

# DEVELOPMENT AND DESIGN TEAM

DEVELOPMENT TEAM

CRAIG DAVIS  
PROPERTIES



RIVERPOINT  
PARTNERS

DESIGN TEAM

ARCHITECTURE



ARCHITECTURE  
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Kimley » Horn

CIVIL ENGINEERING

NEW PLANNED COMMUNITY DEVELOPMENT

MIXED-USE DEVELOPMENT:  
LUXURY APARTMENTS AND RETAIL CENTER

HAMPTON ROADS CENTER NORTH - MAGRUDER BLVD.  
HAMPTON, VIRGINIA FEBRUARY 29, 2016

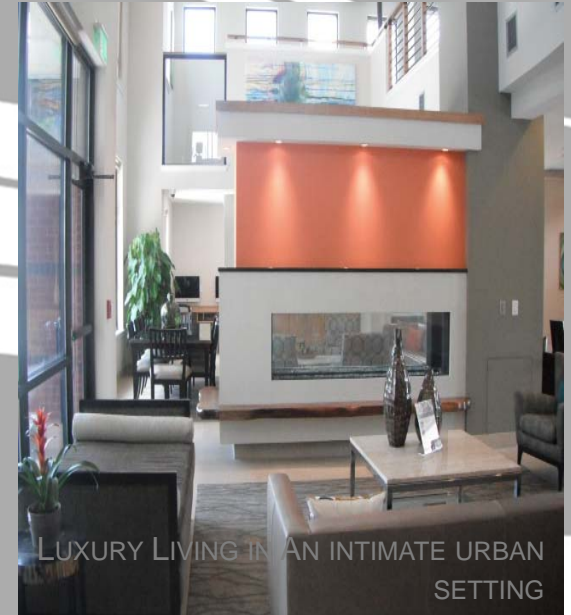
Cox, Kiewer & Company, P.C.

Multi-Family

Cox, Kiewer &  
Company, P.C.

ARCHITECTURE

RADIUS APARTMENTS  
NEWPORT NEWS | VIRGINIA



Cox, Kiewer & Company, P.C.  
Multi-Family

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Company, P.C.  
ARCHITECTURE

RADIUS APARTMENTS  
NEWPORT NEWS | VIRGINIA



LUXURY LIVING IN AN INTIMATE URBAN  
SETTING

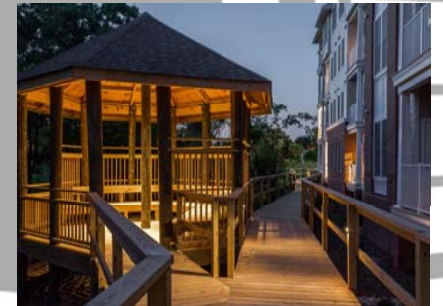
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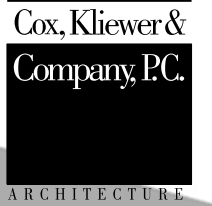
ARCHITECTURE

PROMENADE POINTE  
NORFOLK | VIRGINIA

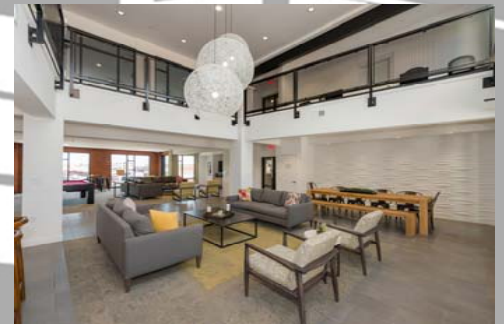


# Cox, Kiewer & Company, P.C.

## Multi-Family



ELEMENT AT GHENT  
NORFOLK | VIRGINIA



BOLD FACADES,  
EXPERIENCED DESIGNERS

# Cox, Kiewer & Company, P.C.

## Multi-Family

Cox, Kiewer &  
Company, P.C.  
ARCHITECTURE



GREENWICH VILLAGE  
VIRGINIA BEACH | VIRGINIA



Cox, Kliever & Company, P.C.

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Company, P.C.

ARCHITECTURE

Mixed-use: Retail, Office, Multi-Family, Parking

OCEANS 31  
SUMMERHOUSE APARTMENTS  
SIDNEY KELLAM OFFICE BUILDING  
OCEANS 31 SHOPS  
VIRGINIA BEACH | VIRGINIA



Cox, Kiewer & Company, P.C.

