

ZONING PLAN FOR HAWK & GRIFFIN PUBLIC HOUSE 435 MAPLE AVENUE WEST HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA

WATER METER COMPUTATIONS (using values from the 2015 IPC:)				
Fixture	Qty	WSFU Value Each		Total WSFU
Tank water closet	3	5		15
Lavatory/hand sink	8	2		16
Urinal	1	5		5
Kitchen sink	4	4		16
Service sink	1	3		3
Dishwasher	3	1.4		4.2
½" Hose bibb	2	3		6
Total				6.25 WSFU or 34.5 GPM

According to table E201.1 of the 2015 IPC, a 1" service pipe with a 1" water meter, and a 1.5" distribution pipe would be adequate at all pressure ranges listed in the code, see below

Pressure range 30 – 39 PSI with a total developed length of 200' = up to 73 WSFU
 Pressure range 40 – 49 PSI with a total developed length of 200' = up to 87 WSFU
 Pressure range 50 – 60 PSI with a total developed length of 200' = up to 87 WSFU
 Pressure range over 60 PSI with a total developed length of 200' = up to 87 WSFU

TOWN OF VIENNA GENERAL NOTES

- A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF CONSTRUCTION. CALL 703-255-6384 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
- ALL CONSTRUCTION GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
- PRIOR TO THE REMOVAL OF ANY TOWN TREES (TREES WITHIN THE RIGHT OF WAY), THE APPLICANT OR THEIR REPRESENTATIVE SHALL CONTACT THE TOWN OF VIENNA ARBORIST AT 703-255-6360 TO COORDINATE HAVING THE TOWN ARBORIST ONSITE DURING ALL TOWN TREE REMOVAL.
- TREE PROTECTION FOR ANY TOWN TREE, AS SHOWN ON PLAN, MUST BE INSTALLED PRIOR TO ANY SITE WORK.
- IT IS UNLAWFUL TO PERFORM ANY CONSTRUCTION ABOVE FOUNDATION CORNERS PRIOR TO APPROVAL OF SETBACKS. WORK COMPLETED IN VIOLATION OF THIS REQUIREMENT IS SUBJECT TO DEMOLITION.
- ALL DUMPSTERS/PODS ARE TO BE PLACED ON PRIVATE PROPERTY.
- FRONT ELEVATION CHECKS ARE REQUIRED.
- WALL CHECK SURVEYS ARE REQUIRED AND MUST BE SUBMITTED PRIOR TO CONSTRUCTION ABOVE FOUNDATION CORNERS.
- A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO OCCUPANCY. ALL REQUIRED DOCUMENTATION AND INSPECTIONS MUST BE SUBMITTED/COMPLETED BEFORE THE TOWN OF VIENNA WILL ISSUE A CERTIFICATE OF OCCUPANCY.
- EXISTING SANITARY SEWER LATERALS ARE TYPICALLY CAPPED AT OR NEAR THE PROPERTY LINE. THE REUSE OF THE PORTION OF THE EXISTING SANITARY SEWER LATERAL BETWEEN THE TOWN OWNED SEWER MAIN AND THE CAPPED END MAY BE ALLOWED PROVIDING THAT A LICENSED PLUMBER CERTIFIES THAT THE EXISTING PIECE OF PIPE IS GRADED PROPERLY AND IN LIKE NEW CONDITION. THE REUSE OF A PORTION OF THE EXISTING LATERAL DOES NOT IMPLY THAT THE TOWN IS WARRANTING THE CONDITION IN ANY WAY.

Applicant will line the existing sanitary sewer line if deemed necessary by Town during inspection.

Applicant will submit a CCTV inspection of the sanitary sewer lateral prior to receiving an occupancy permit.

