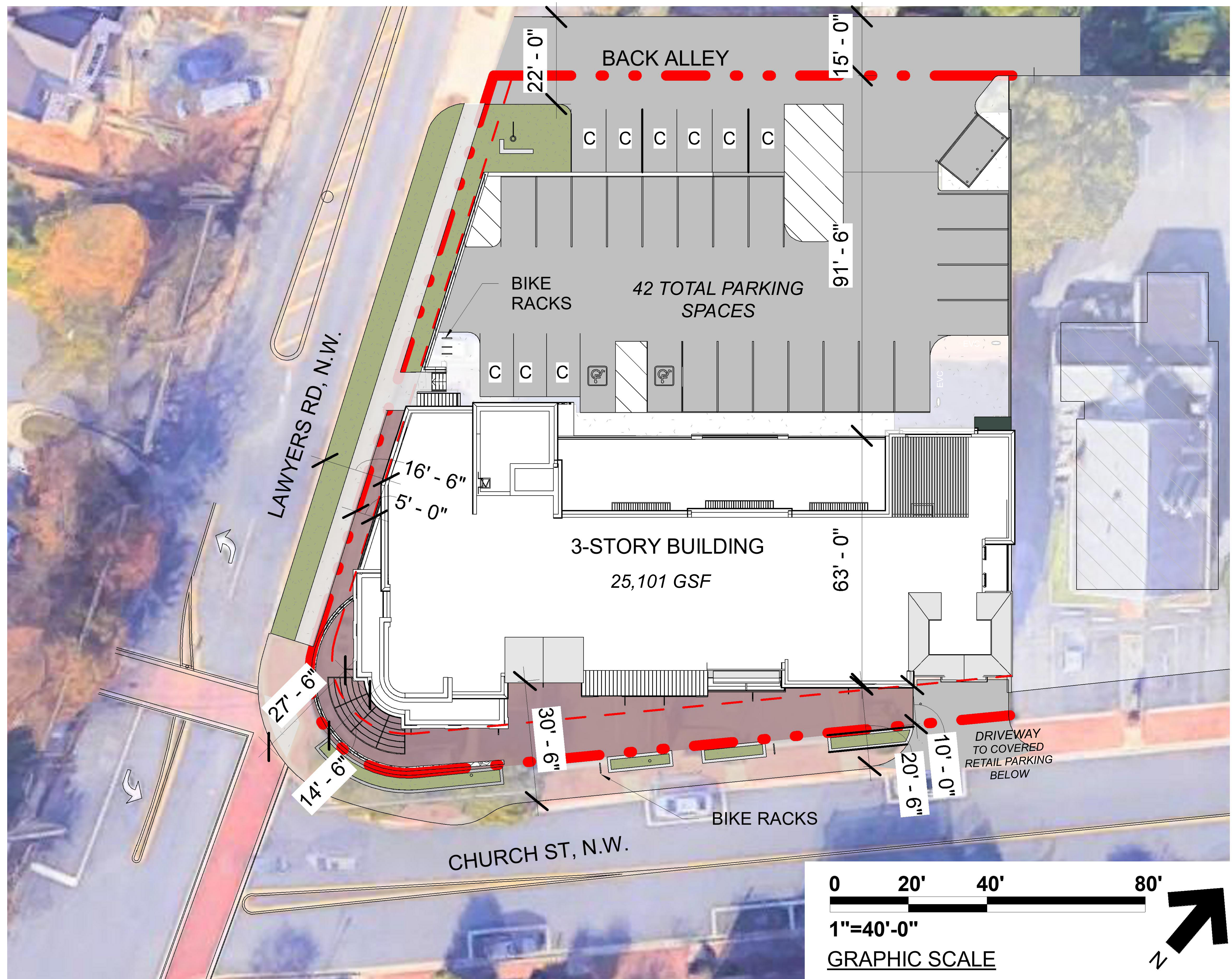




145 CHURCH STREET

Town Council Presentation

06.15.2022





(1) VIEW FROM CHURCH STREET



(2) VIEW FROM CHURCH STREET INTERSECTION



(3) VIEW FROM CHURCH STREET TOWARDS WEST

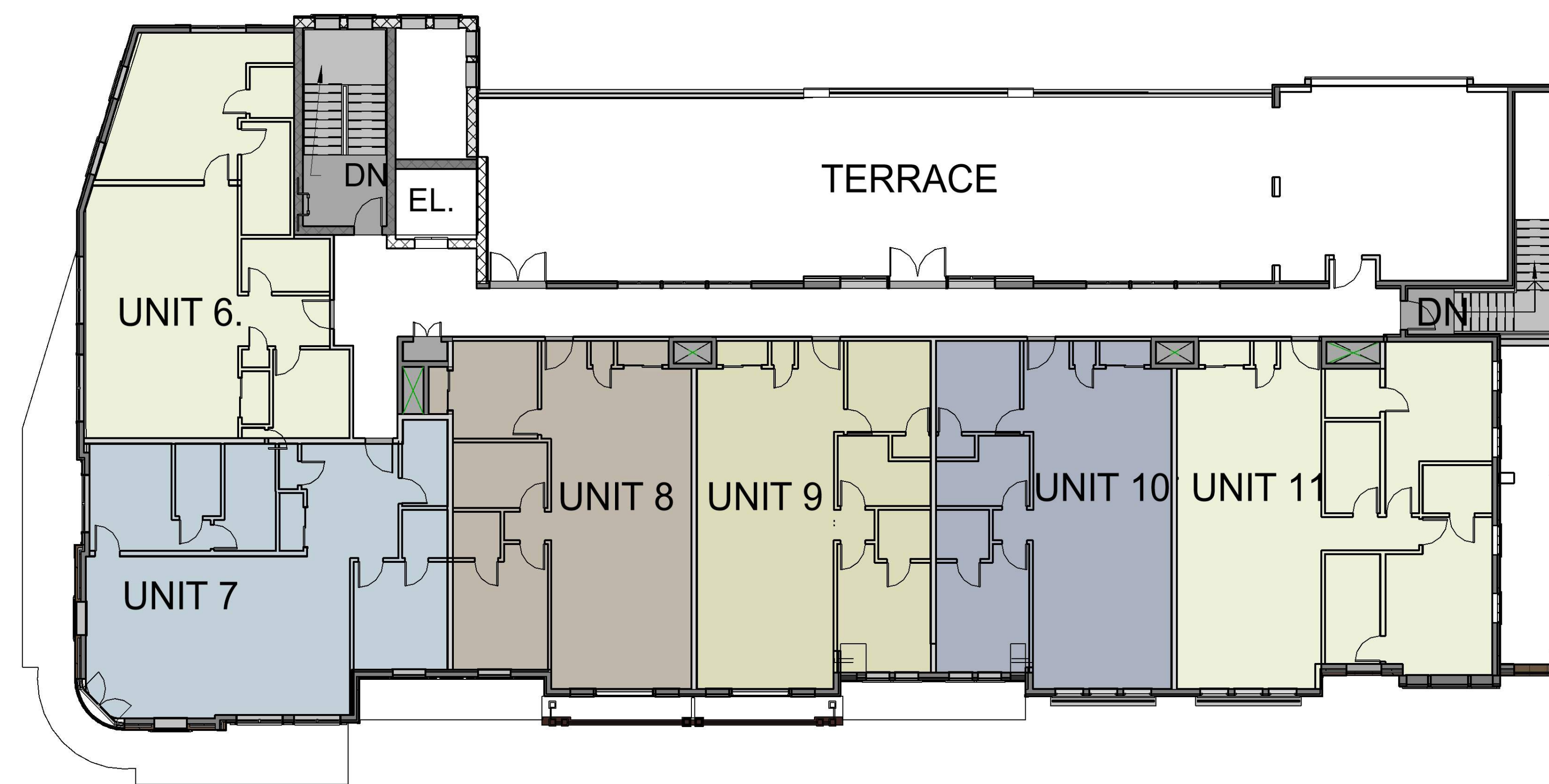




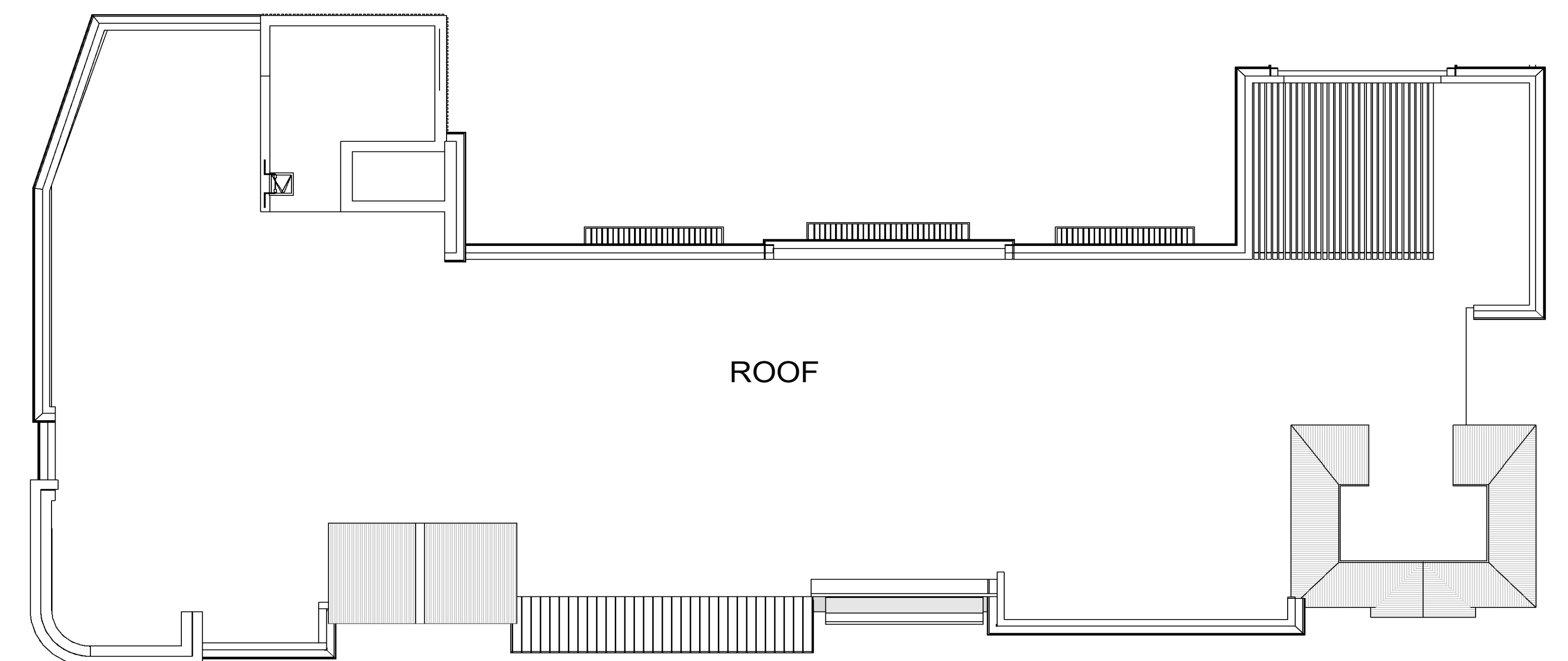
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN



