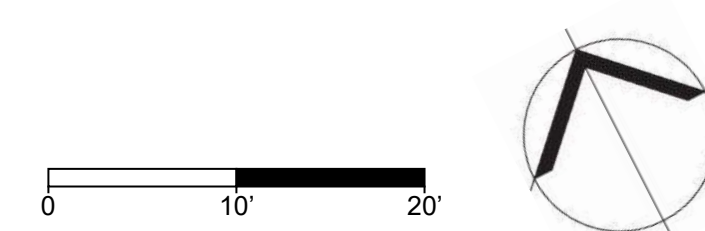


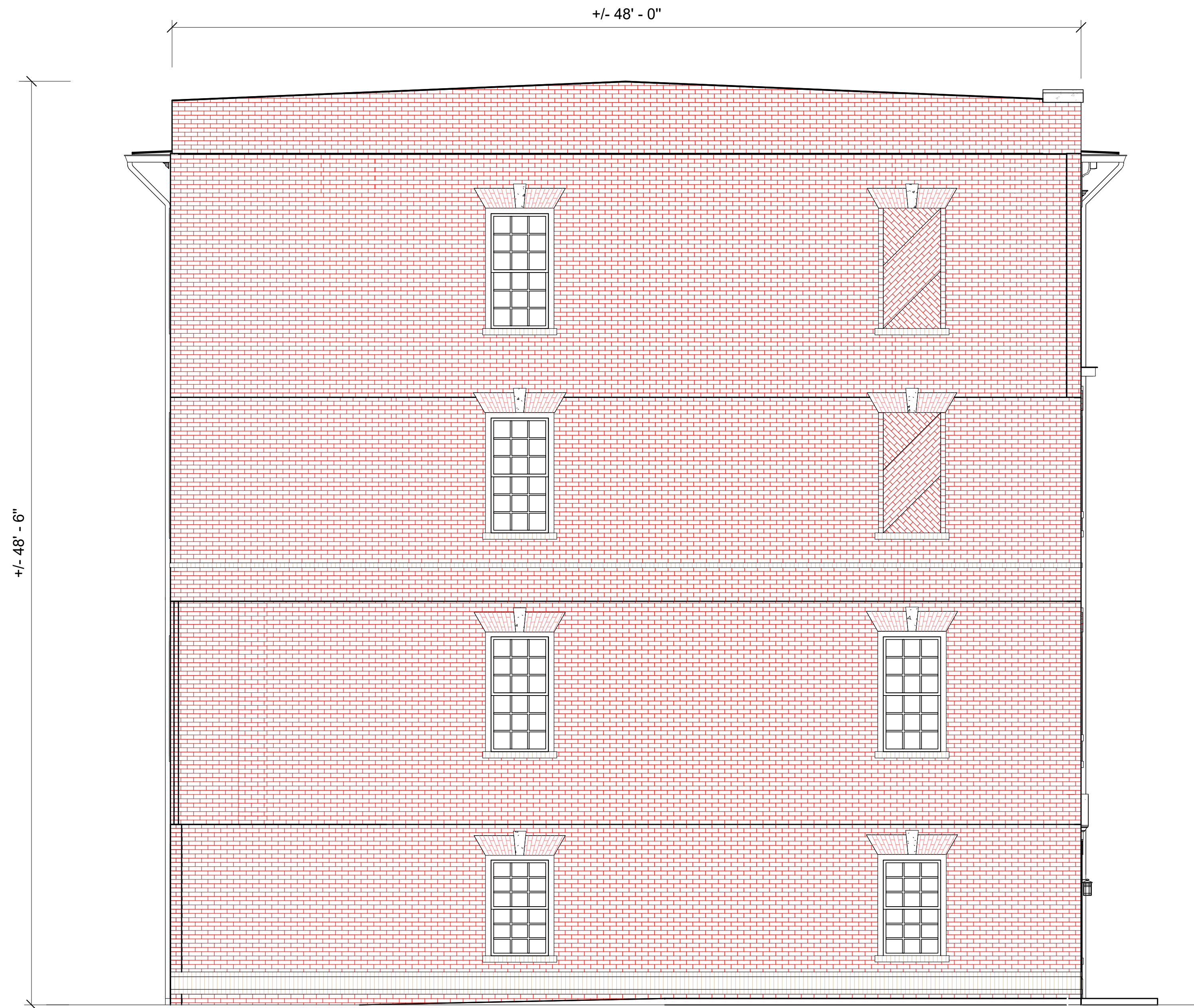


# 509 & 511 LIBBIE AVENUE

PRELIMINARY SUBDIVISION LAYOUT - NOVEMBER 30, 2020



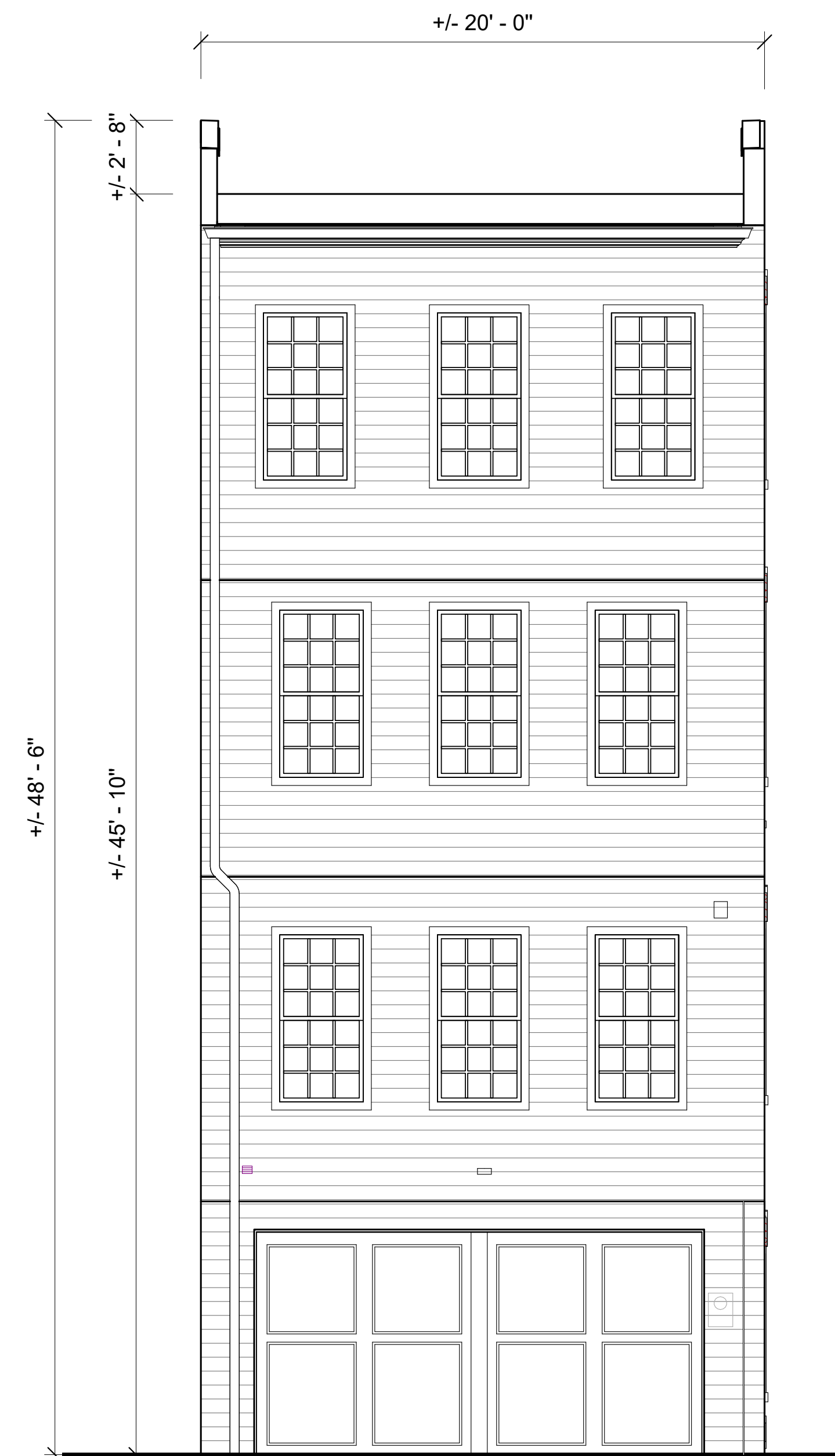




3 LEFT ELEVATION  
A209 1/4" = 1'-0"

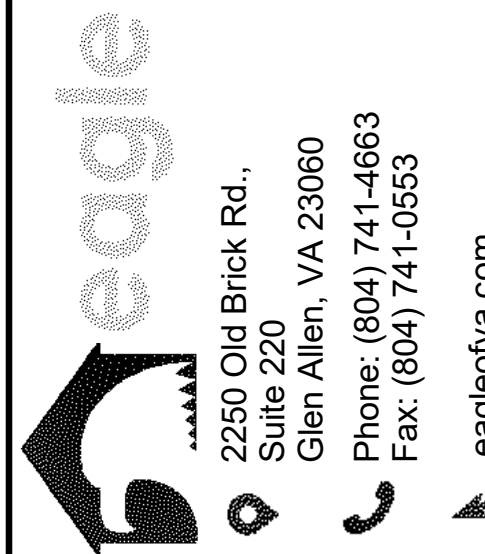
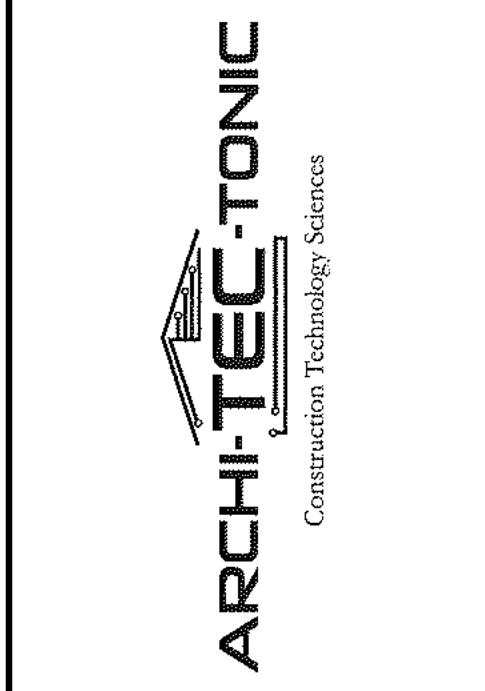


