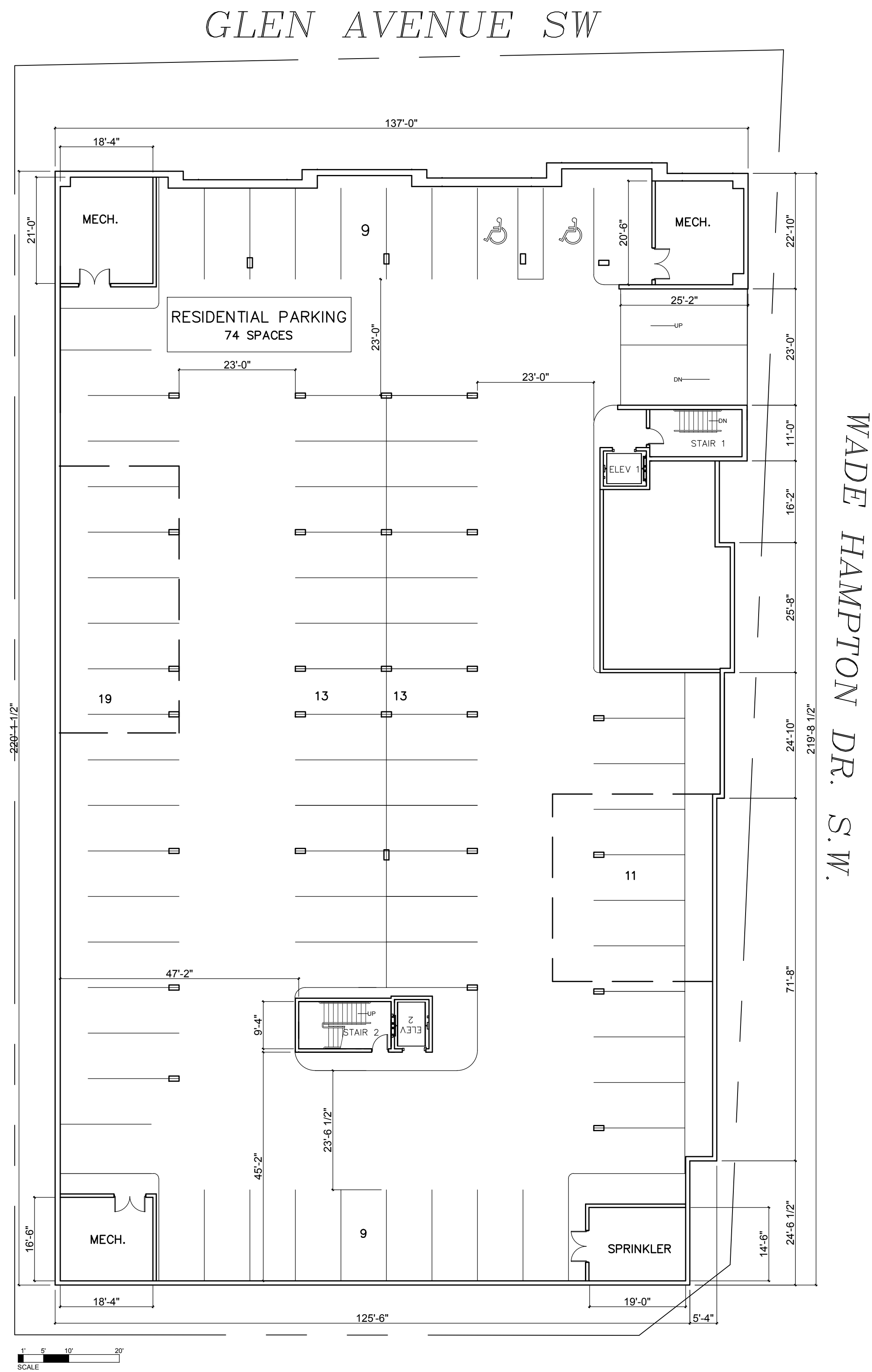
