

SUNRISE OF VIENNA

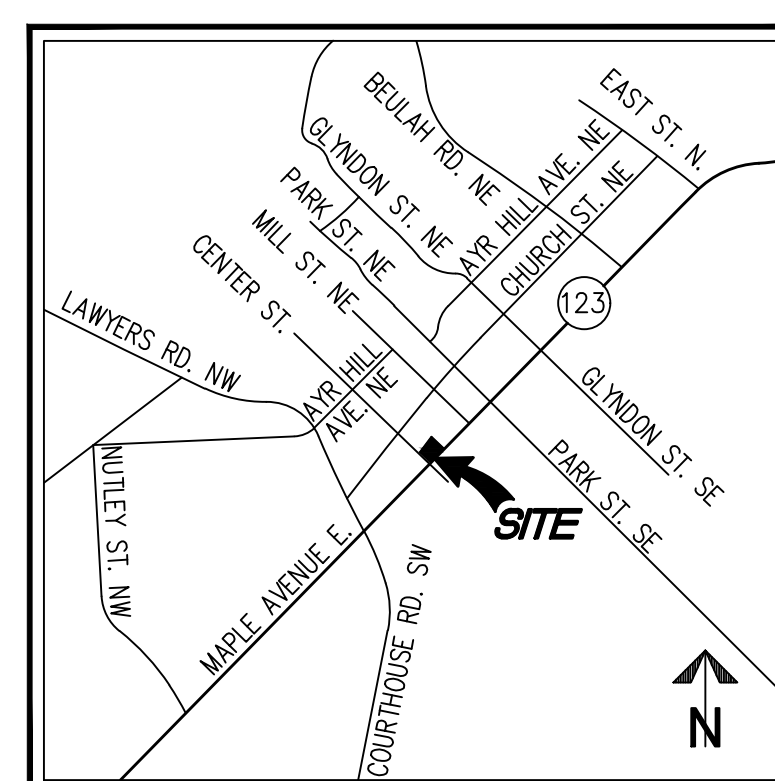
100, 102, & 112 MAPLE AVENUE EAST, VIENNA, VA 22180

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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- P-0102 NOTES AND TABULATIONS
- P-0201 CONTEXT PLAN
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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: 09/05/2019, 01/15/2019, 04/09/2019

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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)

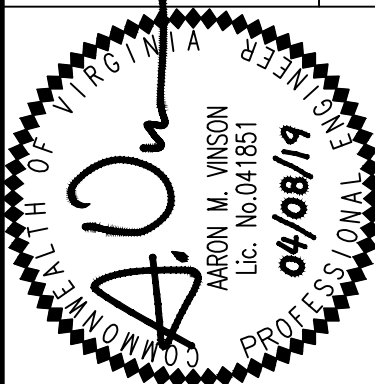
BIKE PARKING PROVIDED:

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

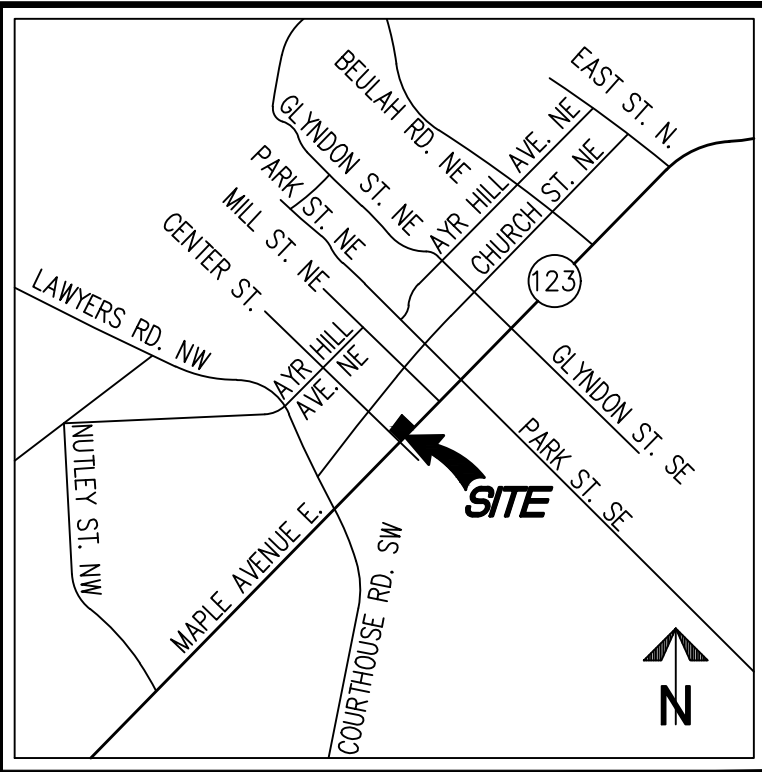
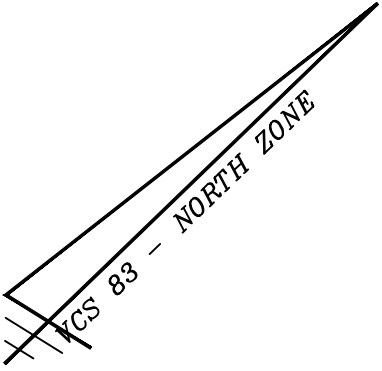
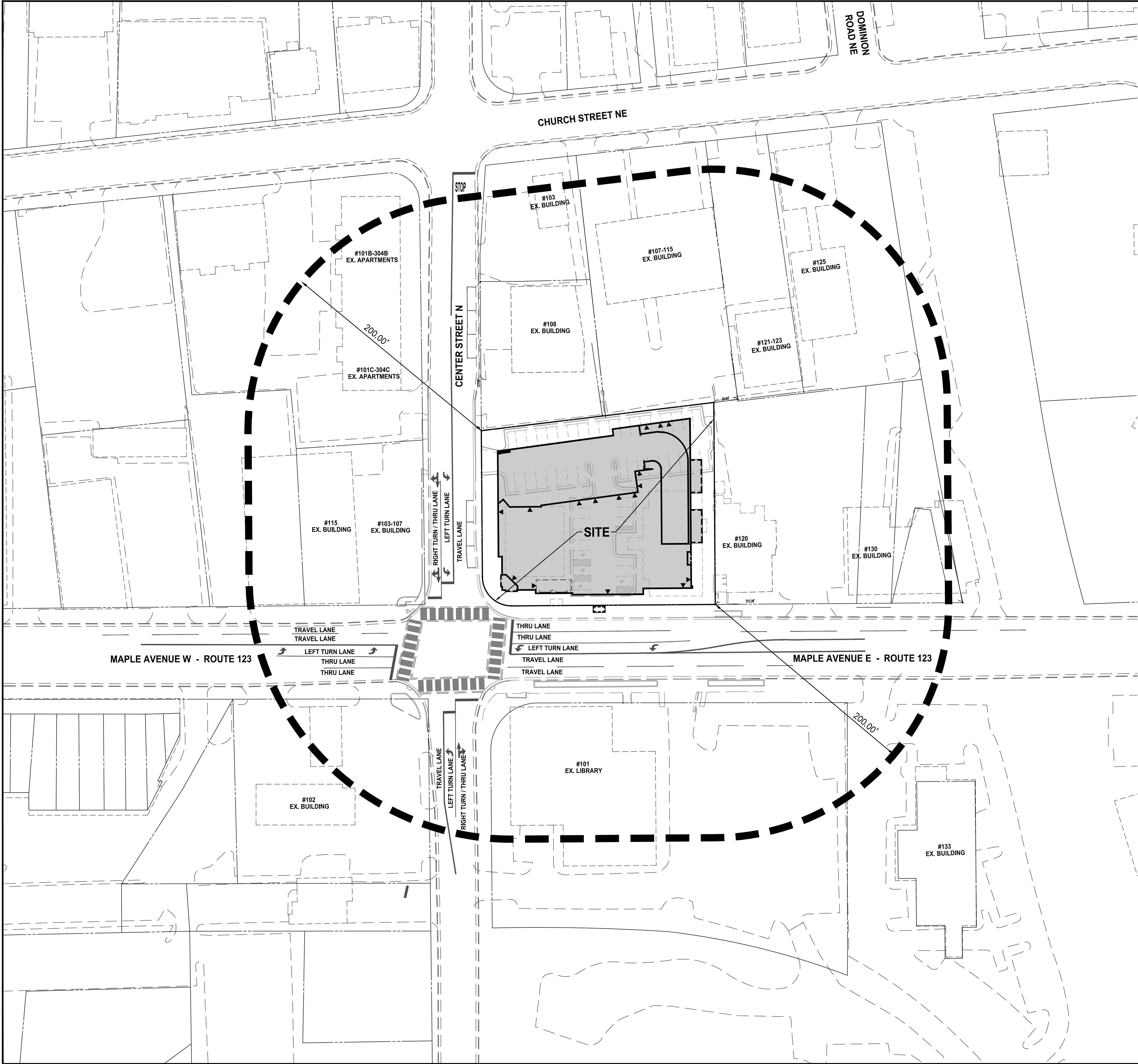
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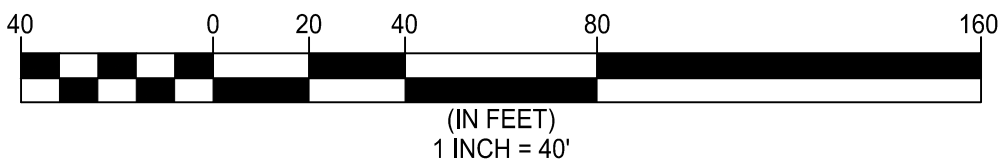
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VICINITY MAP SCALE: 1"=2000'

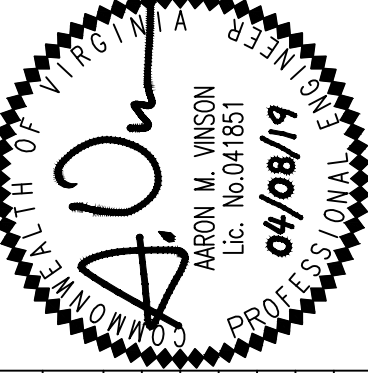
NOTE: SEE EXISTING CONDITIONS
PLAN FOR ADJACENT OWNERSHIP
INFORMATION.



