

# SUNRISE OF VIENNA

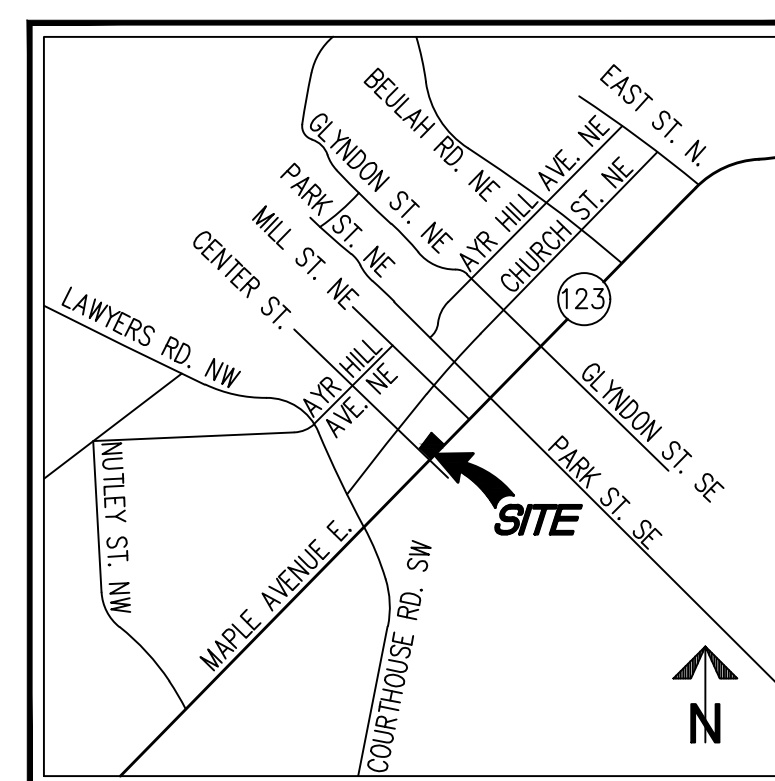
100, 102, & 112 MAPLE AVENUE EAST, VIENNA, VA 22180

# MAPLE AVENUE COMMERCIAL (MAC) - REZONING AND CONDITIONAL USE PERMIT

INITIAL SUBMISSION - SEPTEMBER 5, 2018

RE-SUBMISSION - JANUARY 15, 2019

RE-SUBMISSION - APRIL 8, 2019



VICINITY MAP

SCALE: 1"=2000'

## DEVELOPMENT TEAM

**OWNER**

KIRSCHNER ENTERPRISES INC,  
5225 SYMPHONY FOREST LN N  
BETHESDA, MD 20852

**APPLICANT**

**SUNRISE DEVELOPMENT, INC.**  
7902 WESTPARK DR  
MCLEAN, VA 22102  
703-774-1873  
CONTACT: JERRY LIANG

**ATTORNEY**

**WOMBLE BOND DICKINSON (US) LLP**  
**8065 LEESBURG PIKE, 4TH FLOOR**  
**TYSONS CORNER, VA 22182-2738**  
**703-394-2261**  
**CONTACT: SARA MARISKA**

## ARCHITECT

**RUST | ORLING ARCHITECTURE**  
1215 CAMERON STREET  
ALEXANDRIA, VA 22314  
703-836-3205  
CONTACT: SCOTT FLEMING

## CIVIL ENGINEER/LANDSCAPE ARCHITECT

**WALTER L. PHILLIPS, INC.**  
207 PARK AVENUE  
FALLS CHURCH, VA 22046  
703.532.6163  
**CONTACT: AARON VINSON, P.E.**

## SHEET INDEX

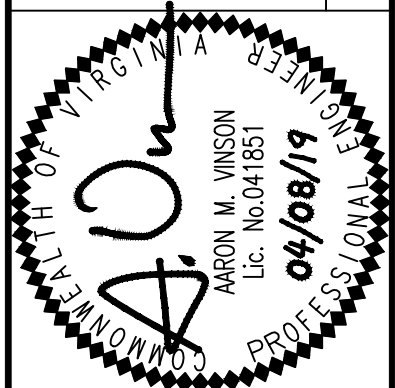
- P-0101 COVER SHEET
- P-0102 NOTES AND TABULATIONS
- P-0201 CONTEXT PLAN
- P-0202 EXISTING CONDITIONS PLAN
- P-0203 REZONING PLAT
- P-0301 CONCEPT PLAN
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- P-0303 OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT
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# COVER SHEET

# SUNRISE OF VIENNA

## MAC REZONING PLAN

**100, 102 & 112 MAPLE AVENUE EAST  
TOWN OF VIENNA, VIRGINIA 22180**



**WALTER L. PHILLIPS**

INCORPORATED ESTABLISHED 1945  
SCALE: N.T.S. DATE: 09/05/2018, 01/15/2019, 04/08/2019

Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
1207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
www.WLPINC.com



## TREE INVENTORY

Tree Inventory - Sunrise Vienna							
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition%	Removal
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #8/17/2018							
101	Acer buergeranum	Trident maple	8"	12'	0%	66%	X
102	Acer buergeranum	Trident maple	6"	9'	0%	66%	X
103	Acer buergeranum	Trident maple	9"	14'	0%	66%	
104	Acer buergeranum	Trident maple	6"	9'	0%	66%	X
105	Acer buergeranum	Trident maple	8"	12'	0%	66%	
106	Acer buergeranum	Trident maple	6"	9'	0%	66%	X
107	Lagerstroemia indica	Crape Myrtle	7"	11'	78%	69%	X
108	Acer buergeranum	Trident maple	6"	9'	0%	66%	X
109	Lagerstroemia indica	Crape Myrtle	12"	18'	78%	69%	X
110	Lagerstroemia indica	Crape Myrtle	12"	18'	78%	69%	X
111	Lagerstroemia indica	Crape Myrtle	12"	18'	78%	69%	X
112	Lagerstroemia indica	Crape Myrtle	11"	17'	78%	75%	X
113	Ilex x Nellie Stevens	Nellie Stevens holly	8"	12'	0%	75%	X

NOTE: SEE SHEET P-0202 FOR EXISTING TREE LOCATIONS.

## NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS DESIGNED BY FAIRFAX COUNTY AS TAX MAP REFERENCE NUMBER 0384-02-0125A AND IS ZONED C-2.
2. THE PROPERTY IS NOW IN THE NAME OF KIRSCHNER ENTERPRISES, INC, AS RECORDED IN DEED BOOK 23935 AT PAGE 1680, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. TOTAL AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET (RECORD)
4. THERE ARE NO ENVIRONMENTALLY SENSITIVE OR HISTORICAL FEATURES KNOWN TO EXIST ON THIS SITE.

## REQUESTED MODIFICATIONS SUMMARY

1. REQUEST TO REDUCE LOADING WIDTH REQUIREMENT FROM 15 FT/50 FT BUILDING WIDTH TO 15 FT.
2. REQUEST TO REDUCE BIKE PARKING REQUIREMENT FROM 27 SPACES TO 7 SPACES BASED ON LOW DEMAND ANTICIPATED FOR ASSISTED LIVING USE.
3. REQUEST TO MODIFY SECTION 18-17 OF THE ZONING ORDINANCE WHICH IS PERMITTED UNDER SECTION 18-256 TO ALLOW AN 8 FOOT FENCE ALONG THE PROJECT SIDE AND REAR YARDS.

## INCENTIVE FEATURES SUMMARY

1. INCREASE MAXIMUM IMPERVIOUS AREA FOR THE SITE FROM 80% TO 90% VIA INCENTIVE BONUSES (SEE INCENTIVE INFORMATION ON THIS SHEET).
2. INCLUSION OF MEZZANINE LEVEL FOR COMMERCIAL USE (NOT COUNTED AS ADDITIONAL STORY) VIA INCENTIVE BONUSES (SEE INCENTIVE INFORMATION ON THIS SHEET).

## ZONING TABULATION

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

AREA TABULATIONS	SQ. FT.	ACRES
TOTAL SITE AREA	32130	0.7376
PROPOSED ROW DEDICATION	916	0.0210
TOTAL POST-DEDICATION SITE AREA	31214	0.7166

ZONING TABULATIONS	MAC ZONING REQUIREMENTS	PROVIDED
LOT WIDTH	NONE	198.92 FT
BUILDING WIDTH	NONE	175.5 FT (MAPLE AVE)
BUILDING HEIGHT	4 STORIES, 54 FT	4 STORIES, 54 FT
AVERAGE FRONT GRADE*	NONE	354.53'
YARD REQUIREMENTS		
FRONT - MAPLE AVENUE	20 FT	20.0 FT
FRONT - CENTER STREET	15 FT	16.1 FT
SIDE (EAST PROPERTY LINE)	8 FT	10.5 FT
REAR (NORTH PROPERTY LINE)	10 FT	10.7 FT
LOADING SPACE DEPTH	25 FT	25 FT
LOADING SPACE WIDTH	15 FT/50 FT BLDG WIDTH**	15 FT
LOADING SPACE HEIGHT	15 FT	15 FT
IMPERVIOUS AREA (MAXIMUM)	80% + 10% INCENTIVE BONUS = 90%	87.1%***
OPEN SPACE	15% OF LOT AREA (4,820 SF)	6,965 SF (21.7%)

\*AVERAGE FRONT GRADE IS THE AVERAGE OF THE HIGHEST AND LOWEST POST-DEVELOPMENT GRADES ALONG THE MAPLE AVENUE FRONTAGE.

**\*\*MODIFICATION REQUESTED FOR LOADING WIDTH REDUCTION TO 15 FT**

\*\*\*A PORTION OF PERVIOUS AREA ACHIEVED THROUGH USE OF PERMEABLE PAVEMENT

INCENTIVES FEATURES	REQ.
10% INCREASE TO MAXIMUM IMPERVIOUS AREA	AA, BBB
INCLUSION OF MEZZANINE LEVEL FOR COMMERCIAL USE (NOT COUNTED AS ADDITIONAL STORY)	A, B

INCENTIVE BONUSES PROPOSED	BONUS
Underground parking to accommodate 51% or more of spaces	AA
50% of building roof is green roof system	AA
Inclusion of shower and dressing facilities for employees	B
Construction of Principle Structure to earn the Design for Energy Star certification	BB
Recycling station design to accommodate full building	B

## PARKING TABULATIONS

PARKING TABULATION		
PARKING REQUIRED		
ASSISTED LIVING*	0.4 SP/UNIT X 83 UNITS =	34
RETAIL	1.0 SP/200 SF X 5700 SF =	29
<b>TOTAL</b>		<b>63</b>
GARAGE PARKING PROVIDED		
		52**
TOTAL PARKING PROVIDED		52**
PARKING PROVIDED W/ 1.25 MULTIPLIER		65
(BONUS FOR PARKING IN STRUCTURE ONLY)		

\*ASSISTED LIVING USES ARE NOT ASSIGNED A PARKING REQUIREMENT IN THE TOWN OF VIENNA ZONING ORDINANCE. THEREFORE, PARKING DATA FROM OTHER REGIONAL SUNRISE SENIOR LIVING LOCATIONS HAS BEEN USED TO DETERMINE THE PARKING REQUIREMENT. A PARKING ASSESSMENT REPORT (PREPARED BY WELLS AND ASSOCIATES) HAS BEEN PREPARED AND INCLUDED WITH THE MAC REZONING APPLICATION DEMONSTRATING THAT THE PROVIDED PARKING REQUIREMENT WILL MEET THE ANTICIPATED DEMAND FOR THE USE.

**\*\*PARKING PROVIDED INCLUDES FOUR (4) TANDEM SPACES AND FOUR (4) COMPACT SPACES. THESE EIGHT (8) SPACES ARE NOT COUNTED TOWARD THE PARKING REQUIREMENT.**

## DEVELOPMENT TABULATIONS

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

DEVELOPMENT TABULATIONS	
UNITS	83
GROSS FLOOR AREA (ABOVE GRADE) (SF)	98000
GROSS FLOOR AREA (BELOW GRADE) (SF)	23000
RETAIL FLOOR AREA (SF)	5700
GREEN ROOF PROVIDED (SF)	6000

Parking Quantity				
	Full Size	Compact	Tandem	Total
Garage	38	3	4	45
Ground Floor	14	1		15
Total				60

PARKING PROVIDED INCLUDES FOUR (4) TANDEM SPACES AND FOUR (4) COMPACT SPACES. THESE EIGHT (8) SPACES ARE NOT COUNTED TOWARD THE PARKING REQUIREMENT.

## BIKE PARKING TABULATIONS

**BIKE PARKING REQUIRED (18-95.10.F):**

RETAIL = 1 SP/5,000 SF X 5,700 SF = 2 SPACES  
1 SP/25,000 SF (EMPLOYEES) X 7,700 SF = 1 SPACE

ASSISTED LIVING = 1 SP/5,000 SF X 99,553 = 20 SPACES\*

1 SP/25,000 SF (EMPLOYEES) X 99,553 SF = 4 SPACES

TOTAL PARKING REQUIRED = 27 SPACES

TOTAL PARKING REQUIRED WITH MODIFICATION\* = 7 SPACES

**BIKE PARKING PROVIDED:**

SURFACE/STREETSCAPE (RETAIL) = 4 SPACES  
GARAGE (ASSISTED LIVING) = 4 SPACES

TOTAL BIKE PARKING PROVIDED = 8 SPACES

\*A MODIFICATION IS REQUESTED TO REDUCE THE ASSISTED LIVING BIKE PARKING REQUIREMENT TO 4 SPACES FOR EMPLOYEE USE ONLY. IT IS NOT ANTICIPATED THAT THE ASSISTED LIVING USE WILL ATTRACT BIKE USERS BEYOND THOSE FOR EMPLOYEE BIKE PARKING.

## NOTES AND TABULATIONS

**SUNRISE OF VIENNA**  
MAC REZONING PLAN  
100, 102 & 112 MAPLE AVENUE EAST  
TOWN OF VIENNA, VIRGINIA 22180

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1946  
SCALE: N.T.S. DATE: 09/05/2018, 01/15/2019, 04/08/2019

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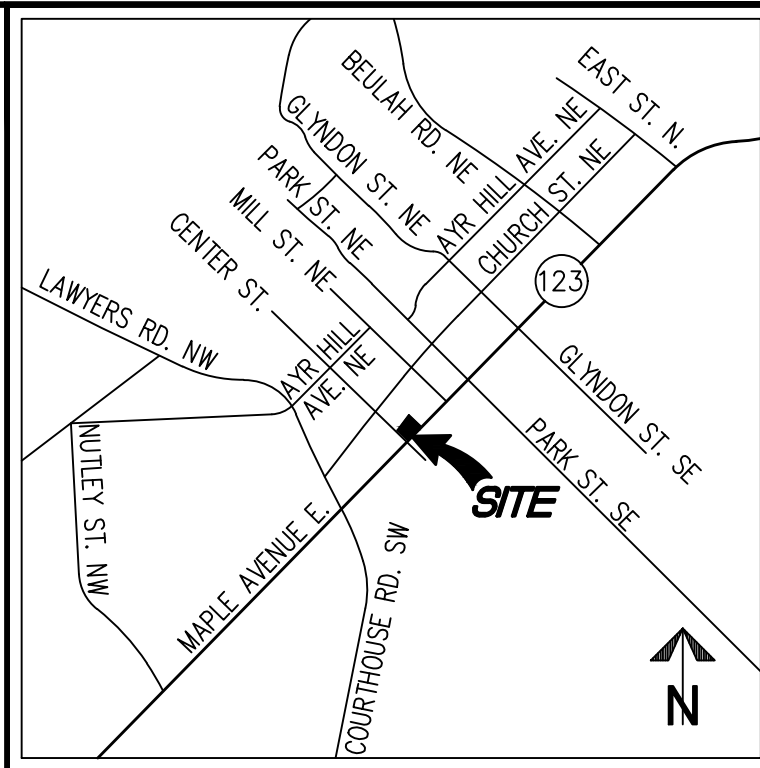
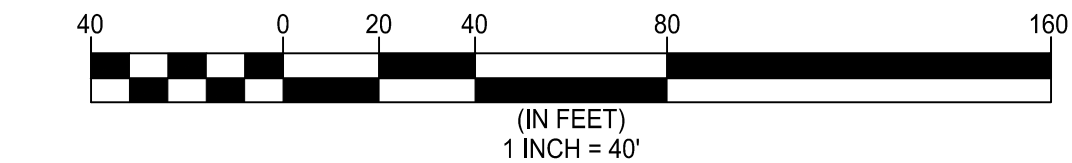
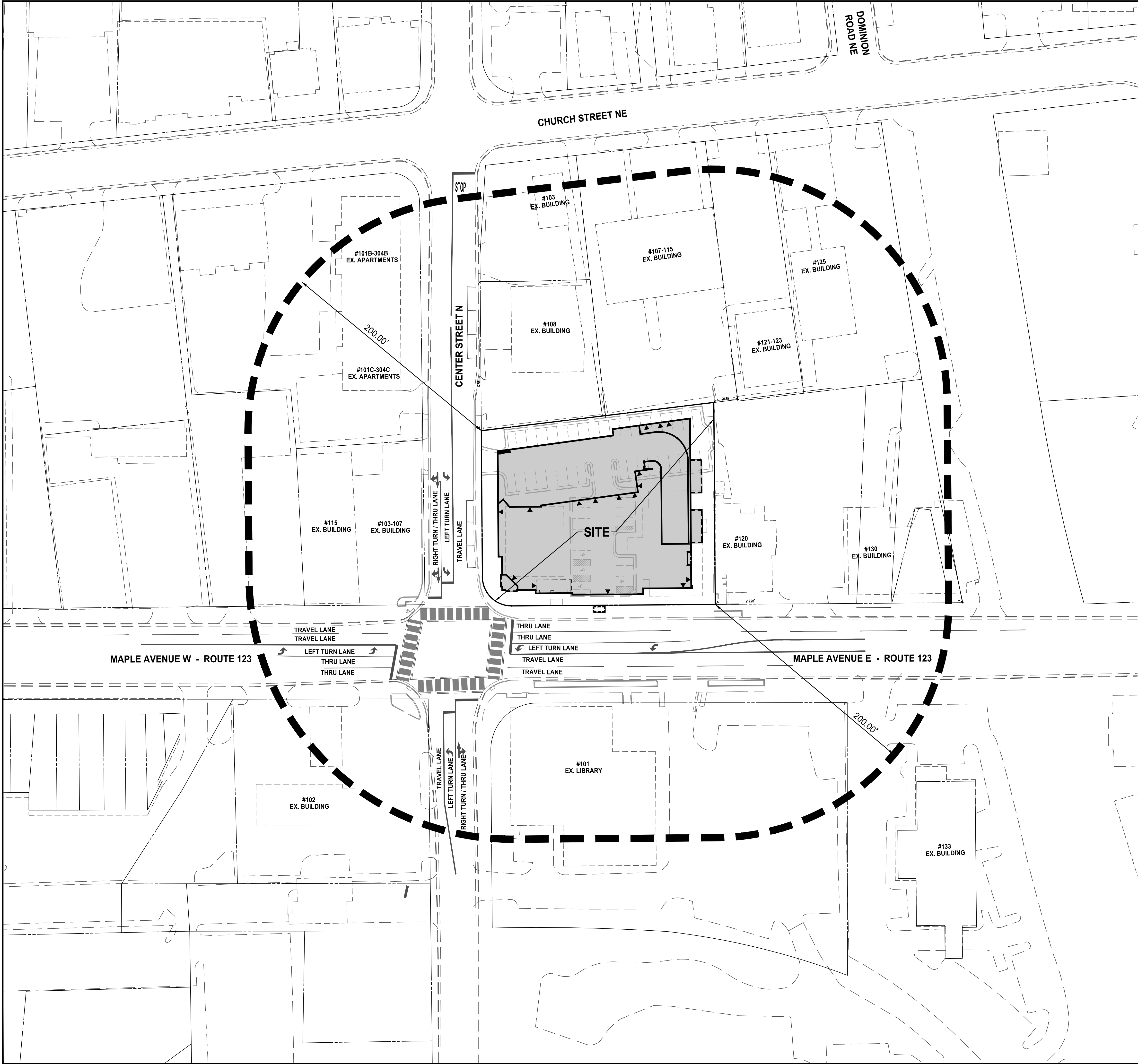
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**SHEET: P-0102**



