444

WEST MAPLE AVENUE

REZONING PLAN

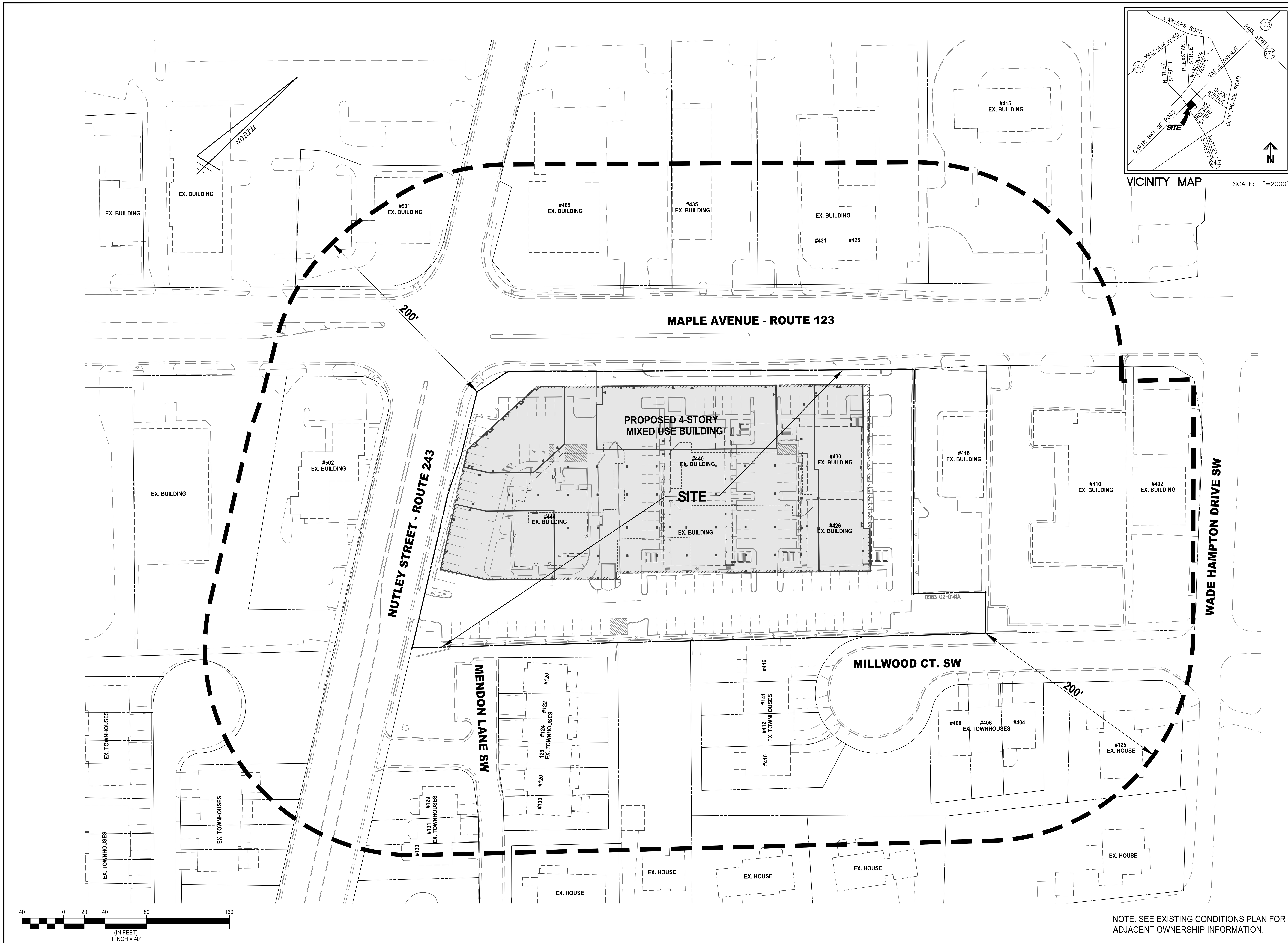
VIENNA, VA
MAY 2, 2018

HEKEMIAN since 1933

WALTER L. PHILLIPS
Engineers of Record Since 1945

MAHAN RYKIEL
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING

ktgy



CONTEXT PLAN

444 MAPLE

CONCEPTUAL DEVELOPMENT PLAN
TOWN OF VIENNA, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

KAREN L. S. WHITE
Lic. No.041850
5/2/18
COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

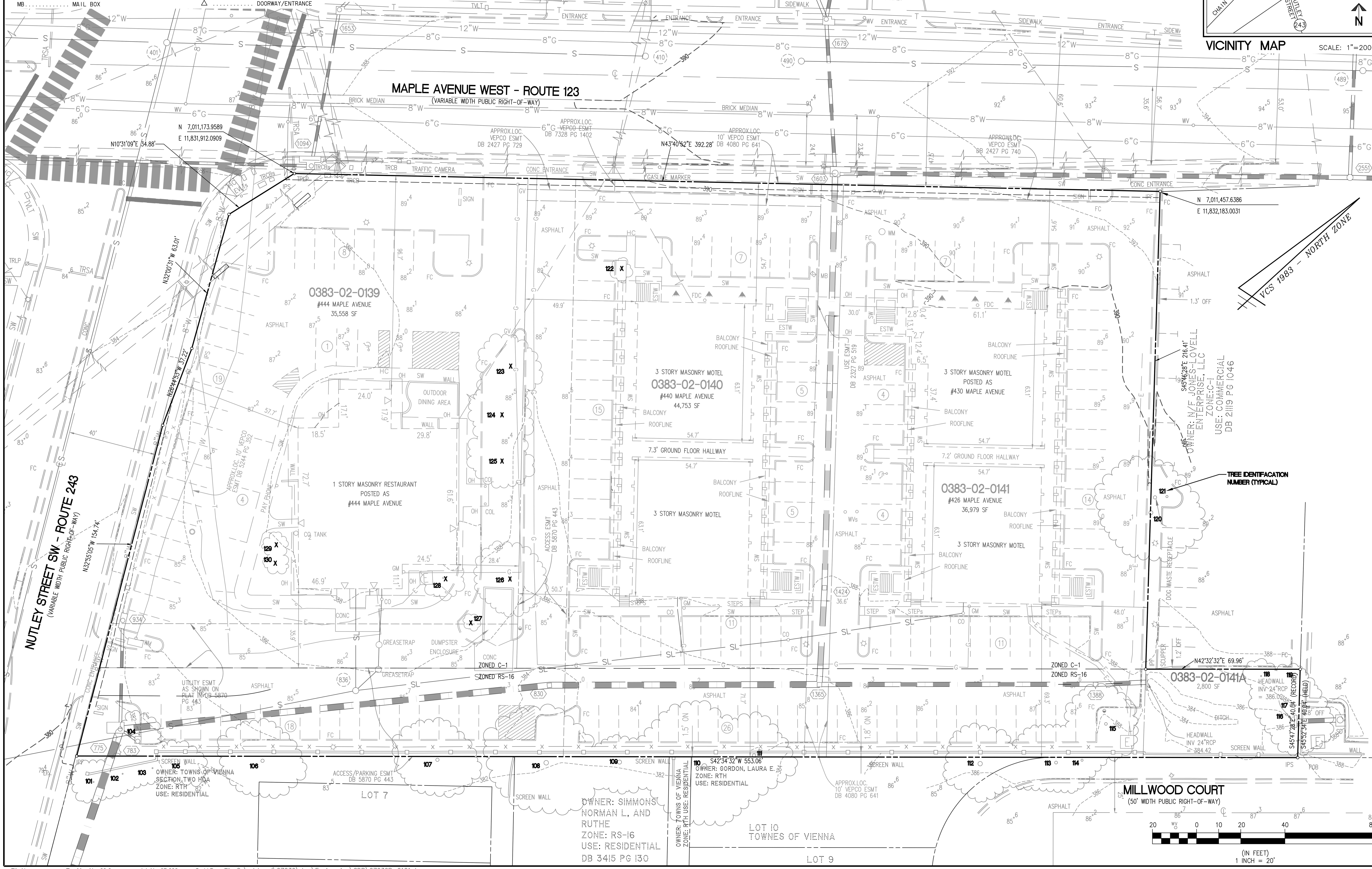
DATE: 12/6/2017, 2/15/2018, 5/2/2018
SCALE: 1" = 40'
DRAWN:
CHECKED:

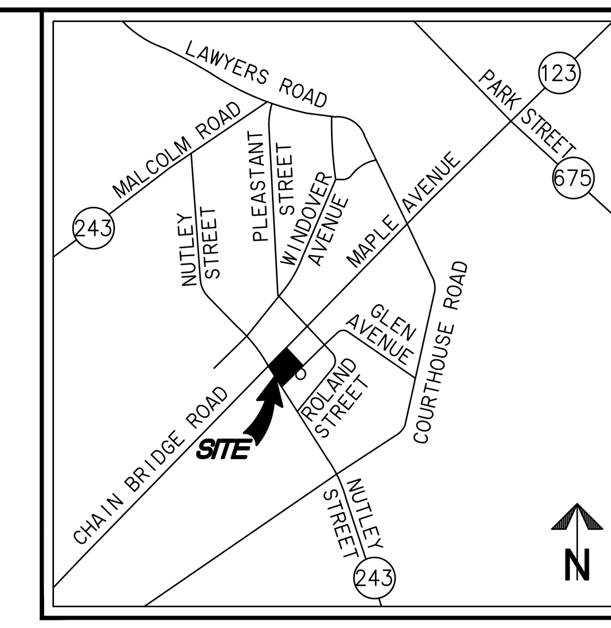
LEGEND

APPROX.LOC.	APPROXIMATE LOCATION	N/F	NOW OR FORMERLY	Ø	UTILITY POLE
CO	CLEANOUT	OH	OVERHANG/CANOPY	☼	LIGHT POLE
COL	COLUMN	PG	PAGE	——X——	FENCE
CONC	CONCRETE	POB	POINT OF BEGINNING	——→	GUY WIRE
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE		OVERHEAD WIRES
ESMT	EASEMENT	SD	STORM SEWER STRUCTURE	——E——	UNDERGROUND ELECTRIC LINE
ESTW	ENCLOSED STAIRWELL	SF	SQUARE FEET	——G——	UNDERGROUND GAS LINE
EVLT	ELECTRIC VAULT	SMH	SANITARY SEWER STRUCTURE	——S——	UNDERGROUND SANITARY SEWER LINE
FC	HEADER CURB	SW	SIDEWALK	——SL——	UNDERGROUND SANITARY LATERAL LINE
FDC	FIRE DEPARTMENT CONNECTION	TRCB	TRAFFIC CONTROL BOX	——T——	UNDERGROUND TELECOMMUNICATIONS LINE
GM	GAS METER	TRLP	TRAFFIC LIGHT/SIGNAL POLE	——W——	UNDERGROUND WATER LINE
GV	GAS VALVE	TRSA	TRAFFIC SIGNAL ARM		CURB AND GUTTER
HC	HANDICAPPED RAMP	TVLT	TRAFFIC VAULT	E	ELECTRIC TRANSFORMER
INV	INVERT	WM	WATER METER		SIGN
IPF	IRON PIPE FOUND (PROPERTY CORNER)	WV	WATER VALVE	♿	RESERVED FOR HANDICAPPED
IPS	IRON PIPE SET (PROPERTY CORNER)		FIRE HYDRANT		GROUND LIGHT
MB	MAIL BOX	△	DOORWAY/ENTRANCE		

NOTES:

1. THE PROPERTY IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS HAVING TAX ASSESSMENT MAP NUMBERS 0383-02-0139, ZONED C-1, 0383-02-0140, 0383-02-0141, ZONED C-1 AND RS-16, AND 0383-02-141A, ZONED RS-16.
2. TOTAL COMPUTED AREA OF THE PROPERTY IS 120,091 SQUARE FEET OR 2.7569 ACRES. TOTAL RECORD AREA OF THE PROPERTY IS 120,470 SQUARE FEET OR 2.7656 ACRES.
3. THE EXISTING HOTEL HAS 119 ROOMS.
4. SEE SHEET P-0102 FOR TREE INVENTORY AND AS BUILT INFO.





VICINITY MAP SCALE: 1"=2000'

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REVISION APPROVED BY

DRAWN:
CHECKED:

EXISTING CONDITIONS

444 MAPLE

CONCEPTUAL DEVELOPMENT PLAN
TOWN OF VIENNA, VIRGINIA

SHEET: P-0101

File No. _._ Tax Map No. 00-0 Job No. 07-036 Cadd Dwg. File: Q:\sdskproj\07036\dwg\Engineering\CDP\07036P-0101.dwg

NOTES

1. THE PROPERTY IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS HAVING TAX ASSESSMENT MAP NUMBERS 0383-02-0139, ZONED C-1, 0383-02-0140, 0383-02-0141, ZONED C-1 AND RS-16, AND 0383-02-141A, ZONED RS-16.

2. THE PROPERTY IS NOW AS FOLLOWS:
   A: PARCEL 0383-02-0139 IN THE NAME OF VIENNA DEVELOPMENT ASSOCIATES, LLC, JAMES C. MENG AND LUCY C. MENG, AS RECORDED IN DEED BOOK 19478 AT PAGE 1100.
   B: PARCELS 0383-02-0140, 0383-02-141 AND 0383-02-0141A IN THE NAME OF VIENNA DEVELOPMENT ASSOCIATES, LLC, JAMES C. MENG AND LUCY C. MENG, AS RECORDED IN DEED BOOK 19478 AT PAGE 1165.
   ALL OF THE FOREGOING AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

3. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS WHICH ARE OBSERVABLE AND CAN BE MEASURED USING NORMAL SURVEYING METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS, AND EXISTING RECORDS. THERE IS NO GUARANTEE, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

4. THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FAIRFAX, VIRGINIA, MAP NUMBER 51059C0145E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. TOTAL COMPUTED AREA OF THE PROPERTY IS 120,091 SQUARE FEET OR 2.7569 ACRES. TOTAL RECORD AREA OF THE PROPERTY IS 120,470 SQUARE FEET OR 2.7656 ACRES.

