

**ARCHITECT**  
Hord Coplan Macht, Inc.  
750 E. Pratt St, Suite 1100 Baltimore, MD 21202  
p. 410.837.7311 f. 410.837.6530

**CIVIL ENGINEERS**  
**BOWMAN CONSULTING**  
14020 Thunderbolt Drive, Suite 300 Chantilly, VA 20151  
p. 703.464.1041 f. 703.481.9720

**OWNER**  
HOME PROPERTIES SEMINARY HILLS, LLC  
8229 BOONE BOULEVARD, SUITE 500 VIENNA, VA 22182  
p. 703.370.7363

SEMINARY HILLS

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ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: [blank] EXPIRATION DATE: [blank]

no.	date	revision

Project Name  
SEMINARY HILLS

Project Number  
**213100.00**

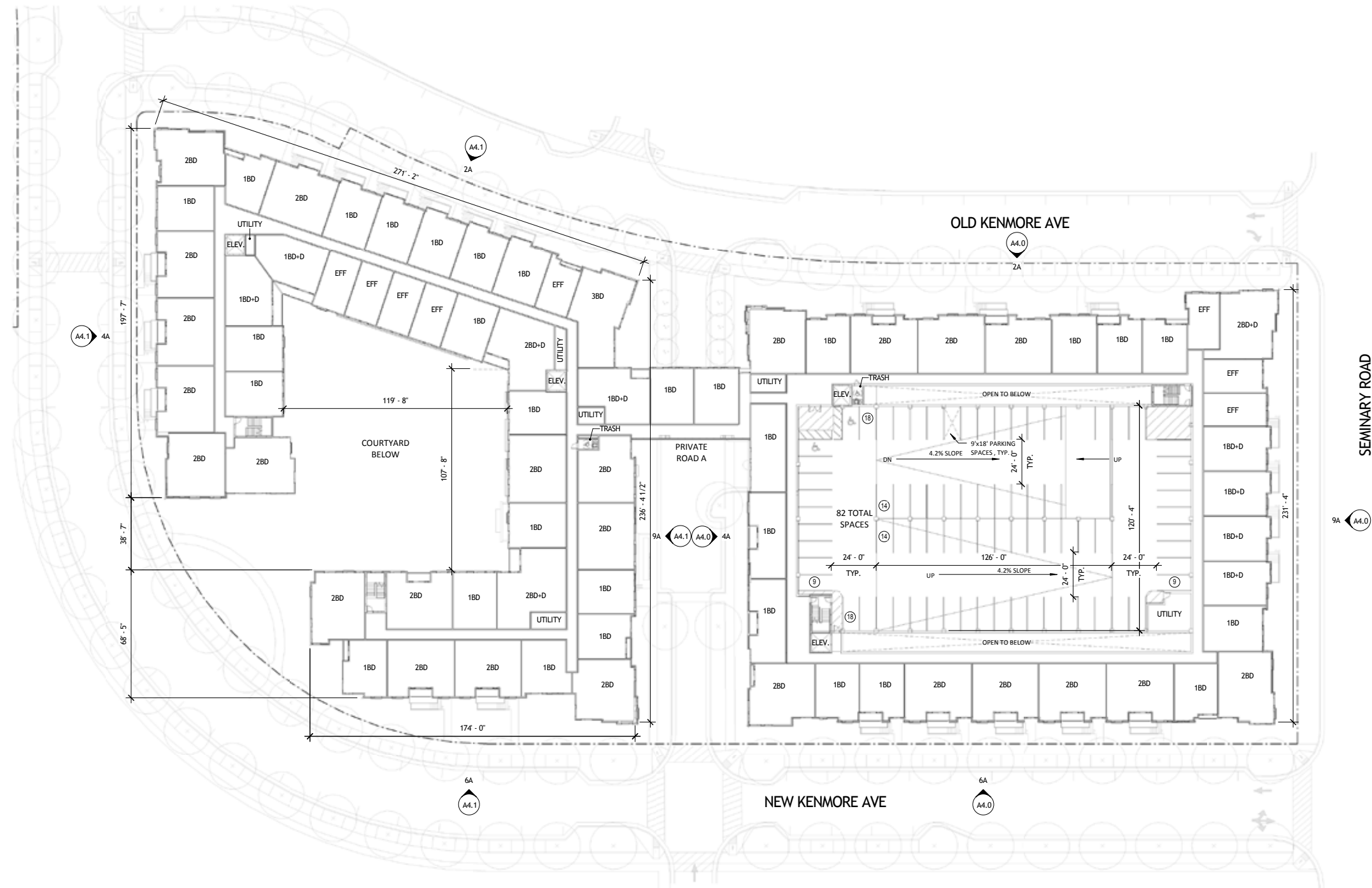
Date  
12/20/2013

Scale  
1" = 30'-0"