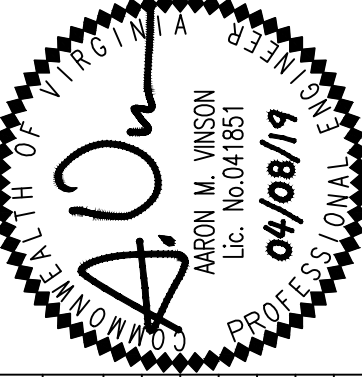
VICINITY MAP SCALE: 1"=2000'

NOTE: SEE EXISTING CONDITIONS PLAN FOR ADJACENT OWNERSHIP INFORMATION.

CONTEXT PLAN

**SUNRISE OF VIENNA**  
MAC REZONING PLAN  
100, 102 & 112 MAPLE AVENUE EAST  
TOWN OF VIENNA, VIRGINIA 22180

NO.	REVISION APPROVED BY		DATE	REV. BY	APPROVED	DATE
	DESCRIPTION					



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CHECKED: AV  
DRAWN: TPB  
DATE: 09/05/2018, 01/15/2019, 04/08/2019  
SCALE: 1"=40'



## LEGEND

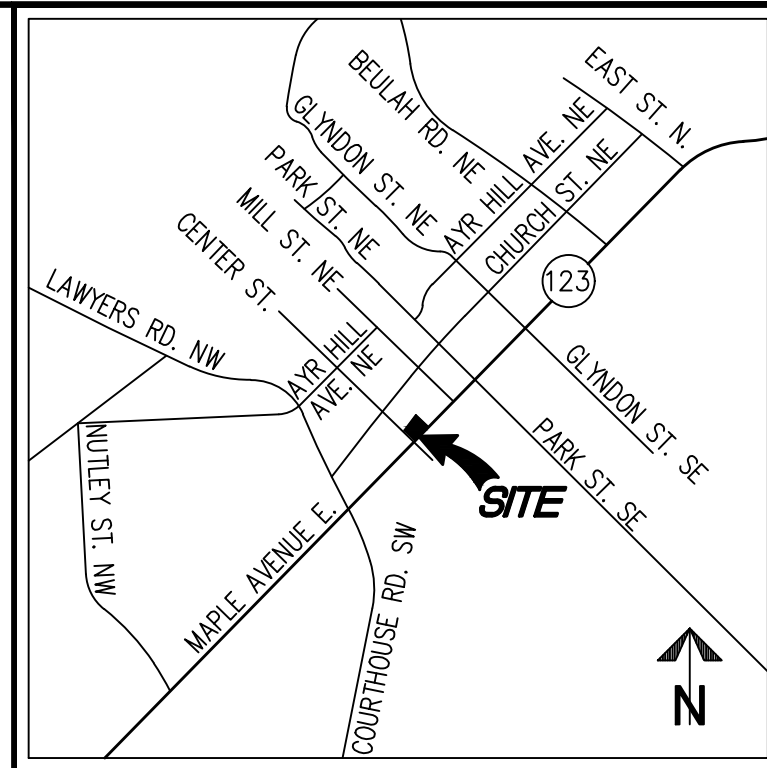
	AIR CONDITIONER
BSS.	BUS STOP SHELTER
CHX.	CHISELED X SET (PROPERTY CORNER)
CO.	CLEANOUT
CWS.	CROSS WALK SIGNAL
DB.	DEED BOOK
ESMT.	EASEMENT
FF.	FLOOR ELEVATION
GTR.	GREASE TRAP
IPF.	IRON PIN FOUND (PROPERTY CORNER)
IPS.	IRON PIN SET (PROPERTY CORNER)
LSW.	LANDSCAPING WALL
N/F.	NOW OR FORMERLY
PG.	PAGE
PL.	PLANTER
POB.	POINT OF BEGINNING
SD.	STORM SEWER STRUCTURE
SMH.	SANITARY SEWER STRUCTURE
SQ. FT.	SQUARE FEET
TP.	TELECOMMUNICATIONS PEDESTAL
TRLP.	TRAFFIC LIGHT/SIGNAL POLE
TSC.	TRAFFIC SIGNAL CONTROL
TSP.	TEST PIT
TVLT.	TRAFFIC CONTROL VAULT
WDF.	WOODEN FENCE
WM.	WATER METER
WV.	WATER VALVE
▷	DOORWAY
◁	GROUND LIGHT
⊗	FIRE HYDRANT
⊙	UTILITY POLE
☆	LIGHT POLE
X	FENCE
→	GUY WIRE
⚡	OVERHEAD WIRES
G	UNDERGROUND GAS LINE
W	UNDERGROUND WATER LINE
E	UNDERGROUND ELECTRIC LINE
W	UNDERGROUND WATER LINE
≡	CURB AND GUTTER
⊗	ELECTRICAL MANHOLE
⊙	WATER MANHOLE
⊙	TELECOMMUNICATIONS MANHOLE
E	ELECTRIC TRANSFORMER
●	SIGN
●	BOLLARD
00	SPOT ELEVATION
○	RESERVED FOR DISABLED
○	TREE
~~~~~	LIMITS OF TREE CANOPY

N/F MAPLE CENTER  
INVESTORS LLC,  
DB 19667 PG 1545  
ZONE: C-2  
USE: NEIGHBORHOOD CENTER

N/F 108 CENTER  
STREET, L.L.C.  
DB 10052 PG 968  
ZONE: C-1B  
USE: OFFICE

N/F SAVIA  
PROPERTIES, INC.  
DB 4415 PG 521  
ZONE: C-1B  
USE: PERSONAL  
SERVICES

**NOTE:**  
SEE SHEET P-0102 FOR TREE INVENTORY.



VICINITY MAP SCALE: 1"=2000'

## STORM SEWER AS-BUILT

SD 1250	
CURB INLET TOP	351.86
15" RCP IN (N.WEST)	349.41
42" RCP IN (SOUTH)	346.72
42" RCP OUT (SD 1177)	346.48
SD 1177	
CURB INLET/JUNCTION BOX	351.64
42" RCP IN (SD 1250)	346.29
TRIPLE 3'X5' BOX CULVERTS	346.98
WEST 66" CMP OUT (SD 915)	345.29
EAST 66" CMP OUT (SD 915)	345.62
SD 915	
JUNCTION BOX INLET	352.67
15" RCP IN EAST 66" RCP (SD 937)	347.42
WEST 66" CMP IN (SD 1177)	345.03
EAST 66" CMP IN (SD 1177)	345.03
WEST 66" CMP OUT (NORTH)	345.03
EAST 66" CMP OUT (NORTH)	345.03
SD 933	
GRATE INLET TOP	351.80
15" RCP OUT (SD 937)	348.85
SD 937	
MANHOLE TOP	352.29
15" RCP IN (SD 933)	348.94
15" RCP OUT (EAST 66" RCP)	347.46

STORM LINE BETWEEN SD 790 AND SD 937  
IS PER RECORD INFORMATION ONLY

## SANITARY SEWER AS-BUILT

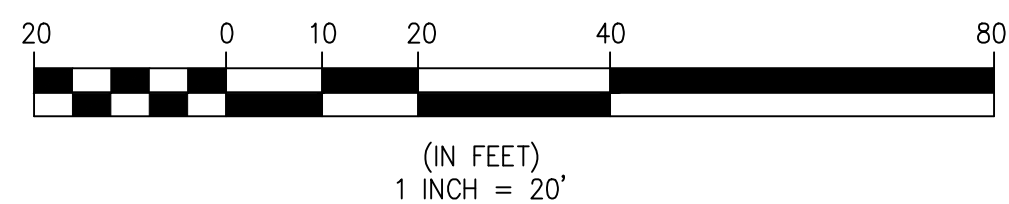
SMH 324	
TOP	353.14
10" INV IN (S.EAST)	346.30
10" INV IN (S.WEST)	346.30
10" INV OUT (SMH 323)	346.25
SMH 323	
TOP	353.38
INV IN (S.EAST)	345.96
10" INV IN (SMH 324)	345.88
10" INV OUT (SMH 322)	345.69
SMH 322	
TOP	352.10
INV IN (N.WEST)	345.25
10" INV IN (SMH 323)	344.60
10" INV OUT (SMH 321)	344.51
SMH 321	
TOP	354.86
10" INV IN (SMH 322)	343.74
10" OUT (N.WEST)	343.71

PIPE SIZES ARE FROM RECORD INFORMATION