6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.

7. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, SHOWN AND/OR NOTED HEREON, TAKEN FROM THE COMMITMENTS FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBER ARL0707009, DATED JUNE 12, 2007, AS TO PARCELS 0383-02-0140, 0383-02-0141 AND 0383-02-0141A, AND FILE NUMBER ARL0707010, DATED JUNE 14, 2007, AS TO PARCEL 0383-02-0139.

8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(CORS96)(EPOCH:2002.0000)]. THE COMBINED FACTOR WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994632. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.

9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, BRIAN G. BAILLARGEON, L.S. FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 8, 2007; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

AS-BUILT DATA

SD 2418	
CURB INLET TOP =	387.48
15"RCP OUT (SD 2366)=	384.90
SD 1653	
CURB INLET TOP =	387.91
15"RCP IN (NORTH)=	385.41
15"RCP OUT (SD 1094)=	385.36
SD 1094	
CURB INLET TOP =	387.59
15"RCP IN (SD 1653)=	383.74
15"RCP OUT (SD 2305)=	383.67
SD 2305	
CURB INLET TOP =	384.27
15"RCP IN (SD 1094)=	377.45
42"x28"CMP IN (NORTH)=	377.44
18"RCP IN (WEST)=	377.57
42"x28"CMP OUT (SOUTH)=	377.38
SD 1679	
CURB INLET TOP =	391.13
18"RCP IN (WEST)=	386.41
18"RCP IN (S.WEST)=	386.04
18"RCP OUT (SD 1603)=	385.93
SD 2551	
MANHOLE TOP =	395.08
24"RCP IN (NORTH)=	386.33
18"RCP IN (SD 1695)=	387.46
24"RCP OUT (SD 1603)=	385.93
SD 1603	
CURB INLET TOP =	391.08
24"RCP IN (SD 2551)=	384.13
18"RCP IN (SD 1679)=	384.08
30"RCP OUT (SD 1424)=	383.83
SD 1424	
DROP INLET, GRATE TOP =	387.52
30"RCP IN (SD 1603)=	382.71
30"RCP OUT (SD 1365)=	382.39

SD 1388	
DROP INLET, GRATE TOP =	387.57
24"RCP IN (HEADWALL)=	383.09
24"RCP OUT (SD 1365)=	382.77
SD 1365	
DROP INLET, GRATE TOP =	385.62
30"RCP IN (SD 1424)=	380.16
24"RCP IN (SD 1388)=	380.97
33"RCP OUT (SD 830)=	380.08
SD 830	
DROP INLET, GRATE TOP =	383.39
33"RCP IN (SD 1365)=	378.17
36"RCP OUT (SD 775)=	377.49
SD 934	
CURB INLET TOP =	385.31
15"RCP OUT (SD 775)=	378.36
SD 783	
CURB INLET TOP =	382.06
12"RCP OUT (SD 775)=	377.53
SD 775	
STORM STRUCTURE TOP =	381.13
15"RCP IN (SD 934)=	377.03
12"RCP IN (SD 783)=	377.13
36"RCP IN (SD 830)=	375.44
42"RCP OUT (SOUTH)=	374.55
SD 2187	
STORM STRUCTURE TOP =	381.98
42"RCP IN (SD 775)=	373.86
18"RCP IN(END SECTION)=	377.17
42"RCP OUT (SOUTH)=	373.81
SMH 836	
MANHOLE TOP =	385.87
DROP INV (GREASE TRAP)=	380.62
6" INV DROP (BOTTOM)=	376.07
6" INV IN (BUILDING)=	376.10
6" INV IN (CLEANOUT)=	375.97
6" INV OUT (SMH 732)=	375.94
SMH 400	
MANHOLE TOP =	380.60
6" INV IN (SMH 836)=	370.74
8" INV IN (NORTH)=	369.95
8" INV IN (WEST)=	370.20
8" INV OUT (SOUTH)=	369.90

Tree Inventory

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %	Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #07-036 12/3/2017								
101	Tsuga canadensis	Eastern hemlock	6"	9'	60%	75%		
102	Cornus florida	Flowering dogwood	5"	8'	60%	75%		
103	Lagerstroemia indica	Crape Myrtle	10"	15'	78%	75%		
104	Morus rubra	Red mulberry	9"	14'	45%	50%		
105	Cupressocyparis leylandii	Leyland cypress	12"	18'	60%	72%		
106	Acer rubrum	Red maple	19"	29'	70%	69%		
107	Acer rubrum	Red maple	8"	12'	70%	72%		
108	Acer rubrum	Red maple	10"	15'	70%	69%		
109	Acer rubrum	Red maple	24"	36'	70%	69%		
110	Ulmus americana	American elm	10"	15'	53%	66%		
111	Acer saccharinum	Silver maple	30"	45'	45%	66%		
112	Ligustrum japonicum	Japanese privet	15"	23'	0%	63%		
113	Pinus strobus	Eastern white pine	22"	33'	55%	66%		
114	Ulmus americana	American elm	10"	15'	53%	69%		
115	Pinus strobus	Eastern white pine	24"	36'	55%	50%		
116	Robinia pseudoacacia	Black locust	12"	18'	55%	63%		
117	Robinia pseudoacacia	Black locust	18"	27'	55%	63%		
118	Ilex opaca	American holly	8"	12'	73%	69%		
119	Ilex opaca	American holly	12"	18'	73%	69%		
120	Ulmus pumila	Siberian elm	20"	30'	20%	56%		
121	Pyrus calleryana	Callery pear	10"	15'	20%	63%		
122	Juniperus virginiana	Eastern redcedar	6"	9'	75%	66%	x	
123	Pyrus calleryana	Callery pear	14"	21'	20%	66%	x	
124	Pyrus calleryana	Callery pear	13"	20'	20%	66%	x	
125	Pyrus calleryana	Callery pear	15"	23'	20%	66%	x	
126	Acer rubrum	Red maple	18"	27'	70%	59%	x	
127	Juniperus virginiana	Eastern redcedar	5"	8'	75%	69%	x	
128	Cornus florida	Flowering dogwood	12"	18'	60%	69%	x	
129	Pinus spp.	Pine	6"	9'	50%	59%	x	
130	Pinus spp.	Pine	6"	9'	50%	59%	x	
DBH = Diameter at Breast Height (measured 4.5 feet above ground)								
CRZ = Critical Root Zone = 1.5 foot radius per inch of tree diameter								
CRZ values for trees with multiple stems were calculated using the methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.								
Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appra								

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SCALE: DATE: 12/6/2017; 2/15/2018; 5/2/2018 DRAWN: CHECKED:

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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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TREE INVENTORY AND AS BUILT INFORMATION

444 MAPLE

CONCEPTUAL DEVELOPMENT PLAN

TOWN OF VIENNA, VIRGINIA

SHEET: P-0102

LEGAL DESCRIPTION

All of those lots or parcels of land, lying and being situate in the Town of Vienna, Virginia, being the property of Vienna Development Associates, LLC, James C. Meng and Lucy C. Meng, as recorded in Deed Book 19478 at page 1100, and in Deed Book 19478 at page 1165, all among the Land Records of Fairfax County, Virginia, being more particularly described by metes and bounds, as follows:

Beginning at a point in the westerly right-of-way line of Millwood Court, said point being the south corner of now-or-formerly Vienna Medical West Condominium Association; thence with the northerly right-of-way line of Millwood Court, the same course continued with the westerly line of Lot 10 and Parcel A1, Townes of Vienna, now-or-formerly Simmons, and Parcel A-1, Section Two, Townes of Vienna, S 42° 34' 32" W, 553.06 feet to a point in the northerly right-of-way line of Nutley Street, Route 243; thence with the northerly right-of-way line of Nutley Street, Route 243, N 32° 55' 05" W, 154.74 feet to a point; thence N 26° 44' 53" W, 37.22 feet to a point; thence N 32° 00' 31" W, 63.01 feet to a point; thence N 10° 31' 09" E, 34.88 feet to a point in the easterly right-of-way line of Maple Avenue, Route 123; thence with the easterly right-of-way line of Maple Avenue, Route 123, N 43° 40' 52" E, 392.28 feet to a point, said point being a corner of now-or-formerly Jones-Lovell Enterprise, LLC; thence with the southerly line of now-or-formerly Jones-Lovell Enterprise, LLC, S 45° 46' 28" E, 216.41 feet to a point; thence N 42° 32' 32" E, 70.02 feet to a point in the southerly line of now-or-formerly Vienna Medical West Condominium Association; thence with the southerly line of now-or-formerly Vienna Medical West Condominium Association S 45° 47' 28" E, 40.04 feet to a point of beginning and containing an area of 120,091 square feet, or 2.7569 acres, more or less.

Being the same property as described in the title reports.

NOTES

1. THE PROPERTY IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS HAVING TAX ASSESSMENT MAP NUMBERS 0383-02-0139, ZONED C-1, 0383-02-0140, 0383-02-0141, ZONED C-1 AND RS-16, AND 0383-02-141A, ZONED RS-16.
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6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
7. THIS PLAT DOES NOT PURPORT TO SHOW AND/OR NOTE ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND NOTES THAT MAY EXIST IN THE CHAIN OF TITLE. NO TITLE REPORT FURNISHED.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011)(EPOCH: 2010.0000)]. THE SCALE FACTOR WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994632. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
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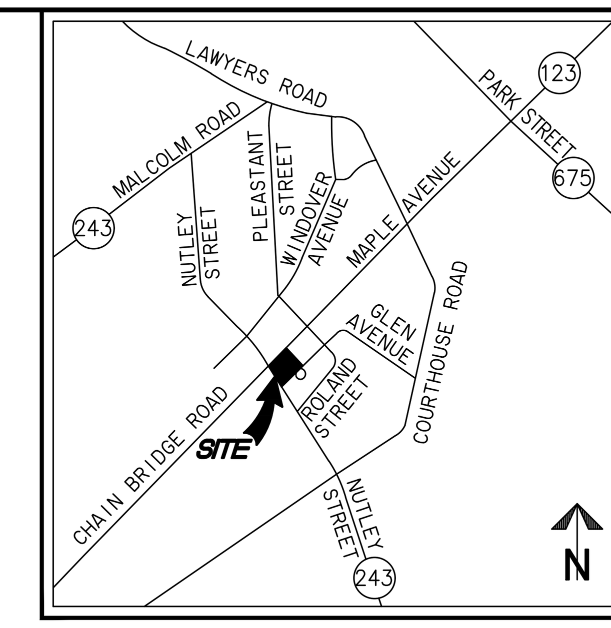
10. THESE 4 PROPERTIES WILL BE CONSOLIDATED INTO 1 PARCEL AS PART OF THE SITE PLAN.



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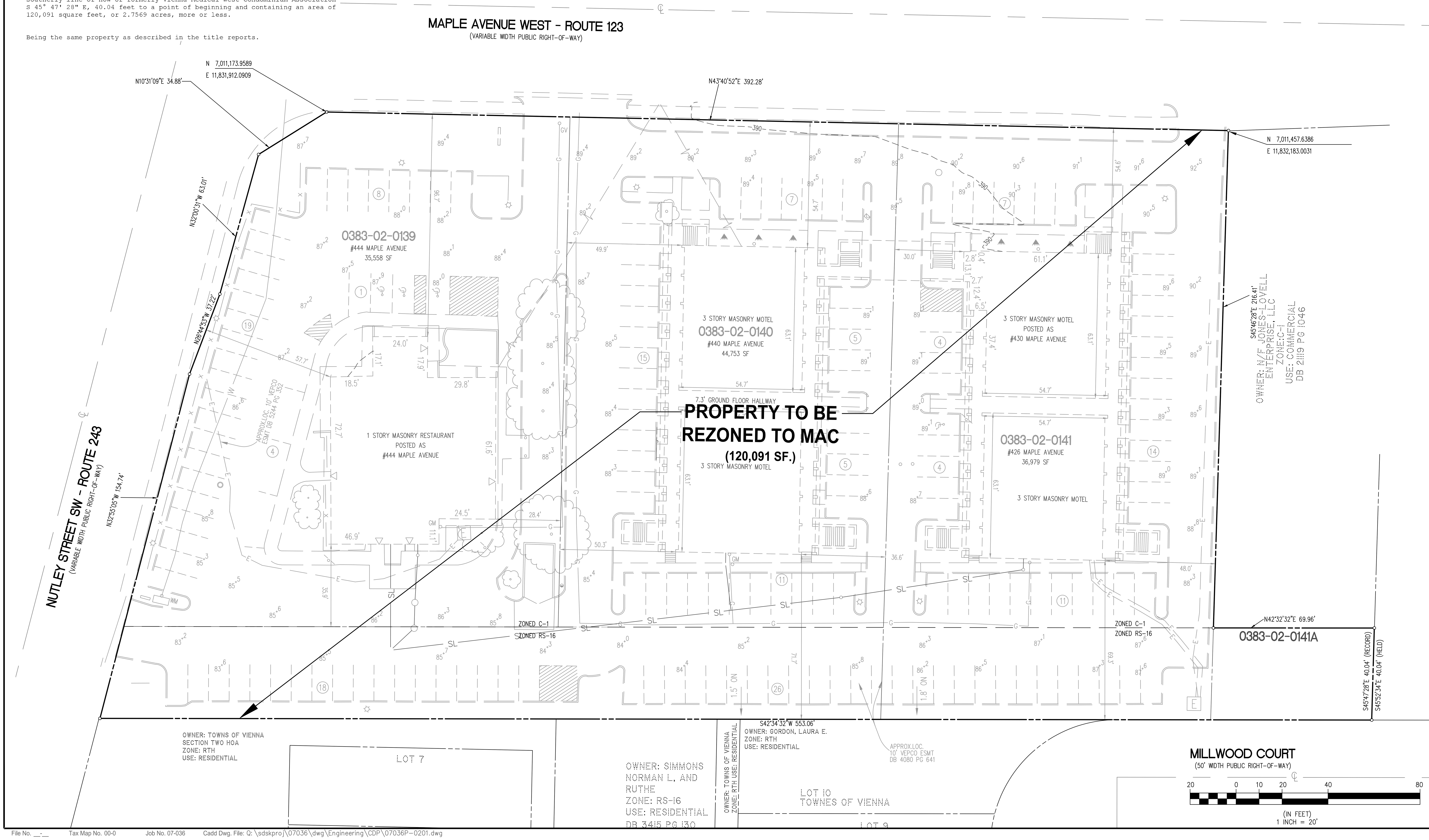

