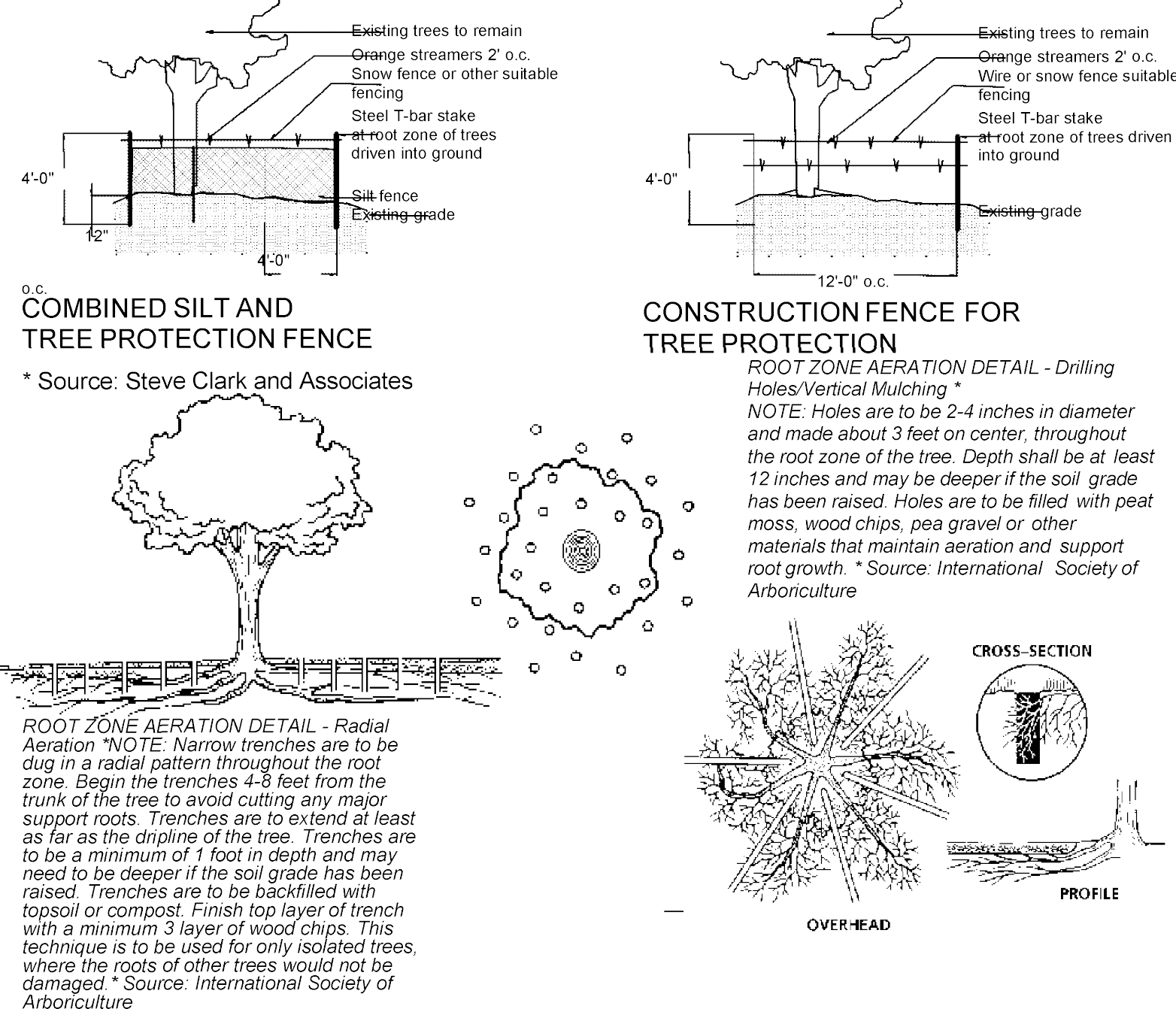


Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %	Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #07-036 12/3/2017								
101	Tsuga canadensis	Eastern hemlock	6"	9'	60%	75%		
102	Cornus florida	Flowering dogwood	5"	8'	60%	75%		
103	Lagerstroemia indica	Crape Myrtle	10"	15'	78%	75%		
104	Morus rubra	Red mulberry	9"	14'	45%	50%	x	
105	Cupressocyparis leylandii	Leyland cypress	12"	18'	60%	72%		
106	Acer rubrum	Red maple	19"	29'	70%	69%		
107	Acer rubrum	Red maple	8"	12'	70%	72%		
108	Acer rubrum	Red maple	10"	15'	70%	69%		
109	Acer rubrum	Red maple	24"	36'	70%	69%		
110	Ulmus americana	American elm	10"	15'	53%	66%		
111	Acer saccharinum	Silver maple	30"	45'	45%	66%		
112	Ligustrum japonicum	Japanese privet	15"	23'	0%	63%		
113	Pinus strobus	Eastern white pine	22"	33'	55%	66%		
114	Ulmus americana	American elm	10"	15'	53%	69%		
115	Pinus strobus	Eastern white pine	24"	36'	55%	50%	x	
116	Robinia pseudoacacia	Black locust	12"	18'	55%	63%		
117	Robinia pseudoacacia	Black locust	18"	27'	55%	63%		
118	Ilex opaca	American holly	8"	12'	73%	69%		
119	Ilex opaca	American holly	12"	18'	73%	69%		
120	Ulmus pumila	Siberian elm	20"	30'	20%	56%	x	
121	Pyrus calleryana	Callery pear	10"	15'	20%	63%		
122	Juniperus virginiana	Eastern redcedar	6"	9'	75%	66%	x	
123	Pyrus calleryana	Callery pear	14"	21'	20%	66%	x	
124	Pyrus calleryana	Callery pear	13"	20'	20%	66%	x	
125	Pyrus calleryana	Callery pear	15"	23'	20%	66%	x	
126	Acer rubrum	Red maple	18"	27'	70%	59%	x	
127	Juniperus virginiana	Eastern redcedar	5"	8'	75%	69%	x	
128	Cornus florida	Flowering dogwood	12"	18'	60%	69%	x	
129	Pinus spp.	Pine	6"	9'	50%	59%	x	
130	Pinus spp.	Pine	6"	9'	50%	59%	x	
131	Tilia cordata	Littleleaf linden	8"	12'	50%	59%	x	
132	Tilia cordata	Littleleaf linden	8"	12'	50%	59%	x	
133	Tilia cordata	Littleleaf linden	8"	12'	50%	59%		

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

Town of Vienna TREE PROTECTION DETAILS

The following details shall be used for the purpose of including on the Tree Preservation Plan:

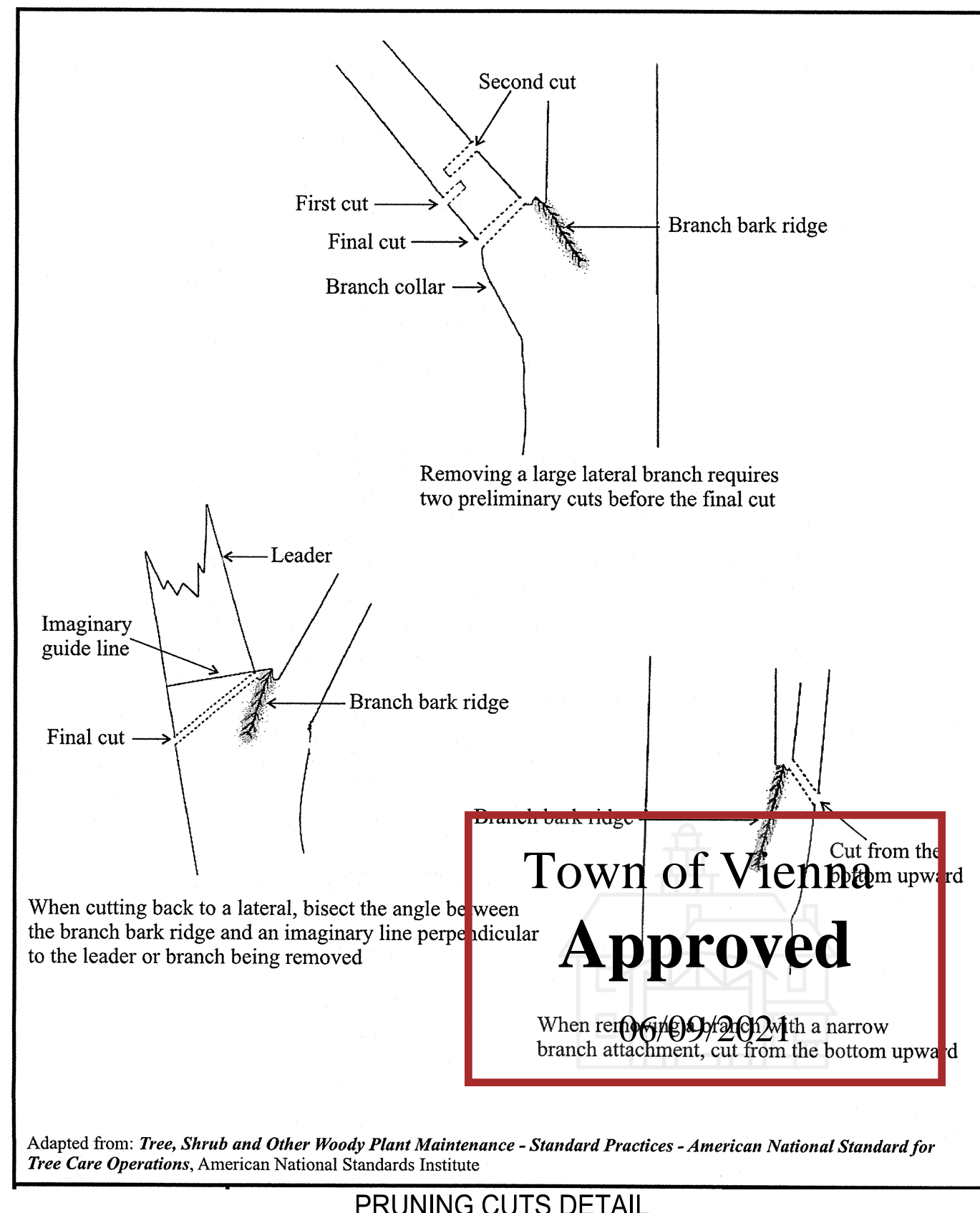
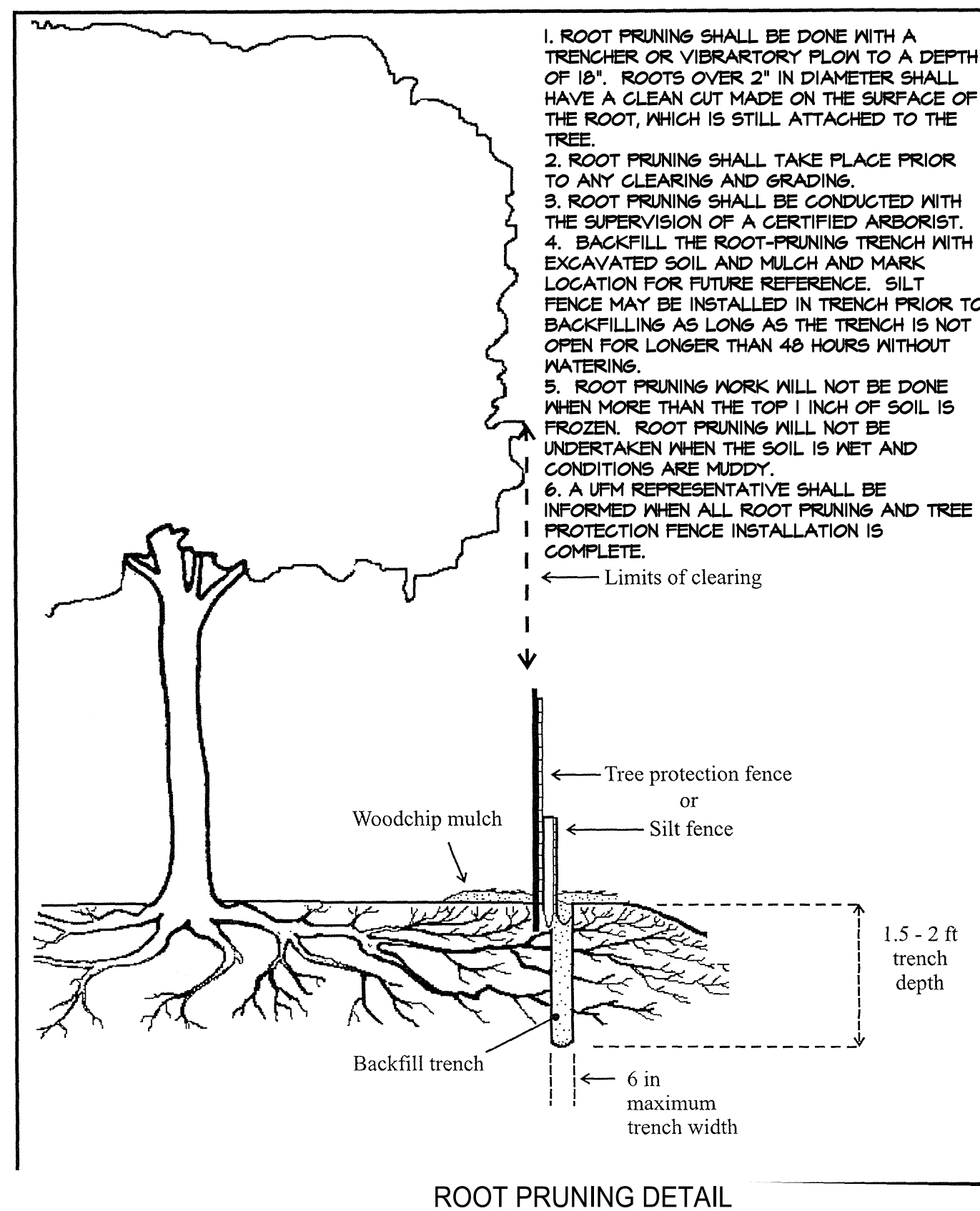
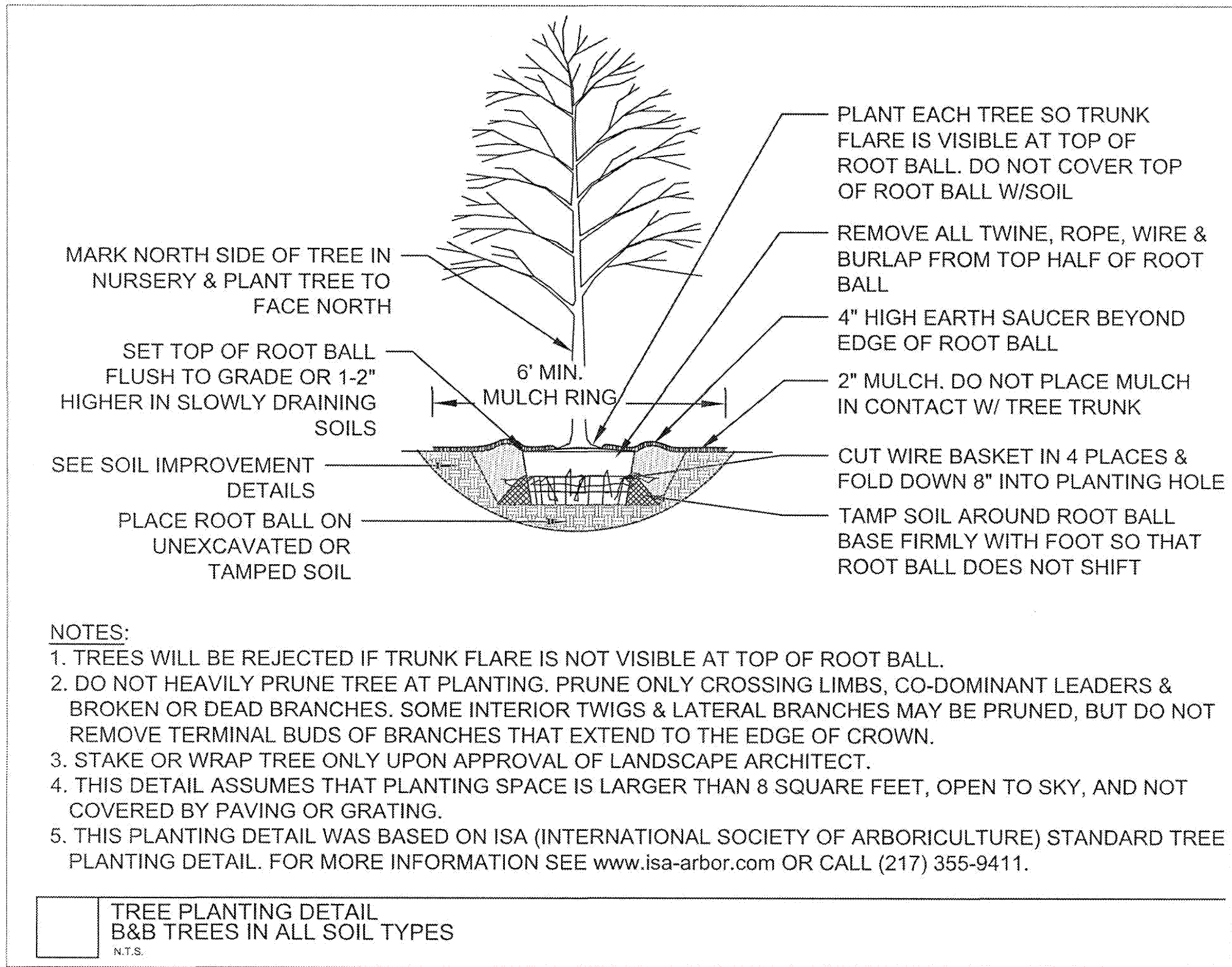


INVASIVE SPECIES MANAGEMENT PLAN NARRATIVE

INVASIVE PLANT MATERIAL WILL BE REMOVED UNDER OBSERVATION OF THE PROJECT ARBORIST. ALL INVASIVE PLANTS ARE TO BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE WITHIN LIMITS OF TREE SAVE AREAS THAT ARE COUNTED TOWARD TREE COVER CREDIT.

