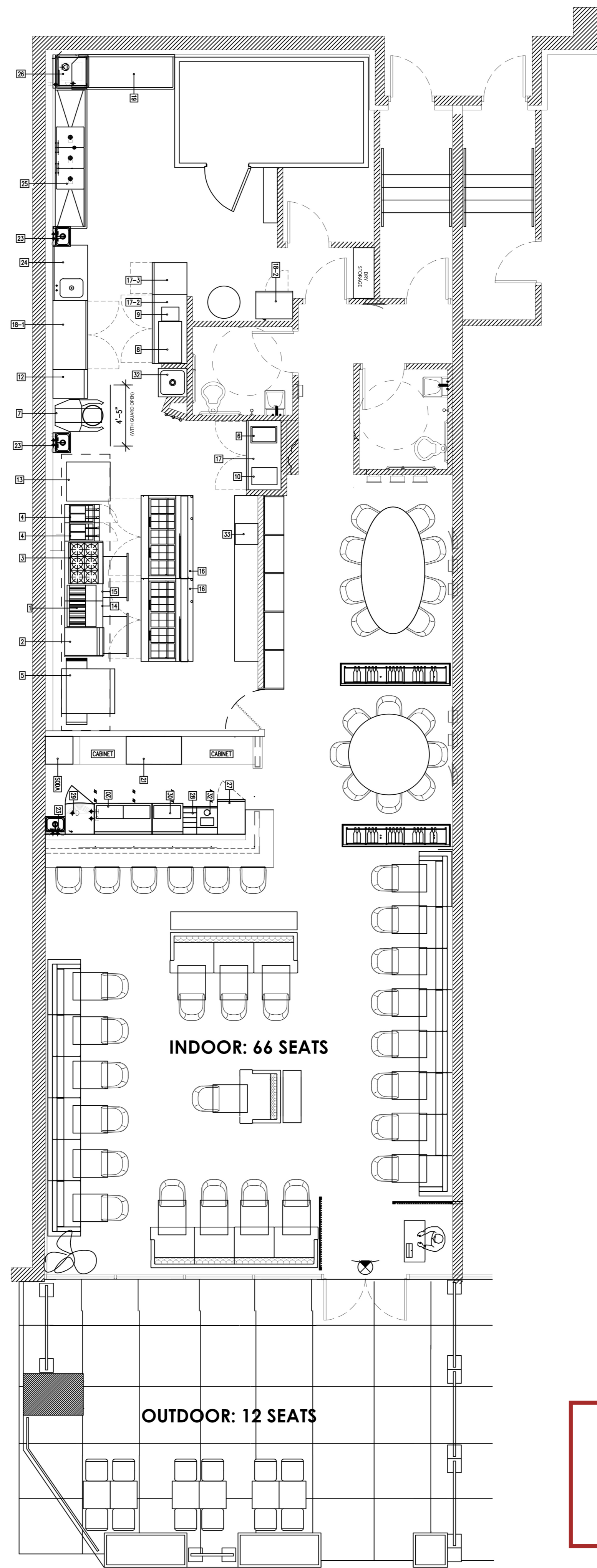


01 LIFE SAFETY PLAN/EGRESS PLAN
1/4" = 1'-0"

TOWN OF VIENNA CONDITIONS OF APPROVAL:
Plan is approved for 66 indoor seats and 12 outdoor seats only.
Additional outdoor seating will require Town approval of a conditional use permit.
Outdoor tables and chairs require approval by the Board of Architectural Review prior to installation.

**SEATINGS:
INDOOR: 66 SEATS
OUTDOOR: 12 SEATS**



02 EQUIPMENT PLAN
1/4" = 1'-0"

KITCHEN EQUIPMENT SCHEDULE

Attachment 06

ITEM	DESCRIPTION	MANUF.	MODEL	SIZE	QUANTITY	REMARKS
1	SHISH KEBOB BROILER, 36"	American Range	ARKB-36	36"x25-1/8"	1	--
2	GRIDDLE, GAS, COUNTERTOP	SATURN EQUIPMENT	TS024-H0-1	24"x34"	1	--
3	HOTPLATE, COUNTERTOP, GAS	ATOSA USA	ADHP-4	36"x30"	1	--
4	GAS FLOOR DEEP-FRYER	ATOSA USA	ATFS-50-NG	15-3/8"x30"x44"	2	--
5	CONVEYOR OVEN, GAS	Lincoln Impinger	1180-FB1G	96"x39"	1	--
6	FOOD PAN WARMER, COUNTERTOP	Winco	FW-5500	22.5"x14.625"	2	--
7	PLANETARY MIXER	Univex	SRM60+	28"(53" CLEAR)x43"	1	--
8	DOUGH SHEETER	Univex	150	35.44"x20.19"	1	--
9	FOOD PROCESSOR, BENCHTOP / COUNTERTOP	Robot Coupe	CL50 EUREST	13"x15"(24"x24" CLEAR)	1	--
10	BUXER	Robot Coupe	BUXER 8	12-7/16"x21-1/2"	1	--
11	NO USE	--	--	--	--	--
12	ICE MAKER, CUBE-STYLE	Hooshaki	KM-350MAJ	25"x27"	1	--
13	COMBI OVEN, GAS	LANOX	NA0062B	42.4"x38"	2	--
14	EQUIPMENT STAND, REFRIGERATED BASE	US REFRIGERATION	USTCB-36	36"x33"	1	--
15	EQUIPMENT STAND, REFRIGERATED BASE	US REFRIGERATION	USTCB-60	60"x33"	1	--
16	SANDWICH / SALAD PREPARATION REFRIGERATOR	US REFRIGERATION	USTS3-72	72"x30"	2	--
17-1	REFRIGERATED WORK TOP	US REFRIGERATION	USTUC-60R	60-3/8"x30"	2	--
17-2	FREEZER WORK TOP	US REFRIGERATION	USTUC-48F	48"x30"	1	--
17-3	FREEZER WORK TOP	US REFRIGERATION	USTUC-27R	27.5"x30"	1	--
18-1	REACH-IN FREEZER 2 DOOR	US REFRIGERATION	UST-49F	55"x31.5"	1	--
18-2	REACH-IN FREEZER 1 DOOR	US REFRIGERATION	UST-23F	27.5"x31.3"	1	--
19	CLEAN DISH TABLE	BK RESOURCE	BKCDT-72-R-SS	30"x73"x46-1/4"	1	--
20	BOTTLE COOLER	US REFRIGERATION	USTBC-50	49.5"x28"	1	--
21	BACK BAR CABINET, REFRIGERATED	US REFRIGERATION	USTBB-24-72G	72.25"x24.5"	1	--
22	GLASS FROSTER	US Refrigeration Equipment	USRF-25	26-5/8"x26-3/8"	1	--
23	HAND SINK	BK RESOURCE	BKHS-D-SS-SS-P-G	12"x16"		
24	PREP SINK	BK RESOURCE	BKMP-3048S-L	48"x30"	1	--
25	30CM SINK	JOHN BOOS	DT3B244-2024L-X	30"x122"x46-1/4"		
26	DISH WASHER AND WORK TABLE	MVP GROUP	EV22	28"x28"	1	--
27	COCKTAIL UNITS	EAGLE GROUP	#B3CT-18-7	36"x20"	1	--
28	Underbar Ice Bin with Bottle Holders	ADVANCE TABCO	CR1-12-12-X	12"x21"x33"	1	--
29	GLASS WASHER (LOW TEMP)	MVP GROUP	727-E	20-1/4"x20-1/2"	1	--
30	DUMP SINK	ADVANCE TABCO	CROW-18	18"x21"	1	--
31	GLASS RACK	BK RESOURCE	UB4-21-0C241	24"x21.25"x35.5"	1	--
32	MOP SINK	Regency	600SM242412	24"x24"	1	EXISTING
33	COFFEE MACHINE	LA SPAZIALE USA	S2 EK	18.1"x20.8"	1	--

