



444

WEST MAPLE AVENUE
REZONING PLAN

VIENNA, VA
MAY 2, 2018

CIVIL

- CONTEXT PLAN
- EXISTING CONDITION PLAN
- TREE INVENTORY AND ASBUILT INFO
- REZONING PLAT
- CONCEPT PLAN
- TRUCK TURN EXHIBIT
- OPEN SPACE / IMPERVIOUS SURFACE
- NOTES AND TABULATIONS

- P-0100
- P-0101
- P-0102
- P-0201
- P-0301
- P-0302
- P-0303
- P-0304

LANDSCAPE

- ILLUSTRATIVE SITE PLAN - STREET LEVEL
- ILLUSTRATIVE ROOF PLAN
- HARDSCAPE / PLANTING PLAN
- HARDSCAPE ENLARGEMENT PLAN
- HARDSCAPE DETAILS
- PLANTING DETAILS
- LIGHTING PLAN

- LS-101
- LS-102
- LS-201
- LS-211
- LS-301
- LS-302
- LS-401

ARCHITECTURAL

- BASEMENT PLAN
- GROUND FLOOR PLAN
- FIRST RESIDENTIAL FLOOR
- TYPICAL RESIDENTIAL FLOOR (2-3)
- BUILDING ELEVATIONS 1
- BUILDING ELEVATIONS 2
- PERSPECTIVE VIEW 1
- PERSPECTIVE VIEW 2
- PERSPECTIVE VIEW 3
- PERSPECTIVE VIEW 4
- PERSPECTIVE VIEW 5
- PERSPECTIVE VIEW 6
- PERSPECTIVE VIEW 7
- BUILDING SECTION