CONTEXT PLAN

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

NO.	REVISION APPROVED BY		DATE	REV. BY	APPROVED	DATE
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SCALE: 1" = 40'

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
SMW.....	SANITARY SEWER STRUCTURE
SQ.FT.....	SQUARE FEET
TP.....	TELECOMMUNICATIONS PEDESTAL
TRL.P.....	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
— G —.....	OVERHEAD WIRES
— W —.....	UNDERGROUND GAS LINE
— E —.....	UNDERGROUND WATER LINE
— W —.....	UNDERGROUND ELECTRIC LINE
=====	CURB AND GUTTER
(E).....	ELECTRICAL MANHOLE
(W).....	WATER MANHOLE
(T).....	TELECOMMUNICATIONS MANHOLE
(E).....	ELECTRIC TRANSFORMER
— —.....	SIGN
●.....	BOLLARD
00.....	SPOT ELEVATION
○.....	RESERVED FOR DISABLED
⌚.....	TREE
~~~~~	LIMITS OF TREE CANOPY



(IN FEET)  
1 INCH = 20'



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" RCP 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)	348.46
15" RCP OUT (EAST 66" RCP)	347.94

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

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)		345.68
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		354.66
10" INV IN (SMH 322)		343.74
10" OUT (N WEST)		343.71
PIPE SIZES ARE FROM RECORD INFORMATION		

PIPE SIZES ARE FROM RECORD INFORMATION

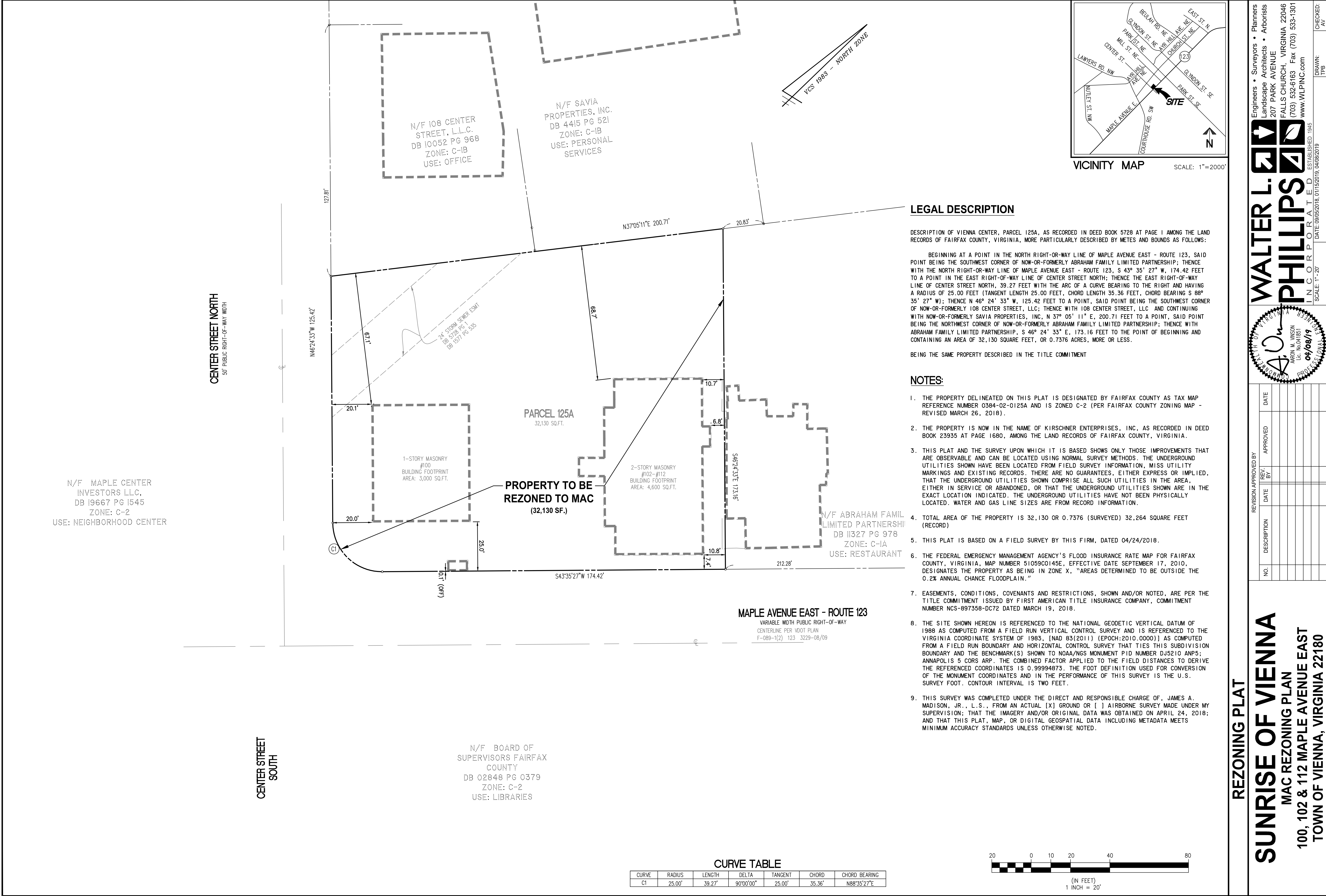
- ## **EXISTING CONDITIONS PLAN**

# MAC REZONING PLAN

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

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NO.	DESCRIPTION	DATE	REV. BY	APPROVED

REZONING PLAN

SUNRISE OF VIENNA

MAC REZONING PLAN

100, 102 & 112 MAPLE AVENUE EAST

TOWN OF VIENNA, VIRGINIA 22180

WALTER L. PHILLIPS

INCORPORATED

04/08/19

