

A. Project Description This project is located within the boundaries of the Stonefield development in Albemarle County bordered by Hydraulic Road to the West / Southwest and Route 29 to Swanson Drive to the East / Southeast. Access will be provided from Swanson Drive to what is an existing portion of the parking for the Stonefield development adjacent to the Regal Stonefield Movie Theater. The site to be developed is currently vacant.

This is a new building that will be constructed by the Owner / Landlord for a Tenant - the Veterinary Emergency Group (VEG). Typical functionality of VEG buildings includes emergent care services for pet animals of all kinds but typically cats and dogs. Expected operation hours will be 24 hours a day and seven days a week including holidays.

B. Compatibility with the Surrounding Area The proposed project aims to have a massing and material aesthetic that reflects the surrounding context of the Stonefield commercial development. The building provided will be a warm, dark shell to be fit-out by the Tenant upon completion. The facility will be designed to meet 2010 ADAAG requirements for the site and building access. Exterior materials will consist mainly of Exterior Insulation and Finishing System (EIFS) and Cultured Stone Veneer with accents of Fiber Cement lap siding and Composite wood siding. The storefront will be Anodized Black in color. The building entrance and canopy will be constructed and scaled as other nearby business storefronts. All materials and material colors provided have been selected from products and colors that are already currently installed throughout the Stonefield commercial development evoking a complementary appearance.

C. Response to Site Context Several site design features will respond to the sloping site as well as screen VEG functions from Hydraulic Road and the residential areas across from the road. A pet-relief area with synthetic grass surrounded by a specialized picket fence will be located at the rear of the building. The picket fence design separating the pet-relief area has a residential scale, providing an screen appropriate in scale and style for the surrounding context.

A Segmental Block retaining wall is designed to surround the building on three sides and at its top will have a 6'-4" height above the finished floor of the building. This will provide acoustical isolation for the pet relief area in the back of the building that is required by the County per Sec. 18-5.1.11(a). The product specified for the Segmental Block will be the same product installed at the Maximilian at Stonefield Apartments building within the overall development site. Existing trees provide further screening at the rear of the building. Sidewalks will be provided around a majority of the perimeter of the building.

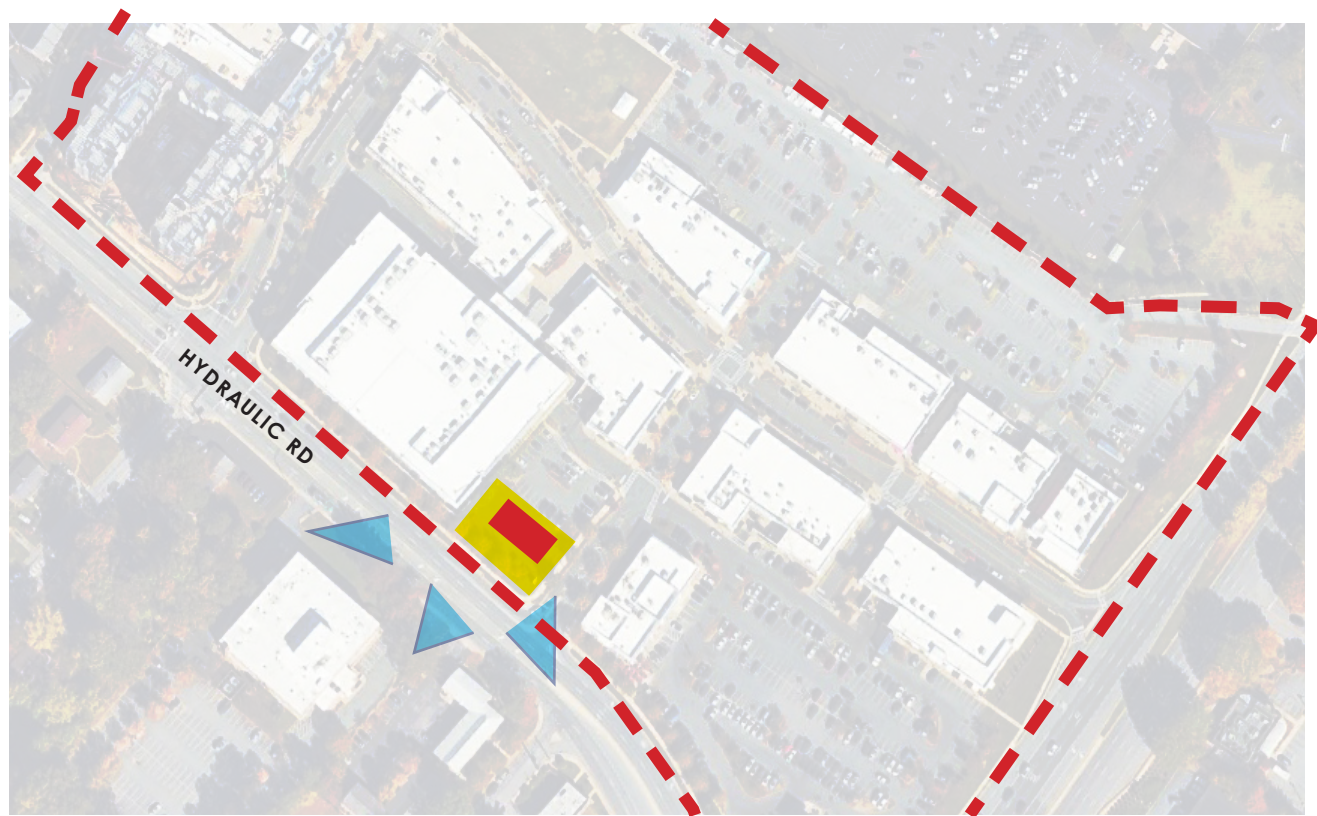
D. General Construction The building will be constructed as a Type IIB, non-

