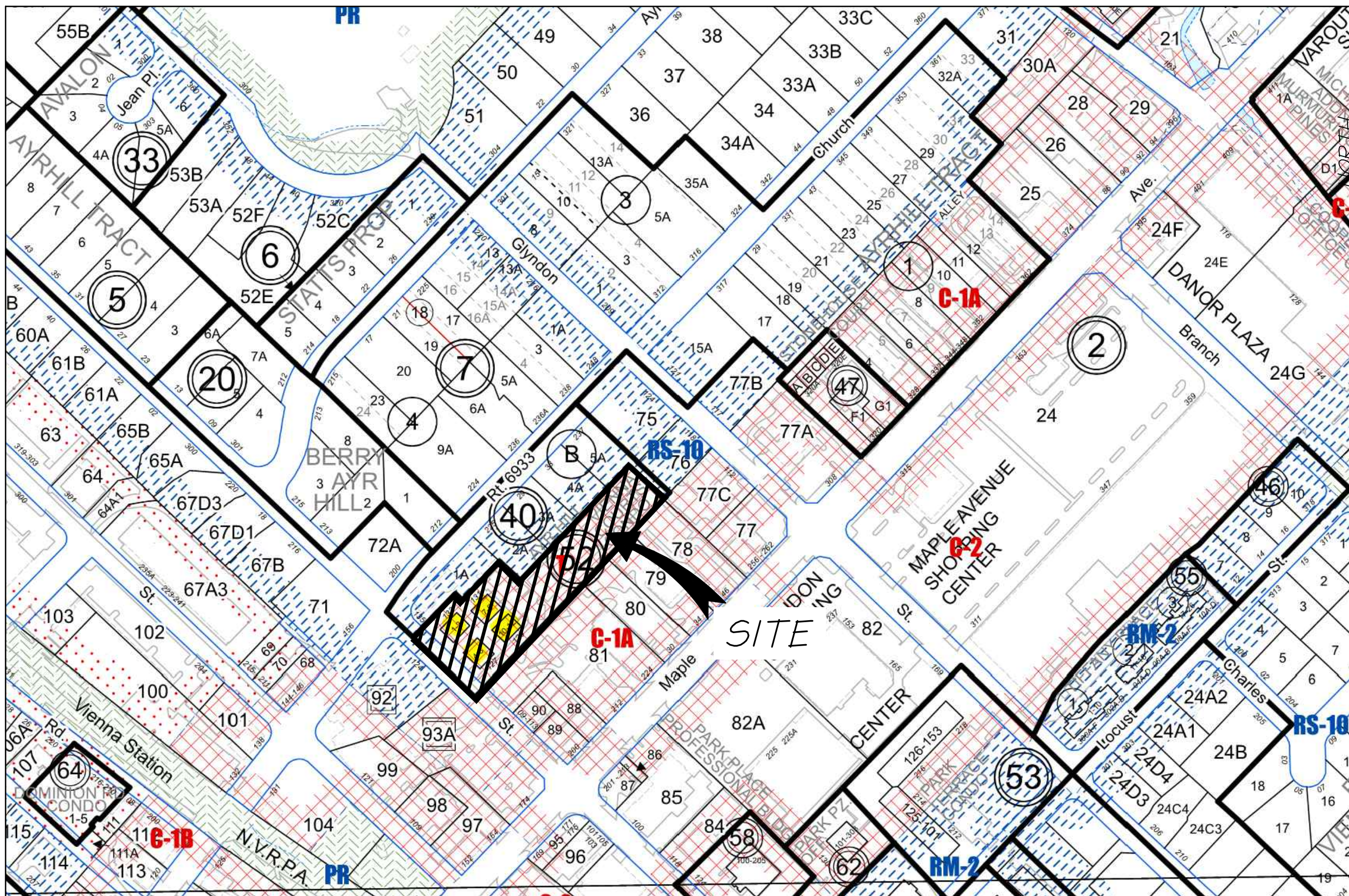


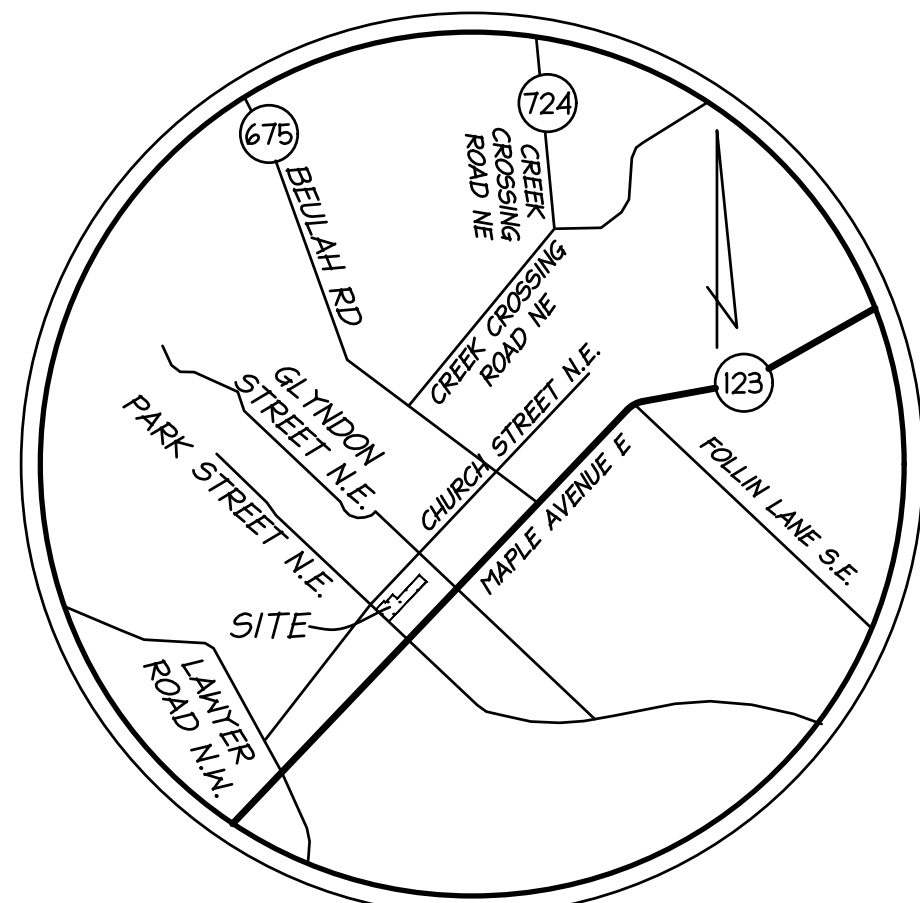
REZONING OF  
127-133 PARK ST, N.E.  
TOWN OF VIENNA, VIRGINIA



