



## Memorandum

To: Board of Architectural Review  
From: Andrea West, Planner  
Meeting Date: September 20, 2018  
Re: Item No. 3 - Docket No. BAR-49-18  
Gem Tea - 155 Maple Avenue West

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### Supplemental Materials

**ITEM No. 3: Request for approval of façade signage, freestanding sign (tenant replacement panel), and exterior modifications of Gem Tea at 155 Maple Ave W (Docket No. PF-49-18-BAR), in the C-2 zoning district; filed by Matthew Hawkins, Assoc. AIA of Helbing Lipp Recny Architects.**

The following pages are attached:

- Sheet 3 - Exterior Elevations:
  - Amended rear signage to meet Town of Vienna Code,
  - Front façade material color changed to Hardi Planel Aged Porter Color,
  - Mechanical units visible on both facades included on elevations.
- Sheet 6 – Rear Elevations:
  - Amended rear signage to meet Town of Vienna Code,
  - Mechanical units visible on both facades included on elevations.
- Roof Top Equipment Plans
- Sign Detail with Lumens
- Mapes Architectural Canopy Details
- Revised Application for Signs and Exterior Modifications

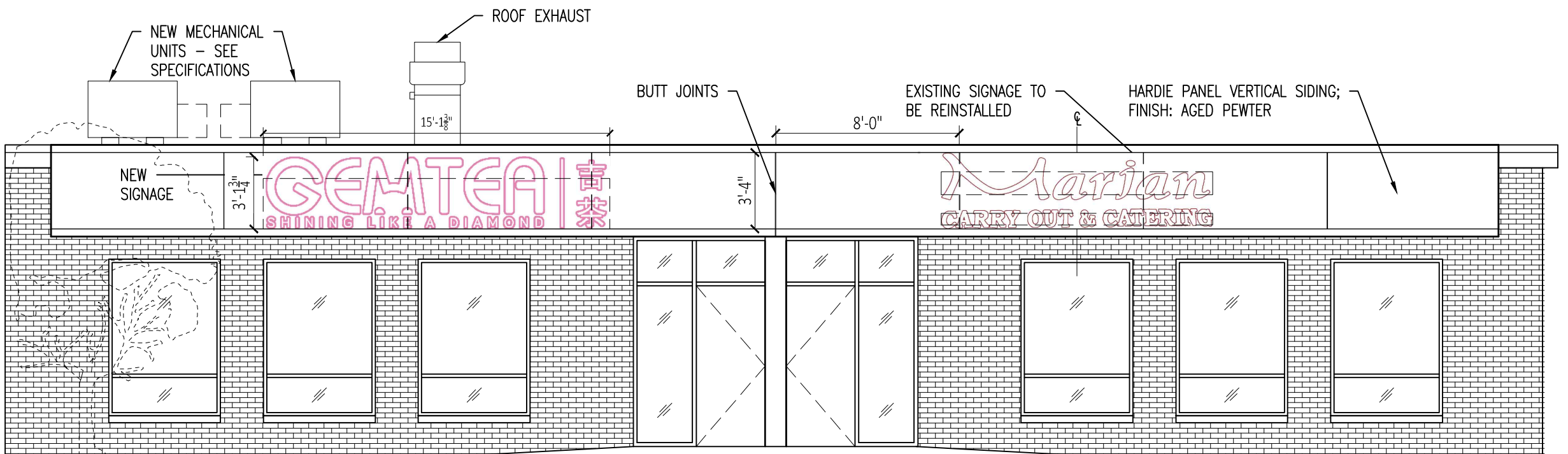
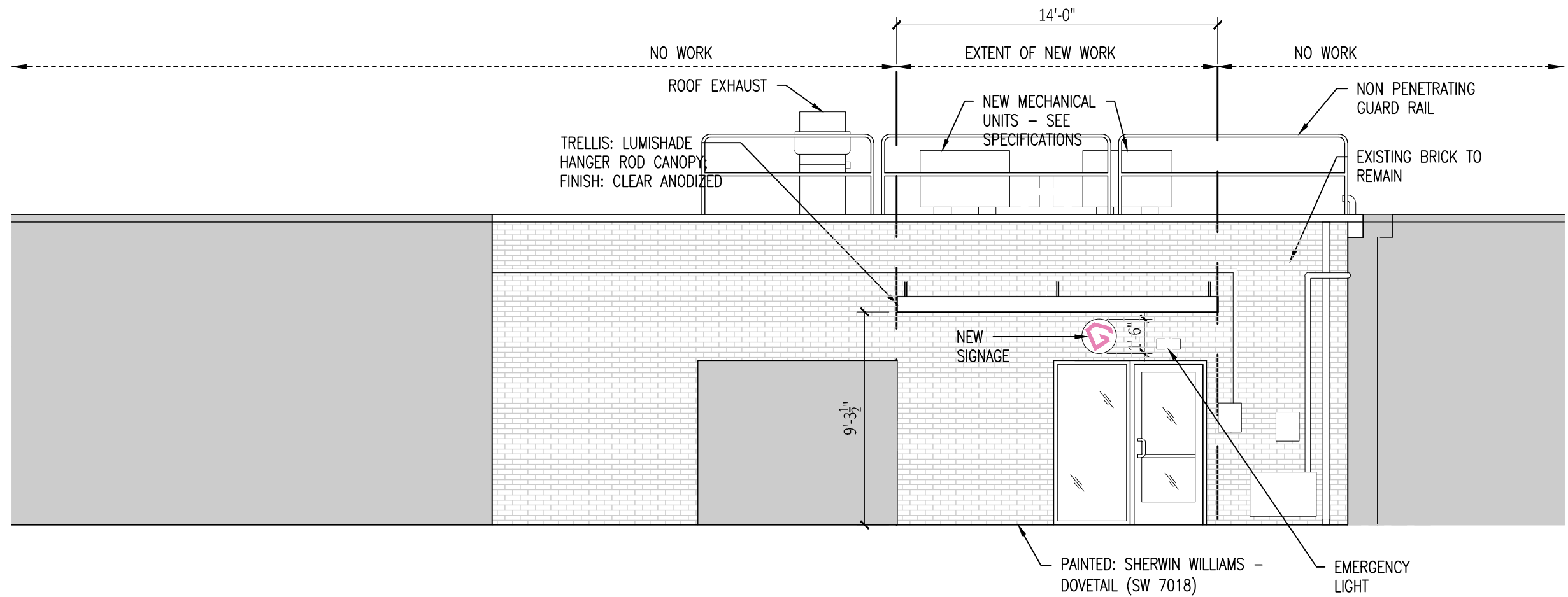
\* \* \* \* \*

