

KYLLO + PATTANA
 ARCHITECTURE / INTERIORS
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DATE: 4-2-19
 JOB NUMBER: X
 SCALE: X
 DRAWN BY: X
 CHECK BY: X
 REVISIONS:

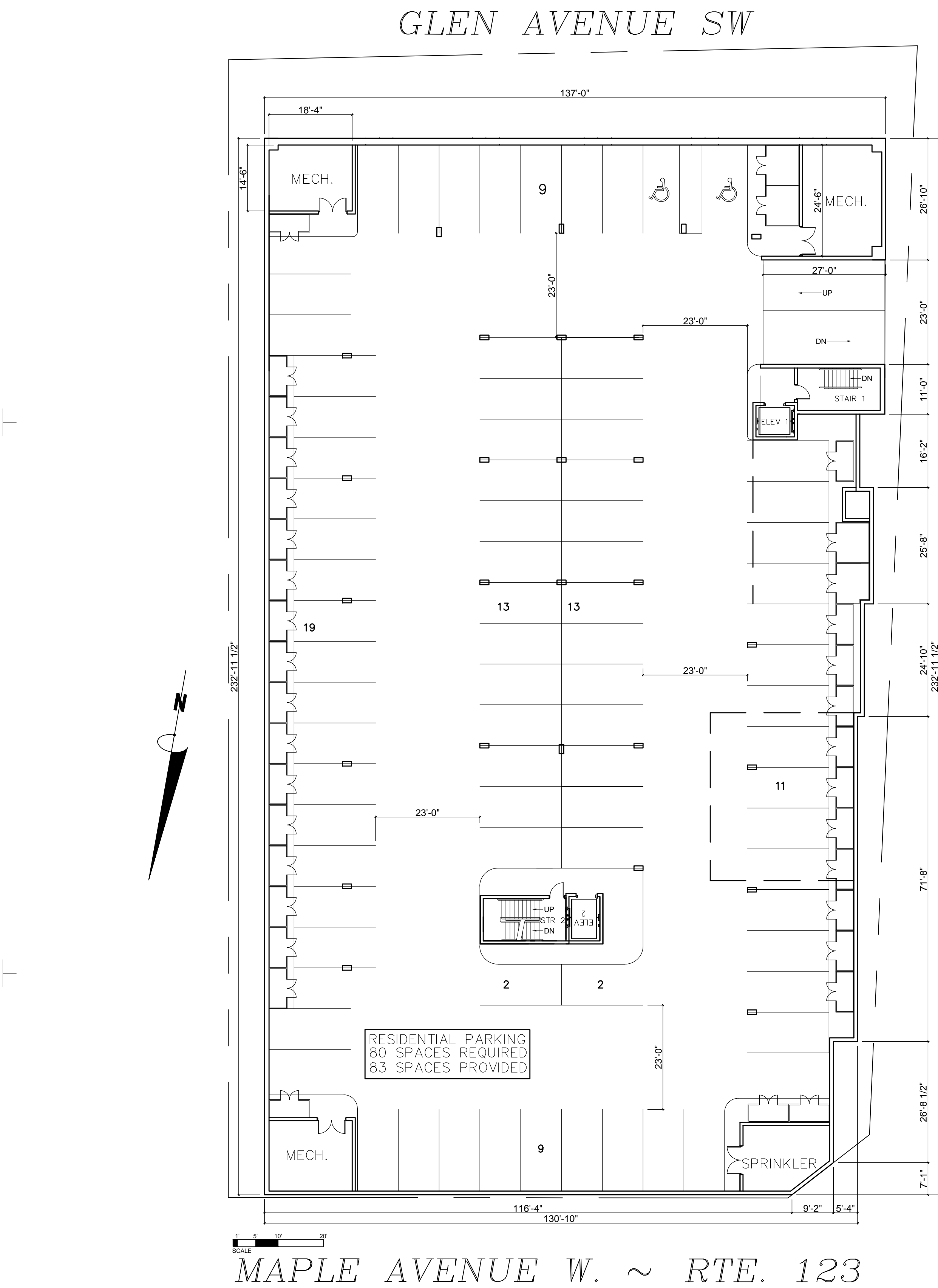


**BELOW GRADE PARKING &
 GROUND LEVEL PLANS**

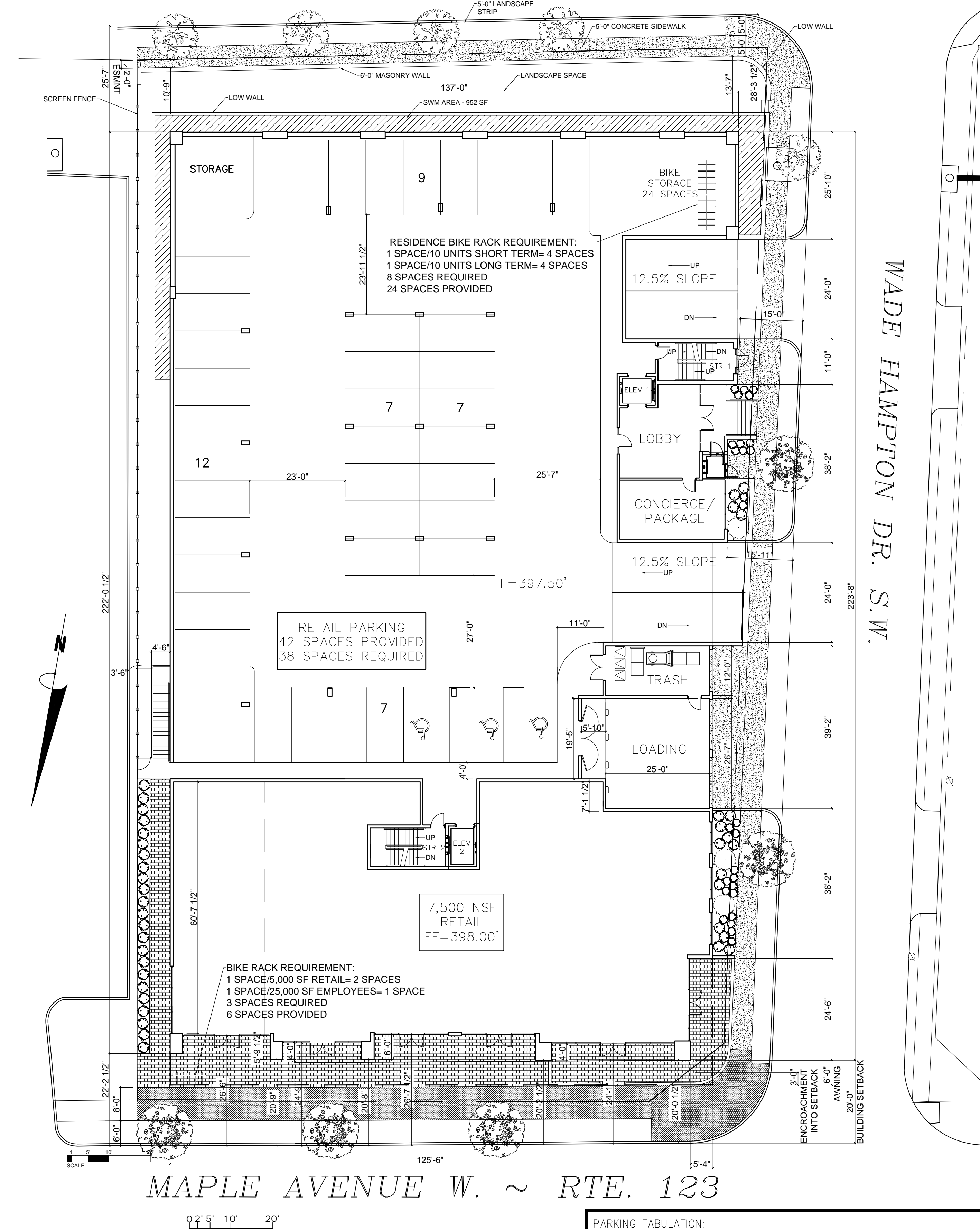
**380 MAPLE AVENUE MAC REZONING
 OPTION 2 DESIGN**