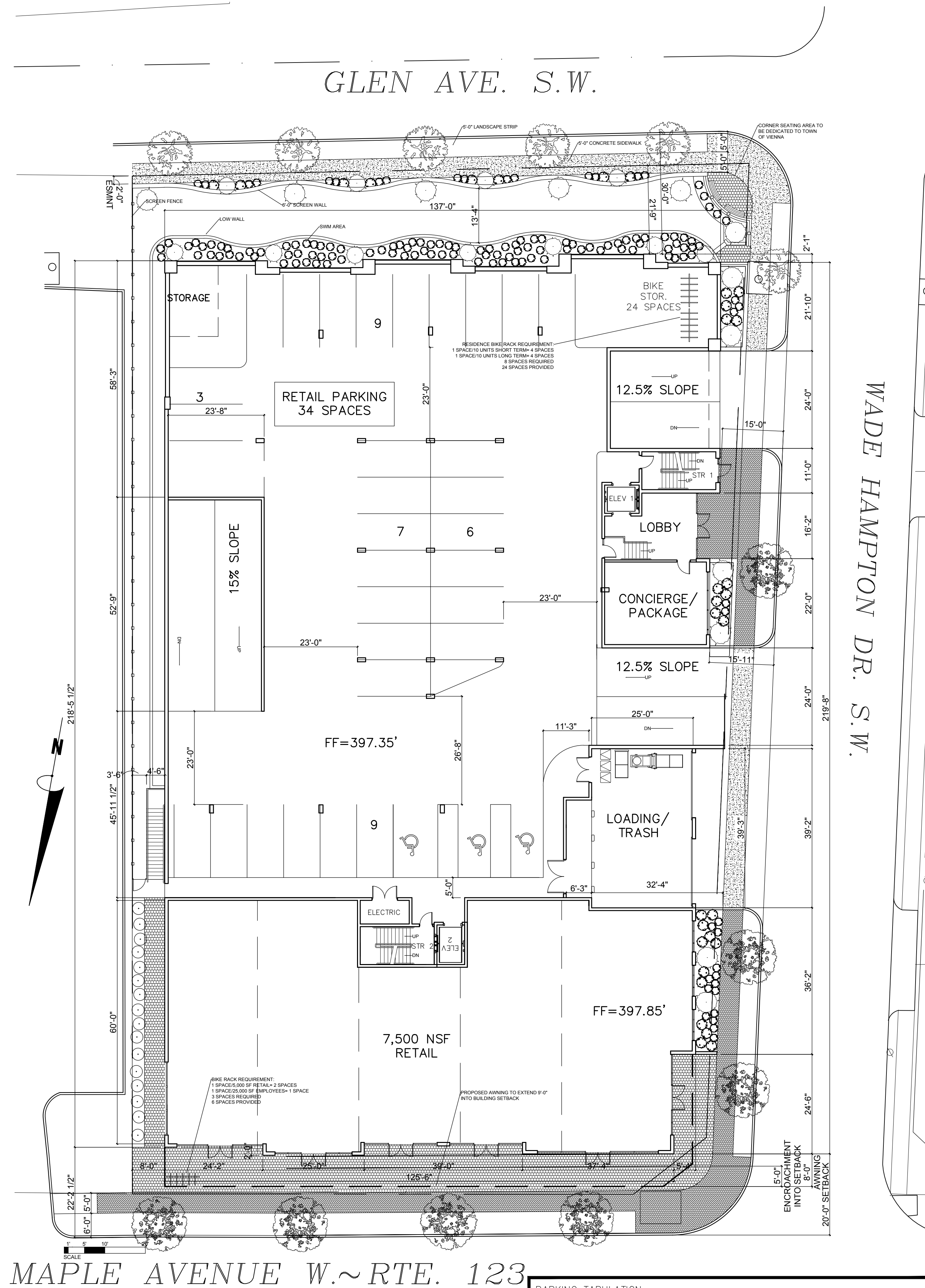