This staff report is not an approval.

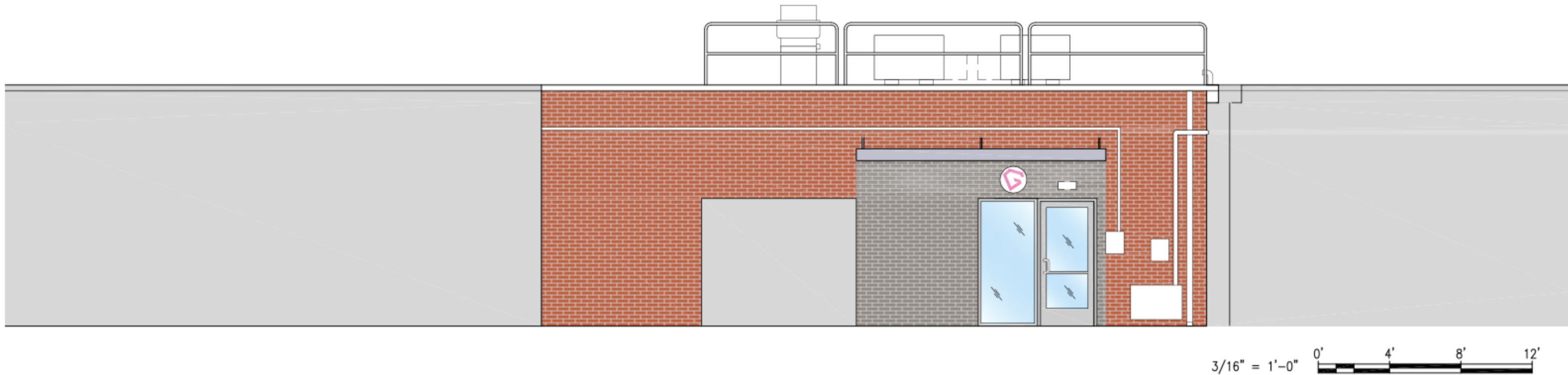
***Applicants should attend the meeting and represent their application.***

Failure to appear may result in the deferral of the item or amendments to the design.

