

KEY PLAN

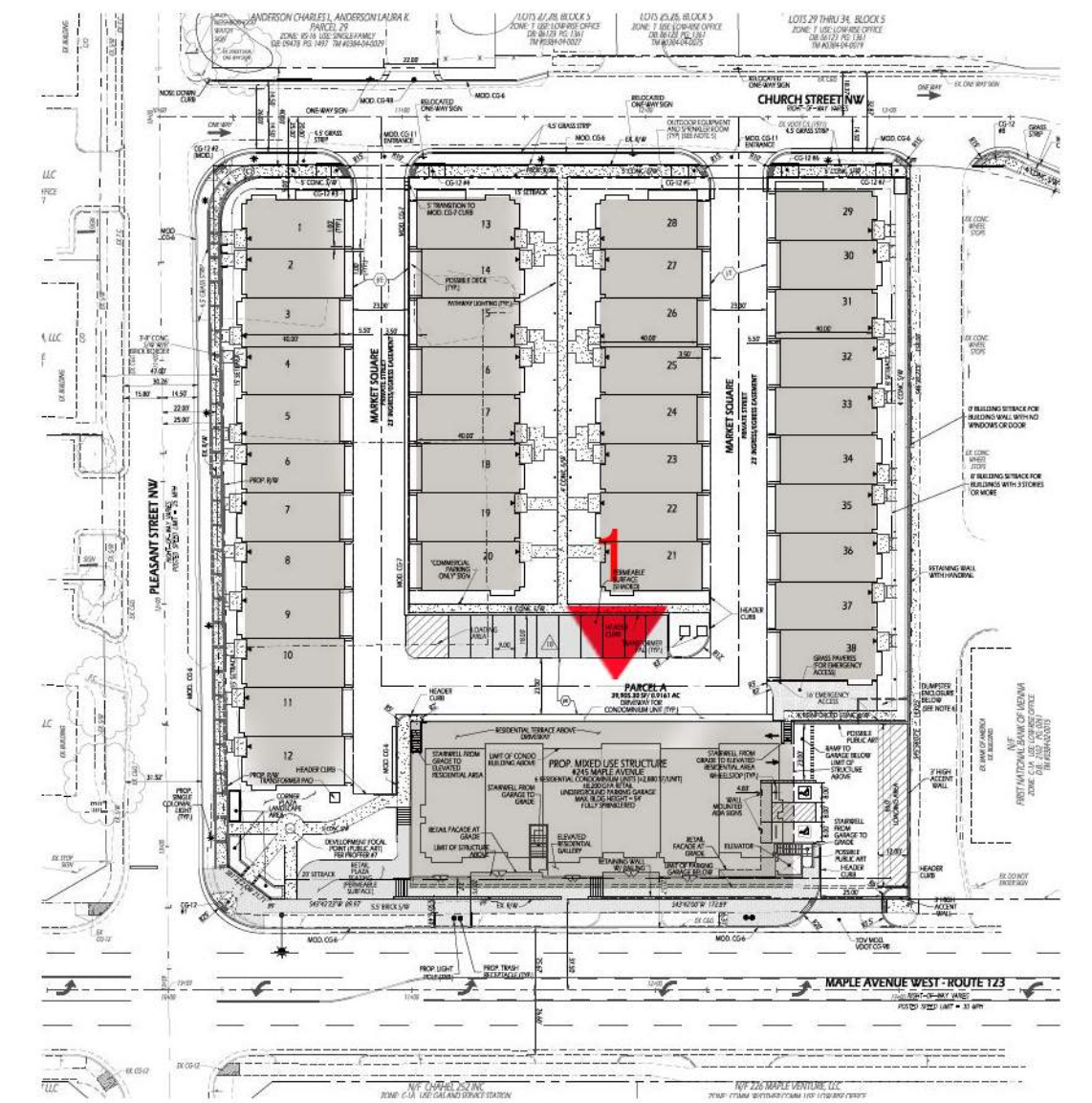


PREVIOUS SUBMISSION



UPDATED SUBMISSION

1. MAPLE AVENUE - PROPOSED



KEY PLAN



1. REAR MAPLE AVENUE - PROPOSED