ARON M. VINSON

Lic. No. 041851

04/08/19

PROFESSIONAL

DATE: 08/05/2018, 01/15/2019, 04/08/2019

SCALE: 1"=20'

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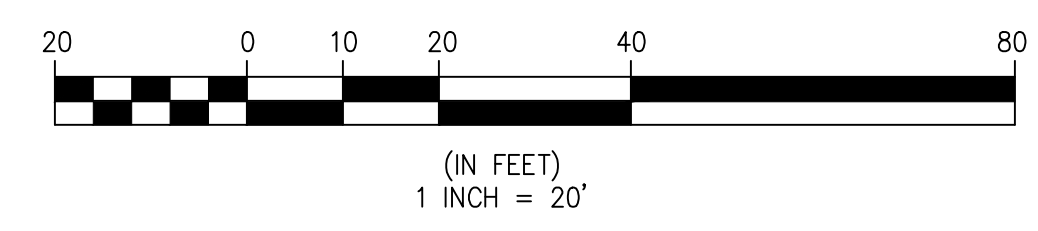
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20' ACCESS WIDTH  
(PUBLIC ACCESS EASEMENT)

BLDG ABOVE

20' SANITARY ESMT

18' MINIMUM

FF=253.83

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

SUNRISE OF VIENNA

MAC REZONING PLAN

100, 102 & 112 MAPLE AVENUE EAST

TOWN OF VIENNA, VIRGINIA 22180

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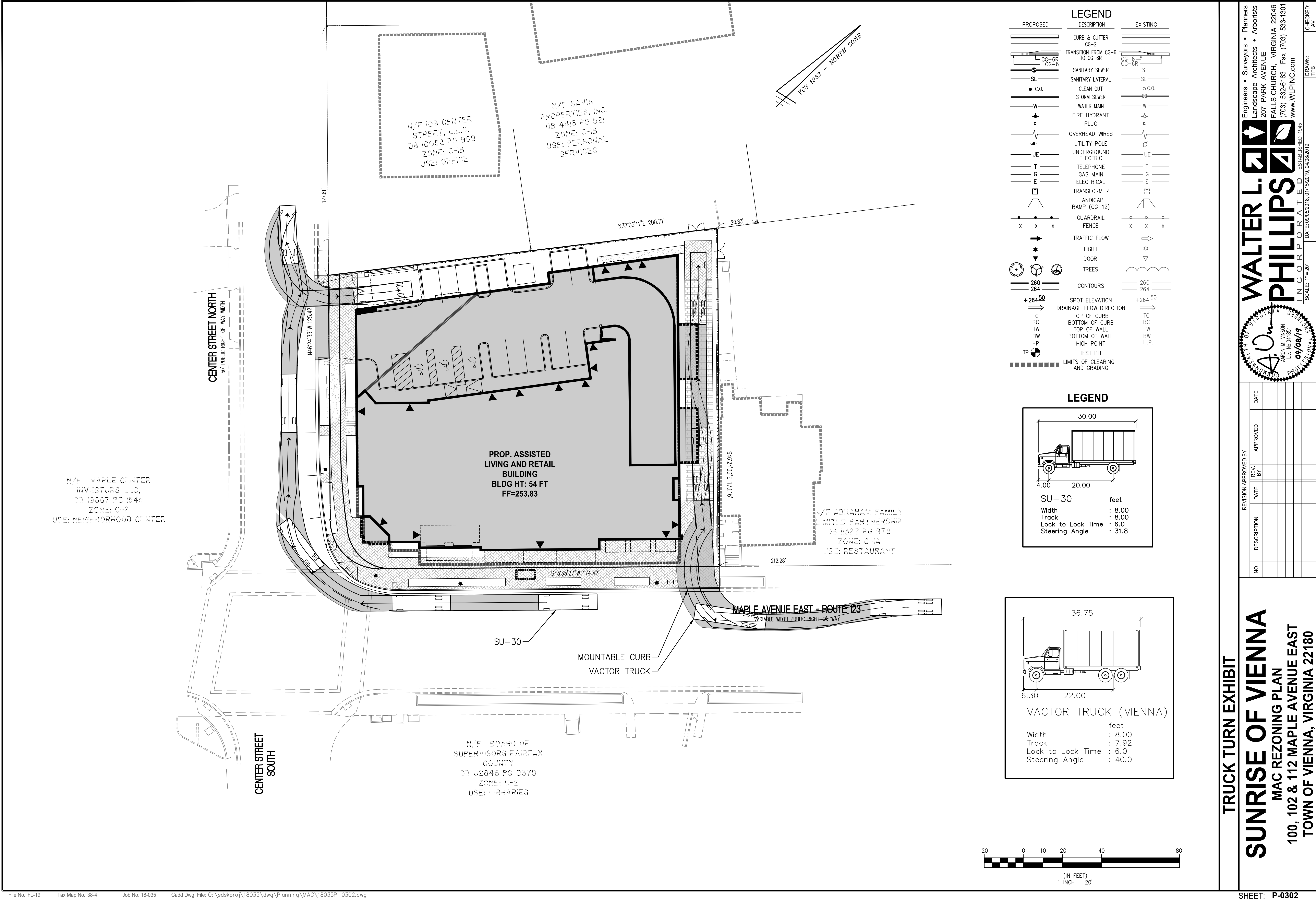
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**SITE CROSS-SECTIONS**

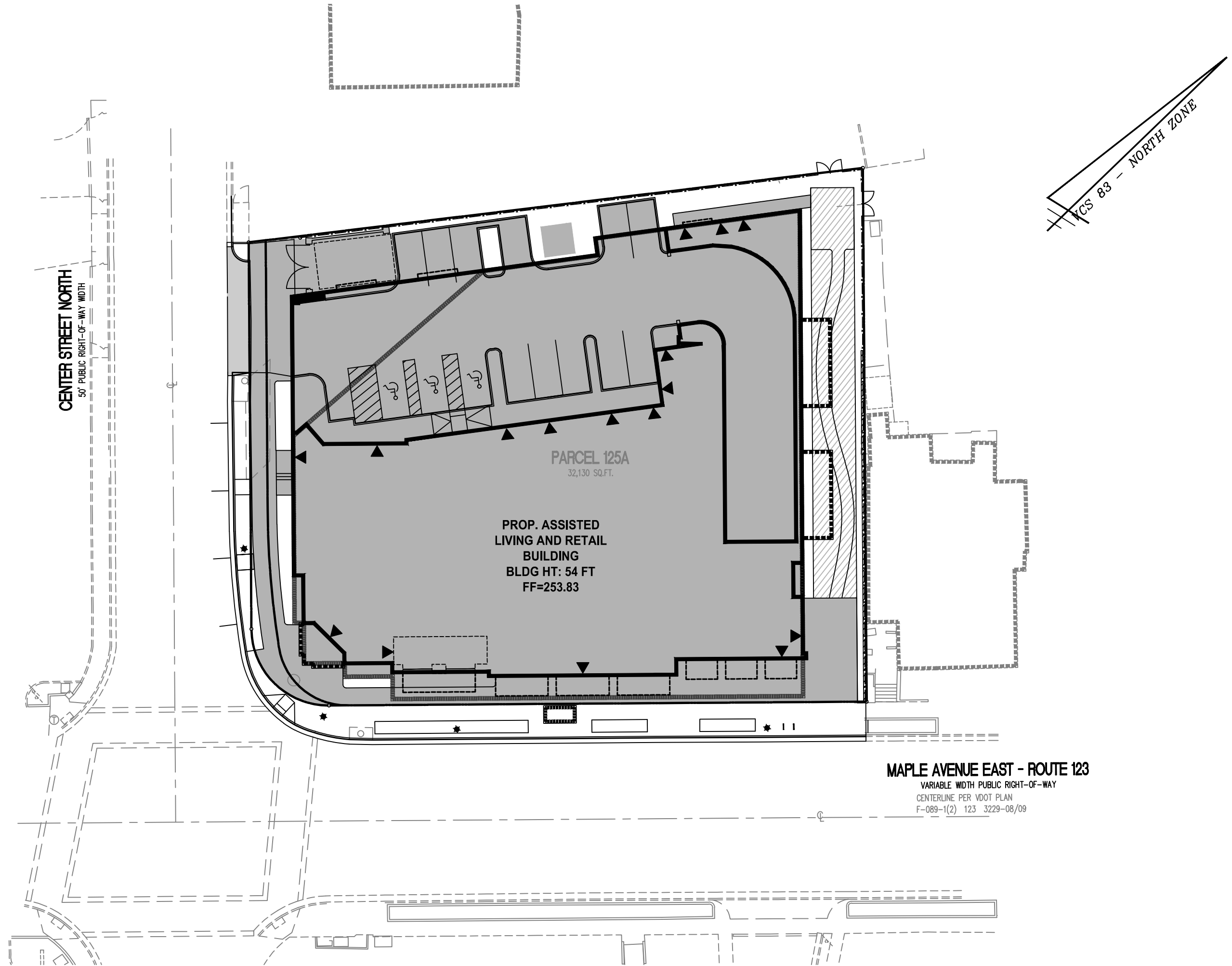
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**SUNRISE OF VIENNA**  
MAC REZONING PLAN  
100, 102 & 112 MAPLE AVENUE EAST  
TOWN OF VIENNA, VIRGINIA 22180









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

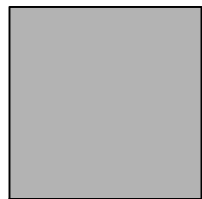
*INCENTIVES USED TO INCREASE MAX IMPERVIOUS COVER FROM 80% TO 90%

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)

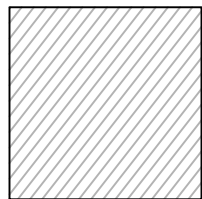
FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

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

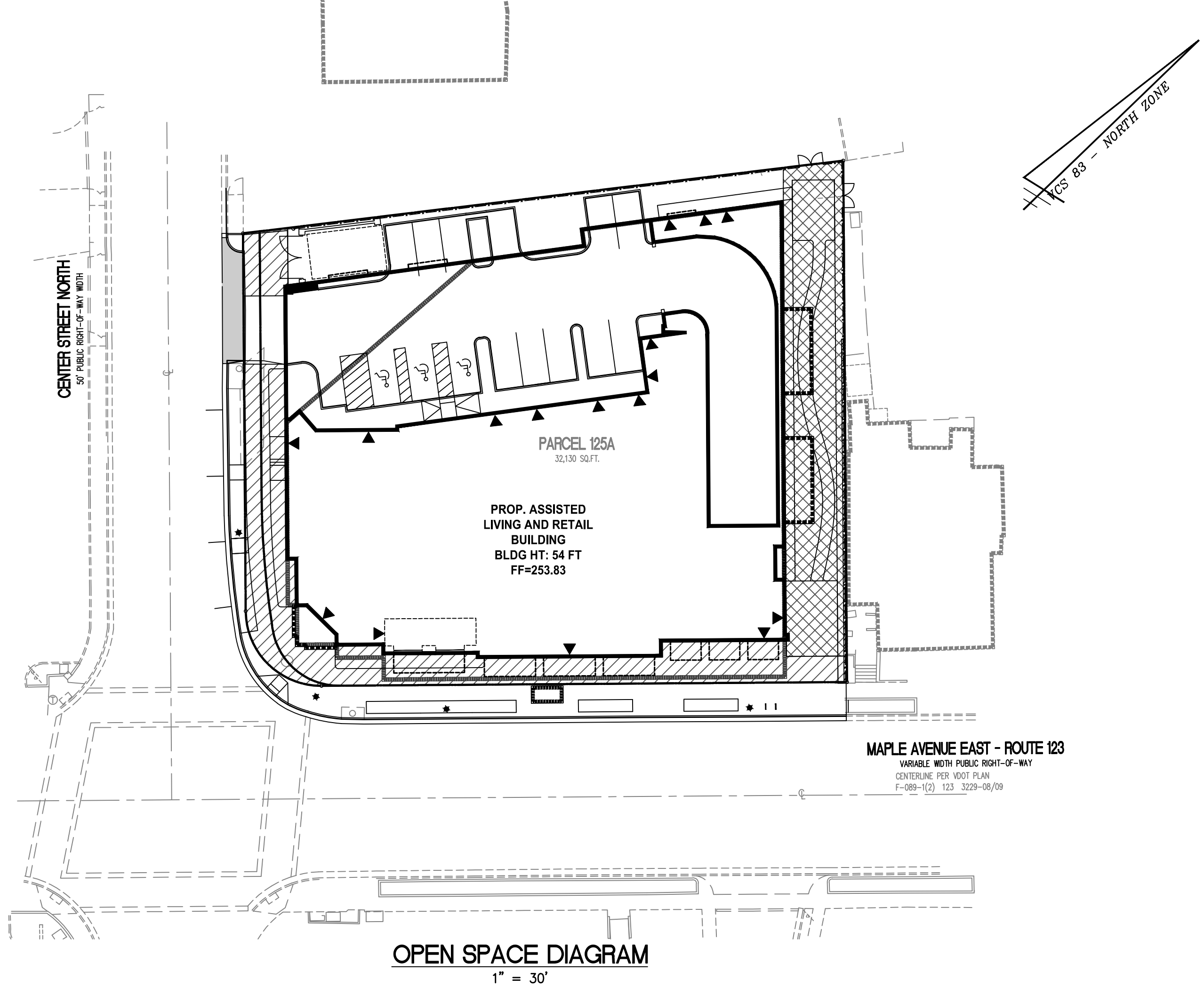
LEGEND



IMPERVIOUS AREA



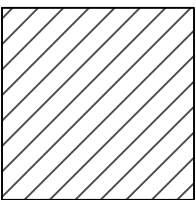
PERMEABLE PAVEMENT  
(1,860 SQ. FT.)



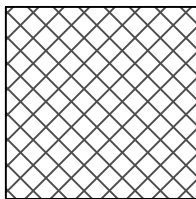
OPEN SPACE CALCULATION

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

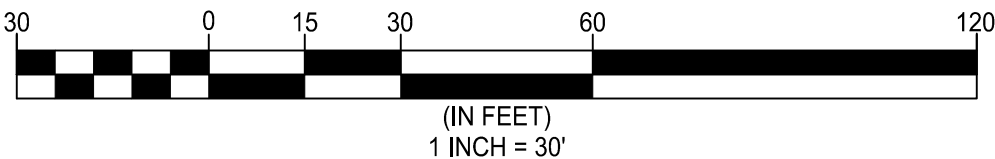
NOTE: THIS PLAN IS FOR THE APPROVAL OF 15% OPEN SPACE. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.



