

Attachment A - Map  
**VICINITY MAP**

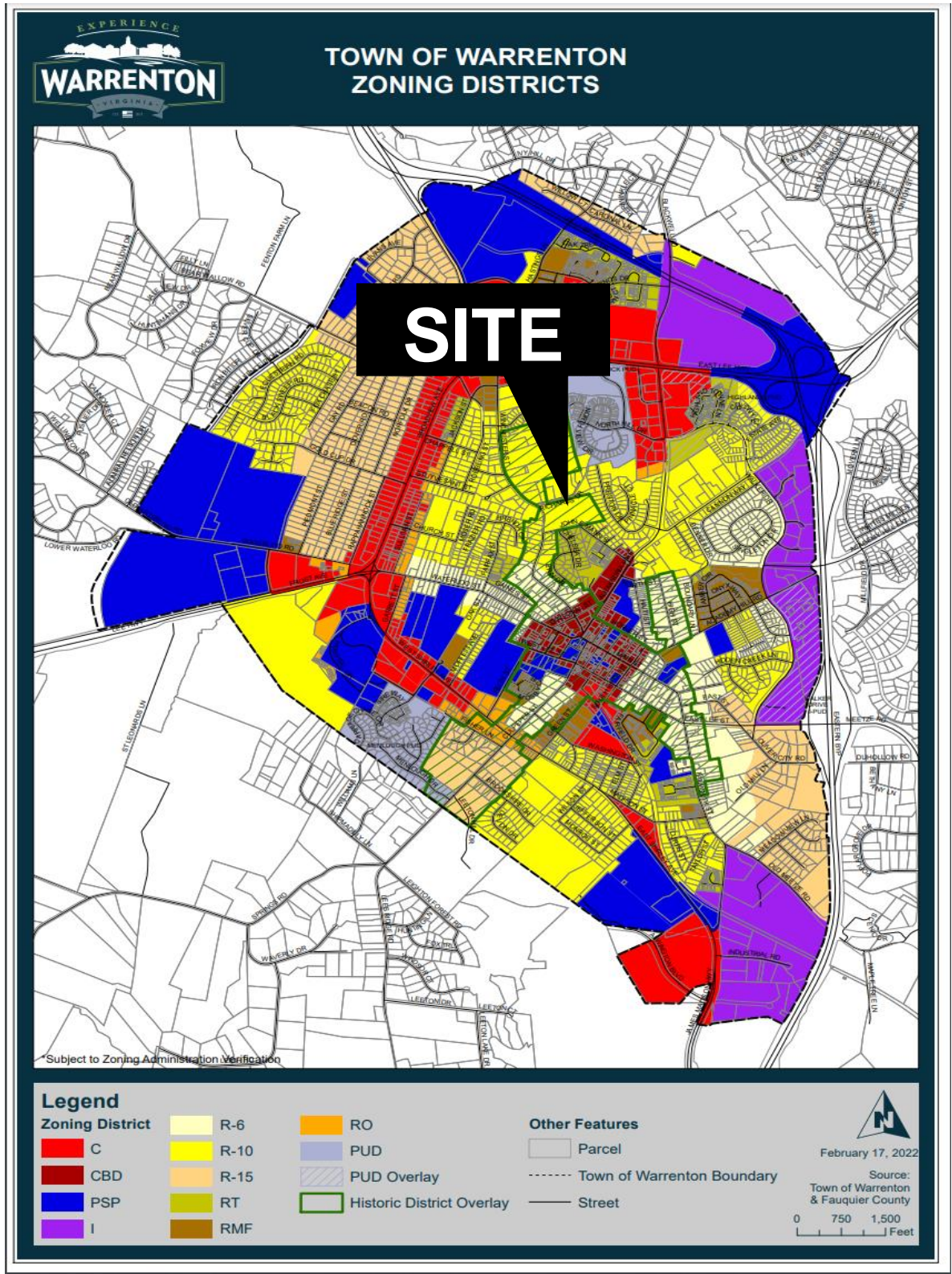




Attachment A - Map  
**AERIAL MAP**



Attachment A - Map  
**EXISTING ZONING MAP**





## FUTURE