

SET #	SHEET NAME
1	RENDERINGS (NOT ATTACHED)
2	CIVIL PLANS (NOT ATTACHED)
3	LANDSCAPE PLANS (NOT ATTACHED)
4	ARCHITECTURAL PLANS SOUTH ZONE (A+B)

AB-11	GROUND FLOOR PLAN
AB-12	SECOND FLOOR PLAN
AB-13	THIRD FLOOR PLAN
AB-14	FOURTH FLOOR PLAN
AB-15	CELLAR PLAN
AB-16	ROOF PLAN
AB-21	ELEV & SECTIONS - MAIN ST/E
AB-22	ELEV & SECTIONS - MAIN ST/W
AB-23	ELEV & SECTIONS - PARKING
AB-24	ELEV & SECTIONS - CROSS ST
AB-25	ELEV & SECTIONS - HWY/CROSS
AB-26	BUILDING SIGNAGE
AB-27	BUILDING SIGNAGE MATRIX
AB-31>	TYP UNIT PLANS

5 ARCHITECTURAL PLANS | NORTH ZONE (C+D)

CD-100	SITE PLAN
CD-200	ELEVATIONS
CD-300	SECTIONS
CD-400>	TYPICAL UNIT PLANS
CD-500	DUPLEX - RENDERINGS
CD-500	DUPLEX - FLOOR PLAN
CD-500	DUPLEX - ROOF PLAN
CD-500	DUPLEX - ELEVATIONS
CD-600	DUPLEX - SECTIONS



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ARCHITECT
Measure Architects

CIVIL ENGINEER
Timmons Group

TRANSPORTATION PLANNER
Wells + Associates

MEP/F ENGINEER
Allen and Shariff

ARCHITECT
GTM Architects

LANDSCAPE ARCHITECT
Parker Rodriguez

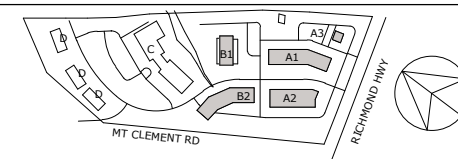
SUSTAINABILITY
Steven Winter Assocs.

DRY UTILITIES
Utility Pro. Services

ESSEX POINT AT MOUNT CLEMENT

Mt. Clement Drive, Tappahannock, VA 22560 / Essex County

7 and M Development, LLC
80 M Street SE | 1st Fl, Washington, DC 20003

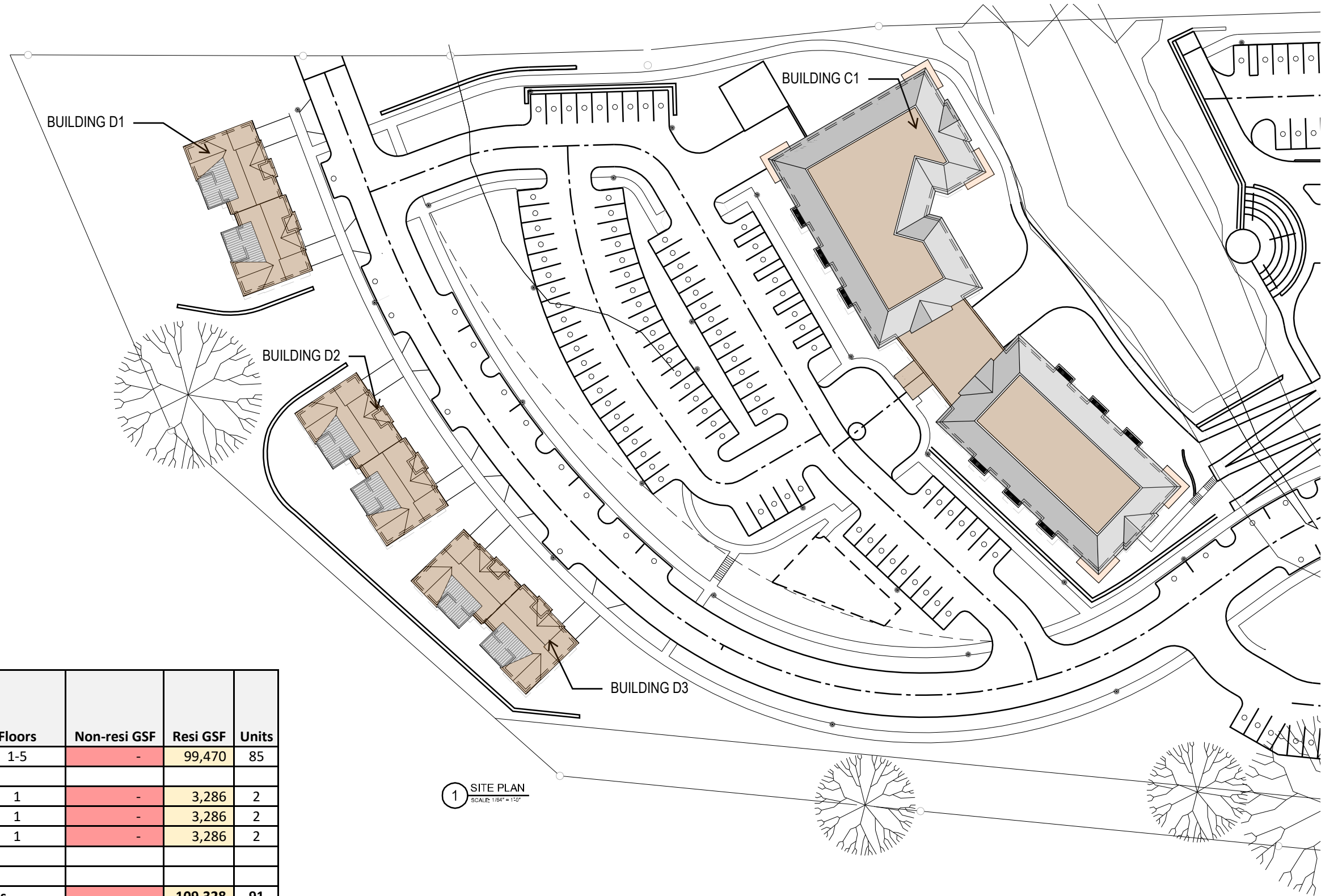


DATE: 02/14/2023

SCALE:

COVERSHEET

01



Bldg Heights *estimated avg grade to mid-point gable	Bldg	Primary use	Floors	Non-resi GSF	Resi GSF	Units
58'-4"	C1	Multifamily Residential	1-5	-	99,470	85
14'-0"	D1	Single Family Residential	1	-	3,286	2
14'-0"	D2	Single Family Residential	1	-	3,286	2
14'-0"	D3	Single Family Residential	1	-	3,286	2
ESSEX POINT / NORTH			totals	-	109,328	91
			TOTAL AREA / NORTH SIDE		109,328	



ESSEX POINT AT MOUNT CLEMENT

TAPPAHANNOCK, VA
GTM ARCHITECTS DC PROJECT #21.0593

SITE PLAN





GTM ARCHITECTS | DC

5335 WISCONSIN AVENUE NW
SUITE 640
WASHINGTON, DC 20015
(202) 893-7861
(240) 333-2001 FAX
WWW.GTMARCHITECTS-DC.COM



Seal

Consultants

Project
ESSEX POINT AT
MOUNT CLEMENT
(NORTH ZONE - BUILDING C1)
TAPPAHANNOCK, VA

Owner
7 and M Development, LLC



Issue Description	Date

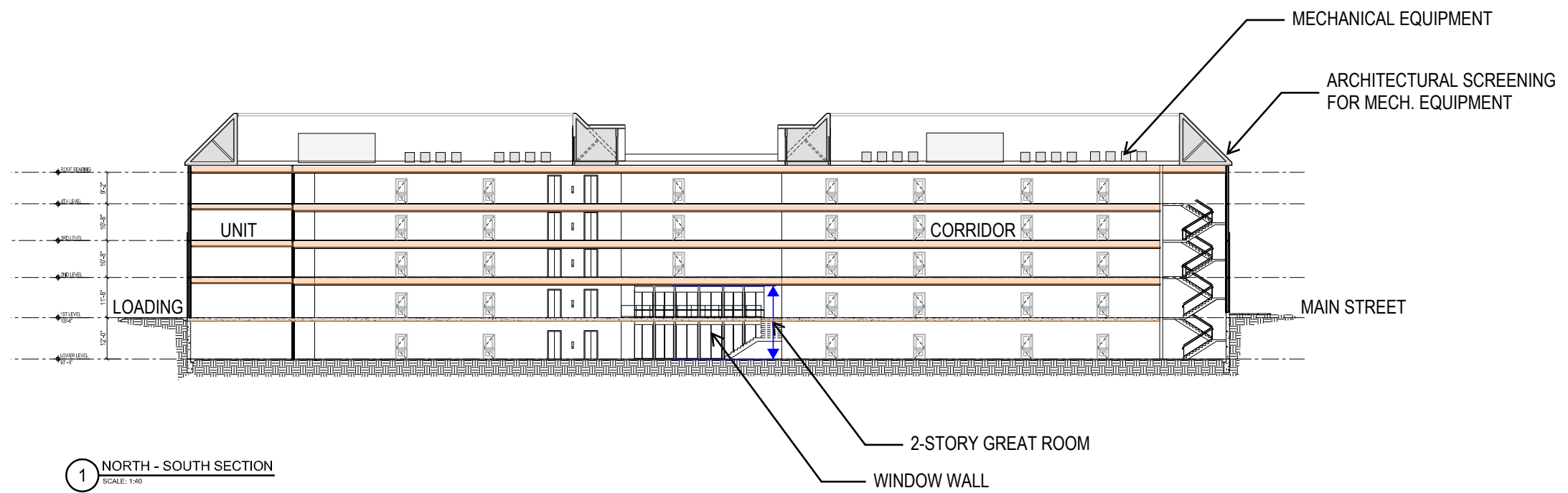
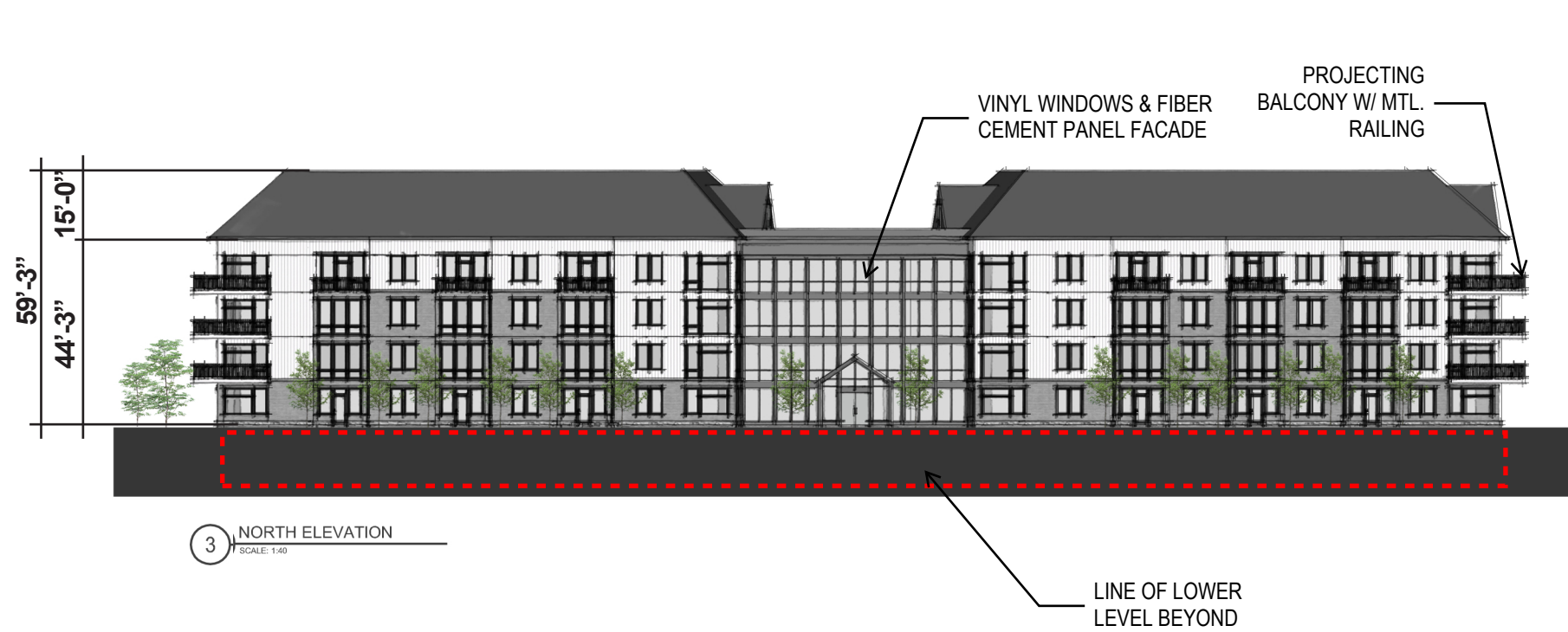
Issue Description Date

GTM Project No. 21.0593
Checked By GTM
Drawn By GTM
Scale AS NOTED

Sheet Title
SITE PLAN

Sheet No.
A-100

1 SITE PLAN
SCALE: 1" = 20'-0"



ESSEX POINT AT MOUNT CLEMENT

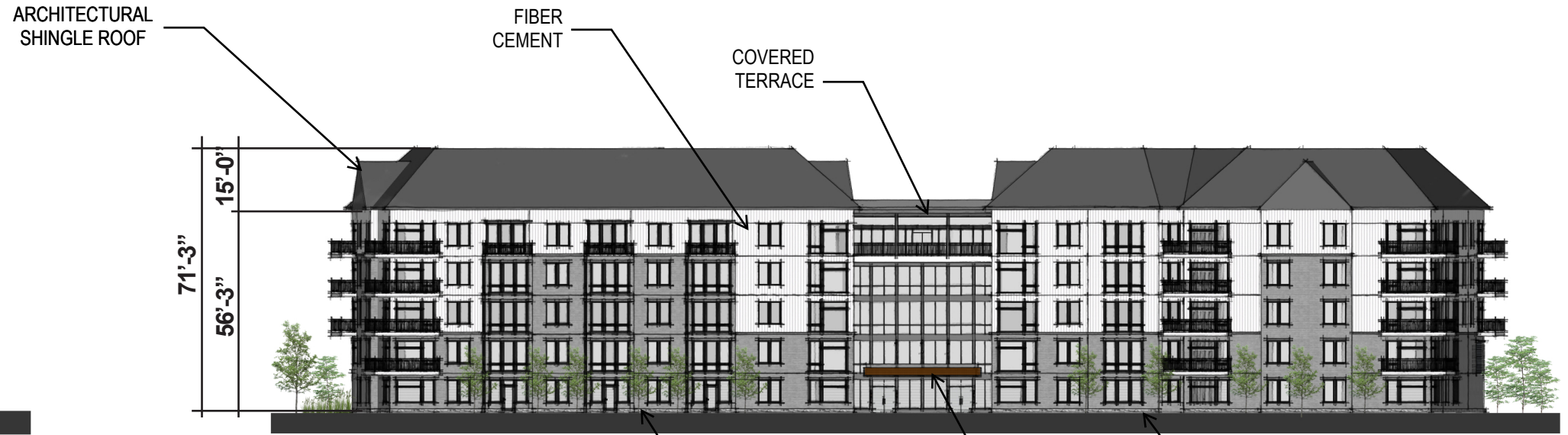
TAPPAHANNOCK, VA
GTM ARCHITECTS DC PROJECT #21.0593