3/A1 TRANSPARENCY DIAGRAM



MAPLE AVENUE W. ~ RTE. 123

1/A1 BELOW GRADE PARKING



MAPLE AVENUE W.~ RTE. 123

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

2/A1 GROUND LEVEL PLAN

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.....	74 SPACES PROVIDED
GROUND LEVEL PARKING.....	34 SPACES PROVIDED
UPPER LEVEL RETAIL PARKING.....	45 SPACES PROVIDED
TOTAL SPACES PROVIDED.....	153 SPACES PROVIDED

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SCALE: X

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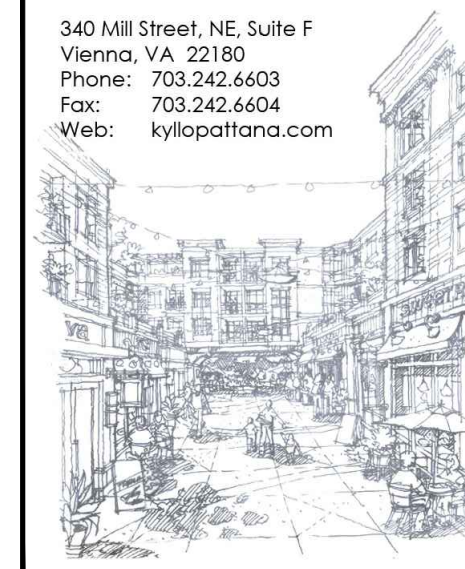
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BELOW GRADE PARKING & GROUND LEVEL PLANS

380 MAPLE AVENUE MAC REZONING OPTION 1

380 MILL STREET, VIENNA, VIRGINIA 22180

A1



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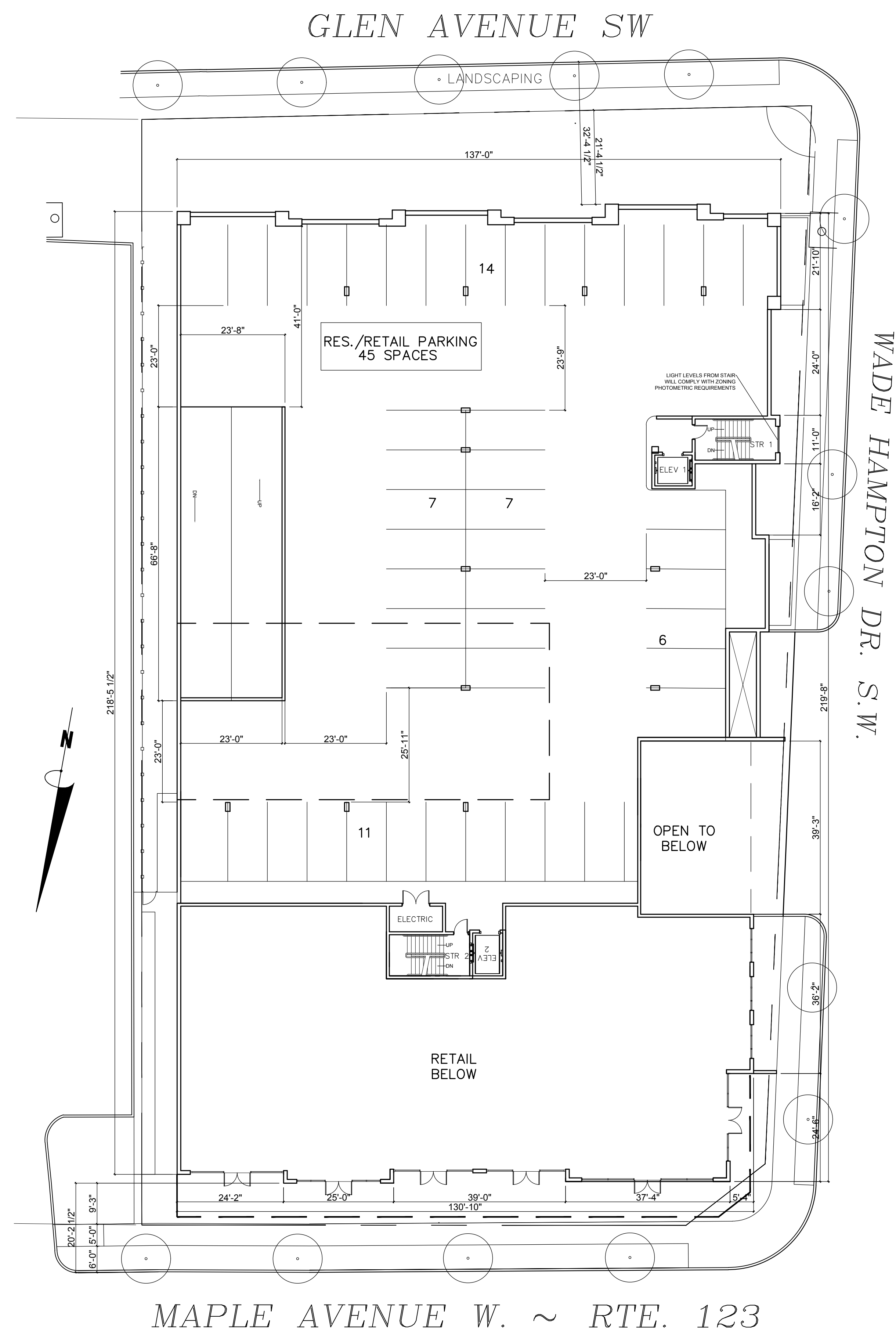
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UPPER LEVEL RETAIL PARKING & SECOND FLOOR RESIDENTIAL PLANS