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS DESIGNATED BY FAIRFAX COUNTY AS TAX MAP REFERENCE NUMBER 0384-02-0125A AND IS ZONED C-2 (PER FAIRFAX COUNTY ZONING MAP - REVISED MARCH 26, 2018).
2. THE PROPERTY IS NOW IN THE NAME OF KIRSCHNER ENTERPRISES, INC., AS RECORDED IN DEED BOOK 23935 AT PAGE 1680, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, 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. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET (RECORD)
5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 04/24/2018.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 510590C405E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-897358-DC72 DATED MARCH 19, 2018.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER DJ5210 ANPS; ANNAPOLIS 5 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994873. 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, JAMES A. MADISON, JR., L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON APRIL 24, 2018; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.





CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	25.00'	35.36'	N88°35'27"E



## **EXISTING CONDITIONS PLAN**

# SUNRISE OF VIENNA

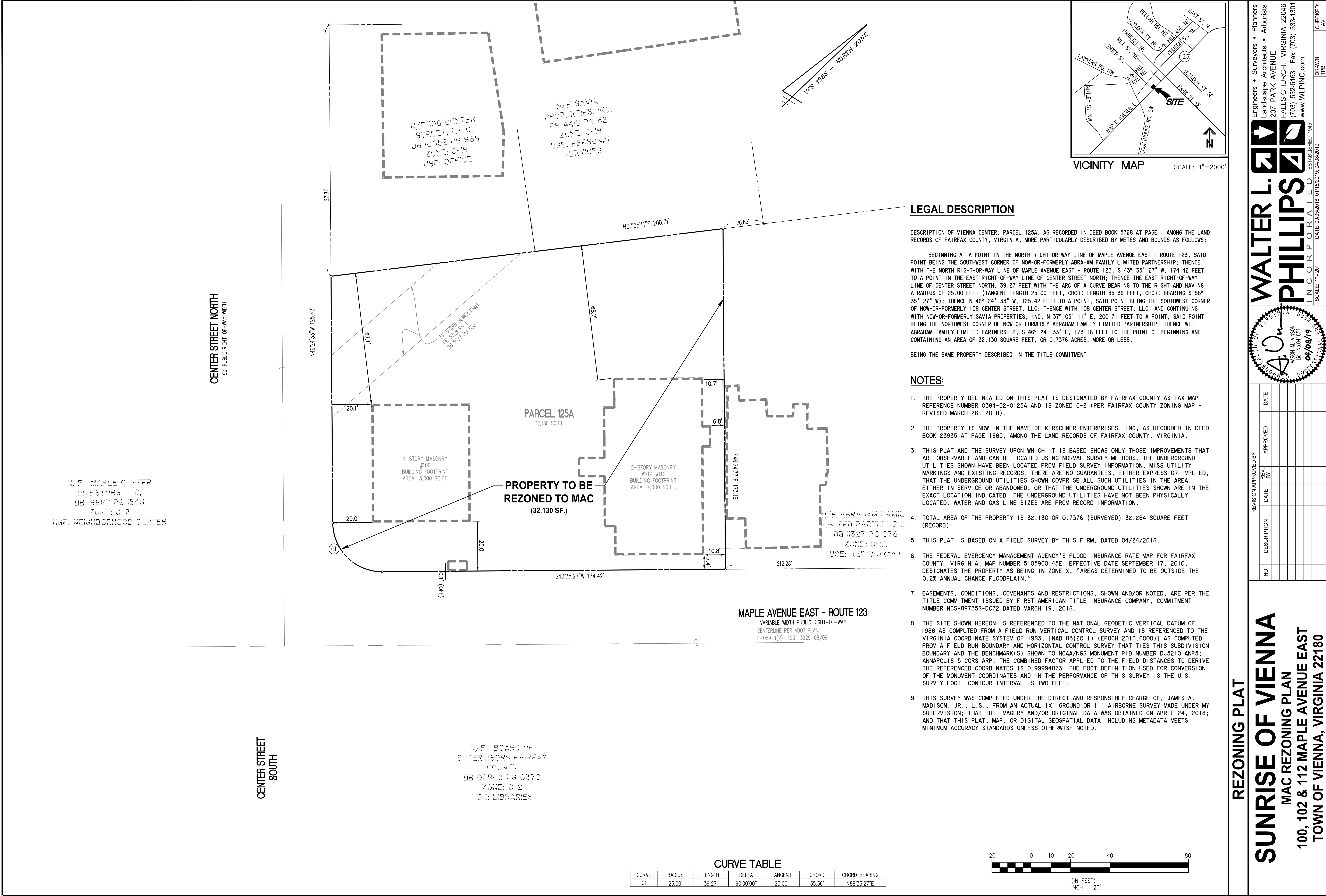
**MAC REZONING PLAN**  
**100, 102 & 112 MAPLE AVENUE EAST**  
**TOWN OF VIENNA, VIRGINIA 22180**

<b>WALTER L.</b>				Engineers • Surveyors • Planners Landscape Architects • Arborists 207 PARK AVENUE
<b>PHILLIPS</b>				FALLS CHURCH, VIRGINIA 22046 (703) 532-6163 Fax (703) 533-1301 www.WLPINC.com
INCORPORATED 1945				
SCALE: 1" = 20'	DATE: 06/02/2018	11/15/2019	04/02/2019	DRAWN: JPB
				CHECKED: AV

A circular professional engineer seal for the Commonwealth of Virginia. The outer ring contains the text "COMMONWEALTH OF VIRGINIA" on the left and "PROFESSIONAL ENGINEER" on the right. In the center, the name "AARON M. VINSON" is printed above the license number "Lic. No. 041851". To the right of the license number, the expiration date "04/08/19" is stamped. A large, stylized "A" is drawn over the seal, with a vertical line extending upwards from its top.

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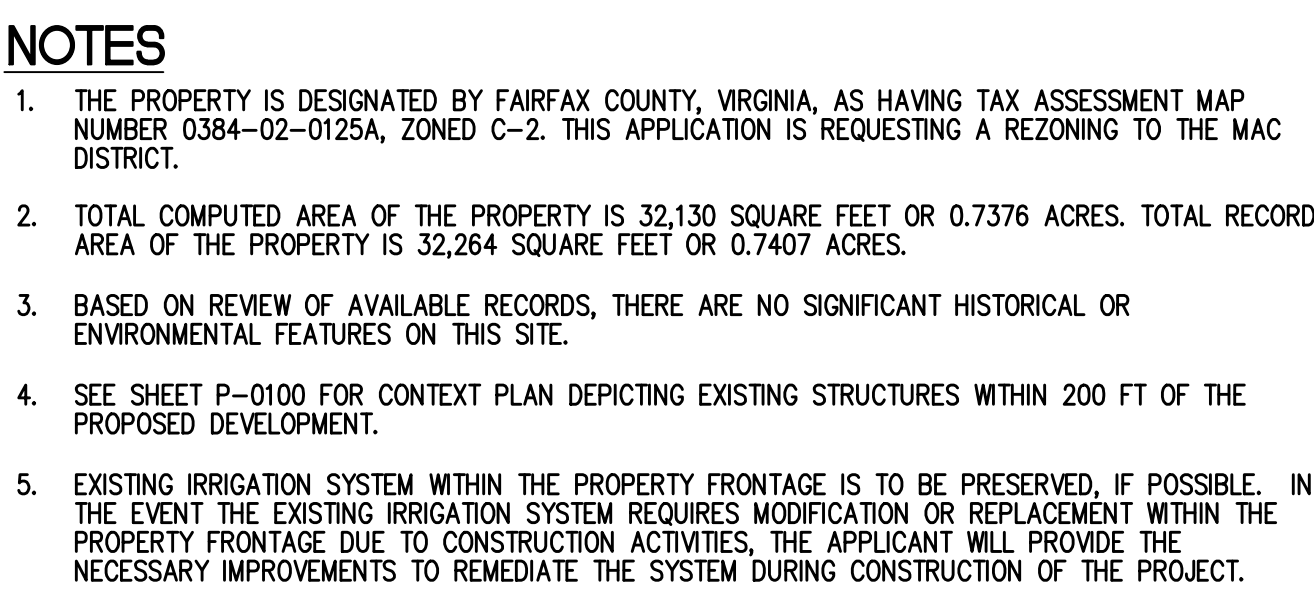
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

**SUNRISE OF VIENNA**  
MAC REZONING PLAN  
100, 102 & 112 MAPLE AVENUE EAST  
TOWN OF VIENNA, VIRGINIA 22180

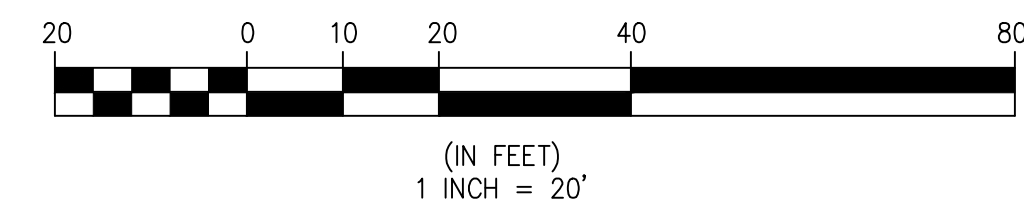
REZONING PLAT





(IN FEET)  
1 INCH = 20'





20' ACCESS WIDTH  
(PUBLIC ACCESS  
EASEMENT)

PL

BLDG.  
ABOVE

20' SANITARY ESMT

18' MINIMUM

14' H-20 PAVEMENT

ADJACENT  
BUILDING

PROP. TOP OF WALL  
(SEE GRADES ON PLAN VIEW - THIS SHEET)

PROP. BOTTOM OF WALL  
(SEE GRADES ON PLAN VIEW - THIS SHEET)

PROP. RETAINING WALL  
(FOR INFORMATION ONLY  
DESIGN BY OTHERS)

PROP. 12" SANITARY SEWER

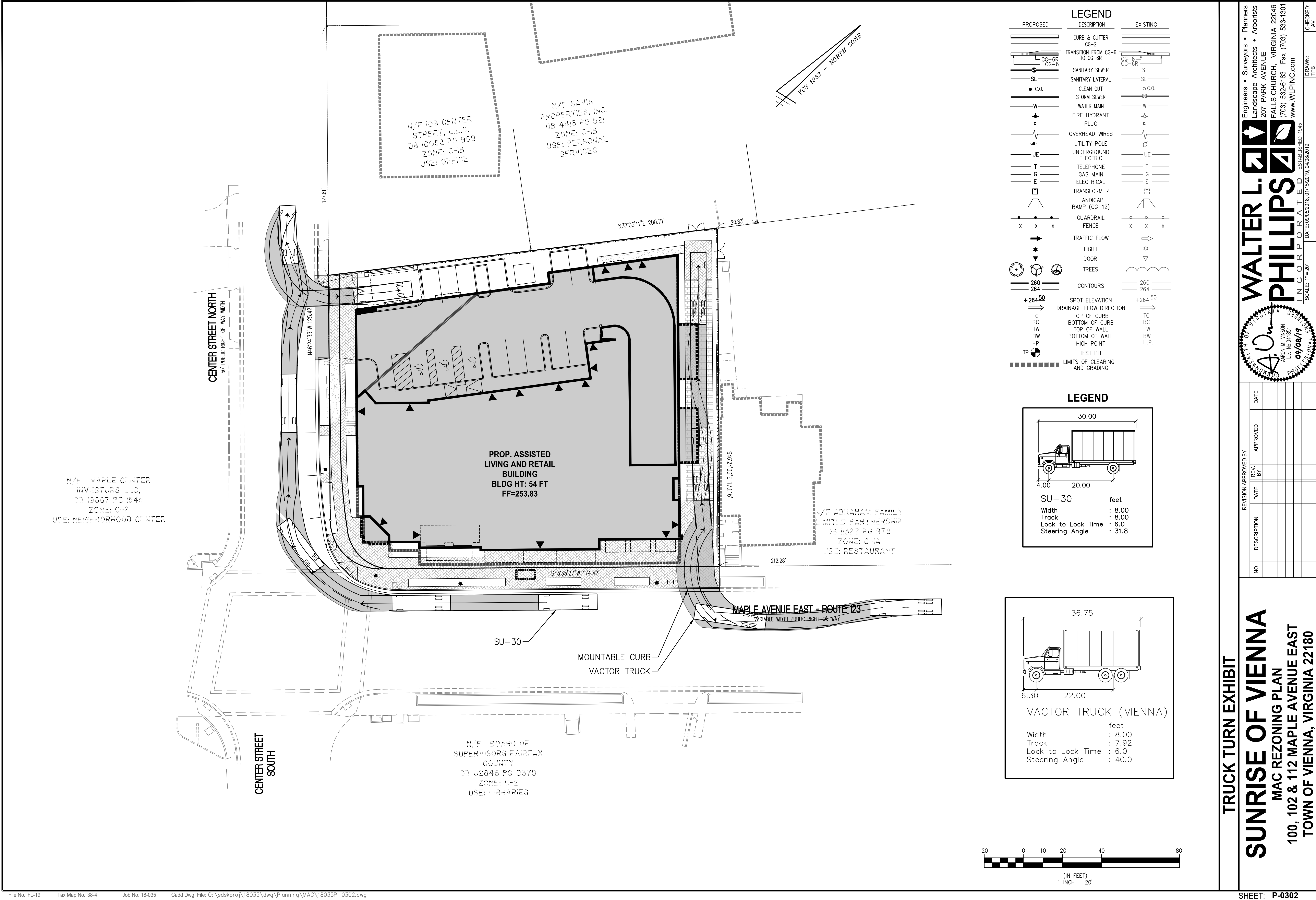
(IN FEET)  
1 INCH = 10'

## **SITE CROSS-SECTIONS**

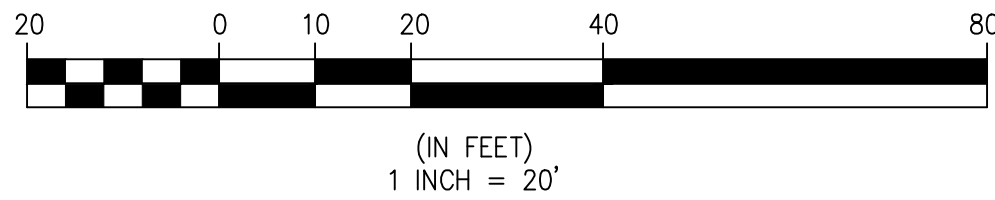
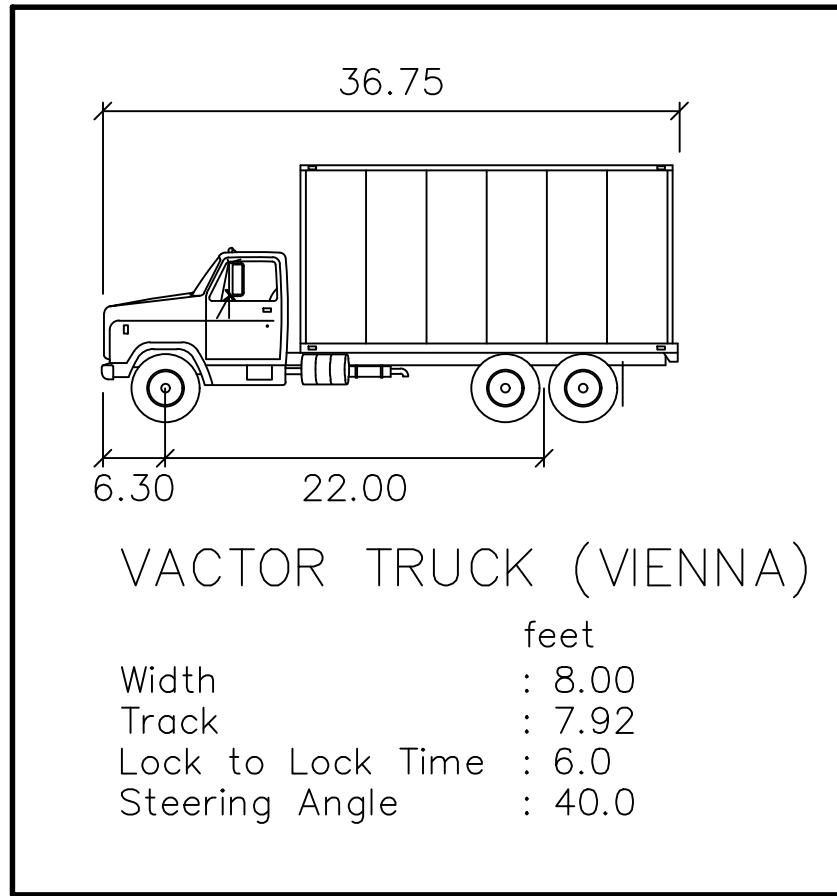
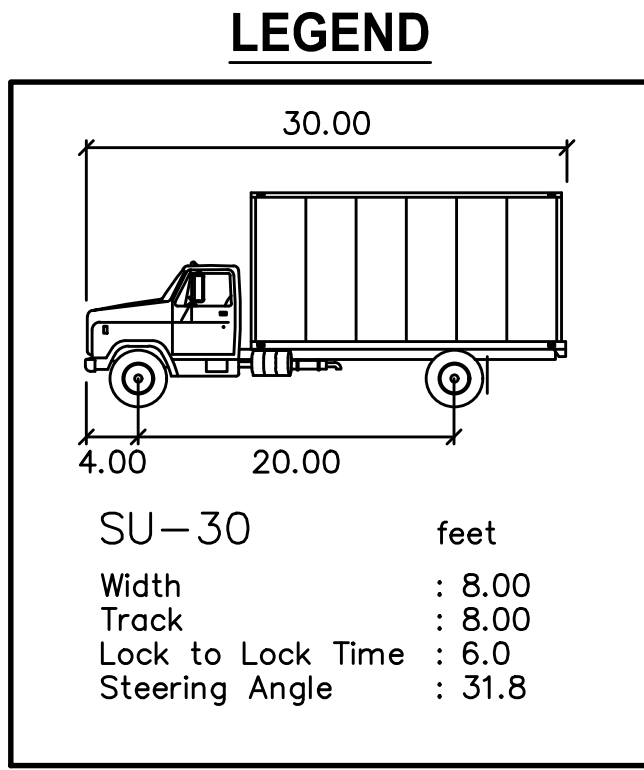
**MAC REZONING PLAN**  
**100, 102 & 112 MAPLE AVENUE EAST**  
**TOWN OF VIENNA, VIRGINIA 22180**

[illegible]





PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF CLEARING AND GRADING	



Engineers • Surveyors • Planners  