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REVISION APPROVED BY

REZONING PLAT

444 MAPLE

CONCEPTUAL DEVELOPMENT PLAN

TOWN OF VIENNA, VIRGINIA

SHEET: P-0201

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	FIRE HYDRANT	
260 / 264	CONTOURS	260 / 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	
	HANDICAP RAMP (CG-12)	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	

NOTES

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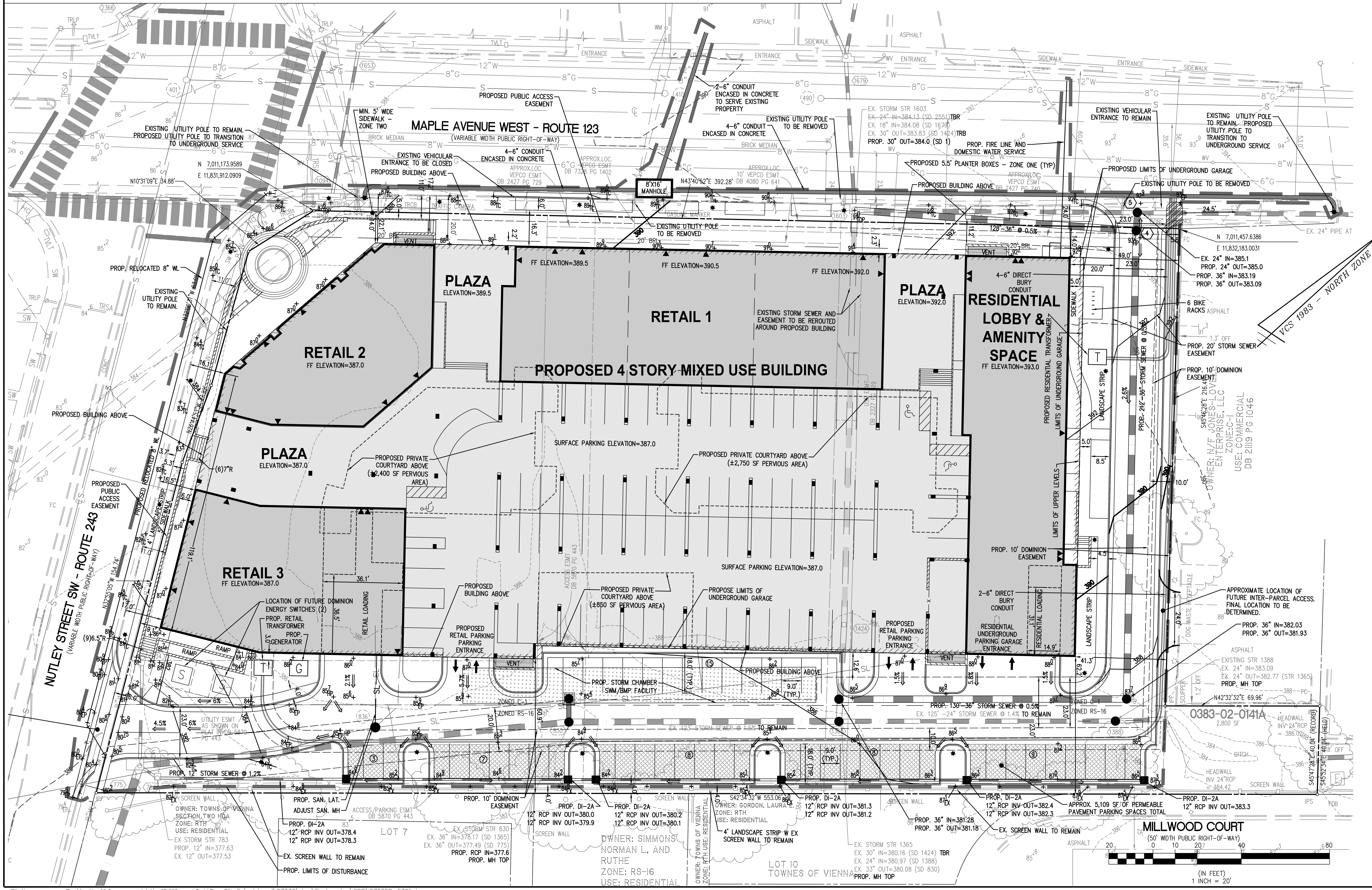
3. THE 4 EXISTING PROPERTIES WILL BE CONSOLIDATED INTO 1 PARCEL AS PART OF THE SITE PLAN.
4. THE FINISHED LOT GRADE IS 387.05



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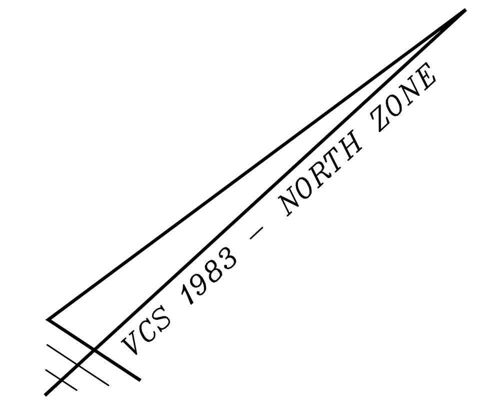
CONCEPT PLAN

444 MAPLE

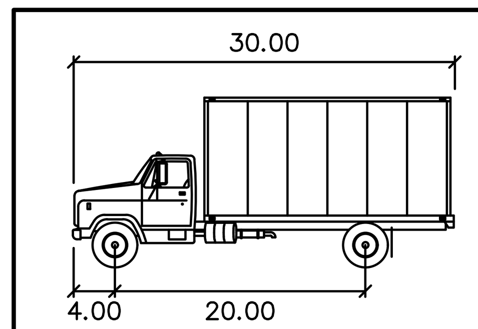
CONCEPTUAL DEVELOPMENT PLAN
TOWN OF VIENNA, VIRGINIA

SHEET: P-0301

File No. __-__ Tax Map No. 00-0 Job No. 07-036 Cadd Dwg. File: Q:\sdskproj\07036\dwg\Engineering\CDP\07036P-0301.dwg



LEGEND



SU-30 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

TRUCK TURN EXHIBIT

444 MAPLE

CONCEPTUAL DEVELOPMENT PLAN

TOWN OF VIENNA, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

KAREN L. S. WHITE
Lic. No.041850
5/2/18
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DATE: 12/6/2017; 2/15/2018; 5/2/2018
SCALE: 1" = 20'
DRAWN:
CHECKED:

IMPERVIOUS AREA COVERAGE

LOT AREA:		120,091 SF (2.76 AC)
MAX IMPERVIOUS SURFACE	85% OF LOT AREA*	102,077 SF MAX.
LOT AREA – MAX IMPERVIOUS SURFACE = MIN PERVIOUS SURFACE		
MIN PERVIOUS SURFACE	15% OF LOT AREA*	18,014 SF MIN.
–SURFACE LANDSCAPE		±9,100 SF
–PERMEABLE PAVEMENT		±4,000 SF
–COURTYARD LANDSCAPE		±5,000 SF
TOTAL PERVIOUS SURFACE	15% OF LOT AREA	±18,100 SF
TOTAL IMPERVIOUS SURFACE	85% OF LOT AREA	±101,991 SF

*INCENTIVES USED TO INCREASE MAX IMPERVIOUS COVER FROM 80% TO 85%

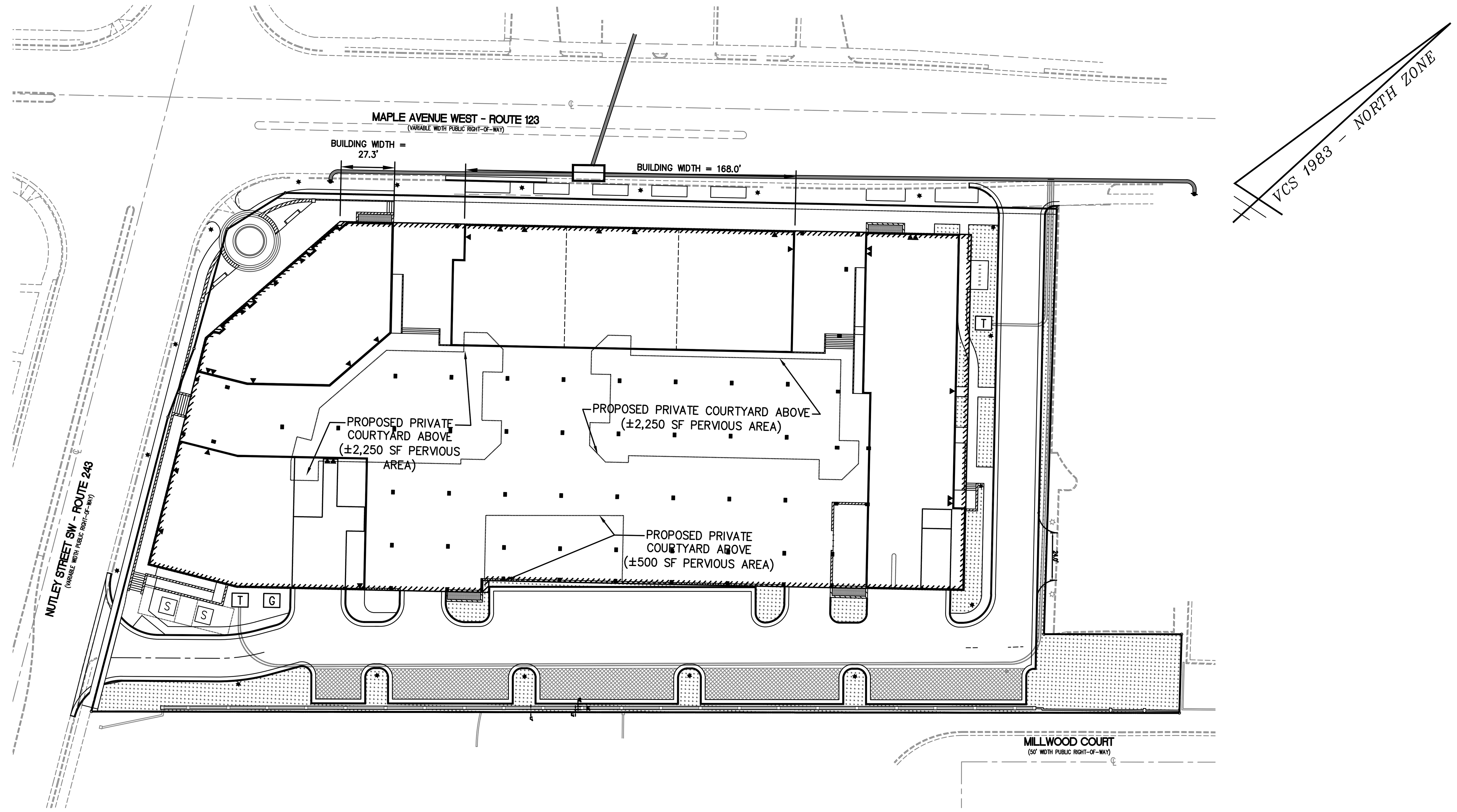
NOTE: THIS PLAN IS FOR THE APPROVAL OF 85% IMPERVIOUS COVER. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

EXISTING IMPERVIOUS AREA = 108,900 SF (90.7%)