Drawing  
**LANDBAY A - TYPICAL FLOOR PLAN**

**A2.3**

CONCEPT PLAN - II



**9A** TYPICAL FLOOR PLAN  
A4.0 A2.3 1" = 30'-0"

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**SEMINARY HILLS**

Project Number  
**PROJECT NUMBER**

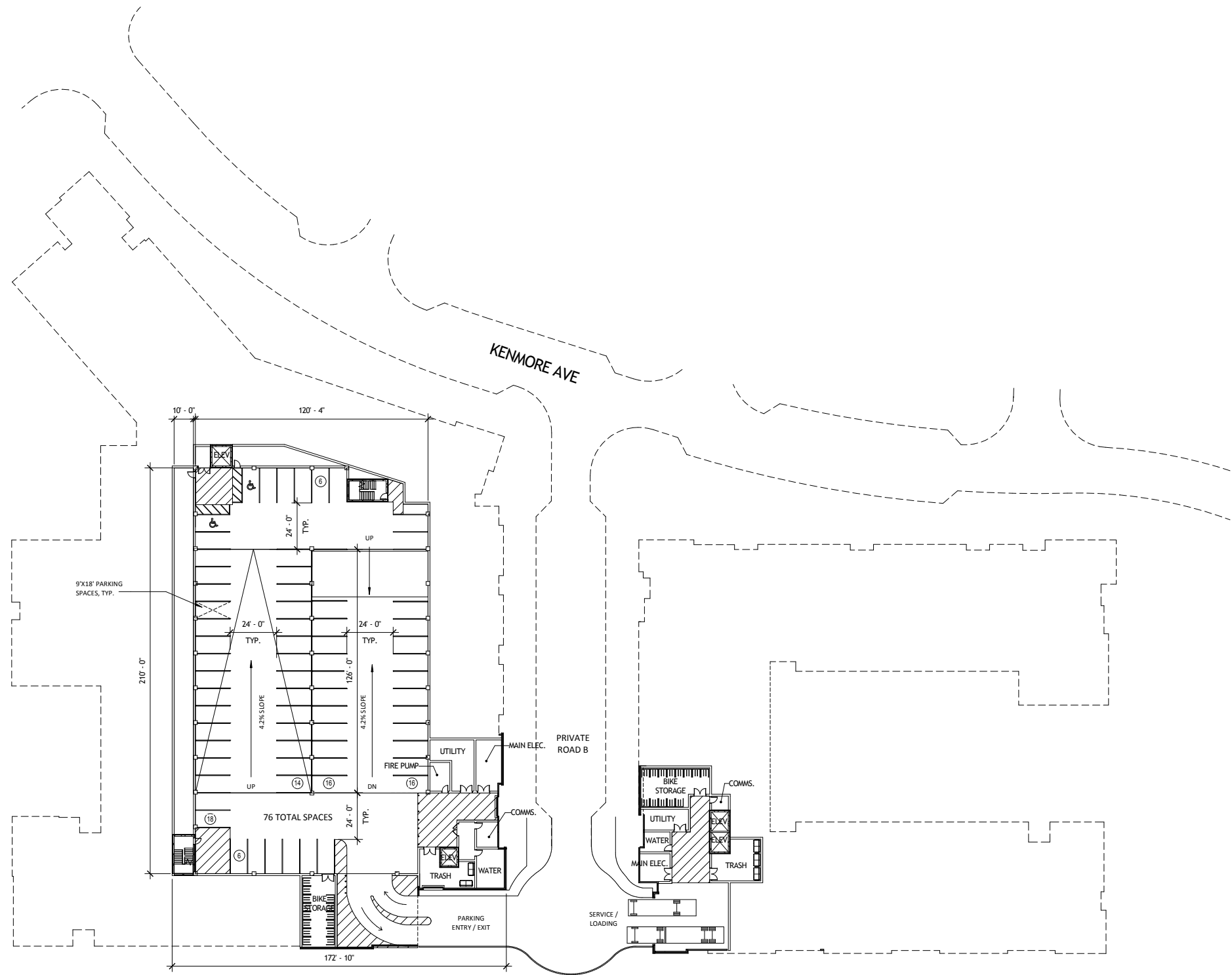
