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THE MILL AT OCCOQUAN

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THE MILL
AT OCCOQUAN

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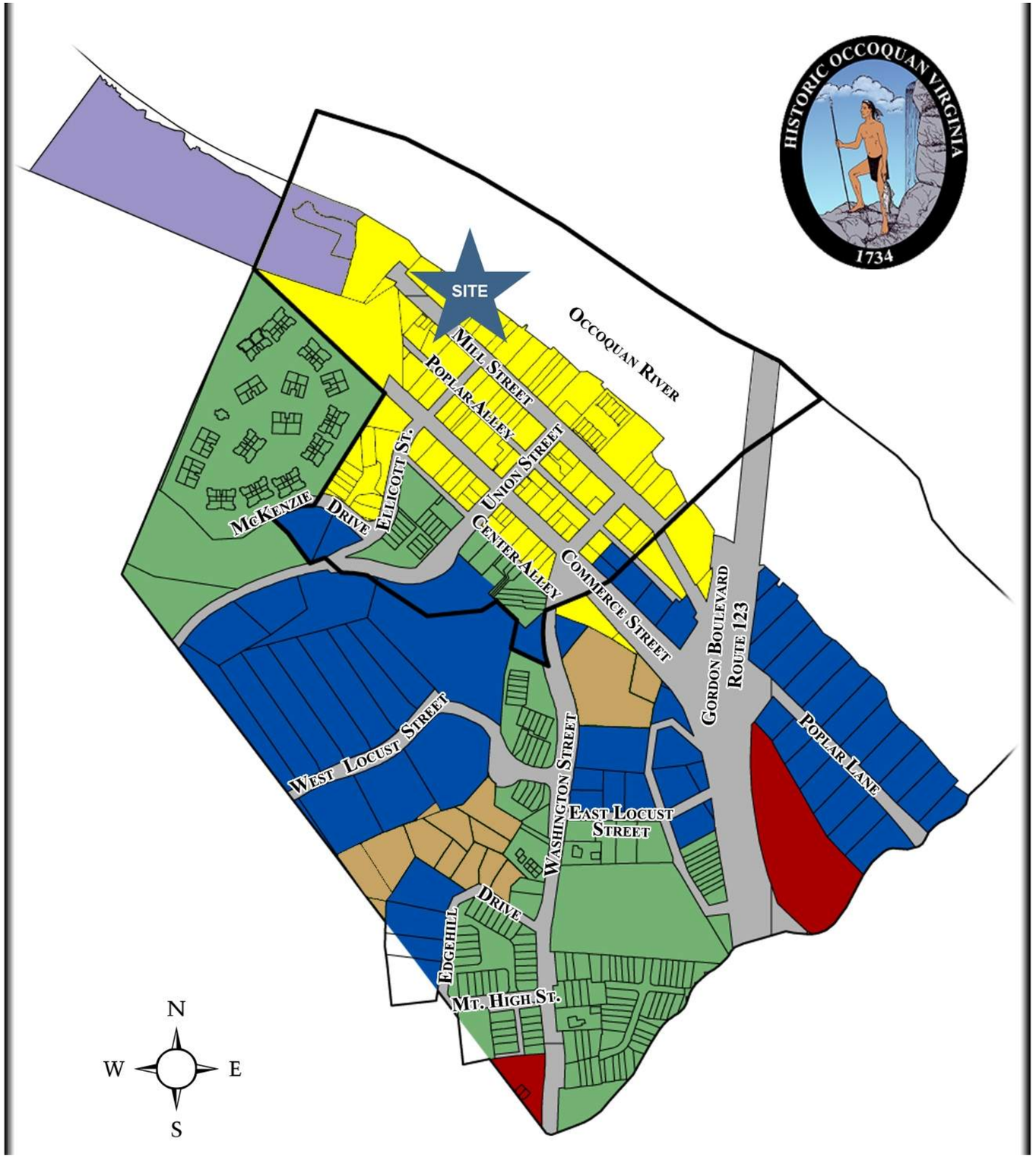
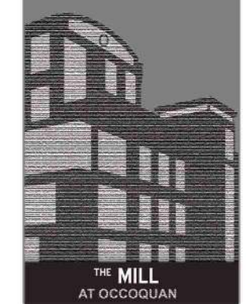

HISTORIC OCCOQUAN VIRGINIA
1734
SITE
OCCOQUAN RIVER
MILL STREET
POPLAR ALLEY
UNION STREET
CENTER ALLEY
COMMERCE STREET
GORDON BOULEVARD
ROUTE 123
POPLAR LANE
McKENZIE DRIVE
ELLICOTT ST.
WEST LOCUST STREET
WASHINGTON STREET
EAST LOCUST STREET
EDGEHILL DRIVE
MT. HIGH ST.
N
W
E
S