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Company, P.C.

ARCHITECTURE

RIVER HOUSE APARTMENTS  
NORFOLK | VIRGINIA

Multi-Family





Cox, Kiewer & Company, P.C.

Multi-Family

Cox, Kiewer &  
Company, P.C.

ARCHITECTURE

INDIGO 19 APARTMENTS  
VIRGINIA BEACH | VIRGINIA



Cox, Kiewer & Company, P.C.  
Multi-Family

Cox, Kiewer &  
Company, P.C.  
ARCHITECTURE

AQUIA TOWN CENTER APARTMENTS  
LOUDON COUNTY | VIRGINIA  
CURRENTLY UNDER CONSTRUCTION



# DATA: MIXED-USE COMPLEX

**RETAIL:** 27,500 GSF + OUTPARCEL  
 • PARKING REQUIRED: 110 SPACES + OUTPARCEL  
 • PARKING PROVIDED: 154 SPACES

**MULTI-FAMILY:** 4 BUILDINGS + CLUBHOUSE

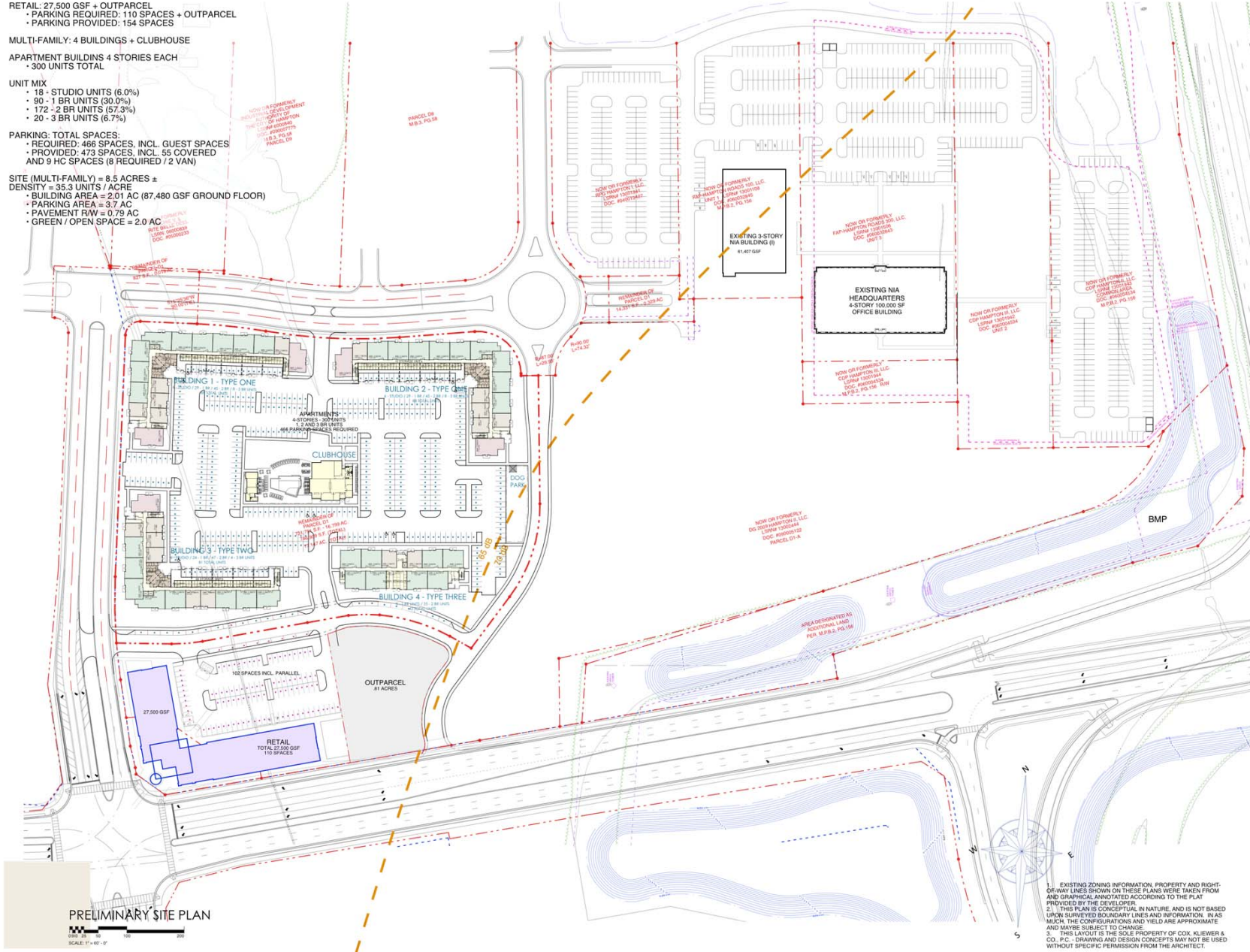
**APARTMENT BUILDINGS 4 STORIES EACH**  
 • 300 UNITS TOTAL