1 FRONT ELEVATION  
A209 1/4" = 1'-0"



2 REAR ELEVATION  
A209 1/4" = 1'-0"

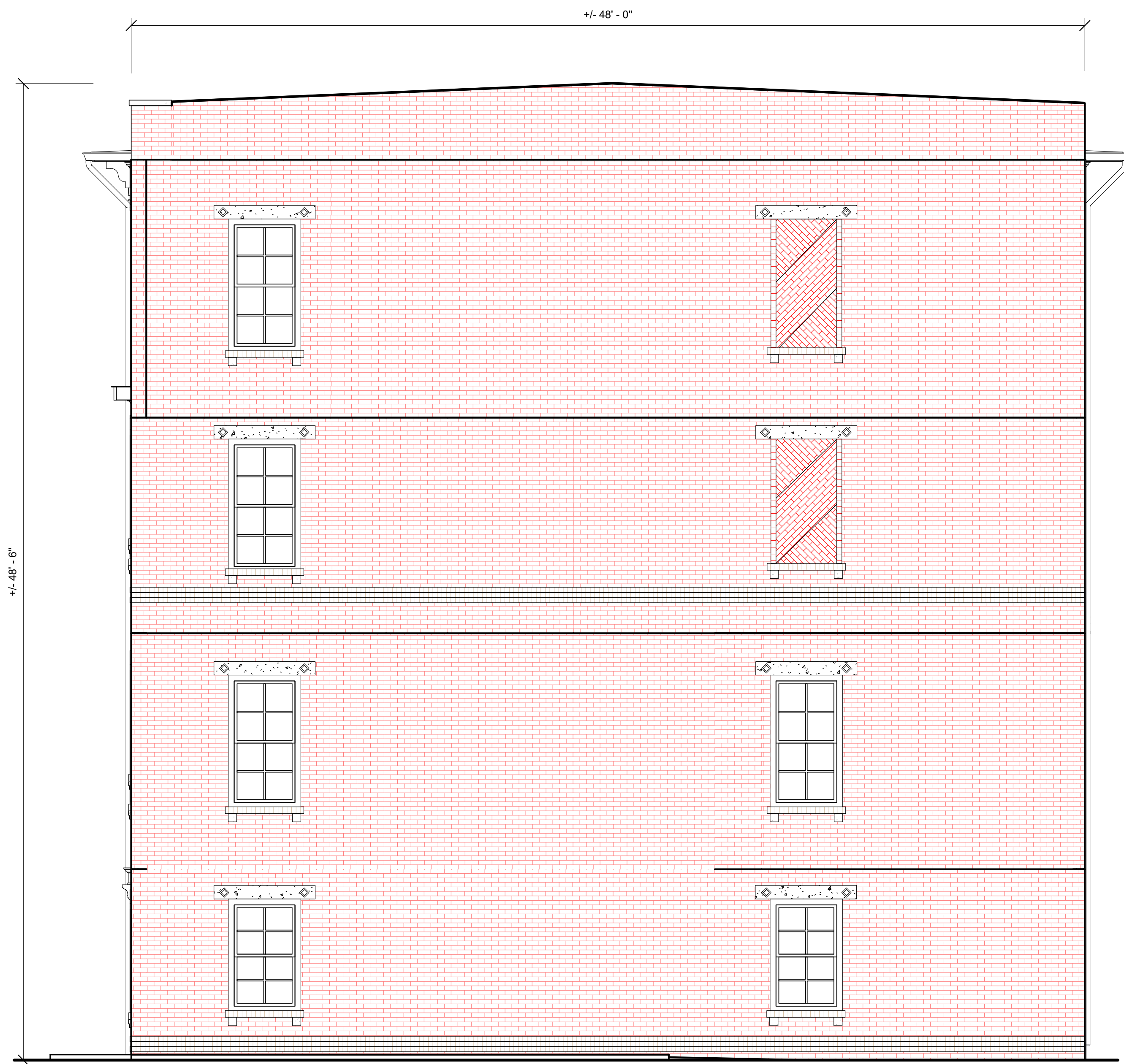
DATE	DESCRIPTION



DRAWN ON: 07/29/2019  
LIBBIE BLOCK  
SHEET #: A210

DRAWN BY: TEC-LAB  
SHEET TITLE: 4 - STORY 20' W FRONT, REAR & SIDE ELEVATIONS

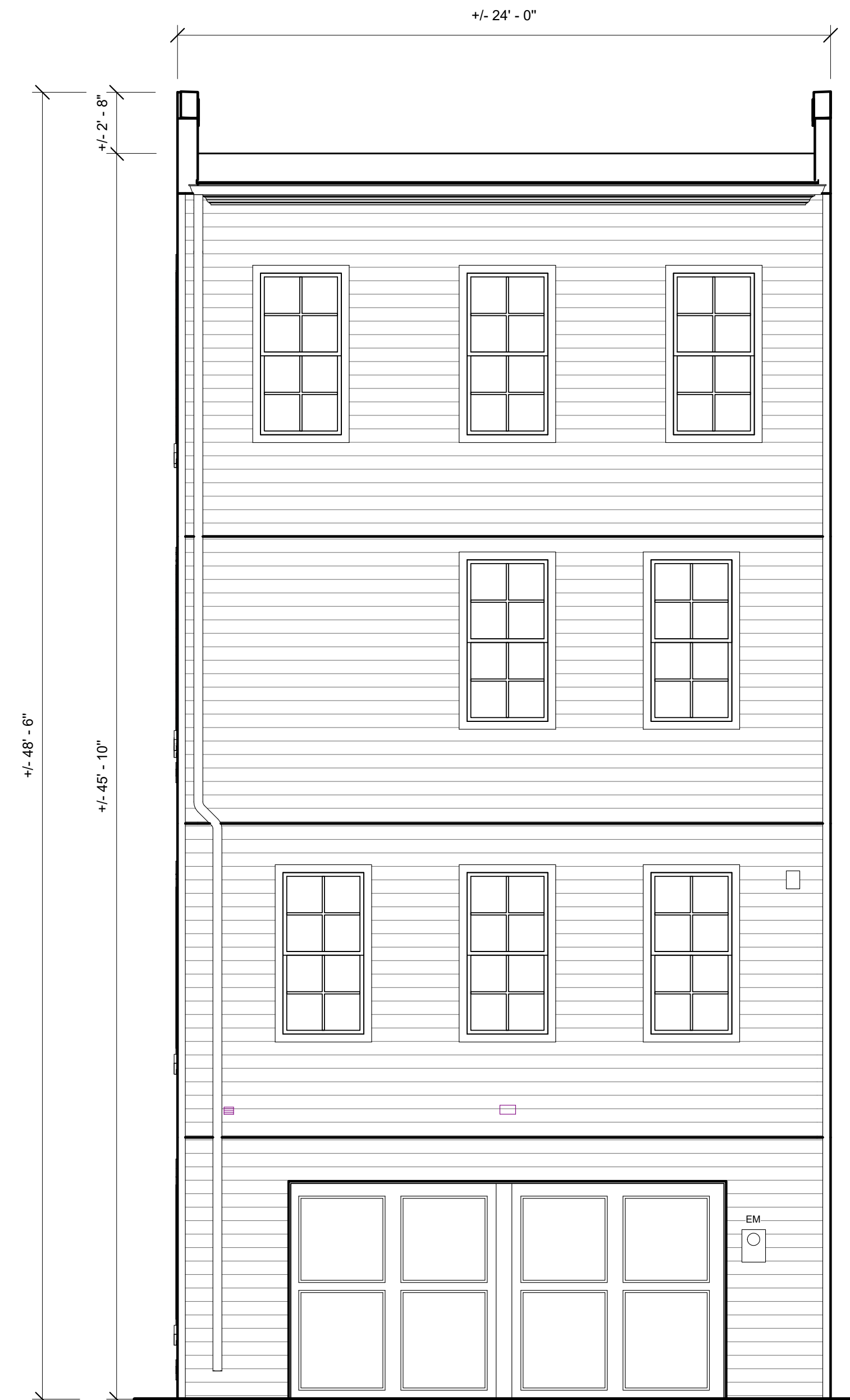
2250 Old Brick Rd.,  
Suite 220  
Glen Allen, VA 23060  
Phone: (804) 741-4663  
Fax: (804) 741-0553  
eagleofva.com