- A1.0
- A1.1
- A1.2
- A1.3
- A2.0
- A2.1
- A3.0
- A3.1
- A3.2
- A3.3
- A3.4
- A3.5
- A3.6
- A4.0



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

A

B

C

D

E

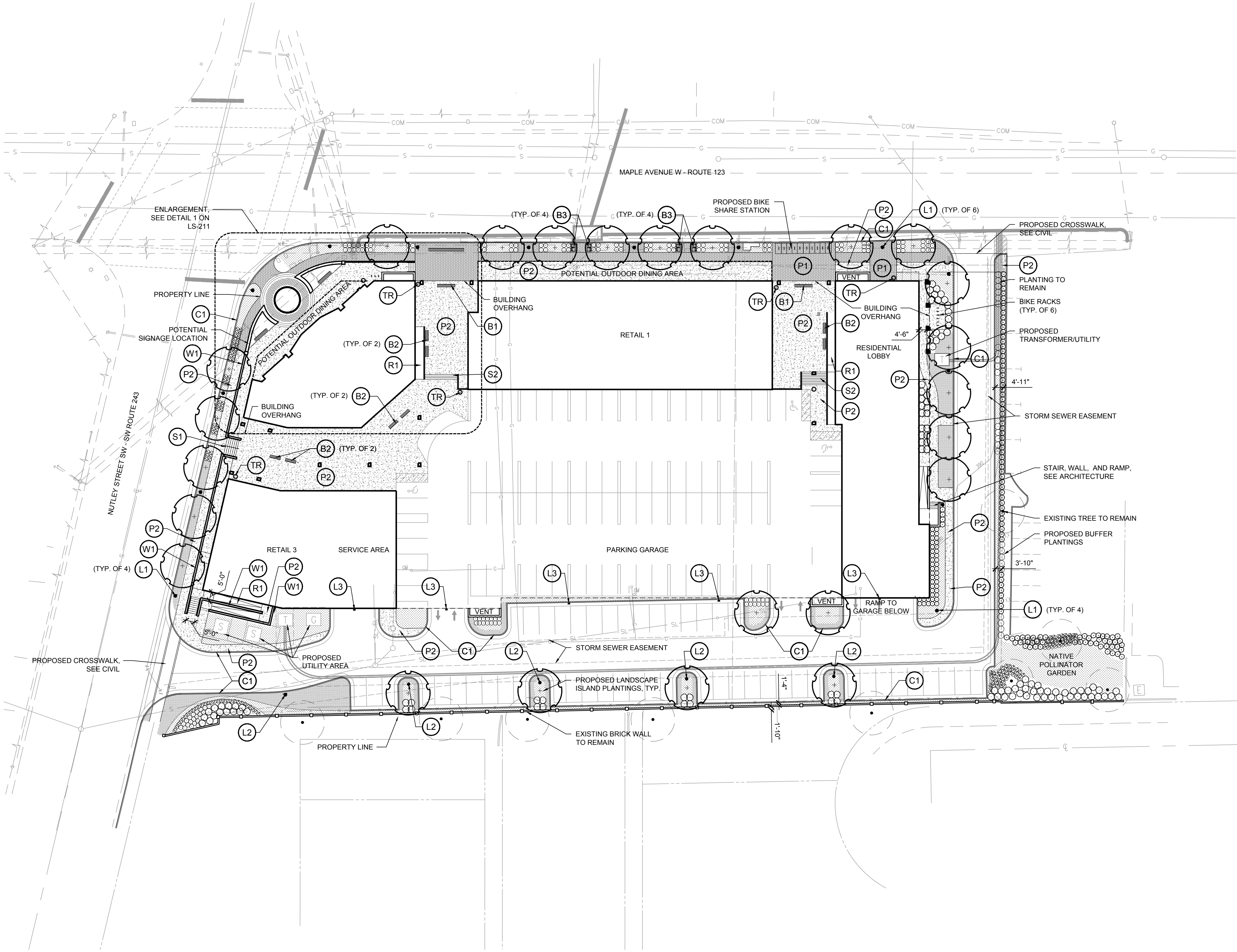
F

G

H

I

J

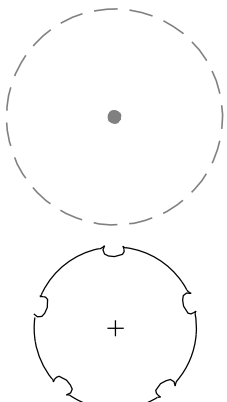


HARDSCAPE LEGEND

- (P1) SPECIAL PAVING (BRICK OR ARCHITECTURAL CONCRETE PAVERS)
- (P2) SCORED CONCRETE
- (S1) STAIRCASE - SPECIAL PAVING (BRICK OR ARCHITECTURAL CONCRETE PAVERS)
- (S2) STAIRCASE - CONCRETE
- (R1) CONCRETE RAMP
- (W1) BRICK WALL WITH CAP + RAILING
- (W2) BRICK WALL WITH CAP
- (C1) CURB - CONCRETE
- (B1) MONUMENTAL BENCH
- (B2) BENCH
- (B3) BENCH/CHAIR
- (TR) TRASH RECEPTACLE
- (L1) LIGHT POLE TYPE 1
- (L2) LIGHT POLE TYPE 2
- (L3) WALL LIGHT

PLANTING LEGEND

SEE SHEET LS-302 FOR PLANT SCHEDULE



ORNAMENTAL SHRUBS (SIZES VARY)

PLANTING AREA (GROUND COVER, ORNAMENTAL GRASSES, PERENNIALS, ANNUALS)

LAWN (SOD OR SEED)

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Vienna, VA

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Civil Engineer
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Falls Church, VA 22046
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SEAL

ISSUED FOR	DATE
1 Preliminary Application for MAG Zone Designation	12/06/17
2 Preliminary Application for MAG Zone Designation	02/15/18
3 Preliminary Application for MAG Zone Designation	04/11/18
4 Preliminary Application for MAG Zone Designation	05/02/18

PROJECT NO.
17041

SCALE :
As Shown

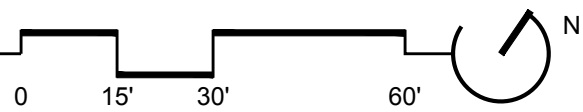
DRAWN BY :
TD, BB, SW

REVIEWED BY :
MR

LS-201
HARDSCAPE /
PLANTING PLAN

1 HARDSCAPE / PLANTING PLAN

1"=30'-0"



