



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

**Project Overview**

#1529131

**Project Title:** 245 Maple Ave W - BAR Work Session - Vienna Market

**Jurisdiction:** Town of Vienna

**Application Type:** Board of Architectural Review: Exterior Modifications

**State:** VA

**Workflow:** 2. BAR Meeting

**County:** Fairfax

**Project Contacts****Contact Information: Applicant**

NATHAN HAMMAN  
Northfield Construction and Development  
5101 Wisconsin Ave NW, Suite 290  
Washington, DC 20016

**Contact Information: Owner**

NATHAN HAMMAN  
Northfield Construction and Development  
5101 Wisconsin Ave NW, Suite 290  
Washington, DC 20016

Indicate which of the following additional project contacts are to be included on project correspondences.: None of the Above

**Project Address**

**Project Address:** 245 MAPLE AVE W

**Suite:**

**Parcel (PIN): Address/Parcel**

- 245 MAPLE AVE W: 0384 02 0016A

**Town Limits: Address/Parcel**

- 245 MAPLE AVE W: IN TOWN OF VIENNA

**Current Zoning: Address/Parcel**

- 245 MAPLE AVE W: MAC

**Project Description****Project Description:**

Updates and Revisions to the Corner Park per comments from the Site Plan Resubmission

**Exterior Modifications Information**

**Nature of Proposed Work:** Landscape Plan (new or revised), Site Improvements

**Describe proposed improvements (including dimensions as necessary):**

Revisions to the corner park.

1. Added Border to the legs of the large circle to the corner park. Filled out the inner circle to brick before Art Commission Provides art work.
2. Eliminated the retaining wall.
3. Add skip laurels and painted the meter housing on the building to screen view
4. Created tree walls around the circle
5. Arborist will update the plan to match existing approvals
6. Added plantings to further screen transformer
7. Asked to accept window details at retail store front
8. Ask to accept light fixtures at front retail
9. Add light fixtures at Bank of America view under overhang
10. Add roll down garage door
11. Complete Awnings with Solid Soffit
12. Complete Retaining wall railing

**Are any Fairfax County Building Permit application numbers associated with this application?:** No

**Business/Development Name:** Vienna Market

**BAR Meeting Date:**

**Fairfax County Building Permit Number(s):**

**BAR Agenda Item:**

**Project File Number:**

#### Exterior Modifications Information

**Proposed construction materials (include manufacturer, identification numbers, and size), colors, and finish types (include specifications and color numbers):**

Over head garage door specs- Curtain Material/Finish Pattern 670: aluminum, mill finish 671: galvanized steel or optional stainless steel (2B or 4) 674: aluminum, clear anodized 670/671: straight lattice (standard); staggered brick; straight with polycarbonate panels 674: perforated aluminum panels Bottom bar 670: Extruded aluminum, mill finish 671: Double angle galvanized steel 674: Extruded aluminum, clear anodized Guide type Guide channels are extruded aluminum with continuous wear strips; 670/671 mill finish; 674 clear anodized; Wall angles and any pack-out angles are steel with black powder coat finish Mounting Interior face of wall is standard Between jamb option available Brackets Steel with black powdercoat finish Pipe Steel sized for maximum deflection of .03 per linear foot Springs Oil tempered, 20,000 cycle, torsion springs Locking 670/671: Slide bolt for manual and crank operation; chain lock for chain hoist operation 674: Center locking bottom bar, with 1/2 diameter steel throw rods; Comes standard with cylinder locks on both sides or thumb turn on secured side

Other Materials for brick and pavers same that are approved.

#### Lighting & Awning Information

**Will your project include lighting?:** Yes

**Please describe the lighting elements to be used (including kelvins, lumens):**

Lithonia- WSR LED MVOLT ELCW PE

Emergency Wall Sconces At Front of Retail. MVOLT 47W

Tekdek Luminaires

TD17HO-PM-5S-TA-GW-72L40K7-DCC-DV-TL50

Garage Ceiling and overhang at Parking Deck 72W 120-277v