

SUNRISE OF VIENNA

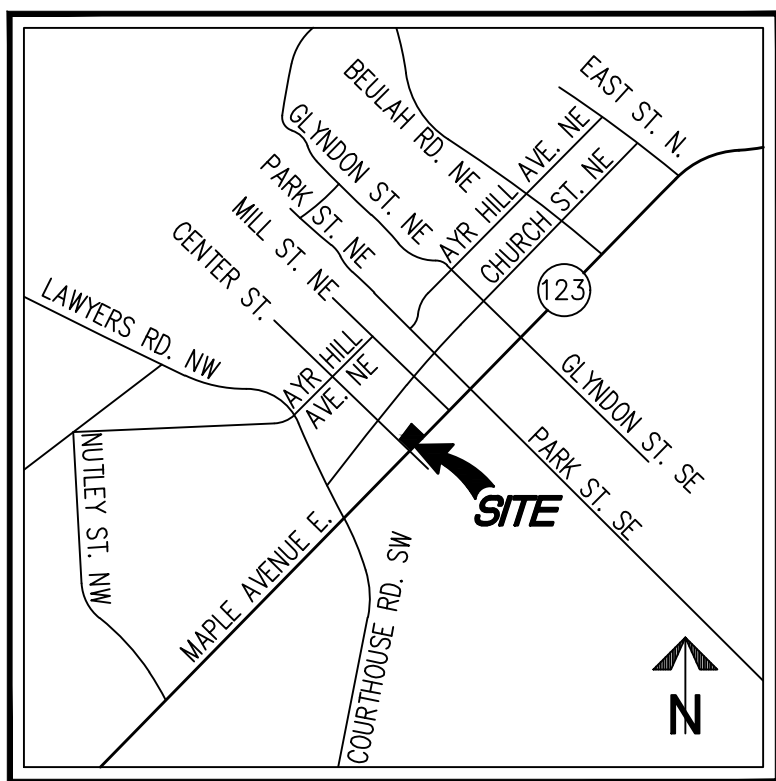
100, 102, & 112 MAPLE AVENUE EAST, VIENNA, VA 22180

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

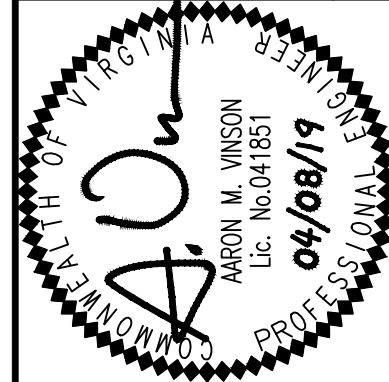
WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046
703.532.6163
CONTACT: AARON VINSON, P.E.

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

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CHECKED: AV
DRAWN: TPB

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

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

NOTES

- ## REQUESTED MODIFICATIONS SUMMARY

- ## INCENTIVE FEATURES SUMMARY

- PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

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%)

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

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

PARKING TABULATIONS

*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.

DEVELOPMENT TABULATIONS

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

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

BIKE PARKING TABULATIONS

BIKE PARKING REQUIRED (18-95.10.F):

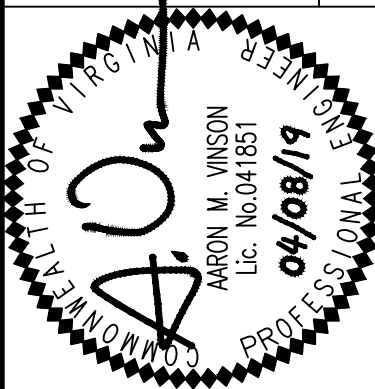
BIKE PARKING PROVIDED:

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.

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

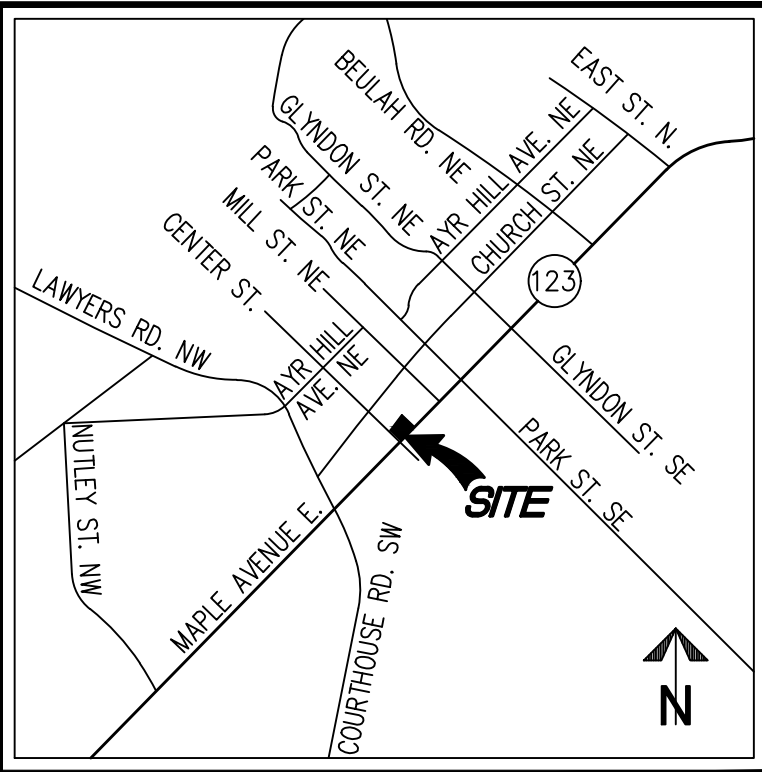
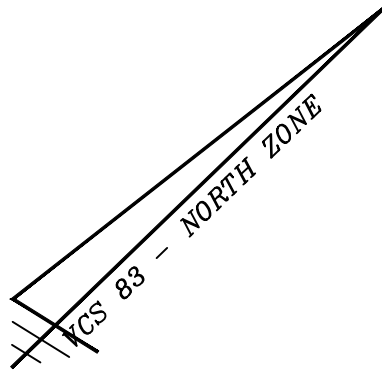
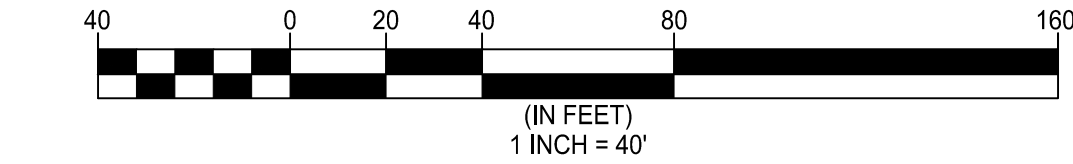
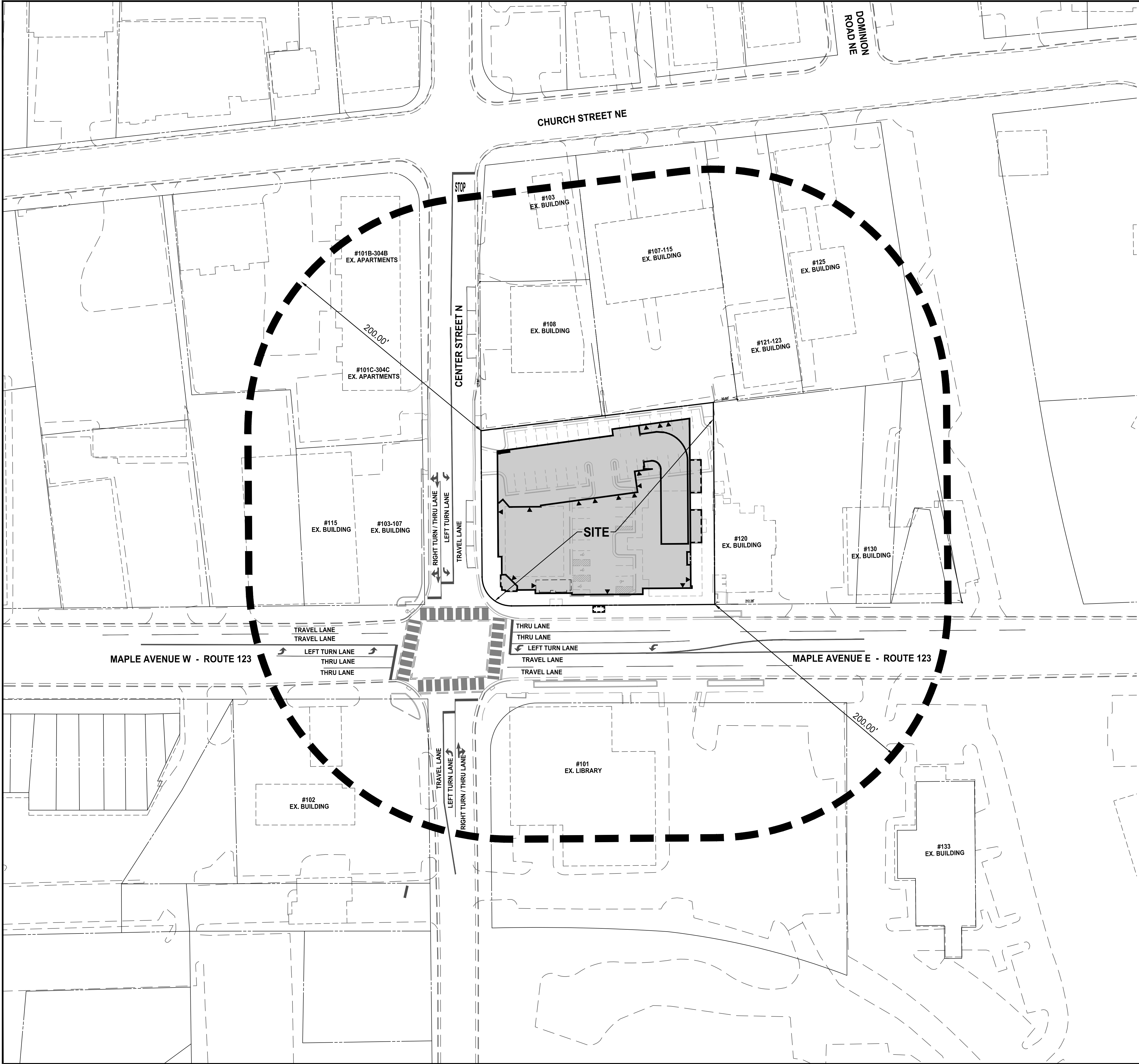
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ESTABLISHED 1945

