

1029 Park St SE Vienna VA 22180

Interior features

36" x 80" Rustic Mahogany type stained distressed solid wood
Speakeasy pre-hung front door.

One light pastel eggshell interior
Sherwin Williams paint throughout.

Flooring will be Armstrong luxury flooring Vivero "Best".

Stairs from main to upper level solid wood steps & risers.

Carpet is TrafficMASTER Alpine.

Windows will be Pella double hung vinyl with inserts between the panes.

Six panel white Interior Doors.

Standard white light switches & plugs.

Dining room with chair rail.

General features

Goodman HVAC, with 50-gallon Hot Water Heater.

Asphalt engineered 35-year shingle roof.

Hardi-plank one color wide siding throughout.

Kitchen, Bathrooms & Laundry

Kitchen countertops Silestone tops with undermount double bowl
Stainless Steel sink.

All kitchen appliances are stainless steel, either KitchenAid or LG.

Plumbing fixtures to be Kohler or Moen.

Echelon solid wood cabinets with full overlay for kitchen & bathrooms.

Bathroom tiles are 12x12 Porcelain either Classic or Regency.

Bathrooms tops are Silestone.

Kohler toilets & bathtubs.

Bathroom mirrors that match vanities.

Glass Master Shower door.

Armstrong laundry cabinetry.

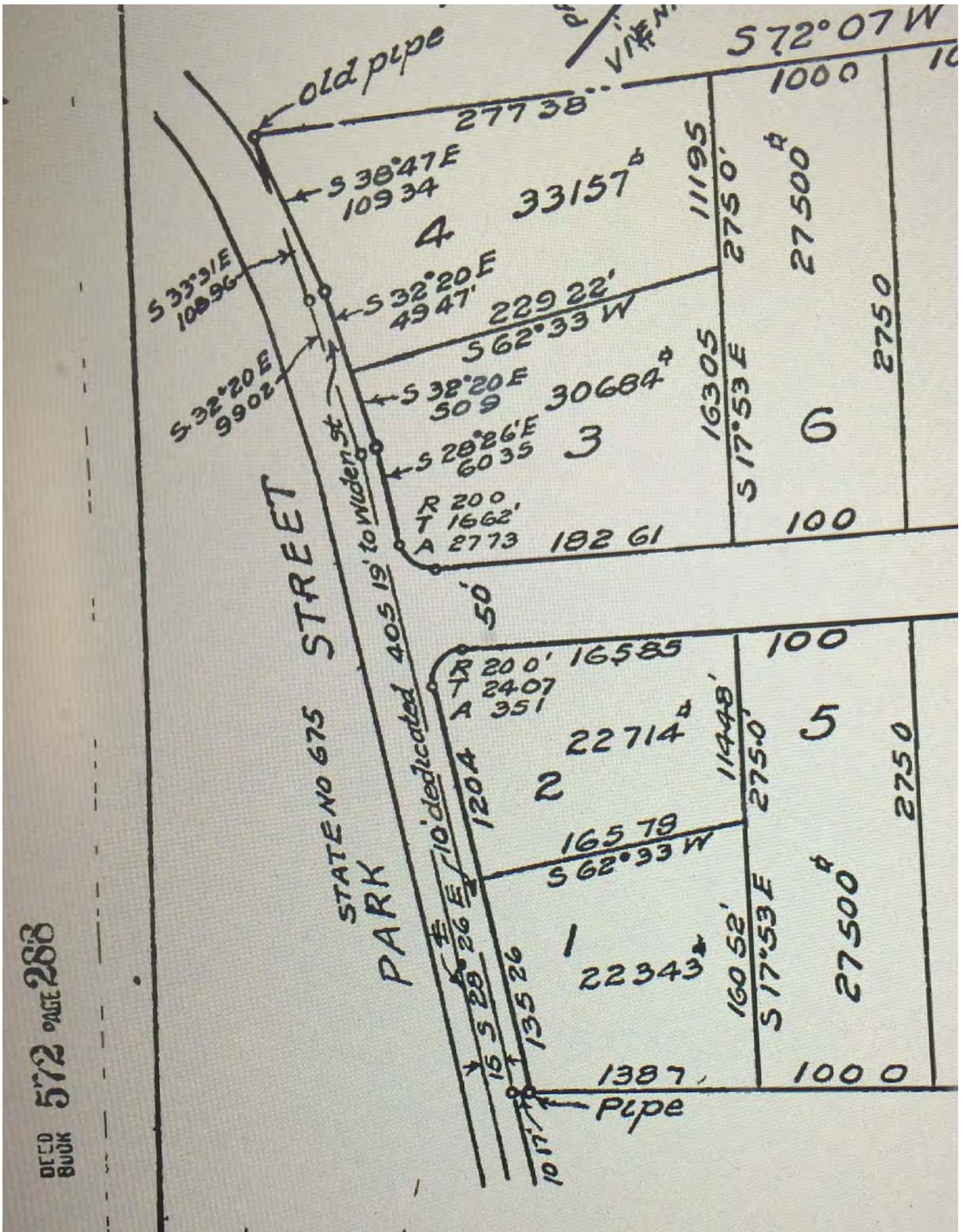
LG white washer & dryer.

