

CLUBHOUSE

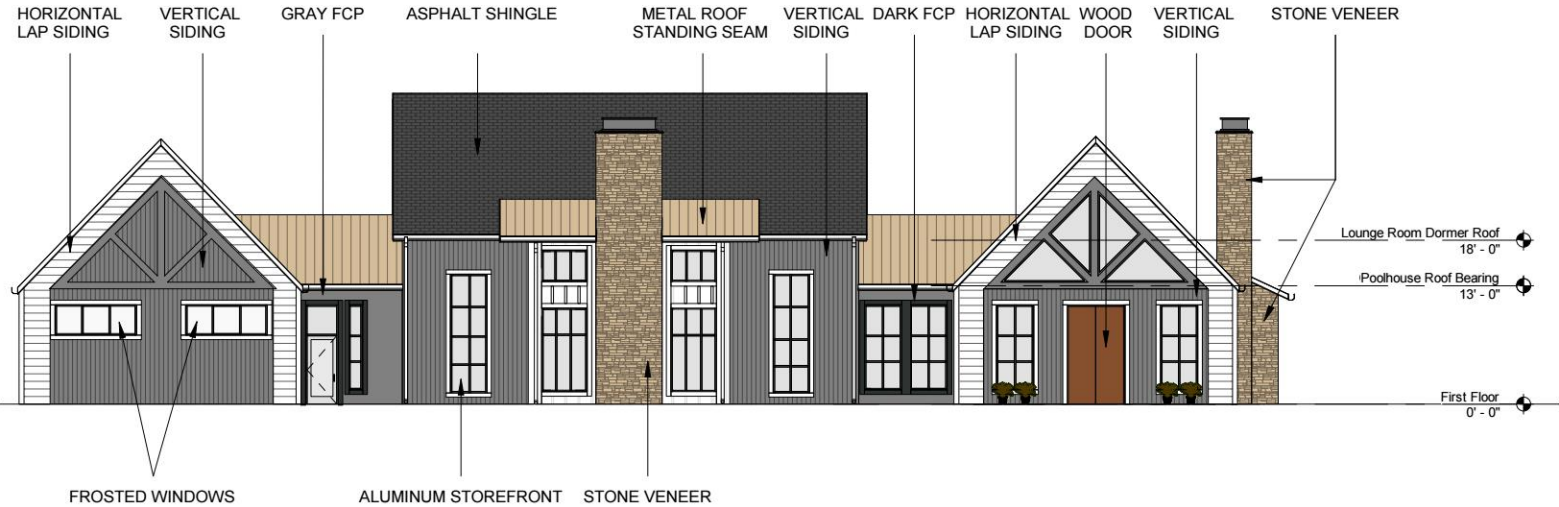
MODERN CLUBHOUSE



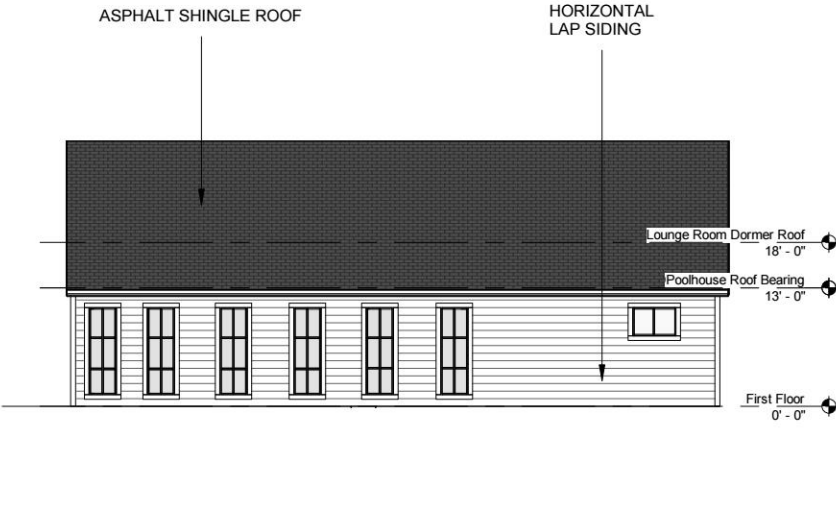
CORNER VIEW

MODERN CLUBHOUSE

MATERIALS PALETTE



SOUTH ELEVATION



EAST ELEVATION



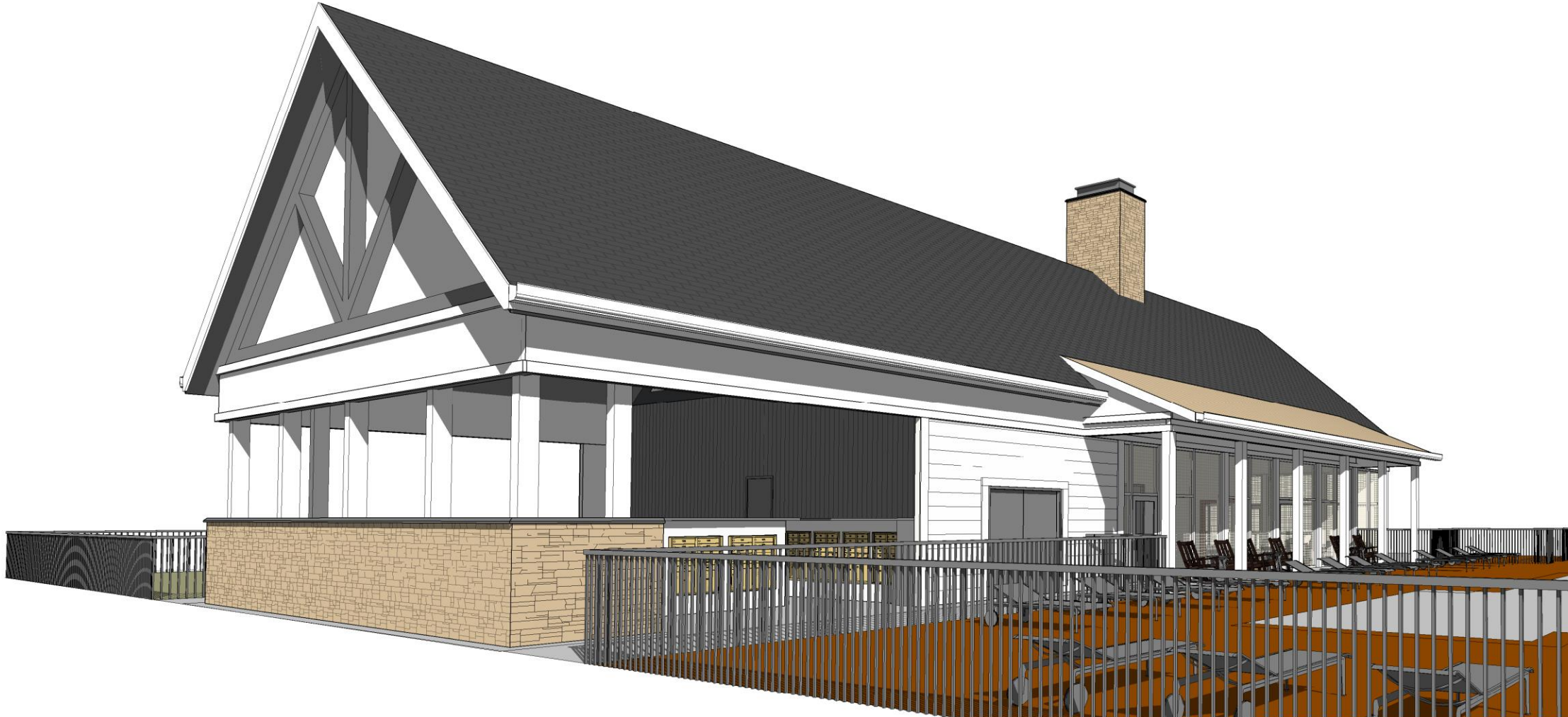
ELEVATIONS

1/16" = 1'-0"

