

RIO POINT

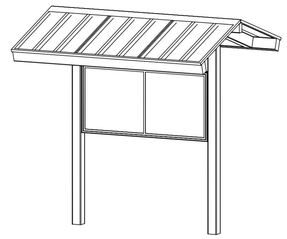
MASTER PLAN

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



BETA

poligon®



PROJECT:

LOCATION:

BUILDING TYPE: SSG 8x9

ROOF TYPE: MULTI-RIB

DRAWING LIST:

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2	STRUCTURAL FRAMING PLAN
3	COLUMN LAYOUT

FABRICATOR APPROVALS:
CITY OF PHOENIX, AZ APPROVED FABRICATOR #CO8-2010
CITY OF LOS ANGELES, CA APPROVED FABRICATOR #1596
CITY OF RIVERSIDE, CA APPROVED FABRICATOR #SPO6-0033
CITY OF HOUSTON, TX APPROVED FABRICATOR #470
CLARK COUNTY, NV APPROVED FABRICATOR #204
STATE OF UTAH APPROVED FABRICATOR 02008-14

CERTIFICATES:
MIAMI DADE COUNTY CERTIFICATE OF COMPETENCY NO. 16-1025.01
PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

MATERIALS:

DESCRIPTION	ASTM DESIGNATION
TUBE STEEL	A500 (GRADE B)
SCHEDULE PIPE	A53 (GRADE B)
RMT PIPE	A519
LIGHT GAGE COLD FORMED	A1003 (GRADE 50)
STRUCTURAL STEEL PLATE	A36
ROOF PANELS (STEEL)	A653

GENERAL NOTES:
UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. POLIGON MUST BE CONTACTED IF ANYTHING ELSE IS TO BE ATTACHED TO THIS STRUCTURE (WALLS, COLUMN WRAPS, RAILINGS, ETC.) SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.

UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED ASSUMING A 20' SEPARATION BETWEEN ANY ADJACENT STRUCTURE WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE HEIGHT OF THIS STRUCTURE. IF THAT SEPARATION DOES NOT EXIST, POLIGON MUST BE CONTACTED SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.

STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL.

ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY CERTIFIED WELDERS AND CONFORMS TO THE LATEST EDITION OF AWS D1.1 OR D1.3 AS REQUIRED.

PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS FOR POSSIBLE SUBSTITUTIONS.

FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT THE PRIMARY FRAME INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.

FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS ERECTED.

STOP!!
NOT FOR CONSTRUCTION
I.USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

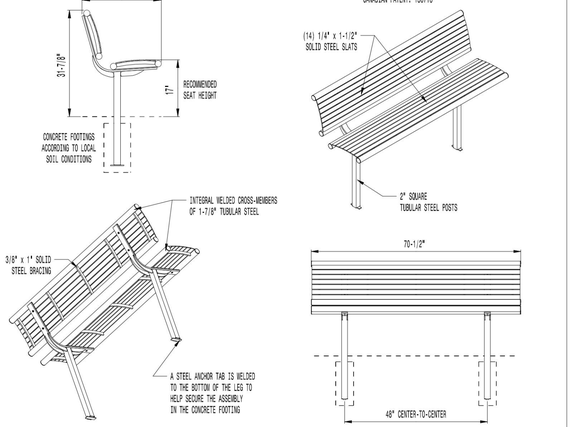
DRAWING: COVER SHEET
SCALE: 1:30
REV LEVEL: A
(616)399-1963
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by PORTERCORP
SHEET: CS

VICTOR STANLEY, INC.®
Manufacturers of Quality Site Furnishings since 1962

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL (301) 855-6600 - FAX (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

* ALL DIMENSIONS ARE IN INCHES *

THIS PRODUCT IS COVERED BY THE FOLLOWING US PATENT: D585,209 S
CANADIAN PATENT: 130716



AVAILABLE OPTIONS:
POWDER COATING
15 STANDARD COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
MOUNTING
STANDARD SURFACE AND IN-GROUND(AS SHOWN)