INVASIVE PLANT IDENTIFIED TO BE REMOVED:

1. BAMBOO
CUT HEAVILY INFESTED AREAS BY HAND TO GROUND LEVEL AND REMOVE DEBRIS. CONTRACTOR TO MASH OR DULL ANY REMAINING BAMBOO PROJECTIONS AND INSTALL APPROXIMATELY 3"-4" SHREDDED HARDWOOD MULCH IN ANY AREAS WHERE LARGE MASSES OF BAMBOO HAVE BEEN CUT DOWN. APPLY AN HERBICIDE THAT IS APPROVED FOR WETLAND AREAS DIRECTLY TO FRESHLY CUT SHOOTS HELPS KILL OF THE BAMBOO ROOT SYSTEM. ALL CHEMICAL APPLICATIONS MUST BE PERFORMED BY A VIRGINIA CERTIFIED APPLICATOR. APPLICATION OF SYSTEMIC HERBICIDES (E.G., GLYPHOSATE) TO FRESHLY CUT SHOOTS OR TO REGROWTH MAY BE THE MOST EFFECTIVE METHOD WITHOUT REMOVING UNDERGROUND RUNNERS AND DISTURBING TREE SAVE AREAS. APPROXIMATELY 3 - 4 APPLICATIONS OF HERBICIDE DURING GROWING SEASON WILL BE NEEDED FOR A PERIOD OF 2 - 4 YEARS.



TREE PRESERVATION NOTE AND DETAILS

444 MAPLE AVENUE WEST

SITE PLAN

TOWN OF VIENNA, VIRGINIA

Engineers • Surveyors • Planners
Landscape Architects • Arborists

WALTER L. PHILLIPS

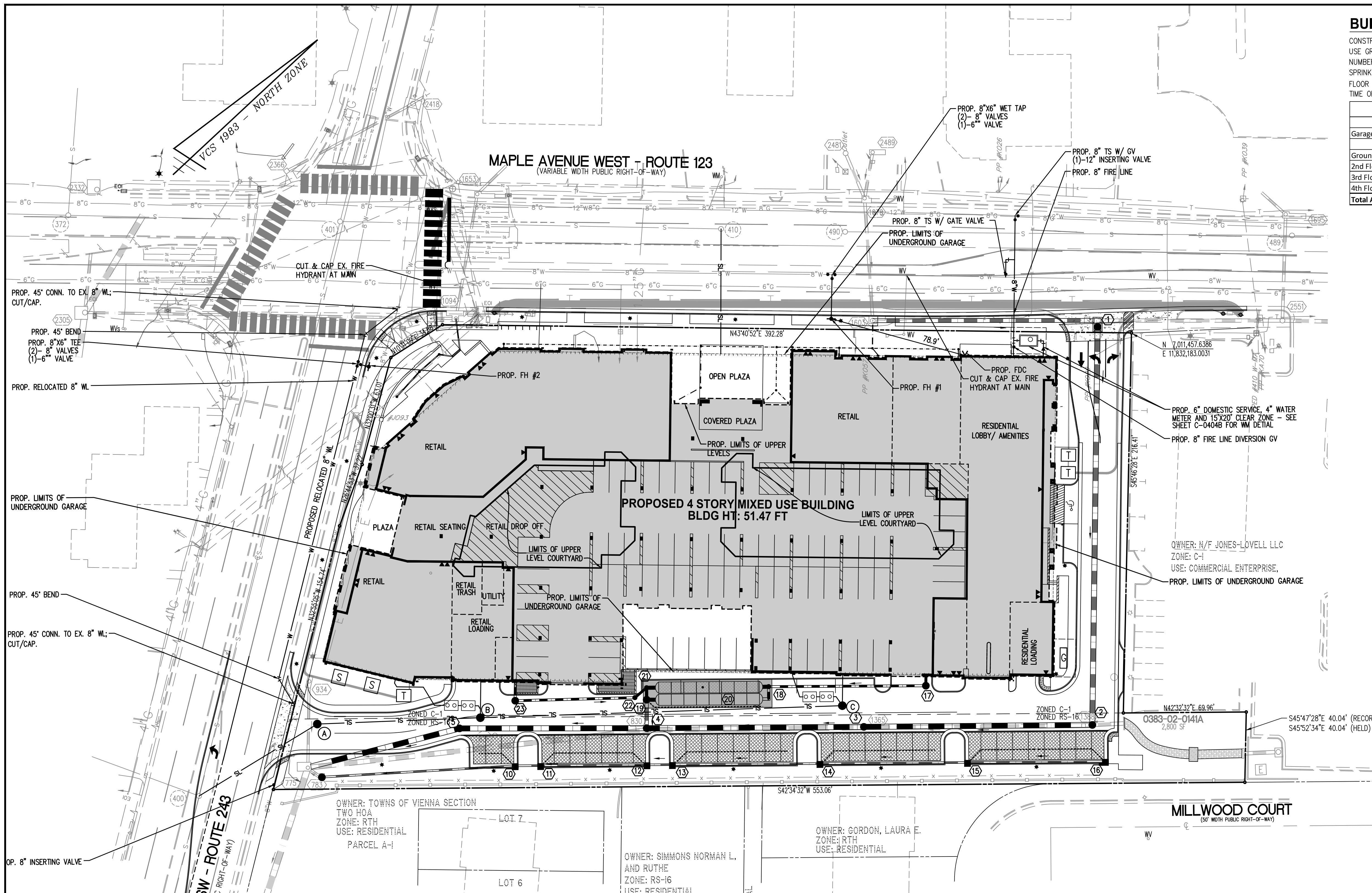
INCORPORATED ESTABLISHED 1945

207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DATE: SUB01: 01/12/2018; SUB02: 05/07/2020; SUB03: 4/19/2021
SCALE: NONE

CHECKED: [Signature]
DRAWN: [Signature]

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY



BUILDING CODE ANALYSIS

CONSTRUCTION TYPE: 1-A (PROTECTED), 5-A (PROTECTED)
 USE GROUPS: R-2, A-3, A-4, S-2, B, M
 NUMBER OF FLOORS: 4 ABOVE GRADE, 1 BELOW GRADE
 SPRINKLER TYPE: NFPA 13
 FLOOR AREAS (FOR FIRE SERVICE ANALYSIS ONLY - SUBJECT TO ADJUSTMENT AT TIME OF BUILDING PERMIT):

Gross Floor Area				
Floor	Residential	Retail	Amenity	Total GSF
Garage Floor				68,537
Ground Floor		18,855	5,020	41,825
2nd Floor	54,598			54,598
3rd Floor	54,436			54,436
4th Floor	52,801			52,801
Total Area (above grade)				227,535

FIRE LANE NOTE:
 FIRE MARSHAL FIELD INSPECTION NECESSARY FOR FINAL APPROVAL OF FIRE LANES. FIRE LANES MUST HAVE FINAL APPROVAL PRIOR TO REQUEST FOR OCCUPANCY PERMIT. OWNER SHALL NOTIFY FIRE PREVENTION DIVISION, FIRE LANE SECTION 12099 GOVERNMENT CENTER PARKWAY, FAIRFAX, VA 22035 WHEN FIRE LANES HAVE BEEN INSTALLED. (703) 246-4800.

FIRE ACCESS NOTE:
 FIRE LANE ACCESS REQUIREMENTS ARE MET ON MAPLE AVENUE AND NUTLEY STREET. THEREFORE NO INTERNAL FIRE LANE IS REQUIRED.

Engineers • Surveyors • Planners
 Landscape Architects • Arborists

WALTER L. PHILLIPS

207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

INCORPORATED ESTABLISHED 1945
 DATE SUBMITTED: 05/07/2021 SUBJOB: 05072021 SUBJOB3: 4/19/2021
 SCALE: 1" = 30'
 SUB04: 05/25/2021

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY

FIRE MARSHAL PLAN

444 MAPLE AVENUE WEST

SITE PLAN
 TOWN OF VIENNA, VIRGINIA

Town of Vienna VA
 127 Center Street South
 Vienna VA, 22180
 Phone: 703-255-6383

FIRE HYDRANT FLOW TEST REPORT

Location: Wolf Trap Motel Date: 1-13-15
 Test Performed By: Town of Vienna Water Department Time: 9:00 AM
 Purpose of Test: Fire Flow
 Estimated Volume Used During Test: 10 min 37,092 Gallons
 Map Book Number: 38-3-6

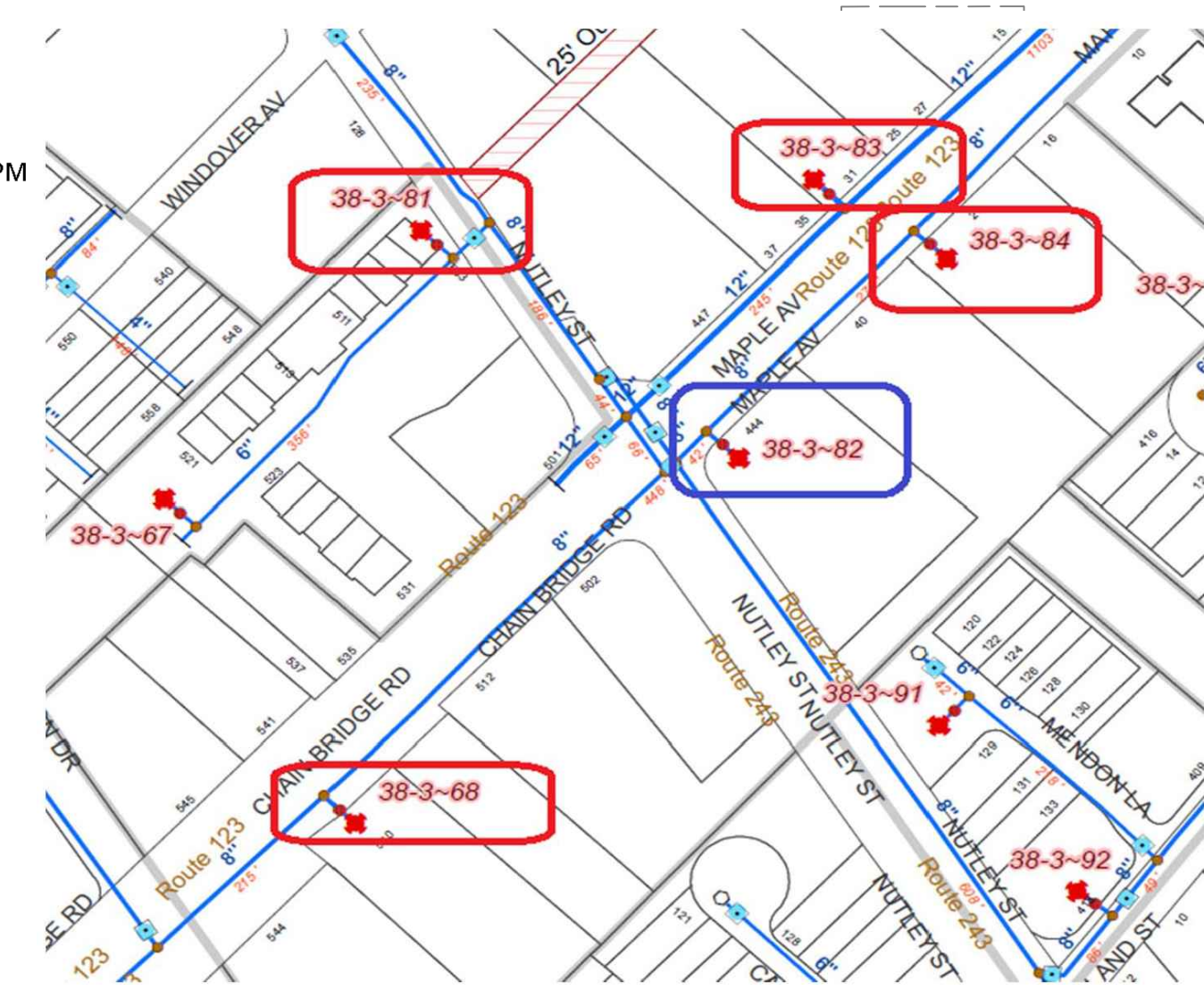
Flow Hydrant:	A ₁	A ₂	A ₃	A ₄
Pitot Reading A ₁ :	25 (psi)	20 (psi)	35 (psi)	0
Total GPM ¹ :	746	667	883	0
Nozzle Size:	2.5 (inches)	2.5 (inches)	2.5 (inches)	2.5 (inches)

C value: 0.8 (Town Hydrants assumed 0.80 or better, 0.80 used conservatively)
 TEST HYDRANT: 38-3-82 (GIS MAP #)
 Static: 64 psi Residual: 43 psi 67.19% Nozzle Size: 2.5 (inches)
 C value: 0.8 (Town Hydrants assumed 0.80 or better, 0.80 used conservatively)
 Q_r² = 2296
 Projected Result at 20 psi Residual²: 3423 gpm or at psi/Residual gpm

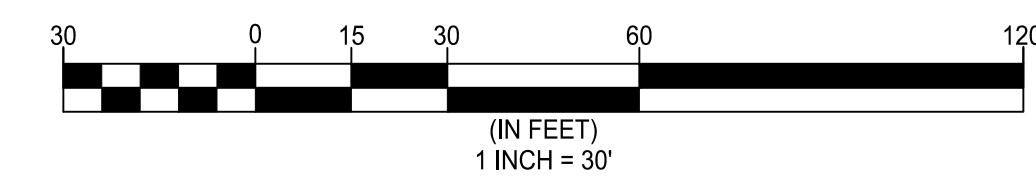
Remarks: May need to open 7 in addition to 6 to get 20% pressure drop
¹ See formulas Page 3 from NFPA 291
² See formulas Page 3 from NFPA 291
 * GPM from NFPA 291 Q = 29.84 * C * d² * p^{0.75}