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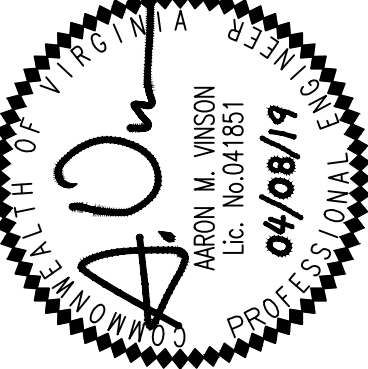
VICINITY MAP SCALE: 1"=2000'

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		APPROVED		DATE
	DESCRIPTION	REV. BY	DATE				



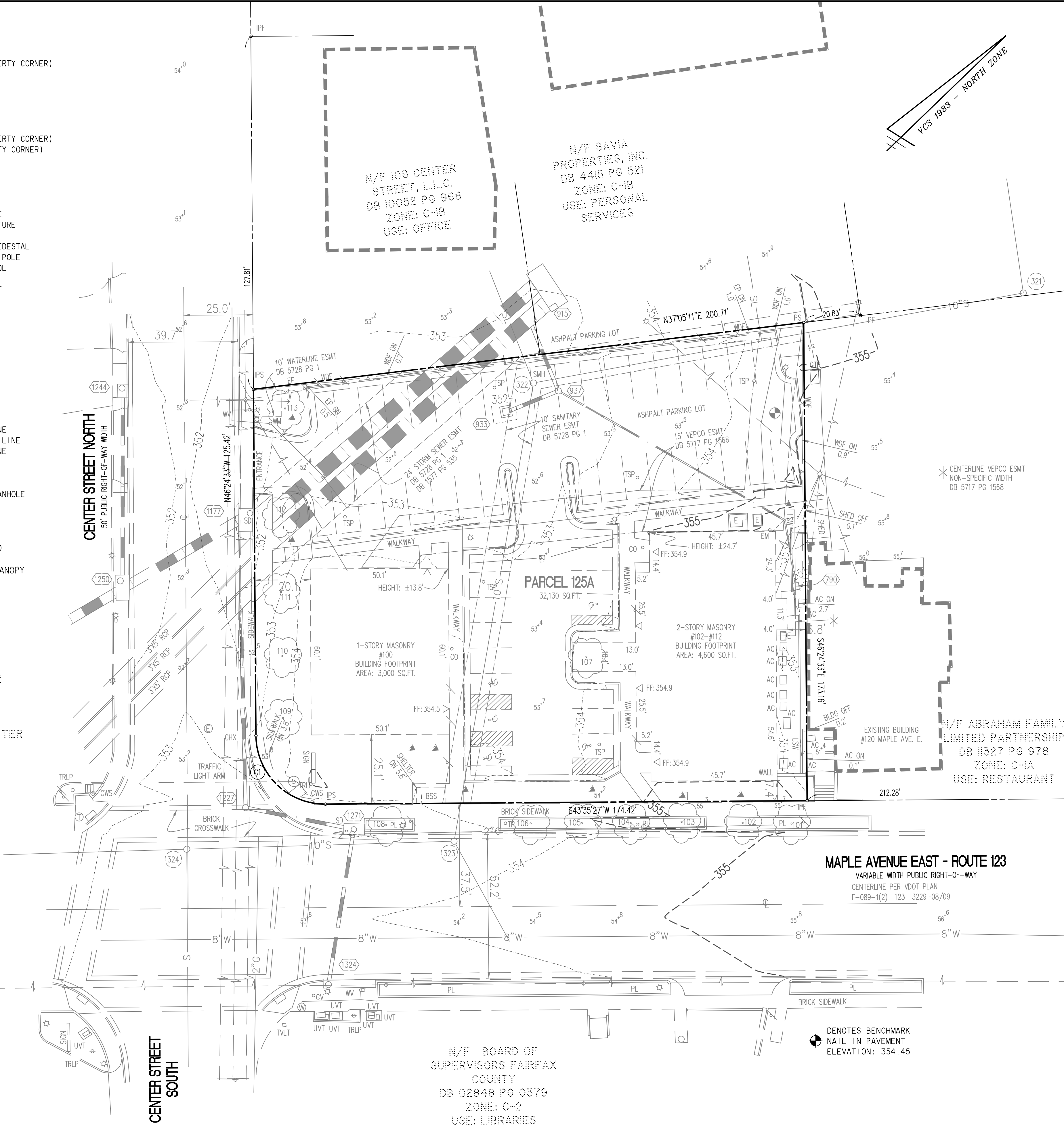
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LEGEND

AC	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
SO.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
X	DOORWAY
	GROUND LIGHT
	FIRE HYDRANT
	UTILITY POLE
	LIGHT POLE
	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
	ELECTRIC TRANSFORMER
	SIGN
	BOLLARD
	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



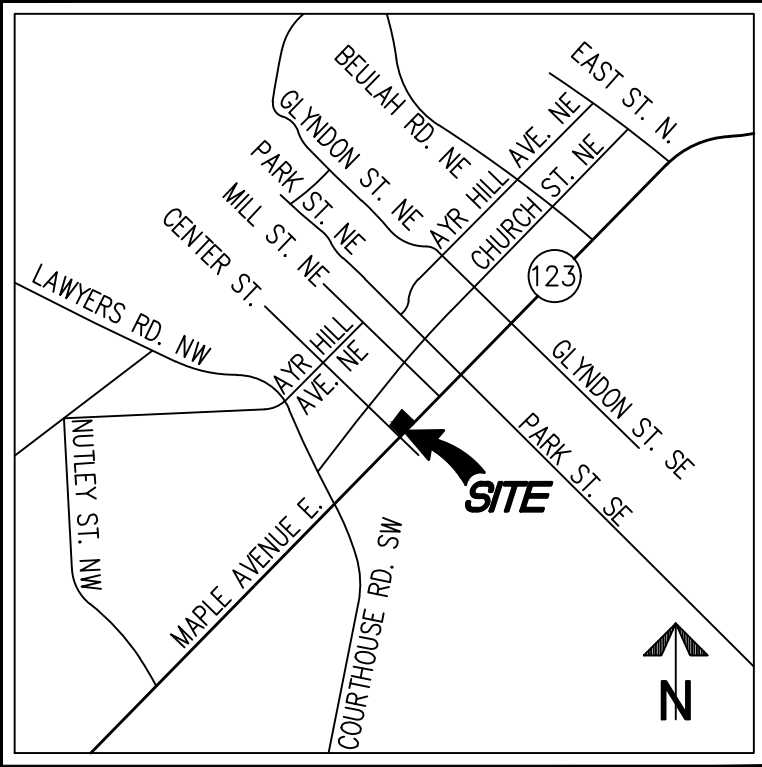
STORM SEWER AS-BUILT

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)	348.65
SD 937	
MANHOLE TOP	352.29
15" RCP IN (SD 933)	348.46
15" RCP OUT (EAST 66" RCP)	347.94

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

NOTES:

- 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).
- 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.
- 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.
- TOTAL AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET (RECORD)
- THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 04/24/2018.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, 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."
- 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.
- 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 ANP5; 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.
- 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.



VICINITY MAP

SCALE: 1"=2000'