LIFE SAFETY PLAN LEGEND:

SYMBOLS	DESCRIPTION	REMARKS
	EXIT SIGN TYPE 'A' WITH EMERGENCY LIGHT	-- INSTALLED ON SEPARATE GRID FOR EMERGENCY ONLY -- INSTALLED ON CEILING ABOVE EGRESS ROUTE -- 2 HEAD BATTERY
	DIRECTIONAL EXIT SIGN W/ ARROWS W/ EMERGENCY LIGHT	-- INSTALLED ON SEPARATE GRID FOR EMERGENCY ONLY -- INSTALLED ON CEILING ABOVE EGRESS ROUTE -- 2 HEAD BATTERY
	FIRE EXTINGUISHER TYPE (K)- KITCHEN FIRES	
	EXISTING HORN STROBE LIGHT	EXISTING HORN STROBE LIGHT TO BE RELOCATED TO THE FACE OF THE NEW FURRING WALL AT THE SAME HT. USE EXISTING CIRCUIT CONNECTION PROVIDED BY LANDLORD.
	WALL MOUNTED 10 LB ABC FE.	-- PORTABLE STAND WITHIN 50 FEET OF HAZARD -- TOP HANDLE NOT MORE THAN 48" AFF
	EXIT DOOR WIDTH	-- 'X' REQUIRED CALCULATED WIDTH -- 'Y' PROVIDED WIDTH NOTE: MIN. DOOR WIDTH IS NOT < 32" (IBC 1010.1.1) MIN. STAIR WIDTH IS NOT < 44" (IBC 1011.2) MIN. CORRIDOR WIDTH IS NOT < 36" (IBC TABLE 1020.2) OL -- OCCUPANT LOAD

Town of Vienna
Approved
04/10/2024

FAIRFAX COUNTY
APPROVED
1/26/2024
ALTC-2023-01968
BUILDING DIVISION

FAIRFAX COUNTY
APPROVED
12/8/2023
ALTC-2023-01968
HEALTH DEPARTMENT

Studio Ideya
STUDIO IDEYA LLC
Architecture + Interiors
4031 University Drive,
Fairfax, VA 22030

CONTACT: SUCHA KHAMSUWAN
T: 571.215.4848
E: SUCHA@STUDIOIDEYA.COM

SERAY
160 MAPLE AVENUE WEST
VIENNA SHOPPING CENTER
VIENNA, VIRGINIA 22180

NO.	ISSUE/REVISION	DATE
1	PERMIT SET	08.03.2023
2	PERMIT COMMENTS	10.27.2023
3	PERMIT COMMENTS	12.11.2023
3	PERMIT-TOWN OF VIENNA	4.9.2024

PROJECT No: 230510
FILE NAME:
DRAWN BY: SK
CHECKED BY: SK

SHEET TITLE
**LIFE SAFETY
PLAN/EGRESS PLAN
AND EQUIPMENT PLAN**

PROFESSIONAL SEAL & SIGN
Igor Oshurkov
Digitally signed by Igor Oshurkov
Date: 2023.12.21
13:18:05'00'
COMMONWEALTH OF VIRGINIA
IGOR M. OSHURKOV
Lic. No. 015665
ARCHITECT

SHEET No.
A-102



Department of Planning and Zoning
Town of Vienna, Virginia
127 Center Street South
Vienna, VA 22180
Phone: (703) 255-6341
Email: DPZ@viennava.gov

Town of Vienna
Board of Architectural Review
Certificate of Approval

This represents the final decision of the Board of Architectural Review pursuant to Section 4-11 of the Vienna Town Code. This decision is effective from the date of the meeting for which the vote took place. Any changes to the decision require review by the Board of Architectural Review.

NOTE: This certificate does not serve as a building permit or zoning approval from the Town of Vienna. All building permits are issued by Fairfax County after all County and Town of Vienna reviews are complete.

Project File/Docket No.: PF-1362327- BAR

Project Address: 160 MAPLE AVE W

Project Description:

Request for approval of exterior modifications Outdoor Dining (13+ Seats) for Seray Restaurant, located at 160 Maple Ave W, Docket No. PF-1362327- BAR, in the AC, Avenue Center zoning district, filed by Stephen Kenney, RV Architects, project contact.

1. As required by Chapter 4 of the Vienna Town Code, an application has been made for approval of the above referenced project at 160 MAPLE AVE W.
2. An application of public record is on file at the Vienna Town Hall under Docket Number PF-1362327- BAR and is available for public review.
3. On 06/20/2024 a public hearing was held, all applicable information was considered, a vote of the Board members was taken and the following decision was made.

DECISION

The terms or conditions of the Board's decision shall not be modified without the Board of Architectural Review's approval.

_____ The Board voted to approve the application as submitted.

 X The Board voted to approve the application with the condition(s) or modification(s) as listed below:

Board Chair

Board Secretary

Conditions or Modifications of Approval:

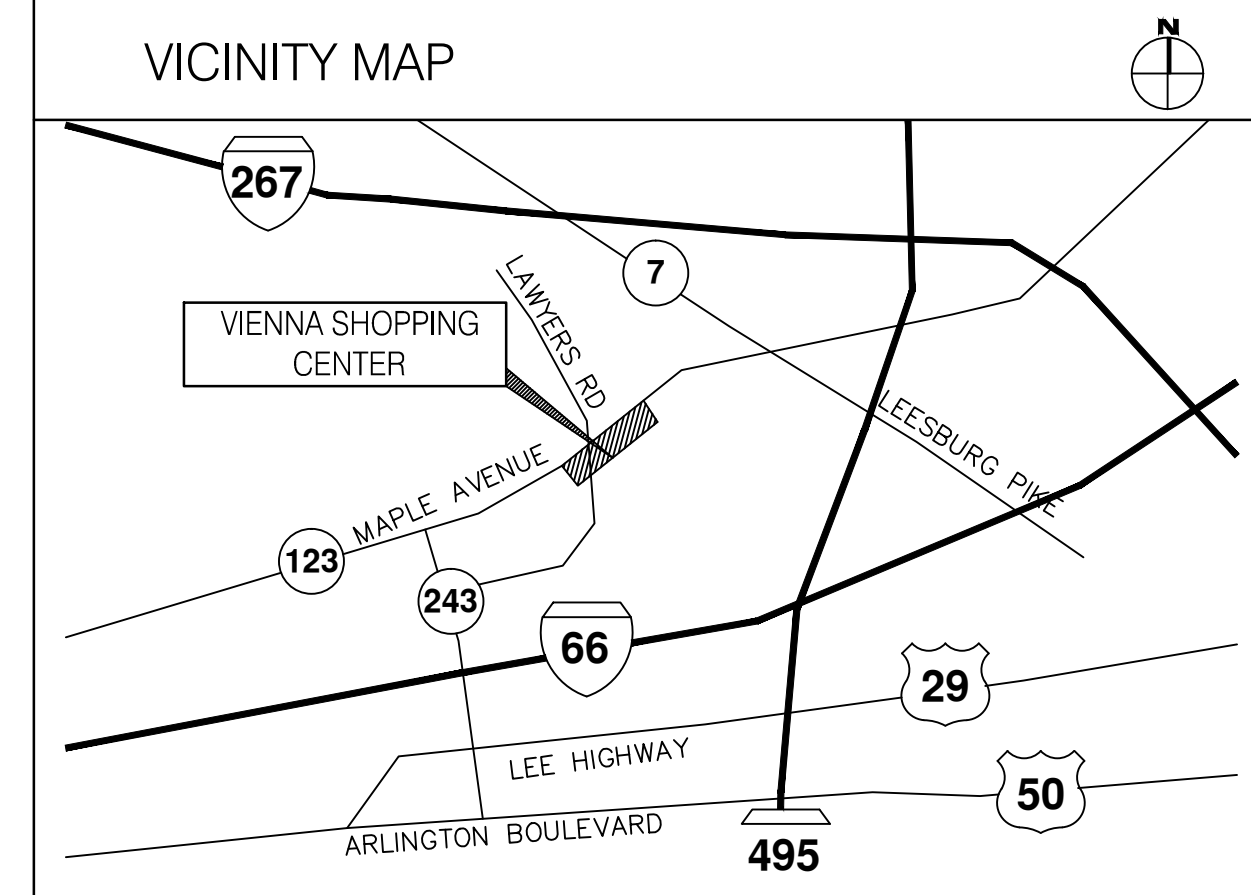
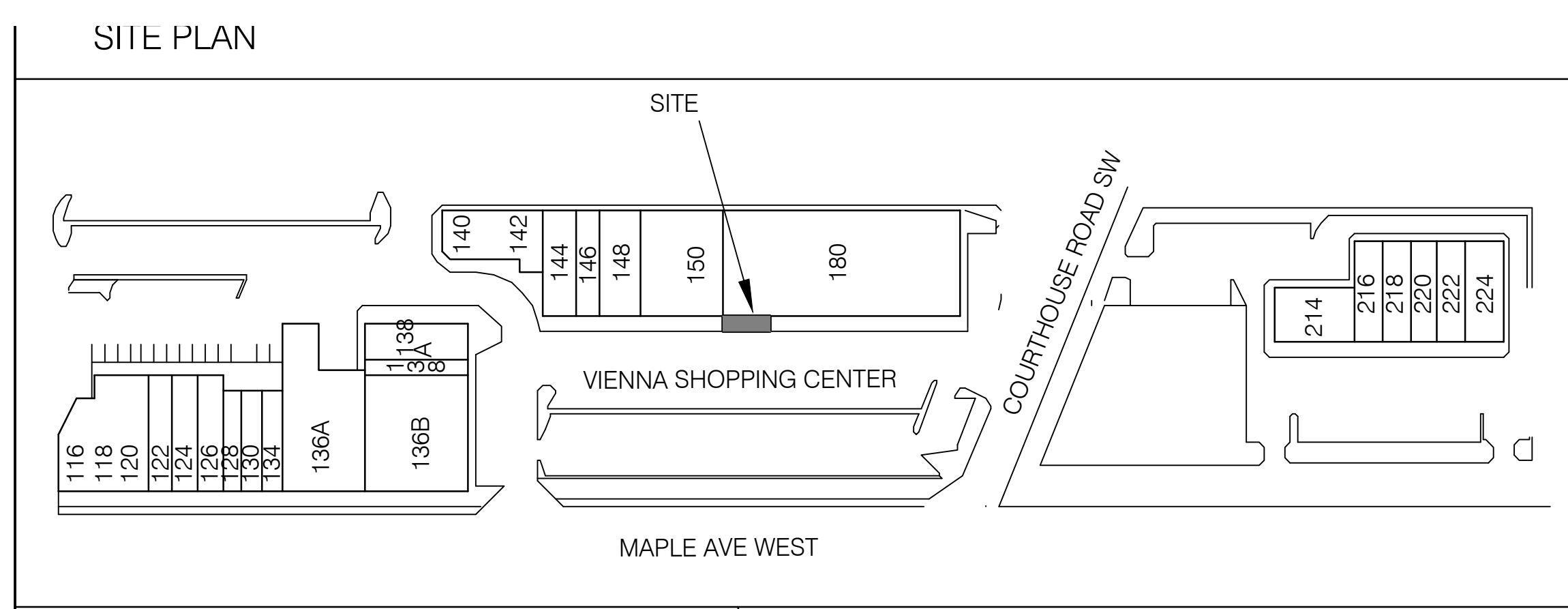
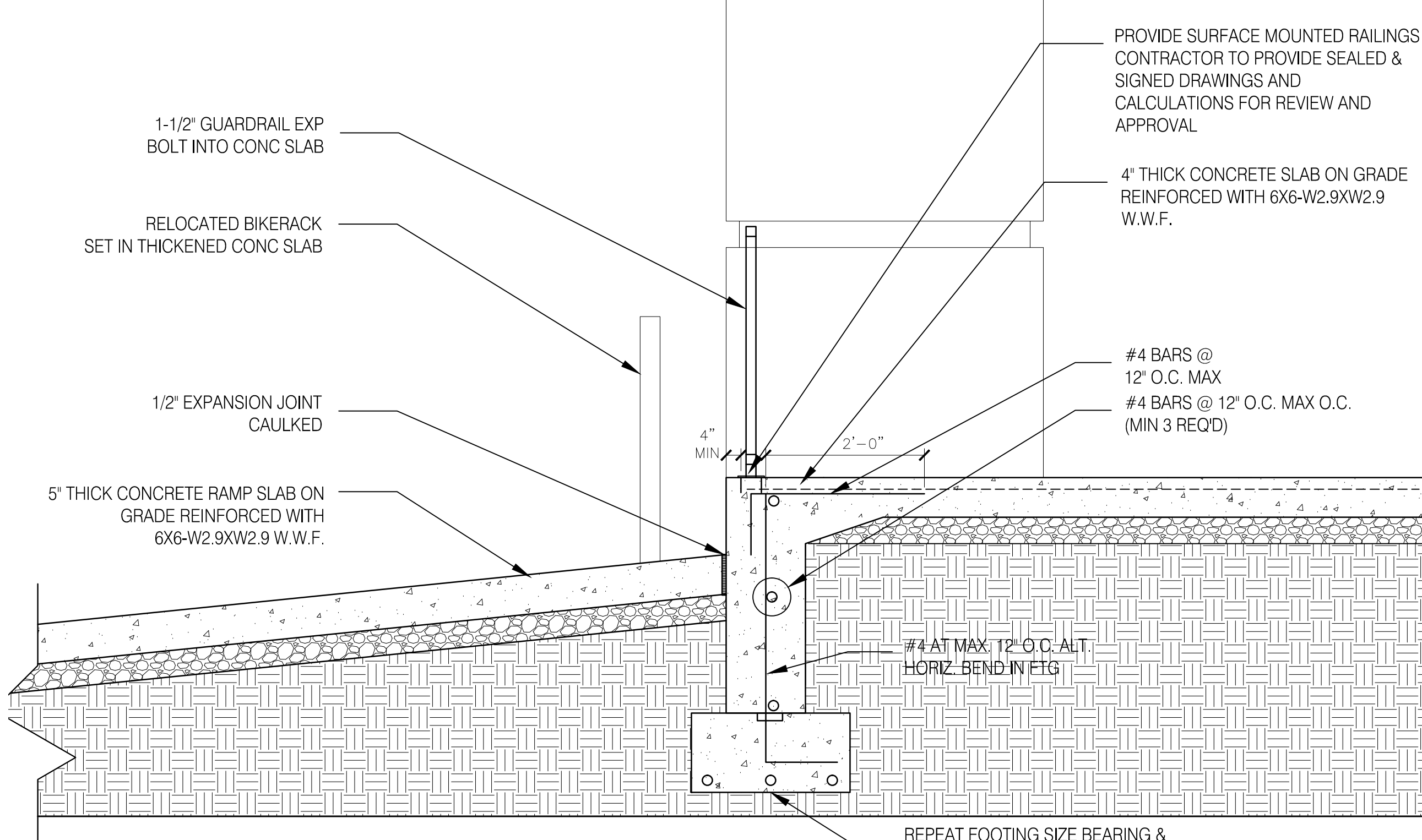
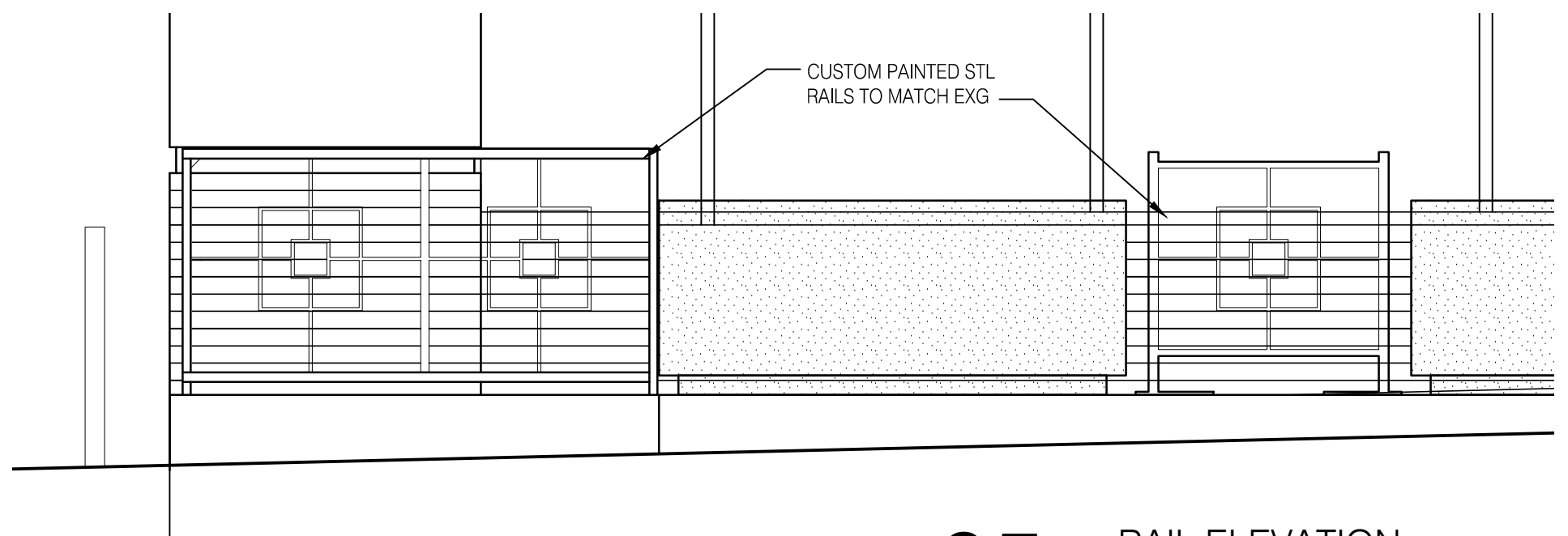
