



Town of Vienna
Board of Architectural Review
Exterior Improvements Application

Application Number: PF-29-19 -BAR

(Office Use Only)

Name of Project: Bear Branch Tavern Acreage: 1.365
Location: 133 Maple Avenue East, Vienna VA 22180 Zoning C-2
Architect: HapstakDemetriou Architects
Address: 2715 M Street NW, 4th Floor Washington DC 20007 Phone: 202-333-9038
Design Professional: HapstakDemetriou Architects
Address: 2715 M Street NW, 4th Floor Washington DC 20007 Phone: 202-333-9038
E-mail Address (for "Contact Person"): billy@hd-ad.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):

Exterior build-out of a restaurant for the first floor of an office building. A new patio for outdoor seating will be added at the rear of the building. Architectural work to include new exterior doors and windows, modifications to the facade for proposed signage, new three season screened porch. Electrical work to include new exterior lighting, and power pulls. Structural work to include structure for new patio, landing and ramp at the entrance. Mechanical work to include new exhaust system with external grease exhaust duct system to reach high roof, variable air volume units, and make-up air unit. Exterior signage and awning by the signage vendor.

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

Existing bank drive-thru area to be modified into an deck for outdoor seating with a screened in porch. The existing front entry will be modified to create an awning covered patio area for outdoor seating. New signage will be added, and improved landscaping around the site. Refer to the included site and landscaping plans.

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

Please refer to the complete list of materials and finishes in the included design package.

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

Please refer to the complete list of materials and finishes in the included design package.

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

Please refer to the included landscaping plan for plant information.

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

- A. Bear Branch Tavern - BAR Presentation Package
- B. Site Plan
- C. Landscaping Plan

Applicant's Name: Adam Lubar
Company: Speakeasy Restaurants LLC
Address: 6305 Long Meadow Rd. McLean, VA 22101
Phone: 703-963-2769
E-mail: adam@vintagerestaurantsinc.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.