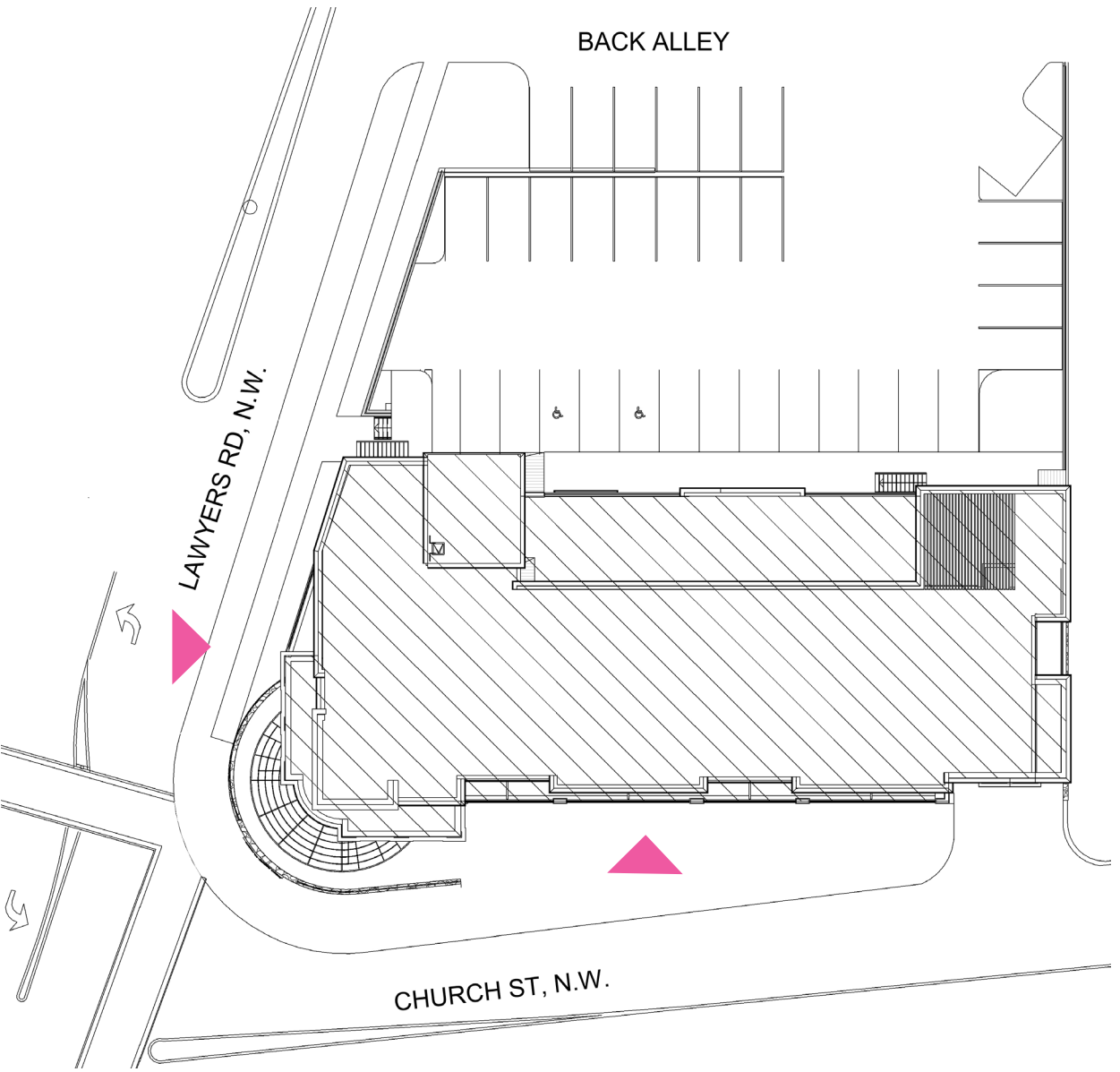
WEST ELEVATION



SOUTH ELEVATION

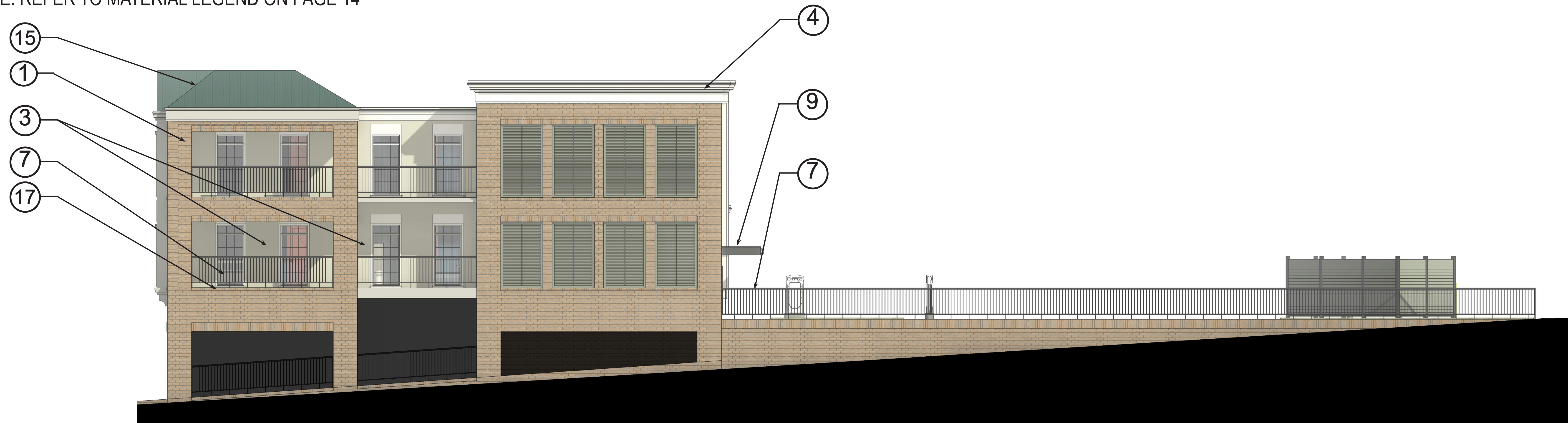


STREET ELEVATIONS

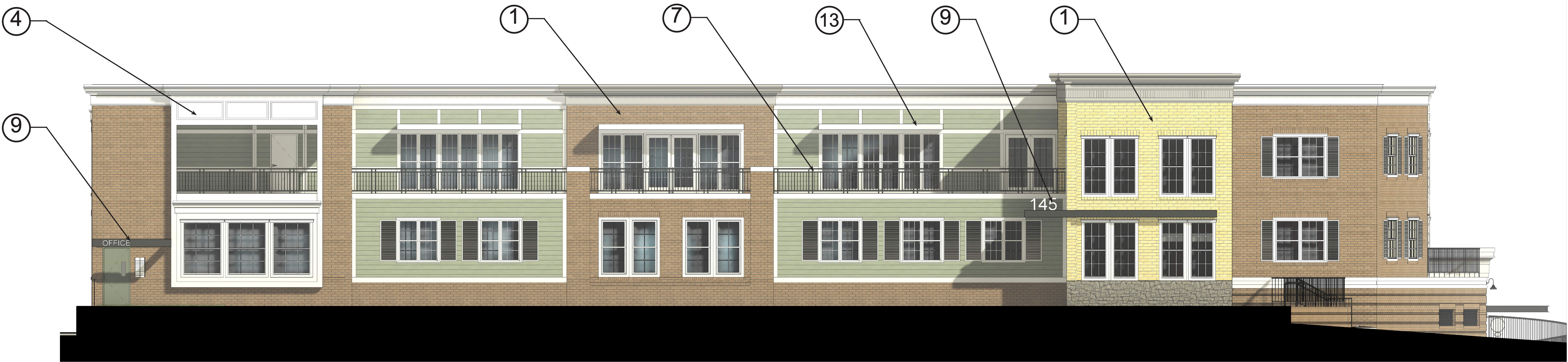


145 CHURCH STREET

NOTE: REFER TO MATERIAL LEGEND ON PAGE 14



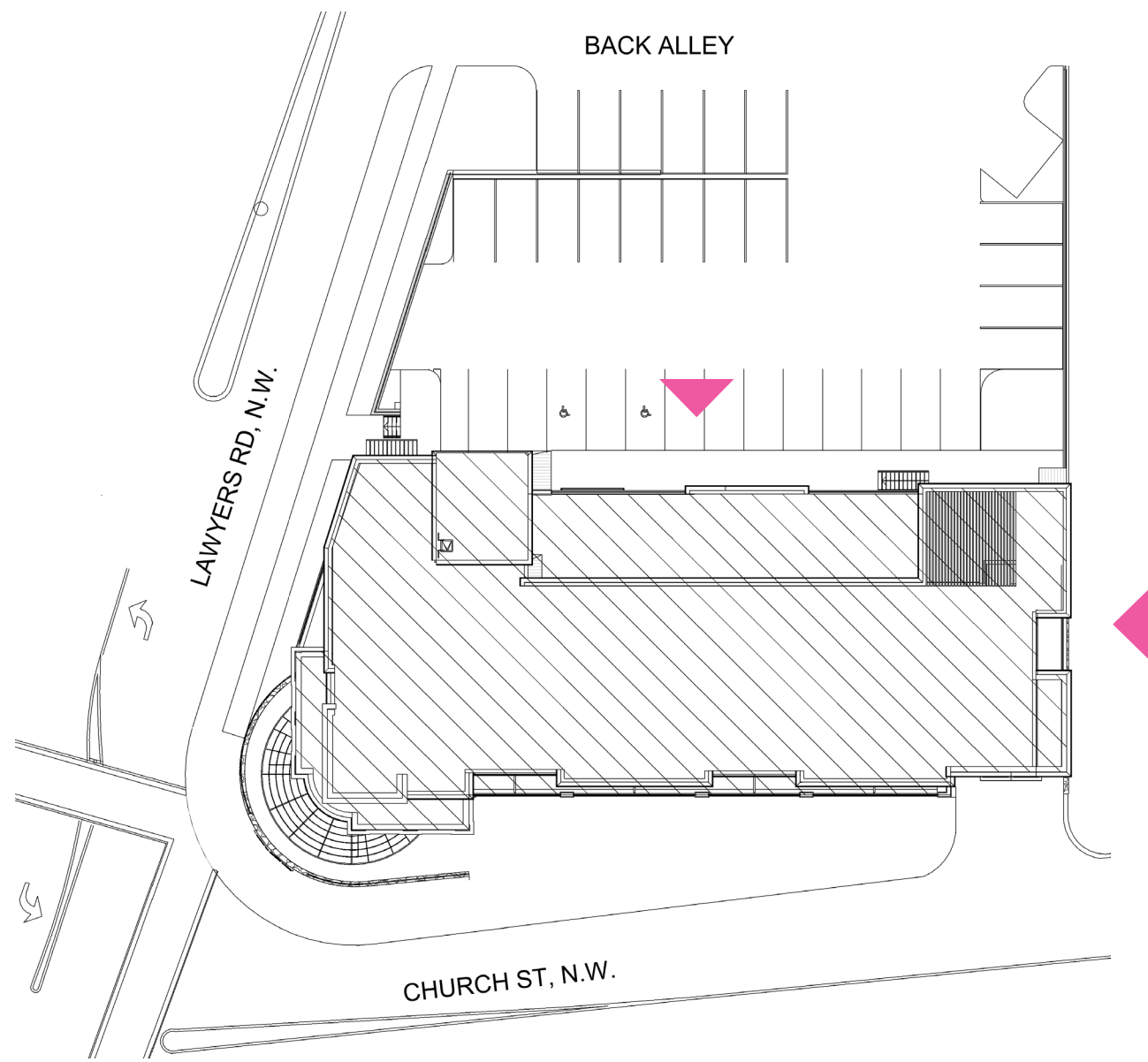
EAST ELEVATION



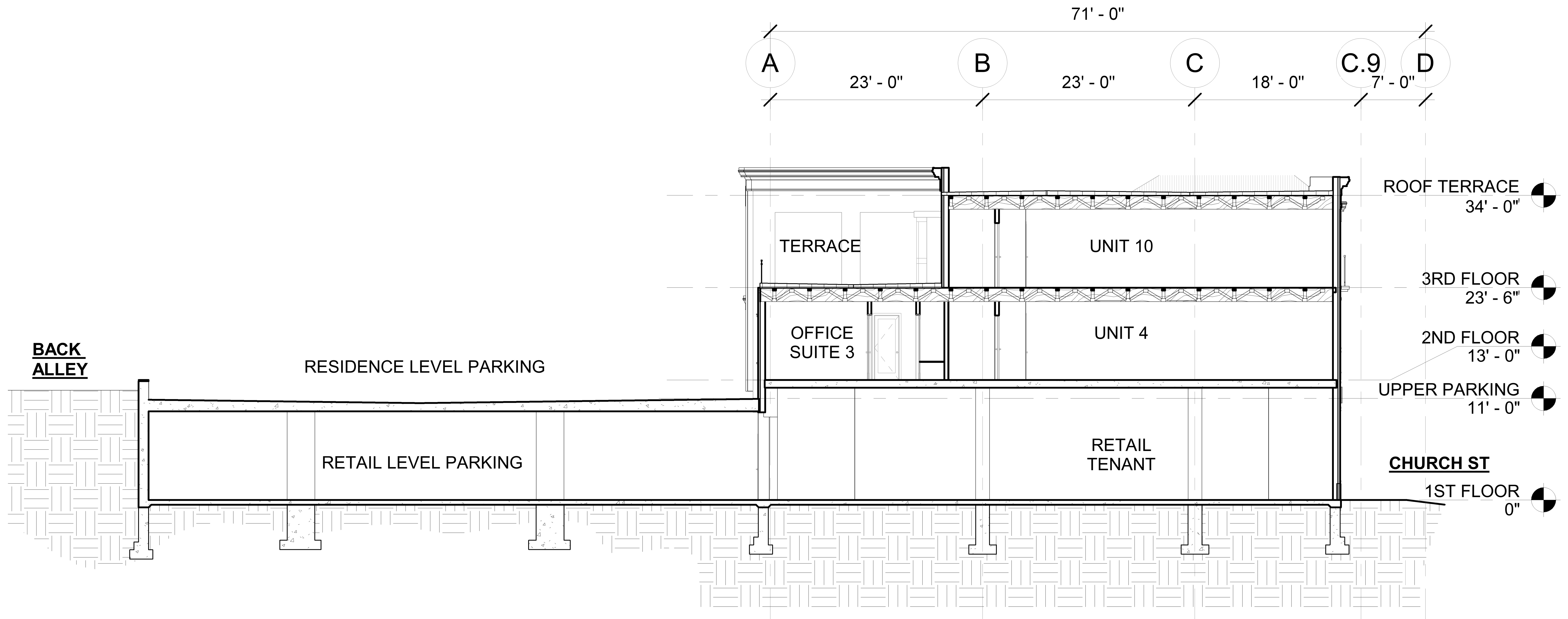
NORTH ELEVATION



STREET ELEVATIONS



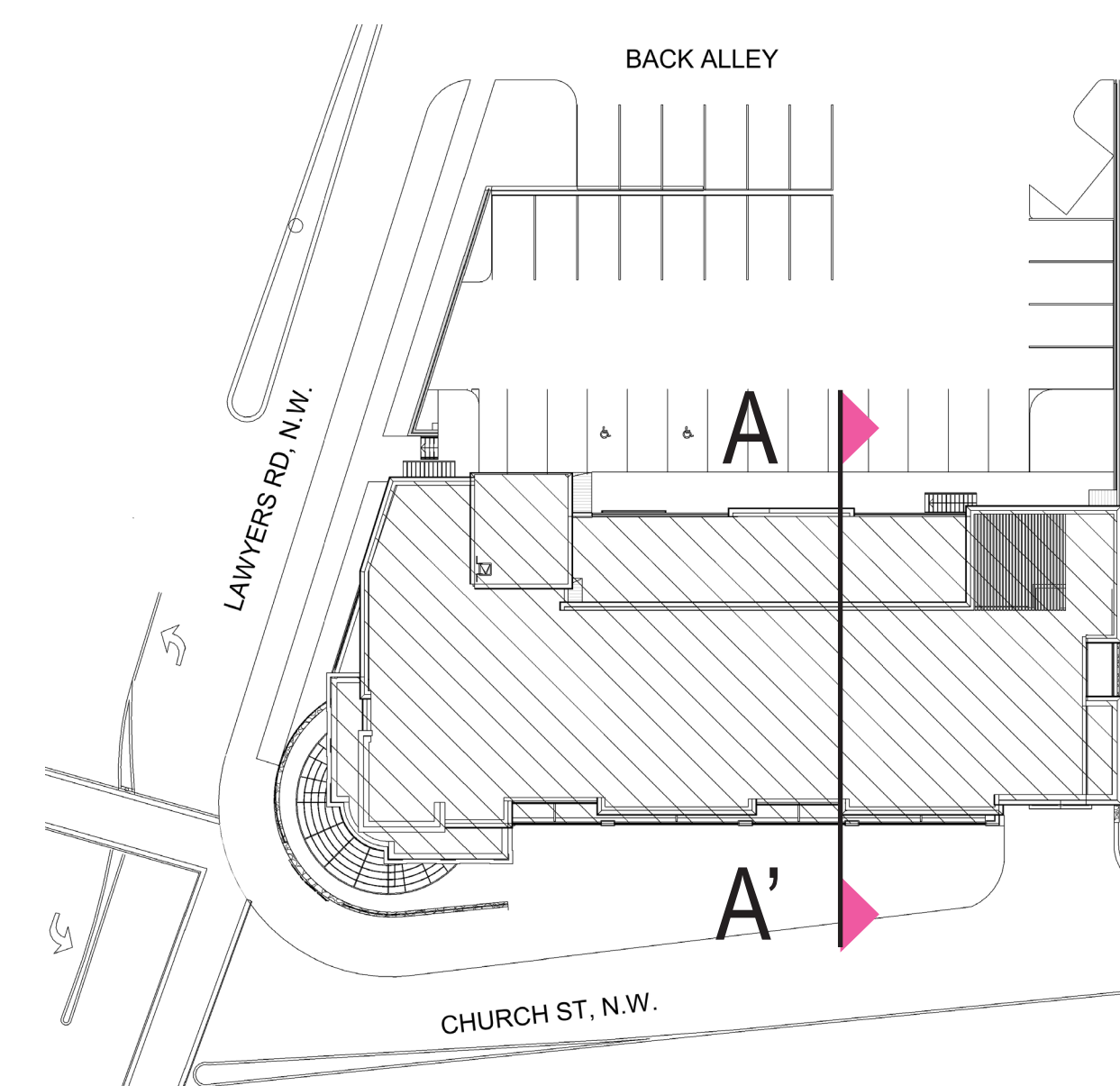
145 CHURCH STREET



SECTION A-A'



BUILDING SECTION



145 CHURCH STREET







FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

12"

24"

DMV PERMIT
REQUIRED

PENALTY
\$100-500 FINE
TOW-AWAY ZONE

2"

3/4"

2"

1 1/2"

1 1/2"

1 1/2"

3/4"

1 1/2"

2"

Ref. Sec. 7-0602.4

ACCESSIBLE
PARKING SIGNS

PLATE NO.
30A-7

STD. NO.

12"

7"

VAN
ACCESSIBLE

1 1/4"

1 3/4"

1"

1 3/4"

1 1/4"

Ref. Sec. 7-0602.4

VAN ACCESSIBLE
PARKING SIGNS

PLATE NO.
30B-7

STD. NO.

LEGEND:

▲ BUILDING ENTRANCE

TEST PIT

CURB AND CURB CUT NOTE:
WHERE NEW CURB AND CURB CUTS WILL BE INSTALLED THE EXISTING ASPHALT SHALL BE CUT ONE FOOT FROM THE EXISTING CURB. THE NEW CURB OR CURB CUT SHALL BE INSTALLED FIRST THEN A FULL SECTION OF PAVEMENT PLACED AGAINST IT.

NOTE:
1) THE PROP. RIGHT-OF-WAY DEDICATION ALONG THE ALLEY SHALL BE 1' BEHIND THE FACE OF CURB.

145 CHURCH ST NW

SITE PLAN

DATE DESIGN NO.
ENGINEER

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DESCRIPTION

REVISION APPROVED DATE
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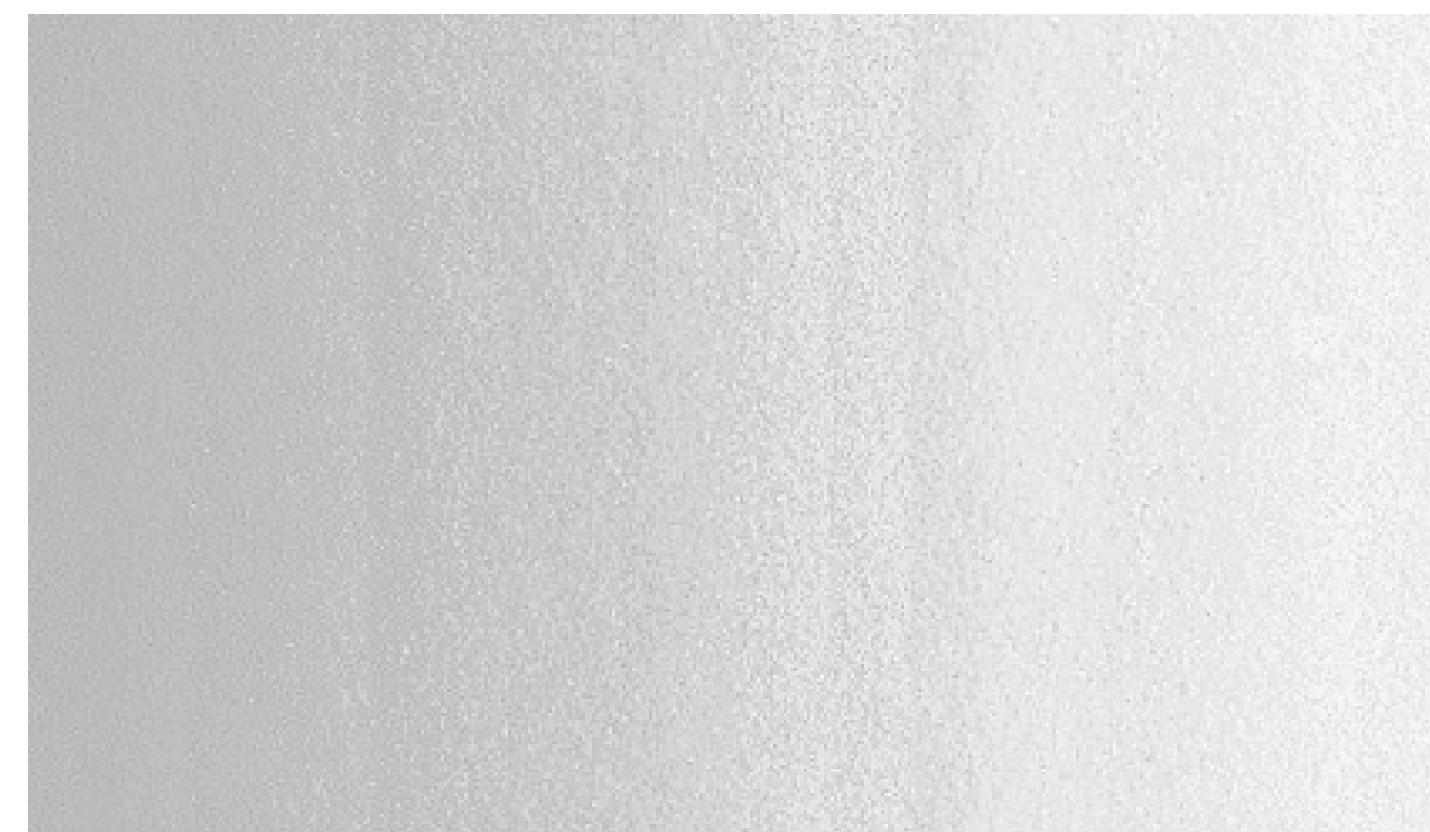
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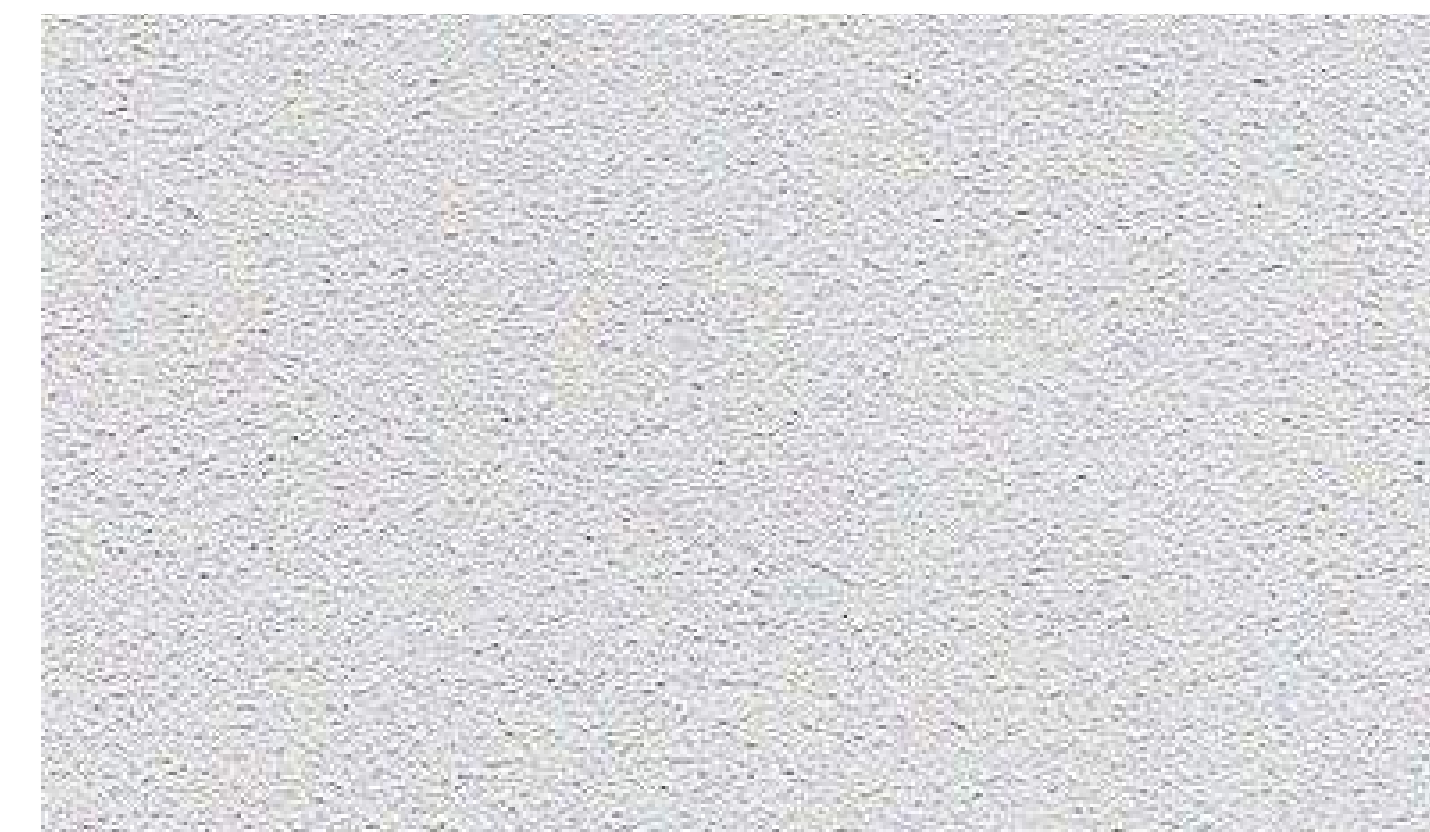
① BRICK @ FACADE,
MANF: US BRICKS | PALMETTO BRICK
PRODUCT: BRICK | THIN BRICK
CLR: HERITAGE VELOUR | IVORYSTONE