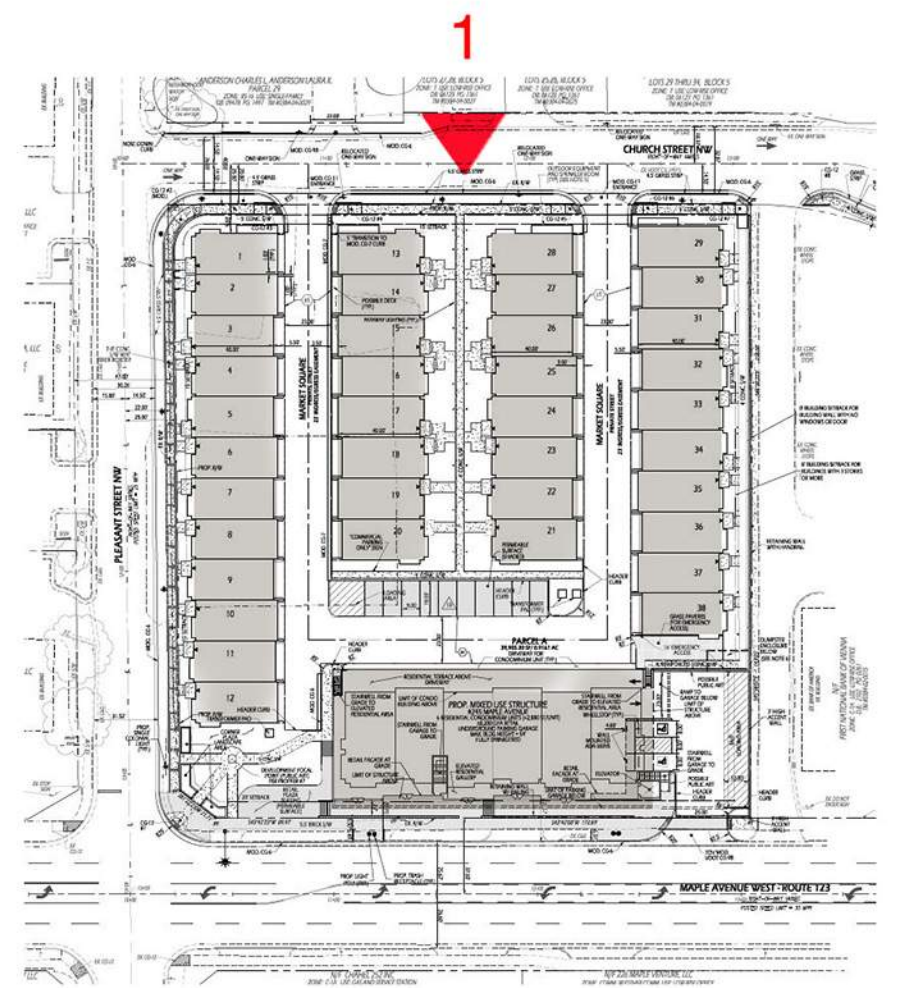
PREVIOUS SUBMISSION



1. REAR MAPLE AVENUE - PROPOSED

UPDATED SUBMISSION

Town of Vienna
Board of Architectural Review
Revision Approved with Conditions
June 17, 2021



