

79-30 (20)

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA OF THESE PLANS. TEST PITS SHALL BE REQUESTED A MINIMUM OF 48 HOURS IN ADVANCE FOR THOSE UTILITIES REQUIRING THEM.

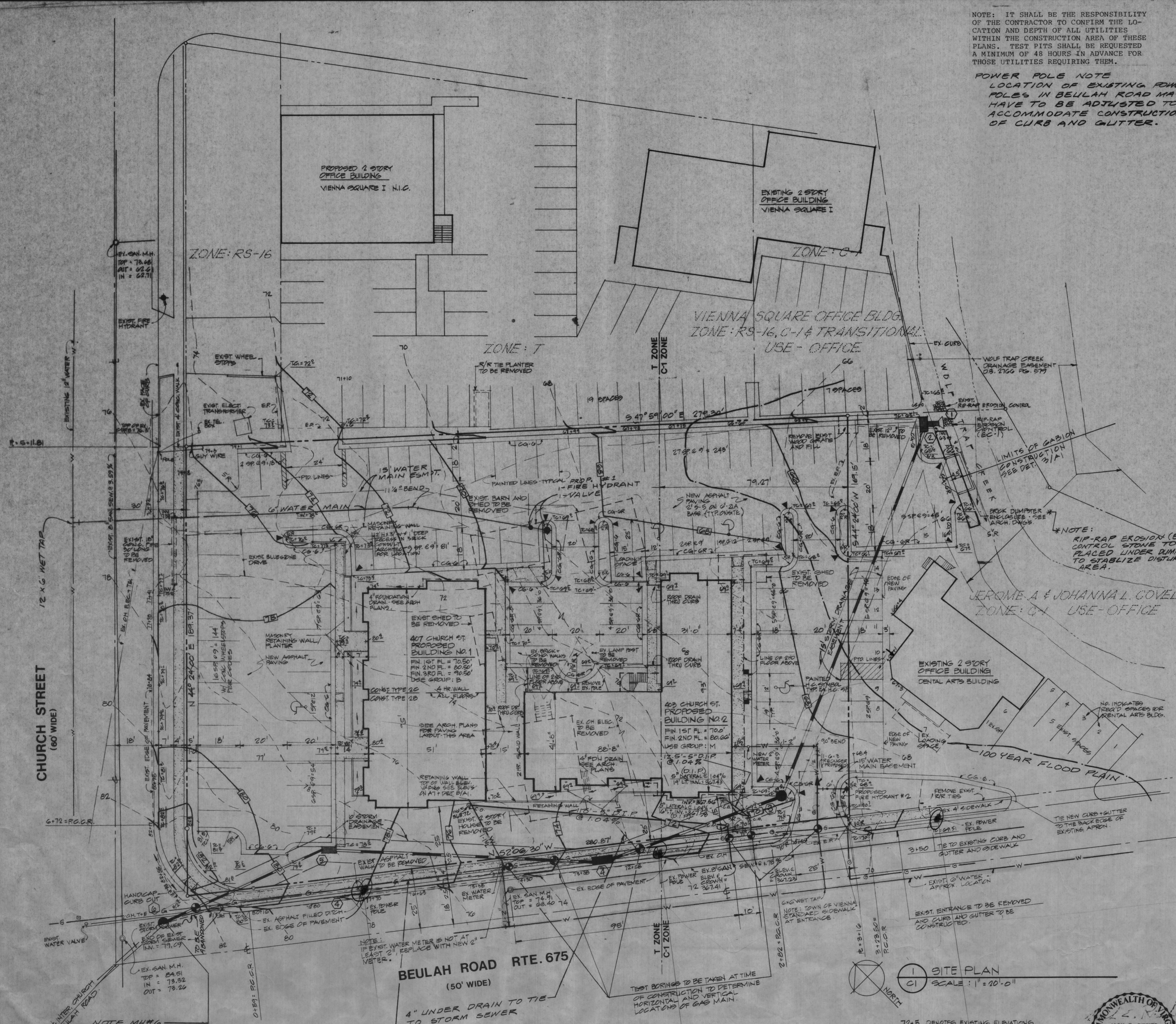
POWER POLE NOTE  
LOCATION OF EXISTING POWER POLES IN BULLAH ROAD MAY HAVE TO BE ADJUSTED TO ACCOMMODATE CONSTRUCTION OF CURB AND GUTTER.