② CEMENT BOARD SIDING, MANF: JAMES
HARDIE; PRODUCT: HARDIE SIDING
COLOR: SW2831 CLASSICAL GOLD,
SW LINK GRAY



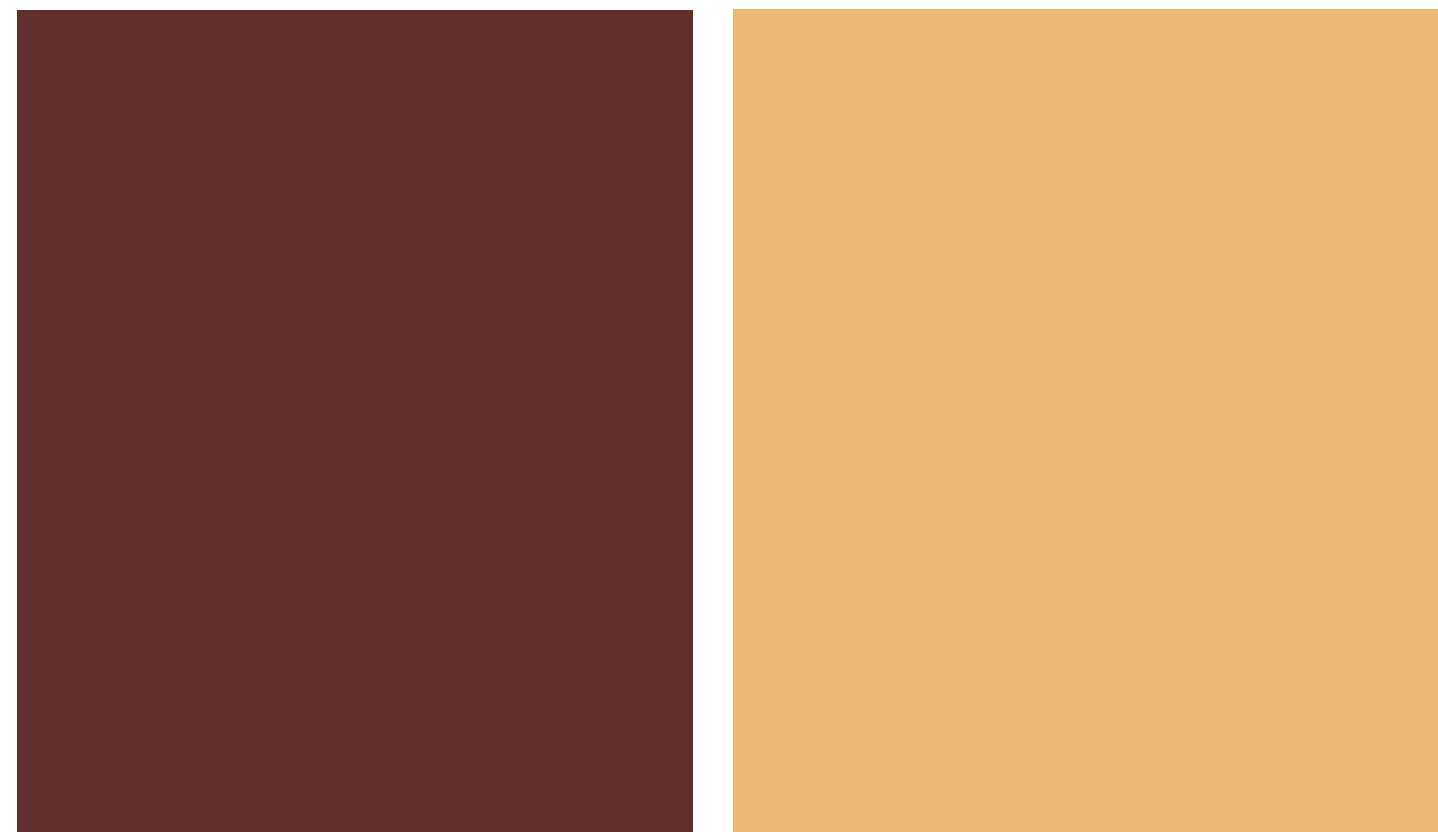
③ CEMENT BOARD PANEL,
MANF: JAMES HARDIE
PRODUCT: HARDIE VERTICAL BOARD
COLOR: SW 7637 OYSTER WHITE



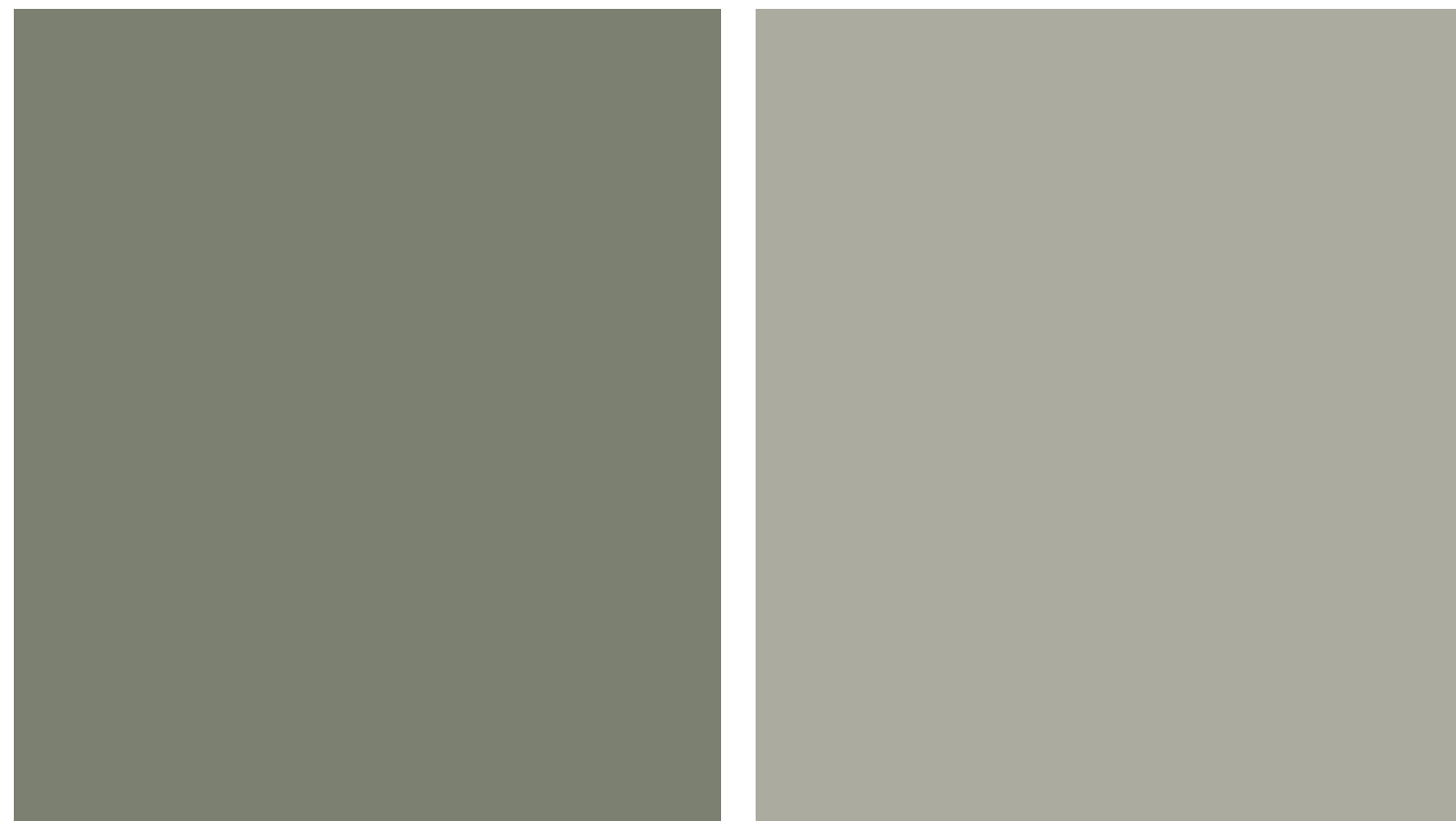
④ EIFS MOLDING @ CORNICES,
MANF: DRYVIT FBM,
PRODUCT: STUCCO FINISH
COLOR: SW7637 OYSTER WHITE



⑤ STONE VENEER @ COLUMN BASE & RE-
TAINING WALL, MANF: PANAGEA,
PRODUCT: FIELD STONE,
COLOR: SIERRA RIDGE, 8" MAX. PIECE



⑥ PAINT @ STOREFRONT MOLDINGS,
MANF: SHERWIN WILLIAMS,
PRODUCT: EXTERIOR PAINT,
COLOR: ROOKWOOD DARK RED, CLASSICAL GOLD, DRIED THYME, ESCAPE GRAY



⑦ ARCHITECTURAL RAILING,
MANF: C.R. LAWRENCE,
PRODUCT: ARS SERIES
COLOR: BLACK



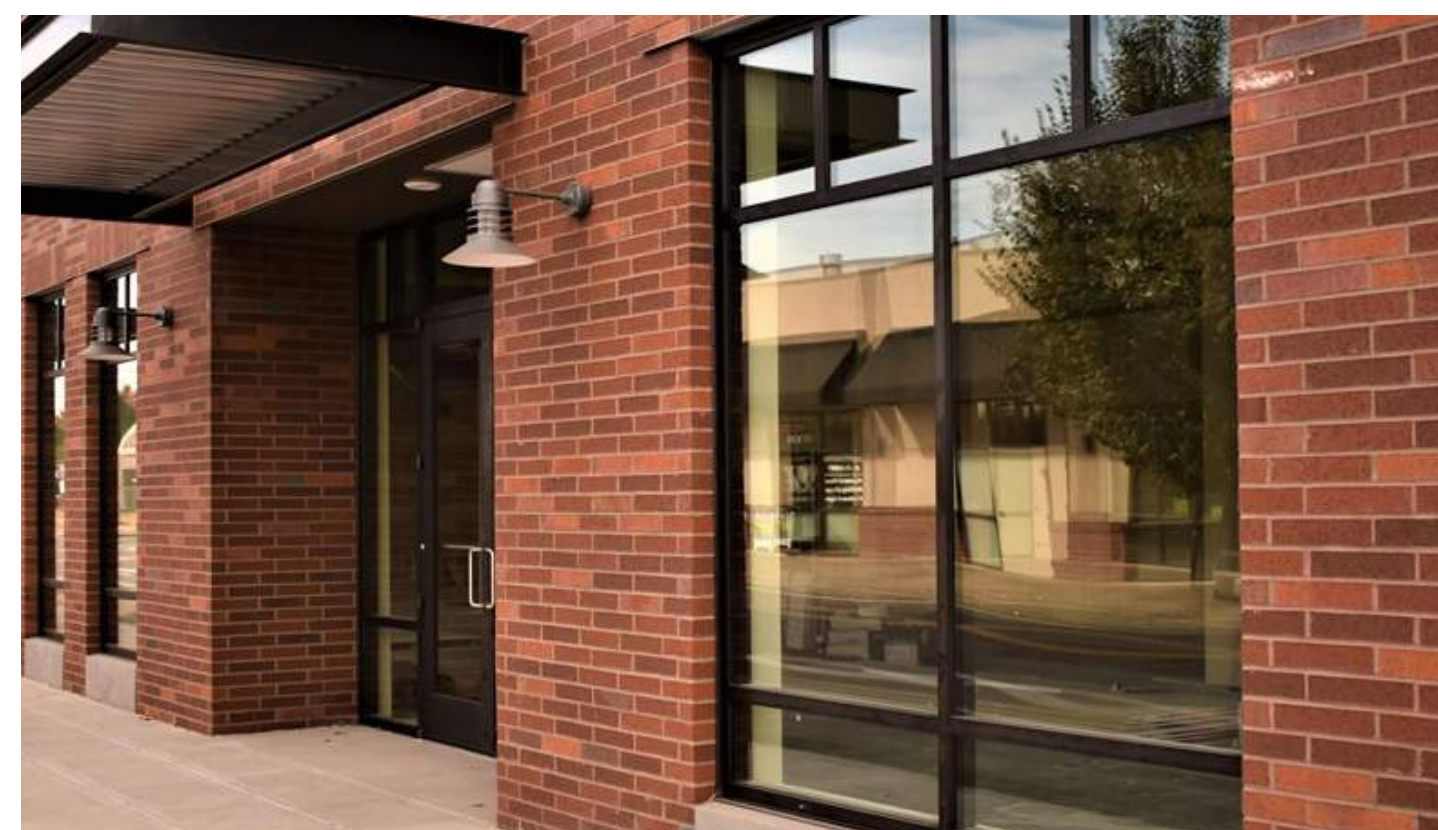
⑧ CURVED METAL SUNSCREEN @ CORNER
MANF: PEACHTREE
PRODUCT: METAL SUNSCREEN,
COLOR: ANODIZED DARK BRONZE



⑨ CANOPY @ ENTRANCE
MANF: PEACHTREE
PRODUCT: METAL CANOPY,
COLOR: ANODIZED DARK BRONZE



⑩ WALL MOUNTED GOOSENECK LUMINAIRE
MANF: ARCHETYPE
PRODUCT: AR 14, AR16
COLOR: MATTE BLACK



⑪ WINDOW SYSTEM
MANF: KAWNEER
PRODUCT: STOREFRONT SYSTEM
COLOR: BLACK



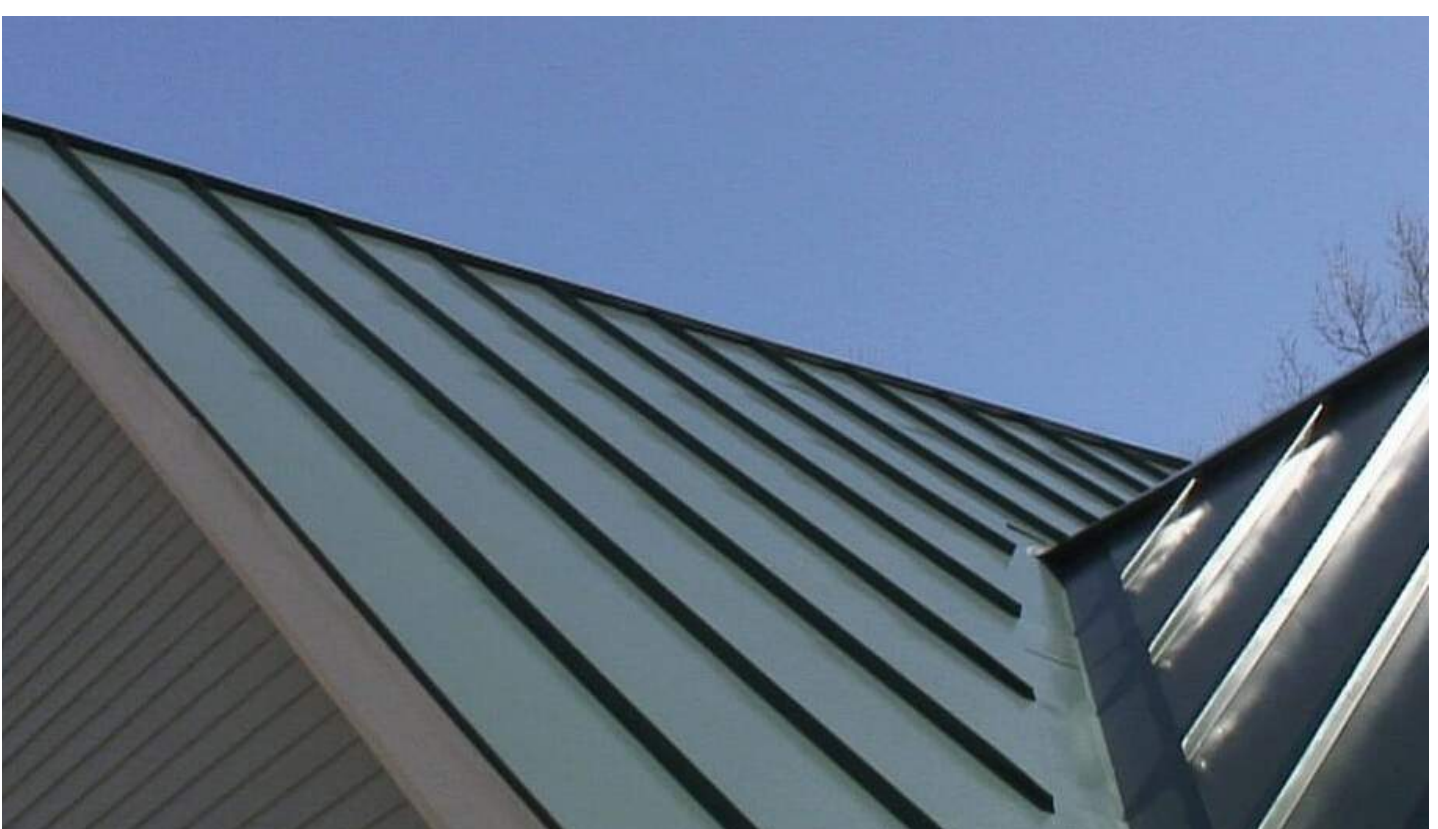
⑫ PVC MOLDINGS @ RETAIL FACADE &
RESIDENCE WINDOWS; MANF: AZEK
PRODUCT: MOULDING & WINDOW SUR-
ROUNDS; COLOR: SW OYSTER WHITE