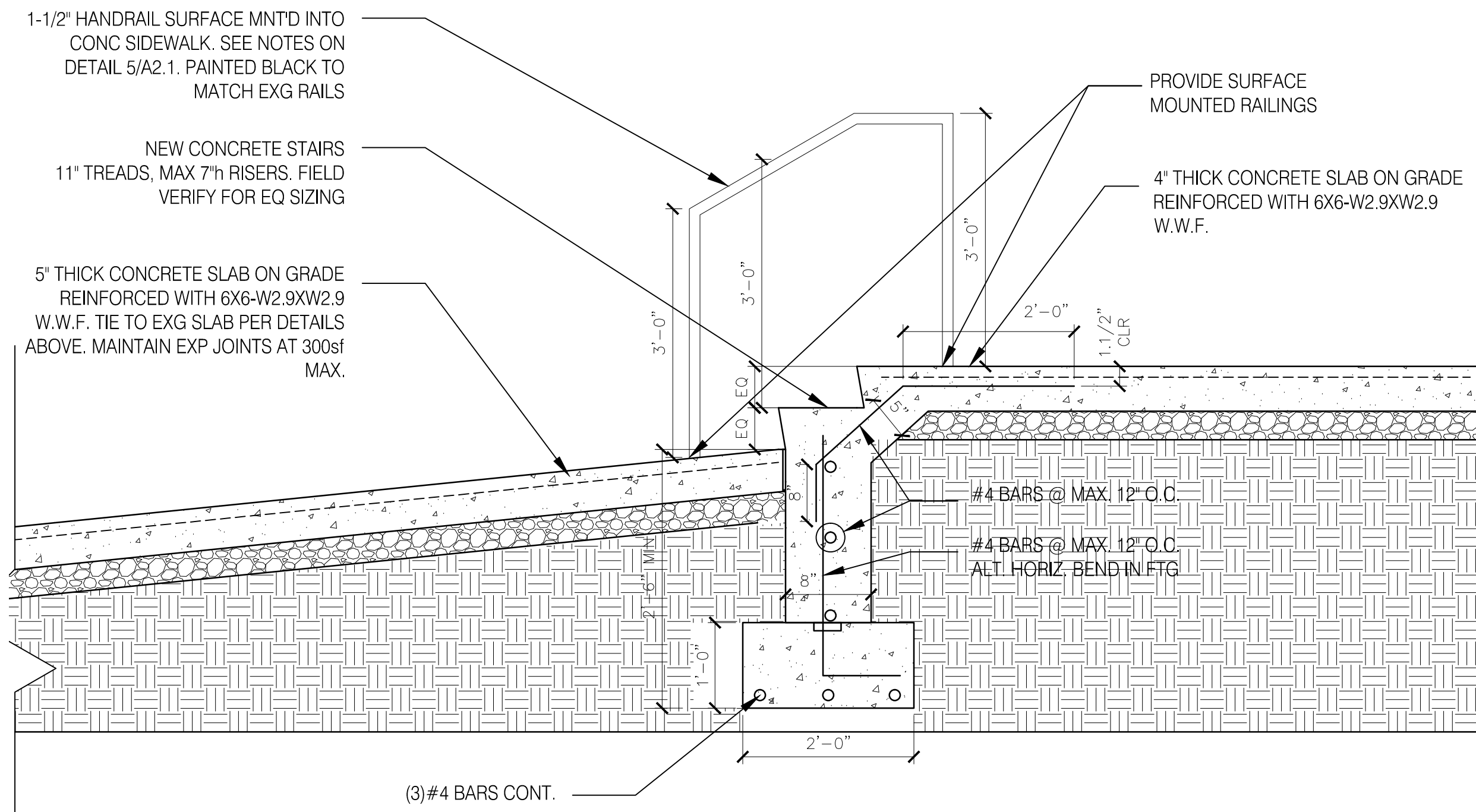
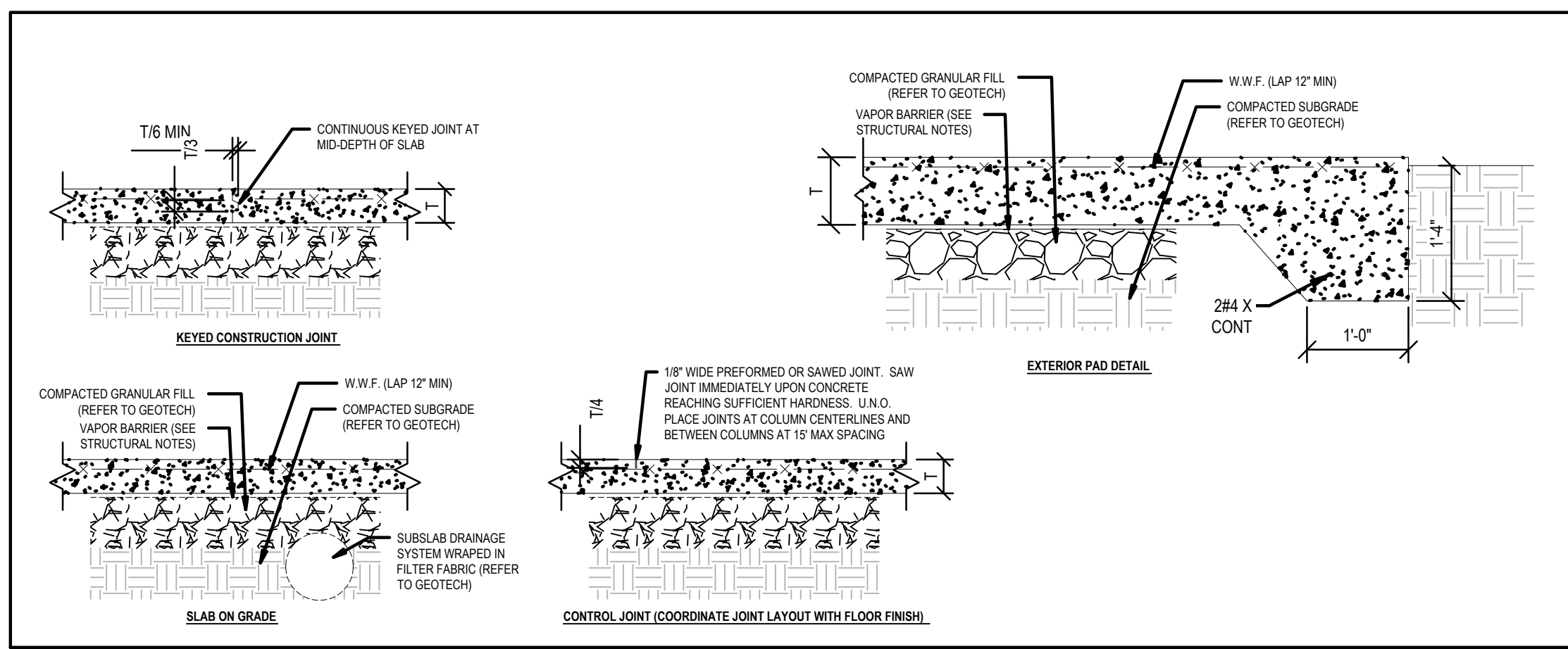
- The Black table and chair to the left on "BAR-02" (Option 2) be the approved tables and chairs