KEY PLAN

SIDE TERRACE
NEW WINDOWS
UTILITY ROOM ENHANCEMENT
BRICK RUSTICATION

LOT 29
ELEV. 1
SCHEME #3B

LOT 28
ELEV. 3
SCHEME #3B

LOT 13
ELEV. 6
SCHEME #2B

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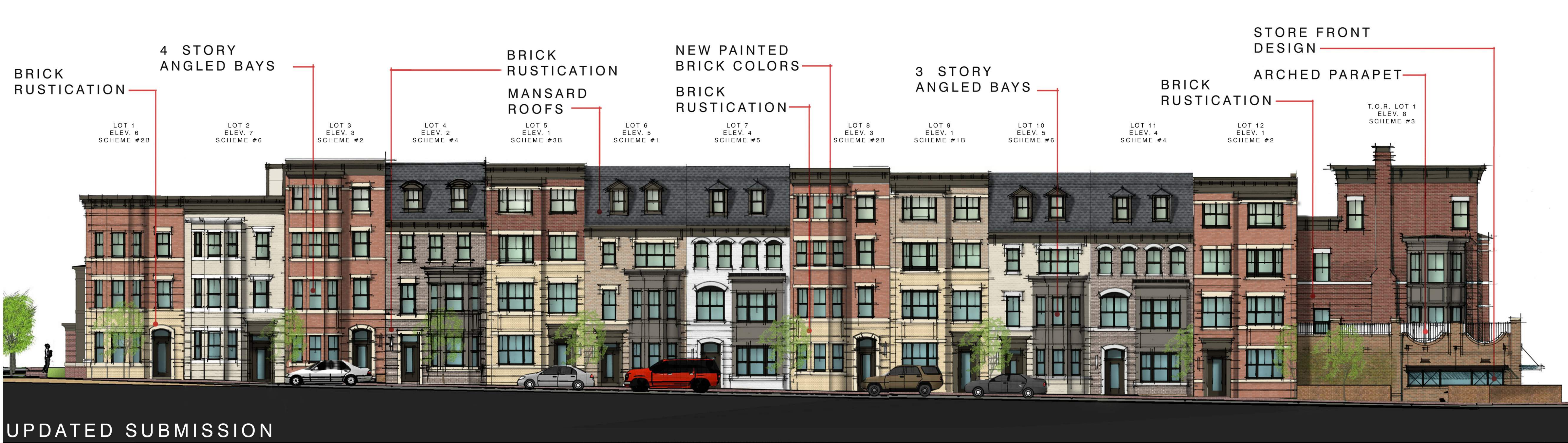
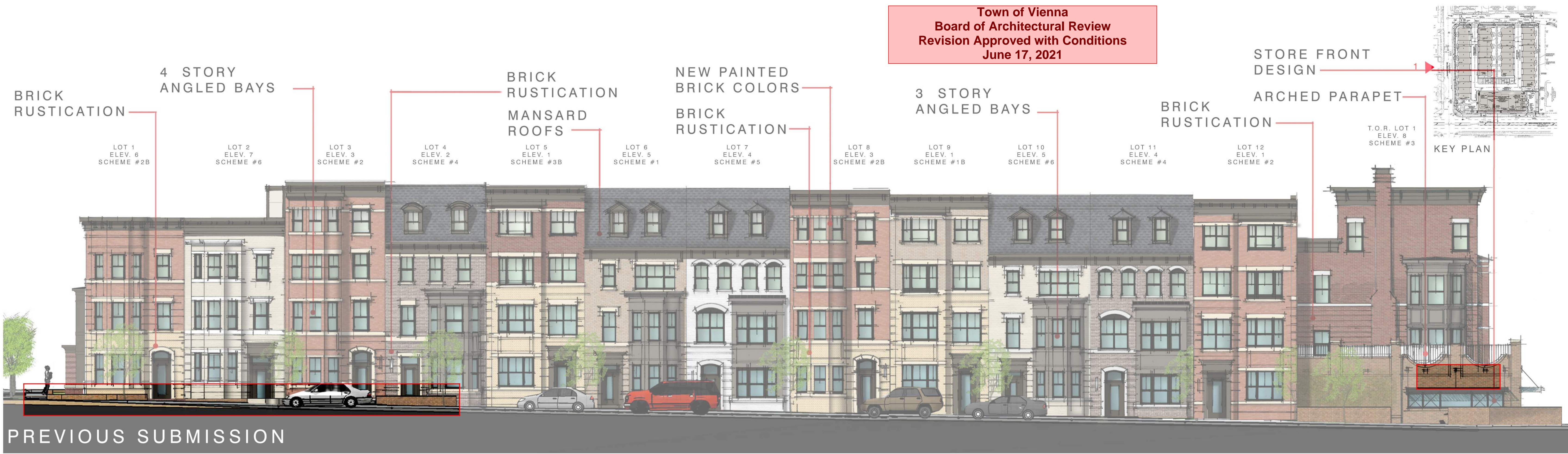
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ELEV. 6
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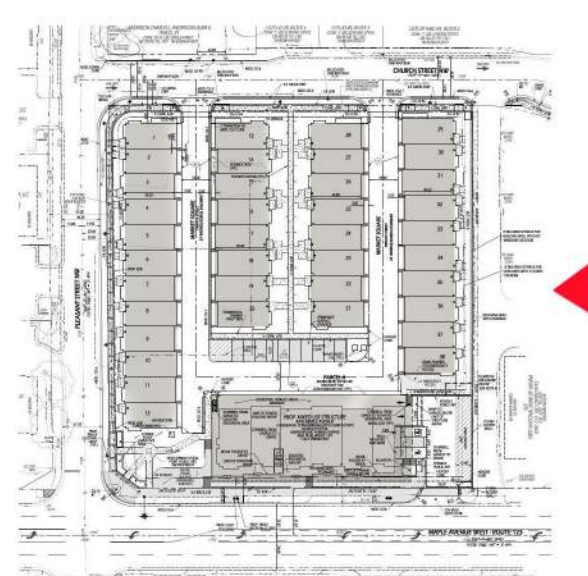
UPDATED SUBMISSION