Date  
**12/20/2013**

Scale  
**1" = 30'-0"**

Drawing  
**LANDBAY B - BASEMENT FLOOR PLAN**

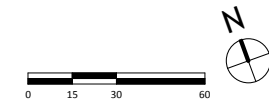
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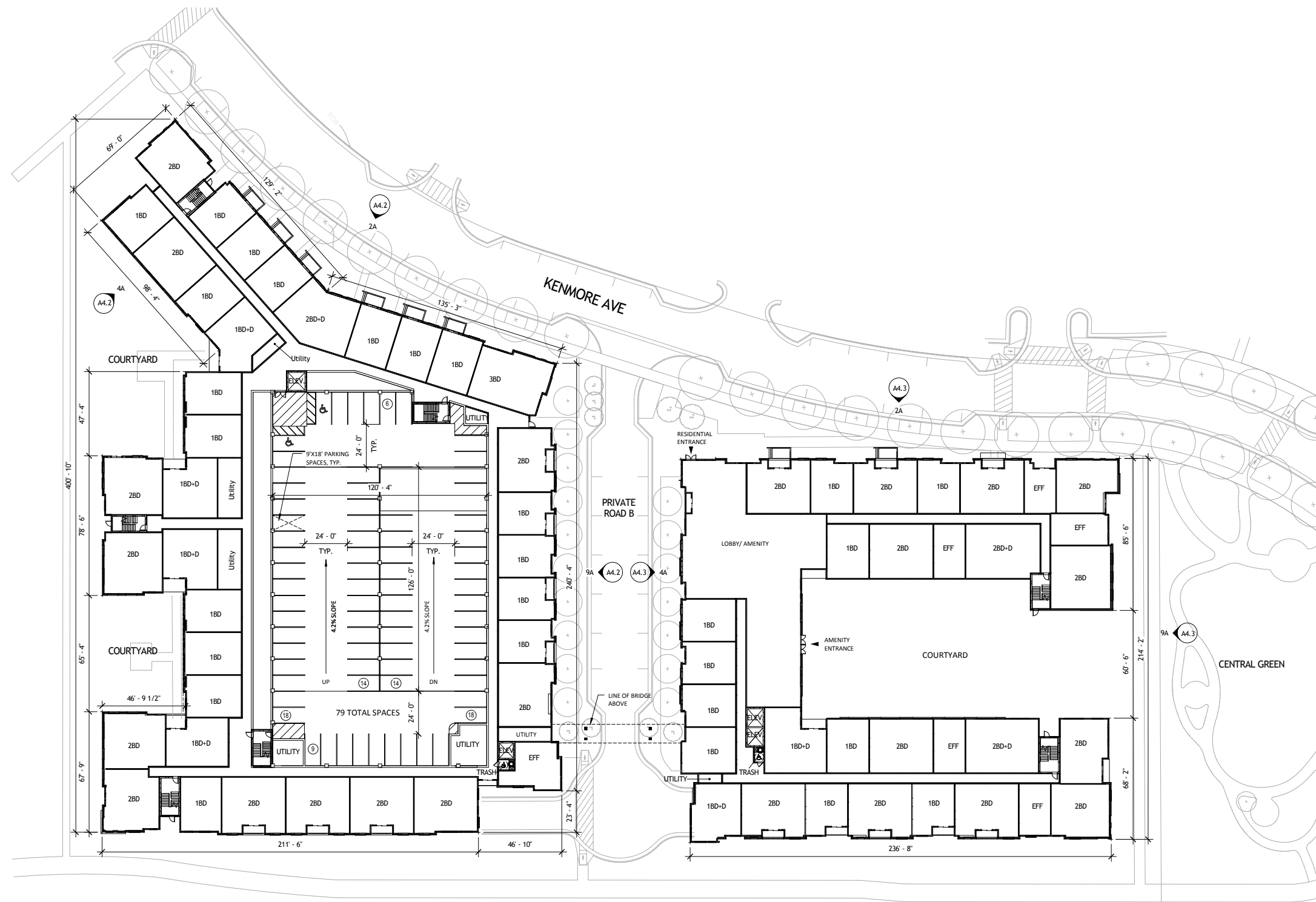
CONCEPT PLAN - II



