

### DC #2: Building Materials

Building Materials	Original Percentage	Proposed Percentage
Brick 1	7%	10%
Brick 2	3%	3%
Brick 3	30%	27%
Stucco	10%	6%
Metal Panel	14%	6%
Mesh	7%	10%
Fiber Cement	0%	10%
Openings	29%	28%
<b>Total</b>	<b>50% masonry</b>	<b>46% masonry</b>

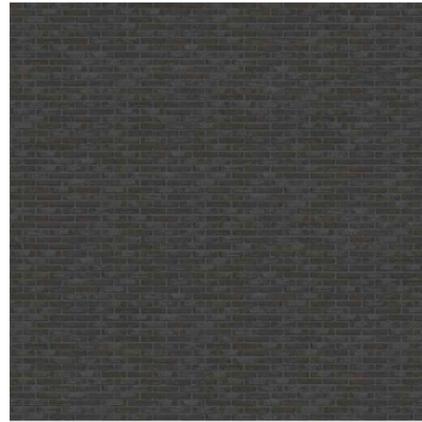
### DC #4: Building Materials

Building Materials	Original Percentage	Proposed Percentage
Brick 1	8%	3%
Brick 2	3%	16%
Brick 3	30%	0%
Stucco	10%	5%
Metal Panel	14%	7%
Mesh	8%	6%
Fiber Cement	0%	32%
Openings	26%	30%
<b>Total</b>	<b>51% masonry</b>	<b>24% masonry</b>

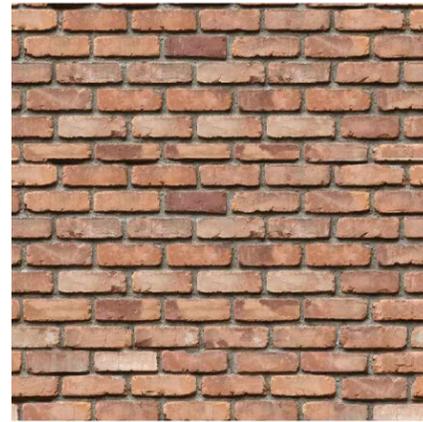
### DC #5: Building Materials

Building Materials	Original Percentage	Proposed Percentage
Brick 1	0%	0%
Brick 2*	28%	7%
Brick 3	7%	26%
Stucco	17%	10%
Board & Batten	12%	0%
Metal Panel	3%	7% (3 colors)
Mesh	10%	6%
Fiber Cement	0%	21%
Openings	23%	23%
<b>Total</b>	<b>52% masonry</b>	<b>43% masonry</b>

\*Brick 2 sample has changed from the original submitted design to the current proposed design. Current proposed Brick 2 on DC #5 is different than proposed for DC #2 and DC #4.



**MASONRY / BRICK 1**  
**10%**



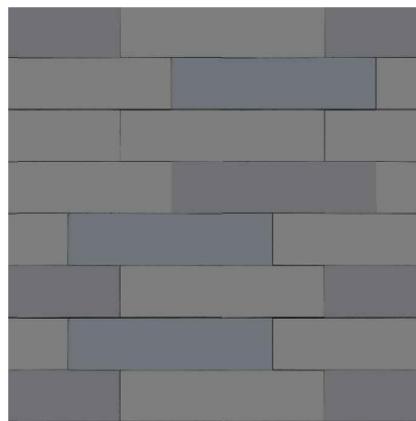
**MASONRY / BRICK 3**  
**27%**



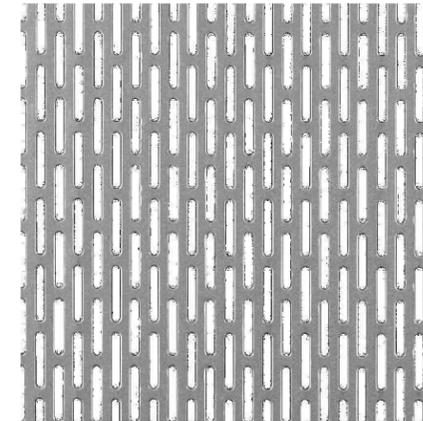
**MASONRY / BRICK 2**  
**3%**



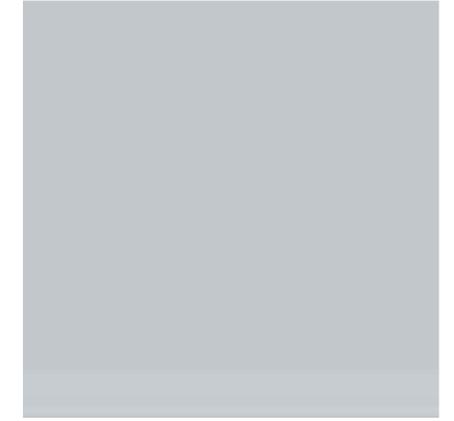
**MASONRY / 3 COAT STUCCO 1**  
**6%**



**MASONRY / FIBER CEMENT**  
**10%**



**PERFORATED MESH**  
**10%**



**METAL**  
**6%**

4/1/2020

MIDTOWN

**DC 2 - BUILDING ELEVATIONS MATERIAL BREAKDOWN**

ELEVATION	MASONRY (BRICK & STUCCO)	MASONRY (FIBERCEMENT)	BOARD & BATTON	METAL PANEL	OPENINGS
(1) MAIN STREET	41%	12%	0%	16%	30%
(2) COMMONS	43%	13%	0%	20%	24%
(3) CLAY COURT	65%	0%	0%	8%	27%
(4) PLAZA	48%	8%	0%	11%	34%
TOTAL BUILDING MATERIAL PERCENTAGE	46%	10%	0%	16%	28%

NOTE: WE RESERVE THE RIGHT TO REDUCE THE SF OF THE OFFICE SPACE IN DC2, WHILE MAINTAINING THE ARCHITECTURAL INTEGRITY.  
 NOTE: NO MORE THAN 25% OF THE GROUND FLOOR FACING SOUTH MAIN STREET MAY BE OFFICE SPACE.  
 NOTE: THERE WILL BE A SIGNAL ON SOUTH MAIN STREET, AND THE PLAZA DESIGN MAY CHANGE.  
 NOTE: ALL SIGNAGE WILL BE DESIGNED AND APPROVED IN A SEPARATE PACKAGE.

**MIDTOWN - DC2**

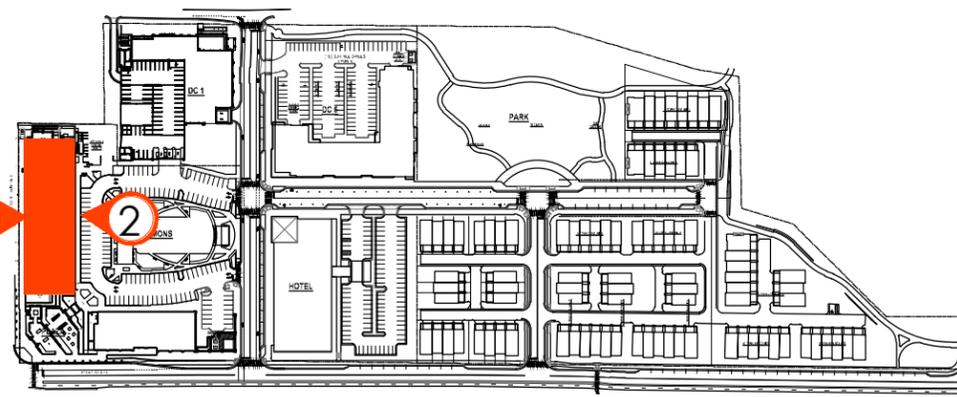
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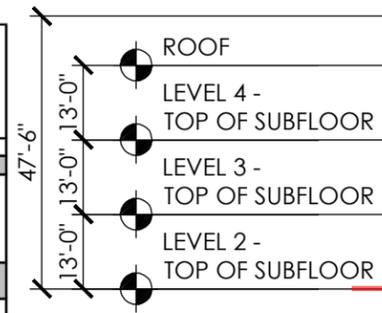




