



# NORTHFIELD

CONSTRUCTION & DEVELOPMENT

To:

Town of Vienna Staff

From:

Northfield Construction and Development  
5101 Wisconsin Ave NW  
Washington DC 20016

Re: Vienna Market

Date: 09/09/2022

Dear Town Staff,

This letter is to serve as a narrative to the changes being proposed from the approved renderings to the as built structures at the Vienna Market Project – specifically the commercial space with townhomes above. This will also serve as the legend, with the numbers below tying back to the numbers on the renderings. The reason for the requested changes is that our architectural plans had minor aesthetic differences than the previously approved renderings. While we made our best effort to update all renderings during the previous BAR review, these items were missed.

## Sheet E1 Maple Ave View

1. The interior units (unit 3 and 4) have a precast band that runs the width of the units, inline with the top windows. This design feature was missed on the approved rendering and has been installed per the plans.
2. The metal canopies above the retail store fronts have been installed above the louvers for the retail space. This was done so that the canopies could be properly mounted to the concrete podium above.
3. Exterior lights have been installed at the front door. This is per code and typical for all residences but was not on the rendering so felt it should be pointed out.

## Sheet E3 Pleasant Street View

1. Add precast sill under the top floor windows. This is consistent with all other windows
2. Remove window and install faux brick window per plans. The renderings should not show a window in this location because this is a bathroom and it is not possible to install the window because it would be behind a vanity sink and toilet.



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3. Include precast band at chimney instead of stopping at each side of the chimney. Maintains consistent look.
4. Add precast header above window. This is consistent with all other windows.
5. Metal canopy above the retail store front has been installed above the louvers for the retail space. This was done so that the canopy could be properly mounted to the concrete podium above.
6. Included a photo of the metal railing installed at promenade level which will be painted black

## Sheet E4 Bank of America View

1. Add precast sill under the top floor windows. This is consistent with all other windows
2. Remove window and install faux brick window per plans. The renderings should not show a window in this location because this is a bathroom and it is not possible to install the window because it would be behind a vanity sink and toilet.
3. Include precast band at chimney instead of stopping at each side of the chimney. Maintains consistent look.
4. Add precast header above window. This is consistent with all other windows.
5. Mechanical work to remain exposed. Renderings did not include plumbing lines, fire sprinklers, etc.
6. At retaining wall, requesting to not include the columns as noted on the renderings. The block wall with geogrid requires more room to place the column and would result in going outside the property line. We were not aware of this circumstance until construction had started and the site had to be stabilized. Because the wall is only visible from the bank and alley way, we are asking to leave the columns off permanently.

## Sheet Corner Park Revision

1. Changed location and size of transformer at the request of Dominion Power. Without the vault that had previously serviced the site, a second transformer was required as well as additional primary lines. To run adequate power to the site, and maintain a safe distance from the townhome units, this design and location was required.
2. Due to the change in transformer size and location, the sidewalks had to be adjusted, as well as the planting locations.
3. Eliminated the planter boxes at end of each sidewalk leg. When installing the landscaping, this became an issue because of underground utilities and size. It also promotes a more open look. The only planter boxes that would work in this area would be precast boxes that could be moved as necessary.