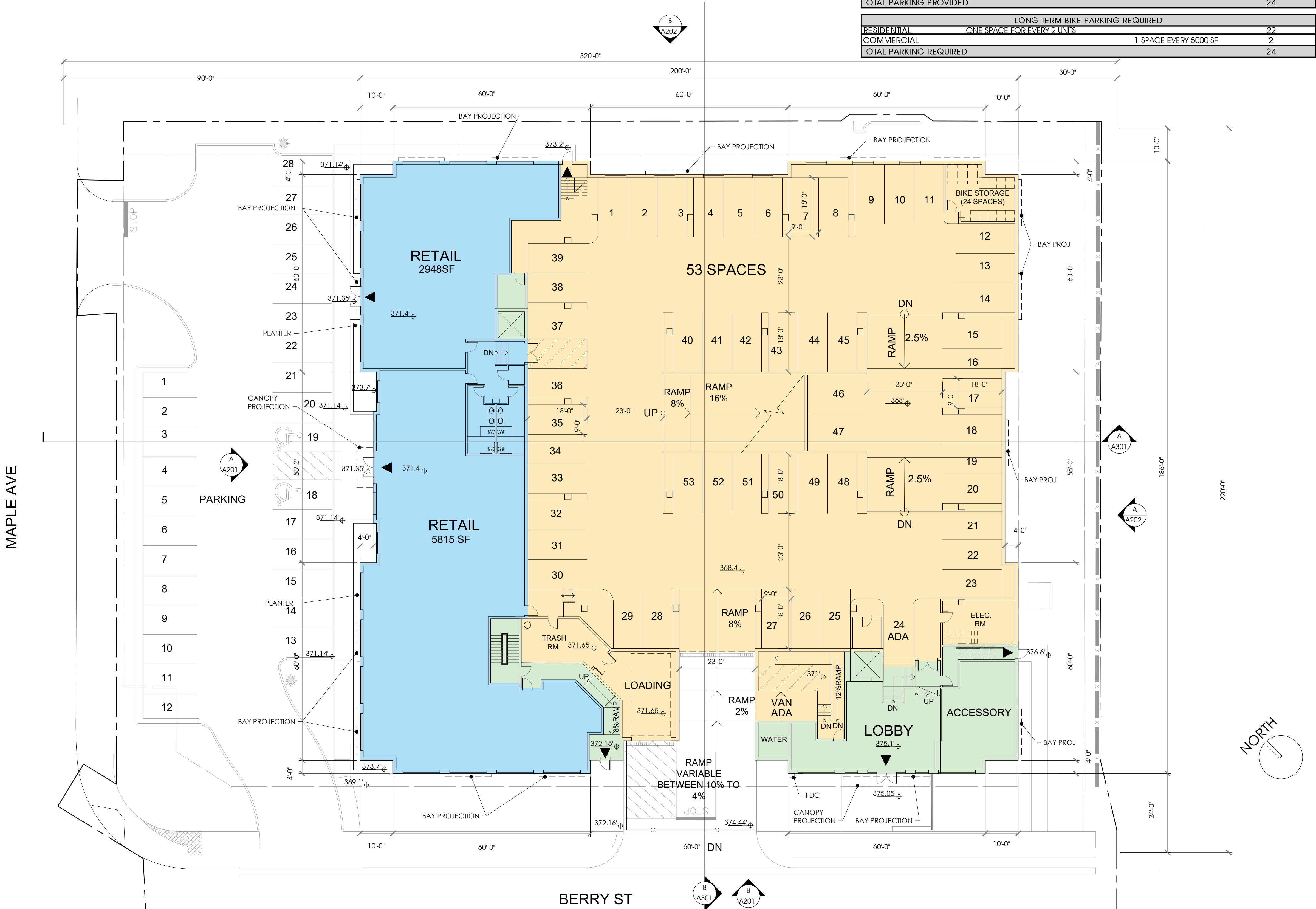


Use Groups	
	B(Business)
	S-2 (parking)
	R-2(multifamily)
	A-3(Amenity)
	M(Mercantile)
Construction Type	
	Floors 1 & 2 - type 1A
	Floors 3 & 4 - type 2B
	Non separated mixed use, floors 1&2
	Podium construction (3 hour horiz assembly above floor 2)
	Full Sprinklered, NFPA 13 floors 1&2, NFPA 13R, floors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