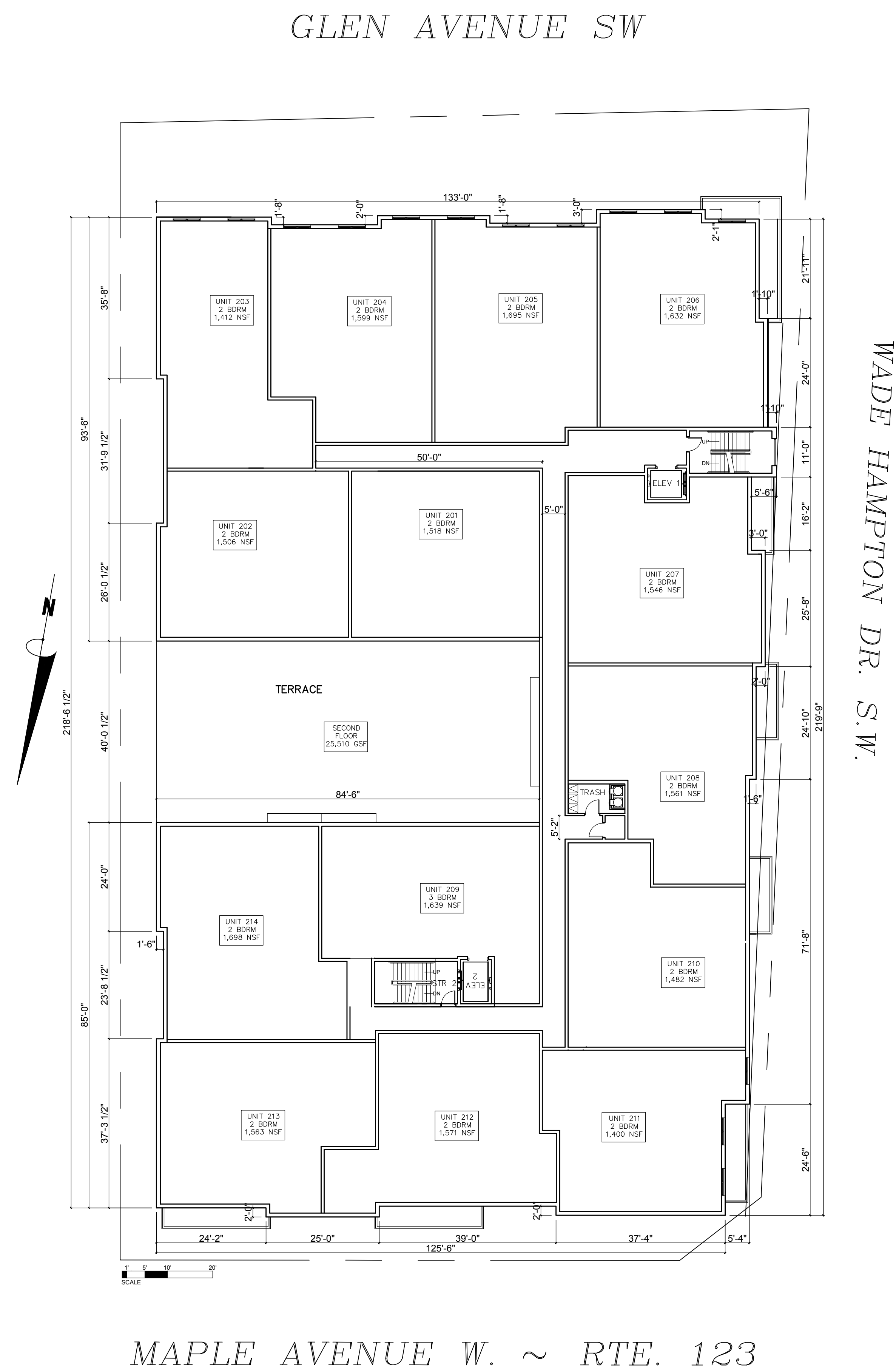
380 MAPLE AVENUE MAC REZONING OPTION 1

3380 MAPLE AVENUE WEST. VIENNA. VIRGINIA 22180

A2



1/A2 **UPPER LEVEL RETAIL PARKING PLAN**
NTS



2/A2 **SECOND FLOOR RESIDENTIAL PLAN**
NTS

107'-0" FROM ADJACENT
RESIDENTIAL SETBACK

GLEN AVENUE SW



MAPLE AVENUE W. ~ RTE. 123

