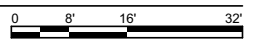


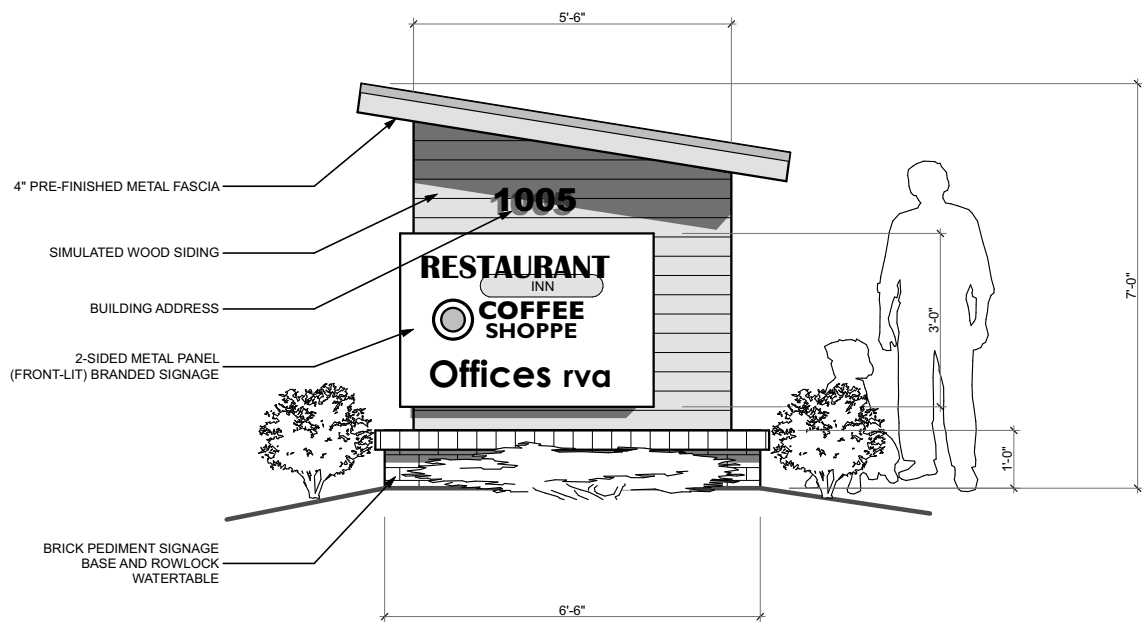
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SITE PLAN
SCALE: 1/16" = 1'-0"



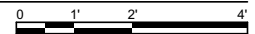
PROPOSED SITE PLAN
1005 WESTOVER HILLS BLVD
RICHMOND, VIRGINIA

SK-01
3/12/21
PROJECT NO.: 19005



1

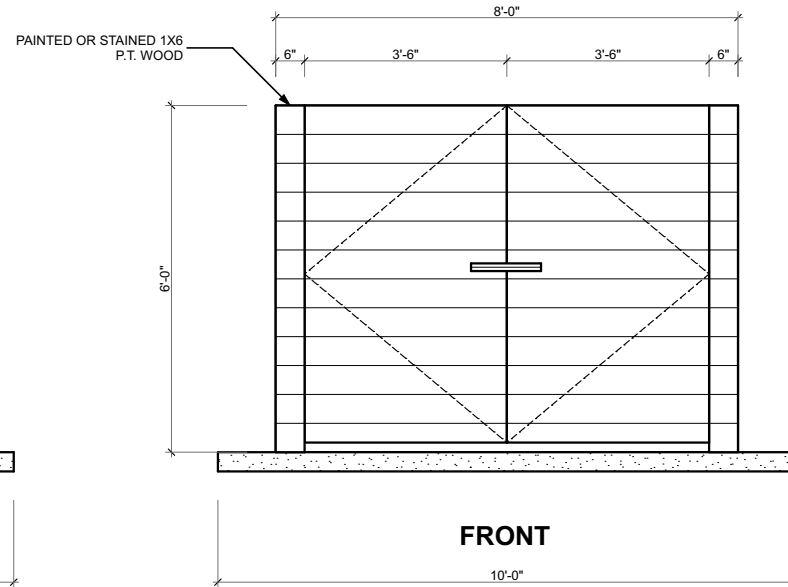
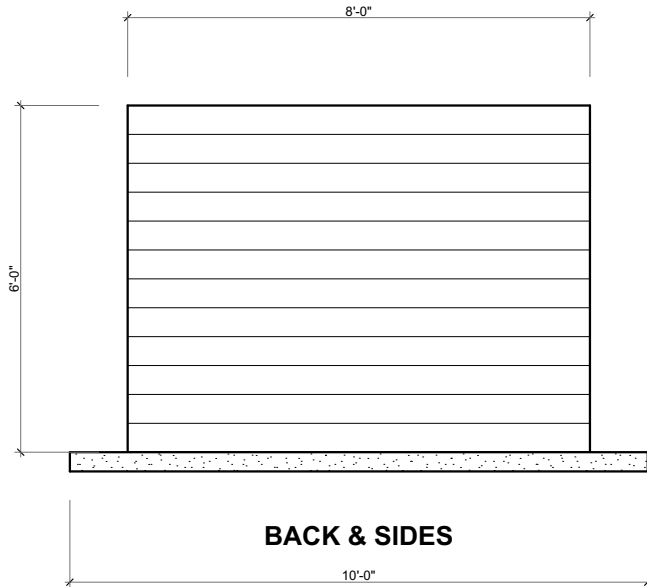
SIGNAGE ELEVATION
SCALE: 1/2" = 1'-0"