LOCATION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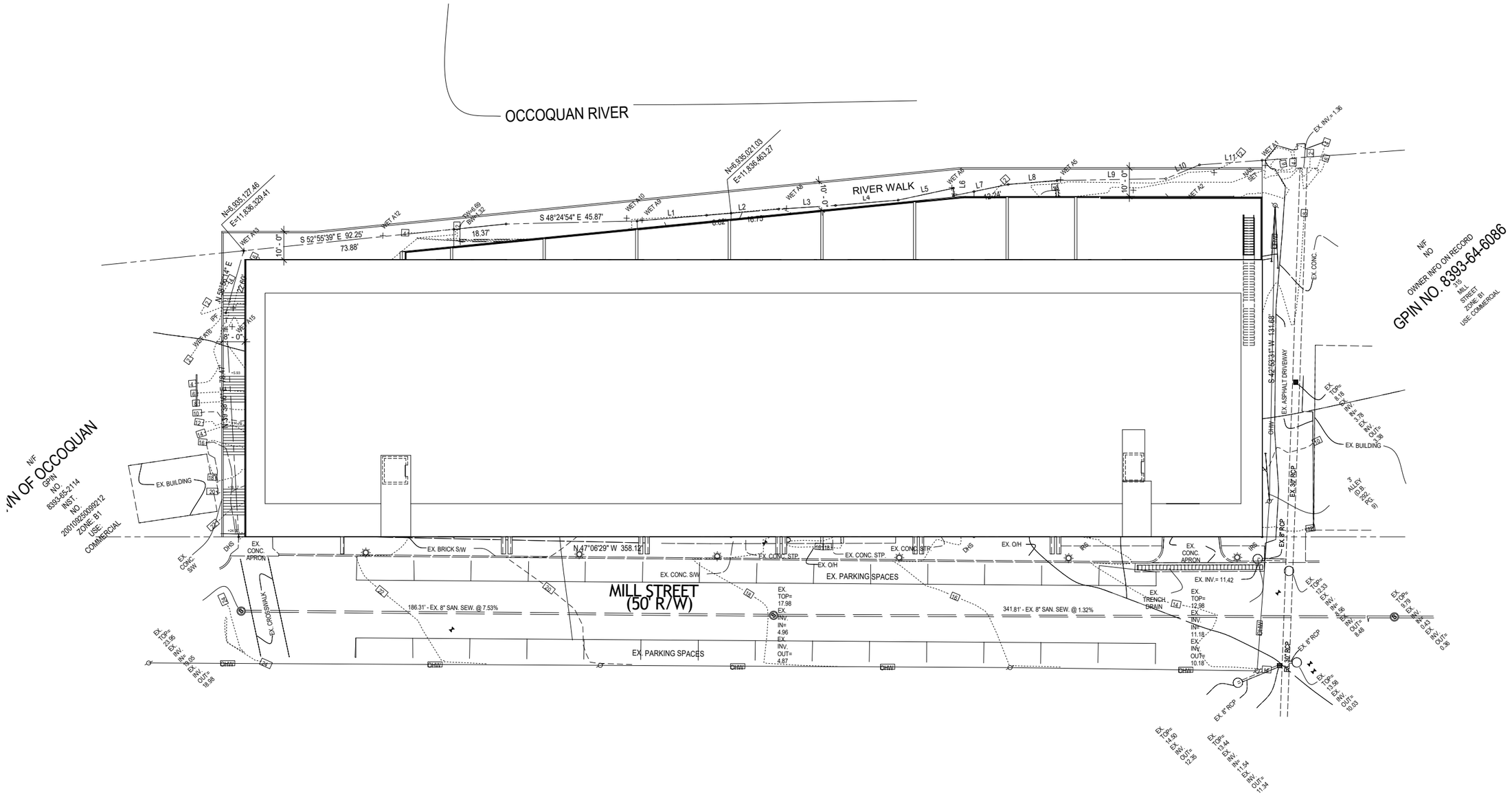
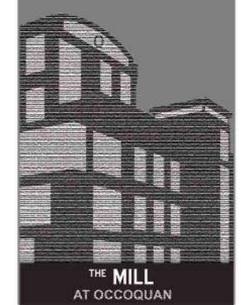

