



Department of Planning and Zoning  
Town of Vienna, Virginia  
127 Center Street South  
Vienna, VA 22180  
Phone: (703) 255-6341  
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## Project Overview

#441584

**Project Title:** 100 Maple Ave E, Vienna, VA

**Jurisdiction:** Town of Vienna

**Application Type:** Board of Architectural Review: Exterior Modifications

**State:** VA

**Workflow:** 1. Initial Review

**County:** Fairfax

## Project Contacts

### Contact Information: Applicant

David Chan  
Architectural Design and Consulting Services  
9677 Main St, C  
Fairfax, VA 22031  
P:703-956-1435  
[dchan@adcs-arch.com](mailto:dchan@adcs-arch.com)

**Indicate which of the following additional project contacts are to be included on project correspondences.:**

Architect, Developer

### Contact Information: Owner

Keon Woo (Kevin) PARK  
IP&T Group  
8230 Leesburg Pike, Ste 650  
Vienna, VA 22182  
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### Contact Information: Architect

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### Contact Information: Developer

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[kpark@ipntlaw.com](mailto:kpark@ipntlaw.com)

## Project Address

**Project Address:** 100 MAPLE AVE E

### Town Limits: Address/Parcel

- 100 MAPLE AVE E: IN TOWN OF VIENNA

**Resource Management Area: Resource Management Area**

- 100 MAPLE AVE E: LOCATED OUTSIDE RMA

**Future Land Use Plan: Address/Parcel**

- 100 MAPLE AVE E: MIXED-USE

**Resource Protection Area : Resource Protection Area**

- 100 MAPLE AVE E: LOCATED OUTSIDE RPA

**Current Zoning: Address/Parcel**

- 100 MAPLE AVE E: C-2/C-1A

**Windover Heights Historic District: Address/Parcel**

- 100 MAPLE AVE E: LOCATED OUTSIDE WINDOVER HEIGHTS

## Project Description

**Project Description:** Tenant build-out of a law office on both floors of a 2-story office building that is currently vacant, totaling 9,056 sf. The office will consist of private offices, open workstation area, conference room, staff break room, Reception, Docket rooms (for file cabinets), single-occupant restrooms, and utility rooms.

The exterior work consists of:

- A new exterior door and sidewalk leading to existing sidewalk on Maple Avenue;
- Replacement of 3 exterior storefront doors with storefront windows.
- Restriping of parking spaces to provide van-accessible space and added signage for ADA parking.

## Exterior Modifications Information

**Nature of Proposed Work:** Minor Facade Modification, Site Improvements

**Describe proposed improvements (including dimensions as necessary):** Tenant build-out of a law office on both floors of a 2-story office building that is currently vacant, totaling 9,056 sf. The office will consist of private offices, open workstation area, conference room, staff break room, Reception, Docket rooms (for file cabinets), single-occupant restrooms, and utility rooms.

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**Are any Fairfax County Building Permit application numbers associated with this application?:** Yes

**Fairfax County Building Permit Number(s):** 303870487

**Business/Development Name:** Park Brothers LLC c/o IP&T Group

## Exterior Modifications Information

**Proposed construction materials (include manufacturer, identification numbers, and size), colors, and finish types (include specifications and color numbers):** STOREFRONT MATERIAL (Match existing)

Manufacturer: Kawneer Trifab 451 UT Framing System

Aluminum Finish: High-performance organic, two-coat polymer - (Permafluor)

Color: Kawneer Medium Bronze UC109862

Sample provided

Storefront Door: Medium-Stile

### GLASS (GLAZING)

Fully-tempered double-glazed insulated (1" total thickness) tinted float glass to match existing glazing.

### SIDEWALK

Concrete to match existing, broom finish

## Lighting & Awning Information

**Will your project include lighting?:** No

**Please describe the lighting elements to be used (including kelvins, lumens):**