Failure to appear will not relieve any pending violations.



3/16" = 1'-0" 0' 4' 8' 12'



NEIGHBORING SUITE  
EXISTING ROOF TOP  
EQUIPMENT

NEIGHBORING SUITE  
EXISTING ROOF TOP  
EQUIPMENT



#### PROPOSED EQUIPMENT FOR UNIT B

- 1- ROOF TOP UNIT
- 2- ROOF TOP UNIT
- 3- ROOF TOP EXHAUST UNIT
- 4- ROOF TOP MAKE UP AIR UNIT
- 5- NON- PENETRATING ROOF GAURD RAIL

# Channel Letters on a Raceway



**SIZE:** 37.7" by 181.5"

**WATTS:** 240

**VOLTAGE:** 480

**AMPS:** 5.2

**OVERALL LED MODULES TO BE USED:** 207

**LUMENS/INTENSITY:** 70 per module (overall puts the sign at 70 module)

**KELVINS:** 3000K throughout sign. Product: Fusion Freedom LED w/lens control (Deep Warm White)

# LIGHT BOXES



**LIGHT BOX** w/ Acrylic panel Insert  
Overall Size: 18" tall by 18" wide

**WATTS:** 60

**VOLTAGE:** 120

**AMPS:** 1.3

**OVERALL LED MODULES TO BE USED:** 24

**LUMENS/INTENSITY:** 70 per module

(overall puts the sign at 70 module)

**KELVINS:** 3000K throughout sign.

Product: Fusion Freedom LED w/lens control  
(Deep Warm White)



*Fallbrook, Lincoln, NE*

## LUMISHADE HANGER ROD CANOPIES

### A High Load Roll Formed Canopy Solution

Mapes Lumishade aluminum canopies are a highly versatile, economical canopy for a wide variety of applications. The roll formed decking is pre-assembled into sections to allow for an almost unlimited loading capacity and ease of installation. Optional fascias, hanger rods and escutcheon plates allow for aesthetic flexibility combined with low initial cost.

**888-273-1132** [www.mapescanopies.com](http://www.mapescanopies.com)

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### APPLICATIONS

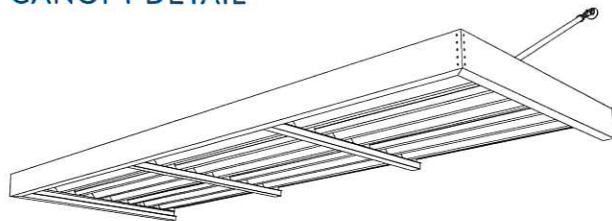
- Retail Branding
- Shopping Centers
- Storefronts
- Parking Garages
- Passive Solar
- Loading Docks
- ADA Access Door
- Warehouses
- Office Buildings

### FEATURES

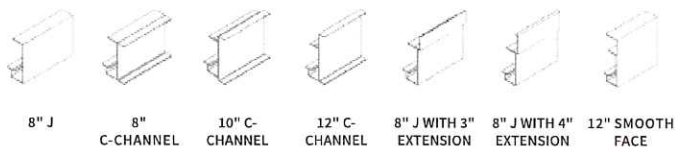
- Pre-engineered
- Pre-assembled
- Modular Design
- Economical
- Custom Colors
- Custom Details
- High Load Capacity
- Internal Drainage
- Roll Formed Decking

# LUMISHADE

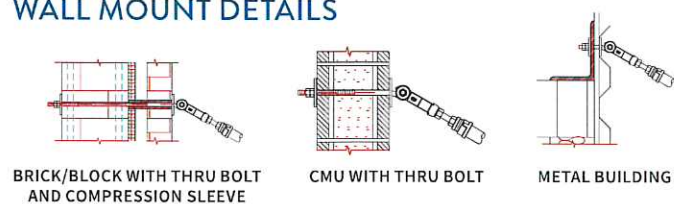
## CANOPY DETAIL



## FASCIA OPTIONS



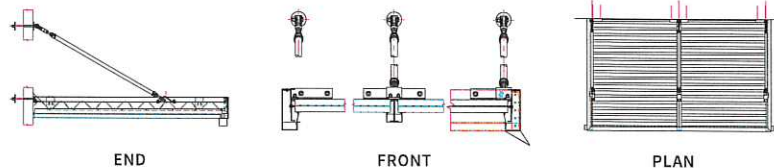
## WALL MOUNT DETAILS



## DECK OPTIONS



## SECTION DETAIL



CES Office Spaces, Sewell, NJ



**mapes**  
ARCHITECTURAL CANOPIES

Mapes Canopies, LLC  
7748 North 56th Street / Lincoln, NE 68514  
888-273-1132 / 877-455-6572 fax  
[canopy@mapes.com](mailto:canopy@mapes.com) / [www.mapescanopies.com](http://www.mapescanopies.com)