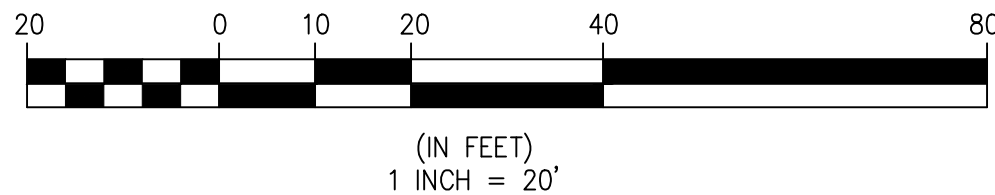
SANITARY SEWER AS-BUILT

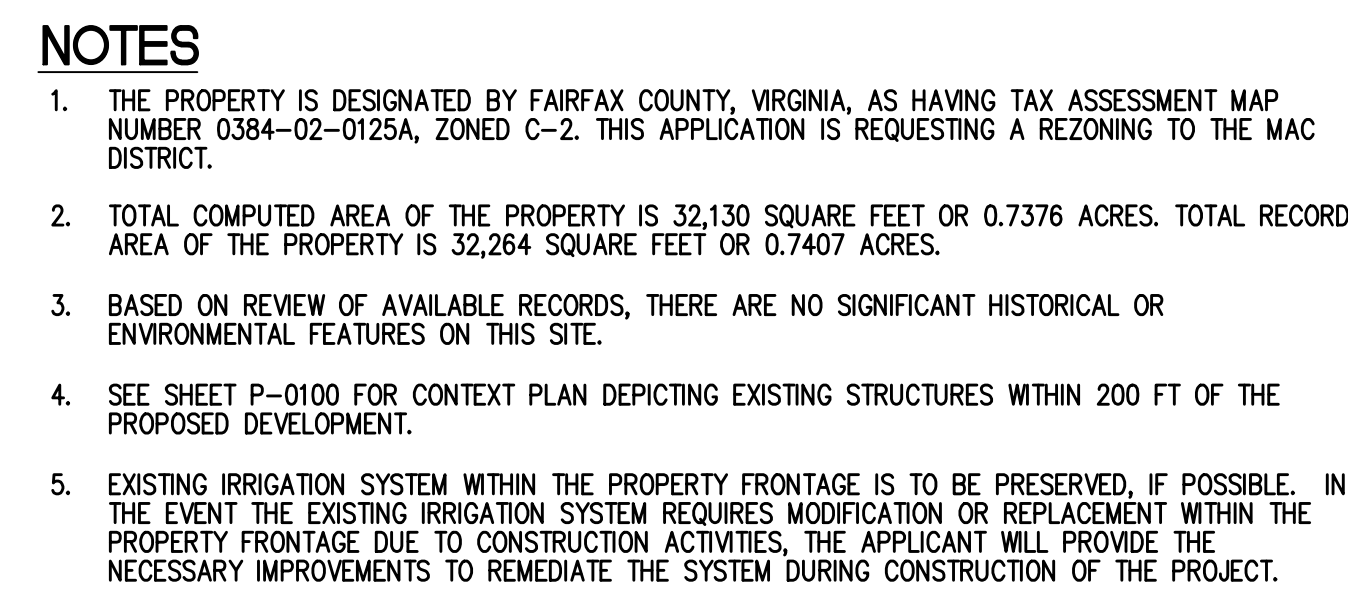
SMH 324	
TOP	353.14
10" INV IN (S.EAST)	346.30
10" INV IN (S.WEST)	346.30
10" INV OUT (SMH 323)	346.25
SMH 323	
TOP	353.38
INV IN (S.EAST)	345.96
10" INV IN (SMH 324)	345.88
10" INV OUT (SMH 322)	345.69
SMH 322	
TOP	352.10
INV IN (N.WEST)	345.25
10" INV IN (SMH 323)	344.60
10" INV OUT (SMH 321)	344.51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

PIPE SIZES ARE FROM RECORD INFORMATION

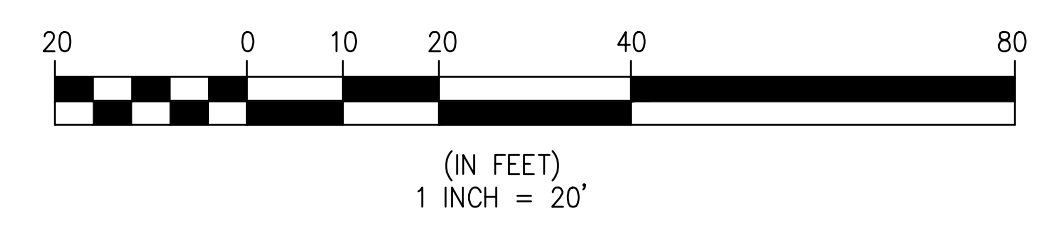
CURVE TABLE

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





(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)

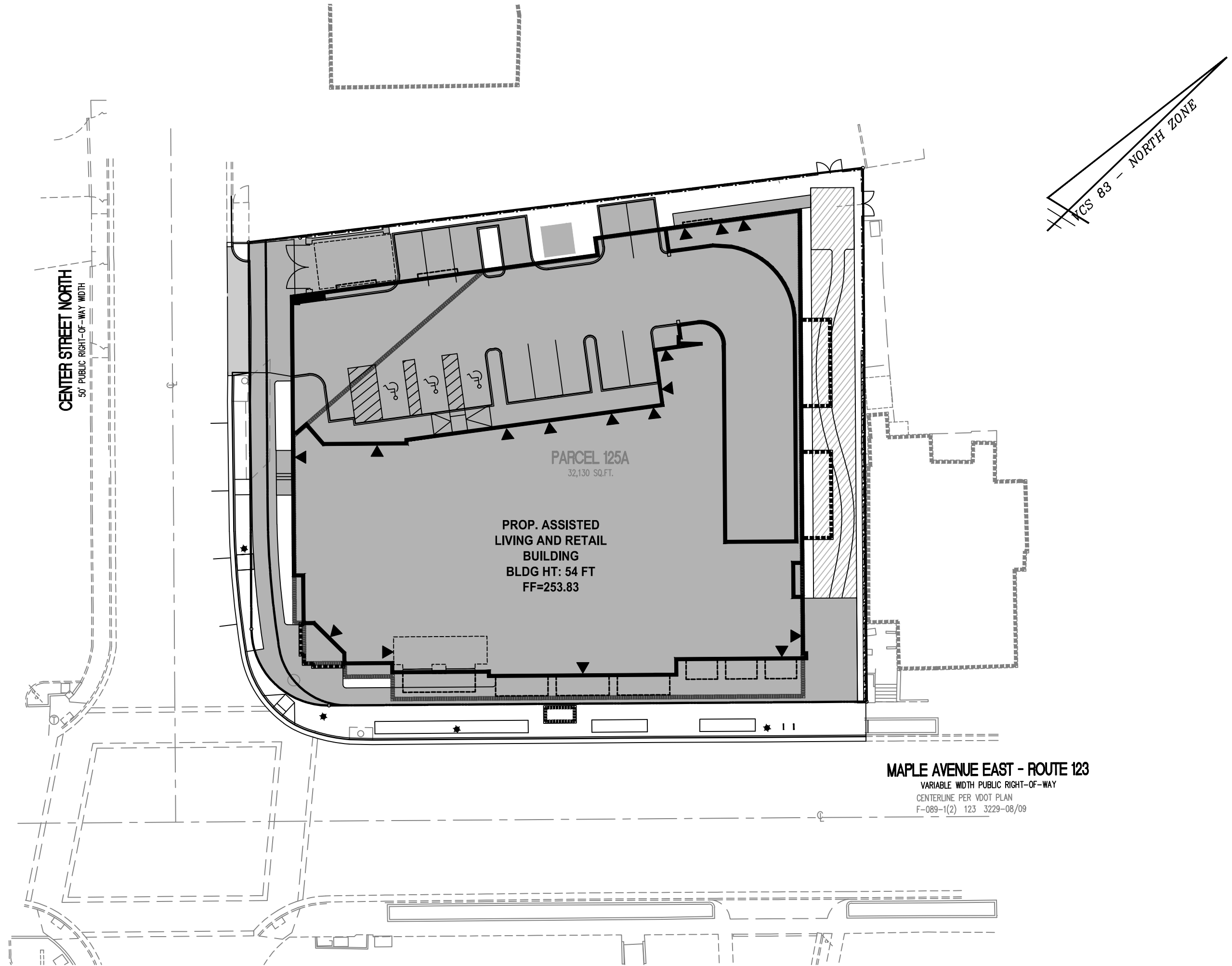
PROP. RETAINING WALL
(FOR INFORMATION ONLY
DESIGN BY OTHERS)

PROP. 12" SANITARY SEWER

(IN FEET)
1 INCH = 10'

	WALTER L. PHILLIPS INCORPORATED		ESTABLISHED 1945	SCALE:	DATE: 09/05/2018, 01/15/2019, 04/08/2019	DRAWN: TYP:	CHECKED: AV
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IMPERVIOUS AREA DIAGRAM
1" = 30'

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

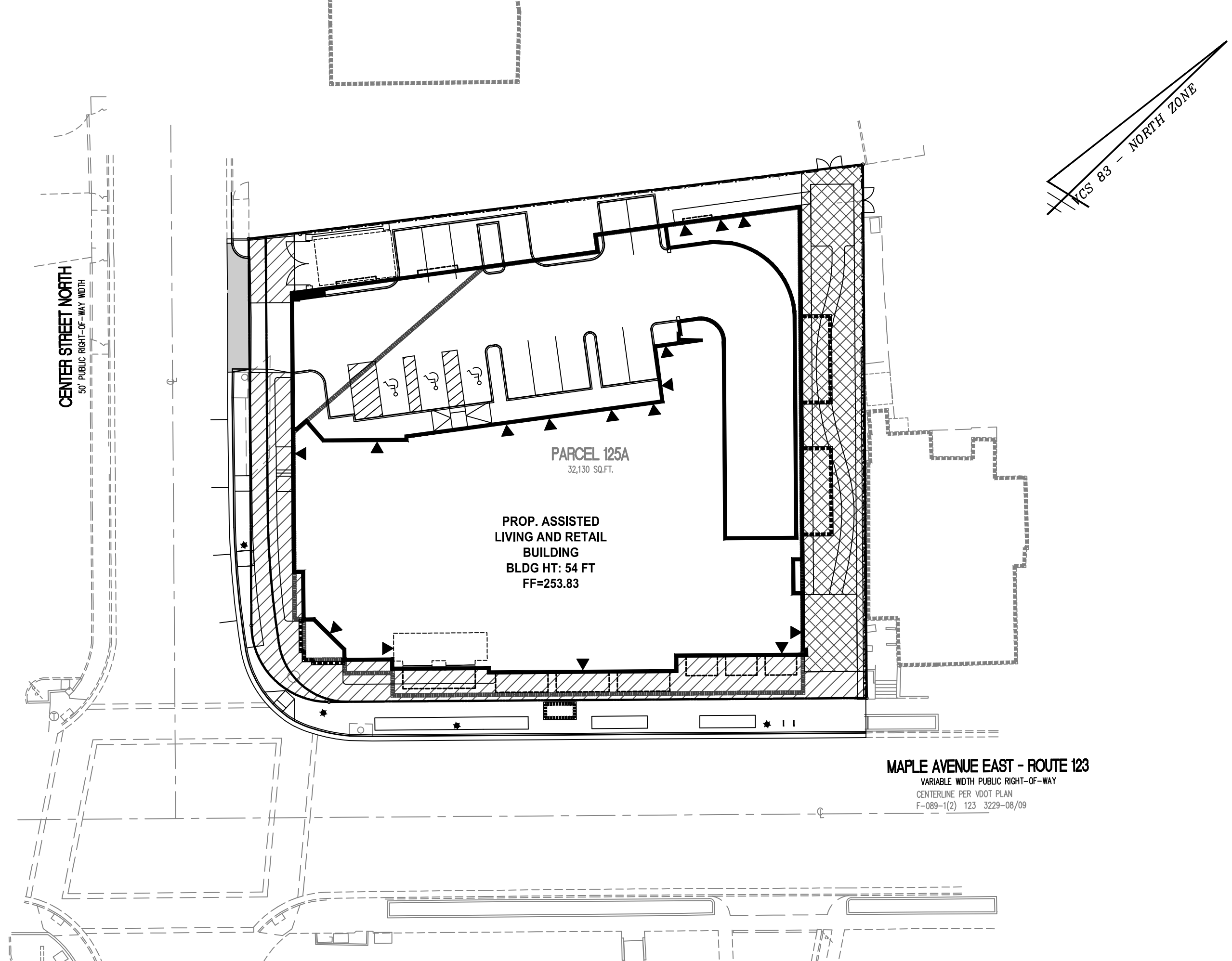
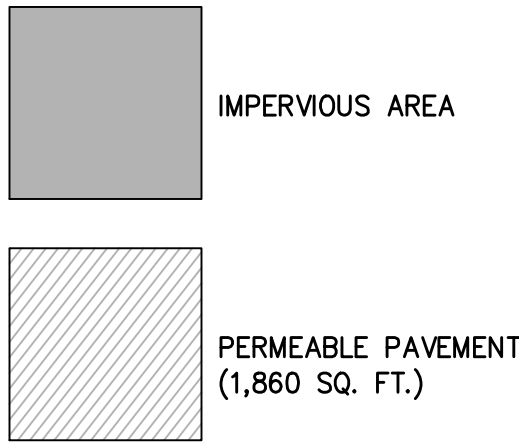
*INCENTIVES USED TO INCREASE MAX IMPERVIOUS COVER FROM 80% TO 90%