**ZONING MAP**  
SCALE : 1" = 200'

**SOIL INFORMATION**

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
95	URBAN LAND	IVB	N/A	N/A	N/A



**VICINITY MAP**  
SCALE : 1" = 2,000'

**SITE OVERVIEW:**

SITE AREA: ..... 72,167# OR 1.65673 ACRES  
EXISTING ZONE: ..... T (TRANSITIONAL)  
PROPOSED ZONE: ..... RM-2

**APPLICANT/CONTRACT OWNER:**

BFR CONSTRUCTION COMPANY  
921 GLYNDON ST., S.E.  
VIENNA, VA 22180  
SBUKONT@GMAIL.COM  
(703)281-1054

**PROPERTY OWNER(S):**

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP No. 0382-52-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008, 0009, 0010, 0011, AND 0012.

THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF TRUSTEES OF VIENNA PRESBYTERIAN CHURCH, BY DEED RECORDED IN DEED BOOK 5922 AT PAGE 1564, JOSEPH T. NOCKERINO AND MARY ANN NOCKERINO, TRUSTEES, BY DEED RECORDED IN DEED BOOK 23466 AT PAGE 1767 AND DEED BOOK 23466 AT PAGE 1771, EZRA PARTNERSHIP, BY DEED RECORDED IN DEED BOOK 19254 AT PAGE 532, DEED BOOK 5863 AT PAGE 365, DEED BOOK 6117 AT PAGE 1651, DEED BOOK 7699 AT PAGE 1031, AND DEED BOOK 19254 AT PAGE 532, MANUFACTURERS STANDARDIZATION SOCIETY OF THE VALVE AND FITTINGS INDUSTRY, INC. BY DEED RECORDED IN DEED BOOK 5921 AT PAGE 1069, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

**REZONING APPLICATION NOTE:**

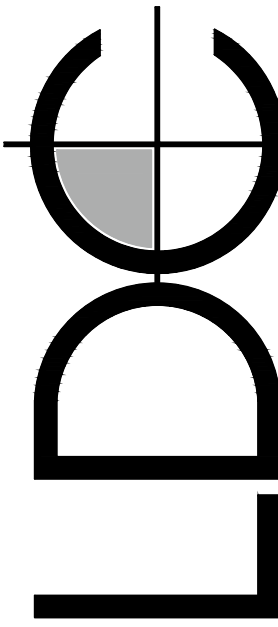
THIS REZONING APPLICATION IS CONCEPTUAL IN FORM AND DOES NOT CONSTITUTE AN ENGINEERING REVIEW. A FULL ENGINEERING REVIEW WILL BE CONDUCTED DURING SITE PLAN SUBMISSION UNDER SEPARATE COVER. APPROVAL OF THE REZONING DOES NOT MEAN THAT THE APPLICANT WILL NOT NEED TO ALTER THE CONCEPTUAL LAYOUT TO MEET CODES, REGULATIONS AND GOOD ENGINEERING PRACTICES. THE APPLICANT RESERVES THE RIGHT TO REQUEST FURTHER MODIFICATIONS OR WAIVERS TO SPECIFIC STANDARDS AS PART OF THE SITE PLAN REVIEW AND APPROVAL.

**ZONING REQUEST:**

THIS REZONING APPLICATION IS TO REZONE THE SUBJECT PROPERTY FROM T (TRANSITIONAL) TO RM-2 (LOW DENSITY, MULTI-FAMILY). THE PROPOSAL WILL DISSOLVE THE EXISTING CONDOMINIUM AND CONSOLIDATE THE LOT.

**SHEET INDEX**

- 1) ..... COVER SHEET
- 2) ..... BOUNDARY
- 3) ..... EXISTING CONDITIONS PLAN
- 4) ..... CONCEPT PLAN
- 4A) ..... CONCEPT LANDSCAPE PLAN
- 4B) ..... FIRE MARSHAL PLAN
- 5) ..... VRRM
- 6) ..... ARCHITECTURAL FRONT ELEVATIONS
- 7) ..... ARCHITECTURAL REAR ELEVATION AND BUILDING SECTION



4595 DASHY REED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192  
P.O. BOX 4555 FT. LAUDERDALE, FL 33304-4555

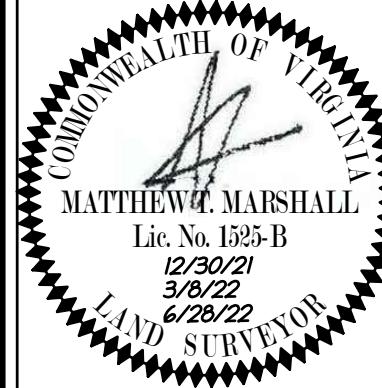
COVER SHEET

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION	APPROVED BY
1	12/22/21	1	1	1
2	12/22/21	2	2	2
3	12/22/21	3	3	3
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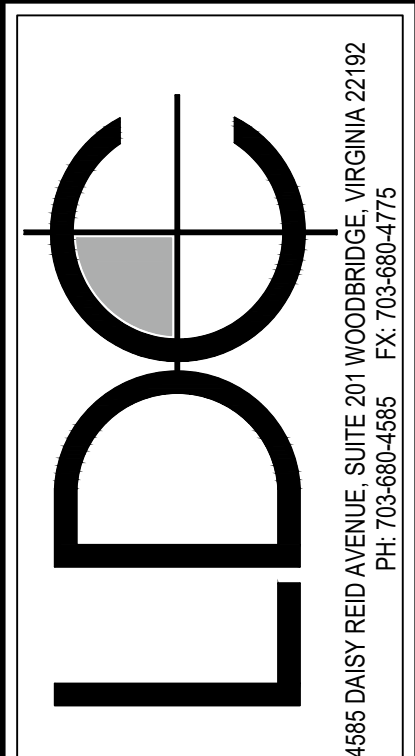
I HEREBY CERTIFY THAT  
OTHER THAN THE REVISIONS  
SHOWN HEREON, NO OTHER  
CHANGES HAVE BEEN MADE.