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Civil Engineer
Walter L. Phillips
207 PARK AVENUE
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[illegible]

DRAWN BY : TD, BB, SW
REVIEWED BY MR

LS-211
HARDSCAPE
ENLARGEMENT PLAN

MATERIALS SCHEDULE

NOTE:
SPECIFICATIONS PROVIDED ARE SUBJECT TO CHANGE AS THE DESIGN DEVELOPS AND BASED ON
AVAILABILITY. SPECIFIC PRODUCTS AREA SHOWN FOR REFERENCE ONLY.

(P1) SPECIAL PAVING (BRICK OR
ARCHITECTURAL CONCRETE PAVERS)



BRICK PAVERS



CONCRETE PAVERS

(P2) SCORED CONCRETE



(S1) STAIRCASE - SPECIAL PAVING (BRICK OR
ARCHITECTURAL CONCRETE PAVERS)



(S2) STAIRCASE - CONCRETE



(R1) CONCRETE RAMP



(W1) BRICK WALL WITH CAP + RAILING



(2) BRICK WALL WITH CAP



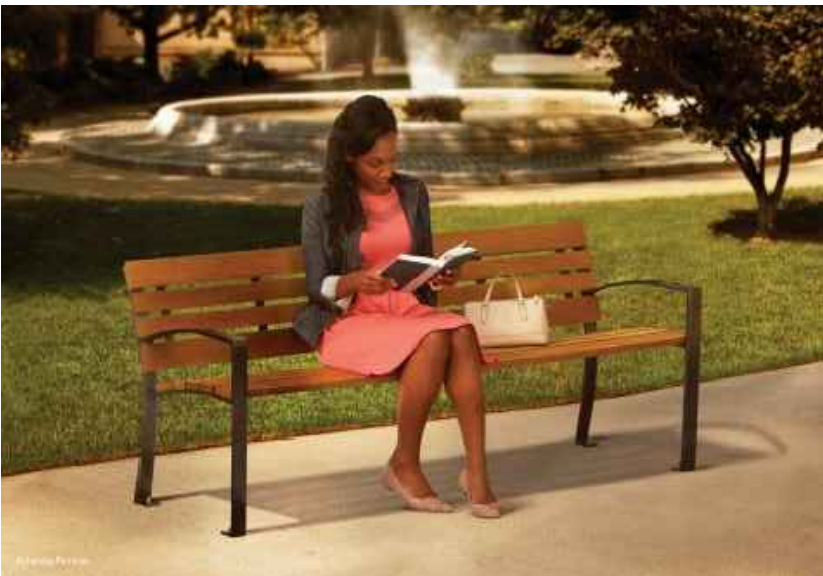
(B1) MONUMENTAL BENCH



(B2) BENCH



(B3) BENCH/CHAIR



() TYPICAL CAFE DINING SEPARATION



(TR) TRASH RECEPTACLE



ISSUED FOR	DATE
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PROJECT NO. 17041	SCALE : As Shown
DRAWN BY : TD, BB, SW	REVIEWED BY : MR