combustible, unprotected structure made of steel superstructure and concrete foundations. The exterior walls will be constructed of Cold-Formed Metal Framing of varying sizes and will be insulated to meet or exceed minimum requirements of the VECC.

The building will be designed to meet the current VUSBC for code compliance including the 2021 Virginia Construction Code and 2021 Virginia Energy Efficiency Code. Exterior walls will be constructed to meet or exceed the minimum requirements for insulation. The storefront will be thermally broken and glazing will meet or exceed minimums required for U-Factor and SHGC for energy efficient operation of the building, specified as Guardian SunGuard SuperNeutral SN54 1" Thick Insulated Low-E Glazing with Argon Gas. A low-albedo (white) roof will help to reduce energy usage in the summer further enhancing energy efficiency.

Above the entrance will be a suspended canopy with Black painted steel support members and tie backs and Composite Wood siding infill, with a White EPDM roof membrane. The roof will be a White EPDM membrane utilizing sloped structure and sloped insulation to shed rain. Rainwater from the roof will be drained by external gutters and downspouts that will route stormwater to underground piping connected to those existing on the site.

Exterior lighting mounted on the exterior walls will be Lithonia Lighting ARC LED down-only luminaires, full shield finish to match the storefront finish in dark bronze. Under-canopy lighting will be an outdoor LED cast flush mount light, also in a dark bronze finish. Exterior lighting lumens will be at least 3000 lumens, color temperature to match the existing and previously approved lamp posts.