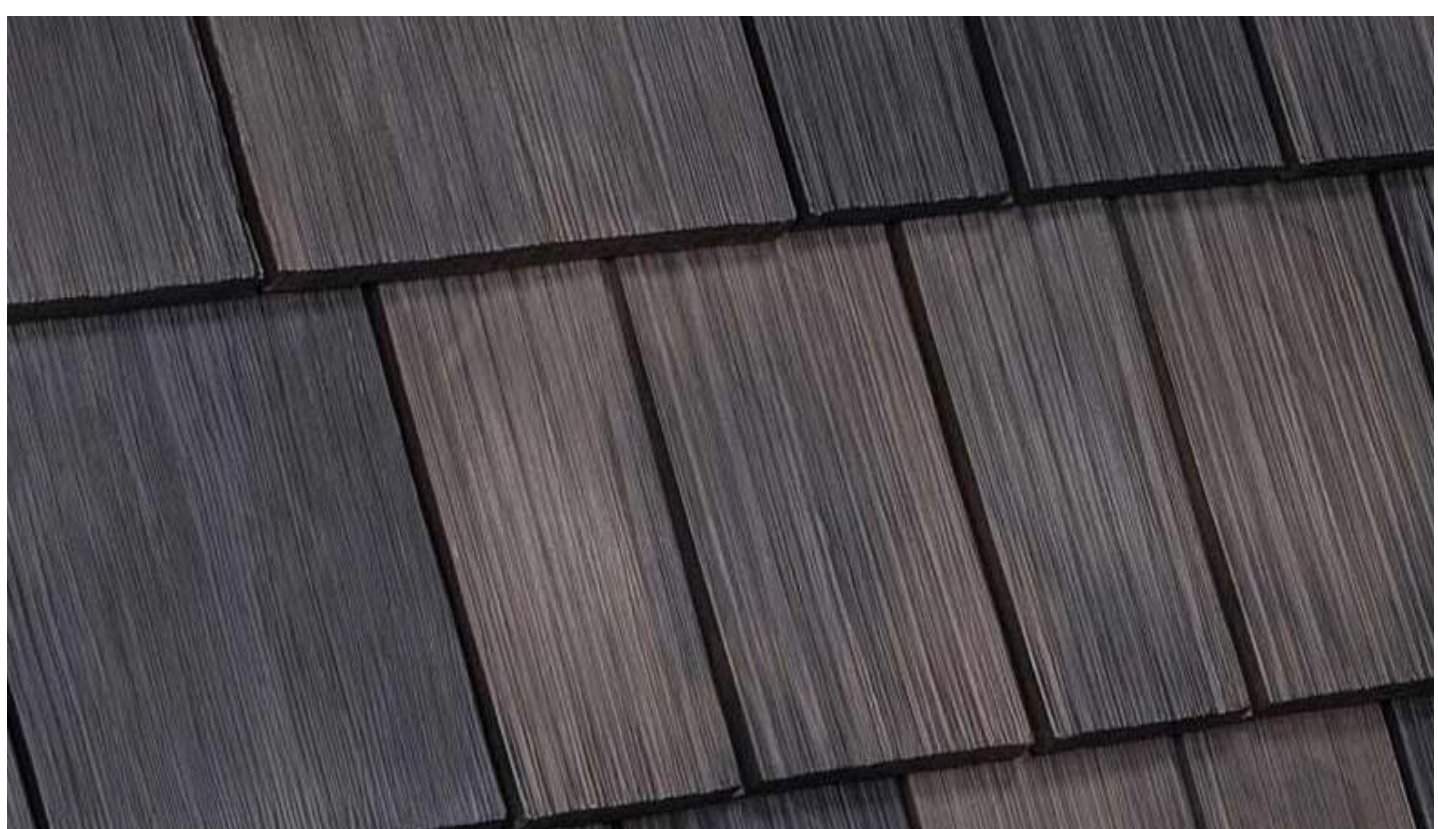
⑬ METAL PERGOLA @ TERRACE;
MANF: PEACHTREE
PRODUCT: METAL CANOPY
COLOR: POLAR WHITE



⑭ BRICK QUOINS
MANF: US BRICKS
PRODUCT: BRICK, PTD.
COLOR: SW OYSTER WHITE



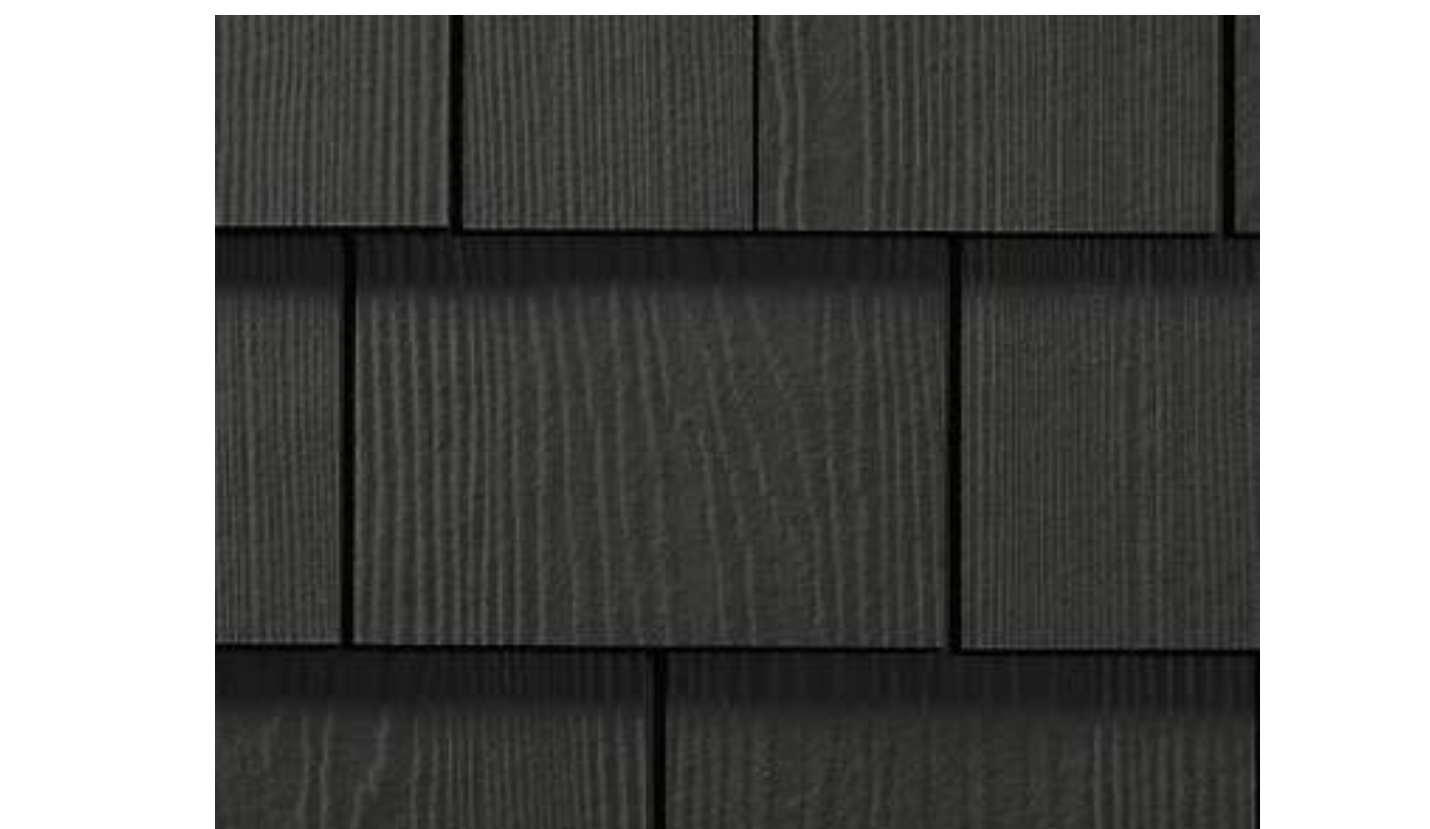
⑮ STANDING SEAM METAL ROOFING
MANF: PAC-CLAD
PRODUCT: REDI ROOF
COLOR: HARTFORD GREEN, BURGUNDY



