

GENERAL NOTES

1.

OWNER/DEVELOPER:

FREELAND JOHN PROPERTIES, LLC  
1504 BELLEVILLE STREET  
RICHMOND, VA 23230
2.

ARCHITECT:

510 ARCHITECTS LLC  
3330 W. LEIGH STREET - SUITE A  
RICHMOND, VA 23230  
ATTN: HEATHER GRUUTZIUS  
EMAIL: HGRUTZIUS@510ARCHITECTS.COM  
PHONE: 804.353.1576
3.

ENGINEER:

SEKIV SOLUTIONS  
14207 POND CHASE PLACE  
MIDLOTHIAN, VA 23113  
ATTN: KEITH STANLEY  
EMAIL: KSTANLEY@SEKIVSOLUTIONS.COM  
PHONE: 804.363.0394
4.

PROPERTY ADDRESS:

1508, 1510, & 1512 BELLEVILLE STREET  
RICHMOND, VA 23230
5.

PROPERTY ZONING:

B-7 - MIXED USE BUSINESS DISTRICT
6.

MAP REFERENCE NUMBER:

N0001799006
7.

PROJECT SUMMARY:

THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF A 6-STORY BUILDING  
WITH A COVERED GARAGE AND 6-STORIES OF RESIDENTIAL DWELLINGS
8.

EXISTING USE:

STORAGE / WAREHOUSE
9.

PROPOSED USE:

MIXED USE
10.

ACREAGE:

TOTAL PARCEL ACREAGE: 0.77 ACRES  
DISTURBED ACREAGE: 0.77± ACRES
11.

BUILDINGS:

6-STORY BUILDING - 126 RESIDENTIAL UNITS
12.

PARKING:

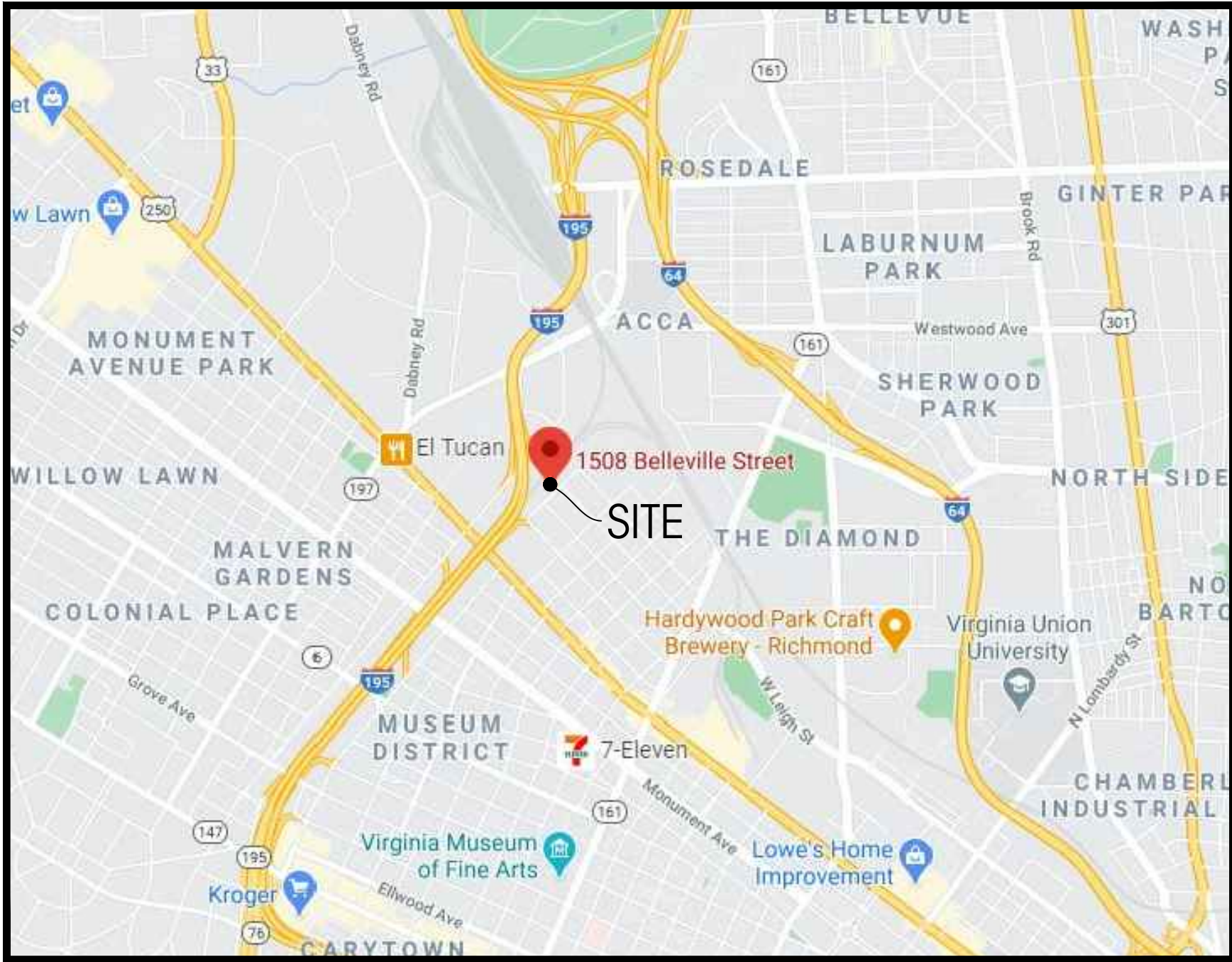
MULTI-FAMILY (126 UNITS):  
MINIMUM 70 SPACES PROVIDED ON-SITE  
  
BICYCLE PARKING:  
LONG TERM SPACES - 1 SPACE PROVIDED PER 4 DWELLING UNITS  
SHORT TERM SPACES - 2 SPACES PROVIDED PER 50 DWELLING UNITS

SPECIAL USE PERMIT DRAWINGS

1508-1512 BELLEVILLE STREET

CITY OF RICHMOND, VIRGINIA

COUNCIL DISTRICT 2



VICINITY MAP  
SCALE: 1" = 2000'

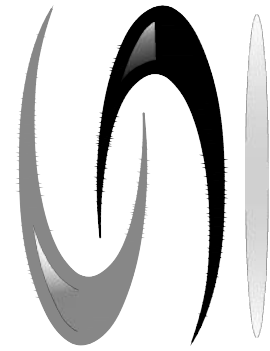


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C-102	PHASE 1 E&S AND DEMOLITION PLAN
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A2.0	ILLUSTRATIVE PERSPECTIVE
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

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OPTIMIZING YOUR DEVELOPMENT WORLD

14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113  
TELEPHONE NO. 804.938.8864 | www.sekivsolutions.com



DATE : DECEMBER 11, 2020

REVISION BLOCK	
DATE	DESCRIPTION
2/23/2021	PER CITY COMMENTS
4/21/2021	PER CITY COMMENTS

510 ARCHITECTS, LLC  
3330 W. LEIGH STREET, SUITE A  
RICHMOND, VA 23230  
C/O: MR. JOHN WHITE

SPECIAL USE PERMIT  
DRAWINGS  
1508-1512  
BELLEVILLE STREET  
CITY OF RICHMOND, VA

COVER SHEET

SHEET NO.

