

McLean Zone 3 | The Residences at Bel Mont

Planning Board Meeting | Townhome Unit Heights, Living Area & Gross Floor Area

June 22, 2021



McLean District | Zone 3

The Residences at Bel Mont

Project Team:



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RYAN ASSOCIATES



Topics of Discussion

1. Townhome Unit Heights
2. Living Area
3. Gross Floor Area



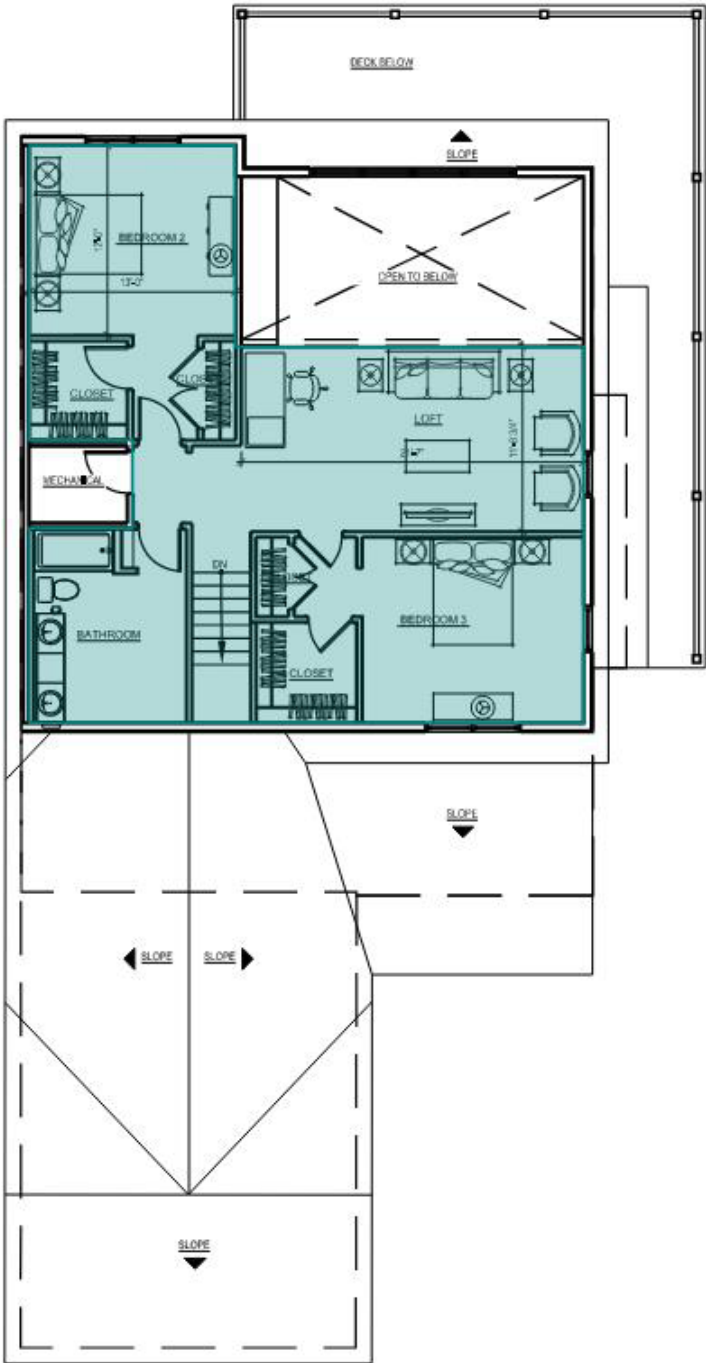




