

NOTES:
 INTERIOR SPACE LAYOUT AND DESIGN SUBJECT TO REVISION
 BASED ON MARKET CONDITIONS AND OCCUPANT PREFERENCES.

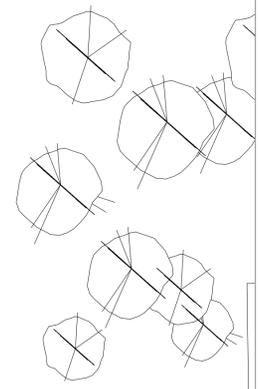
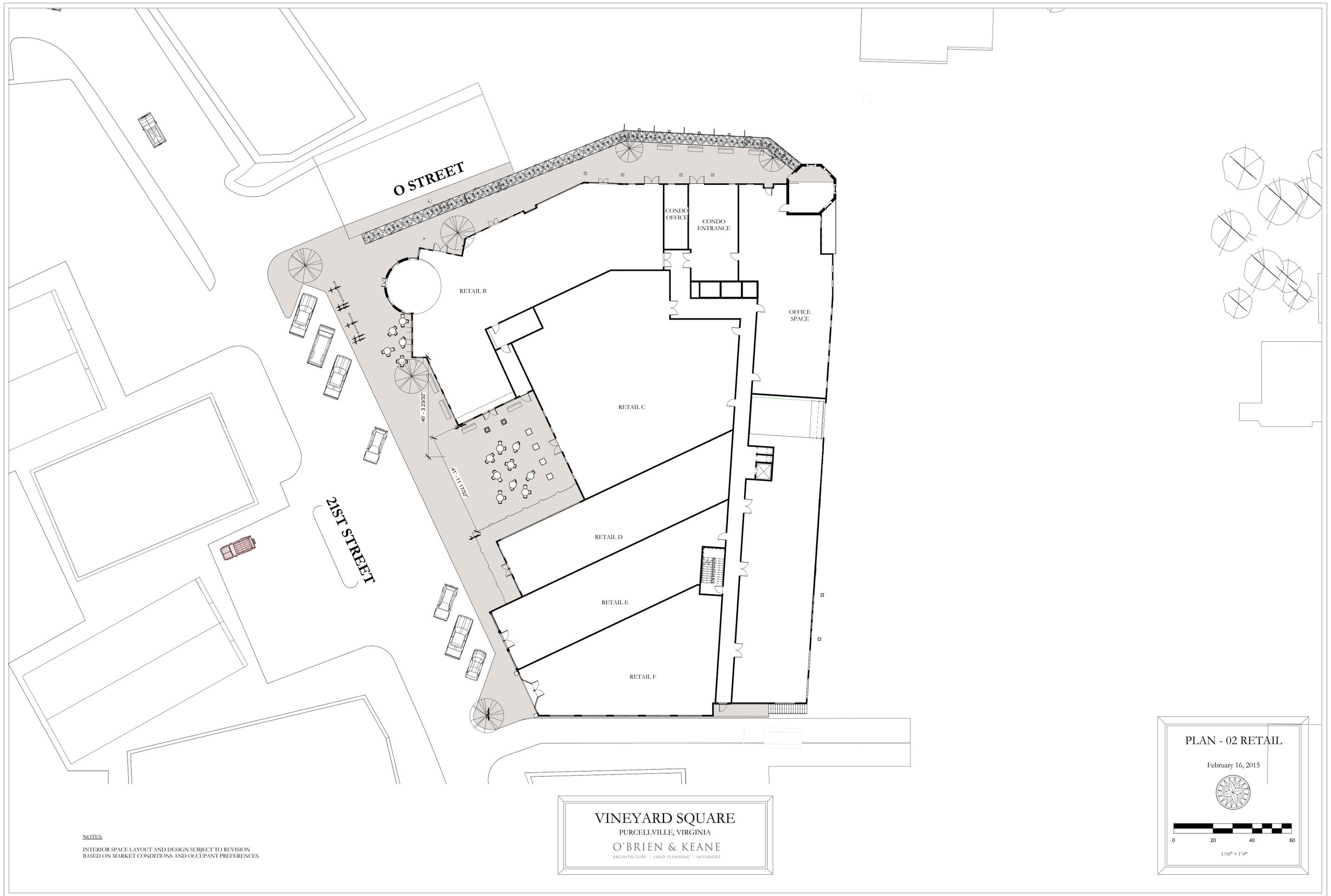
VINEYARD SQUARE
 PURCELLVILLE, VIRGINIA
 O'BRIEN & KEANE
 ARCHITECTURE | LAND PLANNING | INTERIORS

PLAN 01 PARKING

February 24, 2015




1/16" = 1'-0"



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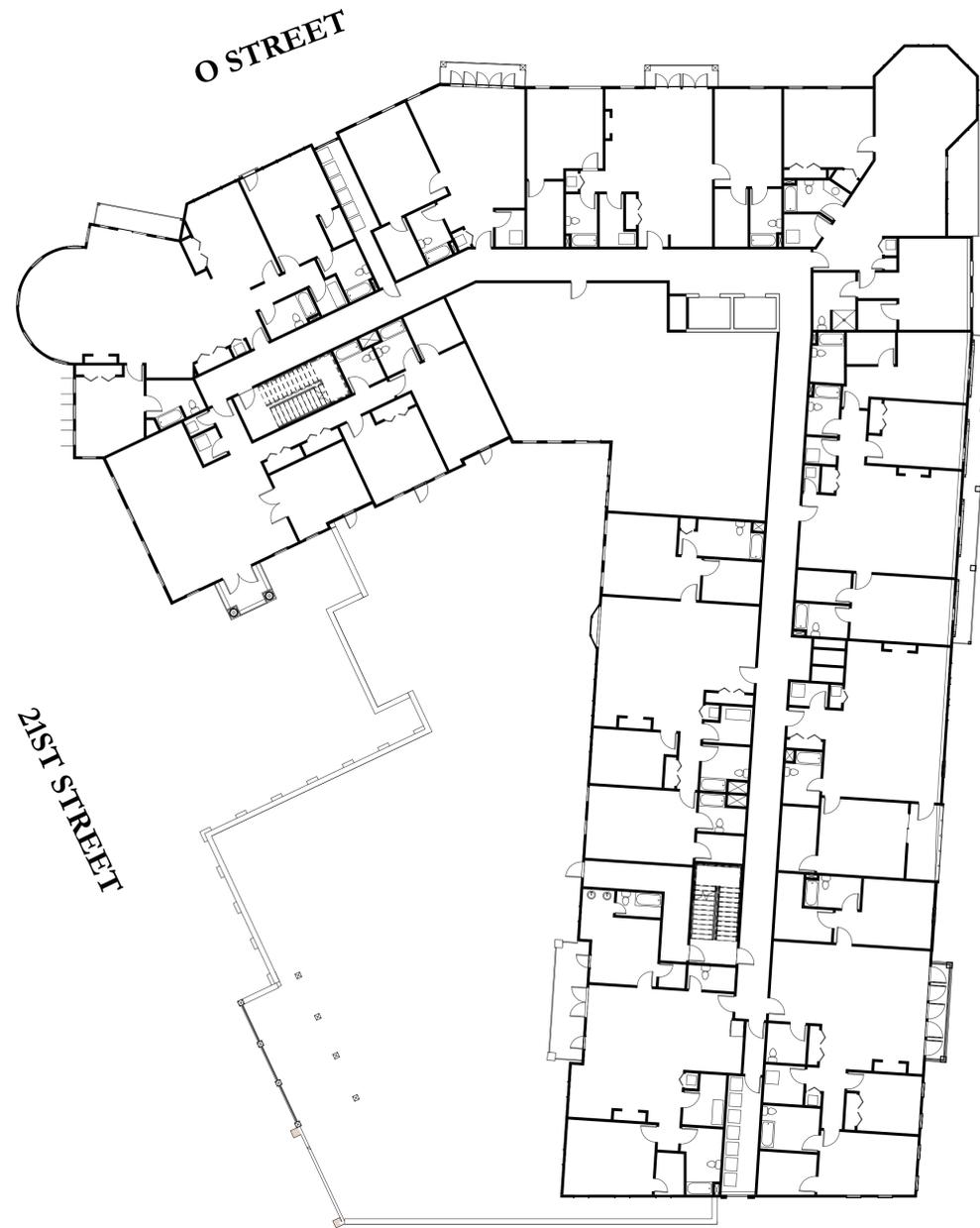
VINEYARD SQUARE
 PURCELLVILLE, VIRGINIA
 O'BRIEN & KEANE
 ARCHITECTURE | LAND PLANNING | INTERIORS

