

RIVER DISTRICT TOWER
ADAPTIVE REUSE
OF
THE DAN RIVER RESEARCH BUILDING
109 MAIN STREET, DANVILLE, VA
RENOVATION PACKAGE
FOR
RIVER DISTRICT DEVELOPMENT, LLC


$$1/8'' = 1'-0''$$

No.	Description	Date
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DRAWN BY WL

APPROVED BY _____ LWH

CHECKED BY _____ LWH

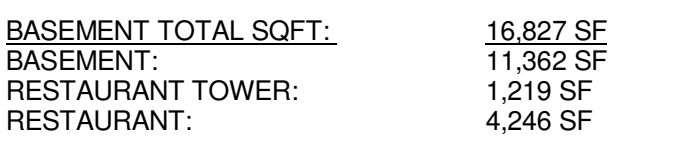
DATE 2015.08.20

TITLE

PROJECT NO.	50048511
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A1.0

SHEET NO.



- COMMON: 1,415 SF
- VERTICAL CIRCULATION: 702 SF
- STORAGE: 8,060 SF
- EXTERIOR WALL: 1,185 SF
- RESTAURANT - COMMON: 1,412 SF
- RESTAURANT - DINING: 2,561 SF
- RESTAURANT - KITCHEN: 1,115 SF
- RESTAURANT EXTERIOR WALL: 377 SF
- RESTAURANT PATIO COVERED: 676 SF
- RESTAURANT PATIO UNCOVERED: 1,471 SF

FIRST LEVEL TOTAL SQFT:	29,148 SF
FIRST FLOOR:	22,421 SF
MEDICAL TOWER:	1,243 SF
RESTAURANT TOWER:	1,219 SF
RESTAURANT:	4,265 SF

-  COMMON FLOOR: 2,673 SF
-  COMMON BUILDING: 1,001 SF
-  VERTICAL CIRCULATION: 1,070 SF
-  LEASABLE SPACE: 14,572 SF
-  PUBLIC RESTROOM: 412 SF
-  BUILDING SUPPORT: 1,938 SF
-  MUSEUM: 743 SF
-  EXTERIOR WALL: 1,255 SF
-  RESTAURANT - COMMON: 1,343 SF
-  RESTAURANT - DINING: 2,519 SF
-  RESTAURANT - KITCHEN: 1,211 SF
-  RESTAURANT EXTERIOR WALL: 411 SF
-  RESTAURANT PATIO: 676 SF
-  SPACE AVAILABLE FOR LEASE

SECOND LEVEL TOTAL SQFT:	28,342 SF
SECOND FLOOR:	22,411 SF
MEDICAL TOWER:	1,079 SF
RESTAURANT TOWER:	1,219 SF
RESTAURANT:	3,633 SF

-  COMMON BUILDING: 399 SF
 VERTICAL CIRCULATION: 1,079 SF
 DRMC: 20,801 SF
 EXTERIOR WALL: 1,211 SF












 RESTAURANT - COMMON: 1,226 SF
 RESTAURANT - DINING: 2,281 SF
 RESTAURANT - KITCHEN: 1,087 SF
 RESTAURANT EXTERIOR WALL: 258 SF

 RESTAURANT PATIO: 676 SF

THIRD LEVEL TOTAL SQFT:	23,517 SF
THIRD FLOOR:	22,438 SF
MEDICAL TOWER:	1,079 SF

- COMMON FLOOR: 7,614 SF
- VERTICAL CIRCULATION: 1,085 SF
- BUILDING SUPPORT: 339 SF
- PHYSICAL THERAPY: 7,519 SF
- NEUROLOGY: 967 SF
- BUSINESS SUPPORT: 1,985 SF
- SPINE: 752 SF
- SOUTHSIDE PAIN: 1,716 SF
- XRAY/DEXA: 328 SF
- INSURANCE: 176 SF
- EXTERIOR WALL: 1,036 SF