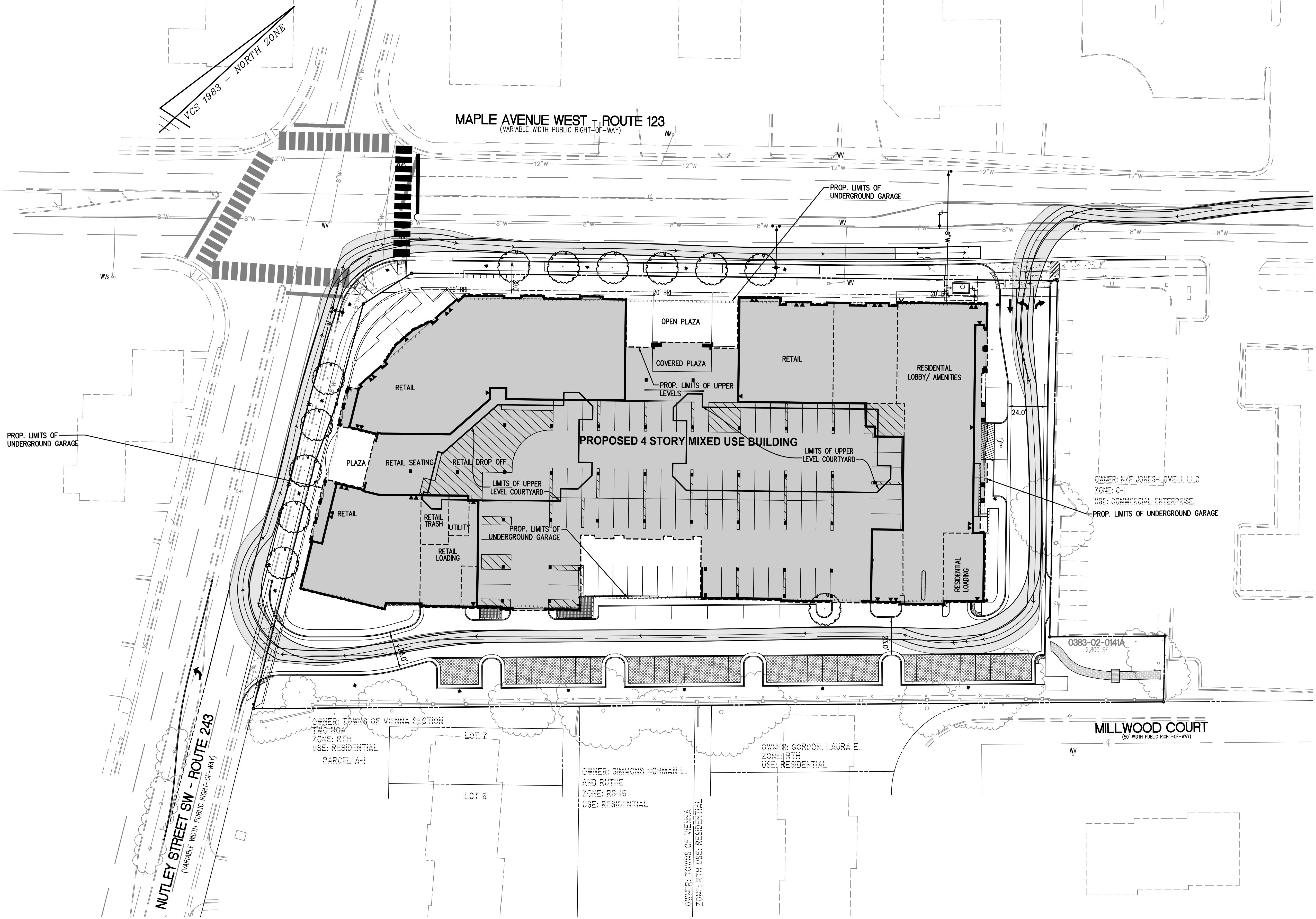
$Q_r = 29.83 * C_d * D^{0.75} * (P_r)^{0.5}$
 $Q_r = Q_r((P_r - 20) / (P_r - 20))^{0.54}$

Q_r = Residual @ Pitot Pressure in GPM
 C_d = Friction loss Coefficient
 D = Diameter of opening in inches
 P_r = Pitot Pressure in PSI
 Q_r = Fire Flow at 20 PSI
 P_s = Static Pressure
 P_r = Residual Pressure

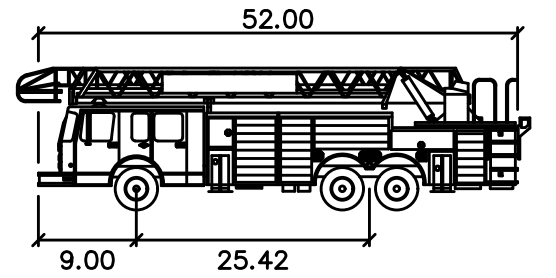


Town of Vienna
Approved
 06/09/2021



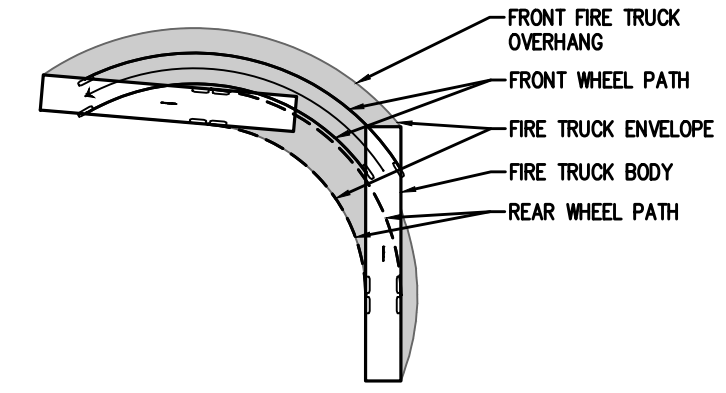


FIRE ACCESS NOTE:
 FIRE LANE ACCESS REQUIREMENTS ARE MET ON MAPLE AVENUE AND NUTLEY STREET. THEREFORE NO INTERNAL FIRE LANE IS REQUIRED.
 THIS PLAN IS FOR INFORMATION PURPOSES ONLY.



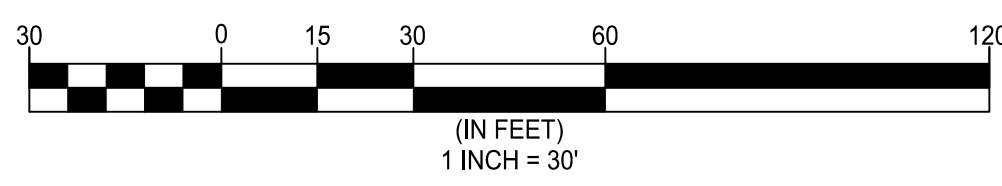
FIRE TRUCK	feet
Width	: 7.22
Track	: 7.22
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

(NOT TO SCALE)



VEHICLE LEGEND

Town of Vienna
Approved
 06/09/2021



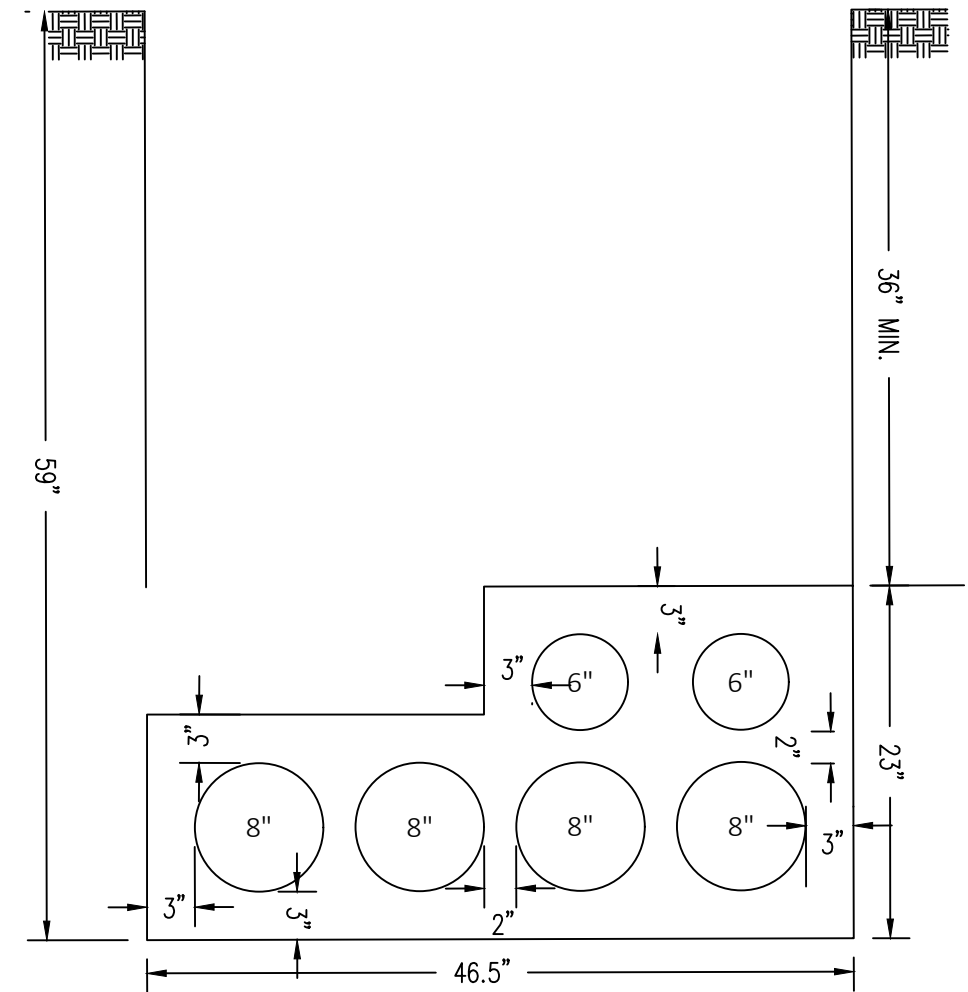
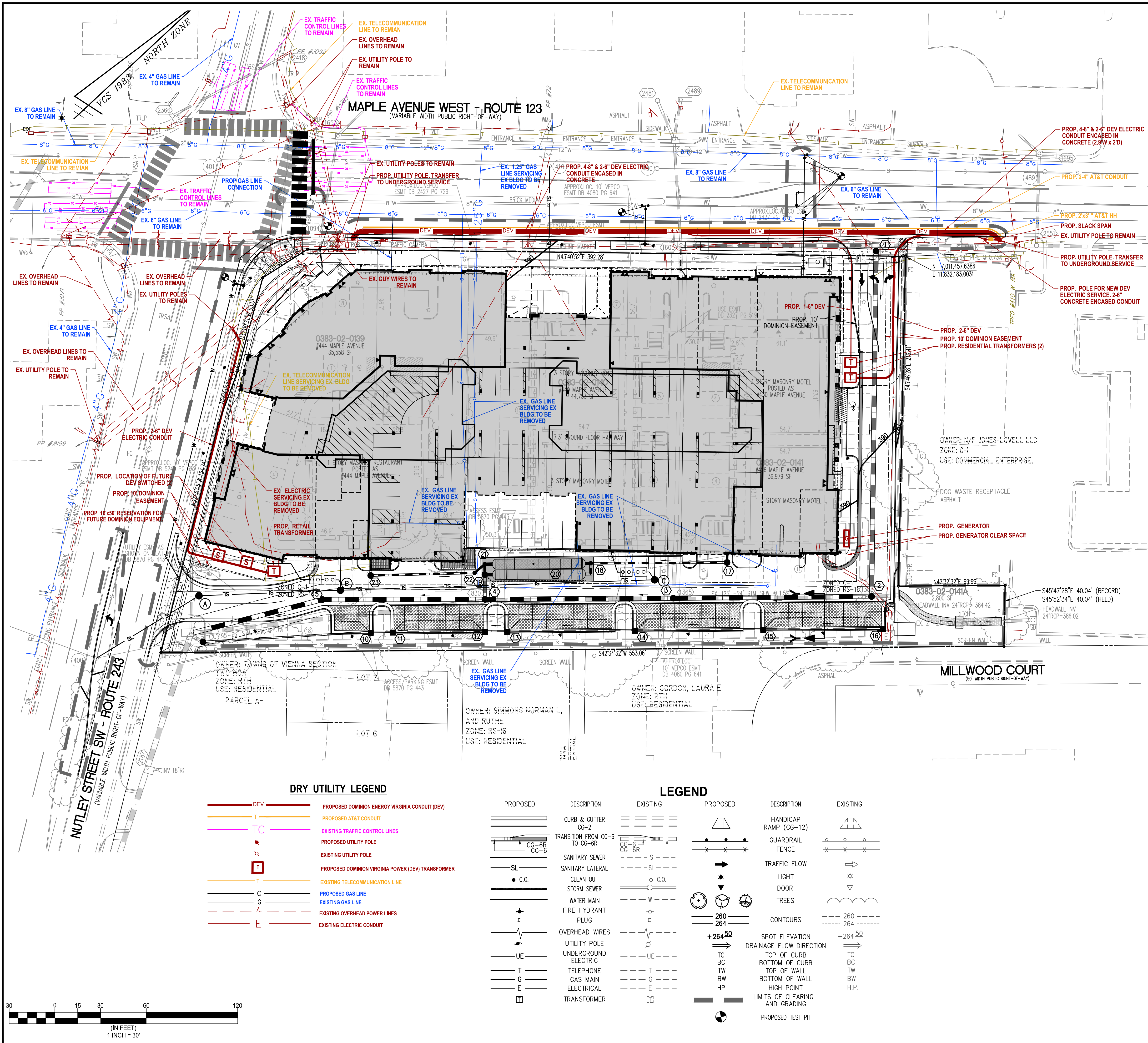
WALTER L. PHILLIPS
 INCORPORATED
 ESTABLISHED 1945
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com



NO.	DESCRIPTION	DATE	REV. BY	APPROVED

444 MAPLE AVENUE WEST
 SITE PLAN
 TOWN OF VIENNA, VIRGINIA

FIRE TRUCK ACCESS PLAN



4W-8" DEV
2W-6" DEV
CONC. ENCASED

DRY UTILITY LEGEND

- DEV PROPOSED DOMINION ENERGY VIRGINIA CONDUIT (DEV)
- T PROPOSED AT&T CONDUIT
- TC EXISTING TRAFFIC CONTROL LINES
- PROPOSED UTILITY POLE
- EXISTING UTILITY POLE
- PROPOSED DOMINION VIRGINIA POWER (DEV) TRANSFORMER
- T EXISTING TELECOMMUNICATION LINE
- G PROPOSED GAS LINE
- C EXISTING GAS LINE
- P EXISTING OVERHEAD POWER LINES
- E EXISTING ELECTRIC CONDUIT

LEGEND

PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
[Symbol]	CURB & GUTTER CG-2	[Symbol]	[Symbol]	HANDICAP RAMP (CG-12)	[Symbol]
[Symbol]	TRANSITION FROM CG-6 TO CG-6R	[Symbol]	[Symbol]	GUARDRAIL	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]	[Symbol]	FENCE	[Symbol]
[Symbol]	SANITARY LATERAL	[Symbol]	[Symbol]	TRAFFIC FLOW	[Symbol]
[Symbol]	CLEAN OUT	[Symbol]	[Symbol]	LIGHT	[Symbol]
[Symbol]	STORM SEWER	[Symbol]	[Symbol]	DOOR	[Symbol]
[Symbol]	WATER MAIN	[Symbol]	[Symbol]	TREES	[Symbol]
[Symbol]	FIRE HYDRANT PLUG	[Symbol]	[Symbol]	CONTOURS	[Symbol]
[Symbol]	OVERHEAD WIRES	[Symbol]	[Symbol]	SPOT ELEVATION	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]	[Symbol]	DRAINAGE FLOW DIRECTION	[Symbol]
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]	[Symbol]	TOP OF CURB	[Symbol]
[Symbol]	TELEPHONE	[Symbol]	[Symbol]	BOTTOM OF CURB	[Symbol]
[Symbol]	GAS MAIN	[Symbol]	[Symbol]	TOP OF WALL	[Symbol]
[Symbol]	ELECTRICAL	[Symbol]	[Symbol]	BOTTOM OF WALL	[Symbol]
[Symbol]	TRANSFORMER	[Symbol]	[Symbol]	HIGH POINT	[Symbol]
[Symbol]		[Symbol]	[Symbol]	LIMITS OF CLEARING AND GRADING	[Symbol]
[Symbol]		[Symbol]	[Symbol]	PROPOSED TEST PIT	[Symbol]

DOMINION DRY UTILITY PLAN REVIEW

-----Original Message-----
 From: "Duncan Cockerle@dominionenergy.com" <Duncan.Cockerle@dominionenergy.com>
 Sent: Monday, February 22, 2021 2:17 pm
 To: "bhg@bucservices.com" <bhg@bucservices.com>; "Jordan T.Hastings@dominionenergy.com" <jordan.t.hastings@dominionenergy.com>
 Subject: RE: FW: 444 Maple, Dominion Signature set
 Buddy,
 We are in concurrence with the plan but as always things are subject to change due to unforeseen field conditions that may be found.
 Thanks,
 Duncan Cockerle
 Coordinator - Electric Distribution Design
 Warrenton and Fairfax Offices
 Dominion Energy