VIEW OF SITE FROM HYDRAULIC RD NORTHBOUND



VIEW OF SITE FROM ACROSS HYDRAULIC RD



VIEW OF SITE FROM HYDRAULIC RD SOUTHBOUND



1 | TORCHY'S TACOS AND LENS CRAFTERS



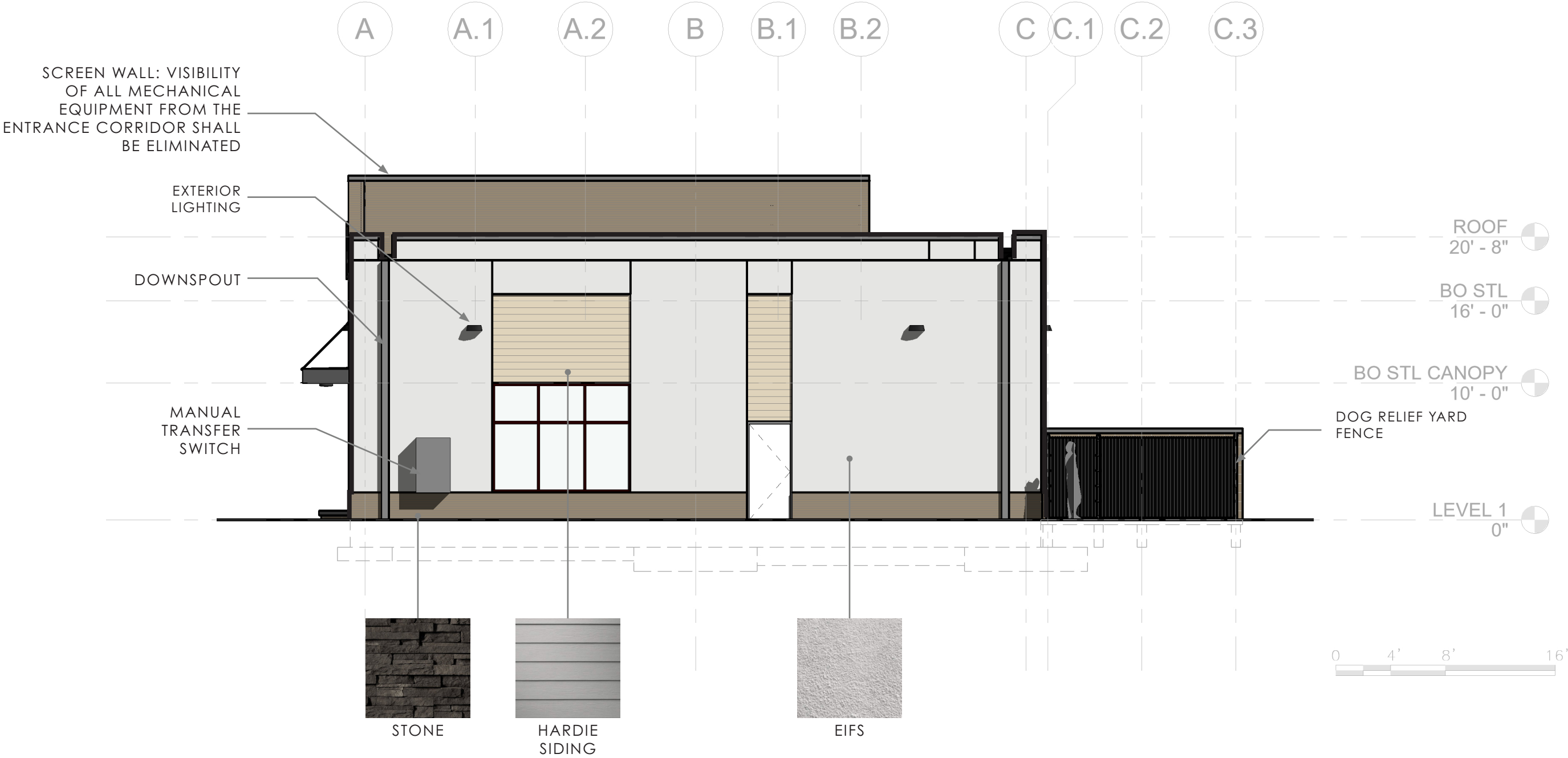
2 | ORVIS



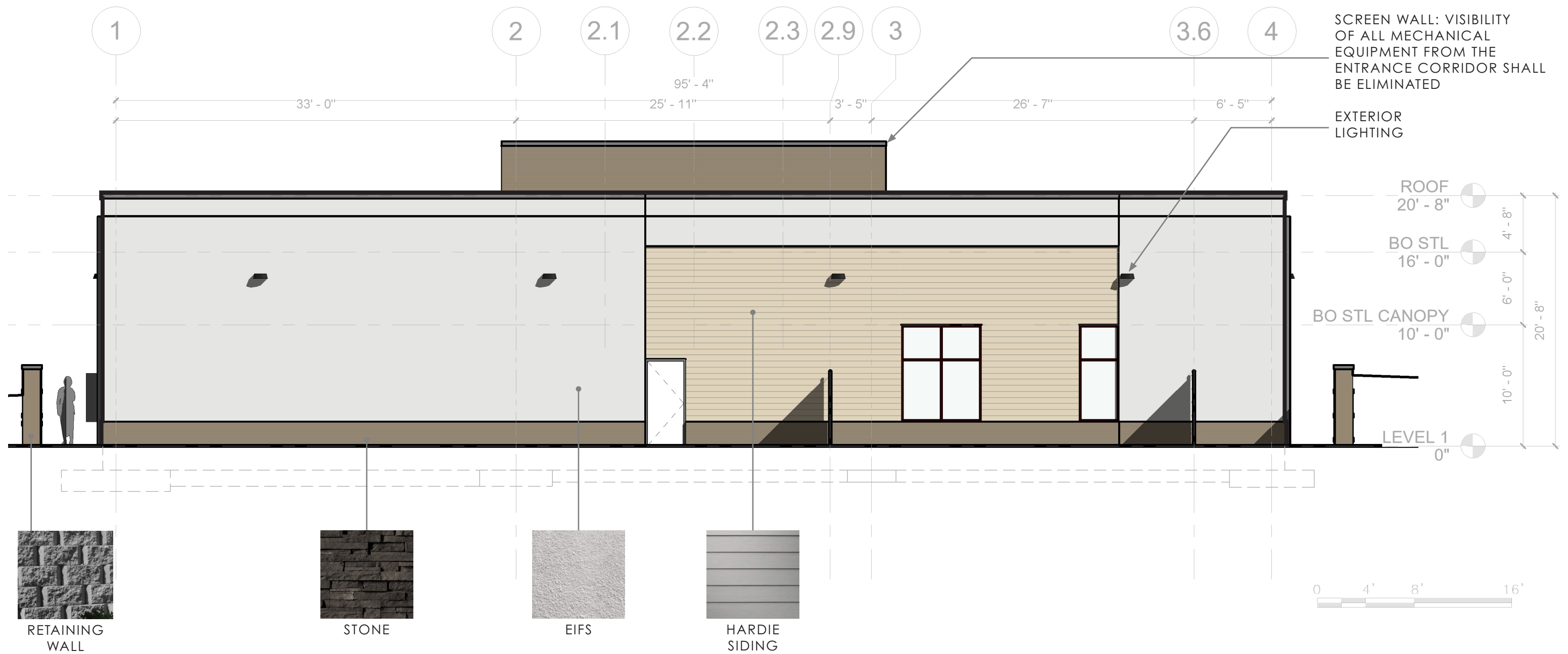
3 | LL. BEAN



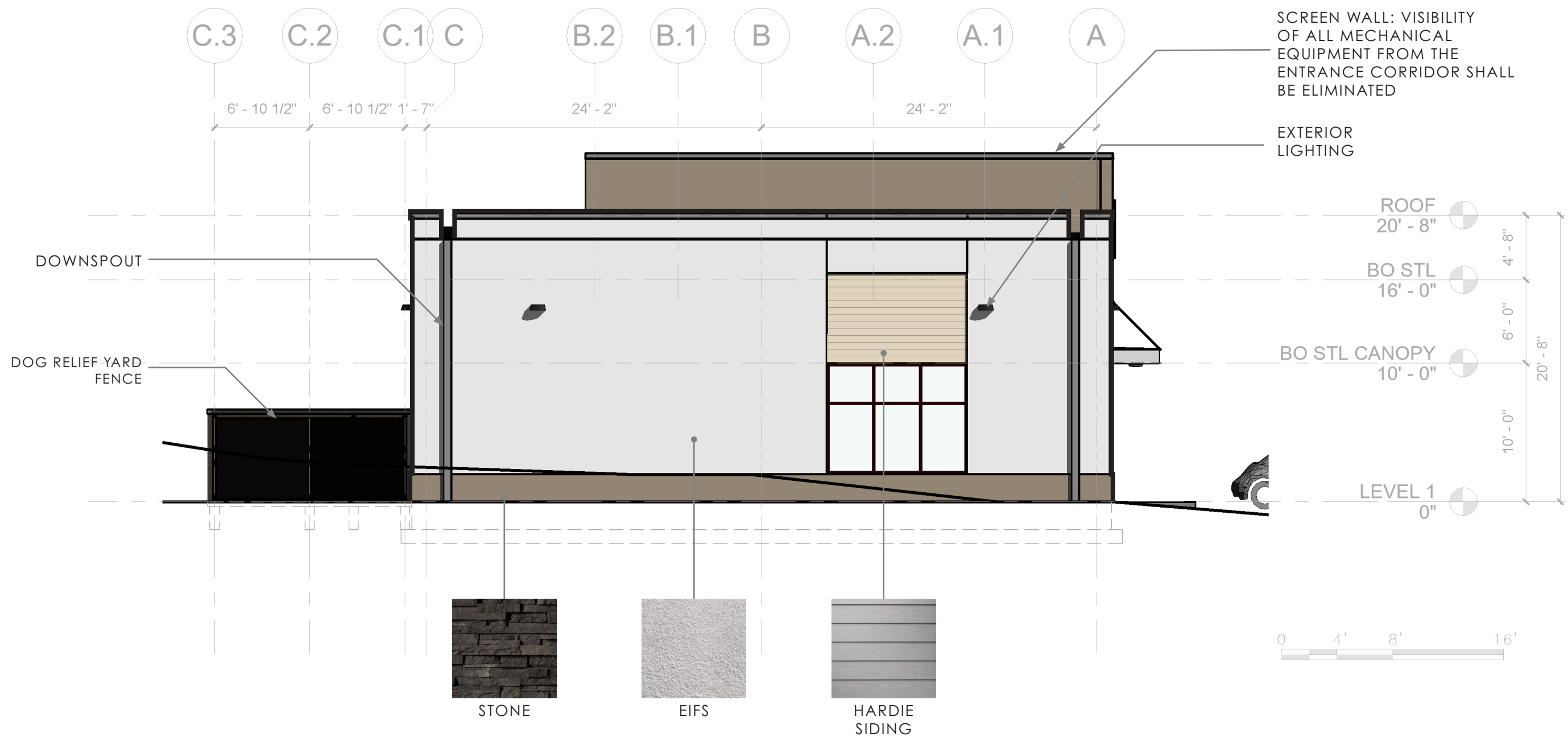
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION - ALONG HYDRAULIC ROAD