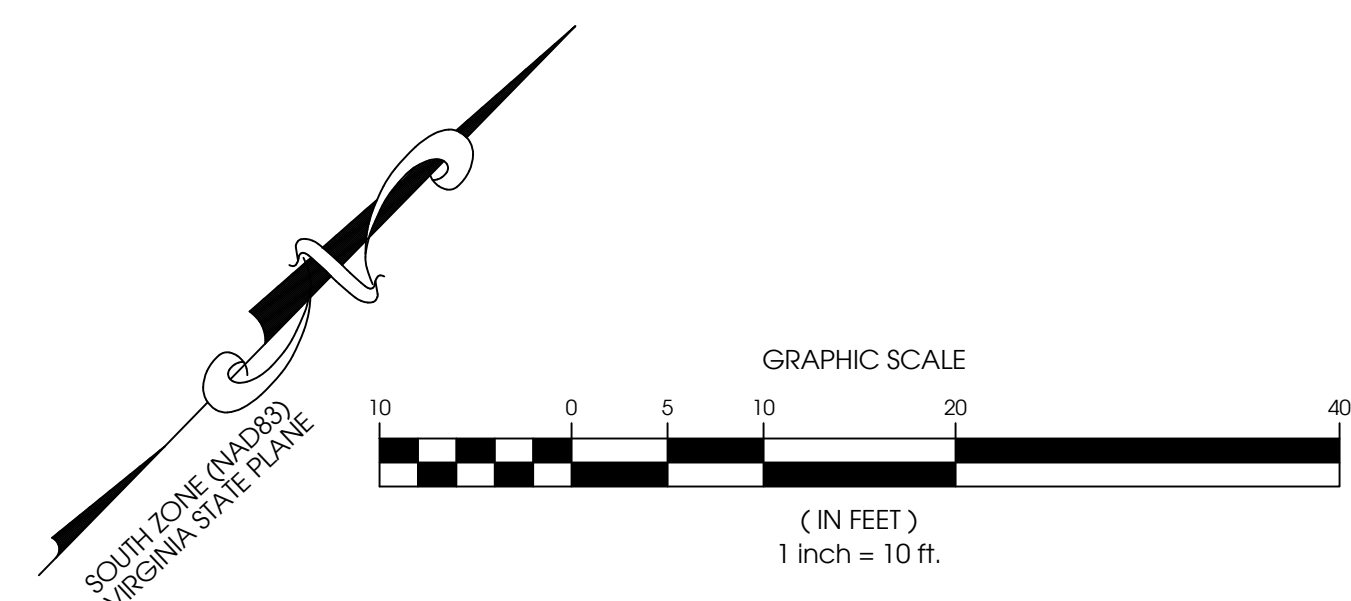
C-001

QUALITY ASSURANCE : STIG OWENS

PROJECT MANAGER : KEITH STANLEY

PROJECT NO. : 10481

SCALE : AS SHOWN



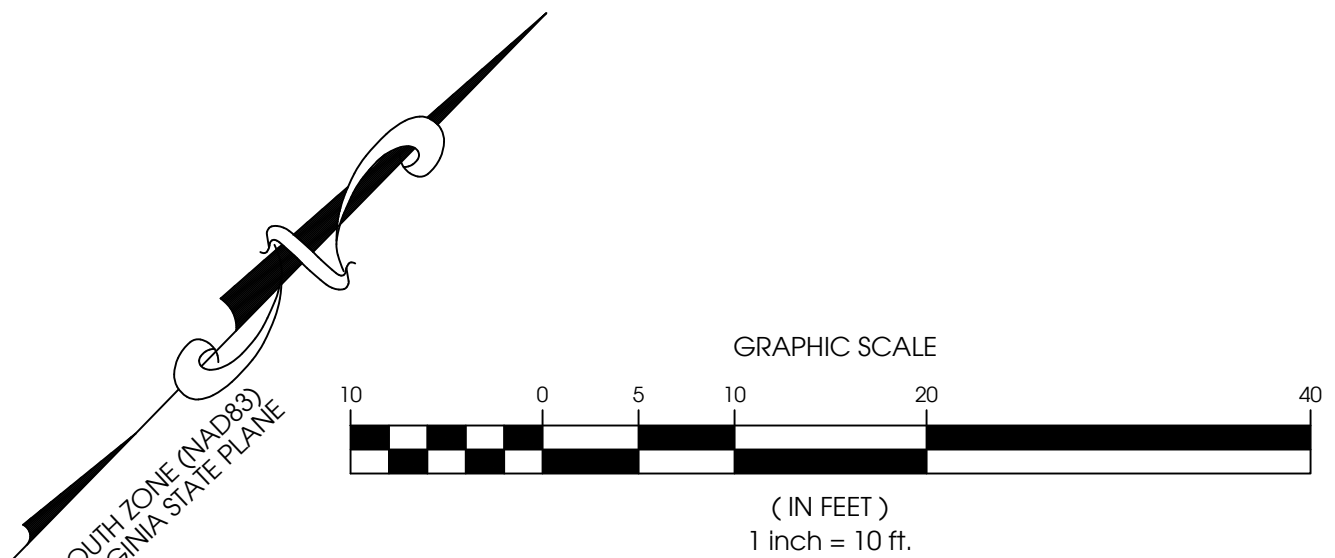
**C-101**



FOR ALL PROPOSED TIE-INS FOR STORM SEWER OR SANITARY SEWER TO EXISTING LINES, AND PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL POT-HOLE THE APPROPRIATE LOCATION TO FIELD VERIFY THE ACTUAL INVERT TO CONFIRM THE DESIGN SHOWN ON THE PLAN OR PROFILE. SHOULD ANY DISCREPANCY BE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO MAKE ANY APPROPRIATE ADJUSTMENTS.

THE DEMOLITION PLAN PROVIDED IS AN ATTEMPT TO DELINEATE ITEMS THAT CURRENTLY EXIST ON SITE THAT NEED TO BE DEMOLISHED OR ALTERED AS PART OF THE IMPROVEMENTS. THE CONTRACTOR SHALL WALK THE EXISTING SITE, FAMILIARIZE HIMSELF WITH THE CURRENT CONDITIONS, AND COORDINATE THE DEMOLITION PLAN WITH THE LAYOUT, GRADING, AND UTILITY IMPROVEMENTS WITH THE ACTUAL FIELD CONDITIONS TO ENSURE THAT ALL ITEMS TO BE DEMOLISHED OR ALTERED ARE ACCOUNTED FOR PRIOR TO COMMENCING CONSTRUCTION. ITEMS NOT SPECIFICALLY DENOTED TO BE REMOVED ON THE DEMOLITION PLAN BUT REQUIRED TO BE FOR THE IMPROVEMENTS MAY IMPACT THE CONTRACTOR'S MEANS AND METHODS, SEQUENCING AND SCHEDULING.