LENGTHS
STANDARD 4'
STANDARD 6' LENGTH SHOWN
STANDARD 8'

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. FOR HIGH SALT ABSERVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
6. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

FBF-50
STREETSITES SERIES™
STANDARD HORIZONTAL STEEL SLAT CONTOURED BENCH
SHOWN: STANDARD 6-FOOT LENGTH
STANDARD IN-GROUND MOUNT

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REV. 8/9/10 DRAWN R.J.C. 2010-125

RIO POINT

TRAILHEAD ENLARGEMENT

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



RIO POINT

TRAILHEAD PERSPECTIVE RENDERING

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



RIO POINT

PERSPECTIVE RENDERING - NORTH BOUND RIO RD E.

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



RIO POINT

PERSPECTIVE RENDERING - NORTH BOUND RIO RD E. - NO LANDSCAPING

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



RIO POINT

PERSPECTIVE RENDERING - SOUTH BOUND RIO RD E.

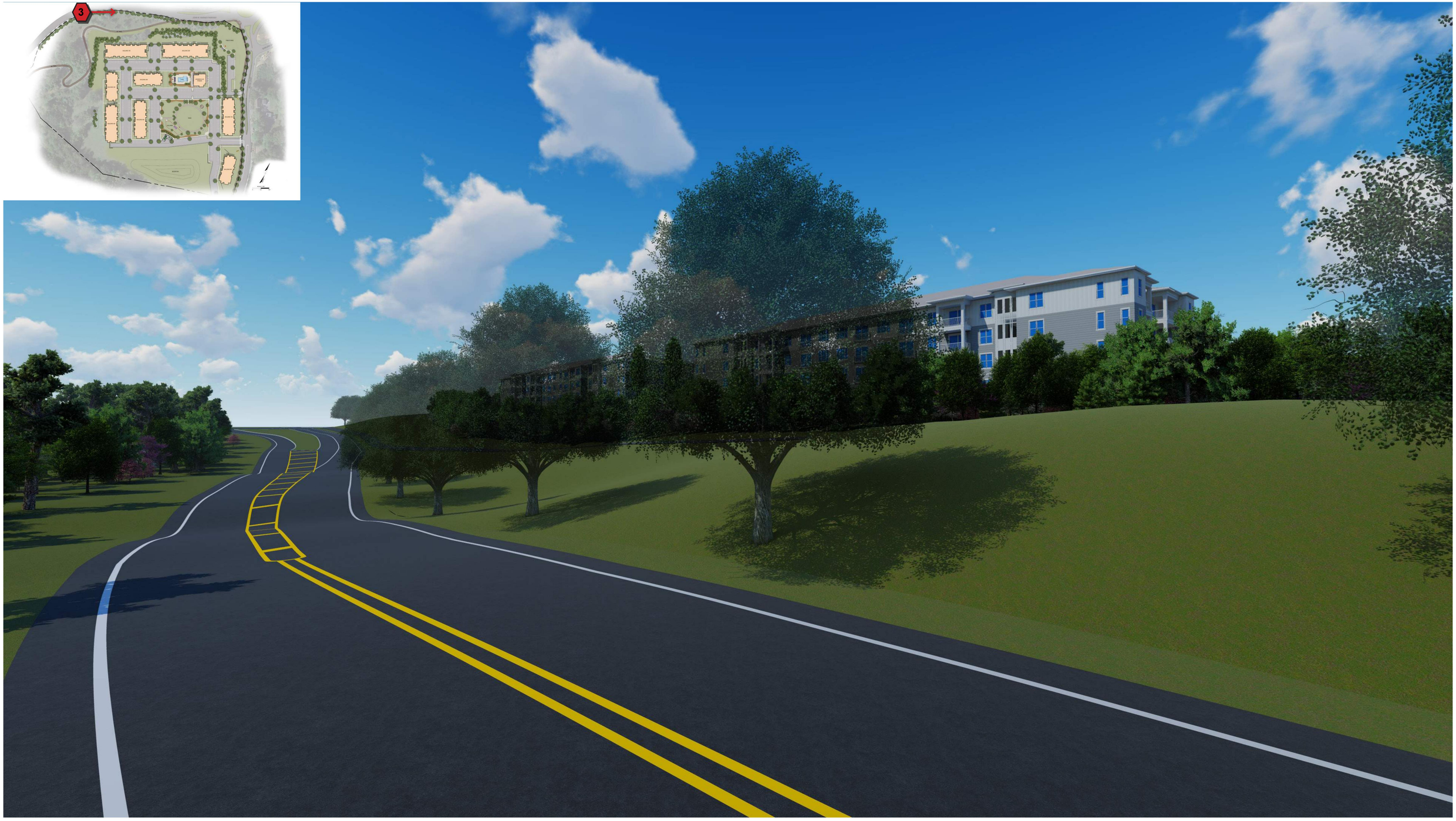
TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