THE POOLHOUSE

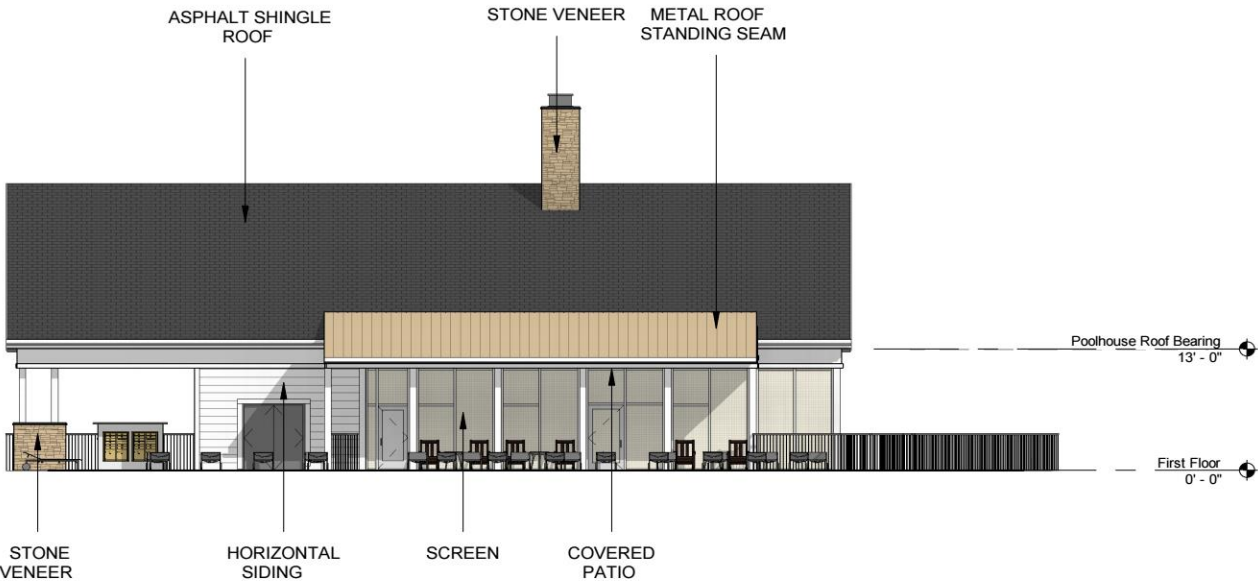
THE POOLHOUSE

CORNER VIEW

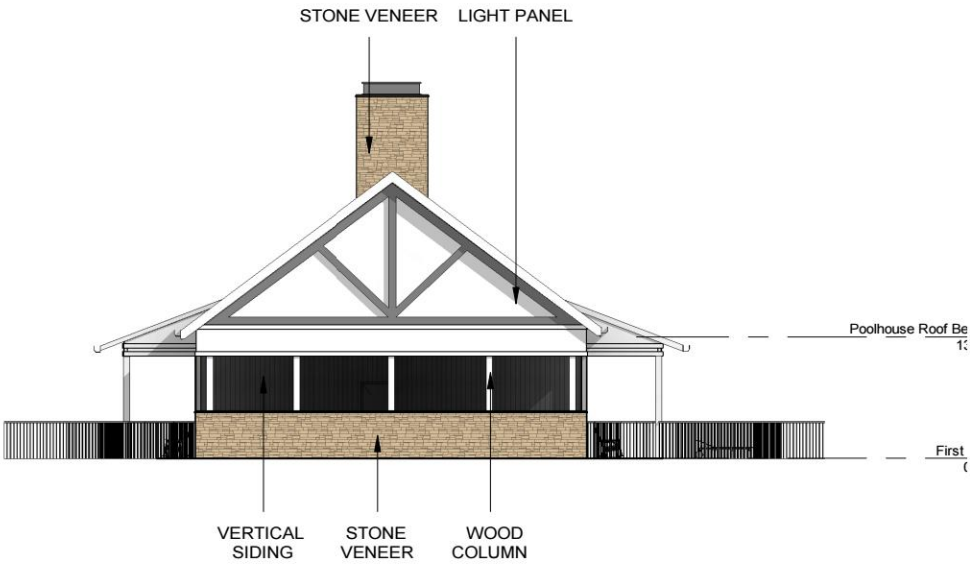


THE POOLHOUSE

MATERIALS PALETTE



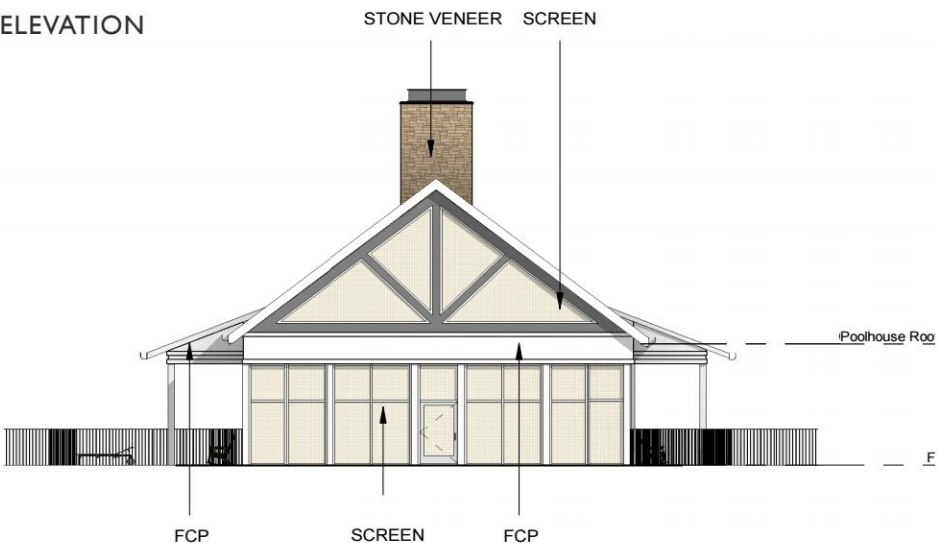
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

ELEVATION

1/16" = 1'-0"

TOWNHOMES

TOWNHOMES

3 STORY



PERSPECTIVE

TOWNHOMES 3 STORY



AXO

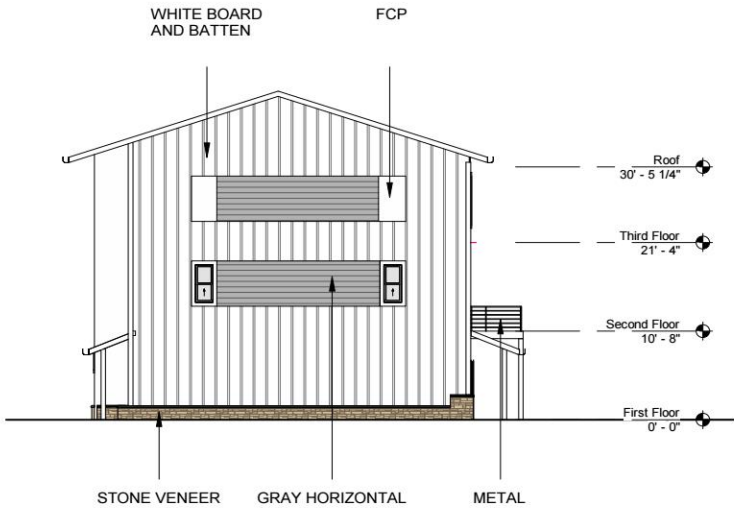
TOWNHOMES

3 STORY

MATERIALS PALETTE



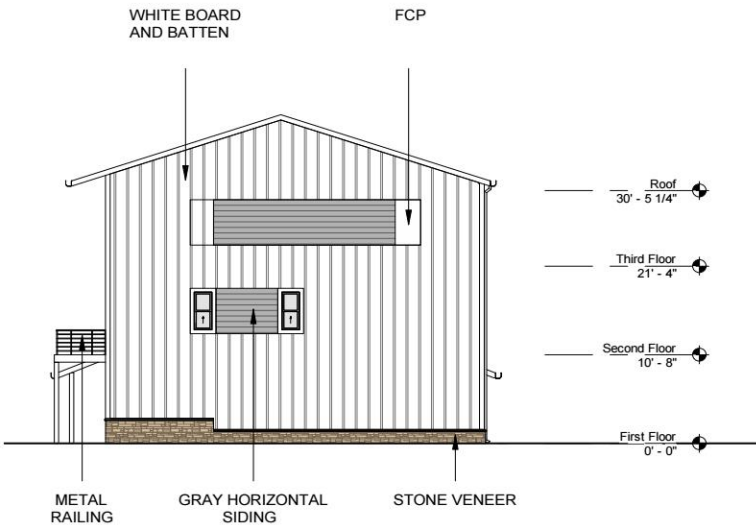
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

