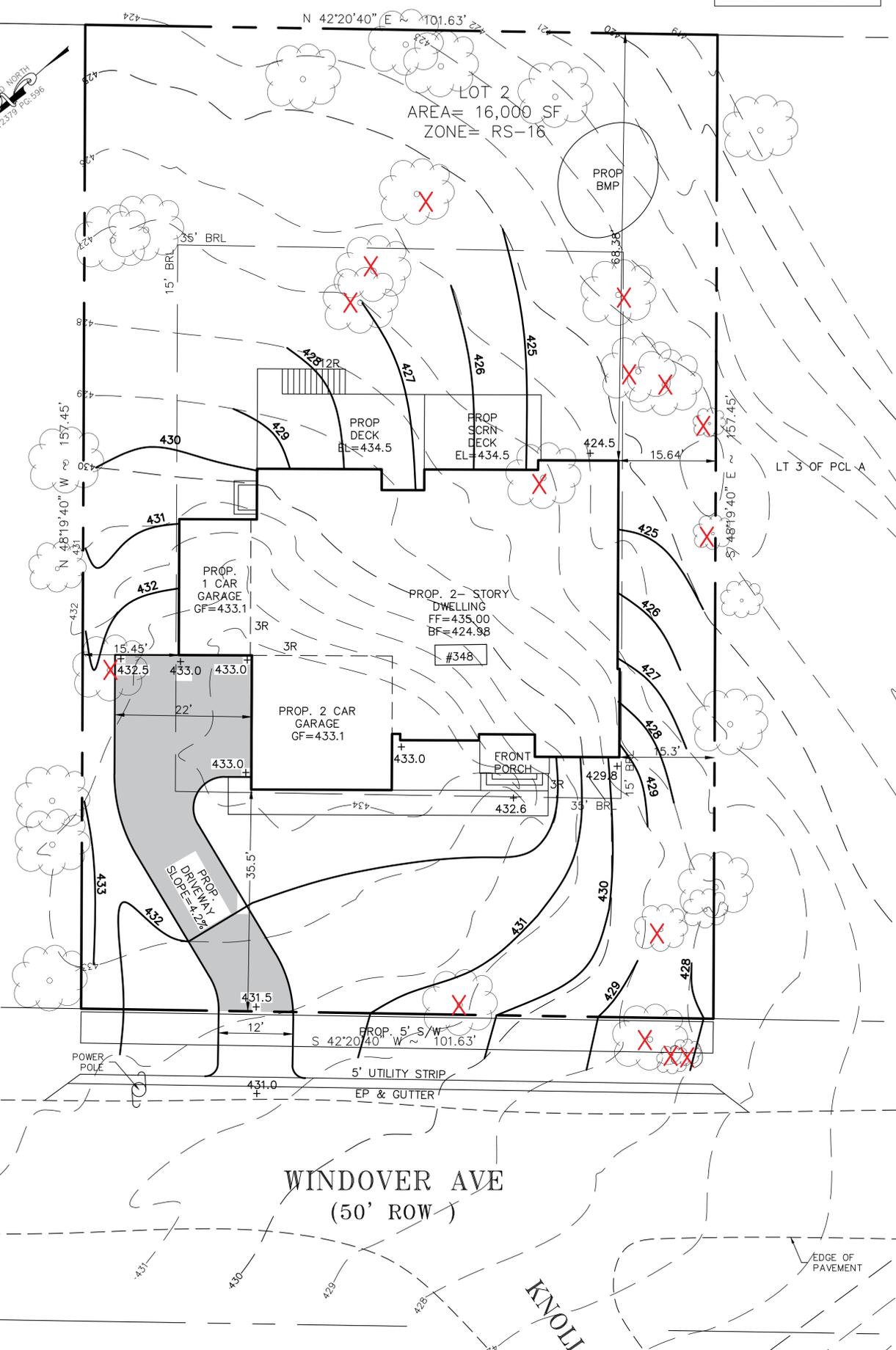


307 OFFICE COMP CONDO

**DECK & OUTDOOR LIVING COVERAGE - MAX 5%**

OPEN DECK	361	SQFT
COVERED DECK	225	SQFT
LOT AREA	16,000	SQFT
%COVERAGE	3.67%	

LOT 2  
AREA = 16,000 SF  
ZONE = RS-16



**LOT COVERAGE**

DESCRIPTIONS	AREA
DWELLING	3,004
DRIVEWAY	906
FRONT PORCH	62
<b>TOTAL AREA</b>	<b>3,972</b>
<b>LOT COVERAGE</b>	<b>24.83%</b>



**AVERAGE GRADE COMPUTATIONS**

POINT	PROPOSED GRADE	REMARKS
	PROPOSED	
A	433.00	
B	433.00	
C	433.00	
D	432.60	
E	429.80	
<b>TOTAL</b>	<b>2161.4 FT</b>	
<b>AVERAGE</b>	<b>432.28 FT</b>	

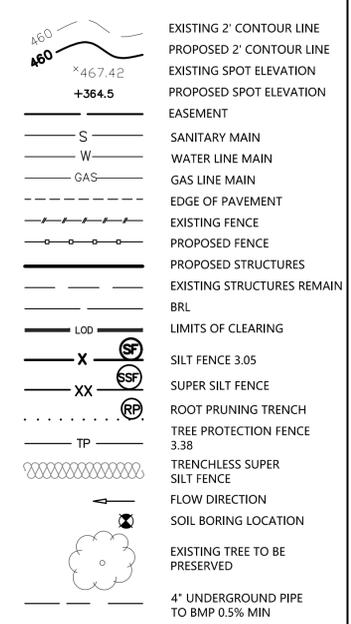
TYPE OF ROOF : GABLE

AVG. FRONT FINISH GRADE ELEV.	FIRST FLOOR ELEVATION	HIGHEST RIDGE ELEVATION	BUILDING HT.
432.28'	435.00'	466.75'	34.47'

MAXIMUM ALLOWED BY TOWN CODE IS 35 FEET HIGH  
BUILDING HEIGHT PROPOSED = 34.47' < 35.00' (OK)

**NOTE:** AVERAGE PROPOSED GRADE ON THE FRONT OF THE DWELLING DETERMINES THE BUILDING HEIGHT COMPUTATIONS"  
**BUILDING HEIGHT=RIDGE ELEVATIONS-AVERAGE GRADE**  
= (466.75-432.28) = 34.47 FT  
**BUILDING HEIGHT=34.47 FT < 35 FT, [OK]**

**PHASE II LEGEND**

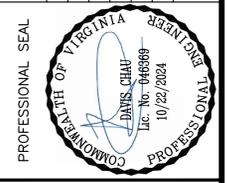


**NOTE:**  
THIS IS A STANDARD LEGEND DRAWING. SOME SYMBOLS OR ABBREVIATIONS MAY APPEAR ON THIS DRAWING AND MAY NOT BE USED IN THIS PROJECT.

ATTACHMENT 03

**GeoEnv Engineers**  
GeoEnv Engineers & Consultants, LLC  
10875 Main Street, Suite 213  
Fairfax, VA 22030  
Tel. 703.591.7170

NO.	DESCRIPTION	REV. BY	DATE



**LT 2**  
**WINDOVER HEIGHTS**  
**348 WINDOVER AVE NW**  
**HUNTER MILL DISTRICT, TOWN OF VIENNA, VA 22180**

TAX MAP #: 038-3-02-0086B

DATE:	AUGUST 2024
PREP. BY:	A.V
REV. BY:	D.C

PROJECT #  
**SCALE: 1"=10'**

**SHEET: 2**

TOTAL SHEETS: 13