WADE HAMPTON DR. S.W.

107'-0" FROM ADJACENT
RESIDENTIAL SETBACK

GLEN AVENUE SW



MAPLE AVENUE W. ~ RTE. 123

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THIRD & FOURTH LEVEL RESIDENTIAL PLANS

380 MAPLE AVENUE MAC REZONING
OPTION 1

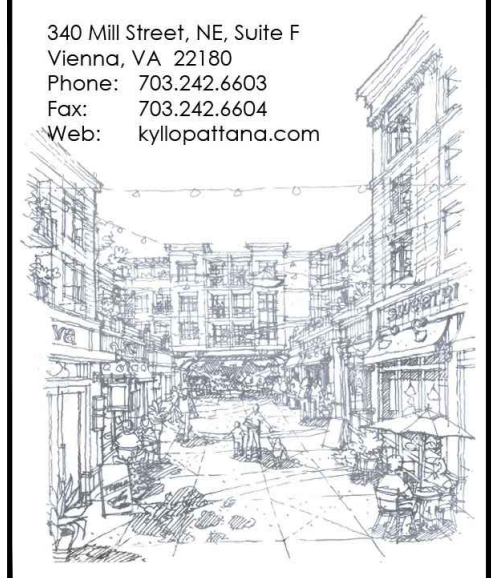
380 MAPLE AVENUE WEST, VIENNA, VIRGINIA 22180