RIO POINT

PERSPECTIVE RENDERING - SOUTH BOUND RIO RD E. - NO LANDSCAPING

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



RIO POINT

PERSPECTIVE RENDERING - NORTH BOUND JOHN W. WARNER PARKWAY

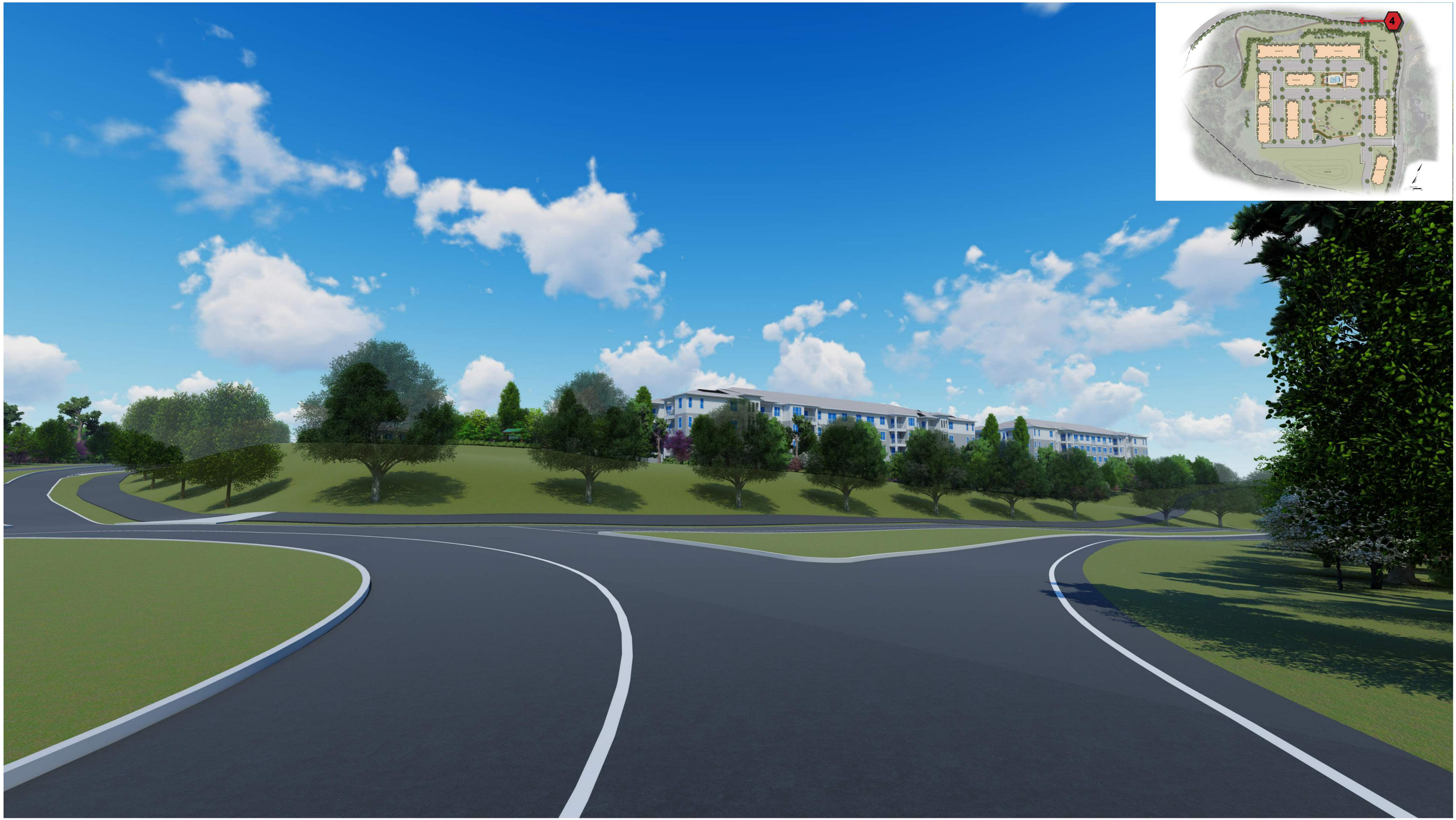
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PERSPECTIVE RENDERING - NORTH BOUND JOHN W. WARNER PARKWAY - NO LANDSCAPING