SCALE:  
AS SHOWN

SHEET 1  
OF 7

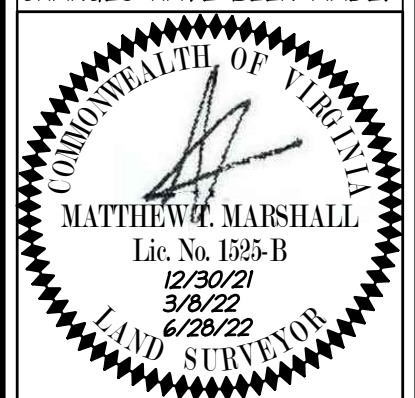
DATE: DECEMBER, 2021  
DRAFT: JCM CHECK: MM  
FILE NUMBER: 20268-2-0  
TOV # PF-



# VIENNA COURTS

REVISIONS						DATE	DESIGN NO.	REVISION BY:	APPROVED DATE:
302	LOT 1	TOT COMMENTS							
422	LOT 2	TOT COMMENTS							
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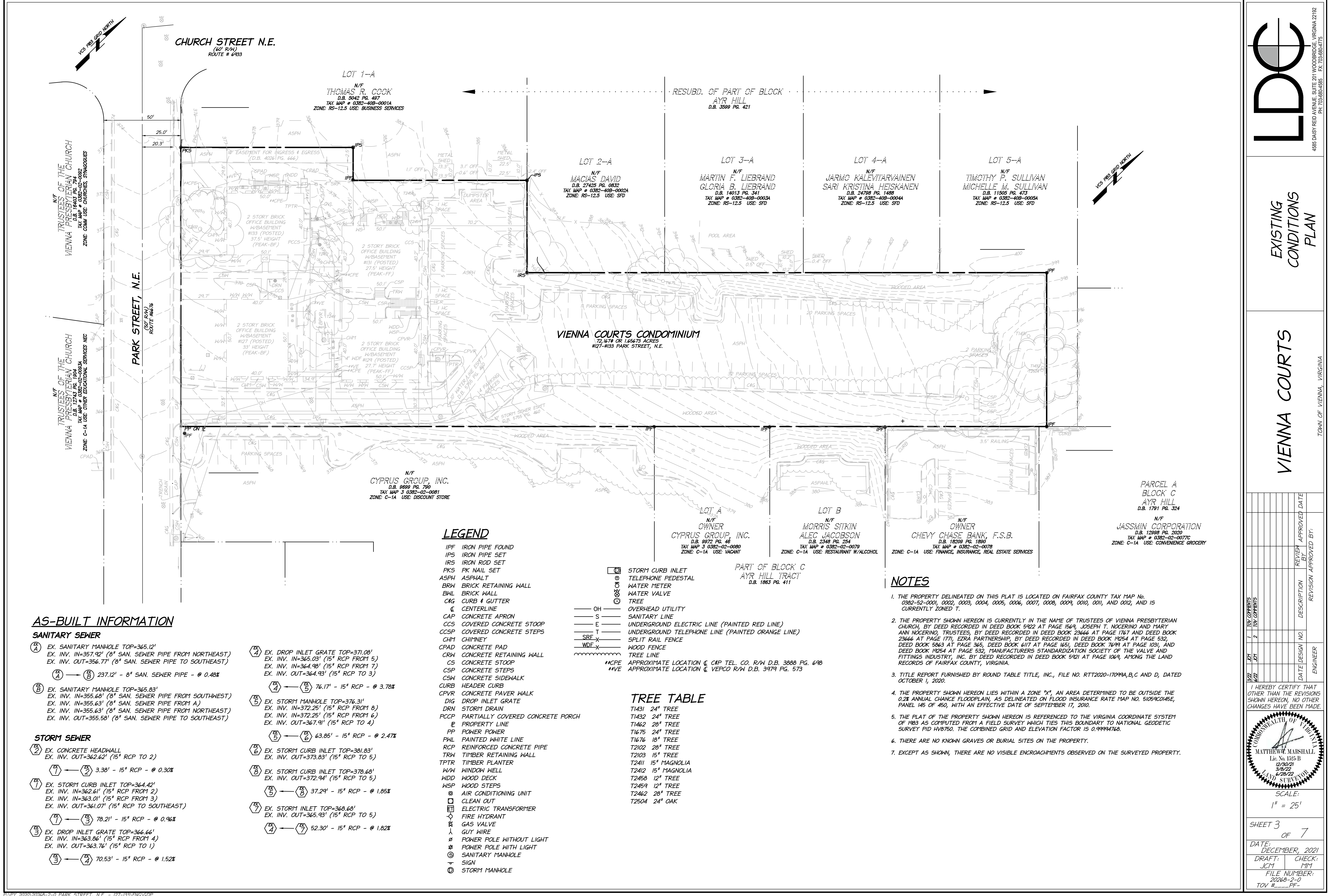
I HEREBY CERTIFY THAT  
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CHANGES HAVE BEEN MADE.



SCALE:  
1" = 25'

SHEET 2 OF 7	
DATE: DECEMBER, 2021	
DRAFT: JCM	CHECK: MM
FILE NUMBER: 20268-2-0	
TOV # _____ PF-	

SEE SHEET 3 FOR NOTES!!!