OPEN SPACE -  
STREETSCAPE  
(±3,700 SF)

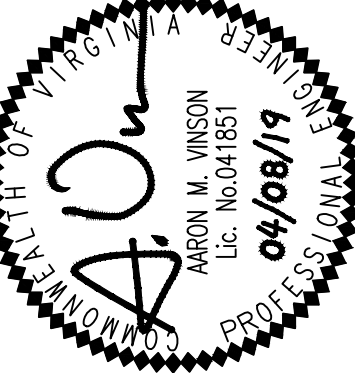


OPEN SPACE -  
SIDE AND REAR  
(±3,265 SF)



OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT

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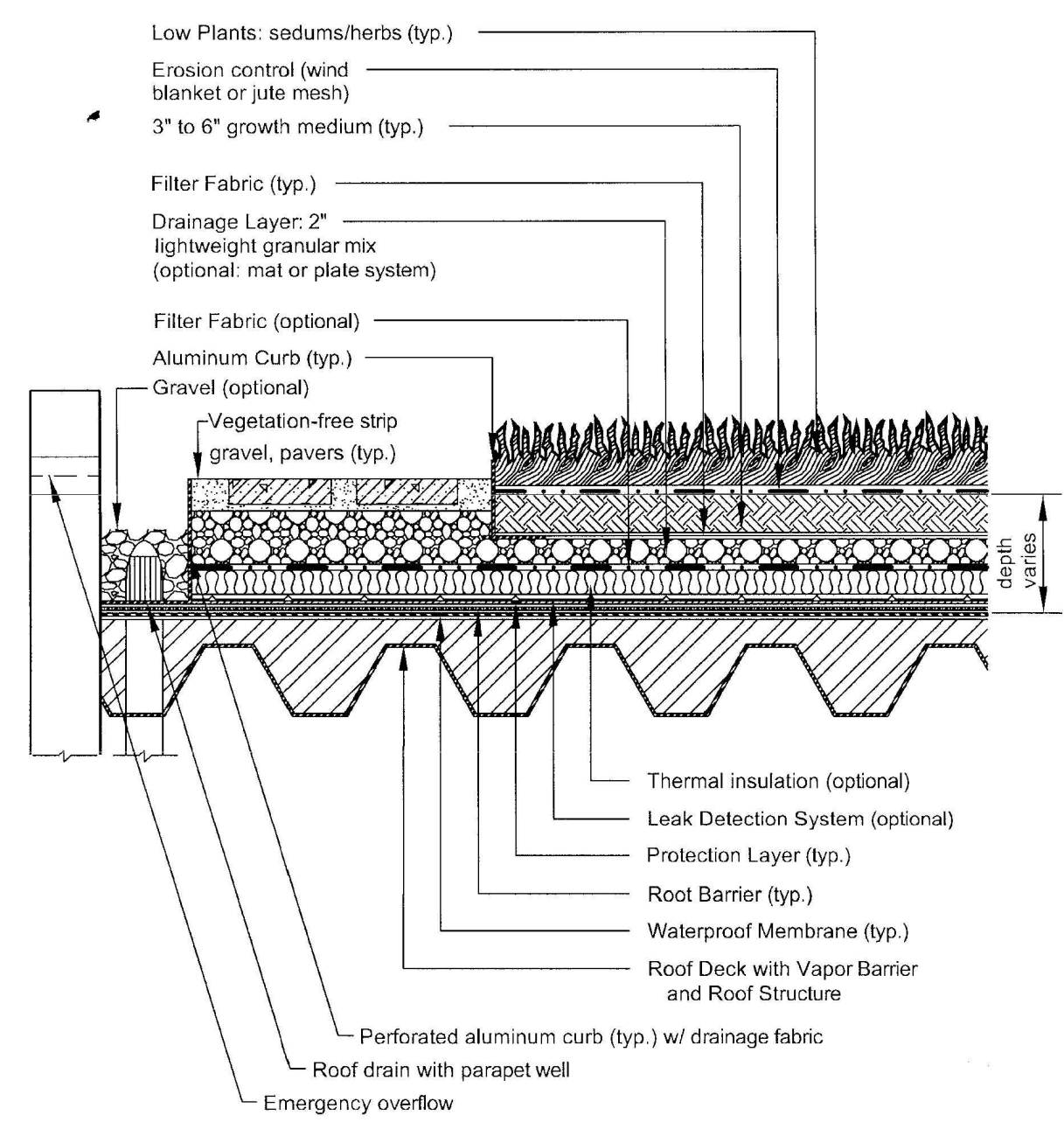


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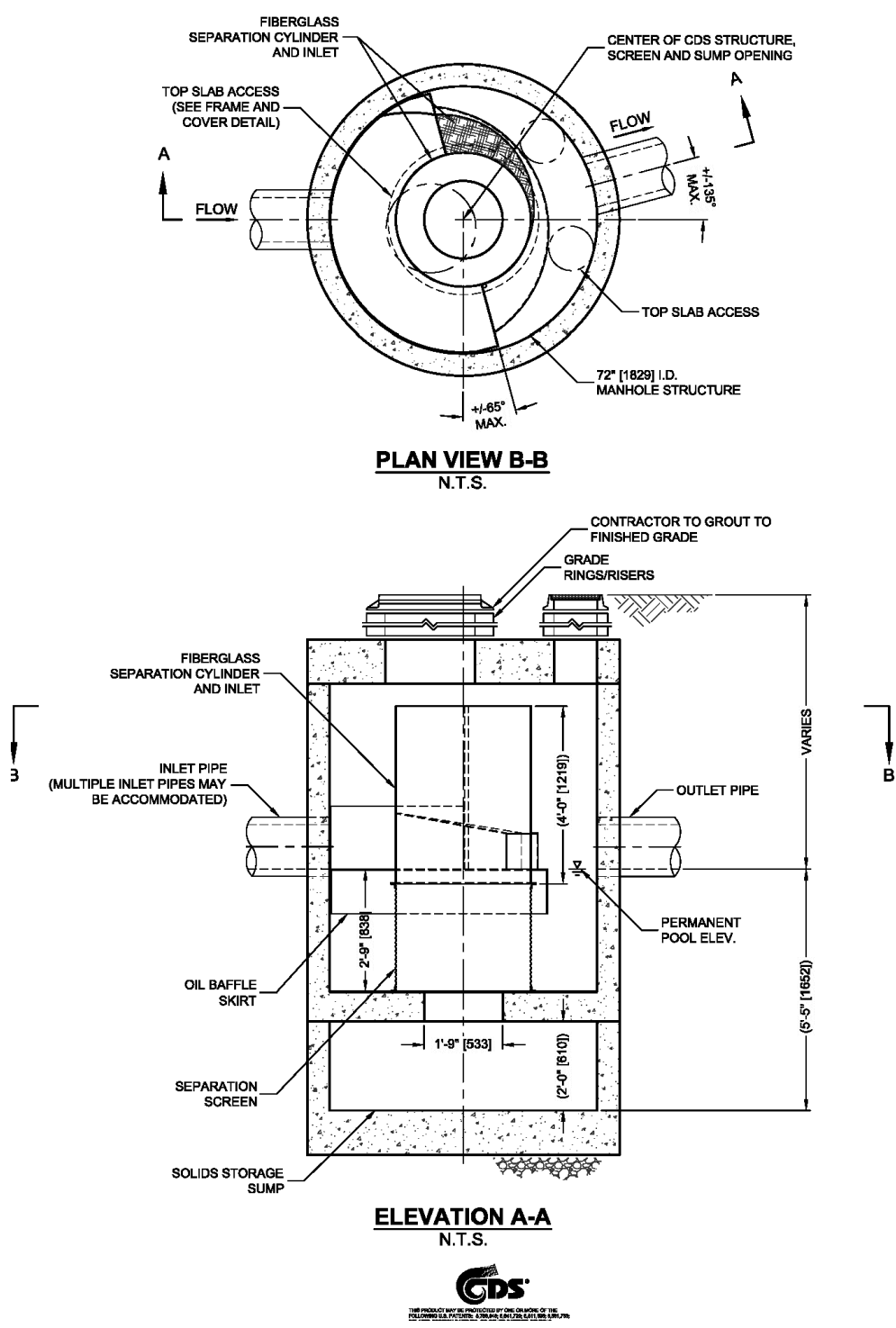
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TYPICAL GREEN ROOF SECTION  
N.T.S. – CONFIGURATION SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN



TYPICAL HYDRODYNAMIC SEPARATOR  
N.T.S. – CONFIGURATION SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN



STORMWATER MANAGEMENT AND WATER QUALITY NARRATIVES

**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\"/>

**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\"/>

**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.

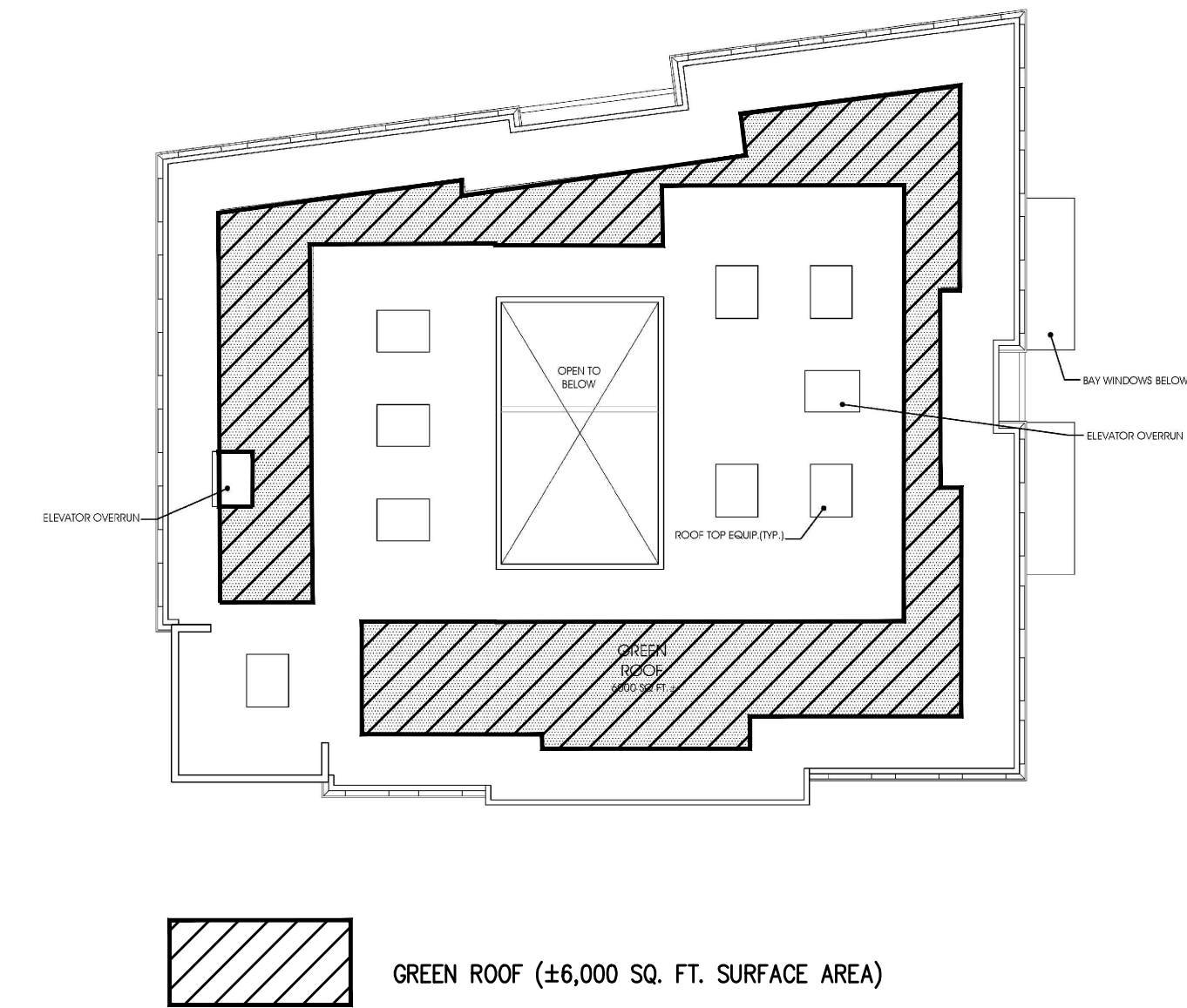
**RESOURCE PROTECTION AREAS:**  
THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE AND NO RESOURCE PROTECTION AREAS ARE DEPICTED ON AVAILABLE RECORD MAPS.

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.