1/16" = 1'-0"

ELEVATION

TOWNHOMES SPLIT LVL



PERSPECTIVE

TOWNHOMES SPLIT LVL



AXO

TOWNHOMES SPLIT LVL

MATERIALS PALETTE



STANDING SEAM



ASPHALT SHINGLE



STONE VENEER



WOOD DOOR



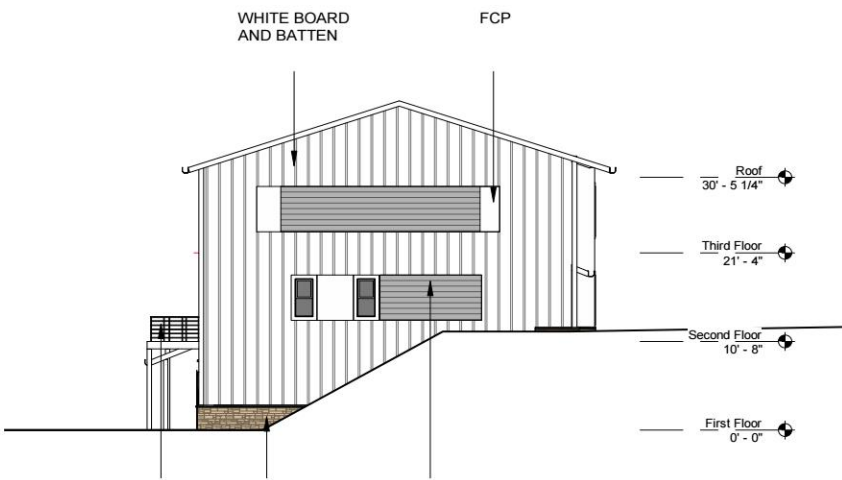
VERTICAL B&B



HORIZONTAL SIDING



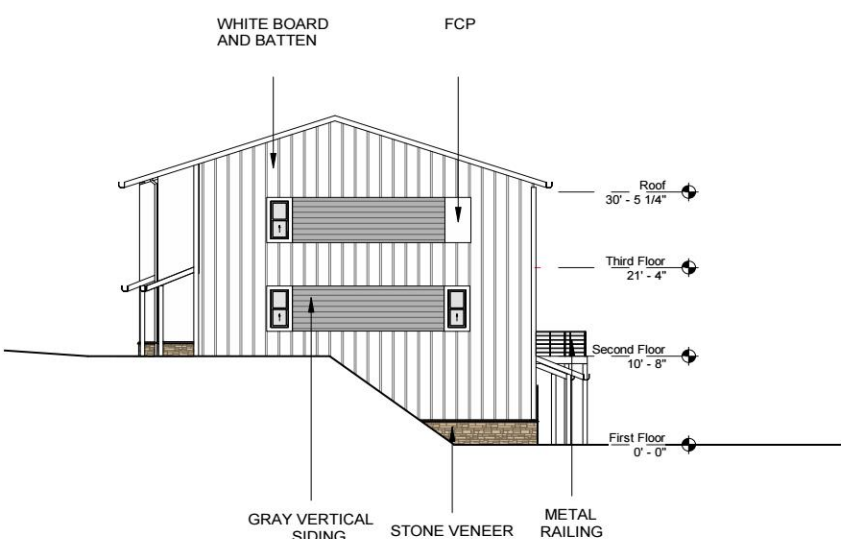
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

1/16" = 1'-0"

ELEVATION

APARTMENTS

BUILDING B



PERSPECTIVE

BUILDING B

MATERIALS PALETTE



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

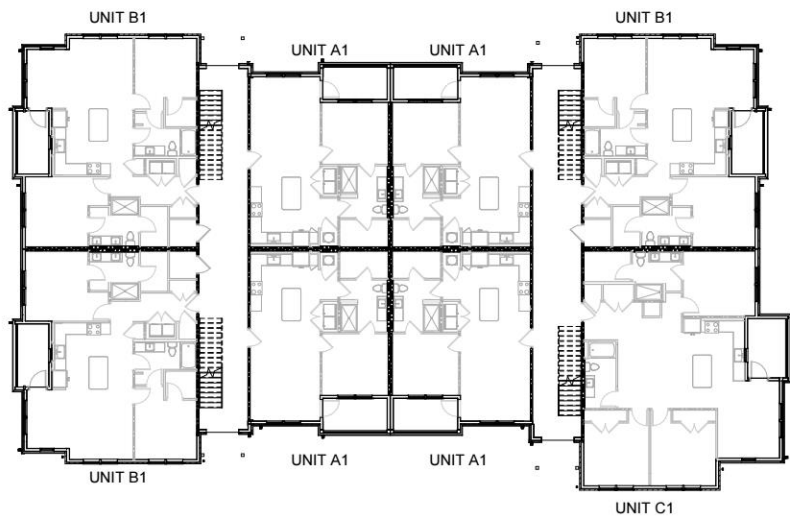


WEST ELEVATION

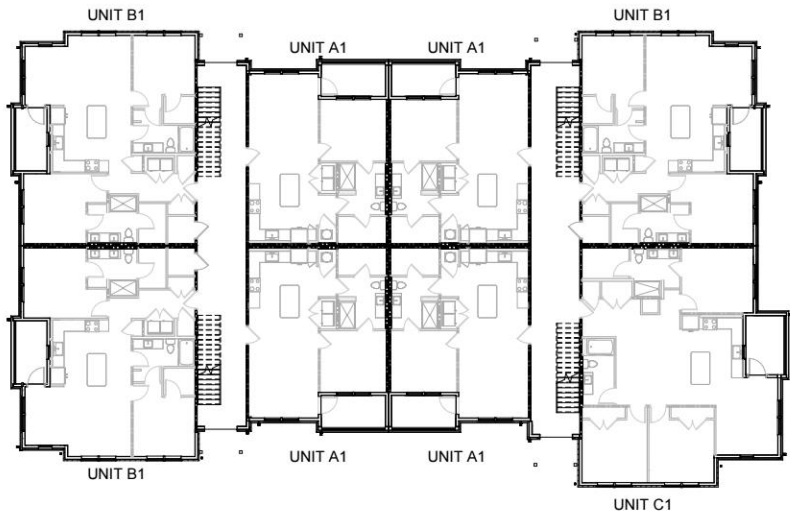
ELEVATION

BUILDING B

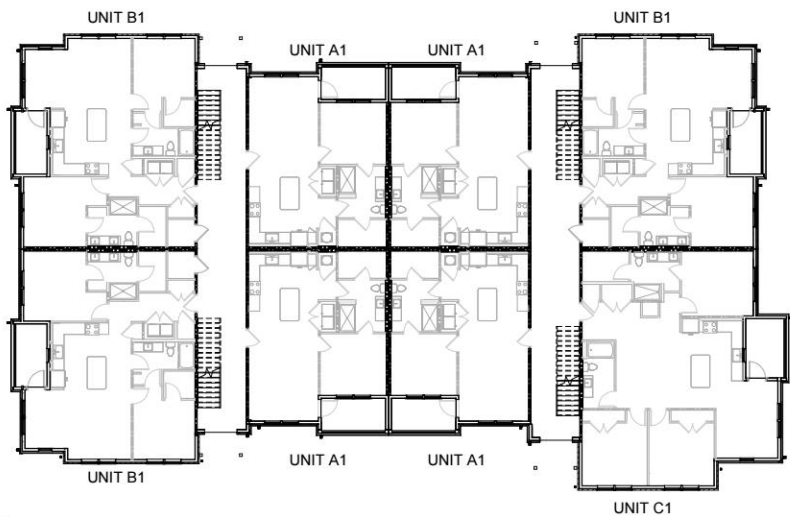
PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