LAND USE

### Character Districts

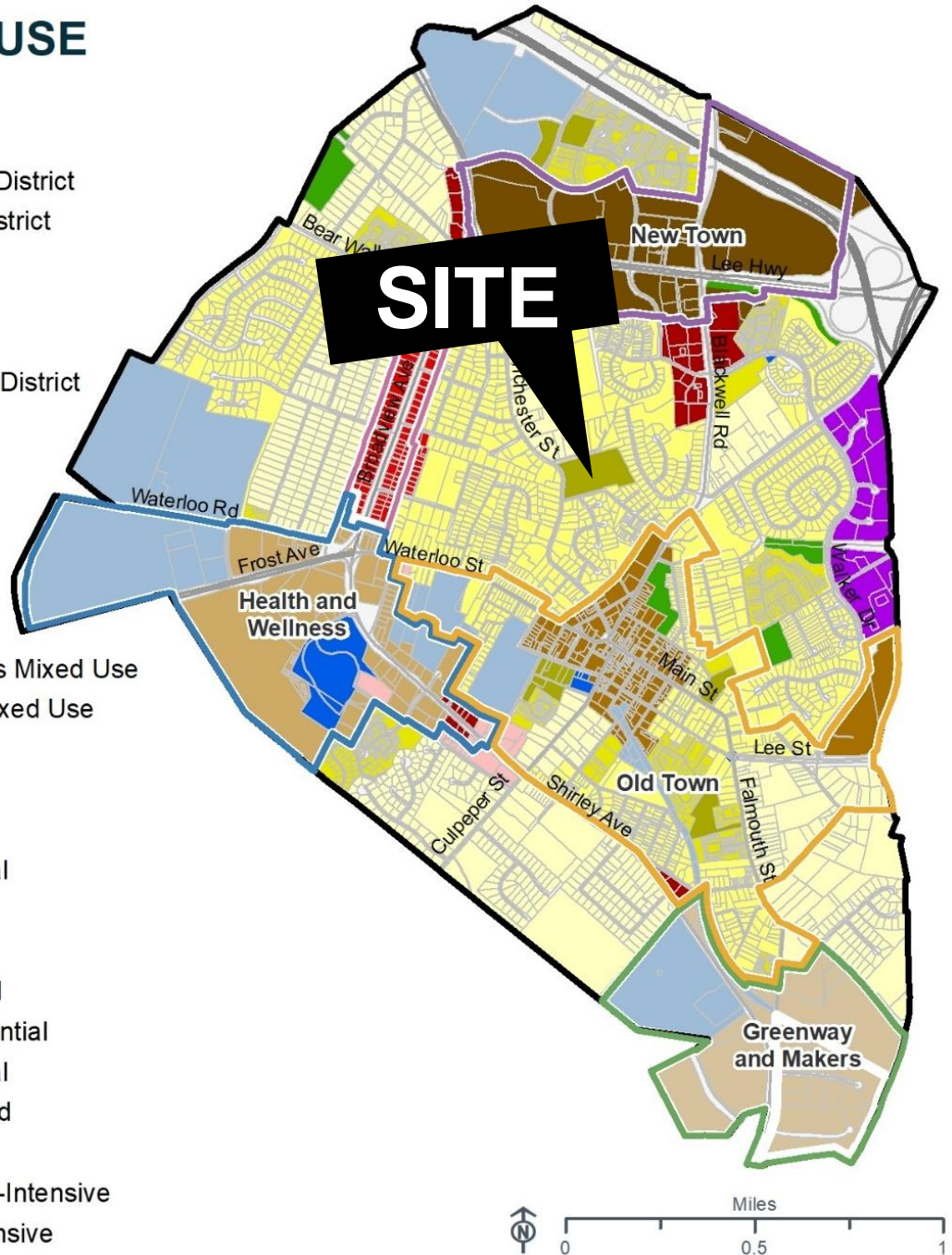
- Greenway and Makers District
- Health and Wellness District
- New Town District
- Old Town District