MAPLE AVE PROJECT STATISTICS				
	RESIDENTIAL	COMMERCIAL	GARAGE	TOTAL
GROUND FLOOR	2909	9,401	22,895	35,205
2ND FLOOR	843	-	21,139	21,982
3RD FLOOR	30,208	-	-	30,208
4TH FLOOR	30,208	-	-	30,208
TOTAL	64,168	9,401	44,034	117,603

UNIT MIX				
	1BR	2BR	3BR	TOTAL
3RD FLOOR	9	11	2	22
4TH FLOOR	7	13	2	22
TOTAL	16	24	4	44

PARKING SPACES PROVIDED				
TYPE	GROUND LEVEL	2ND FLOOR	EXTERIOR	TOTAL
STANDART PARKING	52	53	26	131
COMPACT PARKING	0	0	0	0
ACCESSIBLE PARKING	2	1	2	5
LOADING SPACE	1	0	0	
TOTAL SPACES	54	54	28	136
Note: loading space is not considered in Total				
VEHICLE PARKING REQUIRED				
RESIDENTIAL	1 BEDROOM	1.5 SPACES/UNIT	24	
	2/3 BEDROOM	2 SPACES/UNIT	56	
	VISITOR PARKING	1 SPACE PER 5 UNITS	9	
	TOTAL		89	
			2% (2) ADA spaces required	
COMMERCIAL		1 SPACE EVERY 200 SF	47	
			2 ADA spaces required	
TOTAL PARKING REQUIRED				136
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		22	
COMMERCIAL		1 SPACE EVERY 5000 SF	2	
TOTAL PARKING REQUIRED			24	



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

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515 MAPLE AVE
VIENNA, VA 22180

25005

REVISIONS

DATE	DESCRIPTION

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07.18.2025

GROUND FLOOR
PLAN

SHEET NO.