380 MILL STREET, VIENNA, VIRGINIA 22180

A1



1/A1 BELOW GRADE PARKING
 NTS COLUMNS SHOWN FOR DIAGRAMMATICAL PURPOSES SUBJECT TO CHANGE

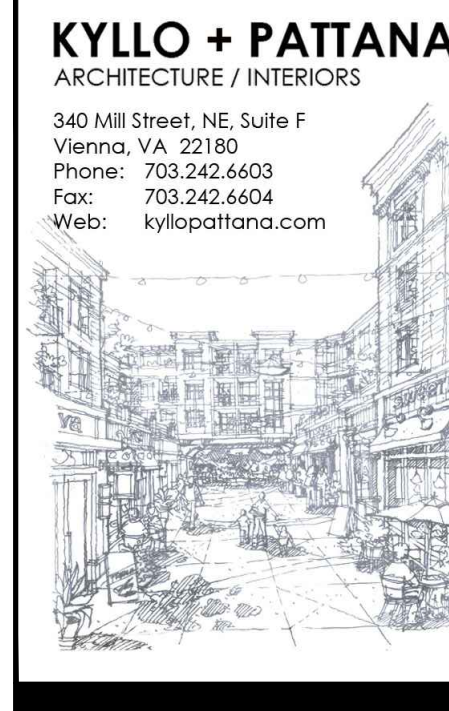


NOTE: LANDSCAPING SHOWN IS FOR
 DIAGRAMMATICAL PURPOSES ONLY AND
 DOES NOT REFLECT FINAL LANDSCAPE PLAN

2/A1 GROUND LEVEL PLAN
 NTS COLUMNS SHOWN FOR DIAGRAMMATICAL PURPOSES SUBJECT TO CHANGE

PARKING TABULATION:

RETAIL -	7,500 SF @ 1 SPACE/200 SF.....	38 SPACES REQUIRED
RESIDENTIAL -	40 UNITS @ 2 SPACES/UNIT.....	80 SPACES REQUIRED
TOTAL SPACE REQUIRED.....		118 SPACES REQUIRED
LOWER LEVEL PARKING.....		83 SPACES PROVIDED
GROUND LEVEL PARKING.....		42 SPACES PROVIDED
TOTAL SPACES PROVIDED.....		125 SPACES PROVIDED