PLAN - 02 RETAIL

February 16, 2015




1/16" = 1'-0"



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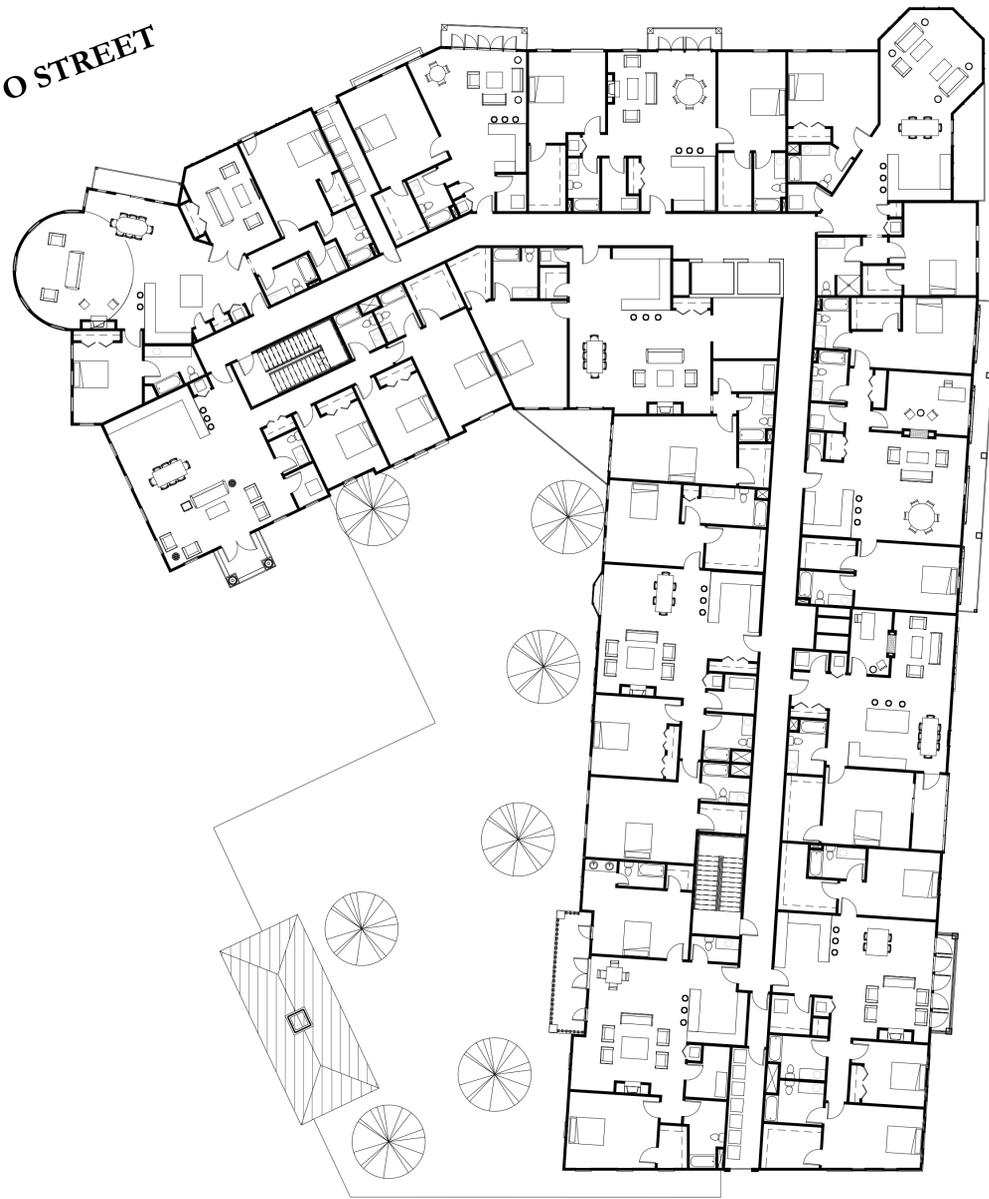
PLAN - 03
 RESIDENTIAL
 February 16, 2015




1/16" = 1'-0"

O STREET

21ST STREET



NOTES:
INTERIOR SPACE LAYOUT AND DESIGN SUBJECT TO REVISION
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VINEYARD SQUARE
PURCELLVILLE, VIRGINIA
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PLAN - 04/05
RESIDENTIAL
February 16, 2015

0 20 40 60
1/16" = 1'-0"

The title block contains the project name 'PLAN - 04/05 RESIDENTIAL' and the date 'February 16, 2015'. It features a north arrow symbol and a graphic scale bar with markings at 0, 20, 40, and 60 feet. Below the scale bar, the text '1/16" = 1'-0"' indicates the drawing's scale.