All selections and upgrades must be made within 30 days of signing contract.

1029 Park St SE Vienna VA 22180 - construction process

Cyrus Construction, as the builder, has a Structural Engineer as staff on site during construction, whom will follow the steps below with different business entities involved and in that order.

- 1 Architect House plans
- 2 Civil Engineer Evaluate what is needed to build those plans on that lot
- 3 Excavation company Excavation to build out basement, sewer/water access, and site is leveled
- 4 Foundation company Subfoundation prepared with drainage to sump pump & passive radon system
- 5 Foundation company Footings are installed
- 6 Foundation company Foundation concrete walls and slab flooring are poured
- 7 Foundation company Install drains, water and sewer taps
- 8 *County Inspection* *Assure foundation finished to code*
- 9 Foundation company I-beam to support structure installed
- 10 Framing company All house framing, floor joists, subflooring, and stairs erected
- 11 Siding company Sheathing applied to exterior walls, covered with protective wrap
- 12 Siding company Siding and exterior trim installed
- 13 Roofing company Roof sheathing laid down, vent holes cut, matting and shingles
- 14 Window company All windows & doors installed
- 15 Plumbing company Complete rough plumbing (water supply lines, sewer lines and vents with collars)
- 16 HVAC company Install HVAC, rough ductwork and vent pipes
- 17 Electrical company Install electrical panel with breakers and wiring to all electrical boxes
- 18 *County Inspection* *Assure framing, plumbing, electrical & mechanical done to code*
- 19 Insulation company Install insulation on all exterior walls
- 20 Drywall company Drywall is hung, taped, and smoothed out with mud, then paint is applied
- 21 Insulation company Install attic insulation
- 22 Finishing company Finish interior trim; install exterior driveways and walkways
- 23 Finishing company Install hard-surface flooring and countertops
- 24 Finishing company Finish mechanical trims; install bathroom showers, tubs, sinks & fixtures
- 25 Finishing company Install mirrors, shower doors and finish flooring
- 26 Landscaping company Complete exterior grading, lay sod/shrubs, and finish exterior landscaping
- 27 *County Inspection* *Final inspection to ensure building complete*



old pipe

572°07 W

S 33° 31' E
10896

S 38° 47' E
10934

4 33157^b

S 32° 20' E
4947'

22922'

562°33' W

11195

2750'

27500^A

1000

S 32° 20' E
9902

S 32° 20' E
509

30684^A

S 28° 26' E
6035

3

R 200
T 1662'
A 2773

18261

16305

517°53' E

6

100

2750

STATE NO 675 PARK STREET

Widen St

405 19' to Widen St

10' dedicated

50

R 200'
T 2407
A 351

16585

2

22714^A

16579
562°33' W

11448'

100

5

S 28° 26' E
13526

22343

16052'

517°53' E

27500^A

1000

2750

1017'
1017'