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

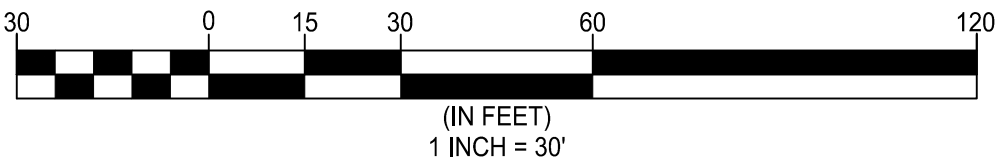
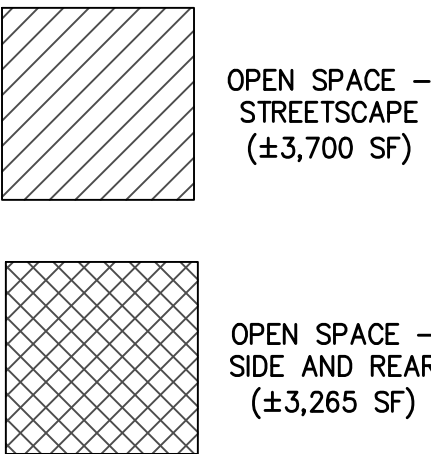


OPEN SPACE DIAGRAM
1" = 30'

OPEN SPACE CALCULATION

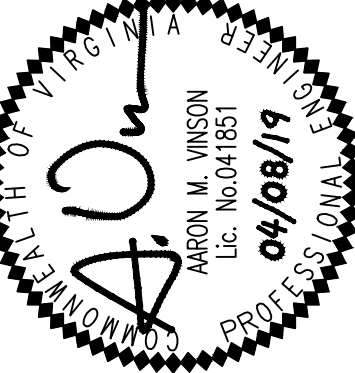
LOT AREA:		32,130 SF (0.7376 AC)
MIN OPEN SPACE REQUIRED	15% OF LOT AREA	4,820 SF MIN.
OPEN SPACE PROVIDED	±21.7% OF LOT AREA	±6,965 SF

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



OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT

SUNRISE OF VIENNA
MAC REZONING PLAN
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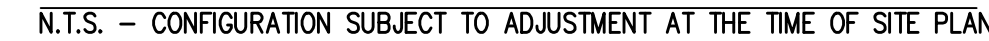


REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

WALTER L. PHILLIPS
INCORPORATED
SCALE: 1" = 30'
DATE: 08/08/2018, 01/15/2019, 04/08/2019
DRAWN: TPB
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N.T.S. - CONFIGURATION SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN



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 BE REPLACED AS PART OF THIS PROJECT.

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.

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, 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).

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.

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



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

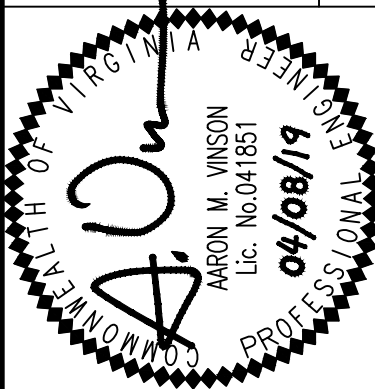
WALTER L.
PHILLIPS
 INCORPORATED

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

SCALE:

DATE: 09/02/2019, 01:15:2019, 04/02/2019

DRAWN: JPB
 CHECKED: AV

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VIA L'ENGINI

**LAURENCE P. LAVI
ARGENT**

FNGEAW

CONCLUSIONS

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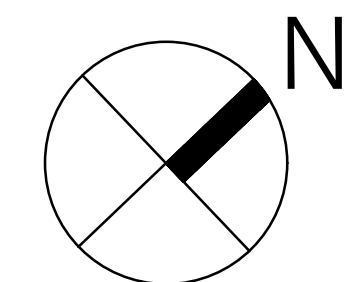
1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

1. *Journal of the American Medical Association*, 1997; 277: 1033-1036.

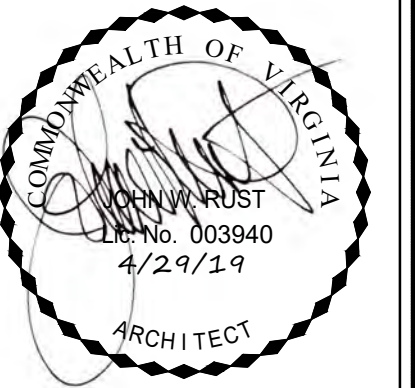
[illegible]

CENTER STREET NORTH

MAPLE AVENUE EAST



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



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ARCHITECTURE

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22314

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F - 703.548.4779
admin@rustorling.com
www.rustorling.com

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

18012

REVISIONS

DATE	DESCRIPTION
04.29.19	REVISION

MAC REZONING
PLAN
04.08.19

ARCHITECTURAL
SITE PLAN/
GROUND FLOOR
PLAN

SHEET NO.