Landscape Architects • Arborists

**WALTER L. PHILLIPS**

207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
www.WLPINC.com

INCORPORATED ESTABLISHED 1945  
SCALE: 1" = 20'  
DATE: 09/05/2018, 01/15/2019, 04/08/2019  
DRAWN: ITPB  
CHECKED: AV

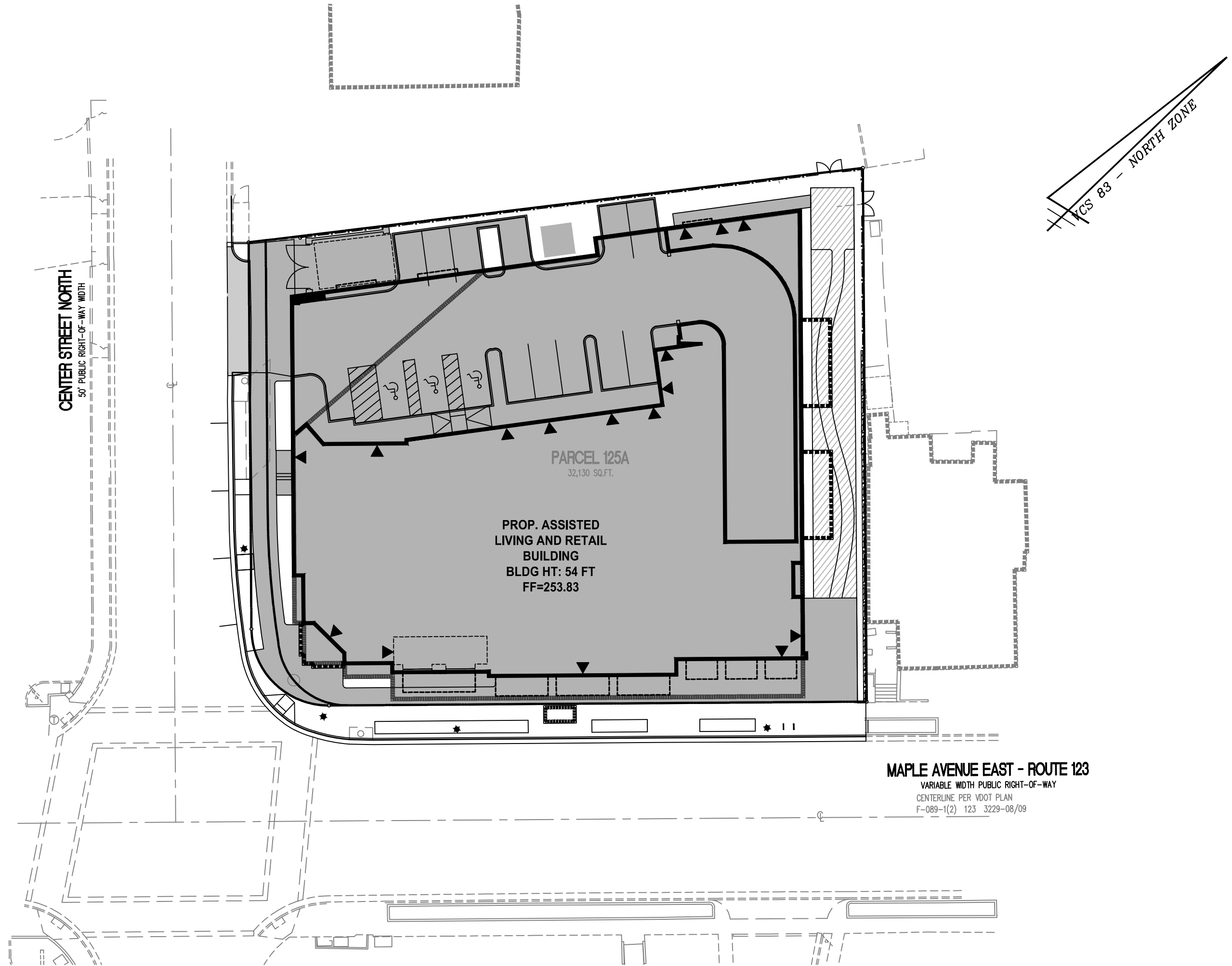
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

TRUCK TURN EXHIBIT

**SUNRISE OF VIENNA**  
MAC REZONING PLAN  
100, 102 & 112 MAPLE AVENUE EAST  
TOWN OF VIENNA, VIRGINIA 22180





IMPERVIOUS AREA COVERAGE

LOT AREA:		32,130 SF (0.7376 AC)
MAX IMPERVIOUS SURFACE	90% OF LOT AREA*	28,917 SF MAX.
LOT AREA - MAX IMPERVIOUS SURFACE = MIN PERVIOUS SURFACE		
MIN PERVIOUS SURFACE	10% OF LOT AREA*	3,213 SF MIN.

TOTAL IMPERVIOUS SURFACE	87.1% OF LOT AREA	±27,976 SF
TOTAL PERVIOUS SURFACE	12.9% OF LOT AREA	±4,154 SF

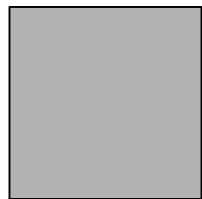
\*INCENTIVES USED TO INCREASE MAX IMPERVIOUS COVER FROM 80% TO 90%

A PORTION OF THE IMPERVIOUS AREA IS REDUCED THROUGH USE OF PERMEABLE PAVEMENT (THIS PERMEABLE PAVEMENT AREA IS NOT COUNTED TOWARD STORMWATER MANAGEMENT REQUIREMENTS SINCE IT IS LOCATED WITHIN A PUBLIC UTILITY EASEMENT)

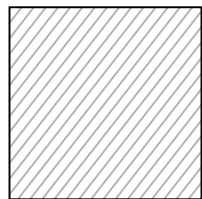
FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

EXISTING IMPERVIOUS AREA = 26,465 SF (82.4%)

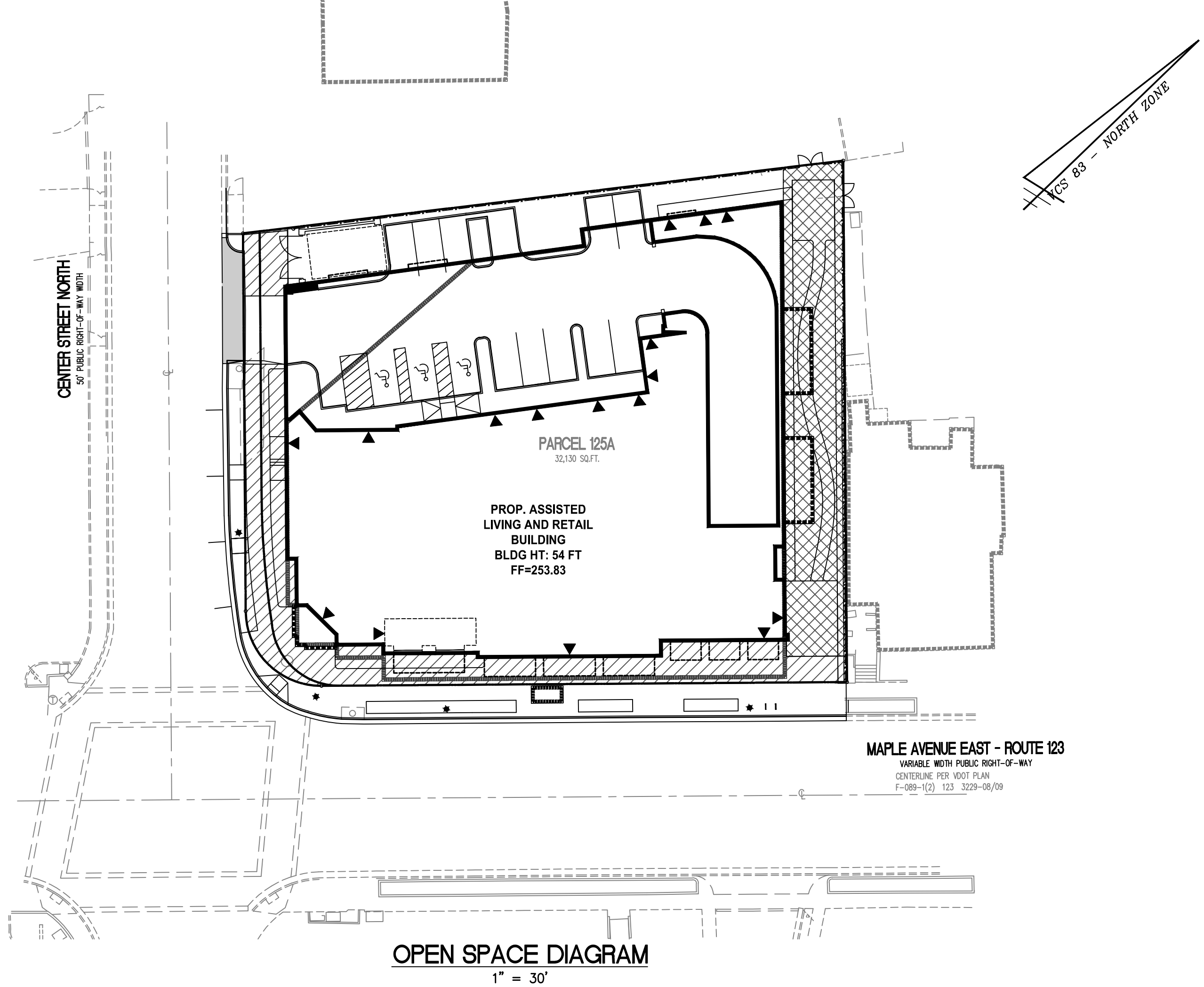
LEGEND



IMPERVIOUS AREA



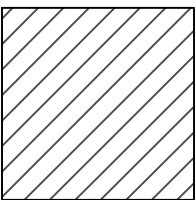
PERMEABLE PAVEMENT  
(1,860 SQ. FT.)



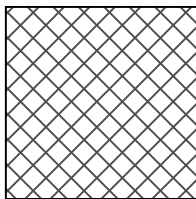
OPEN SPACE CALCULATION

LOT AREA:		32,130 SF (0.7376 AC)
MIN OPEN SPACE REQUIRED	15% OF LOT AREA	4,820 SF MIN.
OPEN SPACE PROVIDED	±21.7% OF LOT AREA	±6,965 SF

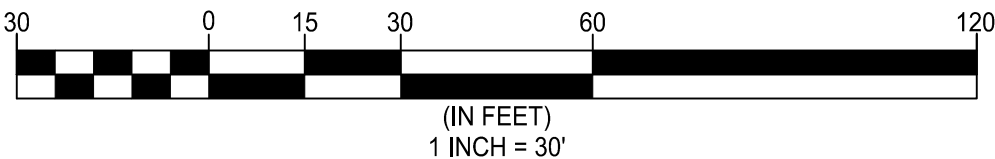
NOTE: THIS PLAN IS FOR THE APPROVAL OF 15% OPEN SPACE. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.



OPEN SPACE -  
STREETSCAPE  
(±3,700 SF)

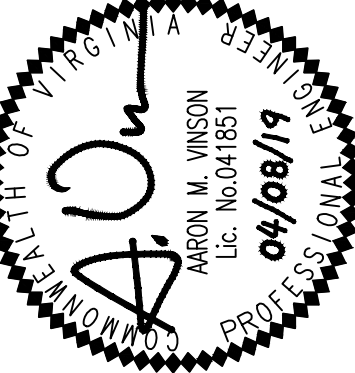


OPEN SPACE -  
SIDE AND REAR  
(±3,265 SF)



OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT

**SUNRISE OF VIENNA**  
MAC REZONING PLAN  
100, 102 & 112 MAPLE AVENUE EAST  
TOWN OF VIENNA, VIRGINIA 22180



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www.WLPINC.com

**WALTER L. PHILLIPS**  
INCORPORATED  
DATE: 08/08/2018, 01/15/2019, 04/08/2019  
SCALE: 1" = 30'

CHECKED: AV  
DRAWN: TFB



N.T.S. - CONFIGURATION SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN



N.T.S. - CONFIGURATION SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN



---

EXISTING CONDITIONS:  
THE TOTAL PARCEL AREA OF THE SITE IS 32,130 SF OR 0.7376 ACRES. THE LIMITS OF DISTURBANCE AREA FOR THE PROJECT IS 37,975 SF OR 0.8718 ACRES. FOR THE PURPOSES OF STORMWATER MANAGEMENT THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE.

CURRENTLY, THE SITE CONSISTS OF TWO (2) COMMERCIAL BUILDINGS AND ACCESSORY EQUIPMENT. ADDITIONALLY, SURFACE PARKING, LANDSCAPE AREAS, AND UTILITY INFRASTRUCTURE EXIST ONSITE. THERE ARE NO EXISTING STORMWATER MANAGEMENT QUALITY OR QUANTITY CONTROL MEASURES ON SITE. THE SITE DRAINS FROM EAST TO WEST ACROSS THE SITE AS SHEET FLOW OR VIA STORM SEWERS. ALL STORMWATER ENTERS THE MUNICIPAL STORM SEWER SYSTEM VIA CURB INLETS ALONG THE ADJACENT PUBLIC STREETS. TWO (2) 66" STORM SEWERS CURRENTLY BYPASS THE SITE AND WILL REPLACE AS PART OF THIS PROJECT.

