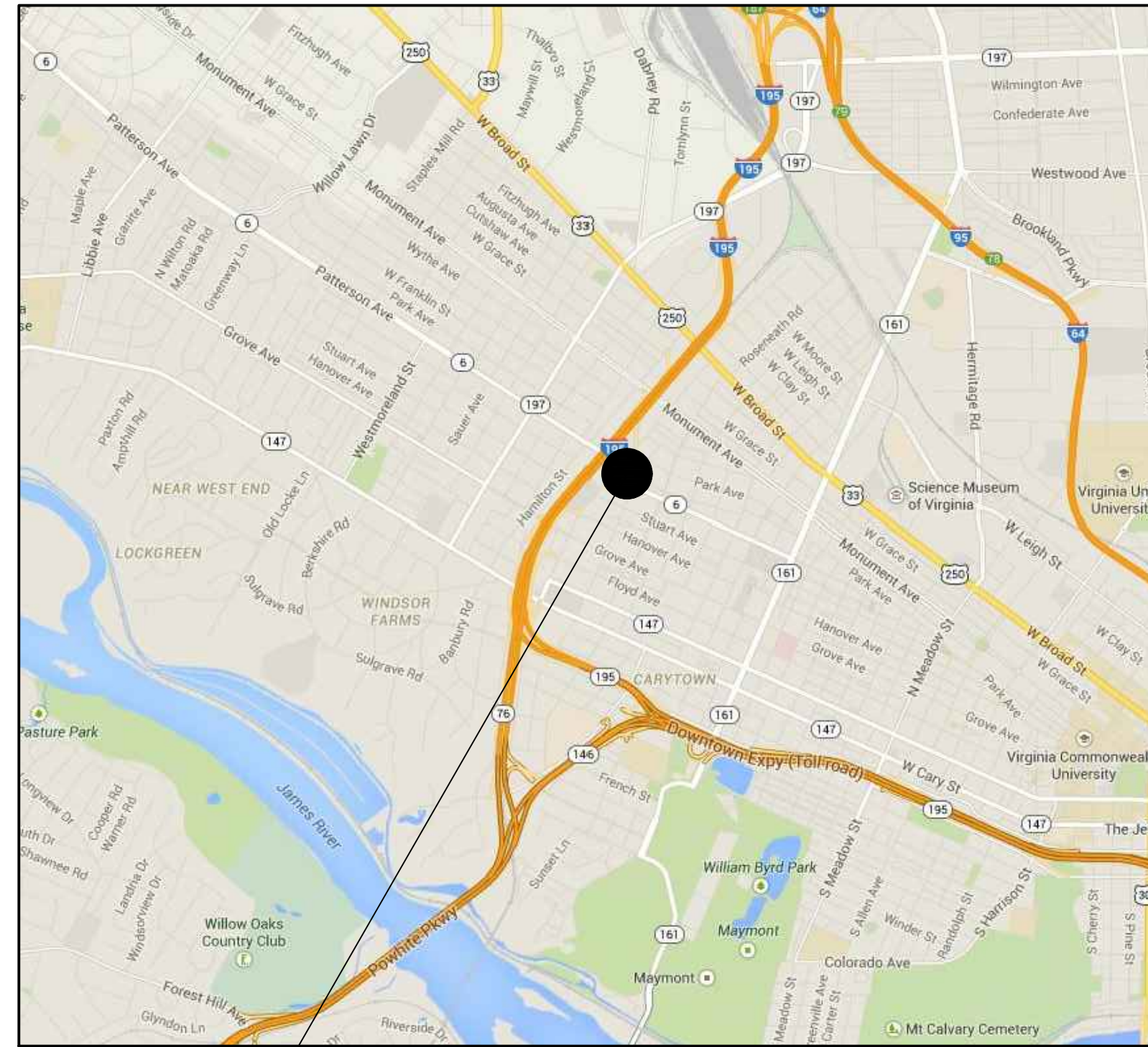


VICINITY MAP:



PROJECT LOCATION

TEAM:

DEVELOPER: OLIVER PROPERTIES

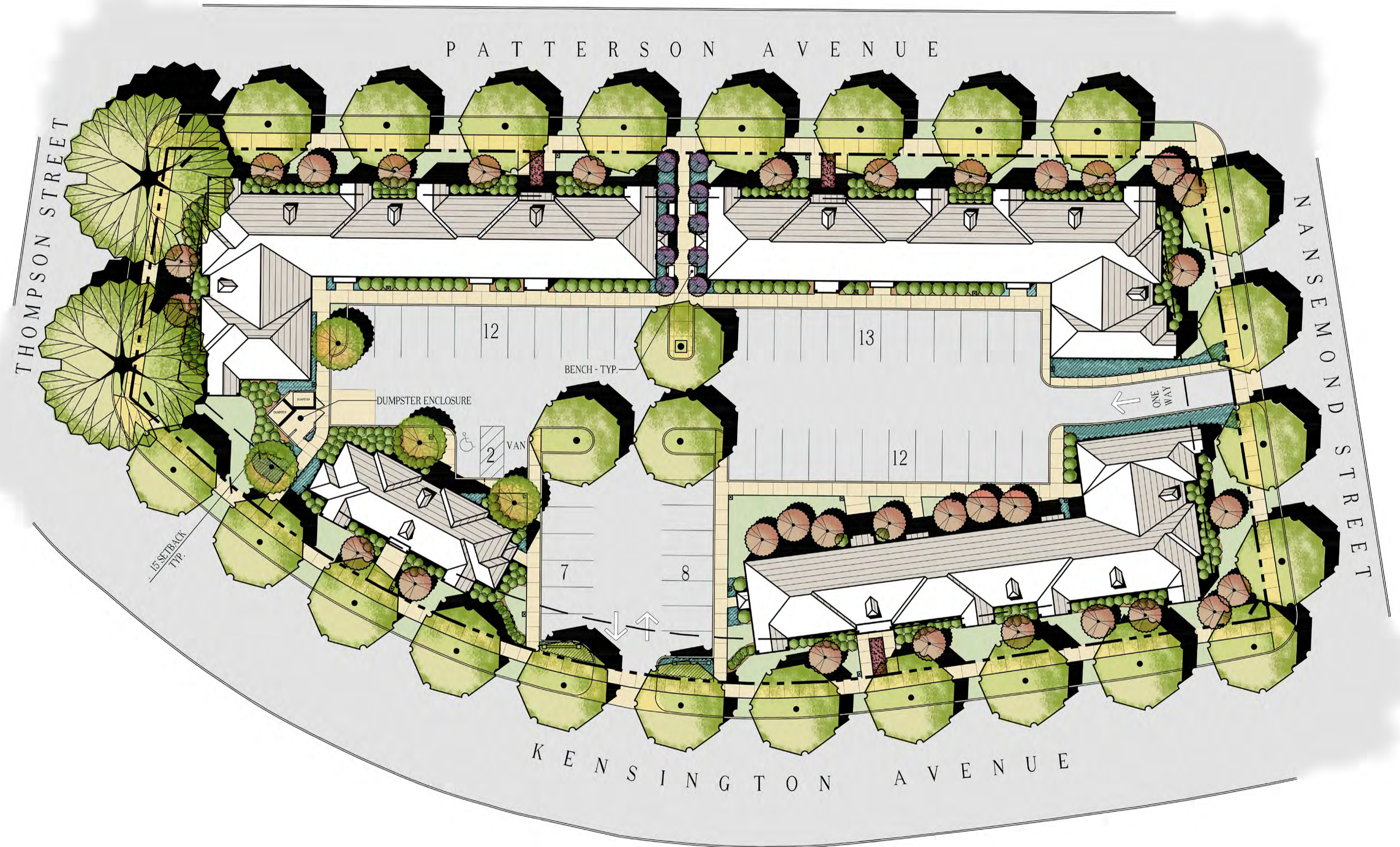
ARCHITECT: COMMONWEALTH ARCHITECTS

INDEX:

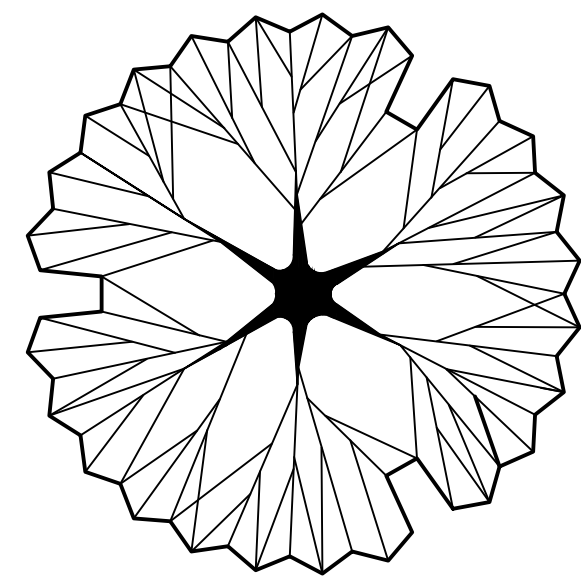
CS	COVER SHEET
SK-1	MASTER PLAN W/ SITE LIGHTING
SK-2	PLANTING PLAN
SK-2.01	PLANTING SCHEDULE & DETAILS
SK-3	LIGHT FIXTURES & TYPICAL SIGNAGE
SK-4	FLOOR PLANS
SK-5	FLOOR PLANS
SK-6	FLOOR PLANS & DUMPSTER ENCLOSURE PLAN & ELEVATION
SK-7	UNIT AREAS
SK-8	ELEVATIONS
SK-9	ELEVATIONS
SK-10	ELEVATIONS
SK-11	ELEVATIONS
SK-12	STREETSCAPES

# HILL DAVIS

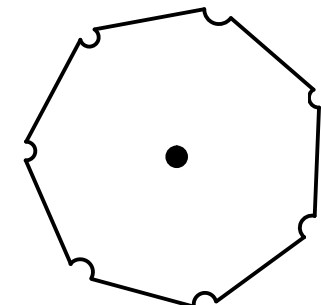
3500 KENSINGTON AVENUE PROPERTY  
 RICHMOND, VA - DECEMBER 3, 2014