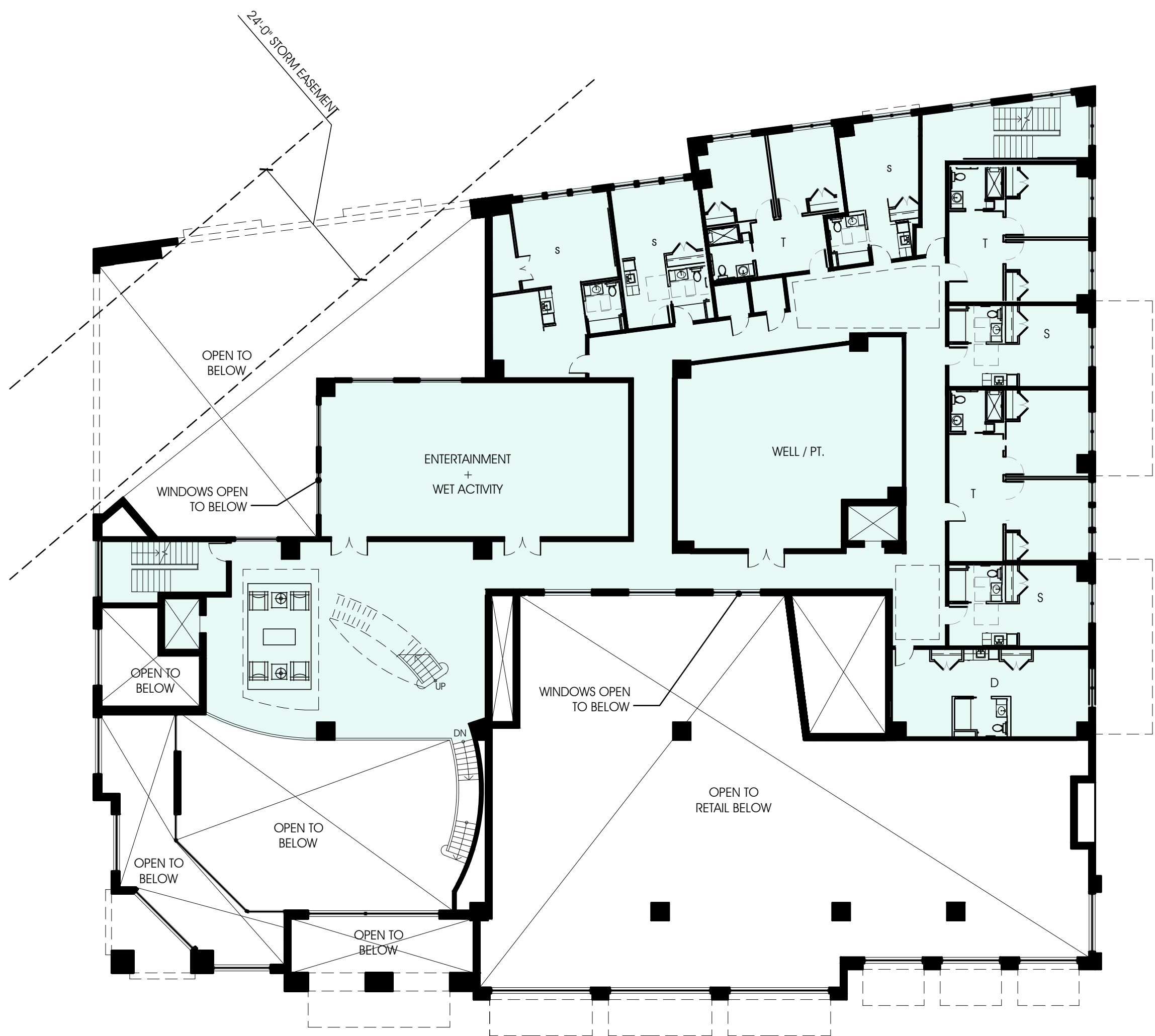
A1.1



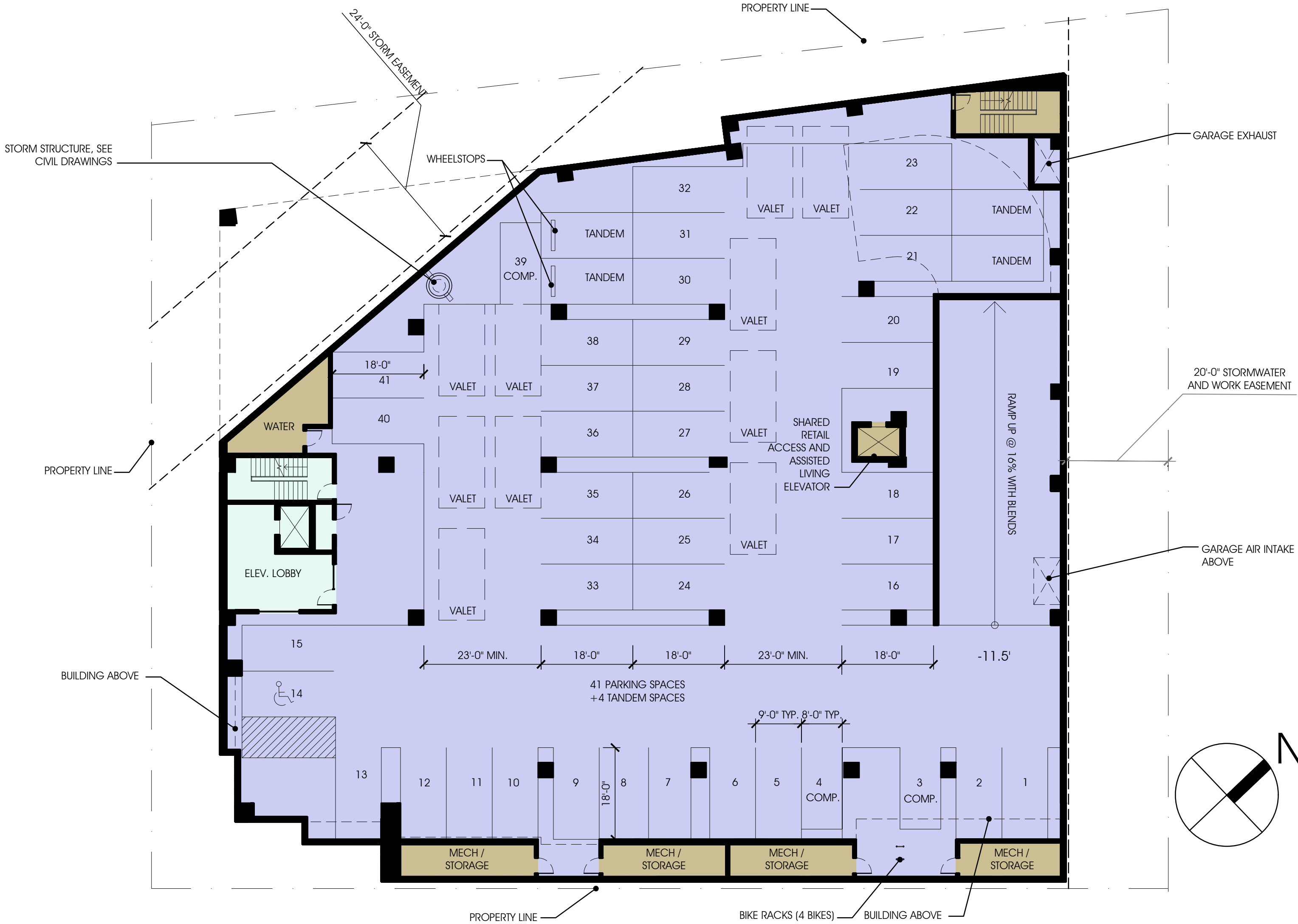
3RD FLOOR PLAN
1/16"=1'-0"



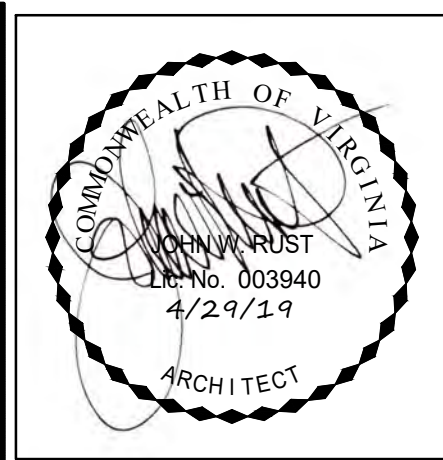
2ND FLOOR PLAN
1/16"=1'-0"



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



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



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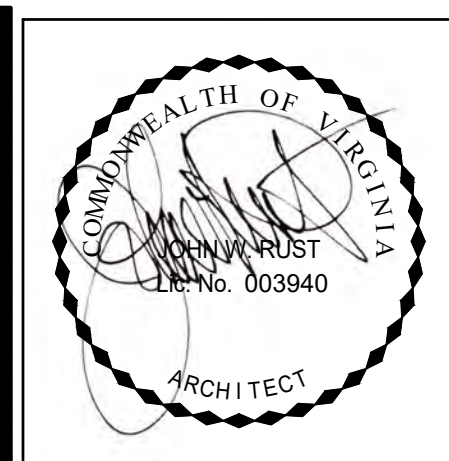
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MAC REZONING
PLAN
04.08.19

FLOOR PLANS

SHEET NO.

A1.2



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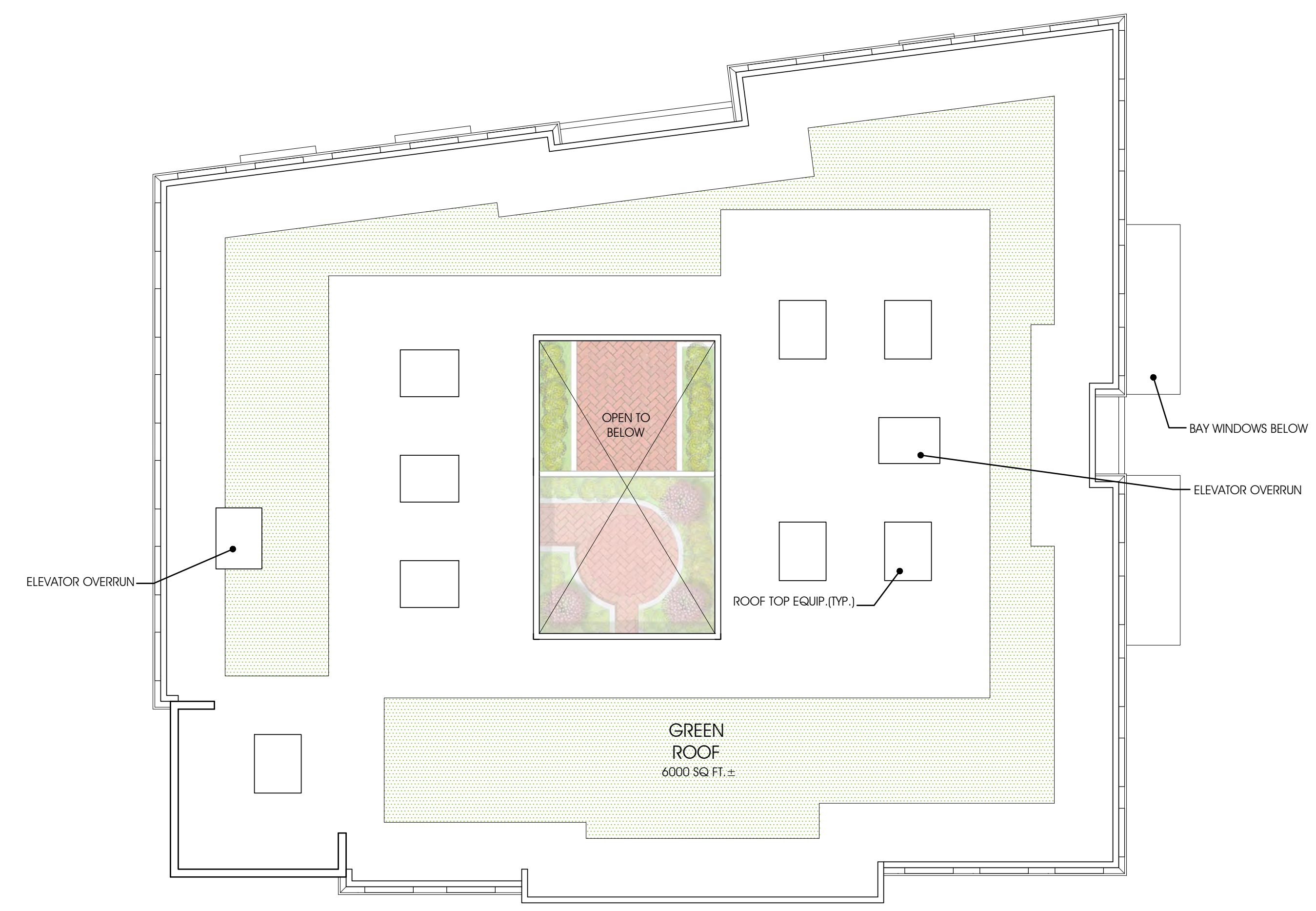
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REVISIONS	
DATE	DESCRIPTION

MAC REZONING
PLAN
04.08.19

FLOOR PLANS

SHEET NO.
A1.3



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

B



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

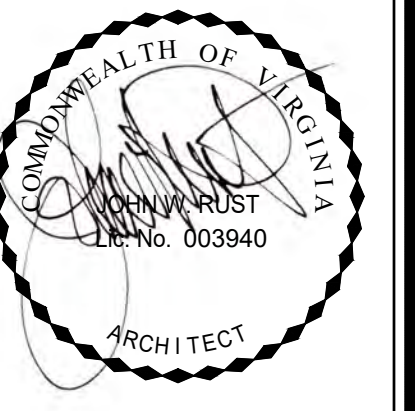
A



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



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



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EXTERIOR
ELEVATIONS

SHEET NO.