PROPOSED CONDITIONS:  
THE PROJECT INVOLVES THE CONSTRUCTION OF AN ASSISTED LIVING AND RETAIL MIXED-USE BUILDING WHICH INCLUDES A GARAGE STRUCTURE, LEAD WALKS, UTILITY SERVICES, AND A STORMWATER MANAGEMENT BMPs (GREEN ROOF/HYDRODYNAMIC SEPARATOR). PERMEABLE PAVEMENT IS PROPOSED ONSITE; HOWEVER, THIS PERMEABLE PAVEMENT IS LOCATED WITHIN A PROPOSED PUBLIC UTILITY EASEMENT AND IS COUNTED AS IMPERVIOUS AREA FOR THE PURPOSES OF STORMWATER MANAGEMENT CALCULATIONS.

**STORMWATER QUALITY:**  
IN ORDER TO COMPLY WITH CHAPTER 23 OF THE TOWN OF VIENNA CODE OF ORDINANCES (STORMWATER ORDINANCE) FOR STORMWATER QUALITY, A LEVEL 1 GREEN ROOF FACILITY (±6,000 SQ. FT. OF GREEN ROOF) AND A HYDRODYNAMIC SEPARATOR TO BE LOCATED IN THE GARAGE ARE PROPOSED. TOGETHER, THESE STORMWATER BMPs WILL REDUCE PHOSPHORUS LEVELS IN ORDER TO COMPLY WITH APPLICABLE TOWN OF VIENNA AND STATE OF VIRGINIA REQUIREMENTS.

STORMWATER QUANTITY:  
THE SITE DRAINS FROM EAST TO WEST AND DISCHARGES AS CONCENTRATED FLOW AT A SINGLE OUTFALL WHERE IT ENTERS TWO (2) 66" STORM SEWER PIPES (TO BE REPLACED). THE SITE OUTFALL POINT ALSO SERVES AS THE LIMITS OF ANALYSIS FOR BOTH CHANNEL PROTECTION AND FLOOD CONTROL SINCE THE UPSTREAM DRAINAGE AREA TO THE SITE IS GREATER THAN 100 TIMES THE SITE AREA (SEE OUTFALL MAP ON P-502). STORMWATER FROM THE SITE ULTIMATELY DISCHARGES INTO DIFFICULT RUN WHICH IS A TRIBUTARY OF THE POTOMAC RIVER.

CHANNEL PROTECTION: THE SITE STORM OUTFALL AND ALL PIPES PROPOSED WITH THIS DEVELOPMENT WILL BE COMPRISED OF CONCRETE OR OTHER NON-ERODIBLE MATERIALS UP TO THE LIMITS OF ANALYSIS. THEREFORE, THE SITE CAN DISCHARGE THE 2-YEAR, 24-HOUR STORM WITHOUT CAUSING EROSION IN THE SYSTEM AND DETENTION IS NOT REQUIRED FOR THE PURPOSES OF CHANNEL PROTECTION.

BASED ON THIS ANALYSIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE CHANNEL PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66).

**FLOOD PROTECTION:** THE SITE STORM OUTFALL AND ALL PIPES PROPOSED WITH THIS DEVELOPMENT WILL BE ADEQUATE TO RECEIVE THE 10-YEAR, 24-HOUR STORMWATER DISCHARGE FROM THE SITE AND UPSTREAM DRAINAGE AREA, UP TO THE LIMITS OF ANALYSIS. THEREFORE, DETENTION IS NOT REQUIRED FOR THE PURPOSES OF FLOOD CONTROL.

BASED ON THIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE FLOOD PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66).

NOTE THAT IMPLEMENTATION OF RUNOFF REDUCTION PRACTICES (GREEN ROOF) ON THIS SITE WILL BRING THE POST-DEVELOPMENT FLOW RATE DOWN TO THE PRE-DEVELOPMENT PRE-DEVELOPMENT FLOW RATE.

ADJACENT PROPERTIES:  
ALL UNCONTROLLED SHEET FLOW FROM THE SITE WILL BE DIRECTED TO EXISTING CURB INLETS WITHIN THE PUBLIC RIGHT-OF-WAY AND INTO THE MUNICIPAL STORM SEWER SYSTEM. THERE WILL NOT BE ANY ADVERSE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT AND THE PROPOSED IMPROVEMENTS.

FLOODPLAIN BOUNDARY:  
THIS SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN BOUNDARY.

RESOURCE PROTECTION AREAS:  
THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE AND NO RESOURCE PROTECTION AREAS ARE DEPICTED ON AVAILABLE RECORD MAPS.

THE SITE IS LOCATED IN THE DIFFICULT RUN WATERSHED.