LEGEND

SURFACE LANDSCAPE AREA

PERMEABLE PAVEMENT AREA

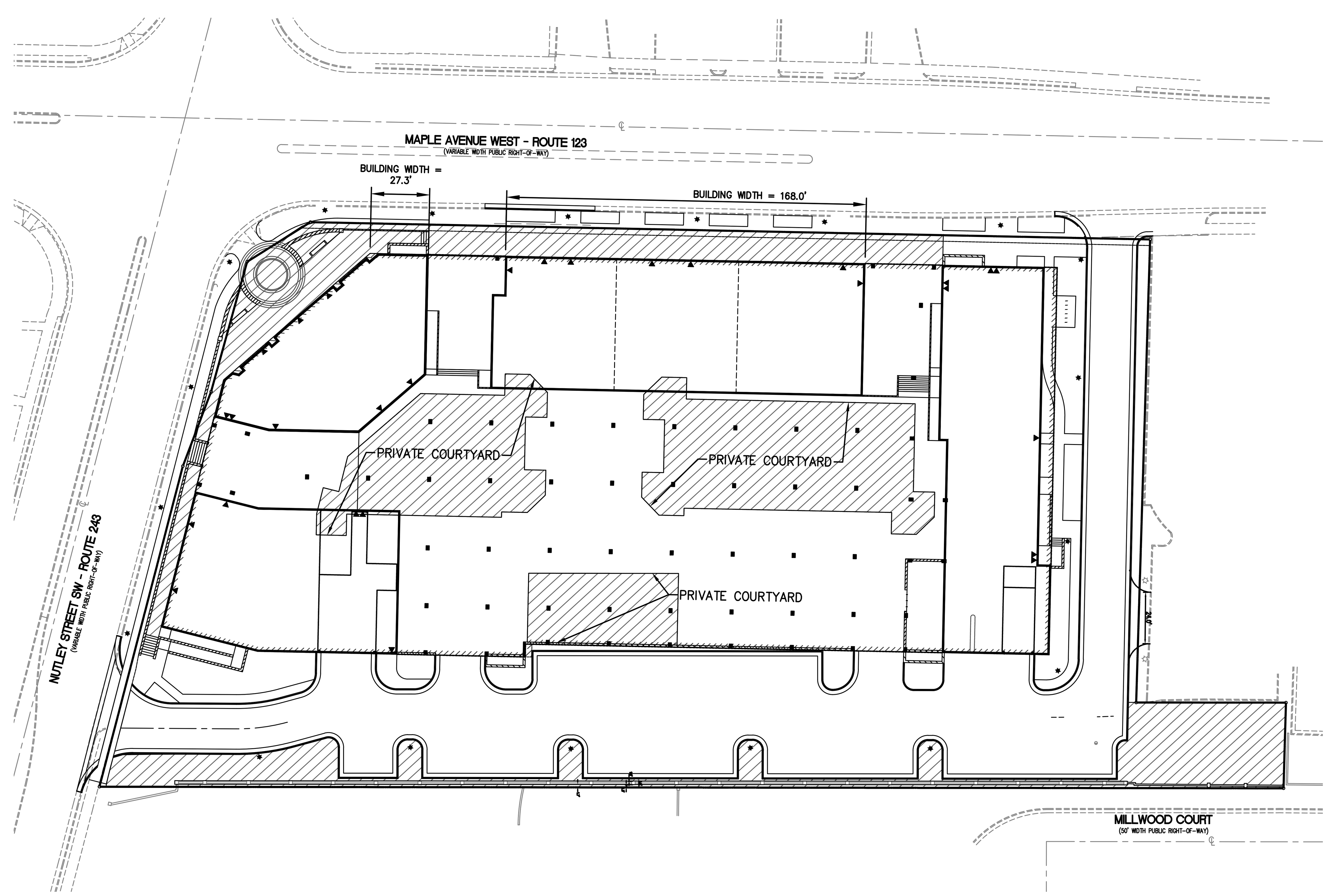


OPEN SPACE CALCULATION

LOT AREA:		120,091 SF (2.76 AC)
MIN OPEN SPACE REQUIRED	15% OF LOT AREA	18,014 SF MIN.
OPEN SPACE PROVIDED	±18% OF LOT AREA	± 21,500 SF

NOTE: THIS PLAN IS FOR THE APPROVAL OF 15% OPEN SPACE. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

OPEN SPACE



40 0 20 40 80 160
(IN FEET)
1 INCH = 40'

OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT

444 MAPLE

CONCEPTUAL DEVELOPMENT PLAN
TOWN OF VIENNA, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

KAREN L. S. WHITE
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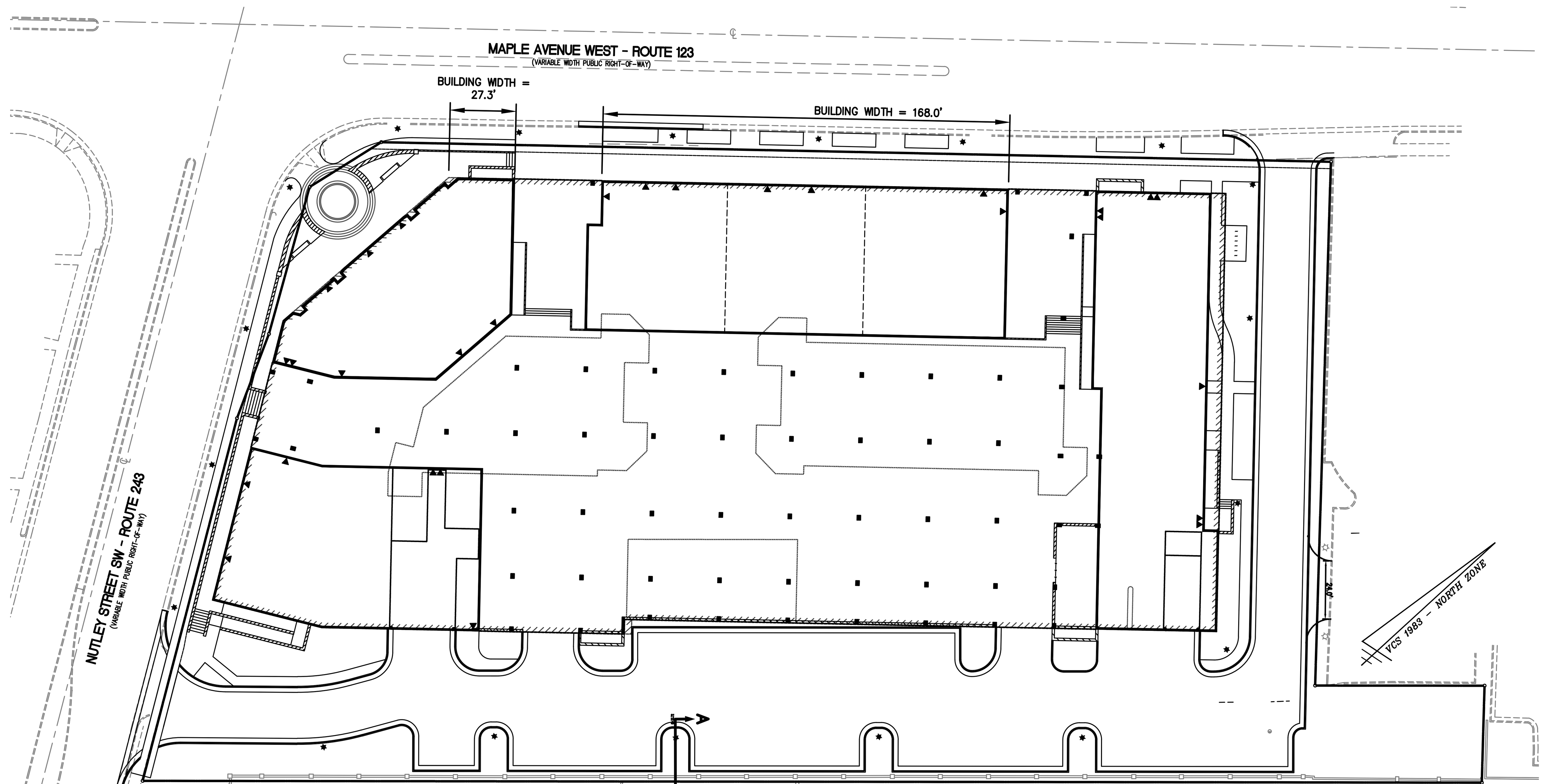
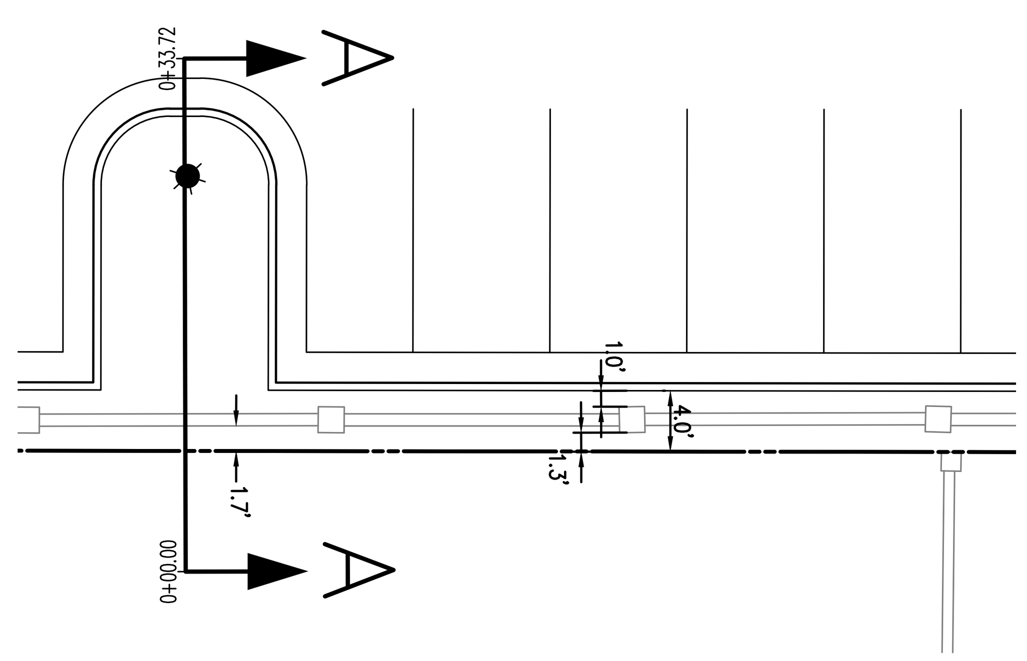
SCALE: 1" = 40'
DATE: 12/6/2017; 2/15/2018; 5/2/2018
DRAWN:
CHECKED:

SHEET: P-0303



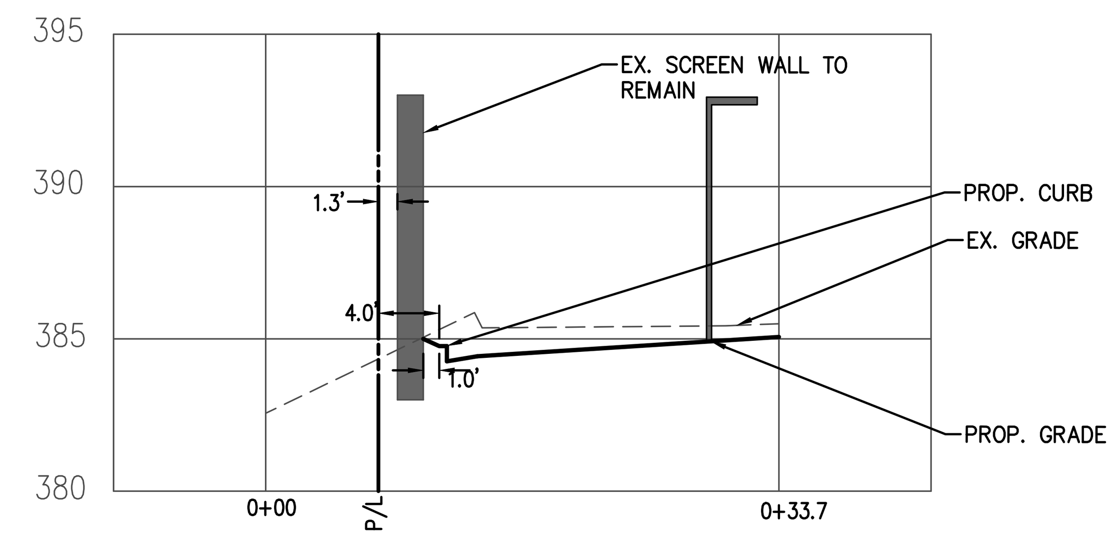
KEY VIEW

SCALE: 1"=40'



PLAN VIEW

SCALE: 1"=10'



SECTION A-A

SCALE: H: 1"=10'
V: 1"=5'

ZONING TABULATION

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

	MAC ZONING REQUIREMENTS	PROVIDED
LOT AREA	NONE	120,091 SF (2.76 AC)
LOT WIDTH	NONE	392.28'
BUILDING WIDTH	NONE	196'
BUILDING HEIGHT**	54'	54' TO ROOF
YARD REQUIREMENTS		
FRONT ON MAPLE	20' MINIMUM TO FACE OF CURB	22.1'
FRONT OF NUTLEY	15' MINIMUM TO FACE OF CURB	16.1'
SIDE (EAST PL)	WITH WALLS OR DOORS = 8' IF ABUTS A COMMERCIAL USE	41.3'
REAR (SOUTH PL)	20'	60.9'
MAX IMPERVIOUS SURFACE	80% OF THE LOT + 5% INCENTIVE BONUS = 85% (102,077 SF)	85% (101,991 SF)
OPEN SPACE	15% OF LOT AREA (18,014 SF)	18% (21,500 SF)
NOTE: FINAL CALCULATIONS FOR SETBACKS, BUILDING HEIGHT, IMPERVIOUS AREA AND OPEN SPACE TO BE PROVIDED AT SITE PLAN. THIS APPROVAL IS FOR THE MINIMUM REQUIREMENTS.		
LOADING		
LOADING SPACE DEPTH	25'	31' MINIMUM
LOADING SPACE WIDTH	15'/50' OF BUILDING WIDTH = 60' TOTAL	14' & 36' (50' TOTAL)*
LOADING SPACE HEIGHT	15'	17' RES.; 19' RETAIL

* MODIFICATION REQUESTED
**AVERAGE GRADE =387.05'

ZONING MODIFICATIONS

1) MODIFY SECTION 18–95.12(A) TO ALLOW A MODIFICATION OF THE REQUIRED 1 TREE PER 8 PARKING SPACES IN FAVOR OF WHAT IS SHOWN ON THE CDP.

2) MODIFY SECTION 18–95.12(B) TO REDUCE THE 8' PERIMETER PARKING LOT LANDSCAPING STRIP TO 4' AS SHOWN ON THIS SHEET.

3) MODIFY SECTION 18–95.16(A)(4) TO ALLOW THE EXISTING SCREEN WALL AND ADJACENT CANOPY TREES THAT ARE SOUTH OF THE EXISTING WALL, SOUTH OF THE SUBJECT PROPERTY, TO REMAIN.

4) MODIFY REQUIREMENT OF SECTION 18–172.1 IN FAVOR OF THE UNDERGROUNDING SHOWN ON THIS CDP.

5) MODIFY REQUIREMENTS OF SECTION 18–95.14.C TO ALLOW FINAL BUILDING ENTRY FEATURES TO BE DETERMINED AT TIME OF SITE PLAN BASED UPON TENANT MIX.

