

IMPERVIOUS AREA COVERAGE

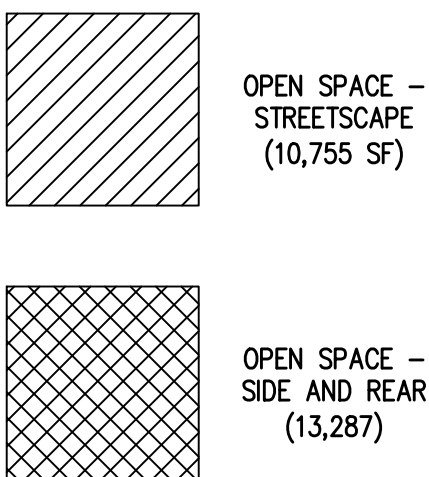
LOT AREA:		
MAX IMPERVIOUS SURFACE	85% OF LOT AREA*	
LOT AREA - MAX IMPERVIOUS SURFACE = MIN PERVIOUS SURFACE		
MIN PERVIOUS SURFACE	15% OF LOT AREA*	18,014 SF MIN.
-SURFACE LANDSCAPE		13,685 SF
-PERMEABLE PAVEMENT		4,742 SF
TOTAL PERVIOUS SURFACE	15.3% OF LOT AREA	18,427 SF
TOTAL IMPERVIOUS SURFACE	84.7% OF LOT AREA	101,664 SF

*INCENTIVES USED TO INCREASE MAX IMPERVIOUS COVER FROM 80% TO 85%

EXISTING IMPERVIOUS AREA = 100,766 SF (83.9%)

OPEN SPACE CALCULATION

LOT AREA:		120,091 SF (2.76 AC)
MIN OPEN SPACE REQUIRED	15% OF LOT AREA	18,014 SF MIN.
OPEN SPACE PROVIDED	20.0% OF LOT AREA	24,042 SF



PARKING TABULATION

UNIT SUMMARY

UNIT	UNITS	RATIO
STUDIO	9	6.0%
1 BEDROOM	84	56.0%
2 BEDROOM	57	38.0%
TOTAL	150	

PARKING SUMMARY

PARKING REQUIRED	REQUIREMENT	REDUCTION*
RESIDENTIAL	249	212
RETAIL	168	144
TOTAL PARKING REQUIRED	417	356

PARKING PROVIDED	ACTUAL	BONUS**
RESIDENTIAL (BASEMENT)	181	226
RETAIL (GROUND FLOOR / SURFACE)	127	148
TOTAL PARKING PROVIDED	308	374

*15% REDUCTION BASED ON VIENNA ZONING CODE SECTION 18-46.19

**25% BONUS BASED ON VIENNA ZONING CODE SECTION 18-46.10 A

***Assumed 1 seat per 15 SF

****PARKING TOTALS EXCLUDE COMPACT SPACES

PARKING DETAILS

PARKING REQUIRED	COUNT	RATIO	REQUIREMENT	REDUCTION*
RESIDENTIAL				
STUDIO	9	1 / UNIT	9	x0.85 8
1 BEDROOM	84	1.5 / UNIT	128	x0.85 109
2 BEDROOM	57	2 / UNIT	112	x0.85 95
TOTAL	150		249	212
RETAIL				
RETAIL	11,052 SF	5 / 1000 SF	56	x0.85 48
RESTAURANT	368 SEATS***	1 / 4 SEATS	92	x0.85 79
OUTDOOR SEATING	79 SEATS***	1 / 4 SEATS	20	x0.85 17
TOTAL			168	144
TOTAL PARKING REQUIRED			417	356

PARKING PROVIDED	GARAGE (G)	SURFACE (S)	TOTAL	BONUS**
RESIDENTIAL PARKING	181	0	181	Gx1.25+S 226
RETAIL PARKING	84	43	127	Gx1.25+S 148
TOTAL PARKING PROVIDED	265	43	308	374

COMPACT PARKING DETAILS

COMPACT PARKING RATIO		5.2%
RESIDENTIAL PARKING PROVIDED	ACTUAL	BONUS**
STANDARD (100% OF REQUIRED SPACES)	181	228
COMPACT (0% OF REQUIRED SPACES)	16	21
TOTAL	197	249
RESIDENTIAL PARKING REQUIRED AFTER REDUCTION*		211
SURPLUS PARKING AFTER BONUS AND REDUCTION * **		38

BICYCLE PARKING DETAILS

PARKING REQUIRED	
RESIDENTIAL (1 / 10 DU LONG TERM + 1 / 50 DU SHORT TERM)	18
RETAIL (1 / 5,000 SF PUBLIC + 1 / 25,000 SF EMPLOYEE)	5
TOTAL PARKING REQUIRED	23