**BSB DESIGN**

4/1/2020  
MIDTOWN  
DC 2 - BUILDING ELEVATIONS MATERIAL BREAKDOWN

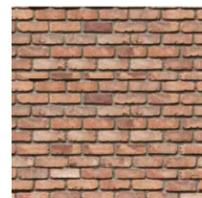
ELEVATION	MASONRY (BRICK & STUCCO)	MASONRY (FIBERCEMENT)	BOARD & BATTON	METAL PANEL	OPENINGS
(1) MAIN STREET	41%	12%	0%	16%	30%
(2) COMMONS	43%	13%	0%	20%	24%
(3) CLAY COURT	65%	0%	0%	8%	27%
(4) PLAZA	48%	8%	0%	11%	34%
TOTAL BUILDING MATERIAL PERCENTAGE	46%	10%	0%	16%	28%



② MIDTOWN DC 2 ELEVATION - COMMONS VIEW  
SCALE: 1/8"=1'-0"



MASONRY / BRICK 1  
10%



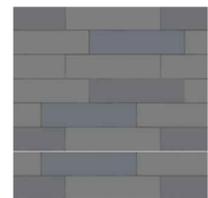
MASONRY / BRICK 3  
27%



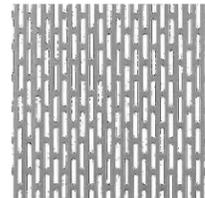
MASONRY / BRICK 2  
3%



MASONRY / 3 COAT STUCCO  
6%



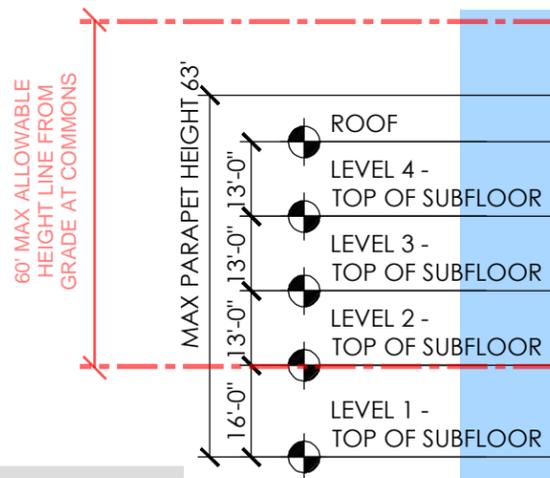
MASONRY / FIBER CEMENT  
10%



PERFORATED MESH  
10%



METAL  
6%



① MIDTOWN DC 2 ELEVATION - MAIN STREET VIEW  
SCALE: 1/8"=1'-0"

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**MIDTOWN - DC2**

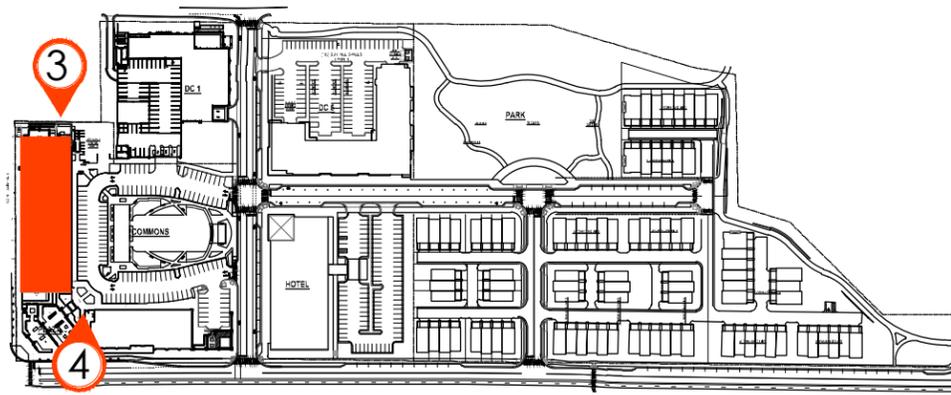
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**BSB DESIGN**

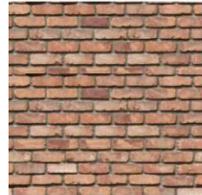
4/1/2020  
MIDTOWN

**DC 2 - BUILDING ELEVATIONS MATERIAL BREAKDOWN**

ELEVATION	MASONRY (BRICK & STUCCO)	MASONRY (FIBERCEMENT)	BOARD & BATTON	METAL PANEL	OPENINGS
(1) MAIN STREET	41%	12%	0%	16%	30%
(2) COMMONS	43%	13%	0%	20%	24%
(3) CLAY COURT	65%	0%	0%	8%	27%
(4) PLAZA	48%	8%	0%	11%	34%
TOTAL BUILDING MATERIAL PERCENTAGE	46%	10%	0%	16%	28%