DEVELOPMENT SUMMARY

	160
	6
TOTAL RESIDENTIAL UNITS:	90
STUDIO UNITS	64
1 BEDROOM UNITS	
2 BEDROOM UNITS	20,316 SF
TOTAL RETAIL/RESTAURANT GROSS FLOOR AREA:	334
	50
TOTAL PARKING SPACES:	85
SURFACE PARKING SPACES	199
AT–GRADE GARAGE SPACES	
BELOW–GRADE GARAGE SPACES	

MAXIMUM OF 160 RESIDENTIAL UNITS TO BE PROVIDED. THE DEVELOPER RESERVES THE RIGHT TO ADJUST THE UNIT TYPE MIX DURING FINAL DESIGN.

STORMWATER MANAGEMENT AND WATER QUALITY NARRATIVES

1) THE 2014 STORMWATER REGULATIONS ARE APPLICABLE TO THIS PROJECT.

2) CURRENTLY, THERE IS A STORM SEWER (IN AN EASEMENT) WHICH CROSSES UNDER THE REAR OF THE PROPERTY. IT BEGINS AT THE END OF A DITCH AT THE EASTERN PROPERTY LINE AND CONNECTS TO A STORM SEWER THAT FLOWS TO THE SOUTH ALONG THE EAST SIDE OF NUTLEY ST. SW. ANOTHER STORM SEWER IN AN EXISTING STORM SEWER EASEMENT CROSSES THE SITE FROM MAPLE AVE. W AND CONNECTS TO THE ABOVE STORM SEWER. PARTS OF THESE TWO STORM SEWERS WILL BE RELOCATED IN ORDER TO GET THEM OUT OF THE WAY OF THE PROPOSED DEVELOPMENT. ALMOST ALL OF THE RUNOFF FROM THE SITE IS COLLECTED BY THIS EXISTING STORM SEWER SYSTEM AND WILL CONTINUE TO DO SO POST–DEVELOPMENT.

3) THE OUTFALL'S OFFSITE STORM SEWER SYSTEM MAKES ITS WAY TO THE SOUTH UNTIL IT OUTFALLS IN A STREAM LOCATED IN THE VIENNA DOG PARK ON THE SOUTH SIDE OF COURTHOUSE ROAD. THIS STREAM WAS RESTORED IN 2016. THE SITE OUTFALL DRAINAGE AREA AT THE START OF THE RESTORED STREAM IS LESS THAN 100 TIMES THE SITE AREA SO THE OUTFALL INCLUDES NATURAL STREAM. THEREFORE, THE ALLOWABLE POST–DEVELOPMENT 1–YEAR PEAK RUNOFF RELEASE RATE FROM THE SITE TO SATISFY THE CHANNEL PROTECTION STORMWATER REQUIREMENT IS DETERMINED BY THE ENERGY BALANCE EQUATION FOUND IN THE DEQ REGULATIONS. THE FLOOD PROTECTION REQUIREMENT IS THAT THE POST–DEVELOPMENT PEAK FLOW RATES FOR THE SITE WILL BE LESS THAN PRE–DEVELOPMENT FOR THE 2–YEAR AND THE 10–YEAR 24–HOUR STORMS. THE STORMWATER DETENTION NECESSARY TO COMPLY WITH THESE REQUIREMENTS WILL BE ACCOMPLISHED BY DETAINING STORMWATER IN A PROPOSED UNDERGROUND DETENTION FACILITY TO BE LOCATED SOUTH OF THE PROPOSED BUILDING.

4) THE SITE IS CURRENTLY DEVELOPED WITH FIVE BUILDINGS WHICH WILL BE DEMOLISHED AND REPLACED WITH A SINGLE NEW BUILDING. THEREFORE, THIS IS A REDEVELOPMENT PROJECT. THE WATER QUALITY REQUIREMENT IS TO REDUCE THE PRE–DEVELOPMENT PHOSPHOROUS LOAD RELEASED FROM THE SITE BY AN AMOUNT DETERMINED USING THE VRRM SPREADSHEET (VERSION 3.0). MOST, IF NOT ALL, OF THE BMP REQUIREMENT WILL BE MET THROUGH THE USE OF AN UNDERGROUND MANUFACTURED FILTERING DEVICE INSTALLED WITH THE DETENTION FACILITY. THESE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE VIRGINIA DEQ BMP CLEARINGHOUSE. ANY REMAINING PHOSPHOROUS REQUIRED TO BE REMOVED WILL BE ACHIEVED VIA PERMEABLE PAVEMENT OR BY PURCHASING NUTRIENT OFFSET CREDITS.

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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SCALE: H: 1" = 20' V: 1" = 5'
DATE: 12/6/2017; 2/15/2018; 5/2/2018
DRAWN:
CHECKED:

KAREN L. S. WHITE Lic. No.041850 5/2/18

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

NOTES AND TABULATIONS

444 MAPLE

CONCEPTUAL DEVELOPMENT PLAN
TOWN OF VIENNA, VIRGINIA

SHEET: P-0304

1 ILLUSTRATIVE SITE PLAN - STREET LEVEL
1"=30'-0"

0 15' 30' 60'
N

MAHAN RYKIEL
ASSOCIATES INC
Whitehall Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.235.6001

444 Maple Avenue
Vienna, VA

Owner
Hekemian & Co., Inc.
505 Main Street, P.O. Box 667
Hackensack, NJ, 07602
t.201.487.1500

Architect
KTGY
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Tysons, VA 22182
t.703.245.1090

Civil Engineer
Walter L. Phillips
207 PARK AVENUE
Falls Church, VA 22046
t.703.532.6163

SEAL

ISSUED FOR		DATE
1	Preliminary Application for MAC Zone Designation	12/06/17
2	Preliminary Application for MAC Zone Designation	02/15/18
3	Preliminary Application for MAC Zone Designation	04/11/18
4	Preliminary Application for MAC Zone Designation	05/02/18

PROJECT NO. 17041
SCALE : As Shown

DRAWN BY : TD, BB, SW
REVIEWED BY : MR

LS-101
ILLUSTRATIVE
SITE PLAN STREET LEVEL

MAHAN RYKIEL
ASSOCIATES INC
Whitehall Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.235.6001

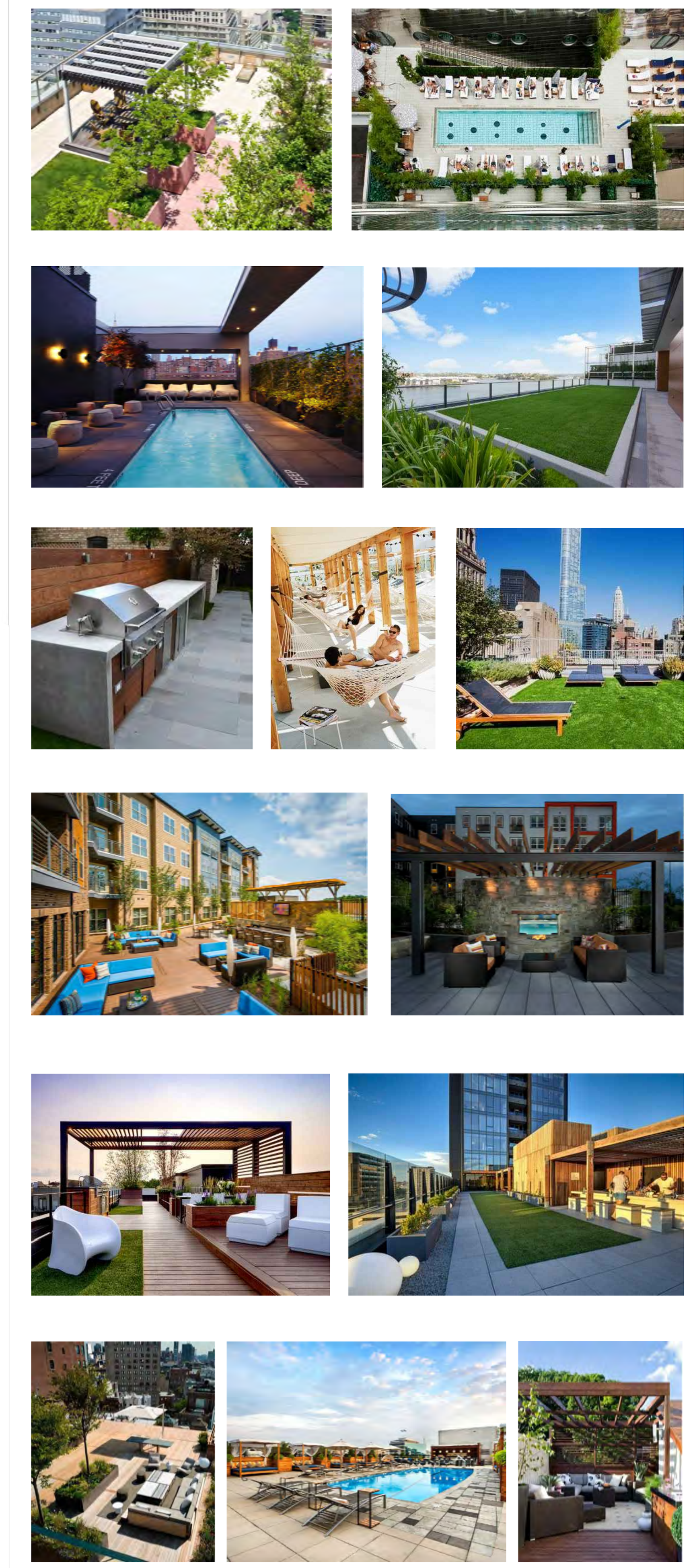
444 Maple Avenue
Vienna, VA

1 ILLUSTRATIVE - ROOF PLAN
1"=30'-0"

0 15' 30' 60'
N

TYPICAL PROGRAMMING ELEMENTS

NOTE:
DESIGN, PROGRAM, AND FURNISHINGS ARE NOT FINAL AND ARE SUBJECT TO CHANGE DURING THE DESIGN PROCESS. IMAGES ARE FOR REFERENCE ONLY.



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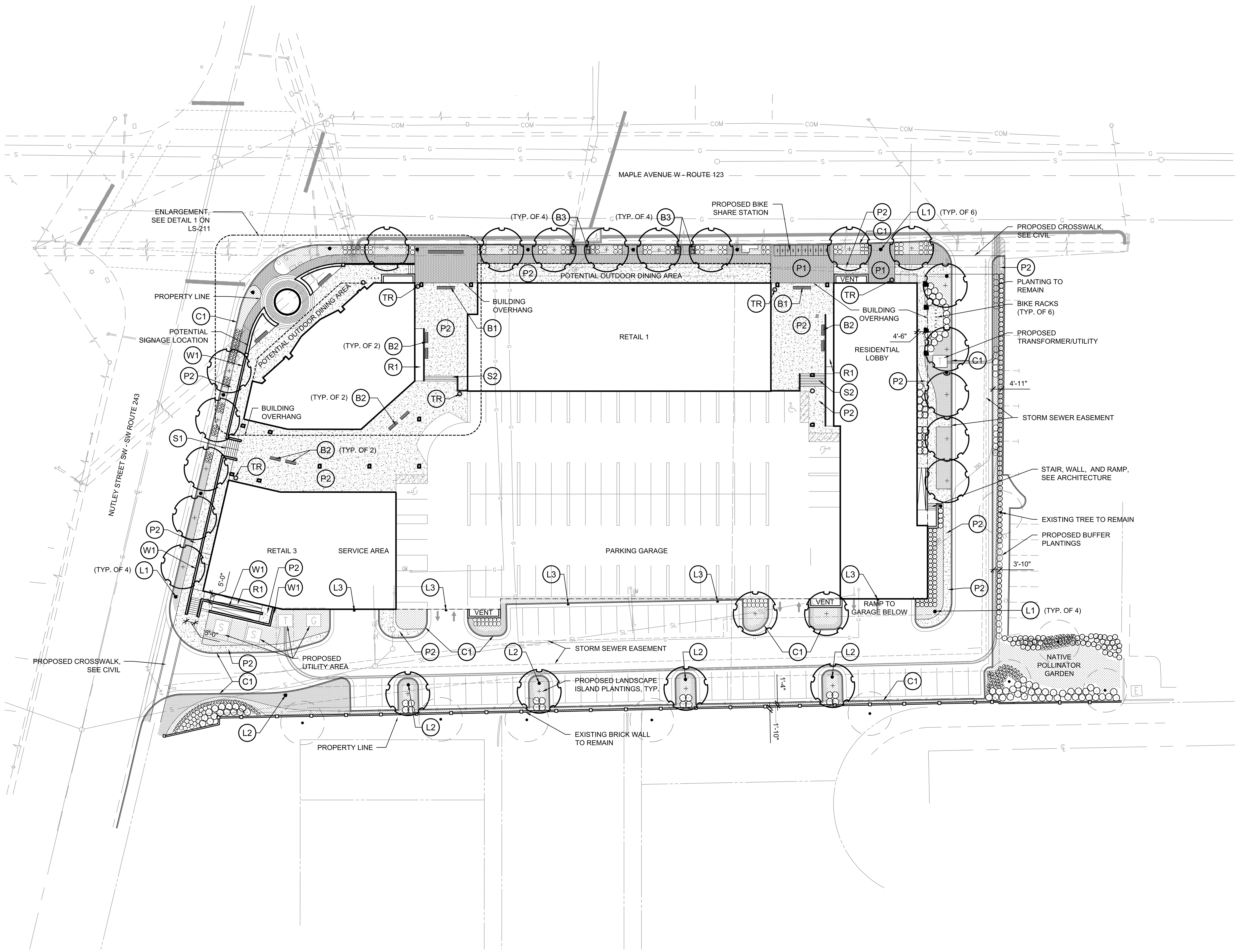
PROJECT NO.
17041

SCALE :
As Shown

DRAWN BY :
TD, BB, SW

REVIEWED BY :
MR

LS-102
ILLUSTRATIVE
ROOF PLAN



1 HARDSCAPE / PLANTING PLAN

1"=30'-0"