A101

515 MAPLE AVE E
VIENNA, VA 22180

25005

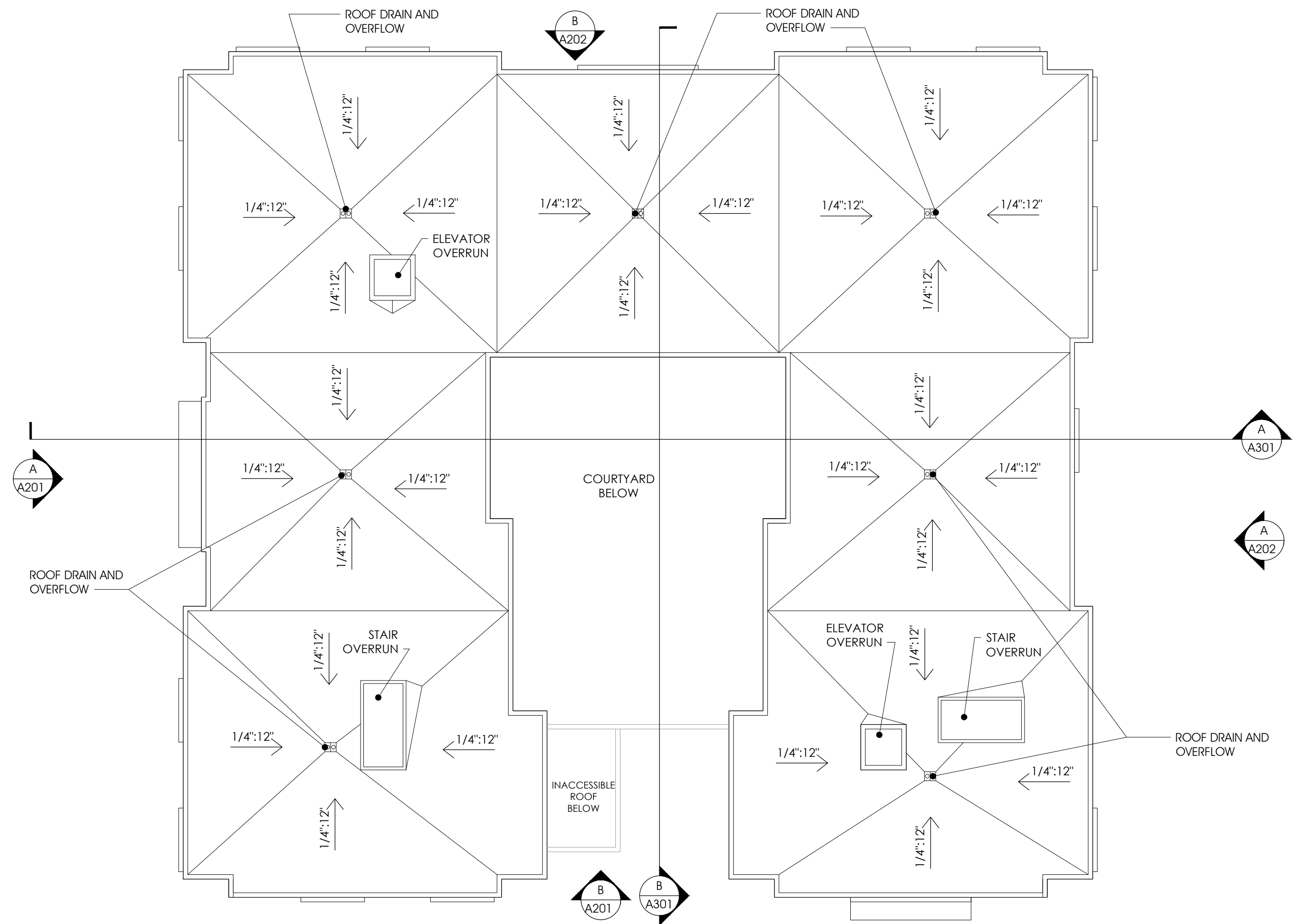
REVISIONS	
DATE	DESCRIPTION

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07.18.2025

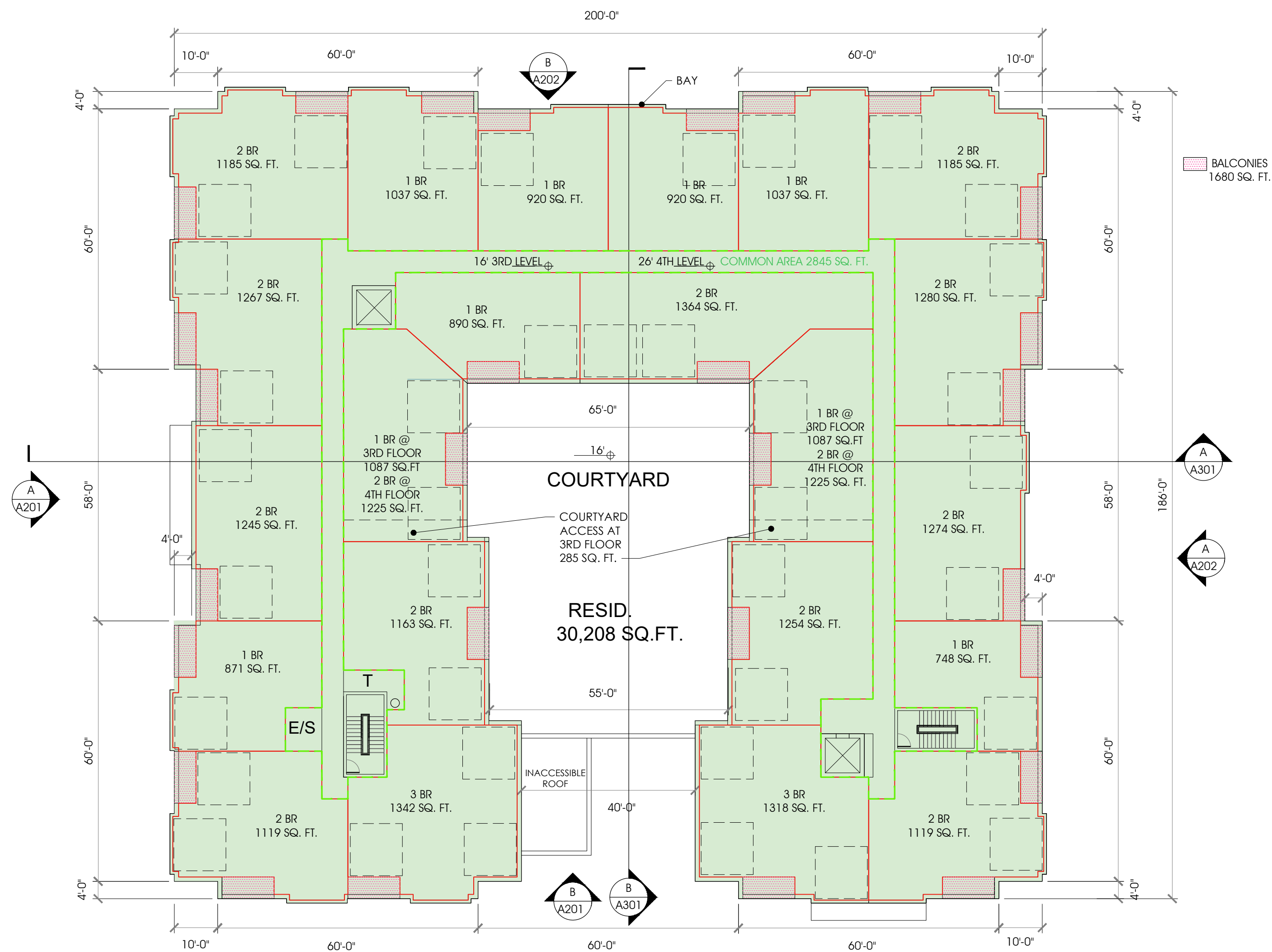
FLOOR PLANS

SHEET NO.

A102



ROOF FLOOR PLAN
1"=20'



3RD AND 4TH FLOOR PLAN
1"=20'



2ND FLOOR PLAN



MATERIAL SCHEDULE	
NOTE: FINAL COLORS TO BE DETERMINED	
AS - ALUMINUM STOREFRONT	S1 - FIBER CEMENT SIDING