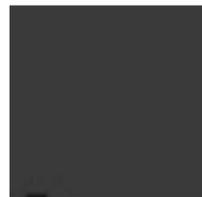
**MASONRY / BRICK 1**  
10%



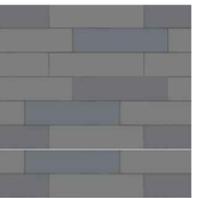
**MASONRY / BRICK 3**  
27%



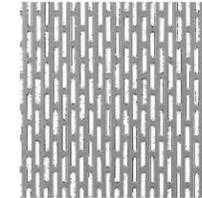
**MASONRY / BRICK 2**  
3%



**MASONRY / 3 COAT STUCCO**  
6%



**MASONRY / FIBER CEMENT**  
10%



**PERFORATED MESH**  
10%

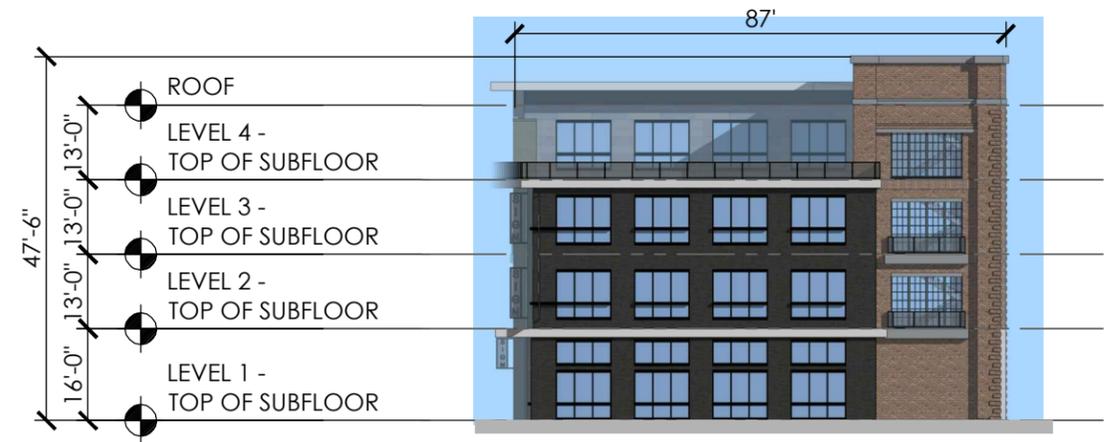


**METAL**  
6%

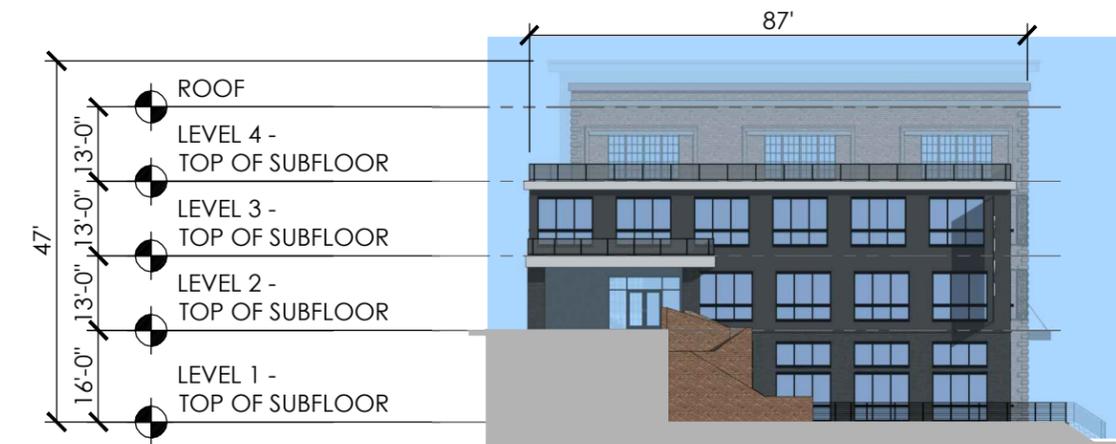
# MIDTOWN REDEVELOPMENT PARTNERS, LLC

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**MIDTOWN DC 2 ELEVATION - PLAZA VIEW**  
SCALE: 1/8"=1'-0"



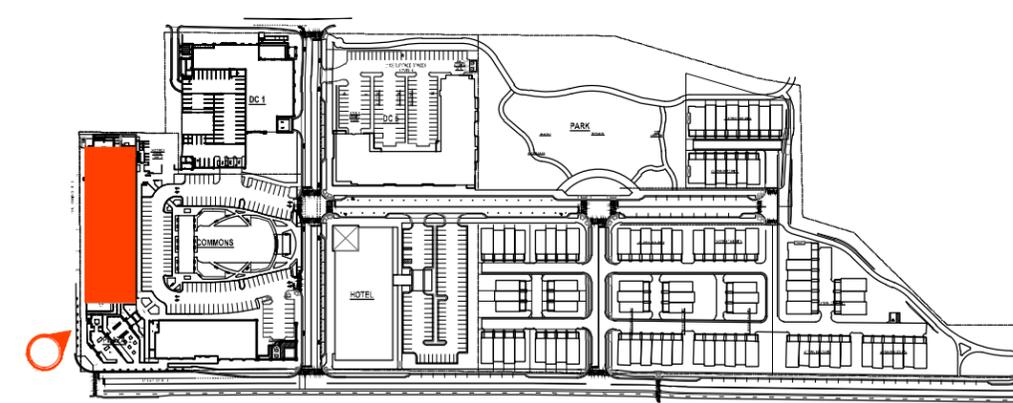
**MIDTOWN DC 2 ELEVATION- CLAY COURT**  
SCALE: 1/8"=1'-0"

NOTE: WE RESERVE THE RIGHT TO REDUCE THE SF OF THE OFFICE SPACE IN DC2, WHILE MAINTAINING THE ARCHITECTURAL INTEGRITY.  
NOTE: NO MORE THAN 25% OF THE GROUND FLOOR FACING SOUTH MAIN STREET MAY BE OFFICE SPACE.  
NOTE: THERE WILL BE A SIGNAL ON SOUTH MAIN STREET, AND THE PLAZA DESIGN MAY CHANGE.  
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## MIDTOWN - DC2

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CONCEPTUAL PLAZA  
LAYOUT TBD

**VIEW3 - AT SOUTH MAIN STREET**

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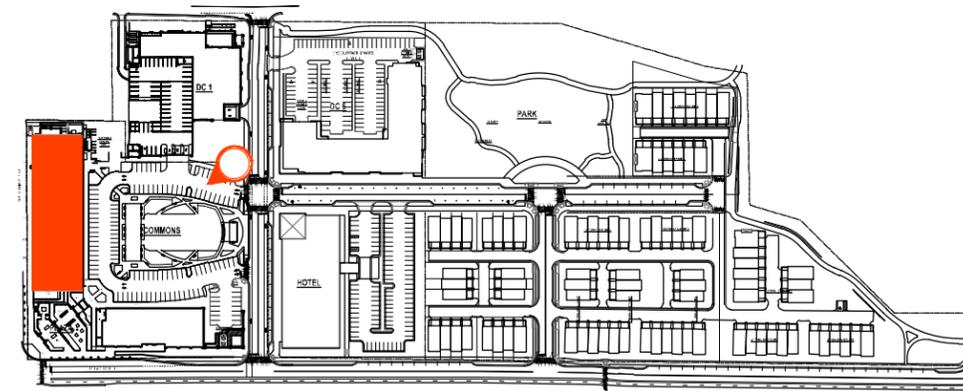
NOTE: WE RESERVE THE RIGHT TO REDUCE THE SF OF THE OFFICE SPACE IN DC2,  
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NOTE: NO MORE THAN 25% OF THE GROUND FLOOR FACING SOUTH MAIN STREET MAY BE OFFICE SPACE.  
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**MIDTOWN - DC2**

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**COMMONS**

**VIEW 5 - AT THE COMMONS SIDE**

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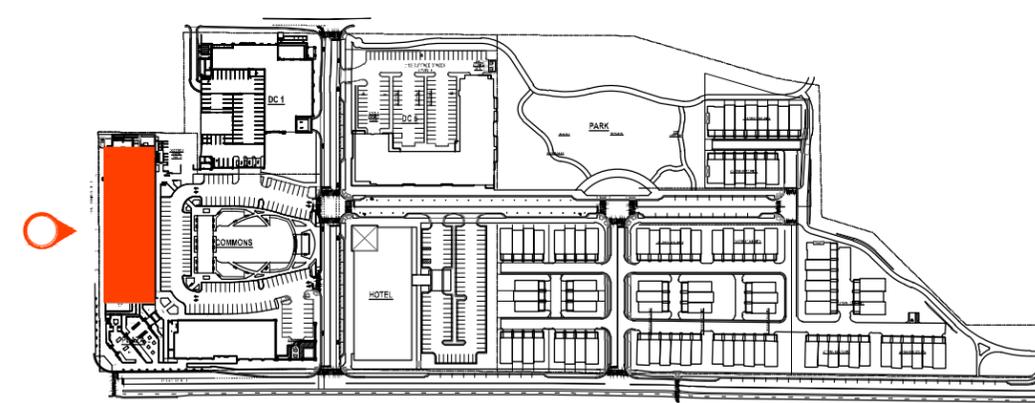
NOTE: WE RESERVE THE RIGHT TO REDUCE THE SF OF THE OFFICE SPACE IN DC2, WHILE MAINTAINING THE ARCHITECTURAL INTEGRITY.  
 NOTE: NO MORE THAN 25% OF THE GROUND FLOOR FACING SOUTH MAIN STREET MAY BE OFFICE SPACE.  
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**MIDTOWN - DC2**