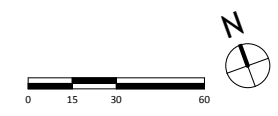
**9A** BASEMENT FLOOR PLAN

A4.2 A2.4 1" = 30'-0"





**9A** FIRST FLOOR PLAN  
A4.2 A2.5 1" = 30'-0"



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LICENSE NUMBER: 012545  
EXPIRATION DATE:

no.	date	revision

Project Name  
SEMINARY HILLS

Project Number  
**PROJECT NUMBER**

Date  
12/20/2013

Scale  
1" = 30'-0"

Drawing  
**LANDBAY B - GROUND FLOOR PLAN**

**A2.5**

CONCEPT PLAN - II

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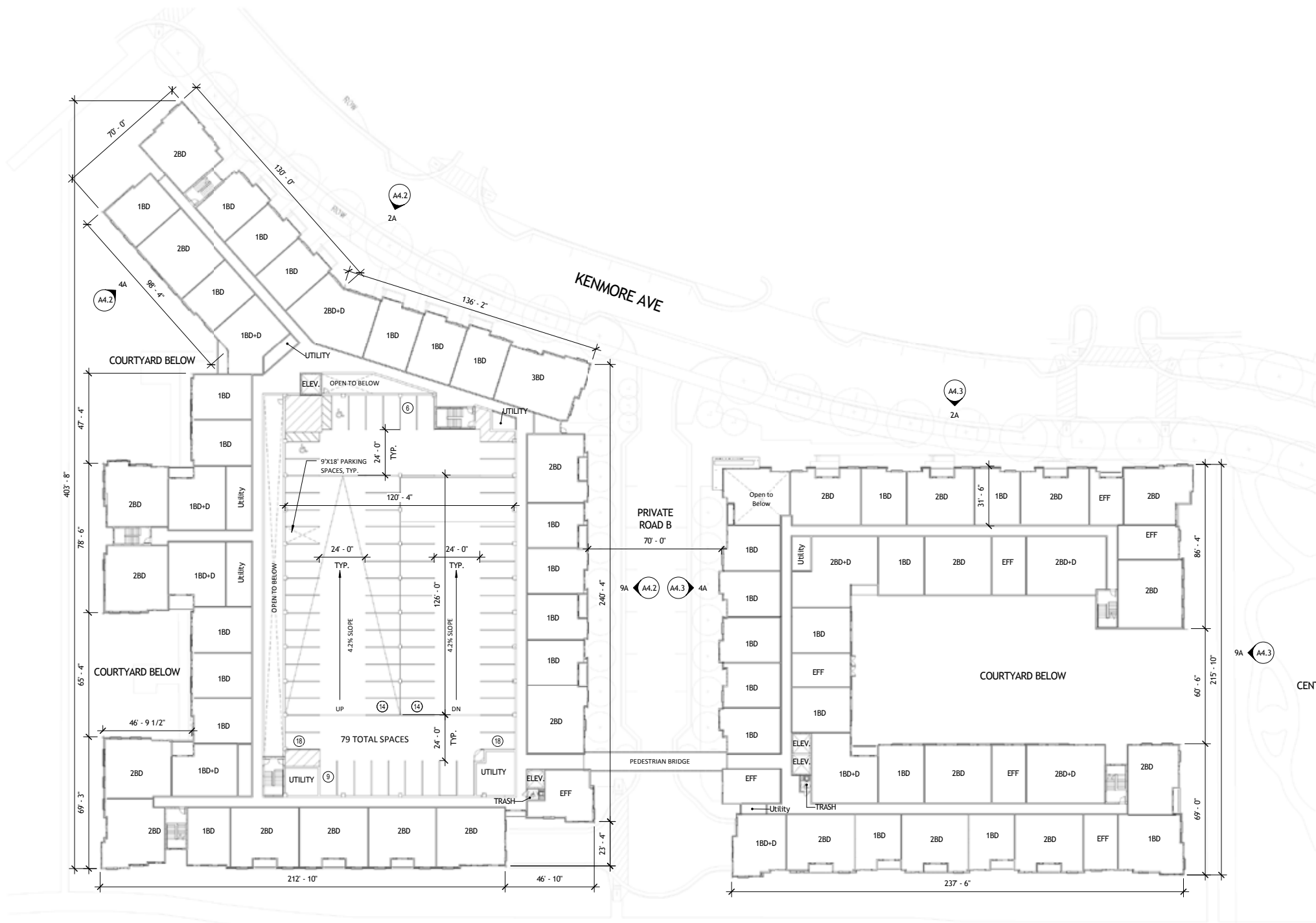
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no.	date	revision