OCCOQUAN RIVER
RIVER WALK
MILL STREET
(50' R/W)
N 47°06'29" W 358.12'
S 48°24'54" E 45.87'
S 52°55'39" E 92.25'
73.88'
18.37'
10' - 0"
EX. BUILDING
EX. BRICK S/W
EX. CONC. S/W
EX. CONC. APRON
EX. CROSSWALK
EX. PARKING SPACES
EX. O/H
EX. CONC. STP.
EX. TRENCH DRAIN
EX. ASPHALT DRIVEWAY
S 42°56'31" W 131.68'
EX. 30" RCP
EX. 8" RCP
EX. INV.= 11.42
EX. INV.= 1.36
186.31' - EX. 8" SAN. SEW. @ 7.53%
341.81' - EX. 8" SAN. SEW. @ 1.32%
N/F
NO
OWNER INFO ON RECORD
GPIN NO. 8393-64-6086
715
MILL
STREET
ZONE: B1
USE: COMMERCIAL
N/F
TOWN OF OCCOQUAN
GPIN
NO.
8393-85-2114
INST.
NO.
200109250089212
ZONE: B1
USE:
COMMERCIAL

SITE


THE MILL
AT OCCOQUAN

AERIAL VIEW OF SITE

VIEWS ALONG MILL STREET

Street view with new townhouses

View from across the river

MILL STREET AND OTHER VIEWS

EXTERIOR FACADE DEVELOPMENT

EXTERIOR FACADE DEVELOPMENT

EXTERIOR FACADE DEVELOPMENT

EXTERIOR FACADE DEVELOPMENT

EXTERIOR FACADE DEVELOPMENT

THE DESIGN

1 3D View

2 WEST ELEVATION - MILL STREET
1/16" = 1'-0"

4 EAST ELEVATION - OCCOQUAN RIVER
1/16" = 1'-0"

EXTERIOR ELEVATIONS

GASLIGHT LANDING

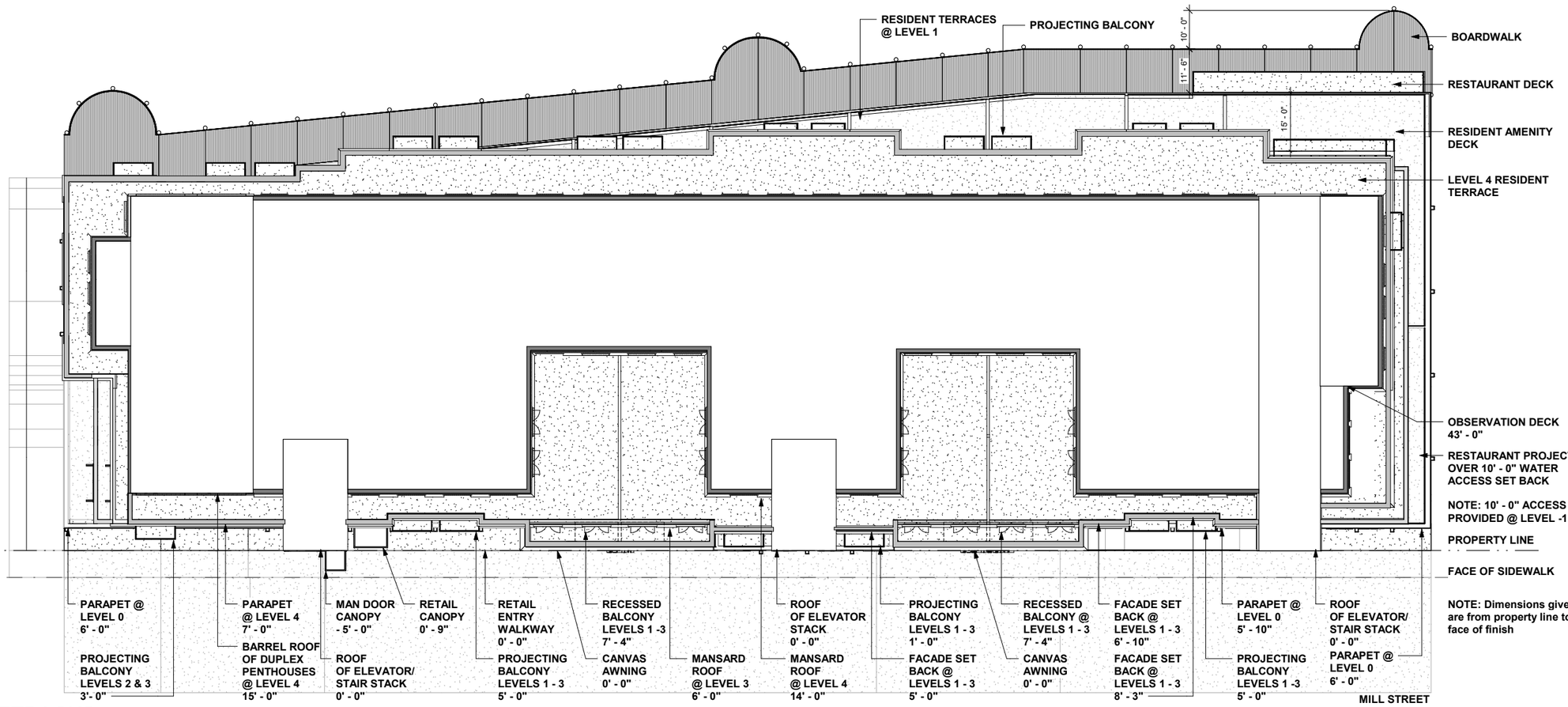
MILL STREET RETAIL

THE MILL AT OCCOQUAN

SCALE: 1/16" = 1'-0"