1 - MAPLE AVENUE ELEVATION



2 - CORNER ELEVATION



3 - NUTLEY STREET ELEVATION

TRANSPARENCY

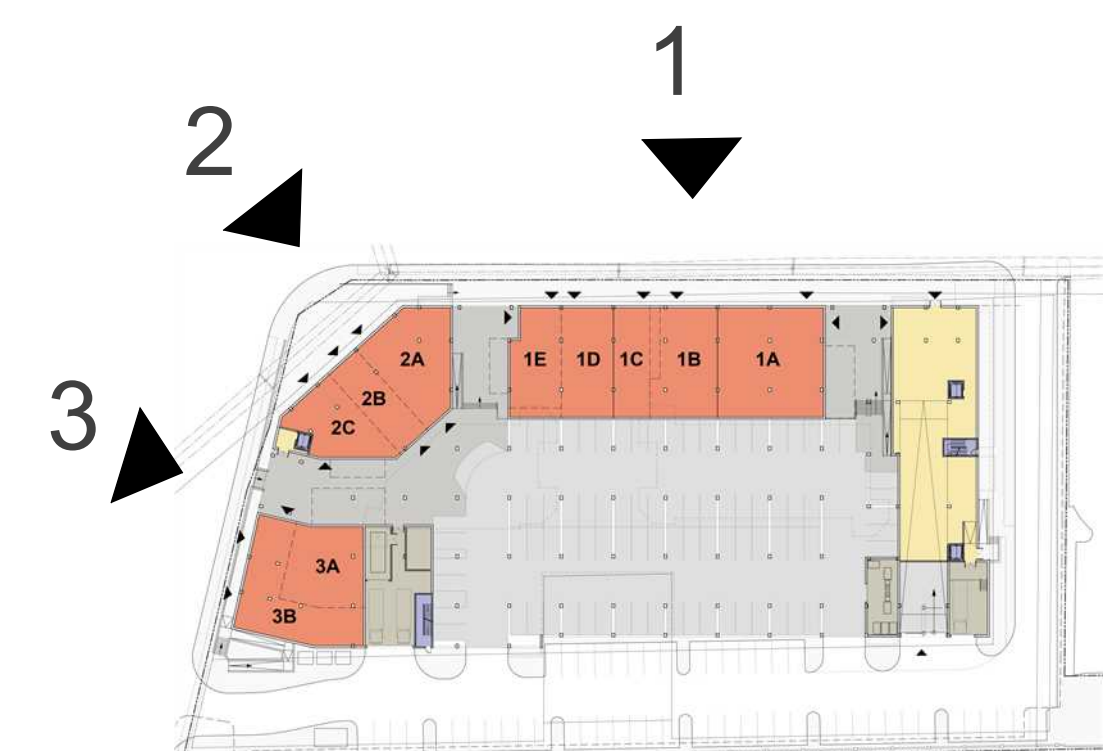
TOTAL AREA 9,266 SF
TRANSPARENT AREA 4,626 SF
RATIO 50%



MATERIALS

1.1 STONE
1.2 PRECAST - LIGHT
1.3 PRECAST - DARK
2.1 BRICK 1 - LIGHT RED
2.2 BRICK 2 - MEDIUM RED
2.3 BRICK 3 - DARK RED
2.4 BRICK 4 - TAN
2.5 BRICK 5 - DARK TAN
2.6 BRICK 6 - BROWN
2.7 BRICK 7 - GREY
3.1 PANEL 1 - WHITE

3.2 PANEL 2 - TAN
3.3 PANEL 3 - WARM GREY
3.4 PANEL 4 - BROWN
4.1 SHINGLES - GREY
4.2 METAL ROOF - GREEN
5.1 CANOPY - FABRIC
5.2 CANOPY - METAL
6.1 WINDOW - VINYL
6.2 WINDOW - STOREFRONT
7.1 GARAGE DOOR
8.1 RAILING - BLACK



