

Architect

HapstakDemetriou+

ARCHITECTURE | DESIGN

2715 M St NW, 4th Fl. www.hd-ad.com
Washington, DC 20007 202.333.9038

Engineer / Consultant

Project No.18039

133 Maple Ave

133 MAPLE AVENUE EAST VIENNA, VA 22180



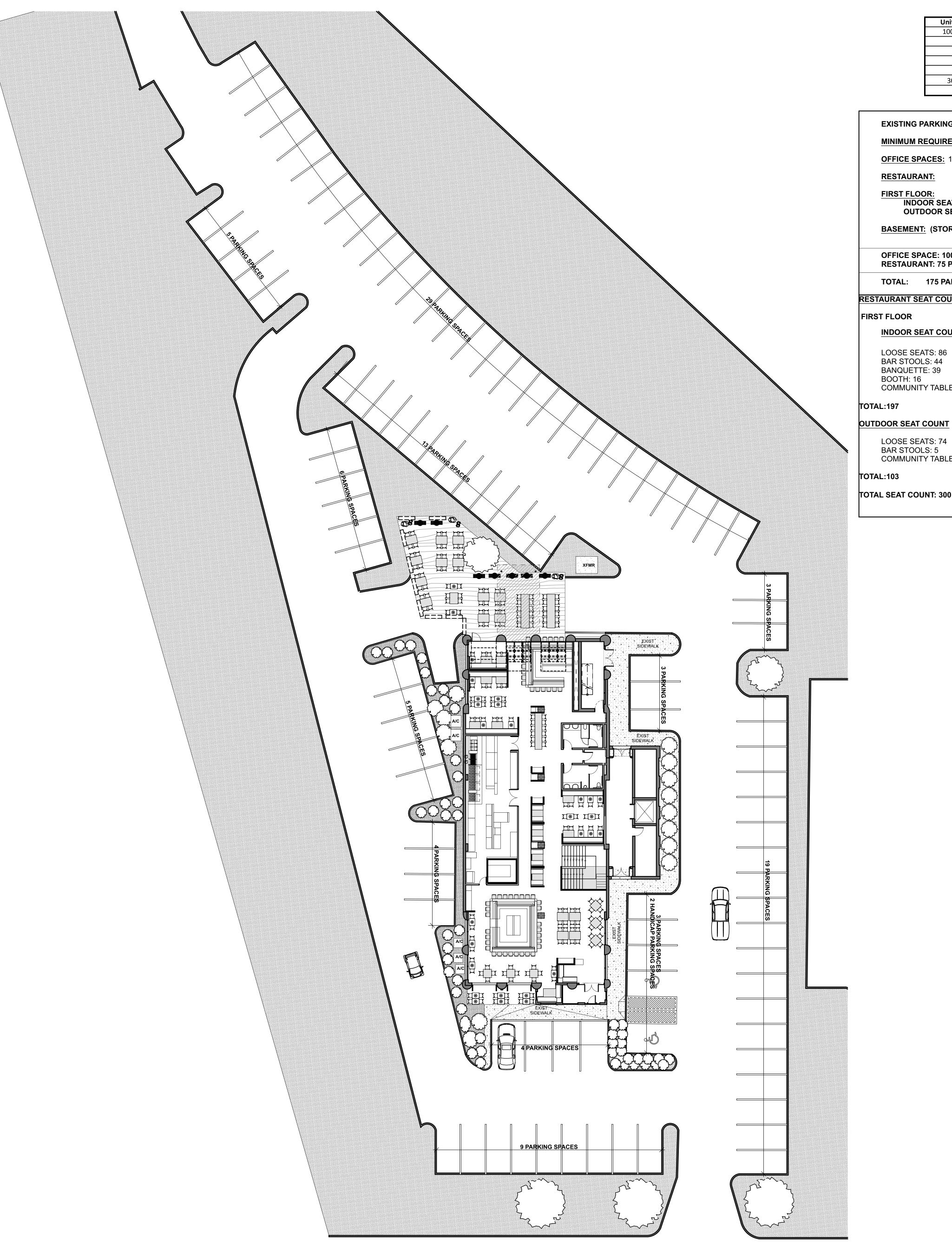
REV DATE DESCRIPTION

EXISITING SITE PLAN AS APROVED

SK.01

Printed: 8/2/18

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SITE PLAN
SCALE: 1/16" = 1'-0"

Unit #	Unit SQFT	Business Name	Hours of Operation
100/100A	13181	Speakesy Rest.	M-Su 11-2 AM
200	1741	T. Trang DDS	M-Th 7:30-4
202	1012	Vacant	
204	1152	Capital Esthetics	M 7-3 Tu-W 9-5 Th 8:30-6 F 7-3
205	1872	Izadi & Anoushfar Dentist	M 9-5 Tu 9-2 We Cl Th 9-2 F 9-2
300/302	4052	Orthopaedic Sports Medicine Richard Gaertner MD	M-F 10-4
306	1829	Amerprise	M-F 9-6