⑯ COMPOSITE SHAKE ROOF
MANF: DAVINCI ROOFSCAPES
PRODUCT: SELECT SHAKE
COLOR: BLACK OAK



⑰ BRICK SILL @ TERRACE
MANF: US BRICKS
PRODUCT: MODULAR BRICK
COLOR: HERITAGE VELOUR



⑱ SHAKE SIDING
MANF: JAMES HARDIE
PRODUCT: HARDIE SHAKE
COLOR: IRON GRAY



⑲ BIKE RACK
MANF: MADRAX
PRODUCT: UX BIKE RACK
COLOR: BLACK



CORNICE AND QUOINS AT BRICK FACADE CORNER



DECORATIVE CORNICE & MOLDING



FRENCH WINDOWS, BALCONIES W/ ARCHITECTURAL RAILING



BRICK AND SIDING FACADE, WINDOW ARTICULATION



SLOPING COMBO ROOF: SHAKE AND METAL STANDING SEAM



STANDING SEAM METAL ROOF



STONE RETAINING WALL



METAL CANOPY AT CURVED STOREFRONT ENTRANCE



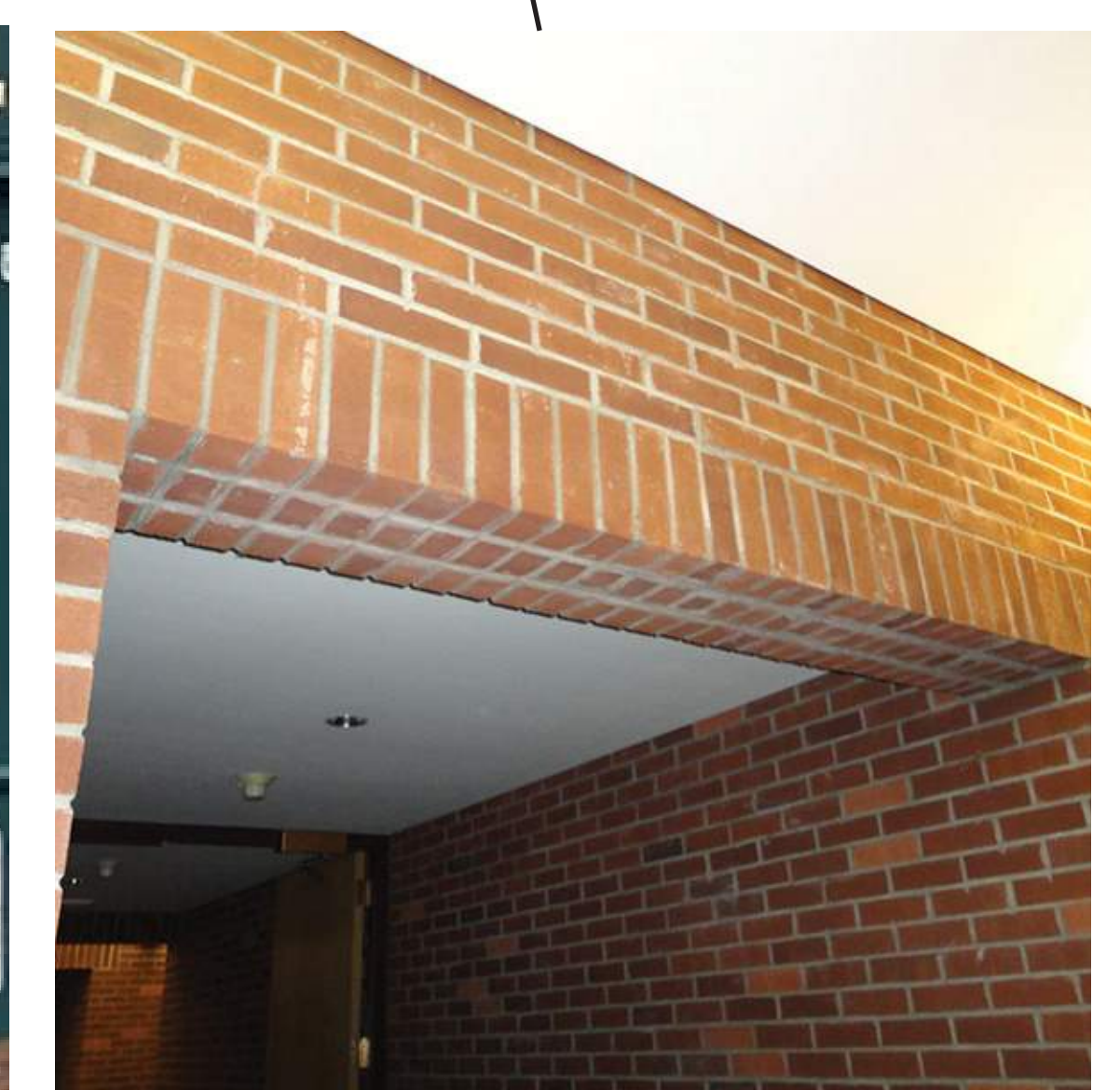
BRICK REVEALS ARTICULATION



DECORATIVE GOOSENECK LIGHTING



STONE BASE AT BRICK COLUMN & DECORATIVE MOLDING AROUND STOREFRONT



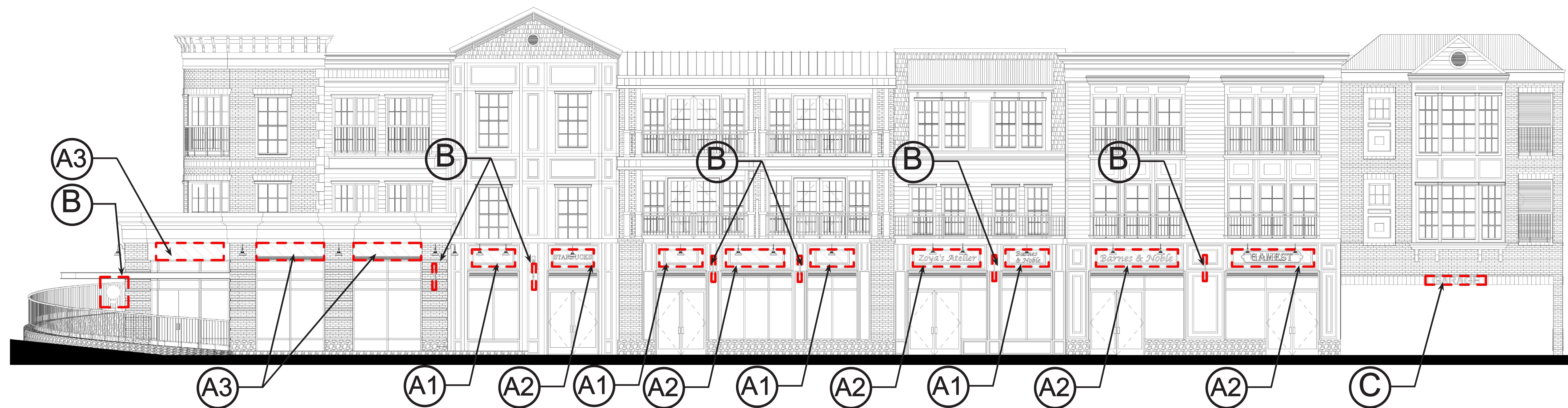
BRICK COURSING OVER DRIVEWAY



RETAIL PERSPECTIVE



RETAIL SIGNAGE ELEVATION



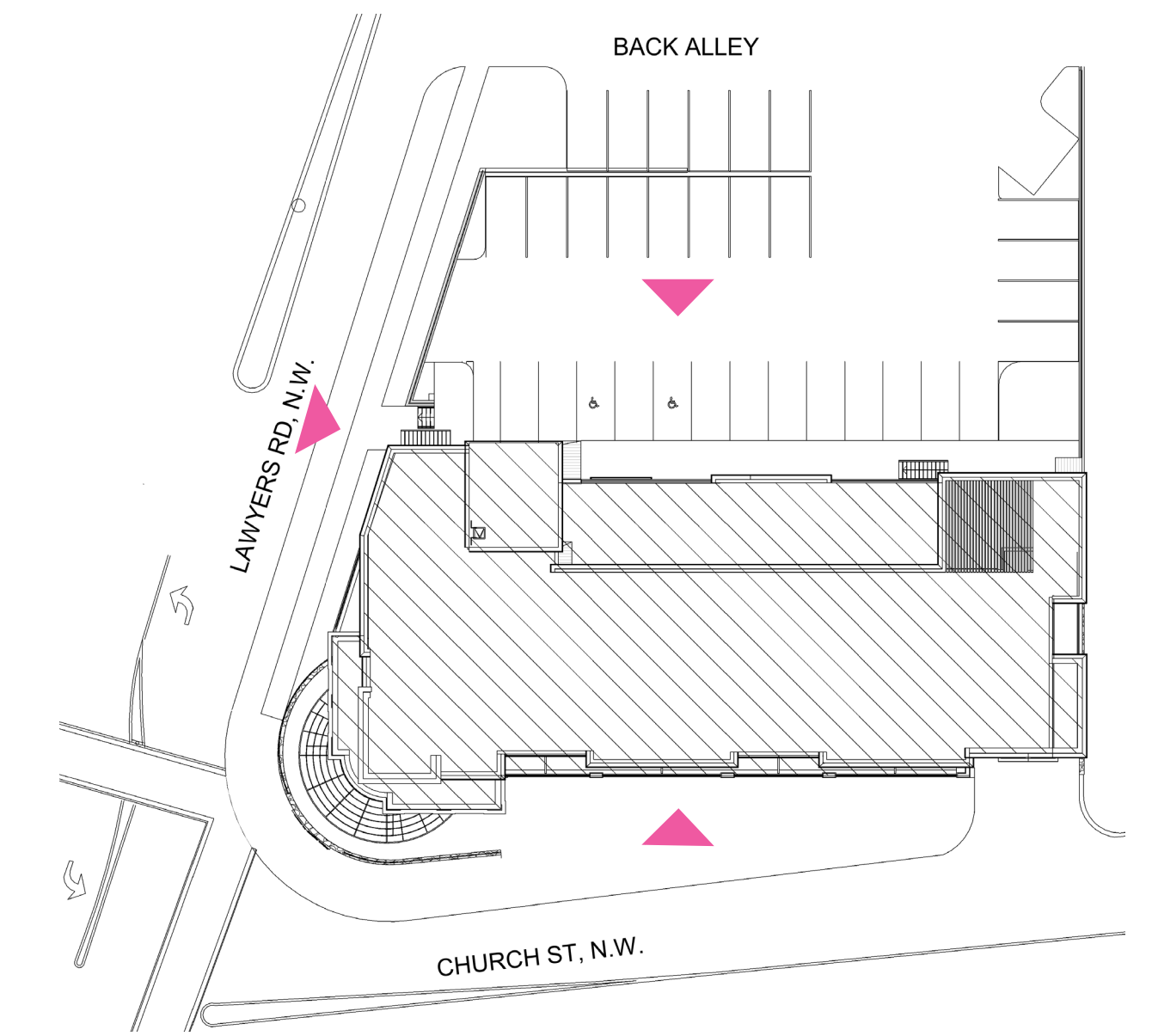
CHURCH ST. FRONTAGE (SOUTH ELEVATION)



LAWYER'S RD. FRONTAGE (WEST ELEVATION)



OFFICE FRONTAGE (NORTH ELEVATION)



ZONING REQUIREMENT:

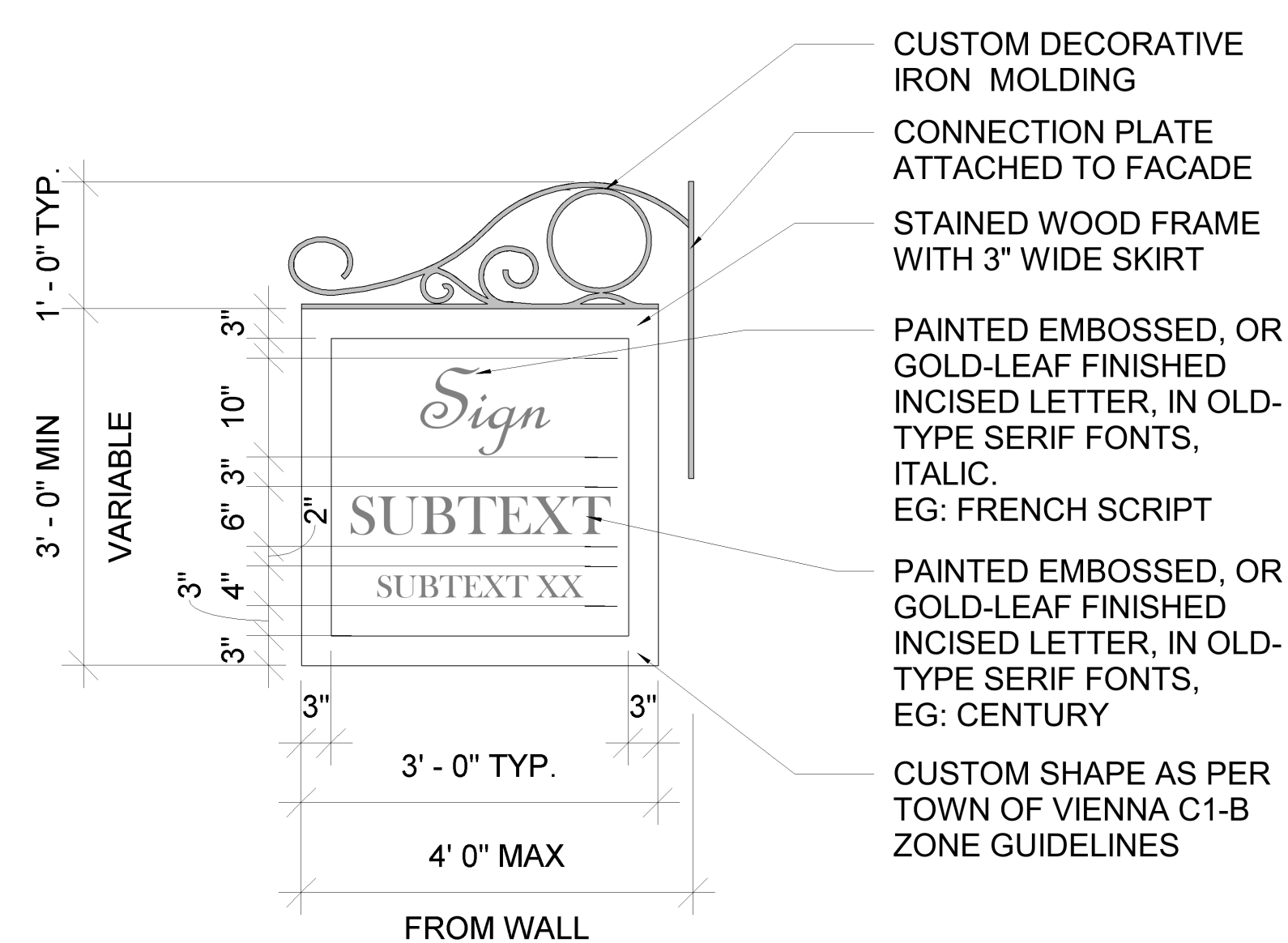
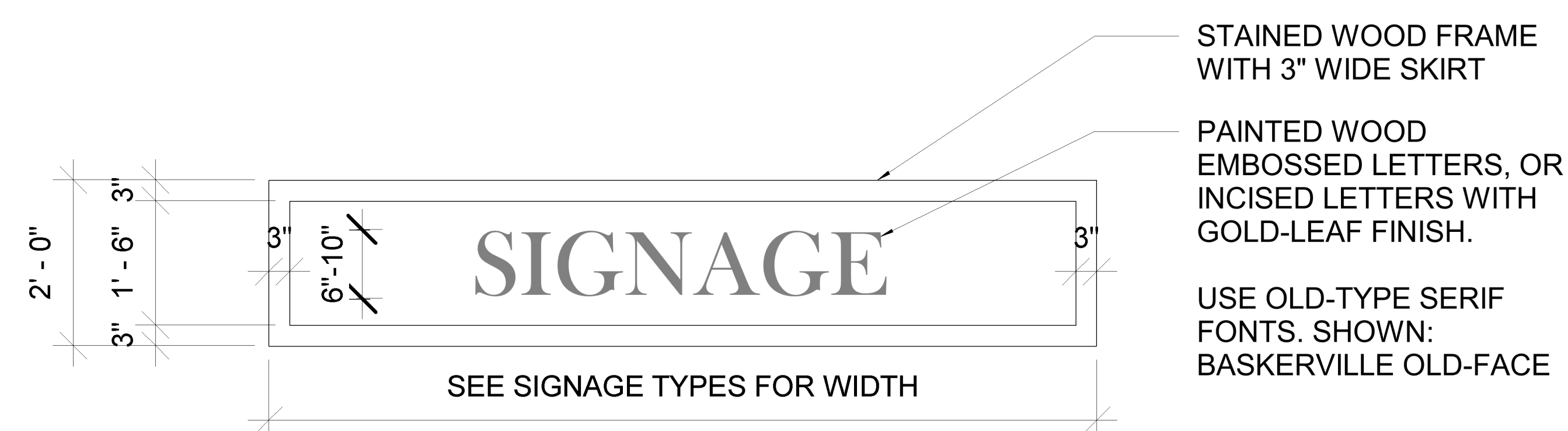
2 SF OF FACADE SIGNAGE PERMITTED FOR EACH LINEAR FOOT OF BUILDING FRONTAGE.

CHURCH ST. FRONTAGE (SOUTH): 166'
TOTAL BLDG MTD. SIGNAGE PERMITTED: 332 SF

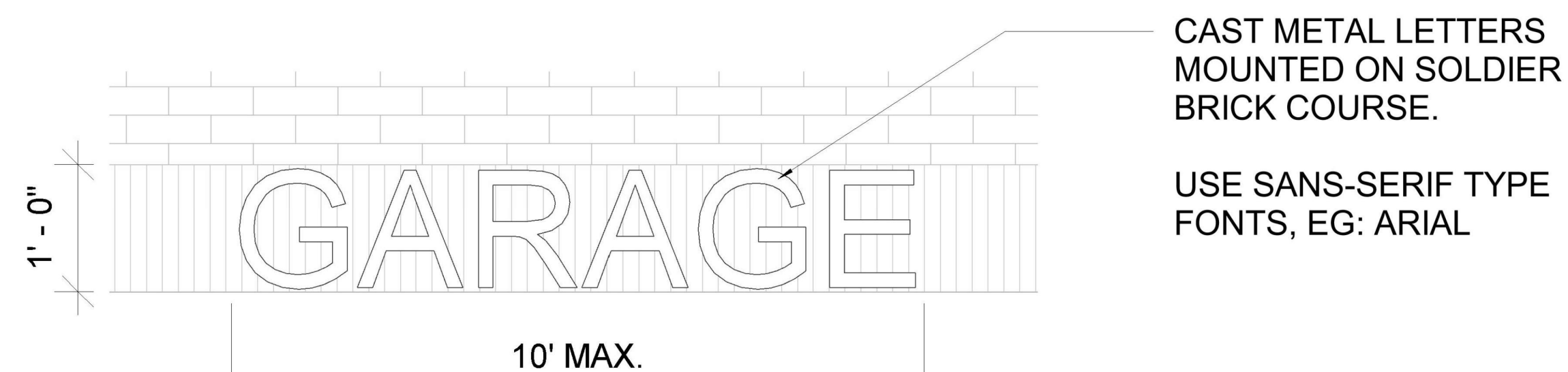
BUILDING MTD. SIGNAGE PROPOSED:
CHURCH ST. FRONTAGE (SOUTH): 270 SF
LAWYER'S RD. FRONTAGE(WEST): 45 SF
REAR FRONTAGE (NORTH): 26 SF