### Overlay Districts

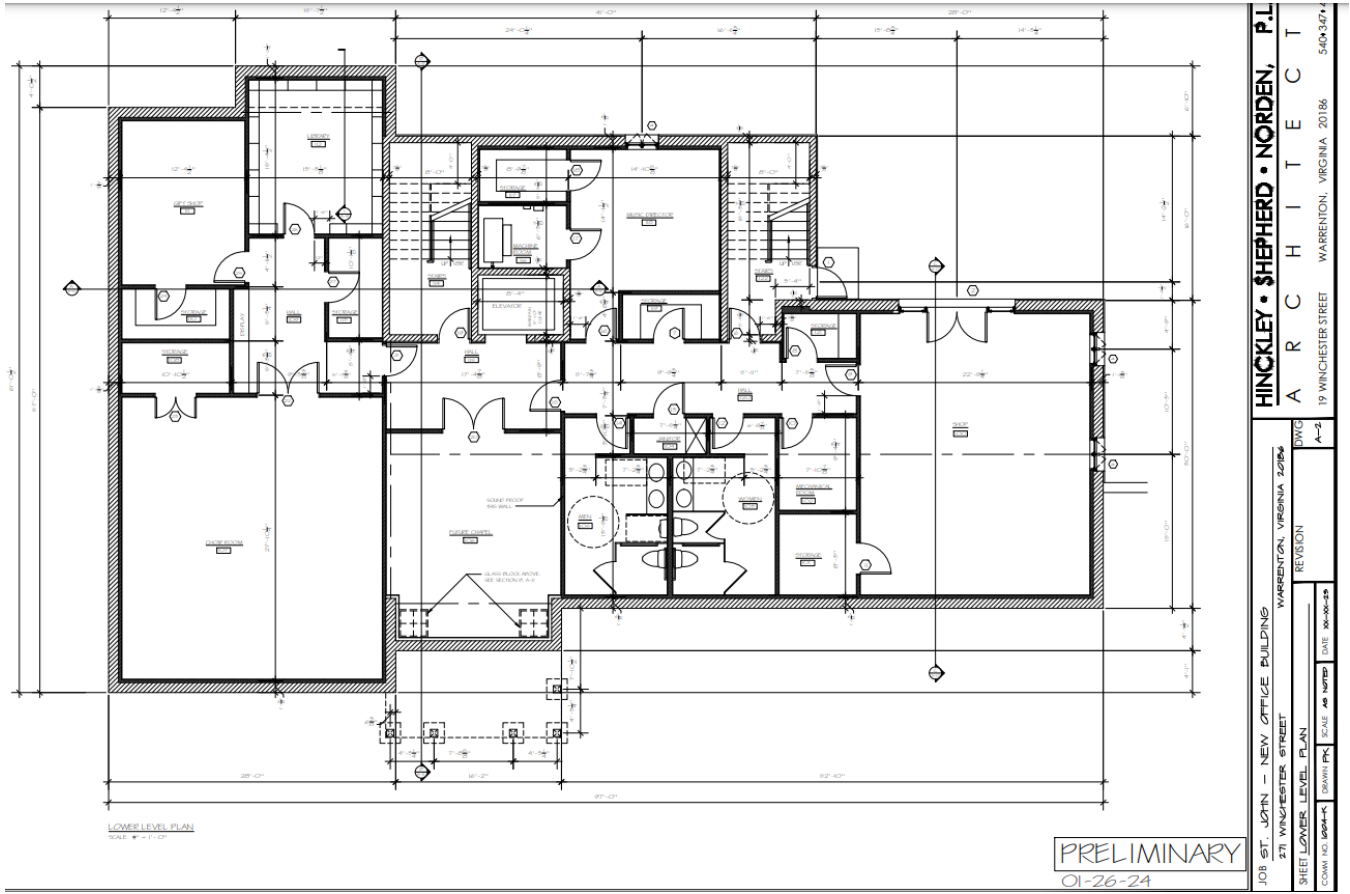
- Broadview Commercial District
- Makers District