BUILDING SIGNAGE ELEVATION
1005 WESTOVER HILLS BLVD
RICHMOND, VIRGINIA

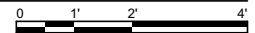
SK-02
3/12/21

PROJECT NO.: 19005

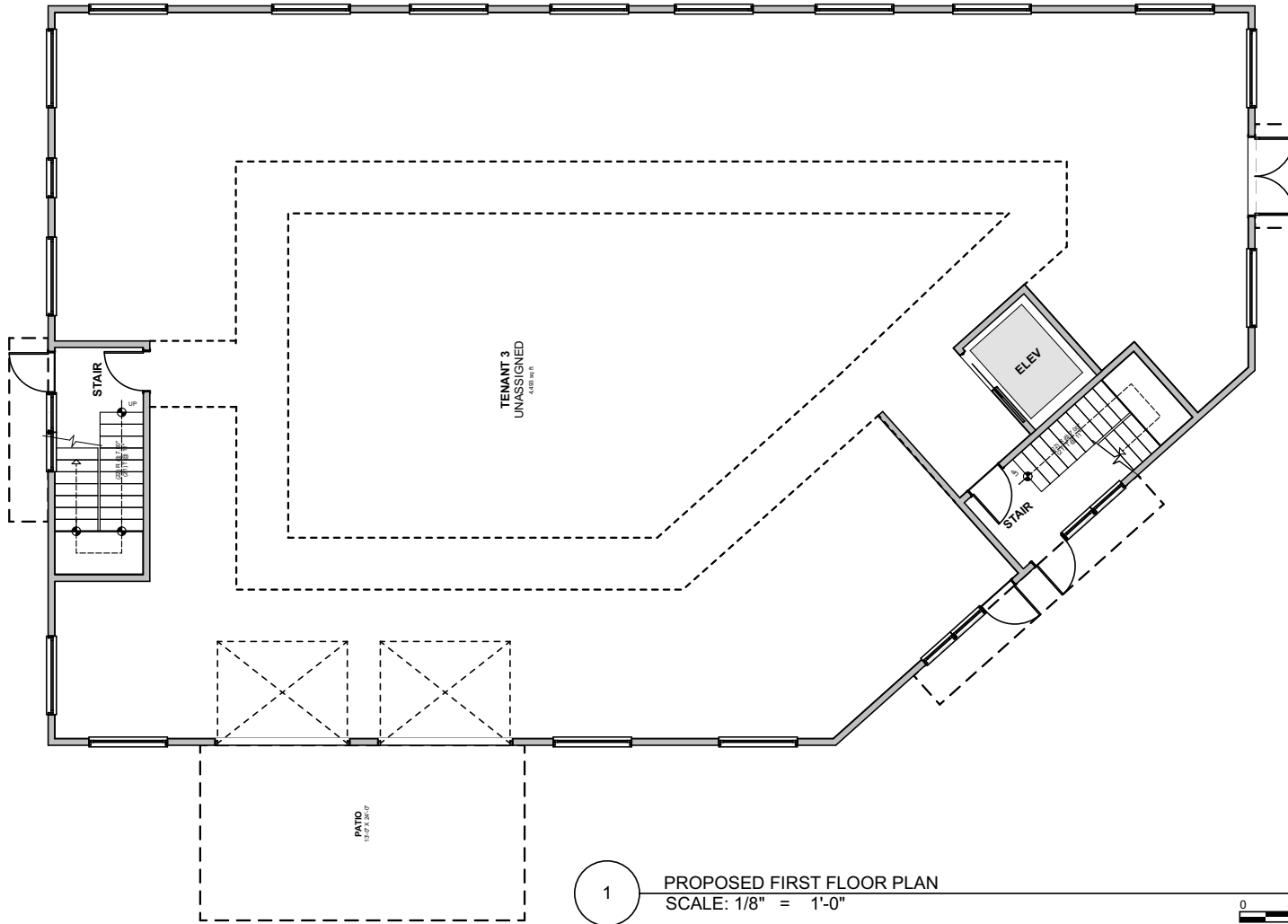


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SIGNAGE ELEVATION
SCALE: 1/2" = 1'-0"