**EXISTING PARKING SPACES**: 103 PARKING SPACES

MINIMUM REQUIRED PARKING SPACES FOR COMMERCIAL AND RELATED USES:

OFFICE SPACES: 19,900 SF/ 1 SPACE FOR EACH 200 SF= 100 PARKING SPACES

**RESTAURANT**:

FIRST FLOOR:

INDOOR SEATING: 197 SEATS / 1 PARKING SPACE FOR EVERY 4 SEATS = 49 PARKING SPACES OUTDOOR SEATING: 103 SEATS /1 PARKING SPACE FOR EVERY 4 SEATS = 26 PARKING SPACES

BASEMENT: (STORAGE SPACE)

OFFICE SPACE: 100 PARKING SPACES REQUIRED RESTAURANT: 75 PARKING SPACES REQUIRED

TOTAL: 175 PARKING SPACES REQUIRED

RESTAURANT SEAT COUNT:

FIRST FLOOR

**INDOOR SEAT COUNT** 

LOOSE SEATS: 86 BAR STOOLS: 44 **BANQUETTE: 39** 

BOOTH: 16 COMMUNITY TABLE: 12

LOOSE SEATS: 74 **BAR STOOLS: 5** COMMUNITY TABLE: 24

TOTAL:103

TOTAL SEAT COUNT: 300

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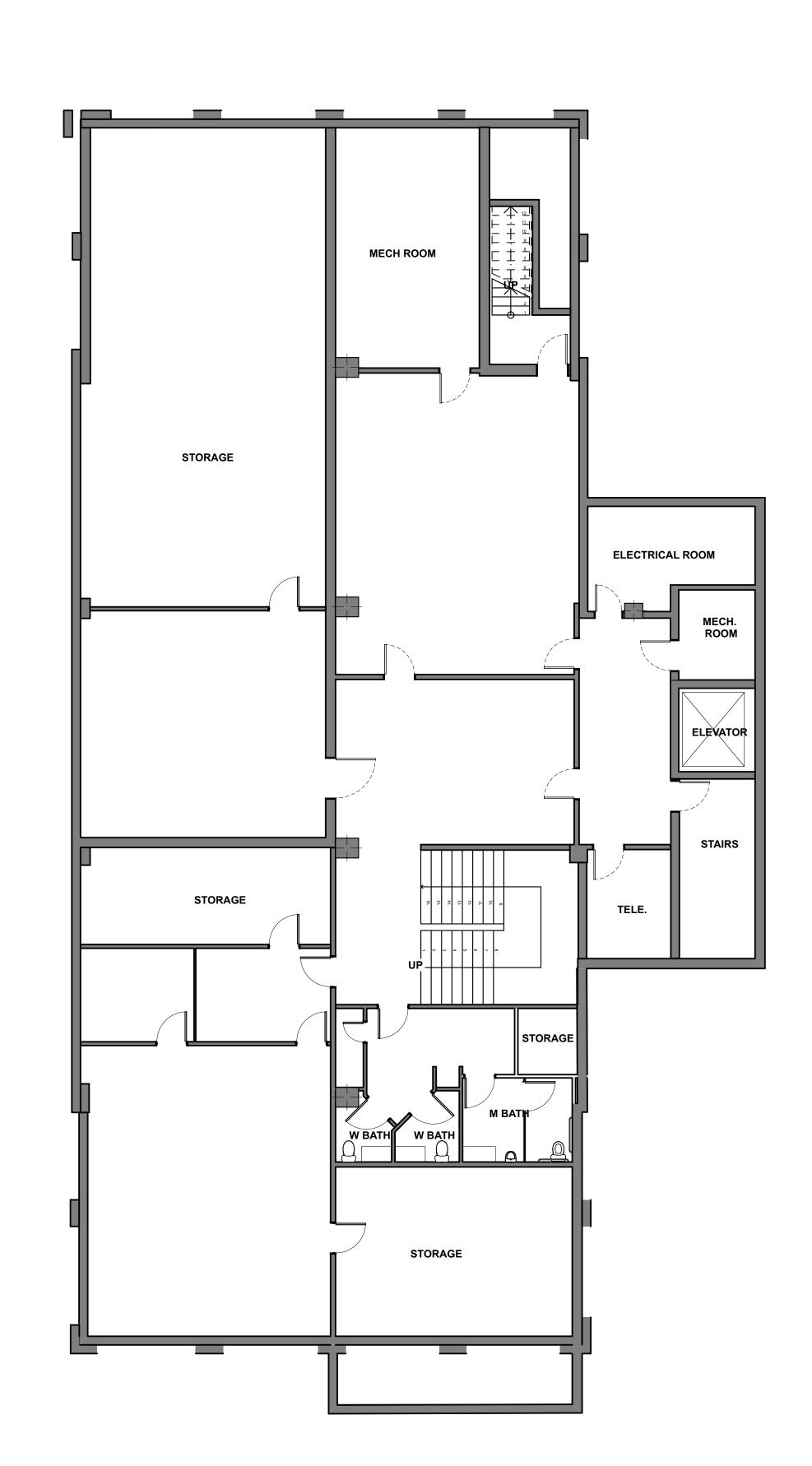