PARKING PROVIDED	
RESIDENTIAL (INTERIOR)	32
RESIDENTIAL (EXTERIOR)	12
RETAIL	6
TOTAL PARKING PROVIDED	50

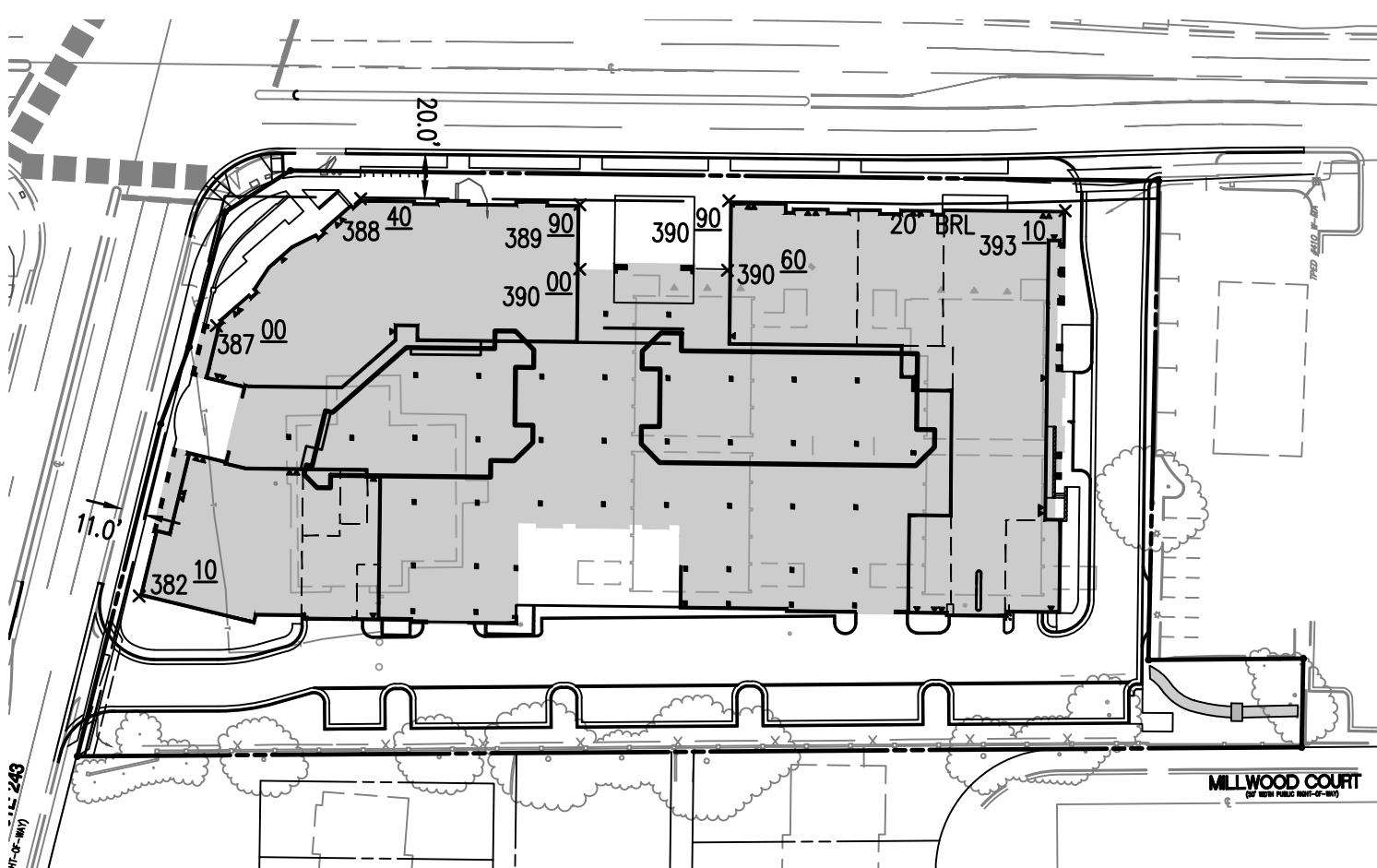
ZONING TABULATION

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

	MAC ZONING REQUIREMENTS	PROVIDED
LOT AREA	NONE	120,091 SF (2.76 AC)
LOT WIDTH	NONE	392.28'
BUILDING WIDTH	NONE	196'
BUILDING HEIGHT**	54'	51.47'
YARD REQUIREMENTS		
FRONT ON MAPLE	20' MINIMUM TO FACE OF CURB	20.1'
FRONT OF NUTLEY	15' MINIMUM TO FACE OF CURB	15.7'
SIDE (EAST PL)	WITH WALLS OR DOORS = 8' IF ABUTS A COMMERCIAL USE	40.3'
REAR (SOUTH PL)	20'	58.1'
MAX IMPERVIOUS SURFACE	80% OF THE LOT + 5% INCENTIVE BONUS = 85% (102,077 SF)	84.7% (101,664 SF)
OPEN SPACE	15% OF LOT AREA (18,014 SF)	20.0% (24,042 SF)
LOADING		
LOADING SPACE DEPTH	25'	38' MINIMUM
LOADING SPACE WIDTH	15'/50' OF BUILDING WIDTH = 60' TOTAL	25', 35' (60' TOTAL)
LOADING SPACE HEIGHT	15'	17' RES., 19' RETAIL