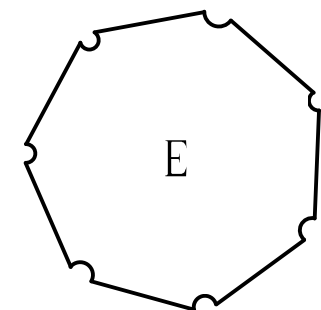
# PLANT LEGEND



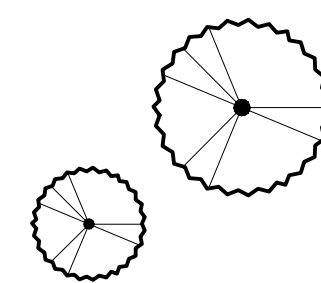
EXISTING MAJOR SHADE TREES



PROPOSED MAJOR SHADE TREES



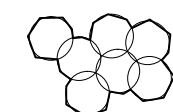
EXISTING MAJOR SHADE TREES



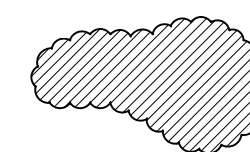
LARGE ORNAMENTAL TREES



TREE-FORM LARGE SHRUBS



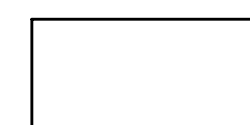
MEDIUM-LARGE SHRUBS



LOW SHRUBS & GROUND COVER



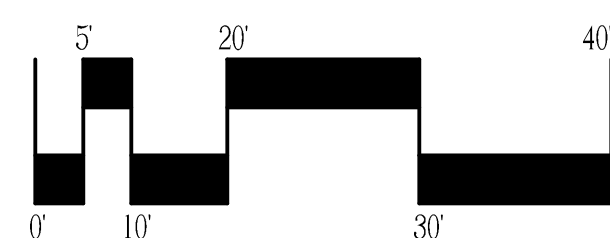
FLOWERS



TURF



NORTH



GRAPHIC SCALE: 1" = 20'

## LIGHTING NOTE:

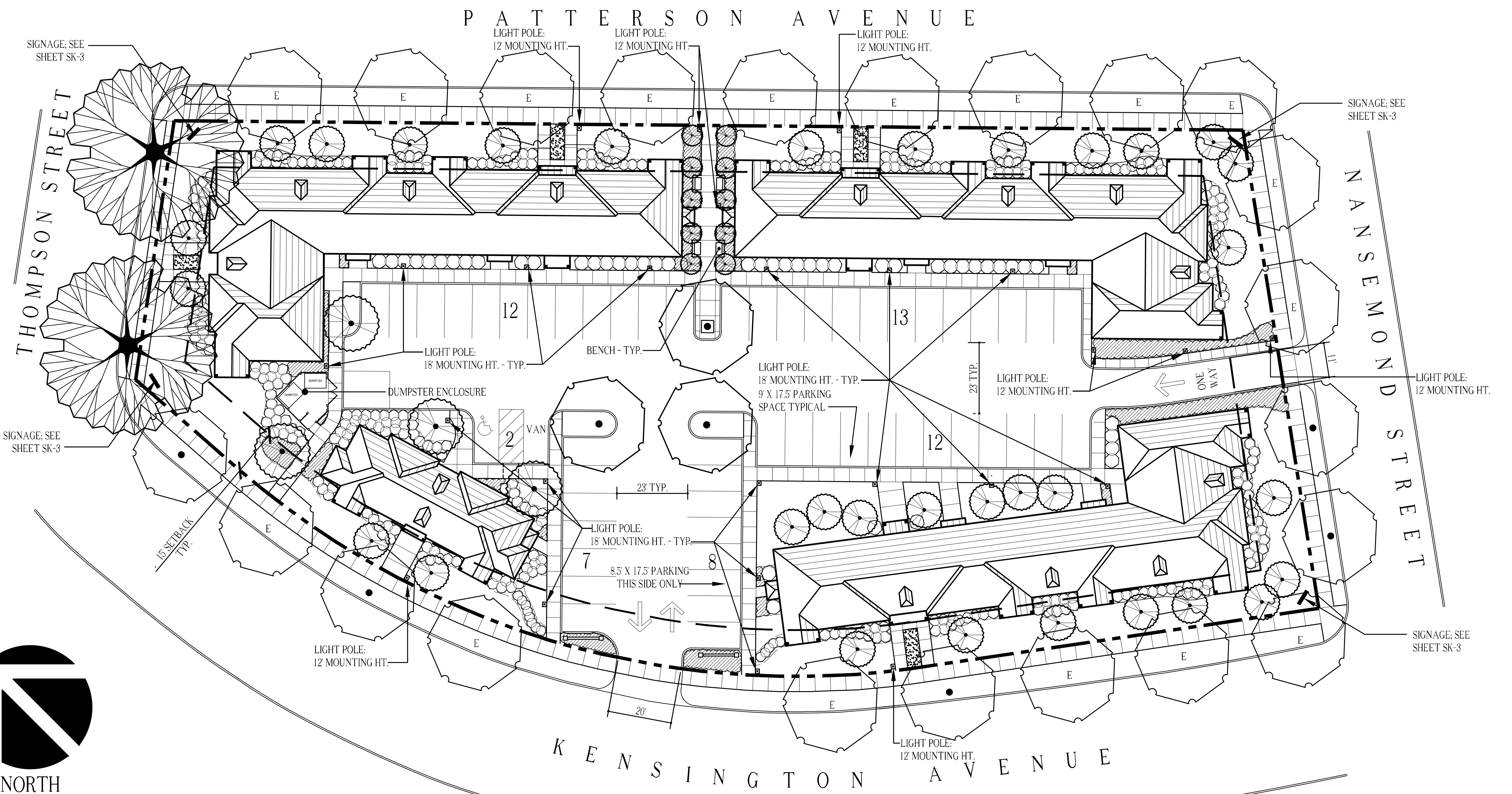
- LUMINAIRE DEPICTED ARE TRADITIONAL MFRD. BY BEACON.
- LIGHTING LEVEL: 1.5 FOOT CANDLE MINIMUM PROVIDE HOUSE SIDE SHIELDS IN THE INDIVIDUAL DIODES WHERE FIXTURE IS WITHIN 8' FROM BUILDING.
- LIGHTING SHALL BE LOCATED, DIRECTED OR SHIELDED SO AS NOT TO SHINE DIRECTLY ON ADJOINING PROPERTIES OR TO CREATE A TRAFFIC HAZARD BY MEANS OF GLARE OR SIMILARITY TO OR CONFUSION WITH TRAFFIC SIGNALS, WARNING LIGHTS OR LIGHTING ON EMERGENCY VEHICLES. THE INTENSITY OF ILLUMINATION SHALL NOT EXCEED 0.5' FOOTCANDLES AT ANY PROPERTY LINE.

LOT SIZE:	58,078 SF (1.33 AC)
BUILDING COVERAGE:	17,654 SF
GROSS BUILDING AREA:	51,538 SF
VEHICULAR AREA:	17,080 SF
OPEN SPACE:	40,852 SF (70%)

PARKING SPACE:	9' X 17'-6" (TYP.)
DRIVE AISLE:	23' (MIN. 2 WAY)
PARKING PROVIDED:	11' (MIN. 1 WAY)
	52 STANDARD
	2 HC SPACES
	TOTAL 54
PARKING REQUIRED:	39 X 1.5 = 58.5
	11 X 1.25 = 13.75
	TOTAL = 73

UNIT MIX	
TWO BEDROOM	39
ONE BEDROOM	11
TOTAL	50

ZONING: R-48  
CURRENT USE: BUSINESS, NON-CONFORMING (SPECIAL USE PERMIT)



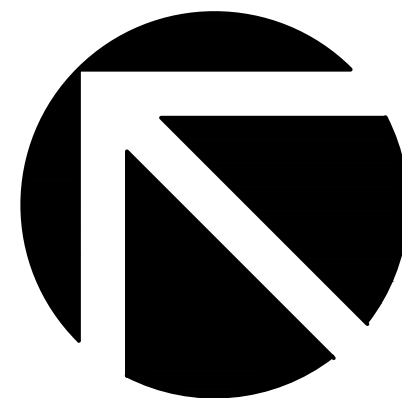
# HILL DAVIS - master plan with site lighting

3500 KENSINGTON AVENUE PROPERTY  
RICHMOND, VA - DECEMBER 3, 2014

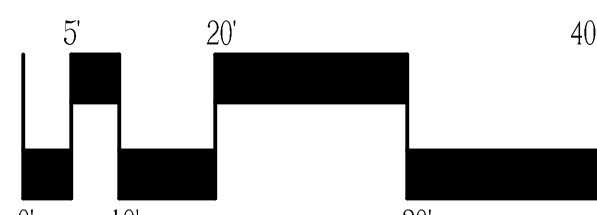
*Commonwealth*  
ARCHITECTS

SK-1

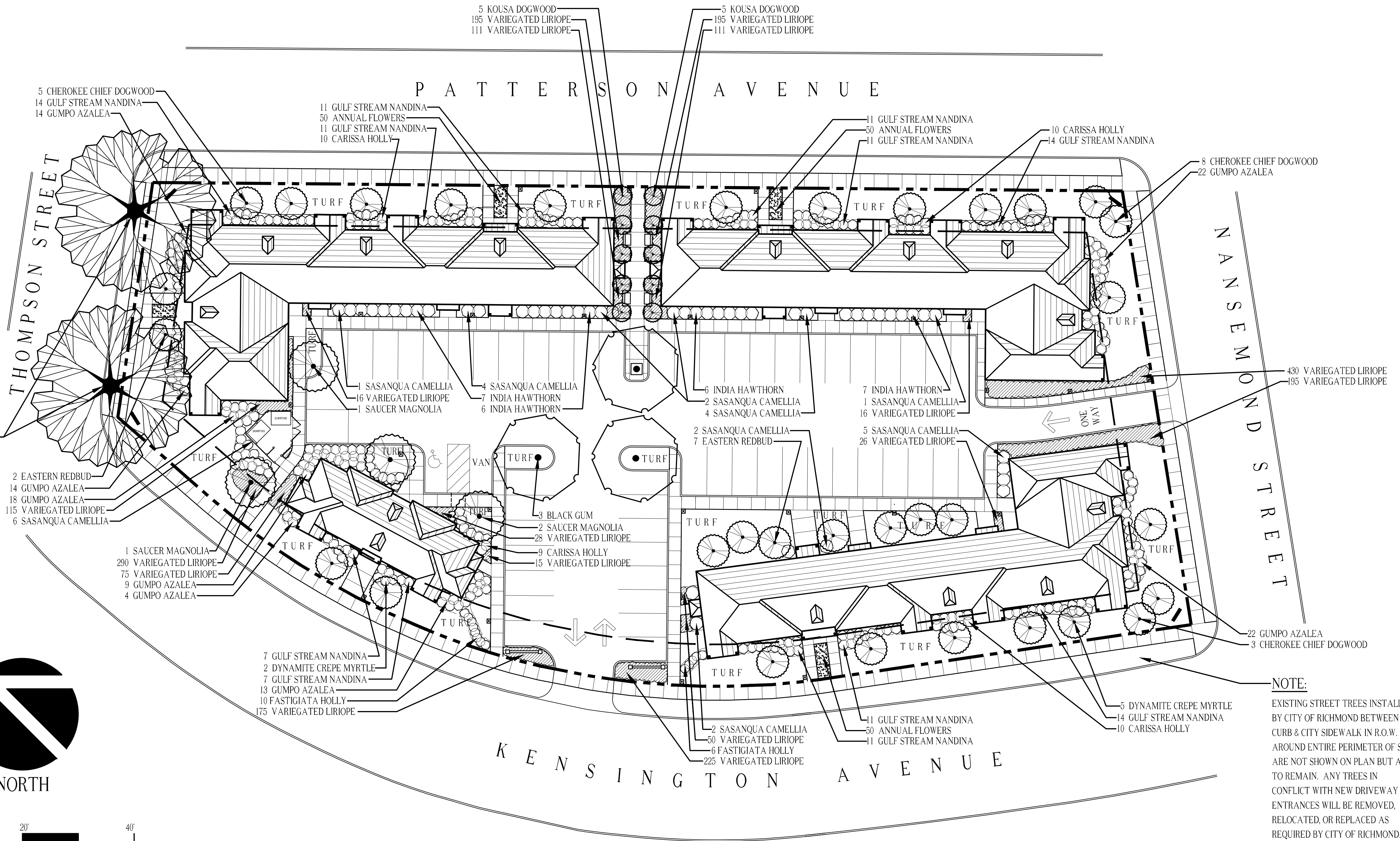
**NOTE:**  
EXISTING 4" CALIPER OAKS ARE TO REMAIN. TREE PROTECTION WILL BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION & SHALL REMAIN DURING THE DURATION OF CONSTRUCTION.