0 15' 30' 60'

N

HARDSCAPE LEGEND

- P1 SPECIAL PAVING (BRICK OR ARCHITECTURAL CONCRETE PAVERS)
- P2 SCORED CONCRETE
- S1 STAIRCASE - SPECIAL PAVING (BRICK OR ARCHITECTURAL CONCRETE PAVERS)
- S2 STAIRCASE - CONCRETE
- R1 CONCRETE RAMP
- W1 BRICK WALL WITH CAP + RAILING
- W2 BRICK WALL WITH CAP
- C1 CURB - CONCRETE
- B1 MONUMENTAL BENCH
- B2 BENCH
- B3 BENCH/CHAIR
- TR TRASH RECEPTACLE
- L1 LIGHT POLE TYPE 1
- L2 LIGHT POLE TYPE 2
- L3 WALL LIGHT

PLANTING LEGEND

SEE SHEET LS-302 FOR PLANT SCHEDULE

- EXISTING TREE
- PROPOSED TREE
- ORNAMENTAL SHRUBS (SIZES VARY)
- PLANTING AREA (GROUNDCOVER, ORNAMENTAL GRASSES, PERENNIALS, ANNUALS)
- LAWN (SOD OR SEED)

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.235.6001

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Owner
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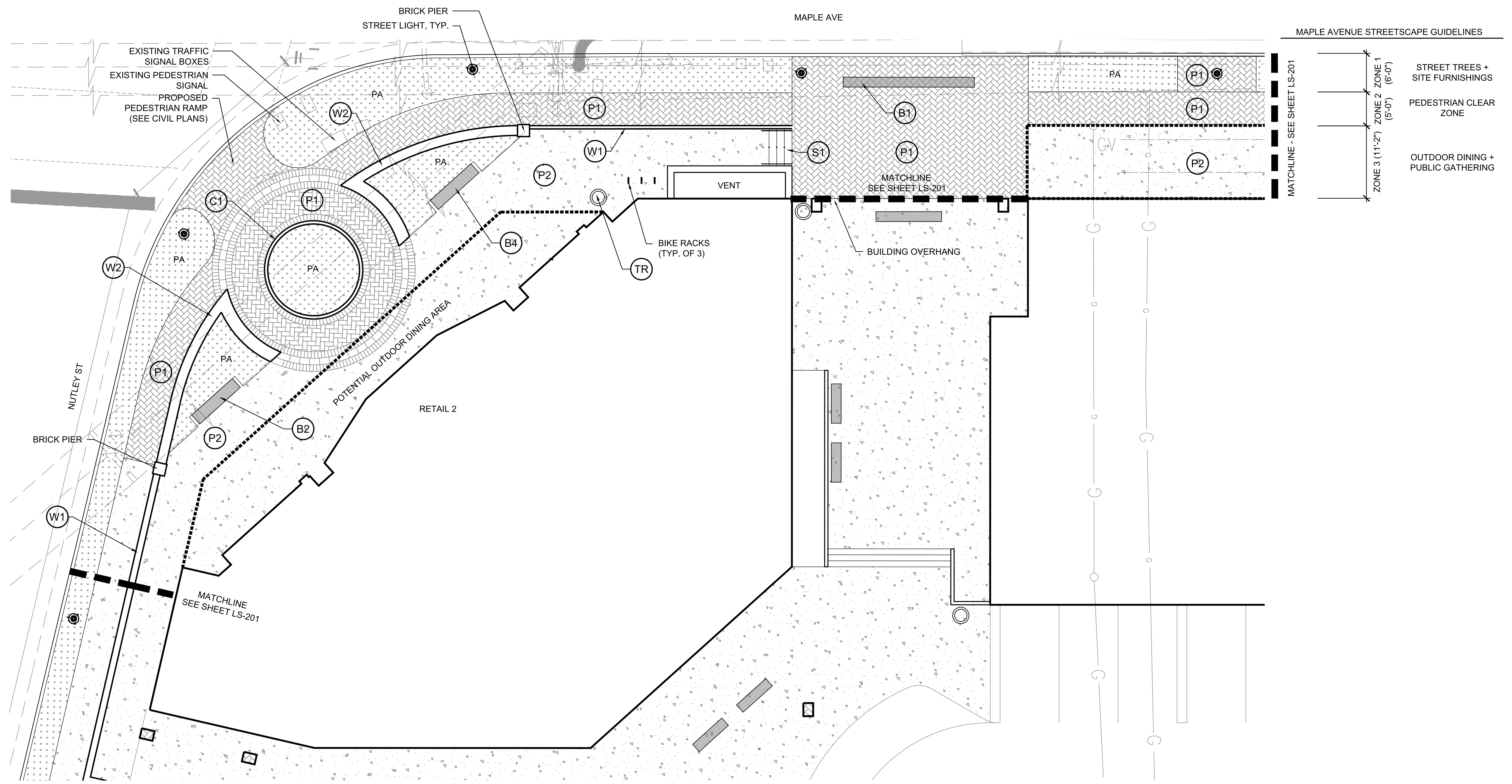
PROJECT NO. 17041
SCALE : As Shown
DRAWN BY : TD, BB, SW
REVIEWED BY : MR

LS-201
HARDSCAPE / PLANTING PLAN

MAHAN **RYKIEL**
ASSOCIATES INC
Whitehall Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.235.6001

444 Maple Avenue
Vienna, VA



HARDSCAPE LEGEND

P1	SPECIAL PAVING (BRICK OR ARCHITECTURAL CONCRETE PAVERS)
P2	SCORED CONCRETE
S1	STAIRCASE - SPECIAL PAVING (BRICK OR ARCHITECTURAL CONCRETE PAVERS)
S2	STAIRCASE - CONCRETE
R1	CONCRETE RAMP
W1	BRICK WALL WITH CAP + RAILING
W2	BRICK WALL WITH CAP
C1	CURB - CONCRETE
B1	MONUMENTAL BENCH
B2	BENCH
B3	BENCH/CHAIR
TR	TRASH RECEPTACLE
L1	LIGHT POLE TYPE 1
L2	LIGHT POLE TYPE 2
L3	WALL LIGHT

1 HARDSCAPE / PLANTING ENLARGEMENT PLAN
1"=10'-0"

0 5' 10' 20' N

Owner
Hekemian & Co., Inc.
505 Main Street, P.O. Box 667
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Civil Engineer
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4	Preliminary Application for MAC Zone Designation	05/02/18

PROJECT NO.
17041

SCALE :
As Shown

DRAWN BY :
TD, BB, SW

REVIEWED BY :
MR

LS-211
HARDSCAPE
ENLARGEMENT PLAN

MATERIALS SCHEDULE

NOTE:
SPECIFICATIONS PROVIDED ARE SUBJECT TO CHANGE AS THE DESIGN DEVELOPS AND BASED ON AVAILABILITY. SPECIFIC PRODUCTS AREA SHOWN FOR REFERENCE ONLY.

P1 SPECIAL PAVING (BRICK OR ARCHITECTURAL CONCRETE PAVERS)

BRICK PAVERS

CONCRETE PAVERS

P2 SCORED CONCRETE

S1 STAIRCASE - SPECIAL PAVING (BRICK OR ARCHITECTURAL CONCRETE PAVERS)

S2 STAIRCASE - CONCRETE

R1 CONCRETE RAMP

W1 BRICK WALL WITH CAP + RAILING

2 BRICK WALL WITH CAP

B1 MONUMENTAL BENCH

B2 BENCH

B3 BENCH/CHAIR

TYPICAL CAFE DINING SEPARATION

TR TRASH RECEPTACLE

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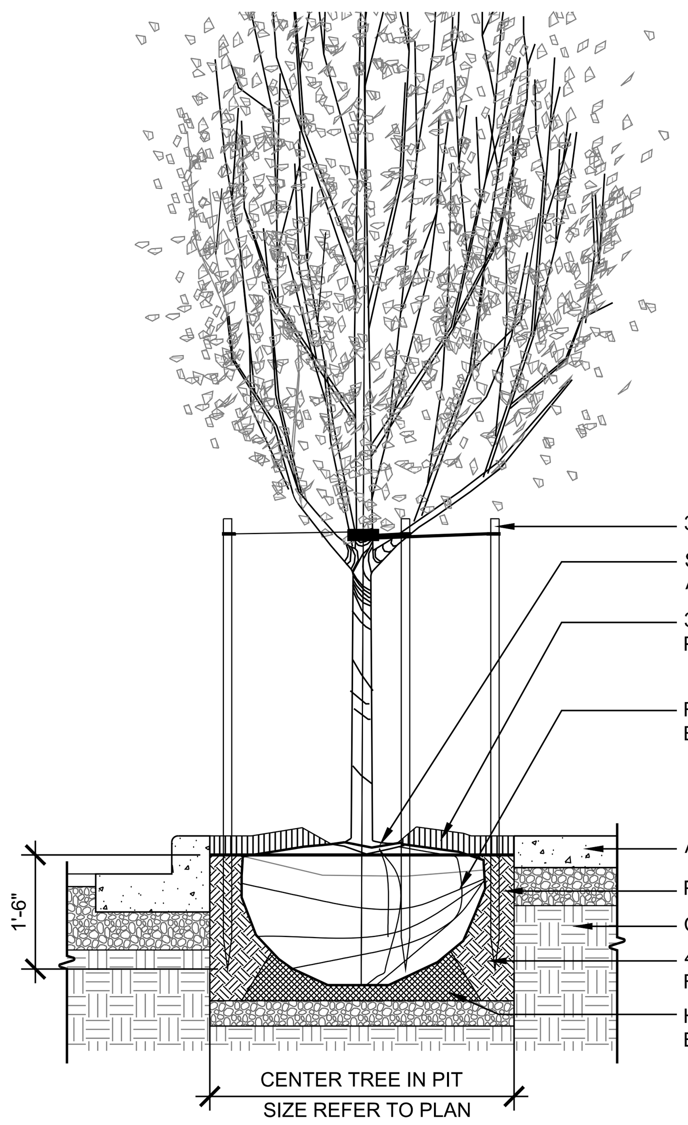
PROJECT NO. 17041

SCALE : As Shown

DRAWN BY : TD, BB, SW

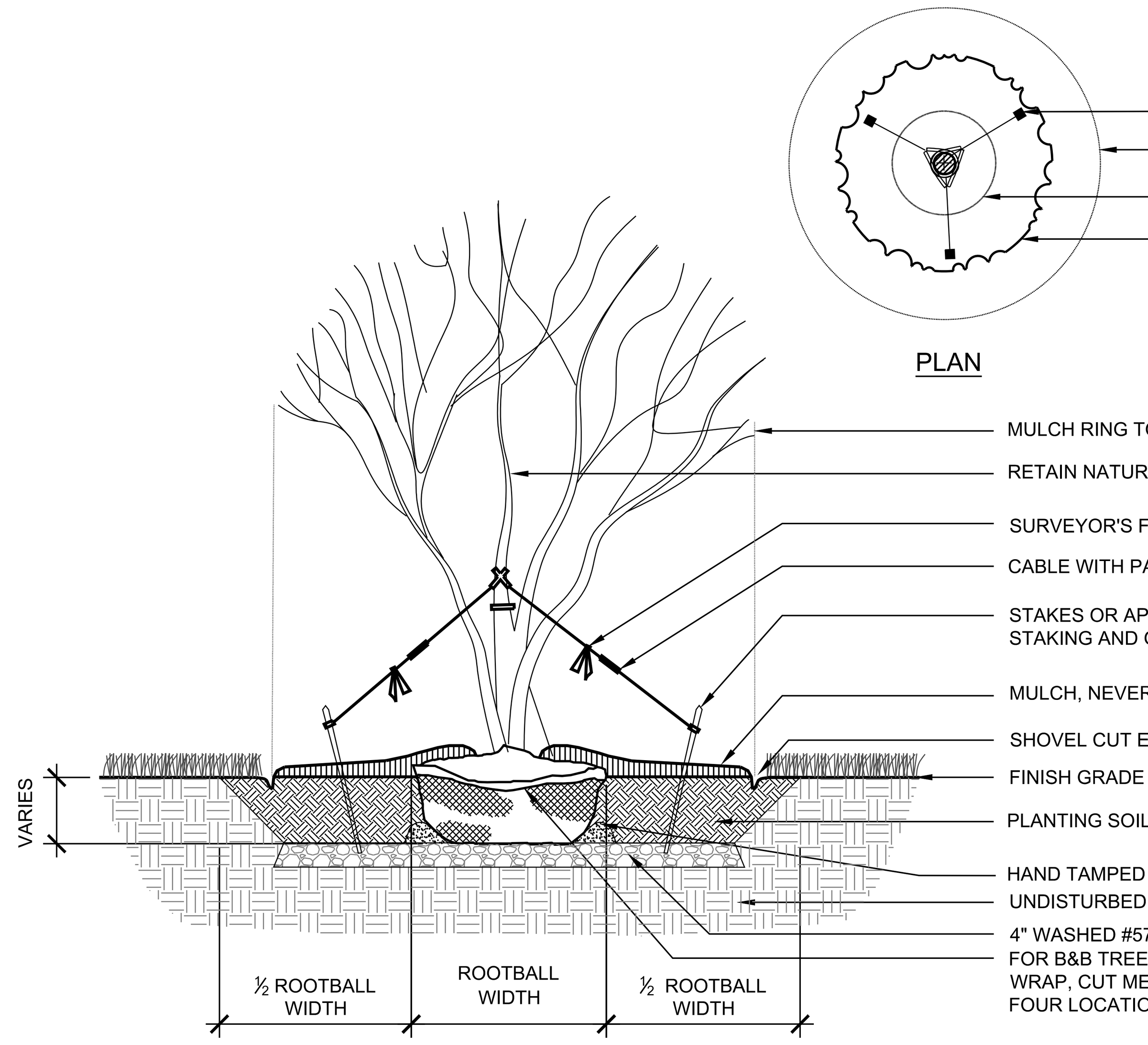
REVIEWED BY : MR

LS-301
HARDSCAPE DETAILS



NOTES:
1. SEE SPECS FOR DETAILS ON ROOT ANCHORING SYSTEM.
2. TREE ANCHORING SYSTEM AND ALL ASSOCIATED CABLES, EYE BOLTS, AND PIERS ARE TO BE USED FOR ALL TREES ON GRADE.
3. FOR PLANTS IN WIRE BASKETS, REFER TO SPECIFICATIONS
4. DO NOT PLACE MULCH AGAINST ROOT FLARE
5. DO NOT CUT CENTRAL LEADER

1 TREE PLANTING
1/2"=1'-0"



NOTES:
1. DETAIL ILLUSTRATED IS FOR USE OF PLANT GREATER THAN 14' IN HEIGHT AND MORE THAN 3" CALIPER.
2. REFERENCE PLAN FOR ADJACENT PLANTING CONDITIONS.
3. NEVER CUT DOMINANT LEADER(S).
4. SET TREE WITH 1/8 OR 2" MAX. ROOTBALL ABOVE FINISH GRADE.