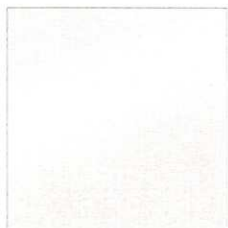
## COLOR CHARTS

Command attention to the entrance of your structure with a variety of standard and premium Kynar colors available for your architectural canopy. Mapes aluminum non-rusting finish has a much longer life span as compared to the typical field painted finishes used on typical structural steel canopies. Due to the differences between monitors and various computer platforms, the colors shown here are only an approximation of the actual color available.

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Give the colors a try with our [Color Preview Tool \(https://mapescanopies.com/color-preview-tool/\)](https://mapescanopies.com/color-preview-tool/).

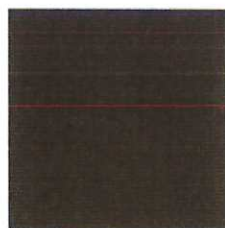
### MAPES STANDARD FINISHES



CLEAR ANODIZED \*



MAPES WHITE BAKED  
ENAMEL



MAPES BRONZE BAKED  
ENAMEL

\* Color is not representative of Clear Anodized. Please consult factory for actual sample.

### MAPES TWO COAT KYNAR COLORS

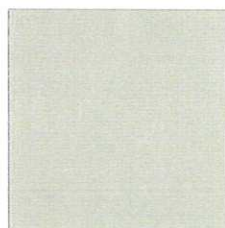
*Premium Charges Apply*



MAPES WHITE



BONE WHITE



SANDSTONE



SIERRA TAN



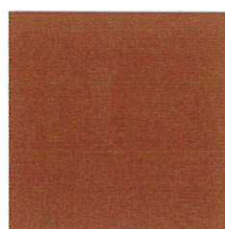
PEBBLE GRAY



SEAWOLF



CHARCOAL GRAY



TERRA COTTA



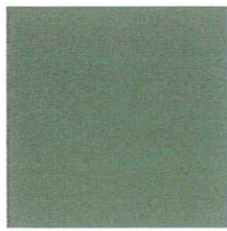
COLONIAL RED



REGAL RED



BRANDYWINE



HEMLOCK GREEN



AGED COPPER



FOREST GREEN



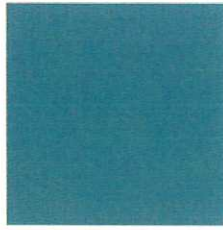
HARTFORD GREEN



CARAMEL



TEAL



MILITARY BLUE



INTERSTATE BLUE



NIGHT HORIZON BLUE



MANSARD BROWN



ANTIQUE BRONZE



MAPES BRONZE



EXTRA DARK BRONZE



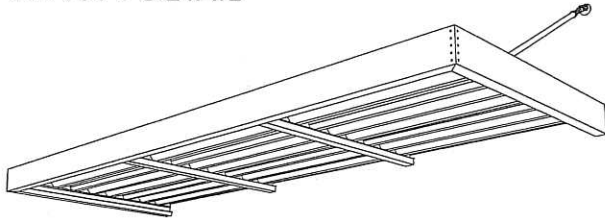
BLACK

7748 North 56th St, Lincoln, NE 68514

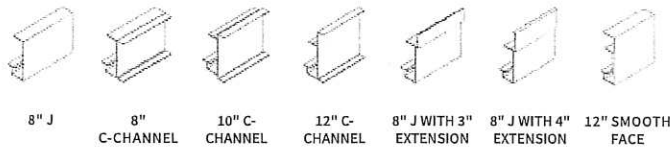
© 2018 Mapes Canopies, LLC | Privacy Policy (<https://mapescanopies.com/privacy-policy/>)