BUILDING C

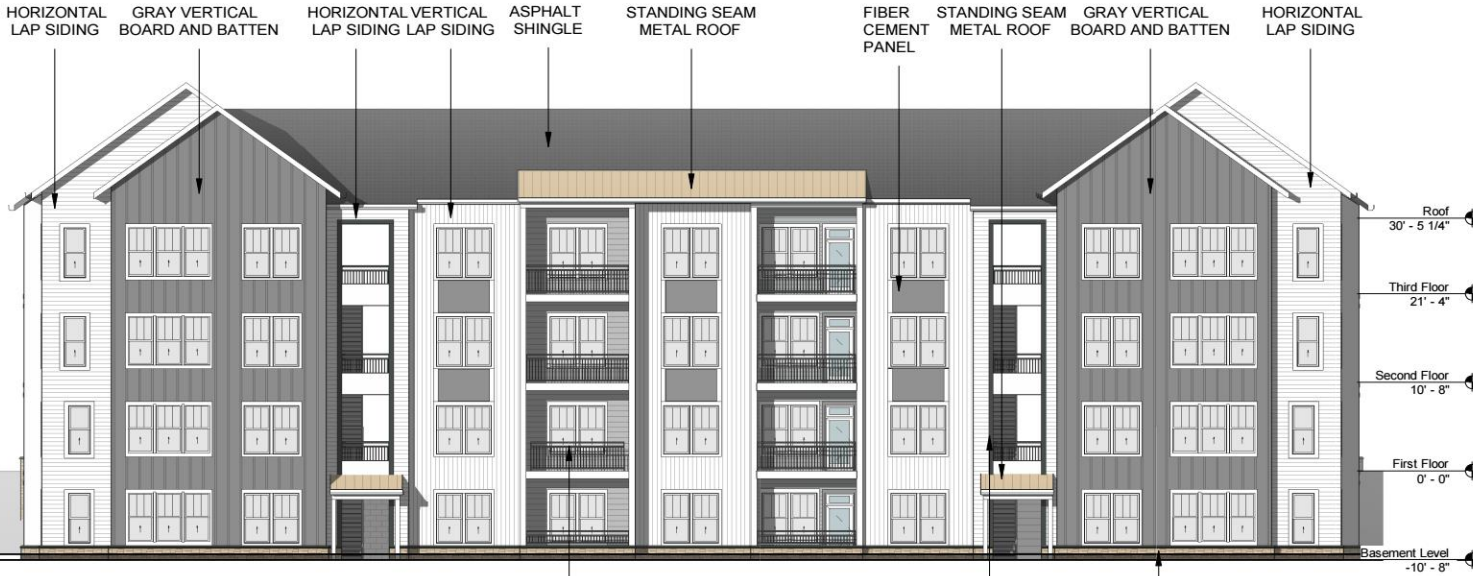
MATERIALS PALETTE



STANDING SEAM ASPHALT SHINGLE STONE VENEER HORIZONTAL SIDING VERTICAL B&B DARK FCP LIGHT FCP



SOUTH ELEVATION



NORTH ELEVATION



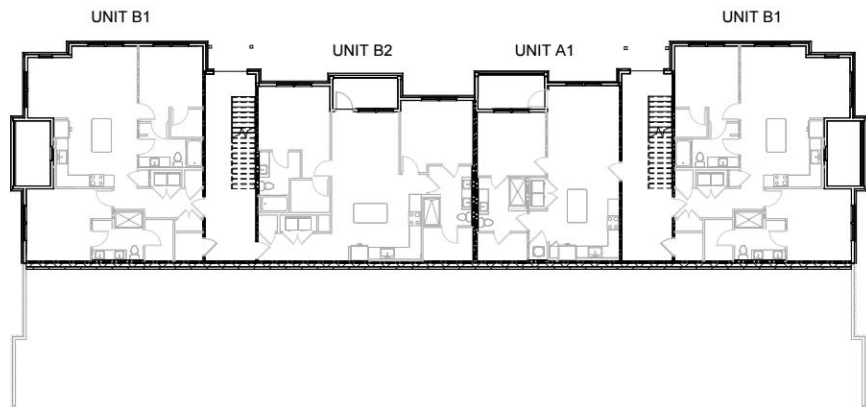
EAST ELEVATION



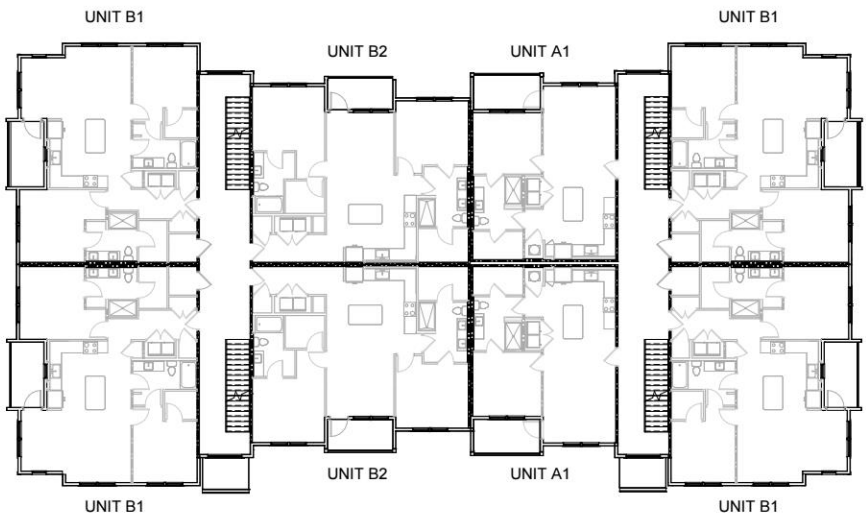
WEST ELEVATION

ELEVATION

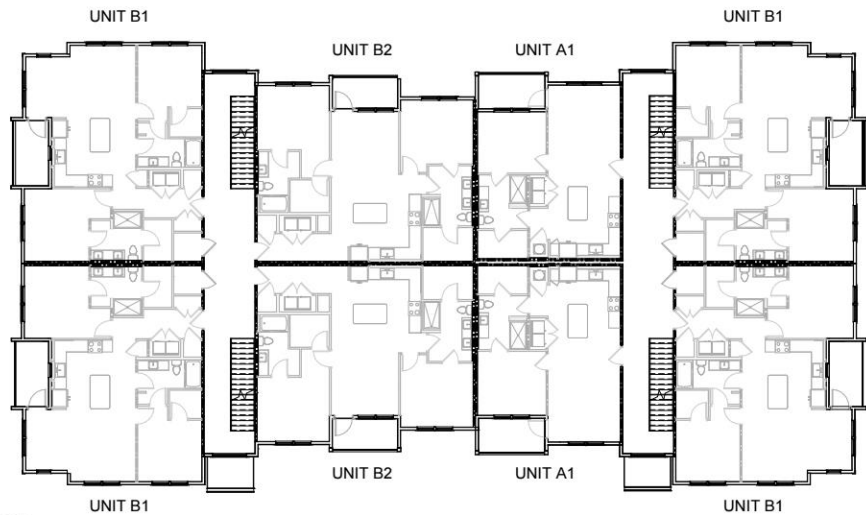
BUILDING C



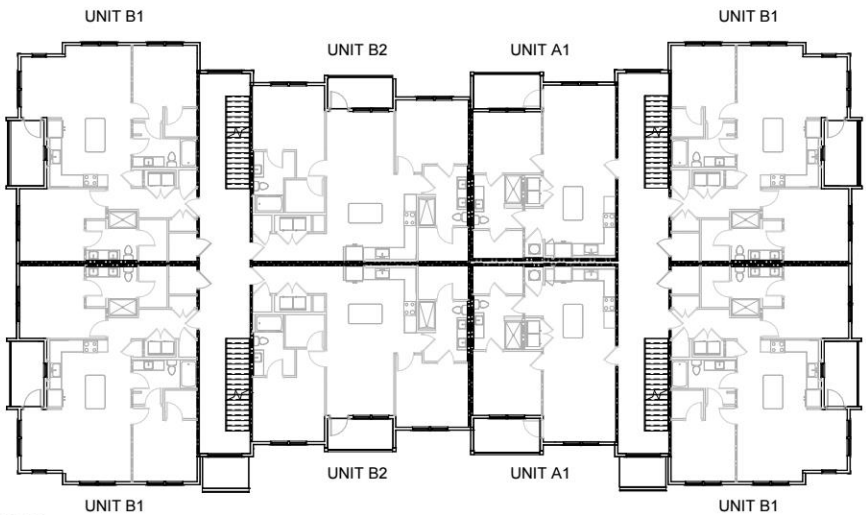
BASEMENT LEVEL



SECOND FLOOR



FIRST FLOOR



THIRD FLOOR

PLANS

BUILDING D

MATERIALS PALETTE



SOUTH ELEVATION



EAST ELEVATION



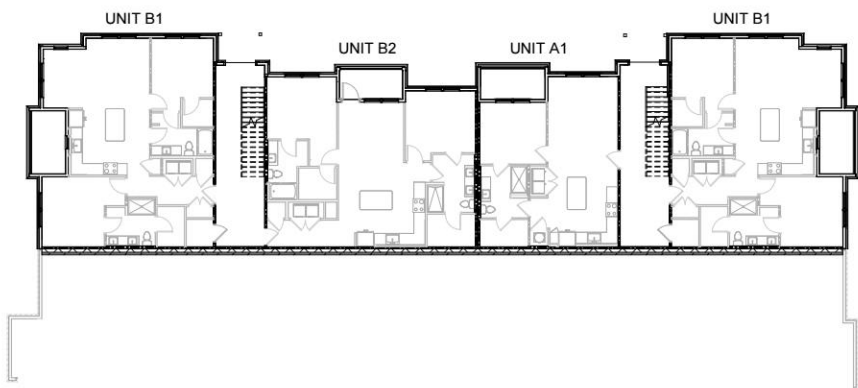
NORTH ELEVATION



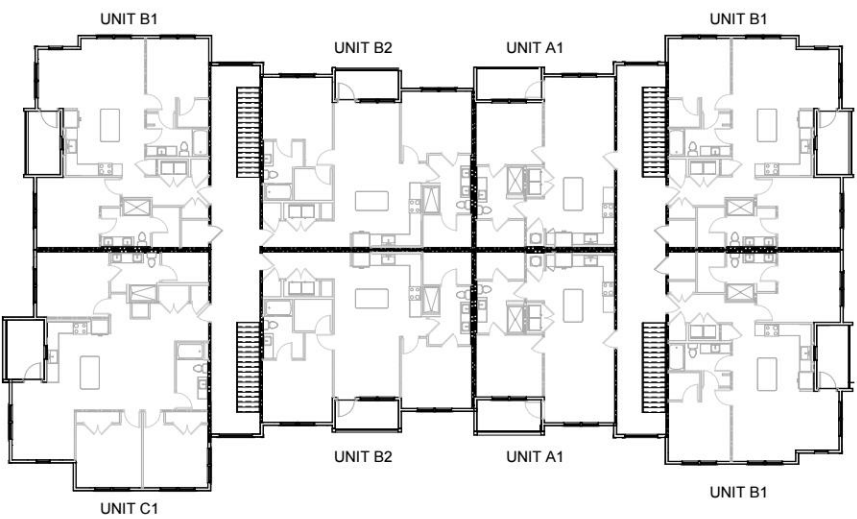
WEST ELEVATION

ELEVATION

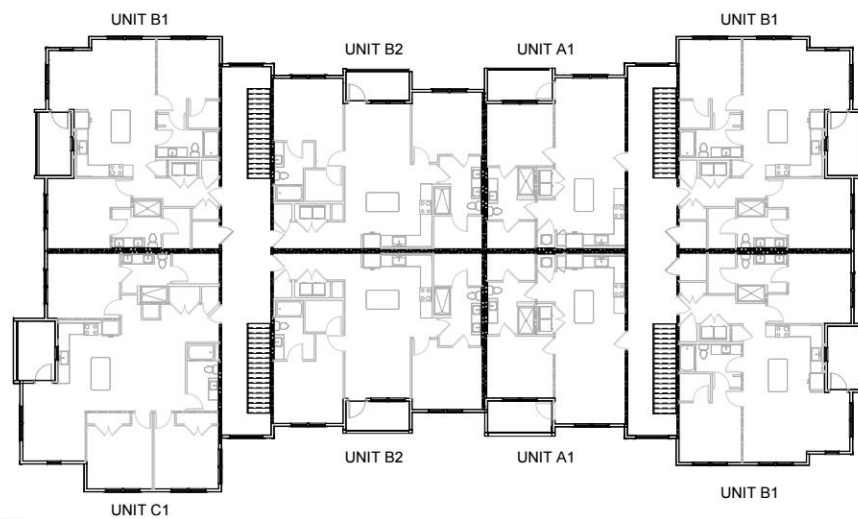
BUILDING D



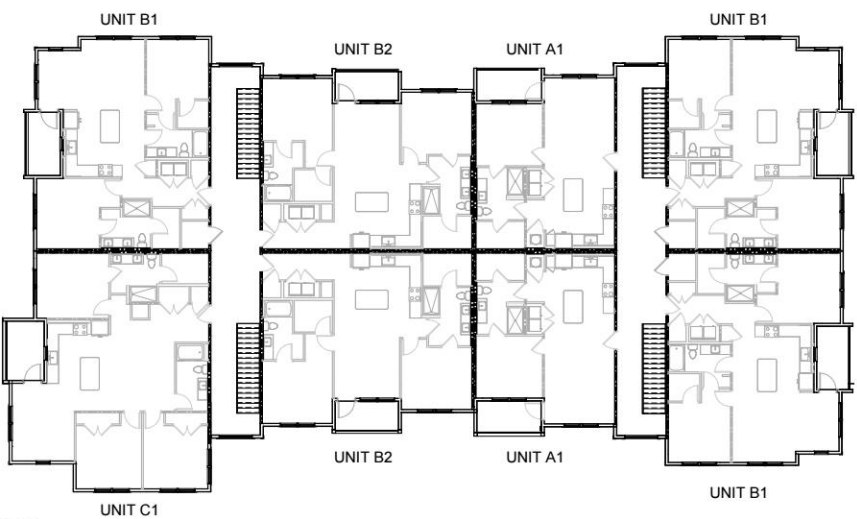
BASEMENT LEVEL



SECOND FLOOR



FIRST FLOOR



THIRD FLOOR

PLANS

UNIT MIX & BUILDING AREA

Rio Point Albemarle County, VA									
UNIT MATRIX - HUD SF									