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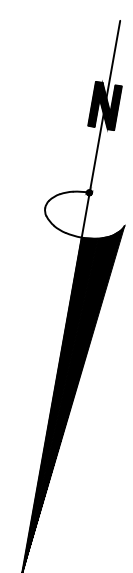
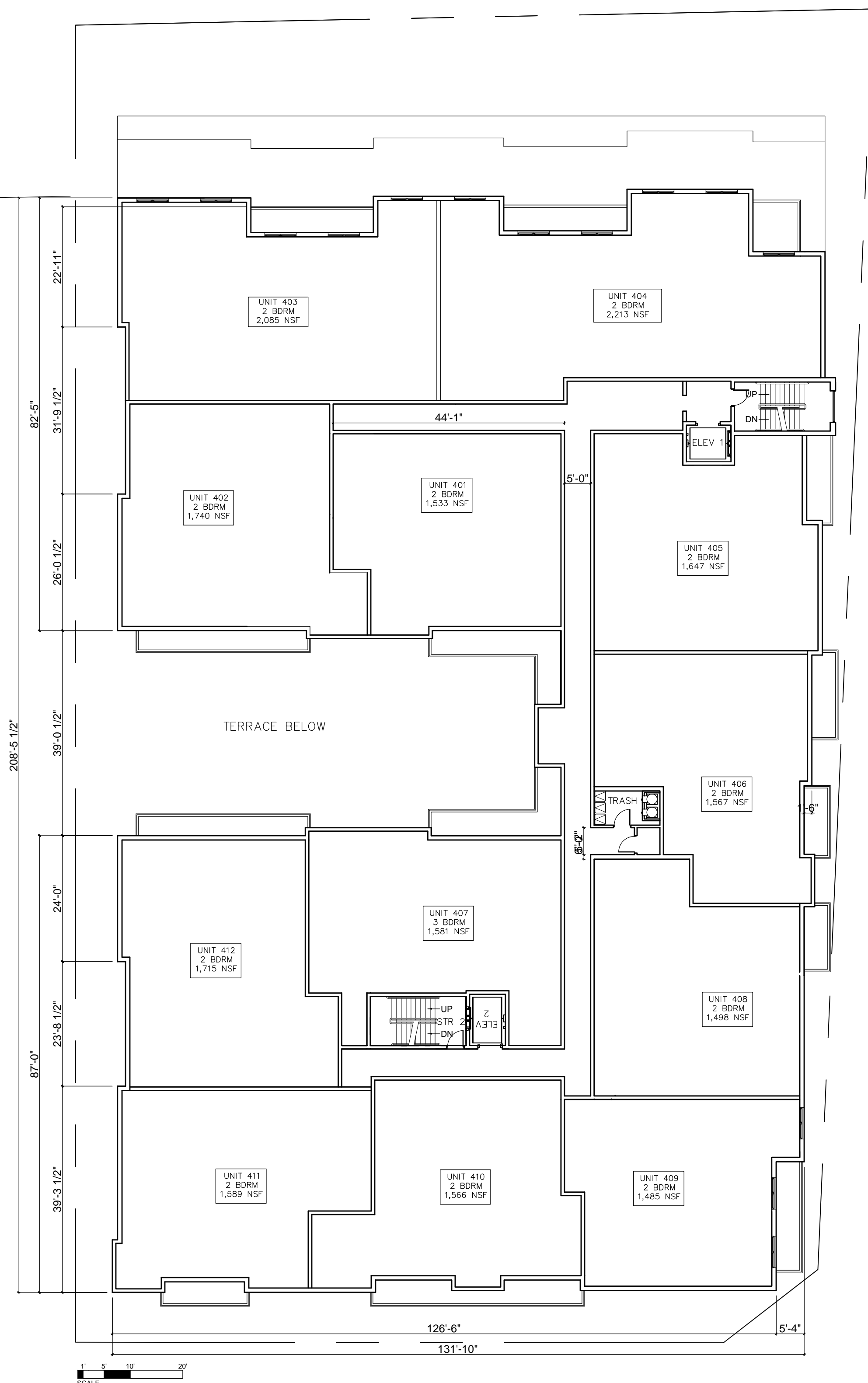
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FOURTH FLOOR RESIDENTIAL PLAN
& ROOF PLAN
380 MAPLE AVENUE MAC REZONING
OPTION 2 DESIGN
380 MAPLE AVENUE WEST, VIENNA, VIRGINIA 22180