Deviations from Approved Plan Prohibited:

Please be aware that once having obtained approval and a Certificate of Approval, any deviation from the approved plan shall be considered a misdemeanor as well as a zoning violation.

Appeal Process:

An appeal to a decision of the Board of Architectural Review may be made to the Vienna Town Council. Such appeal shall be made in writing within fourteen (14) days of the date of the decision, accompanied by the required fee for an appeal, and filed with the Town Clerk's office. Further information is available in Section 4-12 of the Vienna Town Code or from the Department of Planning and Zoning (703) 255-6341.



VIENNA SHOPPING CENTER

160 MAPLE AVE W - EXTERIOR PATIO RENOVATION

CODE ANALYSIS

SCOPE OF WORK: PATIO RENOVATION TO FLATTEN SEATING AREA ALONG WITH NEW RAILS & RELOCATION OF PLANTERS. PATIO SPACE IS 418 SQ FT

USE GROUP/OCCUPANCY: NON-SEPARATED MIXED USE BLDG (M, F-1, B, A-2)

TYPE OF CONSTRUCTION: IIB

FIRE PROTECTION: BUILDING IS FULLY SPRINKLERED

PROJECT DATA

OWNER'S REPRESENTATIVE: RAPPAPORT, 8405 GREENSBORO DR, 8TH FLOOR, McLEAN, VA 22102

CONTACT: DAVID LYNCH, 571.362.1239, dlynch@rappaportco.com

ARCHITECT: ROUNDS VANDUZER ARCHITECTS, PC, 467A NORTH WASHINGTON STREET, FALLS CHURCH, VIRGINIA 22046

CONTACT: STEPHEN KENNEY, 703.533.3577, SKenney@RVArchitects.com

STRUCTURAL ENGINEER: STRUCTURA, 8340 TRAFORD LANE, SUITE 108, SPRINGFIELD, VIRGINIA 22152

CONTACT: JASON DREHER, 703.866.7771, JDreher@Structura-inc.com

DRAWING INDEX

ARCHITECTURAL

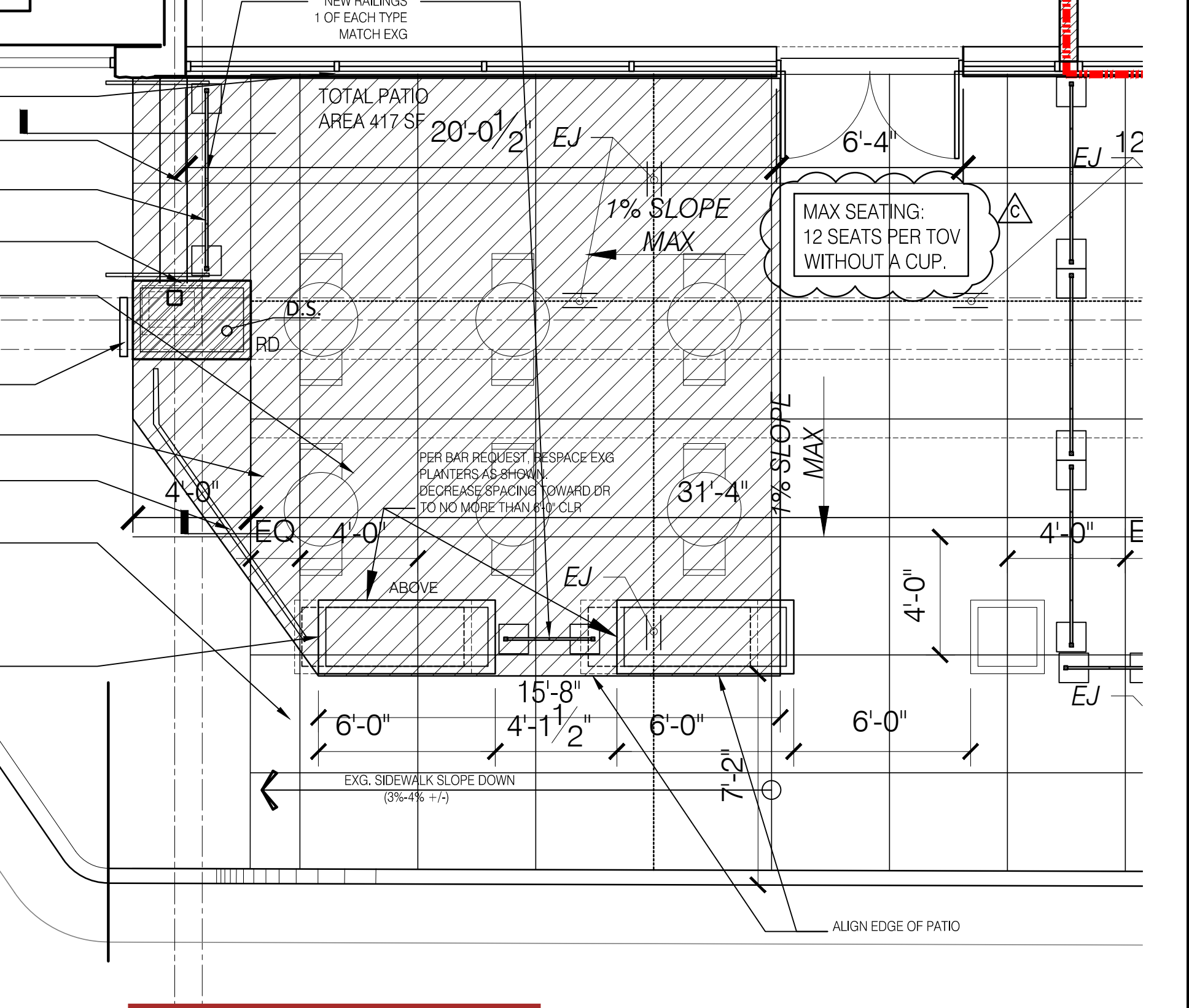
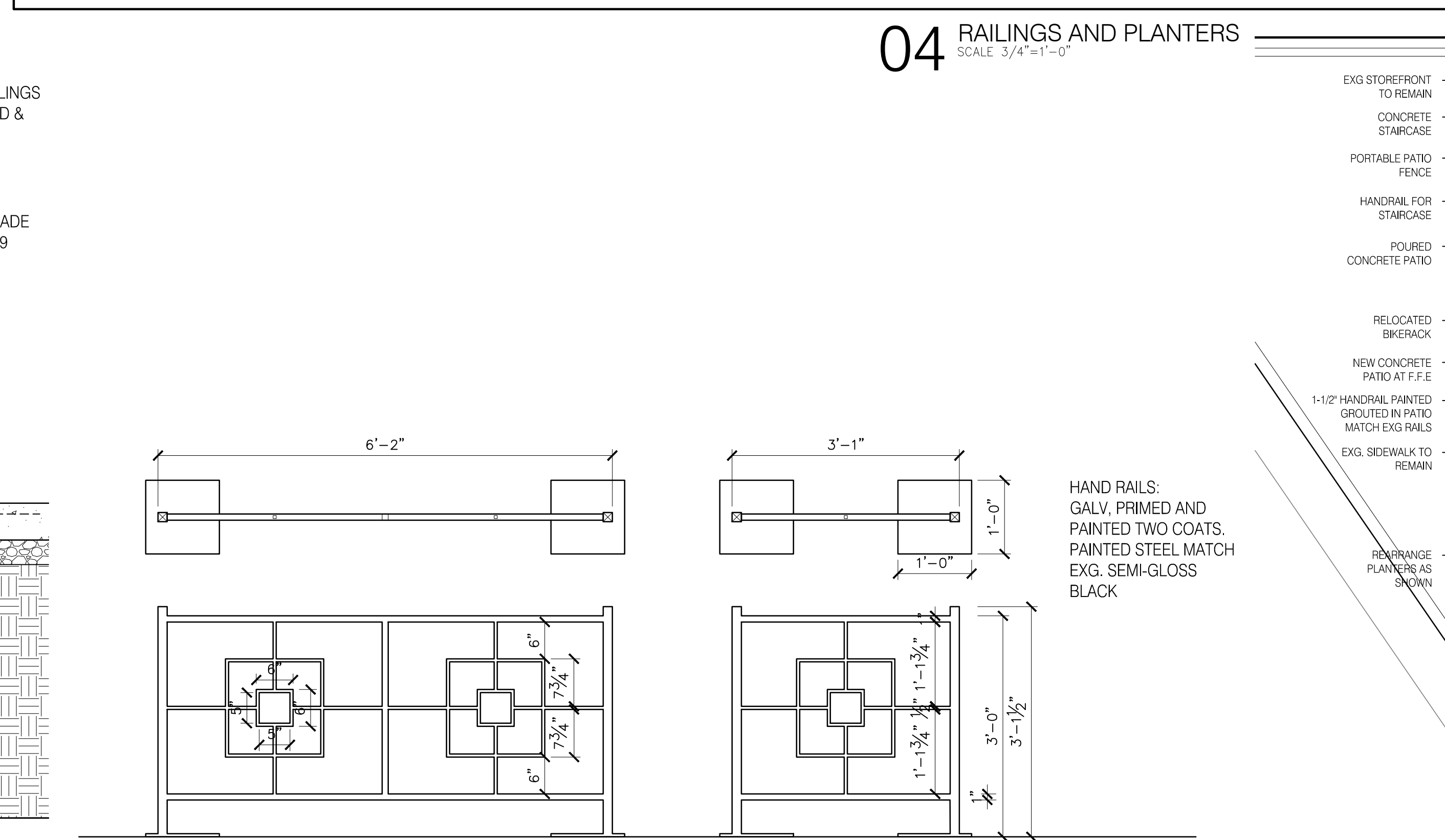
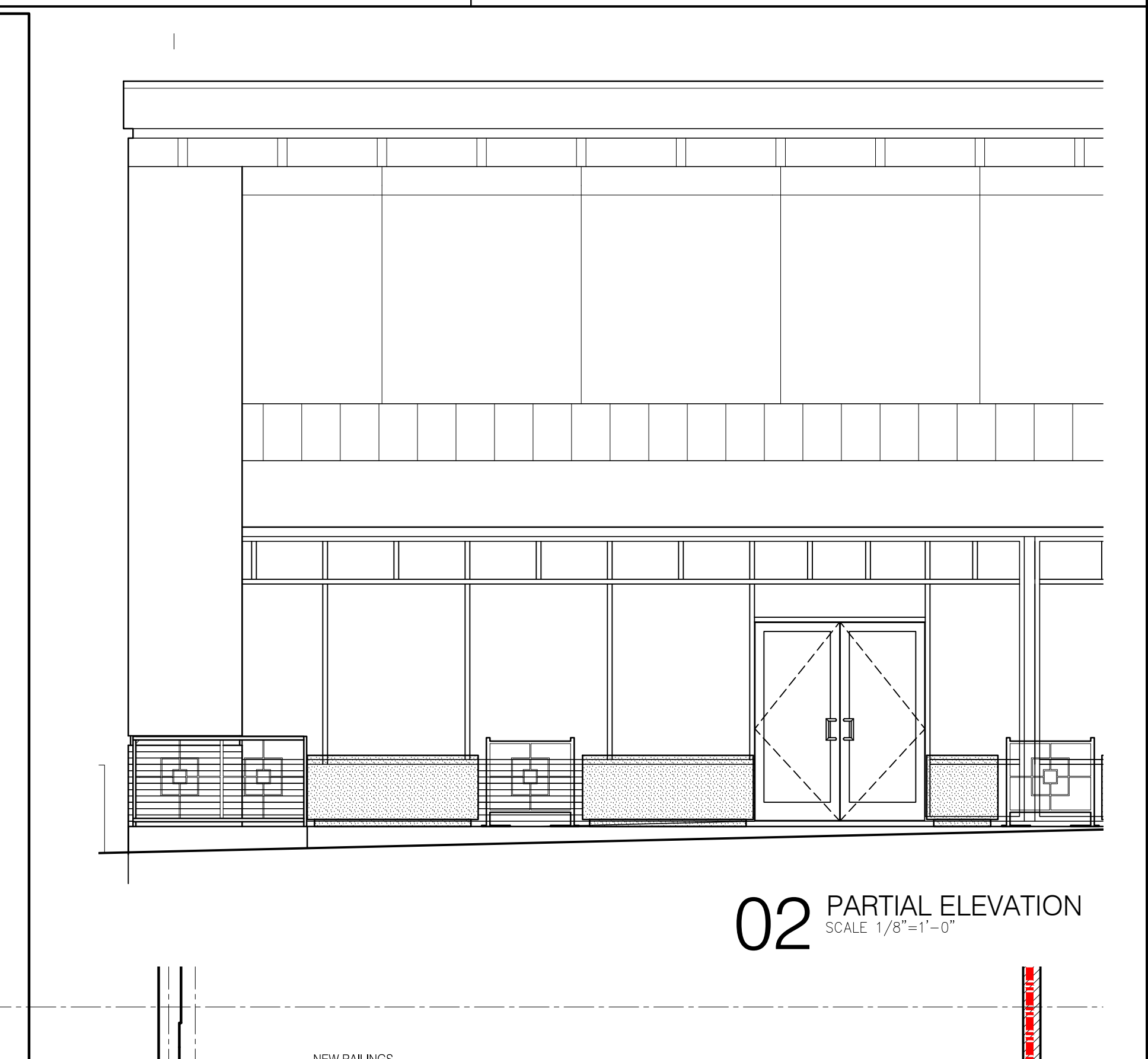
A2.1 CODE ANALYSIS, DEMO & NEW PLANS/DETAILS