1387
Pipe

TOWN OF VIENNA, VIRGINIA • BUILDING SETBACK SUMMARY

TOWN ZONING DISTRICT	SETBACKS (in feet)*			MAX. HEIGHT LIMIT *** <i>(Revised 4-14-2011)</i>	MAXIMUM LOT COVERAGE	LOT WIDTH ST / BLDG / MID (in feet)	MINIMUM LOT AREA
	FRONT	SIDE/CORNER	REAR				
RS-10	A. Minimum of 50 feet from centerline (C/L) if street right-of-way is of "variable width" or is less than 50 feet in total width. B. 25 feet from street line if right-of-way is 50 feet or greater in width	12* / 25 *Minimum setback of 40 feet for buildings other than dwellings and accessory buildings	35 feet in all cases	2-1/2 stories but not to exceed 35 feet as measured from finished grade at the front wall of the principal building closest to front building line.#	25%	45 / 60 / 75	10,000 SQ FT
RS-12.5	A. Minimum of 55 from C/L; B. 30	15* / 25 *Minimum setback of 30 feet for buildings other than dwellings and accessory buildings	35*	2-1/2 stories but not to exceed 35 feet# (see measurement location in RS-16 zone above)^	25%	50 / 65 / 80	12,500 SQ FT
RS-16	A. Minimum of 60 from C/L; B. 35	15* / 25 *Other buildings: same as RS-12.5 zone	35*	2-1/2 stories but not to exceed 35 feet#(^)	25%	50 / 65 / 90	16,000 SQ FT
RTH	Minimum setback: 20/Average setback 25	End lot: 10 Corner lot: 20	40*	# Same as RS zones (^)	N / A	20 / 30 / 40 INT / END / CORNER	1 ACRE** 5 ACRES**
RM-2	Minimum of 60 from C/L; or 35	15 / 25	35*	3 stories but not to exceed 35 feet (^)	25%	40 / 70	8,000 SQ FT***
T-Trans	Same as least restrictive abutting residential zone	Same as least restrictive abutting residential zone	35	# Same as RS zones	25%	Same as least restrictive abutting residential zone	Same as least restrictive abutting residential zone
PR-Parks	15	15/15	25	# Same as RS zones	40%^	75 (if bldg on lot)	N / A
PC- Park & Conservation	15	15/15	25	# Same as RS zones	10%	75 minimum	5 acres
C-1	15	0 = if no window; if window = 5 + 1 per story above first; 8 if adjoins residential lot	25	3 stories but not to exceed 35 feet. ** <i>(See also Lot Grade Definition)</i>	N / A	N / A	N / A
C-1A	15	0 = no window if window = 5 + 1 per story above first	10	** Same as C-1 zone	N / A	N / A	N / A
C-1B	15	0 = no window if window = 5 + 1 per story above first	10	** Same as C-1 zone	N / A	N / A	N / A
C-2	15	0 = no window if window = 5 + 1 per story above first	10	** Same as C-1 zone	N / A	N / A	N / A
CMP	50 @@	50 / 50	50	45	25%	150	2 ACRES
CM	15	0	10	45	N / A	N / A	N / A

CONTINUED ON PAGE 2 ----->

Lot coverage includes the house, garage, driveway, sheds, accessory buildings, patios and sports courts; does not include basement areaways, decks or “lead walk” from driveway or street to house. [^]**PR zone** lot coverage includes principal buildings, enclosed accessory buildings, parking areas and driveways. (See also §§ 18-15F, 18-24F, 18-33F, 18-58.I., and 18-126.1.E. of the Vienna Town Code.⁶⁸)

All driveways must be paved with permanent materials—concrete, asphalt, or grid paver surface—in accordance with V.T.C.⁶⁸ §§ 18-134A and B. The entirety of the driveway area will be included in the lot coverage calculations.

Decks may encroach not more than four (4) feet into any required front, or side setback area with exception of the rear-yard setbacks in the residential zones as noted herein. **The minimum rear setback for decks is 25 feet in the RS-10, RS-12.5 and RS-16 zones; and 28 feet in the RTH zone. (New: 10-7-2002).** (See V.T.C. §§ 18-15F, 18-24F, 18-33F, 18-49 and 18-169.)

Unenclosed Carports—not exceeding 14 feet in height and one (1) story only—**may encroach no more than five (5) feet beyond a required side yard setback.** Unenclosed carports must meet the minimum required front and rear setbacks, and no yard on the side street of a corner lot shall be reduced to less than ten (10) feet in width. Walls other than that of the principal structure may not exceed eighteen (18) inches in height. (See V.T.C. §§ 18-4 and 18-167.)

Attached garages (*defined as a shelter for automotive vehicles*)—one (1) story only and not exceeding 14 feet in height—may be constructed to the same side setback line as unenclosed carports. The minimum side-yard setback for interior lots in the RS-16 and RS-12.5 zones is 10 feet, and 7 feet in the RS-10 zone. Garages must meet the minimum required front and rear setbacks, and no yard on the side street of a corner lot shall be reduced to less than ten (10) feet in width. (See V.T.C. §§ 18-4 and 18-167.)

Handicapped Ramps: Ramps meeting ADA requirements may be constructed to point ten (10) feet from the front and rear property lines, and five (5) feet from side property lines. Time/necessity limitations apply. (See V.T.C. § 18-11; new 4-14-2011.)