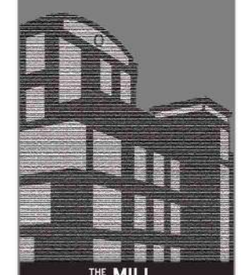
0' 8' 16' 32' 64'

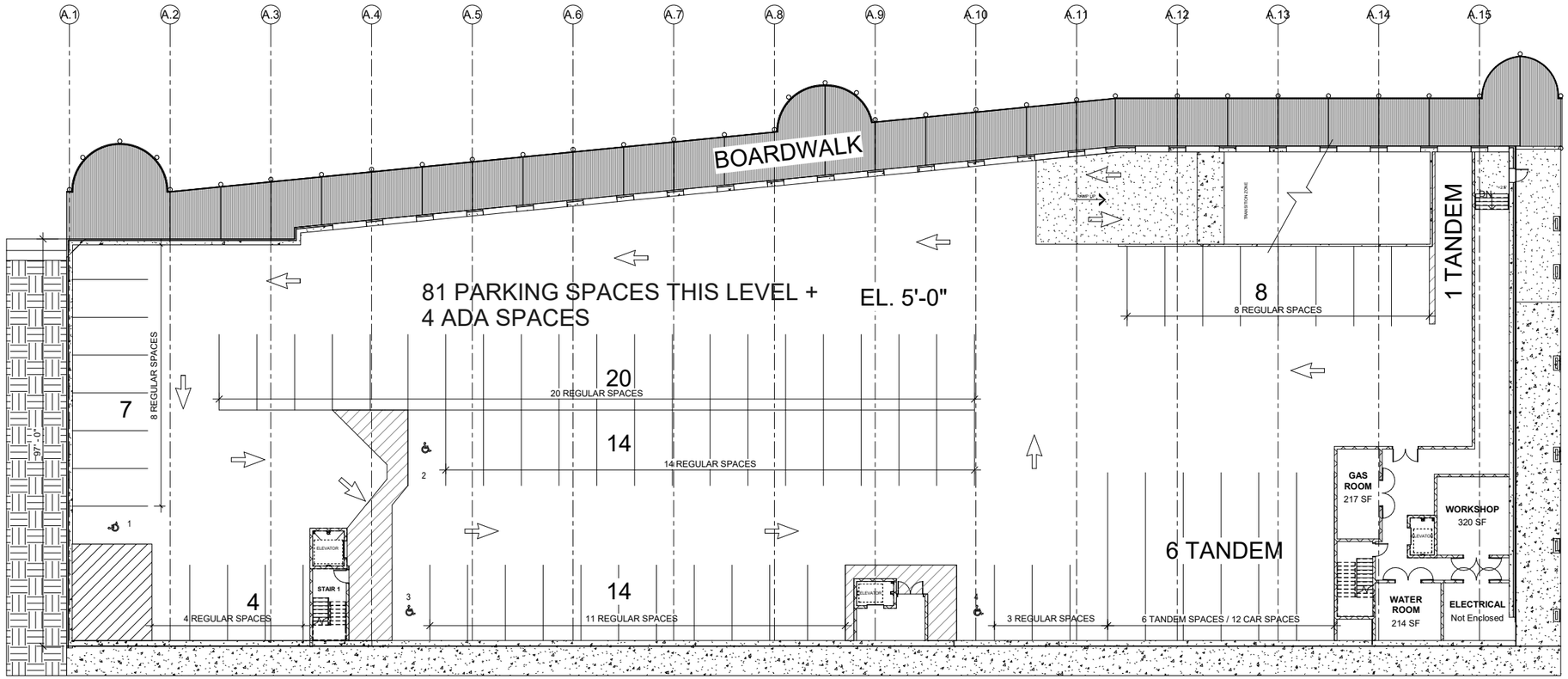
COMPARATIVE HEIGHT EXHIBIT



3 FACADE SETBACKS