O STREET

21ST STREET



VINEYARD SQUARE
PURCELLVILLE, VIRGINIA
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NOTES:
INTERIOR SPACE LAYOUT AND DESIGN SUBJECT TO REVISION
BASED ON MARKET CONDITIONS AND OCCUPANT PREFERENCES.

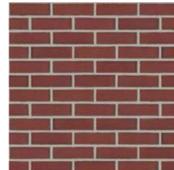
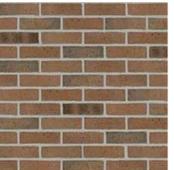
PLAN - 06
RESIDENTIAL
February 16, 2015



1/16" = 1'-0"



MATERIALS LEGEND:

								
1 RED FACE BRICK	2 BEIGE STUCCO	3 LIGHT GREY FACE BRICK	4 LIGHT BROWN FACE BRICK	5 LIGHT BLUE WOOD SIDING	6 BROWN FACE BRICK	7 BLACK METAL ROOF	8 RED FACE BRICK 2 (TO MATCH EXISTING ADJACENT RETAIL)	9 YELLOW STUCCO

NOTES:

ALL WINDOWS AND DOORS WILL BE FACTORY-FINISHED ALUMINUM GLAD WOOD OR EXTRUDED ALUMINUM. WHERE MUNTINS ARE SHOWN, SIMULATED DIVIDED LITE STYLE TO BE USED.

ALL RAILINGS WILL BE FINISHED IN A COLOR COMPLIMENTARY TO ASSOCIATED FACADE MATERIAL.

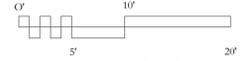
MASONRY, STUCCO, AND WOOD TRIM ACCENTS WILL BE FINISHED IN A COLOR COMPLIMENTARY TO ASSOCIATED FACADE MATERIAL.

ALL ROOFS TO BE LOW-SLOPE MEMBRANE SYSTEMS UNLESS NOTED OTHERWISE.

FINAL SELECTION OF EXACT MATERIALS, COLORS AND FINISHES SUBJECT TO REVISION BASED ON DEVELOPMENT OF THE DESIGN.

VINEYARD SQUARE
 PURCELLVILLE, VIRGINIA
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**WEST (21ST STREET)
 ELEVATION**
 FEBRUARY 24, 2015

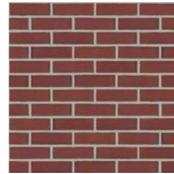
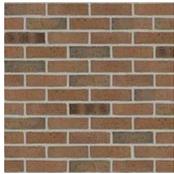


SCALE: 1/8" = 1'-0"



① "O" STREET ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND:

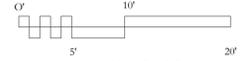
						
① RED FACE BRICK	② TAN HORIZONTAL WOOD SIDING	③ BROWN FACE BRICK	④ YELLOW STUCCO	⑤ VIRGINIA STONE	⑥ NOT USED	⑦ DARK GRAY METAL ROOF

NOTES:

- ALL WINDOWS AND DOORS WILL BE FACTORY-FINISHED ALUMINUM GLAD WOOD OR EXTRUDED ALUMINUM. WHERE MUNTINS ARE SHOWN, SIMULATED DIVIDED LITE STYLE TO BE USED.
- ALL RAILINGS WILL BE FINISHED IN A COLOR COMPLIMENTARY TO ASSOCIATED FACADE MATERIAL.
- MASONRY, STUCCO, AND WOOD TRIM ACCENTS WILL BE FINISHED IN A COLOR COMPLIMENTARY TO ASSOCIATED FACADE MATERIAL.
- ALL ROOFS TO BE LOW-SLOPE MEMBRANE SYSTEMS UNLESS NOTED OTHERWISE.
- FINAL SELECTION OF EXACT MATERIALS, COLORS AND FINISHES SUBJECT TO REVISION BASED ON DEVELOPMENT OF THE DESIGN.

VINEYARD SQUARE
 PURCELLVILLE, VIRGINIA
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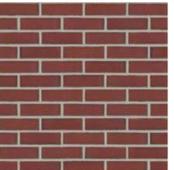
**NORTH ("O" STREET)
 ELEVATION**
 FEBRUARY 24, 2015



SCALE: 1/8" = 1'-0"



MATERIALS LEGEND:

							
1 YELLOW VERTICAL WOOD SIDING	2 LIGHT BROWN FACE BRICK	3 GREY HORIZONTAL WOOD SIDING	4 BLUE VERTICAL WOOD SIDING	5 YELLOW HORIZONTAL WOOD SIDING	6 RED FACE BRICK	7 VIRGINIA STONE	8 DARK GRAY METAL ROOF

NOTES:

ALL WINDOWS AND DOORS WILL BE FACTORY-FINISHED ALUMINUM GLAD WOOD OR EXTRUDED ALUMINUM. WHERE MUNTINS ARE SHOWN, SIMULATED DIVIDED LITE STYLE TO BE USED.

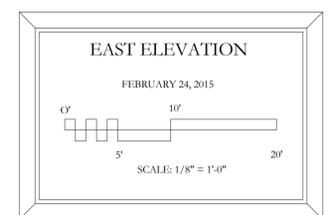
ALL RAILINGS WILL BE FINISHED IN A COLOR COMPLIMENTARY TO ASSOCIATED FACADE MATERIAL.

MASONRY, STUCCO, AND WOOD TRIM ACCENTS WILL BE FINISHED IN A COLOR COMPLIMENTARY TO ASSOCIATED FACADE MATERIAL.

ALL ROOFS TO BE LOW-SLOPE MEMBRANE SYSTEMS UNLESS NOTED OTHERWISE.

FINAL SELECTION OF EXACT MATERIALS, COLORS AND FINISHES SUBJECT TO REVISION BASED ON DEVELOPMENT OF THE DESIGN.

VINEYARD SQUARE
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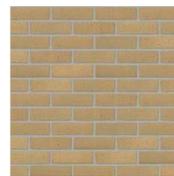




MATERIALS LEGEND:



1 RED FACE BRICK 2
(TO MATCH EXISTING
ADJACENT RETAIL)



2 LIGHT BROWN
FACE BRICK



3 GREY STUCCO



4 YELLOW VERTICAL
WOOD SIDING

NOTES:

ALL WINDOWS AND DOORS WILL BE FACTORY-FINISHED ALUMINUM GLAD WOOD OR EXTRUDED ALUMINUM. WHERE MUNTINS ARE SHOWN, SIMULATED DIVIDED LITE STYLE TO BE USED.

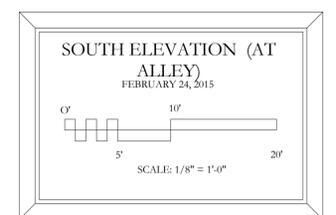
ALL RAILINGS WILL BE FINISHED IN A COLOR COMPLIMENTARY TO ASSOCIATED FACADE MATERIAL.