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**SOUTH MAIN ST**

**VIEW 8 - AT SOUTH MAIN STREET**

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**MIDTOWN - DC2**

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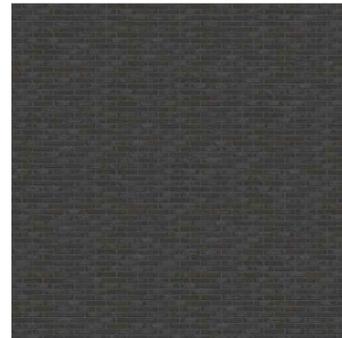


4/1/2020

MIDTOWN

DC 4 - BUILDING ELEVATIONS MATERIAL BREAKDOWN

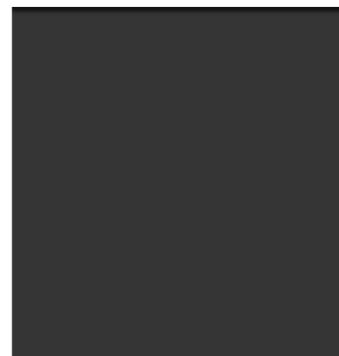
ELEVATION	MASONRY (BRICK & STUCCO)	MASONRY (FIBERCEMENT)	BOARD &BATTON	METAL PANEL	OPENINGS
(1) NORTH EAST	27%	35%	0%	9%	28%
(2) NORTH	13%	45%	0%	18%	24%
(3) WEST	26%	27%	0%	14%	33%
(4) SOUTH	28%	26%	0%	11%	35%
<b>TOTAL BUILDING MATERIAL PERCENTAGE</b>	<b>24%</b>	<b>32%</b>	<b>0%</b>	<b>13%</b>	<b>30%</b>



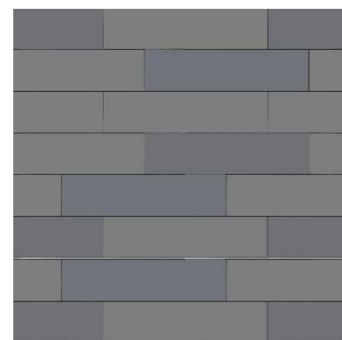
**MASONRY / BRICK 1**  
**3%**



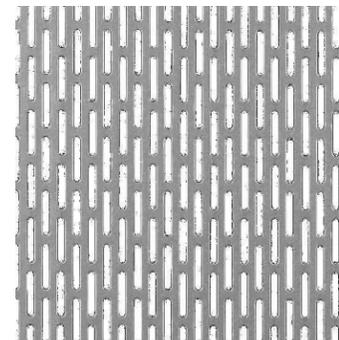
**MASONRY / BRICK 2**  
**16%**



**MASONRY / 3 COAT STUCCO 1**  
**5%**



**MASONRY / FIBER CEMENT**  
**32%**



**METAL / PERFORATED MESH**  
**6%**



**METAL / METAL PANEL**  
**7%**

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NOTE: NO MORE THAN 50% OF THE GROUND FLOOR MAY BE OFFICE SPACE.  
 NOTE: THERE WILL BE A SIGNAL ON SOUTH MAIN STREET, AND THE PLAZA DESIGN MAY CHANGE.  
 NOTE: ALL SIGNAGE WILL BE DESIGNED AND APPROVED IN A SEPARATE PACKAGE.

**MIDTOWN - DC4**

BLACKSBURG, VA

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**BSB DESIGN**

4/1/2020

MIDTOWN

**DC 4 - BUILDING ELEVATIONS MATERIAL BREAKDOWN**

ELEVATION	MASONRY (BRICK & STUCCO)	MASONRY (FIBERCEMENT)	BOARD & BATTON	METAL PANEL	OPENINGS
(1) NORTH EAST	27%	35%	0%	9%	28%
(2) NORTH	13%	45%	0%	18%	24%
(3) WEST	26%	27%	0%	14%	33%
(4) SOUTH	28%	26%	0%	11%	35%
<b>TOTAL BUILDING MATERIAL PERCENTAGE</b>	<b>24%</b>	<b>32%</b>	<b>0%</b>	<b>13%</b>	<b>30%</b>



MASONRY / BRICK 1  
3%



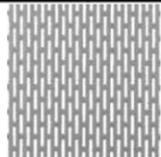
MASONRY / BRICK 2  
16%



MASONRY / 3 COAT STUCCO 1  
5%



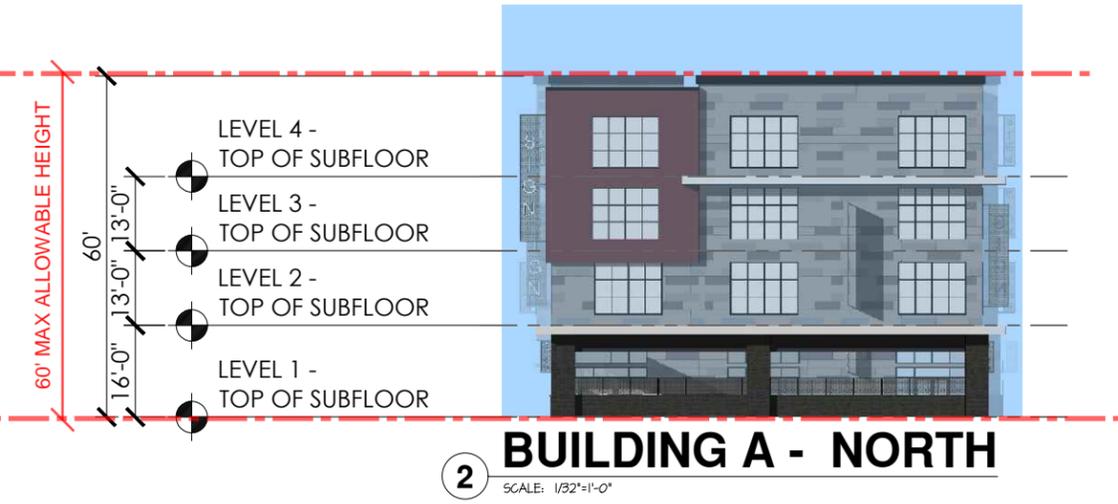
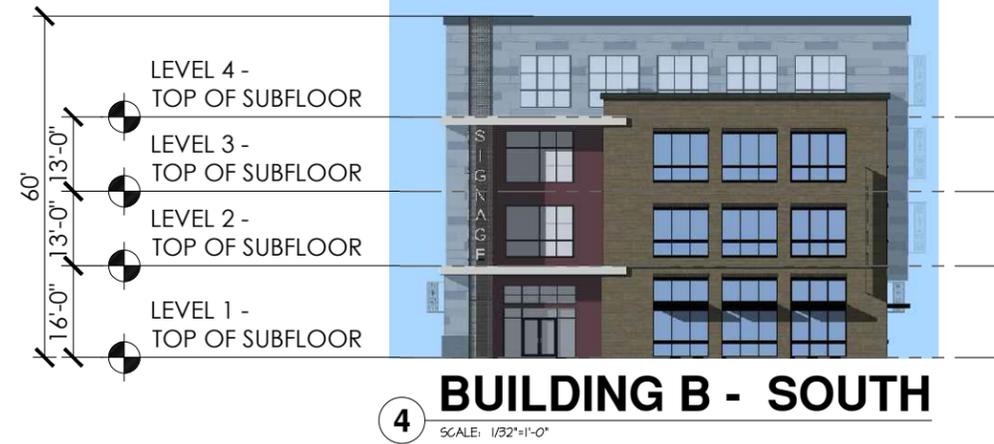
MASONRY / FIBER CEMENT  
32%



METAL / PERFORATED MESH  
6%



METAL / METAL PANEL  
7%



NOTE: NO MORE THAN 50% OF THE GROUND FLOOR MAY BE OFFICE SPACE.  
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**MIDTOWN - DC4**

BLACKSBURG, VA

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**VIEW 3 - AT EHEART ST SE AND NEW CHURCH STREET**

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NOTE: NO MORE THAN 50% OF THE GROUND FLOOR MAY BE OFFICE SPACE.  
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NOTE: ALL SIGNAGE WILL BE DESIGNED AND APPROVED IN A SEPARATE PACKAGE.