GREEN ROOF DIAGRAM

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

Engineers • Surveyors • Planners  
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www.WLPINC.com

WALTER L. PHILLIPS

INCORPORATED ESTABLISHED 1945

DATE: 09/05/2018, 01/15/2019, 04/08/2019

DRAWN: ITPB

CHECKED: AV

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV.	BY	APPROVED

DATE: 09/08/19

ARON M. WINSON  
Lic. No. 041851

PROTECTS

















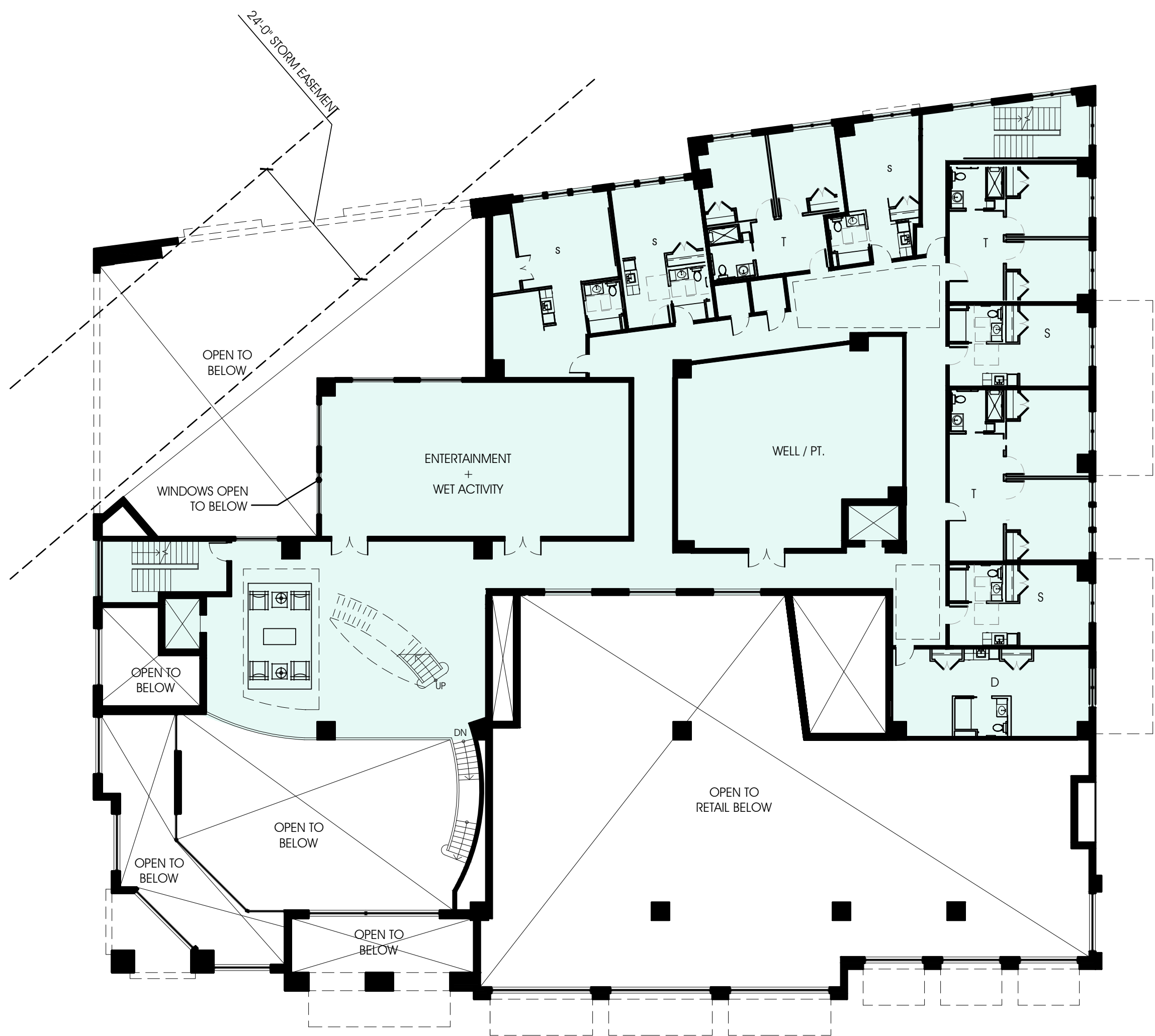




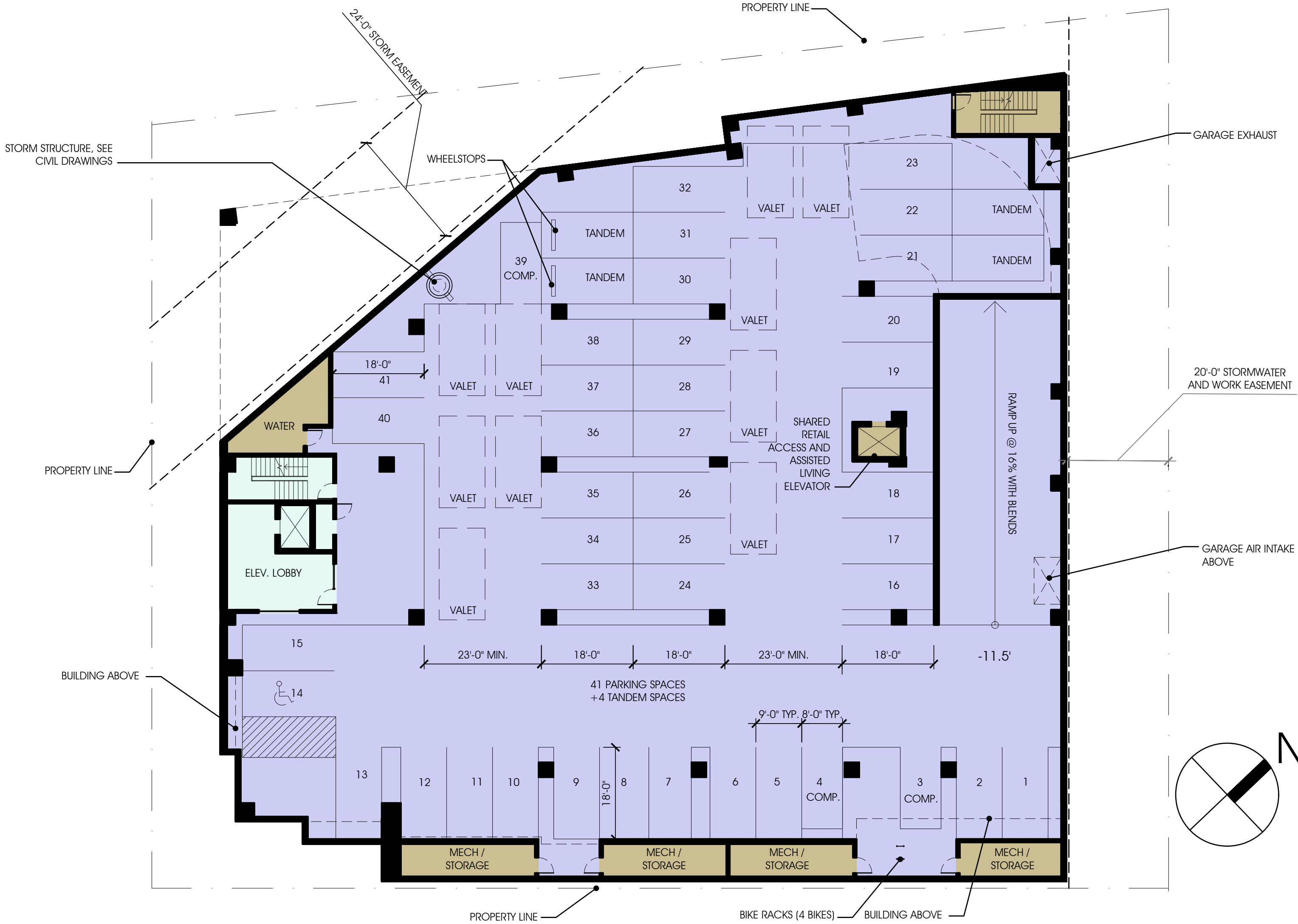
3RD FLOOR PLAN  
1/16"=1'-0"



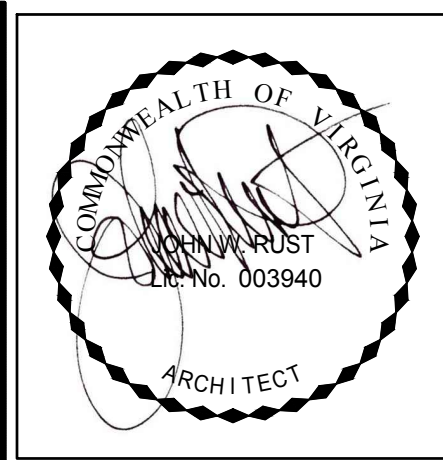
2ND FLOOR PLAN  
1/16"=1'-0"



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



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



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# SUNRISE OF VIENNA

100 - 102 Maple Avenue East  
Vienna, Virginia

18012

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DATE	DESCRIPTION

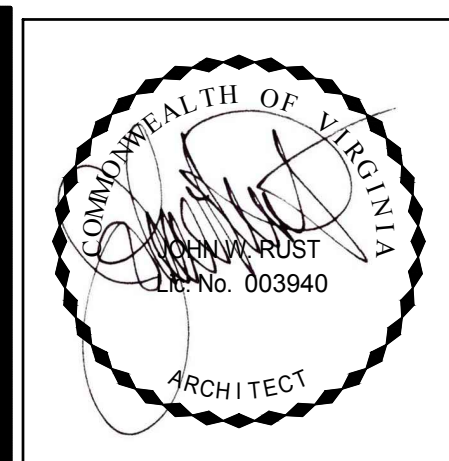
MAC REZONING  
PLAN  
04.08.19

FLOOR PLANS

SHEET NO.