**UNIT MIX**

- 18 - STUDIO UNITS (6.0%)
- 90 - 1 BR UNITS (30.0%)
- 172 - 2 BR UNITS (57.3%)
- 20 - 3 BR UNITS (6.7%)

**PARKING: TOTAL SPACES:**  
 • REQUIRED: 466 SPACES, INCL. GUEST SPACES  
 • PROVIDED: 473 SPACES, INCL. 55 COVERED AND 9 HC SPACES (8 REQUIRED / 2 VAN)

**SITE (MULTI-FAMILY) = 8.5 ACRES ±**  
**DENSITY = 35.3 UNITS / ACRE**  
 • BUILDING AREA = 2.01 AC (87,480 GSF GROUND FLOOR)  
 • PARKING AREA = 3.7 AC  
 • PAVEMENT RW = 0.79 AC  
 • GREEN / OPEN SPACE = 2.0 AC



**PRELIMINARY SITE PLAN**

SCALE: 1" = 40' - 0"

1. EXISTING ZONING INFORMATION, PROPERTY AND RIGHT-OF-WAY LINES SHOWN ON THESE PLANS WERE TAKEN FROM AND GRAPHICALLY ANNOTATED ACCORDING TO THE PLAT PROVIDED BY THE DEVELOPER.
2. THIS PLAN IS CONCEPTUAL IN NATURE, AND IS NOT BASED UPON SURVEYED BOUNDARY LINES AND INFORMATION, IN AS MUCH AS THE CONFIGURATION AND YIELD ARE APPROXIMATE, AND MAY BE SUBJECT TO CHANGE.
3. THIS LAYOUT IS THE SOLE PROPERTY OF COX, KLEWER & CO., P.C. - DRAWING AND DESIGN CONCEPTS MAY NOT BE USED WITHOUT SPECIFIC PERMISSION FROM THE ARCHITECT.

