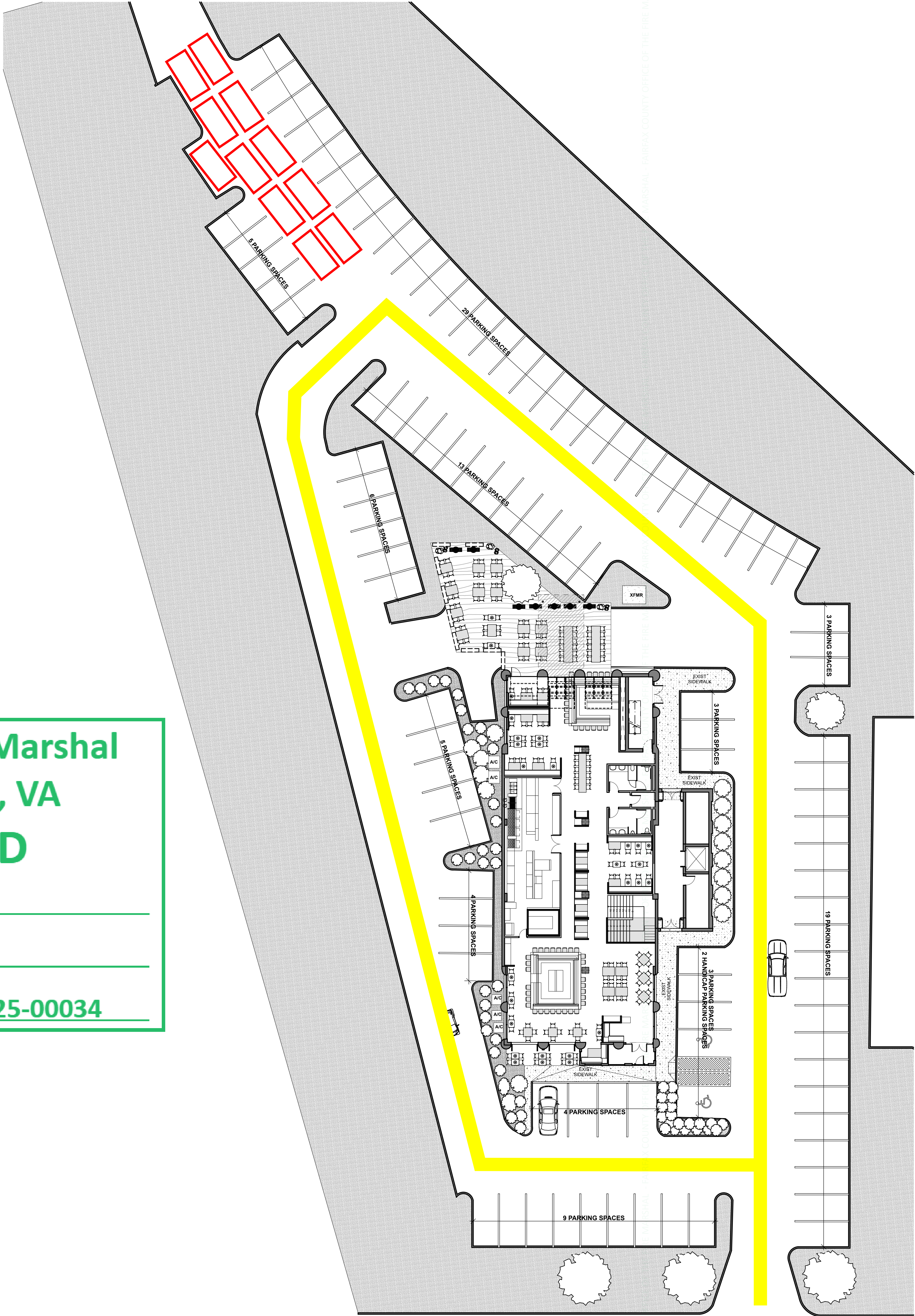


Office of the Fire Marshal
Fairfax County, VA
APPROVED

Date: 7/18/2025

Reviewer: Michael Paruti

Record #: FTWNFR-SITE-2025-00034



Unit #	Unit SQFT	Business Name	Hours of Operation
100/100A	13181	Speakeasy Rest.	M-Su 11-2 AM
200	1741	T. Trang DDS	M-Th 7:30-4
202	1012	Vacant	
204	1152	Capital Esthetics	M 7-3 Tu-W 9-5 Th 8:30-6 F 7-3
305	1872	Izadi & Anoushfar Dentist	M 9-5 Tu 9-2 We Cl Th 9-2 F 9-2
300/302	4052	Orthopaedic Sports Medicine Richard Gaertner MD	M-F 10-4
306	1829	Amerprise	M-F 9-6

EXISTING PARKING SPACES: 103 PARKING SPACES
MINIMUM REQUIRED PARKING SPACES FOR COMMERCIAL AND RELATED USES:
OFFICE SPACES: 19,900 SF/ 1 SPACE FOR EACH 200 SF= 100 PARKING SPACES
RESTAURANT:
FIRST FLOOR:
INDOOR SEATING: 197 SEATS / 1 PARKING SPACE FOR EVERY 4 SEATS = 49 PARKING SPACES
OUTDOOR SEATING: 103 SEATS /1 PARKING SPACE FOR EVERY 4 SEATS = 26 PARKING SPACES
BASEMENT: (STORAGE SPACE)
OFFICE SPACE: 100 PARKING SPACES REQUIRED
RESTAURANT: 75 PARKING SPACES REQUIRED
TOTAL: 175 PARKING SPACES REQUIRED
RESTAURANT SEAT COUNT:
FIRST FLOOR
INDOOR SEAT COUNT
LOOSE SEATS: 86
BAR STOOLS: 44
BANQUETTE: 39
BOOTH: 16
COMMUNITY TABLE: 12
TOTAL:197
OUTDOOR SEAT COUNT
LOOSE SEATS: 74
BAR STOOLS: 5
COMMUNITY TABLE: 24
TOTAL:103
TOTAL SEAT COUNT: 300

Kimberly Permits

Kimberly Shanklin
9555 Saintsbury Drive
Fairfax VA 22031

Bear Branch Tavern Vallet Parking
133 Maple Avenue East

Dear Mike Paruti,
Fire Marshalls Office

Narrative for Parking Permit

Bear Branch will be using the Downstairs Event space 2-3 times a week. So on the average 12-14 times a month. Hours depend on the event. 3-4 hours per event generally. Max number for the Vallet parking are 11cars as drawn on the site plan. See attached site plan.

Thank you,

Sincerely,
Kimberly Shanklin
Permit Expediter

- = FIRE DEPARTMENT ACCESS TO
BE KEPT CLEAR AT ALL TIMES
- = VALET-PARKED VEHICLE

Architect

HapstakDemetriou+
ARCHITECTURE | DESIGN

2715 M St NW, 4th Fl
Washington, DC 20007

www.hd-arch.com
202.333.9038

Engineer / Consultant

Project No. 18039

133 Maple Ave

133 MAPLE AVENUE EAST
VIENNA, VA 22180

COMMONWEALTH OF VIRGINIA

PETER F. HAPSTAK III
Lic. No. 0401016435

ARCHITECT

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF
Commonwealth of Virginia
LICENSE NUMBER 401016435
EXPIRATION DATE 06-30-2019

REV DATE DESCRIPTION

SITE PLAN
PROPOSED

SK.02

Printed: 8/2/18
© HapstakDemetriou + pllc 2018