<u>FOURTH LEVEL TOTAL SQFT:</u>	23,517 SF
FOURTH LEVEL:	22,438 SF
MEDICAL TOWER:	1,079 SF

- | | |
|---------------------------------------------------------------------------------------|------------------------------------------|
|  | COMMON FLOOR: 9,085 SF |
|  | VERTICAL CIRCULATION: 965 SF |
|  | BUILDING SUPPORT: 371 SF |
|  | PIEDMONT BONE AND JOINT CLINIC: 5,856 SF |
|  | CLINICAL RESEARCH: 1,290 SF |
|  | INFUSION SPACE: 272 SF |
|  | LAB SPACE: 278 SF |
|  | BUSINESS SUPPORT: 2,189 SF |
|  | RHEUMATOLOGY: 808 SF |
|  | XRAY: 977 SF |
|  | EXTERIOR WALLS: 1,027 SF |

EXTERIOR WALLS: 1,027 SF

SEAL

COMMONWEALTH OF VIRGINIA
LAPR 27 1998
NOT FOR CONSTRUCTION
ARCHITECT

KEY PLAN

SCALE

As indicated

[illegible]

No.	Description	Date
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REVISIONS

DRAWN BY WL

APPROVED BY _____ LWH

CHECKED BY _____ LWH

DATE 2015.08.20

TITLE _____

FIRST LEVEL
COLOR PLAN

PROJECT NO.	50048511
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A1.1

SHEET NO.





<u>BASEMENT TOTAL SQFT:</u>	16,827 SF
<u>BASEMENT:</u>	11,362 SF
RESTAURANT TOWER:	1,219 SF
RESTAURANT:	4,246 SF

- COMMON: 1,415 SF
- VERTICAL CIRCULATION: 702 SF
- STORAGE: 8,060 SF
- EXTERIOR WALL: 1,185 SF
- RESTAURANT - COMMON: 1,412 SF
- RESTAURANT - DINING: 2,561 SF
- RESTAURANT - KITCHEN: 1,115 SF
- RESTAURANT EXTERIOR WALL: 377 SF
- RESTAURANT PATIO COVERED: 676 SF
- RESTAURANT PATIO UNCOVERED: 1,471 SF

FIRST LEVEL TOTAL SQFT:	29,148 SF
FIRST FLOOR:	22,421 SF
MEDICAL TOWER:	1,243 SF
RESTAURANT TOWER:	1,219 SF
RESTAURANT:	4,265 SF

-  COMMON FLOOR: 2,673 SF
-  COMMON BUILDING: 1,001 SF
-  VERTICAL CIRCULATION: 1,070 SF
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-  PUBLIC RESTROOM: 412 SF
-  BUILDING SUPPORT: 1,938 SF
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-  RESTAURANT - COMMON: 1,343 SF
-  RESTAURANT - DINING: 2,519 SF
-  RESTAURANT - KITCHEN: 1,211 SF
-  RESTAURANT EXTERIOR WALL: 411 SF
-  RESTAURANT PATIO: 676 SF
-  SPACE AVAILABLE FOR LEASE

SECOND LEVEL TOTAL SQFT:	28,342 SF
SECOND FLOOR:	22,411 SF
MEDICAL TOWER:	1,079 SF
RESTAURANT TOWER:	1,219 SF
RESTAURANT:	3,633 SF

-  COMMON BUILDING: 399 SF
-  VERTICAL CIRCULATION: 1,079 SF
-  DRMC: 20,801 SF
- EXTERIOR WALL: 1,211 SF
-  RESTAURANT - COMMON: 1,226 SF
-  RESTAURANT - DINING: 2,281 SF
-  RESTAURANT - KITCHEN: 1,087 SF
- RESTAURANT EXTERIOR WALL: 258 SF
-  RESTAURANT PATIO: 676 SF