3 RIGHT ELEVATION  
A211 1/4" = 1'-0"

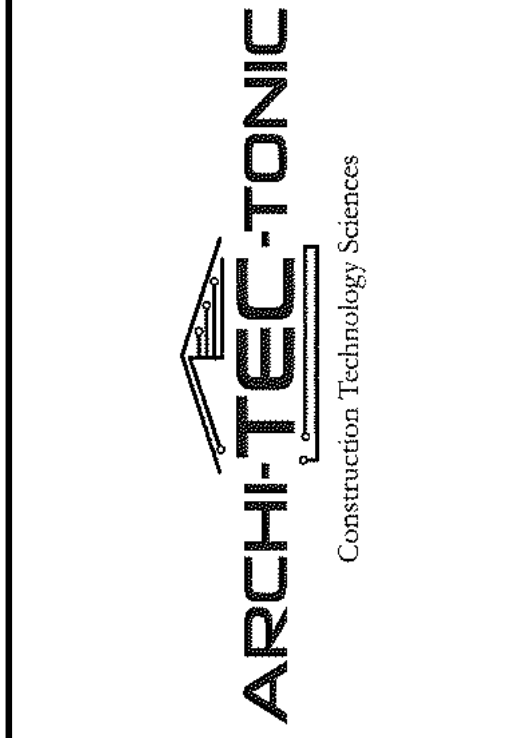


1 FRONT ELEVATION  
A211 1/4" = 1'-0"



2 REAR ELEVATION  
A211 1/4" = 1'-0"

DATE	DESCRIPTION



**eagle**  
 2250 Old Brick Rd.,  
 Suite 220  
 Glen Allen, VA 23060  
 Phone: (804) 741-4663  
 Fax: (804) 741-0553  
 eagleofva.com

DRAWN ON: 07/30/2019  
 LIBBIE BLOCK  
 SHEET #: A211  
 DRAWN BY: TEC LAB  
 SHEET TITLE: 4 - STORY 24' W FRONT, REAR & SIDE ELEVATIONS



3 RIGHT ELEVATION  
A212 3/16" = 1'-0"



2 REAR ELEVATION  
A212 3/16" = 1'-0"



1 FRONT ELEVATION  
A212 3/16" = 1'-0"

DATE	DESCRIPTION



2250 Old Brick Rd.,  
Suite 220  
Glen Allen, VA 23060  
Phone: (804) 741-4663  
Fax: (804) 741-0553  
eagleofva.com

DRAWN ON: 07/30/2019  
LIBBIE BLOCK  
SHEET #: **A212**

DRAWN BY: TEC LAB  
SHEET TITLE: BOULEVARD FRONT, REAR & SIDE ELEVATIONS





GWD - GE - E - 1 - F

GPK - GE - D - 1 - R

GPK - GE - B - 1 - F

GWD - GR - C - 1 - F


GWD - GE - E - 1 - R

GPK - QA - C - 1 - F

BOULEVARD

1  
A201  
OVERALL FRONT ELEVATIONS  
- LIBBIE  
3/16" = 1'-0"

DATE	DESCRIPTION
12/03/2019	



2250 Old Brick Rd.,  
Suite 220  
Glen Allen, VA 23060  
Phone: (804) 741-4663  
Fax: (804) 741-0553  
eagleofva.com

DRAWN ON: 4/23/2019  
LIBBIE BLOCK  
SHEET #: A201

DRAWN BY: TEC Lab  
SHEET TITLE: OVERALL FRONT ELEVATIONS





1 OVERALL RIGHT ELEVATION  
 A202 3/16" = 1'-0"

DATE	DESCRIPTION
12/03/2019	

**eaagle**  
 2250 Old Brick Rd.,  
 Suite 220  
 Glen Allen, VA 23060  
 Phone: (804) 741-4663  
 Fax: (804) 741-0553  
 eagleofva.com

DRAWN ON: 4/23/2019  
 LIBBIE BLOCK  
 SHEET #: A202

DRAWN BY: TEC Lab  
 SHEET TITLE: OVERALL RIGHT ELEVATIONS





1  
A203 3D View - OVERALL

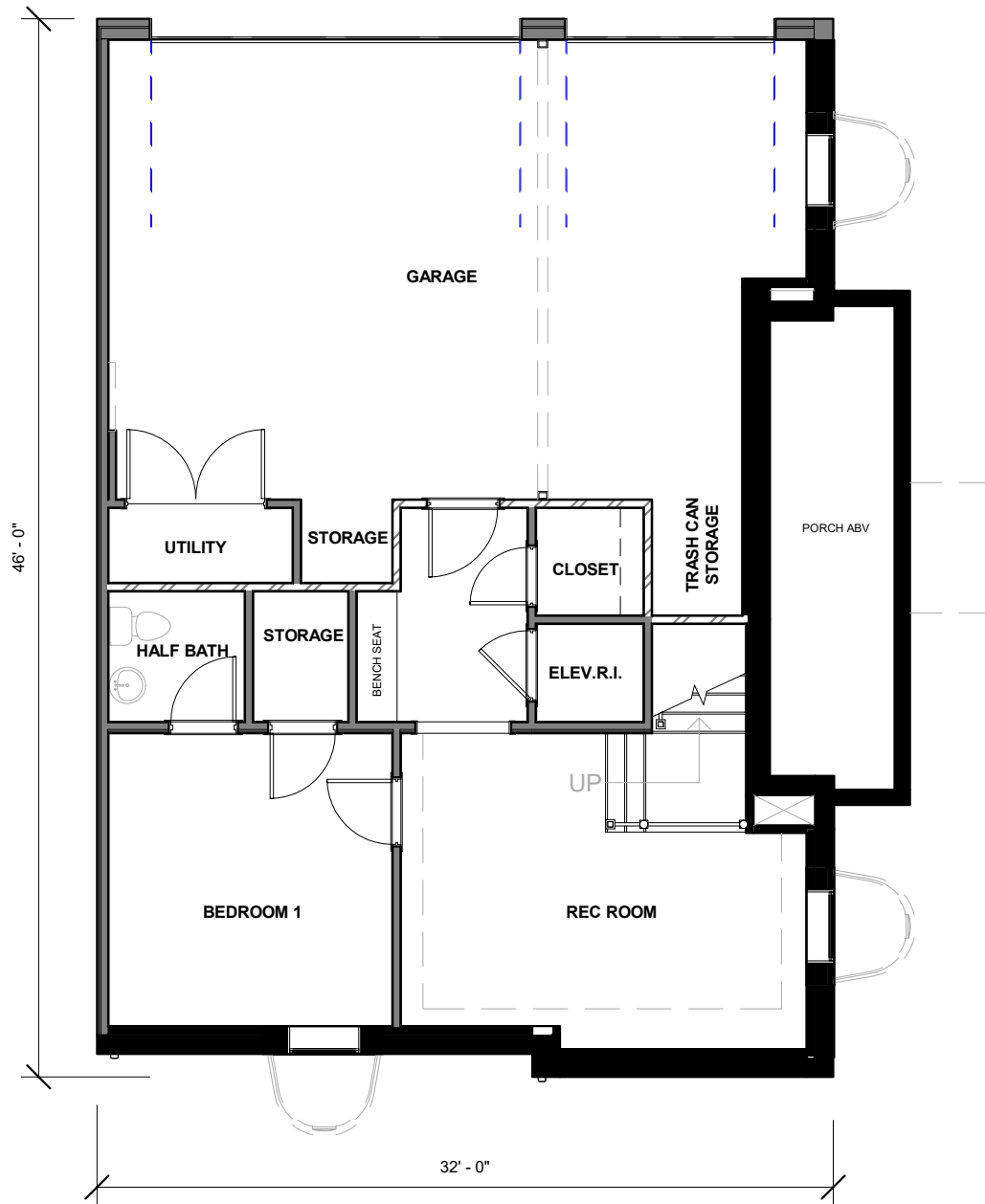
DATE	DESCRIPTION
12/03/2019	


 2250 Old Brick Rd.,  
 Suite 220  
 Glen Allen, VA 23060  
 Phone: (804) 741-4663  
 Fax: (804) 741-0553  
[eagleofva.com](http://eagleofva.com)

DRAWN ON: 4/23/2019  
 LIBBIE BLOCK  
 SHEET #: A203

DRAWN BY: TEC Lab  
 SHEET TITLE:  
 3D





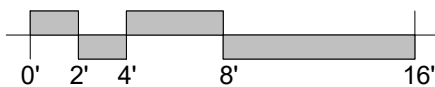
BUYER: \_\_\_\_\_

SELLER: \_\_\_\_\_

NOTES:

ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE PURCHASE AGREEMENT. ALL LIFESTYLE CHOICES INCLUDED IN THE PURCHASE AGREEMENT SHALL BE IDENTIFIED ON THE "ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE"