MASONRY, STUCCO, AND WOOD TRIM ACCENTS WILL BE FINISHED IN A COLOR COMPLIMENTARY TO ASSOCIATED FACADE MATERIAL.

ALL ROOFS TO BE LOW-SLOPE MEMBRANE SYSTEMS UNLESS NOTED OTHERWISE.

FINAL SELECTION OF EXACT MATERIALS, COLORS AND FINISHES SUBJECT TO REVISION BASED ON DEVELOPMENT OF THE DESIGN.

VINEYARD SQUARE
PURCELLVILLE, VIRGINIA
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MATERIALS LEGEND:



① BEIGE STUCCO



② LIGHT BROWN FACE BRICK



③ LIGHT GREY FACE BRICK

NOTES:

ALL WINDOWS AND DOORS WILL BE FACTORY-FINISHED ALUMINUM GLAD WOOD OR EXTRUDED ALUMINUM. WHERE MUNTINS ARE SHOWN, SIMULATED DIVIDED LITE STYLE TO BE USED.

ALL RAILINGS WILL BE FINISHED IN A COLOR COMPLEMENTARY TO ASSOCIATED FACADE MATERIAL.

MASONRY, STUCCO, AND WOOD TRIM ACCENTS WILL BE FINISHED IN A COLOR COMPLEMENTARY TO ASSOCIATED FACADE MATERIAL.

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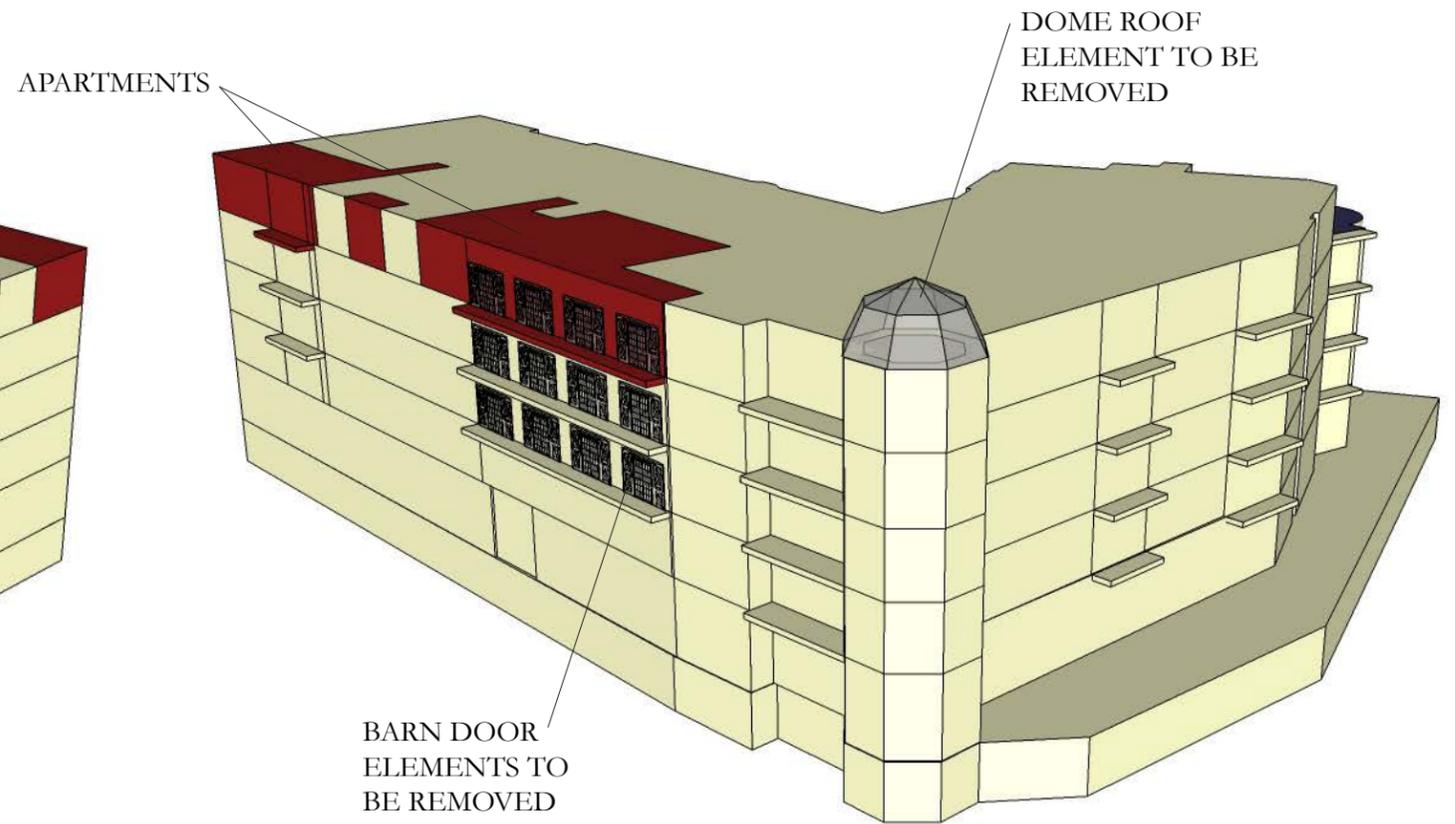
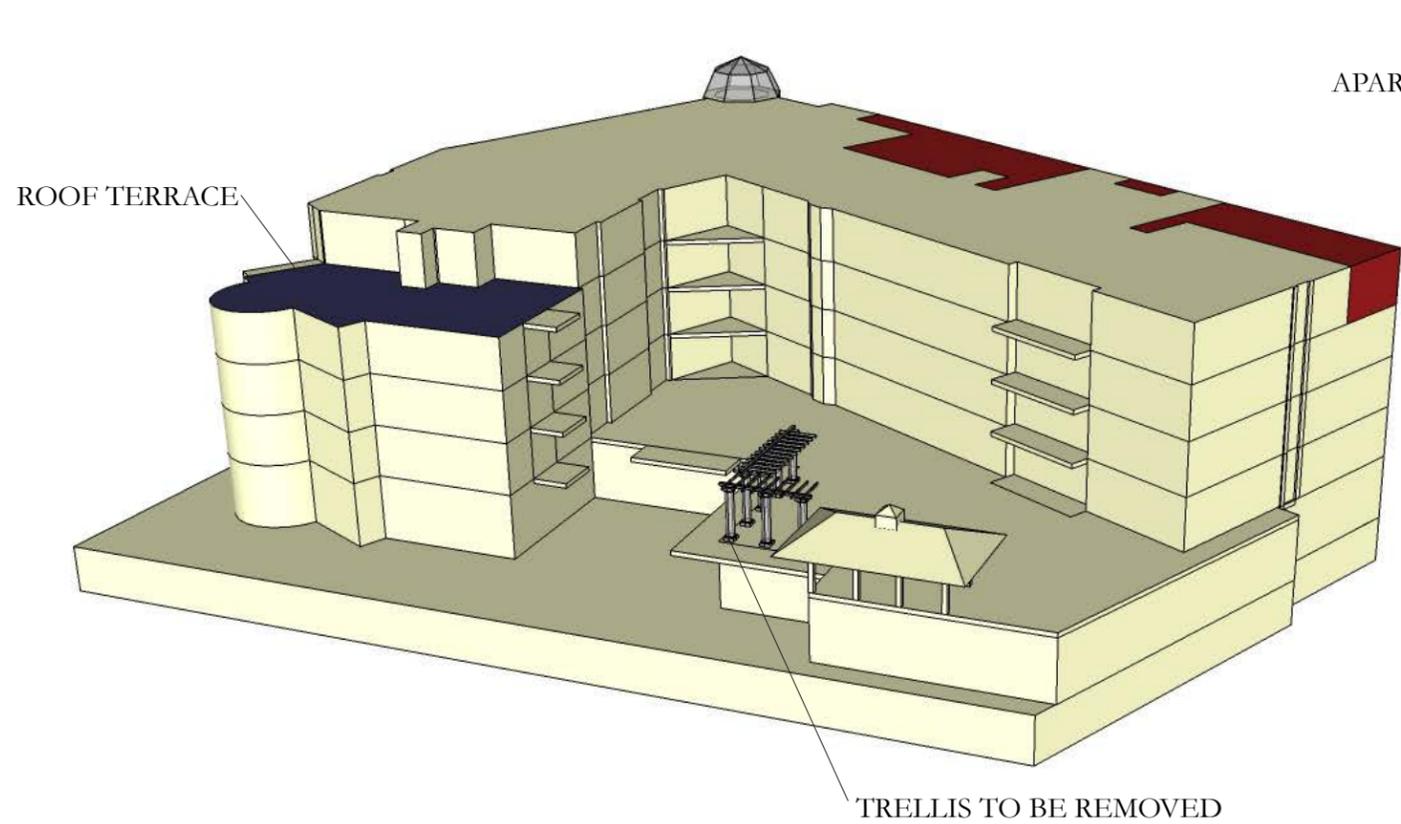
VINEYARD SQUARE
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SOUTH ELEVATION (AT SQUARE)
 FEBRUARY 24, 2015