THIRD LEVEL TOTAL SQFT:	23,517 SF
THIRD FLOOR:	22,438 SF
MEDICAL TOWER:	1,079 SF

- COMMON FLOOR: 7,614 SF
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- BUILDING SUPPORT: 339 SF
- PHYSICAL THERAPY: 7,519 SF
- NEUROLOGY: 967 SF
- BUSINESS SUPPORT: 1,985 SF
- SPINE: 752 SF
- SOUTHSIDE PAIN: 1,716 SF
- XRAY/DEXA: 328 SF
- INSURANCE: 176 SF
- EXTERIOR WALL: 1,036 SF

<u>FOURTH LEVEL TOTAL SQFT:</u>	<u>23,517 SF</u>
FOURTH LEVEL:	22,438 SF
MEDICAL TOWER:	1,079 SF

- COMMON FLOOR: 9,085 SF
- COMMON BUILDING: 399 SF
- VERTICAL CIRCULATION: 965 SF
- BUILDING SUPPORT: 371 SF
- PIEDMONT BONE AND JOINT CLINIC: 5,856 SF
- CLINICAL RESEARCH: 1,290 SF
- INFUSION SPACE: 272 SF
- LAB SPACE: 278 SF
- BUSINESS SUPPORT: 2,189 SF
- RHEUMATOLOGY: 808 SF
- XRAY: 977 SF
- EXTERIOR WALLS: 1,027 SF



RIVER DISTRICT TOWER
 ADAPTIVE REUSE
 OF
 THE DAN RIVER RESEARCH BUILDING
 109 MAIN STREET, DANVILLE, VA
 RENOVATION PACKAGE
 FOR
 RIVER DISTRICT DEVELOPMENT, LLC

KEY PLAN

As indicated

[illegible]

No.	Description	Date
REVISIONS		
DRAWN BY		WL
APPROVED BY		LWH
CHECKED BY		LWH
DATE		2015.08.20

SECOND LEVEL COLOR PLAN















A1.2

SHEET NO.




<u>BASEMENT TOTAL SQFT:</u>	16,827 SF
<u>BASEMENT:</u>	11,362 SF
<u>RESTAURANT TOWER:</u>	1,219 SF
<u>RESTAURANT:</u>	4,246 SF

- COMMON: 1,415 SF
- VERTICAL CIRCULATION: 702 SF
- STORAGE: 8,060 SF
- EXTERIOR WALL: 1,185 SF
- RESTAURANT - COMMON: 1,412 SF
- RESTAURANT - DINING: 2,561 SF
- RESTAURANT - KITCHEN: 1,115 SF
- RESTAURANT EXTERIOR WALL: 377 SF
- RESTAURANT PATIO COVERED: 676 SF
- RESTAURANT PATIO UNCOVERED: 1,471 SF

FIRST LEVEL TOTAL SQFT:	29,148 SF
FIRST FLOOR:	22,421 SF
MEDICAL TOWER:	1,243 SF
RESTAURANT TOWER:	1,219 SF
RESTAURANT:	4,265 SF

-  COMMON FLOOR: 2,673 SF
-  COMMON BUILDING: 1,001 SF
-  VERTICAL CIRCULATION: 1,070 SF
-  LEASABLE SPACE: 14,572 SF
-  PUBLIC RESTROOM: 412 SF
-  BUILDING SUPPORT: 1,938 SF
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-  RESTAURANT - COMMON: 1,343 SF
-  RESTAURANT - DINING: 2,519 SF
-  RESTAURANT - KITCHEN: 1,211 SF
-  RESTAURANT EXTERIOR WALL: 411 SF
-  RESTAURANT PATIO: 676 SF
-  SPACE AVAILABLE FOR LEASE

<u>SECOND LEVEL TOTAL SQFT:</u>	28,342 SF
SECOND FLOOR:	22,411 SF
MEDICAL TOWER:	1,079 SF
RESTAURANT TOWER:	1,219 SF
RESTAURANT:	3,633 SF