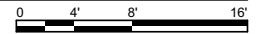


<p>SK-03 3/12/21 PROJECT NO.: 19005</p>	<p>PROPOSED TRASH ENCLOSURE 1005 WESTOVER HILLS BLVD RICHMOND, VIRGINIA</p>
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1

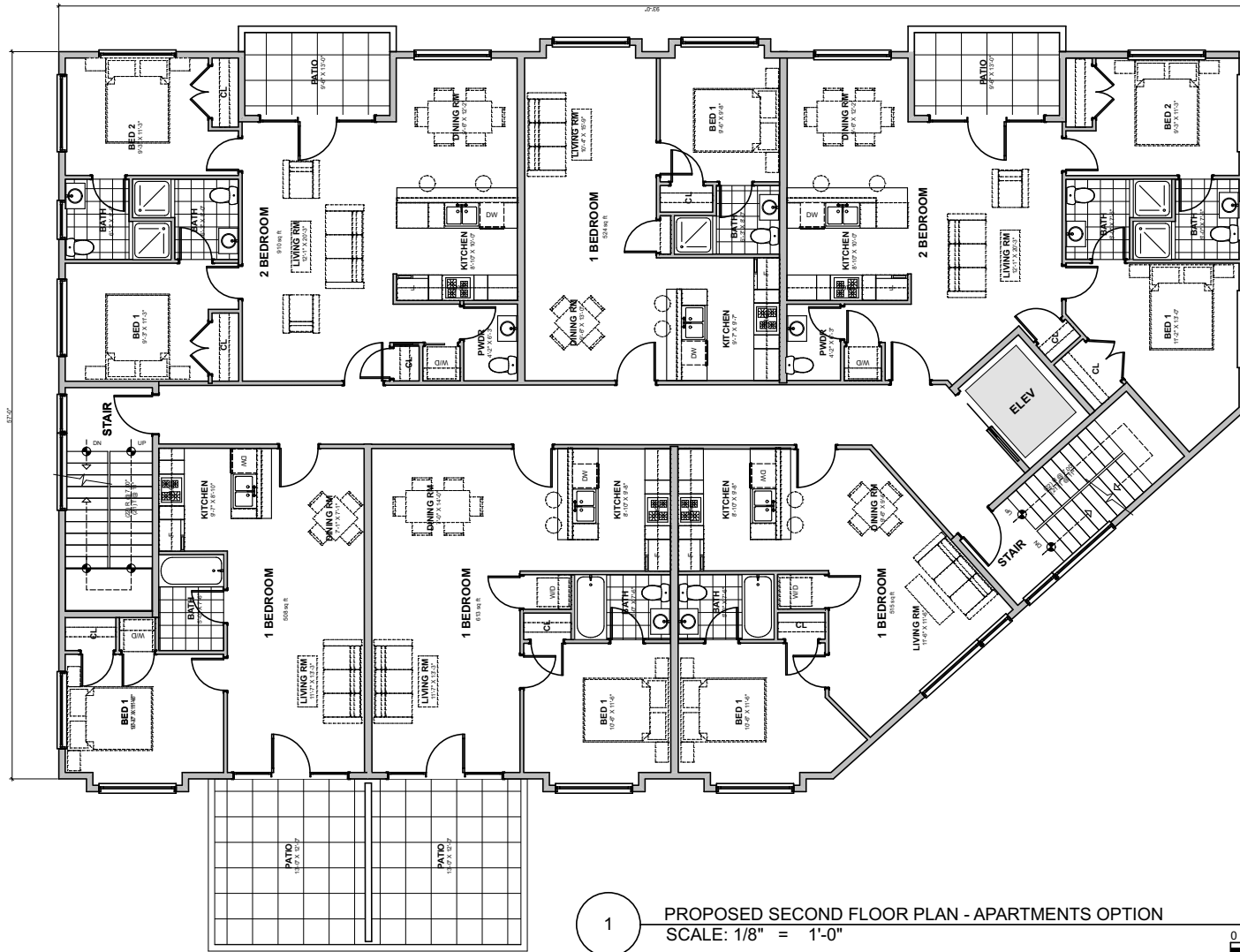
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
1005 WESTOVER HILLS BLVD
RICHMOND, VIRGINIA