1. CHURCH STREET - PROPOSED

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1. PLEASANT STREET - PROPOSED



1. BANK OF AMERICA VIEW - PROPOSED



NOTE: LOCATION OF FUTURE ART WORK

1. BANK OF AMERICA VIEW - PROPOSED

COLOR STREETSCAPE

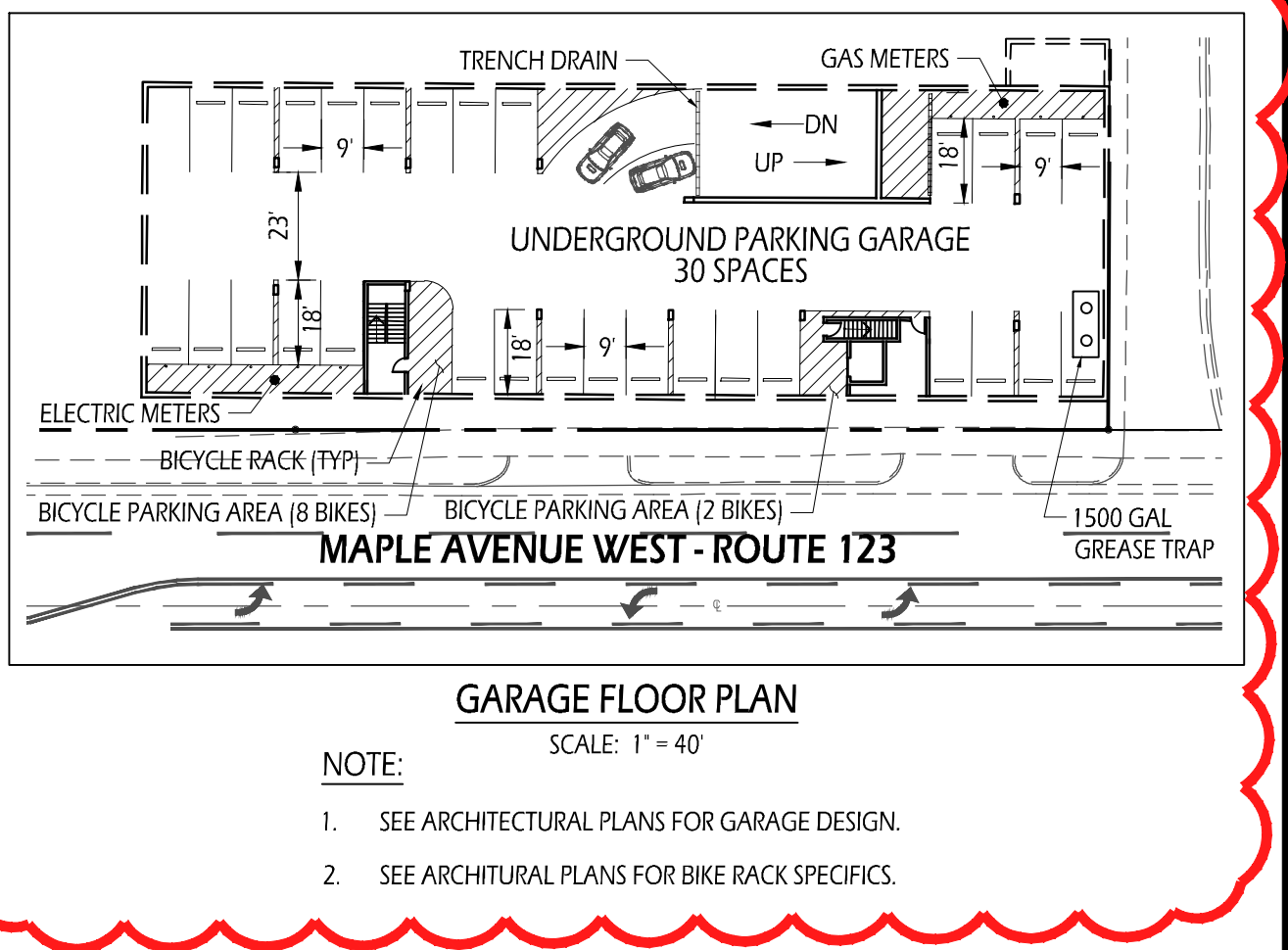
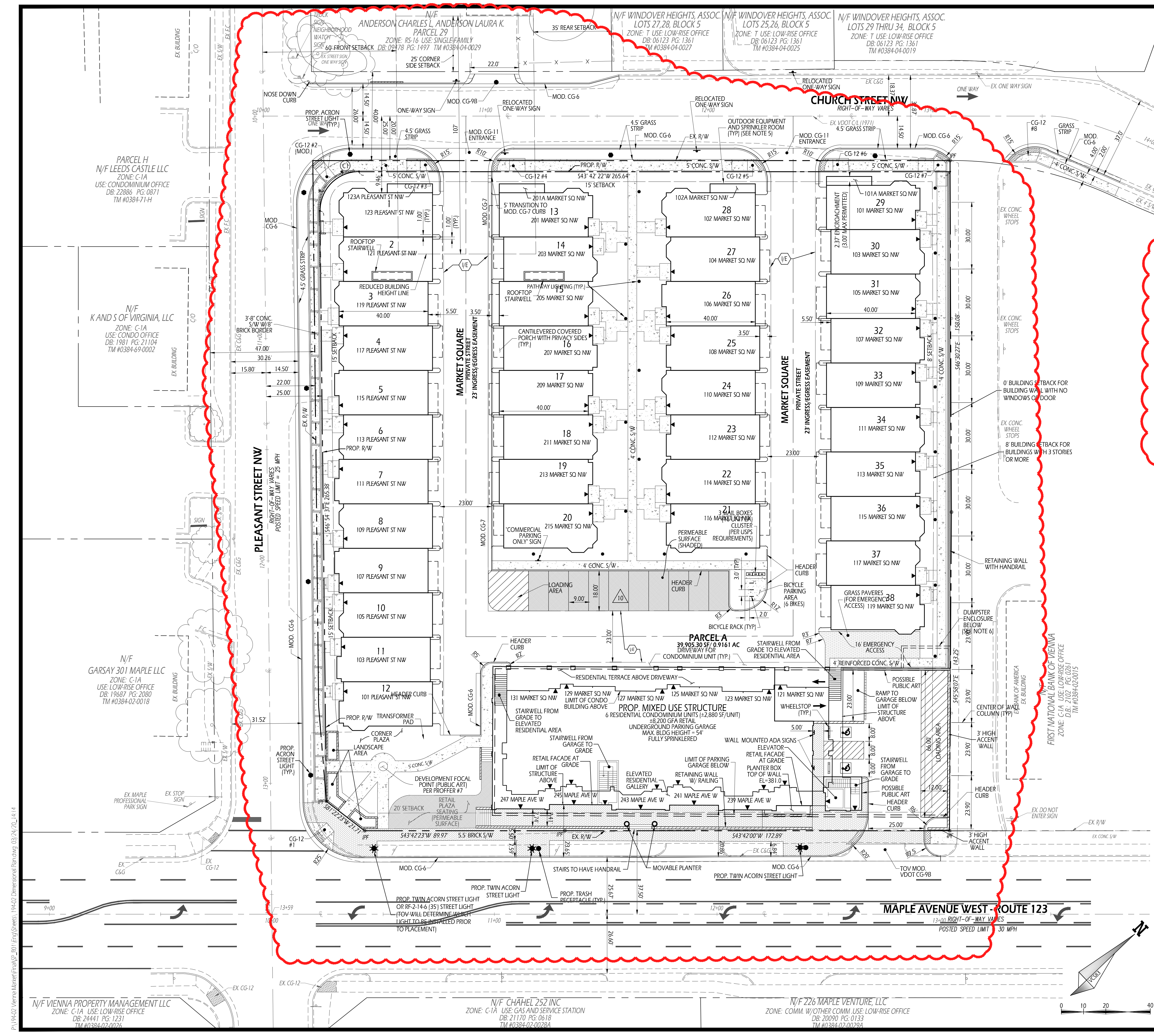
TOWNS OVER RETAIL

Staff note: Additional material change.