ELEVATIONS

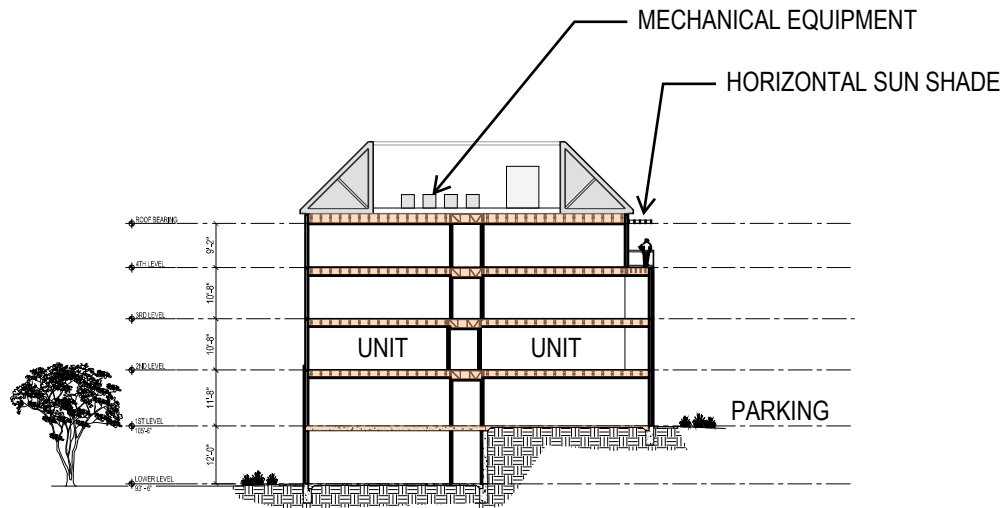




3 WEST ELEVATION
SCALE: 1/40



2 SOUTH ELEVATION
SCALE: 1/40



1 EAST - WEST SECTION
SCALE: 1/40

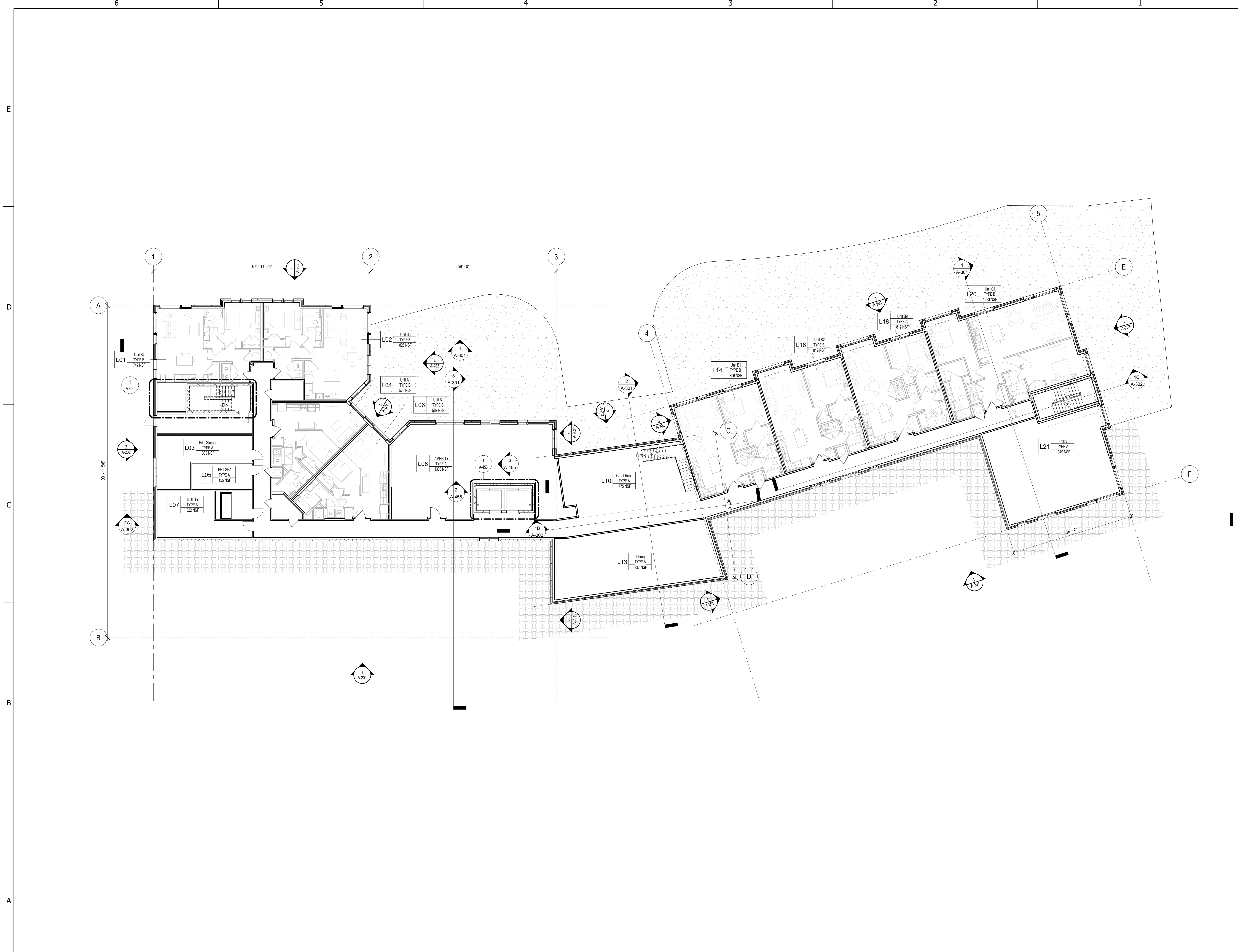


ESSEX POINT AT MOUNT CLEMENT

TAPPAHANNOCK, VA
GTM ARCHITECTS DC PROJECT #21.0593

ELEVATIONS





5335 WISCONSIN AVENUE NW
 SUITE 640
 WASHINGTON, DC 20015
 (202) 893-7861
 (240) 333-2001 FAX
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Seal

Consultants

Project
**ESSEX POINT AT
 MOUNT CLEMENT**
 (NORTH ZONE - BUILDING C1)
 TAPPANNOCK, VA

Owner
 7 and M Development, LLC

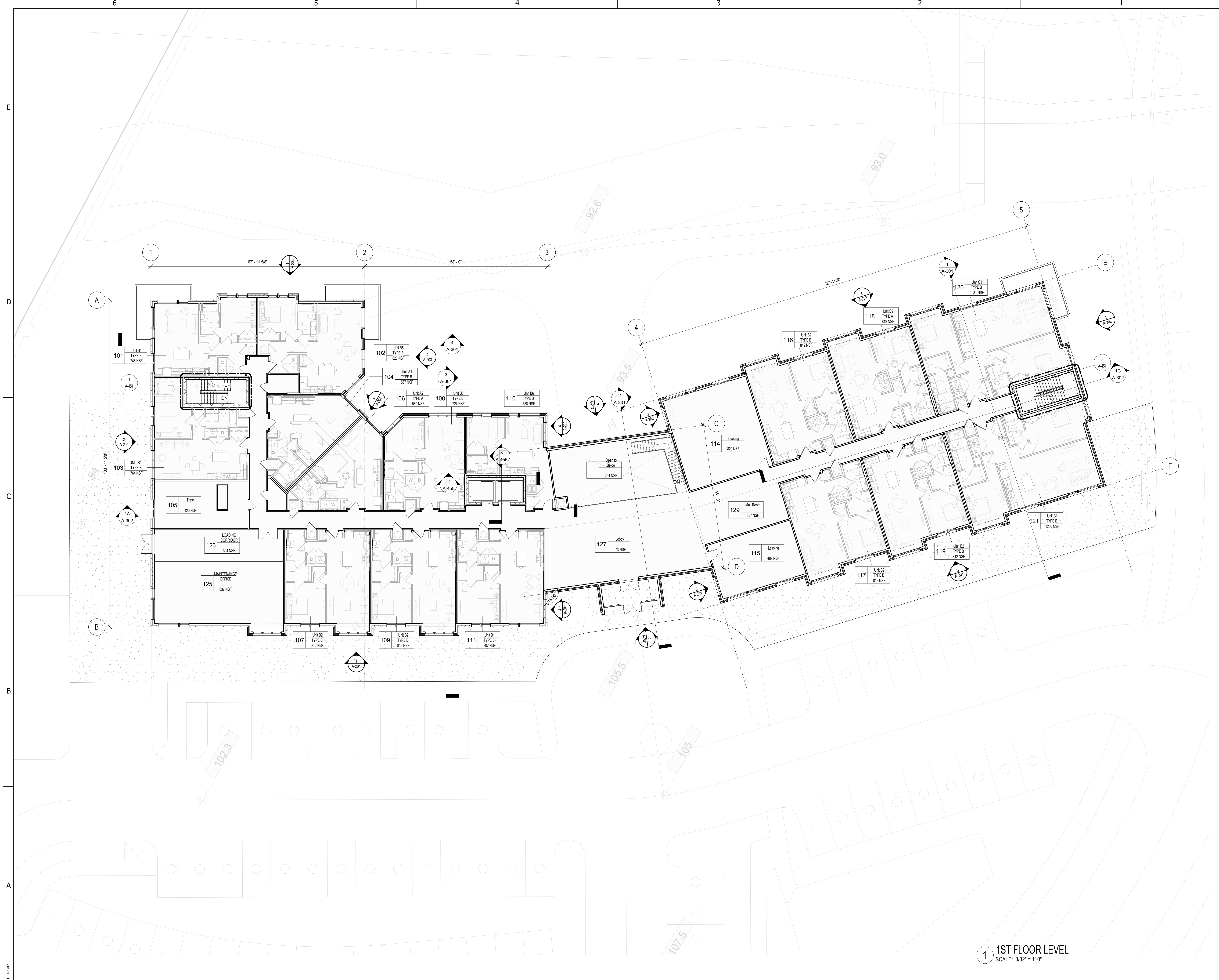
Issue Description	Date

GTM Project No. 21.0593
 Checked By GTM
 Drawn By GTM
 Scale AS NOTED

Sheet Title
**LOWER LEVEL
 PLAN**

Sheet No.
A-101

1 LOWER LEVEL PLAN
 SCALE: 3/32" = 1'-0"



Issue Description	Date

GTM Project No. 21.0593

Checked By GTM

Drawn By GTM

Scale AS NOTED

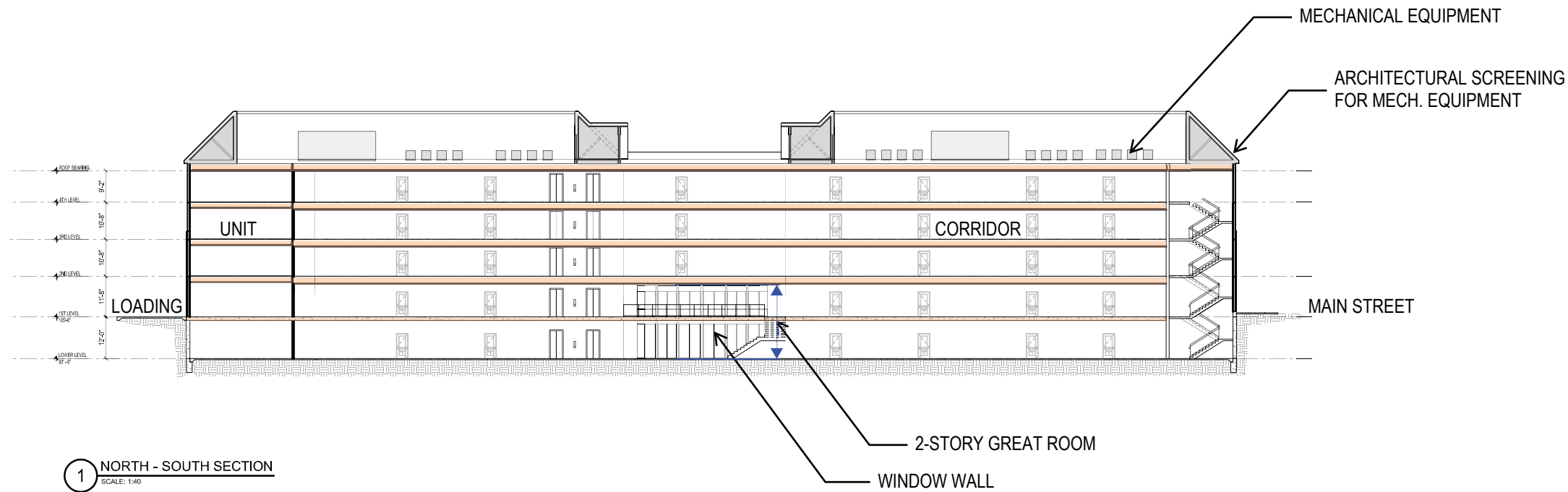
Sheet Title

1ST FLOOR PLAN

Sheet No.

A-102

1 1ST FLOOR LEVEL
 SCALE: 3/32" = 1'-0"