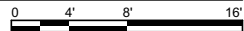
SK-04
3/12/21

PROJECT NO.: 19005



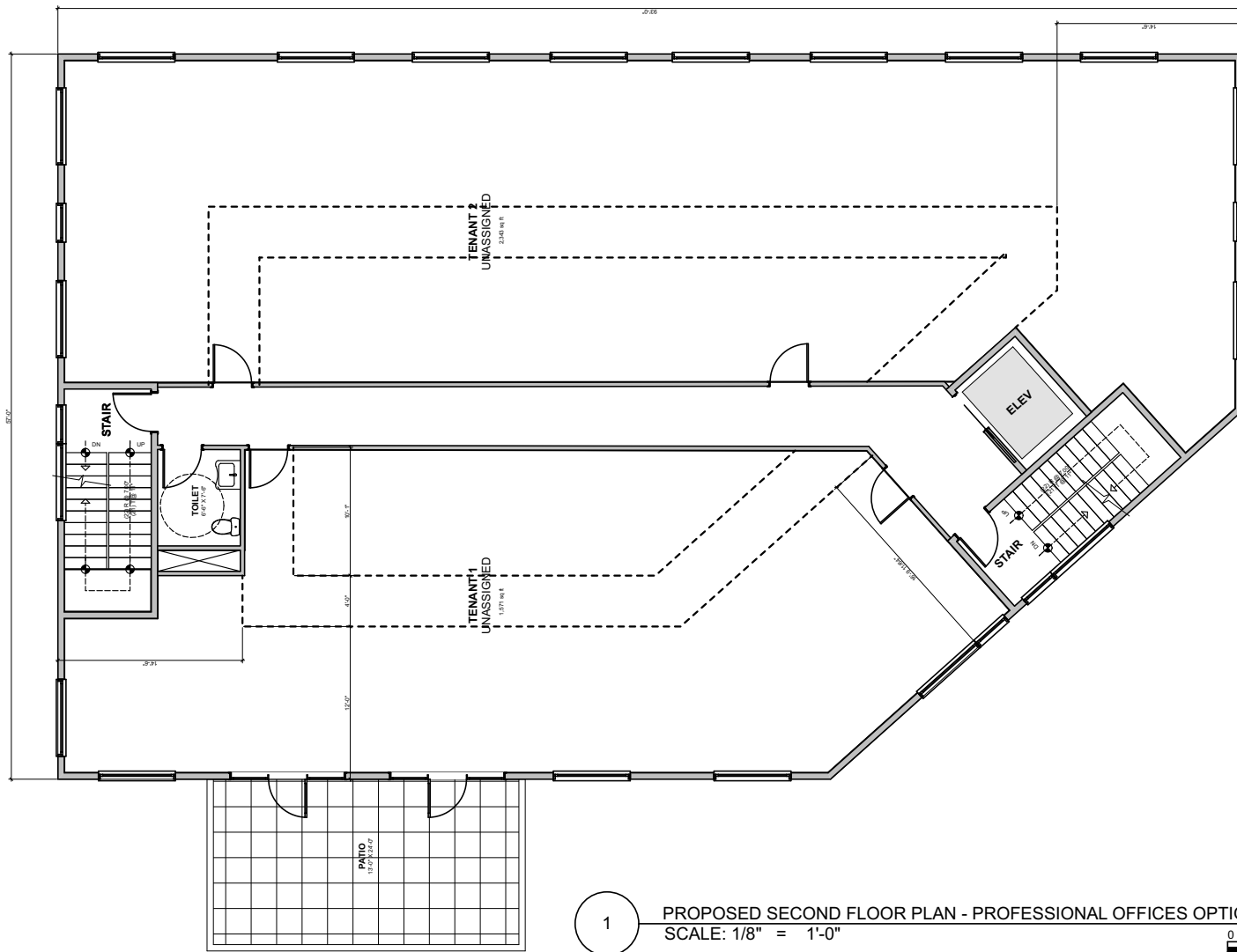
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PROPOSED SECOND FLOOR PLAN - APARTMENTS OPTION
 SCALE: 1/8" = 1'-0"