**MIDTOWN - DC4**  
BLACKSBURG, VA

APRIL 01, 2020 | MU190386.00





**VIEW 4 - AT EHEART ST SE AND NEW CHURCH STREET**

**MIDTOWN REDEVELOPMENT PARTNERS, LLC**

3169 COMMERCE STREET, BLACKSBURG, VA 24062

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**MIDTOWN - DC4**  
BLACKSBURG, VA

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## **VIEW 5 - AT THE COMMONS**

### **MIDTOWN REDEVELOPMENT PARTNERS, LLC**

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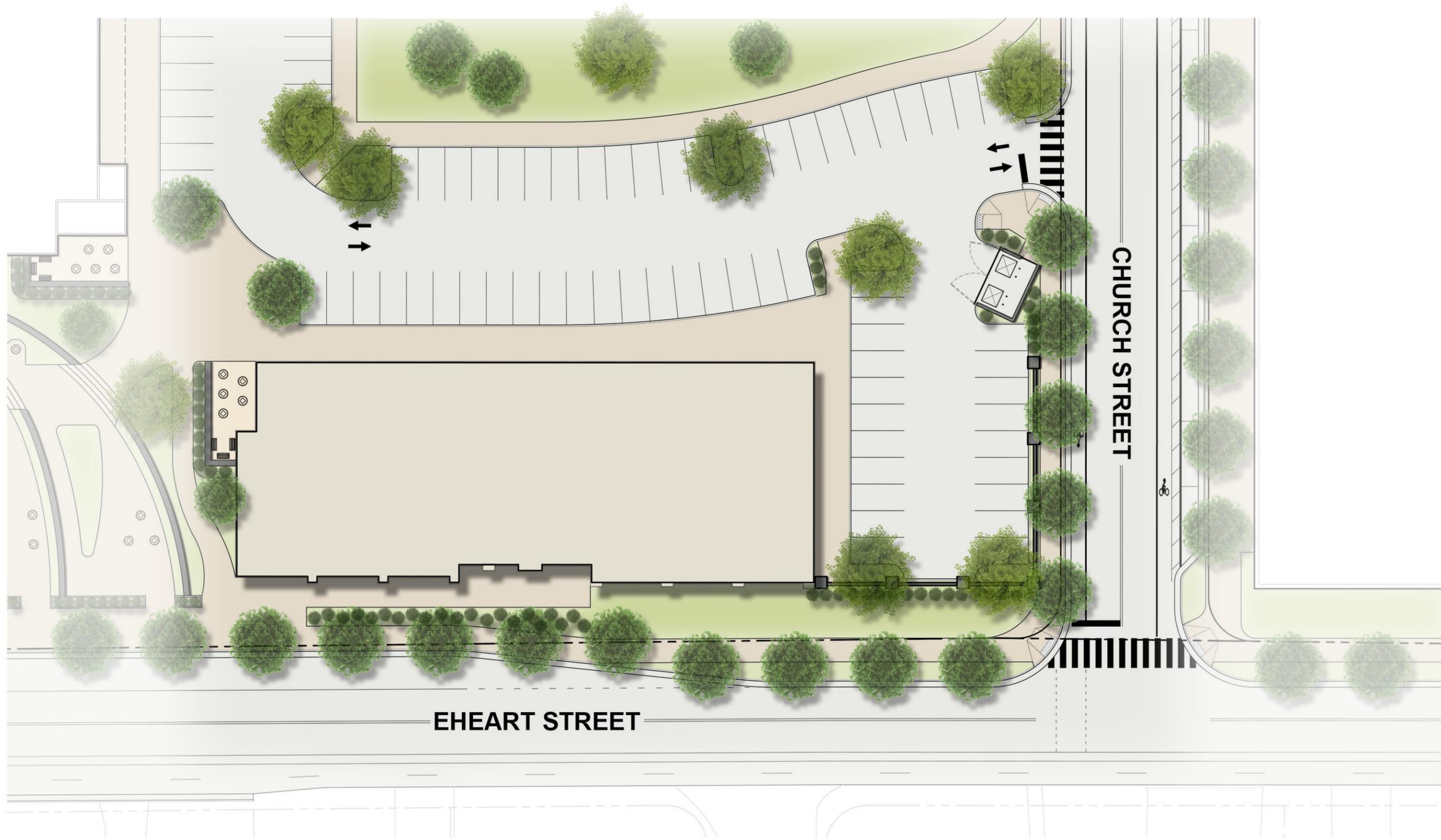
NOTE: NO MORE THAN 50% OF THE GROUND FLOOR MAY BE OFFICE SPACE.  
NOTE: THERE WILL BE A SIGNAL ON SOUTH MAIN STREET, AND THE PLAZA DESIGN MAY CHANGE.  
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**MIDTOWN - DC4**  
BLACKSBURG, VA

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**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley / Staunton  
 Harrisonburg / Lynchburg

[www.balzer.cc](http://www.balzer.cc)  
 80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290