1 NORTH - SOUTH SECTION
SCALE: 1/40

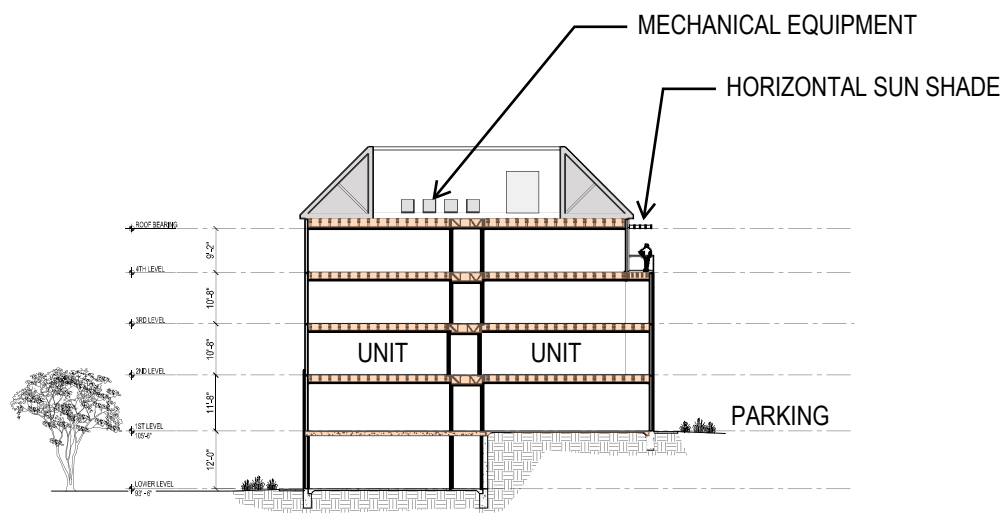


ESSEX POINT AT MOUNT CLEMENT

TAPPAHANNOCK, VA
GTM ARCHITECTS DC PROJECT #21.0593

ELEVATIONS





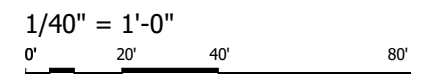
1 EAST - WEST SECTION
SCALE: 1/40

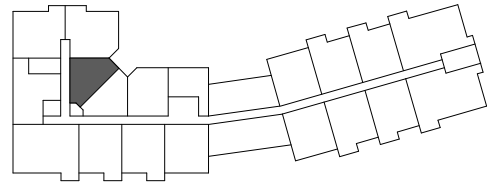


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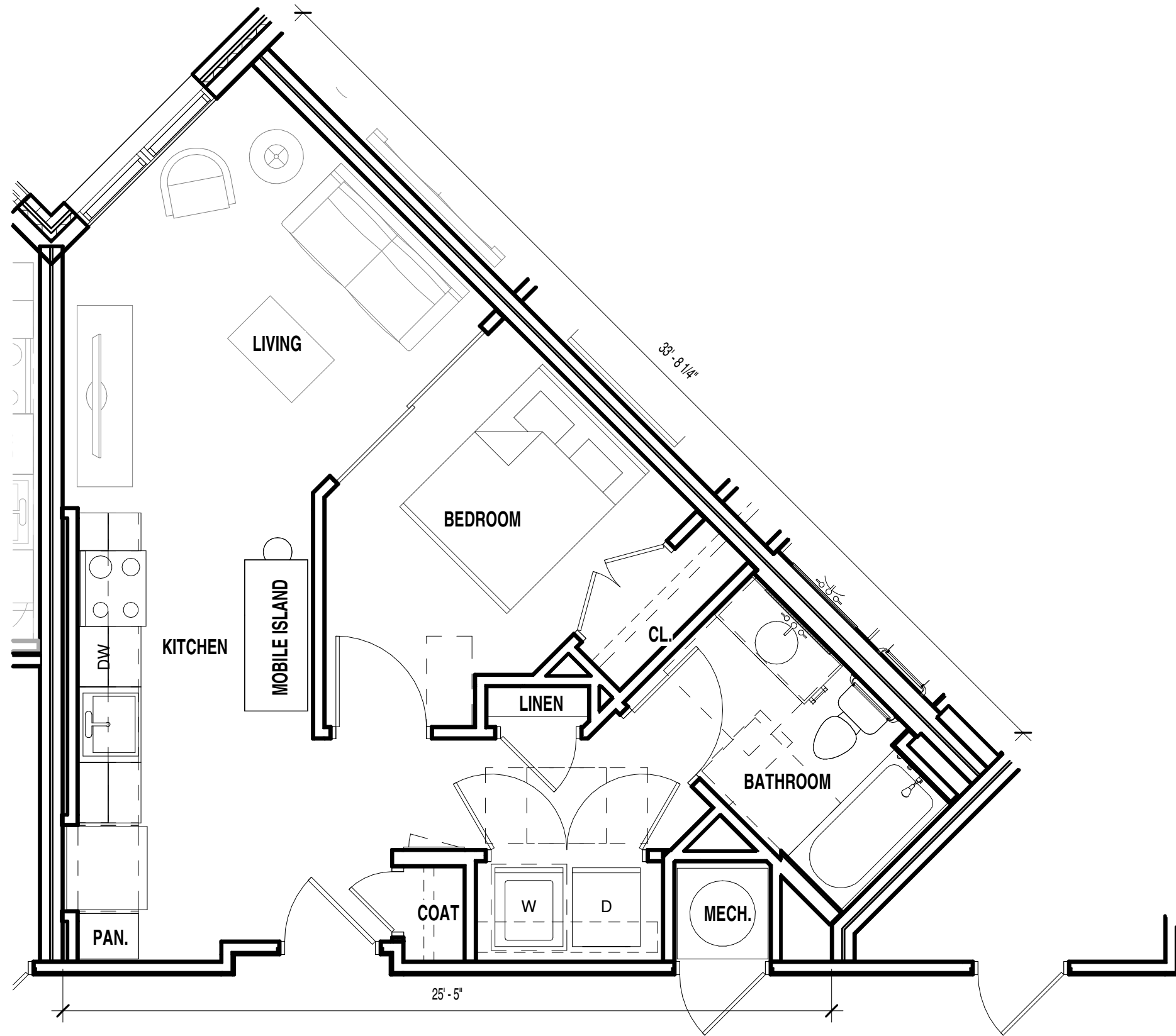
TAPPAHANNOCK, VA
GTM ARCHITECTS DC PROJECT #21.0593

ELEVATIONS





UNIT A1
GSF: 607 SF
NSF : 566 SF
OF UNITS: 9



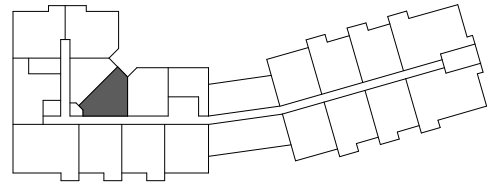
ESSEX POINT AT MOUNT CLEMENT

TAPPAHANNOCK, VA
 GTM ARCHITECTS DC PROJECT #21.0593

PLAN ROTATED |

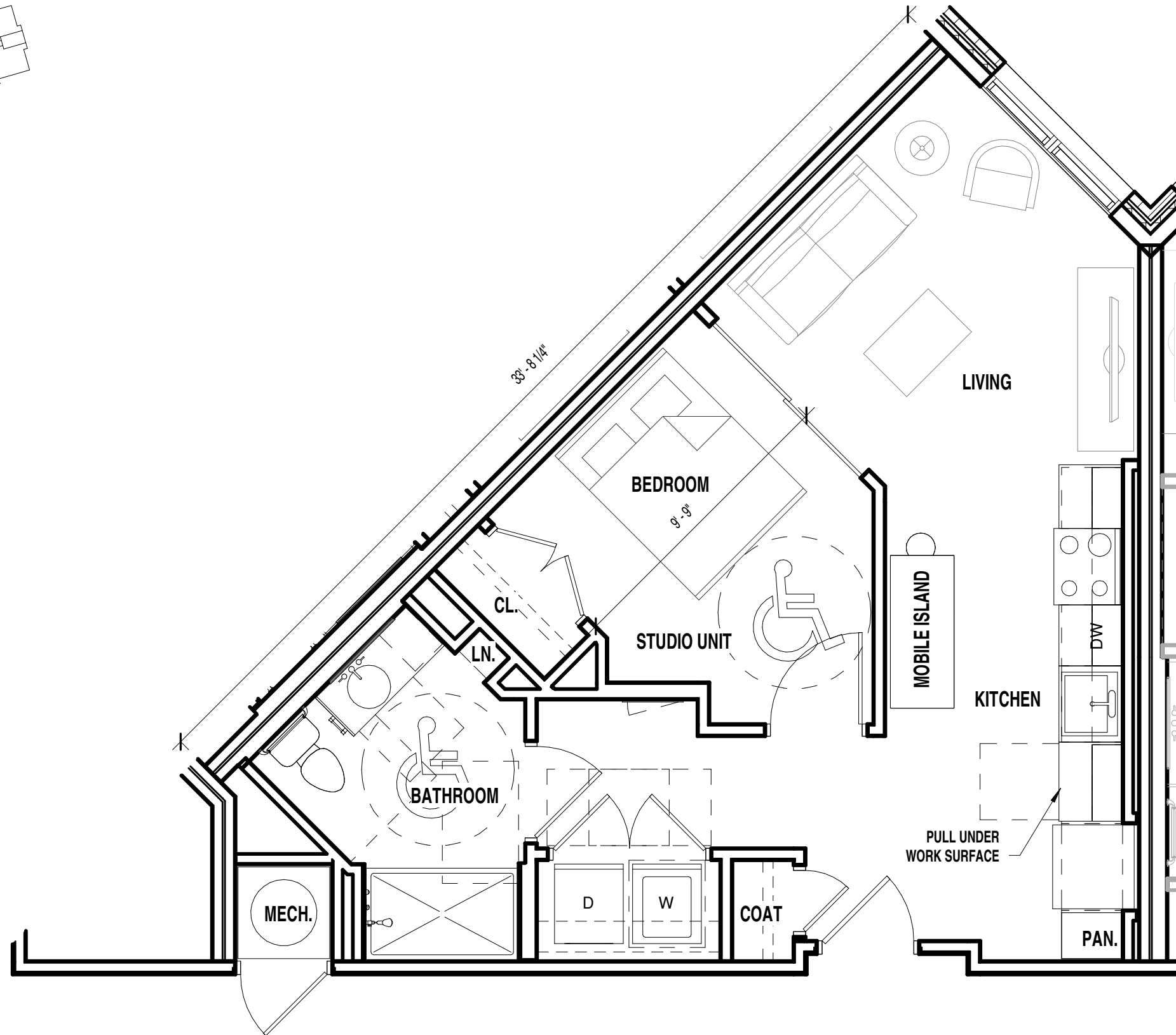


UNIT A1 - TYPE B | PG.1



UNIT A2
 GSF: 622 SF
 NSF : 580 SF
 # OF UNITS: 1

LEVEL 1 ONLY

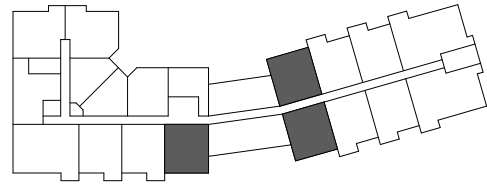


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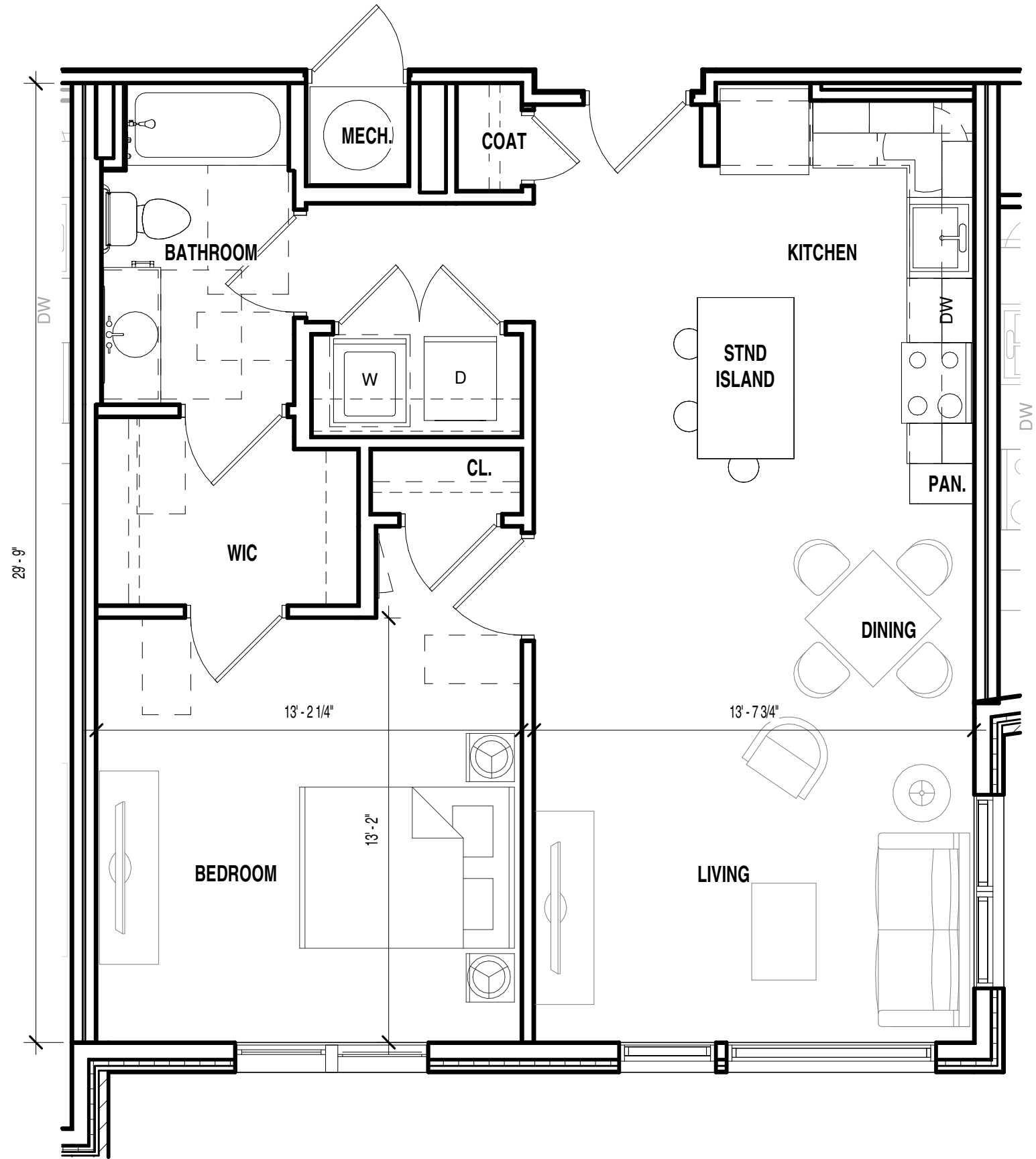
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UNIT A2 - TYPE A/UFAS | PG.2



UNIT B1
 GSF: 854 SF
 NSF : 805 SF
 # OF UNITS: 11

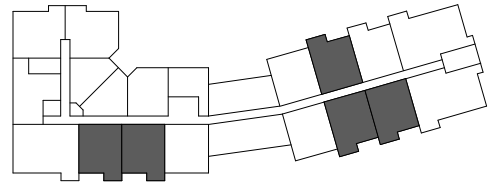


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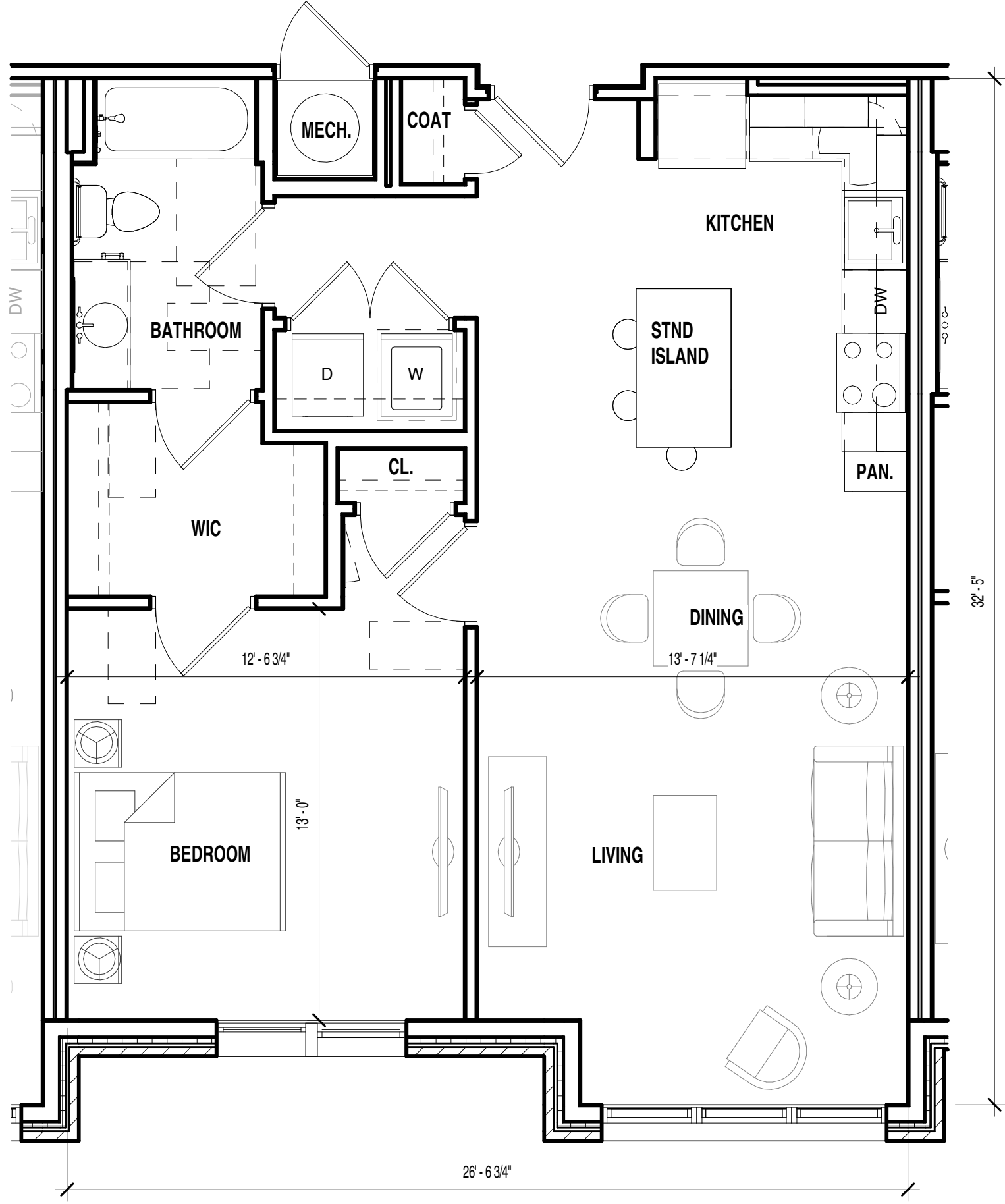
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UNIT B1 - TYPE B | PG.3

