



**ROUNDS VANDUZER ARCHITECTS PC**

October 27, 2022

To: Board of Architectural Review  
c/o Charmaine Abaied  
Town of Vienna  
127 Center Street S  
Vienna, VA 22180

Re: Vienna Shopping Center, 138 Maple Ave W (Space 9) – Exterior Modification

Sir/Madam:

On behalf of the Vienna Shopping Center LLC I'd like to submit for a minor exterior façade modification to Space #9 (138 Maple Ave W) within the Vienna Shopping Center. We would like to be placed on the November Agenda for the Board of Architectural Review.

The space was vacated by the "Just \$1" retail store. We are filing for a building permit to prepare the space for new tenants. Part of this work involves the replacement of the storefront system. As you can see from the existing photographs the current space has a masonry knee wall at the storefront. We would like to remove this and run the storefront full height, similar to the left side retail space.

All finishes are meant to match the existing conditions. The storefront will be Kawneer 'Hunter Green' (We believe they now are calling this Hartford Green). The walls will be repainted to match their current conditions. The left side is painted with one color and the right side (and current knee wall) is painted with another color. Both are a light off-white/light beige colors although slightly different shades.

As part of this work, we are repairing an uneven floor slab condition at the main entry door (left side) which has a 1" depression at the door. On the right side, although flush with the finish floor, there is a tripping hazard at the egress side to the sidewalk. We will be raising the sidewalk along the front of this space so both doors will be flush with the outside grade and the interior finish floor elevation.

As requested by staff I offer the following additional information;

Key note 8.2 -references the new exterior rear door. The door is a painted insulated metal door to match others in the rear of the center.

Key Note 8.3 – References the storefront and storefront doors in the front. We are replacing the storefront to match the existing finish of the center (Hunter Green). We are using Kawneer Tri-Fab 451-T, thermally insulated storefront system with 1" insulated glass. Clear glass to meet code (Solarban 60 or equal). I've included the cutsheet information of the Kawneer storefront system.

Please let me know if you have any further questions on this matter.

Sincerely,

Stephen F. Kenney, AIA