EAST ELEVATION - ALONG SWANSON DRIVE



CULTURED STONE
PRO-FIT ALPINE LEDGESTONE | DARK RIDGE



EIFS SIDING
PAINTED IN PPG DELICATE WHITE 518-1



HARDIE PANEL FIBER CEMENT BOARD
6" EXPOSURE WITH 3/4" ALUMINUM REVEAL TRIM



FIBERON WILDWOOD COMPOSITE WOOD
CLADDING | COLOR TO MATCH CONTEXT



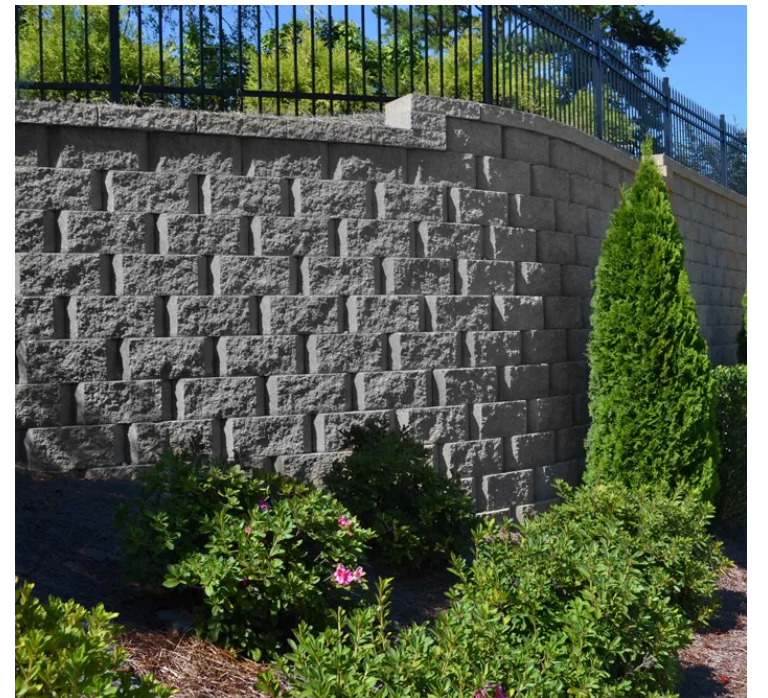
COMPOSITE WOOD ENTRANCE CANOPY WITH
C-CHANNEL STEEL FRAME PAINTED TO MATCH
STOREFRONT



