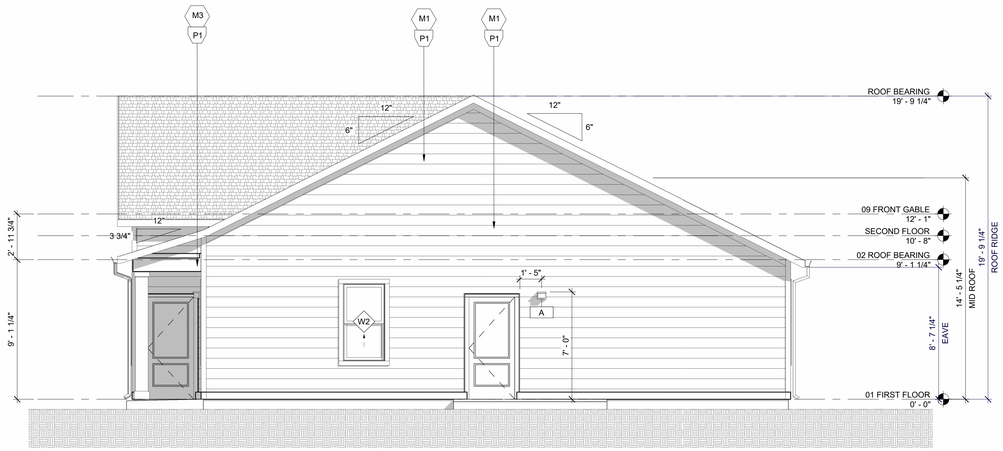
Representative Architectural Elevations

5090 Old Jefferson Road, Athens, GA

Final plans will comply with 9-25-8-C-1-C

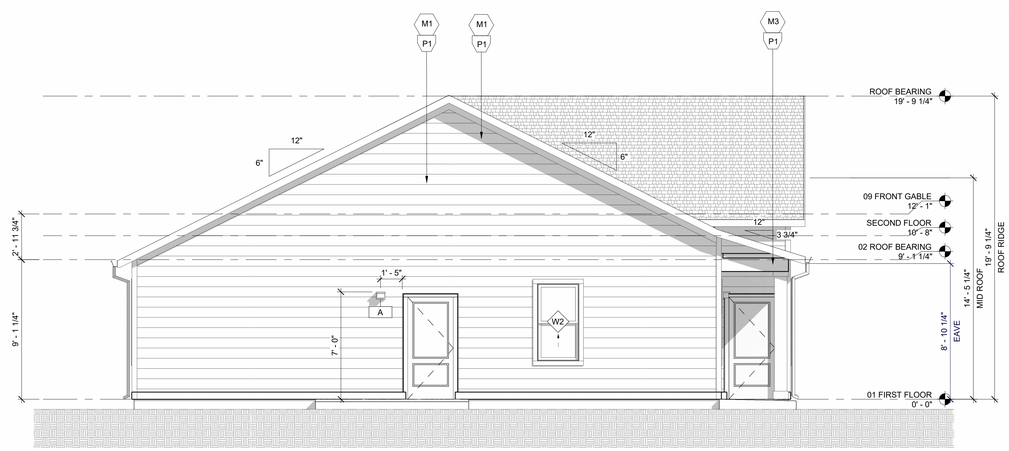
"Buildings which are located within 75 feet of a front property line or 20 feet of any yard adjacent to a public or private street shall have at least 25 percent of the wall facing the street in functional window or door spaces."

POINSETT
REAL ESTATE PARTNERS



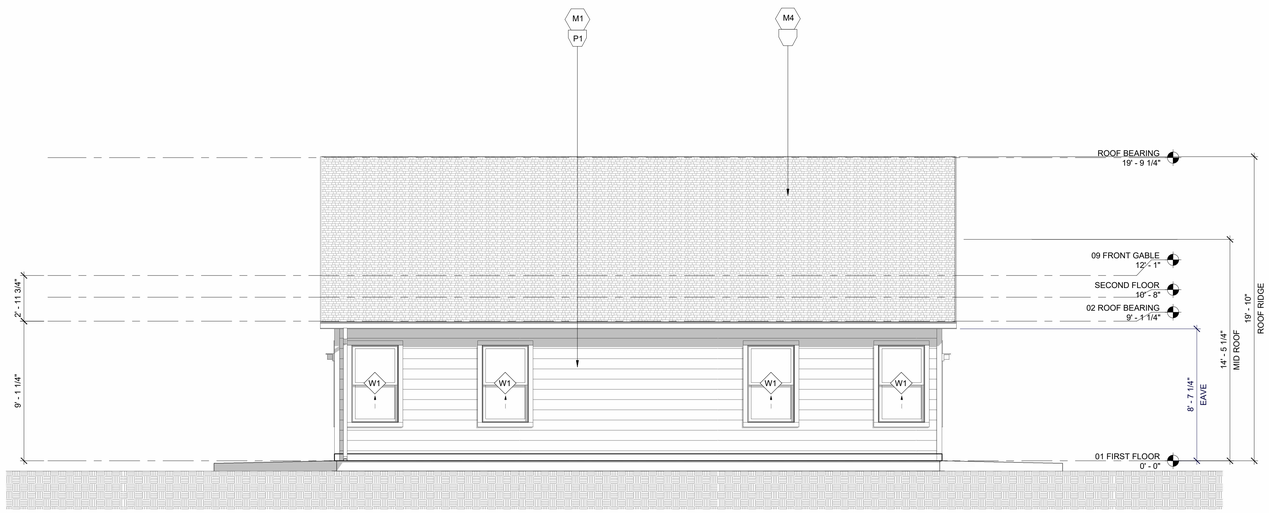
LEFT ELEVATION 4

1/4" = 1'-0"



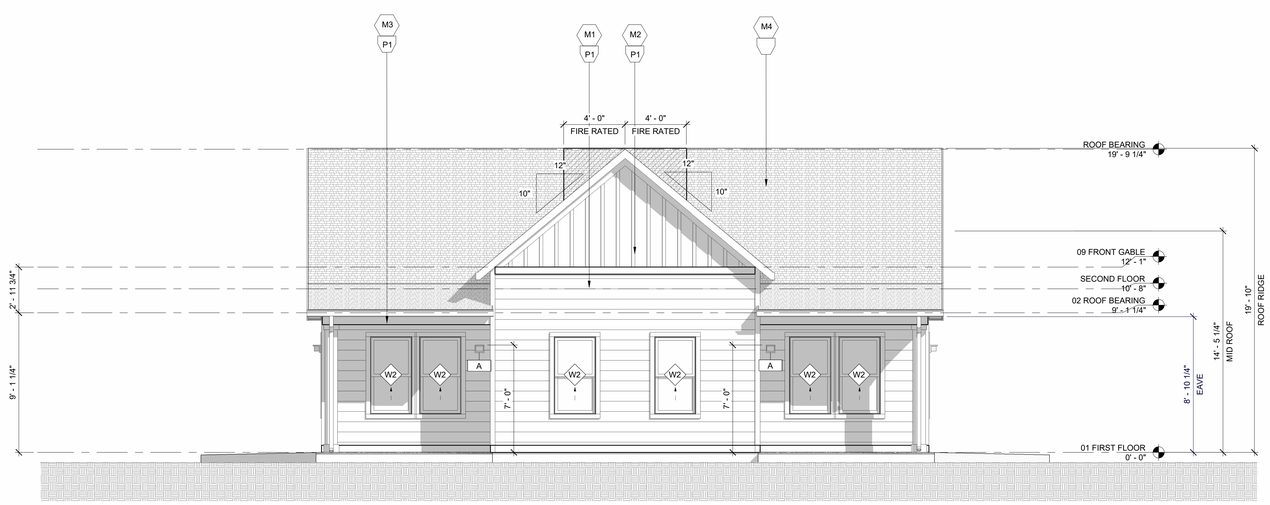
RIGHT ELEVATION 3

1/4" = 1'-0"



REAR ELEVATION 2

1/4" = 1'-0"



FRONT ELEVATION 1

1/4" = 1'-0"

GEN. NOTES

1. EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO.

2. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS.

3. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.

4. ALL FIBER CEMENT (FC) TO BE PRIMED AND PAINTED, SMOOTH PANEL WITH BATTENS PAINTED TO MATCH.

5. GC TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. PROVIDE FLAT FC TRIM BLOCK AT EACH LOCATION. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL. GC TO REVIEW TRUSS SHOP DRAWINGS AND CONFIRM SPACING PRIOR TO APPROVAL. PAINT TO MATCH ADJACENT SURFACE.

6. FACTORY FINISH CONDUCTORS, SCUPPER AND DOWNSPOUTS TO MATCH ADJACENT SURFACES.

7. INSTALL 12" SELF-ADHERING MEMBRANE AT ALL INSIDE/OUTSIDE CORNERS. OVERLAP EACH SIDE 6".
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8. PROVIDE PREFABRICATED FLASHING COMPONENTS AT DRYER/EXHAUST VENTS. SEAL ALL DUCT PENETRATIONS WITH QUICK FLASH COMPONENTS.

9. ALL WINDOWS AND DOORS IN FC WALLS TO RECEIVE FC TRIM SURROUNDS.

SYM. LEGEND

XX DENOTES MATERIAL

XX DENOTES WINDOW NUMBER (SEE SHEET AX.XX FOR SCHEDULE)

MATERIALS

M1 FIBER CEMENT 8" LAP SIDING

M2 FIBER CEMENT PANEL BOARD + BATTEN 1X2 BATTEN STRIP

M3 FIBER CEMENT PANEL

M4 ARCHITECTURAL SHINGLE ROOF

PAINT COLORS

REFER TO A9 SERIES FOR PAINT COLOR SCHEMES

KEY PLAN

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229 Saint Johnston Sr.
Chaseight, NC 28237
999 / 833-8873
ClineDesignAssoc.com

MIDDLEBURG COMMUNITIES

NOT FOR CONSTRUCTION

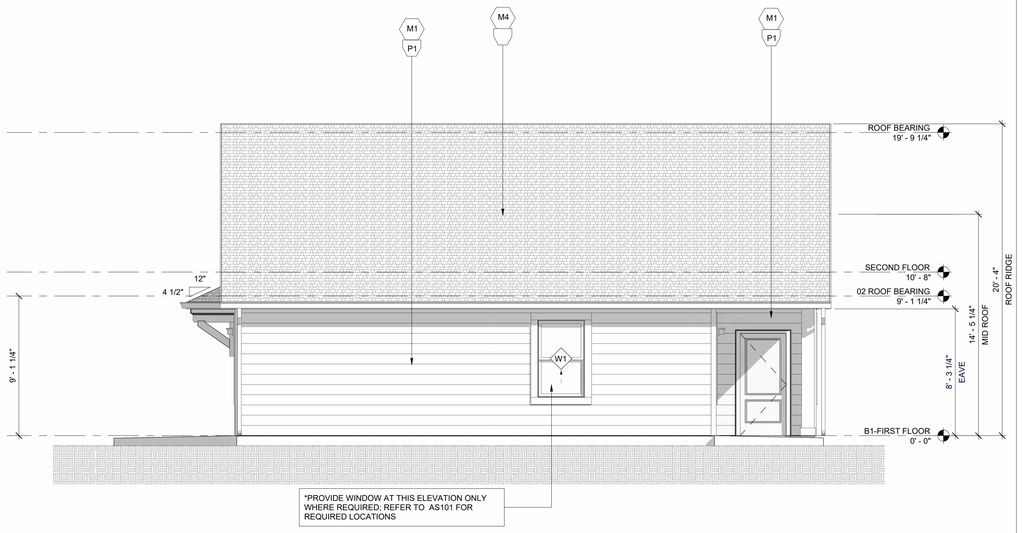
DESIGN DEVELOPMENT

PROJECT:	
DATE:	02.26.25
REVISIONS:	DATE

DRAWN BY:	Author
CHECKED BY:	Checker

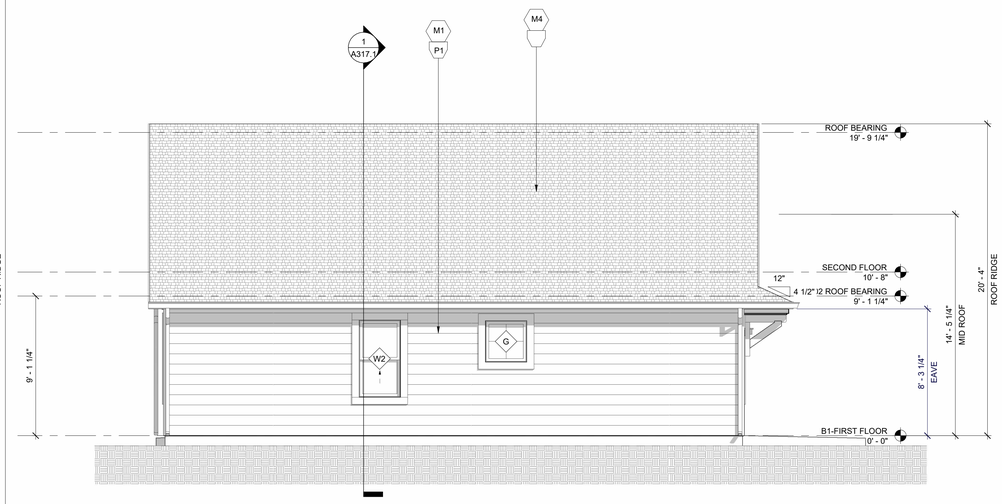
EXTERIOR ELEVATIONS - UNIT A

A201.1



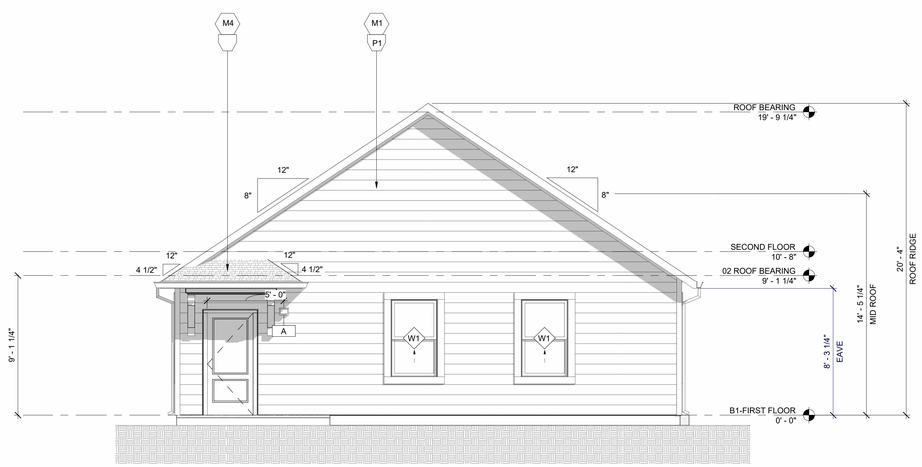
UNIT B1 - LEFT ELEVATION 4

1/4" = 1'-0"