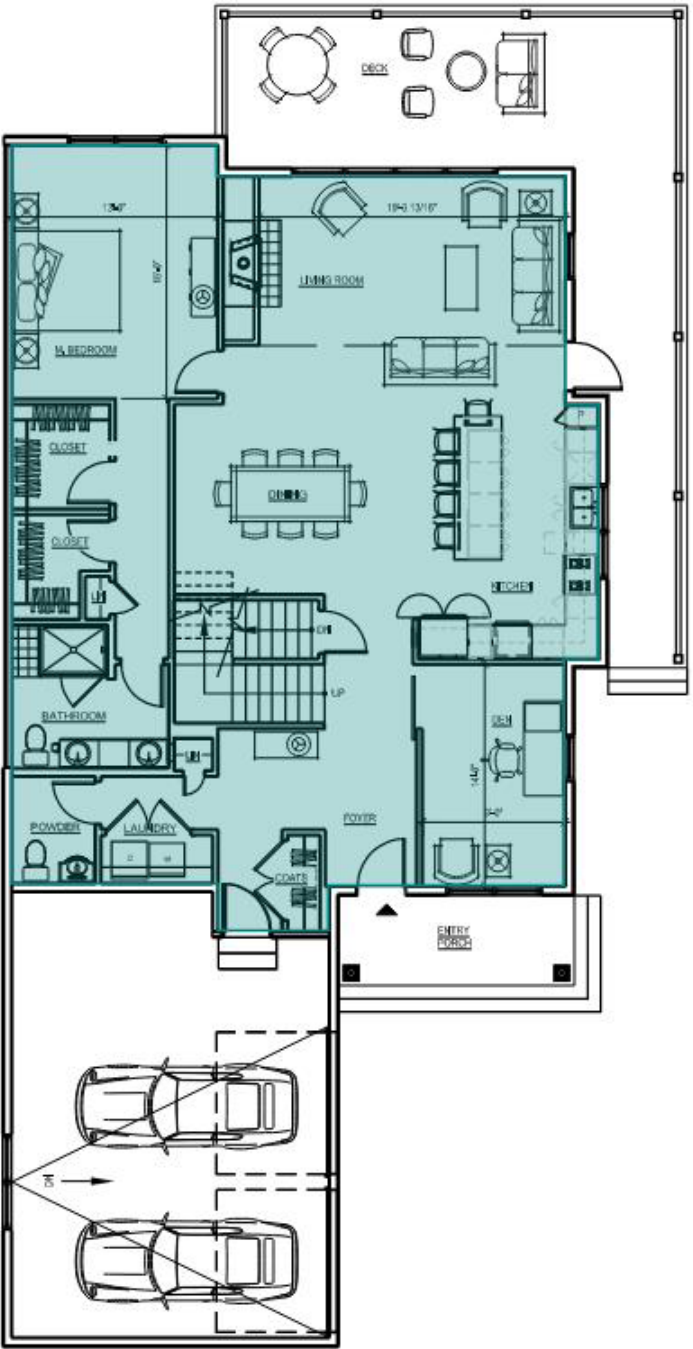
Living Area: 2,566

Unit 14.4

1st Flr: 1,646 sf
2nd Flr: 920 sf
2,566 sf



Second Floor



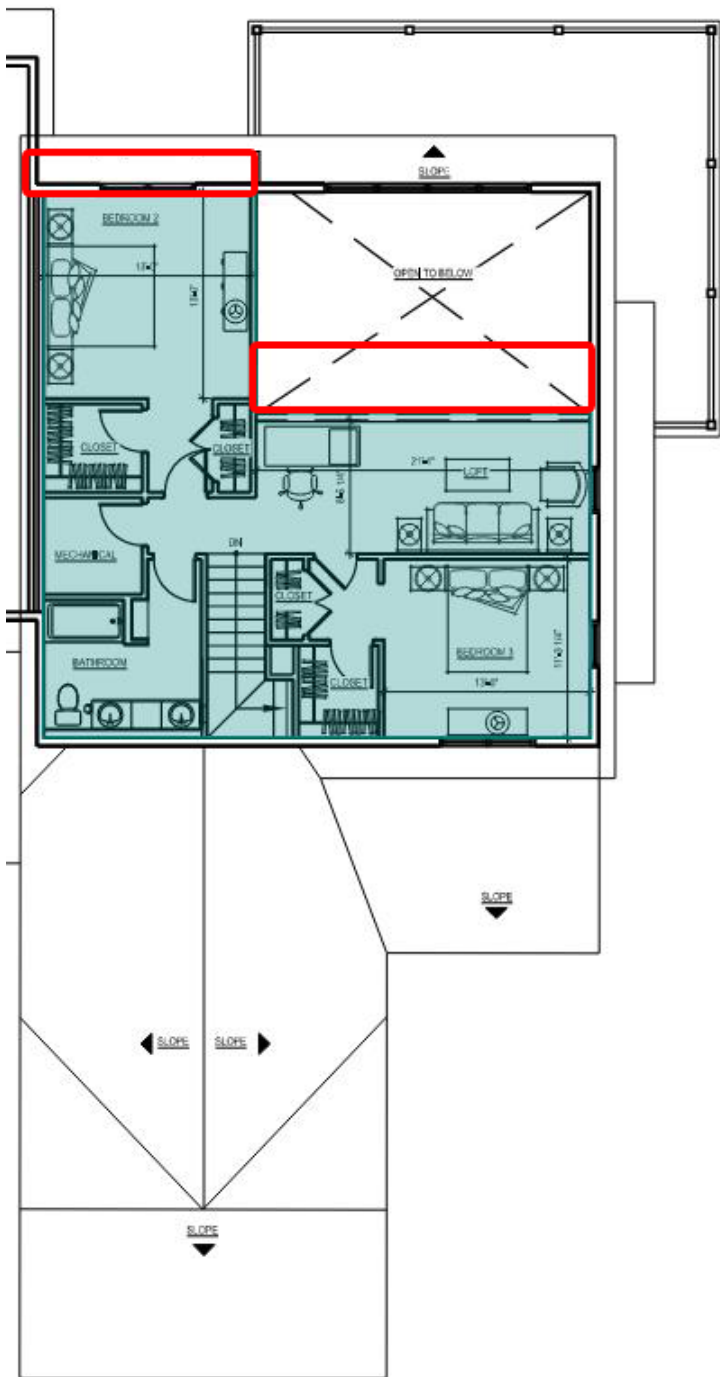
First Floor

Living Area: 2,390

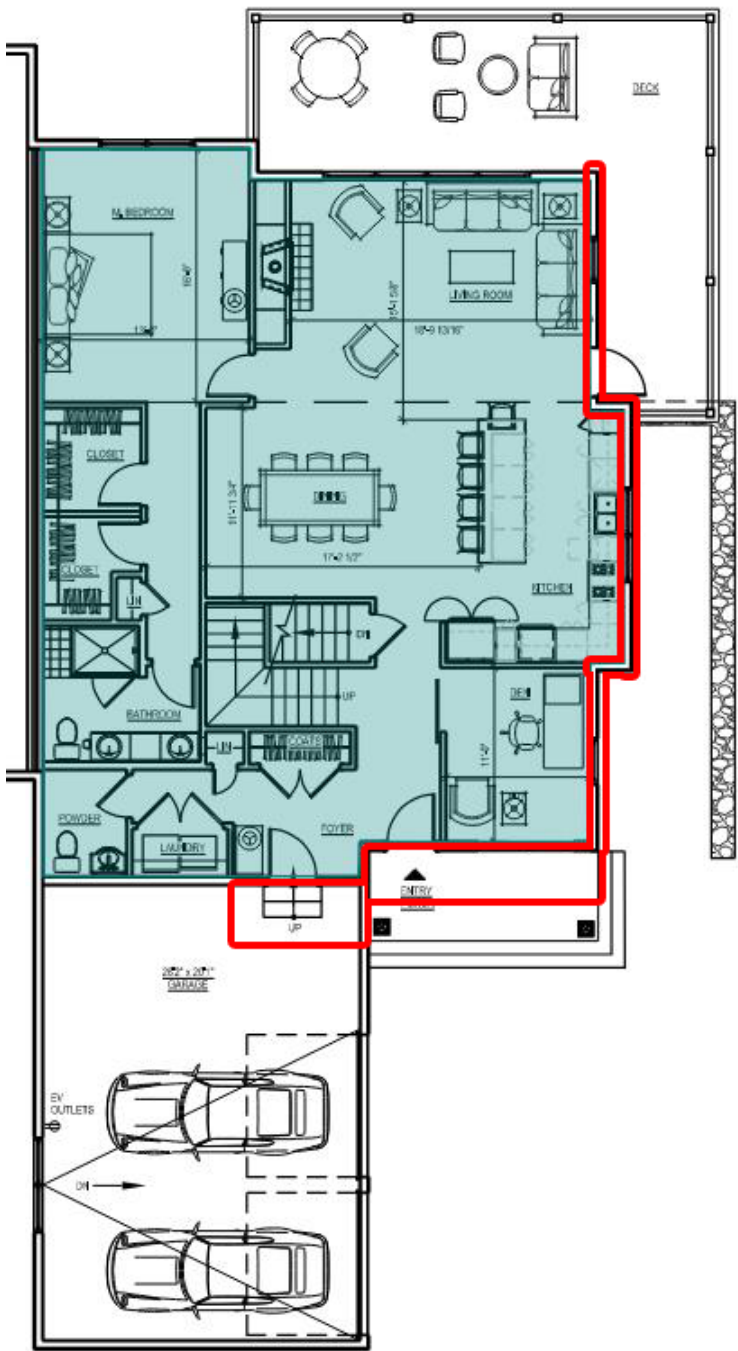
Unit 14.4

1st Flr: 1,546 sf
2nd Flr: 844 sf
2,390 sf

 Proposed Floor Area Reduction



Second Floor



First Floor

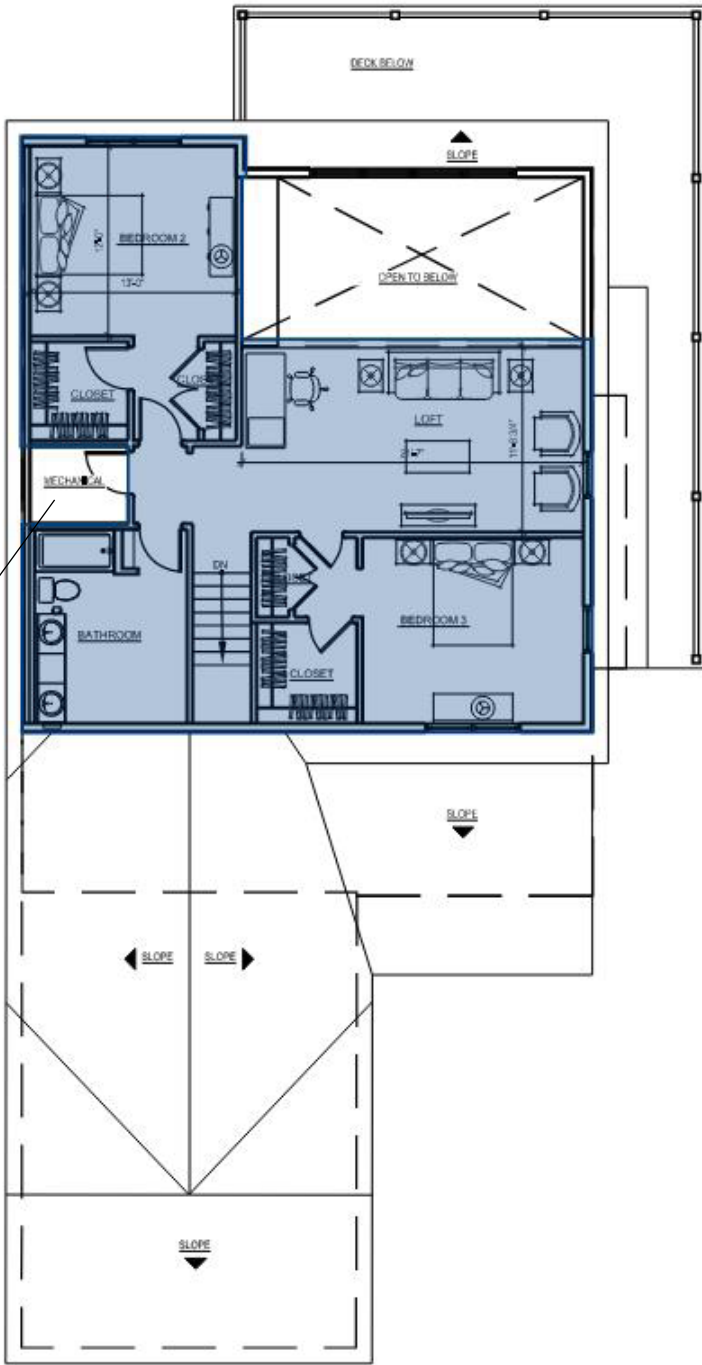


Gross Floor Area: 3,739

