FIRST LEVEL PLAN – OPTION A

OPTION A
KEY PLAN NOTES

5,678 G.S.F COMMERCIAL SPACE
18 APARTMENTS

THE BOTTLING WORKS – CONCEPT
1720 VALLEY AVE. WINCHESTER, VA

CAD DRAWING	JOB NO.	SCALE	DATE	SHEET
R11 – OPT. A	4892-09	1/8"=1'-0"	08.02.13	A-2.0

DESIGN WORKS Inc.
503 WESTON RIDGE AVENUE
NAPERVILLE, ILLINOIS 60540
630/369-6700
FAX: 630/369-6722

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DATE	BY	REVISIONS

SECOND LEVEL PLAN – OPTION A

OPTION A
KEY PLAN NOTES

5,678 G.S.F COMMERCIAL SPACE
18 APARTMENTS

THE BOTTLING WORKS – CONCEPT
1720 VALLEY AVE. WINCHESTER, VA

CAD DRAWING	JOB NO.	SCALE	DATE	SHEET
R11 – OPT. A	4892-09	1/8"=1'-0"	08.02.13	A-2.1

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DATE	BY	REVISIONS

FIRST LEVEL PLAN – OPTION B

OPTION B
KEY PLAN NOTES

8,049 G.S.F COMMERCIAL SPACE
16 APARTMENTS

THE BOTTLING WORKS – CONCEPT
1720 VALLEY AVE. WINCHESTER, VA

CAD DRAWING	JOB NO.	SCALE	DATE	SHEET
R11 – OPT. B	4892-09	1/8"=1'-0"	08.02.13	A-3.0

DESIGN WORKS Inc.
503 WESTON RIDGE AVENUE
NAPERVILLE, ILLINOIS 60540
630/369-6700
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DATE	BY	REVISIONS

SECOND LEVEL PLAN – OPTION B

OPTION B
KEY PLAN NOTES

8,049 G.S.F COMMERCIAL SPACE
16 APARTMENTS

THE BOTTLING WORKS – CONCEPT
1720 VALLEY AVE. WINCHESTER, VA

CAD DRAWING	JOB NO.	SCALE	DATE	SHEET
R11 – OPT. B	4892-09	1/8"=1'-0"	08.02.13	A-3.1

DESIGN WORKS Inc.
503 WESTON RIDGE AVENUE
NAPERVILLE, ILLINOIS 60540
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DATE	BY	REVISIONS

1 / A2.00 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER: 1306

DRAWN BY: TWN

CHECKED BY: DC

REVISIONS:
1)
2)

SHEET TITLE: FIRST FLOOR PLAN @ 1/8" = 1'-0"