A3

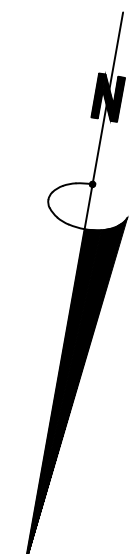
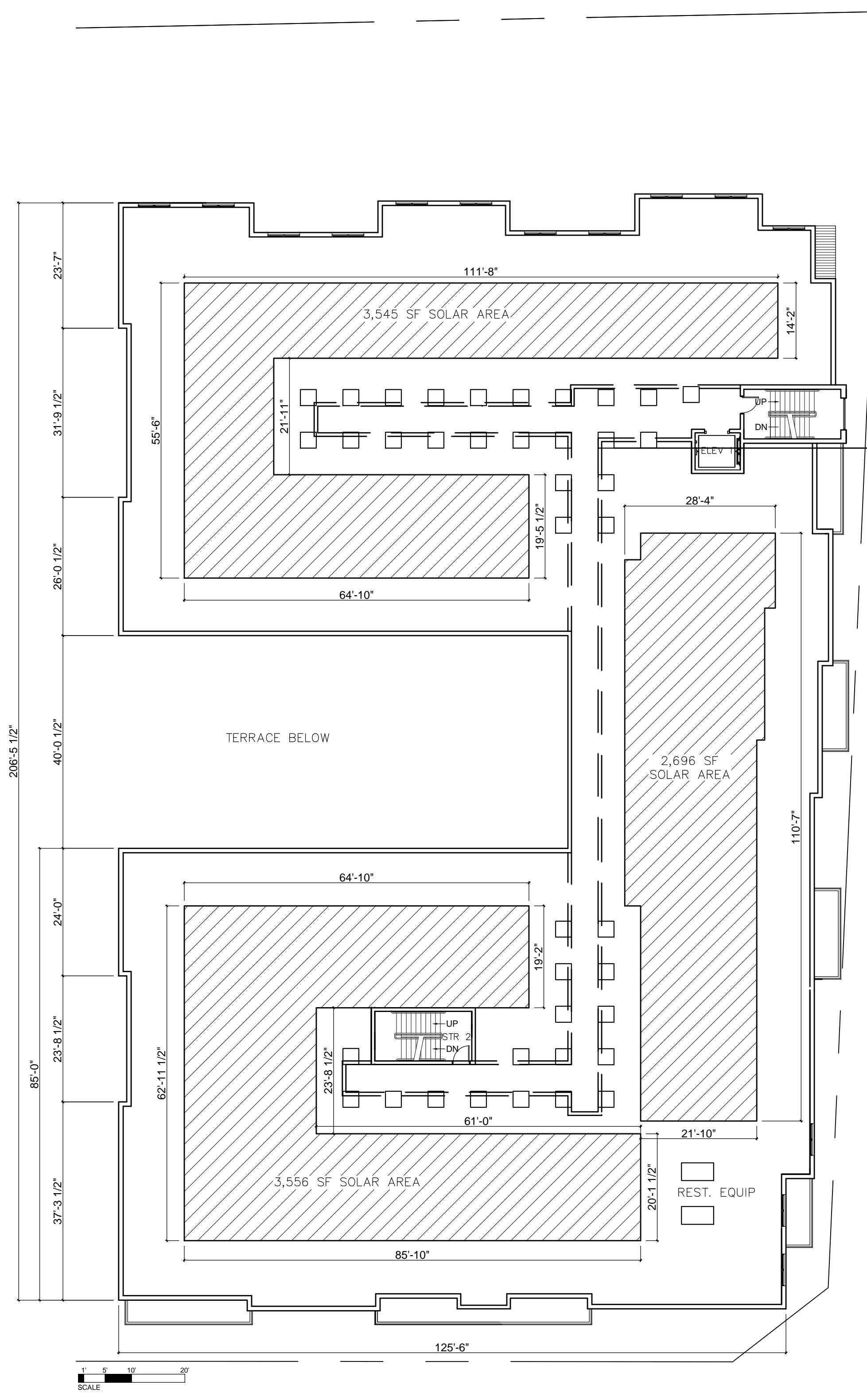
GLEN AVENUE SW