A2.1



B

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



A

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

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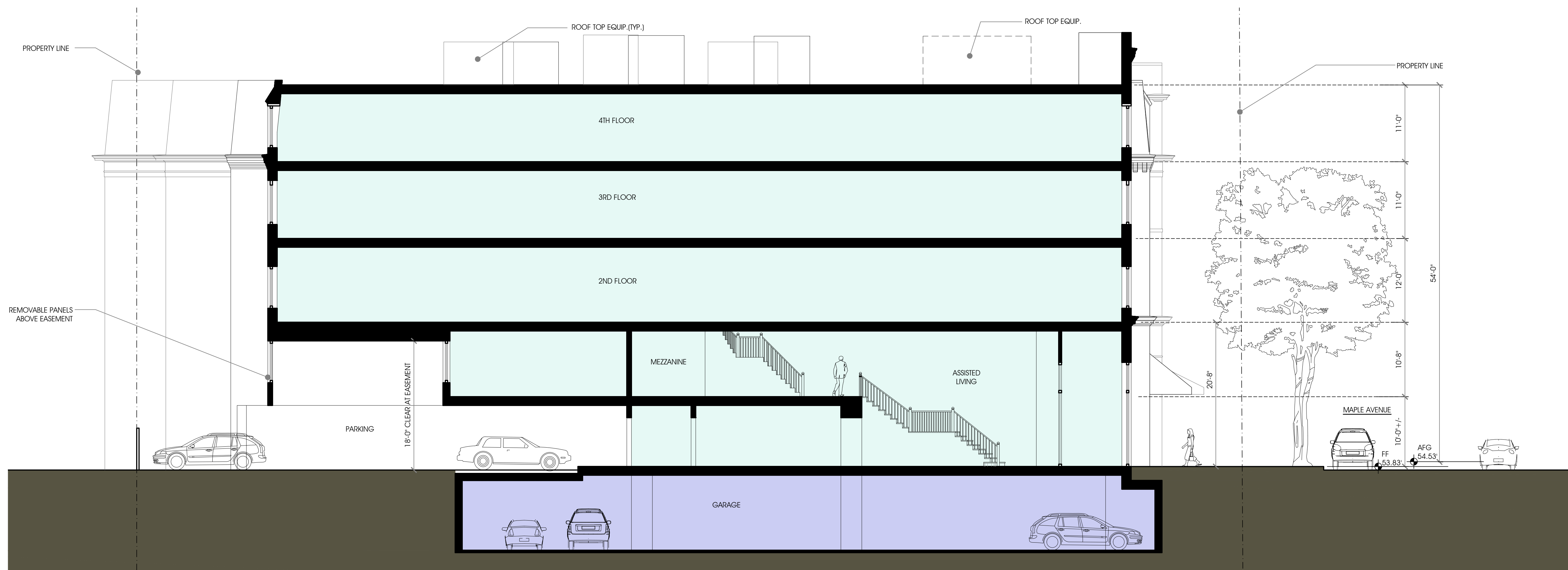
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DATE	DESCRIPTION

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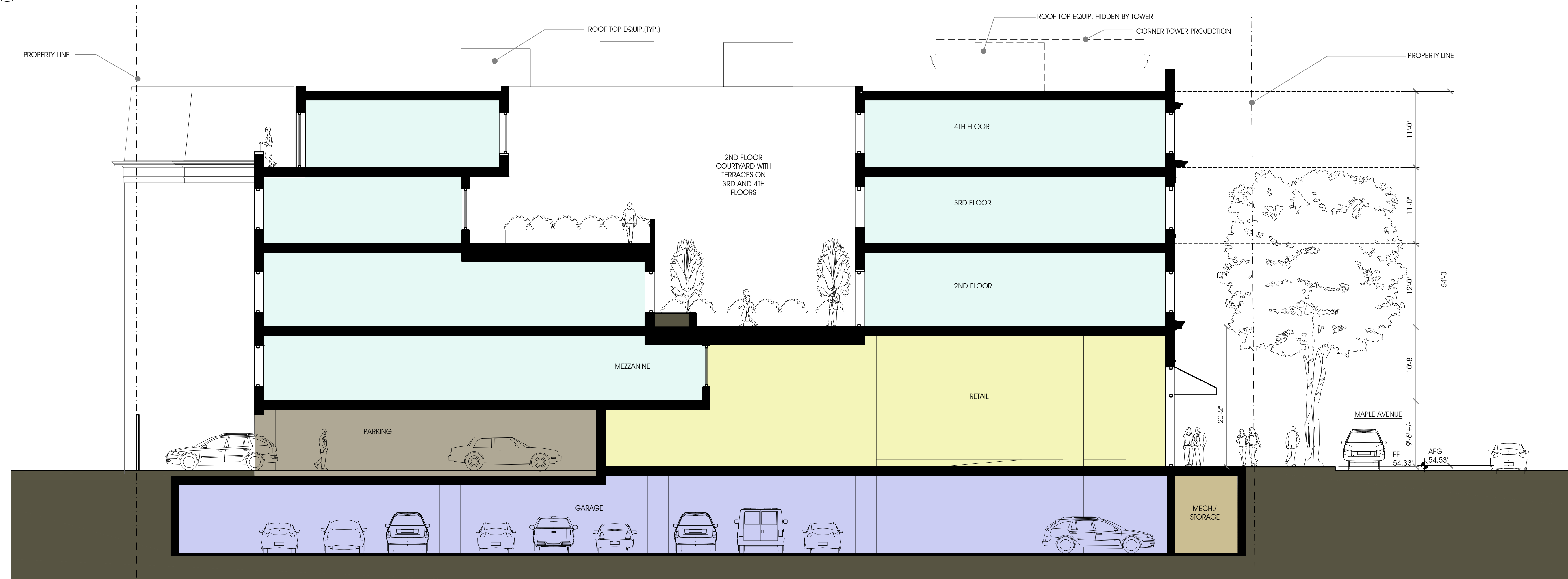
EXTERIOR
ELEVATIONS

SHEET NO.
A2.2



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

1/8" = 1'-0"



BUILDING SECTION THRU RETAIL AND COURTYARD (TOWARD VIENNA INN)

1/8" = 1'-0"



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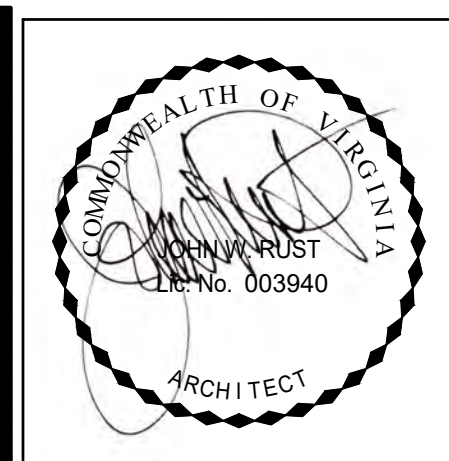
DATE	DESCRIPTION

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SECTIONS

SHEET NO.