B1 - BRICK	SHW - SINGLE HUNG WINDOW
B2 - RECESSED BRICK	STB - STONE BASE
CS - CAST STONE SILL / HEAD	SWP - SYNTHETIC WOOD PANELING
FDC - FIRE DEPARTMENT CONNECTION	T1 - SYNTHETIC WOOD TRIM
FGD - FIBERGLASS DOOR	
MC - METAL CANOPY	
MR - METAL BALCONY RAILING	
MS - METAL SCREEN	

B BERRY ST ELEVATION
3/32"=1'-0"



A MAPLE AVE ELEVATION
3/32"=1'-0"

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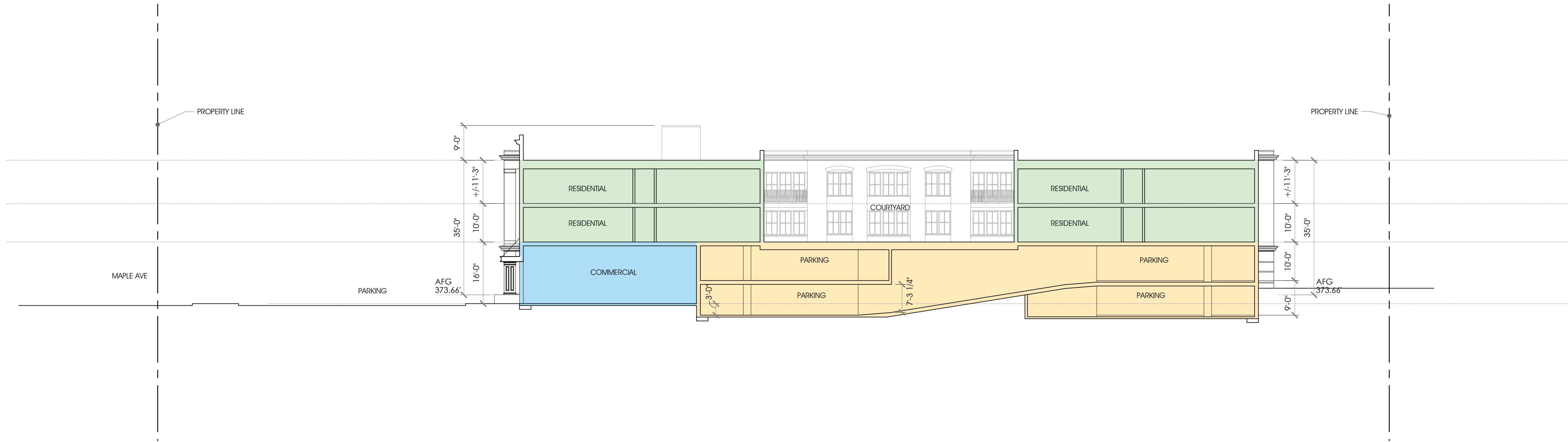
ELEVATIONS

SHEET NO.