**TABULATION**

Owners	Jerome A. Covel, Et Ux Walter E. Story, Et Ux Robert E. Whittington, Et Ux Joseph Taylor Jr. William Boleyn	
Site Area	C-1 Zone 13,409 S.F. T-1 Zone 36,598 S.F. Total 50,007 S.F. (1.148 Acre)	
Zone	C-1 and T	
Use	Office (B) Commercial (M)	
Number of Buildings	2	
Number of Stories	Building 1 3 Building 2 2	
Maximum Building Height	35'	
Type of Construction	Building 1 2B & 2C Building 2 2C	
Gross Building Area	C-1 Zone	T Zone
Building 1	6,200 S.F.	13,800 S.F.
Building 2	6,200 S.F.	4,000 S.F.
Total, Both Bldgs.	24,000 S.F.	17,800 S.F.
Net Building Area	Building 1 13,800 S.F. X 80% = 11,040 S.F.	Building 2 4,000 S.F. X 80% = 3,200 S.F.
Total	10,200 S.F. X 80% = 8,160 S.F.	19,200 S.F.
Parking	Required 96 Spaces @ 1 Space Per 200 S.F.-Net Provided 96 Spaces (4 Handicapped)	
Loading Space	1 Space @ 15' X 25'	
Open Landscaped Area	C-1 Zone 1,825 S.F. (13.6%)	T Zone 9,266 S.F. (28.3%)
Lot Coverage	C-1 Zone 8,434 S.F. Building Area 3,150 S.F. Total 11,584 S.F.	T Zone 20,702 S.F. Building Area 6,350 S.F. Total 27,332 S.F.
Ratio of Lot Coverage	C-1 Zone 11,584 ÷ 13,409 = 86.4%	T Zone 27,332 ÷ 36,598 = 74.7%
Existing Dental Arts Building	See Site Plan for revised parking Parking Required 16 Spaces Parking Provided 16 Spaces	
Proposed Vienna Square Office Building	See Site Plan for revised parking Parking Required 61 Spaces Parking Provided 61 Spaces	

REVISIONS  
DATE FEB 24, 1986  
COMM. NO. 8502  
THIS DRAWING IS THE PROPERTY OF KARL E. KOHLER ASSOCIATES, ARCHITECTS, AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THEIR EXPRESS WRITTEN PERMISSION.

**VIENNA SQUARE II**  
Virginia  
Town of Vienna,



- NOTES:**
1. Topography and boundary information obtained by Rinker-Detwiler and Associates, P.C., Engineering, Surveying and Land Planning.
  2. Builder will be responsible for allaying dust and cleaning mud deposited on the towns R.O.W. - Beulah Road and Church Street.
  3. Any off-site grading must be done with the property owners consent.
  4. Erosion and siltation control measures to be placed prior to any grading and disturbance of natural cover.
  5. Provide overlot grading to provide positive drainage and preclude ponding of water.
  6. No disturbed area shall be denuded for more than sixty (60) calendar days.
  7. All storm and sanitary sewer lines and electrical power, phone and gas supply trenches not in street to be compacted, mulched and seeded within fifteen (15) days after backfill. No more than 500 feet are to be open at any one time.
  8. All temporary earth berms, diversions, and silt dams to be mulched and seeded for temporary vegetative cover within ten (10) days after grading. Straw or hay mulch is required. The same applies to all temporary stockpiles.
  9. Any disturbed area not paved, sodded or built upon 1 November is to be seeded on that date with oats, abuzzi rye or equivalent, and mulched with hay or straw at the rate of 2 tons/acre.
  10. All fill areas at buildings, driveways, and walks shall be done with clean compactable fill dirt in layers not to exceed 6" in depth and compacted to 95% compaction.
  11. The contractor shall verify in the field the location and depth of all underground utilities prior to commencement of new work.
  12. All water valves and fire hydrants to be Mueller Standard.