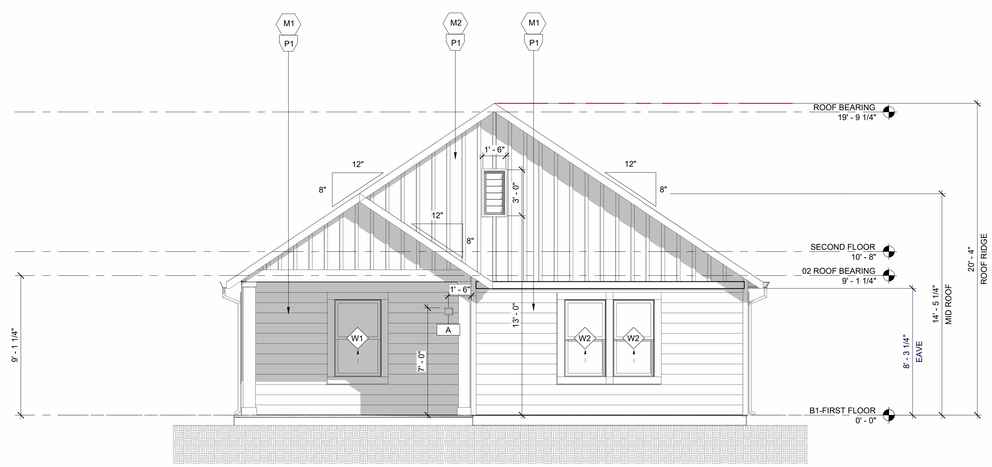
UNIT B1 - RIGHT ELEVATION 2

1/4" = 1'-0"



UNIT B1 - REAR ELEVATION 3

1/4" = 1'-0"



UNIT B1 - FRONT ELEVATION 1

1/4" = 1'-0"

GEN. NOTES

1. EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO.

2. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS.

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XX DENOTES WINDOW NUMBER (SEE SHEET AX.XX FOR SCHEDULE)

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MIDDLEBURG COMMUNITIES

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DESIGN DEVELOPMENT

PROJECT:	
DATE:	02.26.25
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DRAWN BY: Author
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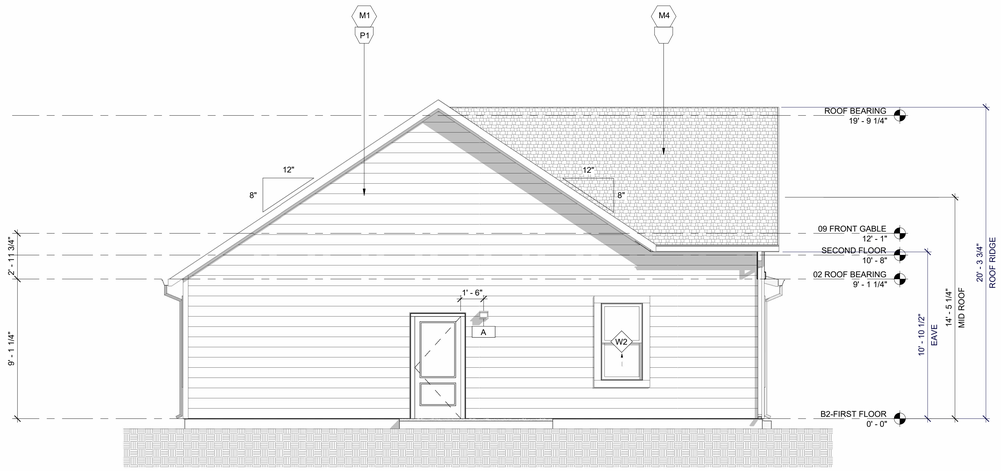
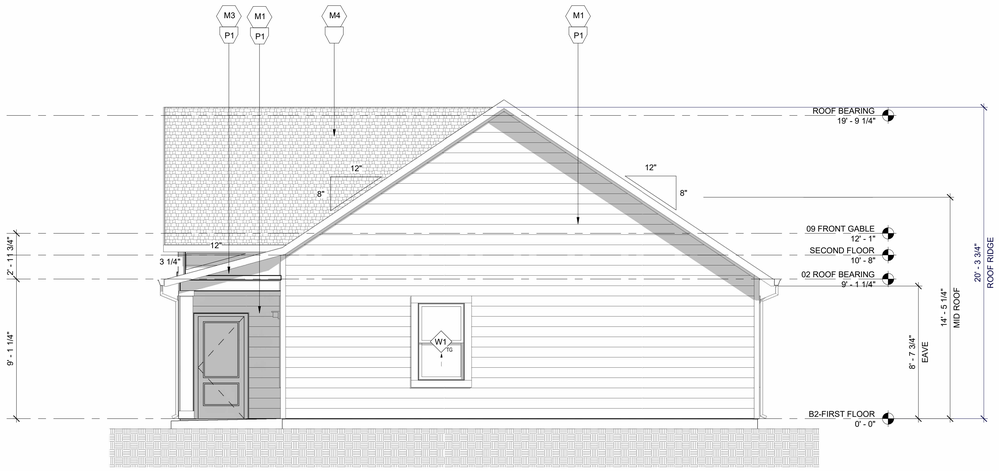
EXTERIOR ELEVATIONS - UNIT B1

A202.1



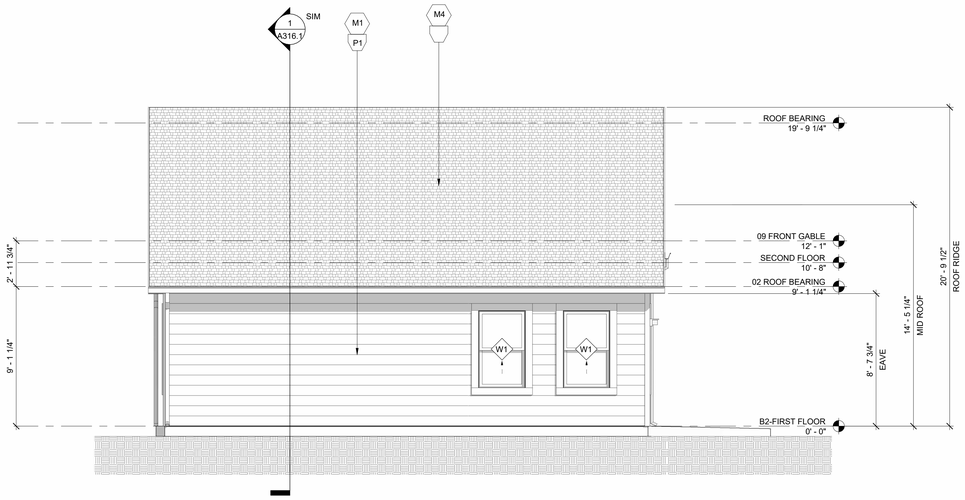
UNIT B2 - LEFT ELEVATION 4

1/4" = 1'-0"



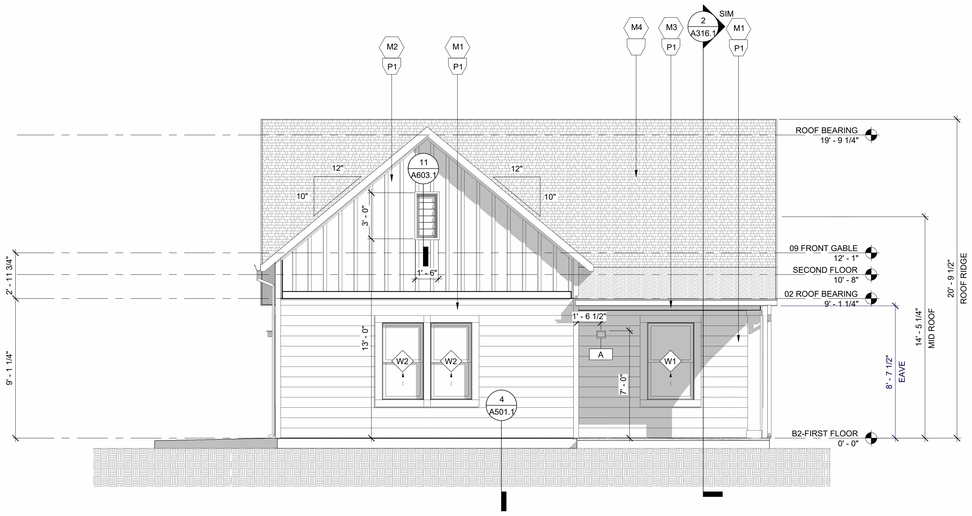
UNIT B2 - RIGHT ELEVATION 2

1/4" = 1'-0"



UNIT B2 - REAR ELEVATION 3

1/4" = 1'-0"



UNIT B2 - FRONT ELEVATION 1

1/4" = 1'-0"

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XX DENOTES WINDOW NUMBER (SEE SHEET AX.XX FOR SCHEDULE)

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PAINT COLORS

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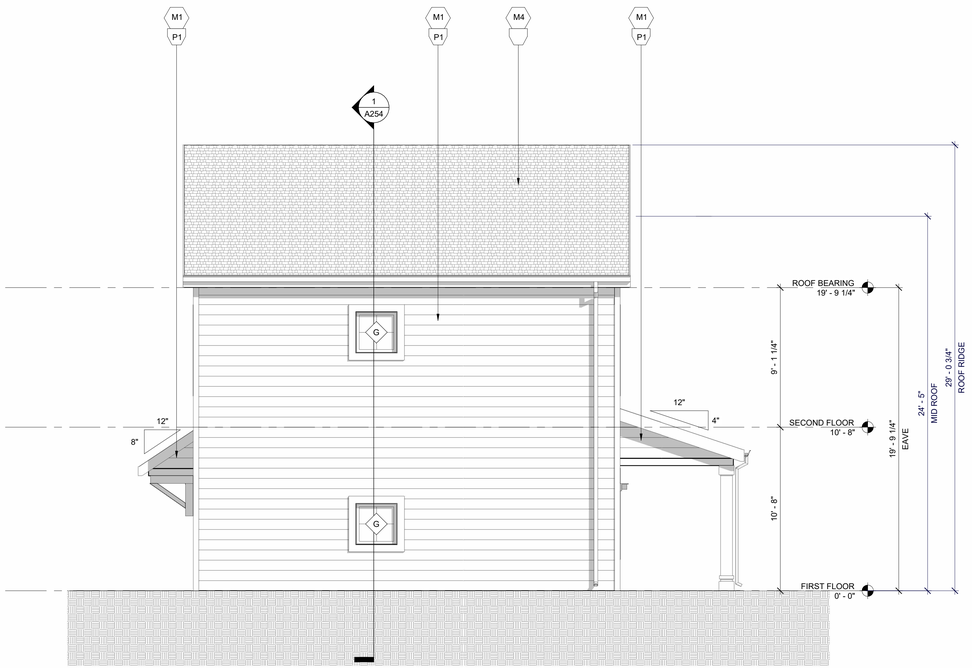
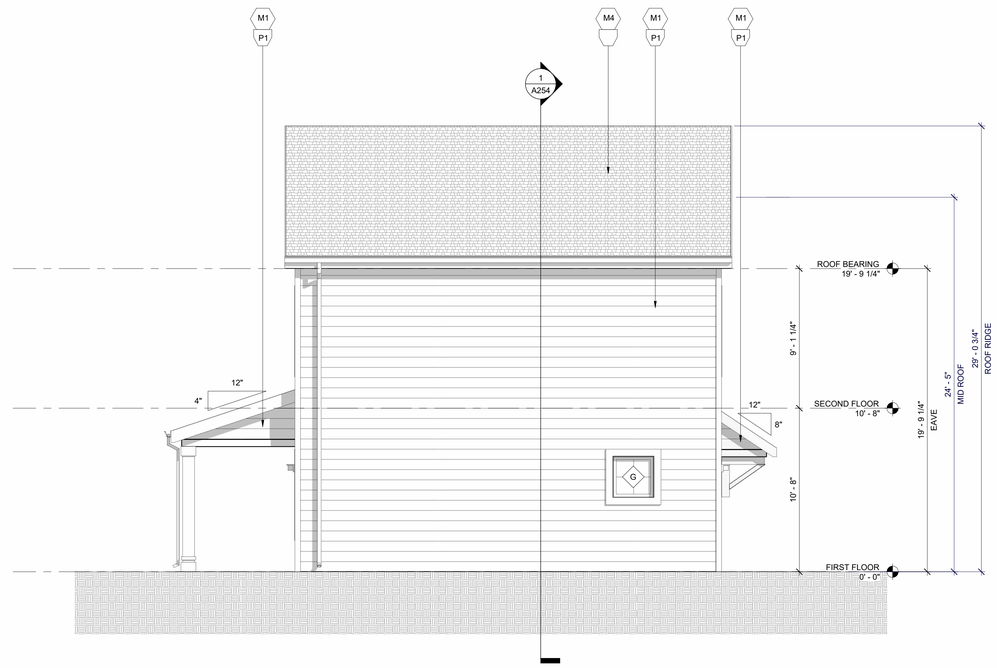
EXTERIOR ELEVATIONS - UNIT B2