BRONZE ALUMINUM STOREFRONT | GLAZING
GUARDIAN SUNGUARD SUPERNEUTRAL SN54
LOW-E GLAZING WITH ARGON GAS



ALUMINUM CHANNEL SIGNAGE COORDINATED
WITH BRAND - ALL SIGNS WILL REQUIRE A
SEPARATE PERMIT AND WILL BE REVIEWED BY
COUNTY STAFF FOR APPROPRIATENESS.



RIDGEROCK PLUS RETAINING WALL WITH
STANDARD CAP | EASTERN GRAY



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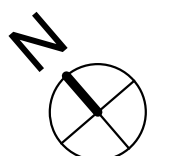
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Hydraulic Road & Swanson Drive
Charlottesville, VA 22901

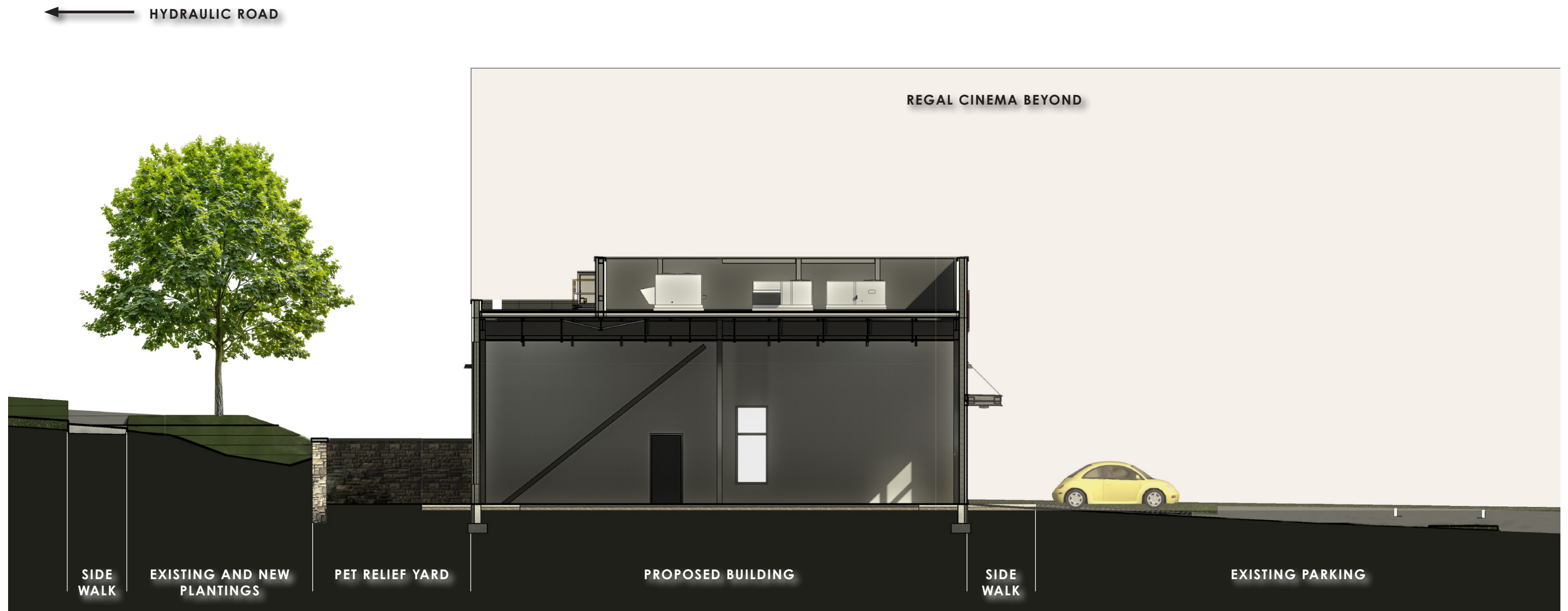
FLOOR PLAN - LEVEL 1

A-101

Scale	1/8" = 1'-0"
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A1 FLOOR PLAN
A-101 1/8" = 1'-0"