NORTH



GRAPHIC SCALE: 1" = 20'



**NOTE:**  
EXISTING STREET TREES INSTALLED BY CITY OF RICHMOND BETWEEN CURB & CITY SIDEWALK IN R.O.W. AROUND ENTIRE PERIMETER OF SITE ARE NOT SHOWN ON PLAN BUT ARE TO REMAIN. ANY TREES IN CONFLICT WITH NEW DRIVEWAY ENTRANCES WILL BE REMOVED, RELOCATED, OR REPLACED AS REQUIRED BY CITY OF RICHMOND.

# HILL DAVIS - planting plan

3500 KENSINGTON AVENUE PROPERTY  
RICHMOND, VA - DECEMBER 3, 2014



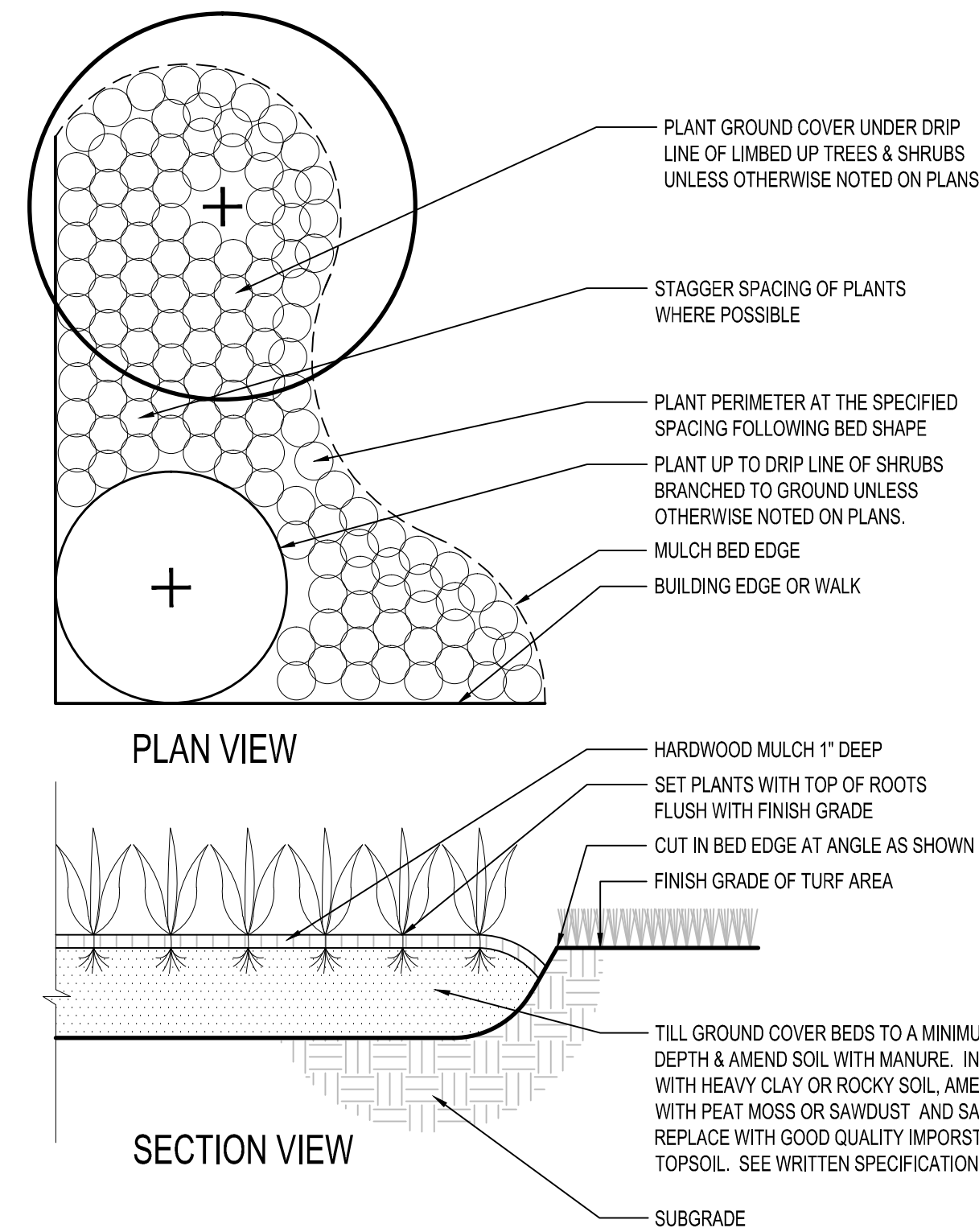
SK-2

# PLANT SCHEDULE

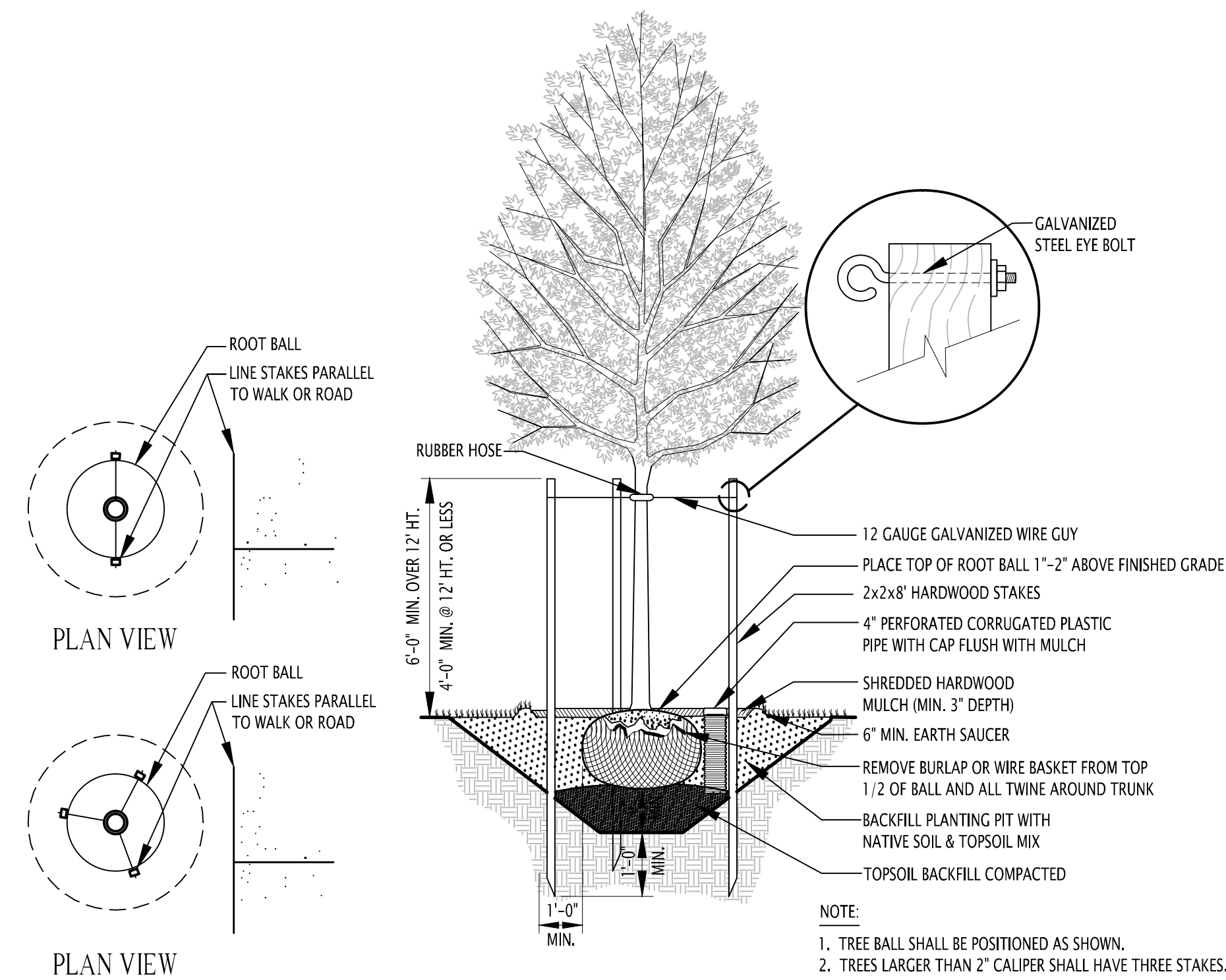
QTY.	BOTANICAL NAME	COMMON NAME	SPACING	STAKING	CALIPER	HEIGHT	SPREAD	ROOT TYPE	REMARKS
DECIDUOUS MAJOR SHADE & STREET TREES									
3	NYSSA SYLVATICA	BLACK GUM	-	1	3½" CAL.	14-16'	-	B&B	SINGLE STRAIGHT LEADER, LIMB UP 6', SPECIMEN
SMALL DECIDUOUS ORNAMENTAL & FLOWERING TREES									
9	CERCIS CANADENSIS 'FOREST PANSEY'	FOREST PANSEY REDBUD	-	1	2" CAL.	8-10'	-	B&B	SINGLE TRUNK, SPECIMEN
16	CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD	-	1	2" CAL.	8-10'	-	B&B	SINGLE TRUNK, SPECIMEN
10	CORNUS KOUSA	KOUSA DOGWOOD	10' O.C.	2	2" CAL.	8-10'	-	B&B	3-5 CANES, LIMB UP 4', MULCH ENTIRE BED
7	LAGERSTROEMIA INDICA 'DYNAMITE'	DYNAMITE CREPE MYRTLE	-	2	2" CAL.	8-10'	-	B&B	3-5 CANES, LIMB UP 4'
4	MAGNOLIA SOULANGEANA 'JANE'	JANE SAUCER MAGNOLIA	-	2	2" CAL.	8-10'	-	B&B	3-5 CANES, LIMB UP 4', SPECIMEN
LARGE EVERGREEN SHRUBS									
27	CAMELLIA SASANQUA	SASANQUA CAMELLIA	-	3	1½" CAL.	5-6'	-	B&B	MULCH ENTIRE BED
EVERGREEN SHRUBS									
116	AZALEA HYBRIDA 'GUMPO'	GUMPO AZALEA	36" O.C.	3	-	18-24"	-	CONTAINER	MULCH ENTIRE BED
44	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	36" O.C.	3	-	18-24"	-	CONTAINER	MULCH ENTIRE BED
122	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	36" O.C.	3	-	18-24"	-	CONTAINER	MULCH ENTIRE BED
26	RAPHIOLEPIS INDICA 'JACK EVANS'	JACK EVANS INDIA HAWTHORN	36" O.C.	3	-	18-24"	-	CONTAINER	MULCH ENTIRE BED
16	LLEX CRENATA 'FASCIATA'	JAPANESE HOLLY	36" O.C.	3	-	18-24"	-	CONTAINER	MULCH ENTIRE BED
EVERGREEN GROUNDCOVERS									
2,268	LIRIOPE MAJESTIC 'VARIEGATA'	VARIEGATED LIRIOPE	9" O.C.	4	-	-	-	2½" POTS	MULCH ENTIRE BED
ANNUAL FLOWERS									
150	IN SPRING OR SUMMER PLANT:	BEGONIAS, GERANIUMS, OR VINCA	12" O.C.	4	-	-	-	GAL. POTS	MULCH ENTIRE BED
150	IN FALL OR WINTER PLANT:	PANSIES	12" O.C.	4	-	-	-	GAL. POTS	MULCH ENTIRE BED
TURF									
	FESCUE BLEND: FINE BLADE, TURF TYPE, DROUGHT TOLERANT		-	-	-	-	-	-	SOD