PROJECT NAME: BOTTLING WORKS

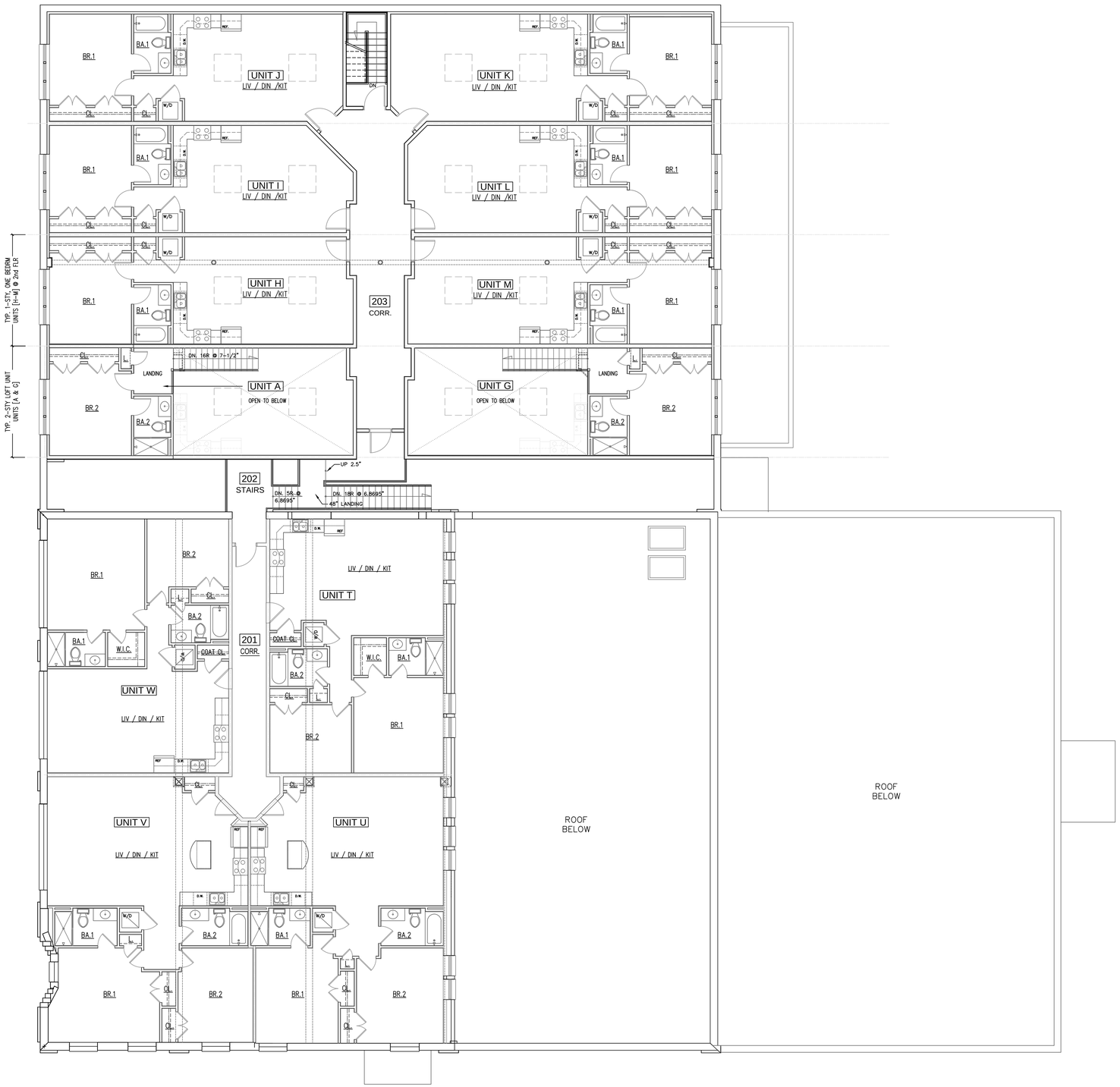
CLIENT INFORMATION: Scallan Properties

ADDRESS: 2200 Wisconsin Avenue, NW Washington, DC 20007

OPTION 'C'

05 . 30 . 2014

SHEET No. **C1.0**



1 SECOND FLOOR PLAN
A2.01 SCALE: 1/8" = 1'-0"

OPTION 'C'

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER: 1306

DRAWN BY: TWN

CHECKED BY: DC

REVISIONS:
1)
2)

SHEET TITLE: SECOND FLOOR PLAN @ 1/8" = 1'-0"

PROJECT NAME: BOTTLING WORKS

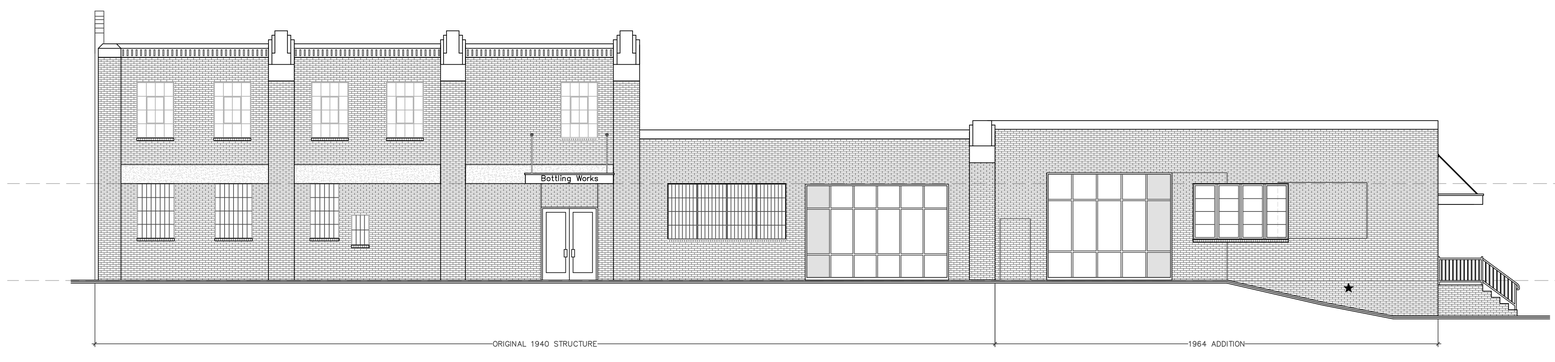
CLIENT INFORMATION: Scallan Properties

ADDRESS: 2200 Wisconsin Avenue, NW Washington, DC 20007

05 . 30 . 2014

SHEET No. C1.1

FRONT ELEVATION @ VALLEY AVENUE
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER: 1306
DRAWN BY: TWN
CHECKED BY: DC

REVISIONS:
1)
2)

