

Project Narrative

PROJECT: Somerset Trust Company – Vienna Banking Office

PROJECT ADDRESS: 100 Maple Ave E

ARCHITECT: Landmarks SGA, LLC

CLIENT: Somerset Trust Company

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Northeast Façade

The northeast side of the building, which has the main entrance, faces the side parking lot which is between this building (100 Maple Ave. E) and the adjacent building (102-112 Maple Ave. E) which are both on the same property and owned by the same entity. The main entrance doors are damaged and are to be replaced with new doors in the existing aluminum frames which match the configuration and finishes of the existing. A new awning is to be installed over these main entrance doors to match the existing arched awnings which will be replaced on the Center Street side of the building. Four new similarly arched light fixtures will be installed along this side of the building to replace the existing outdated fixtures and to add additional lighting for security purposes. These new “sconce” type fixtures are LED and are designed to provide controlled lighting patterns with zero uplight and are qualified as a “Nighttime Friendly” product. The fixture color will be Dark Bronze which will closely match the aluminum doors, frames, and windows. The last small existing window along the wall toward the north corner (rear) will have the glazing replaced with an insulated opaque spandrel panel similar to the existing bottom panels of the full height window unit installed adjacent to the entrance doors. This is necessary since the window will be located in front of banking equipment to be installed in the rear vestibule. Discrete new security cameras will also be installed at either corner of the façade. New address identification numbers are to be installed on the glass of the main entrance doors.

Northwest Façade

The northwest façade faces the rear parking lot. Accessibility improvements are necessary to make the existing rear entrance to the new Retail Lobby fully accessible. (There is a grade change here of approximately 9”.) A new concrete landing with steps towards the side parking lot (north end) and an ADA compliant ramp towards the Center Street side will be installed. The landing will have a simple pipe railing to be painted dark bronze. The rear entrance door, sidelight, and frame will be replaced with a new aluminum entrance system in dark bronze to match the existing. A new arched awning, matching that proposed for the main entrance and replacement awnings along Center Street, will be installed above the rear entrance. Four new exterior wall sconce light fixtures matching those described in the Northeast Façade paragraph above are to be installed. A small non-illuminated sign is proposed to be installed adjacent to the rear entrance. Towards the western (Center Street) corner of this façade, two small new windows are proposed to be installed to match the existing small windows on the northeast façade. Discrete new security cameras will be installed at either corner of the façade.

Southwest and Southeast Façades

Minimal changes are proposed to the southwest and southeast façades which face Center Street and Maple Avenue respectively. The existing awnings over the windows on the southwest façade are to be replaced with new to match both configuration and original color. New exterior wall sconce light fixtures matching those described in the Northeast Façade paragraph above are to be installed and new discrete security cameras are to be installed at the southern and eastern corners of the building. New sign panels previously approved by the BAR are to be installed in the existing sign boxes. New address identification numbers are also to be installed on the southeast corner of the building.