TOTAL BUILDING MTD. SIGNAGE AREA: 323 SF

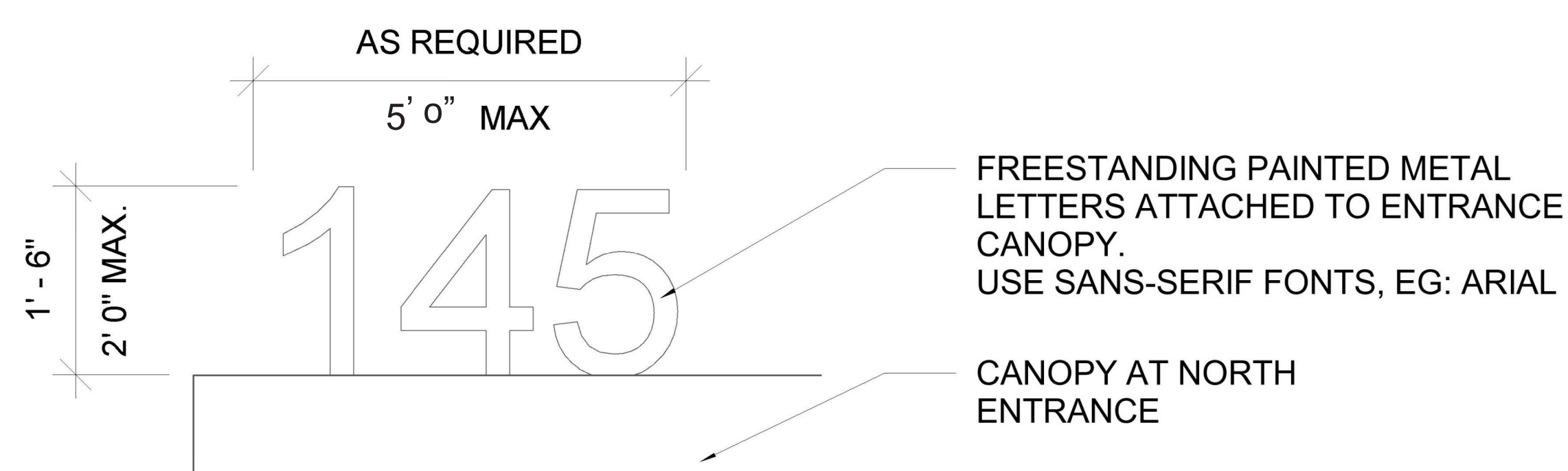
FREESTANDING SIGN: MAX. 24 SF
FREESTANDING SIGN PROPOSED: 21 SF



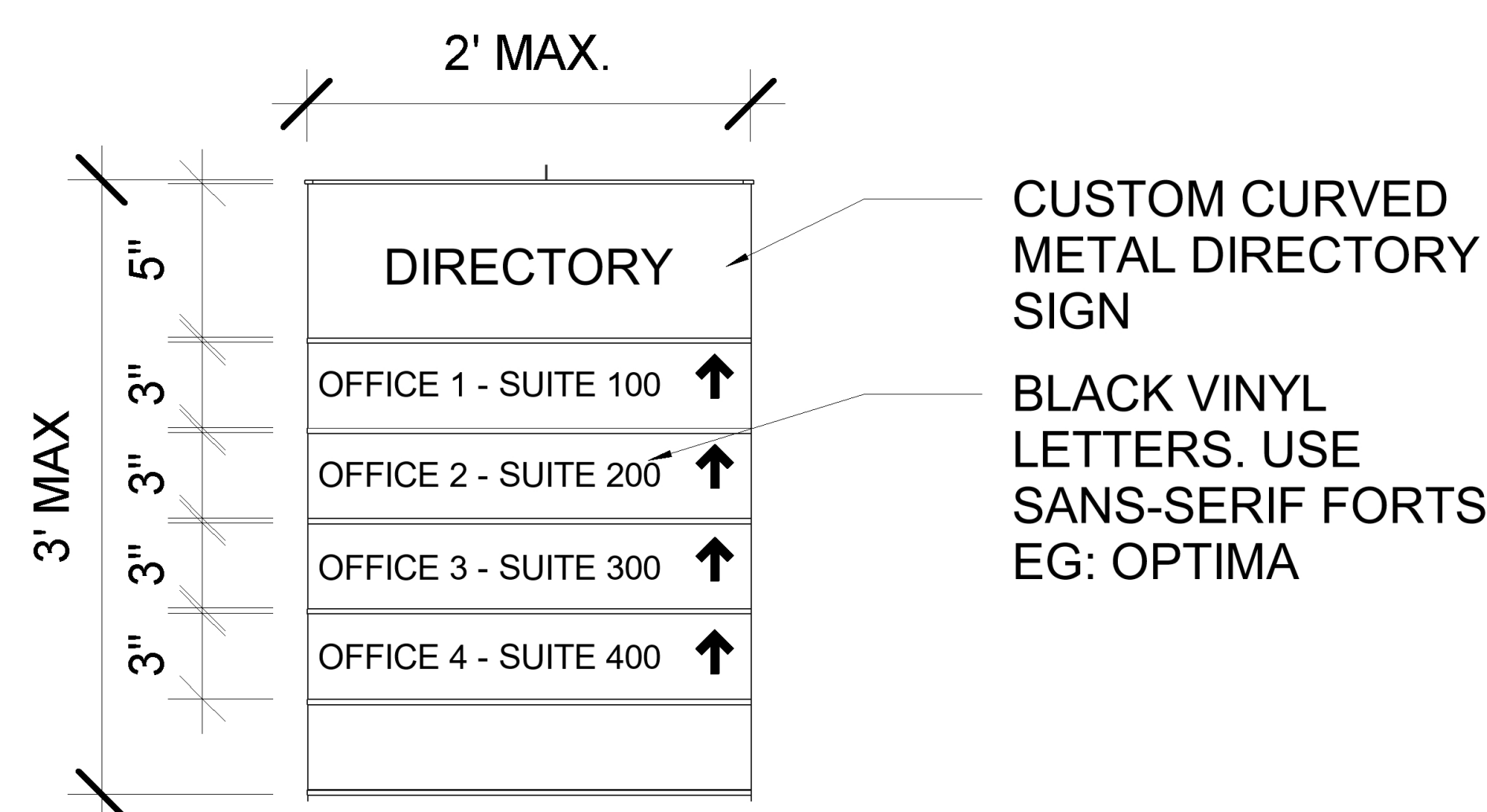
SIGNAGE TYPE B



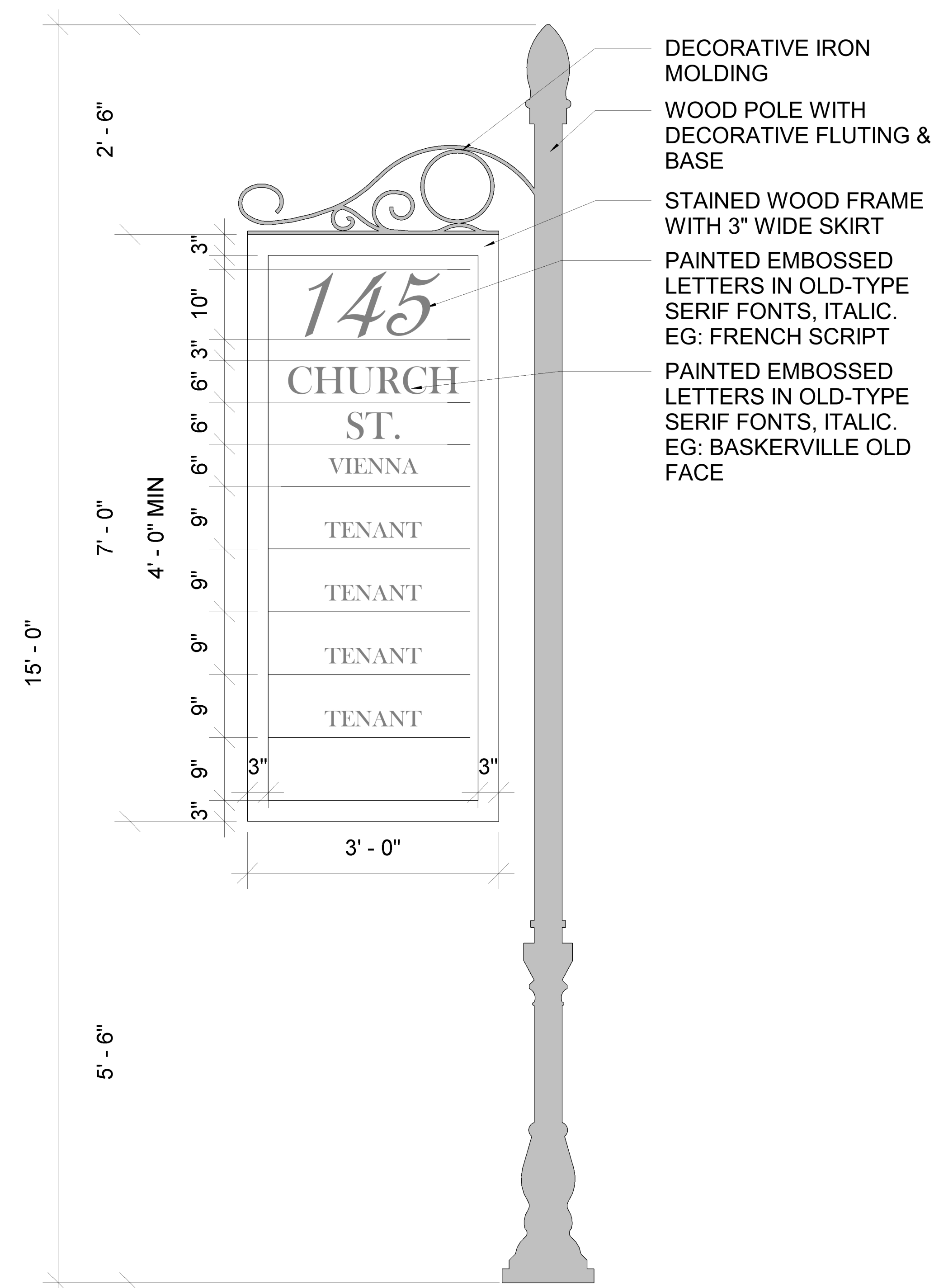
SIGNAGE TYPE C



SIGNAGE TYPE D



SIGNAGE TYPE E



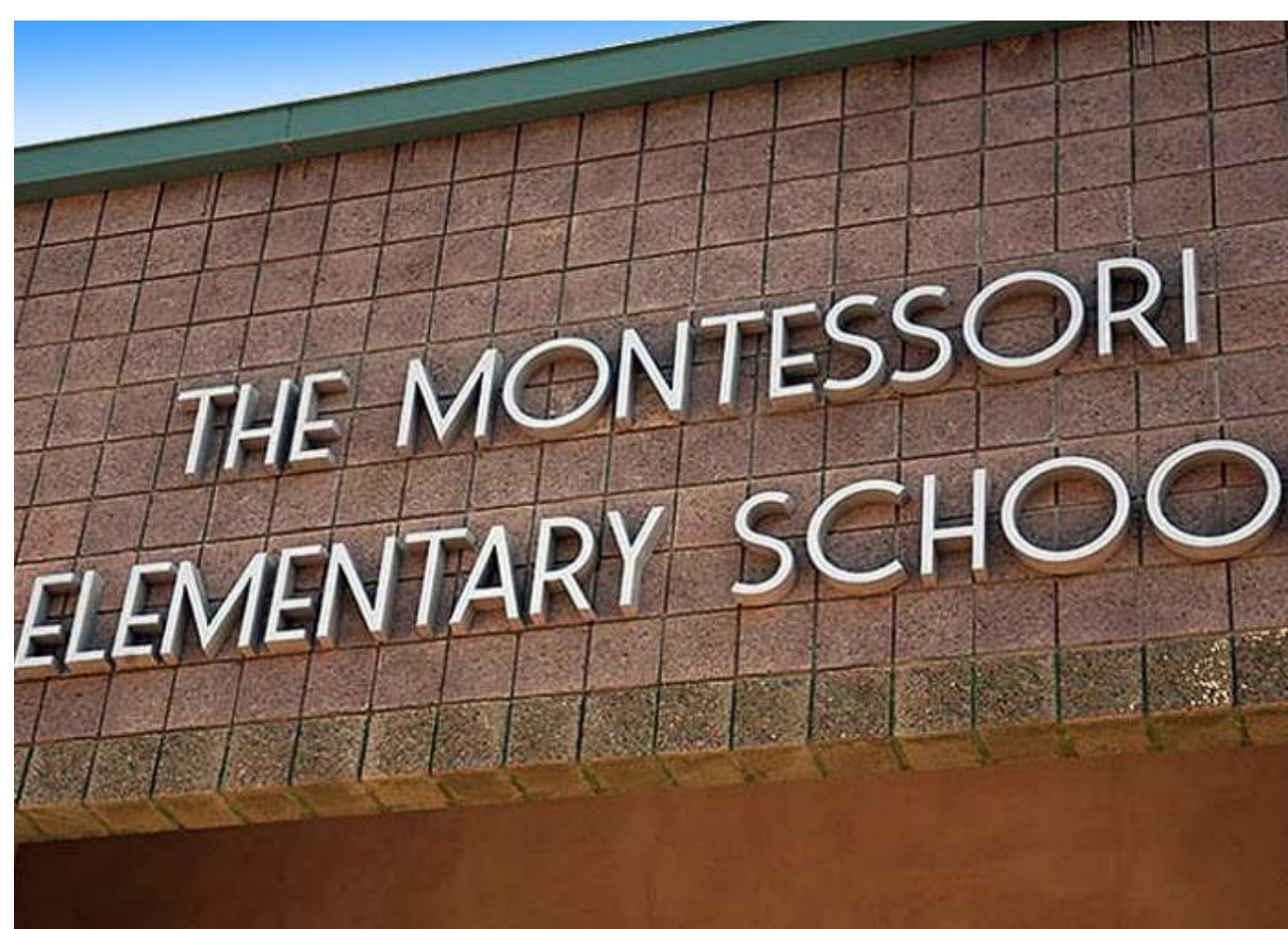
SIGNAGE TYPE F



① WALL MOUNTED SIGN @ RETAIL STORE-
FRONT; MATERIAL: STAINED WOOD WITH
EMBOSSSED LETTERS. DIM: 2' X 5' (A1) QTY.
6, 2' X 6'6" (A2) QTY 4, 2' X 8' (A3), QTY: 4
PRECEDENCE: 144 CHURCH ST.



⑦ WALL MOUNTED, PERPENDICULAR HANG-
ING SIGN @ RETAIL STOREFRONT
MATERIAL: STAINED WOOD WITH EM-
BOSSSED LETTERS AND TRIMMING
DIM: 3' X 3' QTY: 7

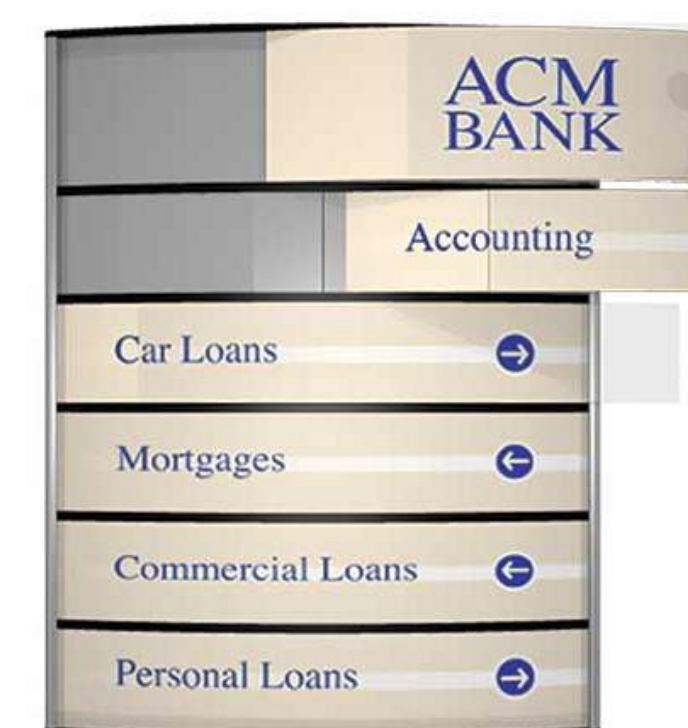


© CAST METAL LETTERS @ GARAGE
ENTRY
MATERIAL: METAL
DIM: 1' X 10' MAX. QTY.: 1



① CANOPY MOUNTED LETTERS @
REAR ENTRANCES
MATERIAL: METAL

DIM: 2' X 5' MAX. QTY.: 2



⑤ DIRECTORY SIGN
MATERIAL: CURVED
METAL & VINYL LET-
TERS
DIM: 2' X 3' QTY: 1



Ⓡ FREESTANDING POLE WITH HANGING
SIGN @ BACK ALLEY
MATERIAL: WOOD POLE, STAINED
WOOD WITH EMBOSSED LETTERS &
TRIM: DIM: 3' X 7' QTY.: 1

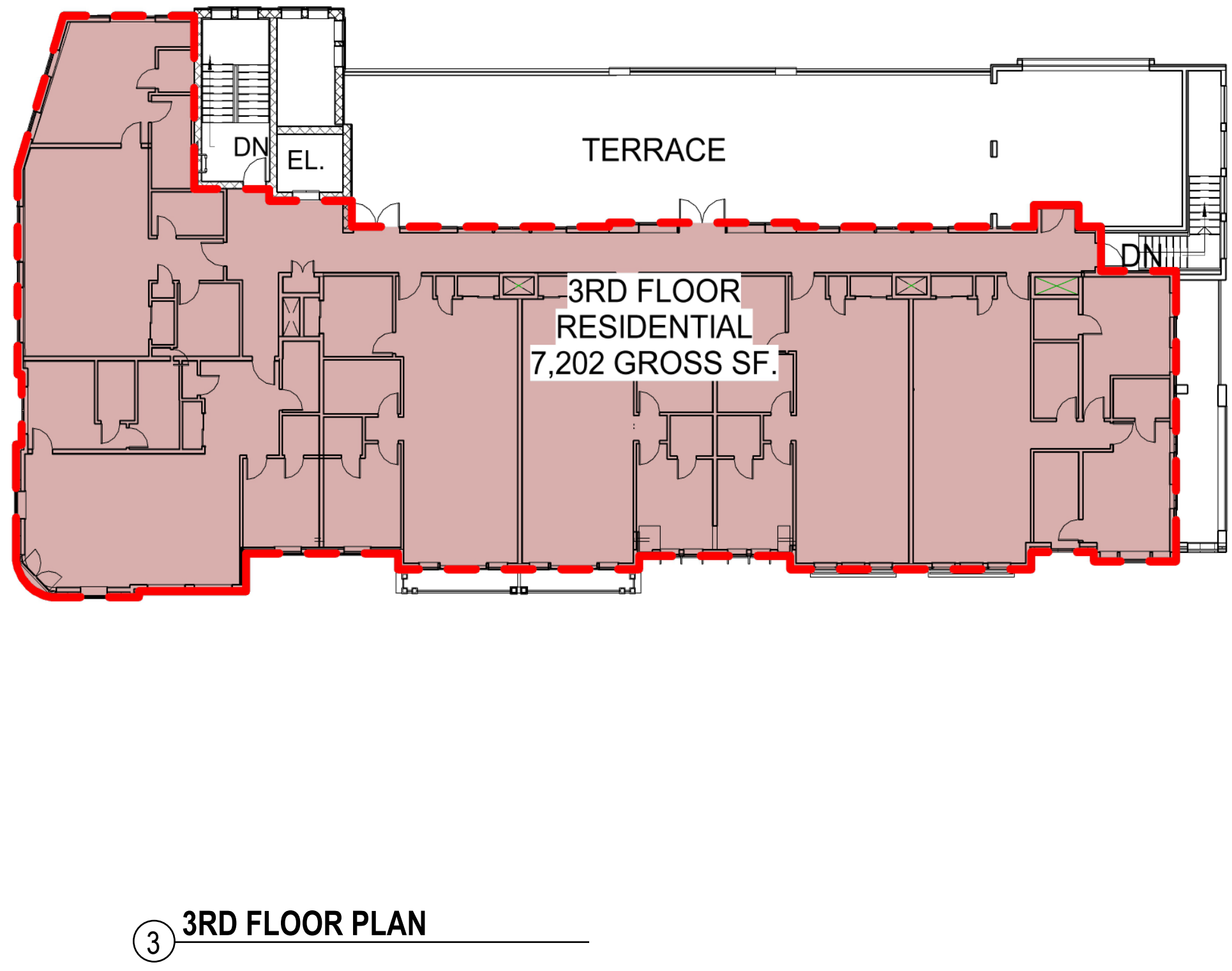
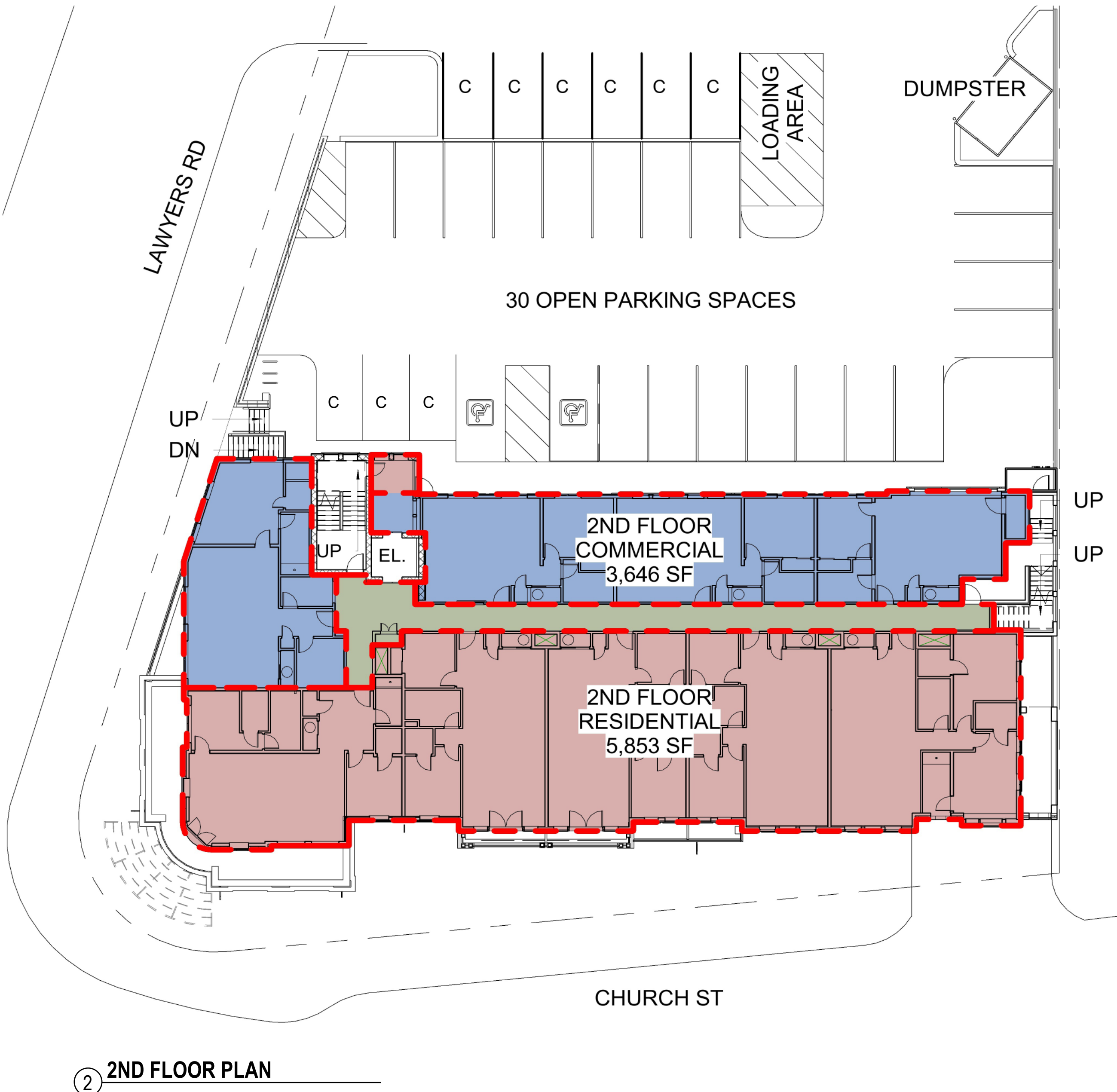
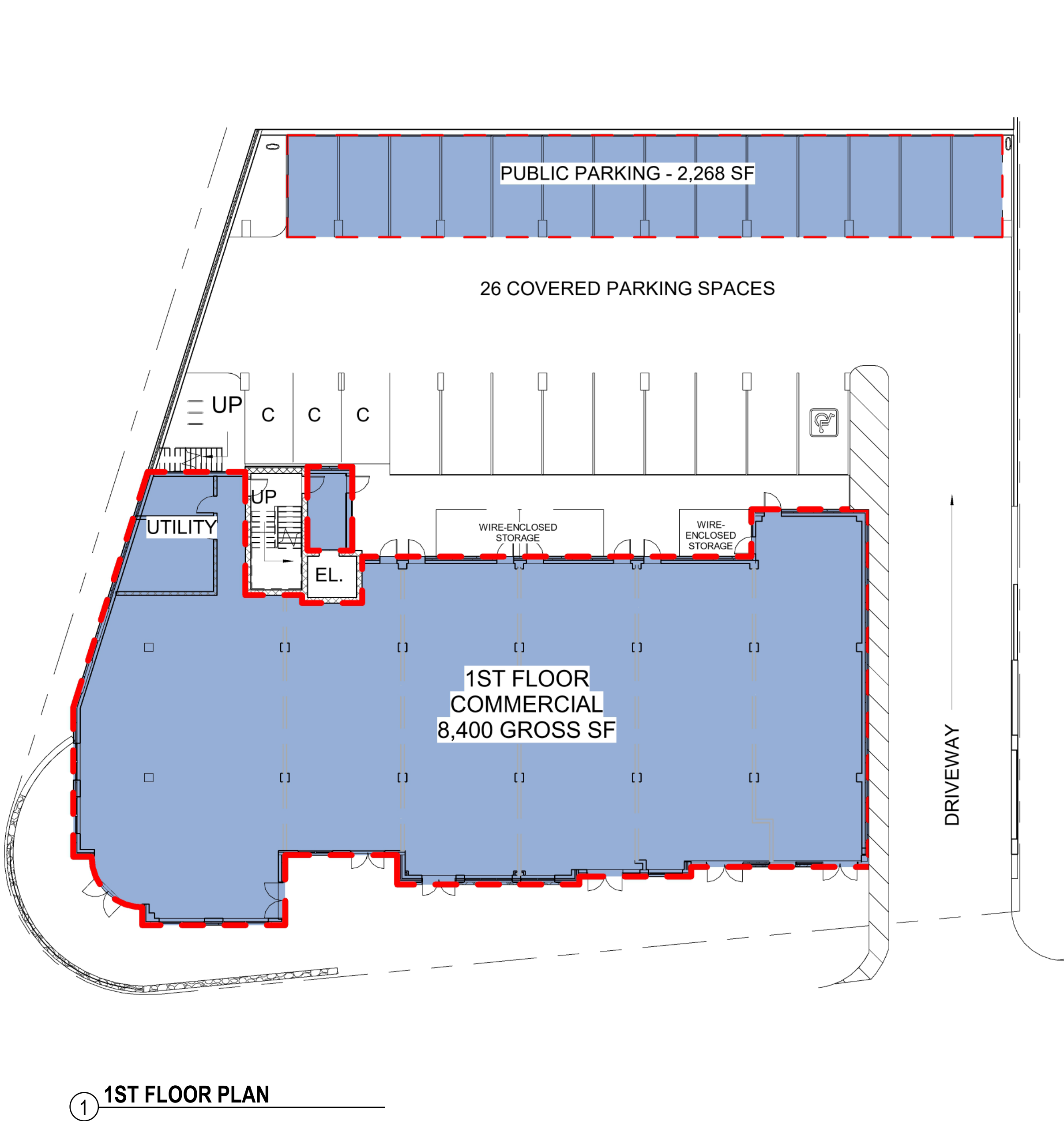


