

Parking Requirements Calculations and Comparison:

Calculations per 1986 Site Plan

Page 1 of 4

Project: Renovation and Alteration at Veterinary Surgical Centers Rehabilitation, LLC,
Neurology Treatment and Imaging Center, Unit 100, 124 Park Street SE, Vienna, VA 22180

Tabulations from original site plan:

<p>SITE TABULATION</p> <p>1. SITE AREA = 0.8137 Ac.</p> <p>2. ZONING: C-1</p> <p>3. AREA REQUIREMENTS FRONT YARD: 15' SIDE YARD: 0' REAR YARD: 25'</p> <p>4. BUILDING HEIGHT MAX ALLOWABLE: 35' PROPOSED: 24'</p> <p>5. GROSS FLOOR AREA = 13,123 SQ. FT.</p> <p>6. LEASABLE FLOOR AREA = 11,862 SQ. FT.</p> <p>7. PARKING REQUIRED 1 SPC/200 LFA = 11,862/200 = 59 SPCS. (INCLUDES 3 HANDICAP SPACES) 1 LOADING SPACE</p> <p>8. PARKING PROVIDED (SEE NOTE 7) REGULAR SPCS = 57 HANDICAP SPCS = 3 TOTAL = 60 LOADING SPCS = 1</p> <p>9. FIRE FLOW TEST HYDRANT #1 = SAFEWAY PARKING LOT HYDRANT #2 = MAPLE AVE @ SAFEWAY STORE SEE FIRE FLOW TEST DATA TABLE BELOW</p>	<p>PLANS ARE:</p> <p><input type="checkbox"/> APPROVED</p> <p><input checked="" type="checkbox"/> APPROVED AS NOTED</p> <p><input type="checkbox"/> NOT APPROVED. CORRECT AND R</p> <p>DATE <u>5-22-86</u></p> <p>BY <u>[Signature]</u></p> <p>WITH ATTACHES DETAIL FOR C RAIL</p>
--	--

NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO CURRENT TOWN OF VIENNA AND/OR VDH&T STANDARDS & SPECIFICATIONS.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

Calculations per 1986 Site Plan

Floor	Tenant	18-130 Section	Area (Sq. Ft.)	(SF/parking space)	Required Parking Spaces
2	Mult.	Commercial	7,074.00	200	35
1	Mult.	Commercial	4,860.00	200	24
B	Not Considered in Site Plan - N/A				
Total Required Parking Spaces + Plus 1 Loading Space =					60

Parking Requirements Calculations and Comparison:

Calculations per Existing 2013 CUP BZA Order

Page 2 of 4

Project: Renovation and Alteration at Veterinary Surgical Centers Rehabilitation, LLC,
Neurology Treatment and Imaging Center, Unit 100, 124 Park Street SE, Vienna, VA 22180

From 2013 BZA Order:

- G. The staff's report to the Board indicated that the total number of required parking spaces (66 for the entire building) would be 6 fewer than required if the first and second floors of the building were calculated at a ratio of 1 space for every 200 square feet of floor area. After a number of on-site inspections of both the subject property and the adjoining parcel next door, Town Staff had determined that there had not been a time when all the available spaces had been filled. Reviewing the detailed calculations of the applicant, the Zoning Administrator accepted the premise that the operating rooms of the dental clinics on the second floor of the subject building could be considered at the parking ratio of 1 space for every 800 square feet of floor area – much the same as that considered for the hospital on the lower level of the building. The exact calculations are incorporated as part of the conditional use permit file; it is noted, however, that 59 total on-site spaces are required using the formula of 10,018.15 square feet being charged 1 parking space for every 200 square feet of floor area while the remaining 6,775.85 square feet is parked at the ratio of 1 space for every 800 square feet of floor area.

Calculations per 2013 CUP BZA Order

Floor	Tenant	18-130 Section	Area (Sq. Ft.)	(SF/parking space)	Required Parking Spaces
2	Mult. Non-Operating Areas	Commercial	5,158.15	200	26
2	Mult. Operating Areas	Hospital	1,915.85	800	2
1	American Cancer Society	Commercial	4,860.00	200	24
B	VSC	Hospital	4,860.00	800	6
Total Required Parking Spaces + Plus 1 Loading Space =					59