A203.1



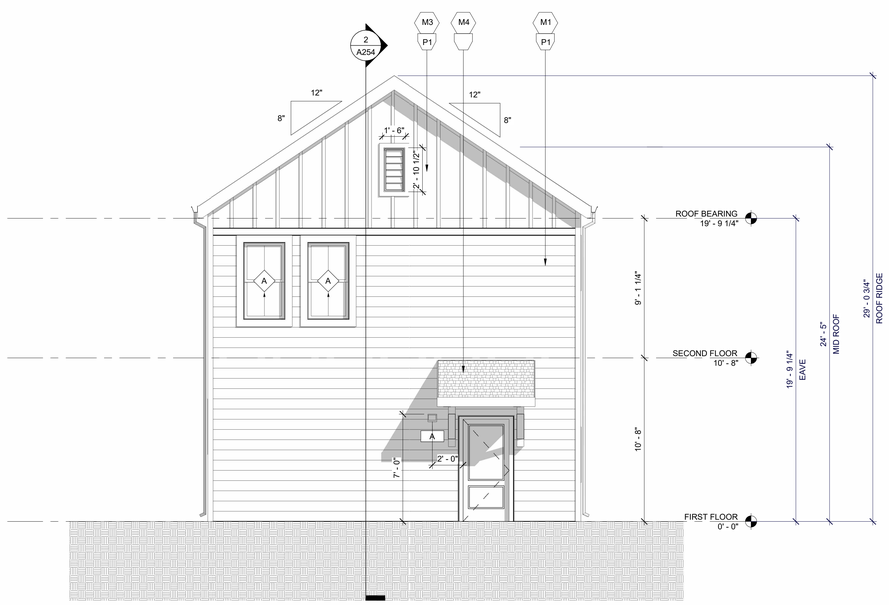
UNIT B4 - LEFT ELEVATION 4

1/4" = 1'-0"



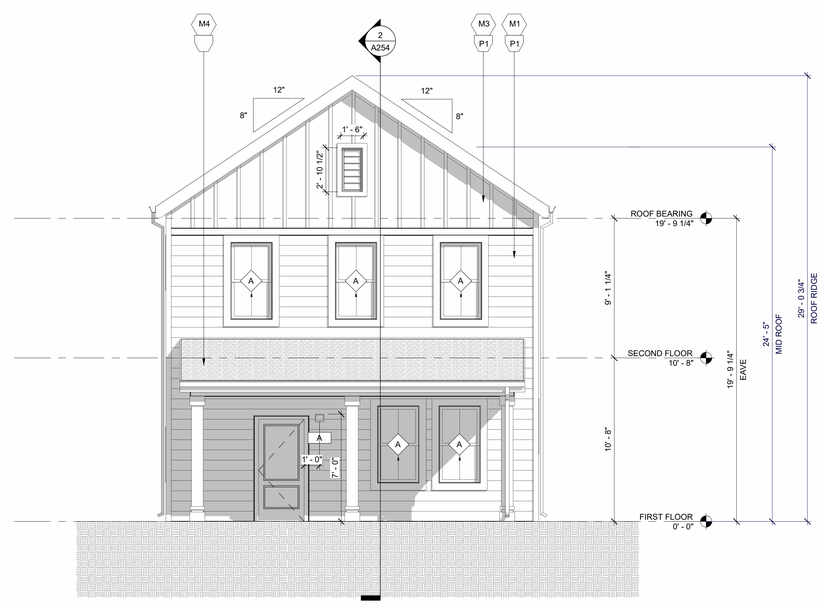
UNIT B4 - RIGHT ELEVATION 2

1/4" = 1'-0"



UNIT B4 - REAR ELEVATION 3

1/4" = 1'-0"



UNIT B4 - FRONT ELEVATION 1

1/4" = 1'-0"

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XX DENOTES WINDOW NUMBER (SEE SHEET AX.XX FOR SCHEDULE)

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PAINT COLORS

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KEY PLAN

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229 South Brighton St.
Charlotte, NC 28203
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MIDDLEBURG COMMUNITIES

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EXTERIOR ELEVATIONS - UNIT B4

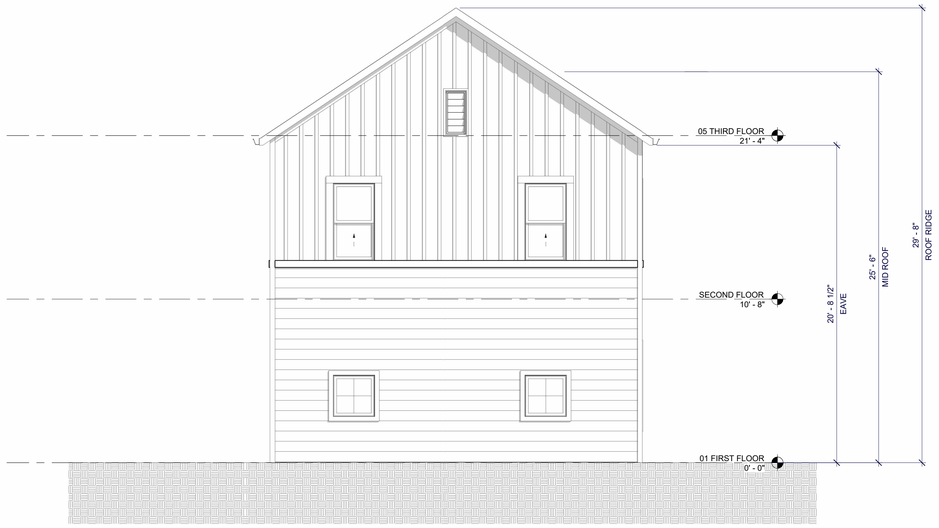
A207

UNIT C1-A - FRONT ELEVATION 4

1/4" = 1'-0"

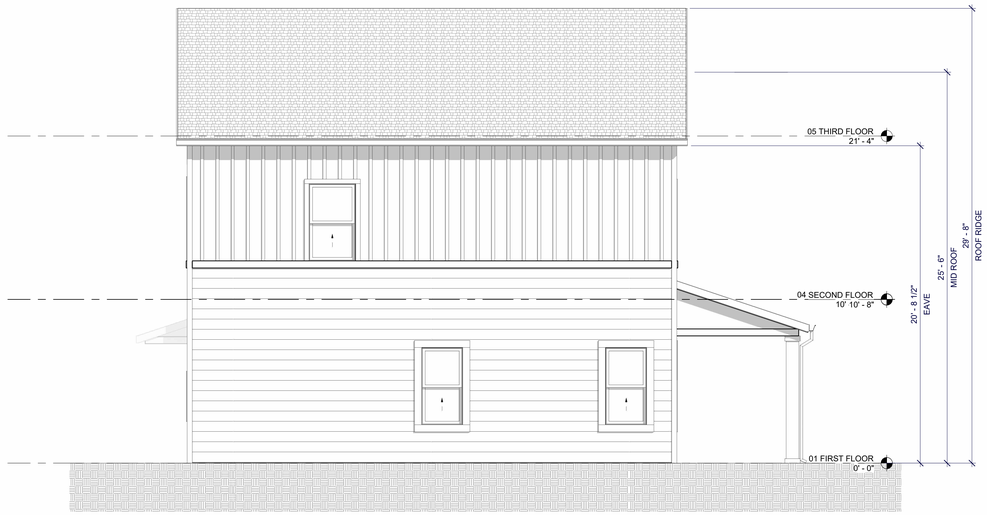
UNIT C1-A - SIDE 2 ELEVATION 2

1/4" = 1'-0"



UNIT C1-A - REAR ELEVATION 3

1/4" = 1'-0"



UNIT C1-A - SIDE 1 ELEVATION 1

1/4" = 1'-0"

GEN. NOTES

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XX DENOTES MATERIAL

XX DENOTES WINDOW NUMBER (SEE SHEET AX.XX FOR SCHEDULE)

MATERIALS

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M3 FIBER CEMENT PANEL

M4 ARCHITECTURAL SHINGLE ROOF

PAINT COLORS

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KEY PLAN

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Chapel Hill, NC 27517
919 / 833-8873
ClineDesignAssoc.com

MIDDLEBURG COMMUNITIES

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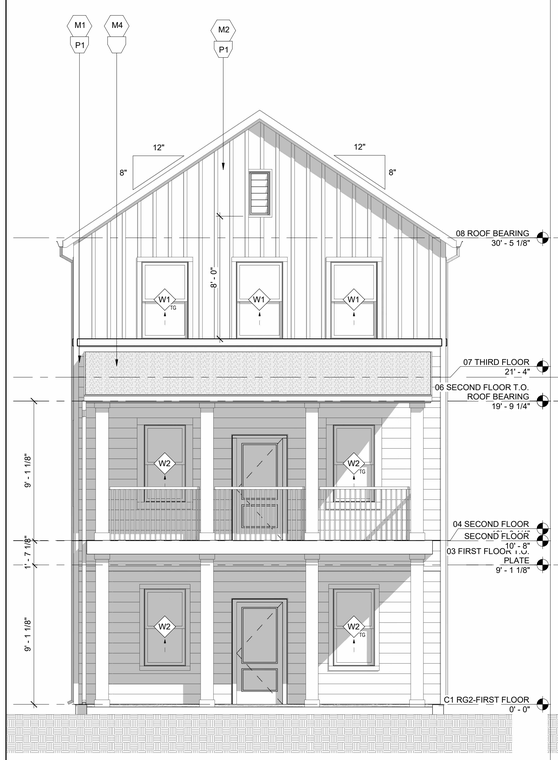
DESIGN DEVELOPMENT

PROJECT:	
DATE:	04.25.25
REVISIONS:	DATE

DRAWN BY:	Author
CHECKED BY:	Checker

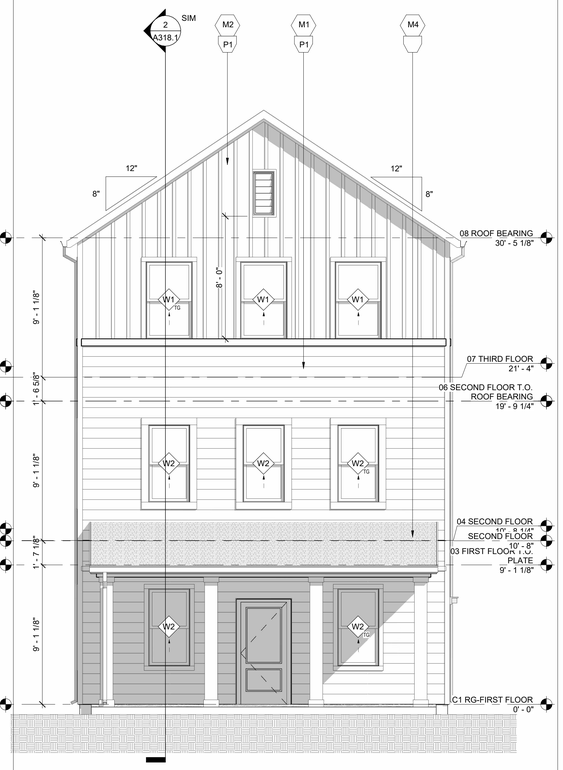
EXTERIOR ELEVATIONS - UNIT C1-A

A206.2



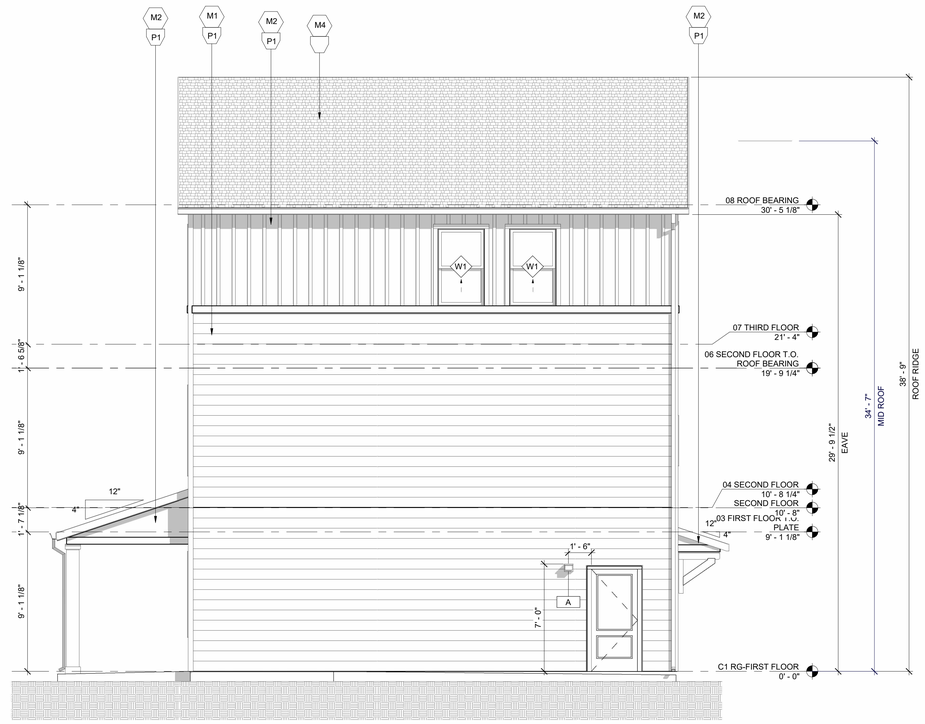
UNIT C1 RG2 - FRONT ELEVATION 5

1/4" = 1'-0"