AS-BUILT INFORMATION

SANITARY SEWER

- EX. SANITARY MANHOLE TOP=365.12'  
EX. INV. IN=357.92' (8" SAN. SEWER PIPE FROM NORTHEAST)  
EX. INV. OUT=356.77' (8" SAN. SEWER PIPE TO SOUTHEAST)
- 237.12' - 8" SAN. SEWER PIPE - @ 0.48%

- EX. SANITARY MANHOLE TOP=365.83'  
EX. INV. IN=355.68' (8" SAN. SEWER PIPE FROM SOUTHWEST)  
EX. INV. IN=355.63' (8" SAN. SEWER PIPE FROM A)  
EX. INV. IN=355.63' (8" SAN. SEWER PIPE FROM NORTHEAST)  
EX. INV. OUT=355.58' (8" SAN. SEWER PIPE TO SOUTHEAST)

STORM SEWER

- EX. CONCRETE HEADWALL  
EX. INV. OUT=362.62' (15" RCP TO 2)
- 3.38' - 15" RCP - @ 0.30%
- EX. STORM CURB INLET TOP=364.42'  
EX. INV. IN=362.61' (15" RCP FROM 2)  
EX. INV. IN=363.01' (15" RCP FROM 3)  
EX. INV. OUT=361.07' (15" RCP TO SOUTHEAST)
- 78.21' - 15" RCP - @ 0.96%
- EX. DROP INLET GRATE TOP=366.66'  
EX. INV. IN=363.86' (15" RCP FROM 4)  
EX. INV. OUT=363.76' (15" RCP TO 1)
- 70.53' - 15" RCP - @ 1.52%

LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- IRS IRON ROD SET
- PKS PK NAIL SET
- ASPH ASPHALT
- BRW BRICK RETAINING WALL
- BWL BRICK WALL
- CGG CURB & GUTTER
- CL CENTERLINE
- CAP CONCRETE APRON
- CCS COVERED CONCRETE STOOP
- CCSP COVERED CONCRETE STEPS
- CHM CHIMNEY
- CPAD CONCRETE PAD
- CRW CONCRETE RETAINING WALL
- CS CONCRETE STOOP
- CSP CONCRETE STEPS
- CSW CONCRETE SIDEWALK
- CURB HEADER CURB
- CPVR CONCRETE PAVEMENT WALK
- DIG DROP INLET GRATE
- DRN STORM DRAIN
- PCCP PARTIALLY COVERED CONCRETE PORCH
- PL PROPERTY LINE
- PP POWER POWER
- PWL PAINTED WHITE LINE
- RCP REINFORCED CONCRETE PIPE
- TRW TIMBER RETAINING WALL
- TPTR TIMBER PLANTER
- W/W WINDOW WELL
- WDD WOOD DECK
- WSP WOOD STEPS
- AC AIR CONDITIONING UNIT
- CO CLEAN OUT
- ET ELECTRIC TRANSFORMER
- FH FIRE HYDRANT
- GV GAS VALVE
- GW GUY WIRE
- PWL POWER POLE WITHOUT LIGHT
- PWL POWER POLE WITH LIGHT
- SM SANITARY MANHOLE
- SG SIGN
- SM STORM MANHOLE

- STORM CURB INLET
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- TREE
- OVERHEAD UTILITY
- SANITARY LINE
- UNDERGROUND ELECTRIC LINE (PAINTED RED LINE)
- UNDERGROUND TELEPHONE LINE (PAINTED ORANGE LINE)
- SPLIT RAIL FENCE
- WOOD FENCE
- TREE LINE
- APPROXIMATE LOCATION & CAP TEL. CO. R/W D.B. 3888 PG. 698
- APPROXIMATE LOCATION & VEPCO R/W D.B. 3979 PG. 573

TREE TABLE

T1431	24" TREE
T1432	24" TREE
T1462	28" TREE
T1675	24" TREE
T1676	18" TREE
T2102	28" TREE
T2103	15" TREE
T2411	15" MAGNOLIA
T2412	15" MAGNOLIA
T2458	12" TREE
T2459	12" TREE
T2462	28" TREE
T2504	24" OAK

NOTES

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP No. 0382-52-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008, 0009, 0010, 0011, AND 0012, AND IS CURRENTLY ZONED T.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF TRUSTEES OF VIENNA PRESBYTERIAN CHURCH, BY DEED RECORDED IN DEED BOOK 5922 AT PAGE 1569, JOSEPH T. NOCERINO AND MARY ANN NOCERINO, TRUSTEES, BY DEED RECORDED IN DEED BOOK 23666 AT PAGE 1767 AND DEED BOOK 23666 AT PAGE 1771, EZRA PARTNERSHIP, BY DEED RECORDED IN DEED BOOK 19254 AT PAGE 532, DEED BOOK 5863 AT PAGE 365, DEED BOOK 6117 AT PAGE 1651, DEED BOOK 7699 AT PAGE 1031, AND DEED BOOK 19284 AT PAGE 532, MANUFACTURERS STANDARDIZATION SOCIETY OF THE VALVE AND FITTINGS INDUSTRY, INC. BY DEED RECORDED IN DEED BOOK 5921 AT PAGE 1069, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- TITLE REPORT FURNISHED BY ROUND TABLE TITLE, INC., FILE NO. RTT2020-17099A,B,C AND D, DATED OCTOBER 1, 2020.
- THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 51089C045E, PANEL 145 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO NATIONAL GEODETIC SURVEY PID HV8750. THE COMBINED GRID AND ELEVATION FACTOR IS 0.99994768.
- THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE PROPERTY.
- EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED ON THE SURVEYED PROPERTY.

EXISTING CONDITIONS PLAN

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

NO.	DATE	REVISION	APPROVED BY
1	12/22/2021		
2	12/22/2021		

HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

SCALE: 1" = 25'