-  COMMON BUILDING: 399 SF
-  VERTICAL CIRCULATION: 1,079 SF
-  DRMC: 20,801 SF

EXTERIOR WALL: 1,211 SF

 RESTAURANT - COMMON: 1,226 SF

 RESTAURANT - DINING: 2,281 SF

 RESTAURANT - KITCHEN: 1,087 SF













RESTAURANT EXTERIOR WALL: 258 SF

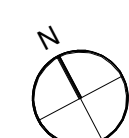
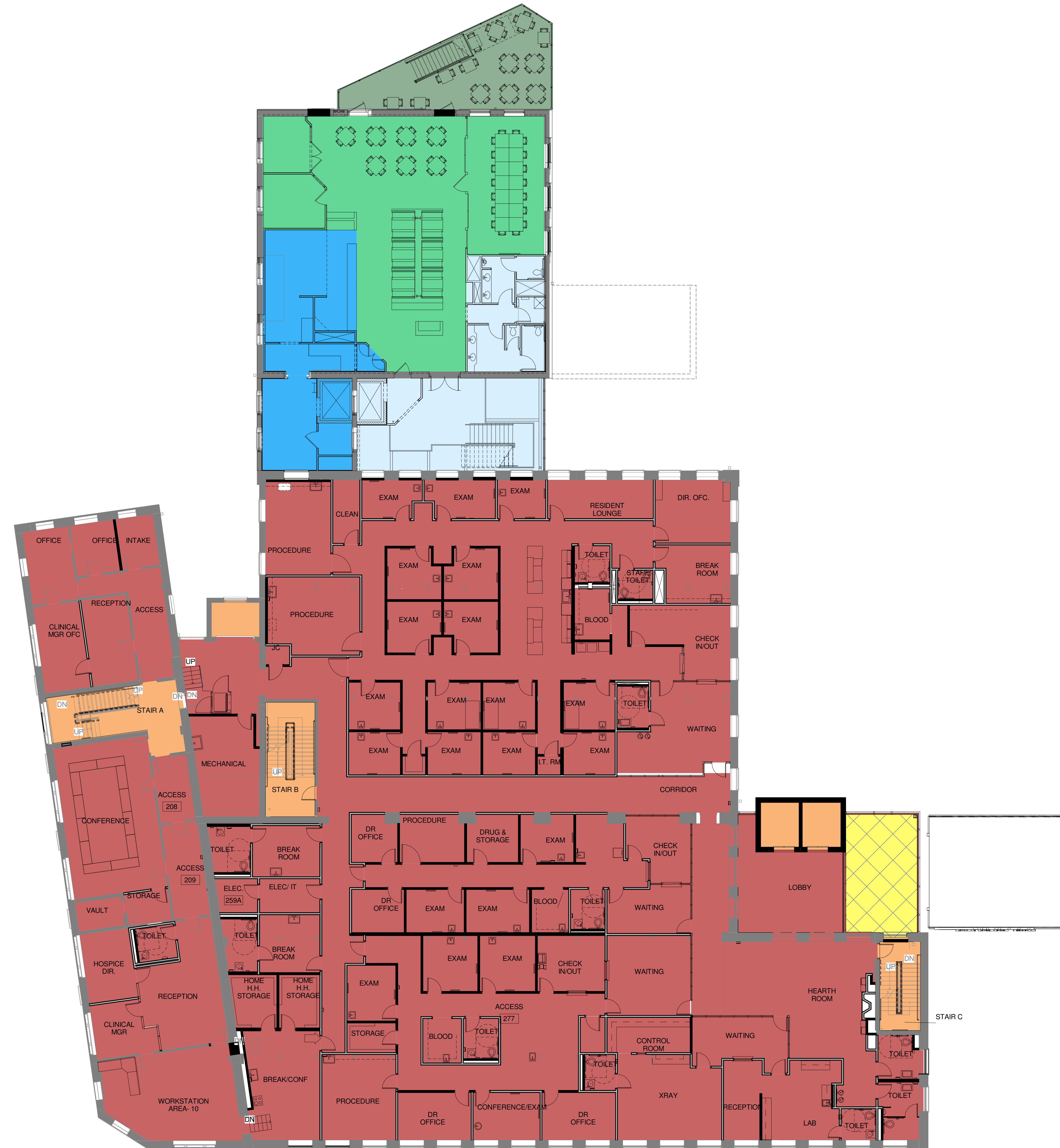
 RESTAURANT PATIO: 676 SF