1/16" = 1'-0"

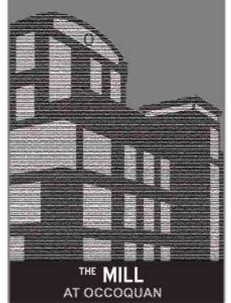
SETBACK EXHIBIT

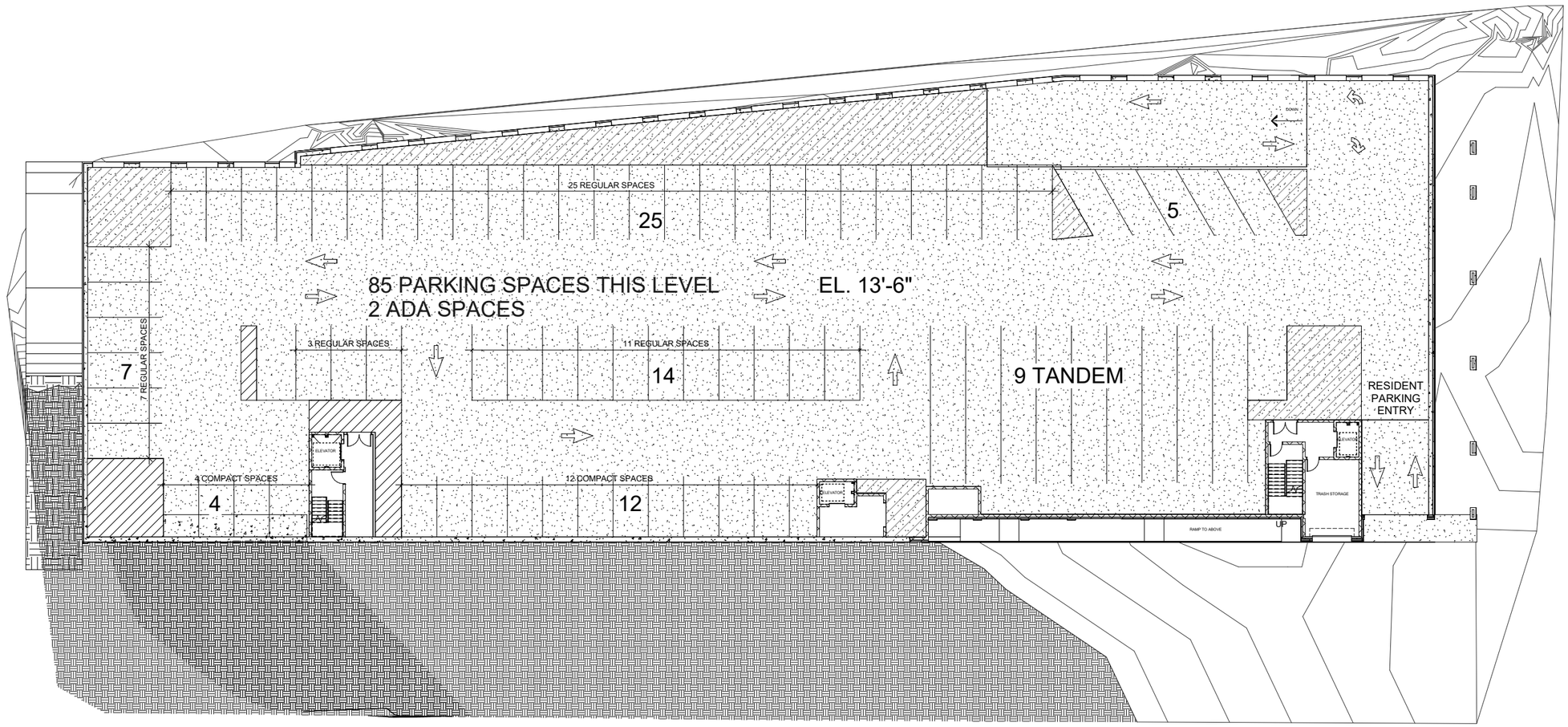




1 .25 LEVEL- TENANT PARKING -2
1/16" = 1'-0"