Unit Type	Description	# of Units	Total Unit Type % Mix	Individual Unit % Mix	Unit HSF	Balcony SF	Unit GSF (HSF+BALC)	Unit Total HSF	Unit Total GSF
A1	1BR/1BA, in-line	107	36.3%	36.3%	785	77	862	83,995	92,234
				0.0%					
				0.0%					
				0.0%					
Subtotal		107			785	77	862	83,995	92,234
Avg A Unit SF					785	77	862		
B1	2BR/2BA, outside corner	115	50.8%	39.0%	1,196	77	1,273	137,540	146,395
B2	2BR/2BA, in-line	35		11.9%	1,170	72	1,242	40,950	43,470
				0.0%					
				0.0%					
Subtotal		150			2,366	149	2,515	178,490	189,865
Avg B Unit SF					1,190	76	1,266		
C1	3BR/2BA, outside corner	27	9%	9.2%	1,444	82	1,526	38,988	41,202
				0.0%					
Subtotal		27			1,444	82	1,526	38,988	41,202
Avg C Unit SF					1,444	82	1,526		
Townhouse 3 Story	3BR/2.5BA	6	3.7%	2.0%	1,844	84	1,928	11,064	11,568
Townhouse 2 1/2 Story	3BR/2.5BA	5		1.7%	1,844	84	1,928	9,220	9,640
				0.0%					
Subtotal		11			3,688	168	3,856	20,284	21,208
Avg TH Unit SF					1,844	84	1,928		
Totals		295	100%		8,283	476	8,759	321,757	344,959
Total Number of Type A Units		6							
Avg. Unit Size (based on HSF)			1891						