THE STORMWATER MANAGEMENT PLAN PROVIDED ON THIS PLAN IS SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING.

N.T.S. - CONFIGURATION SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN



ESTIMATED GREEN ROOF STORAGE VOLUME COMPUTATION (SUBJECT TO ADJUSTMENT AT SITE PLAN)

SURFACE AREA:	6,000 SF		
SOIL MEDIA DEPTH:	0.33 FT	SOIL MEDIA POROSITY:	0.25
GRAVEL MEDIA DEPTH:	0.17 FT	GRAVEL MEDIA POROSITY:	0.40
TOTAL STORAGE VOLUME:	6,000 X [(0.33 X 0.25) + (0.17 X 0.40)] = 903 CUBIC FEET		

## **STORMWATER MANAGEMENT NARRATIVE AND DETAILS**

**SUNRISE OF VIENNA**  
MAC REZONING PLAN  
100, 102 & 112 MAPLE AVENUE EAST  
TOWN OF VIENNA, VIRGINIA 22180

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
DATE: 09/05/2018, 01/15/2019, 04/08/2019  
SCALE:

[illegible]

\_\_\_\_\_

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99

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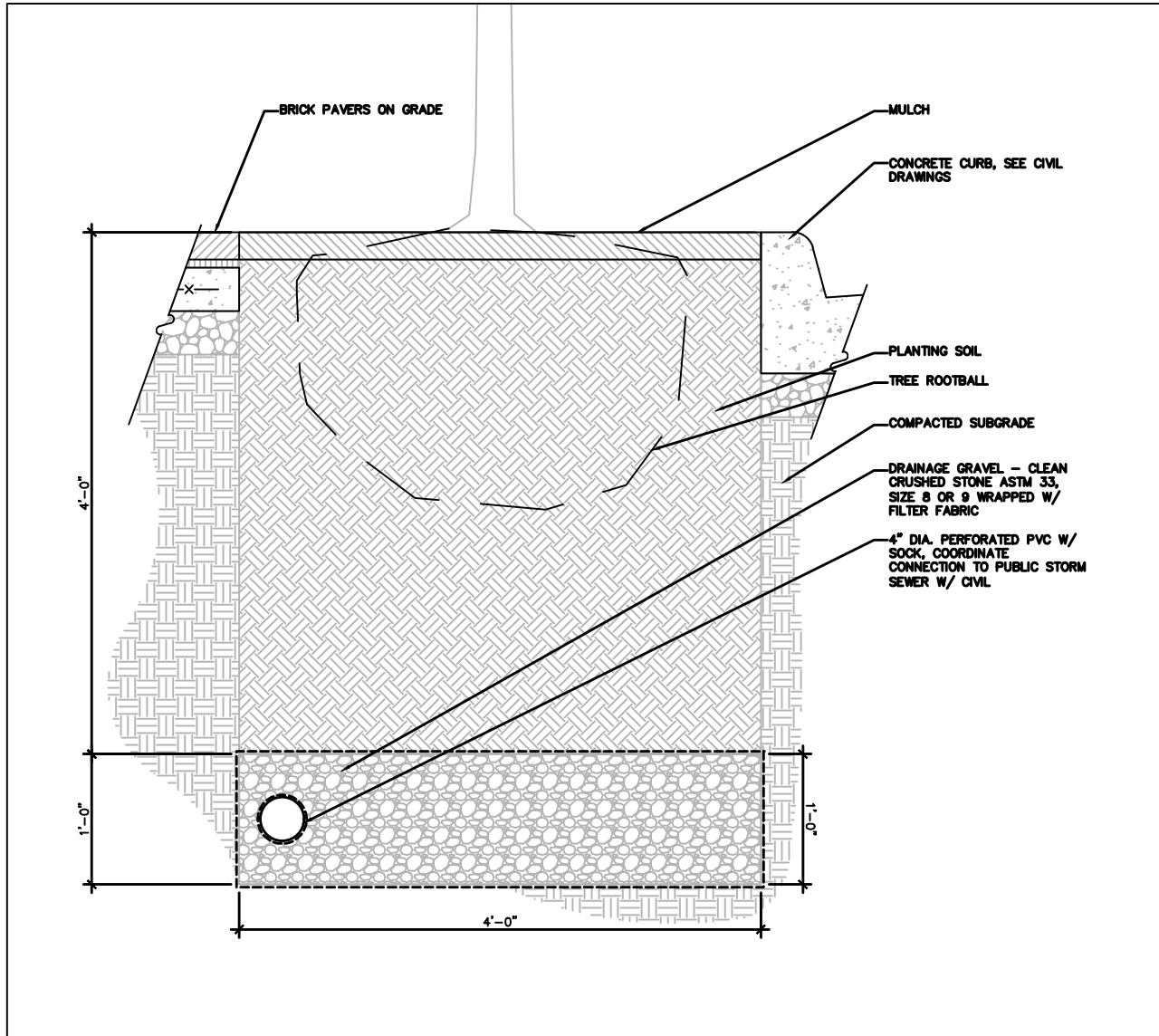




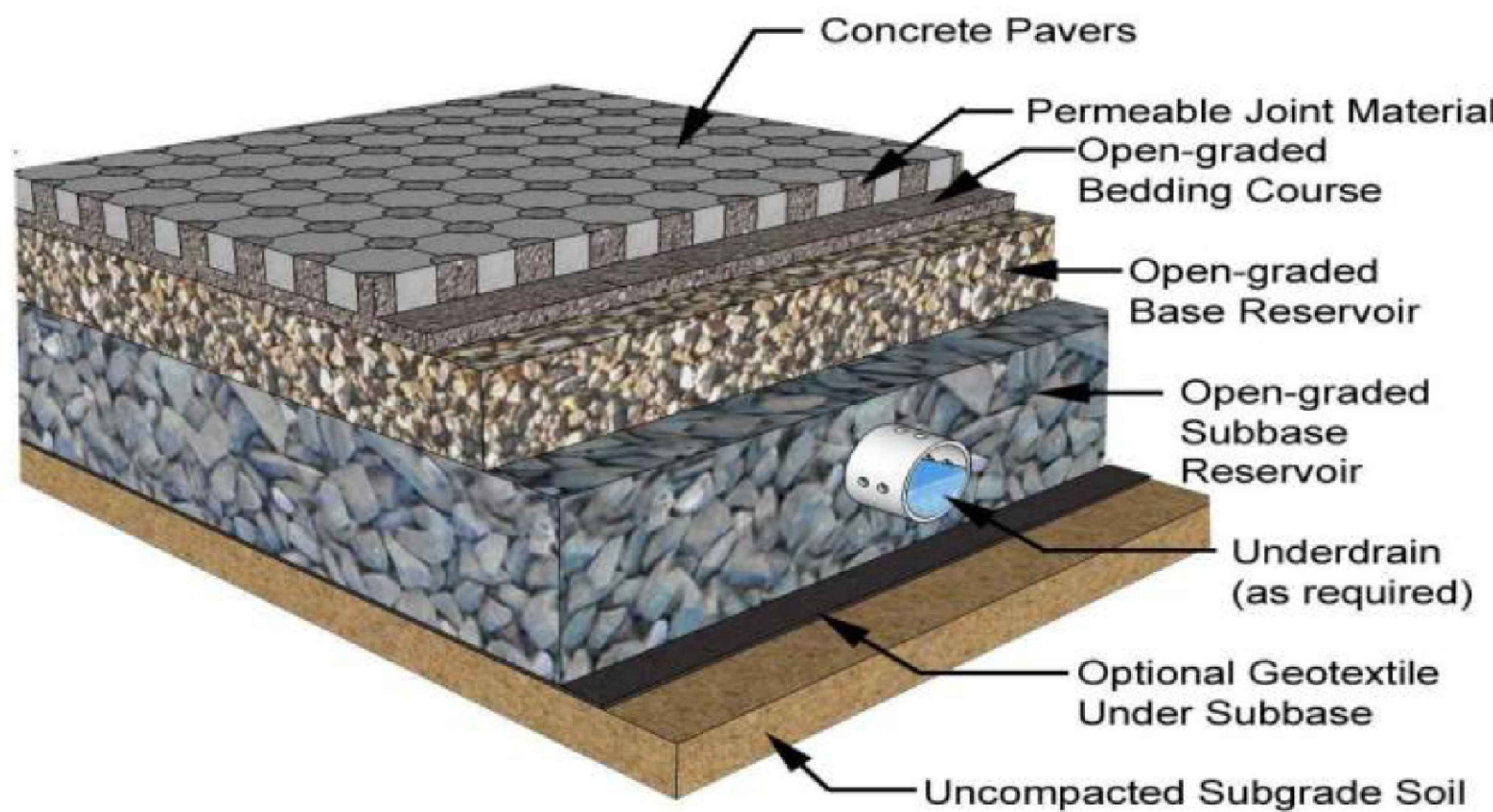








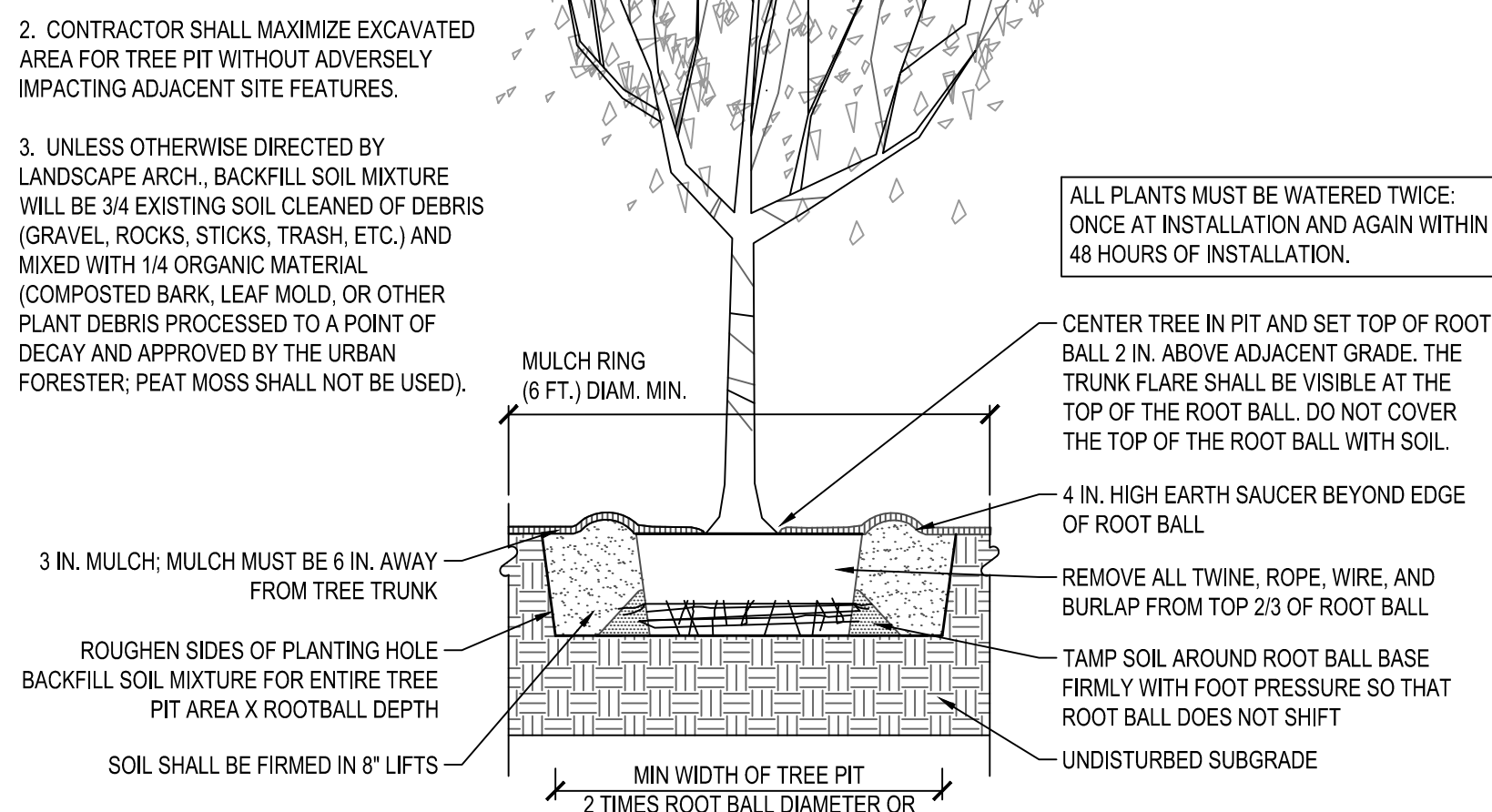
**PROPOSED PLANTING BED DETAIL**  
SCALE: NTS - OR SIMILAR TO BE COORDINATED AT TIME OF SITE PLAN



**Figure 7.2. Typical Detail (Source: Smith, 2009)**

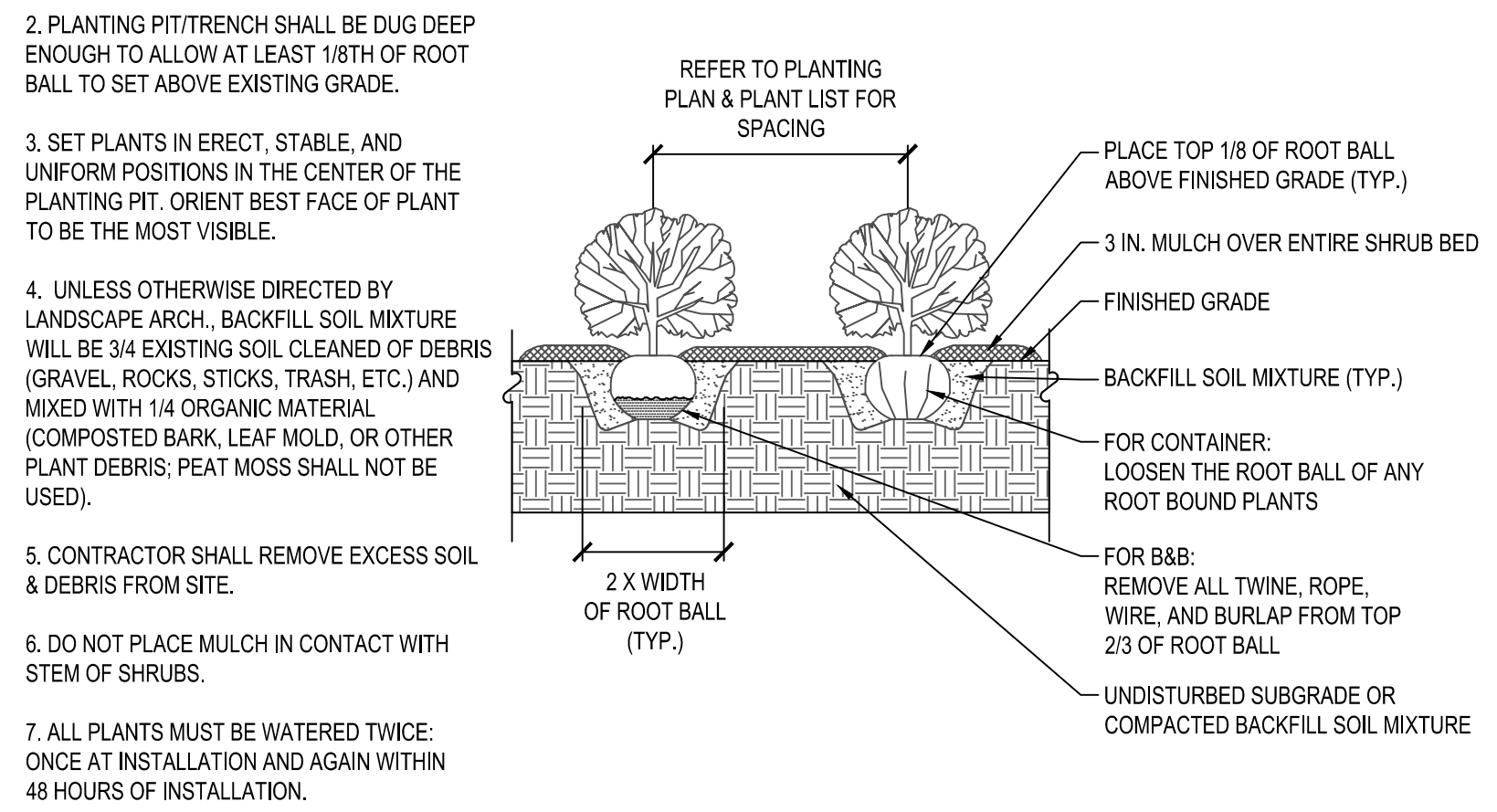
**PROPOSED PERMEABLE PAVEMENT SECTION**  
SCALE: NTS - OR SIMILAR TO BE COORDINATED AT TIME OF SITE PLAN

- NOTES:
1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARD A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
  2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
  3. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCH., BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE URBAN FORESTER; PEAT MOSS SHALL NOT BE USED).



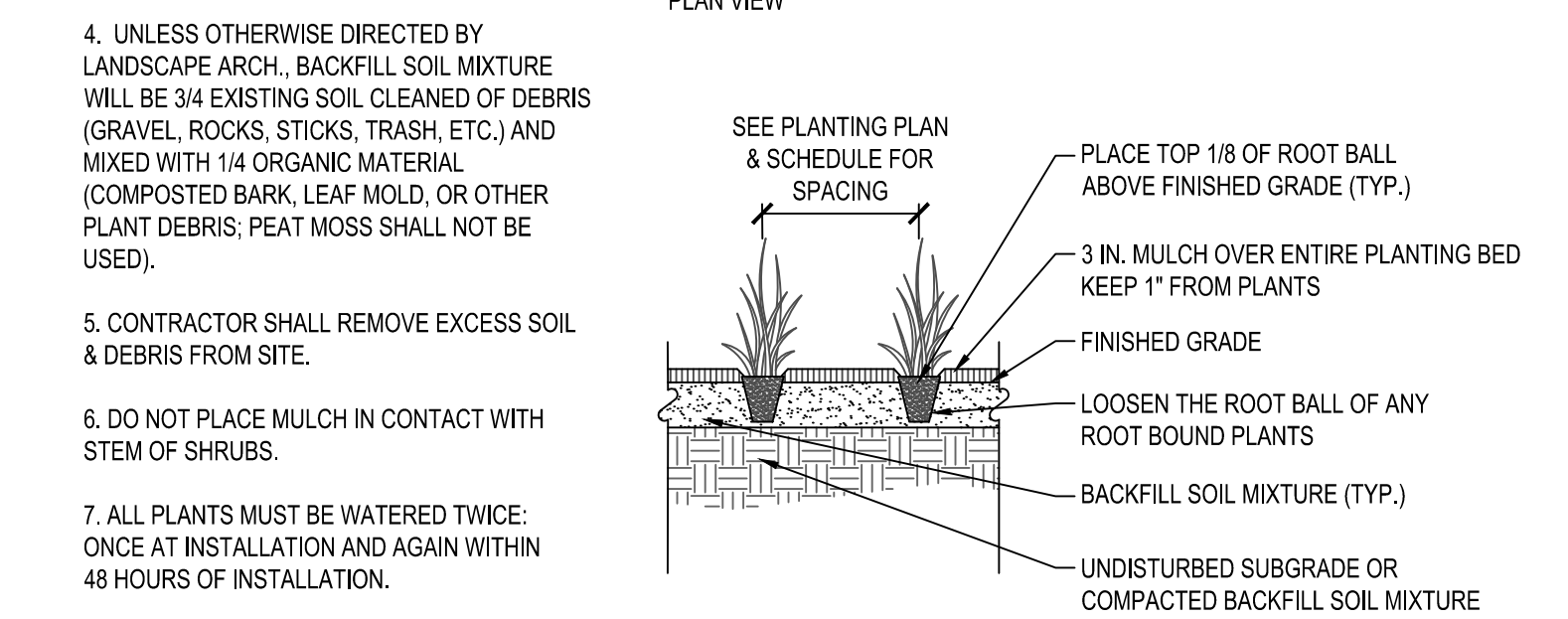
**TREE PLANTING DETAIL**  
SCALE: NTS

- NOTES:
1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI STANDARD 300 STANDARD.
  2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
  3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
  4. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCH., BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS; PEAT MOSS SHALL NOT BE USED).
  5. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
  6. DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS.
  7. ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48 HOURS OF INSTALLATION.



**SHRUB PLANTING DETAIL**  
SCALE: NTS

- NOTES:
1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI STANDARD 300 STANDARD.
  2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
  3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
  4. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCH., BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS; PEAT MOSS SHALL NOT BE USED).
  5. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
  6. DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS.
  7. ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48 HOURS OF INSTALLATION.



**PERENNIAL/GROUNDCOVER PLANTING DETAIL**  
SCALE: NTS

**LANDSCAPE NOTES AND DETAILS**

**SUNRISE OF VIENNA**  
MAC REZONING PLAN  
100, 102 & 112 MAPLE AVENUE EAST  
TOWN OF VIENNA, VIRGINIA 22180

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