**BOULEVARD - CORE**  
**FIRST FLOOR PLAN**  
**REV. 06/01/2020**

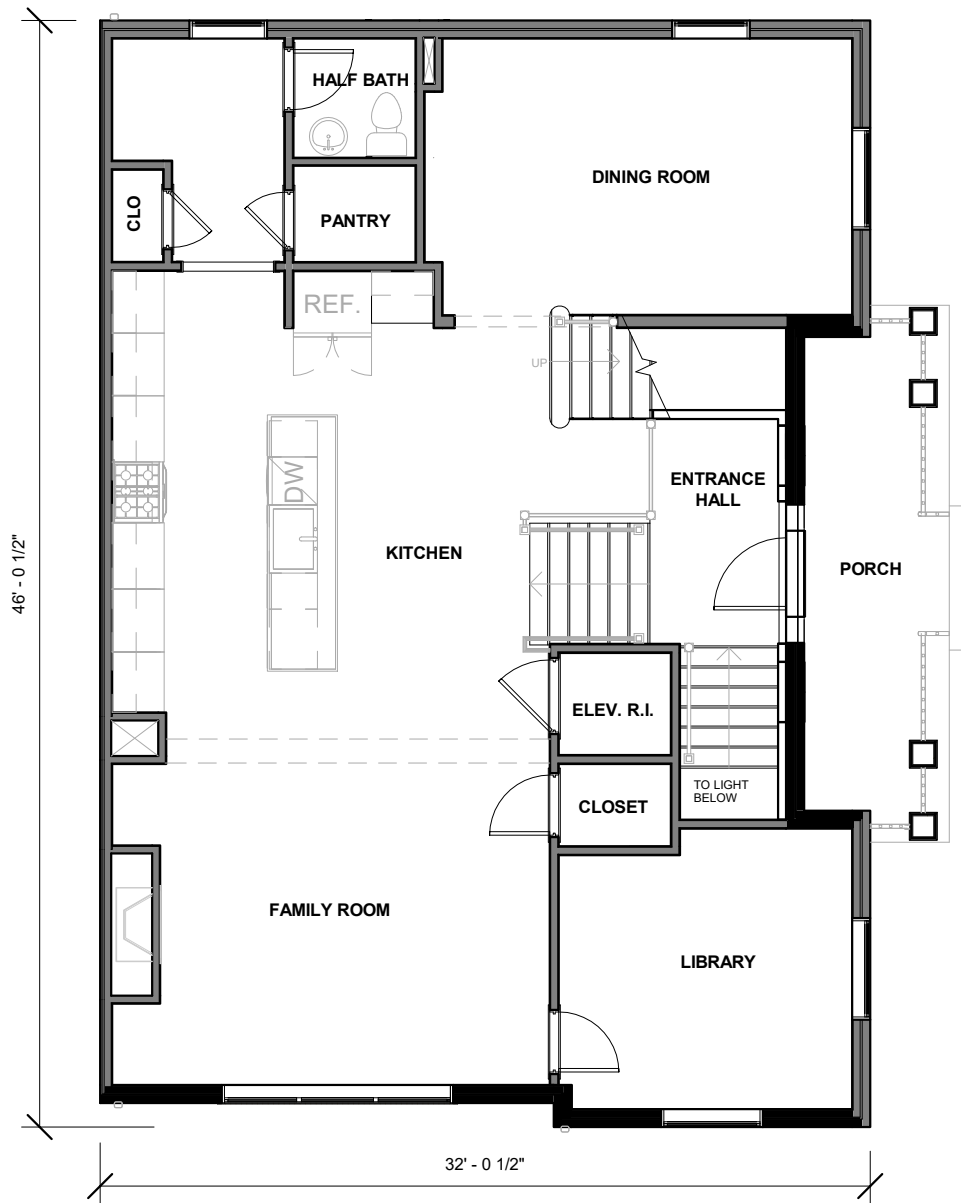


**LIBBIE CONCEPTUAL**

If an architectural style elevation is selected, it may not match the included floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and included features.

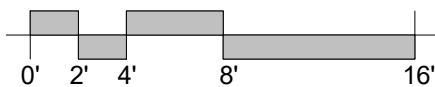






BUYER: _____	ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE PURCHASE AGREEMENT. ALL LIFESTYLE CHOICES INCLUDED IN THE PURCHASE AGREEMENT SHALL BE IDENTIFIED ON THE "ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE"
SELLER: _____	
NOTES:	

**BOULEVARD - CORE**  
**SECOND FLOOR PLAN**  
 REV. 06/01/2020

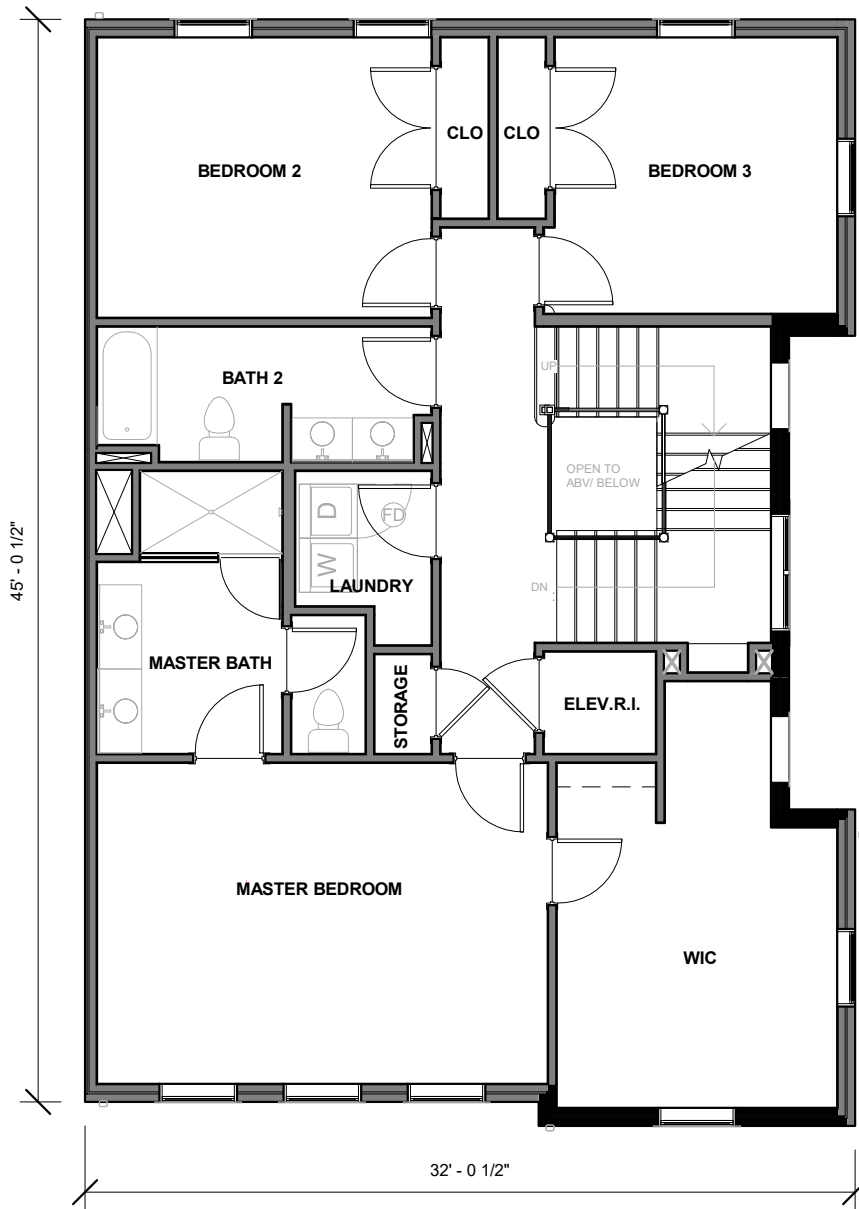


**LIBBIE CONCEPTUAL**

If an architectural style elevation is selected, it may not match the included floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and included features.

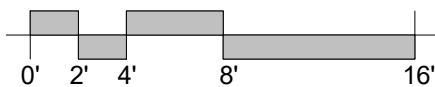






BUYER: _____	ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE PURCHASE AGREEMENT. ALL LIFESTYLE CHOICES INCLUDED IN THE PURCHASE AGREEMENT SHALL BE IDENTIFIED ON THE "ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE"
SELLER: _____	
NOTES:	

**BOULEVARD - CORE**  
**THIRD FLOOR PLAN**  
 REV. 06/01/2020

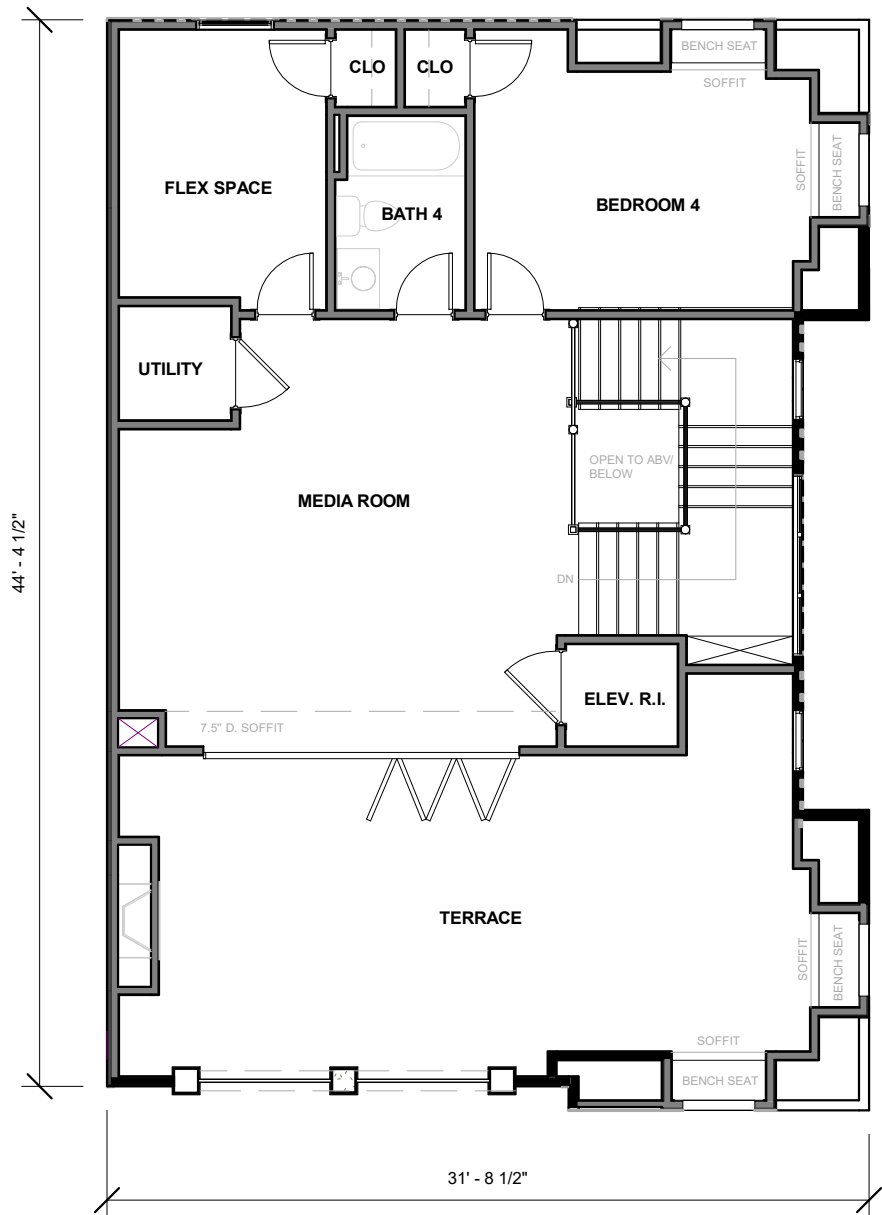


**LIBBIE CONCEPTUAL**

If an architectural style elevation is selected, it may not match the included floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and included features.