SK-05
 3/12/21
 PROJECT NO.: 19005

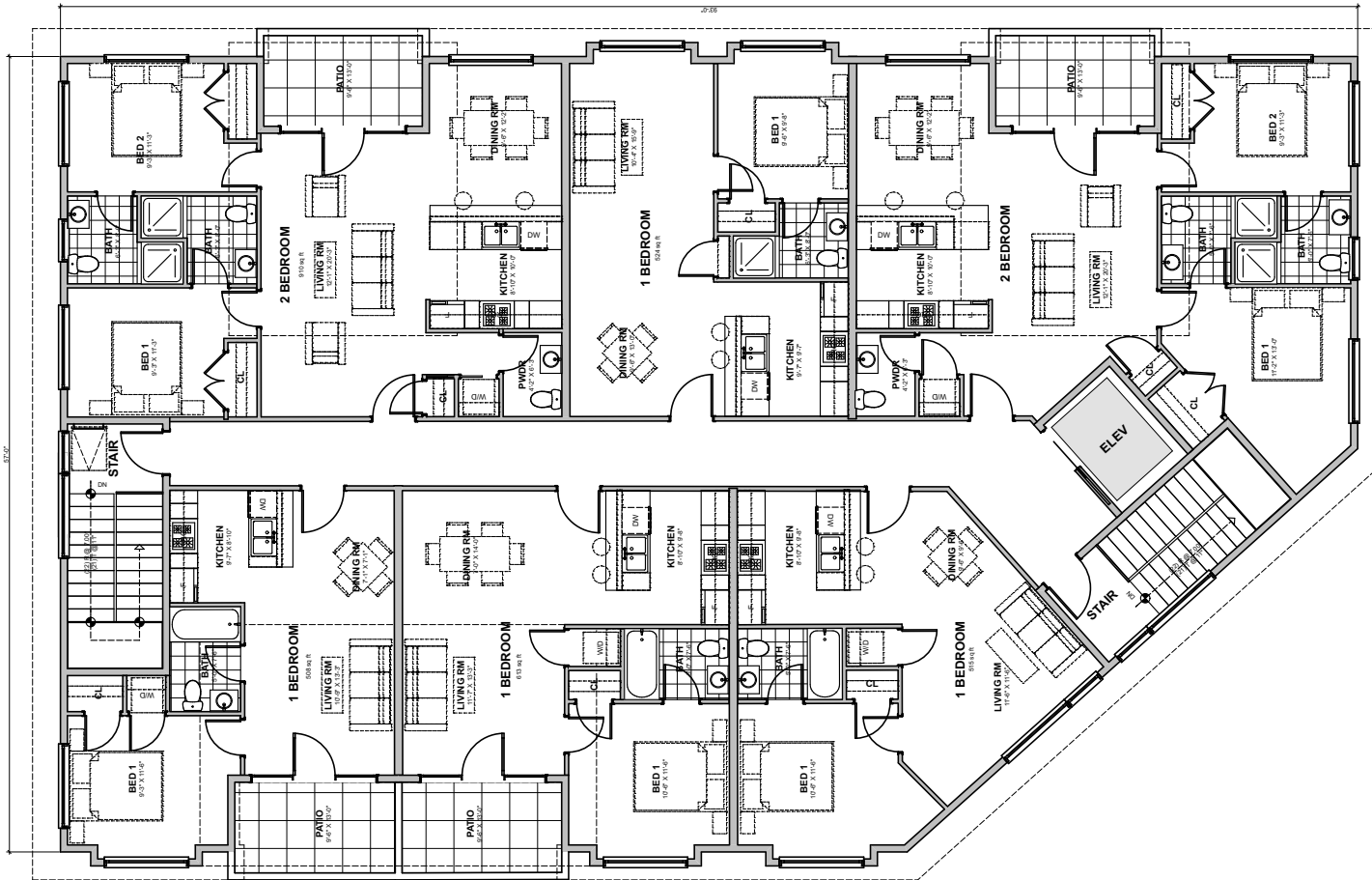
PROPOSED SECOND FLOOR PLAN - APARTMENTS - OPTION
 1005 WESTOVER HILLS BLVD
 RICHMOND, VIRGINIA



PROPOSED SECOND FLOOR PLAN - PROFESSIONAL OFFICES OPTION
 SCALE: 1/8" = 1'-0"

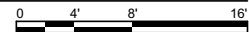


<p>SK-05A 3/12/21 PROJECT NO.: 19005</p>	<p>PROPOSED SECOND FLOOR - PROFESSIONAL OFFICES OPTION 1005 WESTOVER HILLS BLVD RICHMOND, VIRGINIA</p>
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1