# A1.2





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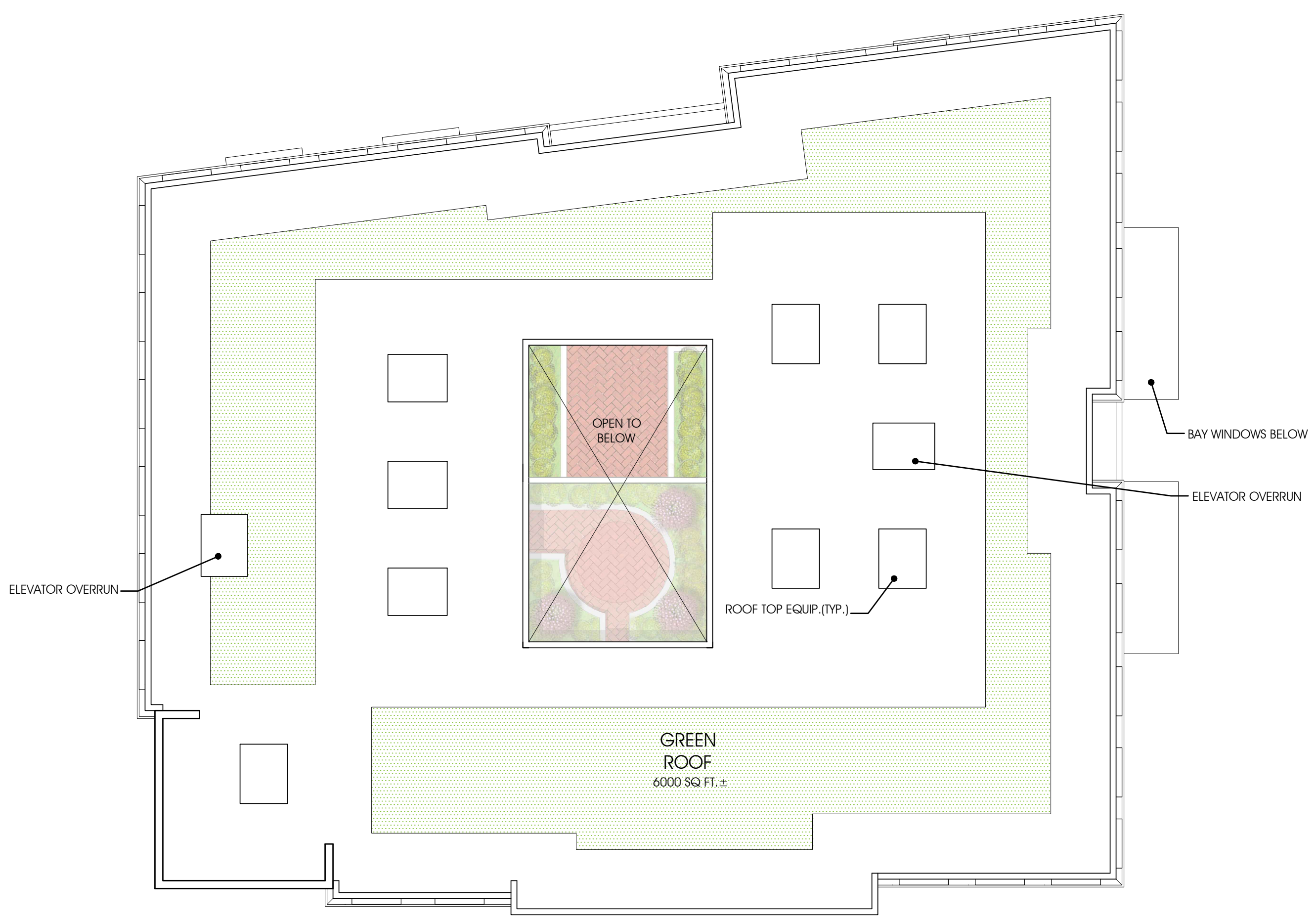
18012

REVISIONS	
DATE	DESCRIPTION

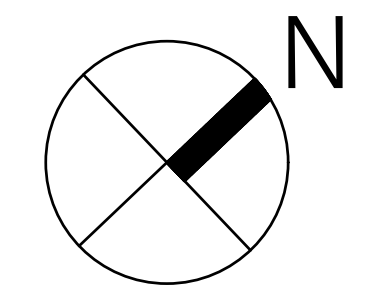
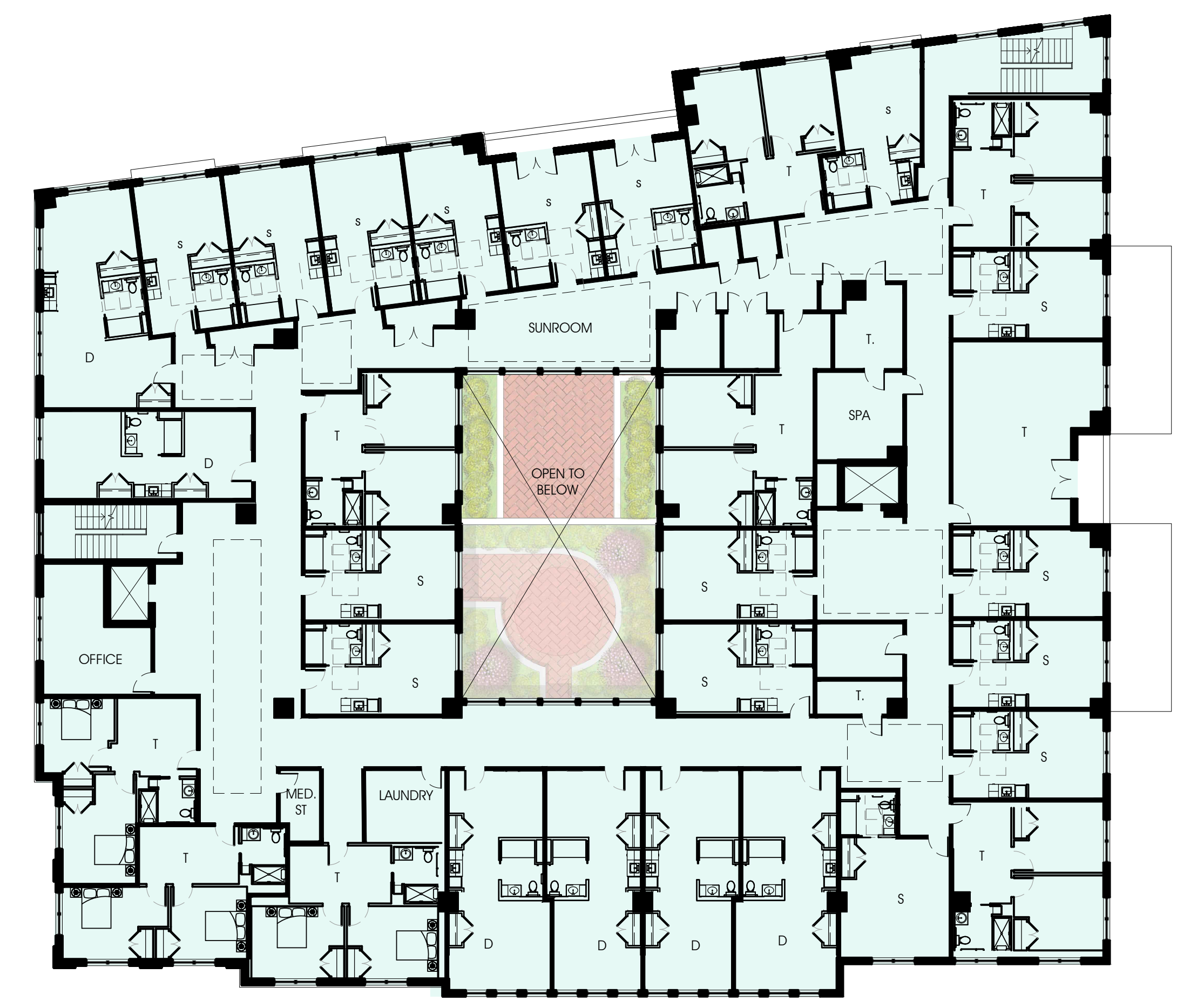
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FLOOR PLANS

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"



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EXTERIOR  
ELEVATIONS

SHEET NO.

**A2.1**





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



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



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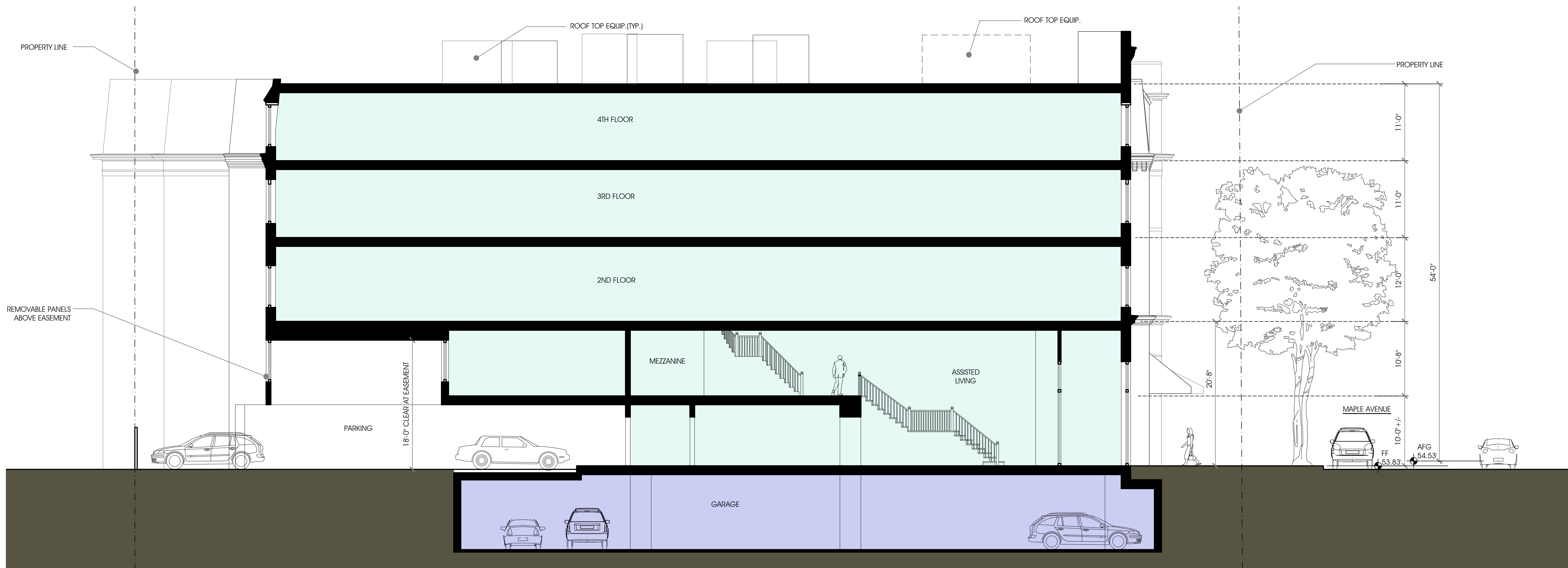
REVISIONS	
DATE	DESCRIPTION

MAC REZONING  
PLAN  
04.08.19

EXTERIOR  
ELEVATIONS

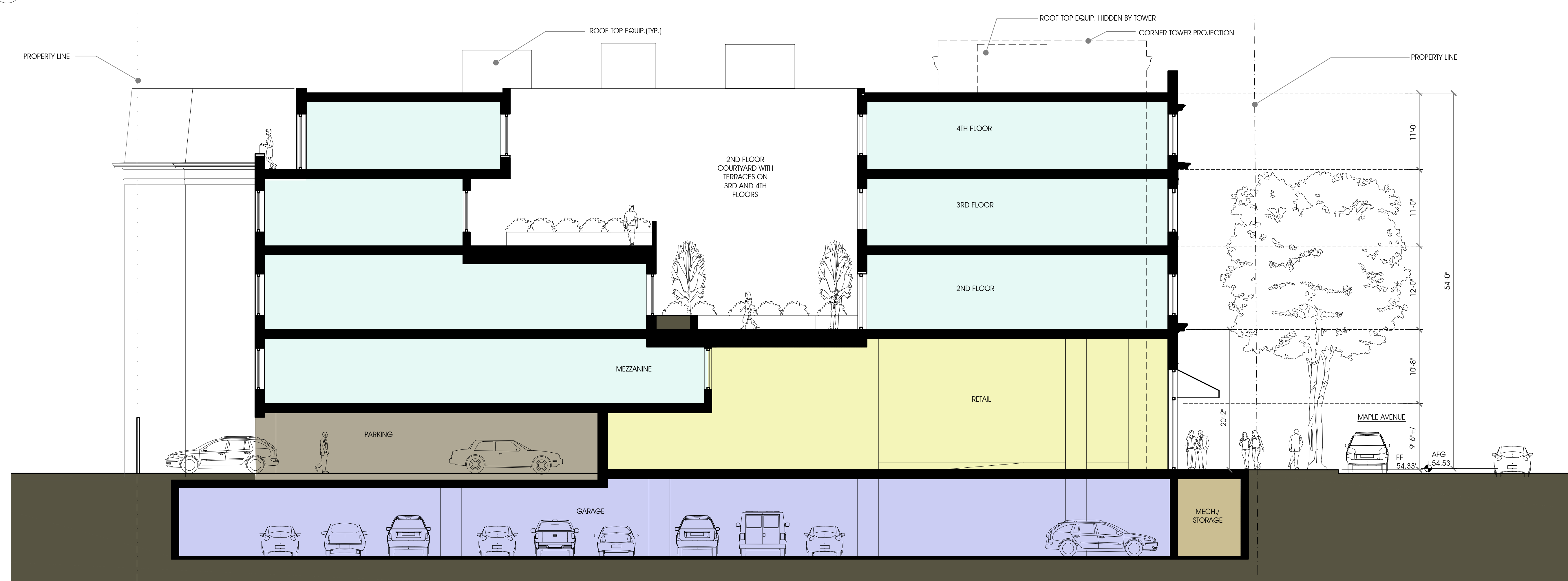
SHEET NO.  