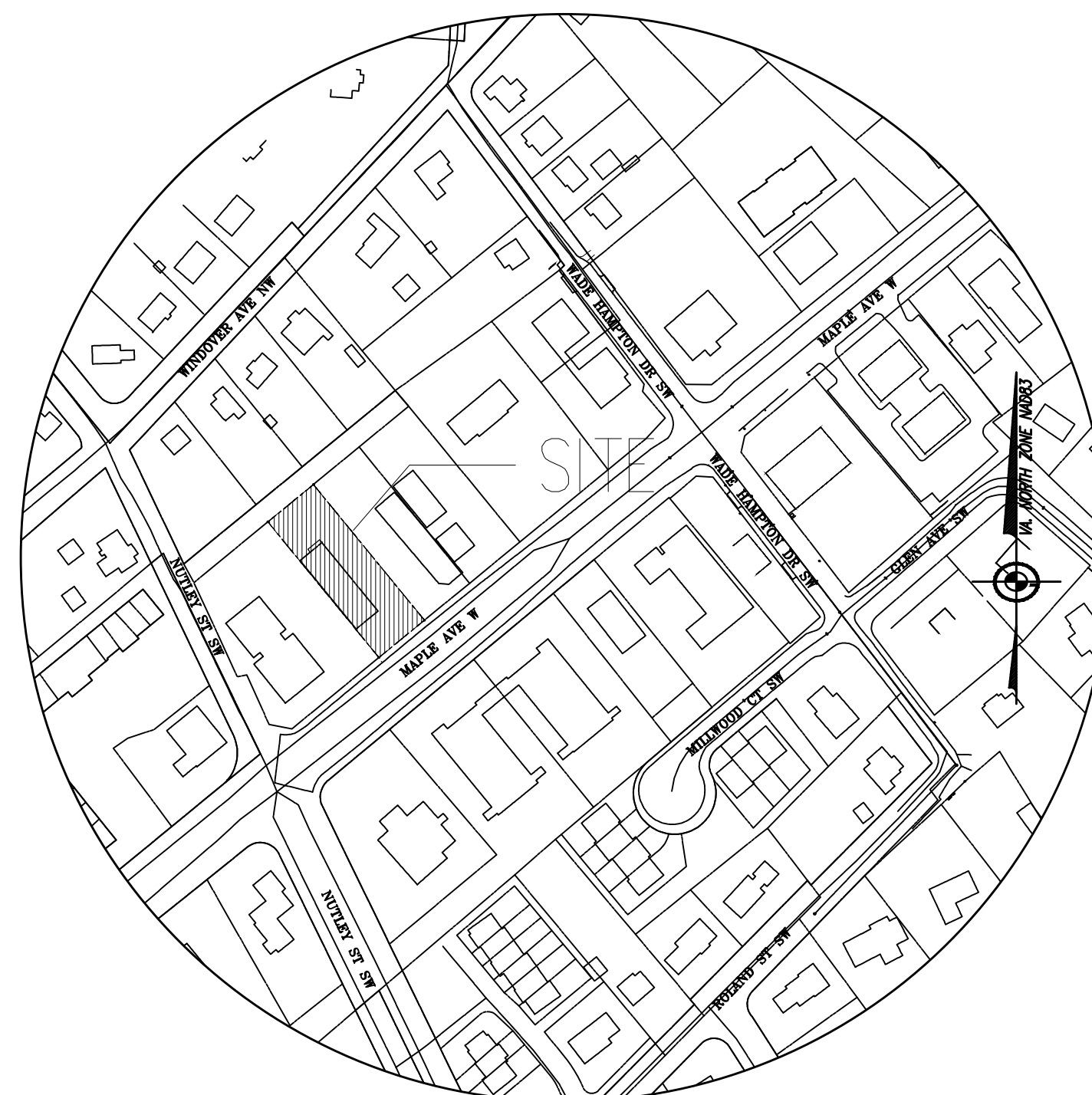
Per Section 715.1 Sewage Backflow, where plumbing fixtures are installed on a floor with a finished floor elevation below the elevation of the next upstream manhole in the public sewer, such fixtures shall be protected by a backwater valve installed in the building drain, or horizontal branch serving such fixtures. Plumbing fixtures installed on a floor with a finished floor elevation above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve.

Per Section 715.2 Material, all bearing parts of backwater valves shall be of corrosion-resistant material. Backwater valves shall comply with ASME A112.41.1, CSA B181.1 or CSA B181.2.

Per Section 715.3 Seal, backwater valves shall be so constructed as to provide a mechanical seal against backflow.

Per Section 715.4 Diameter, backwater valves, when fully open, shall have a capacity of not less than that of the pipes in which they are installed.

Per Section 715.5 Location, backwater valves shall be installed so that access is provided to the working parts for service and repair.



VICINITY MAP
SCALE: 1" = 200'

OWNER
LEOPARD EQUITIES LLC
245 LAWERS ROAD NW
VIENNA, VIRGINIA 22180

APPLICANT
VIENNA PUBS LLC
114 ELMAR DRIVE SE
VIENNA, VIRGINIA 22180

ZONING REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
ZONING		C-1 COMMERCIAL	C-1 COMMERCIAL
LOT AREA		19,056 SF/0.44 AC	19,056 SF/0.44 AC
LOT WIDTH		80 FT	80 FT
GROSS FLOOR AREA		9,000 SF	9,000 SF
MIN. YARD FRONT	15 FT	15 FT	15 FT
MIN. YARD: SIDE	0 FT	0 FT	0 FT
MIN. YARD: REAR	25 FT	25 FT	25 FT
PERVIOUS AREA		726 SF	1,078 SF
MAX. BUILDING HEIGHT	3 STORIES/ 35 FT	2 STORIES/ 22 FT	2 STORIES/ 22 FT
PARKING SPACES	33	33	33
HANDICAP PARKING SPACES	2	2	2
MIN. FRONT YARD LANDSCAPING (25%)	295 SF (25%)	437 SF (37%)	859 SF (72%)
TREE CANOPY COVERAGE	10%	2%	4%