EXISTING APPROACH - NORTHBOUND HYDRAULIC ROAD



PROPOSED APPROACH - NORTHBOUND HYDRAULIC ROAD



EXISTING VIEW ACROSS HYDRAULIC ROAD



PROPOSED VIEW ACROSS HYDRAULIC ROAD





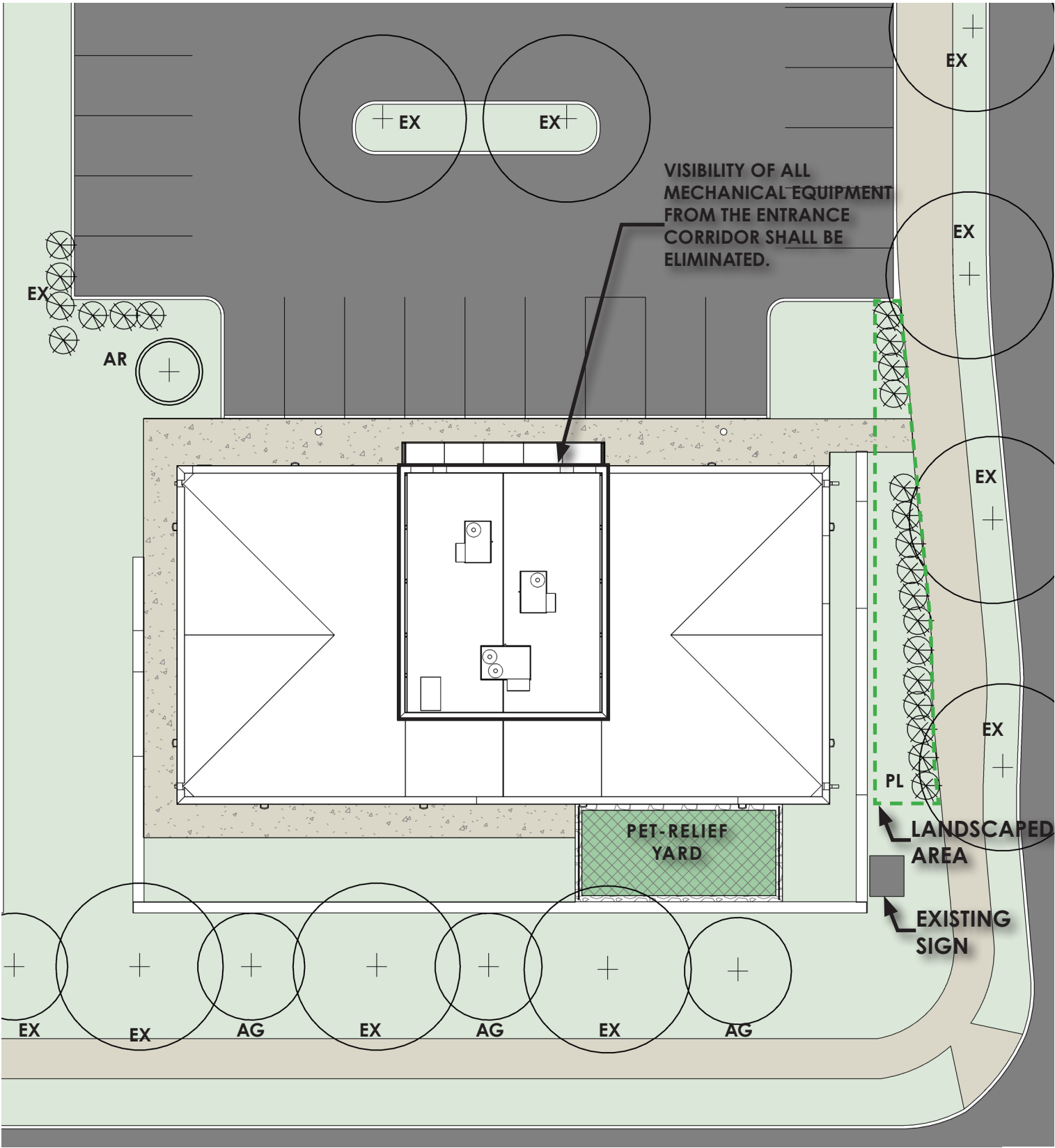
AERIAL



ENTRANCE - FROM SWANSON DRIVE



ENTRANCE - FROM NORTH



County of Albemarle
Conservation Plan Checklist - To be placed on Landscape Plans
(Handbook, pp 111-284-111-297 for complete specifications)

- The following items shall be shown on the plan:**
 - ☑ Trees to be saved;
 - ☑ Limits of clearing (outside dripline of trees to be saved);
 - ☑ Location and type of protective fencing;
 - ☑ Grade changes requiring tree wells or walls;
 - ☑ Proposed trenching or tunneling beyond the limits of clearing.
- Markings:**
 - ☑ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
 - ☑ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
- Pre-Construction Conference:**
 - ☑ Tree preservation and protection measures shall be reviewed with the contractor on site.
- Equipment Operation and Storage:**
 - ☑ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
- Soil Erosion and Stormwater Detention Devices:**
 - ☑ Such devices shall not adversely affect trees to be saved.
- Fires:**
 - ☑ Fires are not permitted within 100 feet of the dripline of trees to be saved.
- Toxic Materials:**
 - ☑ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
- Protective Fencing:**
 - ☑ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
 - ☑ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
- Tree Walls:**
 - ☑ When the ground level must be raised within the dripline of a tree to be saved, a tree wall shall be provided and a construction detail submitted for approval.
- Tree Wells:**
 - ☑ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.
- Trenching and Tunneling:**
 - ☑ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
- Cleanup:**
 - ☑ Protective fencing shall be the last items removed during the final cleanup.
- Damaged Trees:**
 - ☑ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