Town of Vienna
Approved
 06/09/2021

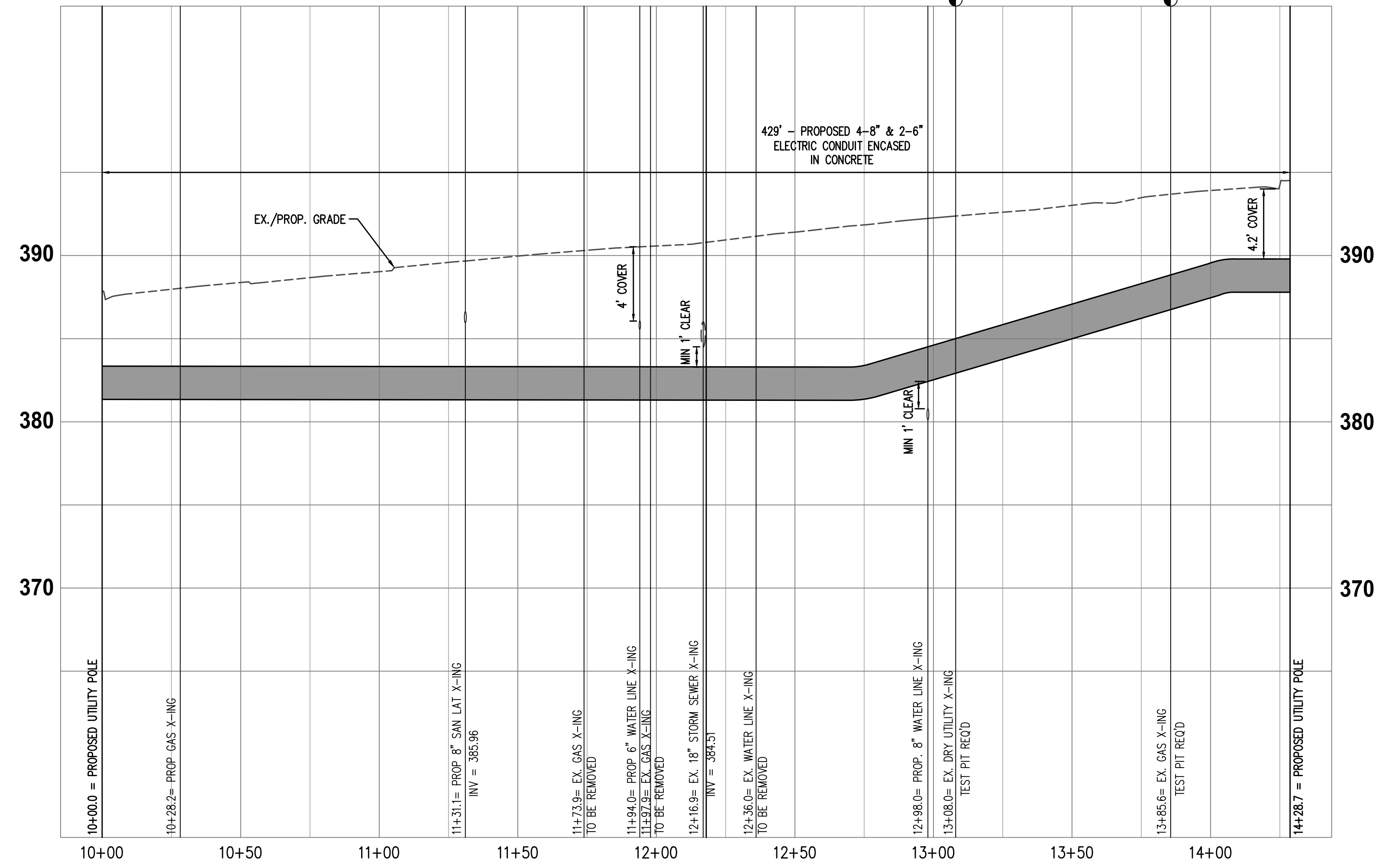
APPROVAL OF THIS CONCEPTUAL DRY UTILITY PLAN SHALL ALLOW FOR THE ISSUANCE OF RIGHT-OF-WAY PERMITS FOR INSTALLATION OF CONDUITS, MANHOLES, HAND HOLES, ETC... WHICH WILL BE CONSTRUCTED FOR THE UTILITY COMPANY'S USE, RIGHT-OF-WAY PERMIT FOR INSTALLATION OF DVP FACILITY SUCH AS POLES, CABLE, ELECTRICAL DEVICES (TRANSFORMER AND SWITCH BOXES) SHALL NOT BE ISSUED BEFORE APPROVAL OF THE FINAL DRY UTILITY PLAN.

WALTER L. PHILLIPS
 Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com
 INCORPORATED ESTABLISHED 1945
 DATE SUBMITTED: 05/07/2020, SUBJOB: 05072020, SUBJOB: 4/19/2021
 SCALE: 1"=30'
 CHECKED: DL
 DRAWN: KW



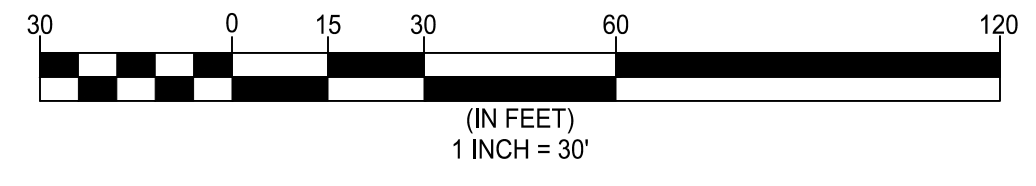
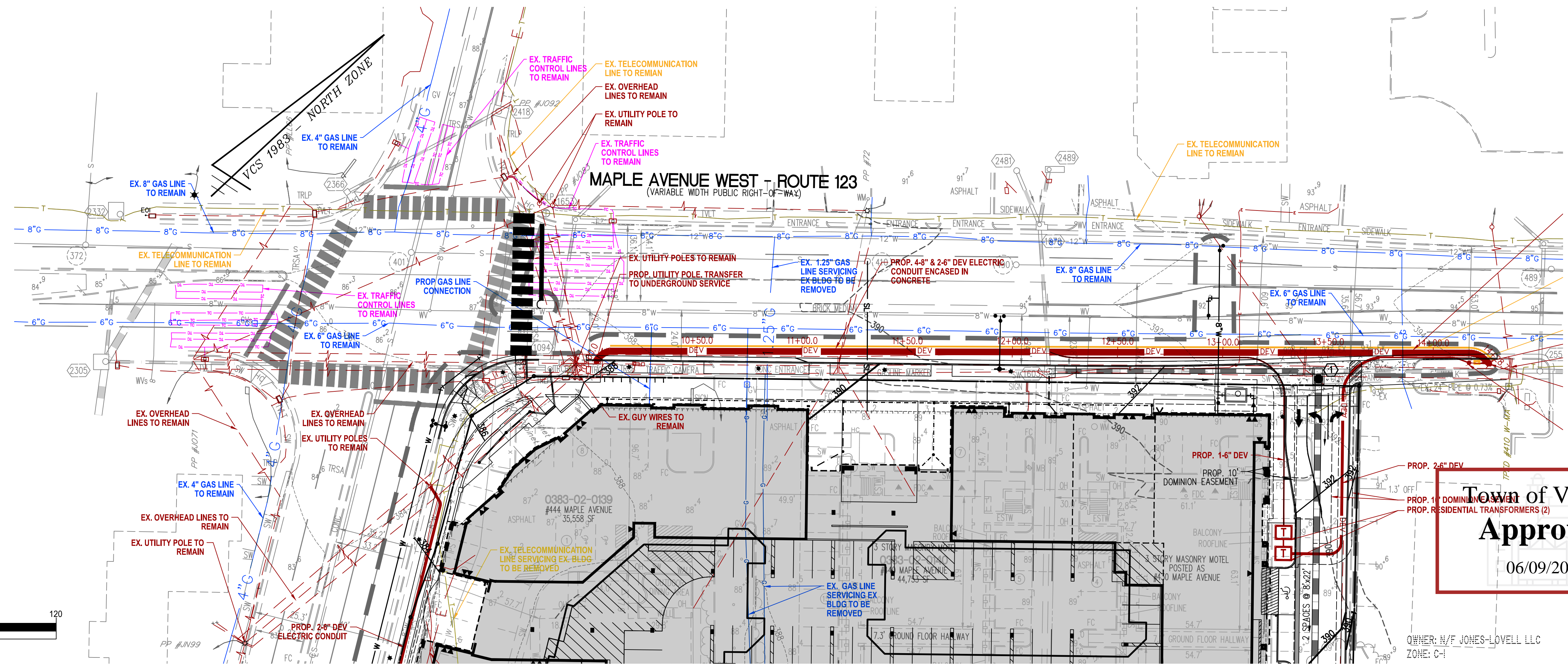
NO.	DESCRIPTION	DATE	REV.	APPROVED BY	DATE

DRY UTILITY PLAN
444 MAPLE AVENUE WEST
SITE PLAN
TOWN OF VIENNA, VIRGINIA
 SHEET: C-1401



PROP. (4)-8" & (2)-6" ELECTRIC CONDUIT ENCASED IN CONCRETE

SCALE: HOR. 1" = 30'
VERT. 1" = 5'



Town of Vienna
Approved
06/09/2021

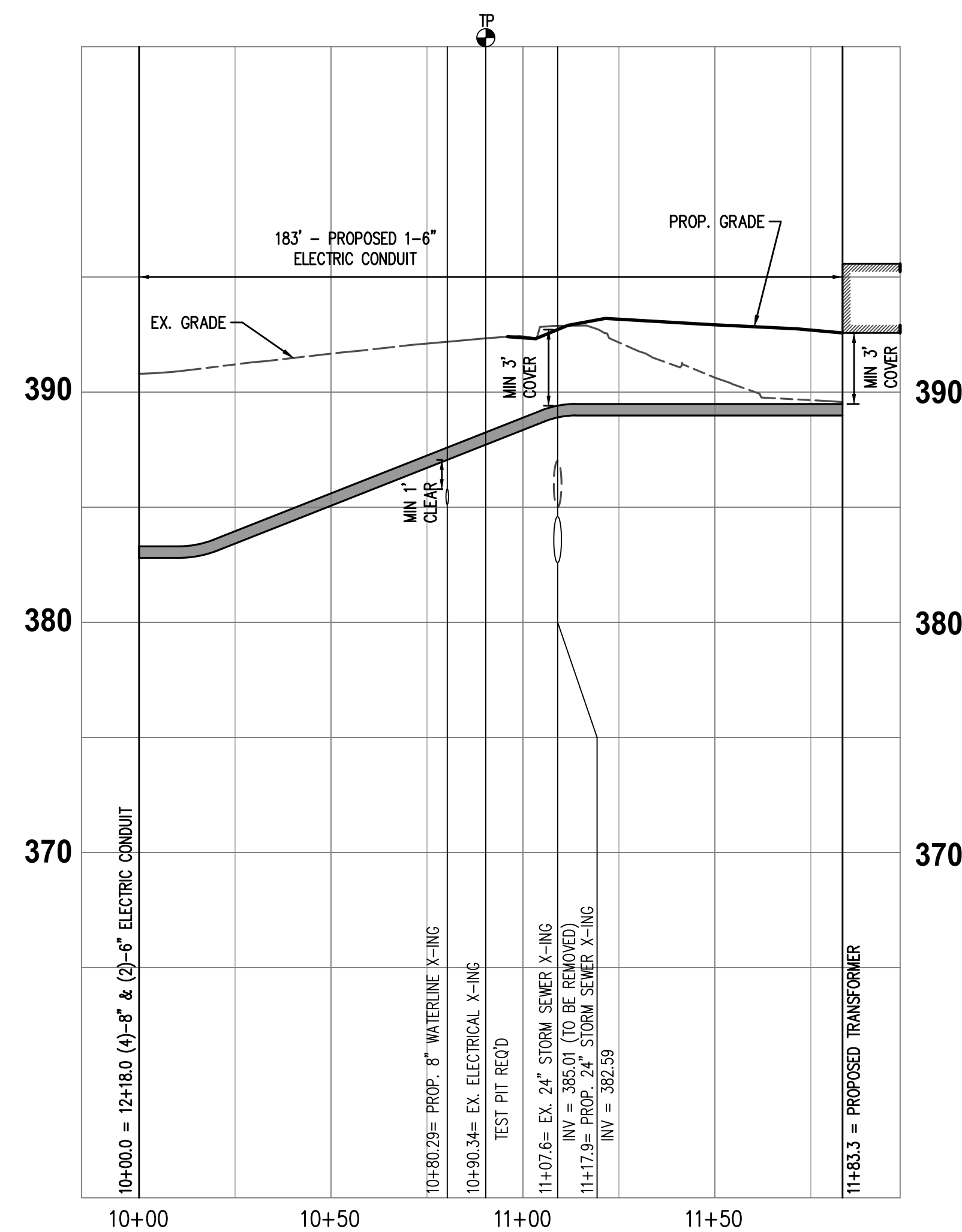
DRY UTILITY PROFILES

444 MAPLE AVENUE WEST
SITE PLAN
TOWN OF VIENNA, VIRGINIA

Engineers • Surveyors • Planners
Landscape Architects • Arborists
WALTER L. PHILLIPS
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207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPHINC.com

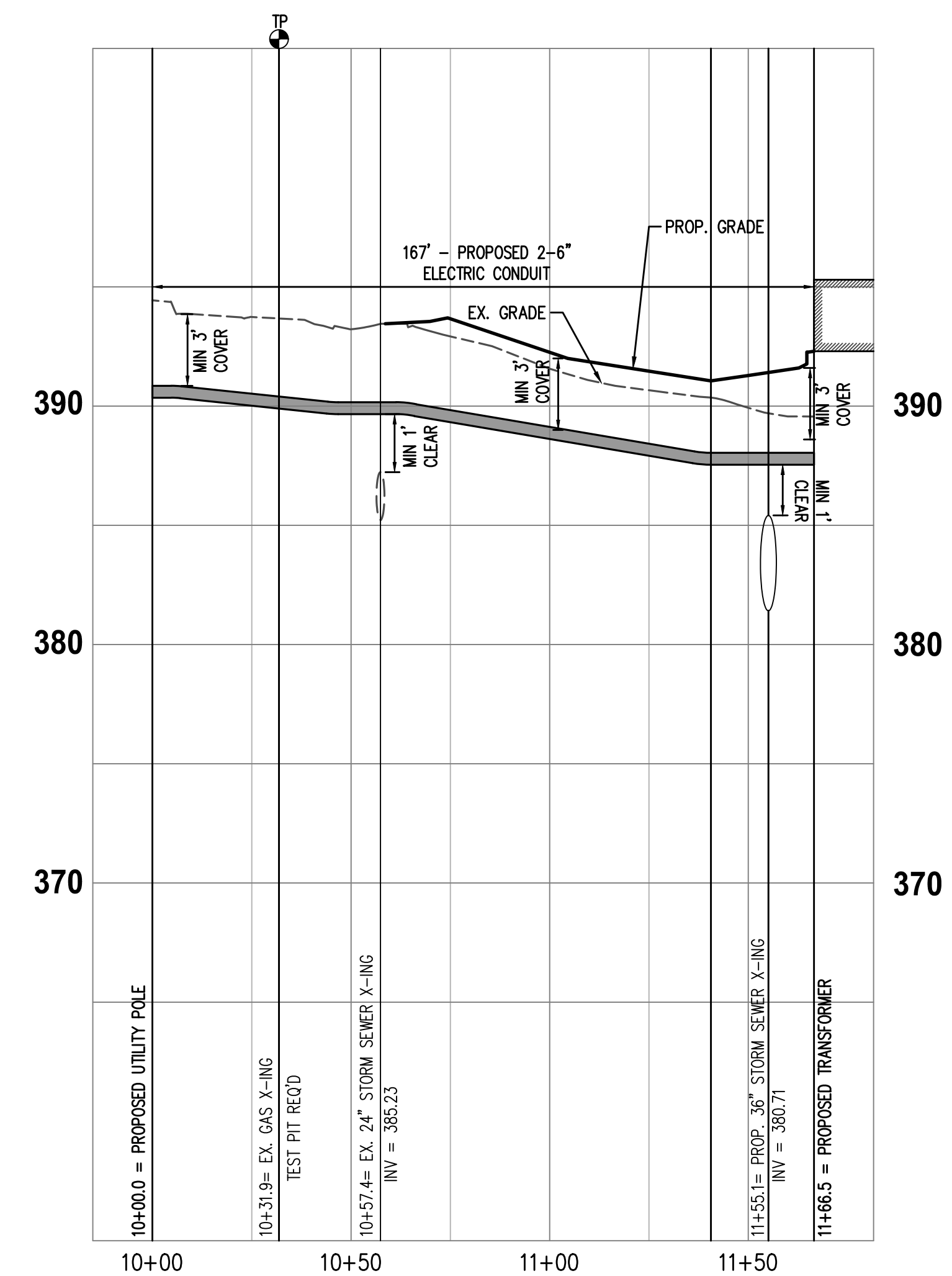
ESTABLISHED 1945
DATE SUBMITTED: 05/25/21
SUBJECT: SUB01: 01/12/2019; SUB02: 05/07/2020; SUB03: 4/19/2021
SCALE: NONE
DRAWN: DL
CHECKED: KW