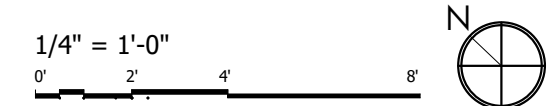


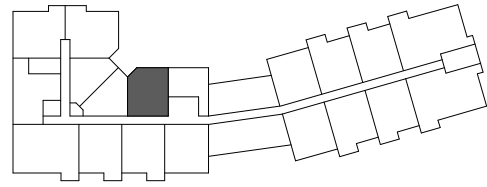
UNIT B2
GSF: 863 SF
NSF : 812 SF
OF UNITS: 21



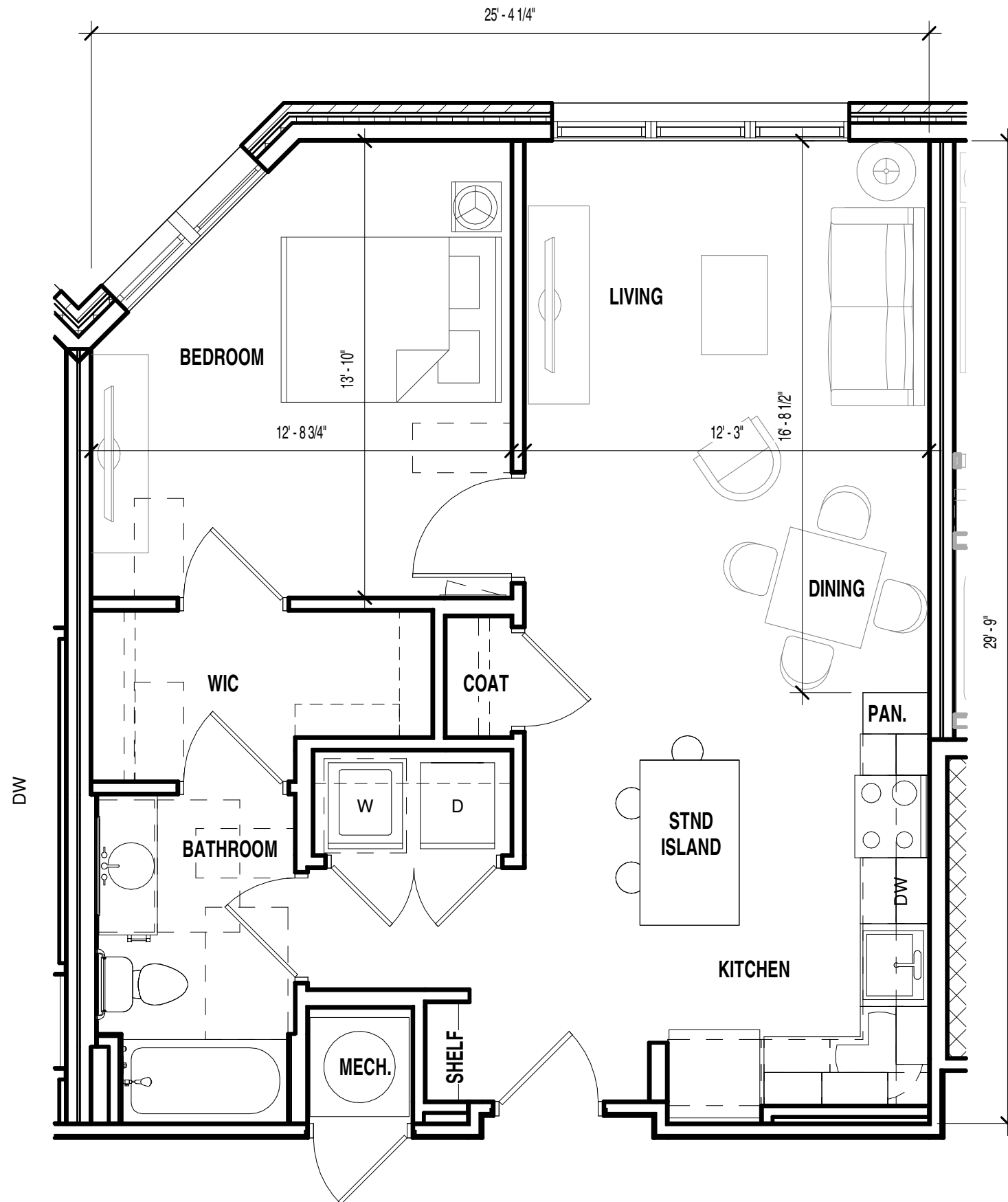
ESSEX POINT AT MOUNT CLEMENT

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UNIT B3
GSF: 775 SF
NSF : 729 SF
OF UNITS: 4

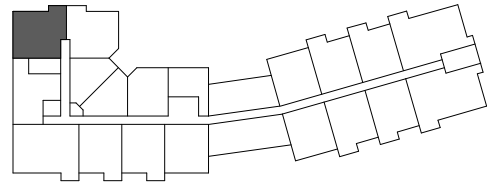


ESSEX POINT AT MOUNT CLEMENT

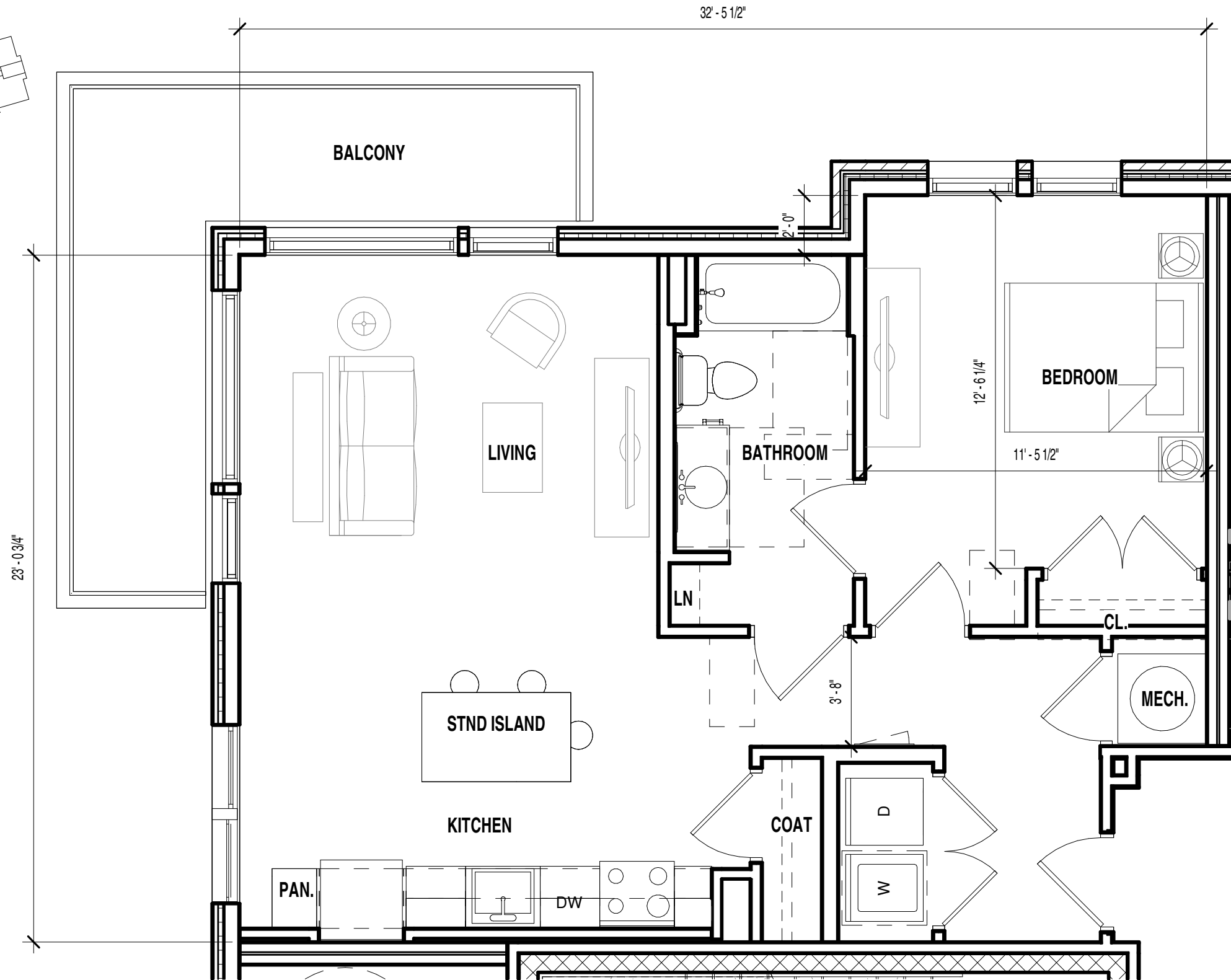
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UNIT B3 - TYPE B | PG.5