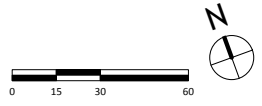
Project Name  
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 Project Number  
**PROJECT NUMBER**  
 Date  
 12/20/2013  
 Scale  
 1" = 30'-0"  
 Drawing  
**LANDBAY B - SECOND FLOOR PLAN**

# A2.6

CONCEPT PLAN - II



**9A** SECOND FLOOR PLAN  
 A4.2 A2.6 1" = 30'-0"



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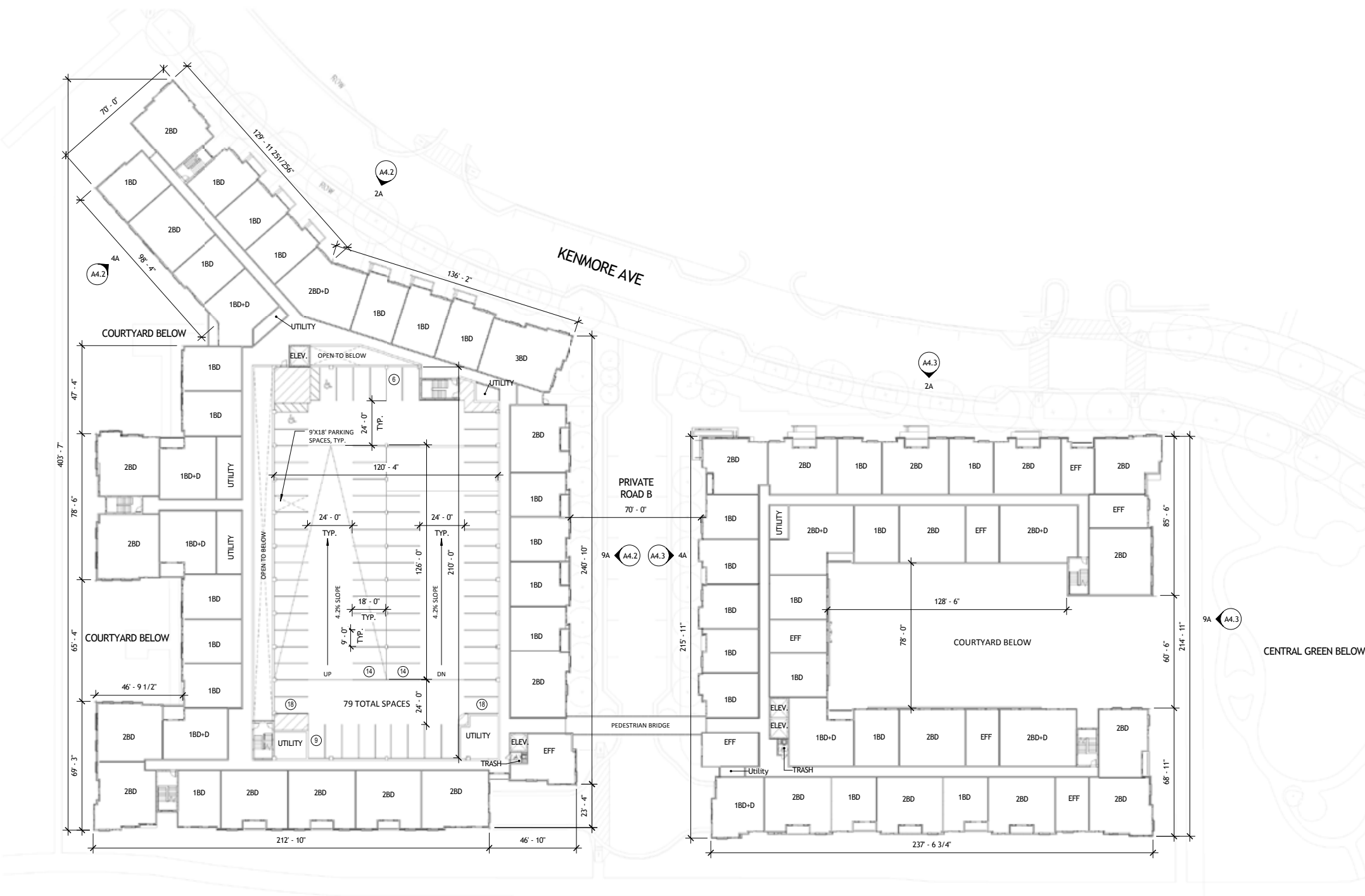


PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NUMBER: 013545  
EXPIRATION DATE:

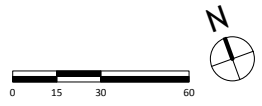
no.	date	revision

Project Name  
SEMINARY HILLS  
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**PROJECT NUMBER**  
Date  
12/20/2013  
Scale  
1" = 30'-0"  
Drawing

LANDBAY B - TYPICAL FLOOR PLAN  
**A2.7**  
CONCEPT PLAN - II



9A TYPICAL FLOOR PLAN  
A4.2 A2.7 1" = 30'-0"





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Project Name  
 SEMINARY HILLS

Project Number  
 213100.00

Date  
 12/20/2013

Scale  
 1 1/2" = 1'-0"

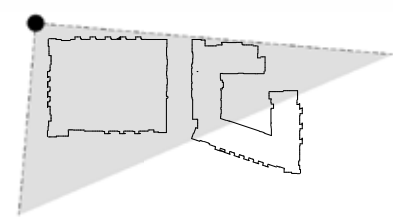
Drawing  
 PERSPECTIVE VIEWS

A3.1

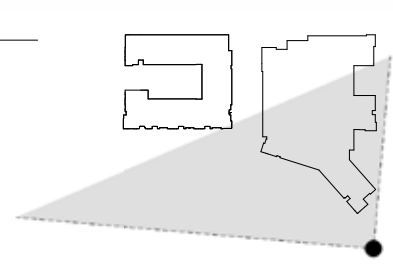
CONCEPT PLAN - II



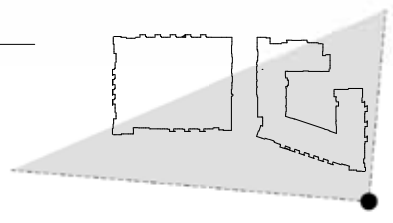
1 LANDBAY A - SOUTHEAST CORNER  
 A3.1 1 1/2" = 1'-0"



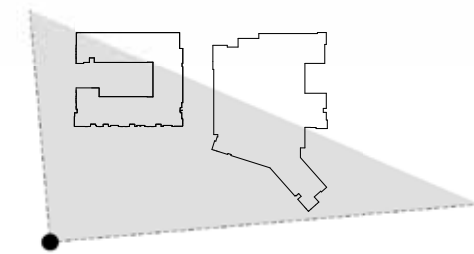
3 LANDBAY B - NORTHWEST CORNER  
 A3.1 1 1/2" = 1'-0"



2 LANDBAY A - NORTHWEST CORNER  
 A3.1 1 1/2" = 1'-0"



4 LANDBAY B - NORTHEAST CORNER  
 A3.1 1 1/2" = 1'-0"









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 Project Name: SEMINARY HILLS  
 Project Number: 213100.00  
 Date: 12/20/2013  
 Scale: 1/16" = 1'-0"  
 Drawing: LANDBAY A - ELEVATIONS