A3.1



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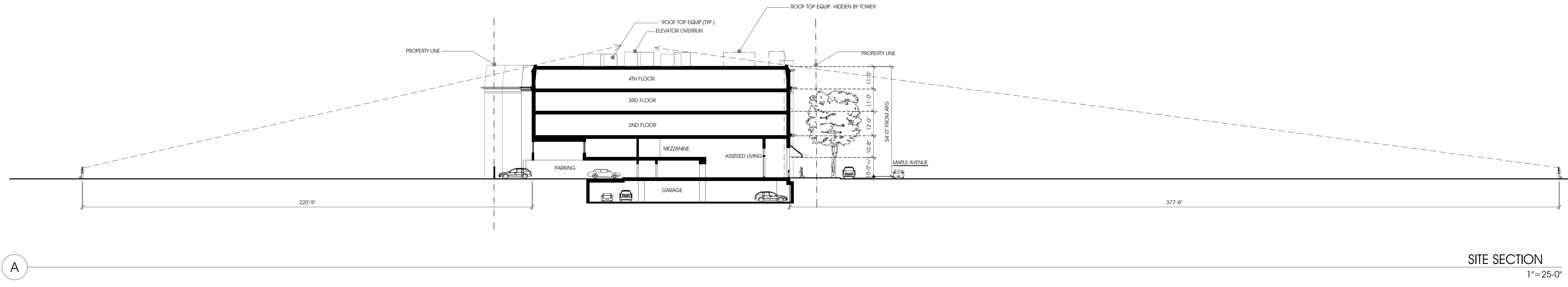
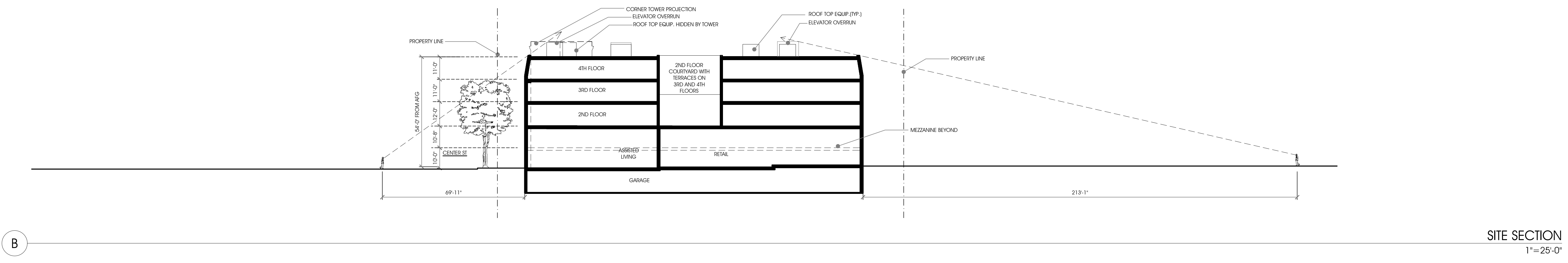
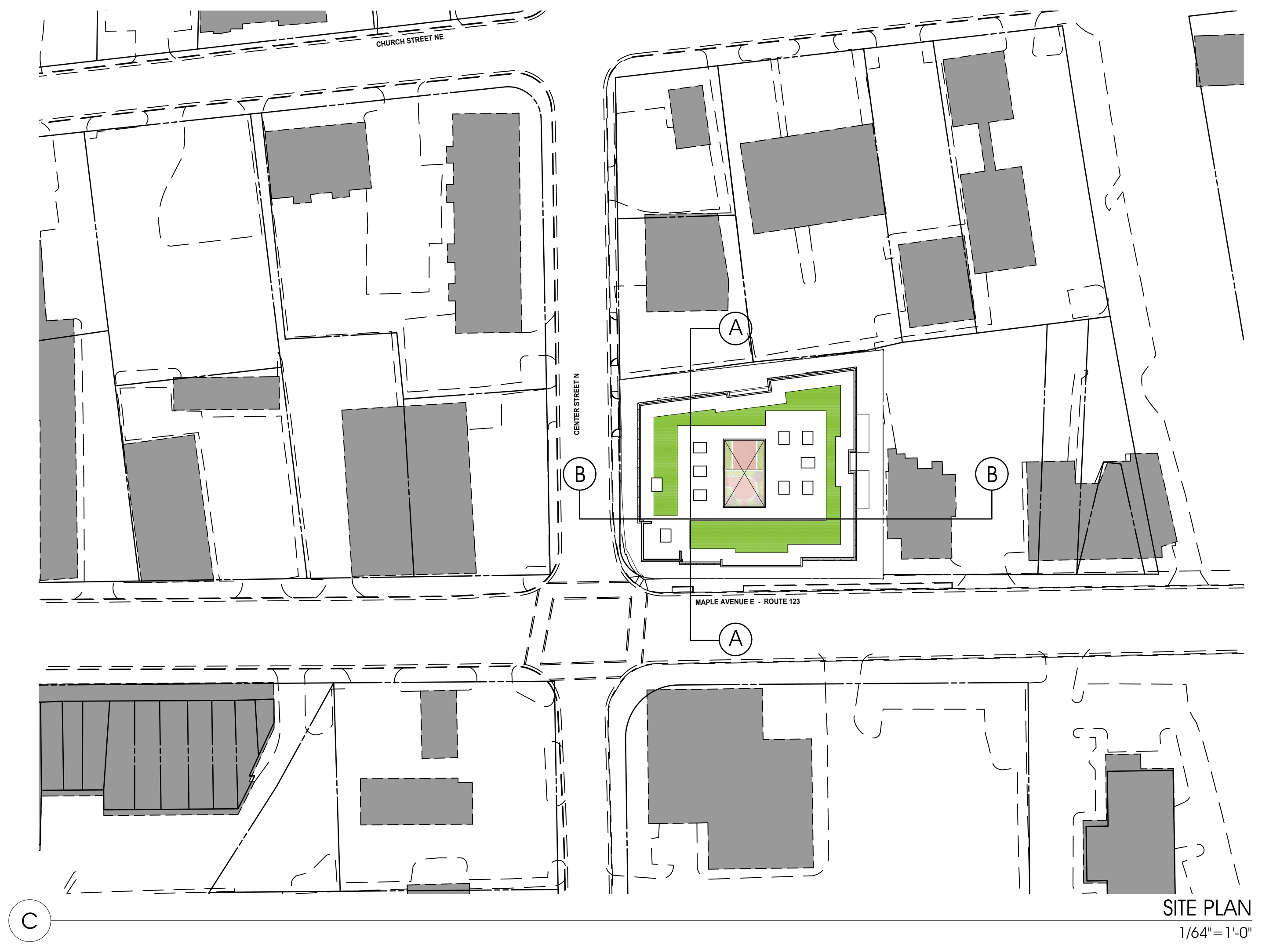
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DATE	DESCRIPTION

MAC REZONING
PLAN
04.08.19

SECTION

SHEET NO.
A3.2

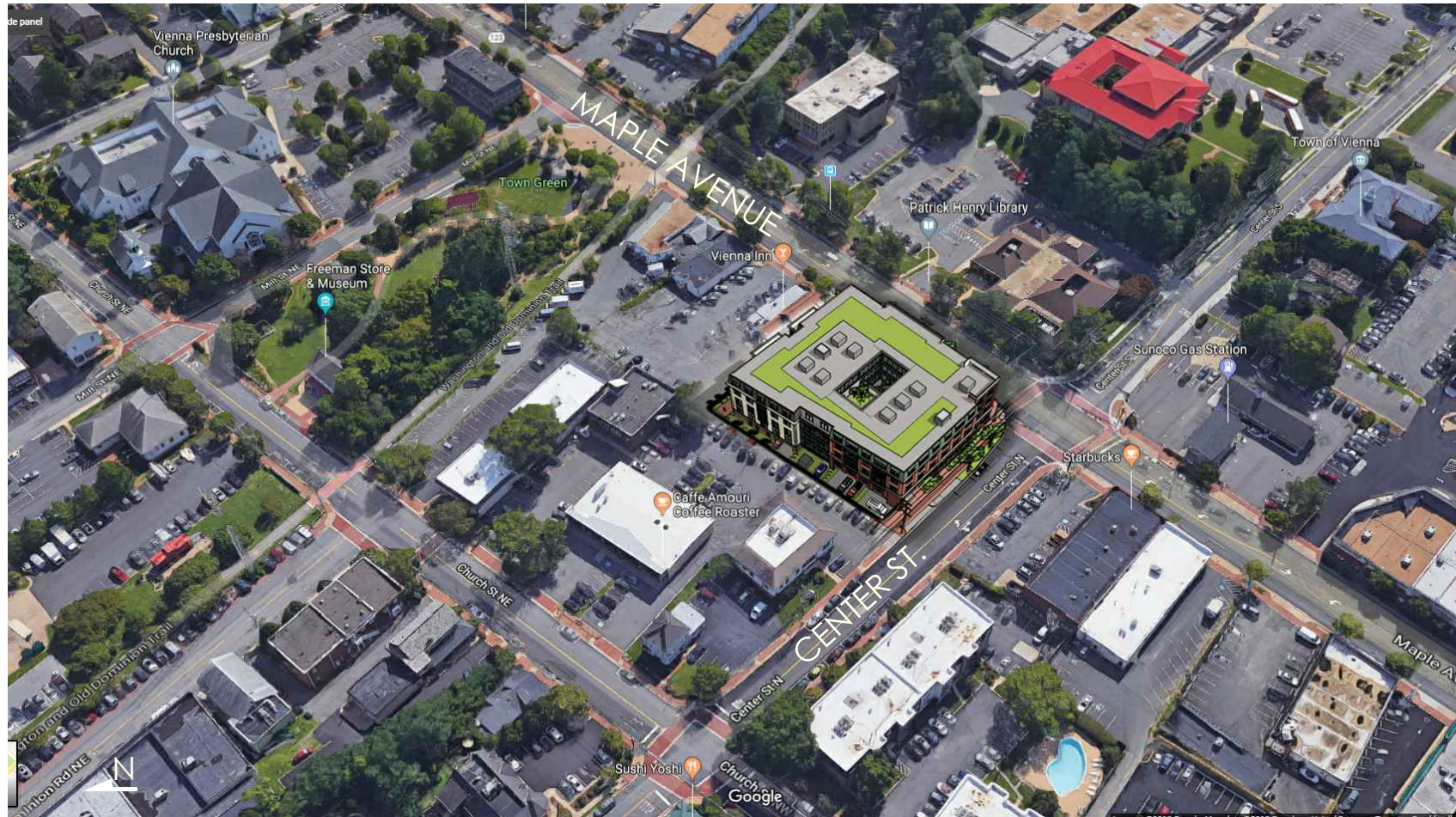




MAPLE AVENUE RENDERING



SOUTH AERIAL VIEW



WEST AERIAL VIEW



NORTH AERIAL VIEW



EAST AERIAL VIEW

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REVISIONS	
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RENDERINGS