UNIT B4
GSF: 799 SF
NSF : 748 SF
OF UNITS: 5

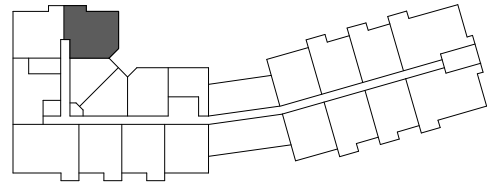


ESSEX POINT AT MOUNT CLEMENT

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UNIT B4 - TYPE B | PG.6

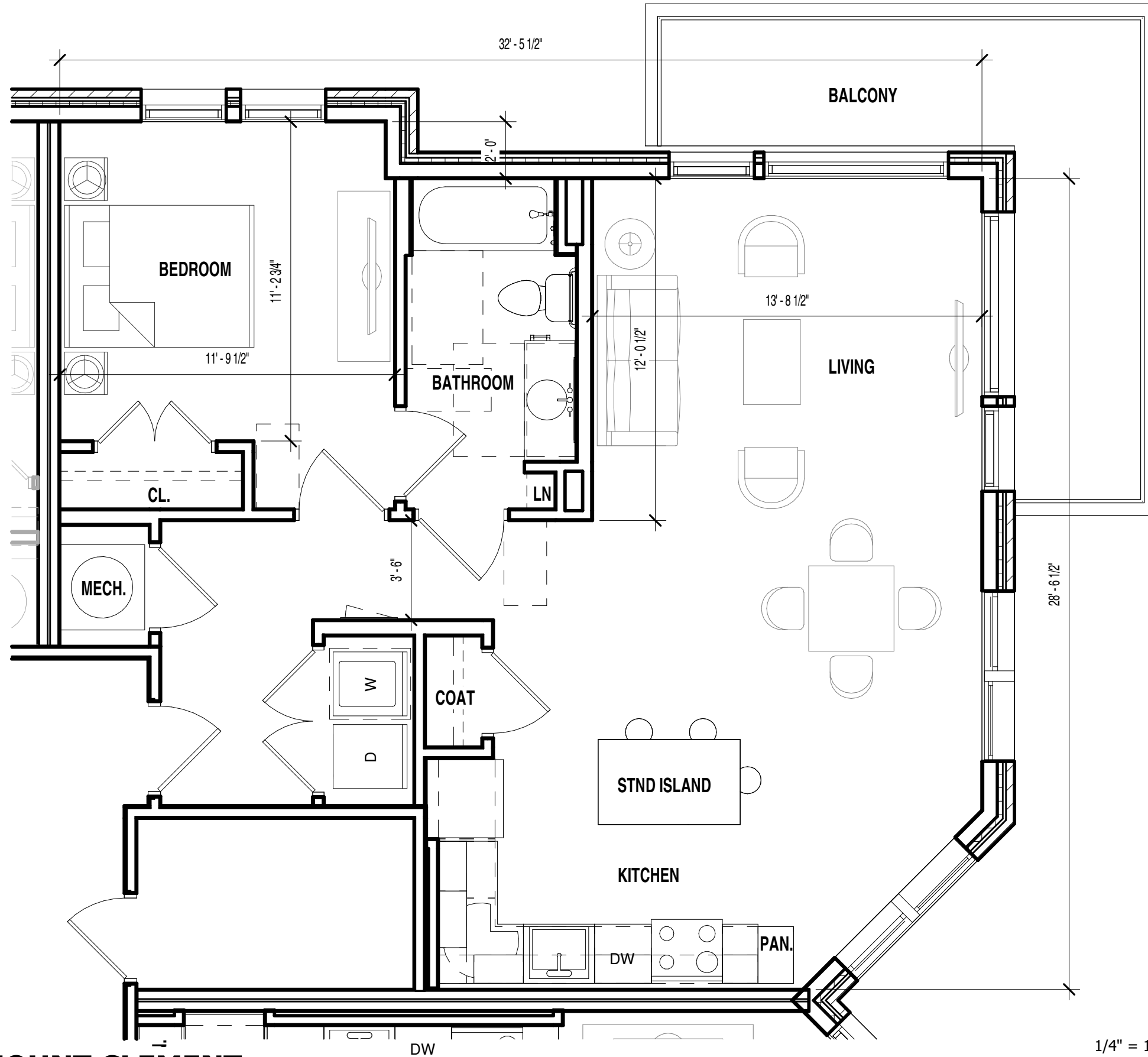


UNIT B5

GSF: 879 SF

NSF : 826 SF

OF UNITS: 5

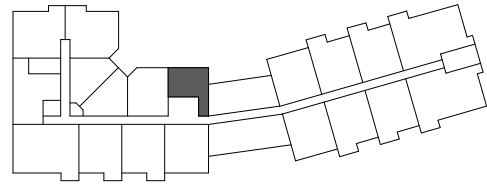


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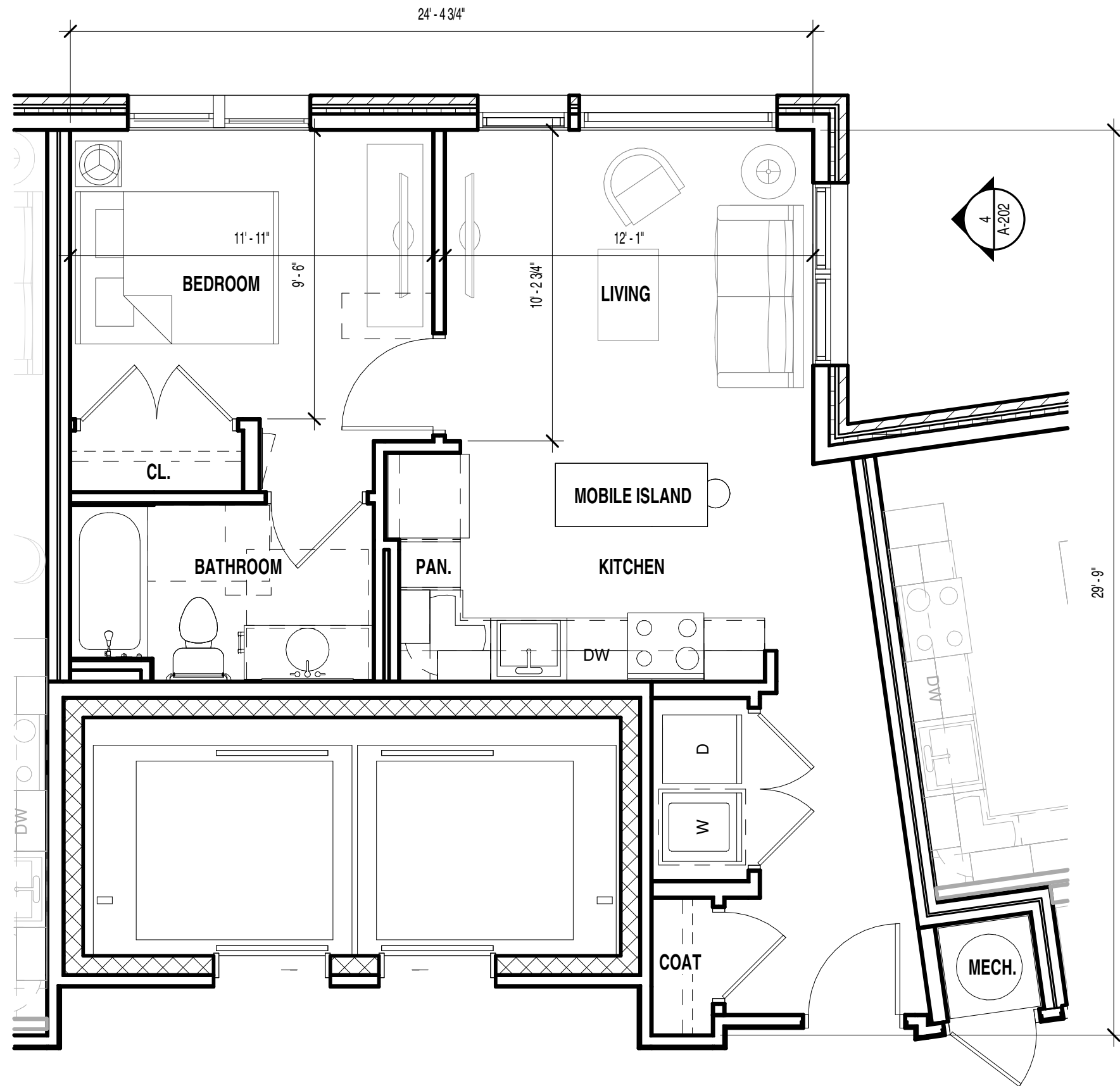
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UNIT B5 - TYPE B | PG.7



UNIT B6
 GSF: 611 SF
 NSF : 558 SF
 # OF UNITS: 3

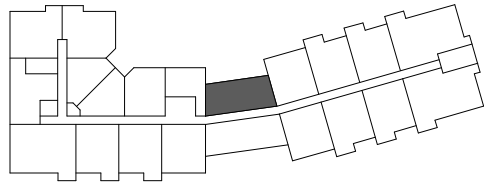


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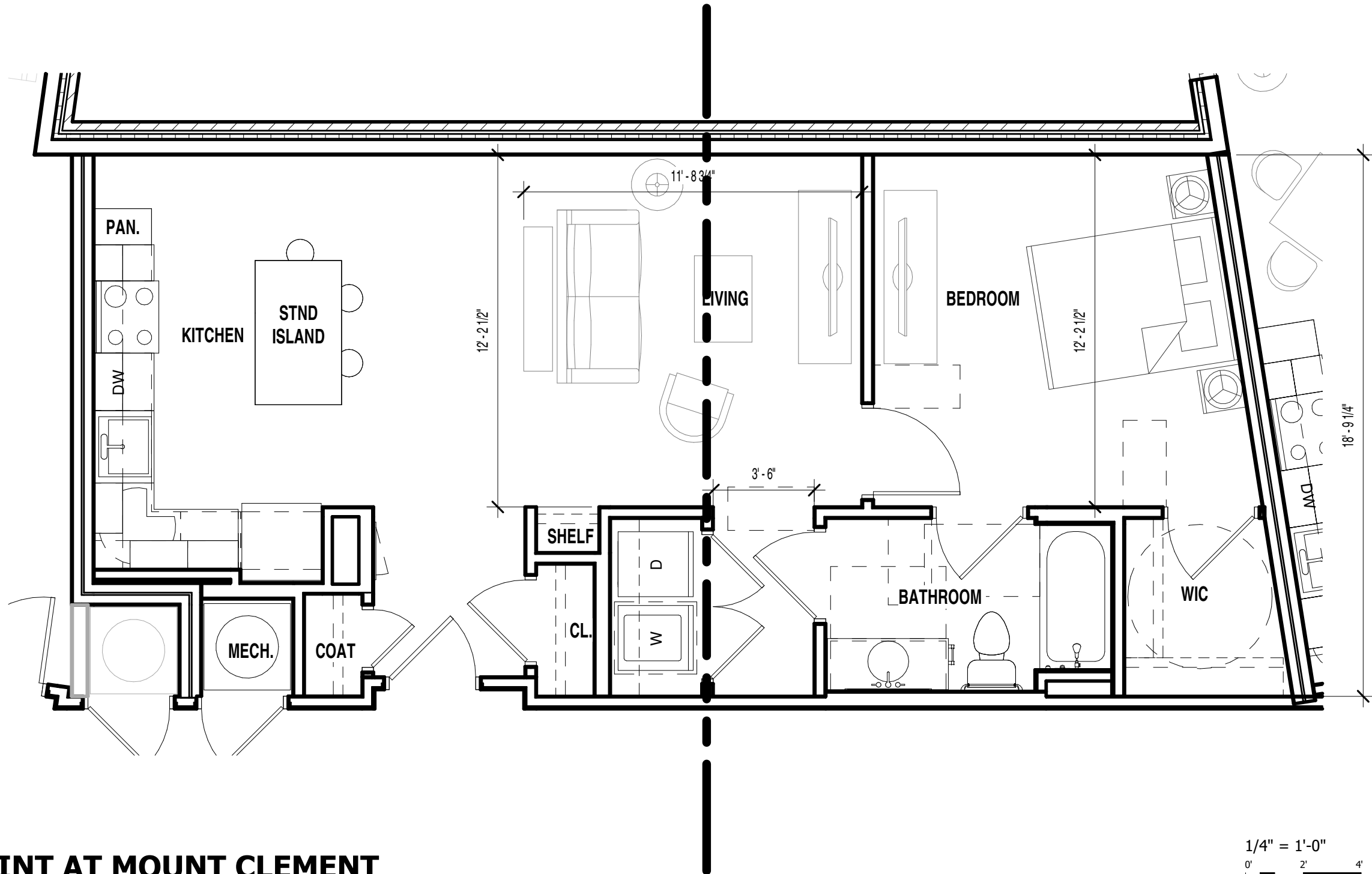
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 GTM ARCHITECTS DC PROJECT #21.0593



UNIT B6 - TYPE B | PG.8



UNIT B7
GSF: 785 SF
NSF : 732 SF
OF UNITS: 2

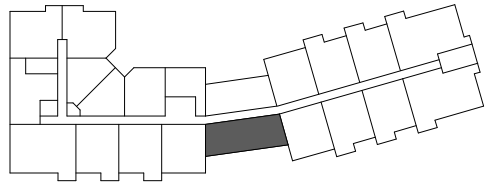


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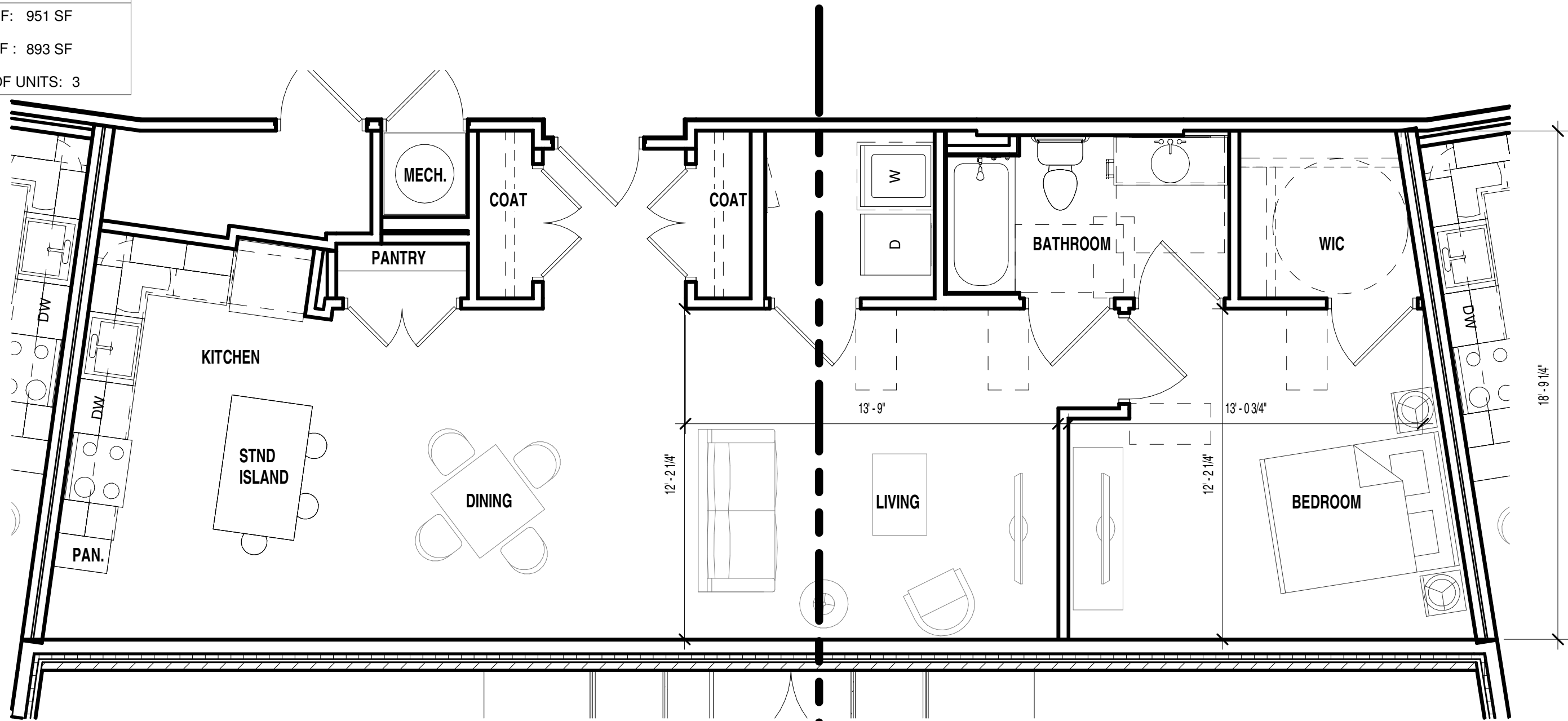
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UNIT B7 - TYPE B | PG.9



UNIT B8
GSF: 951 SF
NSF : 893 SF
OF UNITS: 3

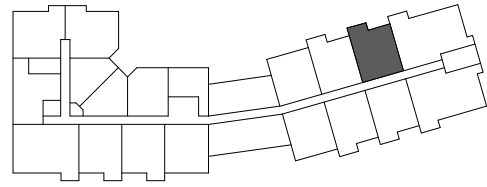


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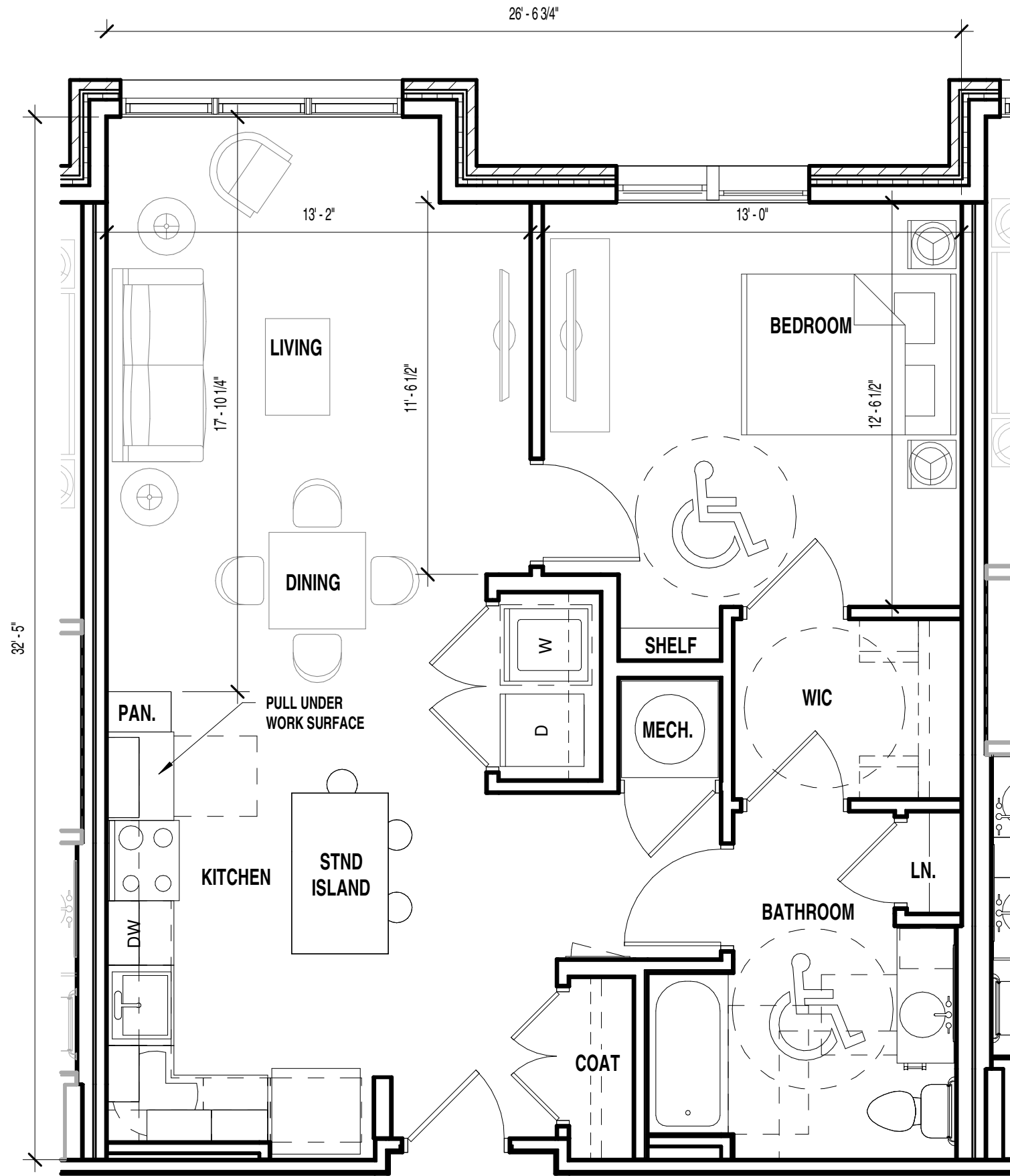
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UNIT B8 - TYPE B | PG.10