SHEET 3 OF 7

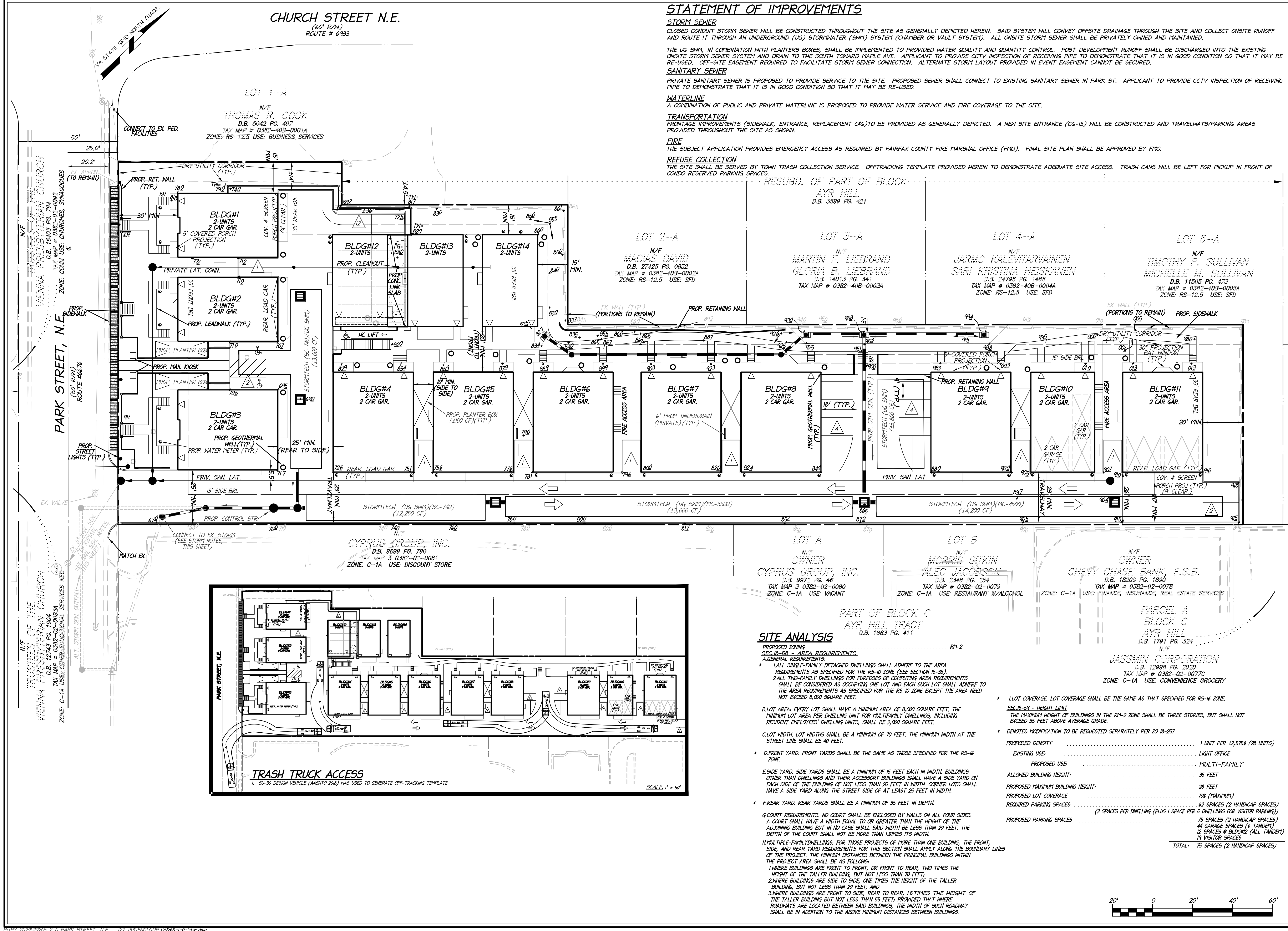
DATE: DECEMBER, 2021

DRAFT: JCM

CHECK: MM

FILE NUMBER: 20268-2-0

TOV # \_\_\_\_\_



STATEMENT OF IMPROVEMENTS

**STORM SEWER**  
CLOSED CONDUIT STORM SEWER WILL BE CONSTRUCTED THROUGHOUT THE SITE AS GENERALLY DEPICTED HEREIN. SAID SYSTEM WILL CONVEY OFFSITE DRAINAGE THROUGH THE SITE AND COLLECT ONSITE RUNOFF AND ROUTE IT THROUGH AN UNDERGROUND (UG) STORMWATER (SWM) SYSTEM (CHAMBER OR VAULT SYSTEM). ALL ONSITE STORM SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.

THE UG SWM, IN COMBINATION WITH PLANTERS BOXES, SHALL BE IMPLEMENTED TO PROVIDED WATER QUALITY AND QUANTITY CONTROL. POST DEVELOPMENT RUNOFF SHALL BE DISCHARGED INTO THE EXISTING ONSITE STORM SEWER SYSTEM AND DRAIN TO THE SOUTH TOWARD MAPLE AVE. APPLICANT TO PROVIDE CCTV INSPECTION OF RECEIVING PIPE TO DEMONSTRATE THAT IT IS IN GOOD CONDITION SO THAT IT MAY BE RE-USED. OFF-SITE EASEMENT REQUIRED TO FACILITATE STORM SEWER CONNECTION. ALTERNATE STORM LAYOUT PROVIDED IN EVENT EASEMENT CANNOT BE SECURED.

**SANITARY SEWER**  
PRIVATE SANITARY SEWER IS PROPOSED TO PROVIDE SERVICE TO THE SITE. PROPOSED SEWER SHALL CONNECT TO EXISTING SANITARY SEWER IN PARK ST. APPLICANT TO PROVIDE CCTV INSPECTION OF RECEIVING PIPE TO DEMONSTRATE THAT IT IS IN GOOD CONDITION SO THAT IT MAY BE RE-USED.

**WATERLINE**  
A COMBINATION OF PUBLIC AND PRIVATE WATERLINE IS PROPOSED TO PROVIDE WATER SERVICE AND FIRE COVERAGE TO THE SITE.

**TRANSPORTATION**  
FRONTAGE IMPROVEMENTS (SIDEWALK, ENTRANCE, REPLACEMENT C&G) TO BE PROVIDED AS GENERALLY DEPICTED. A NEW SITE ENTRANCE (CG-13) WILL BE CONSTRUCTED AND TRAVELWAYS/PARKING AREAS PROVIDED THROUGHOUT THE SITE AS SHOWN.

**FIRE**  
THE SUBJECT APPLICATION PROVIDES EMERGENCY ACCESS AS REQUIRED BY FAIRFAX COUNTY FIRE MARSHAL OFFICE (FMO). FINAL SITE PLAN SHALL BE APPROVED BY FMO.