SHEET NO.
A4.1



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D

VIEW 3

C

VIEW 2

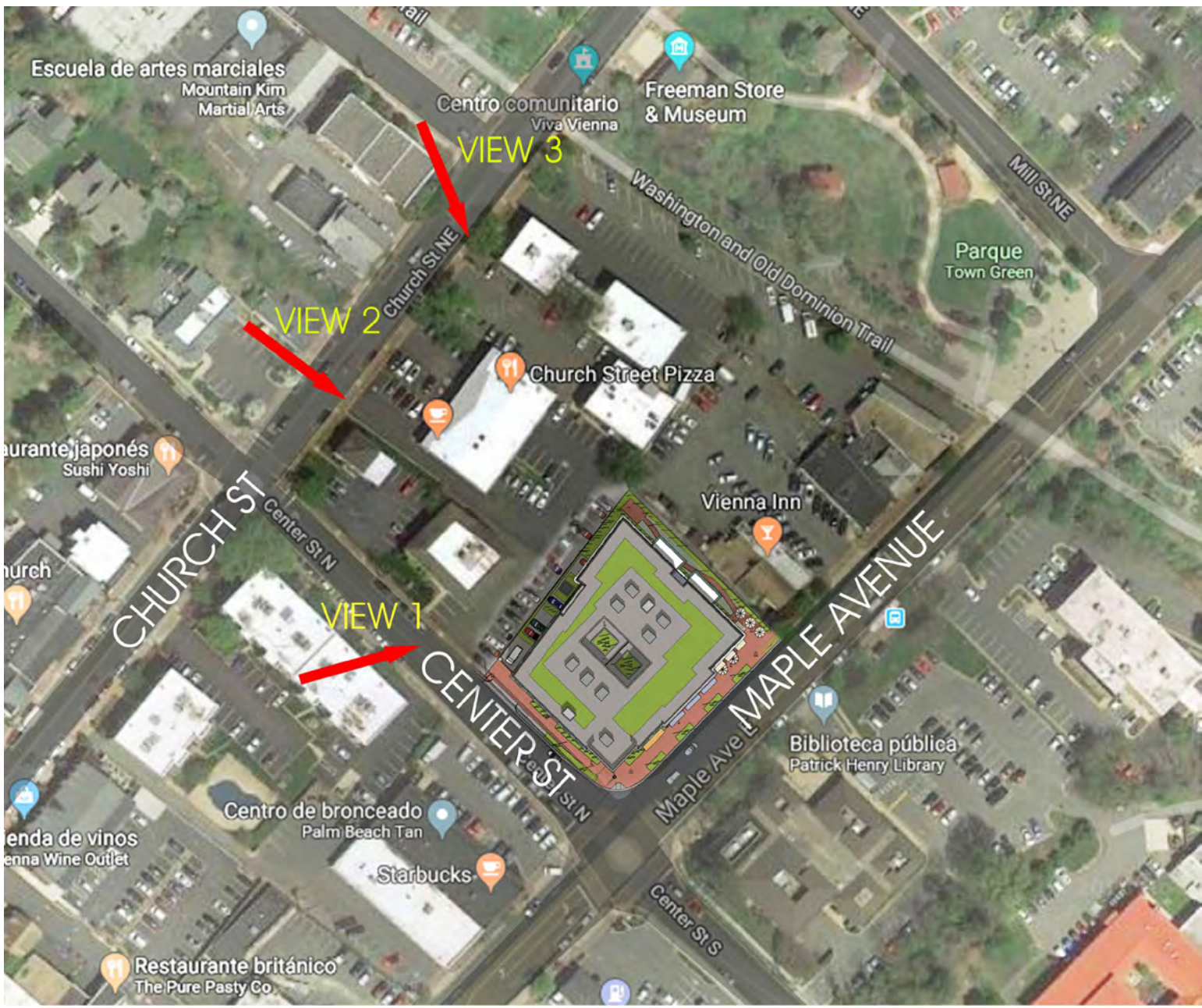


B

VIEW 1

A

POINT OF VIEWS PLAN



SUNRISE OF VIENNA
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REVISIONS	
DATE	DESCRIPTION

MAC REZONING
PLAN
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RENDERINGS

SHEET NO.

A4.2



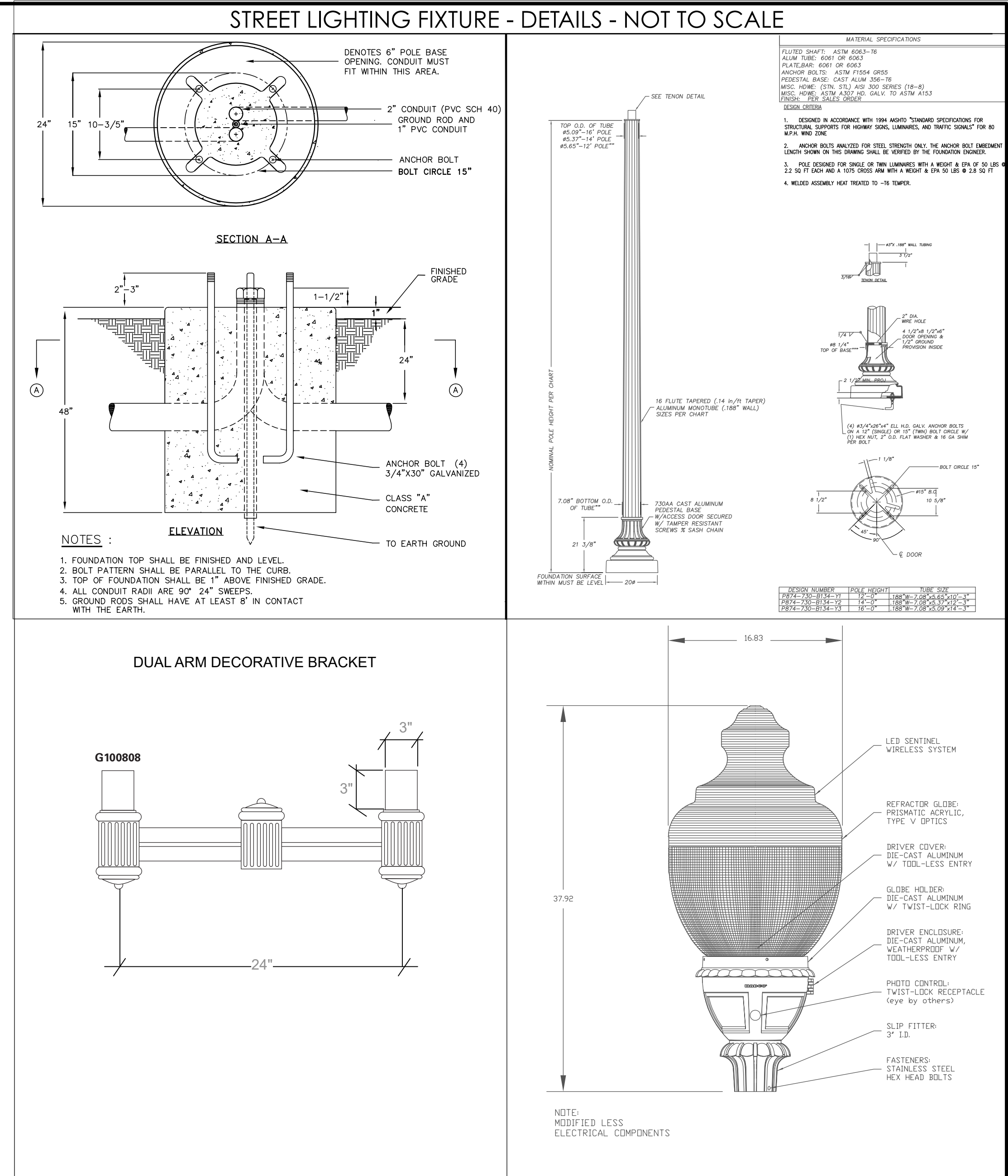
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FINAL LIGHT SELECTION TO BE APPROVED BY BAR		LIGHTING FIXTURE SCHEDULE					ETR - EXISTING TO REMAIN	
FIXT. TYPE	DESCRIPTION	MANUFACTURER	CAT. NO.	LAMPS		VOLT	MOUNTING	REMARKS
				NO.	TYPE			
A	NEW DOMINION LED CARLYLE GLOBE	RELUME TECHNOLOGIES	UA-S-D3-48-CW-UL-1 WITH DEC GRN FLUTED POLE	1	54.9 WATT 4000K LED	U	GROUND POLE	14' POLE HEIGHT
B	NEW DOMINION LED CARLYLE 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 CARLYLE SINGLE GLOBE	COOPER LIGHTING	WST15XX33PR	1	70 WATT HPS	U	GROUND POLE	MTD @ 14'
D	EXISTING DOMINION HPS CARLYLE DOUBLE GLOBE	COOPER LIGHTING	WST15XX33PR	2	70 WATT HPS	U	GROUND POLE	MTD @ 14'
E	CANOPY WALKWAY RECESSED LUMINAIRE	EATON	PD610ED010-PDM6A830-64VC	1	12.1 WATT 3000K LED	U	RECESSED CEILING	MTD @ 18' U'ON
F	EXTERIOR BUILDING MTD LED SCNCE	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



<h1 style="margin: 0;">SITE LIGHTING - ELECTRICAL</h1>			
<div style="display: flex; align-items: center;">  <div> <p>SUMMIT ENGINEERS, INC</p> <p><small>Mechanical/Electrical Consultants 5307 Lee-Hoy Arlington, VA. 22207 703 533 5563 summitengineers.com</small></p> </div> </div>			
SUMMIT PROJECT # 201807400			
<p>ARLINGTON, VIRGINIA</p> <p>DEPARTMENT OF ENVIRONMENTAL SERVICES</p> <p style="font-size: 2em; margin: 10px 0;">SUNRISE of VIENNA</p> <p>---</p> <p>VIENNA, VIRGINIA</p>			
SCALE: AS INDICATED	SHEET: E-001	DRAWN: ALW	CHECKED: JKD
SUBMITTED DATE:	09.11.18		