**A4.1**

**CONCEPT PLAN - II**



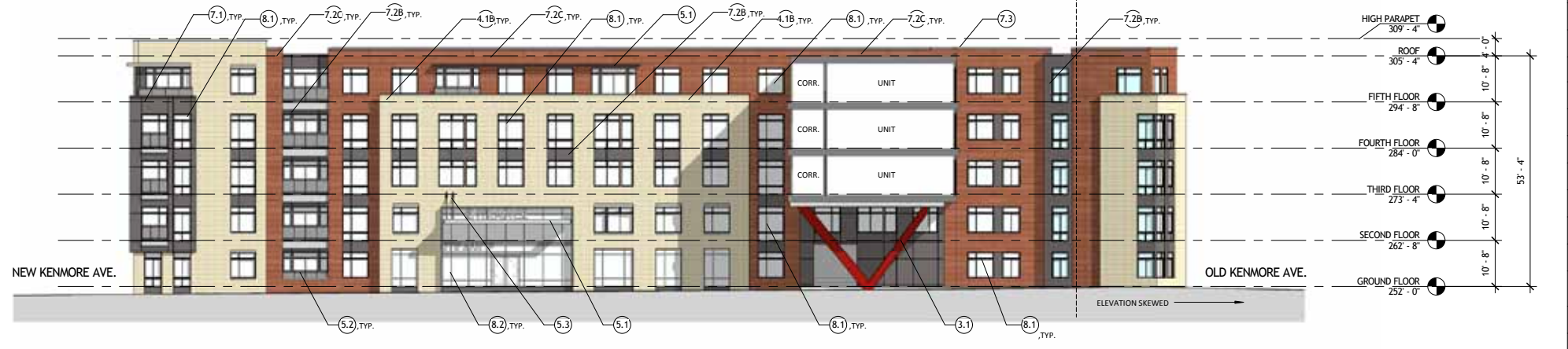
**2A | LANDBAY A - OLD KENMORE AVENUE "A" - NORTH ELEVATION**  
 A2.1 A4.1 1/16" = 1'-0"



**4A | LANDBAY A - WEST ELEVATION**  
 A2.1 A4.1 1/16" = 1'-0"



**6A | LANDBAY A - NEW KENMORE AVENUE "A" - SOUTH ELEVATION**  
 A2.1 A4.1 1/16" = 1'-0"



**9A | LANDBAY A - PRIVATE ROAD A - WEST ELEVATION**  
 A2.1 A4.1 1/16" = 1'-0"



**KEYPLAN**

**EXTERIOR ELEVATION KEYNOTE LEGEND**

3.1	STRUCTURAL STEEL COLUMN
4.1A	BRICK VENEER TYPE 1
4.1B	BRICK VENEER TYPE 2
4.2	BRICK SOLDIER COURSE HEADER
4.3	PRE-CAST SILL
4.4	BRICK CORNICE
4.5	CAST STONE HEADER
4.6	CAST STONE COPING
5.1	PREFINISHED METAL CANOPY
5.2	PREFINISHED METAL RAILING
5.3	ARCHITECTURAL STEEL CANOPY SUPPORTS
7.1	METAL COMPOSITE PANEL
7.2A	FIBER CEMENT RAINSCREEN SYSTEM TYPE 1
7.2B	FIBER CEMENT RAINSCREEN SYSTEM TYPE 2
7.2C	FIBER CEMENT RAINSCREEN SYSTEM TYPE 3
7.3	PREFINISHED METAL COPING
7.4	PREFINISHED METAL SCUPPER
7.5	FIBER CEMENT WRAPPED JULIET BALCONY W/ PREFINISHED ALUMINUM RAILING
8.1	VINYL WINDOWS AND/OR DOORS
8.2	ALUMINUM STOREFRONT SYSTEM
8.3	OVERHEAD COILING DOOR
12.1	BUILDING MOUNTED SIGNAGE

NOTE - COLORS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY, SUBJECT TO CHANGE.



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 Date  
 12/20/2013  
 Scale  
 1/16" = 1'-0"  
 Drawing  
 LANDBAY B - ELEVATIONS

**A4.2**

**CONCEPT PLAN - II**





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Drawing  
**LANDBAY B - ELEVATIONS**