SCALE: 1/8" = 1'-0"

LEGEND

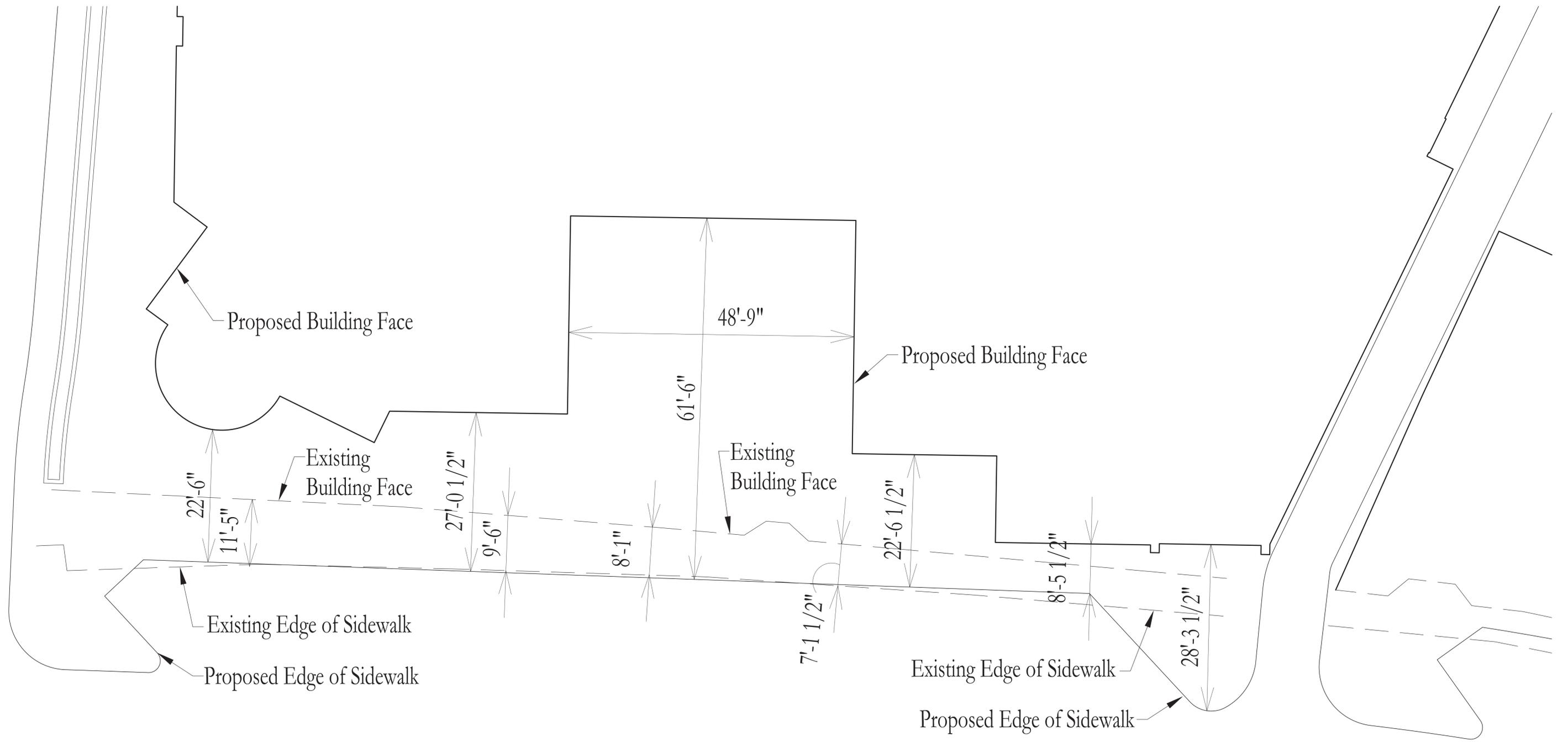
- ROOF TERRACE AREA TO BE CONVERTED TO RESIDENTIAL SPACE
- BUILDING MASS
- RESIDENTIAL SPACE TO BE CONVERTED TO ROOF TERRACE
- REMOVED ELEMENTS