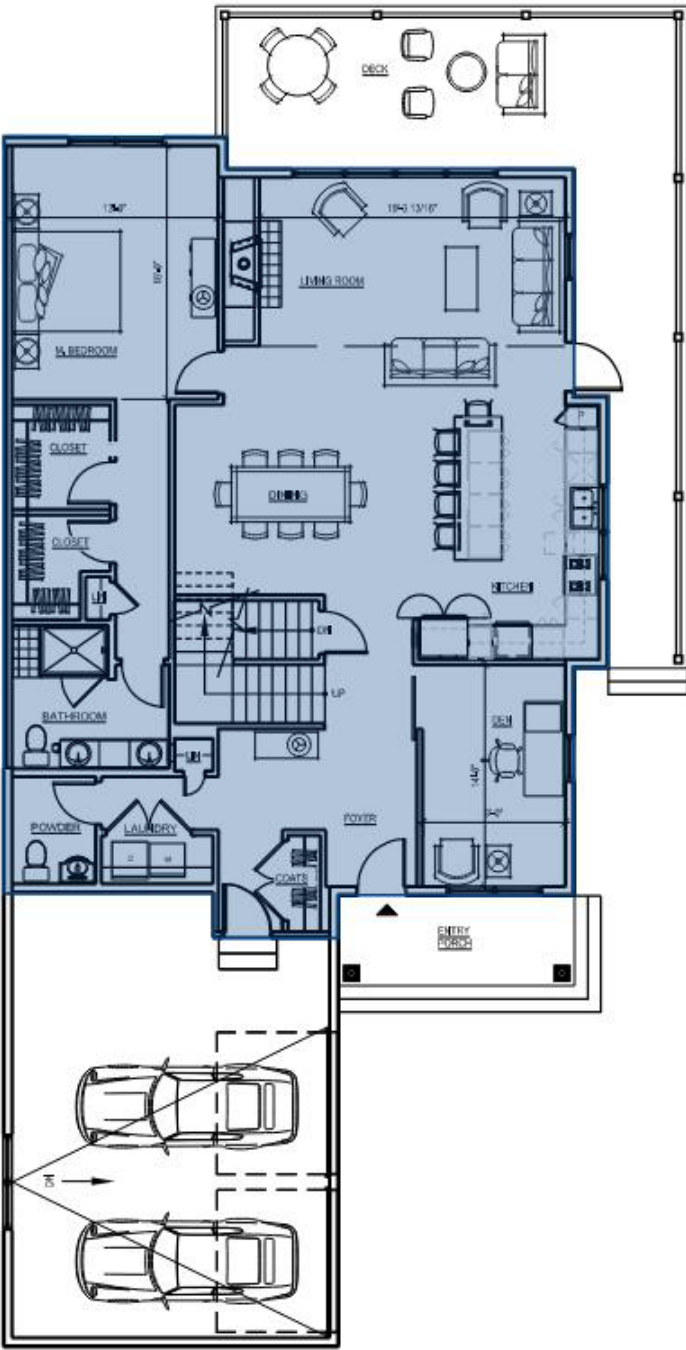
Unit 14.4

Low Lvl: 994 sf
1st Flr: 1,746 sf
2nd Flr: 999 sf
3,739 sf

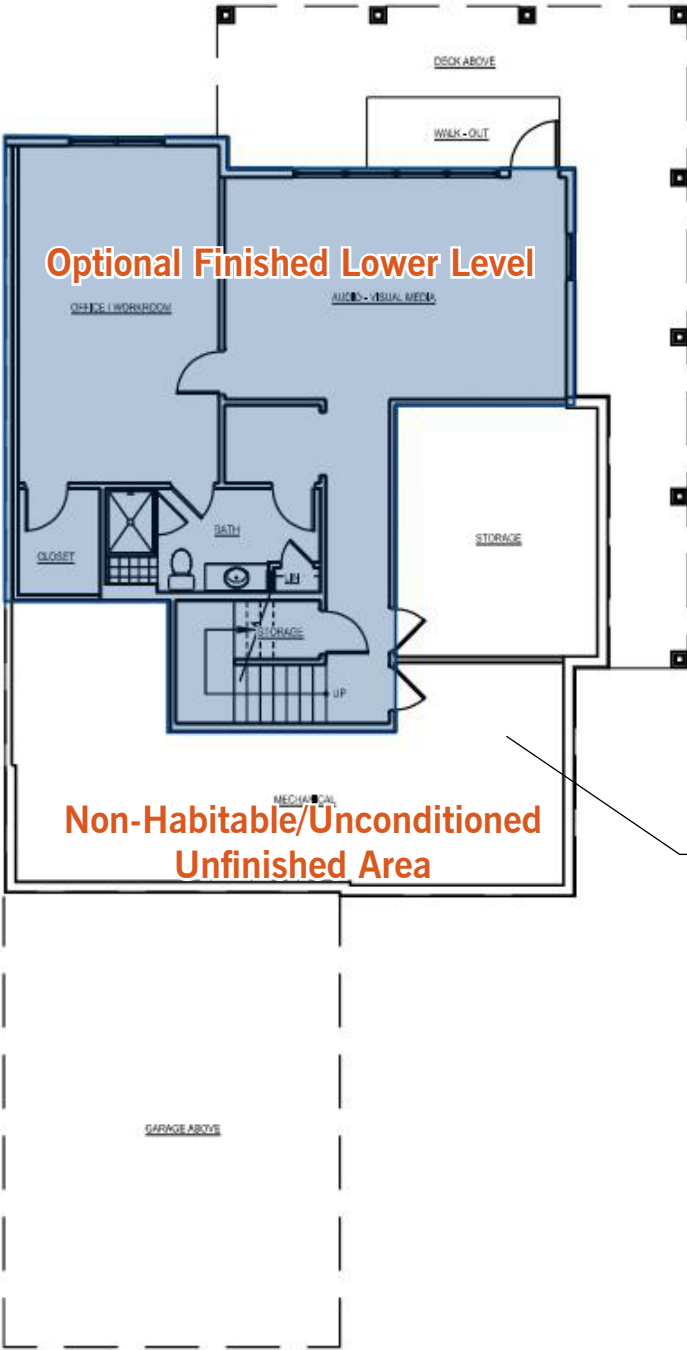
Mechanical Closet
33 SF



Second Floor



First Floor

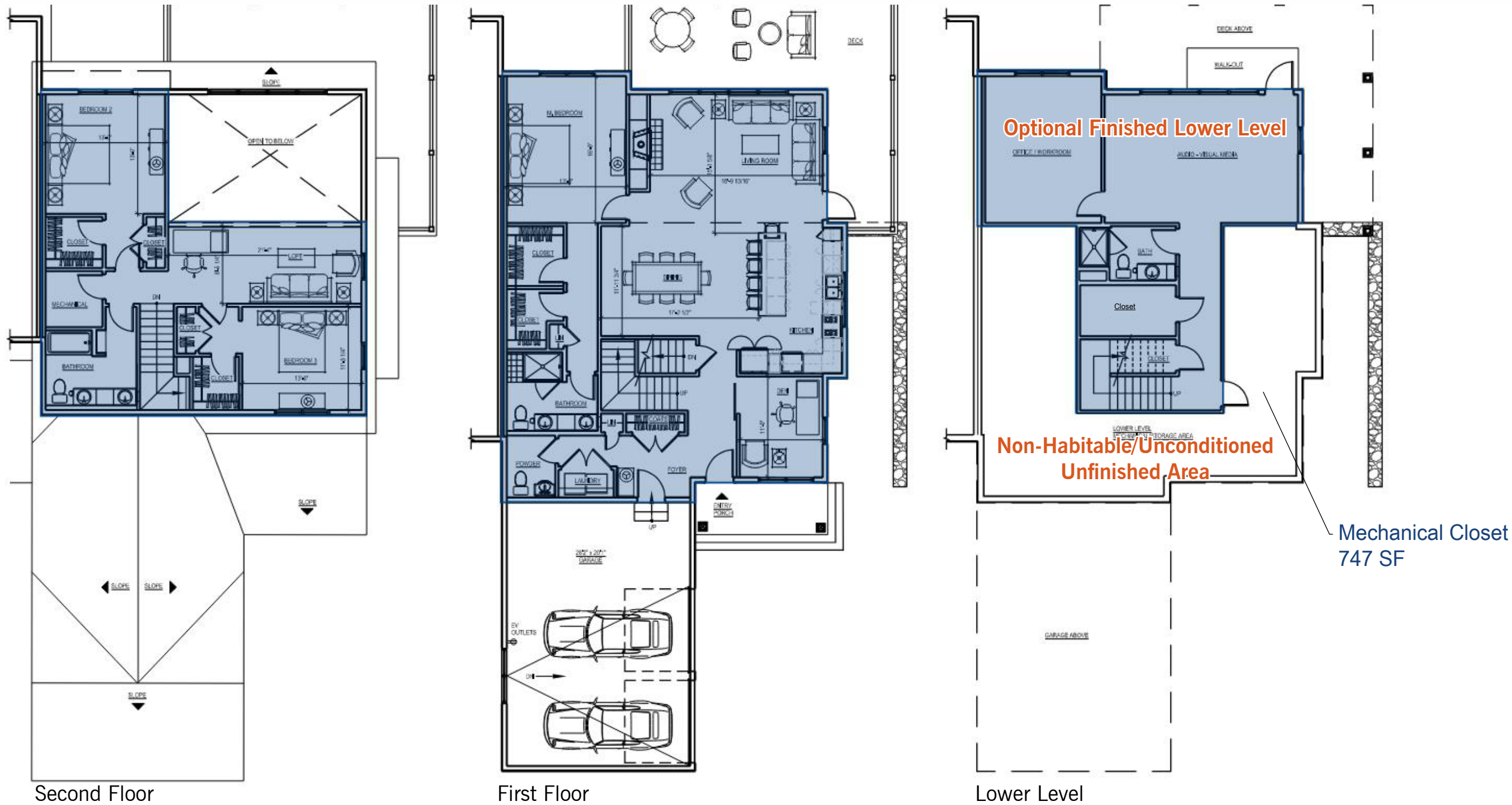


Lower Level

Gross Floor Area: 3,434

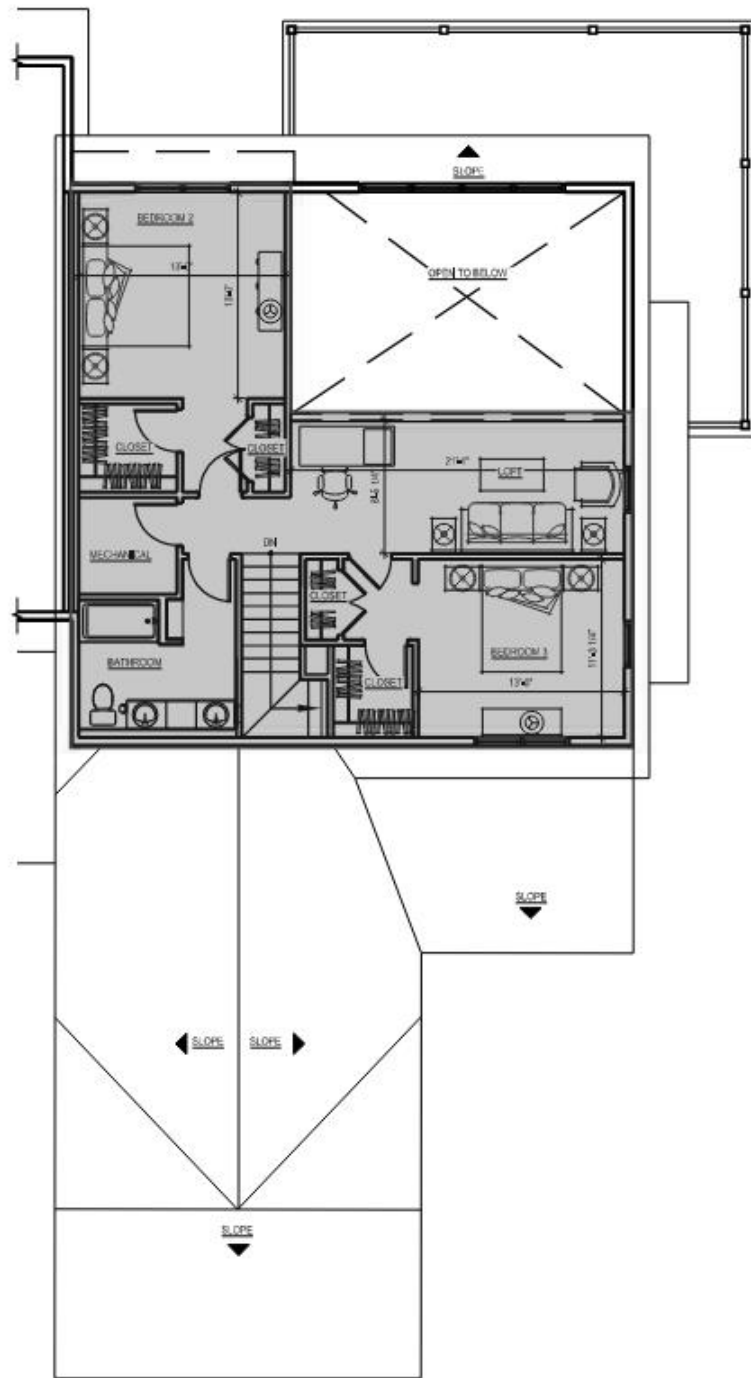
Unit 14.4

Low Lvl: 890 sf (Excludes Non-Habitable/Unfinished Area)
1st Flr: 1,643 sf
2nd Flr: 901 sf
3,434 sf