UNIT B9
 GSF: 863 SF
 NSF : 812 SF
 # OF UNITS: 5

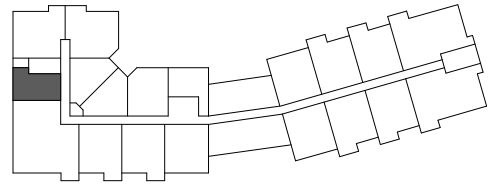


ESSEX POINT AT MOUNT CLEMENT

TAPPAHANNOCK, VA
 GTM ARCHITECTS DC PROJECT #21.0593

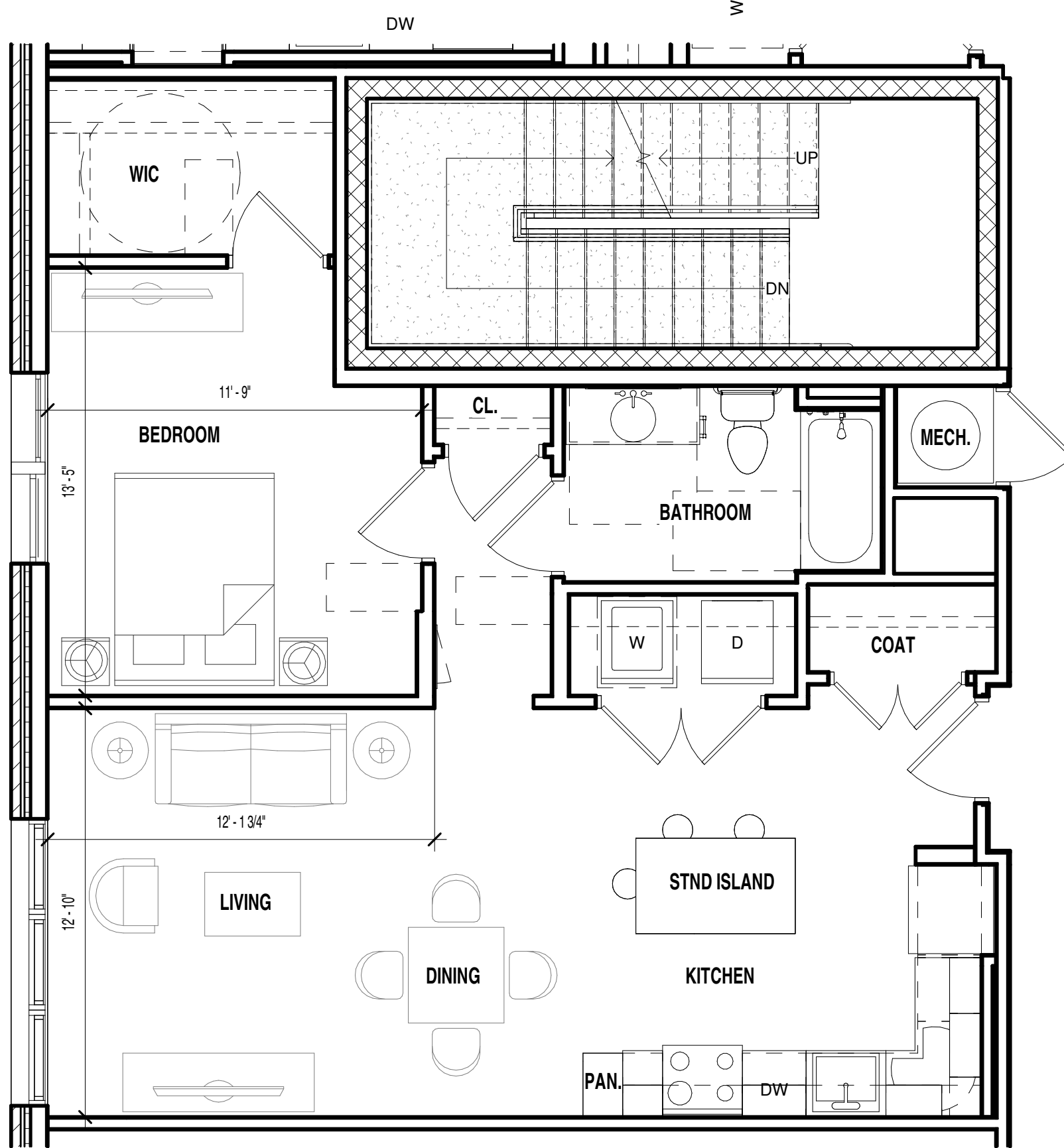


UNIT B9 - TYPE A/UFAS | PG.11



UNIT B10
 GSF: 810 SF
 NSF : 764 SF
 # OF UNITS: 1

LEVEL 1 ONLY

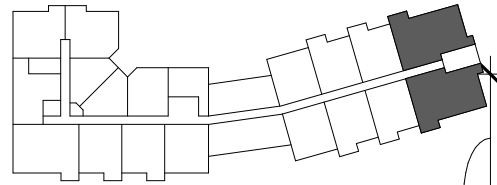


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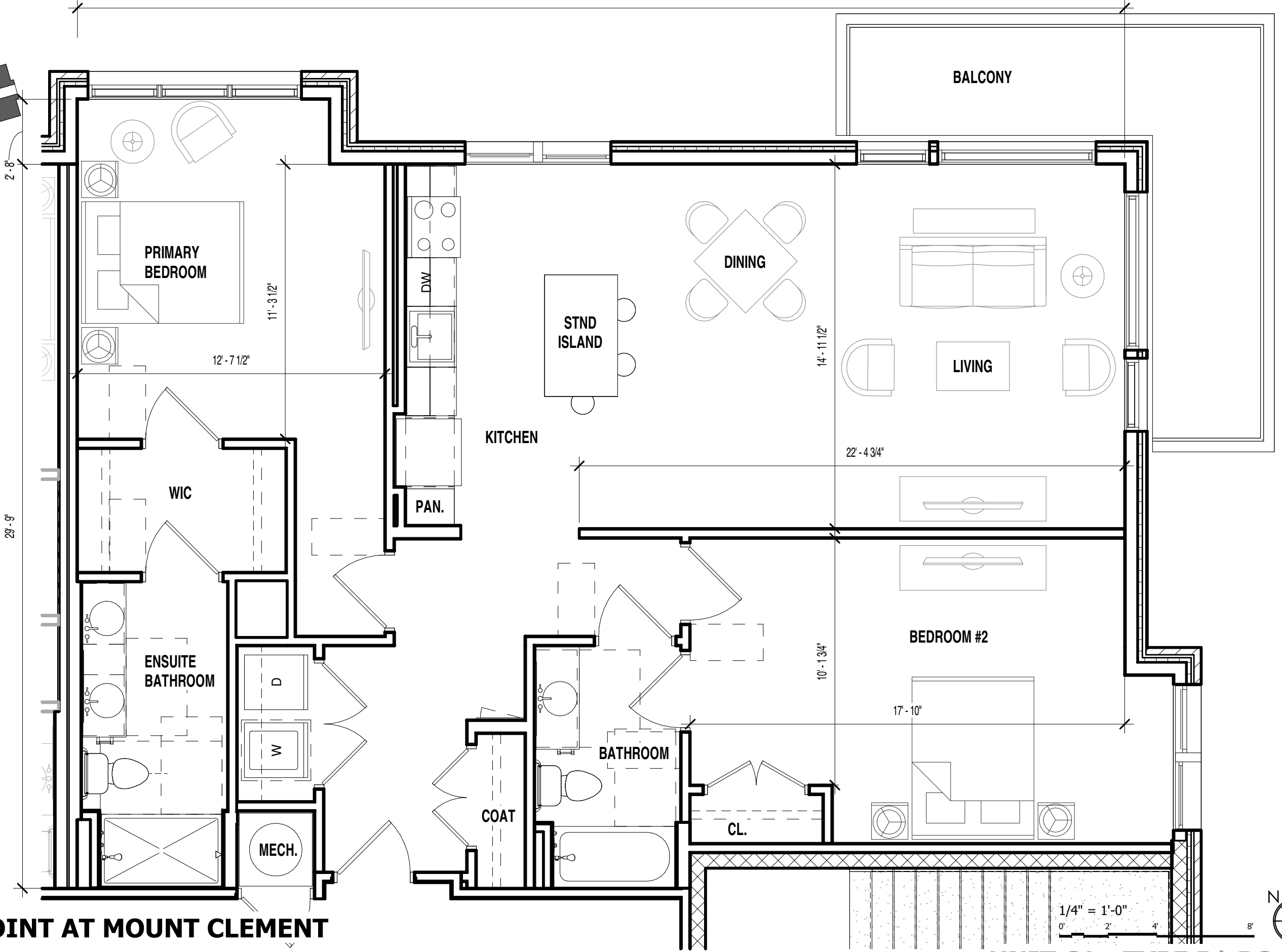
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UNIT B10 - TYPE B | PG.12

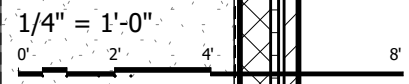


UNIT C1
 GSF: 1,352 SF
 NSF : 1282 SF
 # OF UNITS: 9

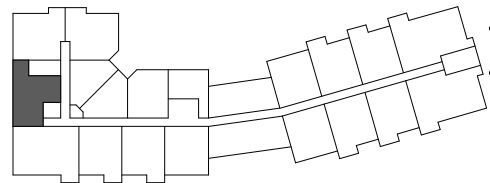


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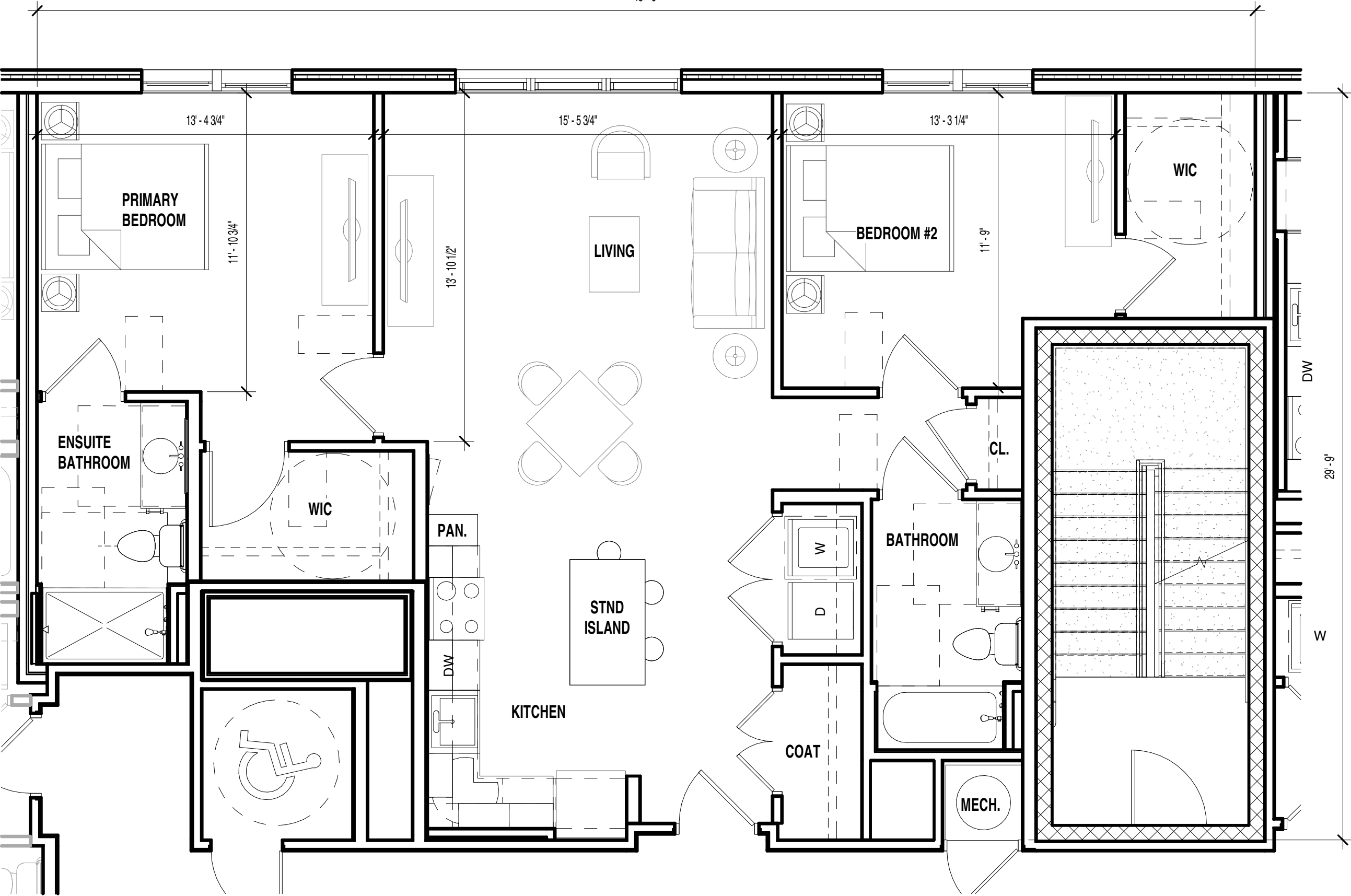
TAPPAHANNOCK, VA
 GTM ARCHITECTS DC PROJECT #21.0593



48' - 6"