A3

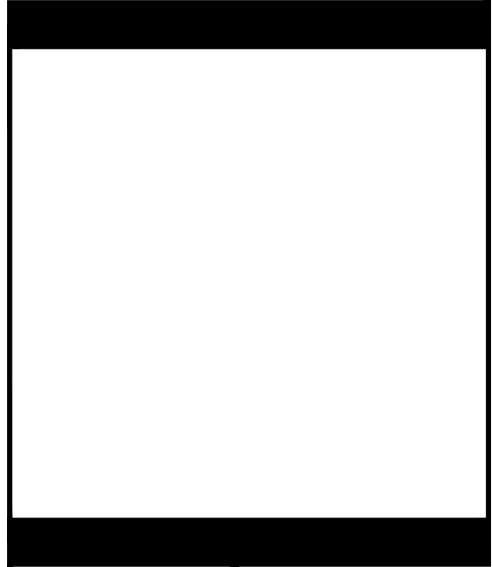
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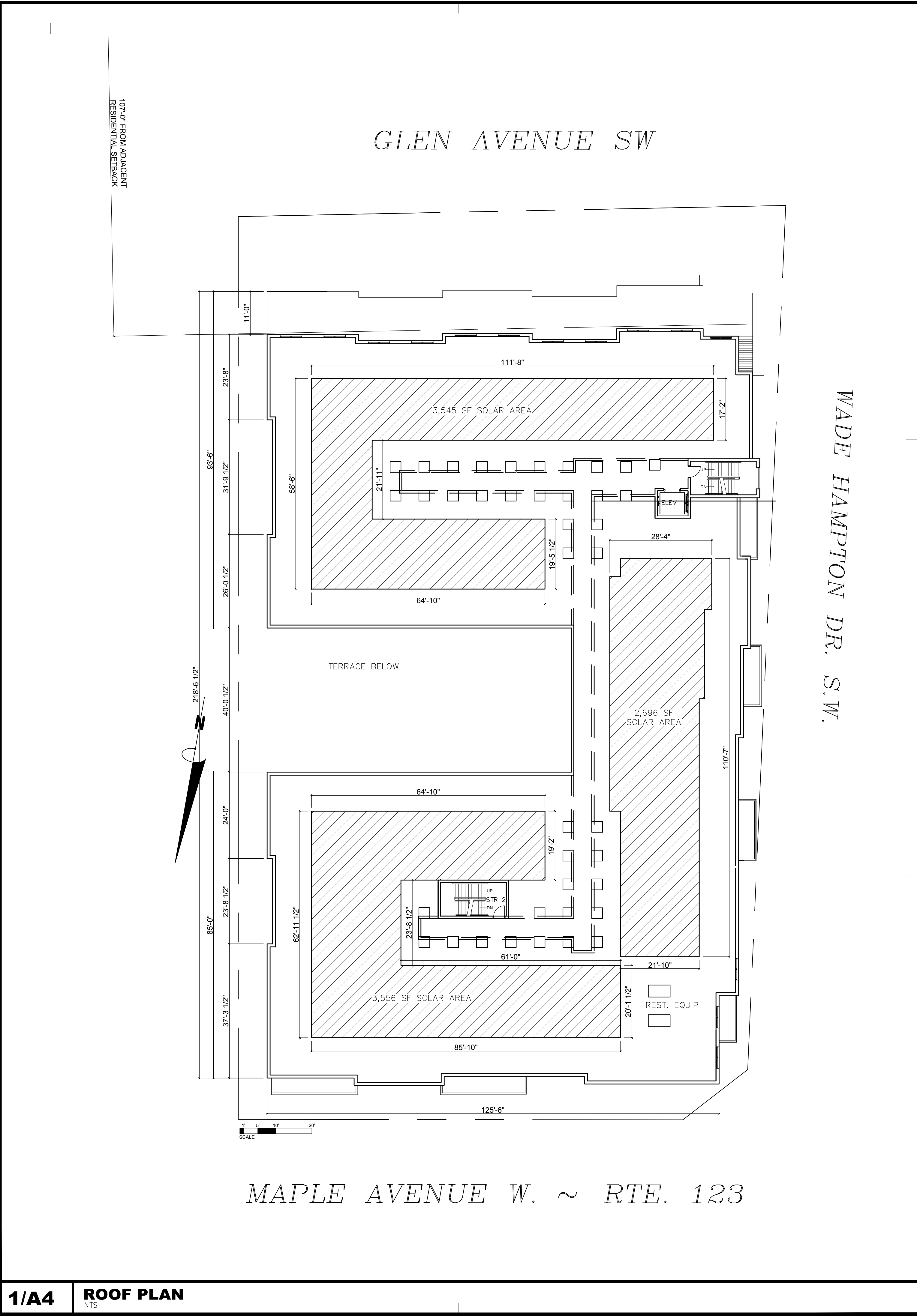


ROOF PLAN

380 MAPLE AVENUE MAC REZONING
OPTION 1

380 MILL STREET, VIENNA, VIRGINIA 22180

A4



GLEN AVE. S.W.