**REFUSE COLLECTION**  
THE SITE SHALL BE SERVED BY TOWN TRASH COLLECTION SERVICE. OFFTRACKING TEMPLATE PROVIDED HEREIN TO DEMONSTRATE ADEQUATE SITE ACCESS. TRASH CANS WILL BE LEFT FOR PICKUP IN FRONT OF CONDO RESERVED PARKING SPACES.

RESUBD. OF PART OF BLOCK

AYR HILL  
D.B. 35889 PG. 421

LOT 2-A  
N/F  
MACIAS DAVID  
D.B. 27425 PG. 0832  
TAX MAP # 0382-40B-00024  
ZONE: RS-12.5 USE: SFD

LOT 3-A  
N/F  
MARTIN F. LIEBRAND  
GLORIA B. LIEBRAND  
D.B. 14013 PG. 341  
TAX MAP # 0382-40B-00034  
ZONE: RS-12.5 USE: SFD

LOT 4-A  
N/F  
JARMO KALEVITARYAINEN  
SARI KRISTINA HEISKANEN  
D.B. 24788 PG. 1488  
TAX MAP # 0382-40B-00044  
ZONE: RS-12.5 USE: SFD

LOT 5-A  
N/F  
TIMOTHY P. SULLIVAN  
MICHELLE M. SULLIVAN  
D.B. 11505 PG. 473  
TAX MAP # 0382-40B-00054  
ZONE: RS-12.5 USE: SFD

CYPRUS GROUP, INC.  
D.B. 9699 PG. 790  
TAX MAP 3 0382-02-0081  
ZONE: C-1A USE: DISCOUNT STORE

LOT A  
N/F  
OWNER  
CYPRUS GROUP, INC.  
D.B. 9972 PG. 46  
TAX MAP 3 0382-02-0080  
ZONE: C-1A USE: VACANT

LOT B  
N/F  
MORRIS STUKIN  
ALEC JACOBSON  
D.B. 2348 PG. 254  
TAX MAP # 0382-02-0079  
ZONE: C-1A USE: RESTAURANT W/ALCOHOL

LOT C  
N/F  
OWNER  
CHEVY CHASE BANK, F.S.B.  
D.B. 18209 PG. 1890  
TAX MAP # 0382-02-0078  
ZONE: C-1A USE: FINANCE, INSURANCE, REAL ESTATE SERVICES

PARCEL A  
BLOCK C  
AYR HILL  
D.B. 1791 PG. 324  
N/F

JASMIN CORPORATION  
D.B. 12988 PG. 2020  
TAX MAP # 0382-02-0077C  
ZONE: C-1A USE: CONVENIENCE GROCERY

SITE ANALYSIS

PROPOSED ZONING: SEC 18-58 - AREA REQUIREMENTS RY-2

**A. GENERAL REQUIREMENTS:**

- 1. ALL SINGLE-FAMILY DETACHED DWELLINGS SHALL ADHERE TO THE AREA REQUIREMENTS AS SPECIFIED FOR THE RS-10 ZONE (SEE SECTION 18-33).
- 2. ALL TWO-FAMILY DWELLINGS FOR PURPOSES OF COMPUTING AREA REQUIREMENTS SHALL BE CONSIDERED AS OCCUPYING ONE LOT AND EACH SUCH LOT SHALL ADHERE TO THE AREA REQUIREMENTS AS SPECIFIED FOR THE RS-10 ZONE EXCEPT THE AREA NEED NOT EXCEED 8,000 SQUARE FEET.

**B. LOT AREA:** EVERY LOT SHALL HAVE A MINIMUM AREA OF 8,000 SQUARE FEET. THE MINIMUM LOT AREA PER DWELLING UNIT FOR MULTIFAMILY DWELLINGS, INCLUDING RESIDENT EMPLOYEES' DWELLING UNITS, SHALL BE 2,000 SQUARE FEET.

**C. LOT WIDTH:** LOT WIDTHS SHALL BE A MINIMUM OF 70 FEET. THE MINIMUM WIDTH AT THE STREET LINE SHALL BE 40 FEET.

**D. FRONT YARD:** FRONT YARDS SHALL BE THE SAME AS THOSE SPECIFIED FOR THE RS-16 ZONE.

**E. SIDE YARD:** SIDE YARDS SHALL BE A MINIMUM OF 15 FEET EACH IN WIDTH. BUILDINGS OTHER THAN DWELLINGS AND THEIR ACCESSORY BUILDINGS SHALL HAVE A SIDE YARD ON EACH SIDE OF THE BUILDING OF NOT LESS THAN 25 FEET IN WIDTH. CORNER LOTS SHALL HAVE A SIDE YARD ALONG THE STREET SIDE OF AT LEAST 25 FEET IN WIDTH.

**F. REAR YARD:** REAR YARDS SHALL BE A MINIMUM OF 35 FEET IN DEPTH.

**G. COURT REQUIREMENTS:** NO COURT SHALL BE ENCLOSED BY WALLS ON ALL FOUR SIDES. A COURT SHALL HAVE A WIDTH EQUAL TO OR GREATER THAN THE HEIGHT OF THE ADJOINING BUILDING BUT IN NO CASE SHALL SAID WIDTH BE LESS THAN 20 FEET. THE DEPTH OF THE COURT SHALL NOT BE MORE THAN 1.5 TIMES ITS WIDTH.

**H. MULTIPLE-FAMILY DWELLINGS:** FOR THOSE PROJECTS OF MORE THAN ONE BUILDING, THE FRONT, SIDE, AND REAR YARD REQUIREMENTS FOR THIS SECTION SHALL APPLY ALONG THE BOUNDARY LINES OF THE PROJECT. THE MINIMUM DISTANCES BETWEEN THE PRINCIPAL BUILDINGS WITHIN THE PROJECT AREA SHALL BE AS FOLLOWS:

- 1. WHERE BUILDINGS ARE FRONT TO FRONT, OR FRONT TO REAR, TWO TIMES THE HEIGHT OF THE TALLER BUILDING, BUT NOT LESS THAN 20 FEET;
- 2. WHERE BUILDINGS ARE SIDE TO SIDE, ONE TIMES THE HEIGHT OF THE TALLER BUILDING, BUT NOT LESS THAN 20 FEET; AND
- 3. WHERE BUILDINGS ARE FRONT TO SIDE, REAR TO REAR, 1.5 TIMES THE HEIGHT OF THE TALLER BUILDING BUT NOT LESS THAN 55 FEET, PROVIDED THAT WHERE ROADWAYS ARE LOCATED BETWEEN SAID BUILDINGS, THE WIDTH OF SUCH ROADWAY SHALL BE IN ADDITION TO THE ABOVE MINIMUM DISTANCES BETWEEN BUILDINGS.