UNIT C2
 GSF: 1,179 SF
 NSF: 1105 SF
 # OF UNITS: 3



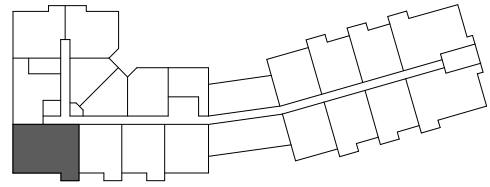
ESSEX POINT AT MOUNT CLEMENT

TAPPAHANNOCK, VA
 GTM ARCHITECTS DC PROJECT #21.0593

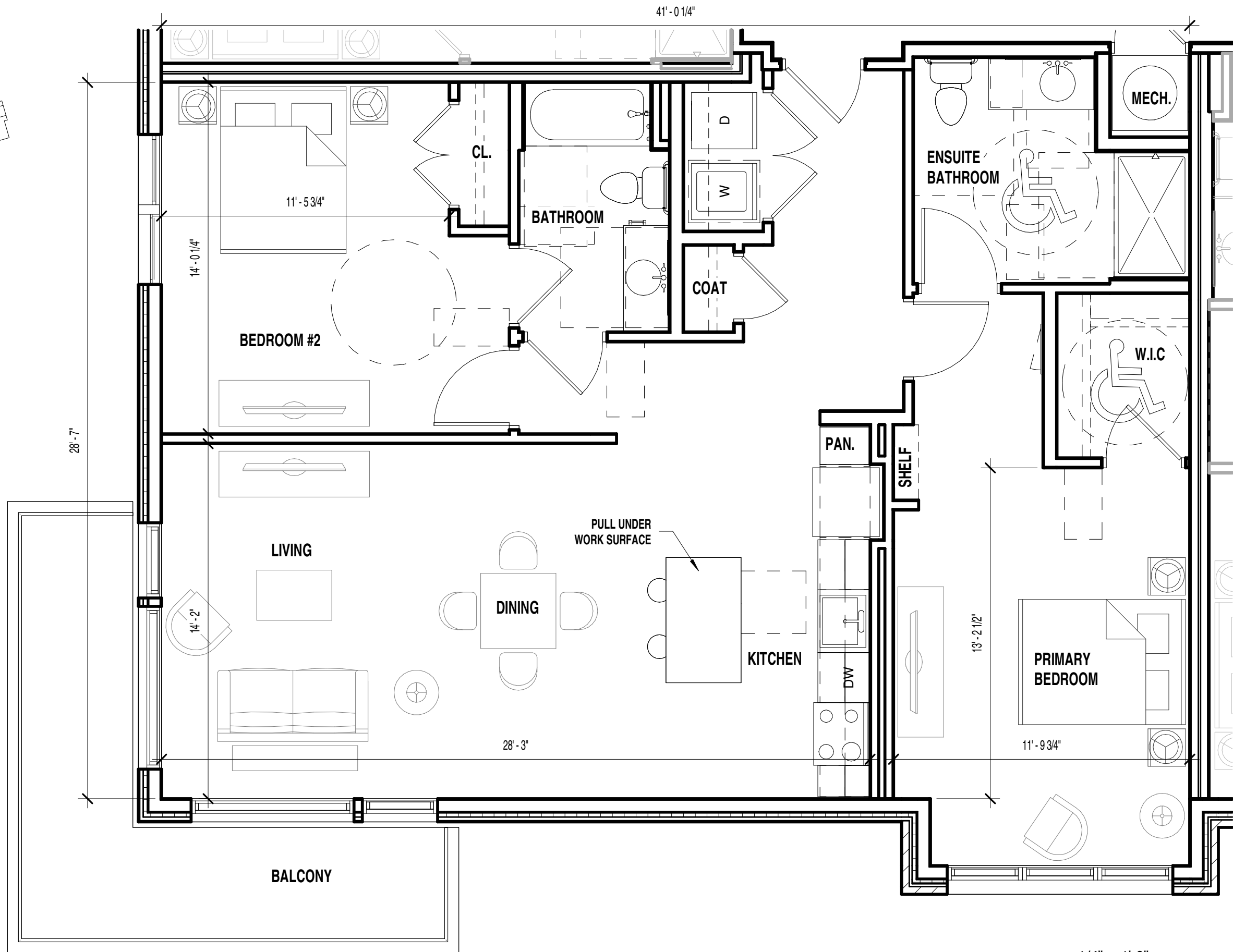
PLAN ROTATED



UNIT C2 - TYPE B | PG.14



UNIT C3
 GSF: 1,283 SF
 NSF: 1215 SF
 # OF UNITS: 3



ESSEX POINT AT MOUNT CLEMENT

TAPPAHANNOCK, VA
 GTM ARCHITECTS DC PROJECT #21.0593





PROPOSED FRONT VIEW

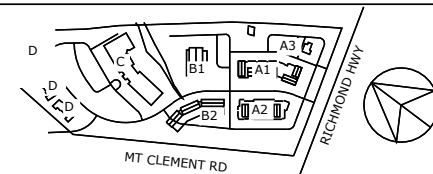


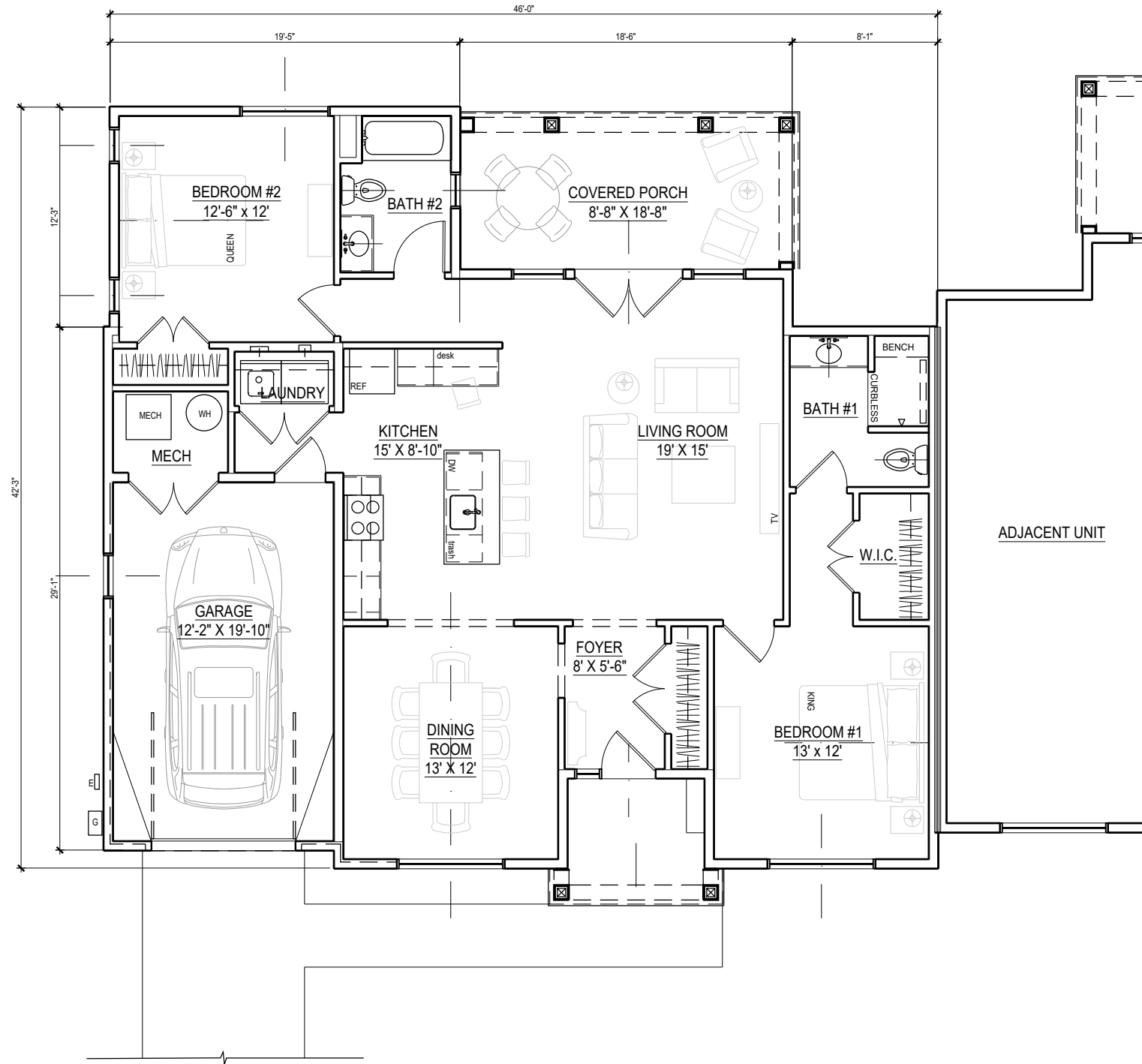
PROPOSED REAR VIEW

ARCHITECT Measure Architects	CIVIL ENGINEER Timmons Group	TRANSPORTATION PLANNER Wells + Associates	MEP/F ENGINEER Allen and Shariff
ARCHITECT GTM Architects	LANDSCAPE ARCHITECT Parker Rodriguez	SUSTAINABILITY Steven Winter Assocs.	DRY UTILITIES Utility Pro. Services

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Mt. Clement Drive, Tappahannock, VA 22560 / Essex County

7 and M Development, LLC
80 M Street SE | 1st Fl, Washington, DC 20003





1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

ARCHITECT
Measure Architects

CIVIL ENGINEER
Timmons Group

TRANSPORTATION PLANNER
Wells + Associates

MEP/F ENGINEER
Allen and Shariff

ESSEX POINT AT MOUNT CLEMENT
Mt. Clement Drive, Tappahannock, VA 22560 / Essex County

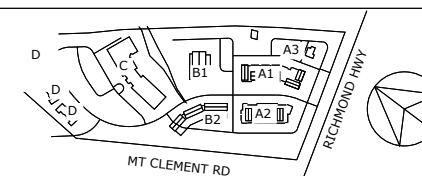
ARCHITECT
GTM Architects

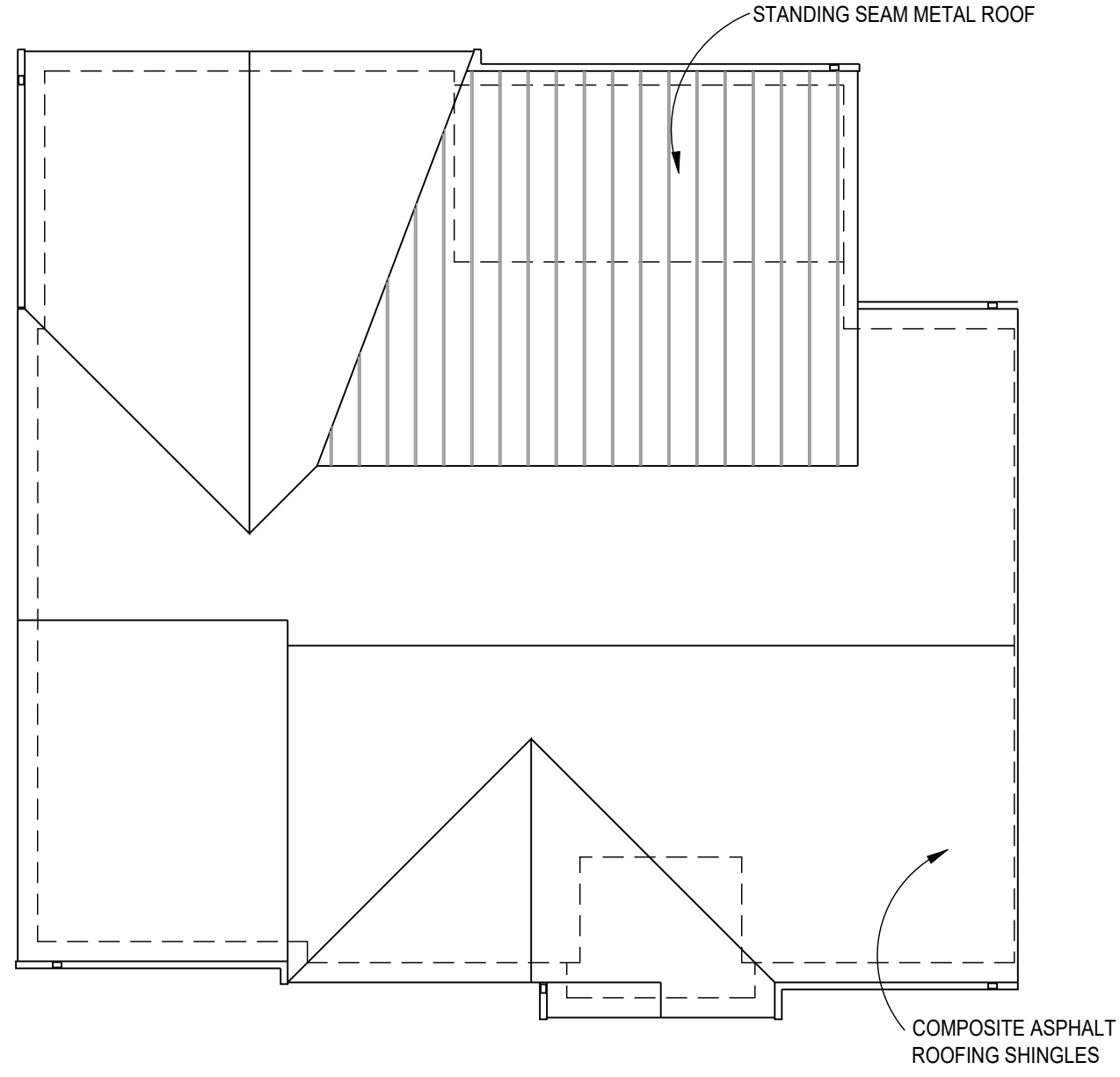
LANDSCAPE ARCHITECT
Parker Rodriguez

SUSTAINABILITY
Steven Winter Assocs.

DRY UTILITIES
Utility Pro. Services

7 and M Development, LLC
80 M Street SE | 1st Fl, Washington, DC 20003



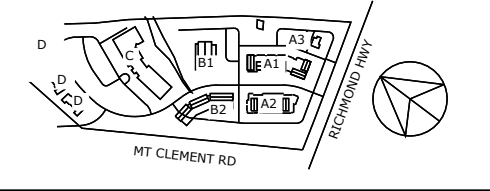


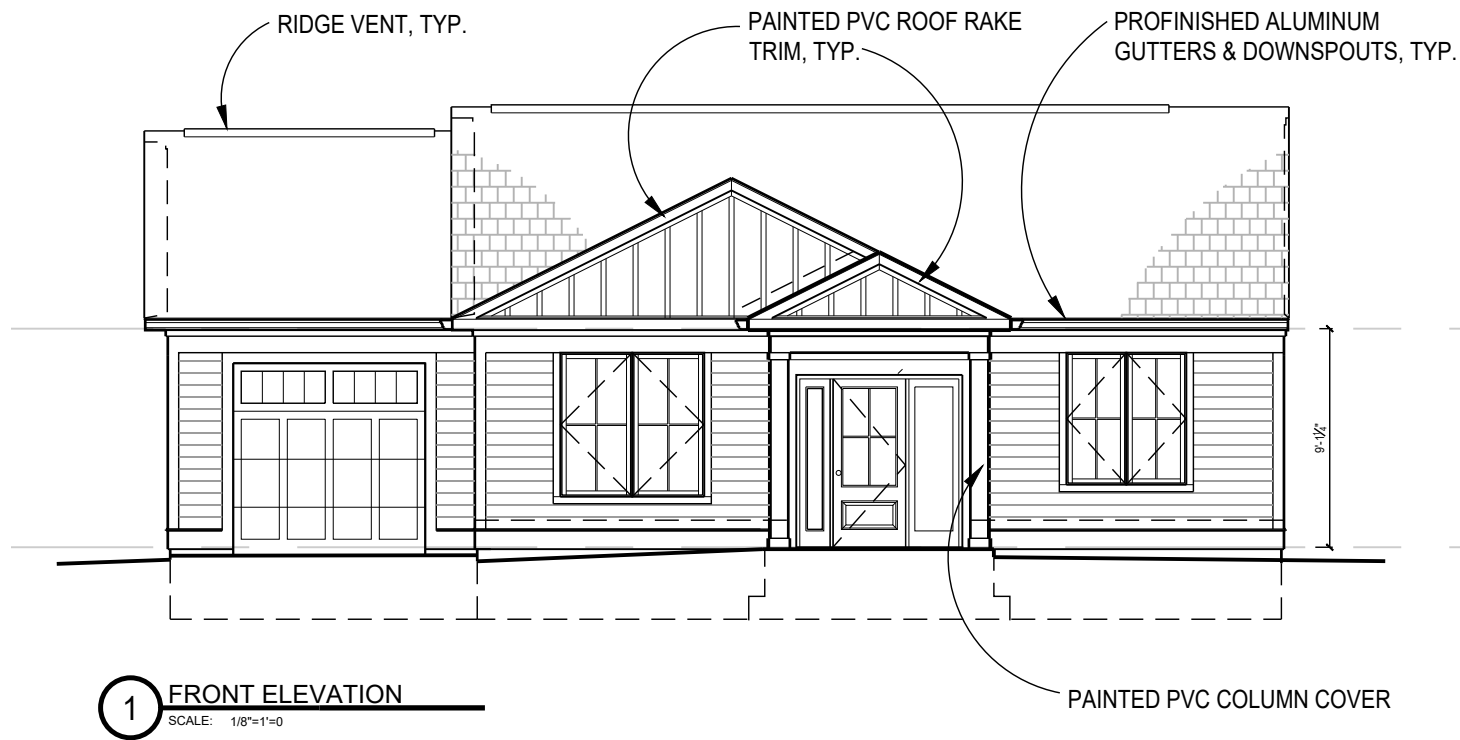
1 ROOF PLAN
SCALE: 1/8"=1'-0"