# PLANTING NOTES

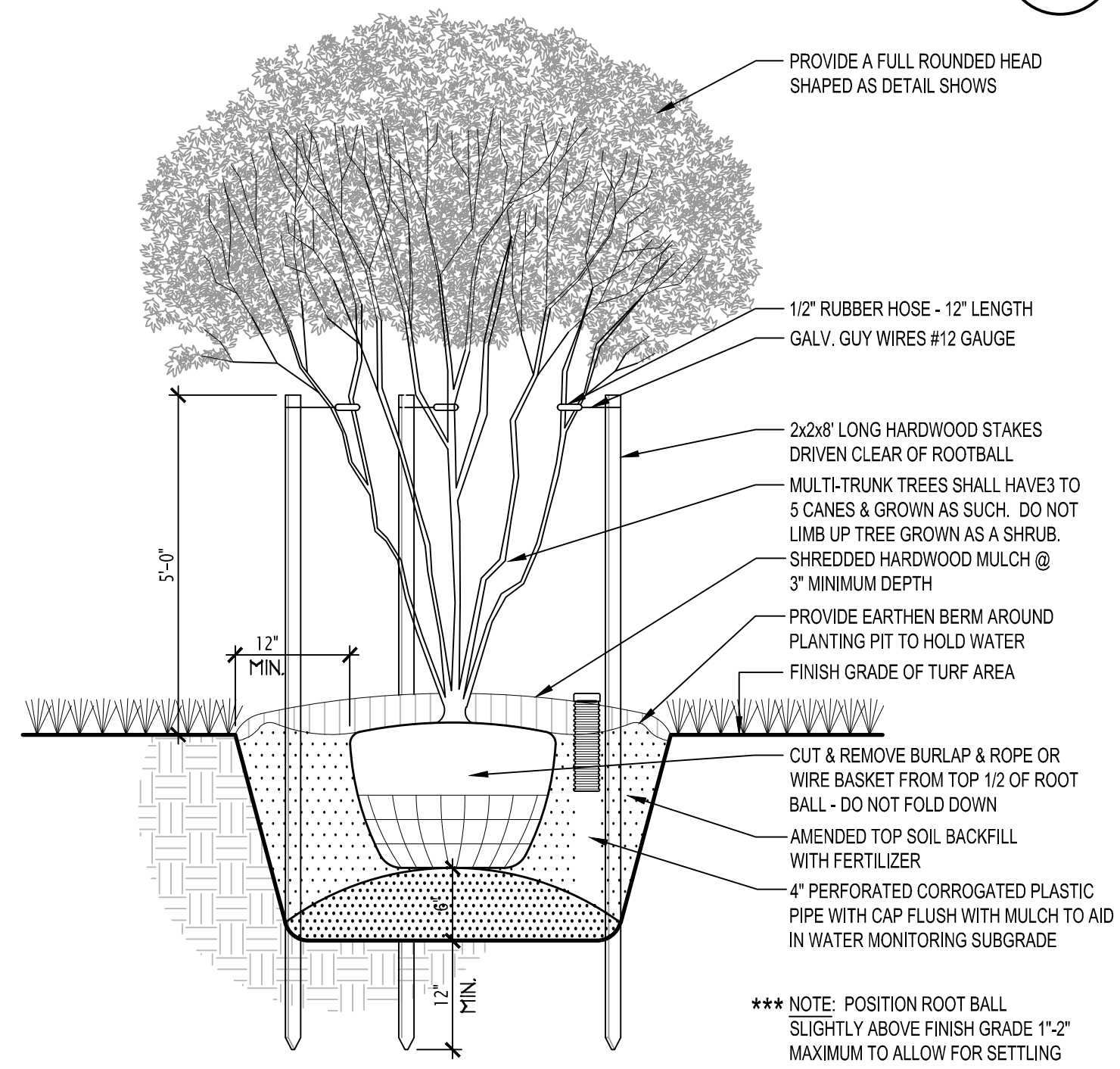
- PLANT MATERIAL SIZES ARE TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.
- LANDSCAPE PLANTINGS AT ENTRANCES/EXITS WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREA AND AT THE ENTRANCE/EXIT LOCATIONS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED DURING INSTALLATION AND UNTIL FINAL PROJECT ACCEPTANCE, ANY PLANT MATERIAL WHICH DIES IS DAMAGED OR DISEASED, OR IS UNHEALTHY AND IN UNSIGHTLY CONDITION, OR OTHER CAUSES DUE TO CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL QUANTITY COUNTS ON THE PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR. PLANT LIST TOTALS ARE FOR THE CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- ALL PLANT MATERIALS AND PLANTING METHODS SHALL CONFORM TO THE A.A.N. STANDARDS
- AN EXPERIENCED PLANTSMAN SHALL SUPERVISE ALL PLANTING OPERATIONS.
- CONTRACTOR SHALL REMOVE ALL STAKING AND ASSOCIATED HARDWARE AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOT ASSUME IRRIGATION SYSTEM (IF ANY) IS FULLY OPERATIONAL AT COMPLETION OF PLANTING INSTALLATION.
- THE LANDSCAPE ARCHITECT IS THE OWNER'S REPRESENTATIVE AND SHALL BE THE APPROVING AUTHORITY FOR INFORMATION PROVIDED IN THESE PLANS AND SPECIFICATIONS.
- ALL PLANT MATERIALS, TOPSOIL, MULCH, FERTILIZERS, SOIL AMENITIES, PLANTING SUPPLIES AND METHODS SHALL BE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
- CONTRACTOR SHALL LAYOUT AND MARK LOCATION FOR ALL PLANT MATERIAL, PLANTING BEDS AND IMPROVEMENTS SHOWN, AND REQUEST IN FIELD APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- BEDS TO CONTAIN SHRUBS OR GROUND COVER SHALL BE TILLED TO A DEPTH OF 12" AND THE SOIL CONDITIONED BY ADDING CLEAN, WELL ROTTED MANURE. IF EXISTING SOIL IS CONSIDERED TO BE UNUSABLE BY OWNER, BEDS SHALL BE TREATED TO ELIMINATE WEEDS AND WEED SEEDS.
- ALL PLANTING BED AREAS SHALL BE COVERED WITH A 3" MINIMUM LAYER OF MEDIUM TEXTURE DOUBLE SHREDDED HARDWOOD MULCH.
- ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER OR THEIR REPRESENTATIVE.
- OWNER RESERVES THE RIGHT FOR THE LANDSCAPE ARCHITECT TO SELECT PLANT MATERIALS IN THE NURSERY.
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL, AND SCHEDULE A FINAL INSPECTION FOR ACCEPTANCE BY OWNER.
- FOR TREES BALLED IN WIRE BASKETS, CUT AND REMOVE TOP AND SIDES OF BASKET AFTER INSTALLATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO A.A.N. STANDARDS. SEE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-(CURRENT EDITION).
- SOIL SHALL BE CERTIFIED TO BE FREE OF ALL WEEDS.
- PLANT SIZES, QUANTITIES, AND SPECIES WILL BE CHECKED FOR COMPLIANCE WITH PLANT SCHEDULE THAT WAS APPROVED BY THE LOCAL GOVERNMENT. NO SUBSTITUTIONS OR DOWNSIZING FROM WHAT IS SPECIFIED SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL, OR LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DELAY IN ISSUANCE OF CERTIFICATE OF OCCUPANCY.