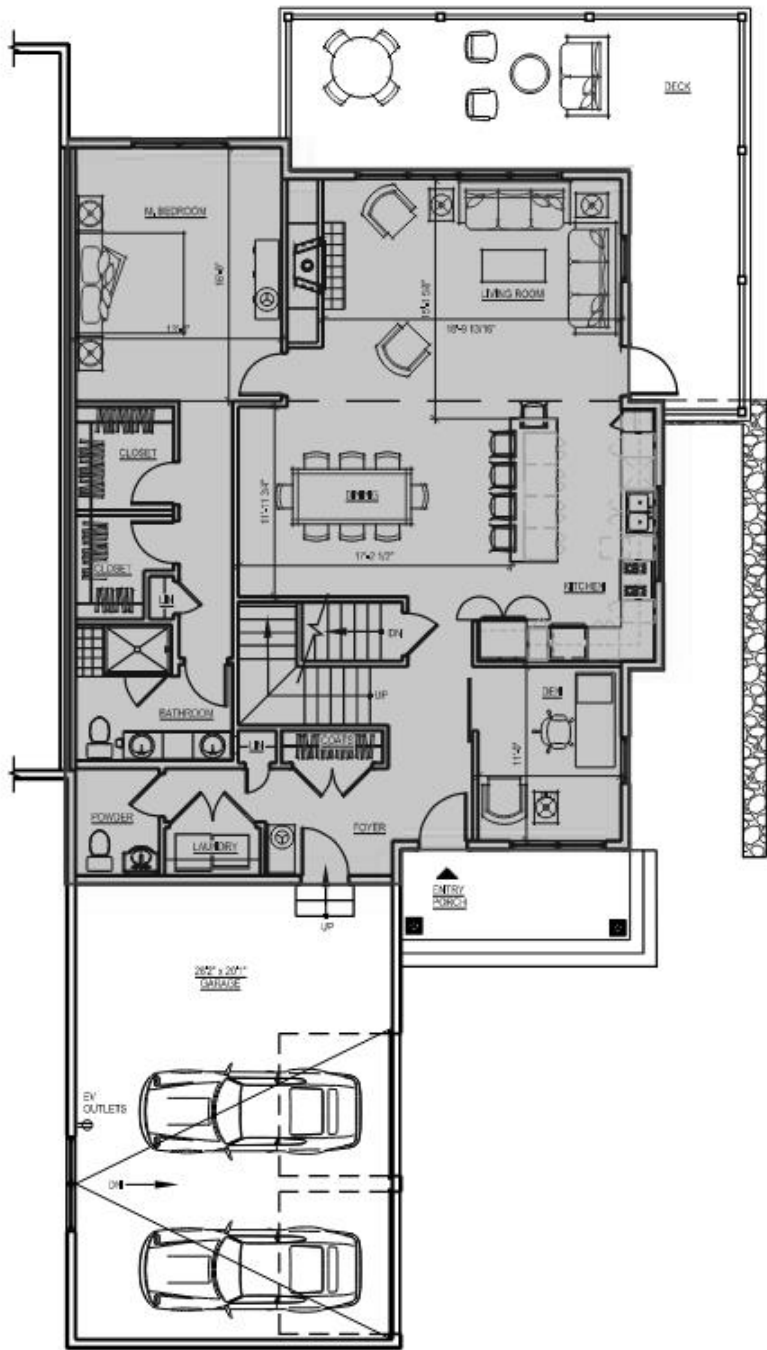


Portion of Lowest Level Underground

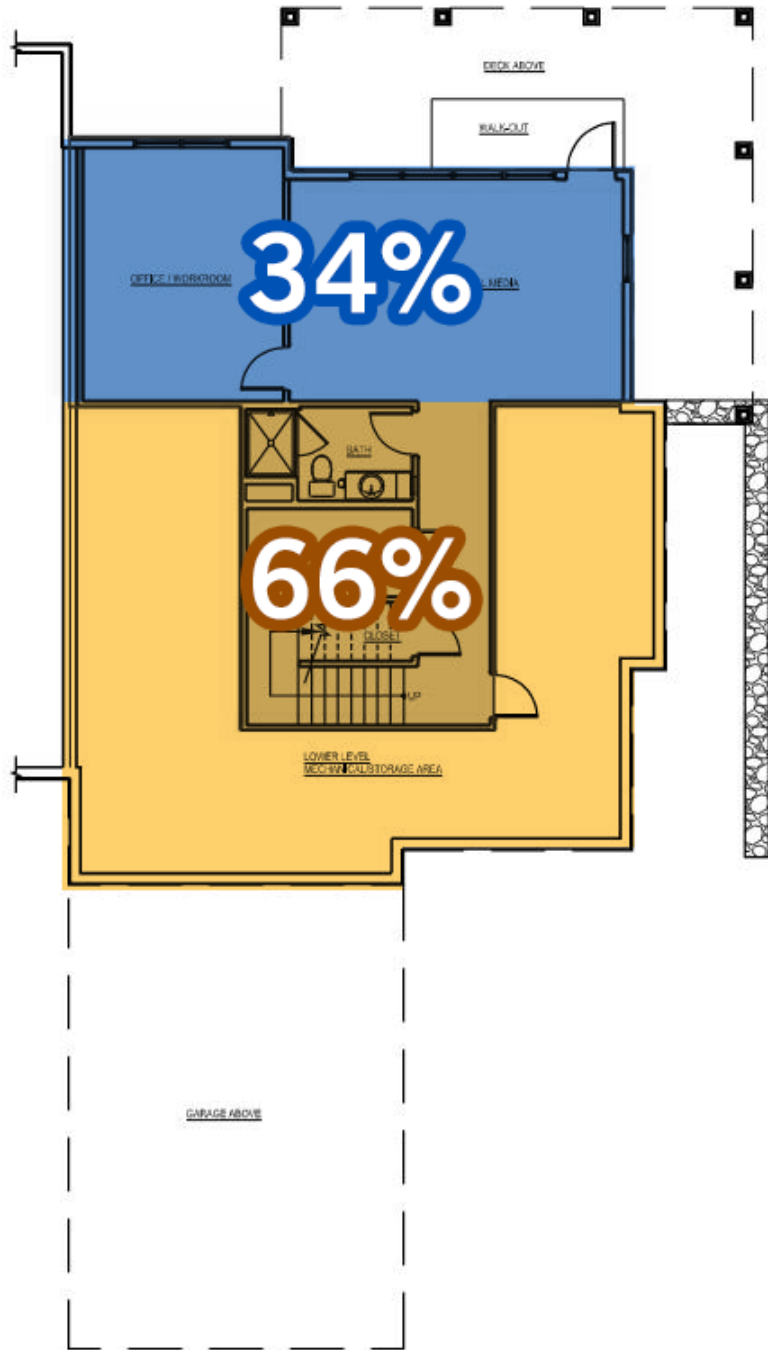
Portion of Lowest Level at Grade



Second Floor



First Floor



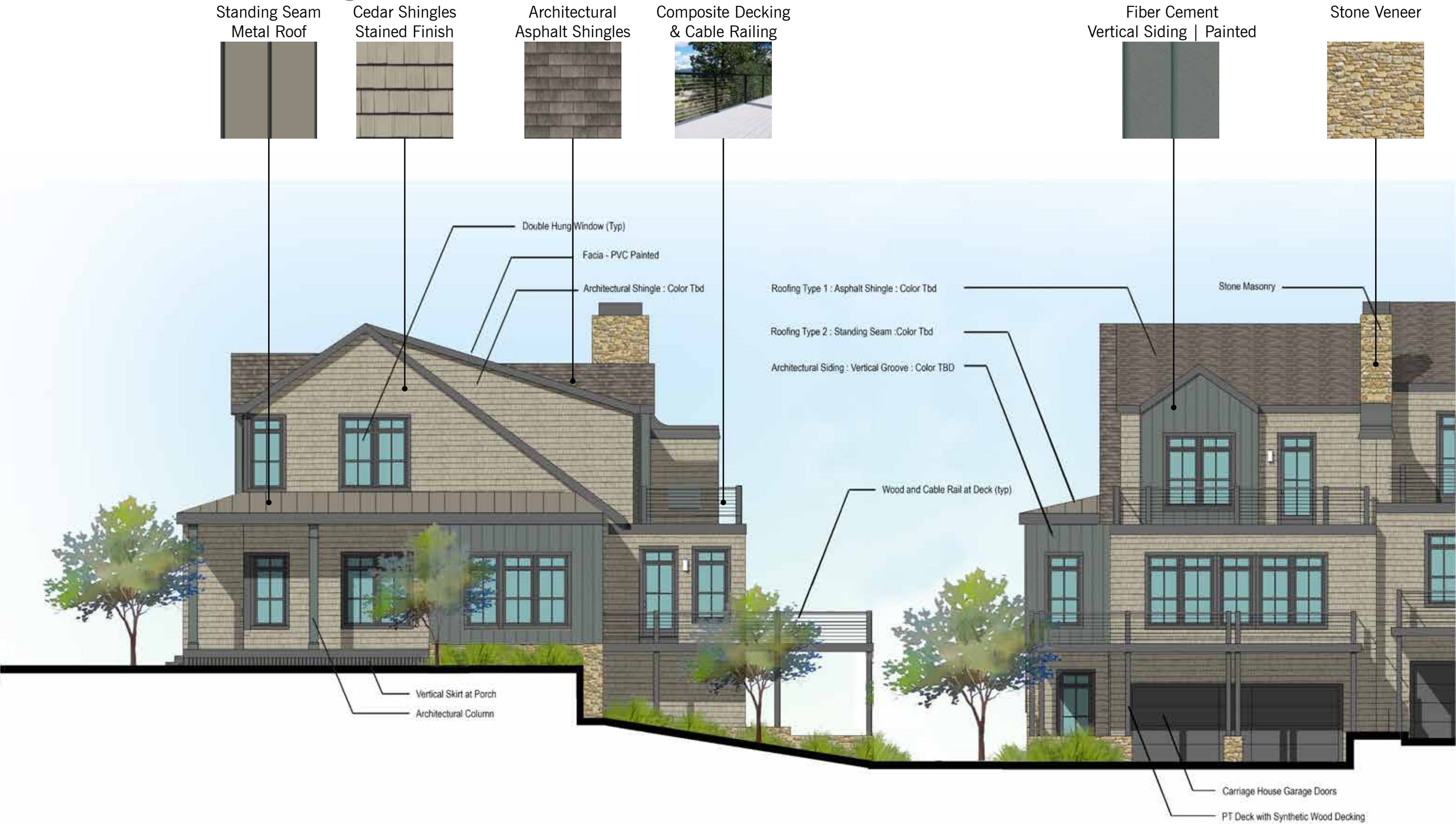
Lower Level

An aerial photograph of a residential development. The central feature is a large, irregularly shaped green space with a winding path. Surrounding this green space are several clusters of houses, some with gabled roofs and others with more modern, multi-story designs. The houses are interspersed with trees and landscaping. In the foreground, there is a wide road with a crosswalk and a large white building with a flat roof. To the right, there are parking lots filled with cars. The background shows more trees and some industrial or commercial buildings. The text "THANK YOU" is overlaid in the center of the image in a large, white, italicized font.

THANK YOU

APPENDIX





1 BUILDING 5 - WEST SIDE ELEVATION (Typical Conditions Subdistrict A)