Porches attached to the principal structure must meet the setbacks as set out in the table on page 1 of this document. (See also V.T.C. §§ 18-4 and 18-168.)

Freestanding garages and free-standing accessory buildings may be placed only in the rear yard of any residential lot. When erected to a height of fourteen (14) feet or less—and **located on interior lots only**—any such building may be located no closer than one (1) foot from a rear or side line of the subject parcel, and at least five (5) feet from an alley. If the garage or accessory building is two stories, or taller than fourteen (14) feet in height, it must be setback a minimum of ten (10) feet from any side or rear line and shall not exceed the height of the principal structure. **On a corner lot**, any such building shall not be constructed beyond the building line of any adjoining lot, nor be located closer than five (5) to any side line of an adjoining lot. When said garage or accessory building is situated in the rear yard behind the principal structure it must be at least ten (10) feet therefrom; when placed in the rear yard and off to the side of the principal structure, it must be 15 feet therefrom. In all cases, the structure may not cover more than thirty (30) percent of the required rear yard area and driveway access—if desired—must be provided by a driveway constructed of permanent materials, such as asphalt or concrete (see Article 17, Chapter 18 of the Vienna Town Code). **NOTE:** The RTH zone has a separate set of restrictions for accessory buildings and private parking areas (see also V.T.C. § 18-51.)

Building permits are not required for **one-story accessory structures** used for tool and storage sheds provided the floor area does not exceed 256 square feet; area does count in lot coverage, however. (New: 3-1-2011.) Building permits are NOT required nor is lot coverage calculated for **tree houses** that do not exceed 256 square feet in area or more than 14 feet in height. Drawings must be submitted for anything “larger or taller” for further evaluation by Town staff.

A **swimming pool** (or family pool) shall not occupy more than twenty-five (25) percent of the area of the actual rear yard (its location is restricted to the rear yard only). Said pool shall be no less than ten (10) feet from the rear of a principal building (if not located directly to the rear thereof, then no less than five [5] feet from the principal building), and not less than twenty (20) feet from any alley line or ten (10) feet from any side or rear property line. Placement on a corner lot is further restricted to not less than ten (10) feet from the side line of any adjoining lot nor in front of the building line thereof. (See also V.T.C. Article 17 of Chapter 18, and Chapter 19.)

Other zoning notes: NEW LEGISLATION PERTAINING TO LOT SHAPE FACTOR, ARCHITECTURAL PROJECTIONS AND LOT GRADES REQUIRES MORE DETAILED CONVERSATIONS THAN AVAILABLE SPACE PERMITS HERE.

****Town Group Development:** Minimum parcel size one (1) acre with eight (8) dwelling units per acre maximum; Minimum 2,000 square foot per dwelling unit, 2,400 average; 600 square feet must be incorporated into a common greenway at rear.

****Town House Cluster:** Minimum parcel size five (5) acres with ten (10) dwelling units per acre maximum; Minimum 2,000 square foot per dwelling unit, 2,400 average; ten (10) units per series maximum.

*****Multi-Family:** 8,000 square foot minimum site with 2,000 square feet per dwelling unit.

@@Industrial Park: 50 feet from the property line; 100' from any residential property line; 75' from a freeway or expressway; 75' from a primary highway; 75' from an arterial; 50' from an internal local street; see ordinance for parking setbacks.

Chesapeake Bay Preservation Areas: The zoning map depicts the location of Resource Management Areas (RMA) and Resource Protection Areas (RPA) in accordance with the Chesapeake Bay Preservation Act as set forth by V.T.C. Article 21.1, Chapter 18. Development activity on any property within either an RMA or an RPA requires a review of certain performance criteria that may include a “Water Quality Impact Assessment.” Specific forms—based upon the type of development activity—are available from the Department of Planning & Zoning and would be submitted for evaluation along with the application for a building permit.

QUESTIONS? PLEASE CONTACT THE DEPARTMENT OF PLANNING AND ZONING AT (703) 255-6341.

EFFECTIVE DATE: 7/14/2014

NOTE: This summary is not intended to replace, amend, or supersede the adopted zoning ordinance (Chapter 18, Code of the Town of Vienna, Virginia). For more specific information, a copy of the zoning ordinance is: 1) available for sale from the Town Clerk in Vienna Town Hall; and/or, 2) the following link: http://www.viennava.gov/Town_Departments/Town_Clerk_code.htm.