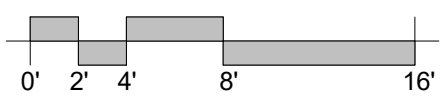


44' - 4 1/2"

31' - 8 1/2"

<b>BUYER:</b> _____	ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE PURCHASE AGREEMENT. ALL LIFESTYLE CHOICES INCLUDED IN THE PURCHASE AGREEMENT SHALL BE IDENTIFIED ON THE "ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE"
<b>SELLER:</b> _____	
<b>NOTES:</b>	

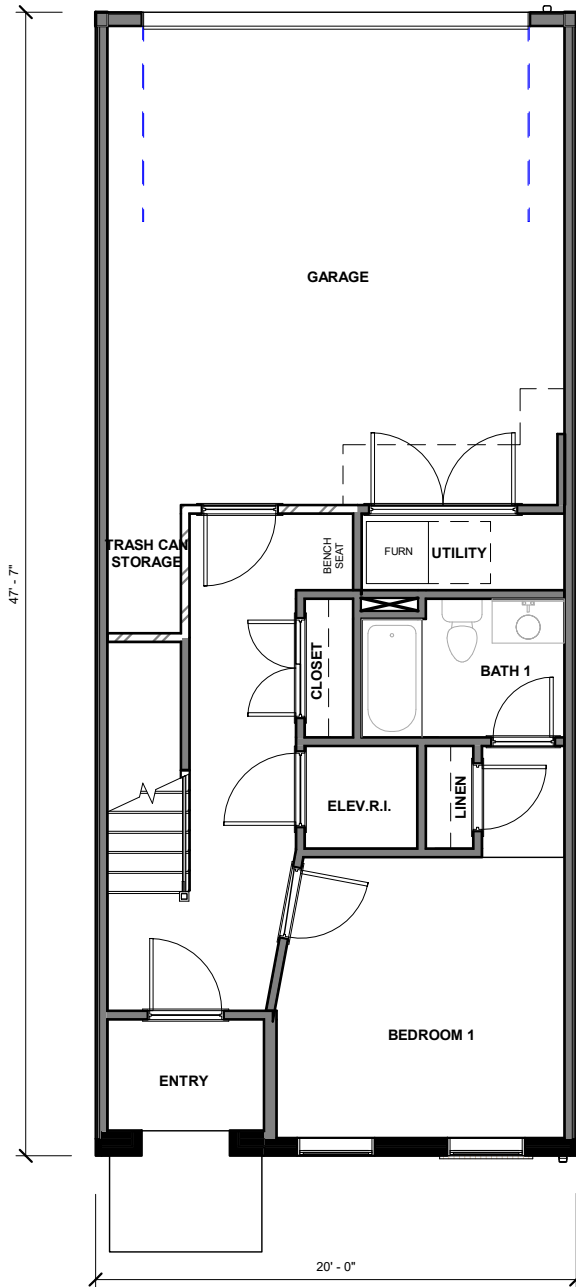
**BOULEVARD - CORE**  
**FOURTH FLOOR PLAN**  
**REV. 06/01/2020**



**LIBBIE CONCEPTUAL**  
 If an architectural style elevation is selected, it may not match the included floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and included features.

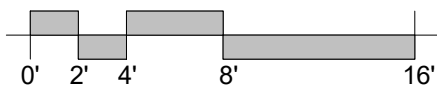






BUYER: _____	ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE CONTRACT. ALL STRUCTURAL OPTIONS INCLUDED IN THE CONTRACT SHALL BE IDENTIFIED ON THE "ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE"
SELLER: _____	
NOTES:	

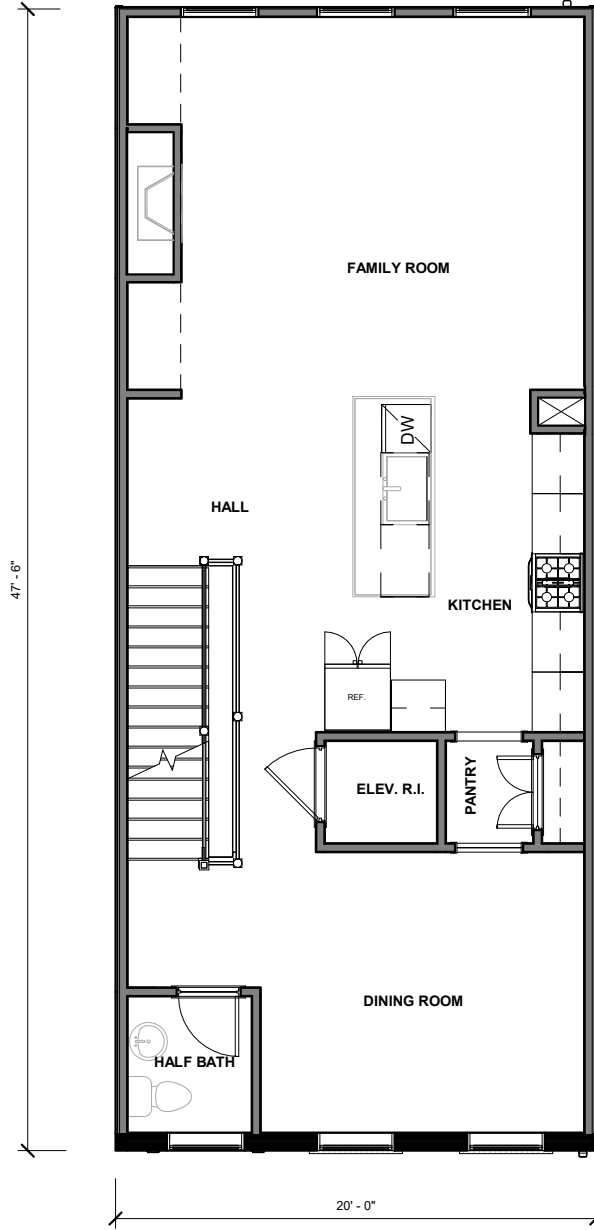
**PARK - CORE**  
**FIRST FLOOR PLAN**  
**REV. 06/01/2020**



**LIBBIE CONCEPTUAL**  
 If an upgraded elevation is selected, it may not match the standard floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and specifications.







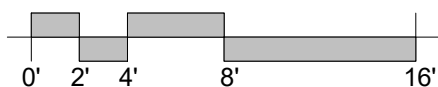
BUYER: \_\_\_\_\_

SELLER: \_\_\_\_\_

ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE CONTRACT. ALL STRUCTURAL OPTIONS INCLUDED IN THE CONTRACT SHALL BE IDENTIFIED ON THE "ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE"

NOTES:

**PARK - CORE**  
**SECOND FLOOR PLAN**  
**REV. 06/01/2020**

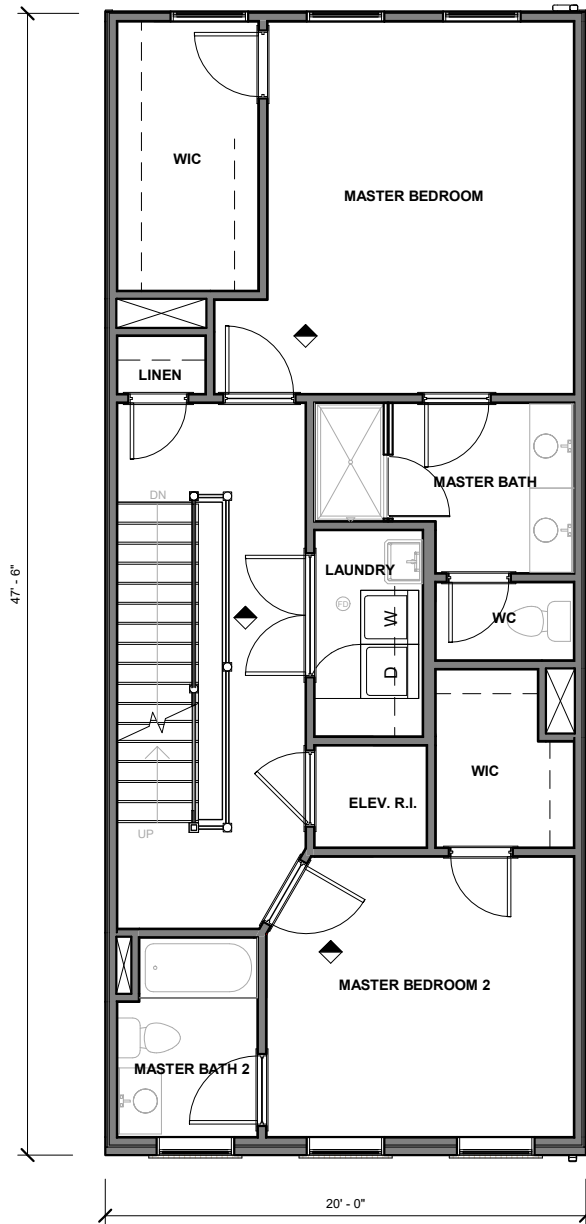


**LIBBIE CONCEPTUAL**

If an upgraded elevation is selected, it may not match the standard floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and specifications.