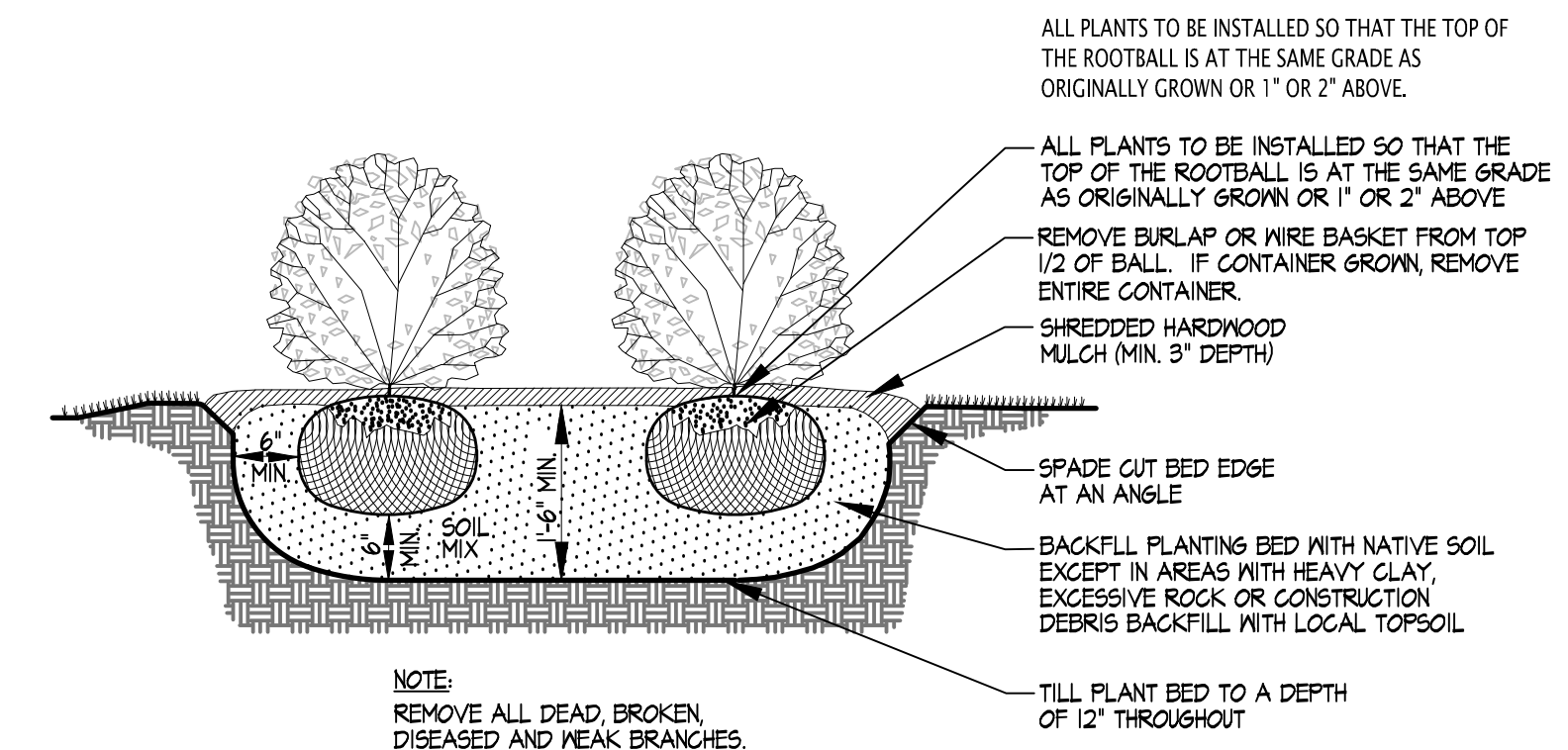
**4** GROUND COVER PLANTING DETAIL  
NO SCALE



**1** SINGLE TRUNK TREE PLANTING DETAIL  
NO SCALE



**2** MULTI-TRUNK TREE OR SHRUB PLANTING DETAIL  
NO SCALE



**3** SHRUB PLANTING DETAIL  
NO SCALE

# HILL DAVIS - planting schedule & details

3500 KENSINGTON AVENUE PROPERTY  
RICHMOND, VA - DECEMBER 3, 2014



• 30" Traditional Luminaire  
• Custom Arm



TRA30  
Width: 14.25"  
Height: 32.5"  
Weight: 35lbs  
EPA: 2.6ft

Traditional ordering guide

Luminaires

44

LIGHT FIXTURE CATALOGUE CUT  
NO SCALE

**BEACON**  
design · performance · technology  
www.beaconproducts.com

rev. 02.20.2014  
**FLAGLER AK**  
Poles & Bases

Type: \_\_\_\_\_  
Project Name: \_\_\_\_\_  
Notes: \_\_\_\_\_

Sample: FLAK S B AG OT GFLU BBT  
Ordering: A B C D E F G

**DETAILS**

**A. MODEL**  
FLAK Flagler AK

**B. PROFILE**  
S smooth  
F fluted

**C. HEIGHT**  
6 6'  
8 8'  
10 10'  
12 12'  
OTHER \_\_\_\_\_

**D. SHAFT**  
4G 04", 125" wall thickness (S) (F)  
4M 04", 188" wall thickness (S) (F)  
4P 04", 226" wall thickness (S)

**E. POLE TOP**  
OT open top  
ARC acorn finial  
BAL ball finial  
TN tenon  
OTHER \_\_\_\_\_

**F. OPTIONS**  
GFLU 25AMP GFCI receptacle  
OTHER \_\_\_\_\_

**G. COLOR**  
BBT black textured  
BMT black matte textured  
WHT white textured  
MBT metallic bronze textured  
BZT bronze textured  
DBT dark bronze textured  
GYS gray smooth  
DPS dark platinum smooth  
GNT green textured  
MSL metallic silver textured  
MTT metallic titanium textured  
OWI old world iron  
RAL \_\_\_\_\_

**Construction:** All cast aluminum parts shall be low copper alloy A306. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal. Standard fluted shaft profile shall be 16-flt flutes for 3"OD and 12-flt flutes for 4", 6", & 8"OD.

**Base Covers:** require specification of smooth or fluted shafts of the size required to meet wind load requirements.

**Vibration Dampeners:** Vibration dampener pads shall be provided when required by customer or deemed necessary by Beacon Products. Please consult factory for bridge mounted applications.

**EPA (effective projected area):** EPA is defined as projected surface area X drag factor and measured in ft<sup>2</sup>. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (50yr design life). Customer assumes all responsibility for selecting the appropriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

**Anchor Bolts:** Anchor bolts, sized as required, double hex nuts and flat washers shall be hot dipped galvanized steel. A bolt circle template shall be provided for installation.

**Fasteners:** All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spacer HD (snake eye style) shall be provided (special tool required, available at additional cost).

**Finish:** Finish shall be a Beacon V polyester powder-coat electrostatically applied and thermocured. Beacon V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermocured super TCC polyester powder coat finish. The finish shall meet the AAMA 802.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

**Limited Warranty:** Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a period of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty information on www.beaconproducts.com for complete details and exclusions.

**Due to our continued efforts to improve our products, product specifications are subject to change without notice.**

2041 58th Avenue Circle East Bradenton, FL 34203 Phone: (800) 345-4929 Fax: (941) 751-5335 ORDERING