Rio Point Albemarle County, VA									
UNIT MATRIX - FUTURE BUILDING									
Unit Type	Description	# of Units	Total Unit Type % Mix	Individual Unit % Mix	Unit HSF	Balcony SF	Unit GSF (HSF+BALC)	Unit Total HSF	Unit Total GSF
A1	1BR/1BA, in-line	7	25.0%	25.0%	785	77	862	5,495	6,034
				0.0%					
				0.0%					
				0.0%					
Subtotal		7			785	77	862	5,495	6,034
Avg A Unit SF					785	77	862		
B1	2BR/2BA, outside corner	14	75.0%	50.0%	1,196	77	1,273	16,744	17,822
B2	2BR/2BA, in-line	7		25.0%	1,170	72	1,242	8,180	8,694
				0.0%					
				0.0%					
Subtotal		21			2,366	149	2,515	24,924	26,516
Avg B Unit SF					1,187	75	1,263		
C1	3BR/2BA, outside corner	0	0%	0.0%	1,444	82	1,526	0	0
				0.0%					
Subtotal		0			1,444	82	1,526	0	0
Avg C Unit SF					0	0	0		
Townhouse 3 Story	3BR/2.5BA	0	0.0%	0.0%	1,844	84	1,928	0	0
Townhouse 2 1/2 Story	3BR/2.5BA	0		0.0%	1,844	84	1,928	0	0
				0.0%					
Subtotal		0			3,688	168	3,856	0	0
Avg B Unit SF					0	0	0		
Totals		28	100%		8,283	476	8,759	30,429	32,550
Total Number of Type A Units		0							
Avg. Unit Size (based on HSF)			1087						

Building GSF		
Building Type B	First Floor	10,134
	Second Floor	10,134
	Third Floor	10,134
Total GSF (includes Amenity Total SF)		30,402

Building GSF		
Building Type C	First Floor	5,381
	Second Floor	10,594
	Third Floor	10,594
	Fourth Floor	10,594
Total GSF (includes Amenity Total SF)		37,163

Building GSF		
Building Type D	First Floor	5,381
	Second Floor	10,874
	Third Floor	10,874
	Fourth Floor	10,874
Total GSF (includes Amenity Total SF)		38,003

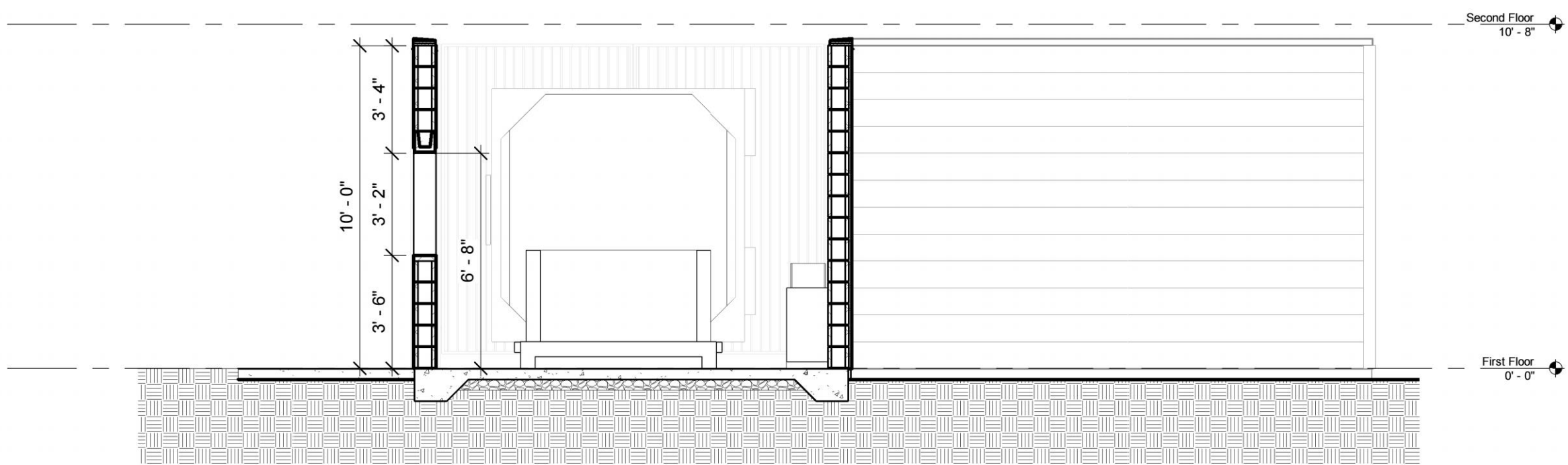
Building GSF		
TH - 3 STORY - 6 UNIT	First Floor	5,334
	Second Floor	5,334
	Third Floor	5,334
Total GSF (includes Amenity Total SF)		16,002

Building GSF		
TH - 2 1/2 STORY - 5 UNIT	First Floor	2,935
	Second Floor	4,435
	Third Floor	4,435
Total GSF (includes Amenity Total SF)		11,803

BUILDING TOTALS		
IN PROJECT	# of BLDGS	
	Building Type B	162,412
	Building Type C	74,326
	Building Type D	114,059
	TH - 3 Story - 6 Unit	16,002
	TH - 2 1/2 Story - 5 Unit	11,803
Total GSF (includes Amenity Total SF)		388,612

BUILDING TOTALS		
FUTURE BUILDING	# of BLDGS	
	Building Type B	0
	Building Type C	0
	Building Type D	1
	TH - 3 Story - 6 Unit	0
	TH - 2 1/2 Story - 5 Unit	0
Total GSF (includes Amenity Total SF)		38,003