THIRD LEVEL TOTAL SQFT:	23,517 SF
THIRD FLOOR:	22,438 SF
MEDICAL TOWER:	1,079 SF

- COMMON FLOOR: 7,614 SF
- VERTICAL CIRCULATION: 1,085 SF
- BUILDING SUPPORT: 339 SF
- PHYSICAL THERAPY: 7,519 SF
- NEUROLOGY: 967 SF
- BUSINESS SUPPORT: 1,985 SF
- SPIRE: 752 SF
- SOUTHSIDE PAIN: 1,716 SF
- XRAY/DEXA: 328 SF
- INSURANCE: 176 SF
- EXTERIOR WALL: 1,036 SF

<u>FOURTH LEVEL TOTAL SQFT:</u>	23,517 SF
FOURTH LEVEL:	22,438 SF
MEDICAL TOWER:	1,079 SF

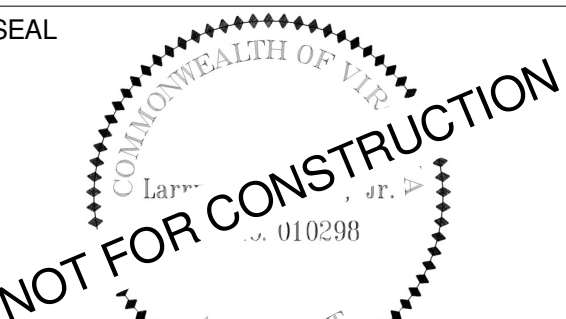
-  COMMON FLOOR: 9,085 SF
-  COMMON BUILDING: 399 SF
-  VERTICAL CIRCULATION: 965 SF
-  BUILDING SUPPORT: 371 SF
-  PIEDMONT BONE AND JOINT CLINIC: 5,856 SF
-  CLINICAL RESEARCH: 1,290 SF
-  INFUSION SPACE: 272 SF
-  LAB SPACE: 278 SF
-  BUSINESS SUPPORT: 2,189 SF
-  RHEUMATOLOGY: 808 SF
-  XRAY: 977 SF
-  EXTERIOR WALLS: 1,027 SF



SECOND LEVEL COLOR PLAN

ISSUED FOR
CONSTRUCTION

RIVER DISTRICT TOWER
ADAPTIVE REUSE
OF
THE DAN RIVER RESEARCH BUILDING
109 MAIN STREET, DANVILLE, VA
RENOVATION PACKAGE
FOR
RIVER DISTRICT DEVELOPMENT, LLC



KEY PLAN

SCALE

1/8" = 1'-0"

No.	Description	Date

REVISIONS

DRAWN BY	WL
APPROVED BY	LWH
CHECKED BY	LWH
DATE	2015.08.20

TITLE

THIRD LEVEL
COLOR PLAN

PROJECT NO. 50048511

A1.3

SHEET NO.

COLOR PLAN LEGEND:

BASEMENT TOTAL SQFT: 16,827 SF
BASEMENT: 11,362 SF
RESTAURANT TOWER: 1,219 SF
RESTAURANT: 4,246 SF

COMMON: 1,415 SF
VERTICAL CIRCULATION: 702 SF
STORAGE: 8,060 SF
EXTERIOR WALL: 1,185 SF
RESTAURANT - COMMON: 1,412 SF
RESTAURANT - DINING: 2,561 SF
RESTAURANT - KITCHEN: 1,115 SF
RESTAURANT EXTERIOR WALL: 377 SF
RESTAURANT PATIO COVERED: 676 SF
RESTAURANT PATIO UNCOVERED: 1,471 SF