LIGHT POLE CATALOGUE CUT  
NO SCALE

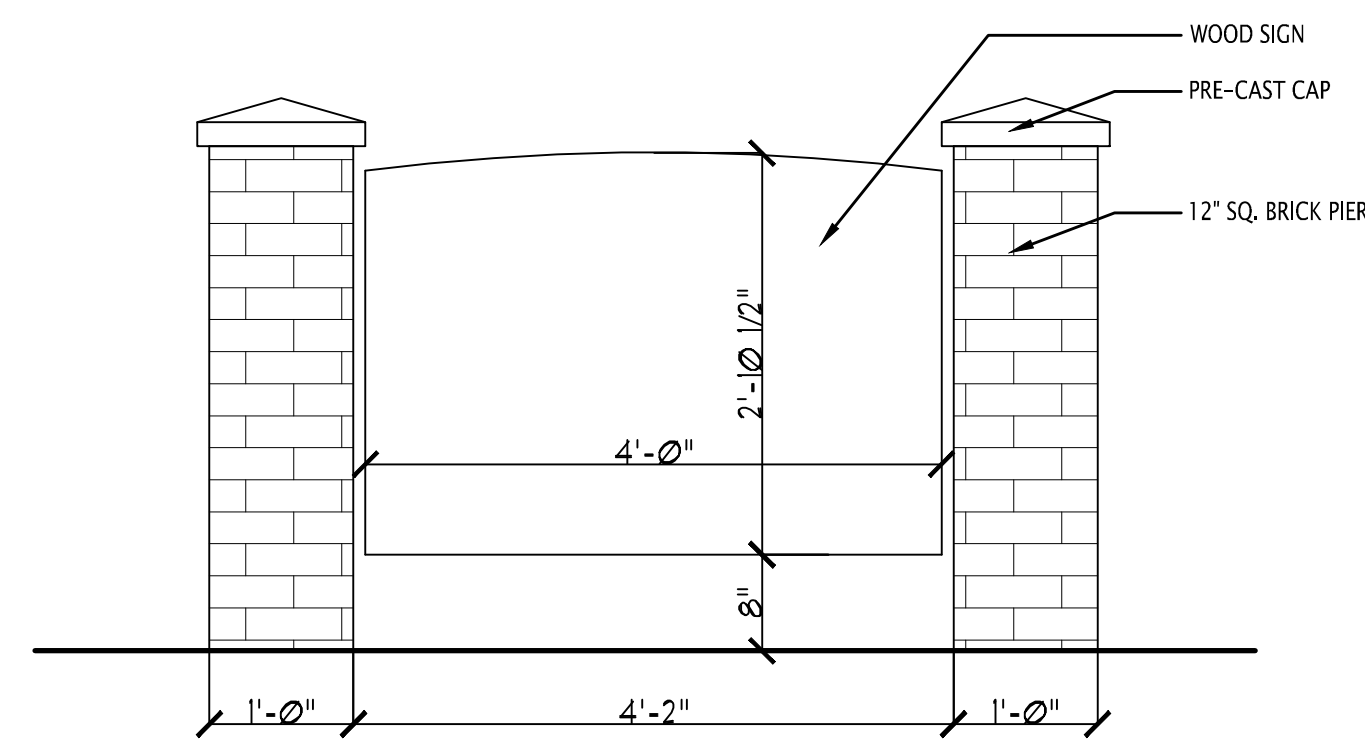


LIGHT POLE & POLE PHOTO  
NO SCALE

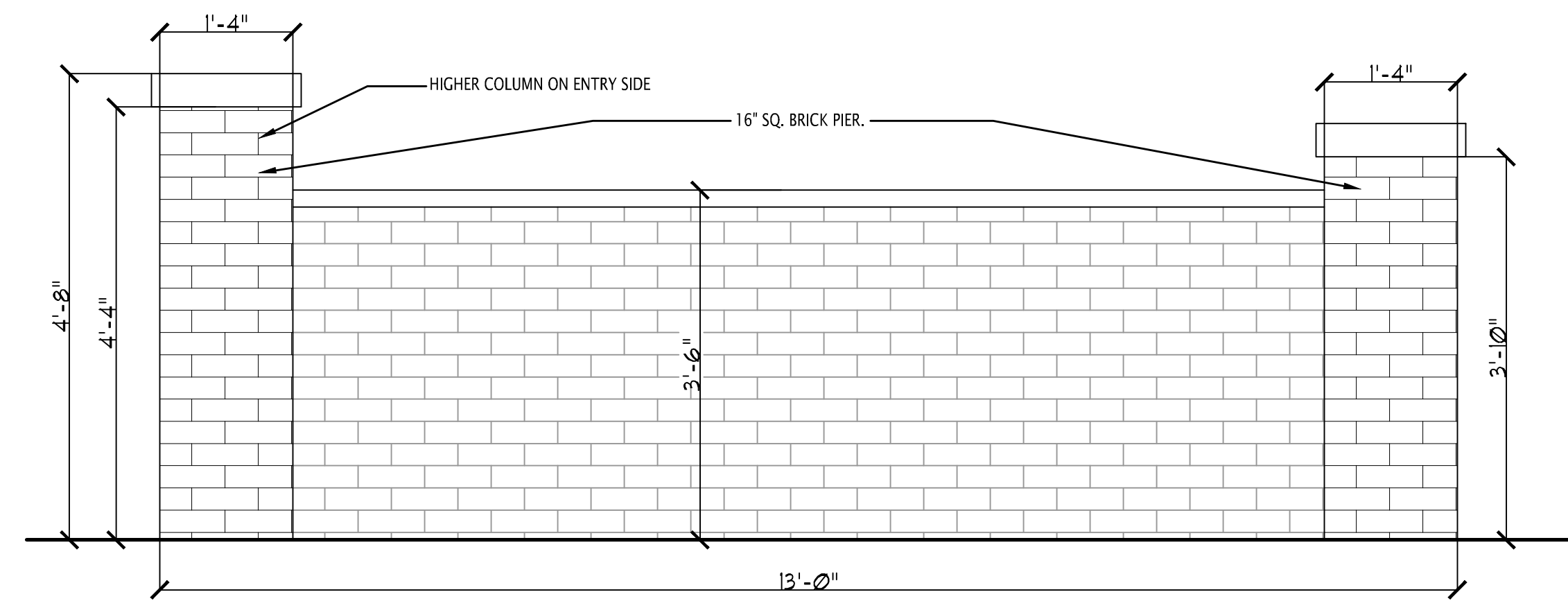


APPROXIMATE SIZE  
4'-0" X 3'-0"

TYPICAL SITE SIGNAGE  
ILLUMINATED BY GROUND MOUNTED FLOOD LIGHT



TYPICAL SITE SIGNAGE MOUNTING  
SCALE: 3/4" = 1'-0"



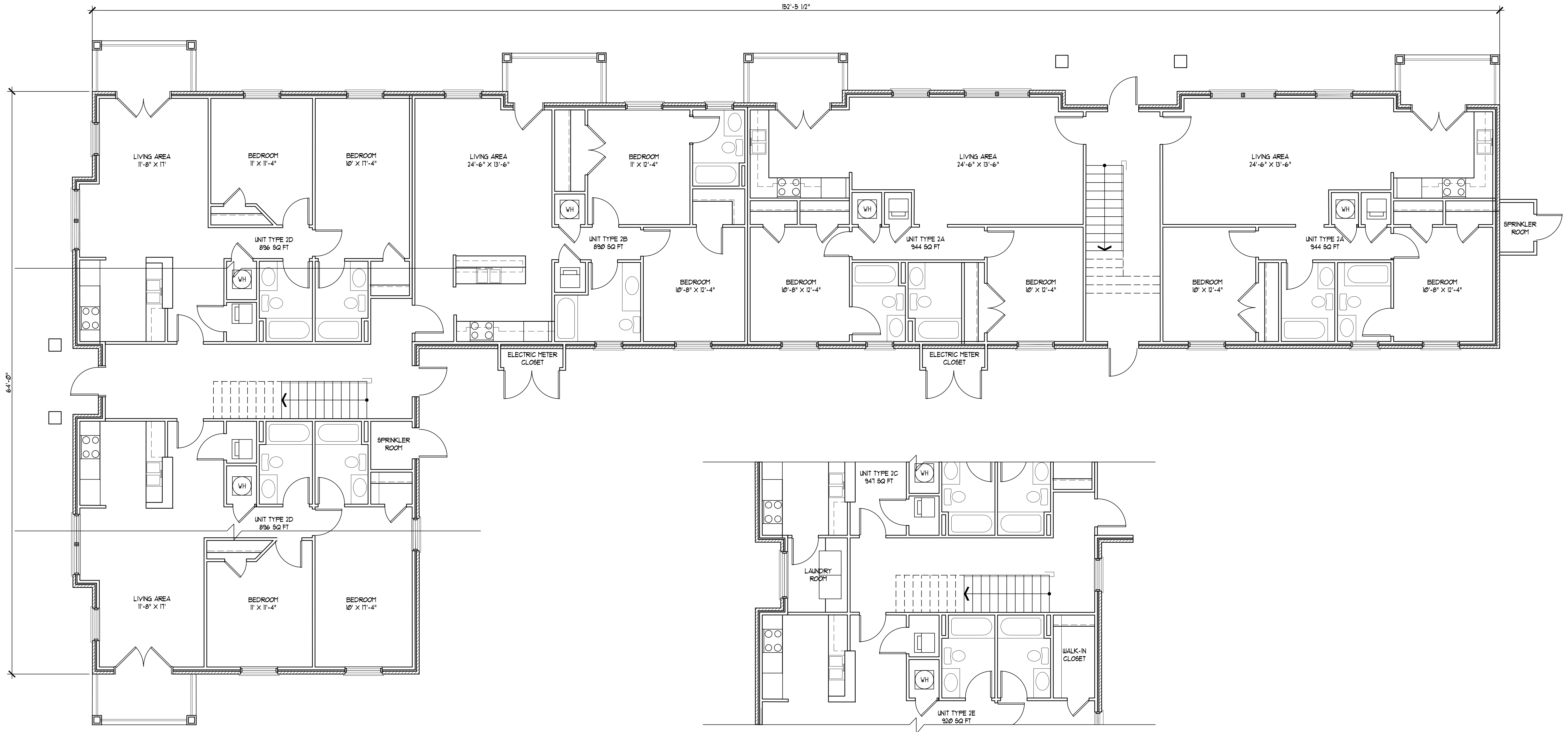
SCREEN WALL AT KENSINGTON AVENUE  
SCALE: 3/4" = 1'-0"

# HILL DAVIS - site lighting catalogue cuts

3500 KENSINGTON AVENUE PROPERTY  
RICHMOND, VA - DECEMBER 3, 2014

Commonwealth  
ARCHITECTS

SK-3



3503 PATTERSON - GROUND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

TYPICAL FLOOR PLAN (2ND & 3RD)  
SCALE: 3/16" = 1'-0"