NO.	DESCRIPTION	DATE	REV.	APPROVED BY



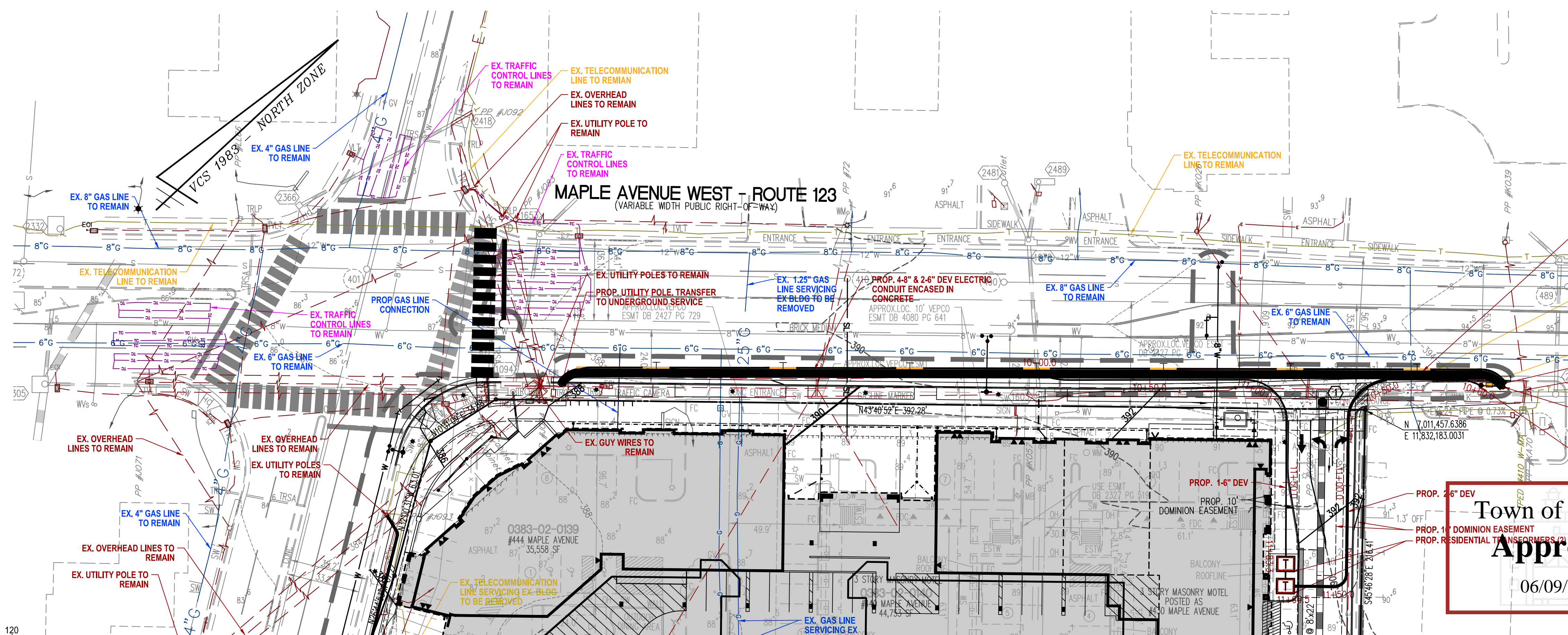
PROP. (1)-6" ELECTRIC CONDUIT

SCALE: HOR. 1" = 30'
VERT. 1" = 5'



PROP. 2-6" ELECTRIC CONDUIT FROM MAPLE AVE UTILITY POLE TO ONSITE TRANSFORMER

SCALE: HOR. 1" = 30'
VERT. 1" = 5'



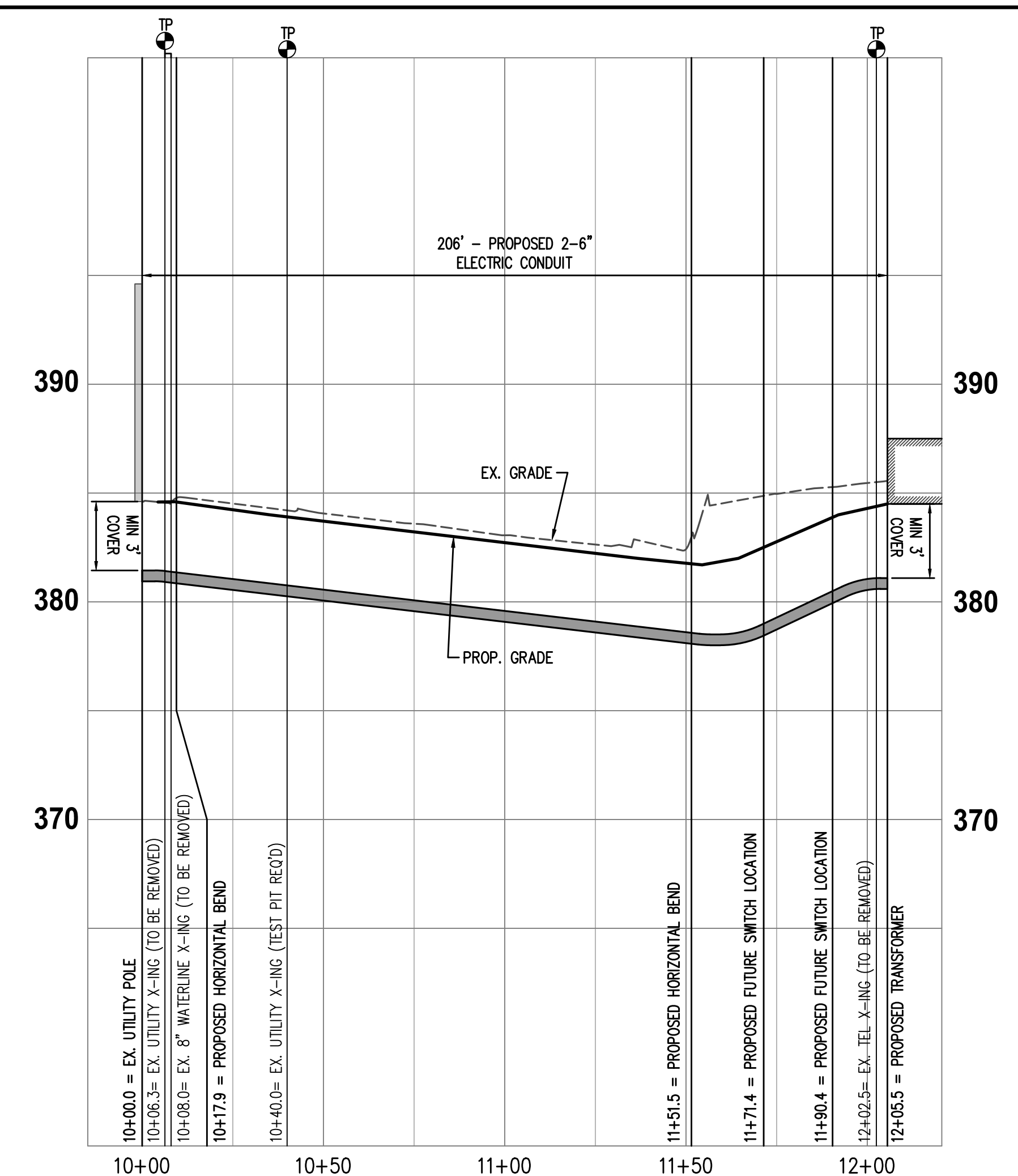
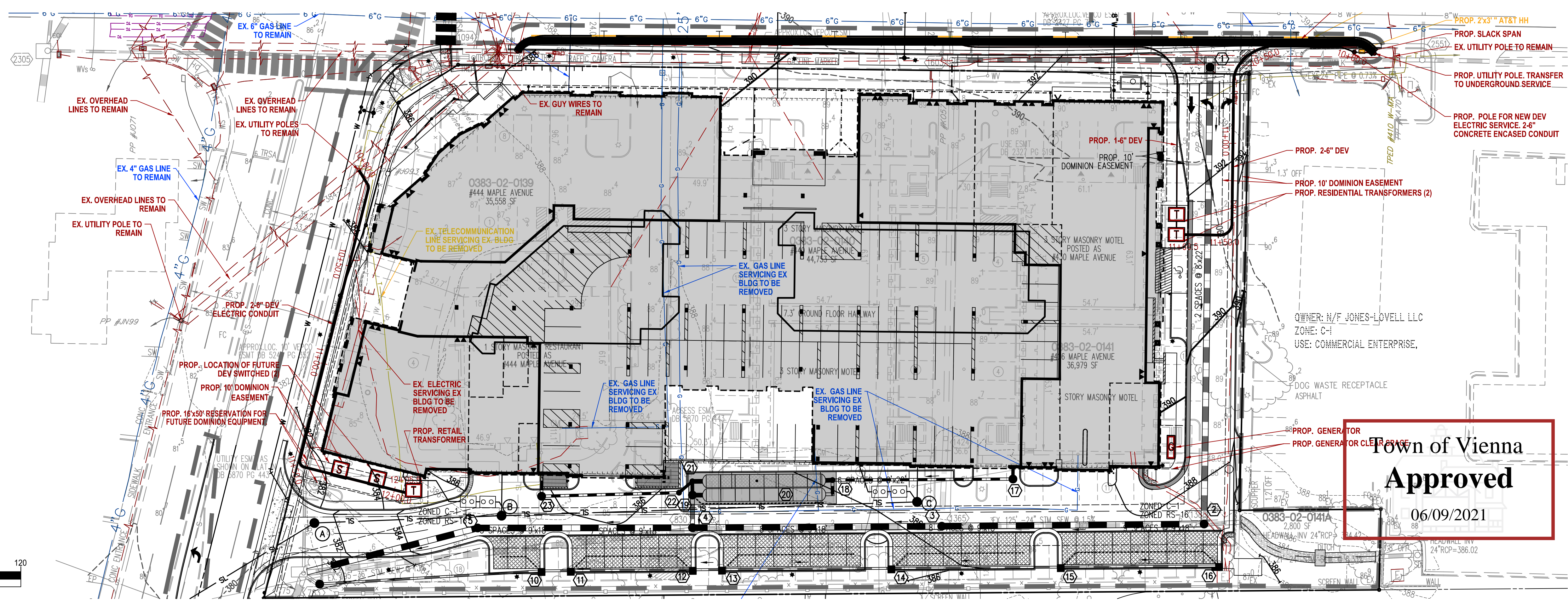
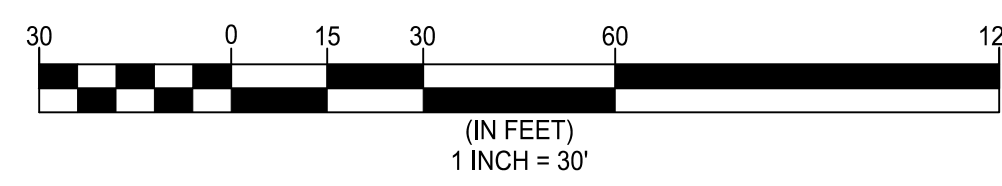
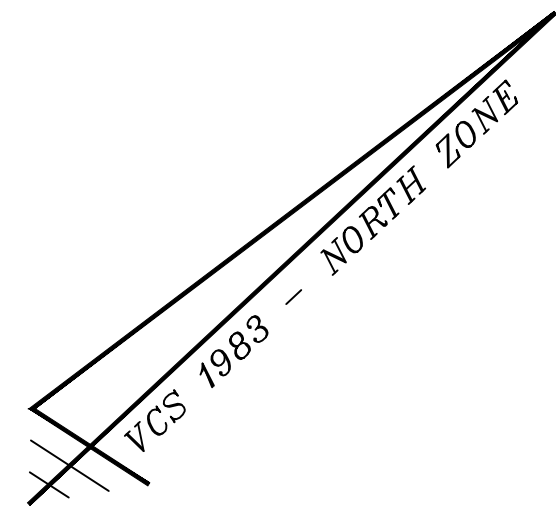
Town of Vienna
Approved
06/09/2021

Engineers • Surveyors • Planners
Landscape Architects • Arborists
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INCORPORATED
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com



NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY

DRY UTILITY PROFILES
444 MAPLE AVENUE WEST
SITE PLAN
TOWN OF VIENNA, VIRGINIA



PROP. 2-6" ELECTRIC CONDUIT FROM NUTLEY UTILITY POLE TO ONSITE TRANSFORMER
 SCALE: HOR. 1" = 30'
 VERT. 1" = 5'

DRY UTILITY PROFILES

444 MAPLE AVENUE WEST
 SITE PLAN
 TOWN OF VIENNA, VIRGINIA

Town of Vienna
Approved
 06/09/2021

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY

Engineers • Surveyors • Planners
 Landscape Architects • Arborists

WALTER L. PHILLIPS
 INCORPORATED
 ESTABLISHED 1945

207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

DATE: SUB01: 01/12/2019; SUB02: 05/07/2020; SUB03: 4/19/2021; SUB04: 05/25/2021
 SCALE: NONE
 DRAWN: DL
 CHECKED: KW

PARKING TABS	
STANDARD	175
COMPACT	16
ACCESSIBLE	5
ACCESSIBLE VAN	1
TOTAL PARKING*	181
*TOTAL EXCLUDES COMPACT SPACES	



Architecture + Planning
 8609 Westwood Center Dr
 Suite 600
 Tysons, VA 22182
 ktgy.com
 703.992.6116

KTGY Project No: #2019-0073

Project Contact:
 Email:

Principal:
 Project Designer:

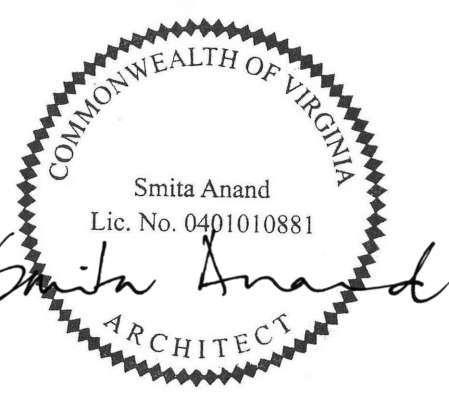
Developer

Hekemian & Co, Inc.
 505 Main St, Suite 400

Hackensack, NJ
 07602E NO. 201.487.1500
 FAX NO. 201.487.7881

444 MAPLE AVE.
 VIENNA, VIRGINIA

VIENNA, VIRGINIA



No.	Date	Description

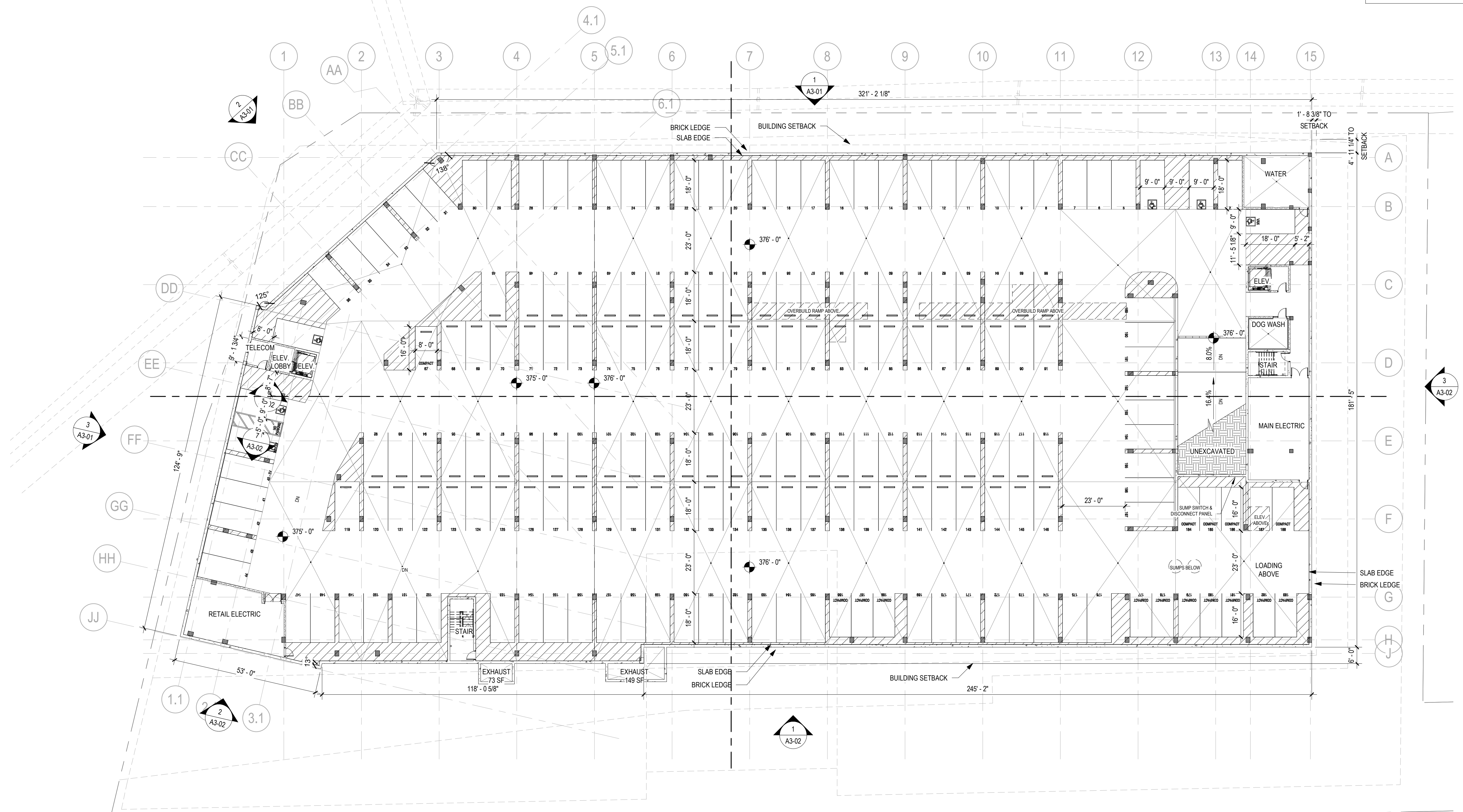
It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