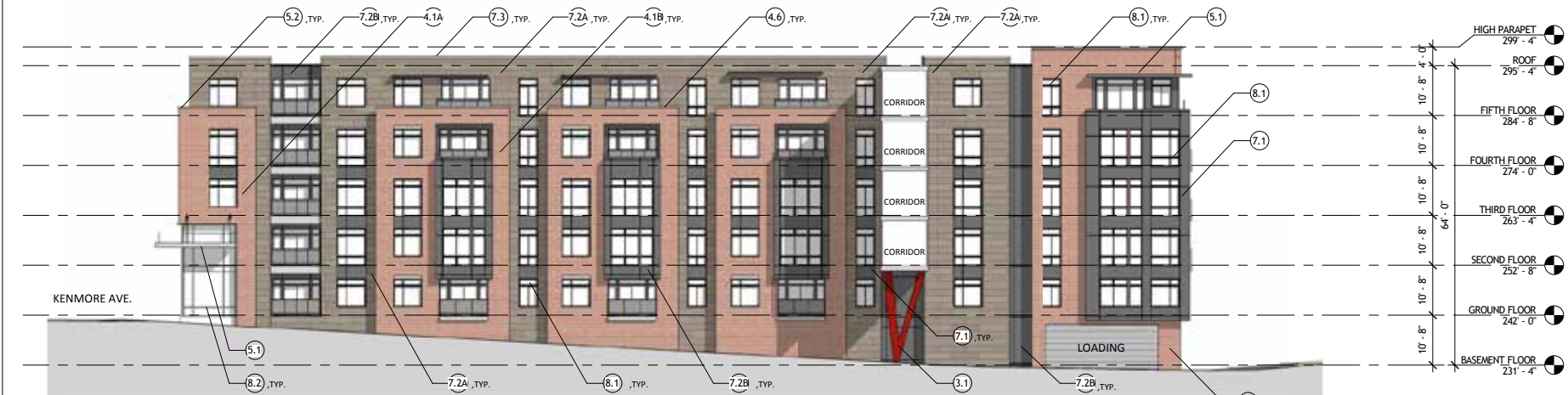
**A4.3**

**CONCEPT PLAN - II**



**2A | LANDBAY B - KENMORE AVENUE "B" - NORTH ELEVATION**

A2.5 | A4.3 | 1/16" = 1'-0"



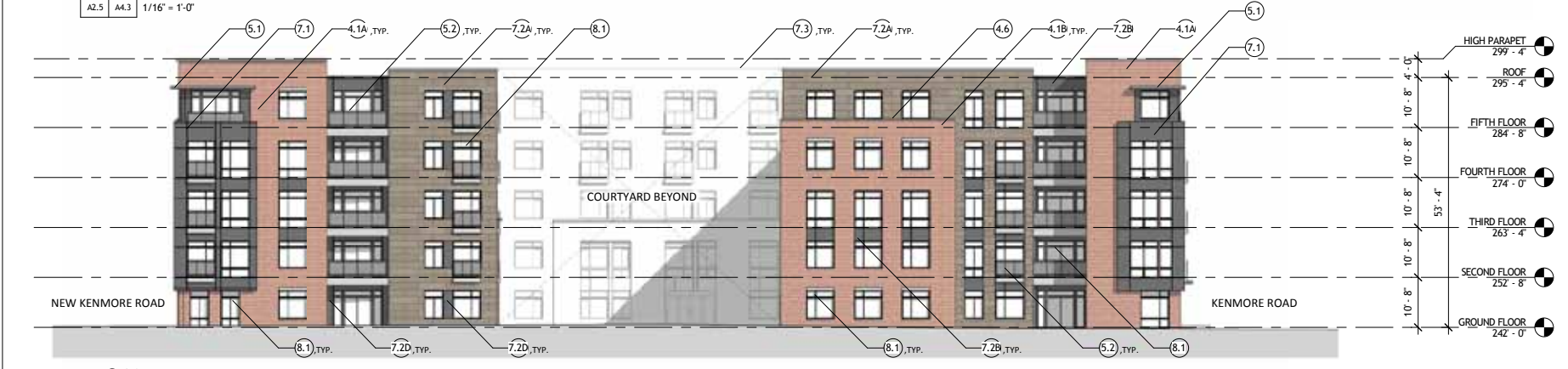
**4A | LANDBAY B - PRIVATE ROAD B - EAST ELEVATION**

A2.5 | A4.3 | 1/16" = 1'-0"



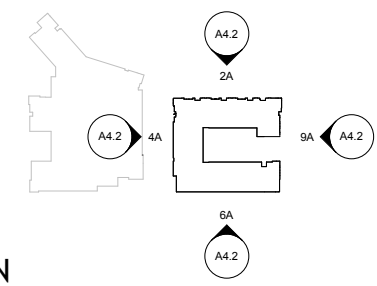
**6A | LANDBAY B - SOUTH ELEVATION B**

A2.5 | A4.3 | 1/16" = 1'-0"



**9A | LANDBAY B - EAST ELEVATION**

A2.5 | A4.3 | 1/16" = 1'-0"



**KEYPLAN**

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4.1A	BRICK VENEER TYPE 1
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