**Cox, Kiewit & Company, P.C.**

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**CRAIG DAVIS PROPERTIES**



**RIVERPOINT PARTNERS**

**Kimley»Horn**

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# DATA: MULTI-FAMILY PARCEL

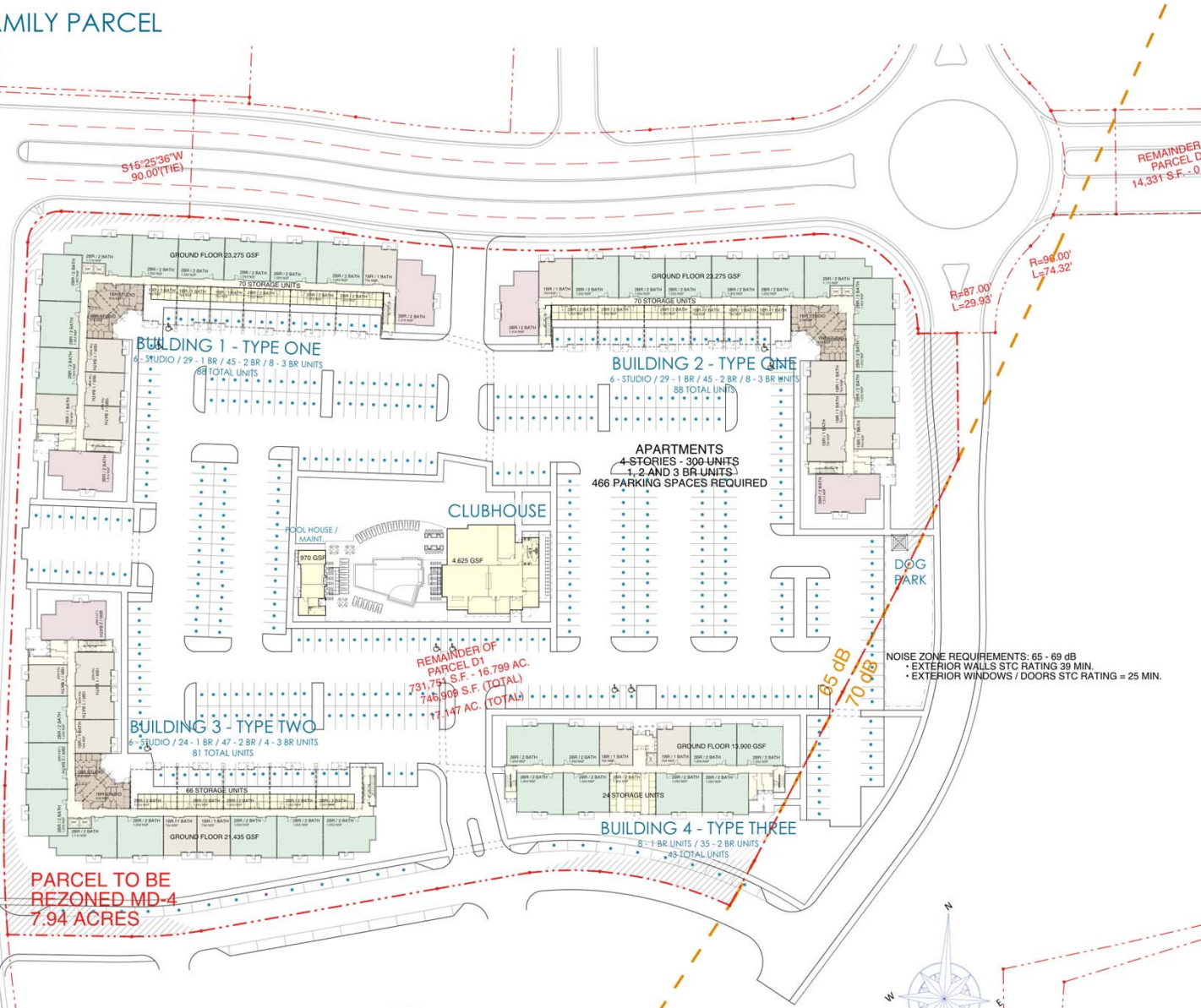
MULTI-FAMILY: 4 BUILDINGS + CLUBHOUSE  
 APARTMENT BUILDINGS 4 STORIES EACH  
 • 300 UNITS TOTAL

UNIT MIX  
 • 18 - STUDIO UNITS (6.0%)  
 • 90 - 1 BR UNITS (30.0%)  
 • 172 - 2 BR UNITS (57.3%)  
 • 20 - 3 BR UNITS (6.7%)

PARKING: TOTAL SPACES:  
 • REQUIRED: 466 SPACES, INCL. GUEST SPACES  
 • PROVIDED: 473 SPACES, INCL. 55 COVERED AND 9 HC SPACES (8 REQUIRED / 2 VAN)

SITE (MD-4) = 7.94 ACRES  
 DENSITY = 37.7 UNITS / ACRE

• BUILDING AREA = 2.01 AC (87,480 GSF GROUND FLOOR)  
 • PARKING AREA = 3.57 AC  
 • PAVEMENT RTW = 0.83 AC  
 • GREEN / OPEN SPACE = 1.74 AC



PRELIMINARY SITE PLAN - MULTI-FAMILY PARCEL

SCALE: 1" = 30' - 0"

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PRELIMINARY BUILDING ELEVATION

- PREFINISHED METAL COPING
- FLAT PANEL FIBER CEMENT SIDING W/  
ALUMINUM REVEAL SYSTEM
- CAST STONE ACCENT BAND
- BRICK VENEER
- ALUMINUM RAILING SYSTEM
- VINYL OR FIBERGLASS WINDOWS
- VINYL OR FIBERGLASS SLIDING PATIO DOORS
- ANNOXIDIZED ALUMINUM STOREFRONT
- CAST STONE ACCENT BAND
- BRICK VENEER
- ACCENT BRICK BAND AT BASE



BUILDING ENTRY



PRELIMINARY BUILDING ELEVATION

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

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**RP** CRAIG DAVIS  
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