50% PROGRESS CDs

Town of Vienna
Approved
 06/09/2021
BASEMENT FLOOR PLAN

JANUARY 6, 2020

A2-00



BASEMENT FLOOR SCALE: 1" = 20'-0" 1

COPYRIGHT

PARKING TABS	
STANDARD	80
COMPACT	0
ACCESSIBLE	3
ACCESSIBLE VAN	1
TOTAL PARKING	84



Architecture + Planning
 8609 Westwood Center Dr
 Suite 600
 Tysons, VA 22182
 ktgy.com
 703.992.6116

KTGY Project No: #2019-0073

Project Contact:
 Email:

Principal:
 Project Designer:

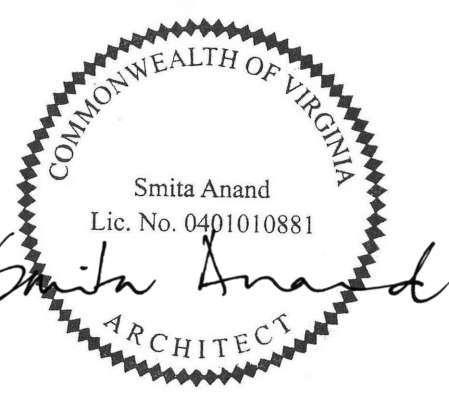
Developer

Hekemian & Co, Inc.
 505 Main St, Suite 400

Hackensack, NJ
 07602E NO. 201.487.1500
 FAX NO. 201.487.7881

444 MAPLE AVE.
 VIENNA, VIRGINIA

VIENNA, VIRGINIA



No.	Date	Description

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor (through its knowledge with the building codes and methods of construction should) responsibly be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

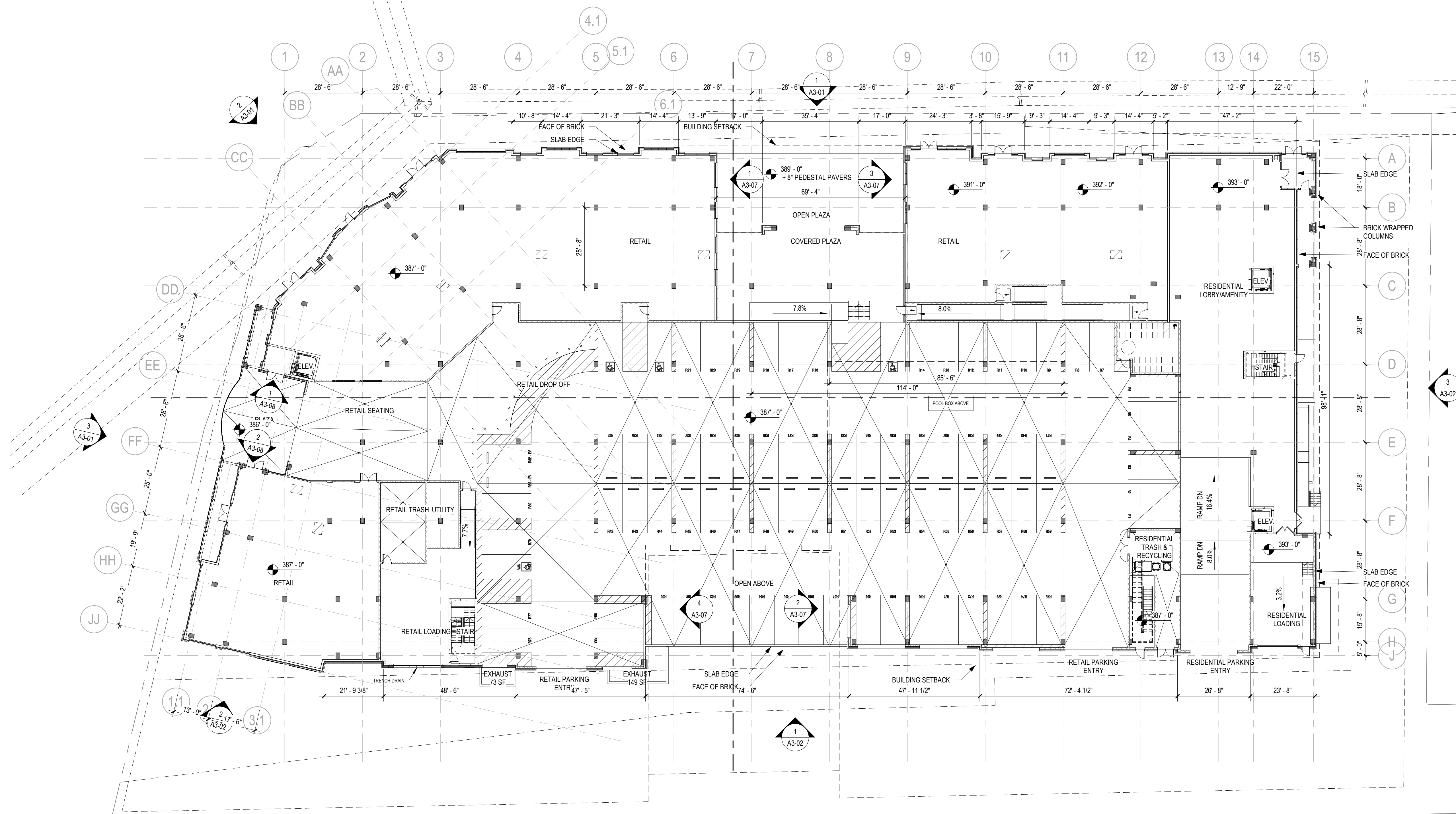
**50% PROGRESS
CDs**

**Town of Vienna
Approved**
 06/09/2021

JANUARY 6, 2020

**FIRST FLOOR
PLAN**

A2-01



FIRST FLOOR SCALE: 1" = 20'-0" 1



Architecture + Planning
 8609 Westwood Center Dr
 Suite 600
 Tysons, VA 22182
 ktgy.com
 703.992.6116

KTGY Project No: #2019-0073

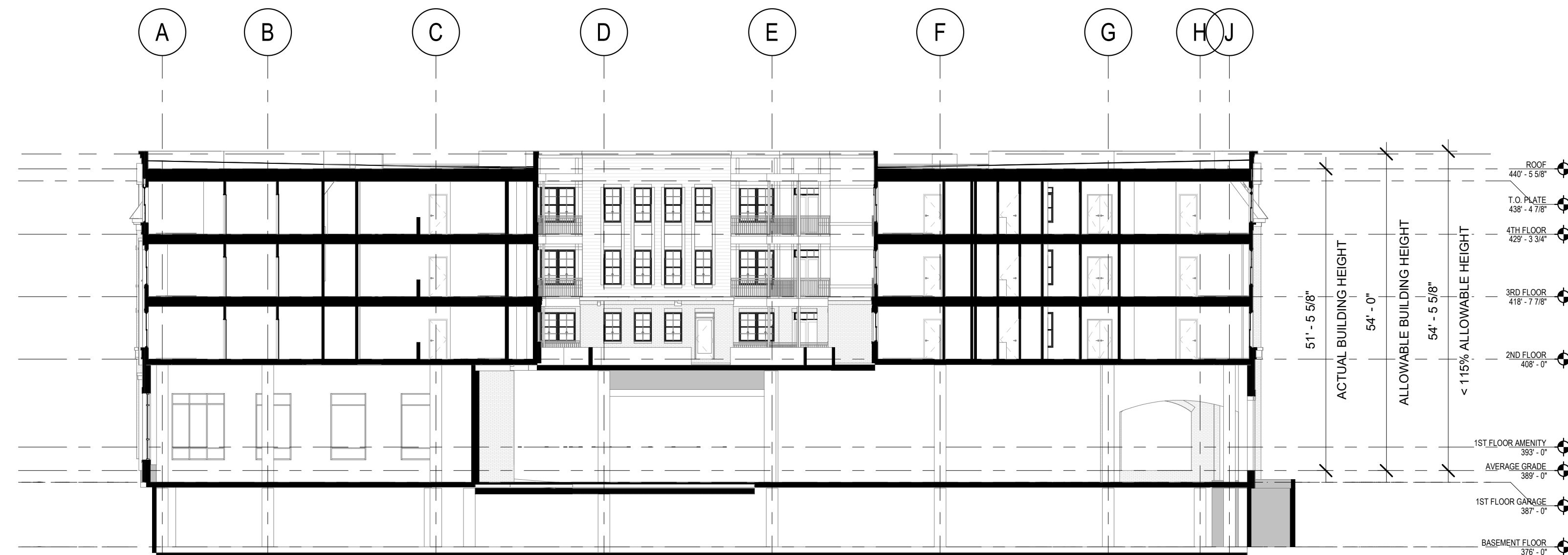
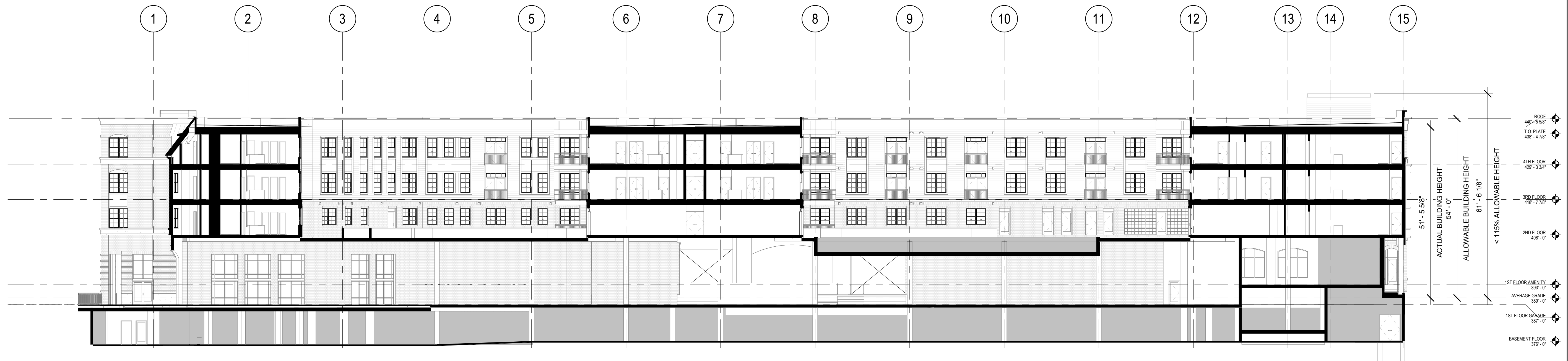
Project Contact:
 Email:

Principal:
 Project Designer:

Developer

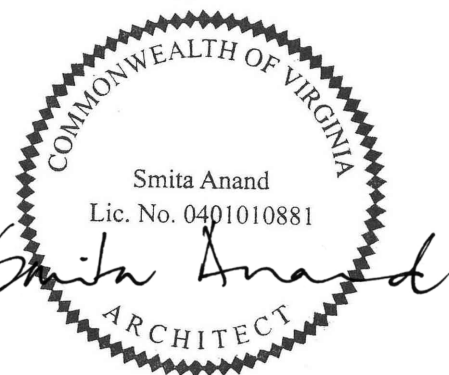
Hekemian & Co, Inc.
 505 Main St, Suite 400

Hackensack, NJ
 07602E NO. 201.487.1500
 FAX NO. 201.487.7881



444 MAPLE AVE.

VIENNA, VIRGINIA



No.	Date	Description

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor, through its knowledge with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

Town of Vienna
Approved
 06/09/2021

MARCH 2, 2020
SECTIONS

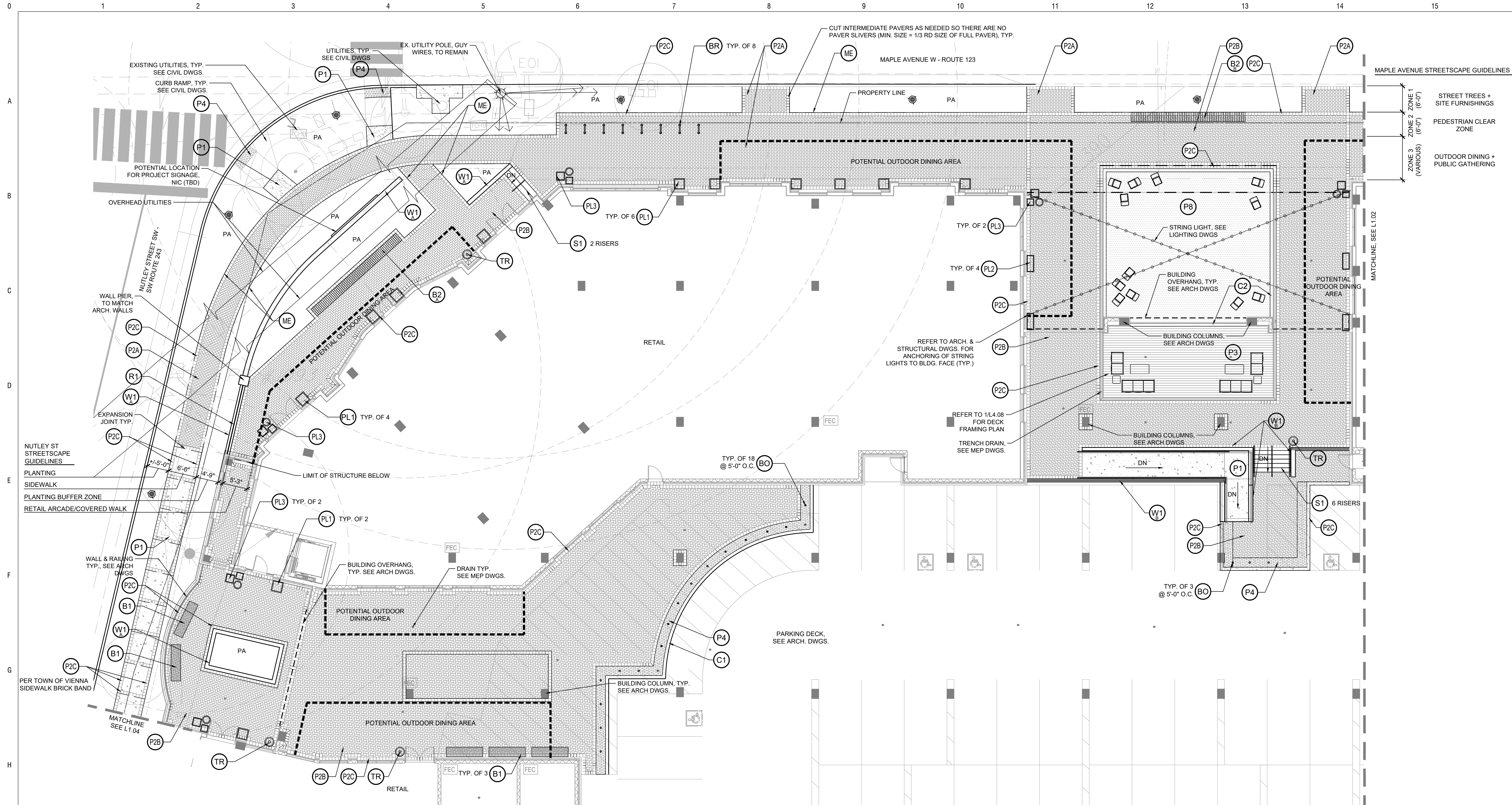
A4-01A

SECTION 1 SCALE: 1/16" = 1'-0" 1

COPYRIGHT ©

444 Maple

Town of Vienna, Virginia



1 MATERIALS PLAN

1"=10'-0"