ARCHITECT Measure Architects	CIVIL ENGINEER Timmons Group	TRANSPORTATION PLANNER Wells + Associates	MEP/F ENGINEER Allen and Shariff
ARCHITECT GTM Architects	LANDSCAPE ARCHITECT Parker Rodriguez	SUSTAINABILITY Steven Winter Assocs.	DRY UTILITIES Utility Pro. Services

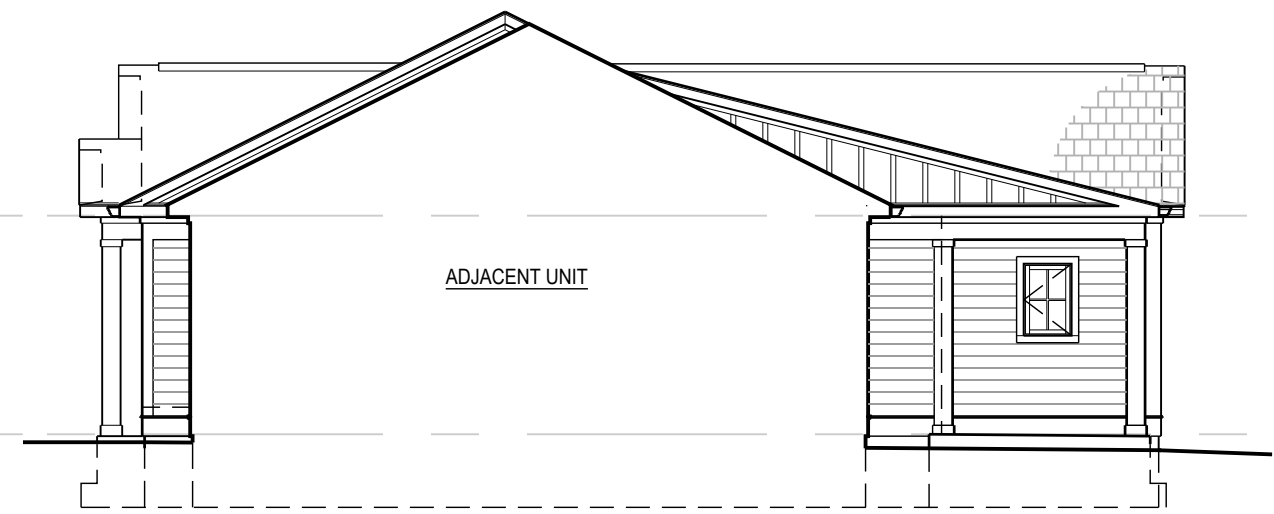
ESSEX POINT AT MOUNT CLEMENT
Mt. Clement Drive, Tappahannock, VA 22560 / Essex County

7 and M Development, LLC
80 M Street SE | 1st Fl, Washington, DC 20003

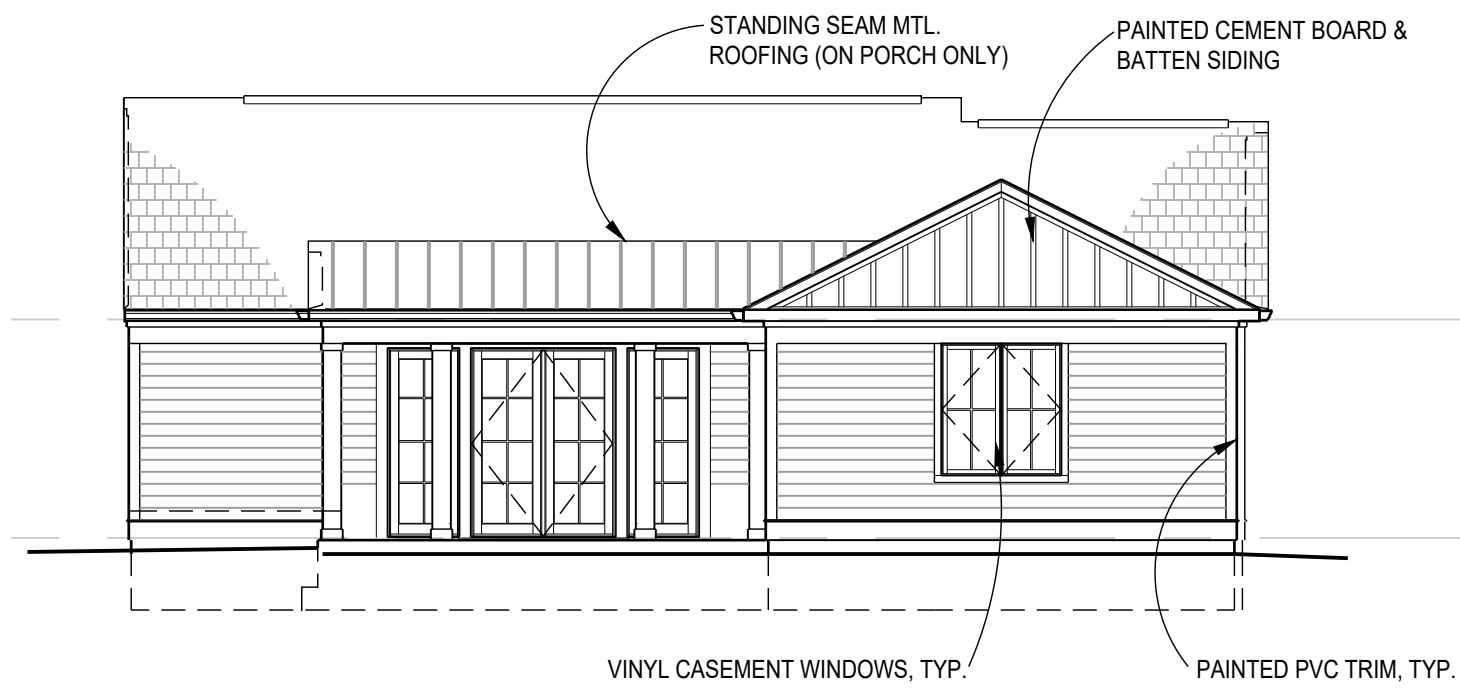




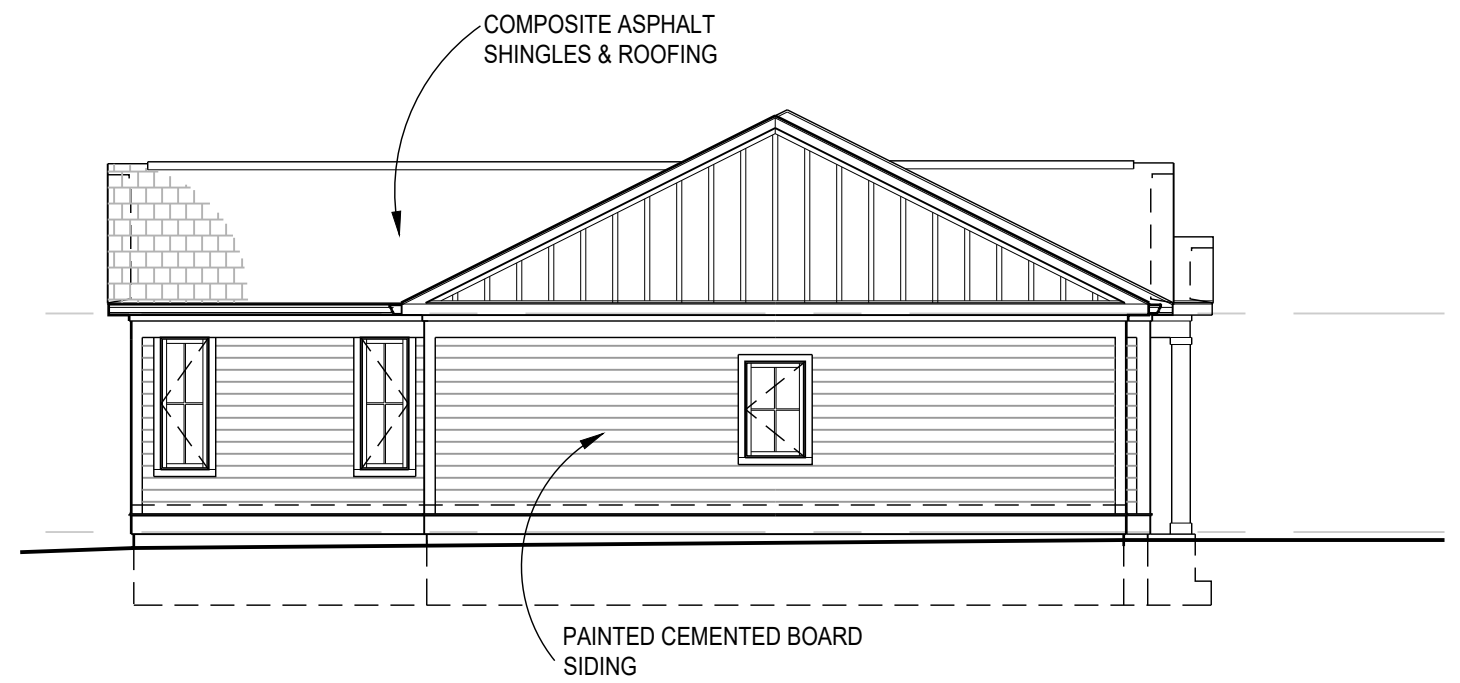
1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



3 REAR ELEVATION
SCALE: 1/8"=1'-0"

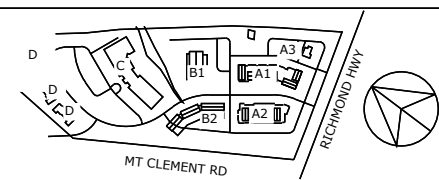


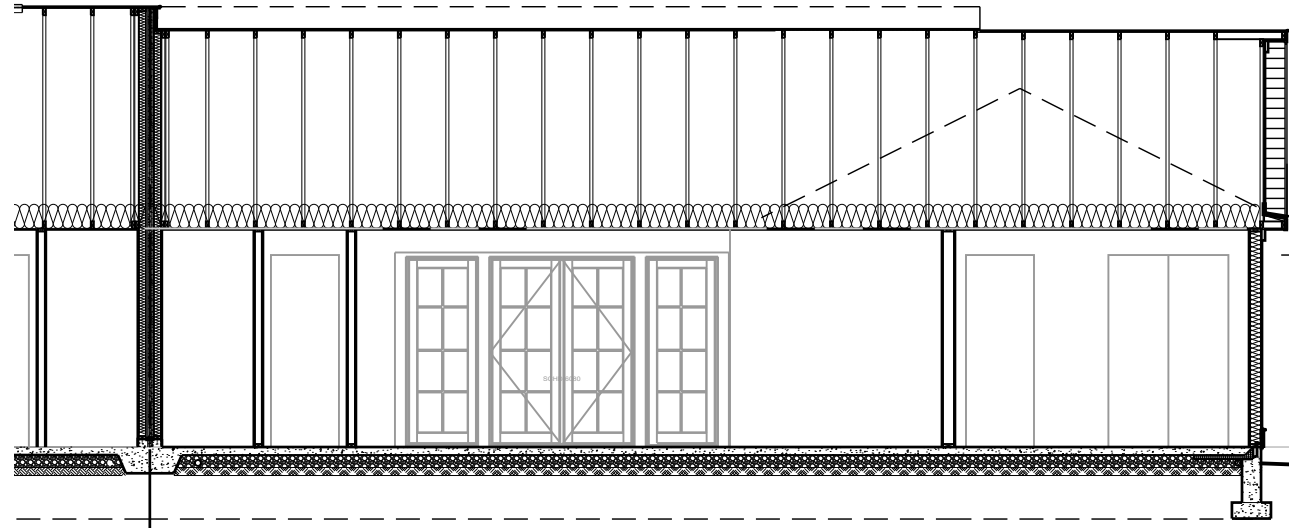
4 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

ARCHITECT Measure Architects	CIVIL ENGINEER Timmons Group	TRANSPORTATION PLANNER Wells + Associates	MEP/F ENGINEER Allen and Shariff
ARCHITECT GTM Architects	LANDSCAPE ARCHITECT Parker Rodriguez	SUSTAINABILITY Steven Winter Assocs.	DRY UTILITIES Utility Pro. Services

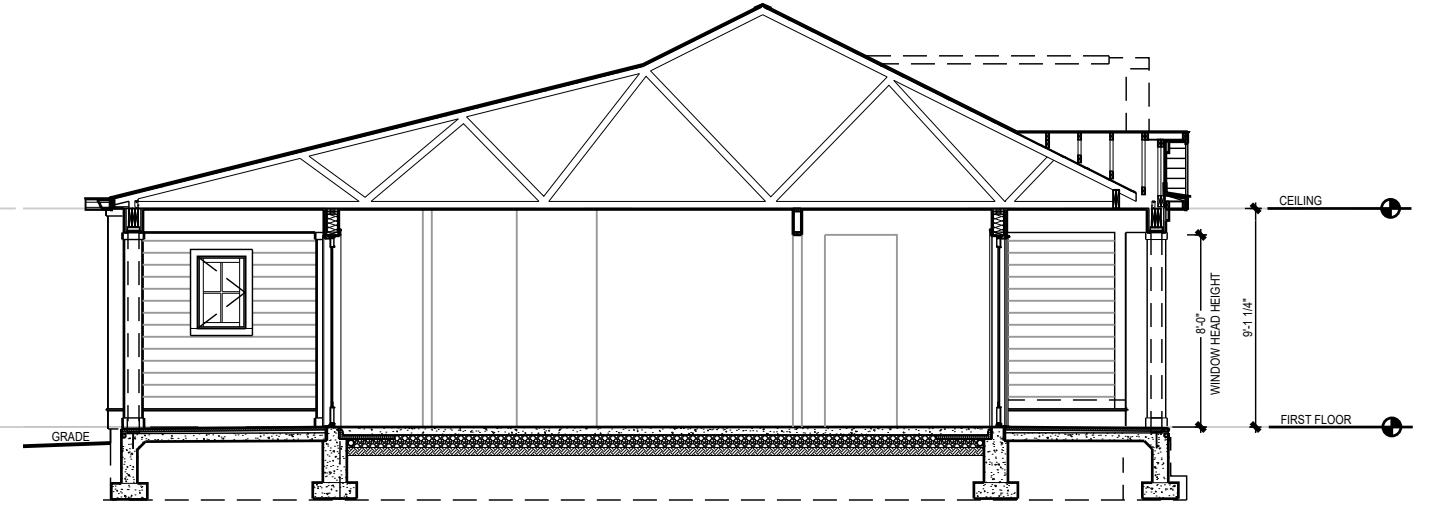
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7 and M Development, LLC
80 M Street SE | 1st Fl, Washington, DC 20003





1 EAST WEST SECTION
SCALE: 1/8"=1'-0"



2 NORTH SOUTH SECTION
SCALE: 1/8"=1'-0"

ARCHITECT Measure Architects	CIVIL ENGINEER Timmons Group	TRANSPORTATION PLANNER Wells + Associates	MEP/F ENGINEER Allen and Shariff
ARCHITECT GTM Architects	LANDSCAPE ARCHITECT Parker Rodriguez	SUSTAINABILITY Steven Winter Assocs.	DRY UTILITIES Utility Pro. Services

ESSEX POINT AT MOUNT CLEMENT
Mt. Clement Drive, Tappahannock, VA 22560 / Essex County

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