VINEYARD SQUARE
 PURCELLVILLE, VIRGINIA
O'BRIEN & KEANE
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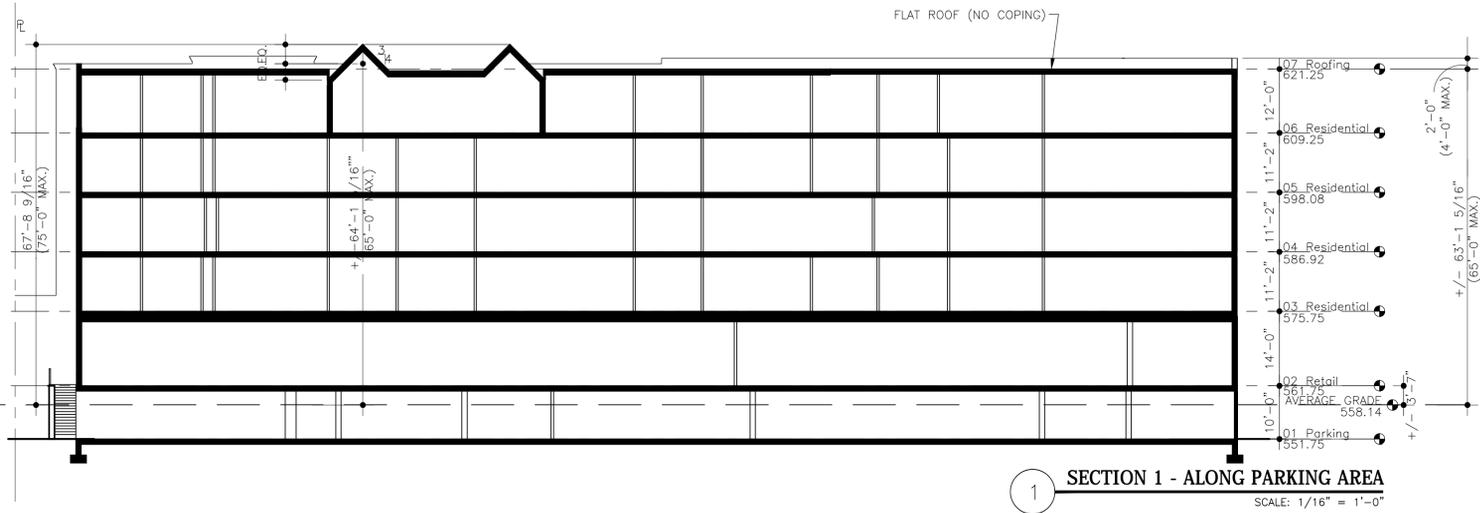
MASSING DIAGRAM
 January 08, 2014