# LUMISHADE

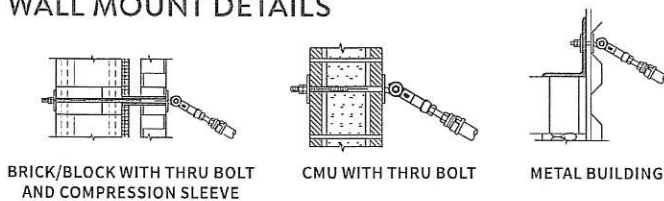
## CANOPY DETAIL



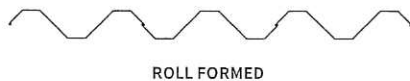
## FASCIA OPTIONS



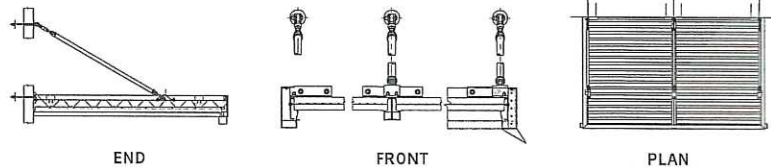
## WALL MOUNT DETAILS



## DECK OPTIONS



## SECTION DETAIL



CES Office Spaces, Sewell, NJ



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canopy@mapes.com / www.mapescanopies.com



**Town of Vienna**  
**Board of Architectural Review**  
**Exterior Improvements Application**

Application Number: \_\_\_\_\_-BAR

(Office Use Only)

Name of Project: Gem Tea Acreage: \_\_\_\_\_

Location: 155 Maple Ave. W. Zoning C-2

Architect: John Recny (Helbing Lipp Recny Architects)

Address: 2911 Hunter Mill Road, Suite 201 Oakton, VA 22124 Phone: 703-556-0700

Design Professional: Gissela Boza & Matthew Hawkins

Address: 2911 Hunter Mill Road, Suite 201 Oakton, VA 22124 Phone: 703-556-0700

E-mail Address (for "Contact Person"): gboza@hlrarchitects.com / mhawkins@hlrarchitects.com

The following is to be furnished by the applicant for review in compliance with Chapter 4 of the Code of the Town of Vienna, Virginia. All plans shall include the following applicable items:

1. **One (1) set of folded plans**, drawn to scale, noting dimensions where applicable.
2. **One (1) Color Rendering** of the drawings and/or plans.
3. **Complete Application on** reverse side of this form.
4. **Colors and Finishes:** Indicate all proposed colors, construction materials and finishes on plans and elevations. Physical samples of all materials and colors, including manufacturer names, numbers and installation details, must be provided.
5. **Photographs of Neighboring Properties:** A vicinity map and photographs of all development on immediately adjacent properties.
6. **A Site Plan**, approved in conformance with Article 25, Chapter 18 (Sections 18-250:257) of the Town Code, for any new development or structures, proposed additions, changes in external dimensions, or changes in the location of existing structures.
7. **Landscape:** Specifications on the size, type, variety and location of each plant to be used for landscaping purposes.
8. **Signage:** Proposed location of all free-standing signs with clear indication of all colors, construction materials and finishes; exterior or facade signs shall be clearly indicated on architectural elevation drawings.
9. **Electronic Copy** of application and plans submitted via email or flash drive.

**Plans will not be considered complete and eligible for a placement upon an agenda until all the information listed below has been received at least twenty-one (21) days prior to the next available Board of Architectural Review meeting.**

This following must be completed by the applicant and submitted along with all other required information and materials for review by the Board of Architectural Review in accordance with Chapter 4 of the Code of the Town of Vienna, Virginia:

1. Describe proposed improvements (including dimensions as necessary):

- 1) Replacing existing soffit cladding material with Fiber cement Board. Dimensions of soffit to remain the same as existing condition.
- 2) Addition of Canopy above rear door of the suite.
- 3) Painting portion of exterior wall along back elevation i (see elevations provided)
- 4) Replacement Monument Sign panel
- 5) Replacement Front Facade panel.
- 6) New Rear Facade sign (circular)

**2. Location of proposed improvements on-site (include dimensions as necessary):**

- 1) Soffit cladding repair along front facade of Suite A & B . (utilizing existing soffit footprint , only replacing cladding material)
- 2) Canopy addition & Paint will occur along the rear facade.
- 3) Signs-
  - Street front monument sign panel replacement
  - Front Facade Sign replacement along suite B.
  - New rectangular sign along rear facade of suite B.
  - New circular sign located at rear facade of suite B.