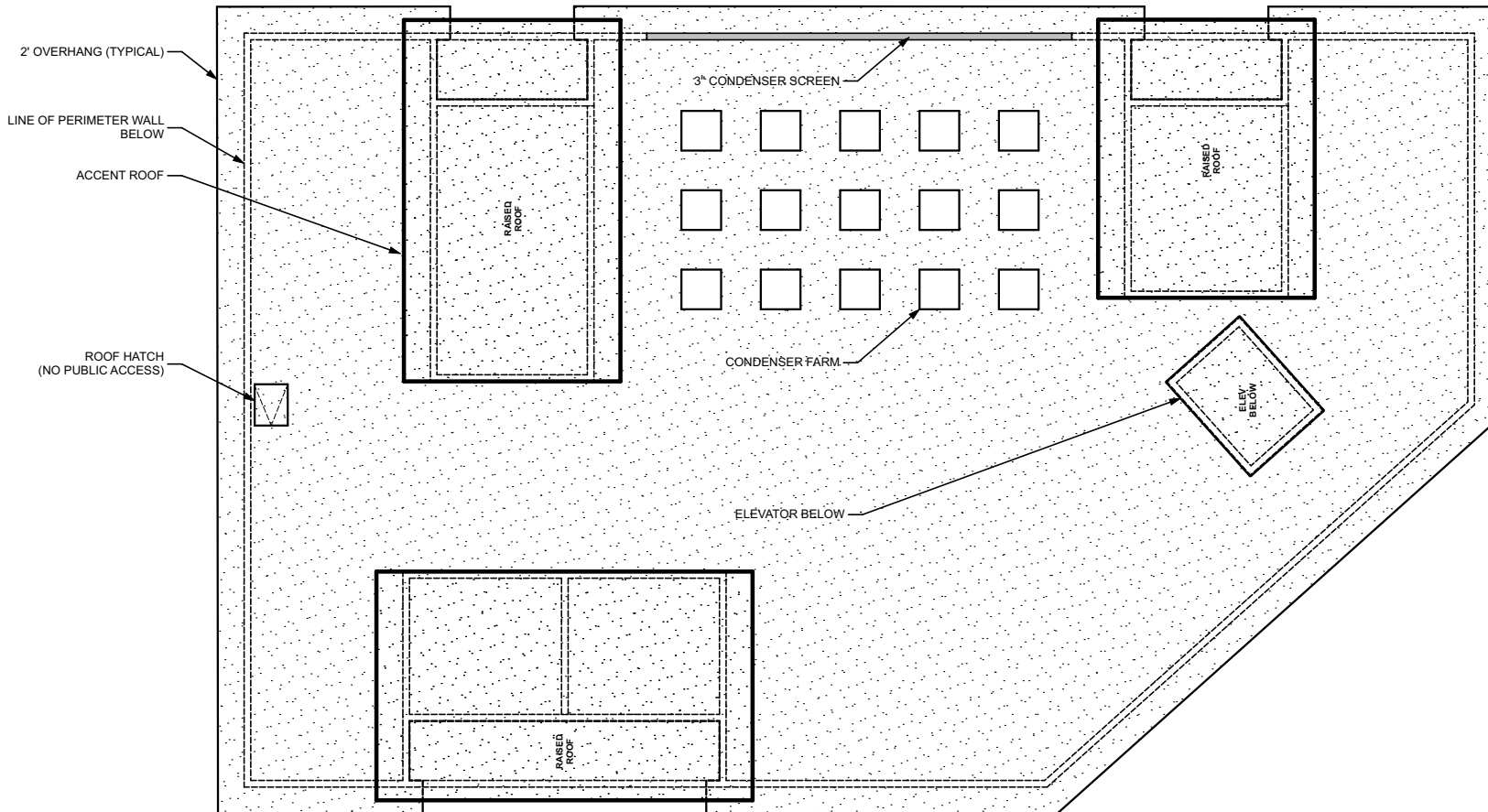
PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED THIRD FLOOR PLAN
1005 WESTOVER HILLS BLVD
RICHMOND, VIRGINIA

SK-06
3/12/21

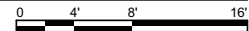
PROJECT NO.: 19005



GENERAL NOTE:
1. NO PUBLIC ACCESS TO ROOF

1

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



SK-07
3/12/21
PROJECT NO.: 19005

PROPOSED ROOF PLAN
1005 WESTOVER HILLS BLVD
RICHMOND, VIRGINIA

COMPOSITE FAUX WOOD
(LOW MAINTENANCE)
SIDING

PAINTED CEMENTITIOUS
SMOOTH SIDING
(ACCENT COLOR)

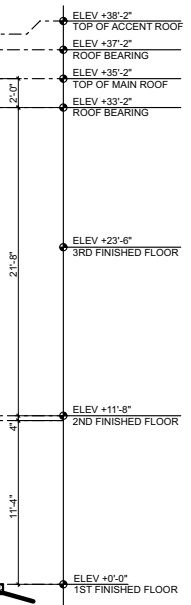
PAINTED CEMENTITIOUS
SMOOTH SIDING

42" POWDER COATED
ALUMINUM RAIL CABLE
GUARDRAIL

PRE-FINISHED AL
STOREFRONT WINDOWS
OR EQUAL

PAINTED STEEL TUBE
STEEL

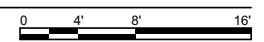
PAINTED FACE BRICK



GENERAL NOTE:
1. FLOOR TO FLOOR HEIGHTS
APPROXIMATE (+/- 1' UNTIL
STRUCTURE HAS BEEN DETERMINED)
2. WINDOWS MAY BE SUBDIVIDED TO
PROVIDE OPERABLE WINDOW.