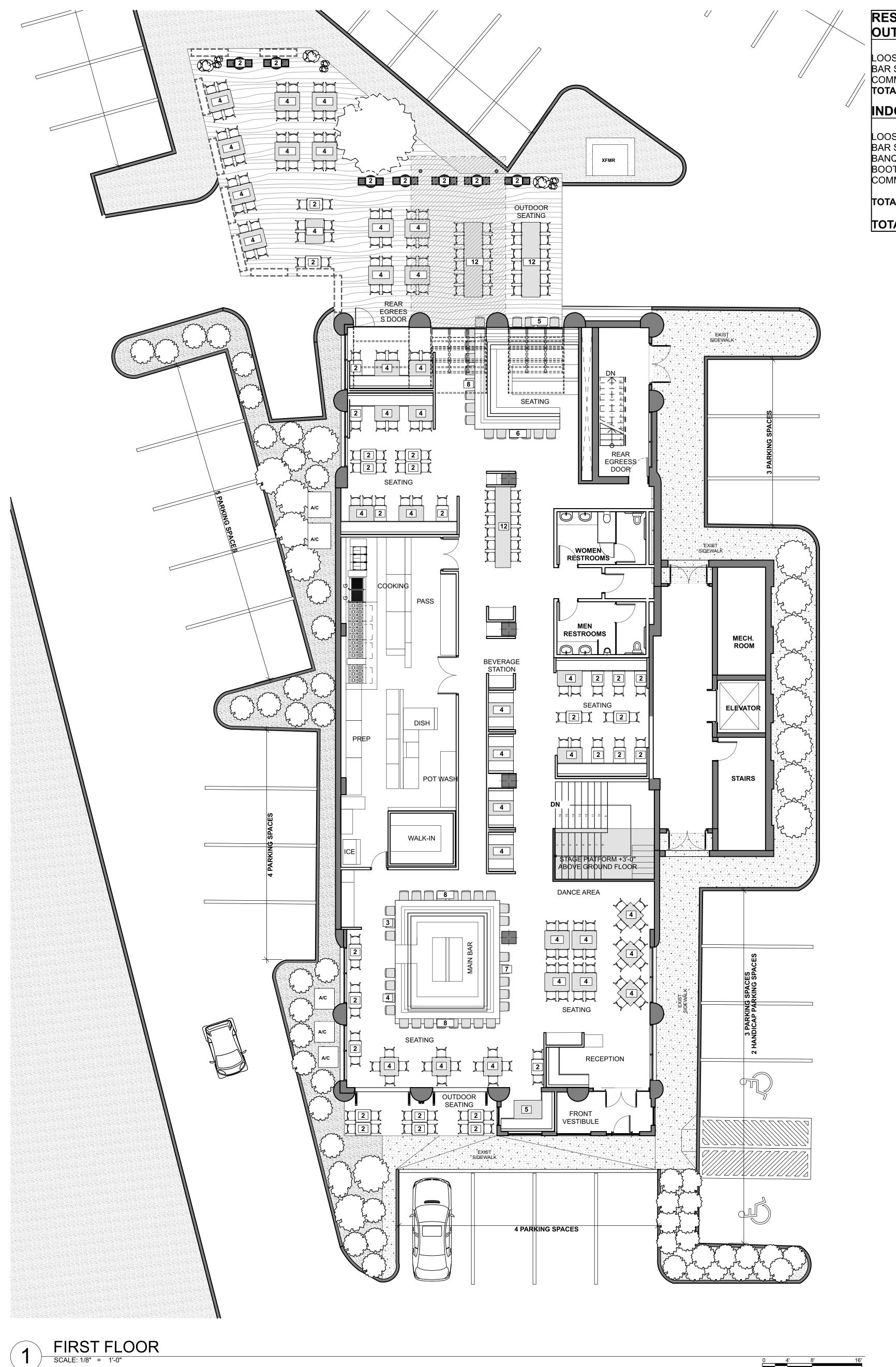
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SITE PLAN PROPOSED

**SK.02** 

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RESTAURANT FIRST FLOOR
OUTDOOR SEAT COUNT

LOOSE SEATS: 74
BAR STOOLS: 5
COMMUNITY TABLE: 24
TOTAL:103

## INDOOR SEAT COUNT

LOOSE SEATS: 86 BAR STOOLS: 44 BANQUETTE: 39 BOOTH: 16 COMMUNITY TABLE: 12

TOTAL:197

TOTAL SEAT COUNT: 300

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DEV DATE DESCRIPTION

FLOOR PLANS PROPOSED

SK.03

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2 BASEMENT FLOOR

SCALE: 1/8" = 1'-0"