

From: William Foliaco
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8521 Leesburg Pike
Vienna, VA 22182

Re: BAR Work Session Re-Submission
Vienna Market – 245 Maple Avenue West

Date: 07/26/2019

Dear Andrea West and Michael D'Orazio,

This letter is meant to respond to the Department of Planning and Zoning of the Town of Vienna's Architectural comments as listed below. If you have any questions, please contact Bill Foliaco 571-830-1851.

1. The elevations noted as "Current" on the elevations can be removed, and only contain the proposed elevations moving forward.

Response: "Current" elevations have been removed from all sheets as requested.

2. Sheet E1A of the Towns-Over-Retail shows a paneled system on the top portion of the rear elevation. What is this material?

Response: Note has been added on sheet E8 calling out material as Hardie Panel.

3. Please show the masonry materials proposed for the Bank of America retaining wall.

Response: Note has been added to sheet E8 calling out the material as Vertica Block – color Harvest Blend.

4. On the Lot Matrix sheet, several townhomes are shown to have Scheme #2b and Scheme #3b; please explain what these schemes would include versus the schemes illustrated.

Response: The lower case "b" on the color scheme numbers stands for base brick. Ie. Scheme 2b is the same as Scheme 2 with the addition of the base brick.

5. On Sheet E1 of the Towns-Over-Retail set, the parapet does not show any variation in height. The Board is requesting a change in the height of the parapets to break up the contiguous roofline on the front façade, facing Maple, of the Towns-Over-Retail. The current 3D renderings and elevations show the parapet has no variation in height, and the area bubbled as edited is not noted in the change summary. A slight variation in height, as well as cornice detailing, was illustrated on the elevations originally shown the Board as part of the conceptual plan.

Response: The parapets of the Towns-over-Retail have been modified to show variation as requested. Elevations and 3D have been updated accordingly.

6. The 3D rendering on Sheet E10 shows a bump out on the side of the townhome at Pleasant and Maple Avenue that is not in the elevation drawings or noted on the site plan. This feature should be removed, or amended across all plan sets.



Response: 3D has been revised to match elevations and site plan. Bump out on Sheet E12 at the corner of pleasant and Maple has been removed.

7. Landscaping details should be consistent throughout the documents provided to the Town of Vienna and rendered in supplemental materials based on the proposed or approved site plan. The following are some of the inconsistencies noted by staff:
 - a. On Sheet E10, the 3D renderings of the corner plaza do not contain the plantings shown on the site plan or the landscape planting plan. The two plans show different plantings for the same area.

Response: 3D has been revised to show correct planting.

- b. The 3D rendering on Sheet E10 shows several street trees too close to the corner within the right of way; only illustrate the plantings on the approved site plan within the right

Response: 3D has been revised to match landscaping plan.

8. It is recommended that before resubmitting for the Board of Architectural Review, consistency issues with the site plan, architectural elevation, and 3D renderings are addressed.

Response: Site Plan, architectural elevations and 3D have all been revised and coordinated based on BAR comments.

Sincerely,

William Foliaco
Associate Principal