3. Proposed construction materials (include manufacturer, identification numbers and samples):

Soffit: Hardie Panel Vertical Siding (48"x96") (Smooth): Finish: Pearl Gray

Canopy: Mapes Canopies: Lumishade Hanger Rod Canopy : Finish: Clear Anodized

4. List all colors and finishes (include specifications, color numbers (Pantone etc.) and provide all samples):

Hardie Panel Vertical Siding Finish: Aged Pewter ( see provided sample)  
Lumishade Hanger Rod Canopy : Finish: Clear Anodized  
Paint along rear facade: Sherwin Williams Dovetail (SW 7018)  
Colors used in Sign-  
    Sherwin Williams- Impatient Pink (SW 6854) ( see provided sample)  
    Sherwin Williams - Extra White (SW 7006) ( see provided sample)  
    Sherwin Williams - Black Magic (SW 6991) ( see Provided sample)

5. Proposed landscaping (size, type and variety of each plant):

No Change

6. Listing of attachments (including drawings, photographs and plans):

A. Site Plan drawings

B. Elevations

C. Contextual Photos

Applicant's Name: John Recny

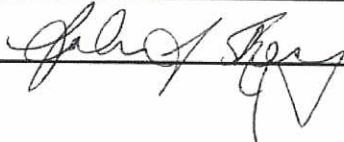
Company: Helbing Lipp Recny Architects

Address: 2911 Hunter Mill Road, Suite 201 Oakton, VA 22124

Phone: 703-556-0700

E-mail: jrecny@hlrarchitects.com

Signature:



I am the Owner or have received Owner's  
Consent for this application (Please Check)

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6300 (Voice) OR TTY 711.



**Town of Vienna**  
**Sign Permit Application**

Permit Number: \_\_\_\_\_

(Office Use Only)

Name of Project: Gem Tea

Address: 155 Maple Ave. W

Zoning: C-2

Contact Person: Matthew Hawkins / Gissela Boza

Type of Work: New ☒ Repair ☐ Alter ☒

☒ **Façade Sign:** Dimensions: 15'-1-3/8" (L) x 37-3/4" (H) Total Square Feet: 47.5ft<sup>2</sup>

☐ **Freestanding Sign:** Dimensions: \_\_\_\_\_ Total Square Feet: \_\_\_\_\_

☐ **Other Sign:** Dimensions: \_\_\_\_\_ Total Square Feet: \_\_\_\_\_

Wording: Gem Tea (Shining Bright like a Diamond )

Location on Building or Site: Front Elevation (Suite B)

Length of Frontage (building or suite): Suite B: 33'-7"

Applicant's Name: John Recny

Company: Helbing Lipp Recny Architects

Address: 2911 Hunter Mill Road Suite 201 Oakton, VA 22124

Phone: 703-556-0700

E-mail: jrecny@hlrarchitects.com

Signature: 

☒ I am the Owner or have received Owner's  
Consent for this Application (Please Check)

Planning and Zoning Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Master Sign Plan: ☐ BAR Approved: ☐

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# Town of Vienna

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(Office Use Only)

Name of Project: Gem Tea

Address: 155 Maple Ave. W Zoning: C-2

Contact Person: Matthew Hawkins / Gissela Boza

Type of Work: New ☒ Repair ☐ Alter ☒

☐ Façade Sign: Dimensions: \_\_\_\_\_ Total Square Feet: \_\_\_\_\_

☒ Freestanding Sign: Dimensions: 6'-10" X 2'-2" Total Square Feet: 15ft<sup>2</sup>

☐ Other Sign: Dimensions: \_\_\_\_\_ Total Square Feet: \_\_\_\_\_

Wording: Gem Tea

Location on Building or Site: Street side Sign

Length of Frontage (building or suite): Suite B: 33'-7"

Applicant's Name: John Recny

Company: Helbing Lipp Recny Architects

Address: 2911 Hunter Mill Road Suite 201 Oakton, VA 22124

Phone: 703-556-0700

E-mail: jrecny@hlrarchitects.com

Signature: *John Recny*

☒ I am the Owner or have received Owner's  
Consent for this Application (Please Check)

Planning and Zoning Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Master Sign Plan: ☐ BAR Approved: ☐



Town of Vienna  
Sign Permit Application

Permit Number: \_\_\_\_\_

(Office Use Only)