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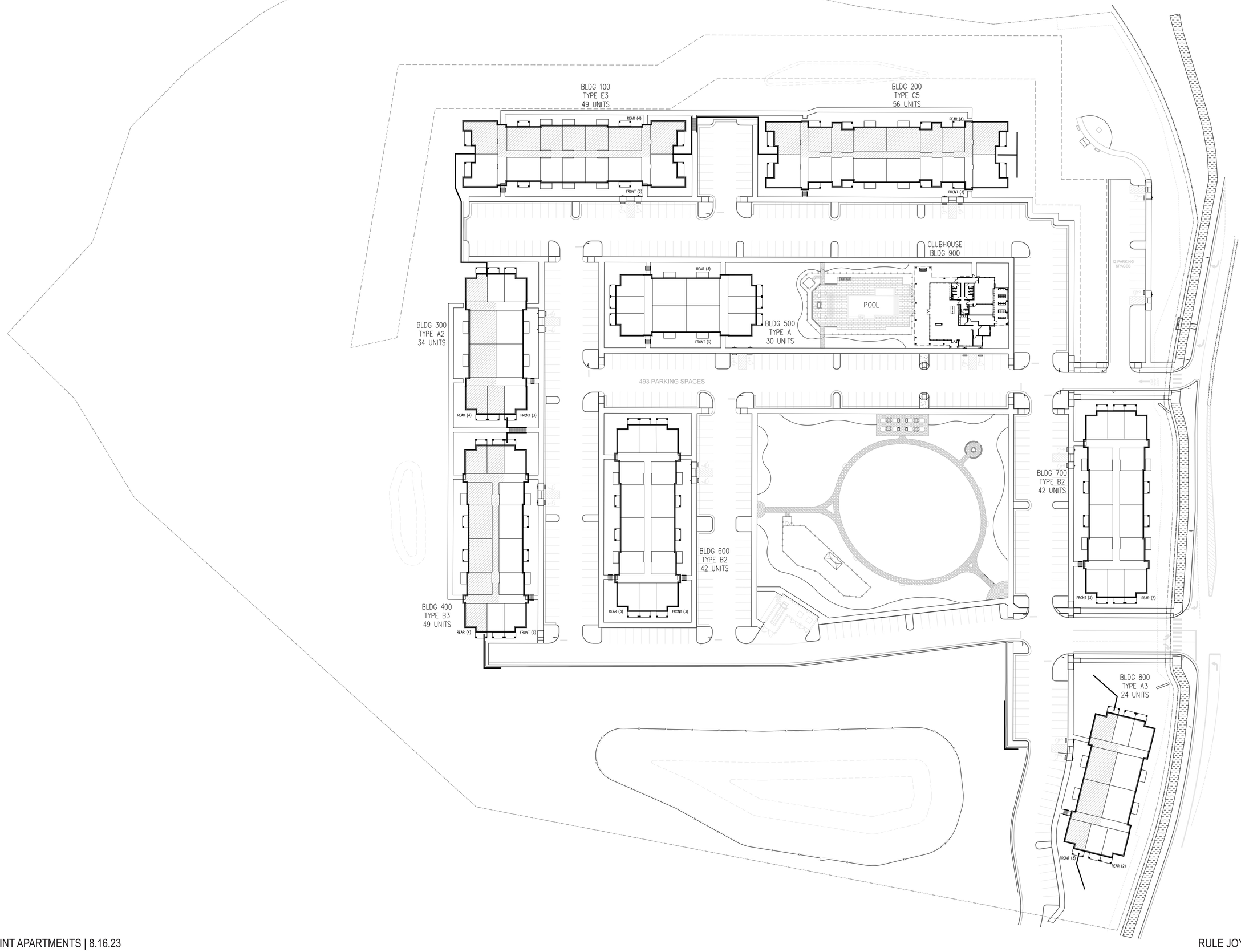