**AVERAGE GRADE = 389.0

FINISHED LOT GRADE CALCULATION



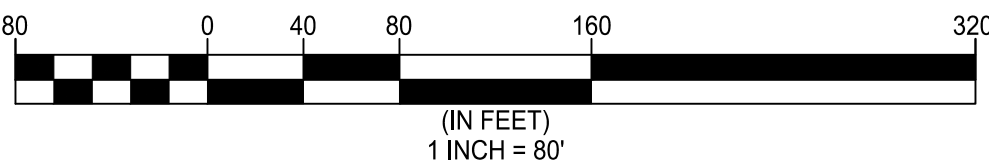
AVERAGE GRADE CALCULATIONS ALONG THE MAPLE AVE AND NUTLEY ST FRONTAGE.

$$393.1 + 390.9 + 390.6 + 390.0 + 389.9 + 388.4 + 387.0 + 382.1 = 3112$$

$$3112 / 8 = 389.0$$

MAX ROOF ELEVATION: 389.0+54.0 = 343.0
PROPOSED ROOF ELEVATION = 340.47

SCALE: 1" = 80'



Department of Planning and Zoning

MAC ZONE DESIGNATION APPLICATION INCENTIVES SHEET

Please check boxes for all incentives being requested

Type of Incentive Requested	Minimum Number of Features to be Provided	
	From Schedule A	From Schedule B
A five percent increase in the maximum impervious surface	2	2
A ten percent increase in the maximum impervious surface	2	3
A 7.5 percent reduction in the minimum number of parking spaces required	1	2
A 15 percent reduction in the minimum number of parking spaces required	2	3
Inclusion of a mezzanine level for a commercial use which shall not count as an additional story.	1	1

Please check boxes for all incentive features being used in MAC project

Schedule	Type of Feature	
GREEN BUILDING CERTIFICATION		
AA	Designed to Earn the Energy Star certification (EPA program)	
B	Structure design that can accommodate the installation and operation of solar photovoltaic panels or solar thermal heating devices (including appropriate wiring and water transport systems)	
BBB	Construction of the principal structure to meet or exceed LEED Silver certification standards or another equivalent green building certification program	
BB	Construction of the principal structure to Earn the Design for Energy Star certification or similar program	
WATER CONSERVATION AND QUALITY PROTECTION		
AA	Configuration of the principal structure's roof so that at least 50 percent of the roof is a "green" roof intended to capture and hold rain water	
A	Inclusion of rain water capture and re-use devices such as cisterns, rain filters, and underground storage basins with a minimum storage capacity of 500 gallons	
A	Provision of open space set-asides at a rate 200 percent or more beyond the minimum required	
B	Provision of rain gardens or other appropriate stormwater infiltration system(s) of at least two percent of the total site area	
B	Use of xeriscaping landscaping techniques without irrigation	
SITE CONFIGURATION		
AA	Inclusion of underground parking or parking structures sufficient to accommodate 51 percent or more of the off-street parking requirements	
AA	Closure of one existing accessway, vehicular entrance or driveway on Maple Avenue	
A	Provision of public art with a value meeting at least one percent of the total construction cost	
A	Provision of all required long-term bicycle parking spaces in weather-protected rooms or cages with controlled access for bicycle users, and that also contain racks for the secure attachment of bicycles using a lock or other similar device.	
BB	Provision of transit facilities (e.g., designated park-and-ride parking spaces, bus shelters*, bicycle share facilities or similar features)	
B	Inclusion of showering and dressing facilities in nonresidential developments for employees using alternative forms of transportation	
B	Provision of at least one enclosed recycling station per building suitable for storage and collection of recyclable generated on-site	
BBB	Provision of public parking in an amount to exceed 110 percent of the required parking for the development	

*The location and installation of the bus shelter shall receive an agreement of the pertinent transit authorities before the rezoning approval.

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ZONING TABULATIONS

444 MAPLE AVENUE WEST

SITE PLAN

TOWN OF VIENNA, VIRGINIA



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SCALE: AS NOTED DATE: SUB01: 8/12/2018 SUB02: 05/07/2020

DRAWN: DL

CHECKED: KW