SIGNAGE DETAILS

145 CHURCH STREET

ZONING TABULATIONS

ZONING SUMMARY: ZONE C-1B, TOWN OF VIENNA		
TOTAL SITE AREA: +/- 26,997 SF		
ZONING REGULATION	REQUIRED/ALLOWED	PROPOSED
BUILDING HEIGHT	35' - 0"	34' - 0 3/5"
FLOOR AREA RATIO (FAR)	0.7	0.93
PROPOSED TOTAL GFA		PROPOSED AREAS BY USE
3RD FLOOR	7,202 GSF	7,202 SF RESIDENTIAL
2ND FLOOR	5,853 GSF	5,853 SF RESIDENTIAL
	3,646 GSF	3,646 SF COMMERCIAL
1ST FLOOR	8,400 GSF	8,400 SF RETAIL
1ST FLOOR PARKING		2,268 SF COMMERCIAL
USE TYPE		PROPOSED AREAS BY USE
RESIDENTIAL		13,055 SF 47.7%
RETAIL/ COMMERCIAL		14,314 SF 52.3%
TOTAL PROPOSED	= 25,101 GSF	= 27,369 SF
PARKING	REQUIRED/ALLOWED	PROPOSED
	42	42
1ST FLOOR LEVEL		12 (3 COMPACT)
1ST FLOOR LEVEL - PUBLIC PARKING		14
2ND FLOOR LEVEL		30 (9 COMPACT)
TOTAL # ADA SPACES		03
TOTAL # NON-ADA SPACES		39



SUMMARY - REVIEW COMMENTS & CHANGES

COMMENT – INCREASE RETAIL CHARACTER AND PROVIDE MORE EARLY 1900’S ARTICULATION, REMOVE EIFS WALL MATERIAL, INCLUDE MORE ROOF TYPES AS PER CHURCH ST. VISION DOCUMENT. PROVIDE SIGNAGE ELEVATION & DETAILS.

RESPONSE: REMOVED EIFS WALL MATERIAL, VERTICAL ARTICULATION: PROPORTIONAL & STAGGERED FAÇADE, VERTICAL CONNECTION TO UPPER FLOORS, FAÇADE ARTICULATION BY MORE TRIMS AND MOLDINGS. VISUAL INTEREST AT PEDESTRIAN ORIENTED RETAIL FAÇADE SIGNAGE ELEVATION & DETAILS PROVIDED.

ROOF ACCENTUATED - VARIED PARAPET HEIGHTS
SLOPED & CROWNED ROOFS
TURN-OF-CENTURY WINDOW TYPES:
JULIETTE BALCONIES,
ARTICULATED ARCHED & BAY WINDOWS

COMMENT – REDUCE RESIDENTIAL AREA (&FAR), TO KEEP AREA OF RETAIL/COMMERCIAL AT 51% OR MORE.

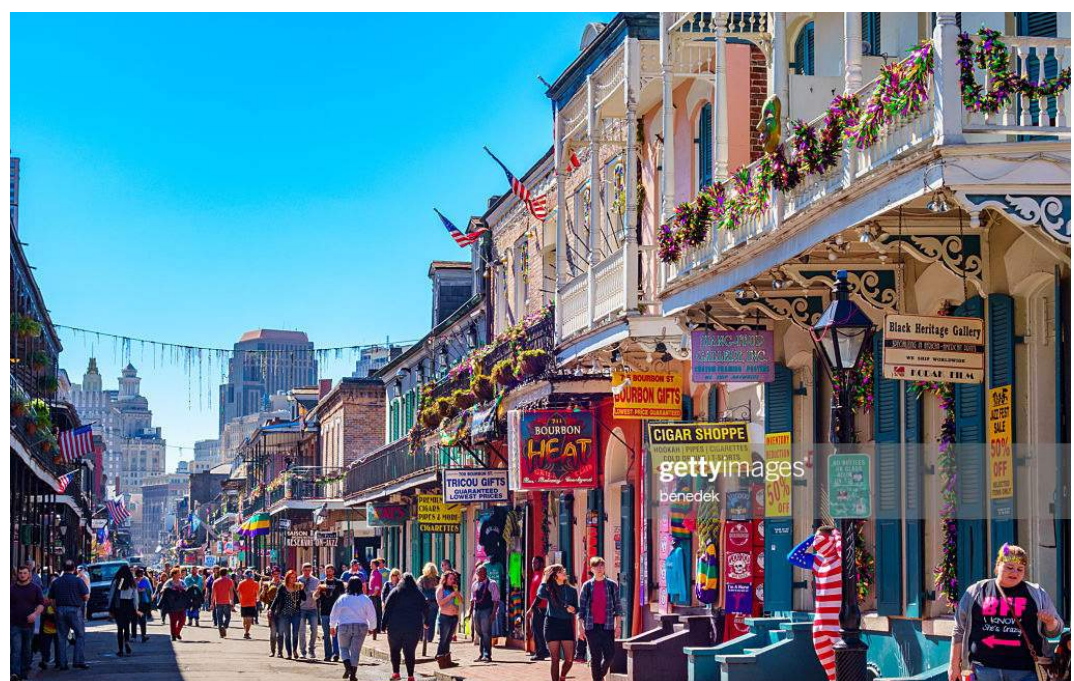
RESPONSE: RESIDENTIAL AREA REDUCED BY REMOVING UNITS AT 3RD FLOOR & ADDING OFFICE SUITES. COMMERCIAL PARKING SF ADDED. COMMERCIAL AREA KEPT TO BE 52% +
AREA: 25,101 SF. FAR: 0.93 (EXISTING PRECEDENCE)



PREVIOUS SOUTH ELEVATION



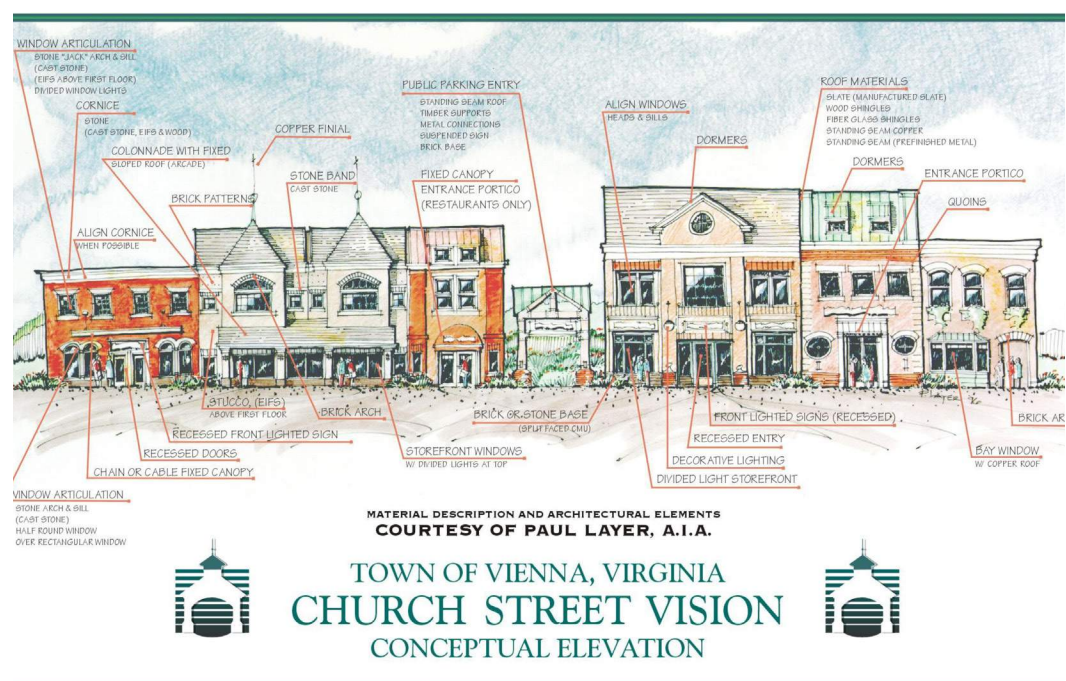
REVISED SOUTH ELEVATION



INSPIRATION: FRENCH QUARTER



INSPIRATION: 144 CHURCH ST



PRECEDENT: CHURCH ST VISION



PREVIOUS VIEW @ CHURCH ST



REVISED VIEW @ CHURCH ST.



PREVIOUS 2RD FLOOR PLAN



REVISED 2RD FLOOR PLAN



SUMMARY - REVIEW COMMENTS & CHANGES

PREVIOUS: 72 PARKING SPOTS, WITH TANDEM SPOTS AT RETAIL LEVEL, TRANSIENT PARKING PROPOSED AT ADJACENT PROPERTY.

COMMENT – REMOVE TANDEM SPOTS & TRANSIENT PARKING, PROVIDE PARKING AS PER ZONING REQUIREMENTS. CLARIFY COMPACT SPOTS AND PARKING LAYOUT

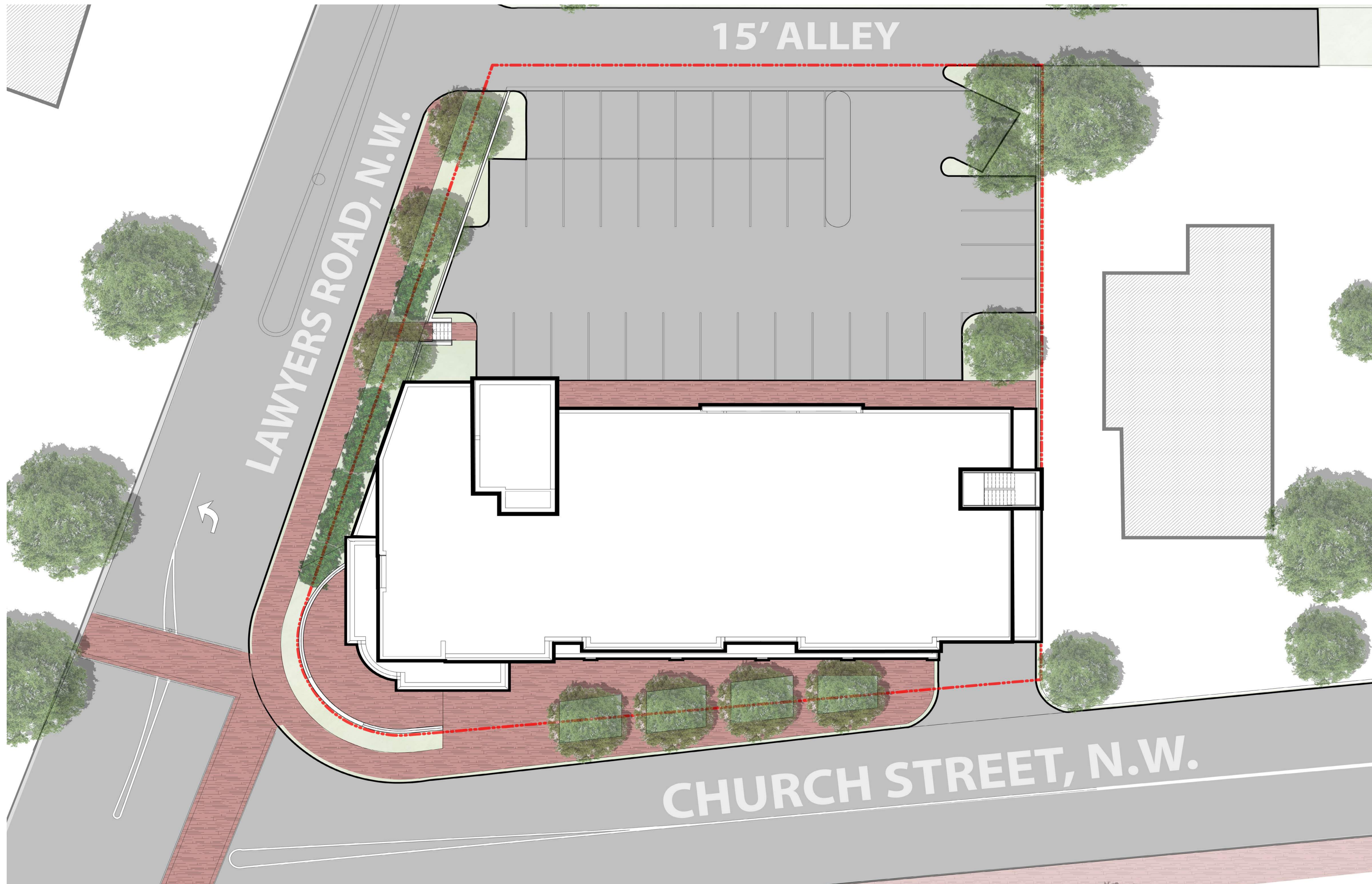
RESPONSE: REMOVED TANDEM & TRANSIENT PARKING. UPDATED PARKING LAYOUT TO INCLUDE PUBLIC (COMMERCIAL) PARKING AT RETAIL LEVEL, AND REDUCE COMPACT SPOTS:

PARKING SPOTS AS PER ZONING -1 PER 600 SF ie 42 SPOTS	
ADDITIONAL PUBLIC PARKING	14 SPOTS
12 COMPACT PARKING SPACES	(ALLOWED MAX 40% ie 17)
SIZE: PROVIDED 8' 6" X 16'	(ALLOWED MIN. 7' 6" X 16')

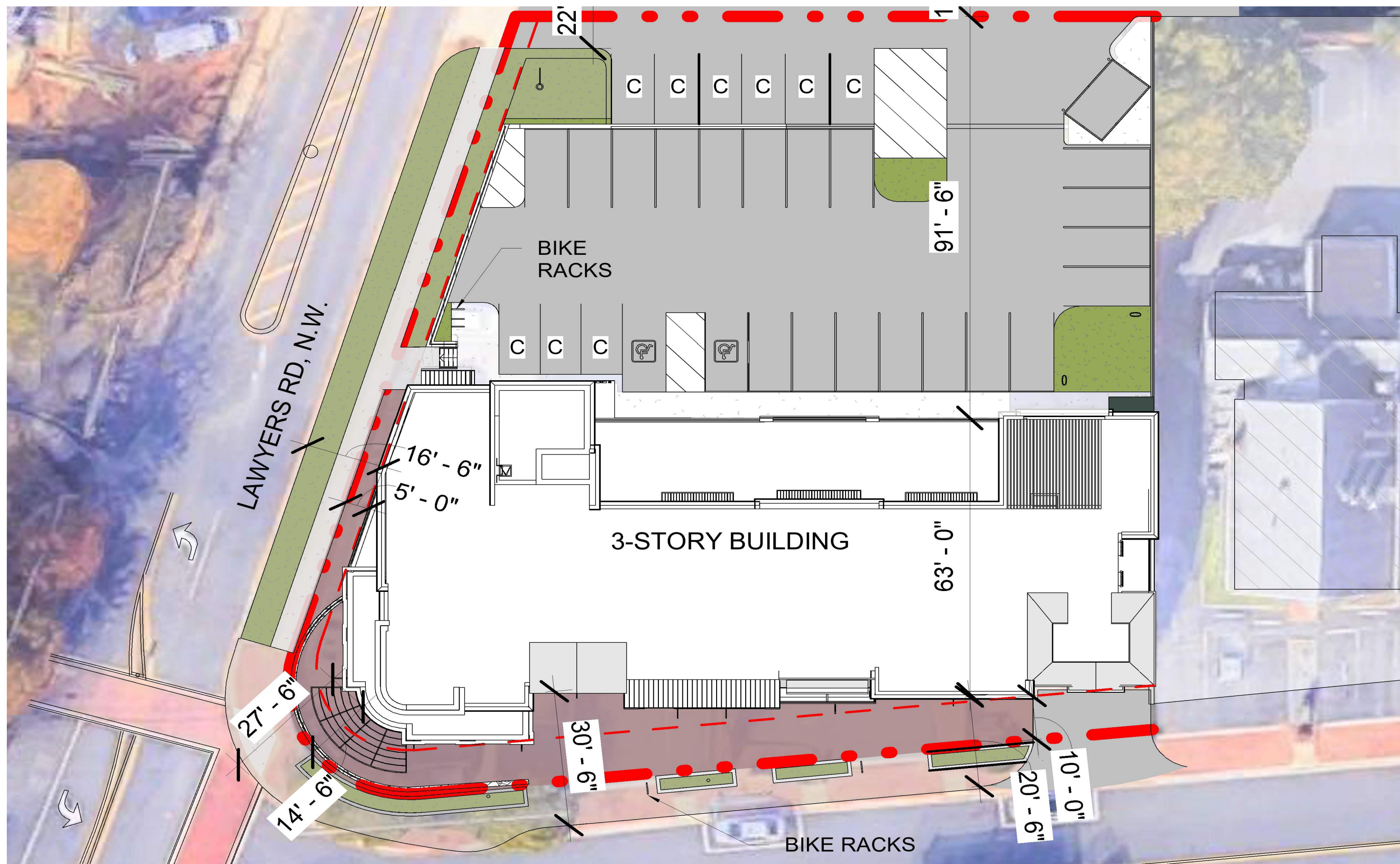
PREVIOUS: REDUCED SETBACK AT FRONTAGE, 5' FOR APPROX. 7' DISTANCE.