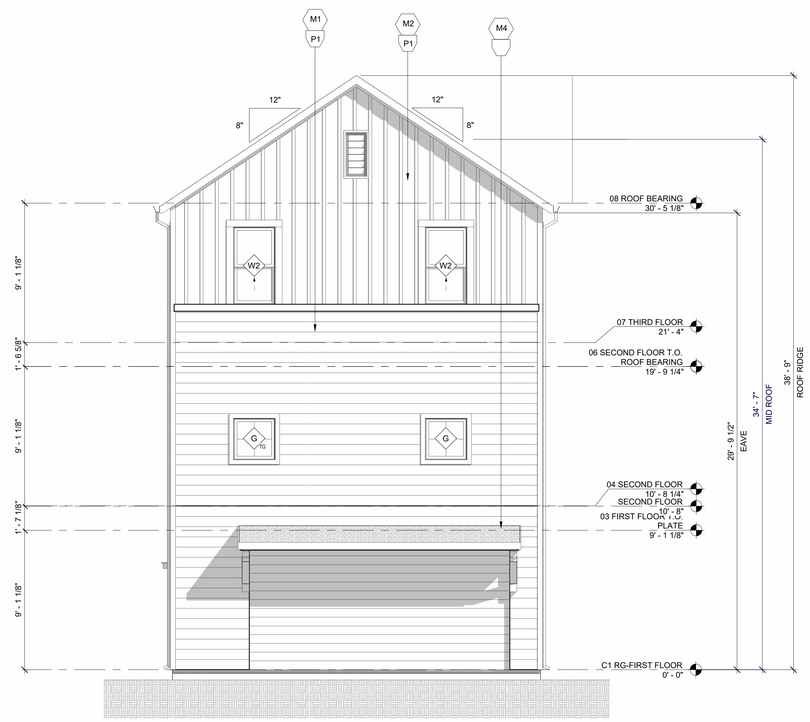
UNIT C1 RG1 - FRONT ELEVATION 4

1/4" = 1'-0"



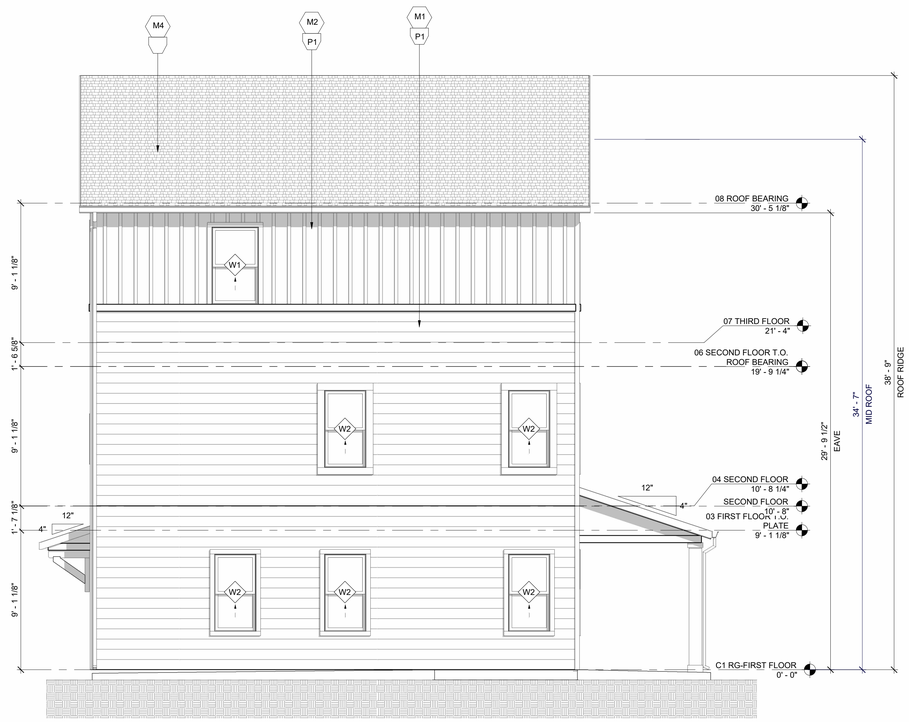
UNIT C1 RG1 - SIDE 2 ELEVATION 2

1/4" = 1'-0"



UNIT C1 RG1 - REAR ELEVATION 3

1/4" = 1'-0"



UNIT C1 RG1 - SIDE ELEVATION 1

1/4" = 1'-0"

GEN. NOTES

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MIDDLEBURG COMMUNITIES

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DESIGN DEVELOPMENT

PROJECT:	
DATE:	02.26.25
REVISIONS:	DATE

DRAWN BY: Author
CHECKED BY: Checker

EXTERIOR ELEVATIONS - UNIT C1 RG

A206.1

TH E4 - REAR ELEVATION 2

1/4" = 1'-0"

TH E4 - FRONT ELEVATION 1

1/4" = 1'-0"

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5. GC TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. PROVIDE FLAT FC TRIM BLOCK AT EACH LOCATION. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL. GC TO REVIEW TRUSS SHOP DRAWINGS AND CONFIRM SPACING PRIOR TO APPROVAL. PAINT TO MATCH ADJACENT SURFACE.

6. FACTORY FINISH CONDUCTORS, SCUPPER AND DOWNSPOUTS TO MATCH ADJACENT SURFACES.

7. INSTALL 12" SELF-ADHERING MEMBRANE AT ALL INSIDE/OUTSIDE CORNERS. OVERLAP EACH SIDE 6".
APPLY DIRECTLY OVER SHEATHING.

8. PROVIDE PREFABRICATED FLASHING COMPONENTS AT DRYER/EXHAUST VENTS. SEAL ALL DUCT PENETRATIONS WITH QUICK FLASH COMPONENTS.

9. ALL WINDOWS AND DOORS IN FC WALLS TO RECEIVE FC TRIM SURROUNDS.

SYM. LEGEND

XX DENOTES MATERIAL

XX DENOTES WINDOW NUMBER (SEE SHEET AX.XX FOR SCHEDULE)

MATERIALS

M1 FIBER CEMENT 8" LAP SIDING

M2 FIBER CEMENT PANEL BOARD + BATTEN 1X2 BATTEN STRIP

M3 FIBER CEMENT PANEL

M4 ARCHITECTURAL SHINGLE ROOF

PAINT COLORS

REFER TO A9 SERIES FOR PAINT COLOR SCHEMES

KEY PLAN

cline
229 South Brighton St.
Charlotte, NC 28203
980 / 833-8873
ClineDesignAssoc.com

MIDDLEBURG COMMUNITIES

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

PROJECT:	
DATE:	02.26.25
REVISIONS:	DATE

DRAWN BY:	Author
CHECKED BY:	Checker

EXTERIOR ELEVATIONS - TH E4

A219.2

TH E6 - REAR ELEVATION 2

1/4" = 1'-0"

TH E6 - FRONT ELEVATION 1

1/4" = 1'-0"

GEN. NOTES

1. EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO.

2. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS.

3. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.

4. ALL FIBER CEMENT (FC) TO BE PRIMED AND PAINTED, SMOOTH PANEL WITH BATTENS PAINTED TO MATCH.

5. GC TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. PROVIDE FLAT FC TRIM BLOCK AT EACH LOCATION. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL. GC TO REVIEW TRUSS SHOP DRAWINGS AND CONFIRM SPACING PRIOR TO APPROVAL. PAINT TO MATCH ADJACENT SURFACE.

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8. PROVIDE PREFABRICATED FLASHING COMPONENTS AT DRYER/EXHAUST VENTS. SEAL ALL DUCT PENETRATIONS WITH QUICK FLASH COMPONENTS.

9. ALL WINDOWS AND DOORS IN FC WALLS TO RECEIVE FC TRIM SURROUNDS.

SYM. LEGEND

XX DENOTES MATERIAL

XX DENOTES WINDOW NUMBER (SEE SHEET AX.XX FOR SCHEDULE)

MATERIALS

M1 FIBER CEMENT 8" LAP SIDING

M2 FIBER CEMENT PANEL BOARD + BATTEN 1X2 BATTEN STRIP

M3 FIBER CEMENT PANEL

M4 ARCHITECTURAL SHINGLE ROOF

PAINT COLORS

REFER TO A9 SERIES FOR PAINT COLOR SCHEMES

KEY PLAN

cline
229 Saint Paul Street Sr.
Charlotte, NC 28203
980 / 833-8873
ClineDesignAssoc.com

MIDDLEBURG COMMUNITIES

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

PROJECT:	
DATE:	02.26.25
REVISIONS:	DATE

DRAWN BY: Author
CHECKED BY: Checker

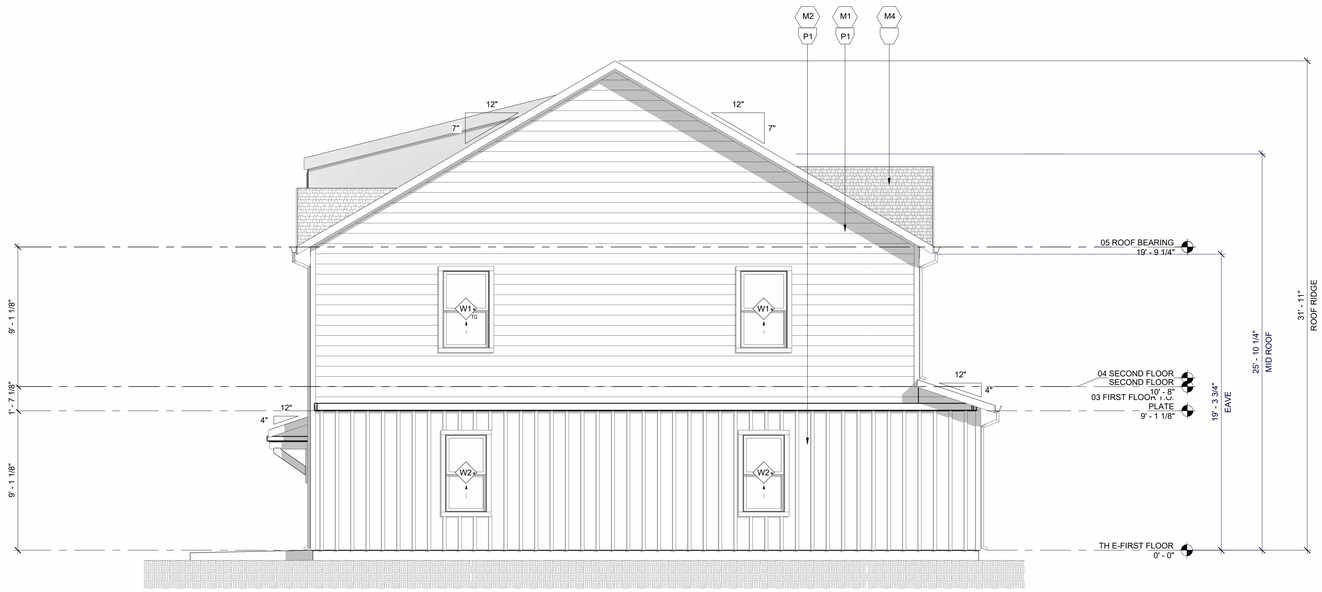
EXTERIOR ELEVATIONS - TH E6

A220.2

*PROVIDE WINDOWS ON THIS ELEVATION ONLY WHERE REQ'D; TOTAL QUANTITY OF 4 PROVIDED; REFER TO A003 FOR REQ'D LOCATIONS

*ELEVATION PERCENT OPENING = 5.9%

***THIS ELEVATION HAS NO WINDOWS UNLESS NOTED ON SHEET A003**



TH E - LEFT ELEVATION 2

1/4" = 1'-0"

*PROVIDE WINDOWS ON THIS ELEVATION ONLY WHERE REQ'D; TOTAL QUANTITY OF 4 PROVIDED; REFER TO A003 FOR REQ'D LOCATIONS

*ELEVATION PERCENT OPENING = 5.9%

***THIS ELEVATION HAS NO WINDOWS UNLESS NOTED ON SHEET A003**

TH E - RIGHT ELEVATION 1

1/4" = 1'-0"

GEN. NOTES

1. EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO.

2. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS.

3. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.

4. ALL FIBER CEMENT (FC) TO BE PRIMED AND PAINTED, SMOOTH PANEL WITH BATTENS PAINTED TO MATCH.

5. GC TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. PROVIDE FLAT FC TRIM BLOCK AT EACH LOCATION. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL. GC TO REVIEW TRUSS SHOP DRAWINGS AND CONFIRM SPACING PRIOR TO APPROVAL. PAINT TO MATCH ADJACENT SURFACE.

6. FACTORY FINISH CONDUCTORS, SCUPPER AND DOWNSPOUTS TO MATCH ADJACENT SURFACES.

7. INSTALL 12" SELF-ADHERING MEMBRANE AT ALL INSIDE/OUTSIDE CORNERS. OVERLAP EACH SIDE 6".
APPLY DIRECTLY OVER SHEATHING.

8. PROVIDE PREFABRICATED FLASHING COMPONENTS AT DRYER/EXHAUST VENTS. SEAL ALL DUCT PENETRATIONS WITH QUICK FLASH COMPONENTS.

9. ALL WINDOWS AND DOORS IN FC WALLS TO RECEIVE FC TRIM SURROUNDS.

SYM. LEGEND

XX — DENOTES MATERIAL

XX — DENOTES WINDOW NUMBER (SEE SHEET AX.XX FOR SCHEDULE)

MATERIALS

M1 — FIBER CEMENT 8" LAP SIDING

M2 — FIBER CEMENT PANEL BOARD + BATTEN 1X2 BATTEN STRIP

M3 — FIBER CEMENT PANEL

M4 — ARCHITECTURAL SHINGLE ROOF

PAINT COLORS

REFER TO A9 SERIES FOR PAINT COLOR SCHEMES

KEY PLAN

cline

229 S. Hampton Dr.
Chicago, IL 60637
999 / 833-8873
ClineDesignAssoc.com

MIDDLEBURG COMMUNITIES

NOT FOR CONSTRUCTION

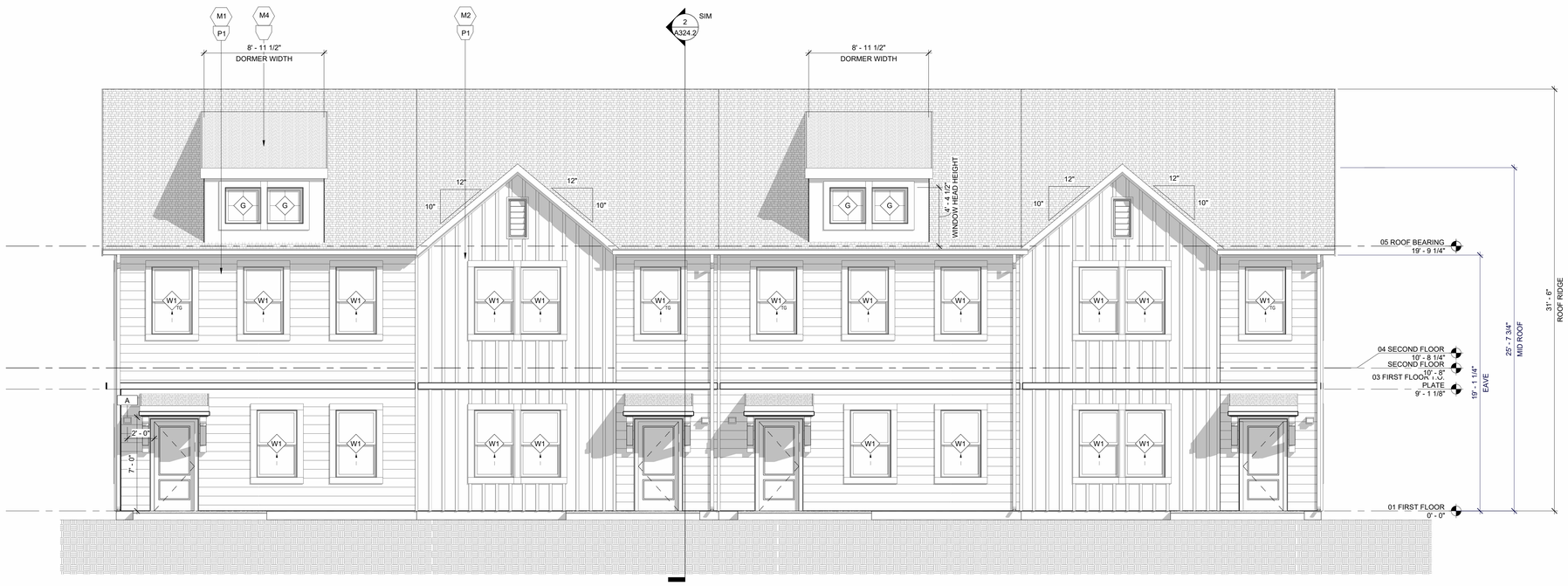
DESIGN DEVELOPMENT

PROJECT:	
DATE:	02.26.25
REVISIONS:	DATE

DRAWN BY:	Author
CHECKED BY:	Checker

EXTERIOR ELEVATIONS - TH E

A221.2



TH F4- REAR ELEVATION 2

1/4" = 1'-0"

TH F4- FRONT ELEVATION 1

1/4" = 1'-0"

GEN. NOTES

1. EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO.

2. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS.

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SYM. LEGEND

XX DENOTES MATERIAL

XX DENOTES WINDOW NUMBER (SEE SHEET AX.XX FOR SCHEDULE)

MATERIALS

M1 FIBER CEMENT 8" LAP SIDING

M2 FIBER CEMENT PANEL BOARD + BATTEN 1X2 BATTEN STRIP

M3 FIBER CEMENT PANEL

M4 ARCHITECTURAL SHINGLE ROOF

PAINT COLORS

REFER TO A9 SERIES FOR PAINT COLOR SCHEMES

KEY PLAN

cline
229 S. Washington St.
Bloomington, IN 47408
812 / 333-8873
ClineDesignAssoc.com

MIDDLEBURG COMMUNITIES

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

PROJECT:	
DATE:	02.26.25
REVISIONS:	DATE

DRAWN BY:	Author
CHECKED BY:	Checker

EXTERIOR ELEVATIONS - TH F4

A222.2

TH F6- REAR ELEVATION 2

1/4" = 1'-0"

TH F6- FRONT ELEVATION 1

1/4" = 1'-0"

cline

229 Saint Brighton Dr.
Charlotte, NC 28237
980 / 833-8873
ClineDesignAssoc.com

MIDDLEBURG COMMUNITIES

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

PROJECT:	
DATE:	02.26.25
REVISIONS:	DATE

DRAWN BY:	Author
CHECKED BY:	Checker

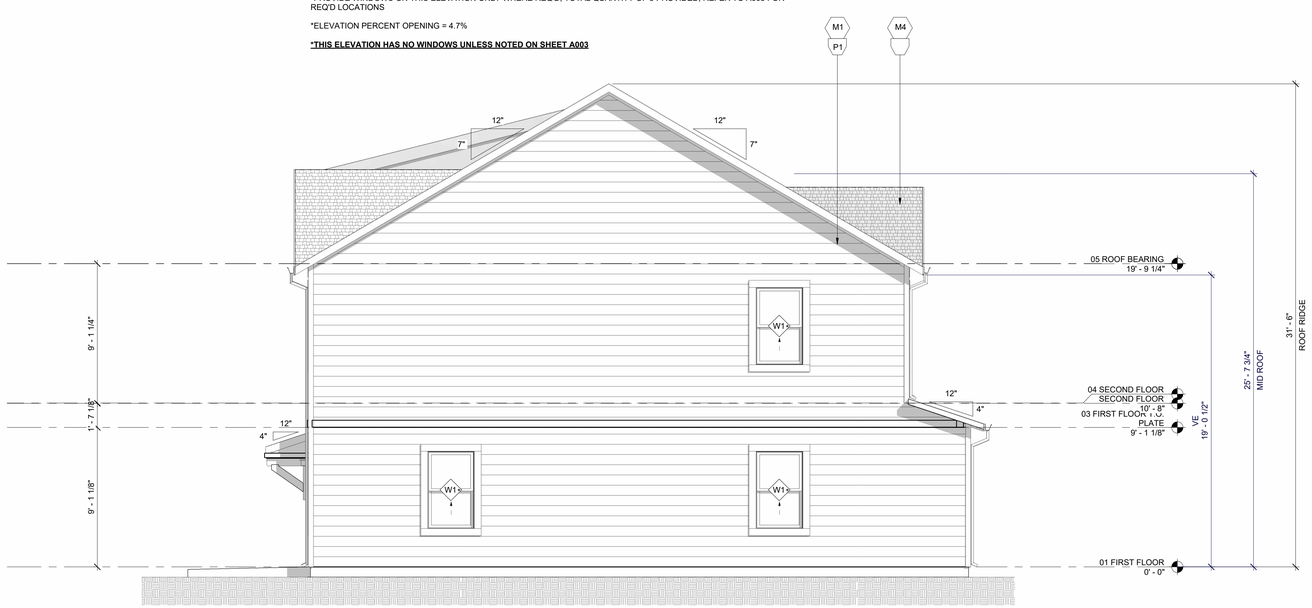
EXTERIOR ELEVATIONS - TH F6

A223.2

*PROVIDE WINDOWS ON THIS ELEVATION ONLY WHERE REQ'D; TOTAL QUANTITY OF 3 PROVIDED; REFER TO A003 FOR REQ'D LOCATIONS

*ELEVATION PERCENT OPENING = 4.7%

***THIS ELEVATION HAS NO WINDOWS UNLESS NOTED ON SHEET A003**



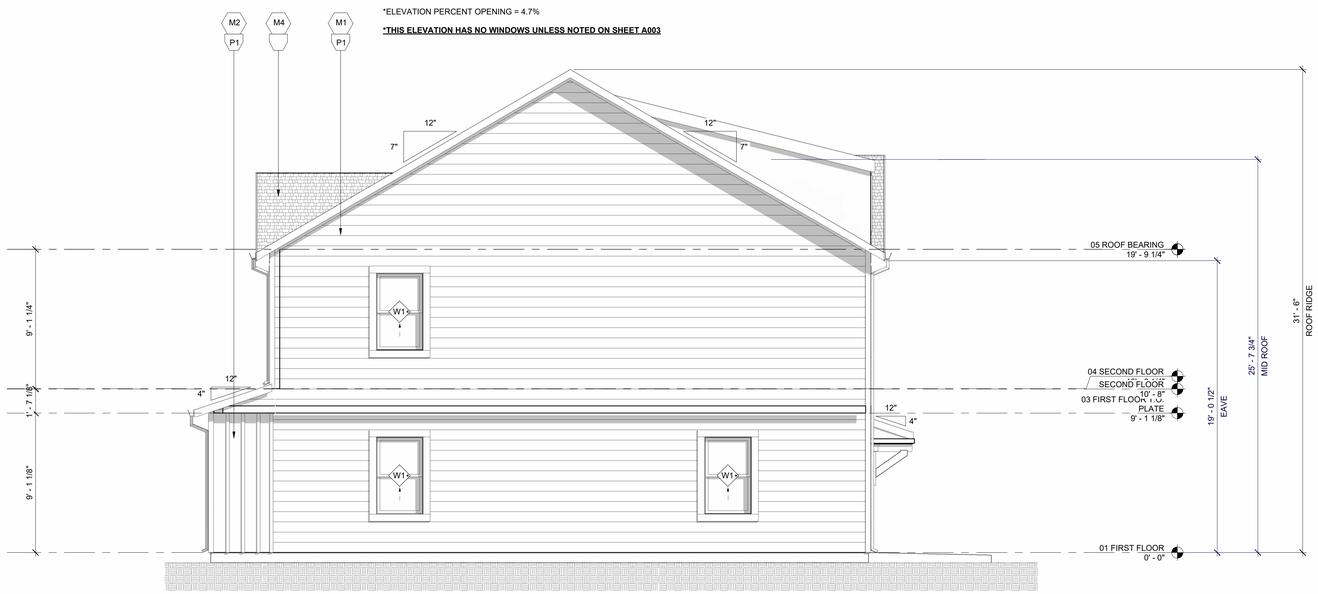
TH F - LEFT ELEVATION 2

1/4" = 1'-0"

*PROVIDE WINDOWS ON THIS ELEVATION ONLY WHERE REQ'D; TOTAL QUANTITY OF 3 PROVIDED; REFER TO A003 FOR REQ'D LOCATIONS

*ELEVATION PERCENT OPENING = 4.7%

***THIS ELEVATION HAS NO WINDOWS UNLESS NOTED ON SHEET A003**



TH F - RIGHT ELEVATION 1

1/4" = 1'-0"

GEN. NOTES

1. EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO.

2. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS.

3. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.