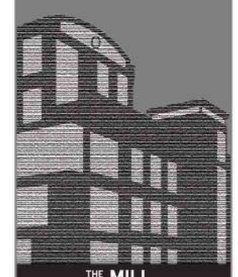
FLOOR PLAN - P 2

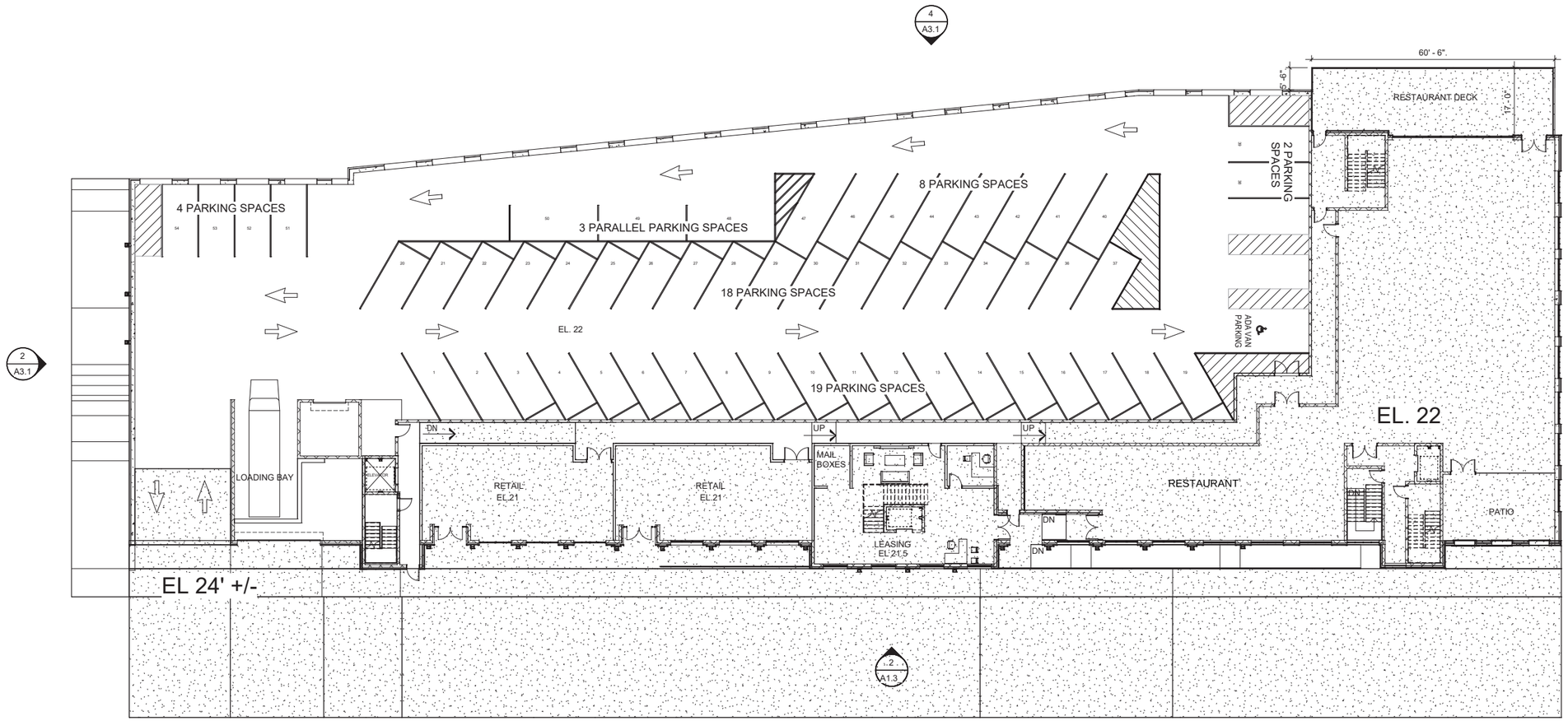




2 .50 LEVEL- TENANT PARKING -1
1/16" = 1'-0"