Adam Schwartz 03/17/2026
OWNER SIGNATURE (DATE)

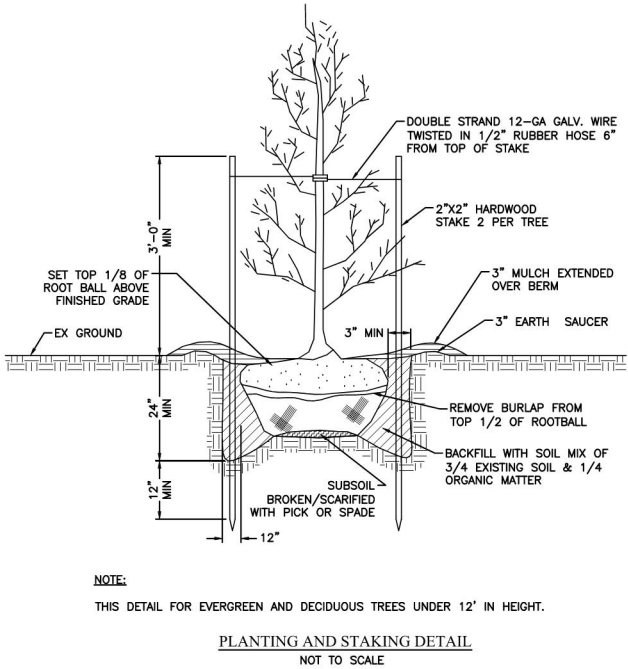
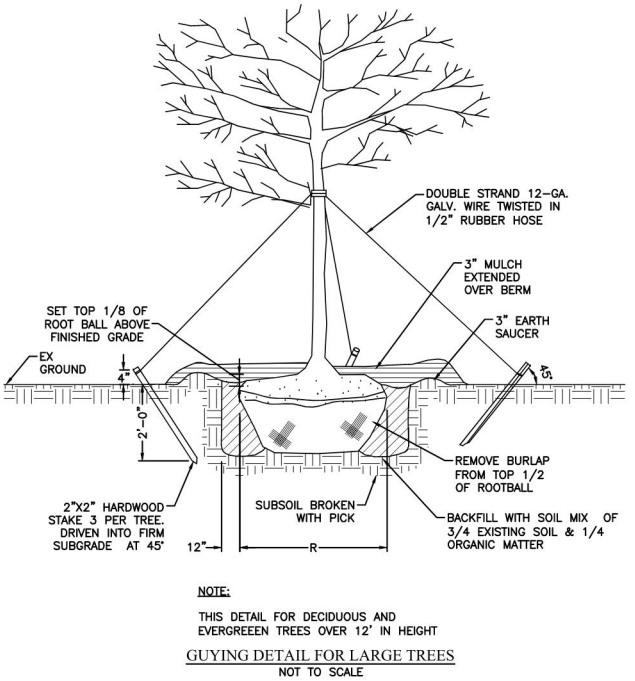
CONTRACT PURCHASER SIGNATURE (DATE)