4. ALL FIBER CEMENT (FC) TO BE PRIMED AND PAINTED, SMOOTH PANEL WITH BATTENS PAINTED TO MATCH.

5. GC TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. PROVIDE FLAT FC TRIM BLOCK AT EACH LOCATION. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL. GC TO REVIEW TRUSS SHOP DRAWINGS AND CONFIRM SPACING PRIOR TO APPROVAL. PAINT TO MATCH ADJACENT SURFACE.

6. FACTORY FINISH CONDUCTORS, SCUPPER AND DOWNSPOUTS TO MATCH ADJACENT SURFACES.

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APPLY DIRECTLY OVER SHEATHING.

8. PROVIDE PREFABRICATED FLASHING COMPONENTS AT DRYER/EXHAUST VENTS. SEAL ALL DUCT PENETRATIONS WITH QUICK FLASH COMPONENTS.

9. ALL WINDOWS AND DOORS IN FC WALLS TO RECEIVE FC TRIM SURROUNDS.

SYM. LEGEND

XX — DENOTES MATERIAL

XX — DENOTES WINDOW NUMBER (SEE SHEET AX.XX FOR SCHEDULE)

MATERIALS

M1 — FIBER CEMENT 8" LAP SIDING

M2 — FIBER CEMENT PANEL BOARD + BATTEN 1X2 BATTEN STRIP

M3 — FIBER CEMENT PANEL

M4 — ARCHITECTURAL SHINGLE ROOF

PAINT COLORS

REFER TO A9 SERIES FOR PAINT COLOR SCHEMES

KEY PLAN

cline
229 S. Hyde Park Sq.
Chattanooga, TN 37408
423 / 833-8873
ClineDesignAssoc.com

MIDDLEBURG COMMUNITIES

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

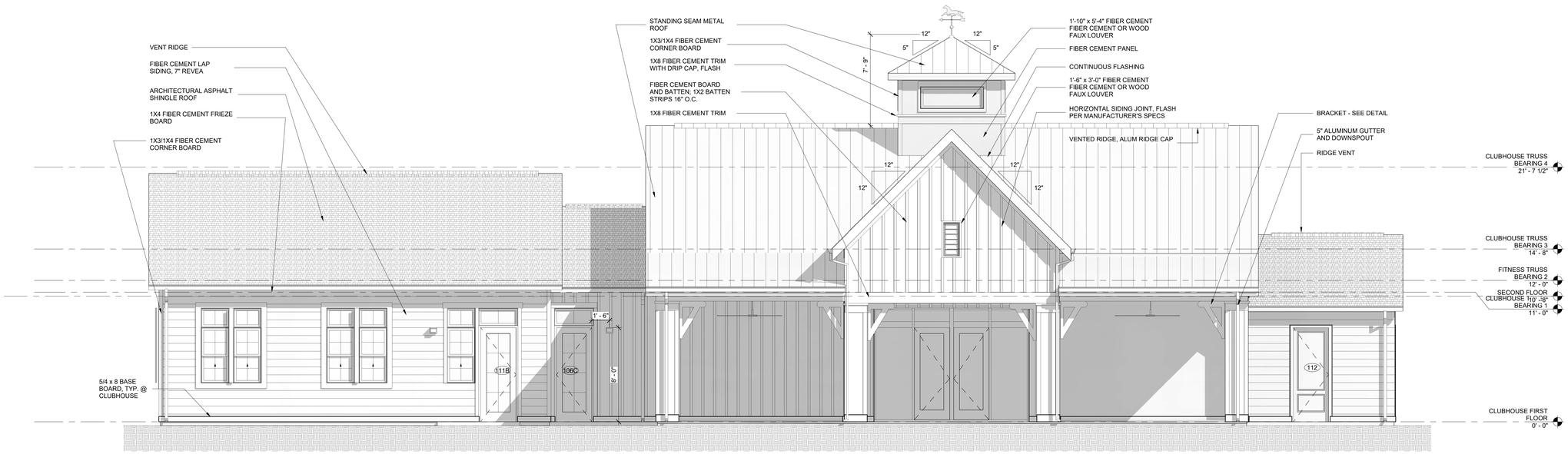
PROJECT:	
DATE:	02.26.25
REVISIONS:	DATE

DRAWN BY: Author
CHECKED BY: Checker

EXTERIOR ELEVATIONS - TH F

A224.2

CLUBHOUSE - SOUTH ELEVATION



CLUBHOUSE - NORTH ELEVATION

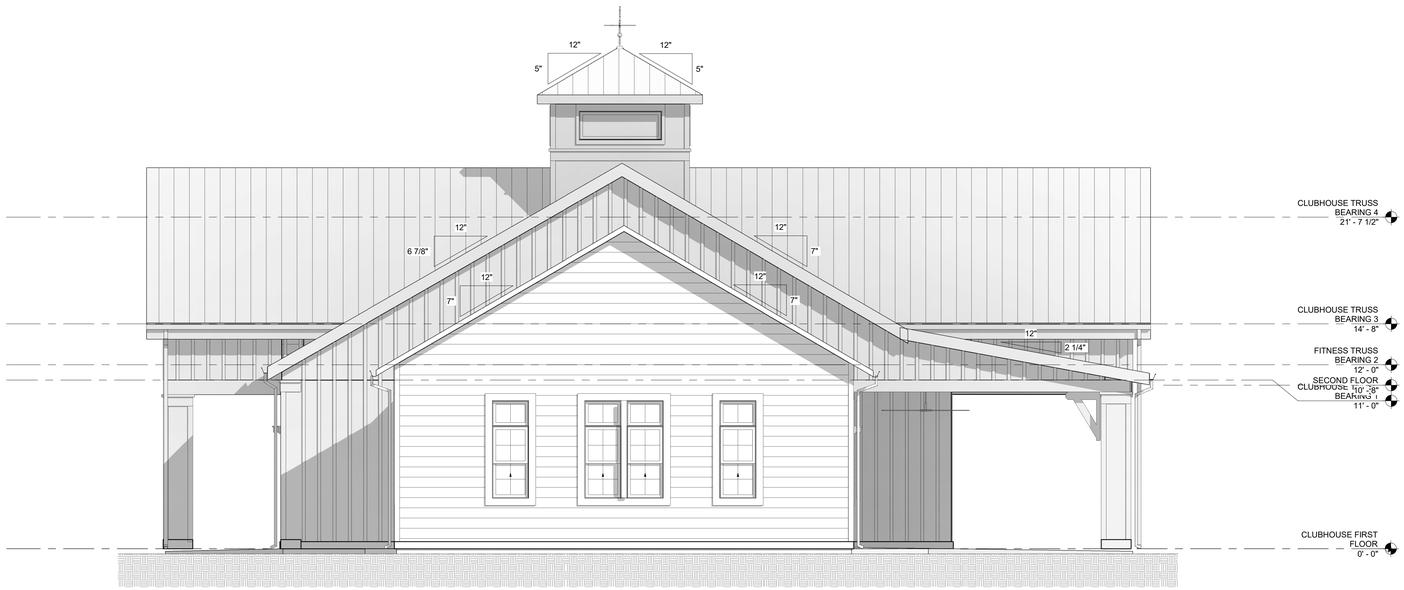
cline

MIDDLEBURG PROTOYPE

CLUBHOUSE - HAMLET ELEVATIONS **A821**

1/4" = 1'-0" 225028 | 03.31.25

CLUBHOUSE - WEST ELEVATION



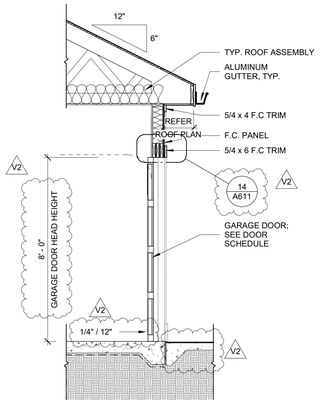
CLUBHOUSE - EAST ELEVATION

cline

MIDDLEBURG PROTOYPE

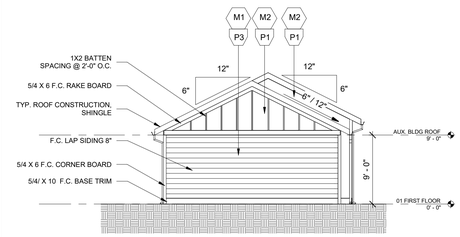
CLUBHOUSE - HAMLET ELEVATIONS **A822**

1/4" = 1'-0" 225028 | 03.31.25



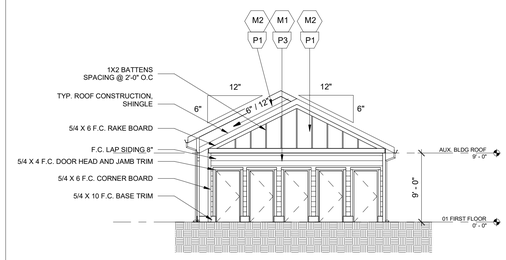
TYP. GARAGE WALL SECTION 7

3/8" = 1'-0"



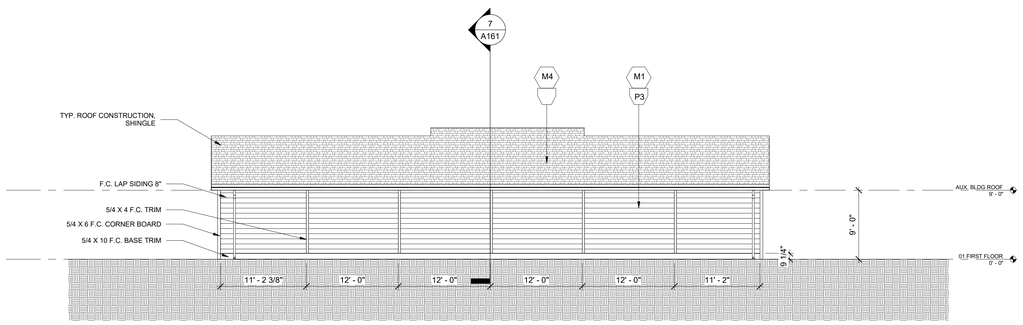
GARAGE SIDE 2 ELEV. 4

1/8" = 1'-0"



GARAGE SIDE 1 ELEV. 3

1/8" = 1'-0"



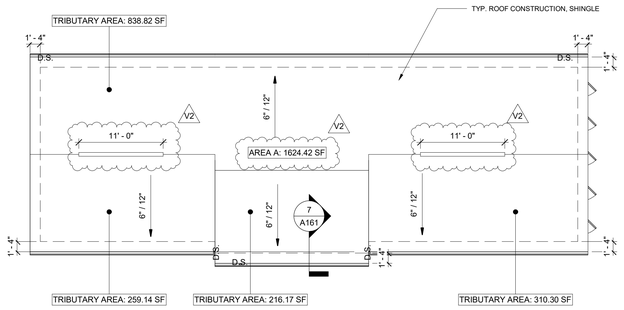
GARAGE REAR ELEV. 6

1/8" = 1'-0"

VENTING SCHEDULE, AREA A			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
A	RIDGE VENT (UPPER)	22'-0"	2.75 SF
A	SOFFIT VENT	39'-0"	2.71 SF
		61'-0"	5.46 SF

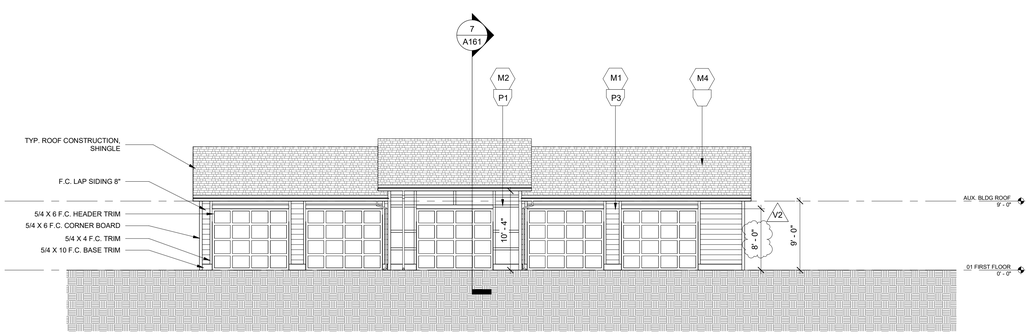
ROOF AREA (RA): 1624.42 SF
REQ'D VENTILATION (RA/300) = 5.41
UPPER ROOF REQ'D (5.41 * 50%) = 2.71
LOWER ROOF REQ'D (5.41 * 50%) = 2.71

V2



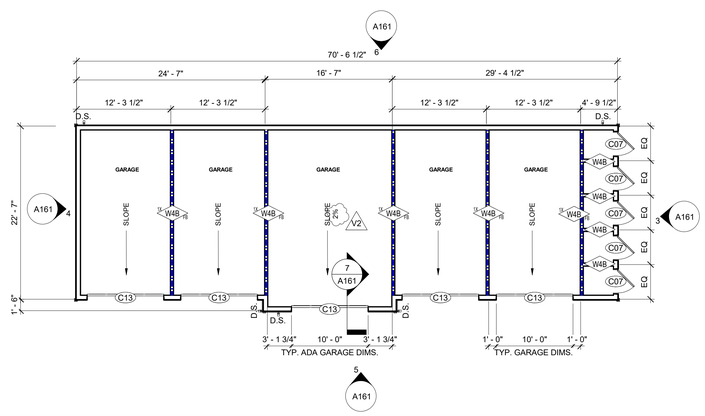
5 BAY GARAGE - ROOF PLAN 2

1/8" = 1'-0"



GARAGE FRONT ELEV. 5

1/8" = 1'-0"



5 BAY GARAGE 1

1/8" = 1'-0"

SYMBOL LEGEND

XX	DOOR TAG; SEE DOOR SCHEDULE.
EJ	EXPANSION JOINT @ BRICK, TYP. 3/8" NEOPRENE W/ BACKER ROD & CAULK
	CONCRETE SLAB ON GRADE
	2 HR RATED WALL
	CIP @ FFE

(REFER TO FLOOR PLANS AND ELEVATIONS FOR LOCATIONS. FINAL LOCATIONS TO BE COORDINATED WITH MASONRY CONTRACTOR AND APPROVED BY ARCHITECT)

CONC. SLAB JOINTS

* ALL JOINTS TO BE CONFIRMED/ COORDINATED WITH STRUCTURAL DRAWINGS, NOTES, SPECIFICATIONS, ETC.