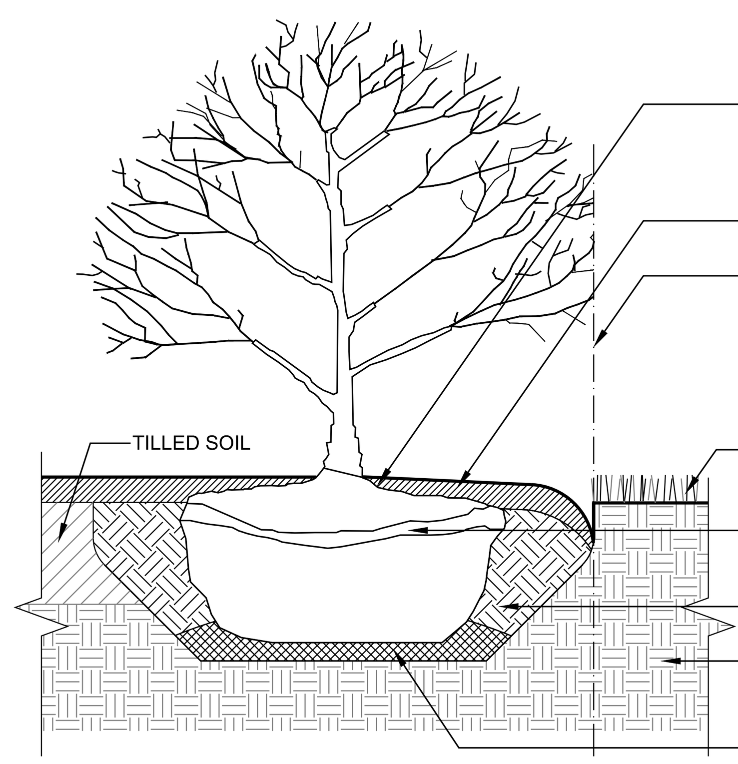
2 MULTI-STEM TREE PLANTING
1/2"=1'-0"

PLANT SCHEDULE

KEY	BOTANICAL/COMMON NAME
SHADE TREES	
AR	Acer rubrum Red Maple
BN	Betula nigra River Birch
PA	Platanus x acerfolia London Planetree
PO	Platanus occidentalis Sycamore
QA	Quercus palustris Pin Oak
QP	Quercus phellos Willow Oak
QR	Quercus rubra Red Oak
QA	Quercus acutissima Sawtooth Oak
UA	Ulmus americana American Elm 'Liberty', "Valley Forge', 'New Harmony'
UNDERSTORY TREES	
AC	Amelanchier canadensis Serviceberry
CA	Carpinus caroliniana American Hornbeam
IO	Ilex opaca American Holly
JV	Juniperus virginiana Eastern Redcedar
MS	Magnolia stellata Star Magnolia
MV	Magnolia virginiana Sweetbay magnolia
UNDERSTORY TREES (APPROVED FOR USE NEAR OVERHEAD POWERLINES)	
AG	Acer ginnala Amur Maple
AL	Amelanchier laevis Serviceberry
CC	Cercis canadensis Eastern Redbud
LI	Lagerstroemia indica Crapemyrtle

KEY	BOTANICAL/COMMON NAME
EVERGREEN TREES	
PA	Picea abies Norway Spruce
PS	Pinus strobus White Pine
TC	Tsuga Canadensis Eastern Hemlock
SHRUBS	
AA	Aronia arbutifolia Red Chokecherry
CA	Callicarpa americana American Beautyberry
CS	Cornus stolonifera Red Twig Dogwood
HV	Hamamelis virginiana Witch Hazel
IG	Ilex Glabra Inkberry Holly
IV	Ilex verticillata Winterberry Holly
LB	Lindera benzoin Spicebush
SC	Sambucus canadensis Common Elderberry
VD	Viburnum dentatum Arrowwood

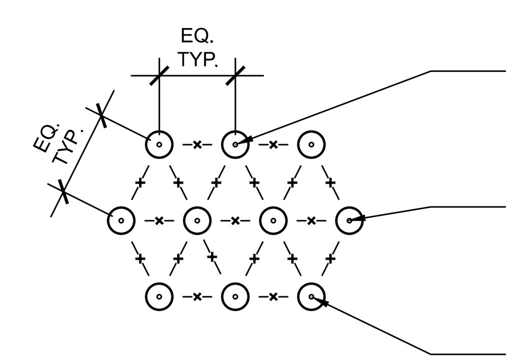
NOTE:
PLANTING LIST PROVIDED IS SUBJECT TO CHANGE AS THE DESIGN DEVELOPS AND BASED ON AVAILABILITY.
SELECTIONS TAKE INTO ACCOUNT:
- TOWN OF VIENNA TREE PRESERVATION AND PLANTING SPECIFICATIONS MANUAL
- TOWN OF VIENNA STREET TREE LIST AND PLANTING GUIDE
- FAIRFAX COUNTY RECOMMENDED TREE AND SHRUB SPECIES FOR REFORESTATION OF RESOURCE PROTECTION AREAS
- FAIRFAX COUNTY INVASIVE PLANTS LIST



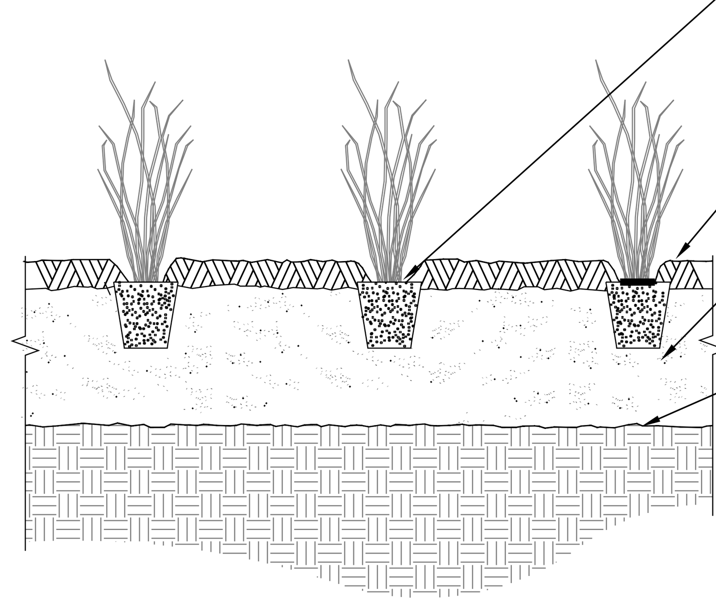
SEQUENCE OF CONSTRUCTION (GENERAL) REFER TO SPECIFICATIONS

1. STAKE OUT PLANT/BED LOCATIONS
2. CUT EDGE OF PLANT BED
3. TILL SOIL AND APPLY AMENDMENTS TO ENTIRE PLANTING AREA
4. APPLY PRE-EMERGENT HERBICIDE (TWO WEEKS PRIOR TO PLANTING)
5. INSTALL PLANTS
6. INSTALL FERTILIZER TABLETS IN EACH PLANT PIT
7. PLACE BACKFILL.
8. WATER EACH INDIVIDUAL PLANT THOROUGHLY
9. PLACE MULCH OVER ENTIRE PLANT BED
10. WATER ENTIRE PLANT BED THOROUGHLY

3 SHRUB PLANTING
1"=1'-0"



PLAN



SECTION

4 PERENNIAL / GROUNDCOVER PLANTING
1/2"=1'-0"

MAHAN RYKIEL
ASSOCIATES INC
Whitehall Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.235.6001

444 Maple Avenue
Vienna, VA

Owner
Hekemian & Co., Inc.
505 Main Street, P.O. Box 667
Hackensack, NJ, 07602
t.201.487.1500

Architect
KTGY
8609 Westwood Center Dr #600
Tysons, VA 22182
t.703.245.1090

Civil Engineer
Walter L. Phillips
207 PARK AVENUE
Falls Church, VA 22046
t.703.532.6163

SEAL

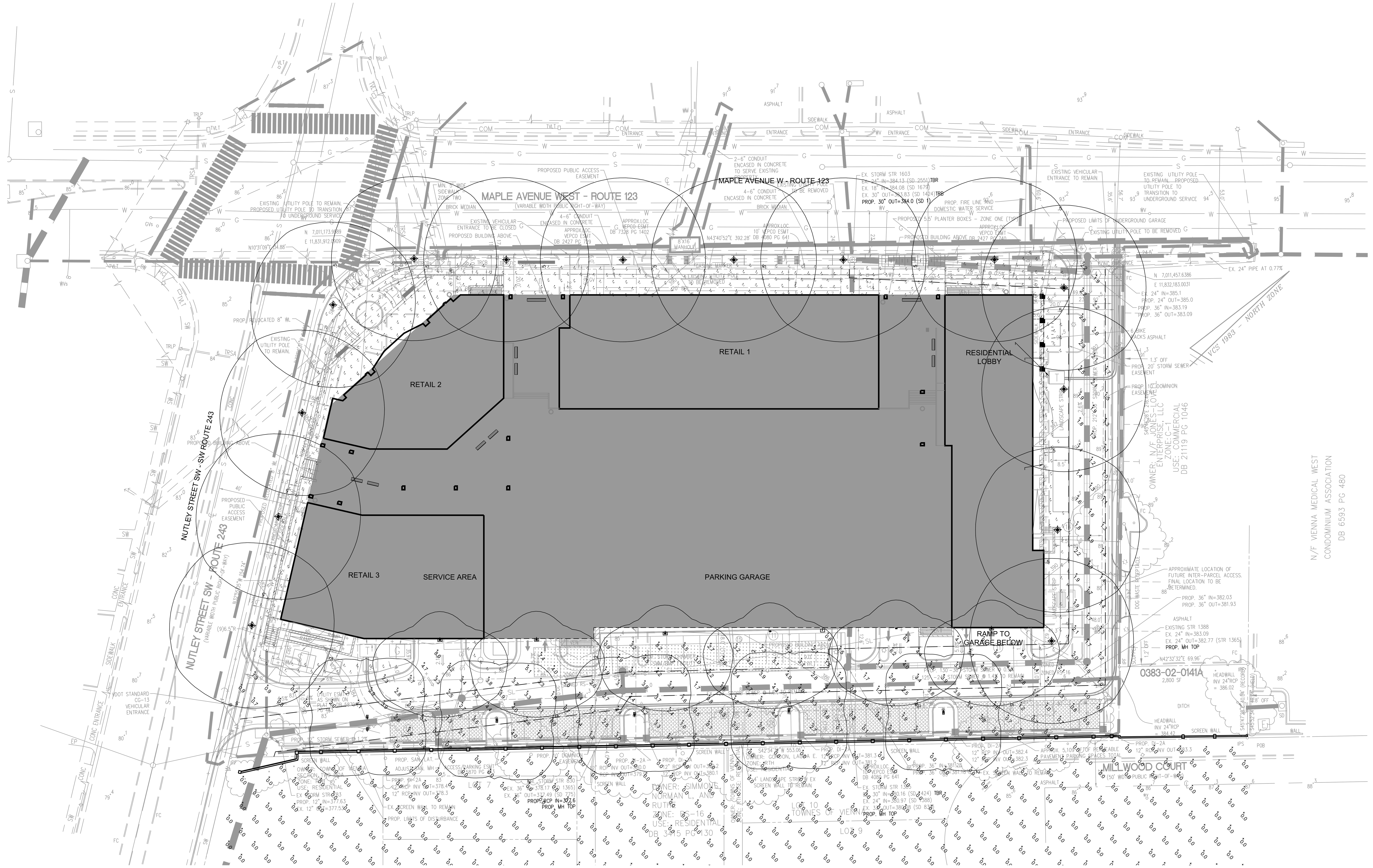
ISSUED FOR		DATE
1	Preliminary Application for MAC Zone Designation	12/06/17
2	Preliminary Application for MAC Zone Designation	02/15/18
3	Preliminary Application for MAC Zone Designation	04/11/18
4	Preliminary Application for MAC Zone Designation	05/02/18