107'-0" FROM ADJACENT
RESIDENTIAL SETBACK



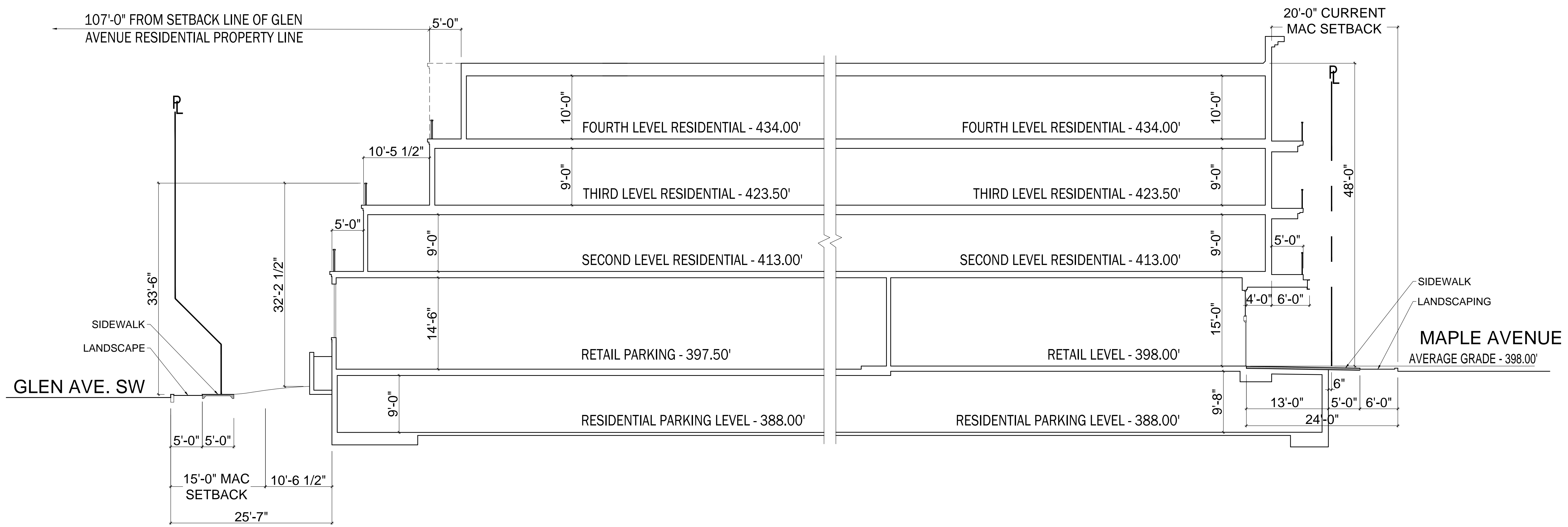
MAPLE AVENUE W. ~ RTE. 123

GLEN AVENUE SW



MAPLE AVENUE W. ~ RTE. 123

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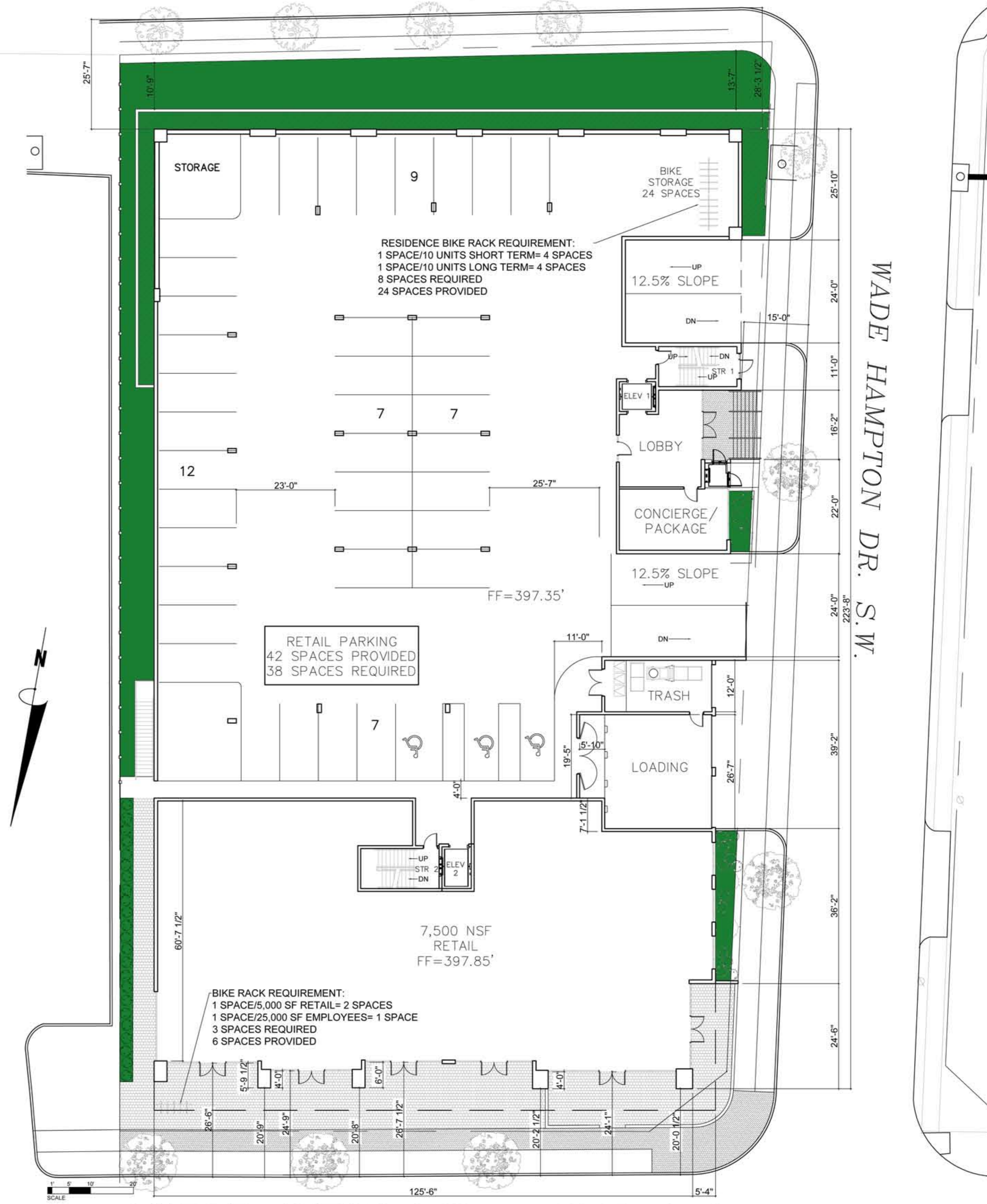
BUILDING SECTION
 380 MAPLE AVENUE MAC REZONING
 OPTION 2 DESIGN
 380 MAPLE AVENUE WEST, VIENNA, VIRGINIA 22180

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OPEN SPACE CALCULATIONS

SITE AREA:	36,842 SF
OPEN SPACE REQUIRED:	5,527 SF (15%)
OPEN SPACE PROVIDED:	9,010 SF (24.46%)



PERVIOUS AREA CALCULATIONS

SITE AREA:	36,842 SF
PERVIOUS AREA REQUIRED:	7,368 SF (20%)
10% PERVIOUS AREA REDUCTION PER INCENTIVE PROVISION:	3,685 SF (10%)
PERVIOUS AREA PROVIDED:	4,273.67 SF (11.16%)

**OPEN SPACE & PERVIOUS AREA
 CALCULATIONS PLANS**
OPTION 2 DESIGN
 380 MAPLE AVENUE MAC REZONING
 340 MILL STREET, VIENNA, VIRGINIA 22180



1/A6 MAPLE AVENUE WEST RENDERED ELEVATION
NTS



2/A6 WADE HAMPTON DRIVE RENDERED ELEVATION
NTS



3/A6 GLEN AVENUE RENDERED ELEVATION
NTS



4/A6 TYSONS CORNER RENDERED ELEVATION
NTS

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RENDERED BUILDING ELEVATIONS

380 MAPLE AVENUE MAC REZONING

OPTION 2 DESIGN

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1/A7 NORTHEAST PERSPECTIVE
NTS



2/A7 NORTHWEST PERSPECTIVE - MAPLE AVENUE WEST & WADE HAMPTON DRIVE
NTS



3/A7 SOUTHWEST PERSPECTIVE - WADE HAMPTON DRIVE & GLEN AVENUE
NTS



4/A7 SOUTHEAST PERSPECTIVE
NTS

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BUILDING PERSPECTIVES

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A7