1. PROVIDE ISOLATION JOINTS (EXPANSION JOINTS) AT ALL SLAB TO COLUMN, SLAB TO WALL, OR SLAB TO DISSIMILAR MATERIAL LOCATIONS.
2. PROVIDE CONSTRUCTION JOINTS AS REQUIRED. JOINTS TO EITHER BE KEYED OR DOWELED, PREVENT BONDING OF ADJACENT SLABS WITH APPROPRIATE METHOD(S).
3. PROVIDE CONTROL JOINTS IN EXPOSED CONCRETE SLABS AT 15' TO 20' O.C. EA. WAY OR WHEREVER REQUIRED TO "BREAK" AN IRREGULAR SHAPED SLAB INTO SQUARE OR RECTANGULAR SECTIONS.

GENERAL NOTES

1. ALL EXTERIOR GWB CEILINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
2. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
3. ALL SEALANT IS TO MATCH ADJACENT SURFACES.
4. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & OPENINGS UNLESS OTHERWISE NOTED.
5. SEE EXT. ELEVATIONS FOR LOCATION & TAGS OF EXTERIOR FINISHES.
6. SEE UNIT PLANS (A4.00 SERIES) FOR UNIT DOOR TAGS & WINDOW TAGS.
7. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/4" PER 1'-0" AWAY FROM UNIT DOORS.
8. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
9. FIRE RATED SEPARATIONS TO EXTEND INTO ALL EAVES & DORMERS AT TENANT SEPARATION.
10. ALL EXTERIOR ACCESSED STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE: AT ALL INTERIOR WALLS OF SPACE MOISTURE RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.

cline

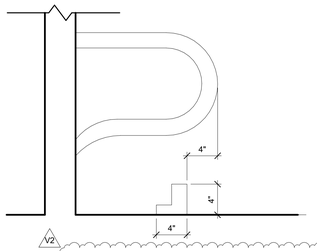
MIDDLEBURG COMMUNITIES
COASTAL PROTOTYPE

PROJECT:	COASTAL
DATE:	03.08.24
REVISIONS:	DATE
V2 Prototype Version 2	03.08.24

DRAWN BY:	AW, TRP
CHECKED BY:	MW

GARAGE PLANS & ELEVATIONS

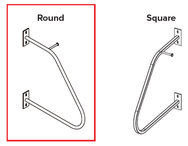
A161



BIKE RACK ELEVATION 9

1 1/2" = 1'-0"

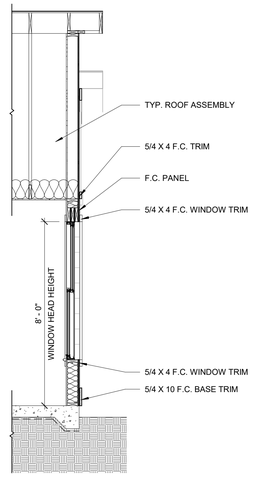
TUBE OPTIONS



MANUFACTURER: DERO
PRODUCT: ULTRA SPACE SAVER SINGLE
POWDER COAT COLOR: BLACK
FINISH INFO: INTERIOR USE - Interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Sandblast
2. Final thick TGIC polyester powder coat

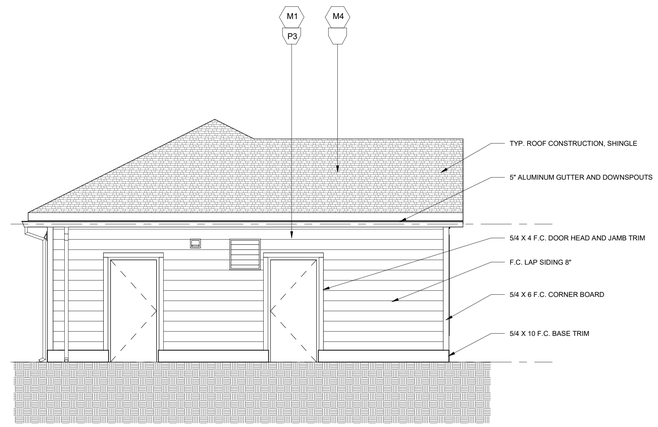
BIKE RACK INFORMATION 8

3/8" = 1'-0"



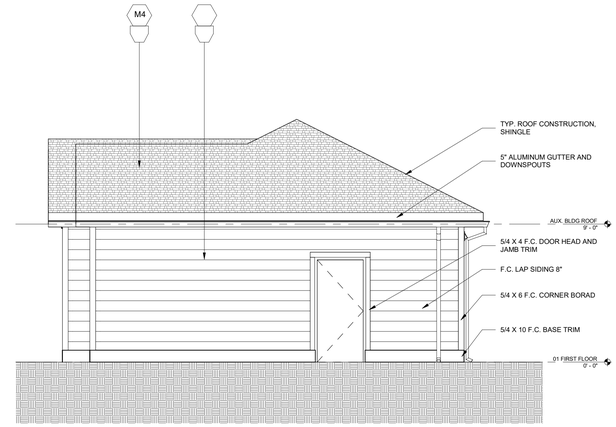
MAINT. TYP. WALL SECTION 7

3/8" = 1'-0"



MAINTENANCE BLDG SIDE 2 ELEV. 6

1/4" = 1'-0"



MAINTENANCE BLDG SIDE 1 ELEV. 5

1/4" = 1'-0"

SYMBOL LEGEND

- XX — DOOR TAG; SEE DOOR SCHEDULE.
- EJ — EXPANSION JOINT @ BRICK, TYP. 3/8" NEOPRENE W/ BACKER ROD & CAULK
- CONCRETE SLAB ON GRADE
- 2 HR RATED WALL
- CIP @ FFE

(REFER TO FLOOR PLANS AND ELEVATIONS FOR LOCATIONS. FINAL LOCATIONS TO BE COORDINATED WITH MASONRY CONTRACTOR AND APPROVED BY ARCHITECT)

CONC. SLAB JOINTS

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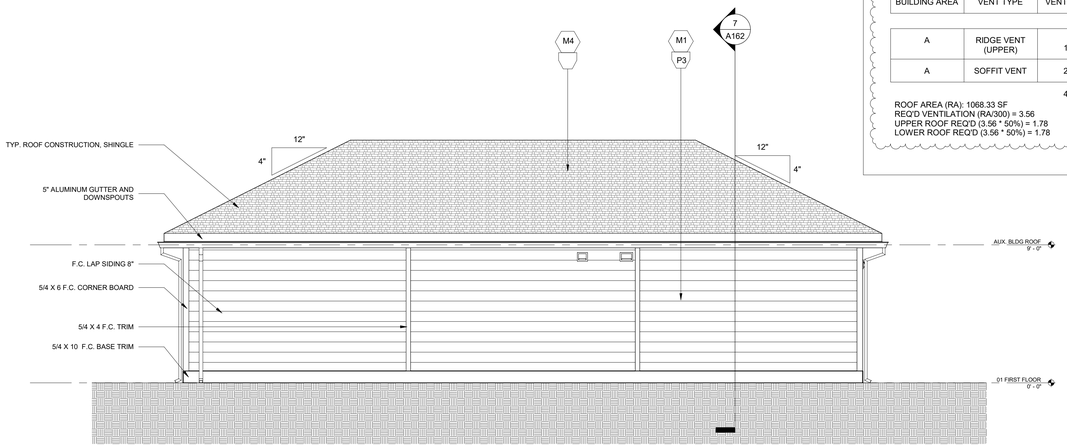
3. PROVIDE CONTROL JOINTS IN EXPOSED CONCRETE SLABS AT 15' TO 20' O.C. EA. WAY OR WHEREVER REQUIRED TO "BREAK" AN IRREGULAR SHAPED SLAB INTO SQUARE OR RECTANGULAR SECTIONS.

GENERAL NOTES

1. ALL EXTERIOR GWB CEILINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
2. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
3. ALL SEALANT IS TO MATCH ADJACENT SURFACES.
4. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & OPENINGS UNLESS OTHERWISE NOTED.
5. SEE EXT. ELEVATIONS FOR LOCATION & TAGS OF EXTERIOR FINISHES.
6. SEE UNIT PLANS (A4.00 SERIES) FOR UNIT DOOR TAGS & WINDOW TAGS.
7. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/4" PER 1'-0" AWAY FROM UNIT DOORS.
8. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
9. FIRE RATED SEPARATIONS TO EXTEND INTO ALL EAVES & DORMERS AT TENANT SEPARATION.
10. ALL EXTERIOR ACCESSED STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE: AT ALL INTERIOR WALLS OF SPACE MOISTURE RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.



MAINTENANCE BLDG REAR ELEV. 4

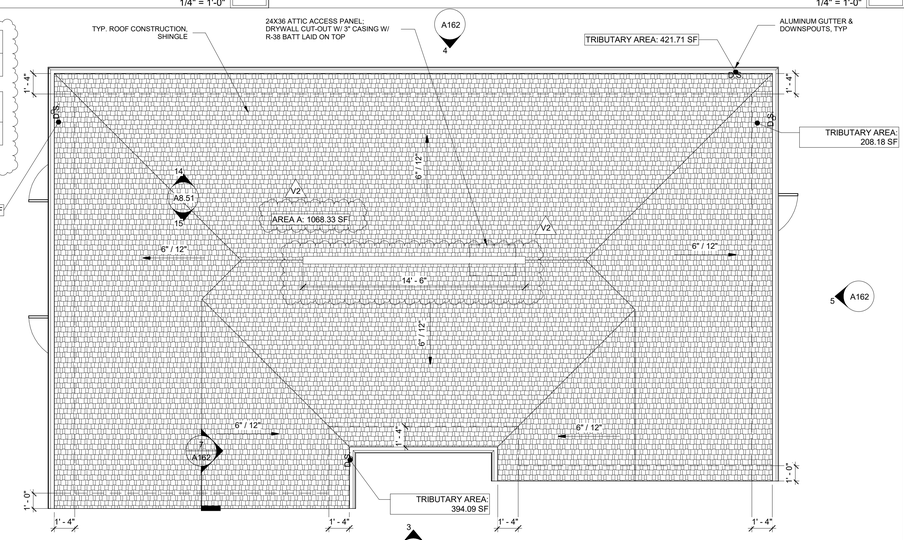
1/4" = 1'-0"

VENTING SCHEDULE, AREA A			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
A	RIDGE VENT (UPPER)	14'-6"	1.81 SF
A	SOFFIT VENT	26'-0"	1.80 SF
		40'-6"	3.61 SF

ROOF AREA (RA): 1068.33 SF
REQ'D VENTILATION (RA/300) = 3.56
UPPER ROOF REQ'D (3.56 * 50%) = 1.78
LOWER ROOF REQ'D (3.56 * 50%) = 1.78