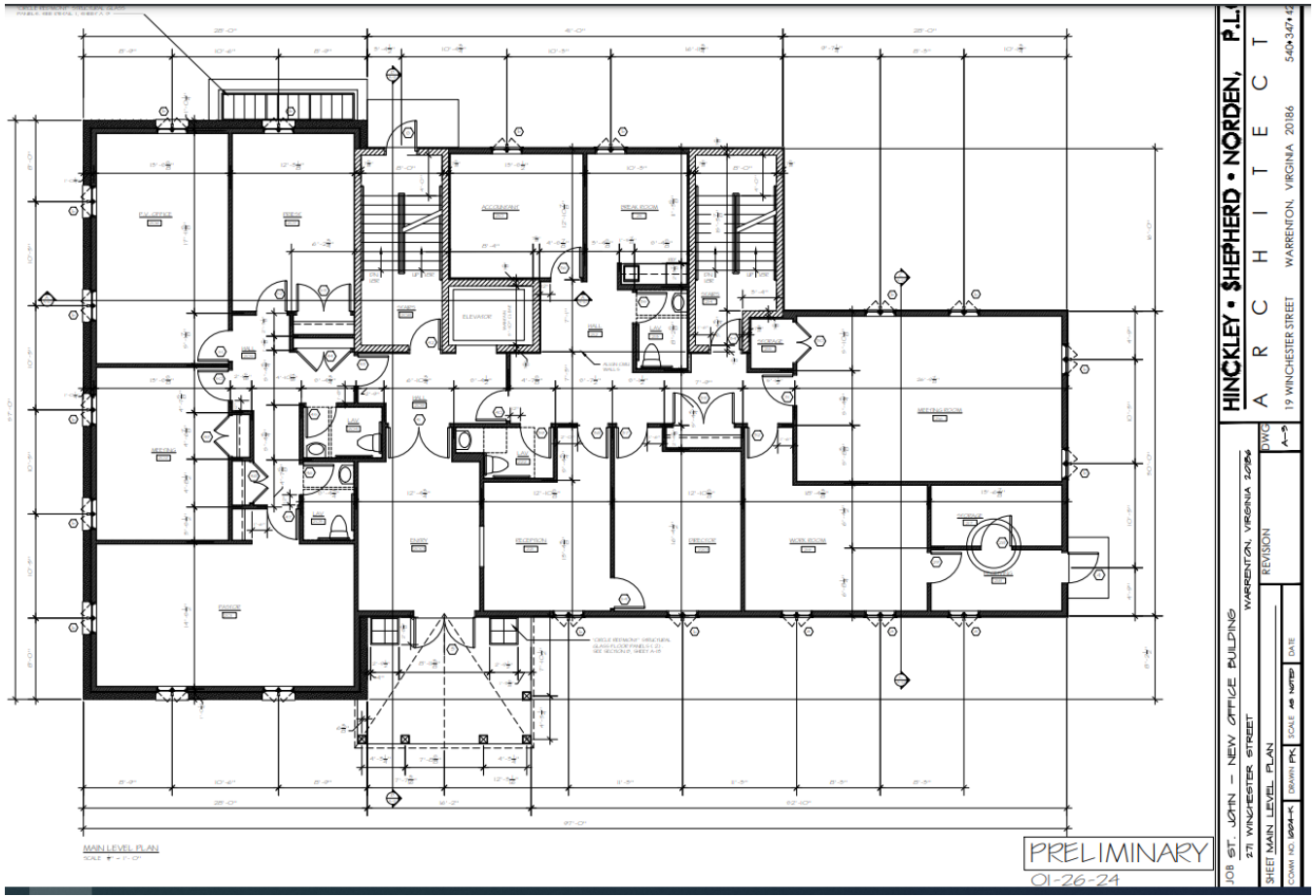
### Future Land Use

- Greenway and Wellness Mixed Use
- Health and Wellness Mixed Use
- Old Town Mixed Use
- New Town Mixed Use
- Office
- Re-Planned Commercial
- Commercial
- Light Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Live-Work Neighborhood
- Park
- Public/Semi-Public Non-Intensive
- Public/Semi-Public Intensive