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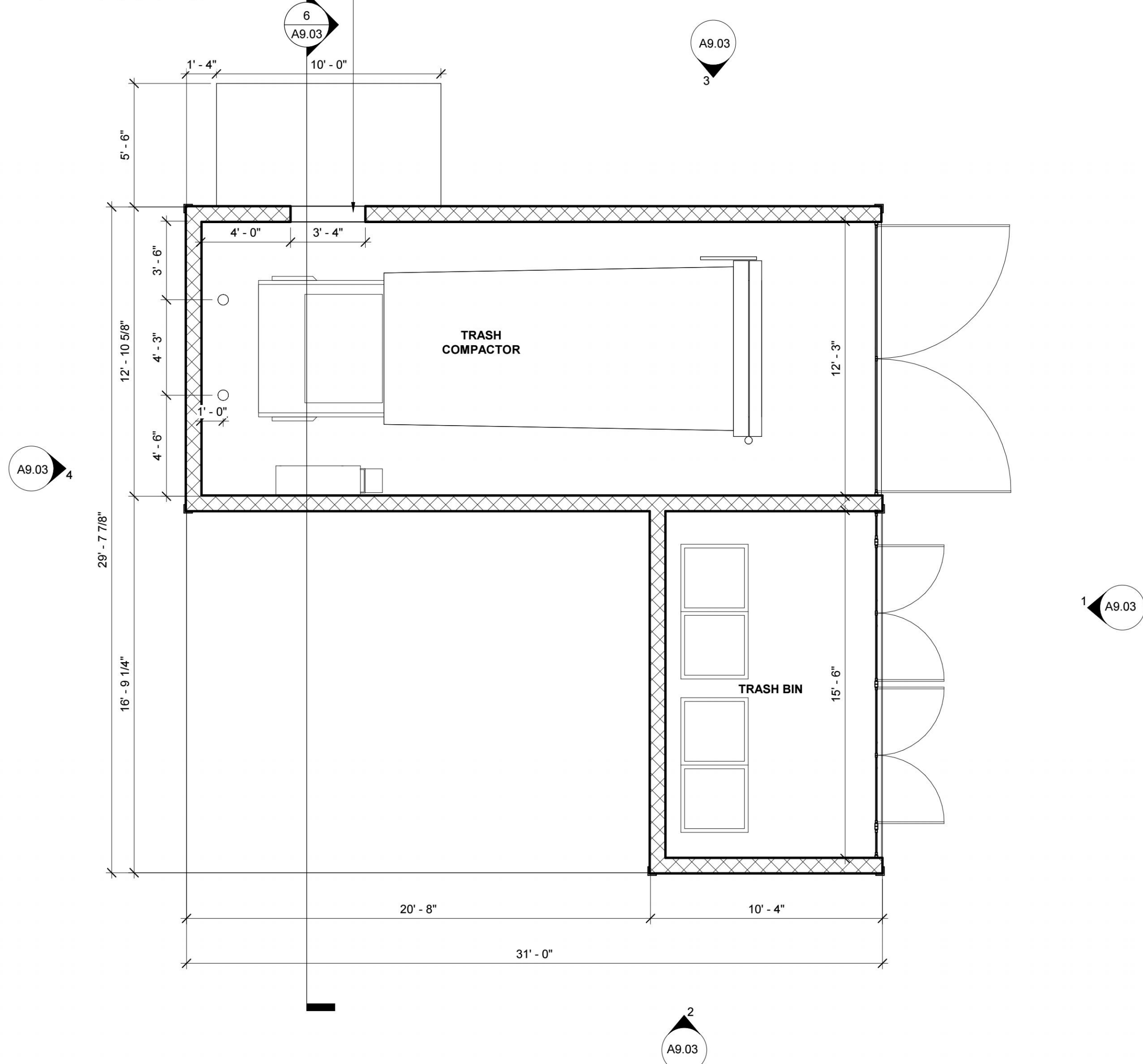


TRASH COMPACTOR_SECTION

6

1/4" = 1'-0"

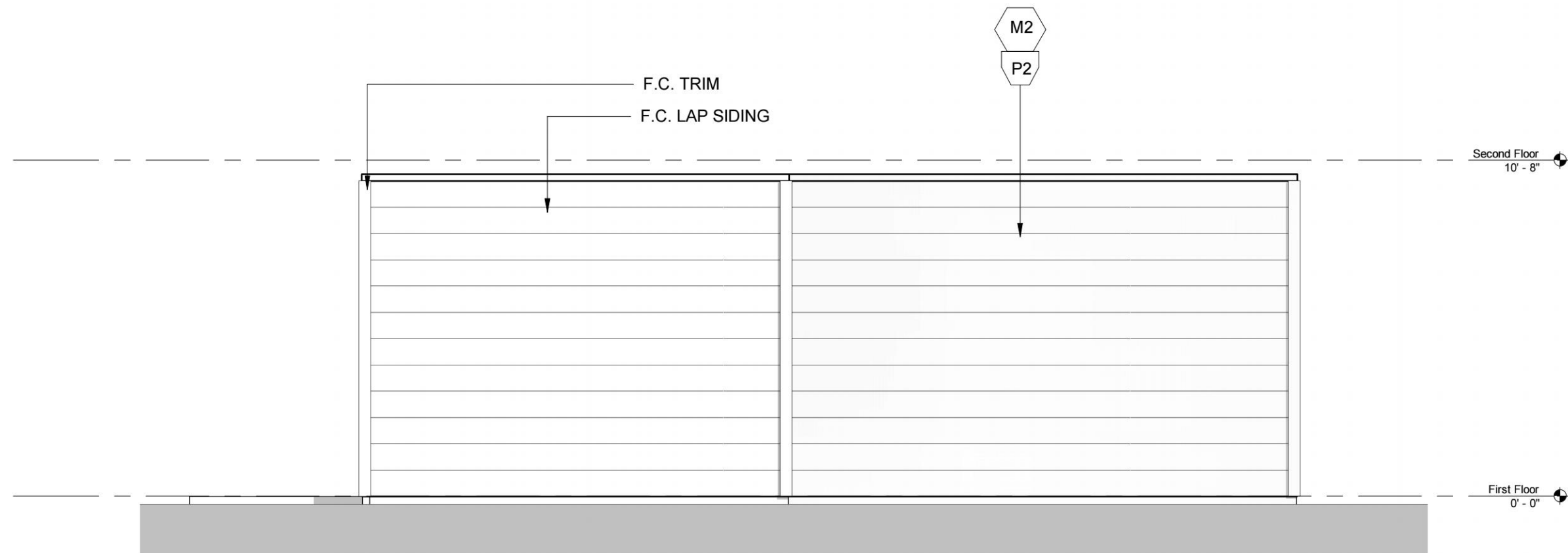
TRASH CHUTE TO DOOR AND
OPERABLE PARTS TO BE 48" MAX
AFF AND REQUIRE 5 POUNDS
OPERATING FORCE OR LESS



TRASH COMPACTOR_LAYOUT

5

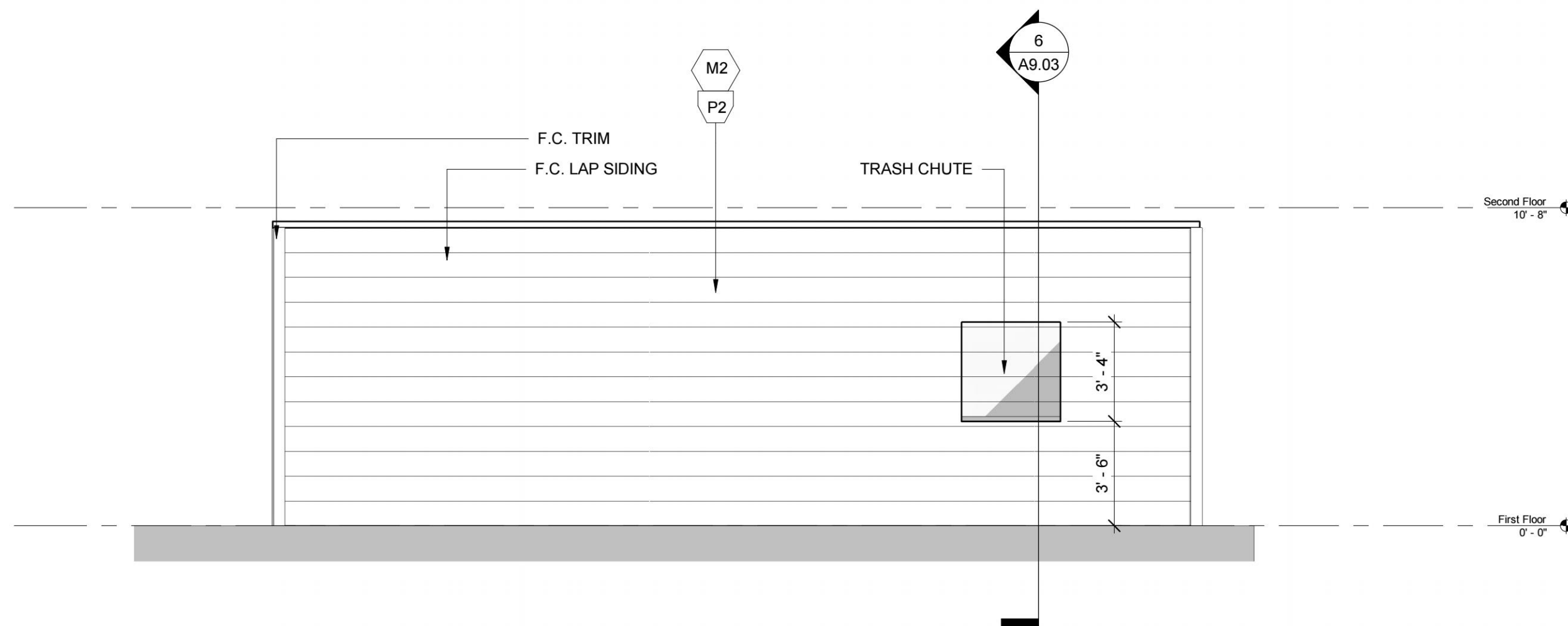
1/4" = 1'-0"