FIRST LEVEL TOTAL SQFT: 29,148 SF
FIRST FLOOR: 22,421 SF
MEDICAL TOWER: 1,243 SF
RESTAURANT TOWER: 1,219 SF
RESTAURANT: 4,265 SF

COMMON FLOOR: 2,673 SF
COMMON BUILDING: 1,001 SF
VERTICAL CIRCULATION: 1,070 SF
LEASABLE SPACE: 14,572 SF
PUBLIC RESTROOM: 412 SF
BUILDING SUPPORT: 1,938 SF
MUSEUM: 743 SF
EXTERIOR WALL: 1,255 SF
RESTAURANT - COMMON: 1,343 SF
RESTAURANT - DINING: 2,519 SF
RESTAURANT - KITCHEN: 1,211 SF
RESTAURANT EXTERIOR WALL: 411 SF
RESTAURANT PATIO: 676 SF
SPACE AVAILABLE FOR LEASE

SECOND LEVEL TOTAL SQFT: 28,342 SF
SECOND FLOOR: 22,411 SF
MEDICAL TOWER: 1,079 SF
RESTAURANT TOWER: 1,219 SF
RESTAURANT: 3,633 SF

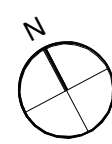
COMMON BUILDING: 399 SF
VERTICAL CIRCULATION: 1,079 SF
DRMC: 20,801 SF
EXTERIOR WALL: 1,211 SF
RESTAURANT - COMMON: 1,226 SF
RESTAURANT - DINING: 2,281 SF
RESTAURANT - KITCHEN: 1,087 SF
RESTAURANT EXTERIOR WALL: 258 SF
RESTAURANT PATIO: 676 SF

THIRD LEVEL TOTAL SQFT: 23,517 SF
THIRD FLOOR: 22,438 SF
MEDICAL TOWER: 1,079 SF

COMMON FLOOR: 7,614 SF
VERTICAL CIRCULATION: 1,085 SF
BUILDING SUPPORT: 339 SF
PHYSICAL THERAPY: 7,519 SF
NEUROLOGY: 967 SF
BUSINESS SUPPORT: 1,985 SF
SPINE: 752 SF
SOUTHSIDE PAIN: 1,716 SF
XRAY/DEXA: 328 SF
INSURANCE: 176 SF
EXTERIOR WALL: 1,036 SF

FOURTH LEVEL TOTAL SQFT: 23,517 SF
FOURTH LEVEL: 22,438 SF
MEDICAL TOWER: 1,079 SF

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RHEUMATOLOGY: 808 SF
XRAY: 977 SF
EXTERIOR WALLS: 1,027 SF

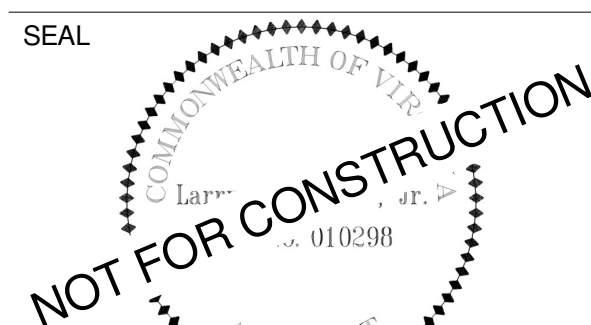


THIRD LEVEL COLOR PLAN

1/8" = 1'-0"

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1/8" = 1'-0"

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DRAWN BY	WL	
APPROVED BY	LWH	
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TITLE

FOURTH LEVEL
COLOR PLAN

PROJECT NO. 50048511

A1.4

SHEET NO.

COLOR PLAN LEGEND:

BASEMENT TOTAL SQFT: 16,827 SF
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RESTAURANT TOWER: 1,219 SF
RESTAURANT: 4,246 SF

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SECOND LEVEL TOTAL SQFT: 28,342 SF
SECOND FLOOR: 22,411 SF
MEDICAL TOWER: 1,079 SF
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FOURTH LEVEL COLOR PLAN
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