RIO POINT

PERSPECTIVE RENDERING - SOUTH BOUND JOHN W. WARNER PARKWAY - NO LANDSCAPING

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SITE PLAN


BLDG 100
TYPE E3
49 UNITS
REAR (4)
FRONT (3)
BLDG 200
TYPE C5
56 UNITS
REAR (4)
FRONT (3)
CLUBHOUSE
BLDG 900
REAR (3)
FRONT (3)
POOL
BLDG 500
TYPE A
30 UNITS
12 PARKING
SPACES
BLDG 300
TYPE A2
34 UNITS
REAR (4)
FRONT (3)
493 PARKING SPACES
BLDG 600
TYPE B2
42 UNITS
REAR (3)
FRONT (3)
BLDG 700
TYPE B2
42 UNITS
FRONT (3)
REAR (3)
BLDG 400
TYPE B3
49 UNITS
REAR (4)
FRONT (3)
BLDG 800
TYPE A3
24 UNITS
FRONT (3)
REAR (2)

CLUBHOUSE

CLUBHOUSE

CORNER VIEW



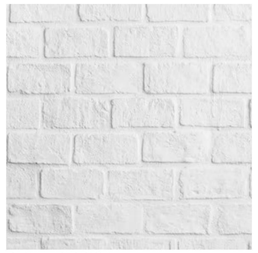
CLUBHOUSE