HARDSCAPE KEY

PAVING

- P1 (1/4x12) C.I.P. CONCRETE PAVING
- P2A (3/4x12) BRICK PAVING, RUNNING BOND
- P2B (3/4x12) BRICK PAVING, HERRINGBONE
- P2C (3/4x12) 8" BRICK PAVER BAND
- P3 (6/4x12) IPE WOOD DECK
- P4 (5/4x12) DETECTABLE WARNING CONCRETE DOME PAVERS
- P5 (4/4x12) PORCELAIN PAVERS
- P6 POOL COPING
- P8 (7/4x12) ARTIFICIAL TURF

- P9 RIVER ROCKS @ BLDG. EDGE IN PLANTERS
- P10 RIVER ROCKS @ SWALE (SEE CIVIL DWGS.)
- P11 (4/4x12) PORCELAIN PAVERS
- P12 CRUSHED GRANITE
- WALLS/CURBS/FENCES
- C1 C.I.P. CONCRETE FLUSH CURB
- C2 PRECAST CONCRETE FLUSH CURB/BAND
- F1 POOL FENCE, METAL
- F2 POOL FENCE, GLASS

- F3 POOL FENCE, GLASS, WALL MOUNTED
- F4 FENCE, METAL
- FG FENCE GATE, METAL
- R1 ALUMINUM RAILING
- S1 C.I.P. CONCRETE STAIRS WITH STAINLESS STEEL HANDRAIL
- W1 BRICK RETAINING WALL, DOUBLE SIDED (A - AT GRADE, B - ON STRUCTURE)
- SITE AMENITIES
- B1 BENCH
- B2 BENCH, PLINTH

- B3 BENCH, WALL MOUNTED
- BI PREFABRICATED BRIDGE OVER SWALE
- BO VEHICULAR BOLLARD @ 5'-0" O.C.
- BR BIKE RACK
- DF DRINKING WATER FOUNTAIN
- FP FIRE PIT
- ME METAL EDGE RESTRAINT @ PAVERS
- OK OUTDOOR KITCHEN

- TR LITTER/RECYCLE RECEPTACLE
- PL1 PLANTER, TYPE 1
- PL2 PLANTER, TYPE 2
- PL3 PLANTER GROUP, TYPE 3
- PS PET STATION
- SLP STRING LIGHT POST
- PA PLANTING AREA

- PROPERTY LINE
- LIGHT POLE (SEE LIGHTING AND ELECTRICAL DWGS.)
- POTENTIAL OUTDOOR DINING AREA

NOTES:

- SEE CIVIL PLANS FOR EXTENTS OF NEW AND EXISTING WORK.
- SEE ELECTRICAL DRAWINGS FOR ALL LIGHTING CONDUITS, MOUNTING DETAILS, ETC.
- COMPLY WITH ALL LOCAL AND CITY STANDARDS. NOTIFY ARCHITECT IMMEDIATELY.
- CUT PAVERS AROUND UTILITIES AS NEEDED.
- REFER TO LIGHTING DWGS. FOR LIGHTING SPECS, DETAILS, LAYOUT, PHOTOMETRIC, ETC.
- ALL SITE WALLS OVER 3'-0" TALL TO BE DESIGNED, DOCUMENTED BY PROFESSIONAL ENGINEER.
- ALL WALLS OVER STRUCTURE TO BE DOCUMENTED BY ARCH. & STRUCTURAL ENGINEER.
- EXPANSION JOINTS @ 20' O.C. MAX UNLESS NOTED OTHERWISE.
- ENSURE ALL FOOTINGS ARE CLEAR FROM UNDERGROUND UTILITIES. NOTIFY ARCH. OF ANY CONFLICT IMMEDIATELY.
- FF&E SHOWN FOR DESIGN INTENT ONLY.

Town of Vienna
Approved
 06/09/2021

Owner
 Heikman & Co., Inc.
 505 Main Street, P.O. Box 667
 Hackensack, NJ, 07602
 1.201.487.1500

Architect
 KTG
 8609 Westwood Center Dr #600
 Tysons, VA 22182
 1.703.245.1090

Civil Engineer
 Walter L. Phillips
 207 PARK AVENUE
 Falls Church, VA 22046
 1.703.532.6163

ISSUED FOR	DATE
1 Preliminary Application for MAC Zone Designation	12/06/17
2 Preliminary Application for MAC Zone Designation	02/15/18
3 Preliminary Application for MAC Zone Designation	04/11/18
4 Preliminary Application for MAC Zone Designation	04/11/18
5 Preliminary Application for MAC Zone Designation	06/25/18
6 Work Session	10/04/18
7 Preliminary Application for MAC Zone Designation	10/29/18
8 Preliminary Application for MAC Zone Designation	04/29/20

PROJECT NO. 17041 SCALE: As Shown

DRAWN BY: BB,RJ,BH REVIEWED BY: MR

444 Maple
 Town of Vienna, Virginia

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PROJECT NO. 17041 SCALE: As Shown

DRAWN BY: BB,RJ, BH REVIEWED BY: MR

LS-1.02
 MATERIALS PLAN

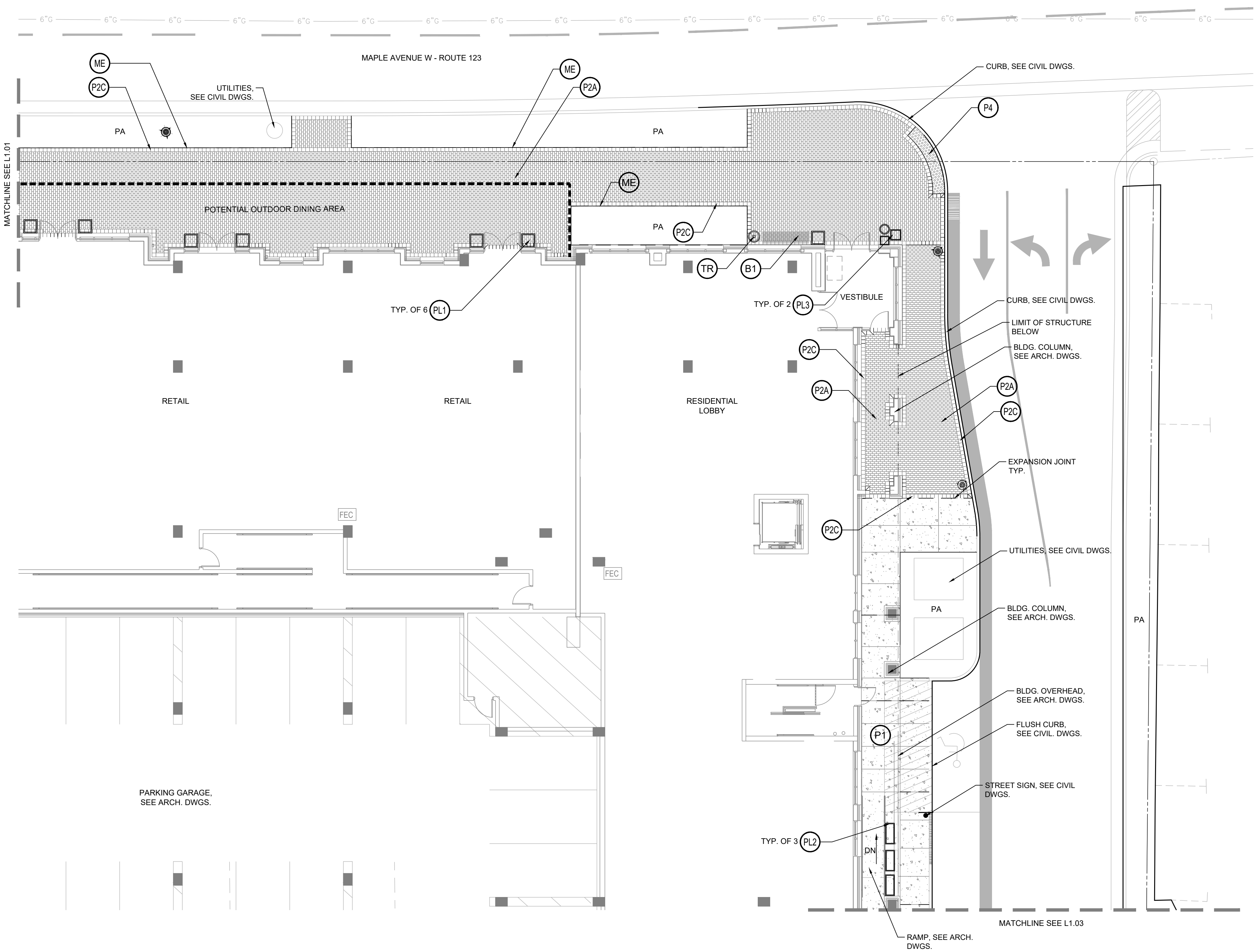
HARDSCAPE KEY

PAVING

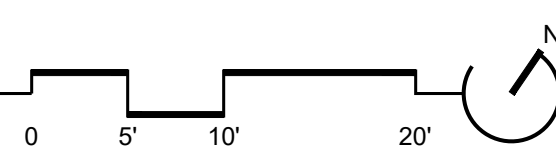
- P1 (1/4-01) C.I.P. CONCRETE PAVING
 - P2A (3/4-01) BRICK PAVING, RUNNING BOND
 - P2B (3/4-01) BRICK PAVING, HERRINGBONE
 - P2C (3/4-01) 8" BRICK PAVER BAND
 - P3 (6/4-01) IPE WOOD DECK
 - P4 (5/4-01) DETECTABLE WARNING CONCRETE DOME PAVERS
 - P5 (4/4-01) PORCELAIN PAVERS
 - P6 POOL COPING
 - P8 (7/4-01) ARTIFICIAL TURF
 - P9 RIVER ROCKS @ BLDG. EDGE IN PLANTERS
 - P10 RIVER ROCKS @ SWALE (SEE CIVIL DWGS.)
 - P11 (4/4-01) PORCELAIN PAVERS
 - P12 CRUSHED GRANITE
- WALLS/ CURBS/ FENCES**
- C1 C.I.P. CONCRETE FLUSH CURB
 - C2 PRECAST CONCRETE FLUSH CURB/ BAND
 - F1 POOL FENCE, METAL
 - F2 POOL FENCE, GLASS
 - F3 POOL FENCE, GLASS, WALL MOUNTED
 - F4 FENCE, METAL
 - FG FENCE GATE, METAL
 - R1 ALUMINUM RAILING
 - S1 C.I.P. CONCRETE STAIRS WITH STAINLESS STEEL HANDRAIL
 - W1 BRICK RETAINING WALL, DOUBLE SIDED (A - AT GRADE, B - ON STRUCTURE)

SITE AMENITIES

- B1 BENCH
 - B2 BENCH, PLINTH
 - B3 BENCH, WALL MOUNTED
 - BI PREFABRICATED BRIDGE OVER SWALE
 - BO VEHICULAR BOLLARD @ 5'-0" O.C.
 - BR BIKE RACK
 - DF DRINKING WATER FOUNTAIN
 - FP FIRE PIT
 - ME METAL EDGE RESTRAINT @ PAVERS
 - OK OUTDOOR KITCHEN
 - TR LITTER/RECYCLE RECEPTACLE
 - PL1 PLANTER, TYPE 1
 - PL2 PLANTER, TYPE 2
 - PL3 PLANTER GROUP, TYPE 3
 - PS PET STATION
 - SLP STRING LIGHT POST
- PA PLANTING AREA
- PROPERTY LINE
- ⊙ LIGHT POLE (SEE LIGHTING AND ELECTRICAL DWGS.)
- POTENTIAL OUTDOOR DINNING AREA



1 MATERIALS PLAN
 1"=10'-0"



NOTES:

- SEE CIVIL PLANS FOR EXTENTS OF NEW AND EXISTING UTILITIES, CURBS, RAMP, ADA ACCESS, GUTTERS, PAVEMENT MARKINGS, STREET SIGNAGE, ETC.
- SEE ELECTRICAL DWGS. FOR ALL ELECTRICAL CONDUITS, MOUNTING DETAILS, ETC.
- COMPLY WITH ALL LOCAL AND CITY STANDARDS. NOTIFY ARCHITECT IMMEDIATELY FOR ALL CHANGES IMMEDIATELY.
- CUT PAVERS AROUND UTILITIES AS NEEDED.
- REFER TO LIGHTING DWGS. FOR LIGHTING SPECS, DETAILS, LAYOUT, AND DIMENSIONS.
- ALL SITE WALLS OVER 3'-0" TALL TO BE DESIGNED, DOCUMENTED BY ARCHITECT/STRUCTURAL ENGINEER.
- EXPANSION JOINTS @ 20' O.C. MAX UNLESS NOTED OTHERWISE.
- FF&E SHOWN FOR DESIGN INTENT ONLY.

Town of Vienna
Approved
 06/09/2020

Owner
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Civil Engineer
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SEAL

ISSUED FOR	DATE
1 50% DD	10/08/19
2 DESIGN DEVELOPMENT	11/22/19
3 50% CD	01/06/20
PROGRESS SET	03/05/20
PERMIT SET	05/08/20

PROJECT NO. 17041 SCALE: As Shown

DRAWN BY: BB, RJ, BH REVIEWED BY: MR

LS-1.03
 MATERIALS PLAN

HARDSCAPE KEY

PAVING

- P1** (1/4.0) C.I.P. CONCRETE PAVING
- P2A** (3/4.0) BRICK PAVING, RUNNING BOND
- P2B** (3/4.0) BRICK PAVING, HERRINGBONE
- P2C** (3/4.0) 8" BRICK PAVER BAND
- P3** (6/4.0) IPE WOOD DECK
- P4** (5/4.0) DETECTABLE WARNING CONCRETE DOME PAVERS
- P5** (4/4.0) PORCELAIN PAVERS
- P6** POOL COPING
- P8** (7/4.0) ARTIFICIAL TURF
- P9** RIVER ROCKS @ BLDG. EDGE IN PLANTERS
- P10** RIVER ROCKS @ SWALE(SEE CIVIL DWGS.)
- P11** (4/4.0) PORCELAIN PAVERS
- P12** (4/4.0) CRUSHED GRANITE

- C1** C.I.P. CONCRETE FLUSH CURB
- C2** PRECAST CONCRETE FLUSH CURB/ BAND
- F1** POOL FENCE, METAL
- F2** POOL FENCE, GLASS
- F3** POOL FENCE, GLASS, WALL MOUNTED
- F4** FENCE, METAL
- FG** FENCE GATE, METAL
- R1** ALUMINUM RAILING
- S1** C.I.P. CONCRETE STAIRS WITH STAINLESS STEEL HANDRAIL
- W1** BRICK RETAINING WALL, DOUBLE SIDED (A - AT GRADE, B - ON STRUCTURE)

SITE AMENITIES

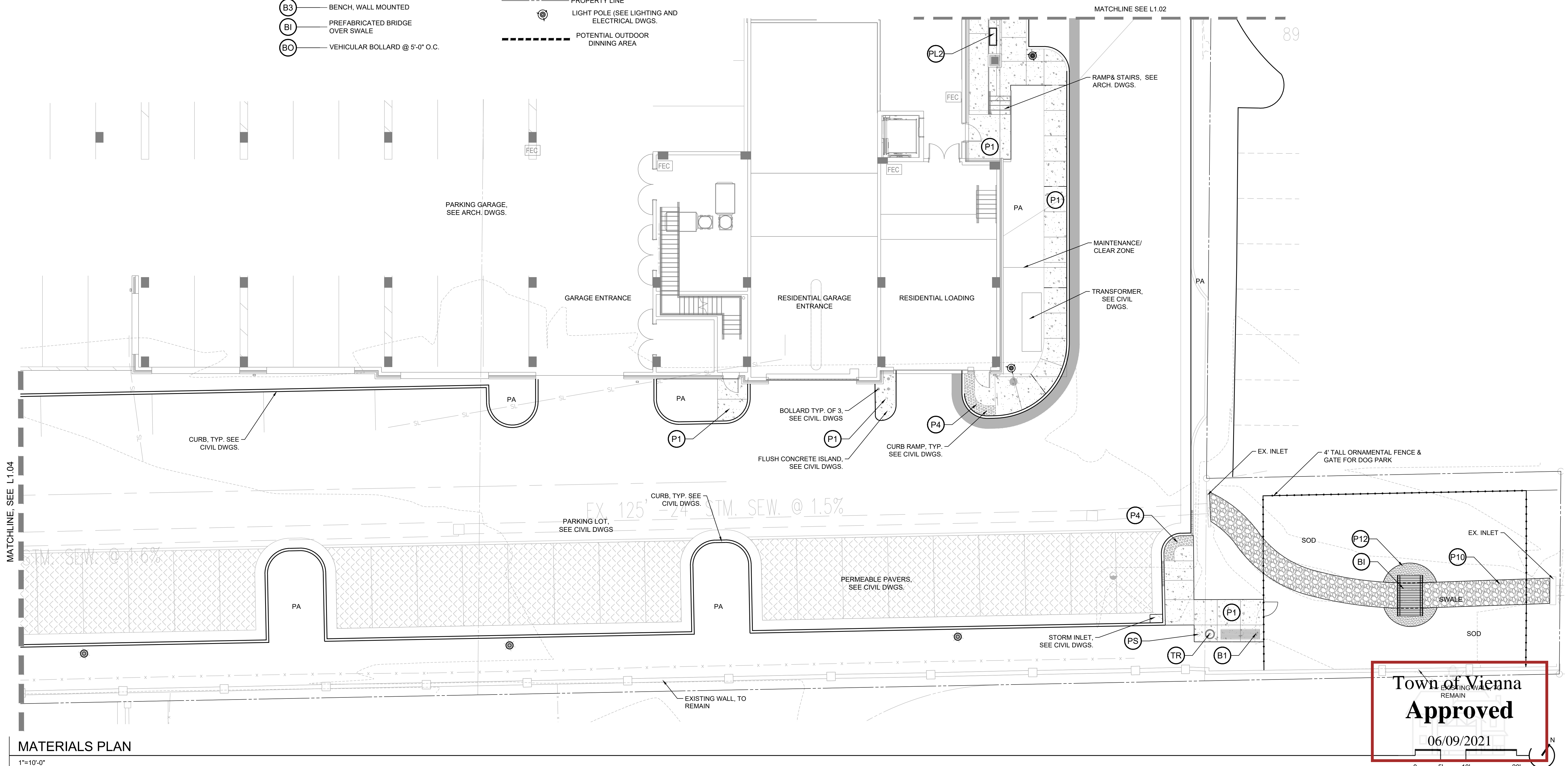
- B1** BENCH
- B2** BENCH, PLINTH
- B3** BENCH, WALL MOUNTED
- BI** PREFABRICATED BRIDGE OVER SWALE
- BO** VEHICULAR BOLLARD @ 5'-0" O.C.