FLOOR PLAN - P 1

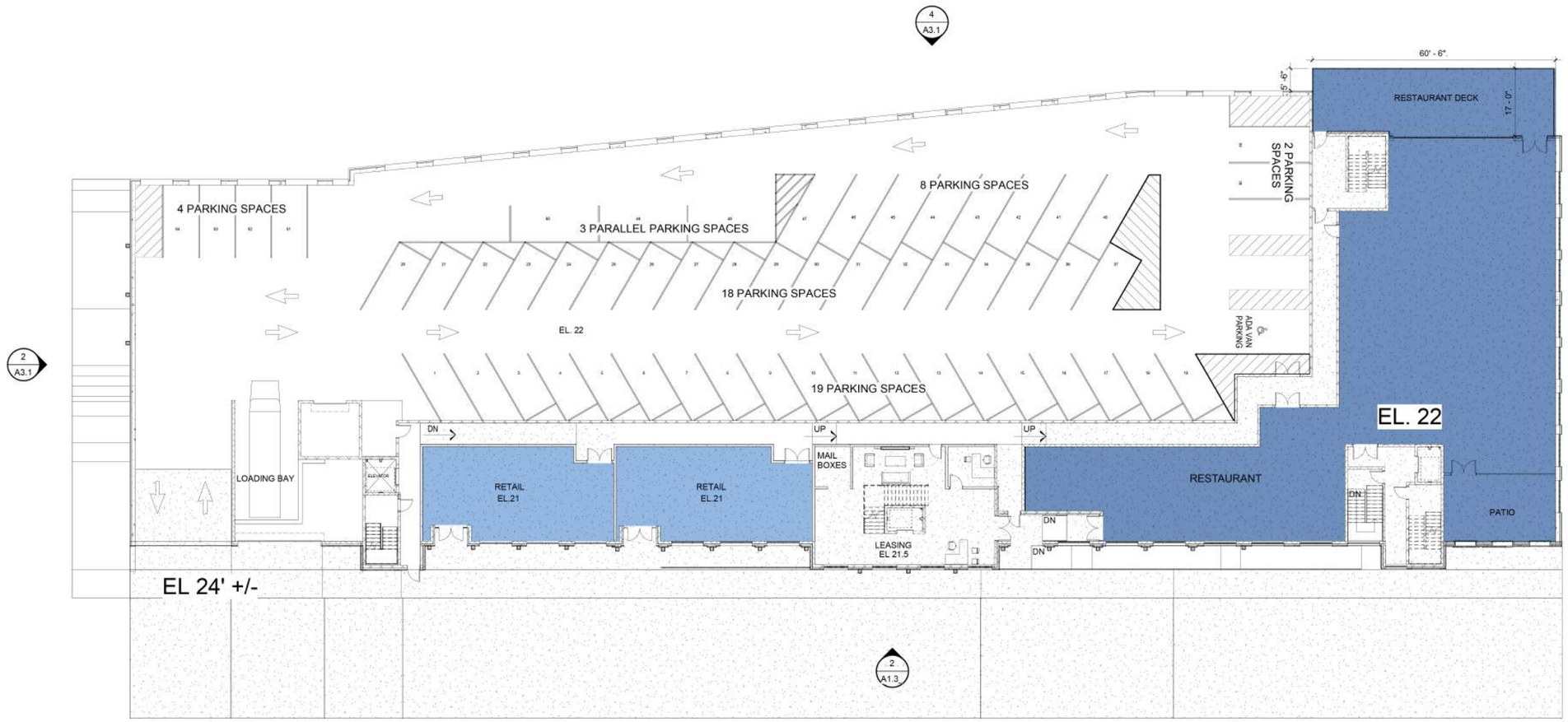




54 PARKING SPACES THIS LEVEL
+ 3 ADA SPACES INCLUDING VAN
+ 1 LOADING SPACE

1 0 LEVEL - PUBLIC PRKG + RETAIL
1/16" = 1'-0"

FLOOR PLAN - LEVEL 1



54 PARKING SPACES THIS LEVEL
+ 3 ADA SPACES INCLUDING VAN
+ 1 LOADING SPACE

1 0 LEVEL - PUBLIC PRKG + RETAIL
1/16" = 1'-0"