Name of Project: Gem Tea

Address: 155 Maple Ave. W

Zoning: C-2

Contact Person: Matthew Hawkins / Gissela Boza

Type of Work: New ☒ Repair ☐ Alter ☐

☒ Façade Sign: Dimensions: 1'-6"(L) x 1'-6" (H) Total Square Feet: 1.8ft<sup>2</sup>

☐ Freestanding Sign: Dimensions: \_\_\_\_\_ Total Square Feet: \_\_\_\_\_

☐ Other Sign: Dimensions: \_\_\_\_\_ Total Square Feet: \_\_\_\_\_

Wording: Logo Graphic No wording ( see elevations)

Location on Building or Site: Rear Elevation (Suite B)

Length of Frontage (building or suite): Suite B: 33'-7"

Applicant's Name: John Recny

Company: Helbing Lipp Recny Architects

Address: 2911 Hunter Mill Road Suite 201 Oakton, VA 22124

Phone: 703-556-0700

E-mail: jrecny@hlrarchitects.com

Signature: \_\_\_\_\_



*I am the Owner or have received Owner's*

*Consent for this Application (Please Check)*

Planning and Zoning Approval: \_\_\_\_\_

Date: \_\_\_\_\_

Master Sign Plan: ☐

BAR Approved: ☐

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**Town of Vienna**  
**Board of Architectural Review**  
**Sign Review Application**

Application Number: \_\_\_\_\_-BAR

(Office Use Only)

Name of Project: Gem Tea Acreage: \_\_\_\_\_  
Location: 115 Maple Ave West Vienna, VA 22180 Zoning: C-2  
Business Owner: Cong & Xynyu Wang  
Address: 115 Maple Ave West Vienna, VA 22180 Phone: 302-367-3879  
Property Owner: SPI Properties (Tom Wareham)  
Address: 9435 Lorton Market Street, Ste 277, Lorton VA 22079 Phone: 703-969-2267  
E-mail Address (for "Contact Person"): mhawkins@hlrarchitects / gboza@hlrarchitects

The following is to be furnished by the applicant for review in compliance with Chapter 4 of the Code of the Town of Vienna, Virginia. All plans shall include the following applicable items:

1. **Scaled drawings:** 1 copy of drawings of all proposed signs; drawn to scale; include all proposed text and images; show dimensions of sign, letters, and images; all sets are to be in color
2. **Complete Application** on reverse side of this form.
3. **Samples** of proposed colors, materials, and paint chips.
4. **Photographs** with the proposed location of any sign indicated as nearly as possible
5. **Site Plan:** 1 **folded** copy showing the proposed location of any freestanding sign (no larger than 11x17 format)
6. **Electronic Copy** of application, plans, and drawings submitted via email or flash drive.

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1. Type of sign: Façade ☒ Freestanding ☐ Monument ☐  
Replacement Face Panel ☐ Under Canopy ☐  
Window ☐ Other \_\_\_\_\_

2. Location of proposed sign(s) on-site (include dimensions as necessary):

Front elevation above storefront.

3. Dimensions (sign exterior and interior design elements):

VERBIAGE/LOGO:  
GEMTEA/SHINING LIKE A DIAMOND/CHARACTERS  
Overall Size: 37.7" by 181.5"

4. Colors and materials (include manufacturer, number, thickness, etc.):

MATERIAL: Front Lit Channel Letters (4") Return  
FACE: 7329 White ACRYLIC TRIMCAP: Black  
Trimcap: Bosolo - 3/4" Mount Type: Remote  
Mounting Hardware: Standard Channel 1/4" Nutsert-165GZ Z, 1/4" x 6"  
All Thread-aluminum, 1/4" Nut -kep-zinc, 1/4" Washer-zinc

5. Illumination details:

WATTS: 240  
VOLTAGE: 480  
AMPS: 5.2  
LED MODULE COUNT: 207  
LUMENS / INTENSITY: 70 PER MODULE  
KELVINS 3000K THROUGH OUT SIGN ( SEE ATTACHMENTS INCLUDED FOR MORE INFO.)