SCALE: NTS

2 BUILDING 5 - Partial Rear Elevation (Typical Conditions Subdistrict A)
SCALE: NTS













21 Building 1 | Rear Elevation



11 Building 1 | West Elevation



20 Building 1 | Front Elevation



10 Building 1 | East Elevation



21 Building 5 | Front Elevation



11 Building 5 | West Elevation



20 Building 5 | Rear Elevation



10 Building 5 | East Elevation



21 Building 12 | Rear Elevation



11 Building 12 | East Elevation



20 Building 12 | Front Elevation



10 Building 12 | West Elevation

Building 13 | Floor Plan & Front/Side Elevations

4-Plex (Building 7 - 9 & 14 Similar)



11 Building 13 | West Elevation



10 Building 13 | Front Elevation



Building 13 | Floor Plan & Rear/Side Elevations

4-Plex (Building 7 - 9 & 14 Similar)



Building 13 | East Elevation

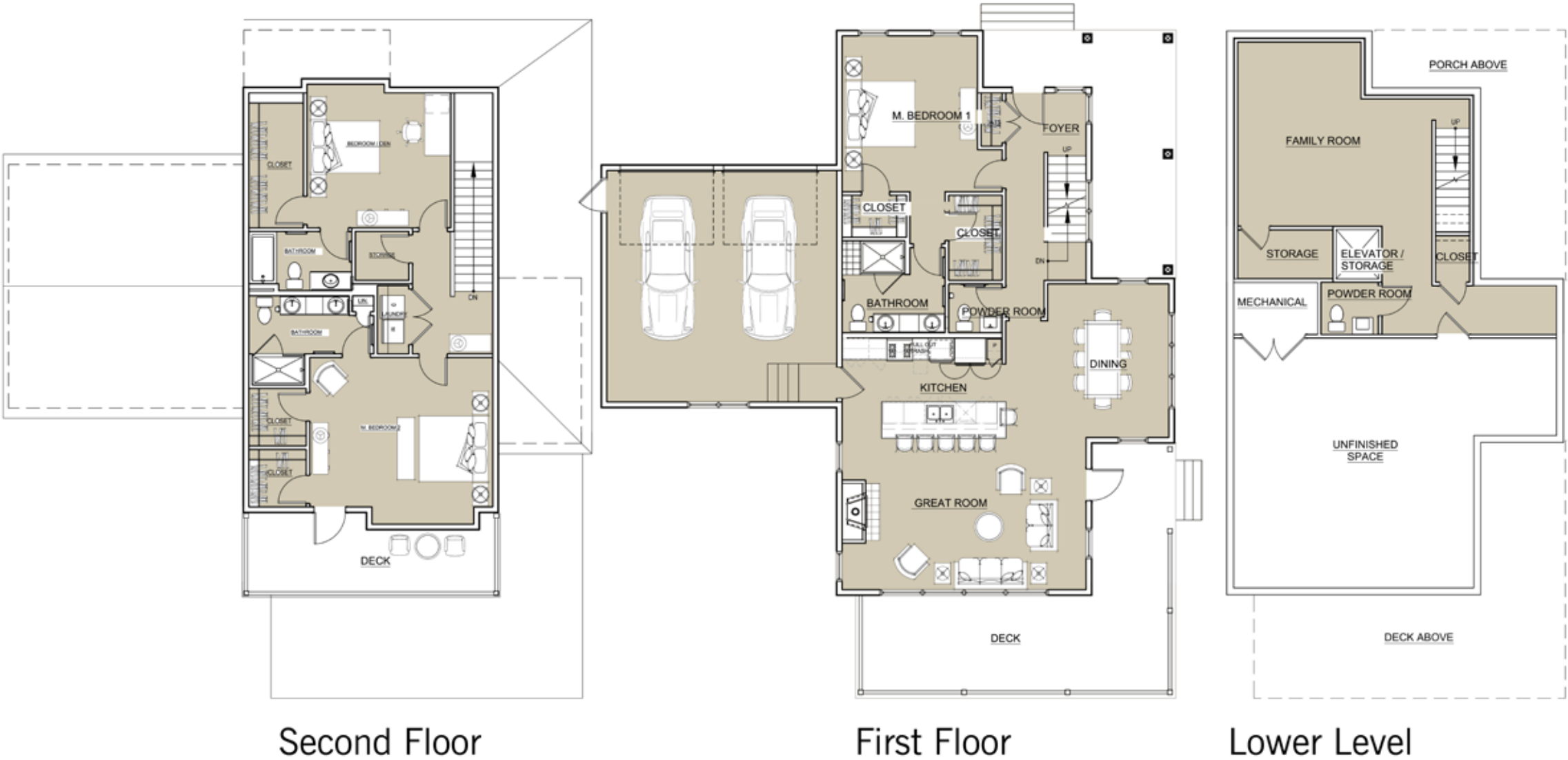


Building 13 | Rear Elevation

Three-Bedroom Single Unit Plans

Building 1 & 2 (Single Family Buildings)