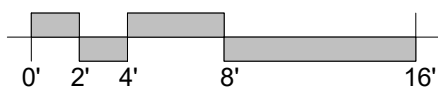






BUYER: _____	ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE CONTRACT. ALL STRUCTURAL OPTIONS INCLUDED IN THE CONTRACT SHALL BE IDENTIFIED ON THE "ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE"
SELLER: _____	
NOTES:	

**PARK - CORE**  
**THIRD FLOOR PLAN**  
 REV. 06/01/2020

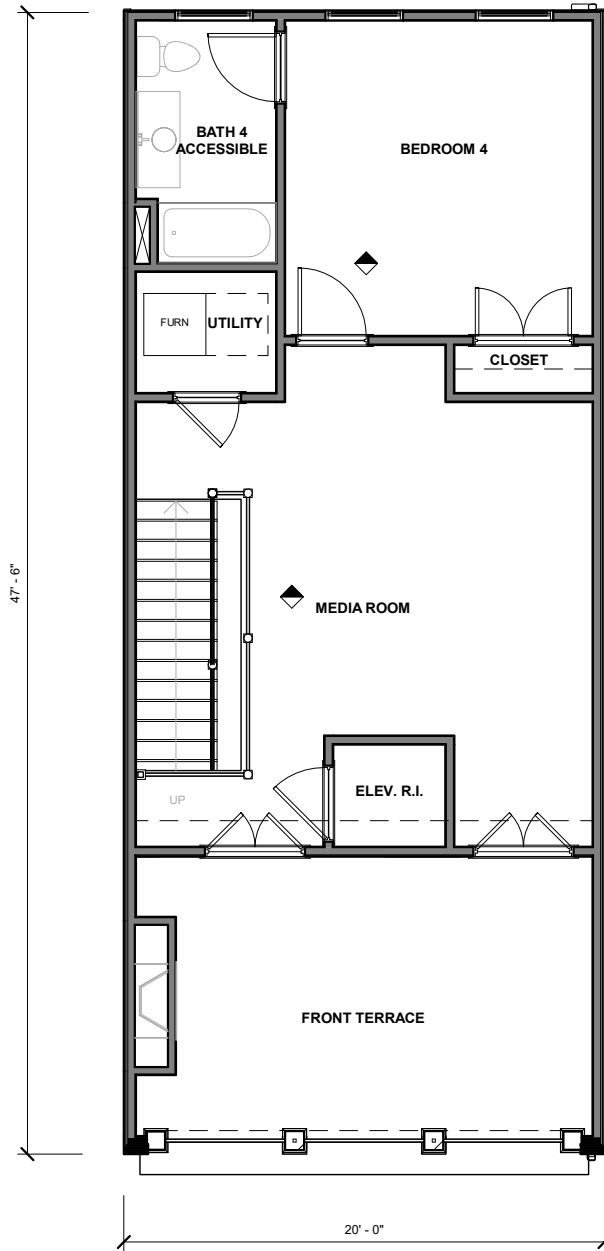


**LIBBIE CONCEPTUAL**

If an upgraded elevation is selected, it may not match the standard floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and specifications.

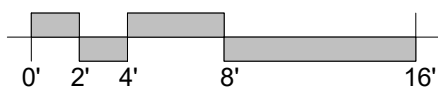






BUYER: _____	ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE CONTRACT. ALL STRUCTURAL OPTIONS INCLUDED IN THE CONTRACT SHALL BE IDENTIFIED ON THE "ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE"
SELLER: _____	
NOTES:	

**PARK - CORE**  
**FOURTH FLOOR PLAN**  
 REV. 06/01/2020

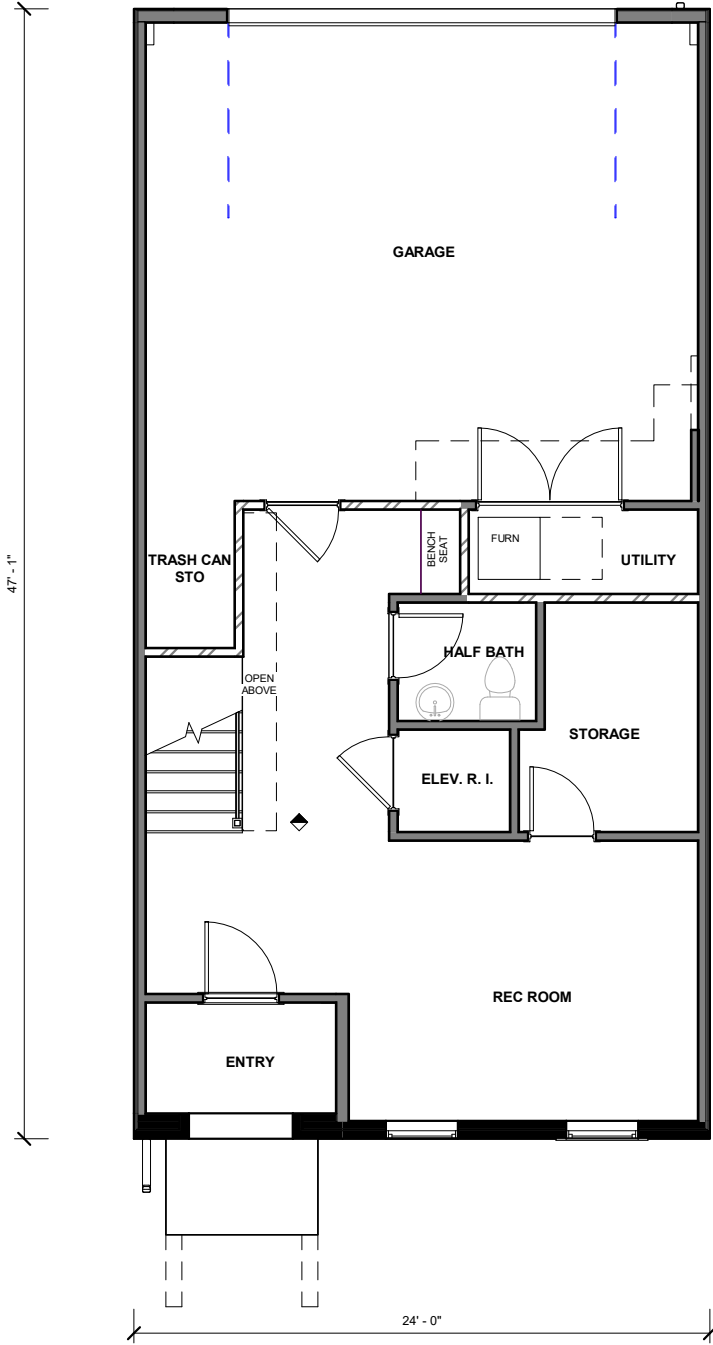


**LIBBIE CONCEPTUAL**

If an upgraded elevation is selected, it may not match the standard floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and specifications.

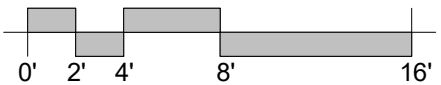






<b>BUYER:</b> _____	ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE CONTRACT. ALL STRUCTURAL OPTIONS INCLUDED IN THE CONTRACT SHALL BE IDENTIFIED ON THE "ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE"
<b>SELLER:</b> _____	
<b>NOTES:</b>  	

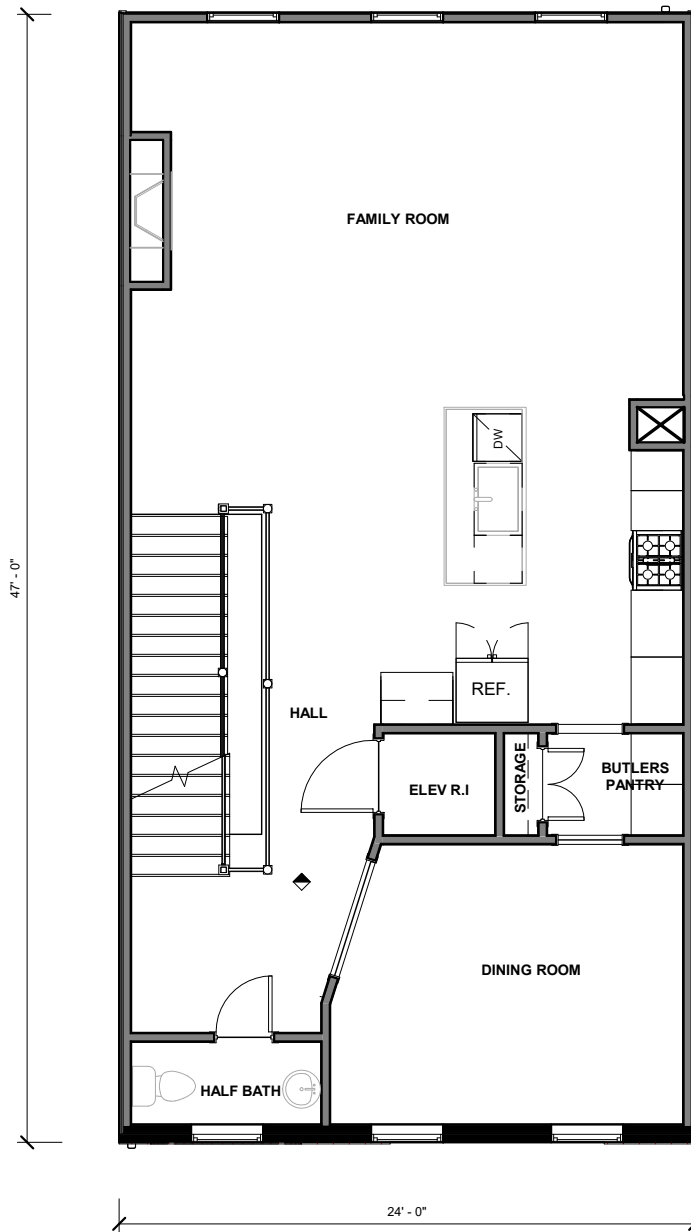
**WESTMORELAND - CORE**  
**FIRST FLOOR PLAN**  
 REV. 06/01/2020



**LIBBIE CONCEPTUAL**  
 If an upgraded elevation is selected, it may not match the standard floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and specifications.