ELEVATIONS

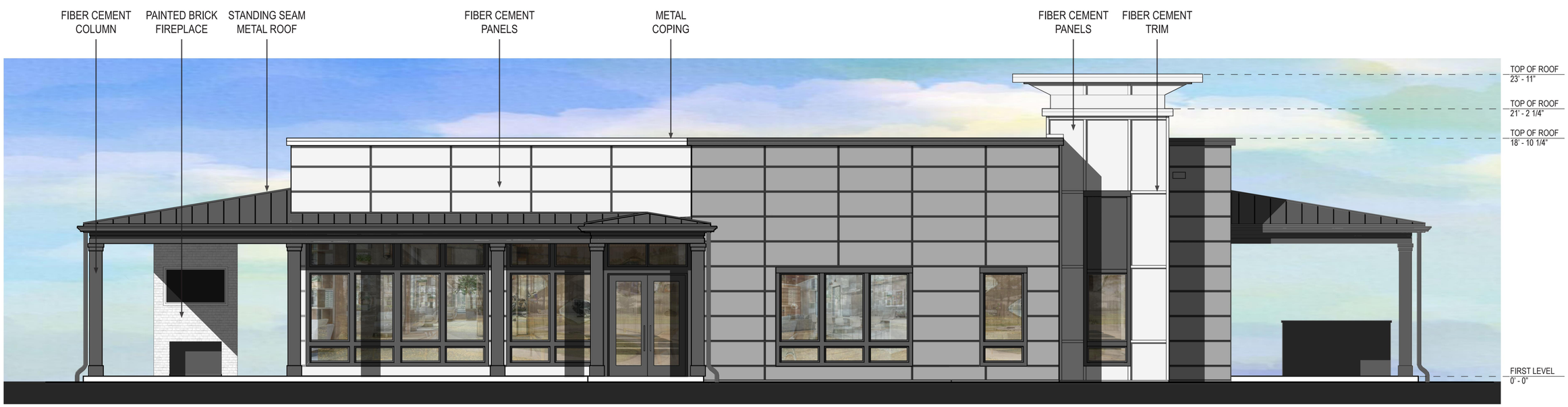
MATERIALS PALETTE


STANDING SEAM METAL ROOF

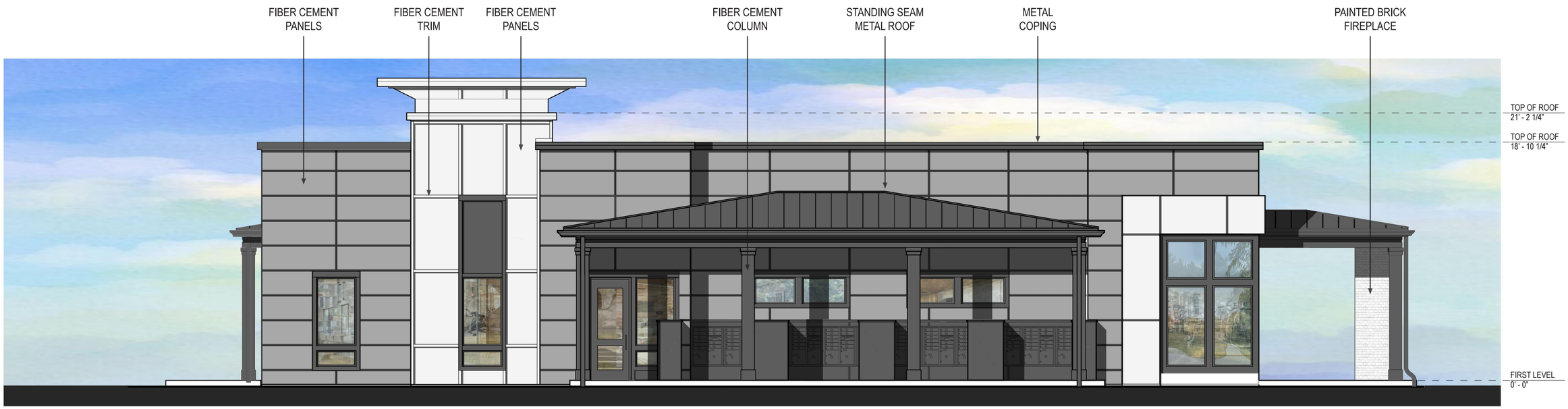

FIBER CEMENT PANEL W/ REVEALS


PAINTED BRICK

FIBER CEMENT PANEL



WEST ELEVATION



SOUTH ELEVATION

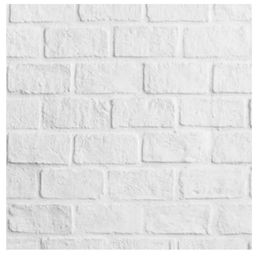
CLUBHOUSE

ELEVATIONS

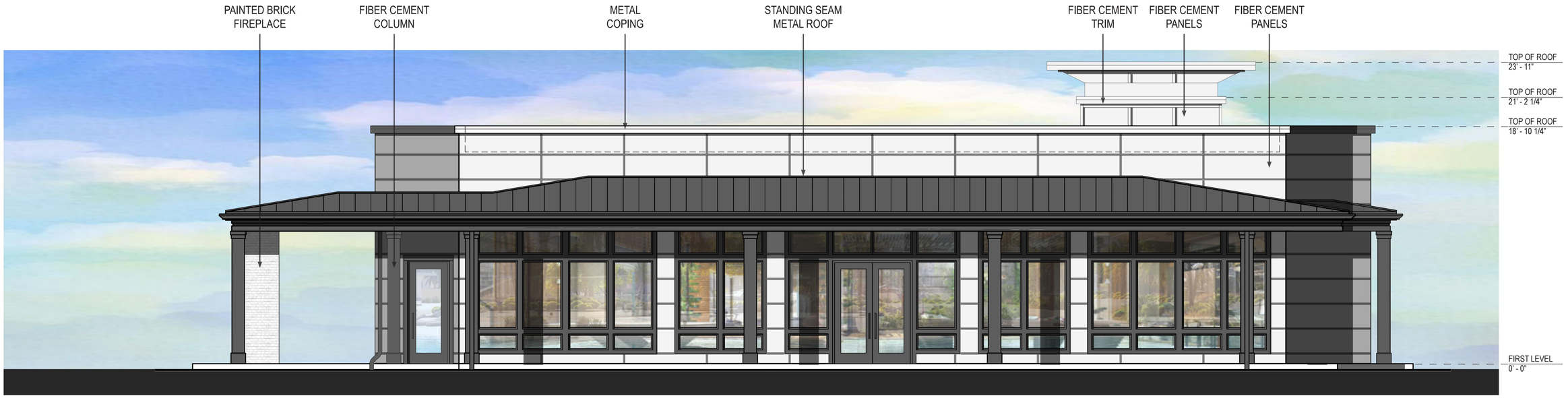
MATERIALS PALETTE


STANDING SEAM METAL ROOF


FIBER CEMENT PANEL W/ REVEALS


PAINTED BRICK

FIBER CEMENT PANEL



NORTH ELEVATION



EAST ELEVATION

APARTMENTS

BUILDING B2

PERSPECTIVE



BUILDING B2

AXO



BUILDING E3

ELEVATIONS

MATERIALS PALETTE


ASPHALT SHINGLE


VERTICAL B&B


HORIZONTAL SIDING


SHAKE SIDING