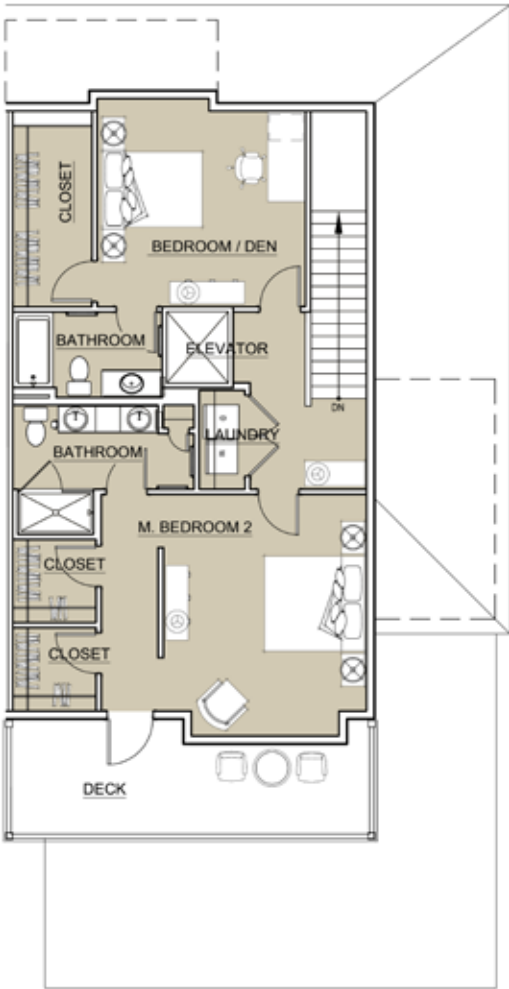
Net Living Area: 2,212 SF
Gross Floor Area: 3,085 SF



Three-Bedroom End Garage Under Unit Plans

Buildings 3-6 (2+3 Plex Buildings)

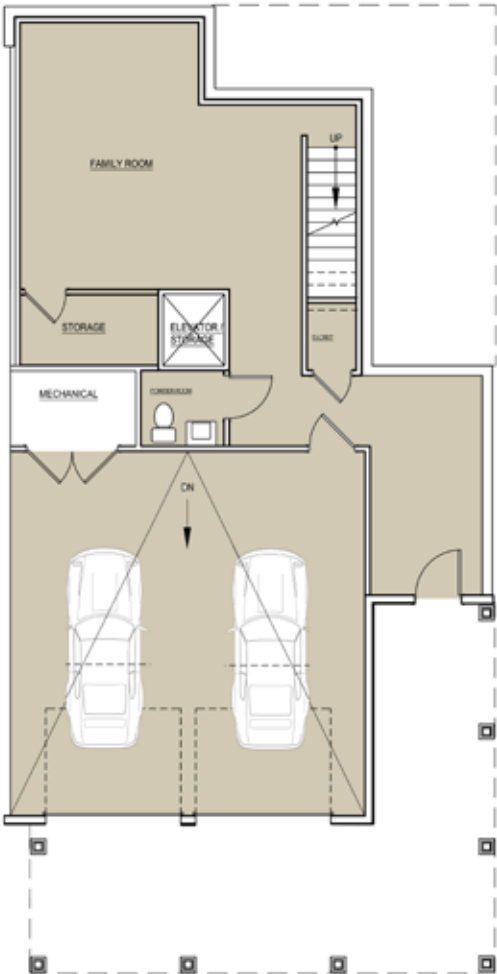
Net Living Area: 2,212 SF
Gross Floor Area: 3,163 SF



Second Floor



First Floor

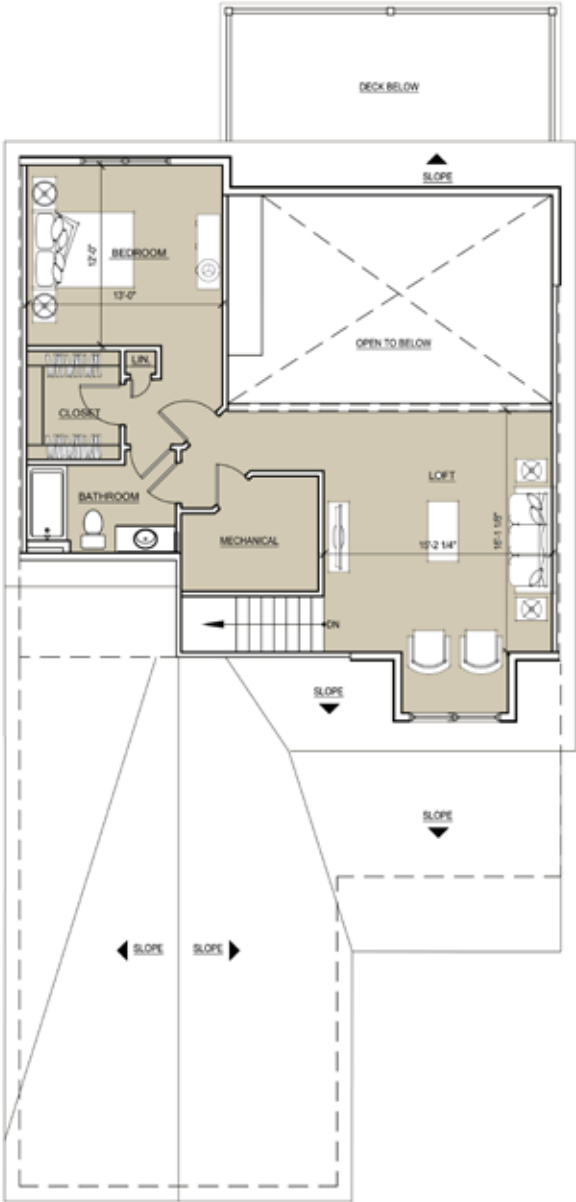


Lower Level

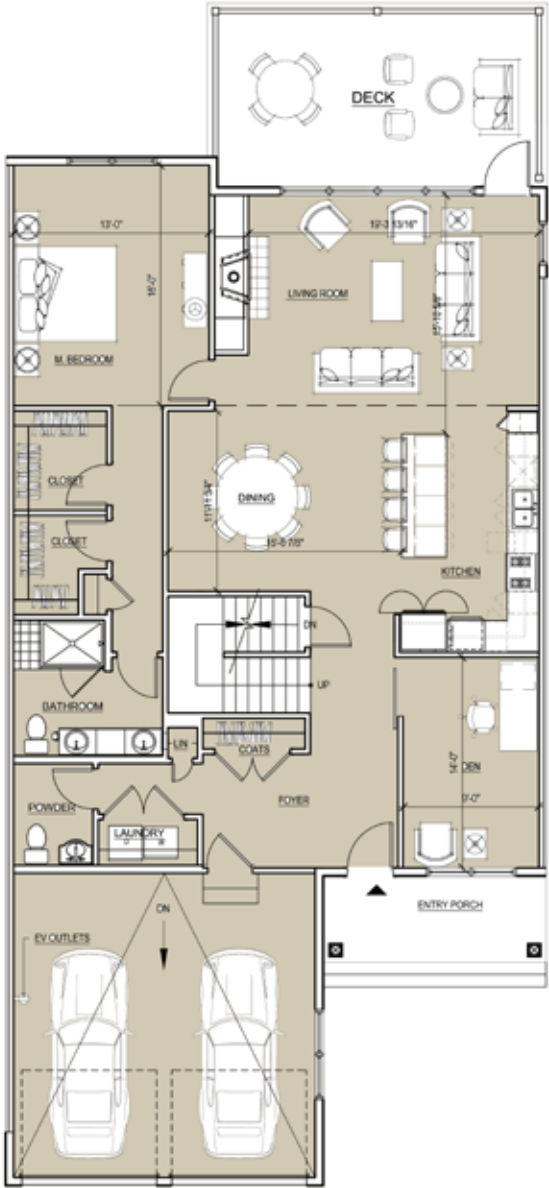
Two-Bedroom Inline Unit Plans

Building 7-14 (2, 3 + 4-Plex Buildings)