GLEN AVE. S.W.

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OPEN SPACE & PERVIOUS AREA
CALCULATIONS PLANS

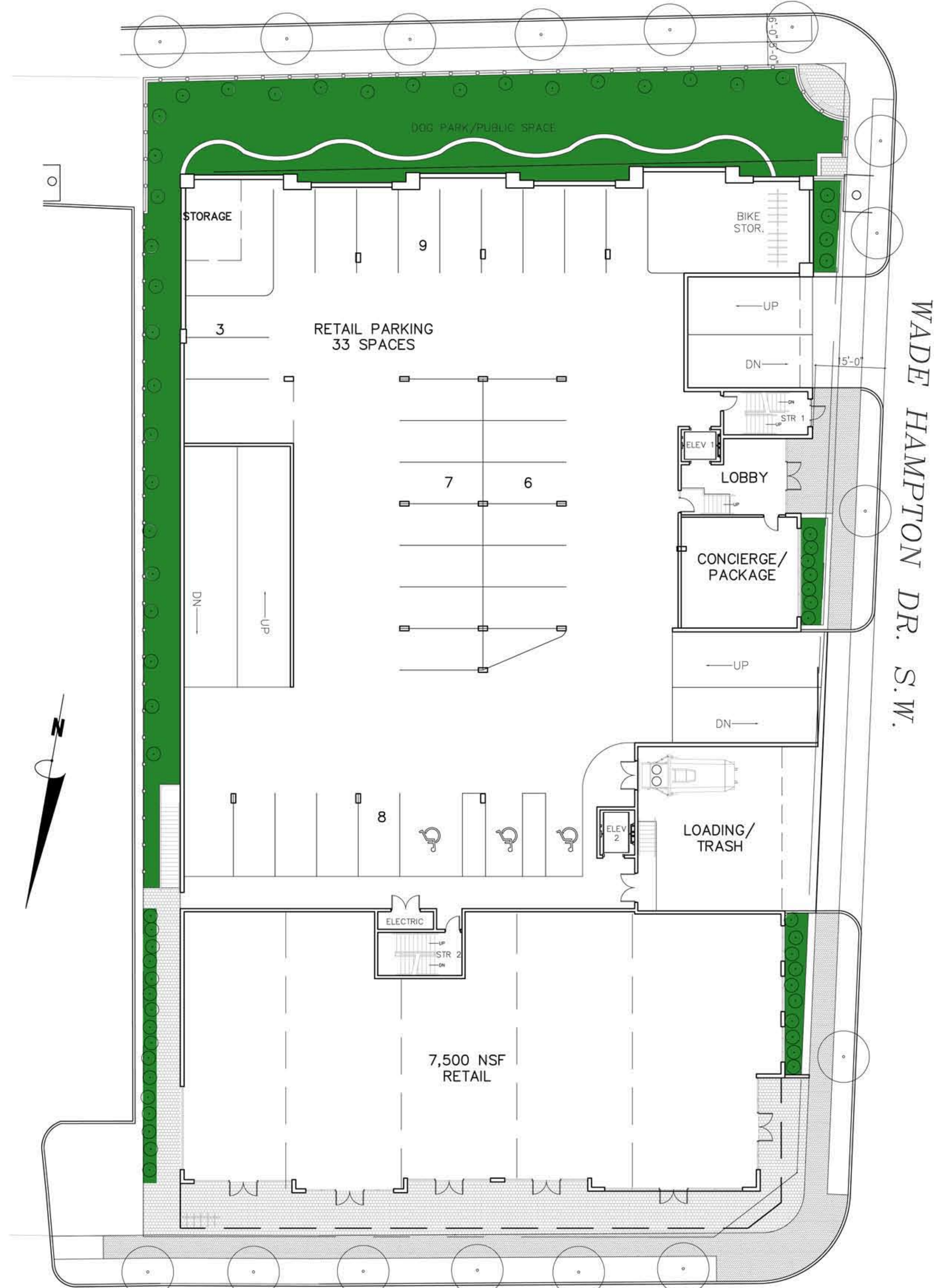
380 MAPLE AVENUE MAC REZONING
OPTION 1

340 MILL STREET, VIENNA, VIRGINIA 22180

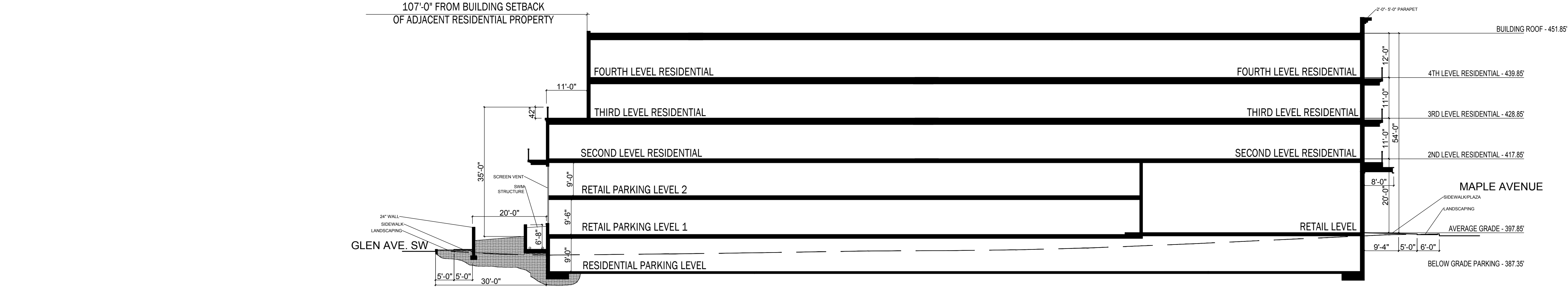
A5



OPEN SPACE CALCULATIONS	
SITE AREA:	36,842 SF
OPEN SPACE REQUIRED:	5,527 SF (15%)
■ OPEN SPACE PROVIDED	
-RESIDENCE PARK	3,188 SF
-RESIDENCE TERRACE	2,434 SF
-PUBLIC SPACE	3,659 SF
	9,277 (25.18)



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	4,895 (13.29%)



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BUILDING SECTION

380 MAPLE AVENUE MAC REZONING
OPTION 1

380 MAPLE AVENUE WEST, VIENNA, VIRGINIA 22180

A6



1/A7 NORTHEAST PERSPECTIVE



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



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



4/A7 SOUTHEAST PERSPECTIVE

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BUILDING PERSPECTIVES

380 MAPLE AVENUE MAC REZONING
OPTION 1
380 MAPLE AVENUE WEST, VIENNA, VIRGINIA 22180

A7



1/A8 MAPLE AVENUE WEST RENDERED ELEVATION



2/A8 WADE HAMPTON DRIVE RENDERED ELEVATION



3/A8 GLEN AVENUE RENDERED ELEVATION



4/A8 TYSONS CORNER RENDERED ELEVATION

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RENDERED BUILDING ELEVATIONS
380 MAPLE AVENUE MAC REZONING
OPTION 1
380 MAPLE AVENUE WEST, VIENNA, VIRGINIA 22180



1/A9 NORTH ISOMETRIC VIEW

2/A9 SOUTH ISOMETRIC VIEW



3/A9 EAST ISOMETRIC VIEW

4/A9 WEST ISOMETRIC VIEW

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BUILDING ISOMETRICS

380 MAPLE AVENUE MAC REZONING
OPTION 1

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