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

BUILDING C5

ELEVATIONS

MATERIALS PALETTE


ASPHALT SHINGLE

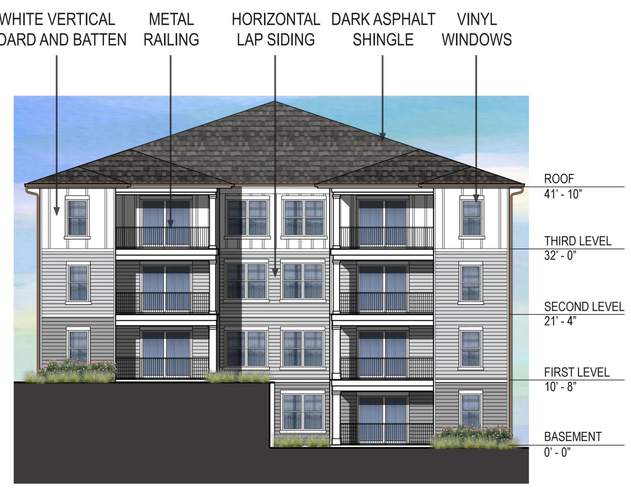

VERTICAL B&B


HORIZONTAL SIDING


SHAKE SIDING



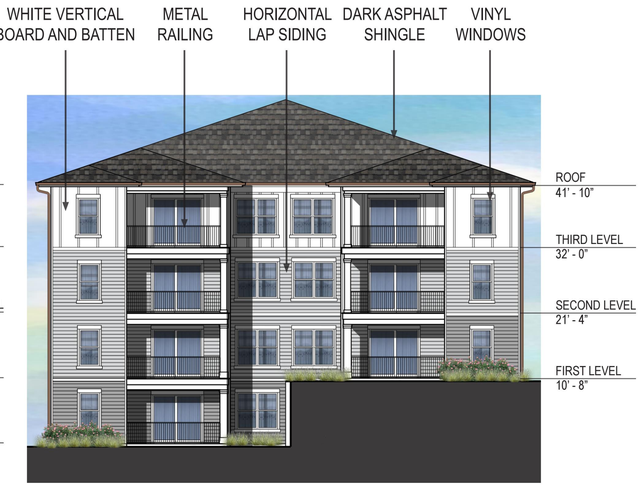
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

BUILDING A2

MATERIALS PALETTE


ASPHALT SHINGLE

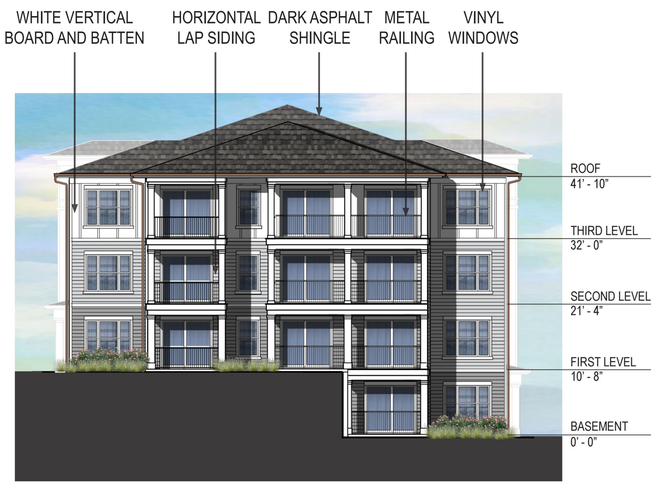

VERTICAL B&B


HORIZONTAL SIDING


SHAKE SIDING



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

BUILDING B3

ELEVATIONS

MATERIALS PALETTE


ASPHALT SHINGLE


VERTICAL B&B


HORIZONTAL SIDING


SHAKE SIDING



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