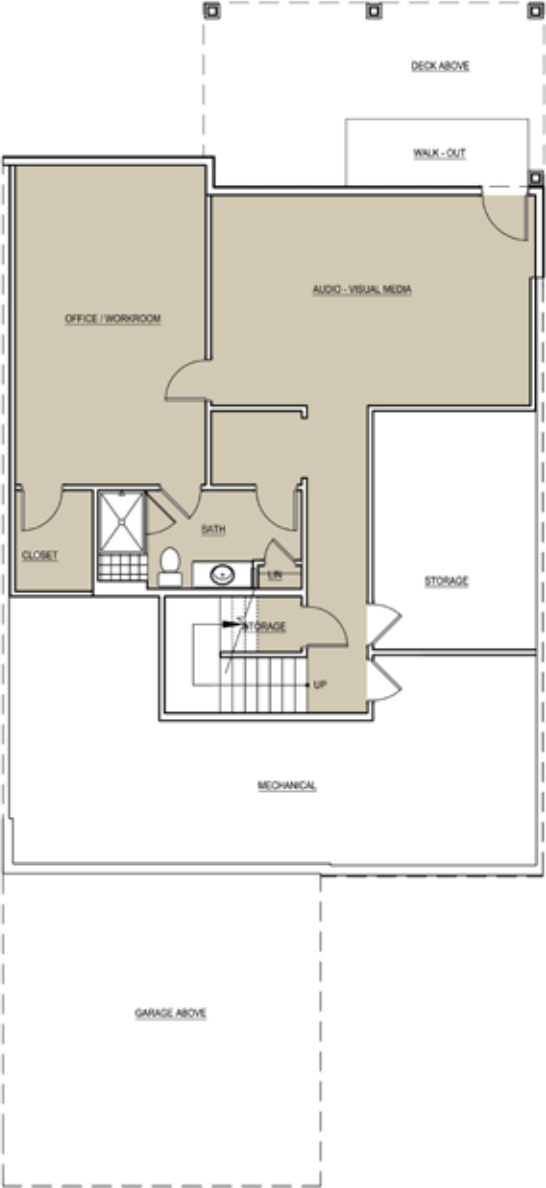
Net Living Area: 2,216 SF
Gross Floor Area: 3,490 SF



Second Floor



First Floor

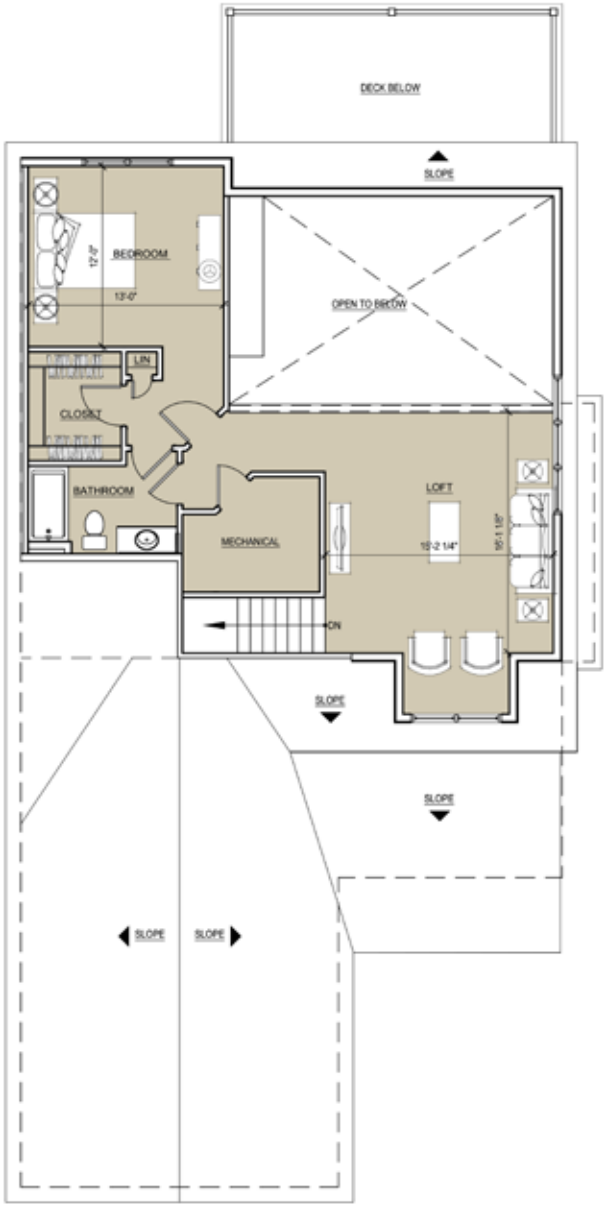


Lower Level

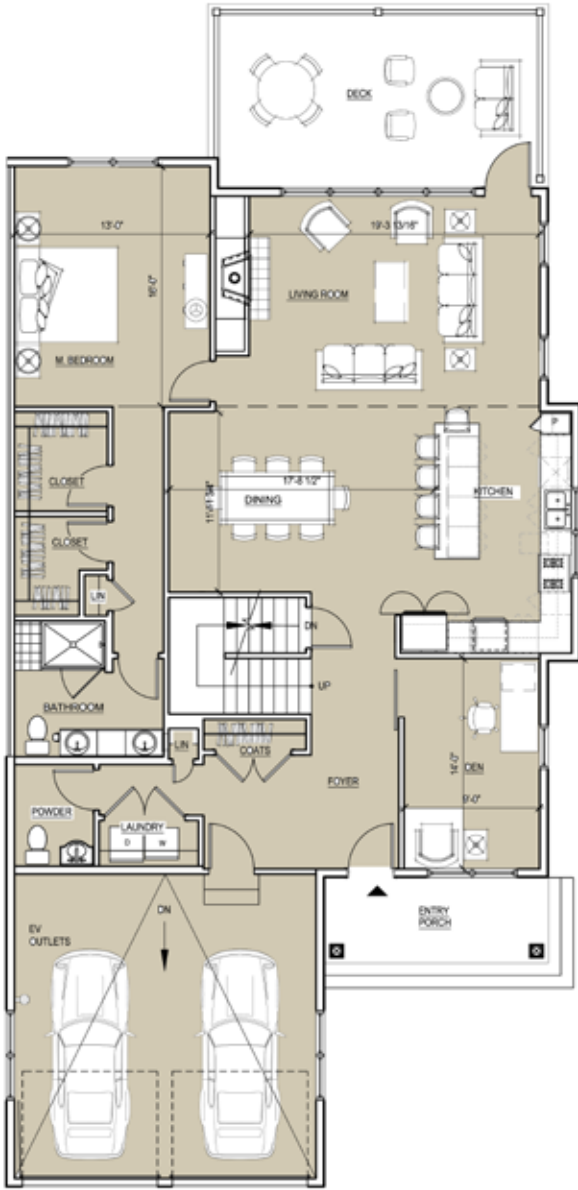
Two-Bedroom End Front Entry Garage Unit Plans

Building 7-14 (2, 3 + 4-Plex Buildings)

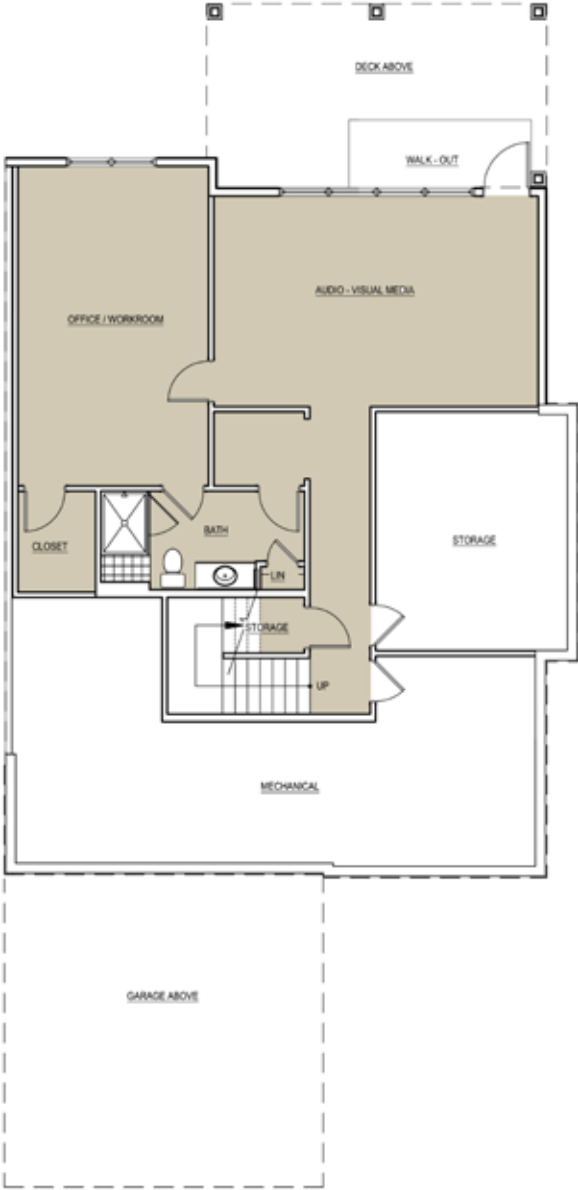
Net Living Area: 2,250 SF
Gross Floor Area: 3,530 SF