DATE: 09/05/2018, 01/15/2019, 04/08/2019  
CHECKED: AV  
DRAWN: TPB

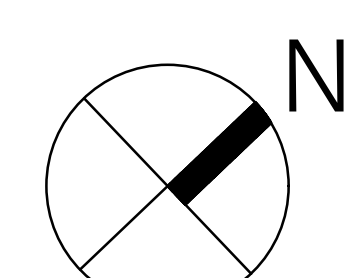
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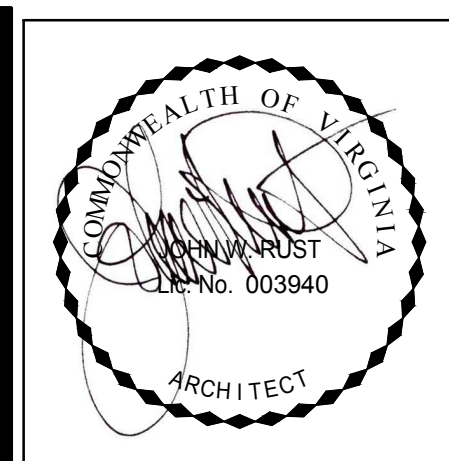


CENTER STREET NORTH

MAPLE AVENUE EAST



GROUND FLOOR PLAN  
3/32" = 1'-0"



**RUST | ORLING**  
ARCHITECTURE  
1215 CAMERON STREET  
ALEXANDRIA, VA 22314  
T - 703.836.3205  
F - 703.548.4779  
admin@rustorling.com  
www.rustorling.com

**SUNRISE OF VIENNA**  
100 - 102 Maple Avenue East  
Vienna, Virginia

18012

REVISIONS	
DATE	DESCRIPTION

MAC REZONING  
PLAN  
04.08.19

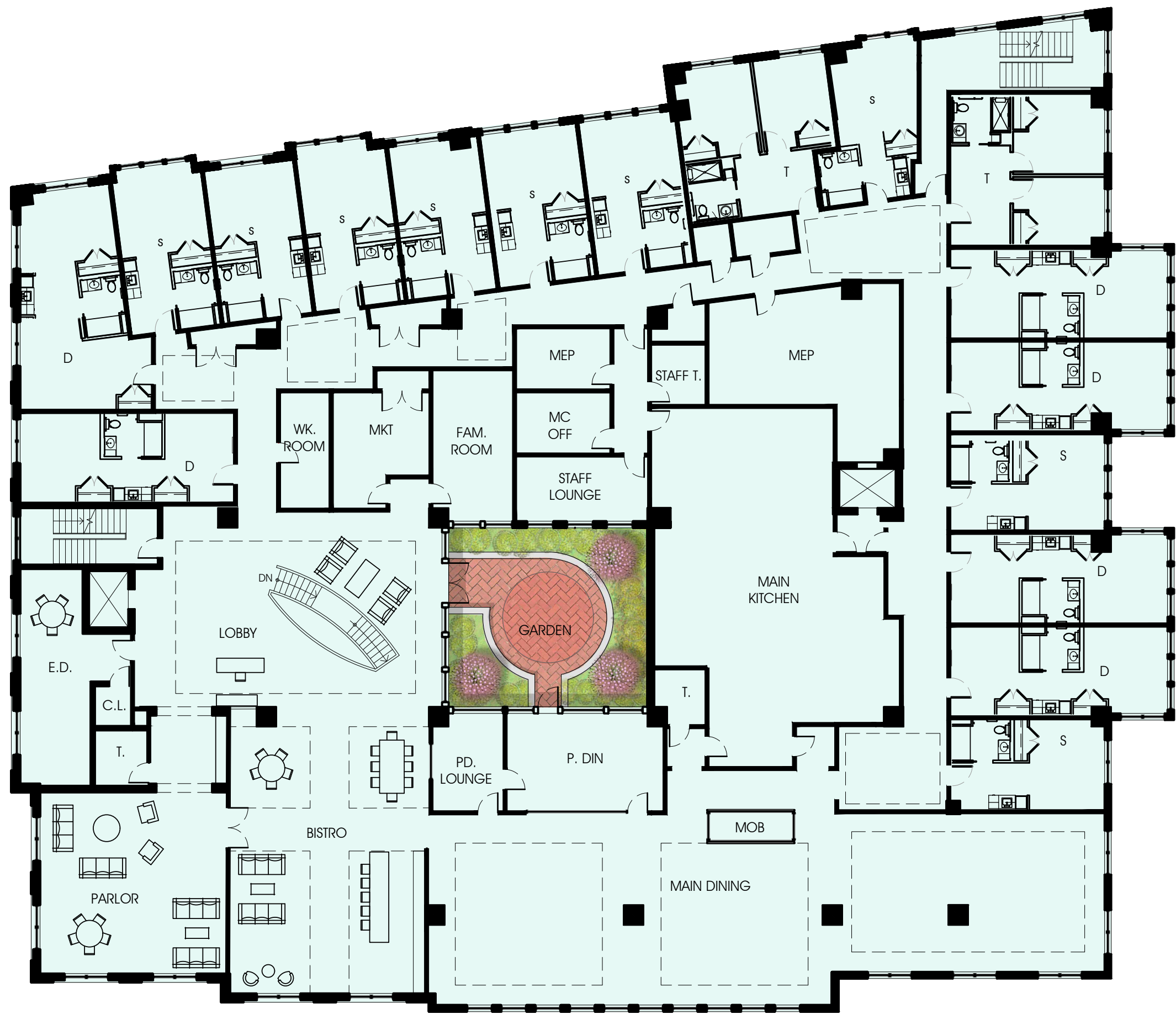
ARCHITECTURAL  
SITE PLAN/  
GROUND FLOOR  
PLAN

SHEET NO.  
**A1.1**

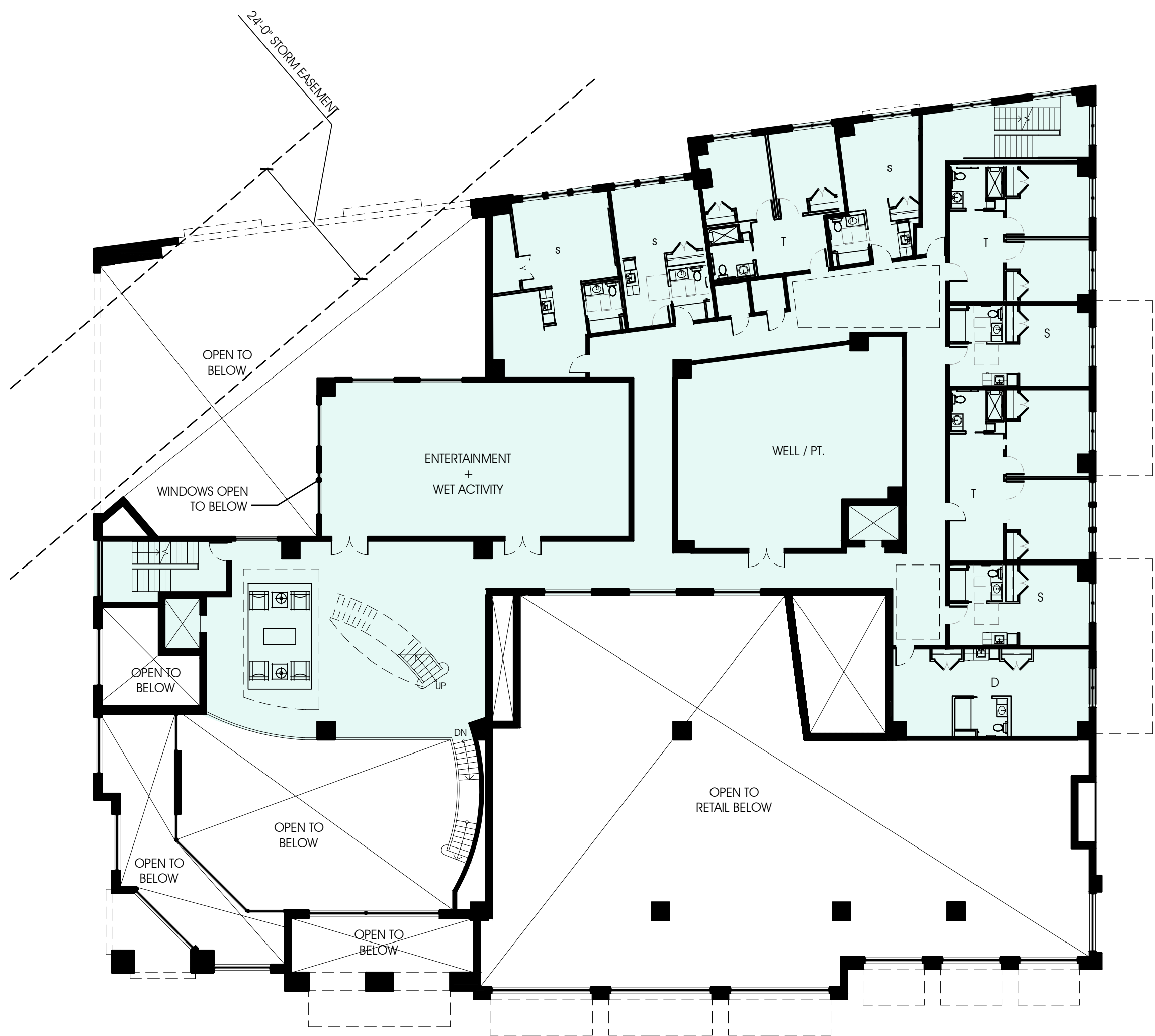




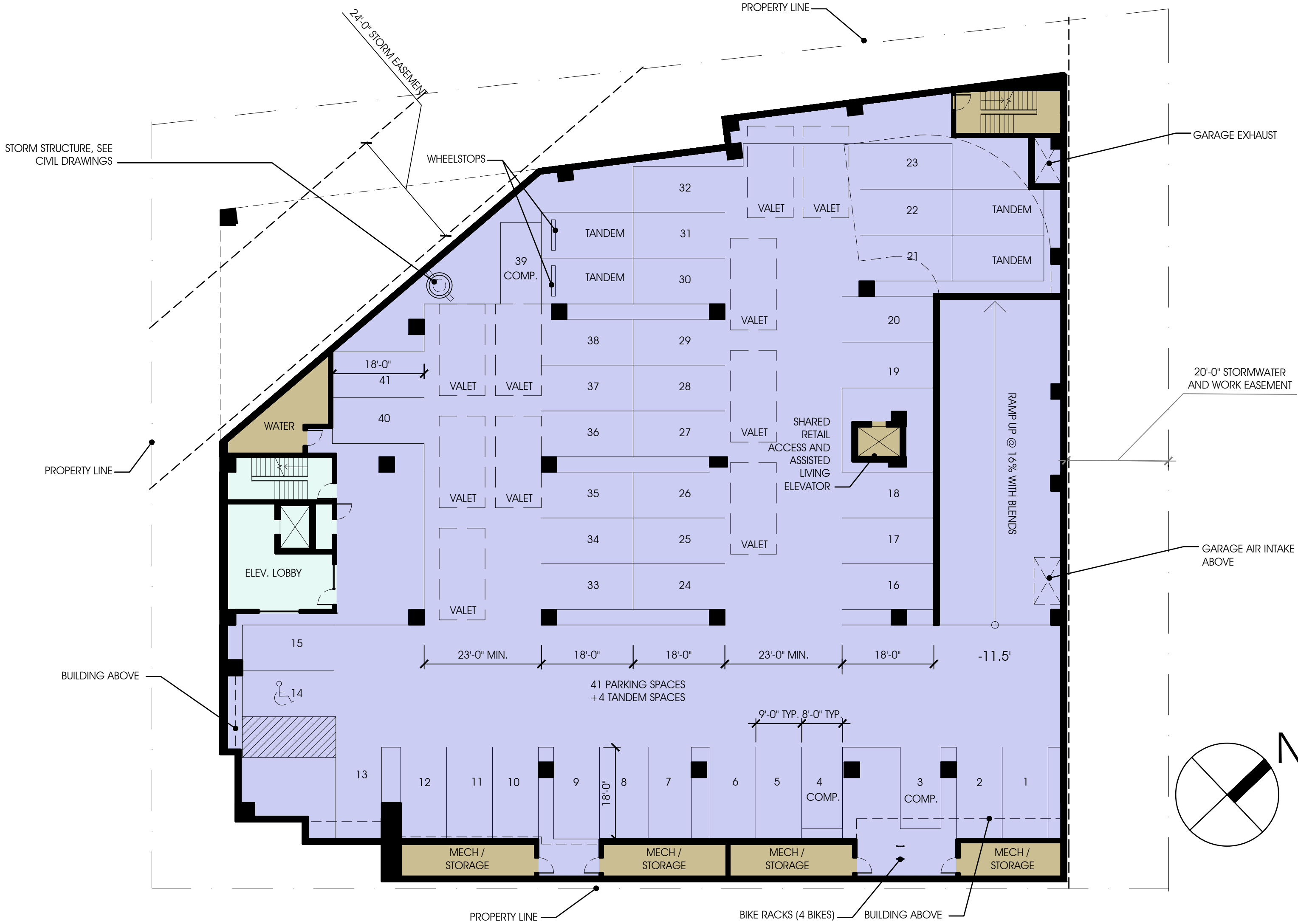
3RD FLOOR PLAN  
1/16"=1'-0"



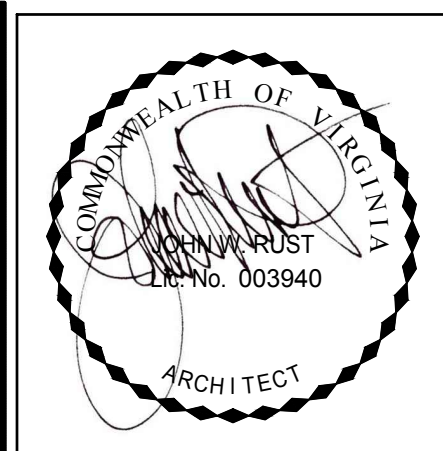
2ND FLOOR PLAN  
1/16"=1'-0"



MEZZANINE FLOOR PLAN  
1/16"=1'-0"



GARAGE FLOOR PLAN  
1/16"=1'-0"



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www.rustorling.com

# SUNRISE OF VIENNA

100 - 102 Maple Avenue East  
Vienna, Virginia

18012

REVISIONS	
DATE	DESCRIPTION

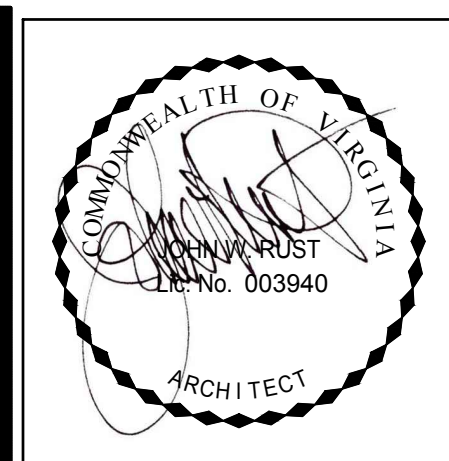
MAC REZONING  
PLAN  
04.08.19

FLOOR PLANS

SHEET NO.

**A1.2**





**RUST | ORLING**  
ARCHITECTURE

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**SUNRISE OF VIENNA**  
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Vienna, Virginia

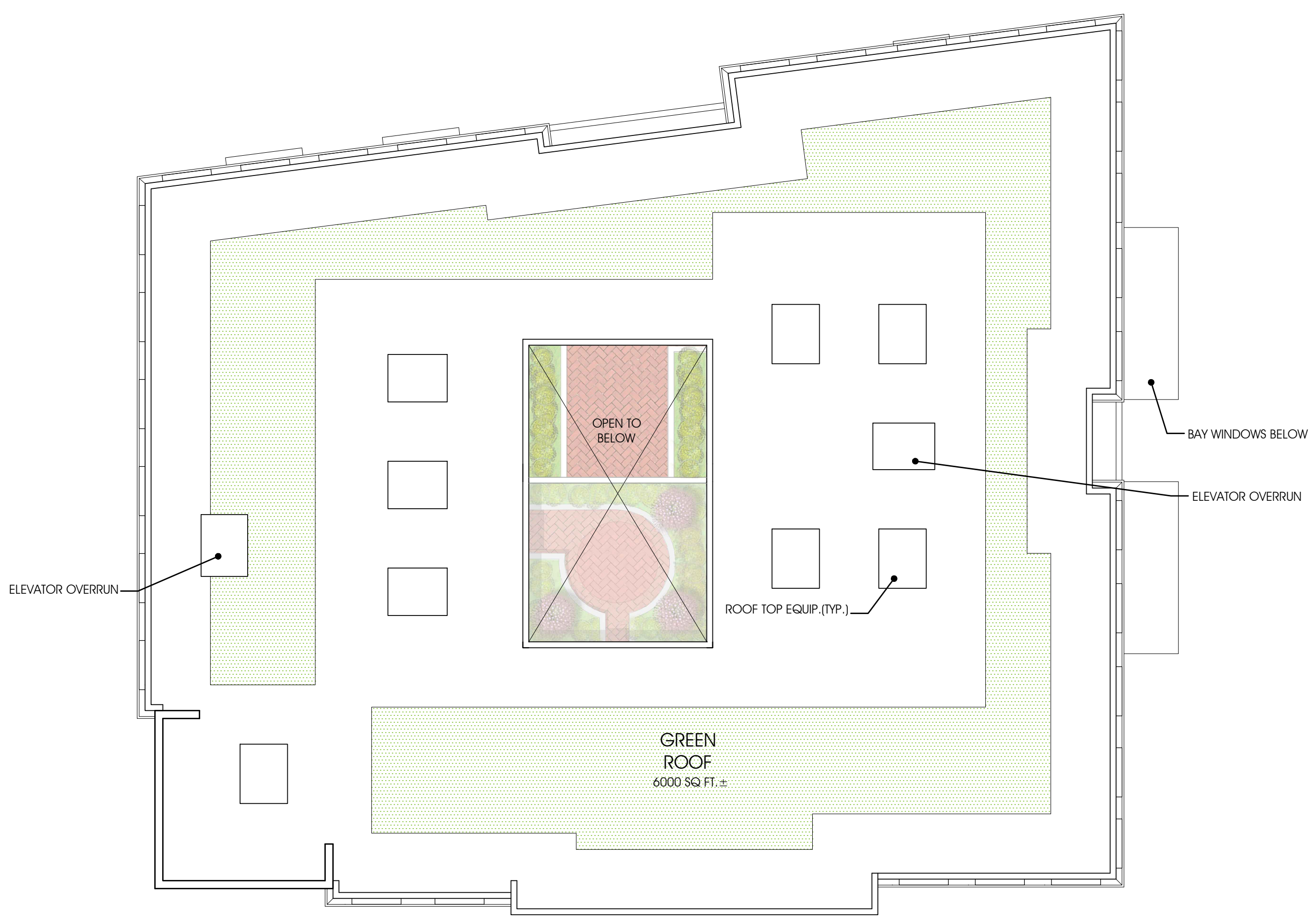
18012

REVISIONS	
DATE	DESCRIPTION

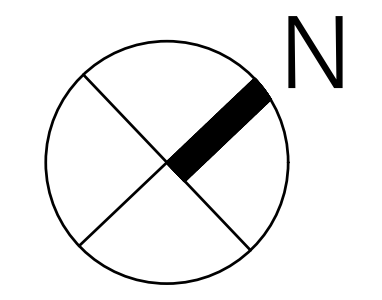
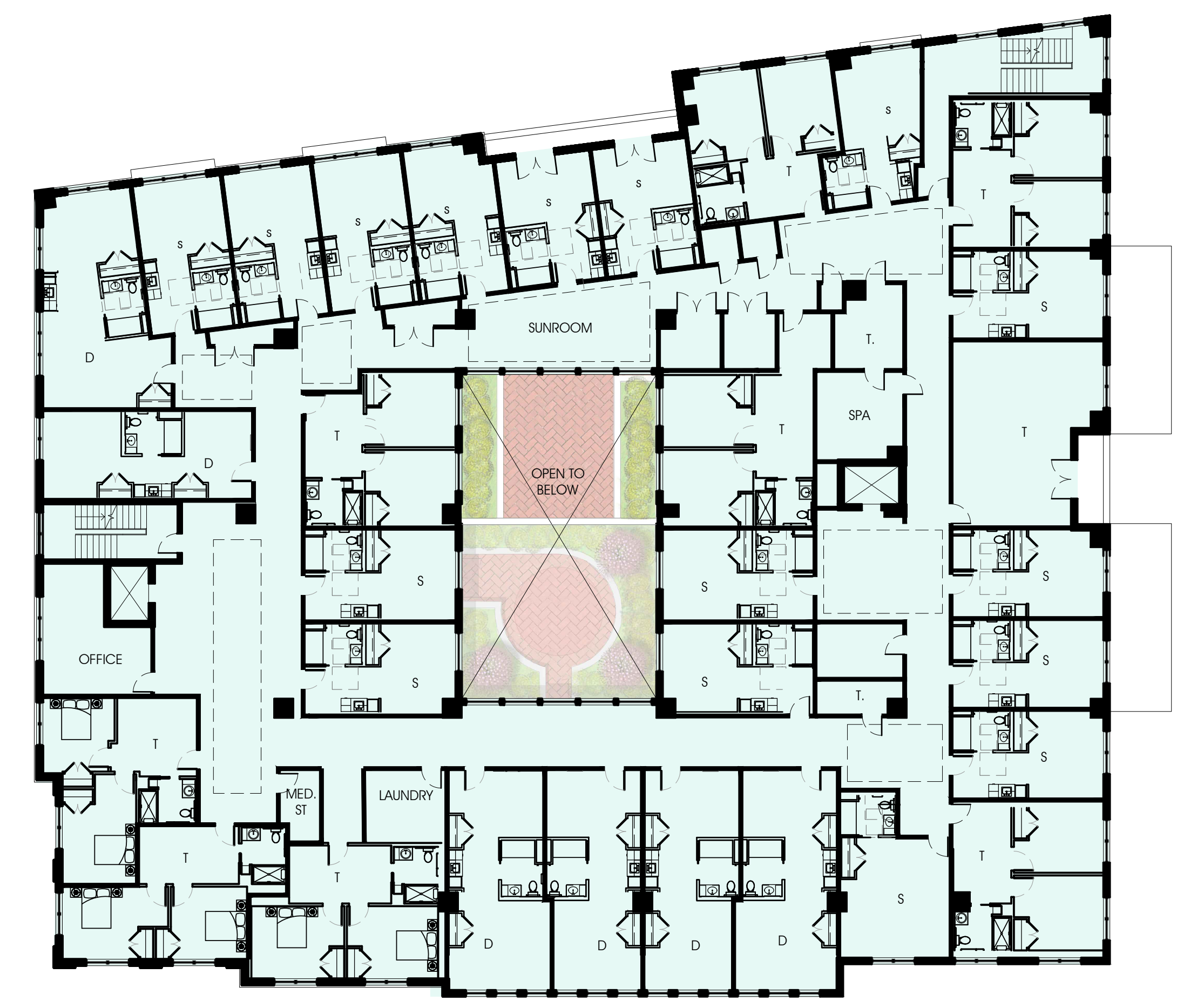
MAC REZONING  
PLAN  
04.08.19

FLOOR PLANS

SHEET NO.  
**A1.3**



ROOF FLOOR PLAN  
1/16"=1'-0"



4TH FLOOR PLAN  
1/16"=1'-0"

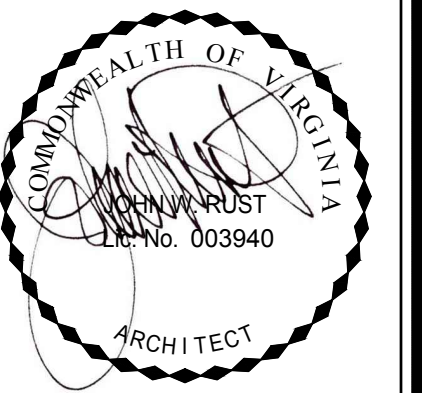




CENTER STREET ELEVATION  
1/8" = 1'-0"



MAPLE AVENUE ELEVATION  
1/8" = 1'-0"



**RUST | ORLING**  
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ALEXANDRIA, VA  
22314

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**SUNRISE OF VIENNA**  
100 - 102 Maple Avenue East  
Vienna, Virginia

18012

#### REVISIONS

DATE	DESCRIPTION

MAC REZONING  
PLAN  
04.08.19

EXTERIOR  
ELEVATIONS

SHEET NO.

**A2.1**





NORTH-WEST ELEVATION  
1/8" = 1'-0"



NORTH-EAST ELEVATION  
1/8" = 1'-0"



**RUST | ORLING**  
ARCHITECTURE

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22314

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**SUNRISE OF VIENNA**  
100 - 102 Maple Avenue East  
Vienna, Virginia

18012

REVISIONS

DATE	DESCRIPTION

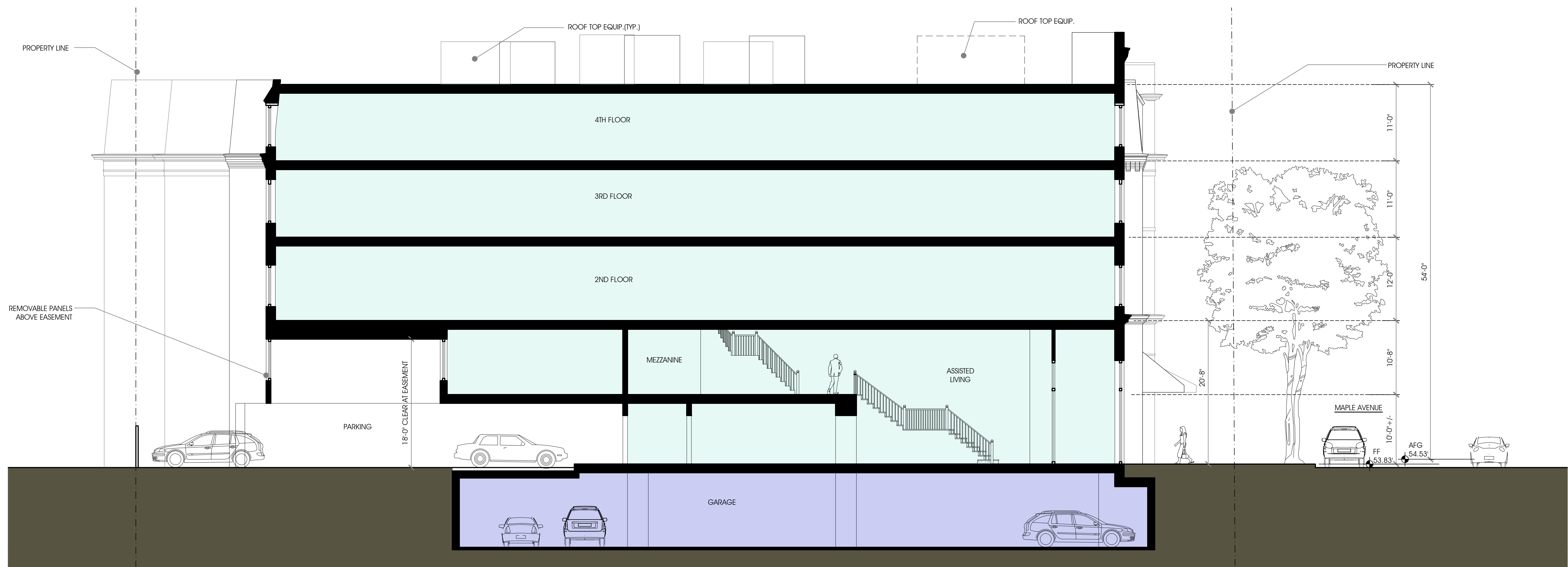
MAC REZONING  
PLAN  
04.08.19

EXTERIOR  
ELEVATIONS

SHEET NO.

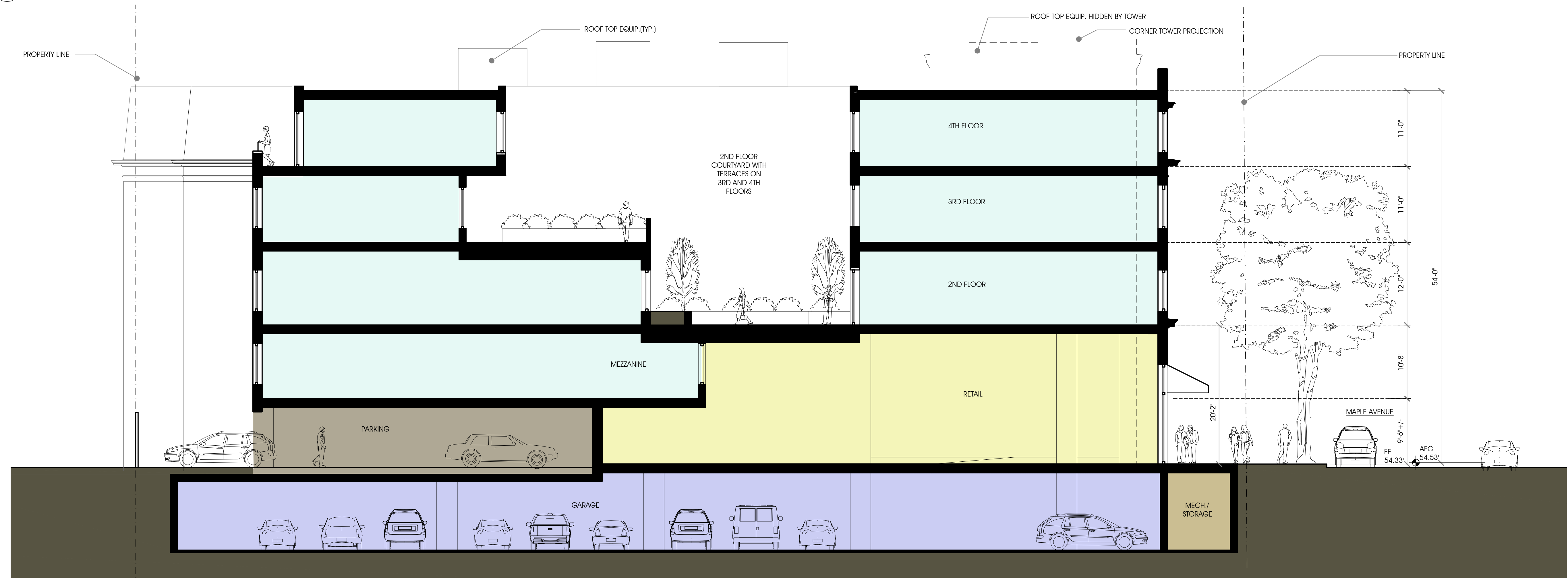
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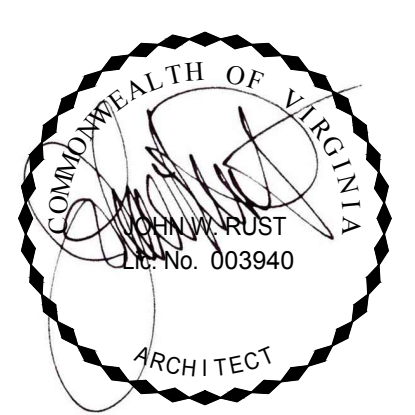
BUILDING SECTION THRU ASSISTED LIVING ENTRANCE (NEAR CENTER ST/ MAPLE AVE INTERSECTION)

1/8" = 1'-0"



A BUILDING SECTION THRU RETAIL AND COURTYARD (TOWARD VIENNA INN)

1/8" = 1'-0"



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www.rustorling.com

**SUNRISE OF VIENNA**  
100 - 102 Maple Avenue East  
Vienna, Virginia

18012

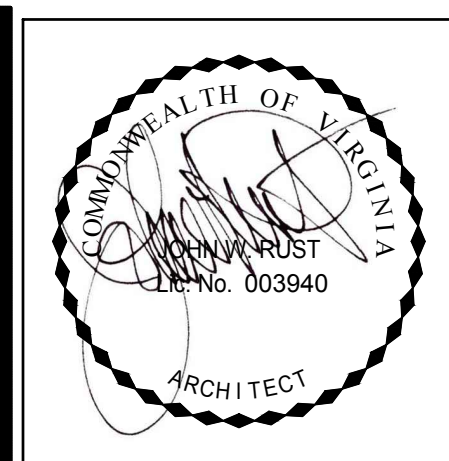