6. Other information:

Applicant's Name: John Recny  
Company: Helbina Lipp Recny Architects  
Address: 2911 Hunter Mill Road Suite 201 Oakton, VA 22124  
Phone: 703-556-0700  
E-mail: jrecny@hlrarchitects.com  
Signature: \_\_\_\_\_

☐

*I am the Owner or have received Owner's  
Consent for this Application (Please Check)*

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Replacement Face Panel ☒ Under Canopy ☐  
Window ☐ Other \_\_\_\_\_

2. Location of proposed sign(s) on-site (include dimensions as necessary):

Street sign replacing face panel

3. Dimensions (sign exterior and interior design elements):

6'-0"(L) x 1'-6" (H)

4. Colors and materials (include manufacturer, number, thickness, etc.):

COLOR MATCH:

SHERWIN WILLIAMS: BLACK MAGIC (SW 6991)

SHERMIN WILLIAMS: EXTRA WHITE (SW 7006)

(SEE ACRYLIC SAMPLE PROVIDED)

5. Illumination details:

EXISTING TO REMAIN

6. Other information:

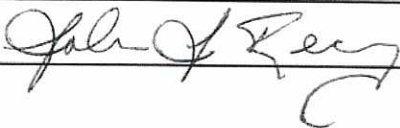
Applicant's Name: John Recny

Company: Helbina Libb Recny Architects

Address: 2911 Hunter Mill Road Suite 201 Oakton, VA 22124

Phone: 703-556-0700

E-mail: jrecny@hlrarchitects.com

Signature: 

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(Office Use Only)

Name of Project: Gem Tea Acreage: \_\_\_\_\_  
Location: 115 Maple Ave West Vienna, VA 22180 Zoning: C-2  
Business Owner: Cong & Xynyu Wang  
Address: 115 Maple Ave West Vienna, VA 22180 Phone: 302-367-3879  
Property Owner: SPI Properties (Tom Wareham)  
Address: 9435 Lorton Market Street, Ste 277, Lorton VA 22079 Phone: 703-969-2267  
E-mail Address (for "Contact Person"): mhawkins@hlrarchitects / gboza@hlrarchitects

The following is to be furnished by the applicant for review in compliance with Chapter 4 of the Code of the Town of Vienna, Virginia. All plans shall include the following applicable items:

1. **Scaled drawings:** 1 copy of drawings of all proposed signs; drawn to scale; include all proposed text and images; show dimensions of sign, letters, and images; all sets are to be in color
2. **Complete Application** on reverse side of this form.
3. **Samples** of proposed colors, materials, and paint chips.
4. **Photographs** with the proposed location of any sign indicated as nearly as possible
5. **Site Plan:** 1 **folded** copy showing the proposed location of any freestanding sign (no larger than 11x17 format)
6. **Electronic Copy** of application, plans, and drawings submitted via email or flash drive.

**Plans will not be considered complete and eligible for a placement upon an agenda until all the information listed below has been received at least twenty-one (21) days prior to the next available Board of Architectural Review meeting.**

This following must be completed by the applicant and submitted along with all other required information and materials for review by the Board of Architectural Review in accordance with Chapter 4 of the Code of the Town of Vienna, Virginia:

1. Type of sign: Façade ☒ Freestanding ☐ Monument ☐  
Replacement Face Panel ☐ Under Canopy ☐  
Window ☐ Other \_\_\_\_\_

2. Location of proposed sign(s) on-site (include dimensions as necessary):

Rear facade above door.

3. Dimensions (sign exterior and interior design elements):

VERBIAGE/LOGO:

"G"

Overall Size: 18" by 18"

4. Colors and materials (include manufacturer, number, thickness, etc.):

MATERIAL: Front Lit Channel Letters (4") Return

FACE: 7329 White ACRYLIC TRIMCAP: Black

Trimcap: Bosolo - 3/4" Mount Type: Remote

Mounting Hardware: Standard Channel 1/4" Nutsert-165GZ Z, 1/4" x 6"

All Thread-aluminum, 1/4" Nut -kep-zinc, 1/4" Washer-zinc

5. Illumination details:

WATTS: 60

VOLTAGE: 120

AMPS: 1.3

LED MODULE COUNT: 24

LUMENS / INTENSITY: 70 PER MODULE

KELVINS: 3000 THROUGHOUT SIGN

6. Other information:

Applicant's Name: John Recny  
Company: Helbina Lipp Recny Architects  
Address: 2911 Hunter Mill Road Suite 201 Oakton, VA 22124  
Phone: 703-556-0700  
E-mail: jrecny@hlrarchitects.com  
Signature: \_\_\_\_\_

☐ *I am the Owner or have received Owner's  
Consent for this Application (Please Check)*

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6300 (Voice) OR TTY 711.