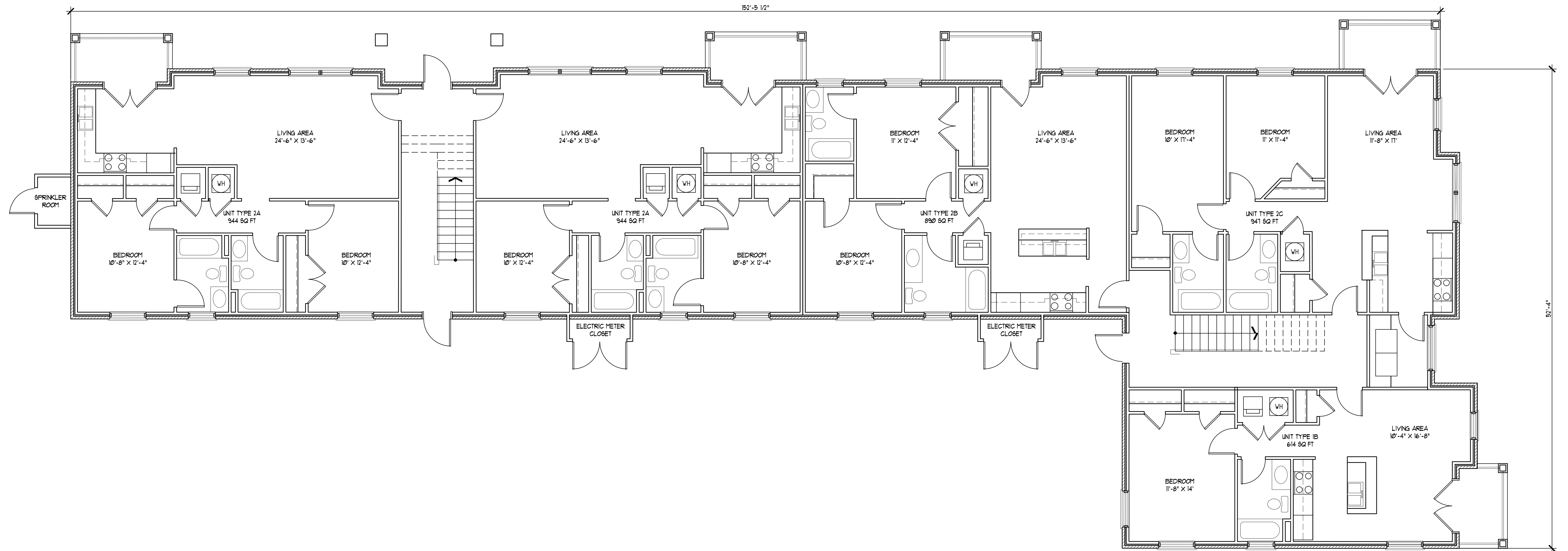
# HILL DAVIS - floor plans

3500 KENSINGTON AVENUE PROPERTY  
RICHMOND, VA - DECEMBER 3, 2014



*Commonwealth*  
ARCHITECTS

SK-4



3501 PATTERSON - TYPICAL FLOOR PLAN (3500 KENSINGTON IS SAME, BUT MIRRORED)  
 SCALE: 3/16" = 1'-0"

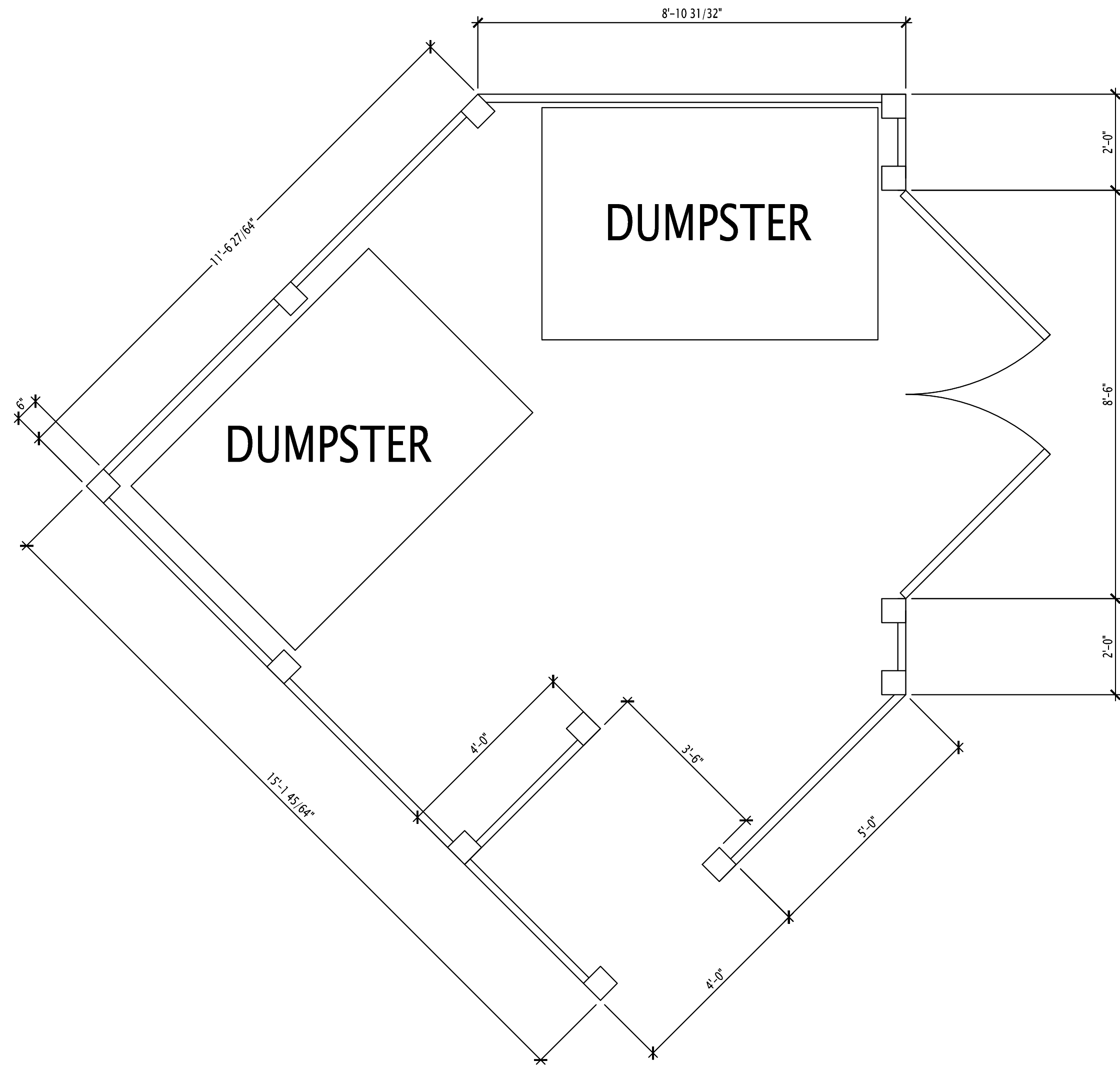
# HILL DAVIS - floor plans

3500 KENSINGTON AVENUE PROPERTY  
 RICHMOND, VA - DECEMBER 3, 2014

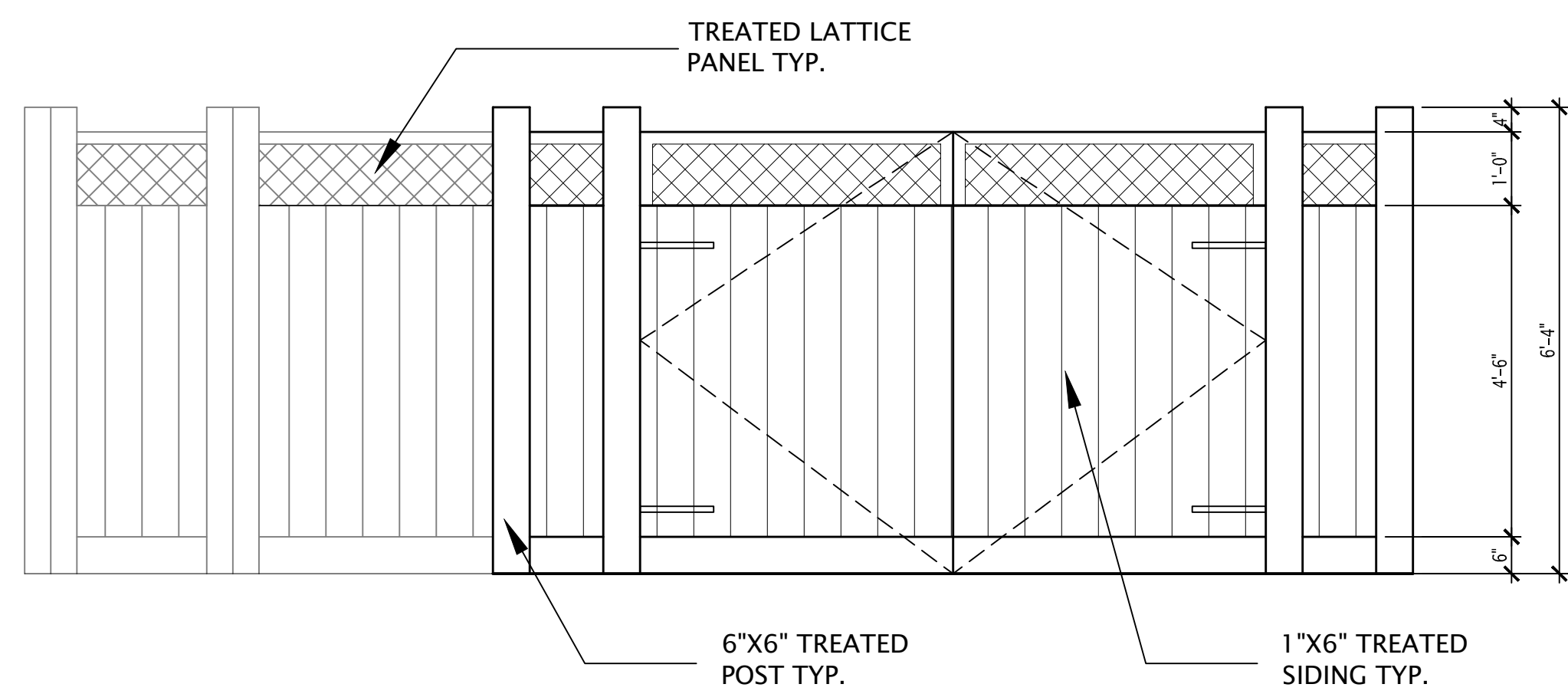


*Commonwealth*  
 ARCHITECTS

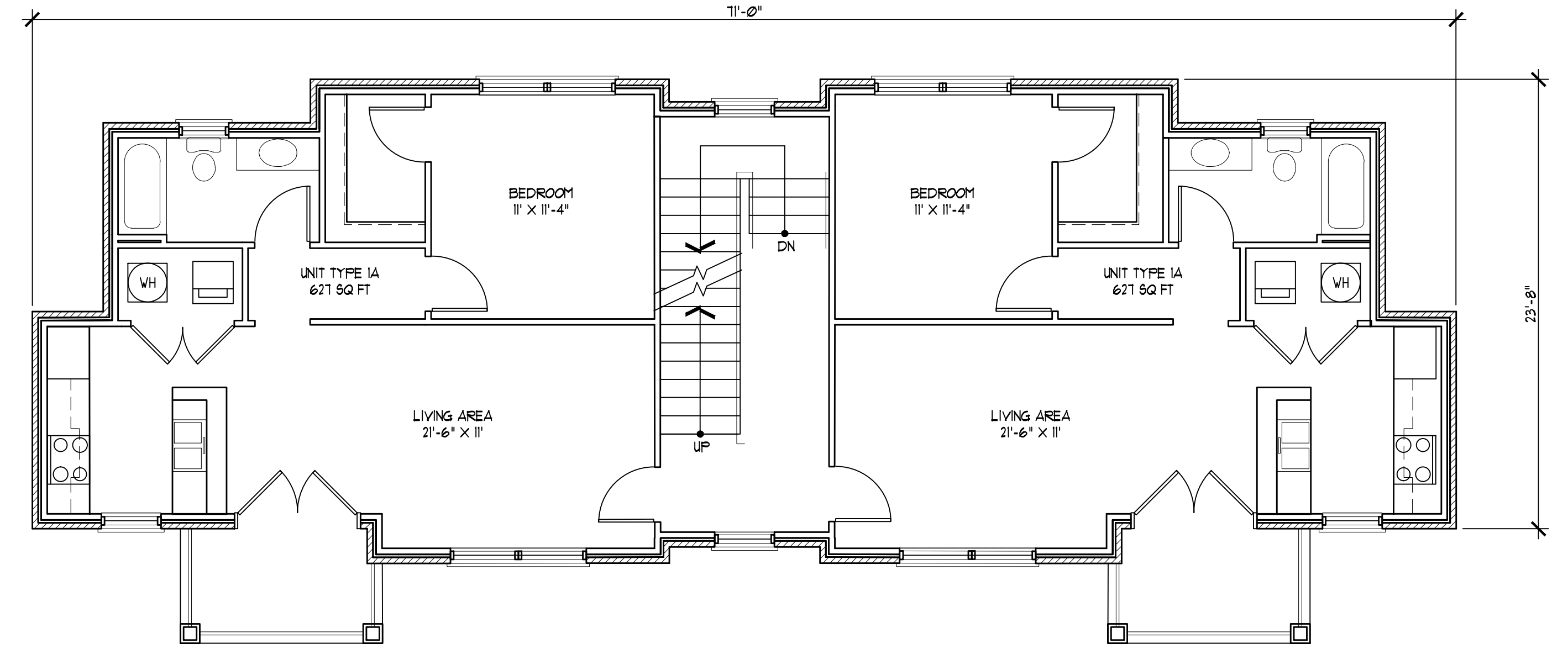
SK-5



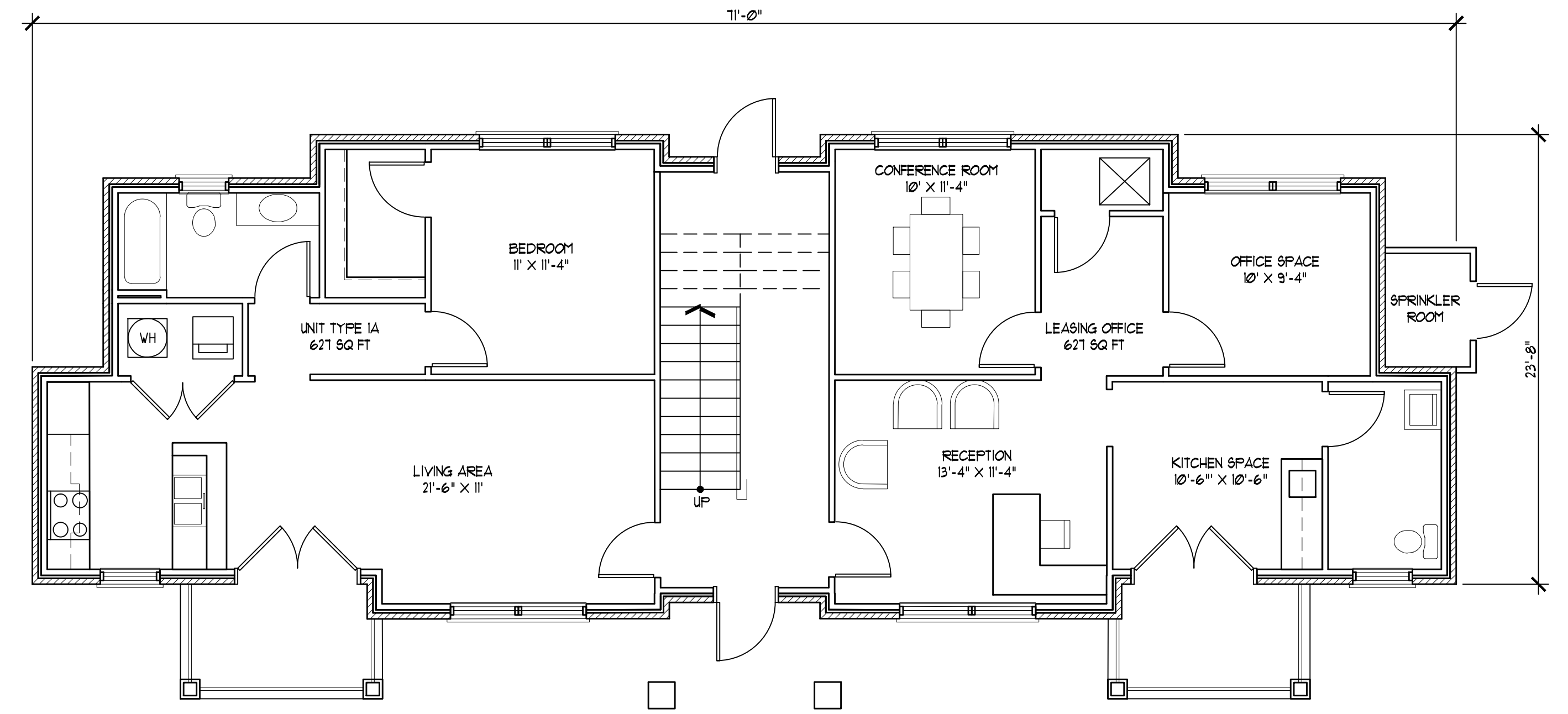
DUMPSTER ENCLOSURE PLAN  
SCALE: 1/2" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION  
SCALE: 1/2" = 1'-0"



3502 KENSINGTON - SECOND & THIRD FLOOR PLAN (SIM.)  
SCALE: 3/16" = 1'-0"



3502 KENSINGTON - FIRST FLOOR PLAN W/ LEASING OFFICE  
SCALE: 3/16" = 1'-0"

# HILL DAVIS - floor plans & dumpster enclosure plan & elevation

3500 KENSINGTON AVENUE PROPERTY  
RICHMOND, VA - DECEMBER 3, 2014





HILL DAVIS

ADDRESS	AREA (SF)	TYPE	ADDRESS	AREA (SF)	TYPE	ADDRESS	AREA (SF)	TYPE
<u>3502</u>			<u>3503</u>			<u>3501</u>		
#1	627	1A	#1	944	2A	#1	944	2A
#2	627	LEASING OFFICE	#2	944	2A	#2	944	2A
#3	627	1A	#3	944	2A	#3	944	2A
#4	627	1A	#4	944	2A	#4	944	2A
#5	627	1A	#5	944	2A	#5	944	2A
#6	627	1A	#6	944	2A	#6	944	2A
			#7	890	2B	#7	890	2B
<u>3500</u>			#8	896	2D	#8	947	2C
#1	944	2A	#9	896	2D*	#9	614	1B
#2	944	2A	#10	890	2B	#10	890	2B
#3	944	2A	#11	947	2C	#11	947	2C
#4	944	2A	#12	920	2E	#12	614	1B
#5	944	2A	#13	890	2B	#13	890	2B
#6	944	2A	#14	947	2C	#14	947	2C
#7	890	2B	#15	920	2E	#15	614	1B
#8	947	2C						
#9	614	1B						
#10	890	2B						
#11	947	2C						
#12	614	1B						
#13	890	2B						
#14	947	2C						
#15	614	1B						

\*IF SPRINKLER ROOM IS NOT REQUIRED, UNIT WILL BE 2E TYPE (920 SF).

# HILL DAVIS - unit areas

3500 KENSINGTON AVENUE PROPERTY  
 RICHMOND, VA - DECEMBER 3, 2014



SK-7



THOMPSON STREET ELEVATION - BLDG. 3503  
SCALE: 1/8" = 1'-0"



PARKING ELEVATION - BLDG. 3503  
SCALE: 1/8" = 1'-0"



PATTERSON AVENUE ELEVATION - BLDG. 3503  
SCALE: 1/8" = 1'-0"

TYPICAL ELEVATION NOTES:

1. TYPICAL LIVING/DINING/BEDROOM WINDOW IS 3'-0" X 5'-6"
2. TYPICAL KITCHEN/BATHROOM/ACCENT WINDOW IS 2'-0" X 3'-6"
3. TYPICAL WINDOW HEAD HEIGHT AT SECOND AND THIRD FLOOR IS 7'-6"
4. ALL WINDOWS OTHER THAN DECORATING DORMER WINDOWS WILL BE SH WITH LOWER SASH OPERABLE.
5. NO TREATED LUMBER WILL BE VISIBLE AT PORCHES.