SHEET TITLE: BUILDING ELEVATIONS

PROJECT NAME: BOTTLING WORKS

CLIENT INFORMATION: Scallan Properties

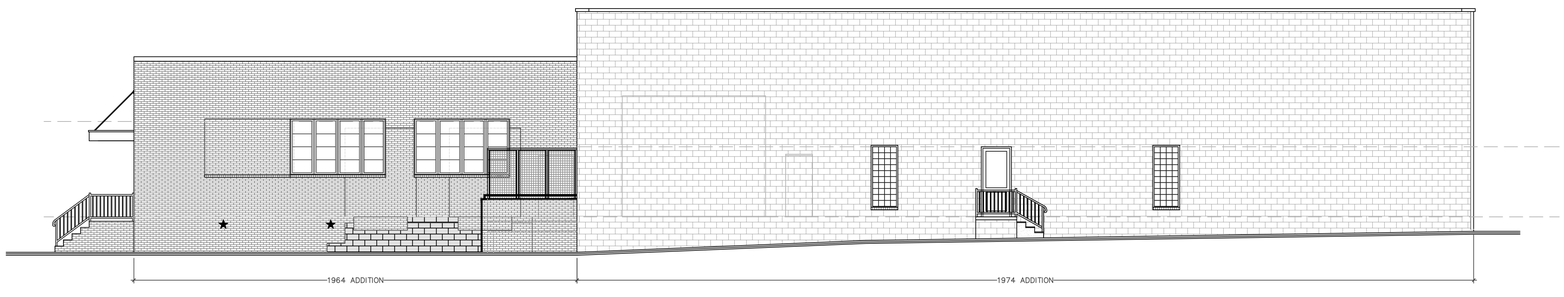
ADDRESS: 2200 Wisconsin Avenue, NW
Washington, DC 20007

OPTION 'C'

05 . 30 . 2014

SHEET No. **C2.0**

REAR ELEVATION @ ROBERTS STREET
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION @ BURTON AVENUE
SCALE: 1/8" = 1'-0"

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER: 1306
DRAWN BY: TWN
CHECKED BY: DC

REVISIONS:
1)
2)

SHEET TITLE: BUILDING ELEVATIONS

PROJECT NAME: BOTTLING WORKS

CLIENT INFORMATION: Scallan Properties

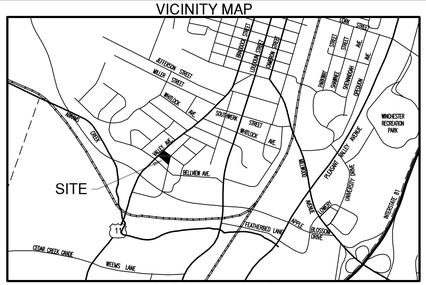
ADDRESS: 2200 Wisconsin Avenue, NW
Washington, DC 20007

05 . 30 . 2014

SHEET No. C2.1

OPTION 'C'

VICINITY MAP



SCALE: 1" = 2000'

OPTION A	OPTION B	OPTION C
PROP. APARTMENT BUILDING TWO STORY SECTION	PROP. APARTMENT BUILDING TWO STORY SECTION	PROP. APARTMENT BUILDING TWO STORY SECTION
TOTAL UNITS: 18 (Max.)	TOTAL UNITS: 16 (Max.)	TOTAL UNITS: 23 (Max.)
PARKING REQUIRED: 18 Spaces	PARKING REQUIRED: 16 Spaces	PARKING REQUIRED: 23 Spaces
PROP. COMMERCIAL SPACE AREA: 5678 Sq. Ft. (Max.) PARKING REQUIRED: 28	PROP. COMMERCIAL SPACE AREA: 8,049 Sq. Ft. (Max.) PARKING REQUIRED: 40	PROP. COMMERCIAL SPACE AREA: 5,678 Sq. Ft. (Max.) PARKING REQUIRED: 28

AREAS:
SITE AREA: 1.2950 Ac (56,412.09 Sq. Ft.)

ONSITE DEVELOPMENT AREAS:
BUILDING AREA: 0.4450 Ac (19,384 Sq. Ft.)
PARKING AREA: 0.4798 Ac (20,900 Sq. Ft.)
CONCRETE AREA: 0.1237 Ac (5,388 Sq. Ft.)
GREEN SPACE: 0.2465 Ac (10,740 Sq. Ft.)