**A2.2**





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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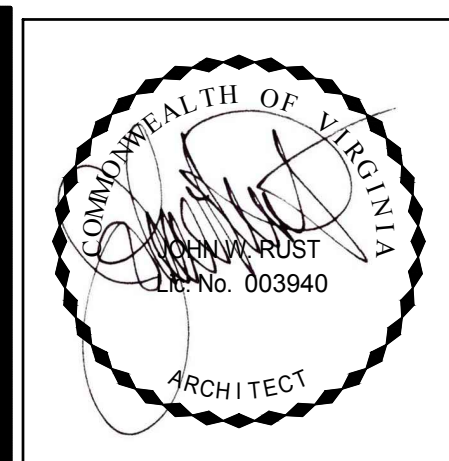
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SECTIONS

SHEET NO.

A3.1





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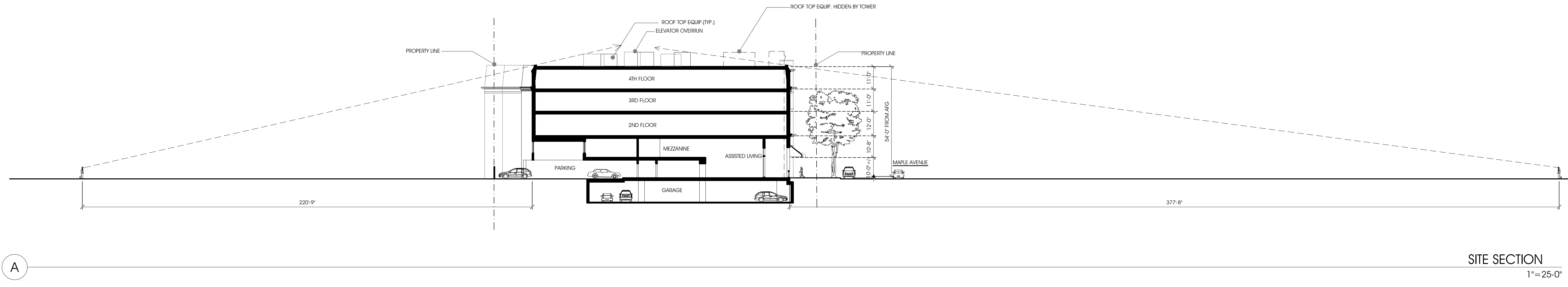
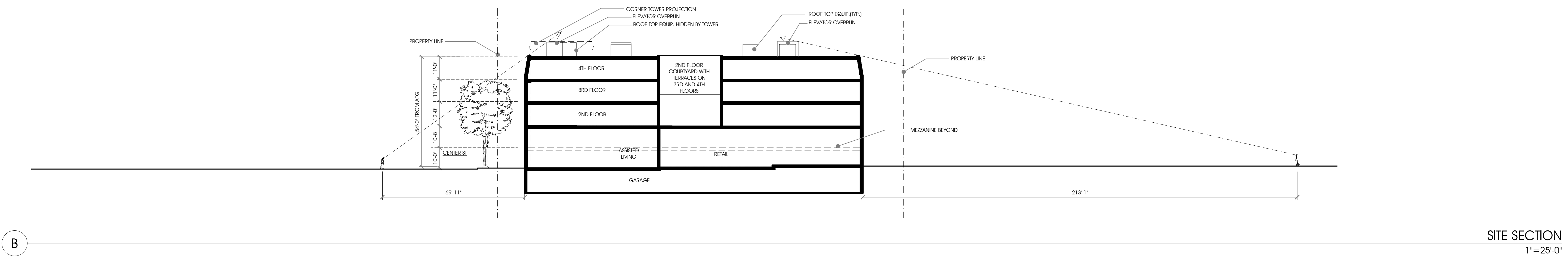
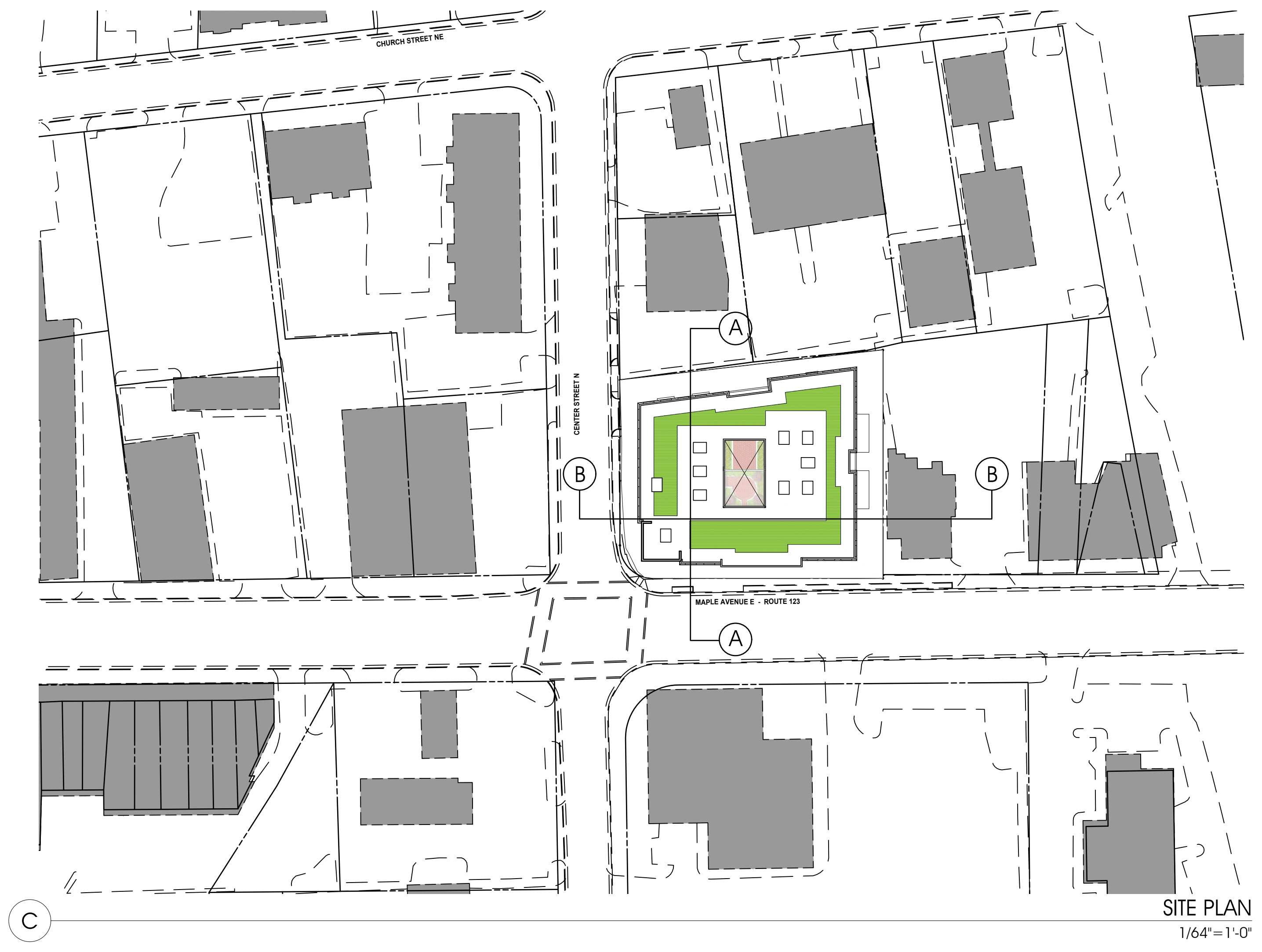
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DATE	DESCRIPTION

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SECTION

SHEET NO.  