CODE INFORMATION

BUILDING ADDRESS: VIENNA SHOPPING CENTER, 160 MAPLE AVE, VIENNA VA, 22180

JURISDICTION: FAIRFAX COUNTY, DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, 12055 GOVERNMENT CENTER PARKWAY, FAIRFAX, VIRGINIA 22035-5502, 703-324-1810

APPLICABLE & MODEL CODES: 2018 VUSBC, 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL MECHANICAL CODE, 2018 INTERNATIONAL PLUMBING CODE, 2018 INT'L ENERGY CONSERVATION CODE, 2017 NATIONAL ELECTRICAL CODE, 2009 ACCESSIBLE & USABLE BLDG & FAC (ICC/ANSI A117.1)



Town of Vienna
Approved
10/12/2023

ROUNDS VANDUZER ARCHITECTS
467A N. WASHINGTON STREET
FALLS CHURCH, VA 22046
703-533-3577
703-533-7806 (FAX)
RV@RVARCHITECTS.COM

DocuSigned by:
STEPHEN KENNEY
No. 13626
91FDA79BD435461

PATIO RENOVATION EXHIBITION

RAPPAPORT

8405 GREENSBORO DRIVE, 8TH FLOOR
MCLEAN, VIRGINIA 22102-5121

VIENNA SHOPPING CENTER
SPACE 18
160 MAPLE AVENUE W
TOWN OF VIENNA, VIRGINIA 22180

REVISIONS	
DATE	DESCRIPTION
05/25/23	BAR SUBMISSION
06/02/23	BAR SUBMISSION
08/04/23	FOR PERMIT
10/02/23	TOX COMMENTS

ISSUE DATE: 05/25/23
PROJECT NUMBER: 2022-022.20
A2.1



Department of Planning and Zoning
Town of Vienna, Virginia
127 Center Street South
Vienna, VA 22180
Phone: (703) 255-6341
Email: DPZ@viennava.gov

Town of Vienna Zoning and Site-Related Plan Review

This letter serves as an approval letter for the Town of Vienna review for a Fairfax County building permit. **This letter does not serve as a building permit.** Fairfax County issues the actual building permit after all Fairfax County reviews and Town of Vienna reviews are completed.

