

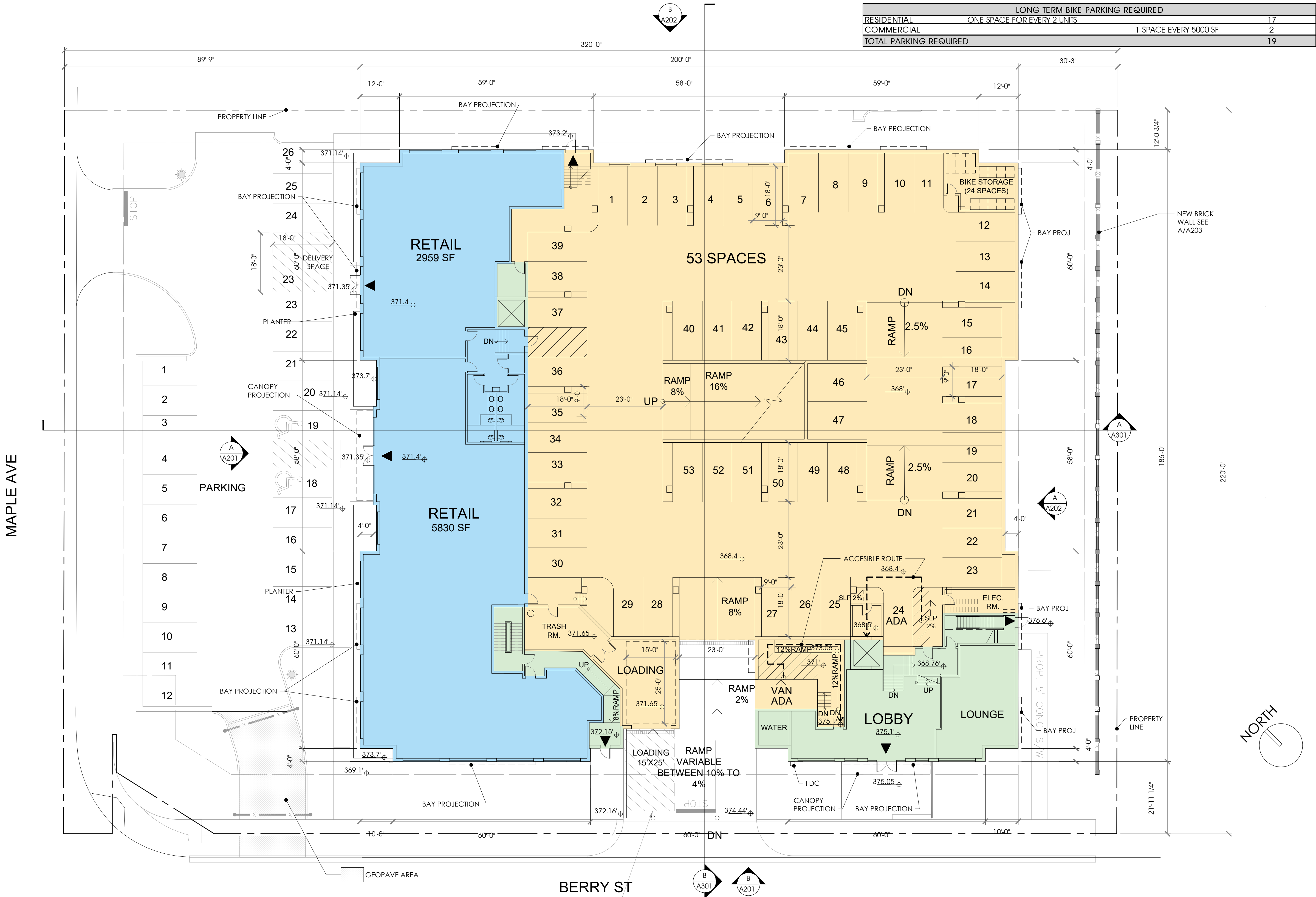
Use Groups	
	B(Business)
	S-2 (parking)
	R-2(multifamily)
	A-3(Amenity)
	M(Mercantile)
Construction Type	
	Floors 1 & 2 - type 1A
	Floors 3 & 4 - type 2B
	Non separated mixed use, floors 1&2
	Podium construction (3 hour horiz assembly above floor 2)
	Full Sprinklered, NFPA 13 floors 1&2, NFPA 13R, floors 3 & 4

MAPLE AVE PROJECT STATISTICS				
	RESIDENTIAL	COMMERCIAL	GARAGE	TOTAL
GROUND FLOOR	3055	9,426	22,721	35,202
	24%	76%		
2ND FLOOR	900	-	21,028	21,928
3RD FLOOR	31,223	-	-	31,223
4TH FLOOR	31,223	-	-	31,223
TOTAL	66,401	9,426	43,749	119,576

UNIT MIX				
	1BR	2BR	3BR	TOTAL
3RD FLOOR	3	10	4	17
4TH FLOOR	1	12	4	17
TOTAL	4	22	8	34

PARKING SPACES PROVIDED				
TYPE	GROUND LEVEL	2ND FLOOR	EXTERIOR	TOTAL
STANDART PARKING	52	41	24	117
COMPACT PARKING	0	0	0	0
ACCESSIBLE PARKING	2	1	2	5
LOADING SPACE*	1	0	1	2
TOTAL SPACES	54	42	26	122
*Note: Loading space is not considered in TOTAL				
VEHICLE PARKING REQUIRED				
RESIDENTIAL	1 BEDROOM	1.5 SPACES/UNIT	6	
	2/3 BEDROOM	2 SPACES/UNIT	60	
	VISITOR PARKING	1 SPACE PER 5 UNITS	7	
	TOTAL		73	
			2% (2) ADA spaces required	
COMMERCIAL		1 SPACE EVERY 200 SF	47	
			2 ADA spaces required	
TOTAL PARKING REQUIRED			120	
LONG TERM BIKE PARKING PROVIDED				
RESIDENTIAL			22	
COMMERCIAL			2	
TOTAL PARKING PROVIDED			24	
LONG TERM BIKE PARKING REQUIRED				
RESIDENTIAL	ONE SPACE FOR EVERY 2 UNITS		17	
COMMERCIAL		1 SPACE EVERY 5000 SF	2	
TOTAL PARKING REQUIRED			19	

Attachment 08



RUST | ORLING
ARCHITECTURE

1215 CAMERON STREET
ALEXANDRIA, VA
22314

T - 703.836.3205
admin@rustorling.com
www.rustorling.com

515 MAPLE AVE
VIENNA, VA 22180

25005

REVISIONS

DATE	DESCRIPTION

BAR COA
09.25.2025

34 UNIT
GROUND FLOOR
PLAN

SHEET NO.

A101

GROUND FLOOR PLAN
1/16"=1'-0"

515 MAPLE AVE E
VIENNA, VA 22180

25005

REVISIONS

DATE	DESCRIPTION

BAR COA
09.25.2025

34 UNIT FLOOR PLANS

SHEET NO.

A 102