NOT TO SCALE

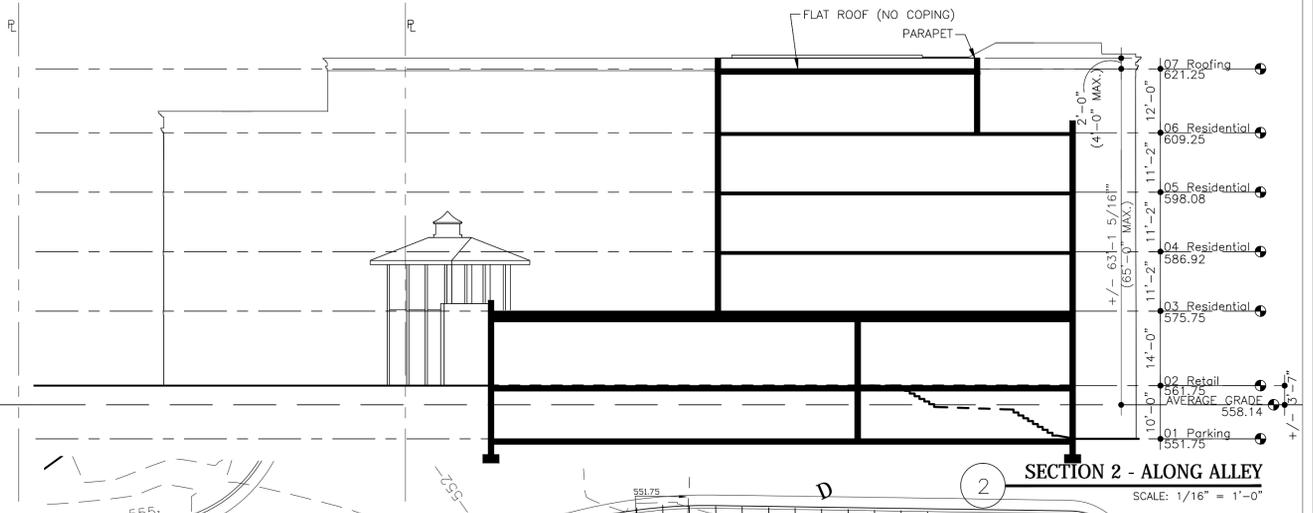


Sidewalk-to-Building Relationship Overlay

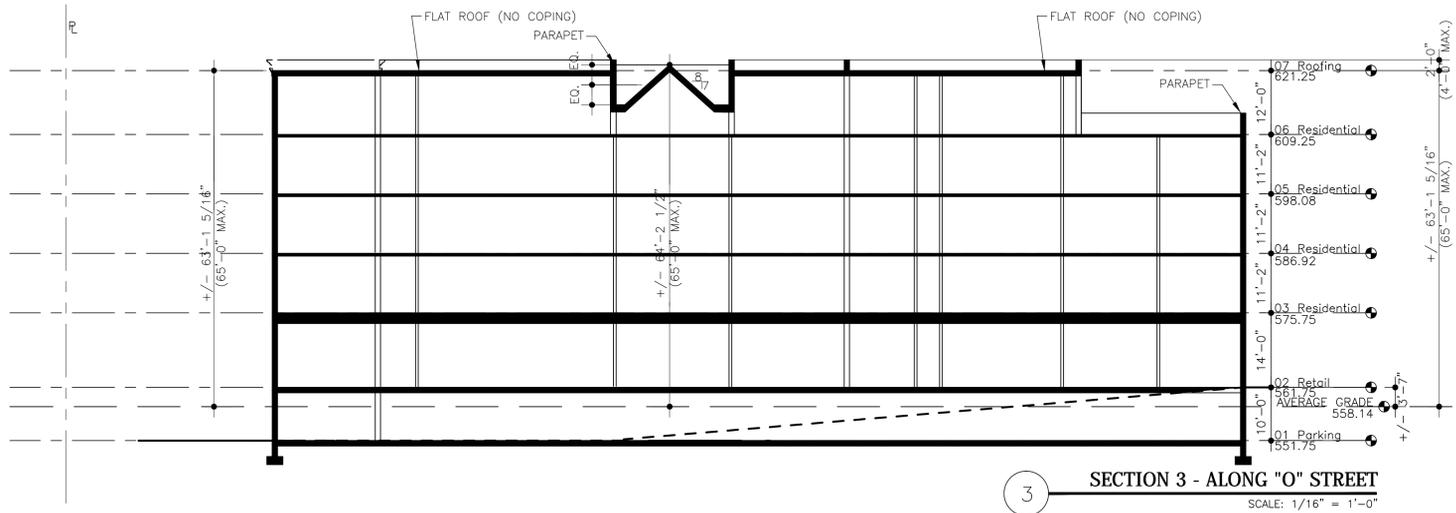
12/18/2013



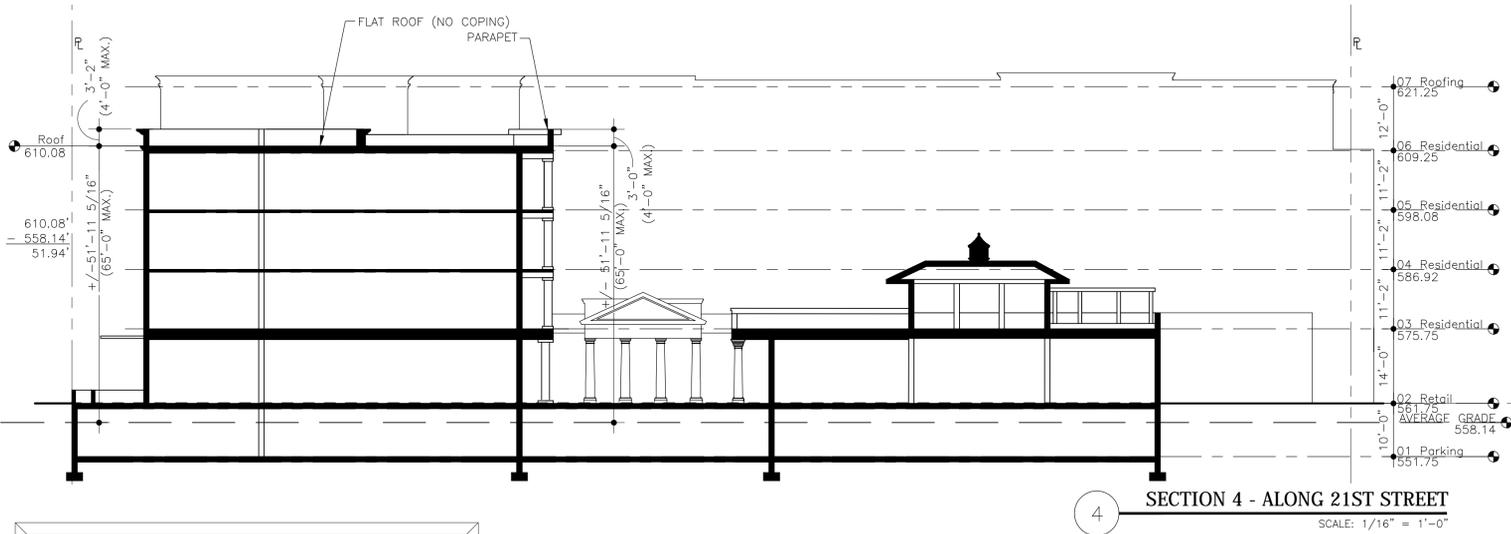
1 SECTION 1 - ALONG PARKING AREA
SCALE: 1/16" = 1'-0"



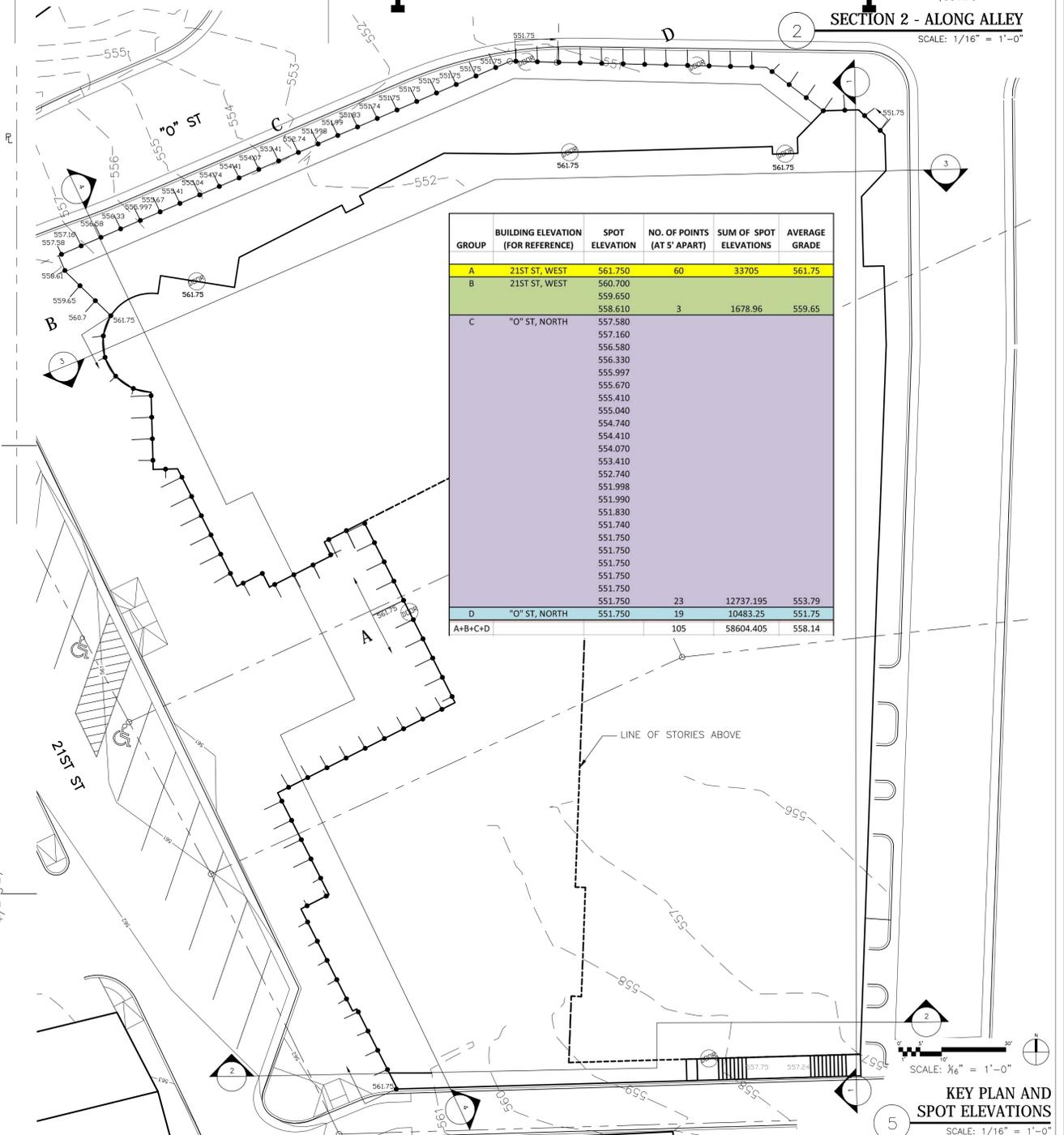
2 SECTION 2 - ALONG ALLEY
SCALE: 1/16" = 1'-0"