**DC PARCEL 4**  
**LANDSCAPE CONCEPT**

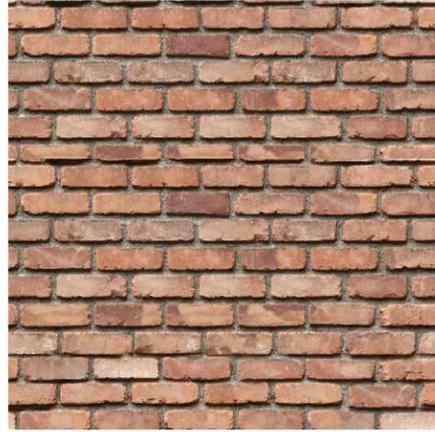
BLACKSBURG, VIRGINIA

DATE 01/28/2020  
 SCALE NOT TO SCALE  
 REVISIONS



**L01**

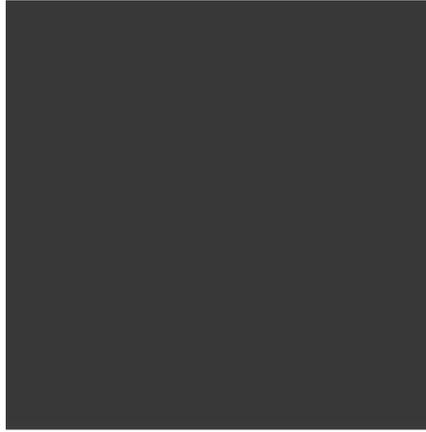
PROJECT NO 24200010.00



**MASONRY / BRICK 3**  
26%



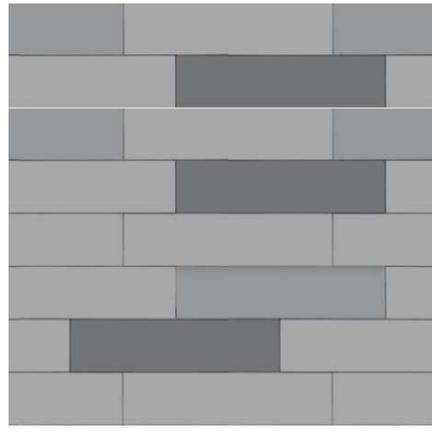
**BREAK METAL - 1**  
0.5%



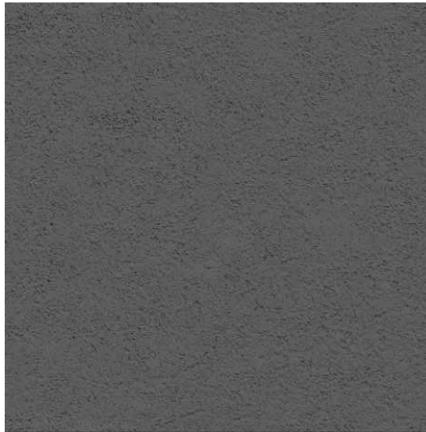
**BREAK METAL - 2**  
1.5%



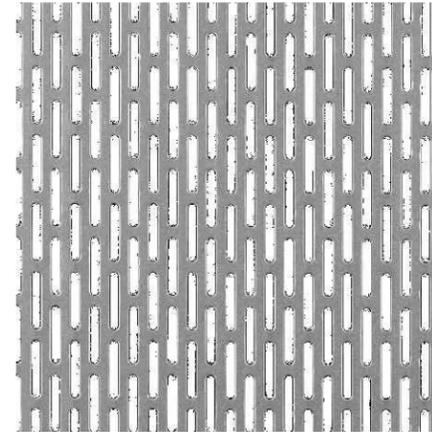
**MASONRY / BRICK 2**  
7%



**MASONRY / FIBER CEMENT**  
21%



**MASONRY / 3 COAT STUCCO 2**  
10%



**PERFORATED MESH**  
6%



**BREAK METAL 3**  
5%

 1/21/2020 MIDTOWN <b>DC 5 - BUILDING ELEVATIONS MATERIAL BREAKDOWN</b>			
ELEVATION	MASONRY (BRICK, STUCCO & FIBER CEMENT)	METAL PANEL	OPENINGS
(1) MIDTOWN WAY	59%	14%	27%
(2) PARK VIEW	56%	20%	23%
(3) NEW CHURCH	68%	11%	22%
(4) CLAY STREET VIEW	69%	9%	22%
<b>TOTAL BUILDING MATERIAL PERCENTAGES</b>	<b>64%</b>	<b>13%</b>	<b>23%</b>

NOTE: NO MORE THAN 50% OF THE GROUND FLOOR MAY BE OFFICE SPACE.  
 NOTE: THERE WILL BE A SIGNAL ON SOUTH MAIN STREET, AND THE PLAZA DESIGN MAY CHANGE.  
 NOTE: ALL SIGNAGE WILL BE DESIGNED AND APPROVED IN A SEPARATE PACKAGE.

**MIDTOWN REDEVELOPMENT PARTNERS, LLC**

3169 COMMERCE STREET, BLACKSBURG, VA 24062

**MIDTOWN - DC5**

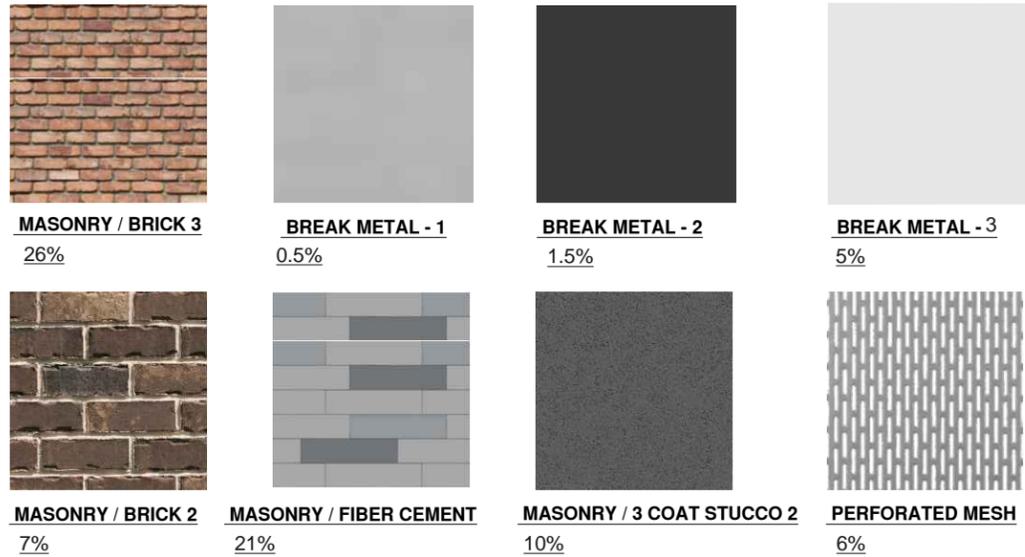
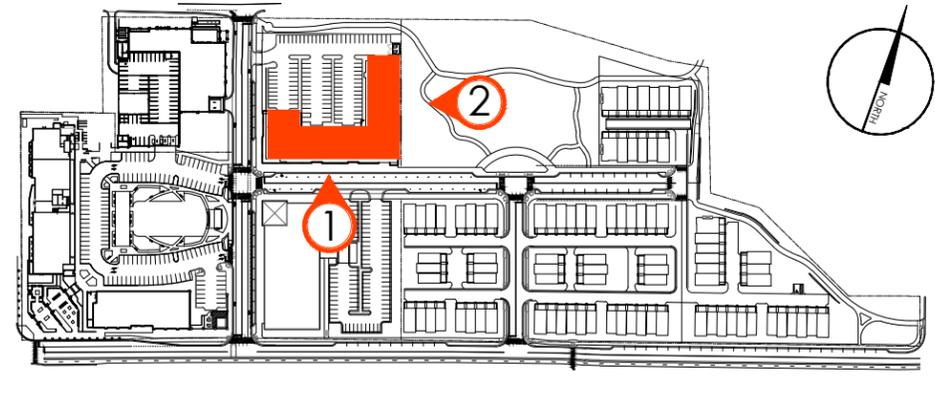
BLACKSBURG, VA