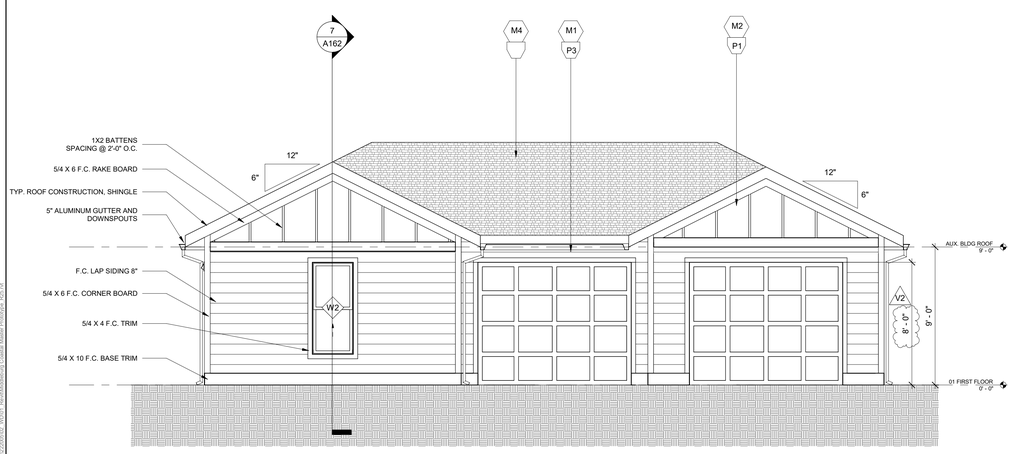
V2

TRIBUTARY AREA: 233.09 SF



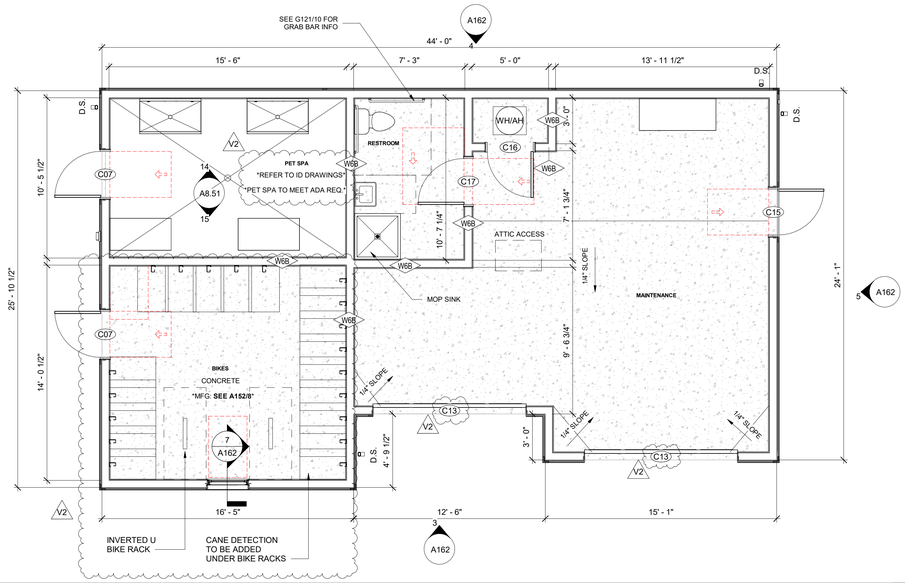
MAINTENANCE BLDG - ROOF PLAN 2

1/4" = 1'-0"



MAINTENANCE BLDG FRONT ELEV. 3

1/4" = 1'-0"



MAINTENANCE BLDG 1

1/4" = 1'-0"

cline

MIDDLEBURG COMMUNITIES
COASTAL PROTOTYPE

PROJECT:	COASTAL
DATE:	03.08.24
REVISIONS:	DATE
V2 Prototype Version 2	03.08.24

DRAWN BY: AW, TRP
CHECKED BY: MW

MAINTENANCE BLDG PLANS & ELEVATIONS

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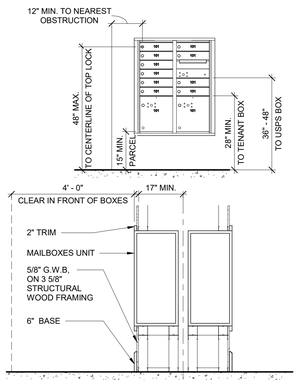


BASIS OF DESIGN: AUTH FLORENCE STD 4CFL MAILBOXES

4CADD-10 MAIL & PARCEL BOXES:
(XX) BANKS x 10 MAILBOXES / 1 PARCEL BOXES/ BANK

PROJECT TOTALS:
MAILBOXES
= XX

PARCELS
= XX*

MAILBOXES CRITERIA:

1 PER UNIT = XX MAIL BOXES (REQUIRED) / XX PROVIDED

*1:10 RATIO OF MAILBOXES TO PARCEL BOXES ROUNDED UP TO THE NEXT MAILBOXES BANK

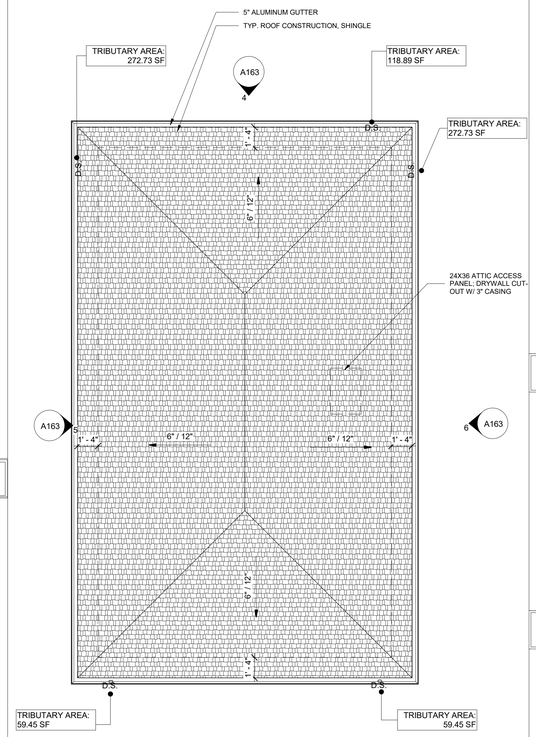
XX REQUIRED/ XX PROVIDED

PRIOR TO CONSTRUCTION, COORDINATION WITH THE POSTMASTER MUST BE PERFORMED TO ENSURE COMPLIANCE WITH USPS STD-4C. IN ADDITION, A MAILBOX NUMBERING SYSTEM MUST BE DEVELOPED TO MEET THE ACCESSIBILITY REQUIREMENTS OF ICC/ANSI 117.1, SECTION 308 AS FOLLOWS:

THE CENTERLINE OF THE MAILBOX LOCK CYLINDERS FOR ALL REQUIRED GROUND FLOOR ADAPTABLE (TYPE B) AND FULLY-ACCESSIBLE (TYPE A) UNITS MUST BE NO HIGHER THAN 48" ABOVE FINISH FLOOR.

MAILBOX SECTION & NOTES

1/2" = 1'-0"



MAIL KIOSK - ROOF PLAN 2

1/4" = 1'-0"

SYMBOL LEGEND

XX	DOOR TAG; SEE DOOR SCHEDULE.
EJ	EXPANSION JOINT @ BRICK, TYP. 3/8" NEOPRENE W/ BACKER ROD & CAULK
	CONCRETE SLAB ON GRADE
	2 HR RATED WALL
	CIP @ FFE

(REFER TO FLOOR PLANS AND ELEVATIONS FOR LOCATIONS. FINAL LOCATIONS TO BE COORDINATED WITH MASONRY CONTRACTOR AND APPROVED BY ARCHITECT)

CONC. SLAB JOINTS

* ALL JOINTS TO BE CONFIRMED/ COORDINATED WITH STRUCTURAL DRAWINGS, NOTES, SPECIFICATIONS, ETC.

1. PROVIDE ISOLATION JOINTS (EXPANSION JOINTS) AT ALL SLAB TO COLUMN, SLAB TO WALL, OR SLAB TO DISSIMILAR MATERIAL LOCATIONS.
2. PROVIDE CONSTRUCTION JOINTS AS REQUIRED. JOINTS TO EITHER BE KEYED OR DOWELED, PREVENT BONDING OF ADJACENT SLABS WITH APPROPRIATE METHOD(S).
3. PROVIDE CONTROL JOINTS IN EXPOSED CONCRETE SLABS AT 15' TO 20' O.C. EA. WAY OR WHEREVER REQUIRED TO "BREAK" AN IRREGULAR SHAPED SLAB INTO SQUARE OR RECTANGULAR SECTIONS.

GENERAL NOTES

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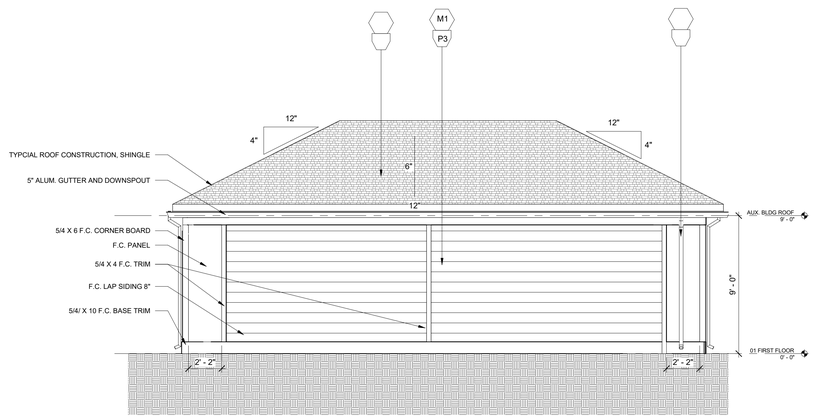
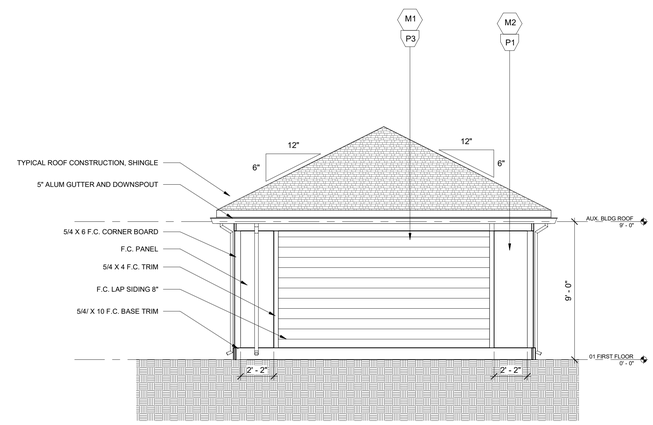


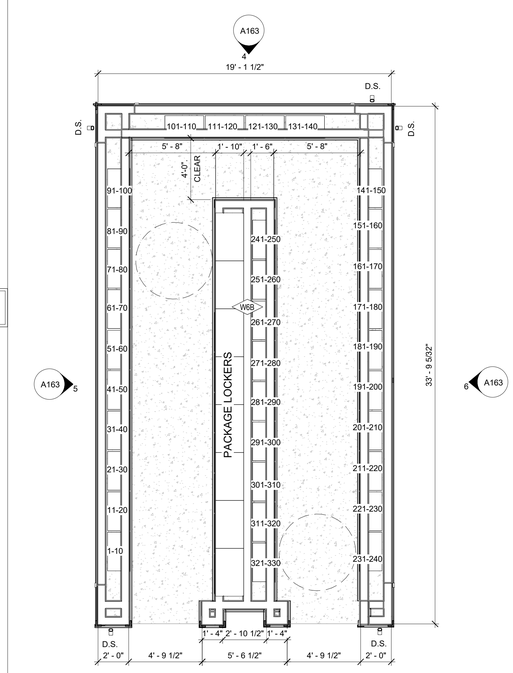
MAIL KIOSK SIDE 1 ELEV. 6

1/4" = 1'-0"



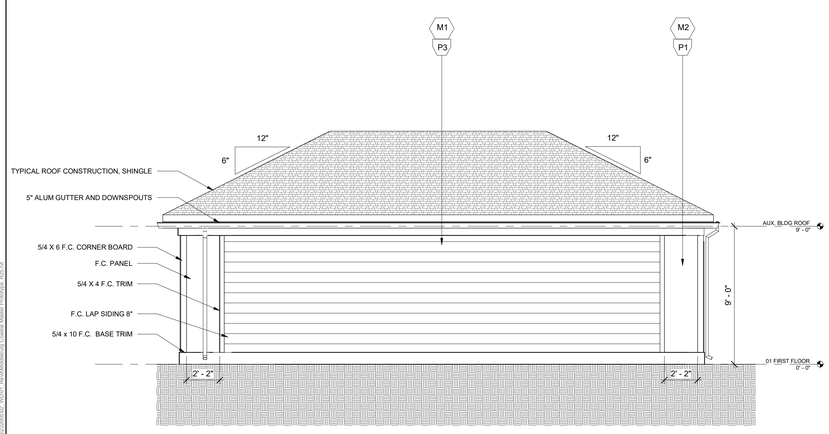
MAIL KIOSK REAR ELEV. 4

1/4" = 1'-0"



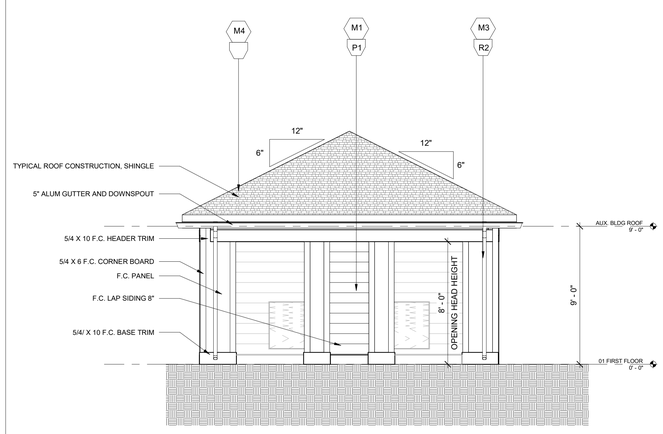
MAIL KIOSK 1

1/4" = 1'-0"



MAIL KIOSK SIDE 2 ELEV. 5

1/4" = 1'-0"



MAIL KIOSK FRONT ELEV. 3

1/4" = 1'-0"

V2

VERIFY # OF MAILBOXES PER PROJECT

cline

MIDDLEBURG COMMUNITIES
COASTAL PROTOTYPE

PROJECT:	COASTAL
DATE:	03.08.24
REVISIONS:	DATE
V2 Prototype Version 2	03.08.24

DRAWN BY:	AW, TRP
CHECKED BY:	MW

MAIL KIOSK PLANS & ELEVATIONS

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