1

PROPOSED FRONT ELEVATION - SECOND FLOOR OPTION - APARTMENTS
SCALE: 1/8" = 1'-0"



<p>SK-08 3/12/21 PROJECT NO.: 19005</p>	<p>PROPOSED FRONT ELEVATION - SECOND FLOOR OPTION - APARTMENTS 1005 WESTOVER HILLS BLVD RICHMOND, VIRGINIA</p>
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COMPOSITE FAUX WOOD
(LOW MAINTENANCE)
SIDING

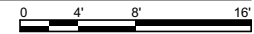
PAINTED CEMENTITIOUS
SMOOTH SIDING
(ACCENT COLOR)

PAINTED CEMENTITIOUS
SMOOTH SIDING



1

PROPOSED FRONT ELEVATION - SECOND FLOOR OPTION - PROFESSIONAL OFFICES
SCALE: 1/8" = 1'-0"

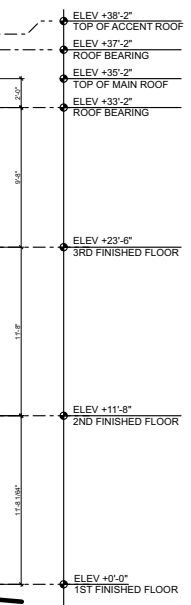


SK-08A 3/12/21 PROJECT NO.: 19005	PROPOSED FRONT ELEVATION - SECOND FLOOR OPTION - PROFESSIONAL OFFICE 1005 WESTOVER HILLS BLVD RICHMOND, VIRGINIA
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COMPOSITE FAUX WOOD
(LOW MAINTENANCE)
SIDING

PAINTED CEMENTITIOUS
SMOOTH SIDING
(ACCENT COLOR)

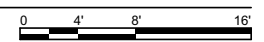
PAINTED CEMENTITIOUS
SMOOTH SIDING



GENERAL NOTE:
1. FLOOR TO FLOOR HEIGHTS
APPROXIMATE (+/- 1' UNTIL
STRUCTURE HAS BEEN DETERMINED)
2. WINDOWS MAY BE SUBDIVIDED TO
PROVIDE OPERABLE WINDOW.

1

PROPOSED REAR ELEVATION - SECOND FLOOR OPTION - APARTMENTS
SCALE: 1/8" = 1'-0"



<p>SK-09 3/12/21 PROJECT NO.: 19005</p>	<p>PROPOSED REAR ELEVATION - SECOND FLOOR OPTION - APARTMENTS 1005 WESTOVER HILLS BLVD RICHMOND, VIRGINIA</p>
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COMPOSITE FAUX WOOD
(LOW MAINTENANCE)
SIDING

PAINTED CEMENTITIOUS
SMOOTH SIDING
(ACCENT COLOR)

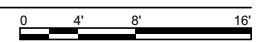
PAINTED CEMENTITIOUS
SMOOTH SIDING



GENERAL NOTE:
1. FLOOR TO FLOOR HEIGHTS
APPROXIMATE (+/- 1' UNTIL
STRUCTURE HAS BEEN DETERMINED)
2. WINDOWS MAY BE SUBDIVIDED TO
PROVIDE OPERABLE WINDOW.

1

PROPOSED REAR ELEVATION - SECOND FLOOR OPTION - PROFESSIONAL OFFICES
SCALE: 1/8" = 1'-0"

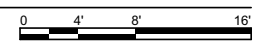


<p>SK-09A 3/12/21 PROJECT NO.: 19005</p>	<p>PROPOSED REAR ELEVATION - SECOND FLOOR OPTION - PROFESSIONAL OFFICES 1005 WESTOVER HILLS BLVD RICHMOND, VIRGINIA</p>
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GENERAL NOTE:
 1. FLOOR TO FLOOR HEIGHTS APPROXIMATE (+/- 1' UNTIL STRUCTURE HAS BEEN DETERMINED)
 2. WINDOWS MAY BE SUBDIVIDED TO PROVIDE OPERABLE WINDOW.

1 PROPOSED RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



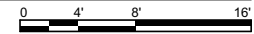
<p>SK-10 3/12/21 PROJECT NO.: 19005</p>	<p>PROPOSED RIGHT SIDE ELEVATION 1005 WESTOVER HILLS BLVD RICHMOND, VIRGINIA</p>
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GENERAL NOTE:
 1. FLOOR TO FLOOR HEIGHTS APPROXIMATE (+/- 1' UNTIL STRUCTURE HAS BEEN DETERMINED)
 2. WINDOWS MAY BE SUBDIVIDED TO PROVIDE OPERABLE WINDOW.