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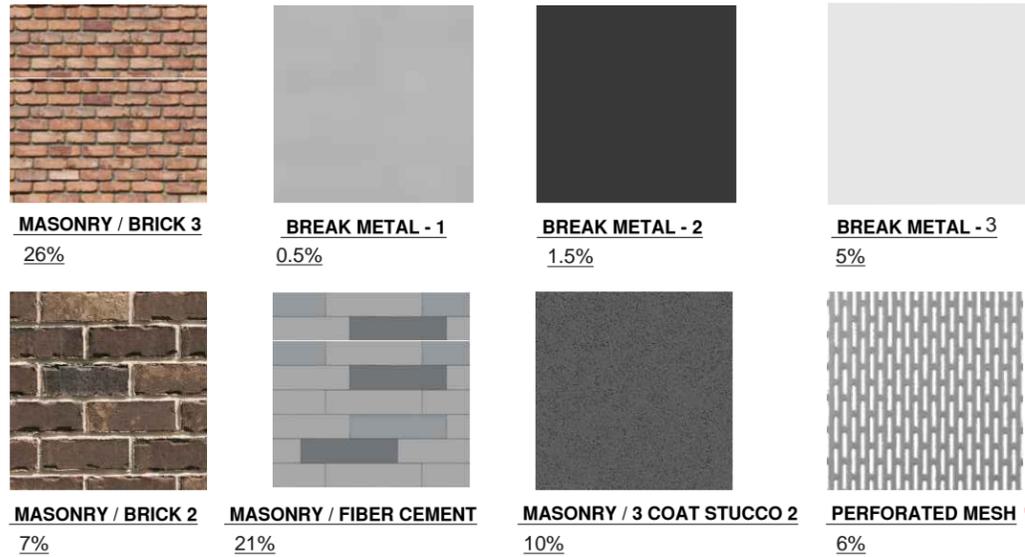
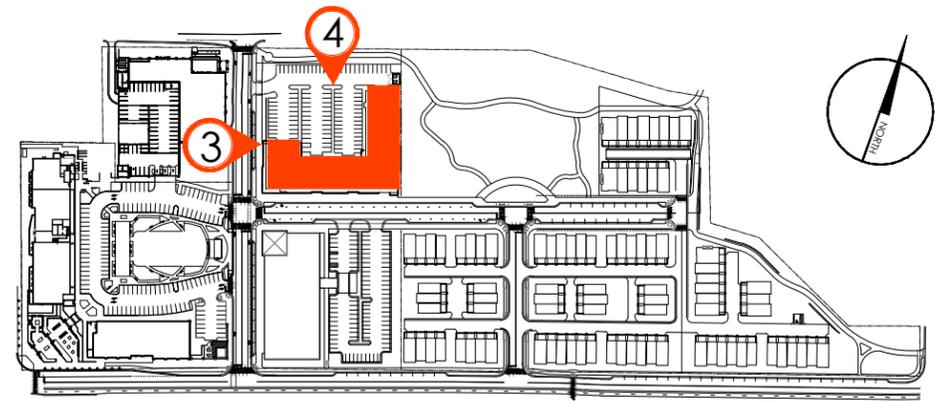
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 BLACKSBURG, VA