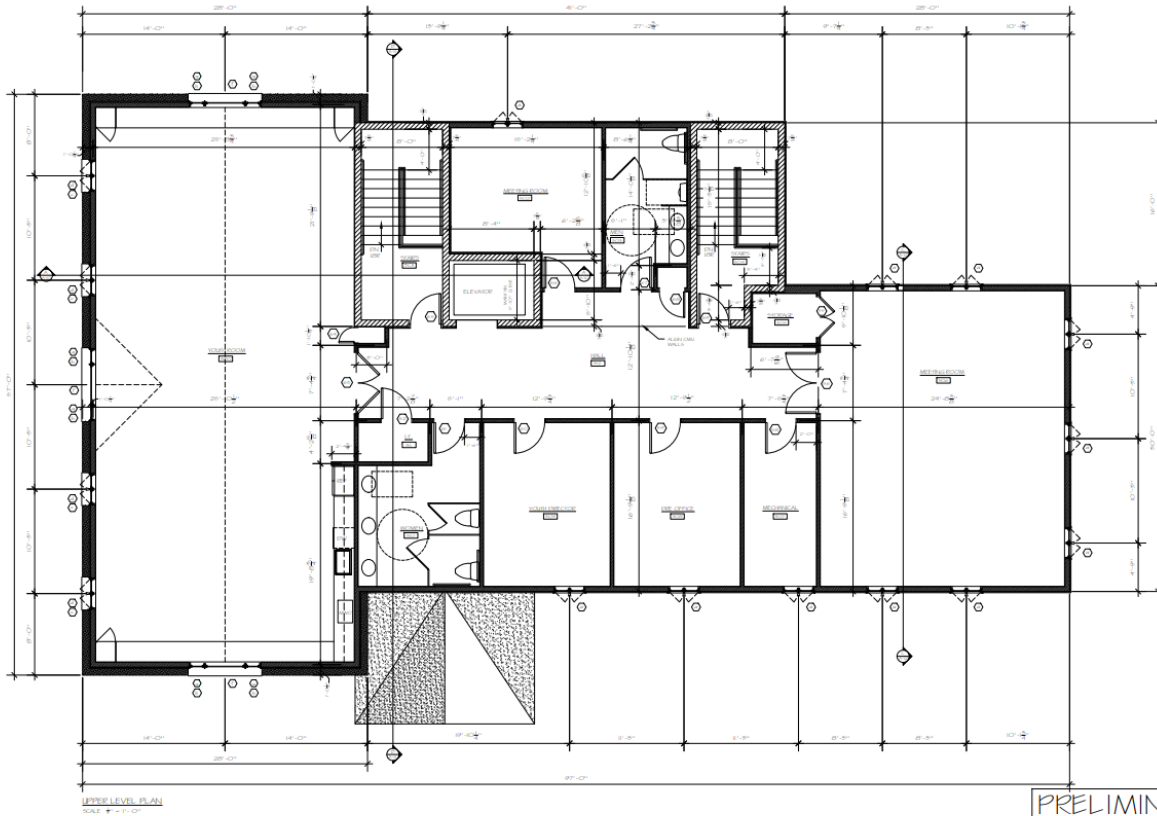
PLANS:





<b>HINCKLEY • SHEPHERD • NORDEN, P.L.L.C.</b> ARCHITECT 19 WINCHESTER STREET WARRENTON, VIRGINIA, 20186 540-347-142	
JOB: 271 WINCHESTER STREET - NEW OFFICE BUILDING WARRENTON, VIRGINIA 20186	DWG: A-9
SHEET: MAIN LEVEL PLAN	REVISION
DRAWN BY: [Signature] CHECKED BY: [Signature]	DATE
SCALE: AS SHOWN	