1

PROPOSED LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



<p>SK-11 3/12/21 PROJECT NO.: 19005</p>	<p>PROPOSED LEFT SIDE ELEVATION 1005 WESTOVER HILLS BLVD RICHMOND, VIRGINIA</p>
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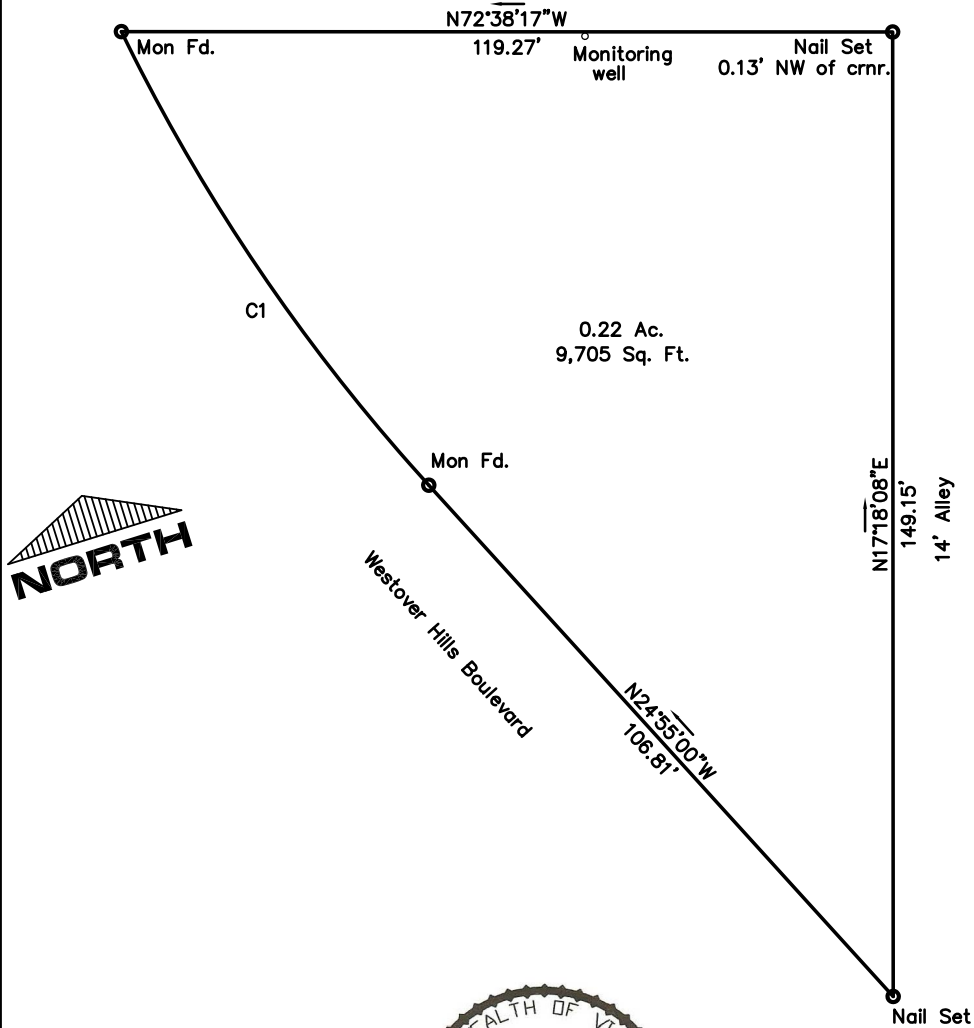
I hereby certify that an accurate survey of the property was made on November 18, 2019 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.

Carl Duncan

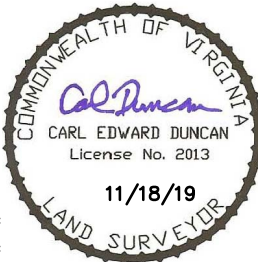
Carl E. Duncan, P.E., L.S.

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD DIRECTION	CHORD
C1	299.42	16°16'11"	42.80	84.74	S16°47'23"E	84.74

Dunston Avenue



Plat Showing the
Physical Improvements to
S0060371001
1005 Westover Hills Boulevard
Upward Builders
5th District
City of Richmond



C. E. Duncan & Associates, Inc.
2609 Rocky Oak Road
POWHATAN, VIRGINIA 23139
(804) 598-8240 Fax (804) 598-9240
DATE: 11/18/19 SCALE: 1"=20'
DRAWN BY: CED JOB NO.: 19-2338



SK - 13

RENDERING IMAGE 1

3/12/21

Front View

*Office Option



SK - 14

RENDERING IMAGE 2

3/12/21

South View

*Office Option



SK - 15

RENDERING IMAGE 3

3/12/21

Rear View

*Office Option