REVISIONS	
DATE	DESCRIPTION

MAC REZONING  
PLAN  
04.08.19

SECTIONS

SHEET NO.  
**A3.1**





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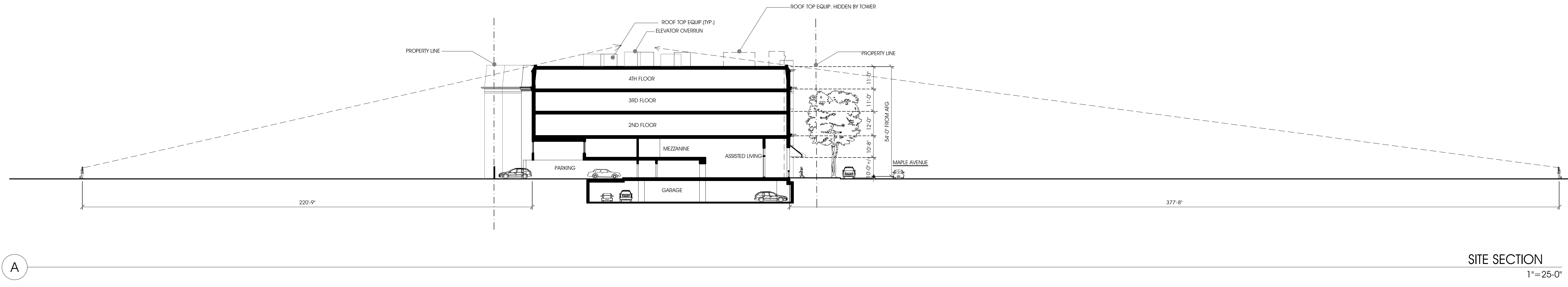
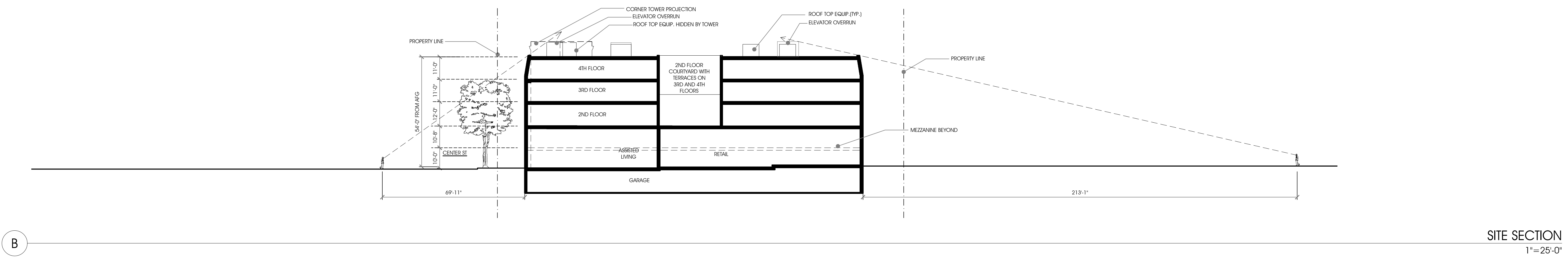
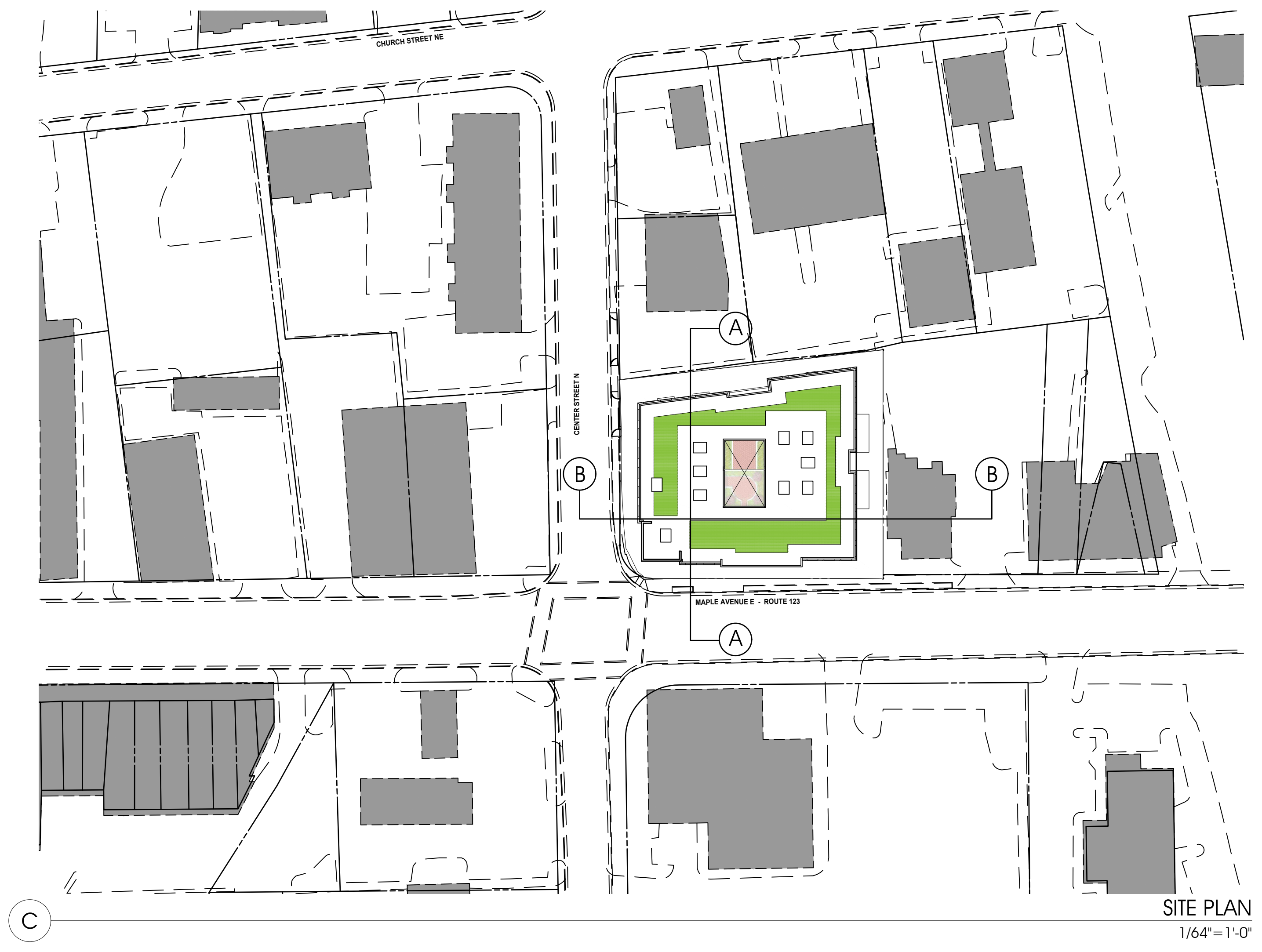
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REVISIONS	
DATE	DESCRIPTION

MAC REZONING  
PLAN  
04.08.19

SECTION

SHEET NO.  
**A3.2**



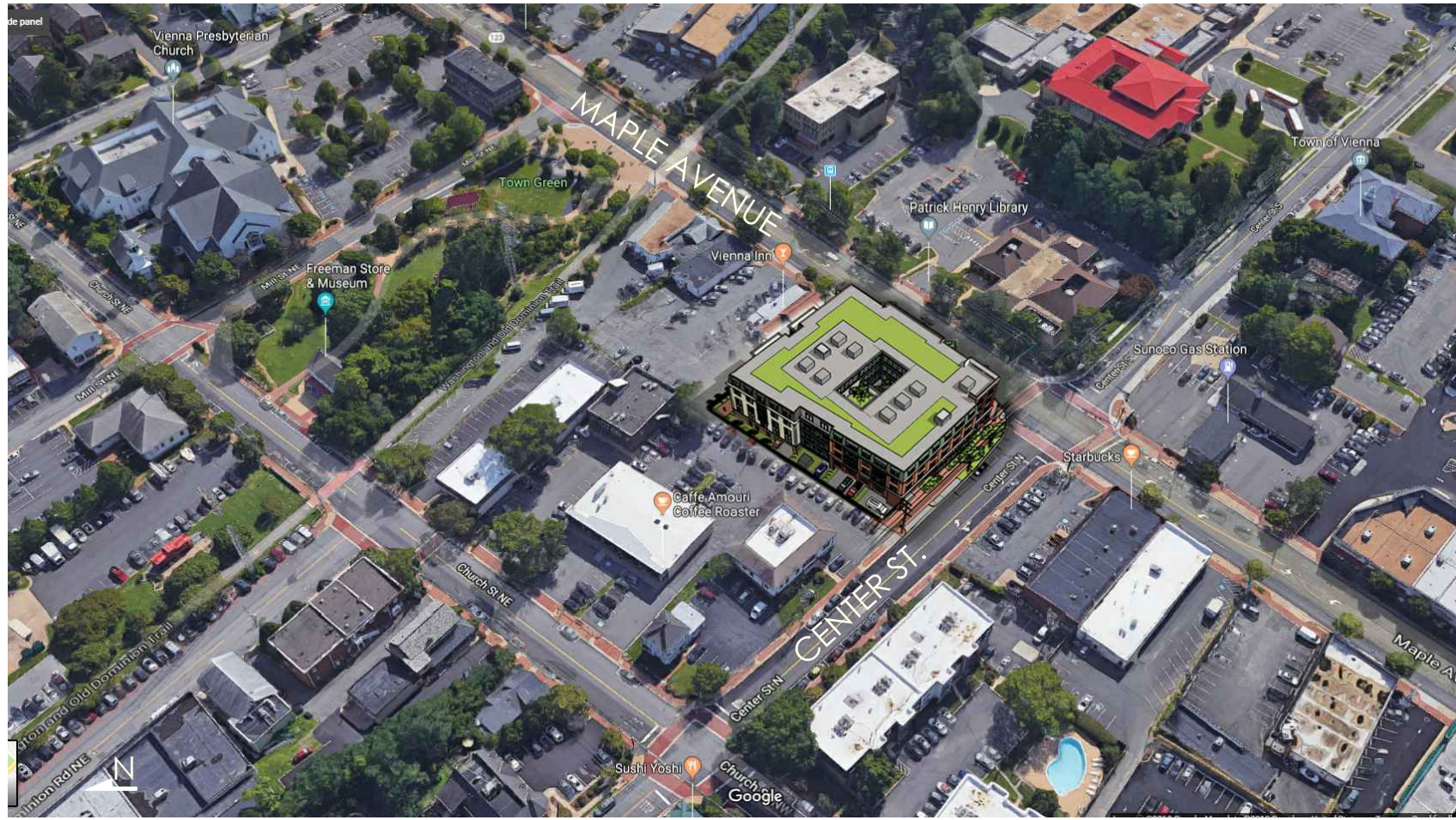




MAPLE AVENUE RENDERING



SOUTH AERIAL VIEW



WEST AERIAL VIEW



NORTH AERIAL VIEW



EAST AERIAL VIEW

SUNRISE OF VIENNA  
100 - 102 Maple Avenue East  
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DATE	DESCRIPTION

MAC REZONING  
PLAN  
04.08.19

RENDERINGS

SHEET NO.  
**A4.1**





D

VIEW 3



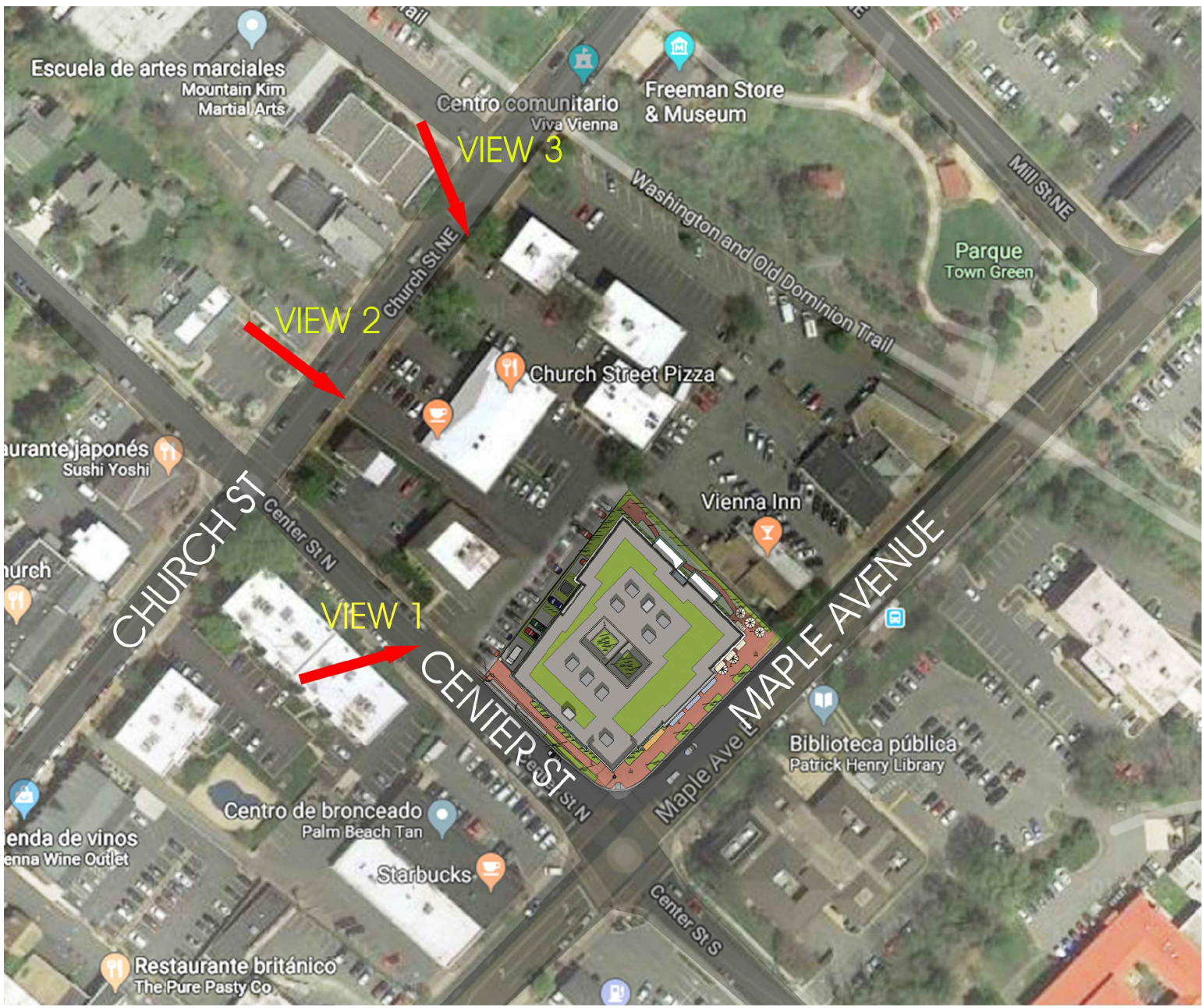
C

VIEW 2



B

VIEW 1



A

POINT OF VIEWS PLAN

# SUNRISE OF VIENNA 100 - 102 Maple Avenue East Vienna, Virginia

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REVISIONS	
DATE	DESCRIPTION

MAC REZONING  
PLAN  
04.08.19

RENDERINGS

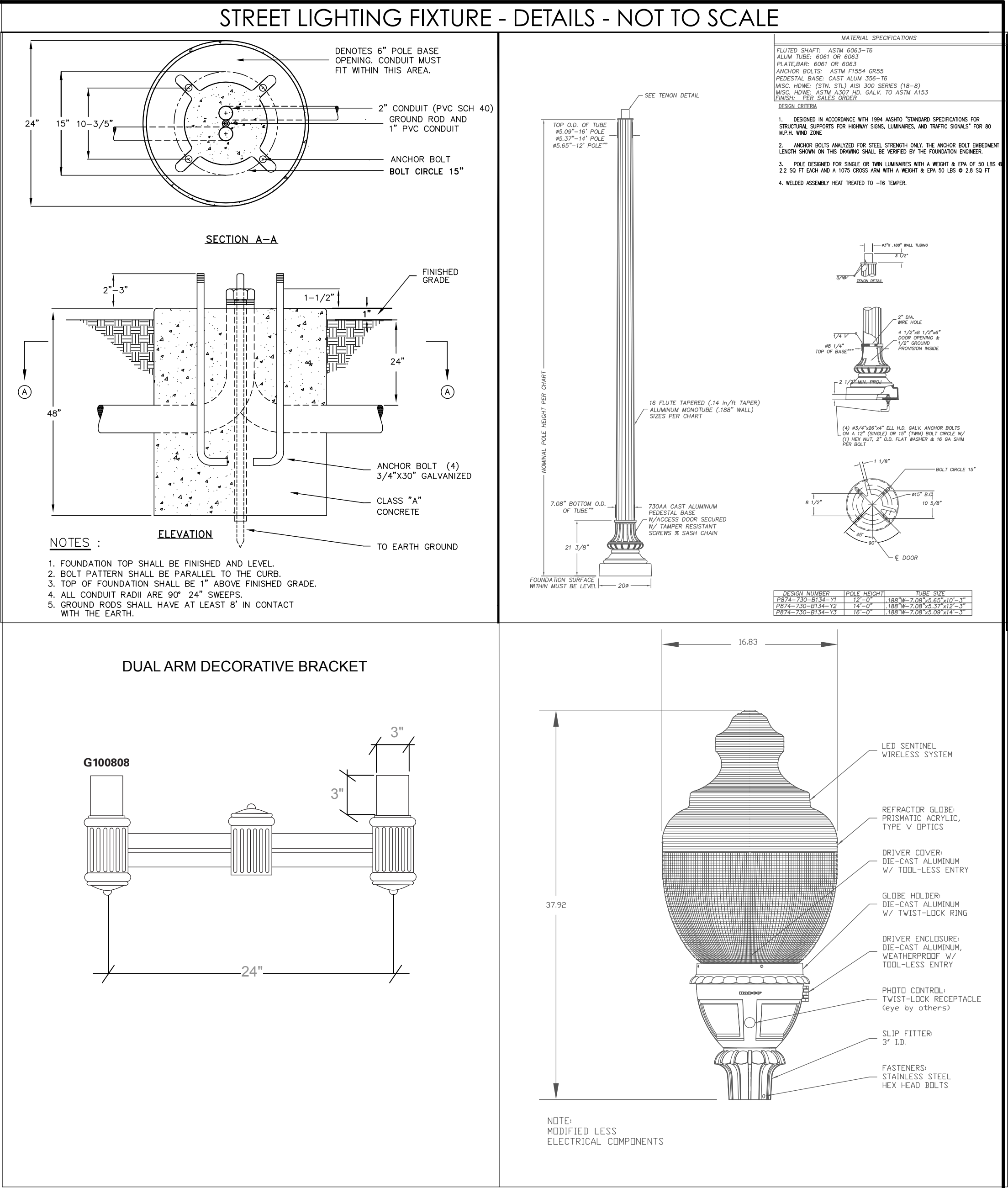
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1 SITE LIGHTING - ELECTRICAL  
E-001 GRAPHIC SCALE: 1" = 20'-0"

ANAL LIGHT SELECTION TO BE APPROVED BY BAR				LIGHTING FIXTURE SCHEDULE		ETR = EXISTING TO REMAIN		
FIXT. TYPE	DESCRIPTION	MANUFACTURER	CAT. NO.	LAMPS		VOLT	MOUNTING	REMARKS
				NO.	TYPE			
A	NEW DOMINION LED CARYLE GLOBE	RELUME TECHNOLOGIES	UA-S-D3-48-CW-UL-1 WITH DEC GRN FLUTED POLE	1	54.9 WATT 4000K LED	U	GROUND POLE	14' POLE HEIGHT
B	NEW DOMINION LED CARYLE DOUBLE GLOBE	RELUME TECHNOLOGIES	UA-S-D3-48-CW-UL-1 WITH DEC GRN FLUTED POLE	2	54.9 WATT 4000K LED	U	GROUND POLE	14' POLE HEIGHT
C	EXISTING DOMINION HPS CARYLE SINGLE GLOBE	COOPER LIGHTING	WS115SX33PR	1	70 WATT HPS	U	GROUND POLE	MTD @ 14'
D	EXISTING DOMINION HPS CARYLE DOUBLE GLOBE	COOPER LIGHTING	WS115SX33PR	2	70 WATT HPS	U	GROUND POLE	MTD @ 14'
E	CANOPY WALKWAY RECESSED LUMINAIRE	EATON	PD1010ED10-PDM6A830-64VC	1	12.1 WATT 3000K LED	U	RECESSED CEILING	MTD @ 18' U'ON
F	EXTERIOR BUILDING MTD LED SCONCE	WAC LIGHTING	RPL-GLA-1917	1	11 WATT 3000K LED	U	WALL SURFACE	MTD @ 12' U'ON
G	GARAGE LOW CEILING LED FIXTURE	GE	ECR-A-0-A5-F-525-40K-4-B-D	1	35 WATT 4000K LED	U	RECESSED CEILING	MTD @ 8.5'
H	GARAGE HIGH CEILING LED FIXTURE	GE	ECR-A-0-B5-F-525-40K-4-B-D	1	64 WATT 4000K LED	U	RECESSED CEILING	MTD @ 18'

STATISTICS					
Area Description	Average	Maximum	Minimum	Max/Min	Avg/Min
Parking Garage	6	14.6	1	14.6:1	6.0:1
Center Street North	0.7	2.4	0.2	12.0:1	3.5:1
Maple Avenue	1	5.2	0.3	17.3:1	3.3:1
Crosswalk	0.7	2.3	0.1	23.0:1	7.0:1
Sidewalk	1.1	7	0.4	17.5:1	2.8:1
Pocket Park	0.6	2.5	0.3	8.3:1	2.0:1

<div><div><div><div>SUMMIT</div><div>ENGINEERS, INC</div><div><div>Mechanical Electrical Consultants</div><div>5307 Lee Hwy Arlington, VA. 22207</div><div>703-639-5593 summitengineers.com</div></div></div></div></div>			
SUMMIT PROJECT # 2018074.00			
ARLINGTON, VIRGINIA			
DEPARTMENT OF ENVIRONMENTAL SERVICES			
SUNRISE of VIENNA			
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VIENNA, VIRGINIA			
SCALE: AS INDICATED	SHEET: E-001	DRAWN: ALW	CHECKED: JKD
SUBMITTED DATE: 09.11.18			