A201

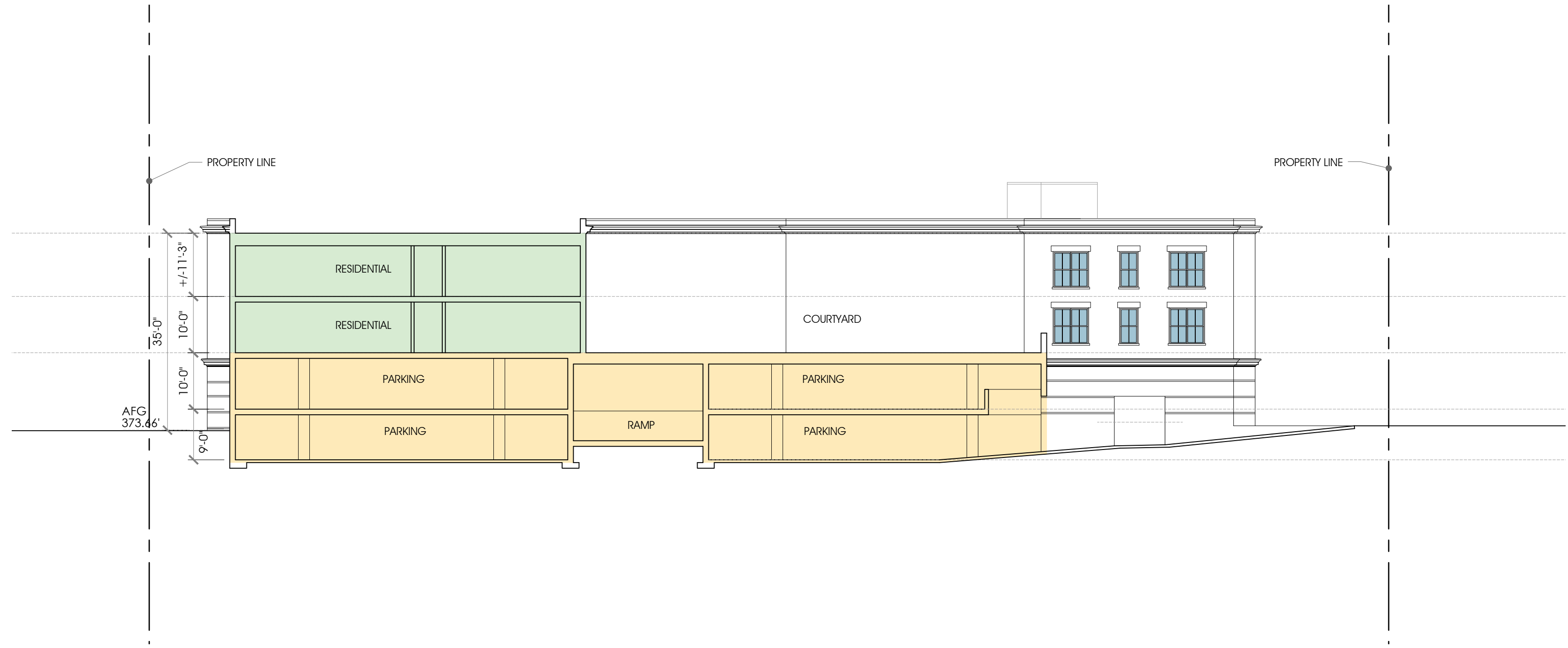
D:\18\MA10\18\ARCH\ORLING\2020\25005 - 515 Maple Ave.dwg 1/17/2025 7:46:04 PM Notes: Copyright RUST | ORLING Architecture.

A



BUILDING SECTION
1/16"=1'-0"

B



BUILDING SECTION
1/16"=1'-0"

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BUILDING
SECTION

SHEET NO.

A301