Second Floor



First Floor



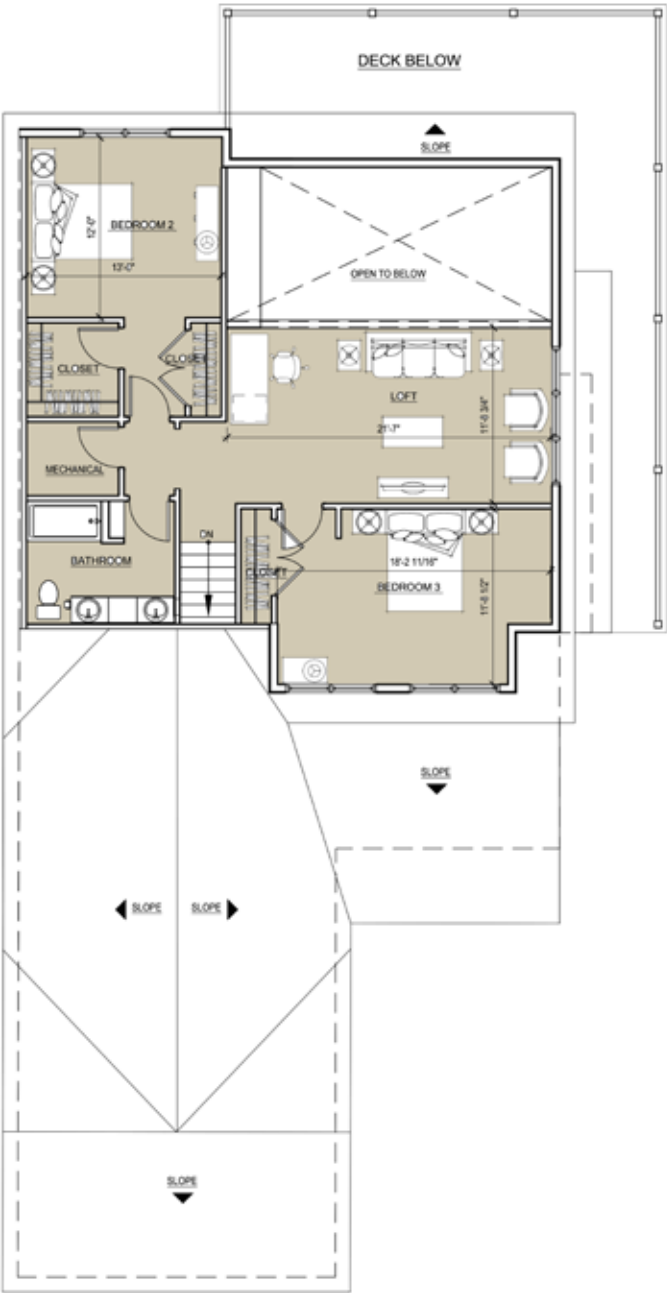
Lower Level



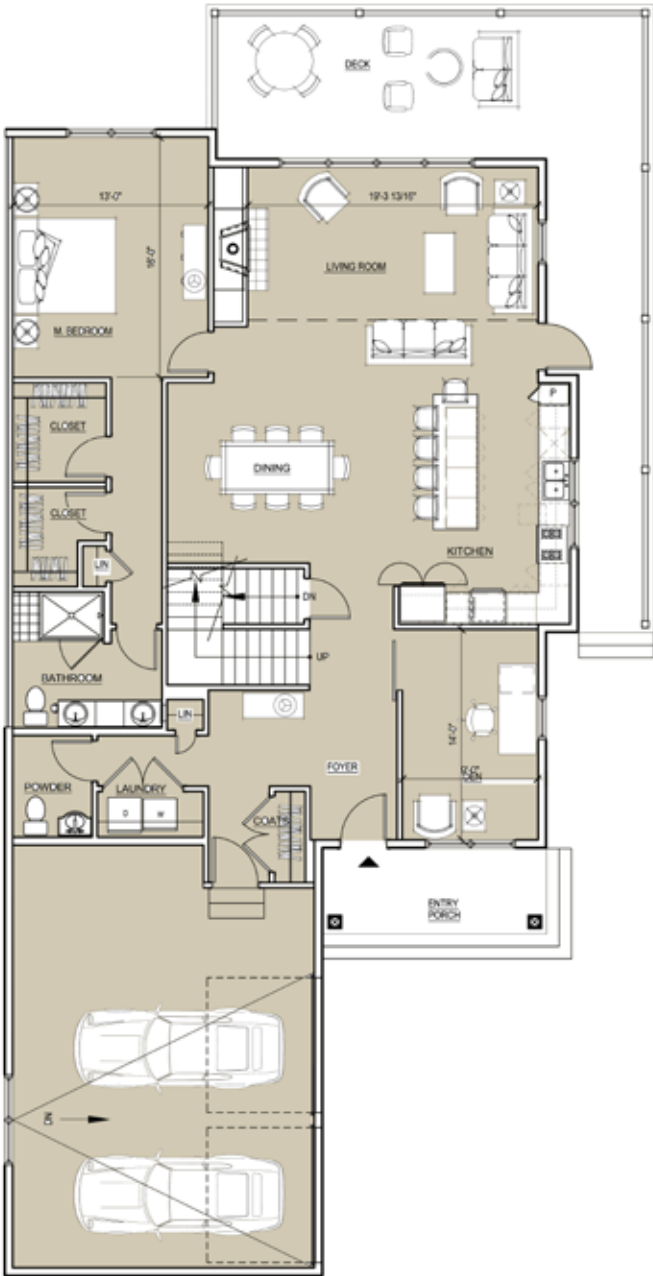
Three-Bedroom End Side Entry Garage Unit Plans

Building 7-14 (2, 3 + 4-Plex Buildings)

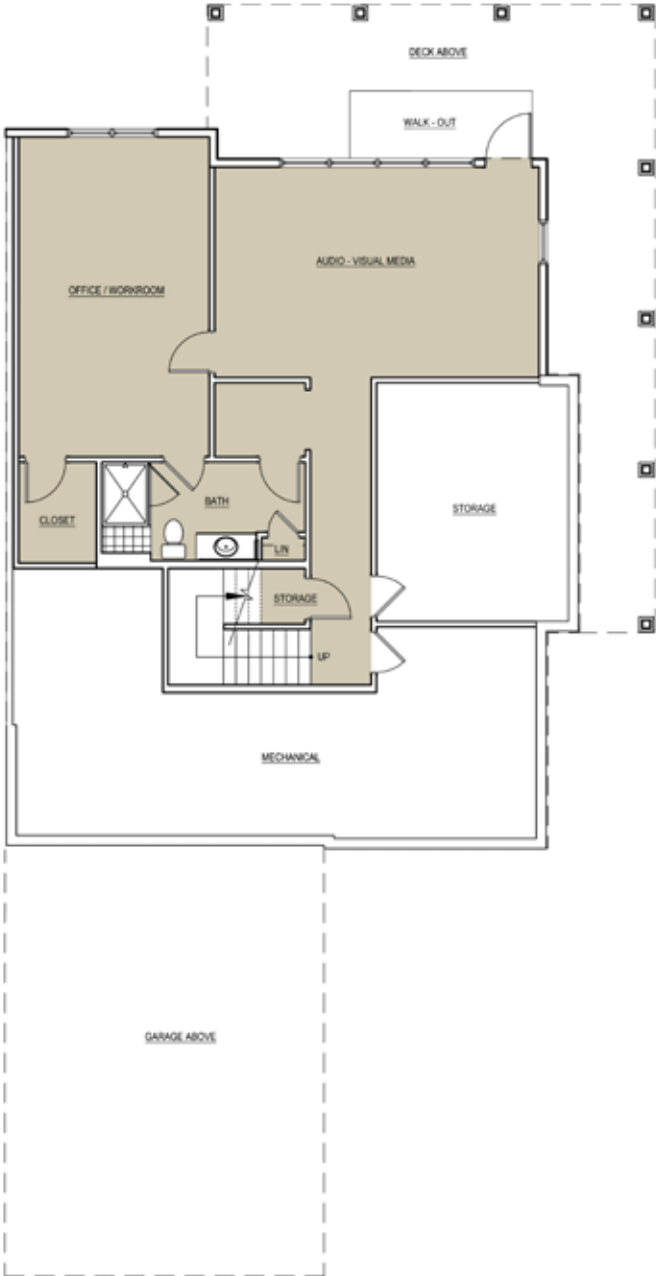
Net Living Area: 2,507 SF
Gross Floor Area: 3,686 SF



Second Floor



First Floor



Lower Level