Floor 2 Separated Calculations per 2013 CUP BZA Order

Suite #	Tenant	Operating Area (Hospital)	Non-Operating Area (Commercial)	Total Area (Sq. Ft.)
200	George Papastergiou, DDS, PLC, General Dentistry	1,272.46	849.54	2,122.00
201	Robert Mitchel III, CPA, PC, Mitco Asset Management	0.00	1,033.00	1,033.00
202	Vacant*	0.00	1,110.00	1,110.00
203	Sree L. Gogineni, MD, Capital Area Internal Medicine, Inc.	260.69	693.31	954.00
205	Richard J. Dellork, DDS, Endodontics	382.69	597.31	980.00
Common	Hallway	0.00	875.00	875.00
Floor 2 Totals		1,915.85	5,158.15	7,074.00

Note: Methods and calculations provided for 2013 BZA Order tables above were provided as Supporting Documents in approved 2013 CUP - see Attachment: Existing BZA Order (2013): Documents; calculations and tables drawn in pages 12-24.

Parking Requirements Calculations and Comparison:

Calculations per 2021 CUP Application

Page 3 of 4

Project: Renovation and Alteration at Veterinary Surgical Centers Rehabilitation, LLC,
Neurology Treatment and Imaging Center, Unit 100, 124 Park Street SE, Vienna, VA 22180

Current Section 18-130 Guidelines:

Use	Minimum Required Off-street Parking Spaces	Notes/Additional Requirements
Hospitals and welfare institutions	1 space per 800 square feet of gross floor area of the building	
Commercial building (except as provided for in other uses listed)	1 space per 200 square feet of floor area on all floors	Floor area does not include stairs and elevators

Calculations per 2021 CUP Application

Floor	Tenant	18-130 Section	Area (Sq. Ft.)	(SF/parking space)	Required Parking Spaces
2	Mult. Non-Operating Areas	Commercial	5,540.85	200	28
2	Mult. Operating Areas	Hospital	1,533.15	800	2
1	VSC	Hospital	4,860.00	800	6
B	VSC	Hospital	4,860.00	800	6
Total Required Parking Spaces + Plus 1 Loading Space =					43

Floor 2 Separated Calculations per 2021 CUP Application

Suite #	Tenant	Operating Area (Hospital)	Non-Operating Area (Commercial)	Total Area (Sq. Ft.)
200	George Papastergiou, DDS, PLC, General Dentistry	1,272.46	849.54	2,122.00
201	Robert Mitchel III, CPA, PC, Mitco Asset Management	0.00	1,033.00	1,033.00
202	Vienna Hearing Center, Inc., Offices	0.00	1,110.00	1,110.00
203	Sree L. Gogineni, MD, Capital Area Internal Medicine, Inc.	260.69	693.31	954.00
205	Vacant*	0.00	980.00	980.00
Common	Hallway	0.00	875.00	875.00
Floor 2 Totals		1,533.15	5,540.85	7,074.00

Note: Methods and calculations provided for tenants in Suite 200 and Suite 203 remain unchanged from approved 2013 BZA Order. The same tenants are still occupying each space. Supporting Documents provided in approved 2013 CUP – see Attachment: Existing BZA Order (2013): Documents; calculations and tables drawn in pages 12-24. The square footage of each area determined to be “Hospital” area is also provided and shown in Attachment: Proposed Building Key Map: A1.3 Second Floor Plan.

Parking Requirements Calculations and Comparison:

Calculations per 2021 CUP Application

Page 4 of 4

Project: Renovation and Alteration at Veterinary Surgical Centers Rehabilitation, LLC,
Neurology Treatment and Imaging Center, Unit 100, 124 Park Street SE, Vienna, VA 22180

Calculations for 2021 CUP Application for Operating Area (Hospital)

Suite	Room	Total Area (Sq. Ft.)
200	Consult	119.75
200	Operatory	858.00
200	Lab	188.27
200	Compressor	21.58
200	X-Ray	32.96
200	Sterile	51.90
Suite 200 Total:		1,272.46
203	Operatory A	70.73
203	Lab	35.27
203	Operatory B	80.74
203	Operatory C	73.95
Suite 203 Total:		260.69
Total "Hospital" Area (Sq. Ft.) - All Suites:		1,533.15

Note: Methods and calculations provided for tenants in Suite 200 and Suite 203 remain unchanged from approved 2013 BZA Order. The same tenants are still occupying each space. Supporting Documents provided in approved 2013 CUP – see Attachment: Existing BZA Order (2013): Documents; calculations and tables drawn in pages 12-24. The square footage of each area determined to be “Hospital” area is also provided and shown in Attachment: Proposed Building Key Map: A1.3 Second Floor Plan.