GREEN SPACE REQUIREMENTS:
OPTION A: BUILDING AREA: 19,384 Sq. Ft.
COMMERCIAL SPACE: 5,678 Sq. Ft. (29.3%)
RESIDENTIAL SPACE: 13,706 Sq. Ft. (70.7%)
GREEN SPACE:
1.295 Ac x 29.3% x 15% = 0.0569 Ac. (2,479 Sq. Ft.)
1.295 Ac x 70.7% x 45% = 0.4120 Ac. (17,947 Sq. Ft.)
REQUIRED GREEN SPACE: 0.4689 Ac. (20,426 Sq. Ft.) (36.2%)

OPTION B: BUILDING AREA: 19,384 Sq. Ft.
COMMERCIAL SPACE: 8,049 Sq. Ft. (41.5%)
RESIDENTIAL SPACE: 11,335 Sq. Ft. (58.5%)
GREEN SPACE:
1.295 Ac x 41.5% x 15% = 0.0806 Ac. (3,512 Sq. Ft.)
1.295 Ac x 58.5% x 45% = 0.3409 Ac. (14,850 Sq. Ft.)
REQUIRED GREEN SPACE: 0.4215 Ac. (18,362 Sq. Ft.) (32.5%)

NOTE: OPEN SPACE
THE DEVELOPMENT OF THIS PROJECT RESULTS IN 19% OF THE PARCEL BEING DEDICATED TO GREEN SPACE WHICH IS A 19% INCREASE IN THE GREEN SPACE PROVIDED ON THE SITE. TO PROVIDE SOME RECREATIONAL AMENITIES FOR THE RESIDENTIAL UNITS, THREE GROUND LEVEL UNITS HAVE BEEN DESIGNED TO HAVE AT-GRADE PRIVATE PATIO AREAS.

PARKING TABULATION:
ONSITE PARKING PROVIDED: 45 SPACES
STREET PARKING: 14 SPACES
TOTAL SPACES AVAILABLE: 59 SPACES

BURTON AVENUE
(40' R/W)
(ASPHALT)

VALLEY AVENUE
(Variable Width R/W)
(ASPHALT)

ROBERTS STREET
(46' R/W)
(ASPHALT)

NOTE:
THE THREE OPTIONS RESULT IN VARYING INTERIOR LAYOUT PLANS. SEE THE ARCHITECTURAL PLANS FOR THE CORRESPONDING PLANS FOR THE THREE BUILDING OPTIONS.

BENCHMARK
2 NAILS IN WPP
ELEV.=746.91

S 51°00'59" E 192.55'
N 50°59'32" W 320.55'

PIN 231-4-B-14
OMNI L.C.
ZONED B2
USE: COMMERCIAL & RESIDENTIAL

PIN 231-1-15
THOMAS CHASLER
ZONED MR
USE: RESIDENTIAL

PIN 231-1-16
THERESA CORRIGAN
ZONED MR
USE: RESIDENTIAL

PIN 231-1-17
MICHAEL DORAN
ZONED MR
USE: RESIDENTIAL

PIN 231-1-18
MARTHA BURROUGHS
ZONED MR
USE: RESIDENTIAL

PIN 231-1-19
JUANITA CARTER
ZONED MR
USE: RESIDENTIAL

PIN 231-4-K-1, 3 & 9B
1st MANASSAS BUILDING CORP., LLC
LR-01-3024
ZONED B2
USE: OFFICE

PIN 231-4-K-10
YEATRAS
DB 303 PG 1181
ZONED MR
USE: RESIDENTIAL

PIN 231-4-K-11
WILKINS
DB 245 PG 753
ZONED MR
USE: RESIDENTIAL

PIN 231-4-K-12
CRISMAN
DB 227 PG 486
ZONED MR
USE: RESIDENTIAL

PIN 231-4-K-13
SIEBERT
DB 293 PG 367
ZONED MR
USE: RESIDENTIAL

PIN 231-4-K-17
CHASLER
LR-00-2245
ZONED MR
USE: RESIDENTIAL

PIN 231-4-L-1
MONTY HARRIS
ZONED HR
USE: RESIDENTIAL

PIN 231-4-L-19
PAMELA MERAY
ZONED HR
USE: RESIDENTIAL

PIN 231-4-L-18
ROBERT ROGERS
ZONED HR
USE: RESIDENTIAL

20 0 20 60
Scale 1" = 20 ft

REVISIONS

NO.	DATE	DESCRIPTION	BY

TITLE:
CONCEPTUAL SITE LAYOUT PLAN
REZONING EXHIBIT "A"

PROJECT:
PROPOSED COMMERCIAL & APARTMENT COMPLEX
COCA-COLA PLANT RENOVATION
VALLEY AVENUE
WINCHESTER, VIRGINIA

PAINTER-LEWIS, P.L.C.
817 CEDAR CREEK GRADE, SUITE 120
WINCHESTER, VIRGINIA 22601
Telephone: (540) 662-5792
Facsimile: (540) 662-5793
Email: office@painterlewis.com
CONSULTING ENGINEERS

COMMONWEALTH OF VIRGINIA
TIMOTHY G. PAINTER
Lic. No. 018260
PROFESSIONAL ENGINEER

SURVEY: PHR&A	C.I.: 2'
DRAWN BY: TGP	JOB NO.: 0707014
SCALE: 1"=20.0'	DATE: 05/30/14
SHEET:	1/1