TRASH COMPACTOR_WEST ELEVATION

4

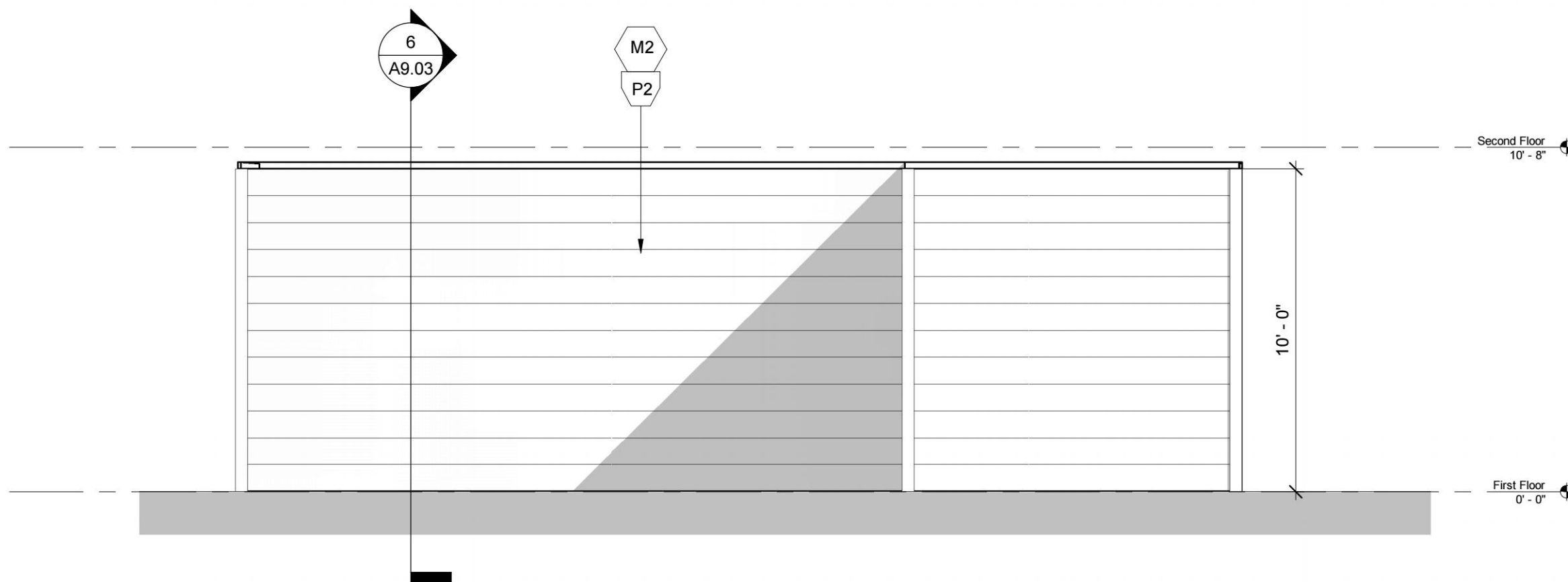
1/4" = 1'-0"



TRASH COMPACTOR_SOUTH ELEVATION

3

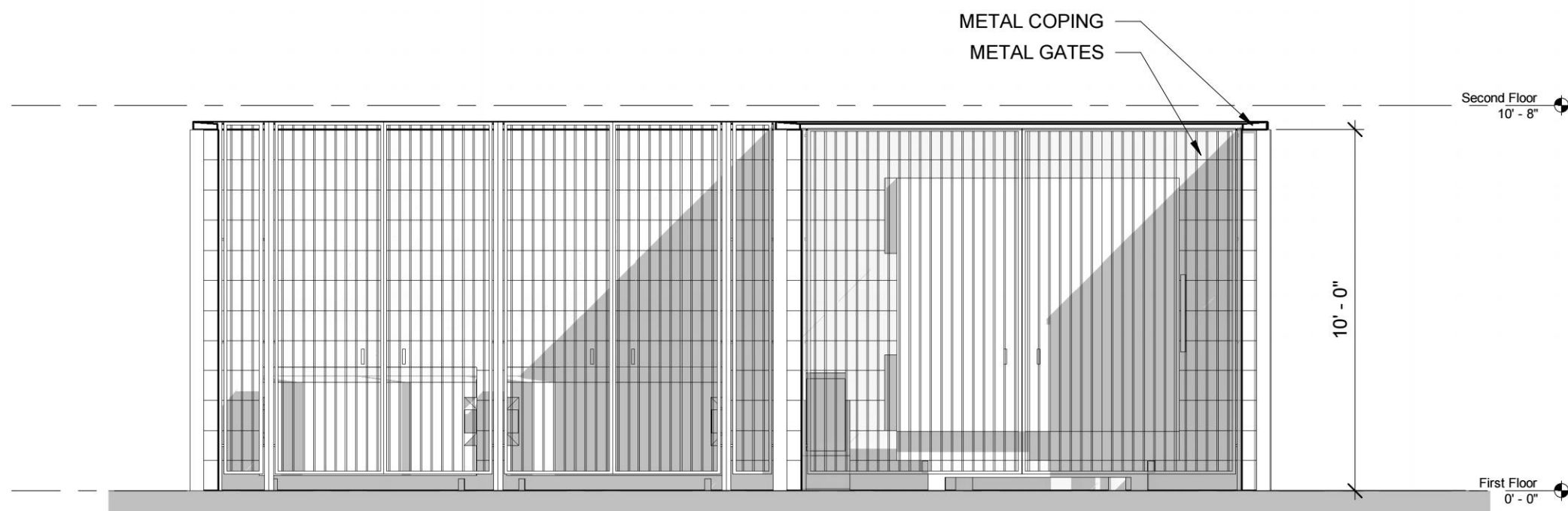
1/4" = 1'-0"



TRASH COMPACTOR_EAST ELEVATION

2

1/4" = 1'-0"



TRASH COMPACTOR_NORTH ELEVATION

1

1/4" = 1'-0"

GEN. NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL WIDTHS TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLAN FOR MASONRY LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER (6" EACH SIDE) AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP SYSTEM CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB. FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP.)
11. INSTALL STONE VENEER OVER 2 LAYERS OF MOISTURE BARRIER, DRAIN MAT & LATH.
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.
14. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

SYM. LEGEND

- XX DENOTES MATERIAL
- XX DENOTES WINDOW NUMBER (SEE SHEET AX-XX FOR SCHEDULE)

MATERIALS

- M1 BRICK VENEER, RUNNING BOND
- M2 FIBER CEMENT LAP SIDING
- M3 FIBER CEMENT PANEL
- M4 METAL FLAT SEAM ROOF
- M5 ARCHITECTURAL SHINGLE ROOF
- M6 PREFABRICATED METAL RAILING
- M7 PREFABRICATED METAL CANOPY
- M8 STUCCO FINISH
- M9 METAL COPING

PAINT COLORS

- P1 PAINT COLOR 1
- P2 PAINT COLOR 2
- P3 PAINT COLOR 3
- P4 PAINT COLOR 4

KEY PLAN

STONY POINT DEVELOPMENT GROUP
RIO POINT
ALBEMARLE COUNTY, VA

NOT FOR
CONSTRUCTION

DESIGN
DEVELOPMENT

PROJECT: **221074**
DATE: 06.13.2022
REVISIONS: DATE

DRAWN BY: CW: NS
CHECKED BY: JL

TRASH COMPACTOR
PLANS & ELEVATIONS

A9.03

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THANK YOU

PRESENTED BY: Cline Design