Attachment A - Map

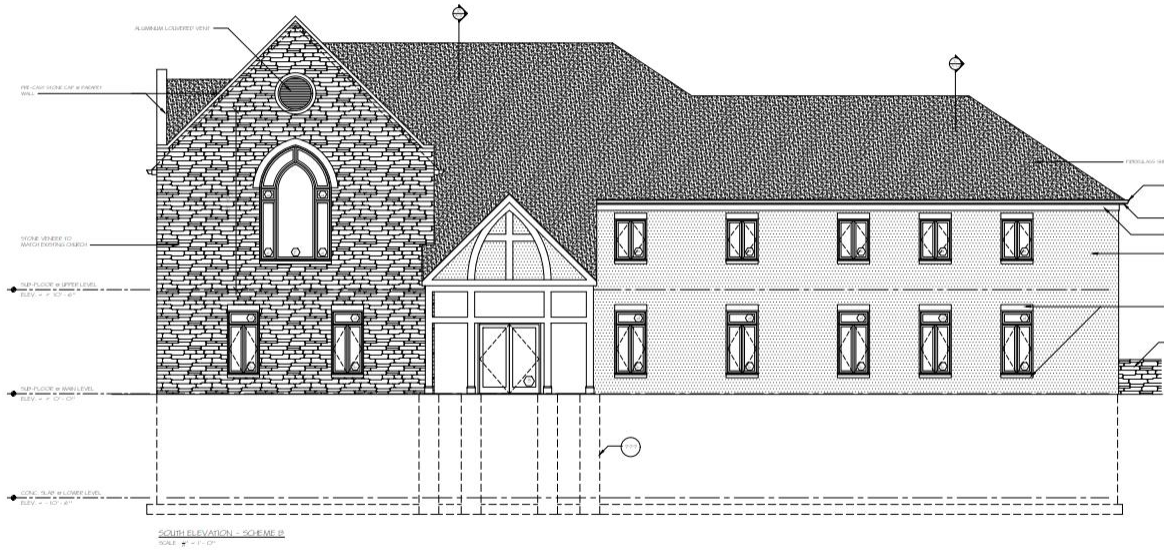


UPPER LEVEL PLAN  
SCALE: AS SHOWN

PRELIMINARY  
01-26-24

<b>HINCKLEY • SHEPHERD • NORDEN, F</b> ARCHITECT 19 WINCHESTER STREET WARRENTON, VIRGINIA, 20186 540'	
JOB: ST. JOHN — NEW OFFICE BUILDING 271 WINCHESTER STREET SHEET: UPPER LEVEL PLAN	DWG: A-4 REVISION:
DRAWN BY: [blank] CHECKED BY: [blank]	DATE: [blank]

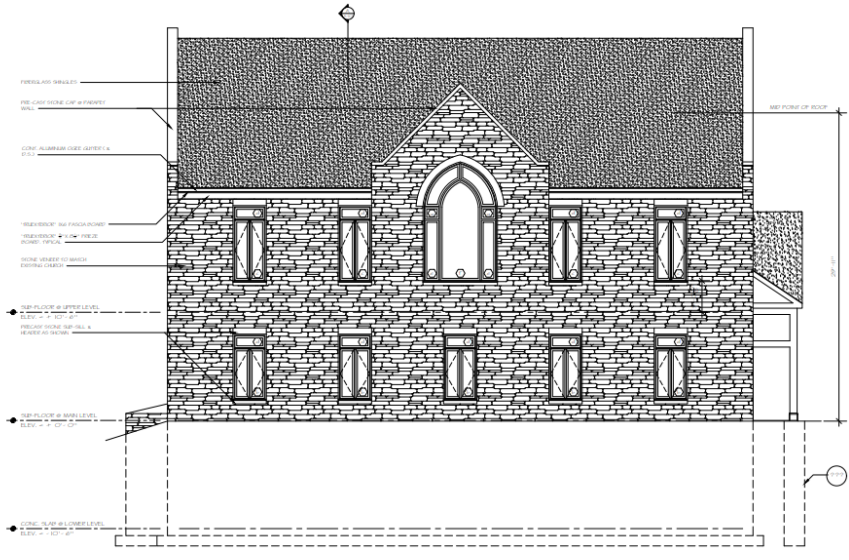




SOUTH ELEVATION - SCHEME B  
SCALE: 1/8" = 1'-0"

PRELIMINARY  
01-26-24

HINCKLEY • SHEPHERD • NORDEN	
ARCHITECT	
19 WINCHESTER STREET WARRENTON, VIRGINIA 20184 5404	
JOB NO. 2024-01	DATE 01-26-24
JOB ST. JOHN - NEW OFFICE BUILDING	WARRENTON, VIRGINIA 20184
271 WINCHESTER STREET	WARRENTON, VIRGINIA 20184
SHEET SOUTH ELEVATION	REVISION
DATE 01-26-24	SCALE AS NOTED
DRAWN BY [Signature]	DATE