**I. LOT COVERAGE:** LOT COVERAGE SHALL BE THE SAME AS THAT SPECIFIED FOR RS-16 ZONE.

**SEC 18-59 - HEIGHT LIMIT**  
THE MAXIMUM HEIGHT OF BUILDINGS IN THE RY-2 ZONE SHALL BE THREE STORIES, BUT SHALL NOT EXCEED 36 FEET ABOVE AVERAGE GRADE.

**J. DENOTES MODIFICATION TO BE REQUESTED SEPARATELY PER 20 18-267**

PROPOSED DENSITY	1 UNIT PER 2,575# (28 UNITS)
EXISTING USE:	LIGHT OFFICE
PROPOSED USE:	MULTI-FAMILY
ALLOWED BUILDING HEIGHT:	36 FEET
PROPOSED MAXIMUM BUILDING HEIGHT:	28 FEET
PROPOSED LOT COVERAGE	70% (MAXIMUM)
REQUIRED PARKING SPACES	62 SPACES (2 HANDICAP SPACES) (2 SPACES PER DWELLING (PLUS 1 SPACE PER 5 DWELLINGS FOR VISITOR PARKING))
PROPOSED PARKING SPACES	75 SPACES (2 HANDICAP SPACES) 44 GARAGE SPACES (6 TANDEN) 12 SPACES @ BLDG#2 (ALL TANDEN) 19 VISITOR SPACES
TOTAL:	75 SPACES (2 HANDICAP SPACES)

4555 DUNDY REID AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192  
PH: 703-580-4555 FAX: 703-580-4715

CONCEPT PLAN

VIENNA COURTS

DATE	DESIGN	NO.	REVISION	BY	APPROVED	DATE
1/22	1					
2/22	2					

HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

SCALE:  
1" = 20'