**A3.2**



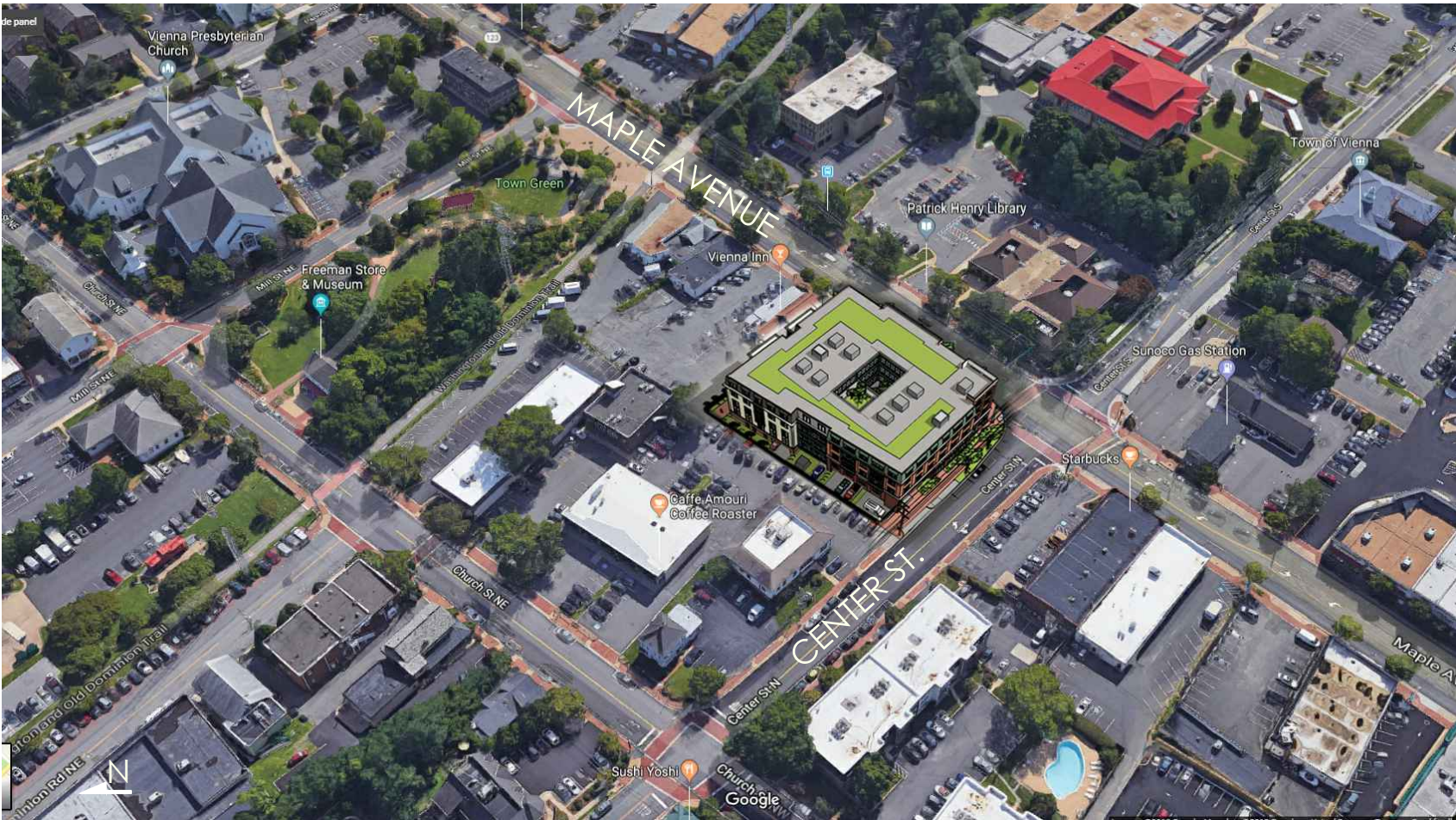




MAPLE AVENUE RENDERING



SOUTH AERIAL VIEW



WEST AERIAL VIEW



NORTH AERIAL VIEW



EAST AERIAL VIEW



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RENDERINGS

SHEET NO.  
**A4.1**





D

VIEW 3



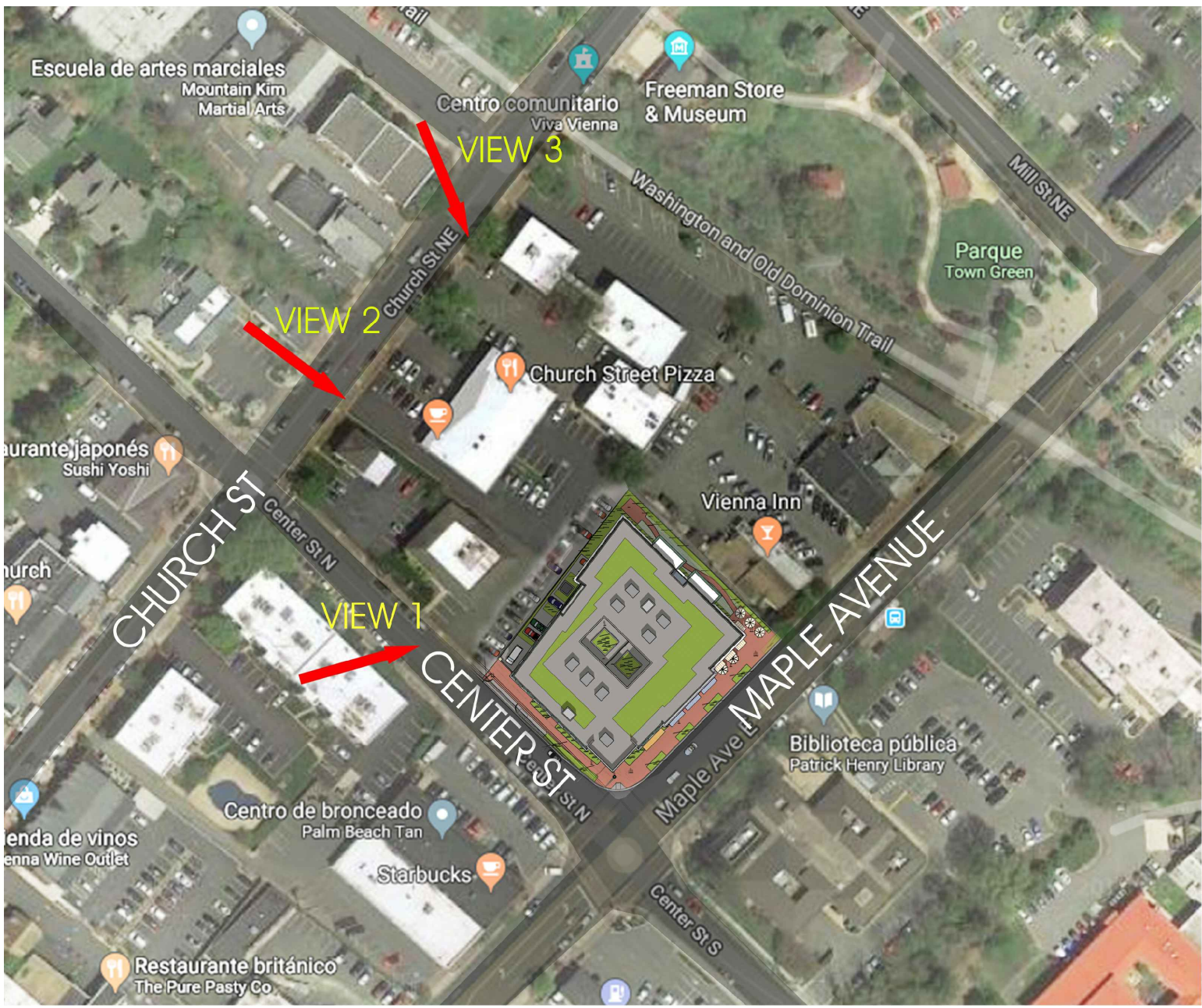
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VIEW 2



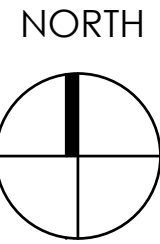
B

VIEW 1



A

POINT OF VIEWS PLAN



SUNRISE OF VIENNA  
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REVISIONS	
DATE	DESCRIPTION

MAC REZONING  
PLAN  
04.08.19

RENDERINGS

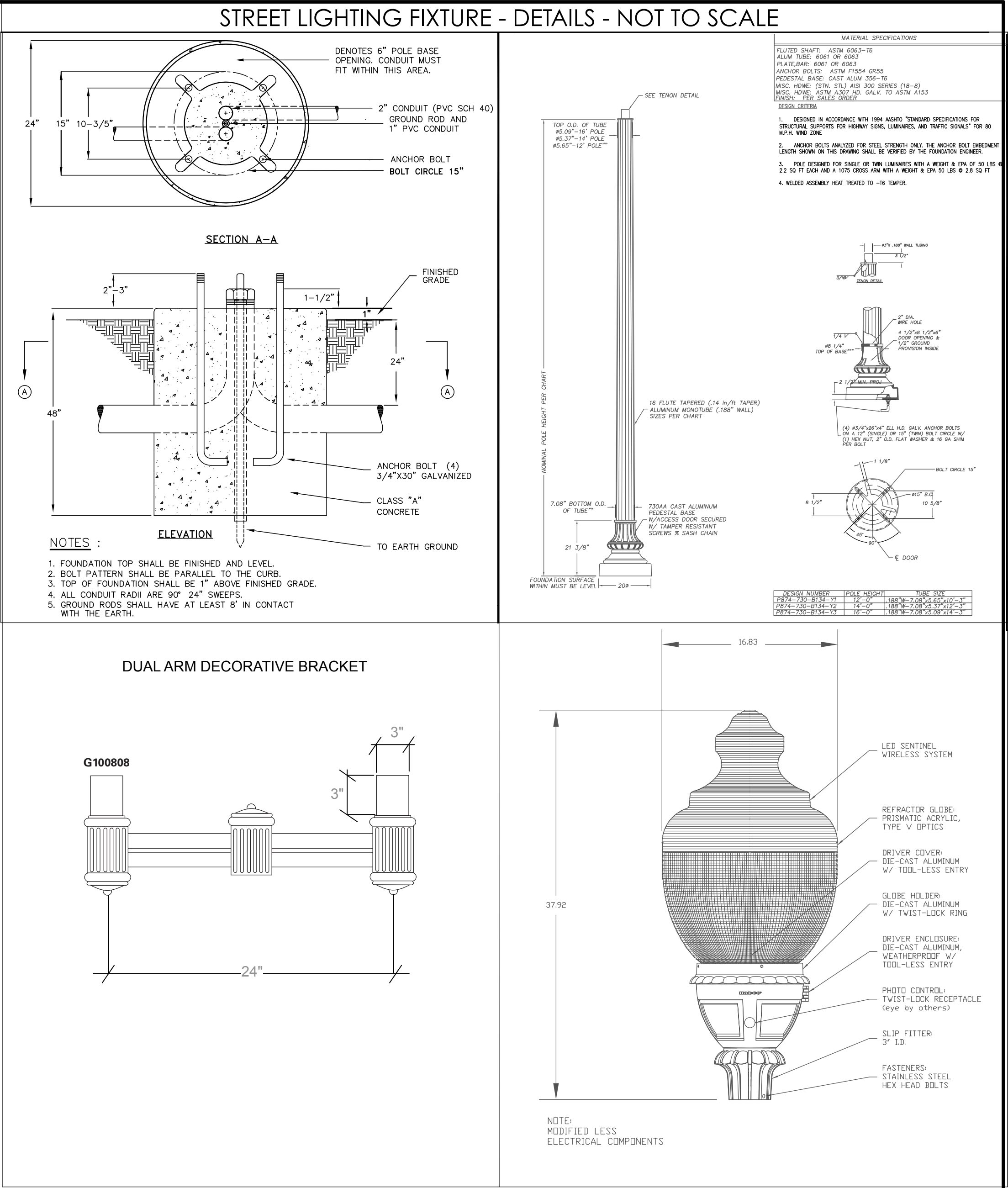
SHEET NO.  
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1 SITE LIGHTING - ELECTRICAL  
E-001 GRAPHIC SCALE: 1" = 20'-0"

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

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