BUILDING A

ELEVATIONS

MATERIALS PALETTE


ASPHALT SHINGLE


VERTICAL B&B


HORIZONTAL SIDING


SHAKE SIDING



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

BUILDING B2

ELEVATIONS

MATERIALS PALETTE


ASPHALT SHINGLE


VERTICAL B&B


HORIZONTAL SIDING


SHAKE SIDING



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

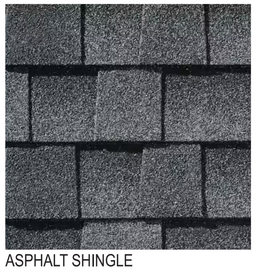


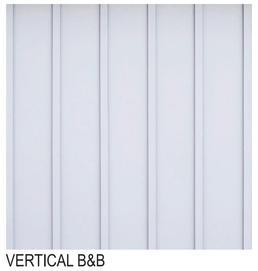
LEFT ELEVATION

BUILDING A3

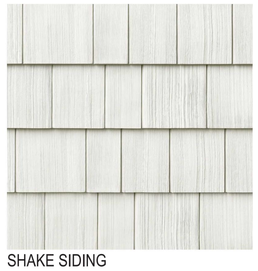
ELEVATIONS

MATERIALS PALETTE


ASPHALT SHINGLE


VERTICAL B&B


HORIZONTAL SIDING


SHAKE SIDING



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

THANK YOU