# HILL DAVIS - elevations

3500 KENSINGTON AVENUE PROPERTY  
RICHMOND, VA - DECEMBER 3, 2014

*Commonwealth*  
ARCHITECTS

SK-8



PARKING ELEVATION - BLDG. 3503

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



SIDEWALK ELEVATION - BLDG. 3503

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

BLDG. 3501 IS MIRROR IMAGE



PARKING ELEVATION - BLDG. 3501

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

BLDG. 3500 IS MIRROR IMAGE

TYPICAL ELEVATION NOTES:

1. TYPICAL LIVING/DINING/BEDROOM WINDOW IS 3'-0" X 5'-6"
2. TYPICAL KITCHEN/BATHROOM/ACCENT WINDOW IS 2'-0" X 3'-6"
3. TYPICAL WINDOW HEAD HEIGHT AT SECOND AND THIRD FLOOR IS 7'-6"
4. ALL WINDOWS OTHER THAN DECORATING DORMER WINDOWS WILL BE SH WITH LOWER SASH OPERABLE.
5. NO TREATED LUMBER WILL BE VISIBLE AT PORCHES.

# HILL DAVIS - elevations

3500 KENSINGTON AVENUE PROPERTY  
 RICHMOND, VA - DECEMBER 3, 2014

*Commonwealth*  
 ARCHITECTS

SK-9



PARKING ELEVATION - BLDG. 3501  
SCALE: 1/8" = 1'-0"

BLDG. 3500 IS MIRROR IMAGE



PATTERSON AVENUE ELEVATION - BLDG. 3501  
SCALE: 1/8" = 1'-0"

BLDG. 3500 IS MIRROR IMAGE

TYPICAL ELEVATION NOTES:

1. TYPICAL LIVING/DINING/BEDROOM WINDOW IS 3'-0" X 5'-6"
2. TYPICAL KITCHEN/BATHROOM/ACCENT WINDOW IS 2'-0" X 3'-6"
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# HILL DAVIS - elevations

3500 KENSINGTON AVENUE PROPERTY  
RICHMOND, VA - DECEMBER 3, 2014



NANSEMOND STREET ELEVATION - BLDG. 3501  
 SCALE: 1/8" = 1'-0" BLDG. 3500 IS MIRROR IMAGE



PARKING ELEVATION (LEASING OFFICE & APARTMENTS) - BLDG. 3502  
 SCALE: 1/8" = 1'-0"



KENSINGTON AVENUE ELEVATION (LEASING OFFICE & APARTMENTS) - BLDG. 3502  
 SCALE: 1/8" = 1'-0"



PARKING ELEVATION (LEASING OFFICE & APARTMENTS) - BLDG. 3502  
 SCALE: 1/8" = 1'-0"

TYPICAL ELEVATION NOTES:

1. TYPICAL LIVING/DINING/BEDROOM WINDOW IS 3'-0" X 5'-6"
2. TYPICAL KITCHEN/BATHROOM/ACCENT WINDOW IS 2'-0" X 3'-6"
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4. ALL WINDOWS OTHER THAN DECORATING DORMER WINDOWS WILL BE SH WITH LOWER SASH OPERABLE.
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# HILL DAVIS - elevations

3500 KENSINGTON AVENUE PROPERTY  
 RICHMOND, VA - DECEMBER 3, 2014



PATTERSON AVENUE  
SCALE: 1/16" = 1'-0"



NANSEMOND STREET  
SCALE: 1/16" = 1'-0"



KENSINGTON AVENUE  
SCALE: 1/16" = 1'-0"

# HILL DAVIS - streetscapes

3500 KENSINGTON AVENUE PROPERTY  
RICHMOND, VA - DECEMBER 3, 2014