Permit Information

Project Type:	Commercial Building Permit
Project Description:	- Interior Demolition Permit
Application Submittal Date:	08/28/2023
Town Approval Date:	8/30/23
Town Project ID Number:	1105524
Tracking Numbers:	Fairfax County Building Permit Number: ALTC-2023-01968 Munis Tracking ID: 9021

Location:

Address/Parcel

- 160 MAPLE AVE W: C-2

Address/Parcel

- 160 MAPLE AVE W: 0384 02 0076

Contact Information:

Applicant:	Sucha Khamnuwan
Applicant Address:	10300 Eaton Place 440 Fairfax, VA 22030

Notes/Conditions:

Permit approval is for interior demo only as shown on plan. Separate permit required for interior work proposed.

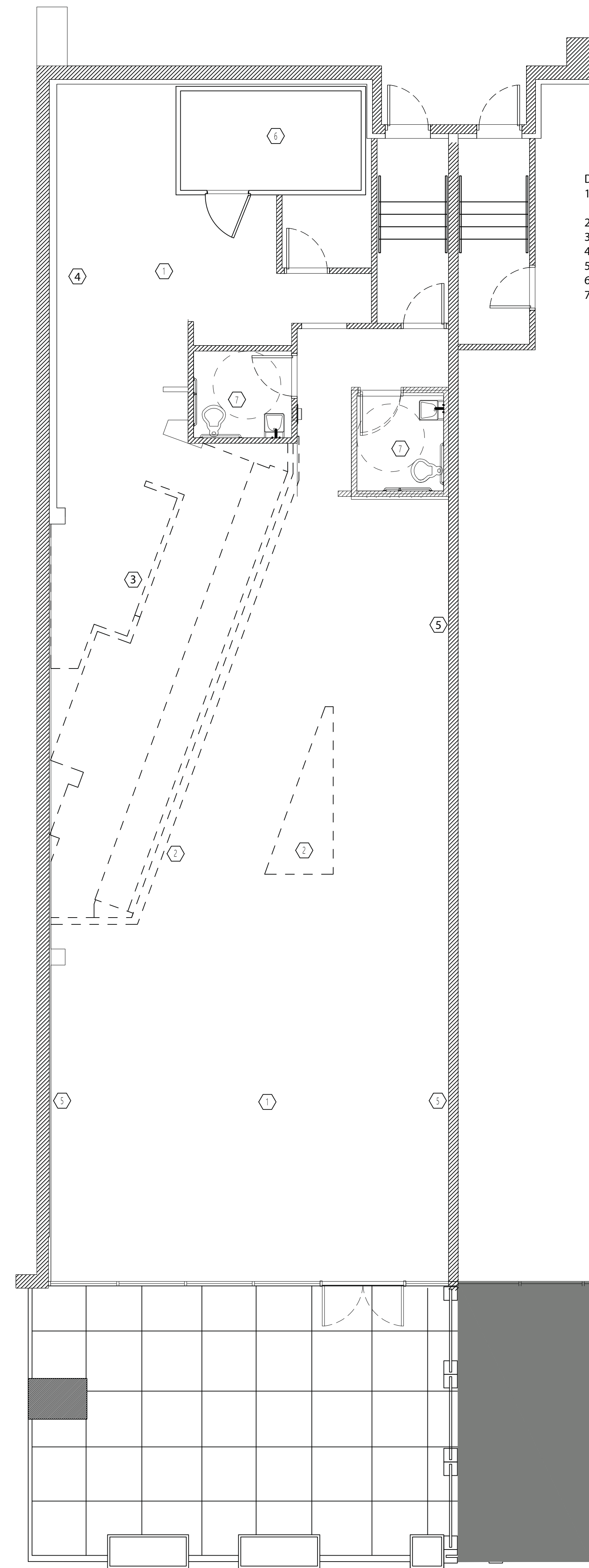
Required Inspections:

Special Flood Hazard Area - SFHA (Floodplain)

SFHA Contained Within Site NO

A handwritten signature in cursive script that reads "A West".

Andrea West, Zoning Administrator



- DEMOLITION NOTES:
1. REMOVE FLOOR TILES AND PREPARE FLOOR SURFACE FOR NEW TILE INSTALLATION.
 2. REMOVE THE BULKHEAD AND ALL CEILING TILES.
 3. REMOVE KITCHEN WALLS.
 4. FRP WALL SURFACE TO REMAIN.
 5. REMOVE EXISTING KITCHEN WALLS.
 6. WALK-IN COOLER TO REMAIN.
 7. REMOVE RESTROOM FLOOR TILES, CEILING TILE AND REPLACE new TOILET, SINK & FAUCET WITH ADA GRAB BARS.

01 EXISTING CONDITIONS AND DEMOLITION PLAN
1/4" = 1'-0"

Studio Ideya
Architecture + Interiors

STUDIO IDEYA LLC
Architecture + Interiors

CONTACT: SUCHA KHAMSUWAN
T: 571.215.4848
E: SUCHA@STUDIOIDEYA.COM

SERAY
160 MAPLE AVENUE WEST
VIENNA SHOPPING CENTER
VIENNA, VIRGINIA 22180

NO.	ISSUE/REVISION	DATE
1	PERMIT SET	08.03.2023

PROJECT No: 230510
FILE NAME:
DRAWN BY: SK
CHECKED BY: SK

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN



Igor Oshurkov
Digitally signed by Igor Oshurkov
Date: 2023.08.08 06:42:26 -04'00'

SHEET No.

A-100.1

Town of Vienna
Approved
08/30/2023



Department of Planning and Zoning
Town of Vienna, Virginia
127 Center Street South
Vienna, VA 22180
Phone: (703) 255-6341
Email: DPZ@viennava.gov

Town of Vienna Zoning and Site-Related Plan Review

This letter serves as an approval letter for the Town of Vienna review for a Fairfax County building permit. **This letter does not serve as a building permit.** Fairfax County issues the actual building permit after all Fairfax County reviews and Town of Vienna reviews are completed.

Permit Information

Project Type:	Commercial Building Permit
Project Description:	Restaurant interior alterations, New kitchen hood, new lighting, some new MEP work.
Application Submittal Date:	08/15/2023
Town Approval Date:	4/10/24
Town Project ID Number:	1095146
Tracking Numbers:	Fairfax County Building Permit Number: ALTC-2023-01968 Munis Tracking ID: 8968 Project File No: n/a

Location:

Address/Parcel	Address/Parcel
<ul style="list-style-type: none">160 MAPLE AVE W: C-2	<ul style="list-style-type: none">160 MAPLE AVE W: 0384 02 0076

Contact Information:

Applicant:	Sucha Khamsuwan
Applicant Address:	4031 University Dr. Fairfax, VA 22030

Notes/Conditions:

TOWN OF VIENNA CONDITIONS OF APPROVAL:

Plan is approved for 66 indoor seats and 12 outdoor seats only.

Additional outdoor seating will require Town approval of a conditional use permit.

Outdoor tables and chairs require approval by the Board of Architectural Review prior to installation.

Required Inspections:

Special Flood Hazard Area - SFHA (Floodplain)

SFHA Contained Within Site NO



Andrea West, Zoning Administrator