3 SECTION 3 - ALONG "O" STREET
SCALE: 1/16" = 1'-0"



4 SECTION 4 - ALONG 21ST STREET
SCALE: 1/16" = 1'-0"



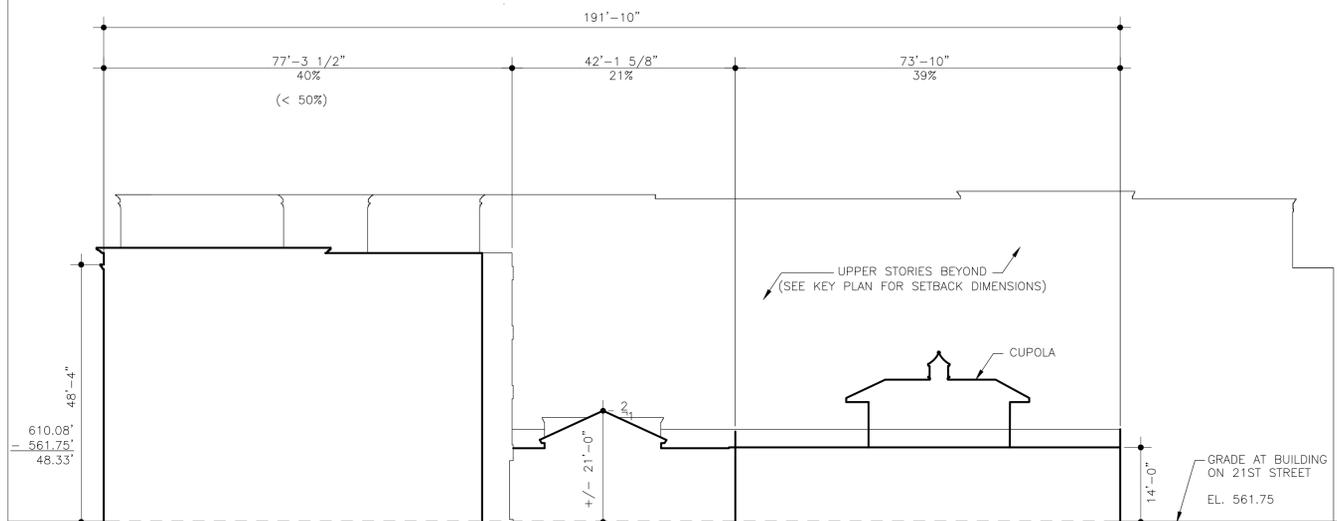
5 KEY PLAN AND SPOT ELEVATIONS
SCALE: 1/16" = 1'-0"

VINEYARD SQUARE
PURCELLVILLE, VIRGINIA
FEBRUARY 18 2015
O'BRIEN & KEANE
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NOTES:
1. SEE NOTES ON SHEET 1 (OF 2)

NOTES:

1. ELEVATIONS ARE ROUNDED TO THE NEAREST TWO-DECIMAL EQUIVALENT OF FEET AND INCHES.
2. PER SECTION 15 - CHAPTER 2, DEFINITION OF BUILDING HEIGHT: "THE VERTICAL DISTANCE FROM THE AVERAGE FINISHED GRADE OR FROM THE AVERAGE LEVEL OF THE FINISHED GRADE AT THE FRONT BUILDING LINE, IF HIGHER, TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF, OR TO THE DECK LINE OR HIGHEST POINT OF COPING OR PARAPET OF A MANSARD ROOF, OR TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE FOR GABLE, HIP, SHED, AND GAMBREL ROOFS. WHEN THE HIGHEST WALL OF A BUILDING WITH A SHED ROOF IS WITHIN 35 FEET OF A STREET, THE HEIGHT OF SUCH BUILDING SHALL BE MEASURED TO THE HIGHEST POINT OF COPING OR PARAPET."
3. PER SECTION 9.8.5: "CHURCH SPIRES, BELFRIES, CUPOLAS, MONUMENTS, WATER TOWERS, CHIMNEYS, FLUES, AND FLAG POLES OF ANY HEIGHT, AND TELEVISION ANTENNAS UP TO 125 FEET IN HEIGHT, ARE EXEMPT FROM HEIGHT REGULATIONS. PARAPET WALLS MAY BE UP TO FOUR FEET ABOVE THE HEIGHT OF THE BUILDING ON WHICH THE WALLS REST."
4. PER SECTION 9.8.3: "NOT WITHSTANDING THE PROVISIONS OF (SECTION 9.8.2), FOR PROPERTIES IN COMMON OWNERSHIP THAT EXCEED AN AGGREGATE OF TWO CONTIGUOUS ACRES IN SIZE AND THAT ABUT NORTH 21ST STREET, THE BUILDING HEIGHT AT THE FRONT FACADE OR THE FRONT PROPERTY LINE, WHICHEVER IS THE GREATER DISTANCE FROM THE PUBLIC STREET, MAY BE UP TO 35 FEET IN HEIGHT; AND UP TO 50 PERCENT OF THE WIDTH OF THE FRONT FACADE MAY BE UP TO 65 FEET IN HEIGHT."
5. PER SECTION 9.8 "FOR ADJACENT PROPERTIES IN COMMON OWNERSHIP THAT EXCEED AN AGGREGATE OF TWO CONTIGUOUS ACRES IN SIZE LOCATED IN THE C-4 DISTRICT THAT ABUT EAST "O" STREET, THE MAXIMUM BUILDING HEIGHT IS 65 FEET."



1 21ST ST FRONTAGE DIAGRAM
SCALE: 1/16" = 1'-0"



2 KEY PLAN AND SETBACK DIMENSIONS
SCALE: 1/16" = 1'-0"

VINEYARD SQUARE
PURCELLVILLE, VIRGINIA
21ST STREET FRONTAGE CALCULATIONS
PERCENT TO 9.8.3
FEBRUARY 18, 2015
O'BRIEN & KEANE
ARCHITECTURE | LAND PLANNING | INTERIORS