SHEET 4 OF 7

DATE: DECEMBER, 2021  
DRAFT: JCM  
CHECK: MM  
FILE NUMBER: 20268-2-0  
TOV # PF-



## VIENNA COURTS

TOLIN OF VIENNA VIENNA

I HEREBY CERTIFY THAT  
OTHER THAN THE REVISION  
SHOWN HEREON, NO OTHER  
CHANGES HAVE BEEN MADE



DATE: DECEMBER, 202	
DRAFT: JCM	CHECK MM
FILE NUMBER: 20268-2-0 TOV # ____ PF-	







"A" NORTH ELEVATION @ GARDEN ALLEY

scale 1:150



"C" SOUTH ELEVATION @ GARDEN ALLEY

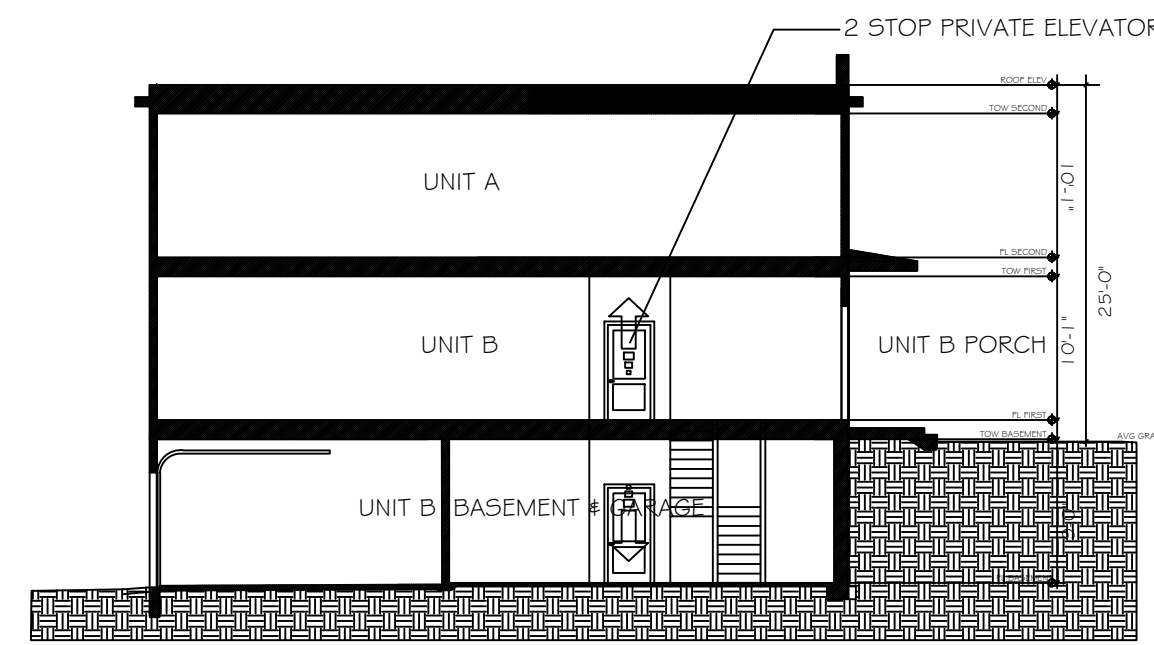
scale 1:150



"D" ELEVATION @ PARK STREET NE

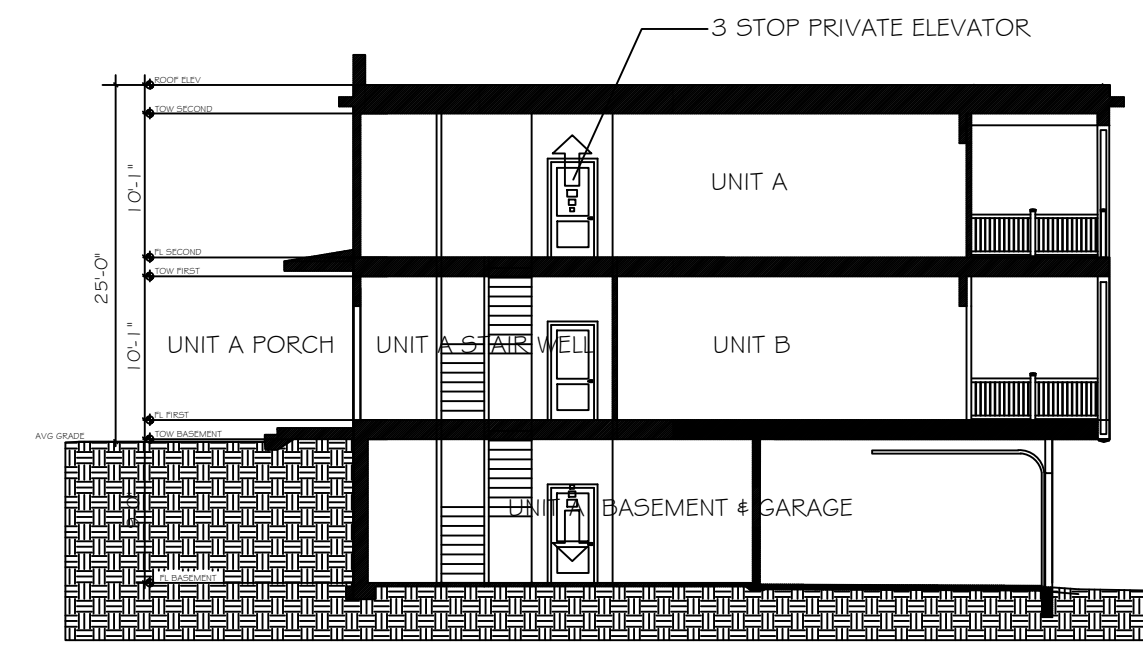
scale 1:150

FRONT ELEVATIONS



"E" TYPICAL BUILDING SECTION

scale 1:150



"F" TYPICAL BUILDING SECTION

scale 1:150



"B" TYPICAL REAR ELEVATION

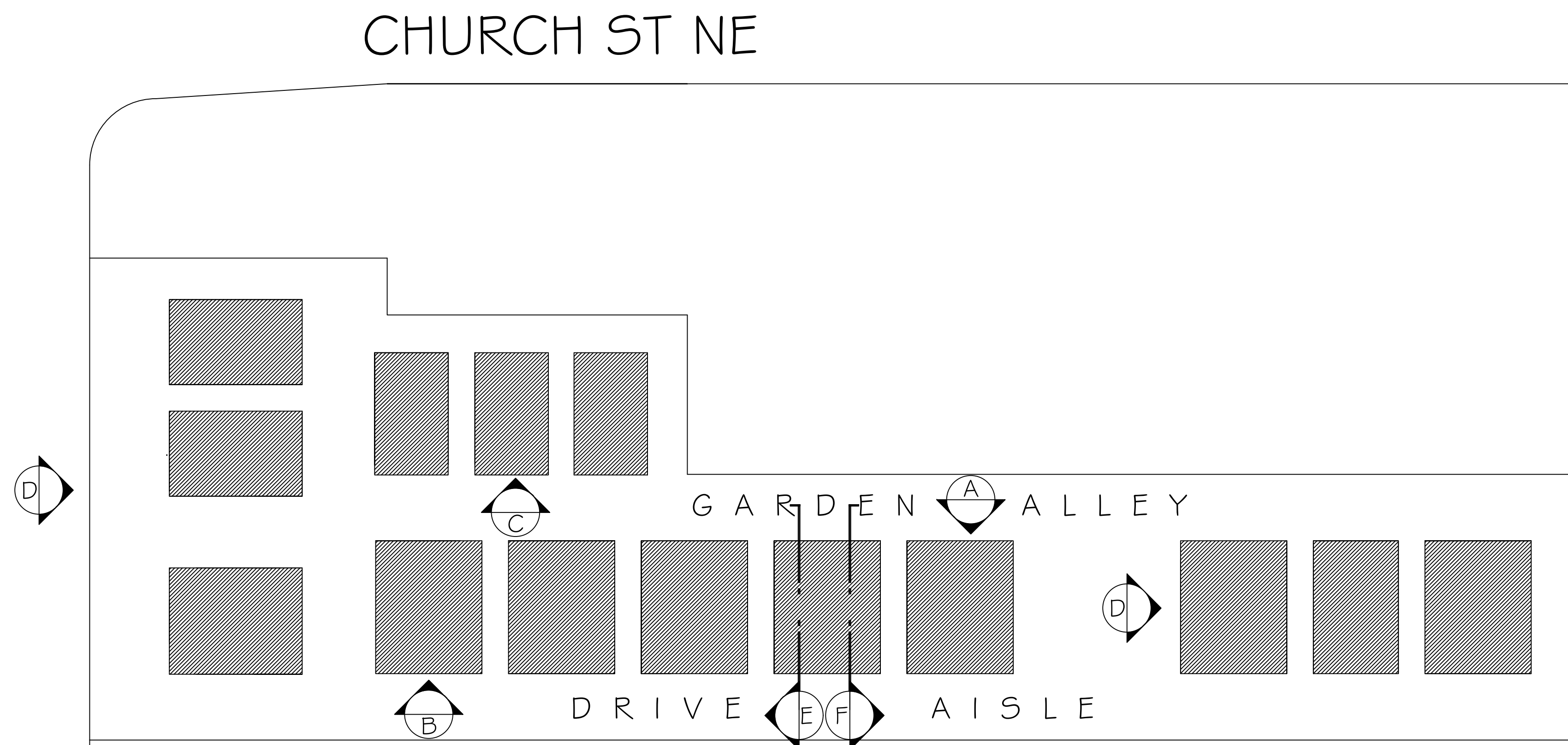
scale 1:150



"G" TYPICAL SIDE ELEVATION

scale 1:150

PARK ST NE



ELEVATION AND SECTION PLAN KEY