WEST ELEVATION - FACING WINCHESTER STREET - SCHEME B  
SCALE: 1/8" = 1'-0"

PRELIMINARY  
01-26-24

HINCKLEY • SHEPHERD • NORDEN	
ARCHITECT	
19 WINCHESTER STREET WARRENTON, VIRGINIA 20184	
JOB NO. 2024-01	DATE 01-26-24
JOB ST. JOHN - NEW OFFICE BUILDING	WARRENTON, VIRGINIA 20184
271 WINCHESTER STREET	WARRENTON, VIRGINIA 20184
SHEET WEST ELEVATION	REVISION
DATE 01-26-24	SCALE AS NOTED
DRAWN BY [Signature]	DATE



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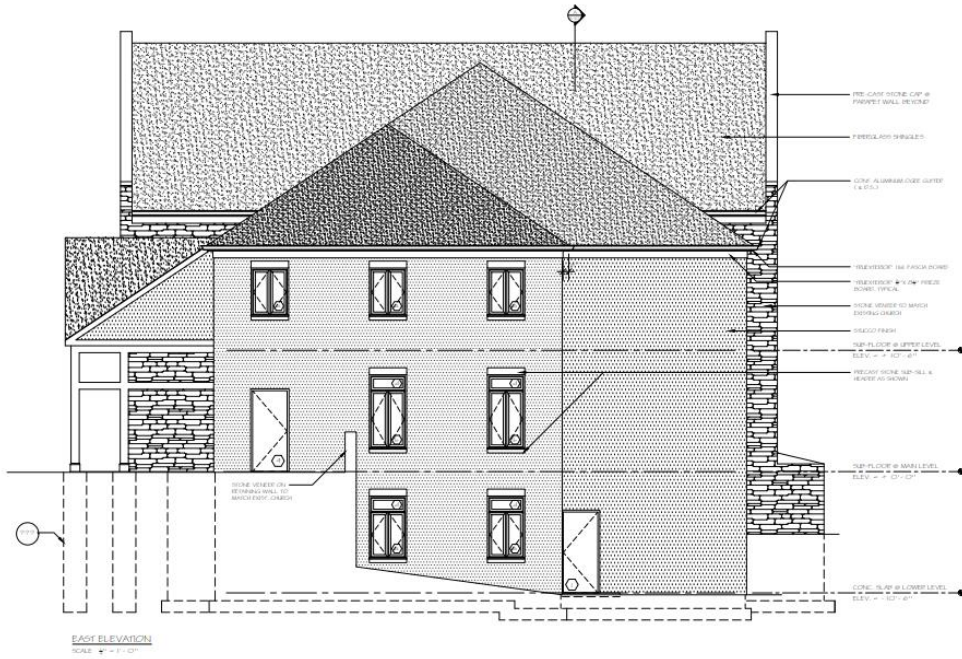


NORTH ELEVATION  
SCALE 1/4" = 1'-0"

PRELIMINARY

01-26-24

<b>HINKLEY • SHEPHERD • NORDE</b>	
<b>A R C H I T E</b>	
19 WINCHESTER STREET WARRENTON, VIRGINIA, 20186	
JOB NO. 24-01N - NEW OFFICE BUILDING WARRENTON, VIRGINIA, 2024	DWG. NO. A-7
SHEET NORTH ELEVATION	REVISION
COMPILED BY: [blank]	SCALE: AS NOTED
DATE: [blank]	DATE: [blank]



EAST ELEVATION  
SCALE: 1/4" = 1'-0"

PRELIMINARY  
01-26-24

<b>HINCKLEY • SHEPHERD • NOR</b>	
A R C H I T E	
19 WINCHESTER STREET WARRENTON, VIRGINIA 20	
JOB NO. 2024-01-26-24	DWG NO. A-8
JOB: 271 WINCHESTER STREET WARRENTON, VIRGINIA 2024	REVISION
SHEET EAST ELEVATION	DATE
DRAWN BY: [Name]	SCALE: 1/4" = 1'-0"



**CURRENT STREET VIEW:**





**PROPOSED:**