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# The Plaza

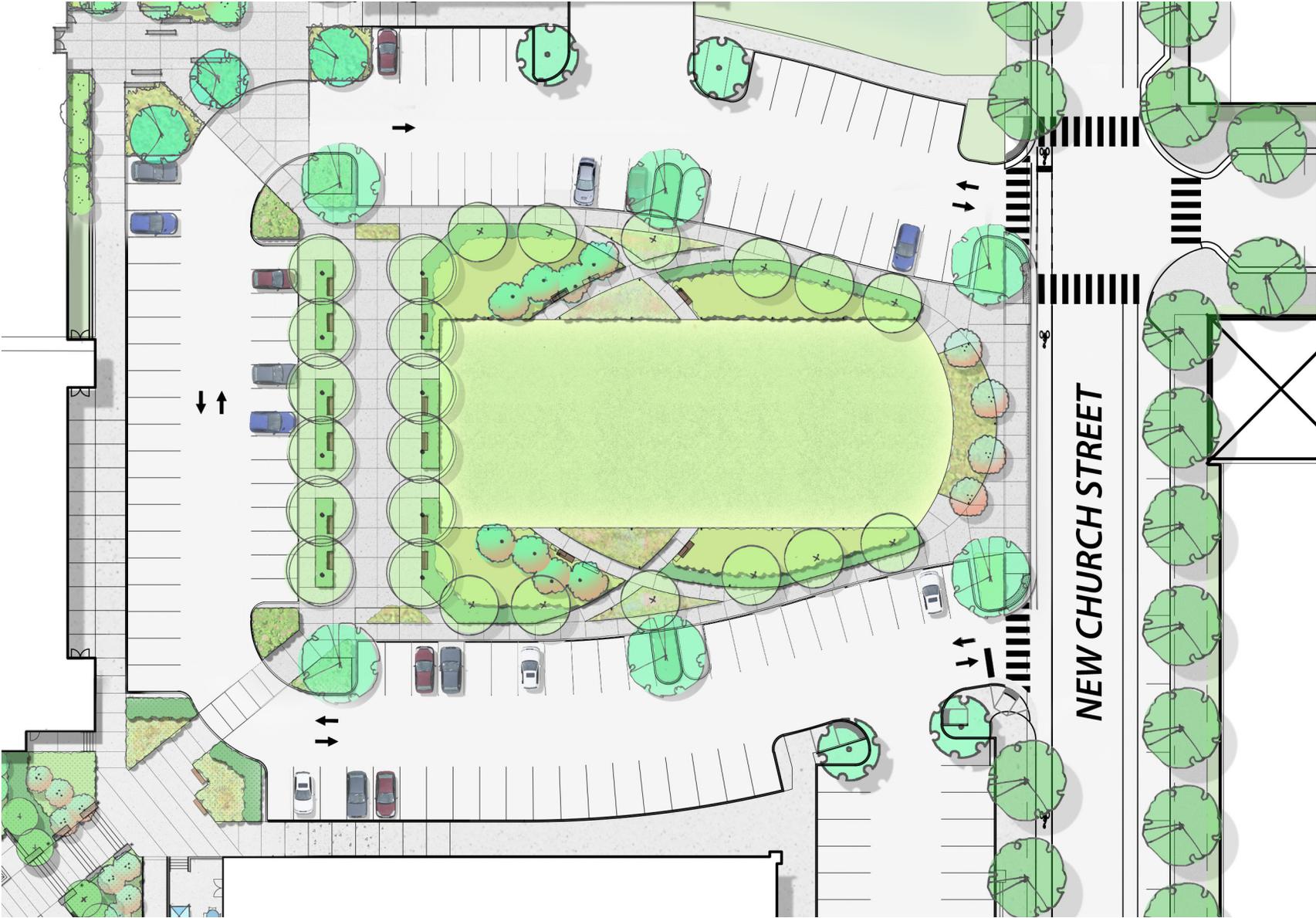


Old Blacksburg Middle School

# The Plaza



Old Blacksburg Middle School



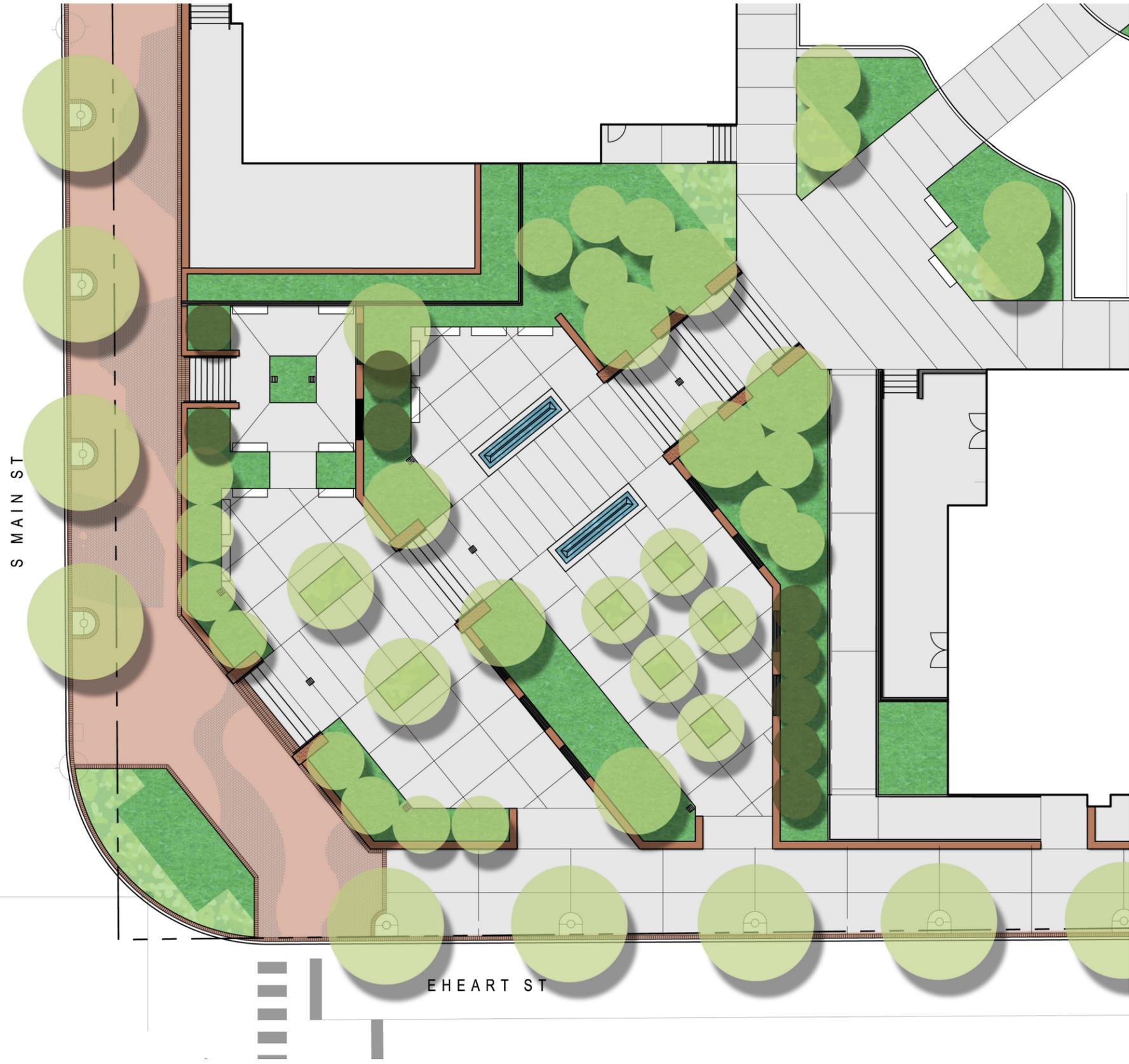
# The Commons



Old Blacksburg Middle School



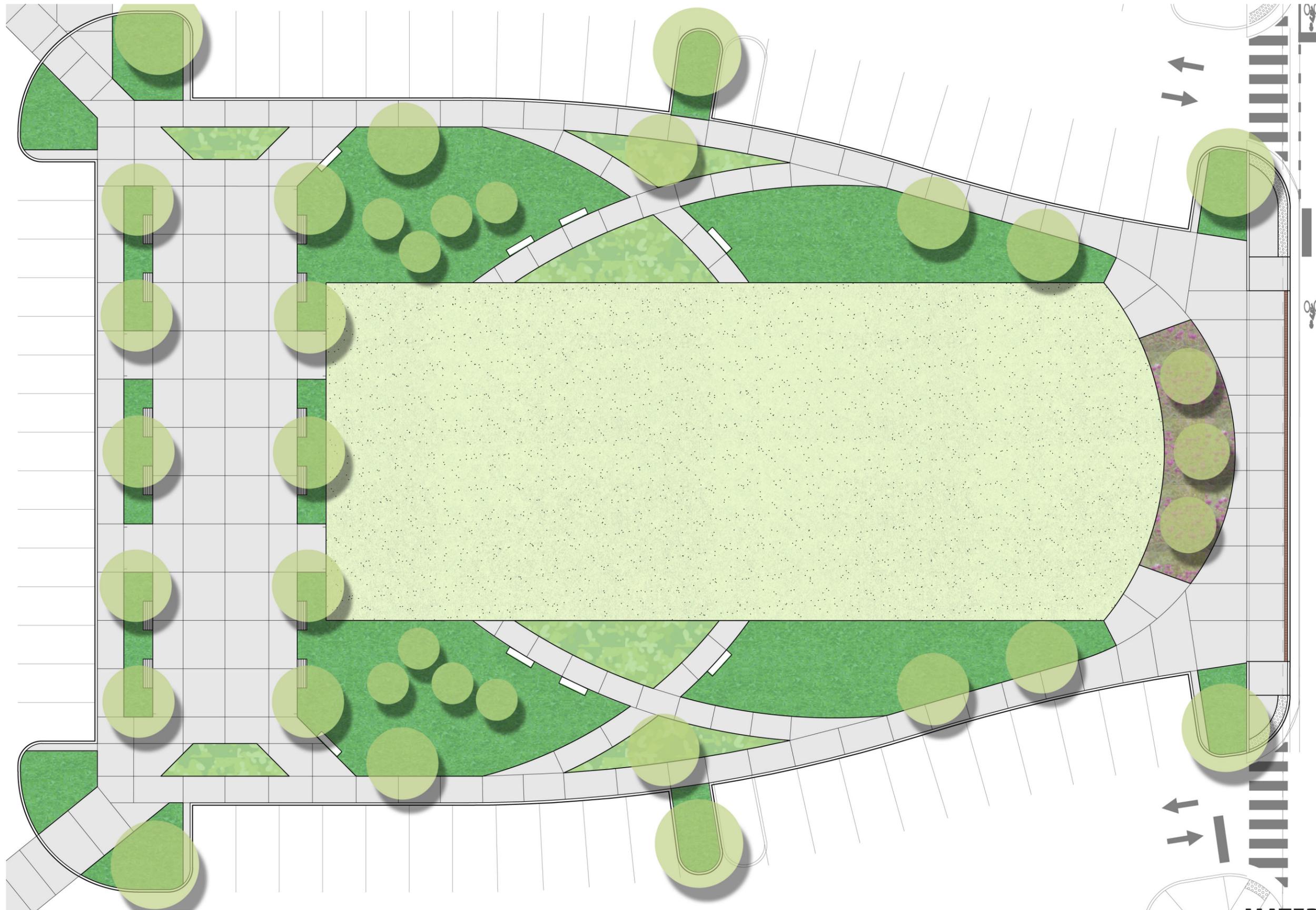
Old Blacksburg Middle School



## LEGEND

-  CIP Concrete Paving
-  Brick Paver
-  CIP Concrete Wall
-  Brick/Concrete Wall
-  Brick Band (one row)
-  Fountain
-  Planting
-  Perennials Planting
-  Deciduous Tree
-  Small Evergreen Tree





# LEGEND

-  Brick Band (one row)
-  CIP Concrete Paving
-  Planting
-  Perennials Planting
-  Annuals Color Planting
-  Lawn
-  Deciduous Tree

**BLACKSBURG COMMONS**  
TOWN OF BLACKSBURG, VIRGINIA

## MATERIALS COLORED PLAN

SCALE: 1"=20'-0"

BY: COMMUNITA ATELIER 4/13/2020