Town of Vienna
Approved
 03/24/2020

SMITH ENGINEERING

DIMENSIONAL AND ADDRESS PLAN
 VIENNA MARKET
 SITE PLAN
 TOWN OF VIENNA, VIRGINIA
 MAPLE AVENUE CORRIDOR DISTRICT



PROPOSED EASEMENT LEGEND
 (VE) VARIABLE WIDTH INGRESS/EGRESS EASEMENT

LEGEND

- 10 DENOTES NUMBER OF PARKING SPACES
- INDICATES CURB TRANSITION
- TOV CG6 TOWN OF VIENNA STANDARD CURB & GUTTER
- MOD. CG6 MODIFIED REVERSE CURB & GUTTER
- CG-6 VDOT CG-6 CURB & GUTTER
- CG-6R REVERSE CURB & GUTTER
- MOD. CG-7 MODIFIED CG-7 CURB
- CG-12 VDOT HANDICAP RAMP (SEE SHEET 2)
- EMERGENCY ACCESS GRASSCRETE OR EQUIVALENT

NOTES:

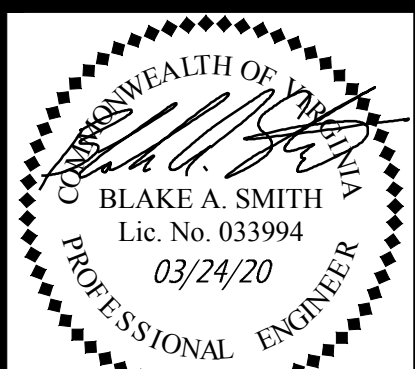
- DIMENSIONS ARE TAKEN TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL BUILDING PLANS FOR MORE DETAILED INFORMATION AND DIMENSIONS FOR PROPOSED ON-STRUCTURE FEATURES.
- NOSE-DOWN ENDS OF HEADER CURB.
- NO PARKING SHALL BE ALLOWED ALONG THE PROPOSED PRIVATE STREETS, EXCEPT FOR THE LEAD-IN PARKING SHOWN ON THIS PLAN.
- OUTDOOR EQUIPMENT AND SPRINKLER ROOMS SHALL NOT ENROACH INTO REQUIRED YARD MORE THAN THREE FEET PER ZONING ORDINANCE SECTION 18-95.8.
- SEE ARCHITECTURAL PLANS FOR REINFORCEMENT ABOVE THE DUMPSTER ENCLOSURE, WHICH SHALL BE DESIGNED TO SUPPORT THE LOADING FROM A FIRE TRUCK.

PROP. RIGHT-OF-WAY CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
(C1)	090°37'00"	17.50	27.68'	17.69'	S01°36'08"E	24.88'

REVISIONS

NO.	DATE	DESCRIPTION
1	06/21/19	REVISE BLDG FOOTPRINTS PER FINAL ARCHITECTURE. ADJUST GRADING & UTILITY CONNECTIONS FOR RETAIL BLDG. UPDATE ARCHITECTURAL SHEETS. RELOCATE WATER METER FOR UNITS 1-38. REVISE STREET LIGHT LOCATIONS & ADD LIGHT DETAILS. ADD DRY UTILITIES AND ADDRESSES. REVISE STORM LINE 'D43-D44-D45'. ADD AVERAGE GRADE CALC. ON-SITE LIGHTING DETAILS. STORM LINE 'A2-A3-A4-A5' AND BICYCLE PARKING AREA.



SMITH ENGINEERING
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 PROJECT: 194-02
 PROJECT MANAGER: BLAKE A. SMITH, P.E.
 Blake@SMITHEngineeringVA.com

PLAN SUBMISSIONS

DATE	DESCRIPTION
07/03/19	1st SUB. TO TOWN
10/02/19	2nd SUB. TO TOWN
12/03/19	3rd SUB. TO TOWN
01/09/20	4th SUB. TO TOWN - DRY UTILS
01/24/20	4th SUB. TO TOWN
03/24/20	FINAL SUB. TO TOWN

OTHER PLAN DISTRIBUTIONS

DATE	DESCRIPTION
07/19/19	RELEASE TO CLIENT (BAR)
07/25/19	RELEASE TO CLIENT (BAR)
08/07/19	RELEASE TO CLIENT (BAR)
08/29/19	RELEASE TO CLIENT (BAR)

SCALE: AS SHOWN
 DATE: JUNE 21, 2019
 SHEET 7 OF 39

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