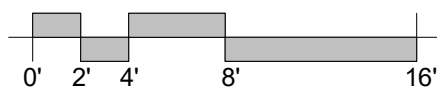
BUYER: \_\_\_\_\_

SELLER: \_\_\_\_\_

NOTES:

ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE CONTRACT. ALL STRUCTURAL OPTIONS INCLUDED IN THE CONTRACT SHALL BE IDENTIFIED ON THE "ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE"

**WESTMORELAND - CORE**  
**SECOND FLOOR PLAN**  
 REV. 06/01/2020

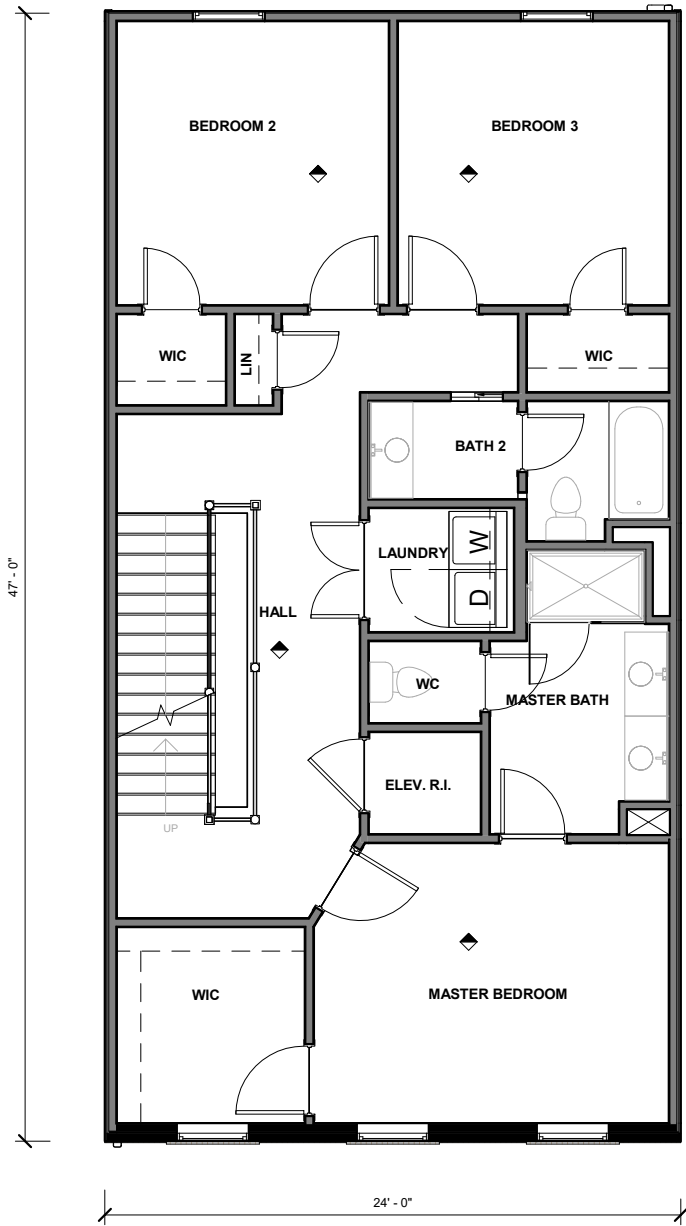


**LIBBIE CONCEPTUAL**

If an upgraded elevation is selected, it may not match the standard floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and specifications.

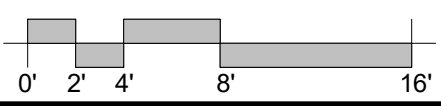






BUYER: _____	ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE CONTRACT. ALL STRUCTURAL OPTIONS INCLUDED IN THE CONTRACT SHALL BE IDENTIFIED ON THE "ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE"
SELLER: _____	
NOTES:	

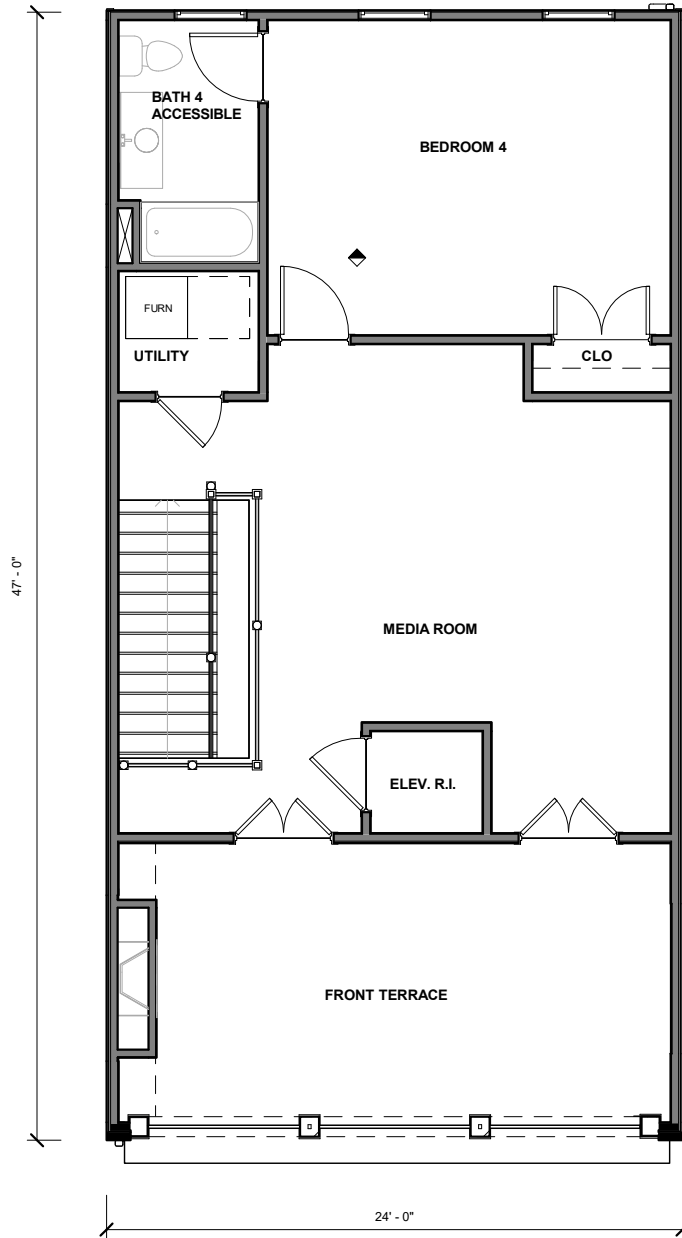
**WESTMORELAND - CORE**  
**THIRD FLOOR PLAN**  
 REV. 06/01/2020



**LIBBIE CONCEPTUAL**  
 If an upgraded elevation is selected, it may not match the standard floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and specifications.







BUYER: \_\_\_\_\_

SELLER: \_\_\_\_\_

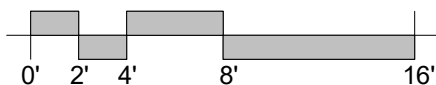
ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE CONTRACT. ALL STRUCTURAL OPTIONS INCLUDED IN THE CONTRACT SHALL BE IDENTIFIED ON THE "ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE"

NOTES:

**WESTMORELAND - CORE**

**FOURTH FLOOR PLAN**

**REV. 06/01/2020**

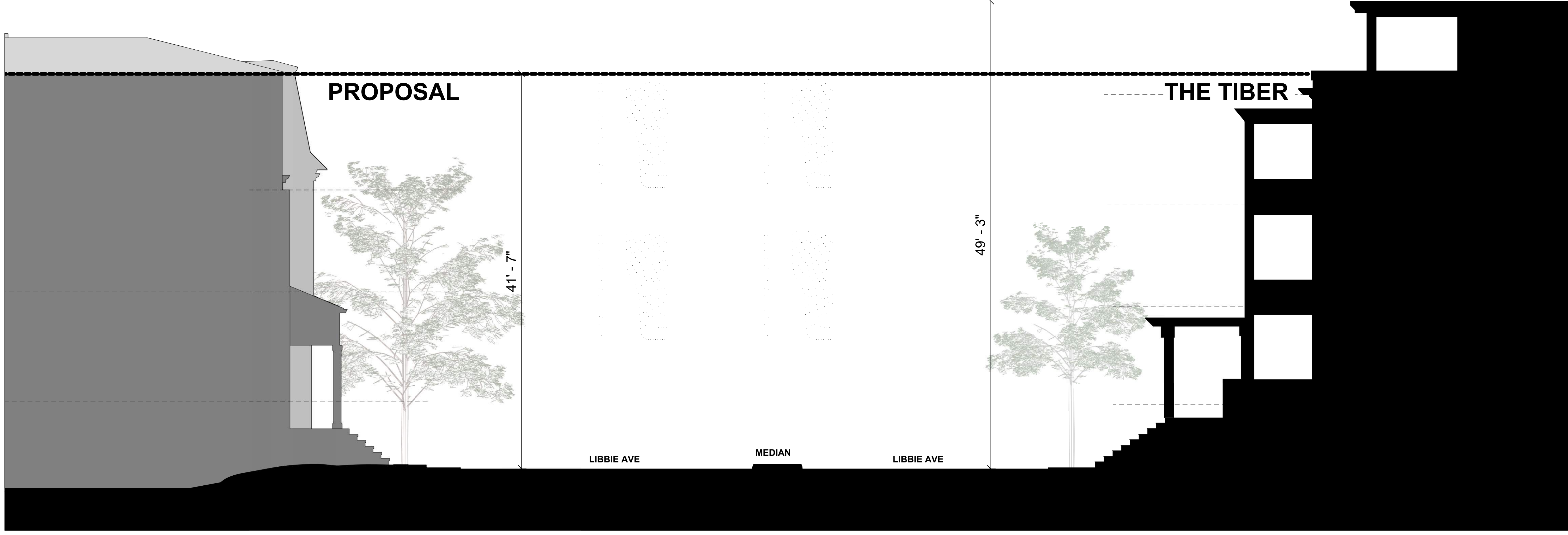


**LIBBIE CONCEPTUAL**

If an upgraded elevation is selected, it may not match the standard floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and specifications.







1 ELEVATION ON LIBBIE  
 A204 3/16" = 1'-0"

DATE	DESCRIPTION
10/13/2020	

**Teagle**  
 2250 Old Brick Rd.,  
 Suite 220  
 Glen Allen, VA 23060  
 Phone: (804) 741-4663  
 Fax: (804) 741-0553  
 eagleofva.com

DRAWN ON: 10/13/2020  
 DRAWN BY: TEC Lab  
 LIBBIE BLOCK  
 SHEET TITLE: LIBBIE AVE CROSS SECTION  
 SHEET #: A204



THIS TOPOGRAPHIC SURVEY FOR A SITE DESIGN IN THE CITY OF RICHMOND, VA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF GEORGE L. NYFELER, III FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND DATA WAS OBTAINED ON 2/21/2018; AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

VERTICAL DATUM: NAVD88

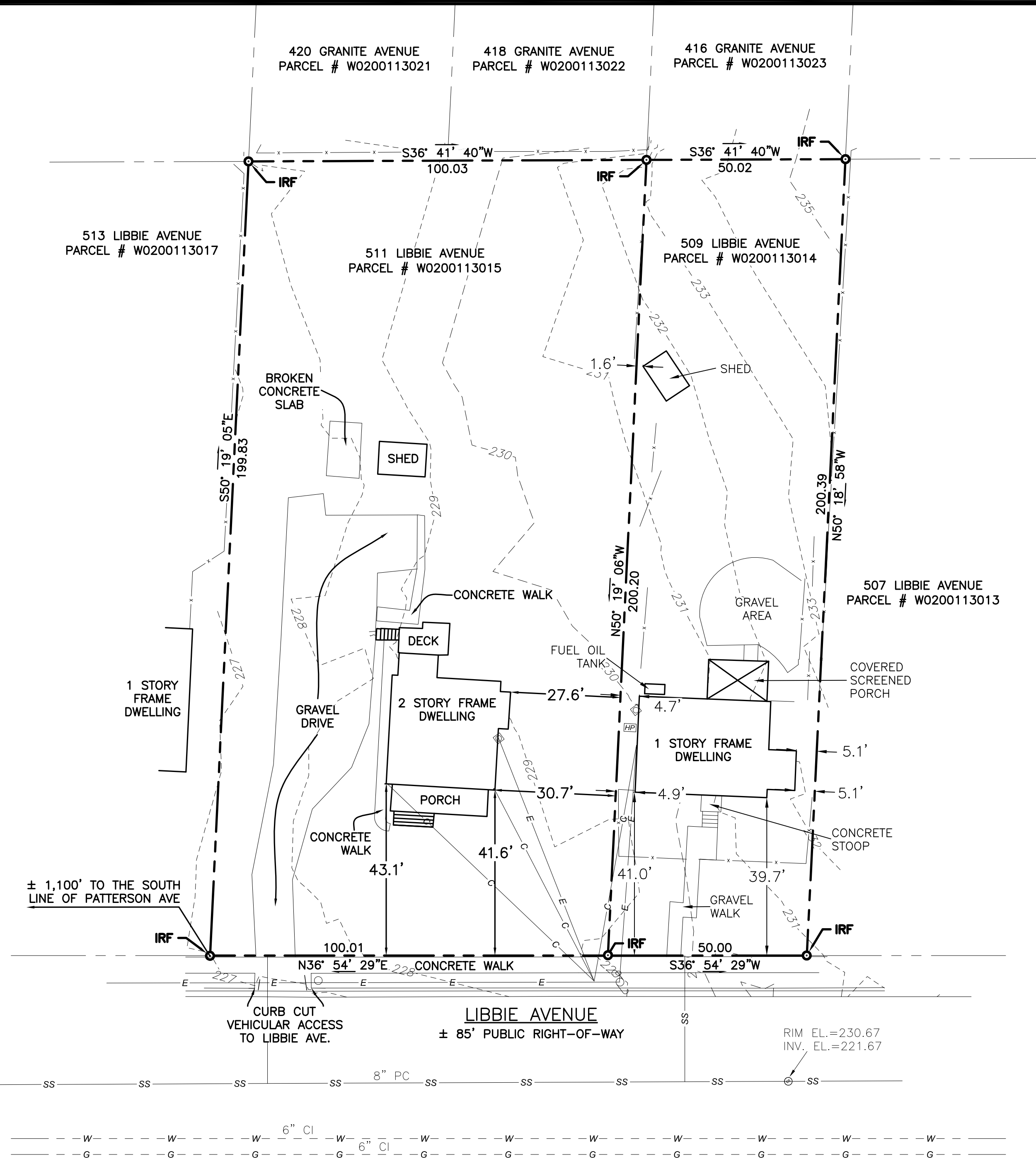
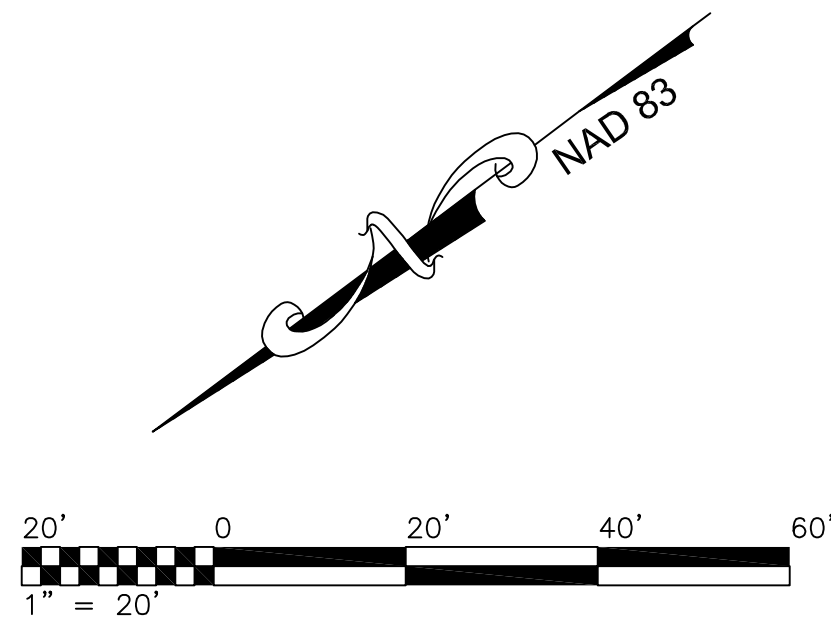
HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH RTK SOLUTIONS FOR GPS OBSERVED POINTS.

UTILITIES SHOWN ARE FROM A COMBINATION OF FIELD LOCATED EVIDENCE AND CITY OF RICHMOND PROVIDED GIS MAPPING. SEWER INVERTS CALCULATED FROM CITY GIS MAPPING.



**LEGEND**

- = PROPERTY LINE
- = IRON ROD FOUND
- = OVERHEAD CABLE LINE
- = OVERHEAD ELECTRIC LINE
- = FENCE LINE
- = WATER METER
- = ELECTRIC METER
- = UTILITY POLE
- = GAS LINE
- = WATER LINE
- = SEWER LINE
- = SEWER MANHOLE
- = HEAT PUMP



RIM EL.=225.72  
INV. EL.=215.72

RIM EL.=230.67  
INV. EL.=221.67

SHEET NO.: 1 OF 1

DATE:	2/27/2018
JOB NUMBER:	17036C
SCALE:	1" = 20'
DRAWN BY:	JRW

**NYFELER ASSOCIATES**  
  
 LAND SURVEYING & MAPPING  
 619 W CARY ST. RICHMOND, VA 23220  
 804-277-4231 www.nyfelerassociates.com

TOPOGRAPHIC SURVEY

**509 & 511 LIBBIE AVENUE**  
 CITY OF RICHMOND, VA