**FIRE FLOW DATA:**

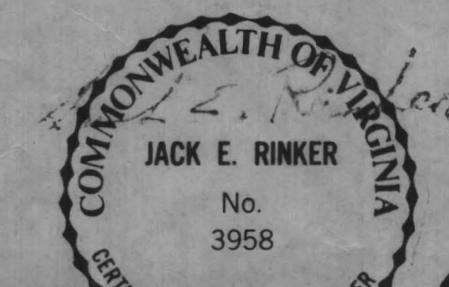
EXIST. HYDRANT ON CHURCH ST	
TYPE OF CONSTRUCTION: BUILDING 1: 2B & 2C BUILDING 2: 2C	
USE GROUP: BUILDING 1-B, BUILDING 2-M	
NO. OF STORIES: BUILDING 1: 3 BUILDING 2: 2	
FLOOR AREAS: SEE TABULATION ABOVE	
FIRE FLOW: BUILDING NO. 1	
PROVIDED - Q20 = 1,270 G.P.M. @ 20 P.S.I.	
REQUIRED - Q20 = 1,125 G.P.M. @ 20 P.S.I.	
FIRE FLOW: BUILDING NO. 2	
PROVIDED - Q20 = 1,270 G.P.M. @ 20 P.S.I. - PROPOSED HYDRANT #1	
Q20 = 1,000 G.P.M. @ 20 P.S.I. - PROPOSED HYDRANT #2	
REQUIRED - Q20 = 1,150 G.P.M. @ 20 P.S.I. BOTH PROPOSED RUNNING	
Q20 = 1,500 G.P.M. @ 20 P.S.I. SIMULTANEOUSLY	

NOTE: TOWN OF VIENNA HAS COMPLETED STUDIES FOR UPGRADING THEIR WATER SYSTEMS. THEIR PROJECTED TIME FOR COMPLETION IS WITHIN THE NEXT 5 YEARS.

NOTE MH#6  
ALIGNMENT OF EXIST. STORM SEWER IS TO BE DETERMINED AT TIME OF CONSTRUCTION SO AN ACCURATE LOCATION CAN BE ESTABLISHED FOR MANHOLE NUMBER 6. THIS MANHOLE IS TO BE BUILT CLEAR OF GUTTER PAN.

BEULAH ROAD RTE. 675  
(50' WIDE)  
4" UNDER DRAIN TO TIE TO STORM SEWER  
GAS MAIN AS SHOWN IS APPROXIMATE AND EXTREME CAUTION IS TO BE TAKEN FOR ANY CONSTRUCTION NEAR THIS GAS MAIN.

**SITE PLAN**  
C1 SCALE: 1" = 20'-0"  
72+5 DENOTES EXISTING ELEVATIONS  
71± DENOTES PROPOSED ELEVATIONS



REVISED STORM SEWER 5-13-86  
**RINKER-DETWILER AND ASSOCIATES, P.C.**  
ENGINEERING • SURVEYING • LAND PLANNING  
FAIRFAX, VIRGINIA

**C1**

# SITE PLAN

(Not to Scale)

421 Church St NE, Suite G, Vienna, VA 22180



# Main Building Structure

421 Church St NE, Suite G, Vienna, VA 22180



Main Entrance

# Parking Area-1

421 Church St NE, Suite G, Vienna, VA 22180



# Parking Area-2

421 Church St NE, Suite G, Vienna, VA 22180



# Parking Area-3

421 Church St NE, Suite G, Vienna, VA 22180



# Fairfax County GIS & SITE PLAN NOTE

421 Church St NE, Suite G, Vienna, VA 22180

## NOTES

-The subject property is located at 421 Church St NE, Suite G, Vienna, VA 22180.

-The proposed use is art education (New York School of Arts).

-No exterior modifications or physical improvements to the existing unit are proposed.

-The existing parking lot provides approximately 60 shared parking spaces within the commercial complex.

-In addition, there are over 100 parking spaces available at 115 Beulah Road NE, which is accessible from the subject property.

-Student drop-off and pick-up activities are managed on-site and are not expected to negatively impact traffic conditions along Church Street or Beulah Road.

-The proposed use is expected to have minimal traffic impact, comparable to or less than typical retail/service uses within the existing commercial zoning.

Zone Code: AE