LEVEL 1 - RETAIL SPACES AND RESTAURANT

RENDERING

VIEW FROM MILL STREET

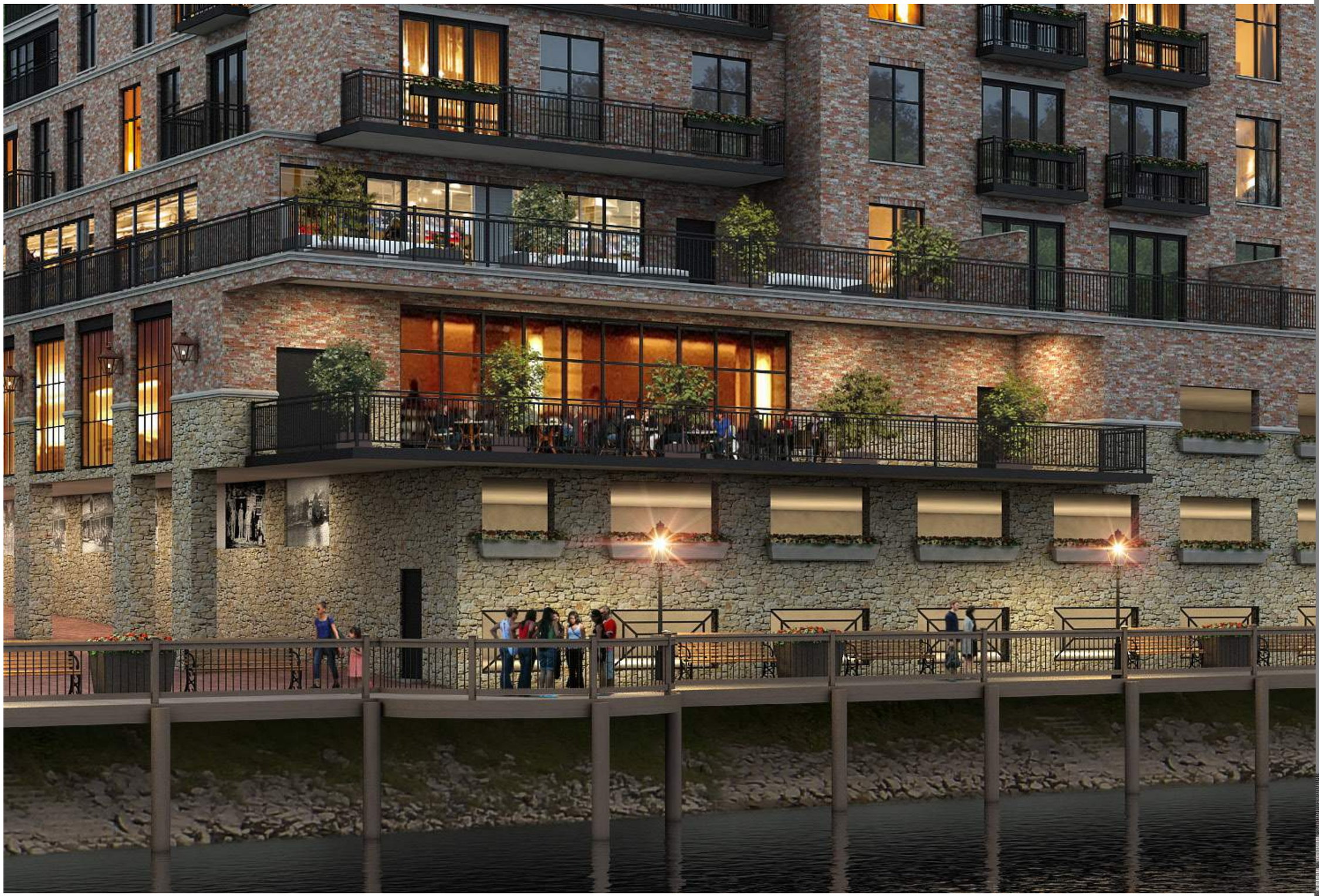
VIEW FROM MILL STREEET

VIEW FROM MILL STREEET

VIEW FROM ACROSS THE RIVER

ON THE RIVER AT DUSK

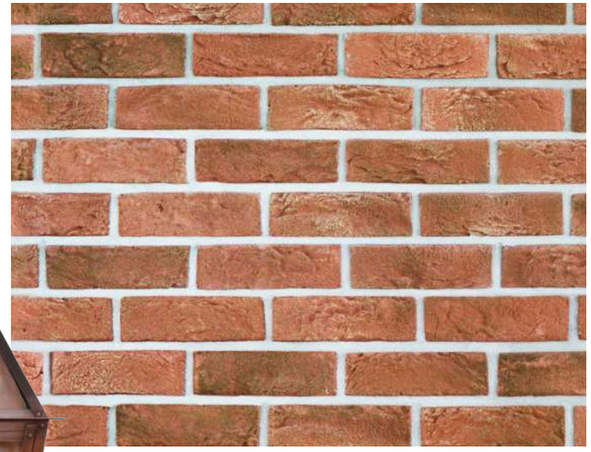
HISTORIC IMAGES ALONG RIVERWALK ACCESS



RESTAURANT DECK AND HOA DECK

OBSERVATION DECK

BRICK 1 - V POINTED JOINTS



BRICK 2 - AT TOWERS

BRICK 3

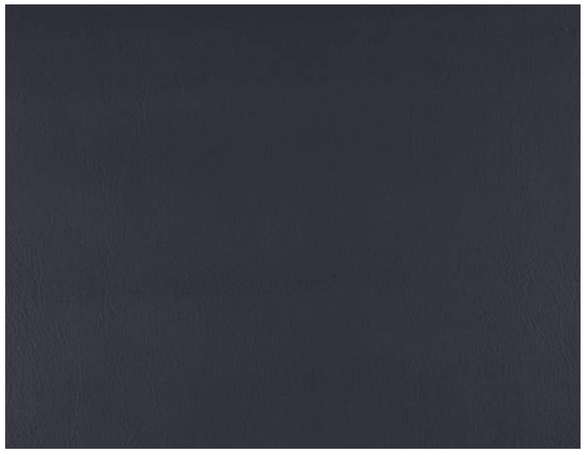
COPPER GAS SCONCES

DRY STACKED WATER TABLE

FAUX SLATE SHINGLES

COPPER STANDING SEAM ROOF

INDUSTRIAL LOUVER ACCENTS



DARK GREY PAINTED METAL FEATURES

PRECAST CONCRETE ACCENTS

IMAGES ALONG RIVERWALK ACCESS

MATERIALS PALETTE

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THANK YOU