PROJECT NO. 17041
SCALE : As Shown
DRAWN BY : TD, BB, SW
REVIEWED BY : MR

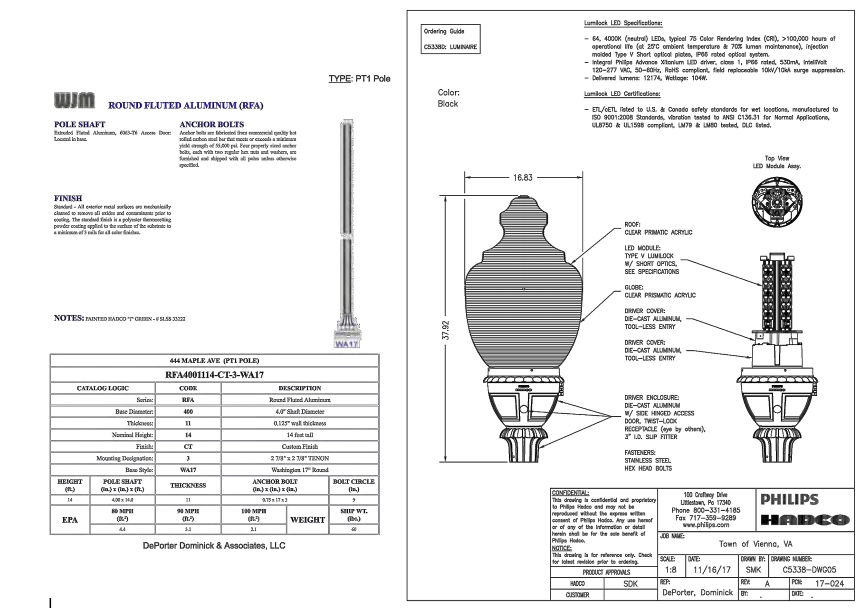
LS-302
PLANTING DETAILS

MAHAN RYKIEL ASSOCIATES INC
Whitehall Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.235.6001

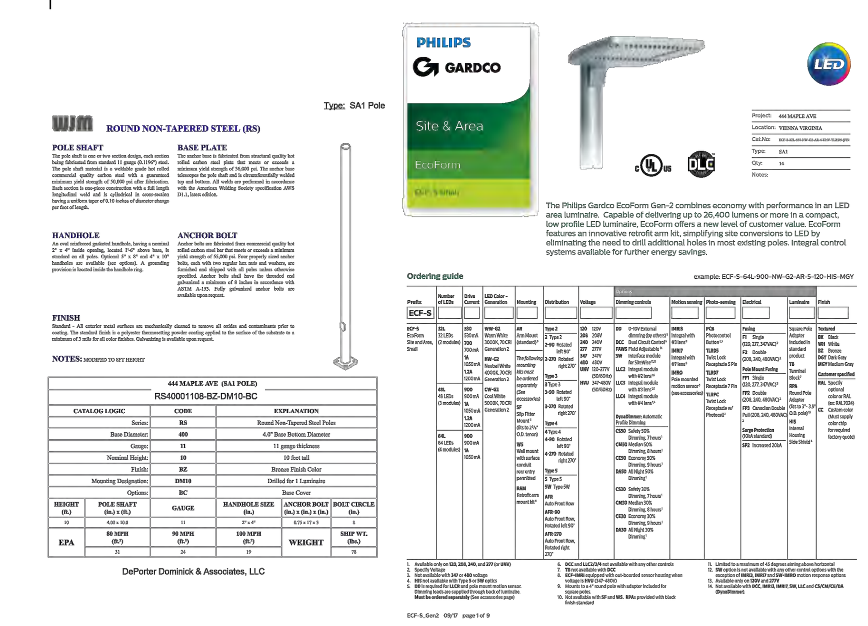
444 Maple Avenue
Vienna, VA



1 LIGHTING PLAN
1"=30'-0"
0 15' 30' 60'
N



2 PT1 FIXTURE



3 SA1 FIXTURE

4 WP1 FIXTURE

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	[MANUFAC]
	14	PT1	SINGLE	11114	105.5	0.850	C5338C, 64 LED, 530mA, 4000°K, Type V, 14ft Pole	PHILIPS LIGHTING, LITTLESTOWN
	5	SA1	SINGLE	7176	55.7	0.850	ECF-S-32L-530-NW-G2-5W, 8ft Pole	PHILIPS GARDCO
	6	WP1	SINGLE	9371	106.7	0.850	121-32L-1000-NW-G3-4, Wall Mounted 18ft	PHILIPS GARDCO

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Parking Lot	Illuminance	Fc	2.56	6.4	0.6	4.27	10.67	10ft Grid
Sidewalks	Illuminance	Fc	2.08	4.1	0.8	2.60	5.13	5ft Grid
Spill Points	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	10ft Grid

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PROJECT NO.
17041

SCALE :
As Shown

DRAWN BY :
TD, BB, SW

REVIEWED BY :
MR

LS-401
LIGHTING PLAN

Architecture + Planning
888.456.5849
ktgy.com

444 MAPLE AVENUE
VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018

0 8 16 32

BASEMENT FLOOR
FLOOR PLANS

A1.0

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444 MAPLE AVENUE
VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018

0 8 16 32

GROUND FLOOR
FLOOR PLANS

A1.1

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VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018

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FIRST RESIDENTIAL FLOOR
FLOOR PLANS

A1.2

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VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018

0 8 16 32

TYPICAL FLOOR (F2 - F3)
FLOOR PLANS

A1.3

1 - MAPLE AVENUE ELEVATION

2 - CORNER ELEVATION

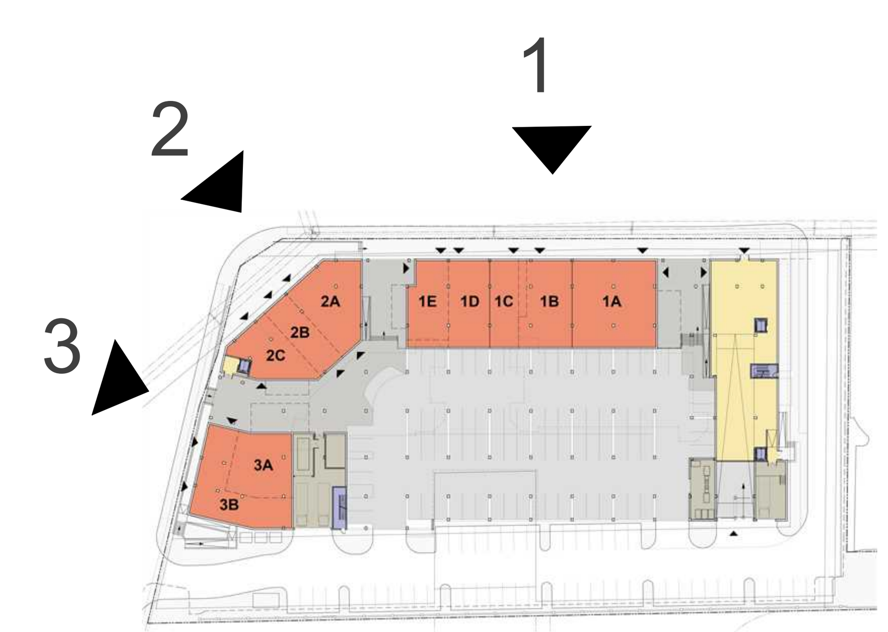
3 - NUTLEY STREET ELEVATION

TRANSPARENCY

TOTAL AREA	9,266 SF
TRANSPARENT AREA	4,626 SF
RATIO	50%

MATERIALS

1.1 STONE
1.2 PRECAST - LIGHT
1.3 PRECAST - DARK
2.1 BRICK 1 - LIGHT RED
2.2 BRICK 2 - MEDIUM RED
2.3 BRICK 3 - DARK RED
2.4 BRICK 4 - TAN
2.5 BRICK 5 - DARK TAN
2.6 BRICK 6 - BROWN
2.7 BRICK 7 - GREY
3.1 PANEL 1 - WHITE
3.2 PANEL 2 - TAN
3.3 PANEL 3 - WARM GREY
3.4 PANEL 4 - BROWN
4.1 SHINGLES - GREY
4.2 METAL ROOF - GREEN
5.1 CANOPY - FABRIC
5.2 CANOPY - METAL
6.1 WINDOW - VINYL
6.2 WINDOW - STOREFRONT
7.1 GARAGE DOOR
8.1 RAILING - BLACK

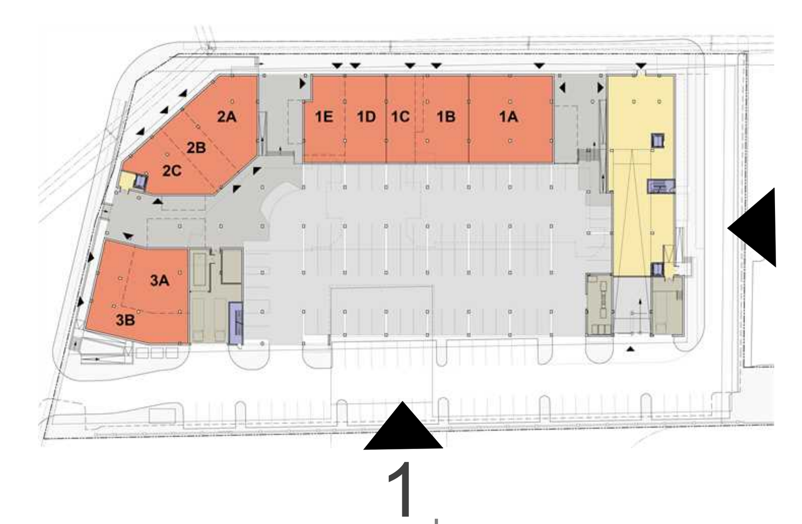


1 - REAR ELEVATION

2 - SIDE ELEVATION

MATERIALS

1.1 STONE	3.2 PANEL 2 - TAN
1.2 PRECAST - LIGHT	3.3 PANEL 3 - WARM GREY
1.3 PRECAST - DARK	3.4 PANEL 4 - BROWN
2.1 BRICK 1 - LIGHT RED	4.1 SHINGLES - GREY
2.2 BRICK 2 - MEDIUM RED	4.2 METAL ROOF - GREEN
2.3 BRICK 3 - DARK RED	5.1 CANOPY - FABRIC
2.4 BRICK 4 - TAN	5.2 CANOPY - METAL
2.5 BRICK 5 - DARK TAN	6.1 WINDOW - VINYL
2.6 BRICK 6 - BROWN	6.2 WINDOW - STOREFRONT
2.7 BRICK 7 - GREY	7.1 GARAGE DOOR
3.1 PANEL 1 - WHITE	8.1 RAILING - BLACK



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MAPLE AVENUE
VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018

0 8 16 32

BUILDING ELEVATIONS
ELEVATIONS

A2.1

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HEKEMIAN

MAPLE AVENUE
VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018

VIEW FROM MAPLE AVENUE
PERSPECTIVE VIEWS

A3.0

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MAPLE AVENUE
VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018

VIEW FROM MAPLE AND NUTLEY
PERSPECTIVE VIEWS

A3.1

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MAPLE AVENUE
VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018

NUTLEY STREET VIEW 3
CONTEXT VIEWS

A3.2

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HEKEMIAN

MAPLE AVENUE
VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018

PLAZA VIEW
PERSPECTIVE VIEWS

A3.3

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MAPLE AVENUE
VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018

REAR VIEW
PERSPECTIVE VIEWS

A3.4

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MAPLE AVENUE
VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018

REAR VIEW
PERSPECTIVE VIEWS

A3.5

SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
2A
2B
2C
1E
1D
1C
1B
1A
3A
3B

UNIT SUMMARY

UNIT	UNITS	RATIO
STUDIO	6	3.8%
1 BEDROOM	90	56.2%
2 BEDROOM	64	40.0%
TOTAL	160	

PARKING SUMMARY

PARKING REQUIRED	REQUIREMENT	REDUCTION*
RESIDENTIAL	269	229
RETAIL	182	156
TOTAL PARKING REQUIRED	**451**	**385**
PARKING PROVIDED	**ACTUAL**	**BONUS****
RESIDENTIAL (BASEMENT)	199	249
RETAIL (GROUND FLOOR / SURFACE)	135	156
TOTAL PARKING PROVIDED	**334**	**405**

PARKING DETAILS

PARKING REQUIRED					
RESIDENTIAL	COUNT	RATIO	REQUIREMENT	REDUCTION*	
STUDIO	6	1 / UNIT	6	x0.85	5
1 BEDROOM	90	1.5 / UNIT	135	x0.85	115
2 BEDROOM	64	2 / UNIT	128	x0.85	109
TOTAL	160		269	229	
RETAIL					
RETAIL	11,116 SF	5 / 1000 SF	56	x0.85	48
RESTAURANT	368 SEATS	1 / 4 SEATS	92	x0.85	79
OUTDOOR SEATING	136 SEATS	1 / 4 SEATS	34	x0.85	29
TOTAL			182		156
TOTAL PARKING REQUIRED			**451**		**385**

PARKING PROVIDED					
	GARAGE	SURFACE	TOTAL	BONUS**	
RESIDENTIAL PARKING	199	0	199	Gx1.25+S	249
RETAIL PARKING	85	50	135	Gx1.25+S	156
TOTAL PARKING PROVIDED	**284**	**50**	**334**		**405**

COMPACT PARKING DETAILS

COMPACT PARKING RATIO			4.5%
RESIDENTIAL PARKING PROVIDED	ACTUAL		BONUS**
STANDARD (100% OF REQUIRED SPACES)	184	Gx1.25+S	230
COMPACT (0% OF REQUIRED SPACES)	15	Gx1.25+S	19
TOTAL	199		249
RESIDENTIAL PARKING REQUIRED AFTER REDUCTION*			229
SURPLUS PARKING AFTER BONUS AND REDUCTION * **			20

BICYCLE PARKING DETAILS

PARKING REQUIRED	
RESIDENTIAL (1 / 10 DU LONG TERM + 1 / 50 DU SHORT TERM)	20
RETAIL (1 / 5,000 SF PUBLIC + 1 / 25,000 SF EMPLOYEE)	5
TOTAL PARKING REQUIRED	**25**
PARKING PROVIDED	
RESIDENTIAL (INTERIOR)	46
RETAIL	16
TOTAL PARKING PROVIDED	**62**

*15% REDUCTION BASED ON VIENNA ZONING CODE SECTION 18-95.19
**25% BONUS BASED ON VIENNA ZONING CODE SECTION 18-95.10 A