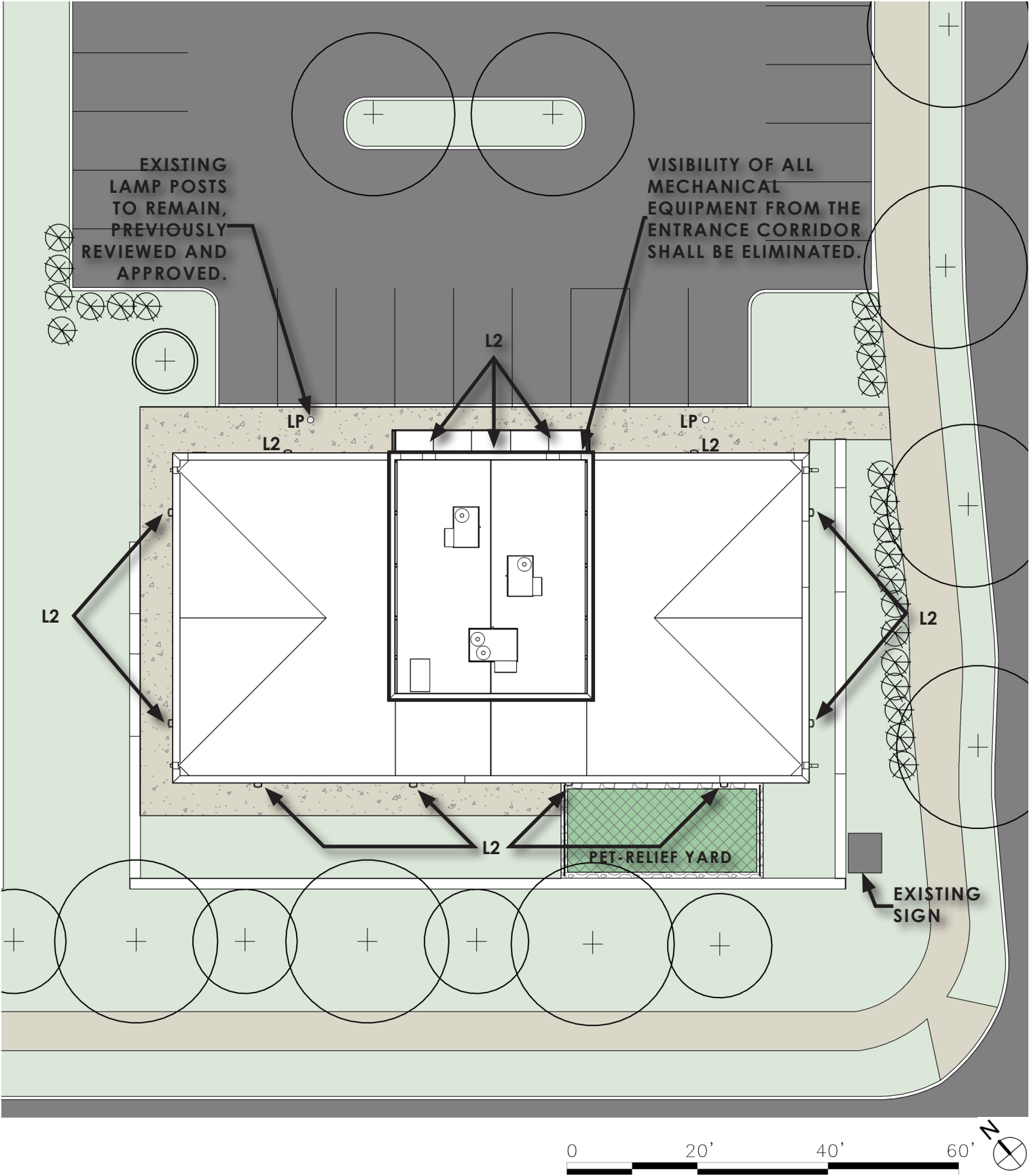
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LANDSCAPE SCHEDULE							
Project # 225005.02							
STONEFIELD VEG SITE PLAN							
CODE	QTY	BOTANICAL / COMMON NAMES	Min. Caliper	ROOT	SPACING (As Shown)	CALCULATIONS	
						AREA OF TREE IN S.F. (10 Years)	TOTAL AREA IN S.F. (10 Years)
Large Deciduous Trees						UNIT	TOTAL
AR	1	Acer rubrum "Autumn Flame" / Autumn Flame Red Maple	2-1/2"	B&B	A.S.	452	452
Ornamental Trees						UNIT	TOTAL
AG	3	Amelanchier grandiflora / Autumn Brilliance Serviceberry		B&B	A.S.	130	390
Evergreen and Semi-Evergreen Shrubs						UNIT	TOTAL
PL	16	Prunus laurocerasus / Otto Luyken Cherry Laurel		B&B	A.S.	10	160
	20	Total Trees/Shrubs Provided					1,002

- NOTE:
- ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT, OR A PHASE THEREOF.
 - ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE OWNER OR PROPERTY OWNERS' ASSOCIATION, AND SHALL BE REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.

EX = EXISTING TREE





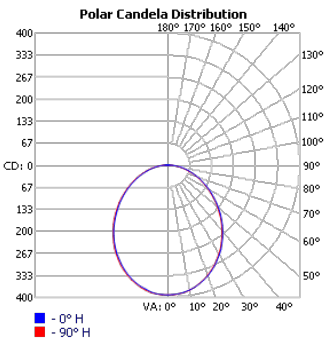
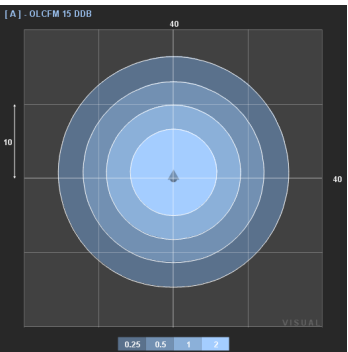
L1
UNDER
CAOPY



OPTICS — 96 high-performance LEDs produces up to 1077 lumens and maintain 70% of light output at 50,000 hours of service.
(LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)
White acrylic diffuser provides a soft white light at 4000K CCT

ORDERING INFORMATION All configurations of this product are considered "standard" and have short lead times. **Example:** OLCFM 15 DDB

OLCFM Series	Light Engine	Color Temperature (CCT)	Voltage	Finish
OLCFM	15	(blank) 4000K	(blank) 120V	DDB Dark bronze



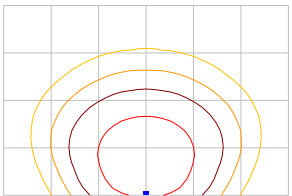
L2
WALL-
MOUNTED



OPTICS
Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P3	24W	3,206	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1

LEGEND
0.25 fc
0.5 fc
1.0 fc
3.0 fc



ARC2 LED P3 40K

MH = 15ft
Grid = 15ft x 15ft

LP = LAMP POST