PARKING TABULATION		
	REQUIRED	PROPOSED
EXISTING PARKING SPACES		33
GROUND FLOOR RESTAURANT/132 SEATS	33	20
SECOND FLOOR OFFICE	13	13
HAWK & GRIFFIN IS REQUESTING A SHARED PARKING AGREEMENT WITH THE SECOND FLOOR TENANT TO USE THE 13 PARKING SPACES AFTER 5:00PM		

UNIT MIX		
OCCUPANT	UNIT #	AREA
HAWK & GRIFFIN PUBLIC HOUSE	435	4500 SF
SECOND FLOOR OFFICE	435A	4500 SF

CUP REQUESTS	
ITEM 1-	REQUEST FOR SEASONAL OUTDOOR PATIO SEATING AT THE FRONT OF THE BUILDING
ITEM 2-	REQUEST FOR LIVE MUSIC

SHEET INDEX	
001	COVER SHEET
002	EXISTING CONDITIONS
003	LAYOUT PLAN
004	LANDSCAPE PLAN & ARCHITECTURAL

Hawk & Griffin Public House Music Schedule

Hawk & Griffin Public House is requesting approval for live acoustic music. The music will include solo and small group acoustic performances. We have designated a stage area on our plans and also will be using a portion of the outdoor seating area for performances. Musical performances will be a way to help create the authentic British public house atmosphere. We will not be a music venue. Outdoor performances will be seasonal.

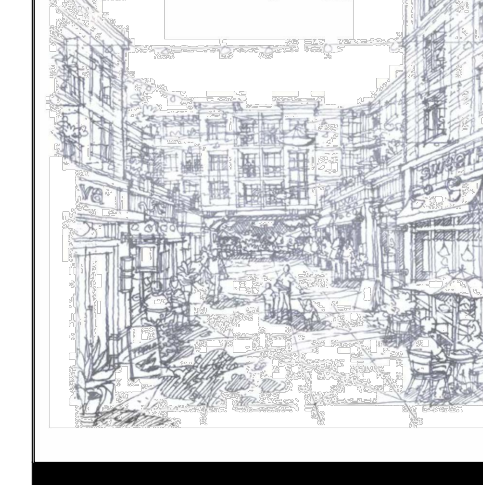
Proposed Music Schedule

Thursday – 6pm-9pm or 9pm-12am (seasonal)
 Friday - 6pm-9pm or 9pm-12am (seasonal)
 Saturday - 6pm-9pm or 9pm-12am (seasonal)

SEATING TABULATION	
SEATING ALLOWED - 33 PARKING SPACES @ 4 SEATS PER PARKING SPACE	= 132 SEATS
PROPOSED SEATING - INDOOR	= 104 SEATS
OUTDOOR	= 28 SEATS
TOTAL	= 132 SEATS

TREE CANOPY COVERAGE WAIVER REQUEST
 THE EXISTING TREE CANOPY COVERAGE IS 2%. DUE TO THE LIMITED SITE PERVIOUS AREA, WE CAN ONLY ACHIEVE A 4% COVERAGE. WE REQUEST A WAIVER OF THE REQUIRED TREE CANOPY COVERAGE.

KYLLO + PATTANA
 ARCHITECTURE / INTERIORS
 114 Elmar Drive SE
 Vienna, VA 22180
 Phone: 703.863.6208
 Fax:
 Web: hawkandgriffin@gmail.com



DATE: 9-22-2020

JOB NUMBER: 2020.01

SCALE: SHOWN

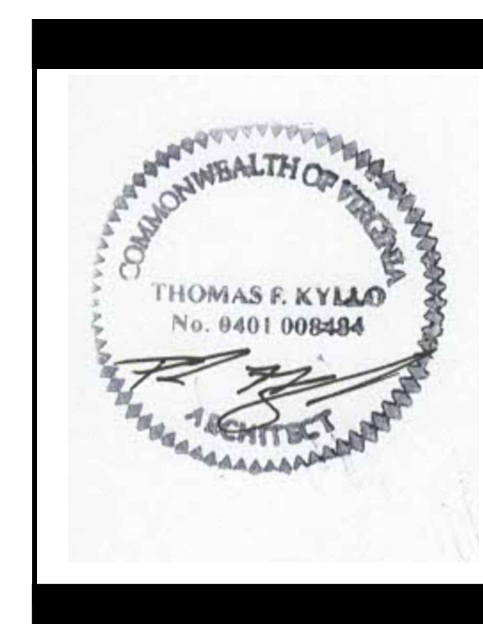
DRAWN BY: TK

CHECK BY:

REVISIONS:

10-7-2020

11-2-2020



COVER SHEET

HAWK & GRIFFIN PUBLIC HOUSE
 435 MAPLE AVENUE WEST
 ZONING PLAN
 HUNTER MILL TOWN OF VIENNA TRANSPORT
 TOWN OF VIENNA, VIRGINIA

001