COMMENT – REVIEW SIDEWALK WIDTHS, KEEP SETBACK AT 10' OR MORE, PROVIDE DISTANCE FROM BUILDING FACE TO CURBS.

RESPONSE: SETBACKS FOLLOW ZONING REQUIREMENTS, CHURCH ST. FRONT SETBACK VARIES, MORE THAN 10' TYP., LAWYERS RD SETBACK 5' CORNER SETBACK 15' CURB DISTANCES PROVIDED FROM FACE OF BUILDING



PREVIOUS SITE PLAN



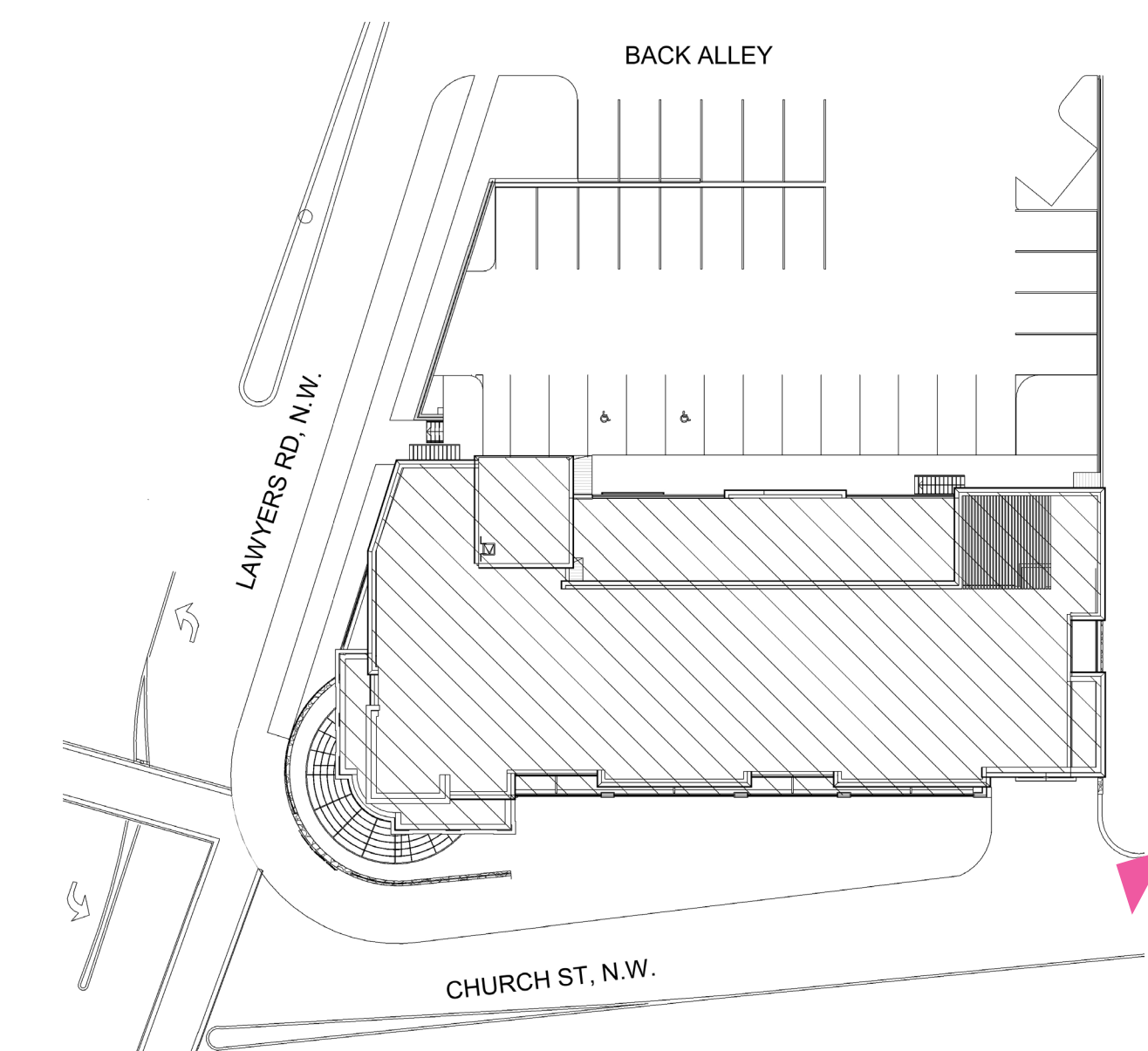
REVISED SITE PLAN



PREVIOUS



REVISED

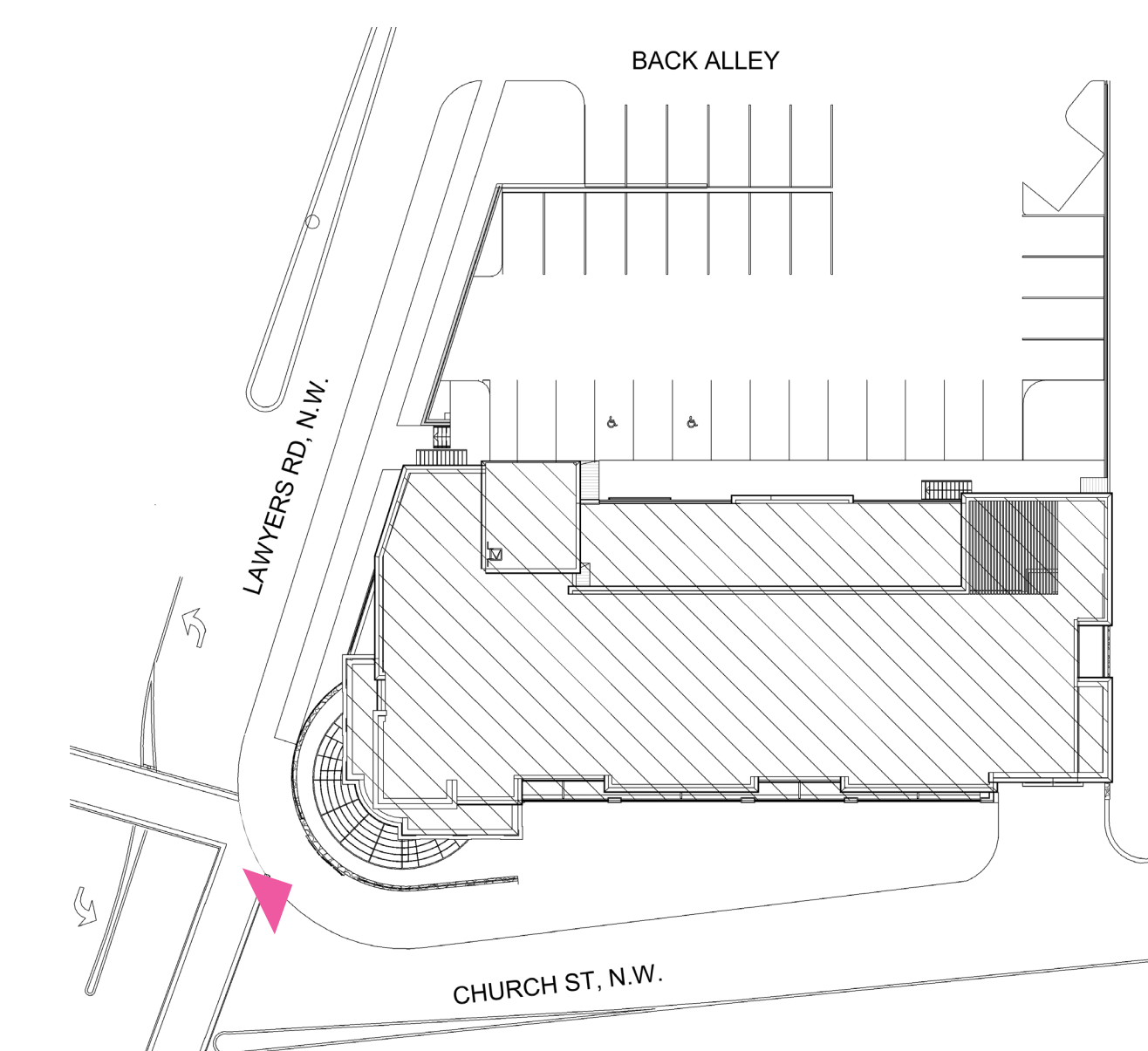




PREVIOUS



REVISED

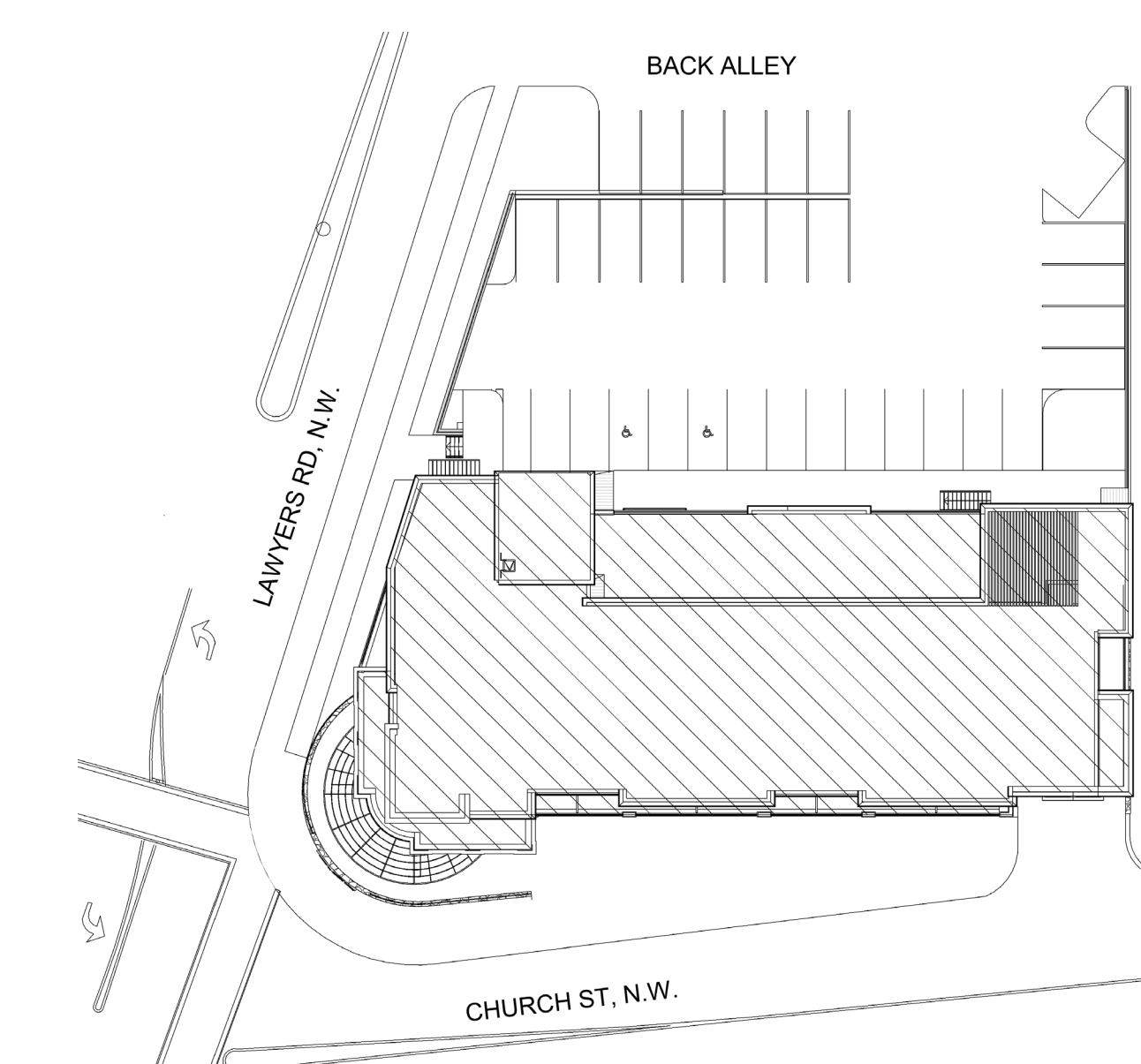




PREVIOUS



REVISED





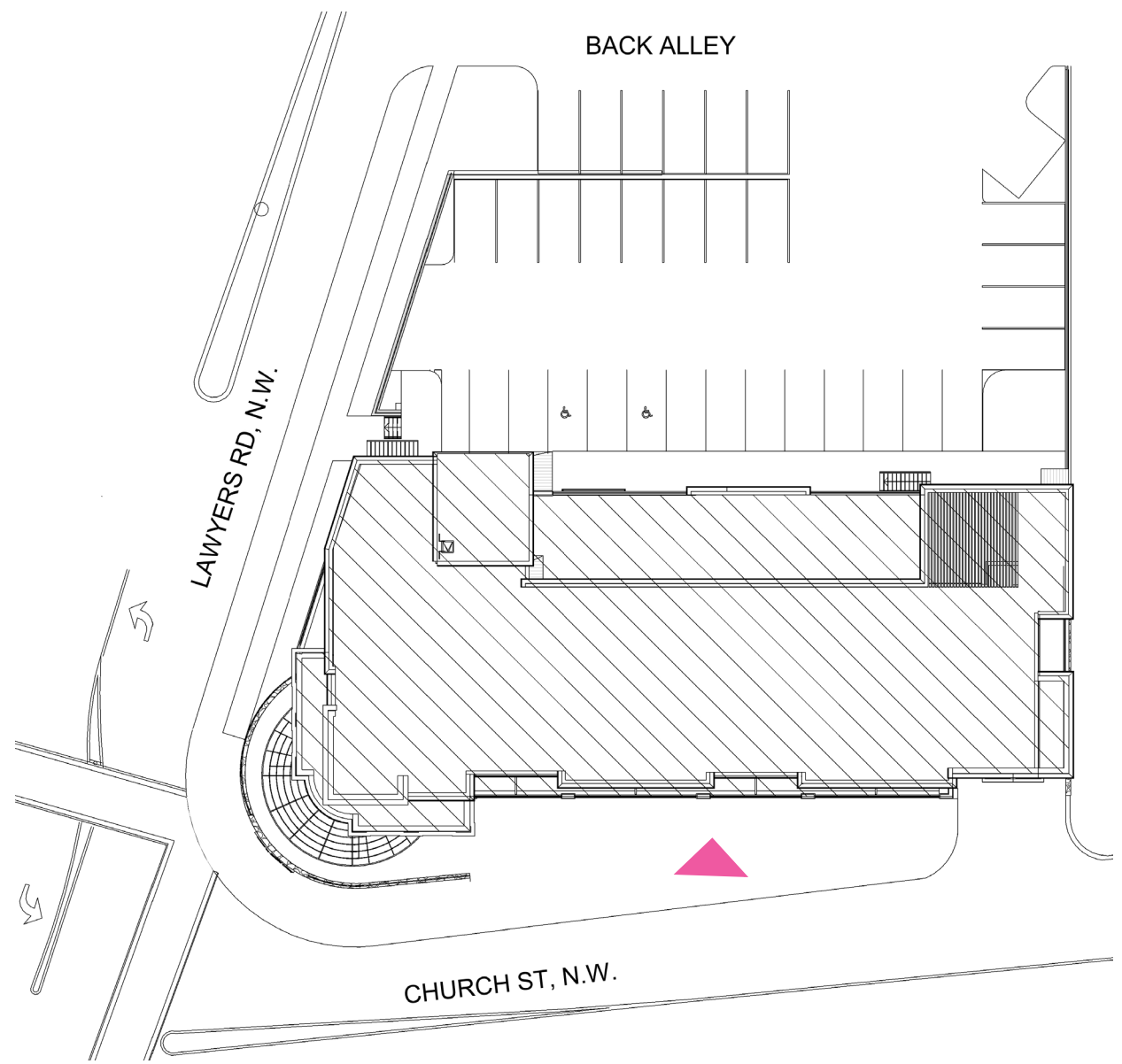
FRONT ELEVATION - PREVIOUS



FRONT ELEVATION - NEW



ELEVATION CHANGES



145 CHURCH STREET



BACK ELEVATION - PREVIOUS



BACK ELEVATION - NEW