- BR** BIKE RACK
- DF** DRINKING WATER FOUNTAIN
- FP** FIRE PIT
- ME** METAL EDGE RESTRAINT @ PAVERS
- OK** OUTDOOR KITCHEN
- TR** LITTER/RECYCLE RECEPTACLE
- PL1** PLANTER, TYPE 1
- PL2** PLANTER, TYPE 2
- PL3** PLANTER GROUP, TYPE 3
- PS** PET STATION
- SLP** STRING LIGHT POST

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- PROPERTY LINE
- ⊙ LIGHT POLE (SEE LIGHTING AND ELECTRICAL DWGS.)
- - - - - POTENTIAL OUTDOOR DINNING AREA

NOTES:

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- FF&E SHOWN FOR DESIGN INTENT ONLY



1 MATERIALS PLAN
 1"=10'-0"

Town of Vienna
 Approved
 06/09/2021

444 Maple

Town of Vienna, Virginia

Owner
 Heikman & Co., Inc.
 505 Main Street, P.O. Box 667
 Hackensack, NJ, 07602
 1.201.487.1500

Architect
 KTG
 8609 Westwood Center Dr #600
 Tysons, VA 22182
 1.703.245.1090

Civil Engineer
 Walter L. Phillips
 207 PARK AVENUE
 Falls Church, VA 22046
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SEAL

ISSUED FOR	DATE
1 50% DD	10/08/19
2 DESIGN DEVELOPMENT	11/22/19
3 50% CD	01/08/20
PROGRESS SET	03/05/20
PERMIT SET	05/08/20

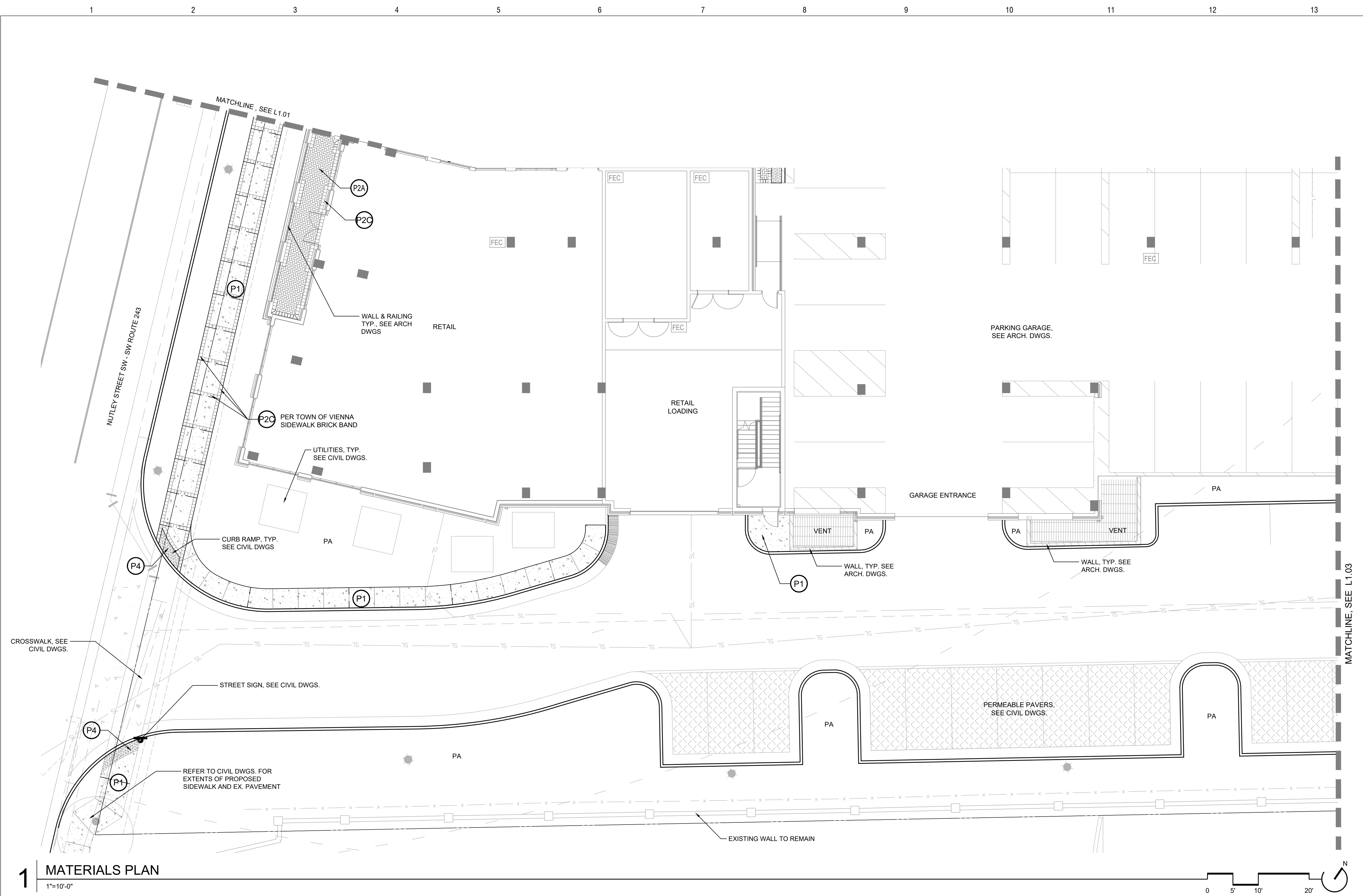
PROJECT NO. 17041 SCALE: As Shown

DRAWN BY: BB, RJ, BH REVIEWED BY: MR

LS-1.04

MATERIALS PLAN

- ### HARDSCAPE KEY
- PAVING**
- P1 C.I.P. CONCRETE PAVING
 - P2A BRICK PAVING, RUNNING BOND
 - P2B BRICK PAVING, HERRINGBONE
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 - P4 DETECTABLE WARNING CONCRETE DOME PAVERS
 - P5 PORCELAIN PAVERS
 - P6 POOL COPING
 - P8 ARTIFICIAL TURF
 - P9 RIVER ROCKS @ BLDG. EDGE IN PLANTERS
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 - PS PET STATION
 - SLP STRING LIGHT POST
 - PA PLANTING AREA
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 - - -
 -
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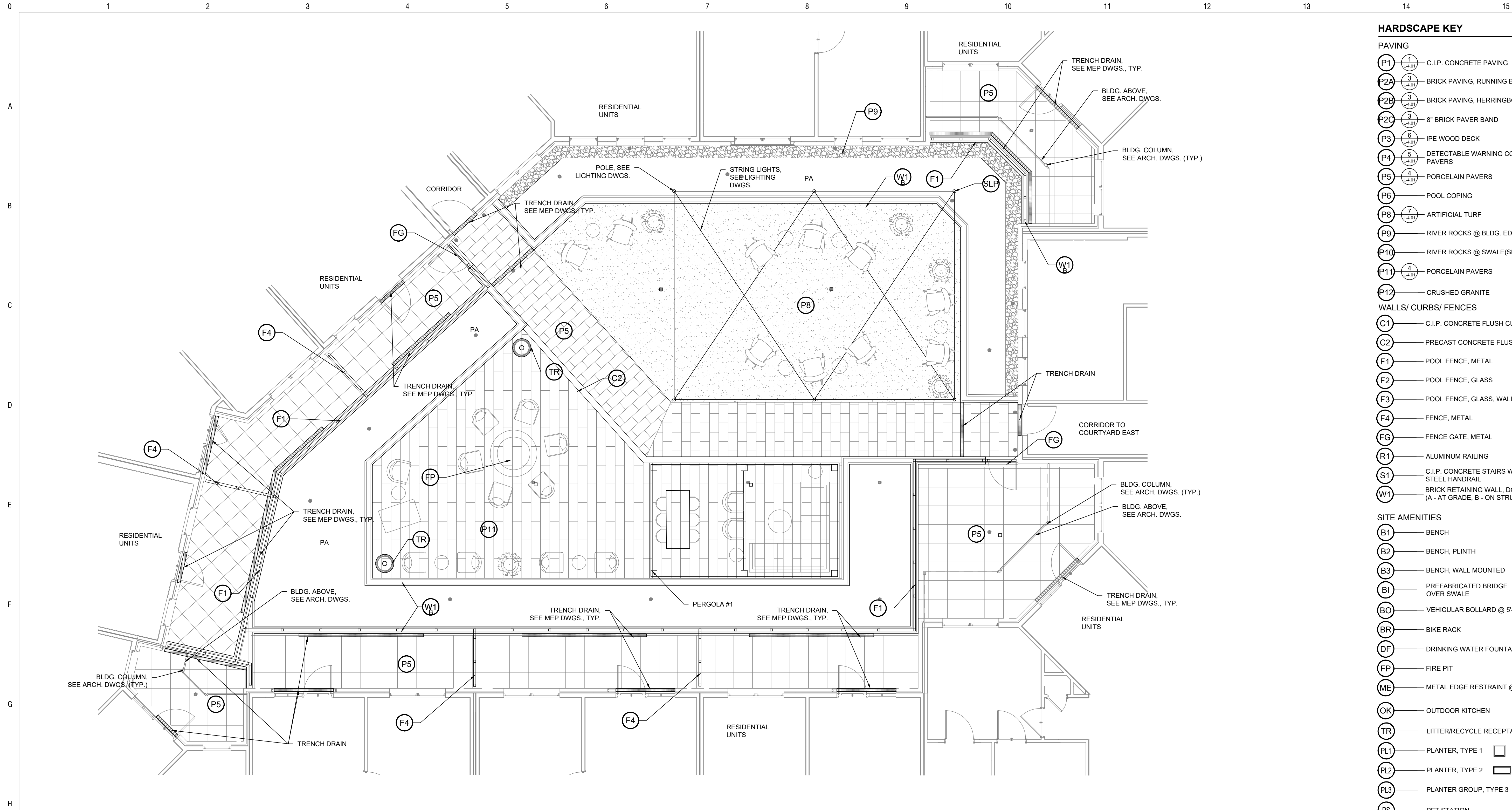


1 MATERIALS PLAN
 1"=10'-0"

NOTES:

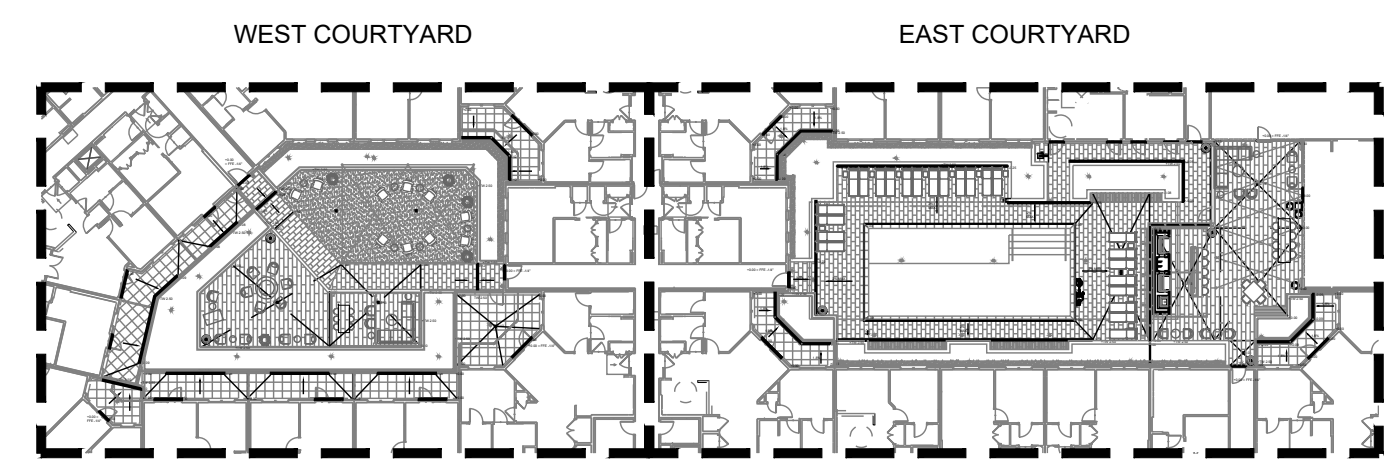
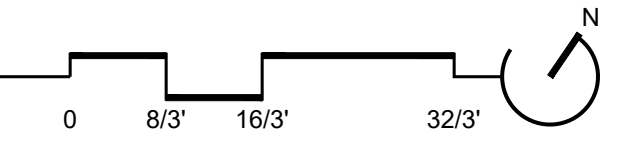
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2. SEE ELECTRICAL DRAWINGS FOR ALL LIGHTING CONDUITS, MOVING LIGHTS, SIGNAGE ETC.
3. COMPLY WITH ALL LOCAL AND CITY STANDARDS. NOTIFY ARCHITECT IMMEDIATELY.
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7. EXPANSION JOINTS @ 20' O.C. MAX UNLESS NOTED OTHERWISE.
8. FF&E SHOWN FOR DESIGN INTENT ONLY.

Town of Vienna
Approved
 06/09/2021



- HARDSCAPE KEY**
- PAVING**
- P1 (1) C.I.P. CONCRETE PAVING
 - P2A (2) BRICK PAVING, RUNNING BOND
 - P2B (3) BRICK PAVING, HERRINGBONE
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- PROPERTY LINE
- LIGHT POLE (SEE LIGHTING AND ELECTRICAL DWGS.)
- DRAIN - SEE MEP DWGS., TYP.**
- AREA DRAIN
 - TRENCH DRAIN

1 MATERIALS PLAN - COURTYARD WEST
 3/16"=1'-0"



KEY PLAN
 NTS

NOTES

1. SEE ELECTRICAL DRAWINGS FOR ALL LIGHTING CONDUITS, MOUNTING DETAILS, ETC.
2. COMPLY WITH ALL LOCAL ORDINANCES. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IMMEDIATELY.
3. REFER TO LIGHTING DWGS FOR LIGHTING SPECS, DETAILS, LAYOUT, PHOTO MOUNTING.
4. ALL WALLS ON STRUCTURE TO BE DESIGNED AND DOCUMENTED BY ARCHITECT/STRUCTURAL ENGINEER.
5. REFER TO MEP DWGS. FOR ALL DRAINAGE, WATER CALCULATIONS ETC.
6. FF&E SHOWN REFER TO INTERIOR DWGS.

Town of Vienna
Approved
 06/09/2021

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PROJECT NO. 17041 SCALE: As Shown

DRAWN BY: BB, RJ, BH REVIEWED BY: MR

LS-1.05
 LEVEL 2 WEST
 MATERIALS PLAN