Architecture + Planning
703.992.6116
ktgy.com



MAPLE AVENUE
VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018



BUILDING ELEVATIONS
ELEVATIONS

A2.0



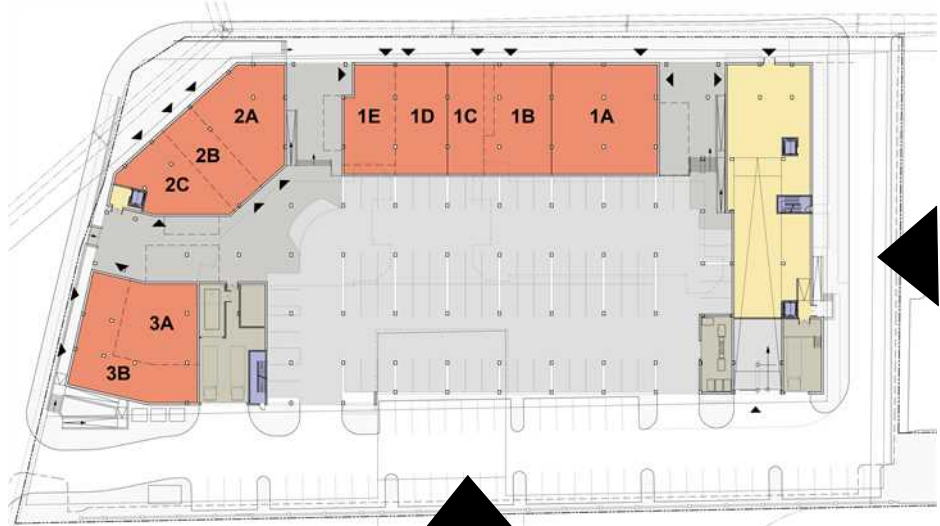
1 - REAR ELEVATION



2 - SIDE ELEVATION

MATERIALS

- | | |
|--------------------------|-------------------------|
| 1.1 STONE | 3.2 PANEL 2 - TAN |
| 1.2 PRECAST - LIGHT | 3.3 PANEL 3 - WARM GREY |
| 1.3 PRECAST - DARK | 3.4 PANEL 4 - BROWN |
| 2.1 BRICK 1 - LIGHT RED | 4.1 SHINGLES - GREY |
| 2.2 BRICK 2 - MEDIUM RED | 4.2 METAL ROOF - GREEN |
| 2.3 BRICK 3 - DARK RED | 5.1 CANOPY - FABRIC |
| 2.4 BRICK 4 - TAN | 5.2 CANOPY - METAL |
| 2.5 BRICK 5 - DARK TAN | 6.1 WINDOW - VINYL |
| 2.6 BRICK 6 - BROWN | 6.2 WINDOW - STOREFRONT |
| 2.7 BRICK 7 - GREY | 7.1 GARAGE DOOR |
| 3.1 PANEL 1 - WHITE | 8.1 RAILING - BLACK |

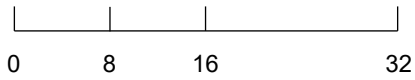


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BUILDING ELEVATIONS
ELEVATIONS

A2.1





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VIEW FROM MAPLE AND NUTLEY
PERSPECTIVE VIEWS

A3.1







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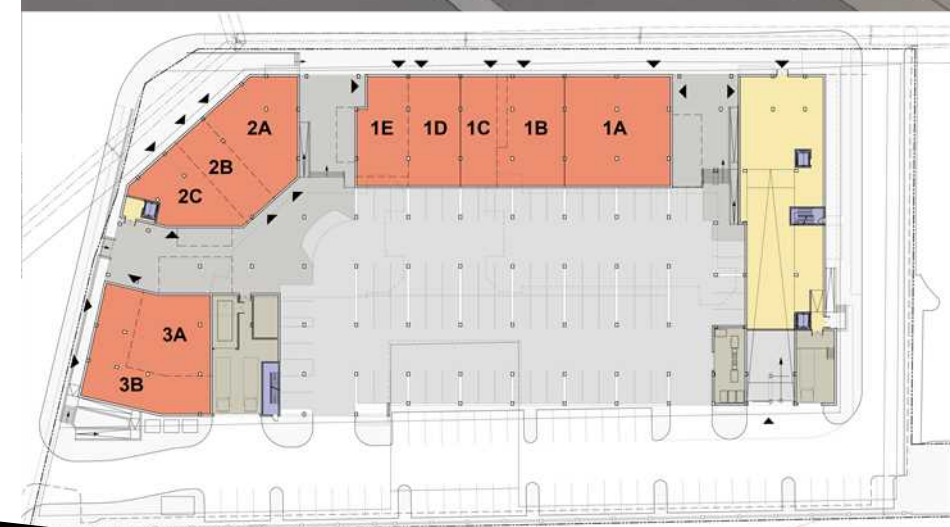
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REAR VIEW
PERSPECTIVE VIEWS

A3.4





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CONCEPTUAL DESIGN
MAY 2, 2018



REAR VIEW
PERSPECTIVE VIEWS

A3.6