CONTRACTOR SHALL CALL "MISS UTILITY" 48 HOURS PRIOR TO THE START OF EXCAVATION. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN, IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN. CONTACT MISS UTILITY OF VIRGINIA: 1-800-552-7001 (TOLL FREE)



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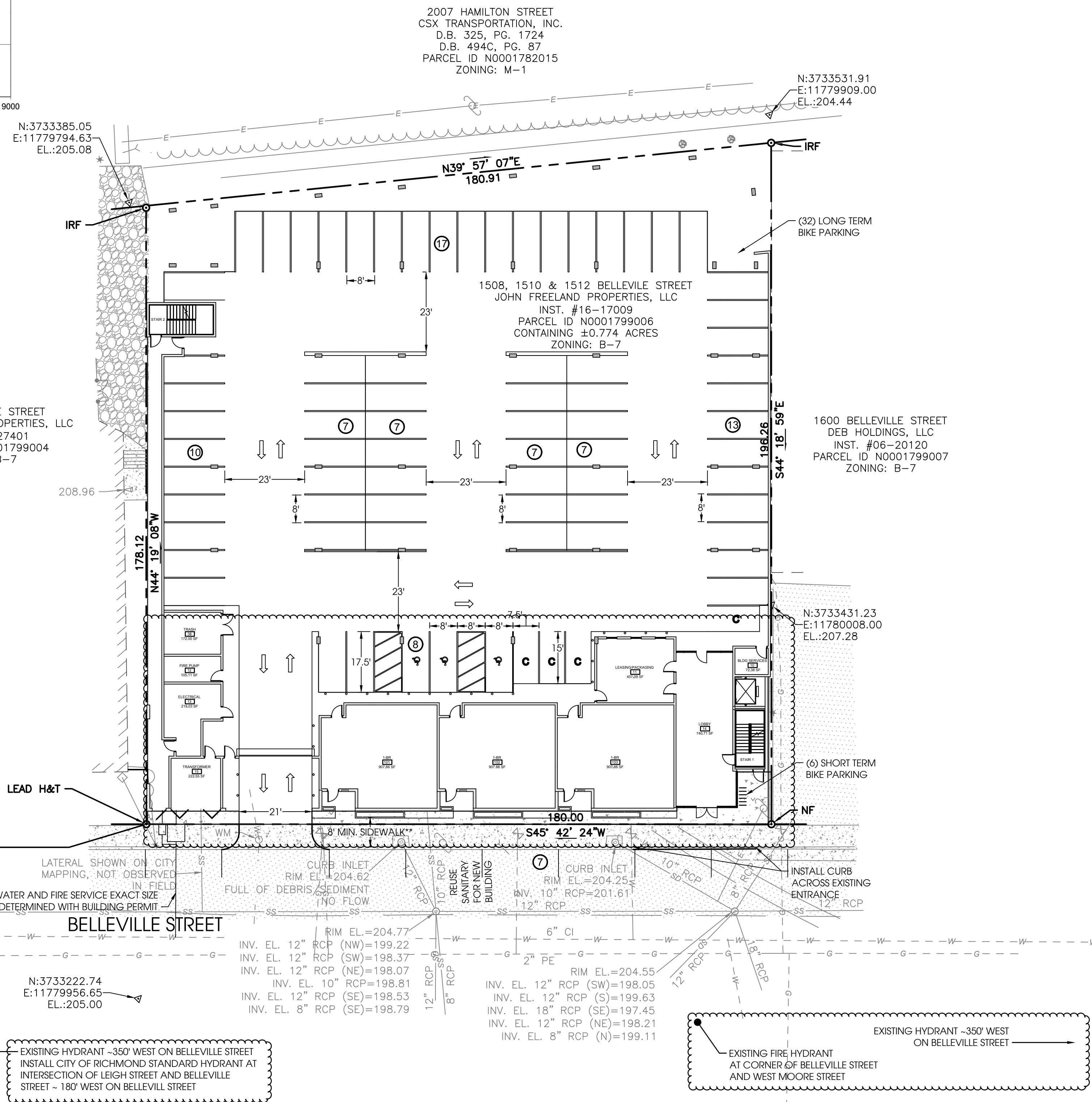
## CITY OF RICHMOND, VA

**C-102**

QUALITY ASSURANCE: STIG OWENS

PROJECT MANAGER: KEITH STANLEY

SCALE : AS SHOWN



## UTILITY NOTES AND MATERIAL SPECIFICATIONS

- GENERAL**
1. CONTRACTOR MUST FIELD VERIFY THE ELEVATION AND LOCATION OF ALL EXISTING MANHOLES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO CONSTRUCTION
  2. SANITARY SEWER LATERAL AND MAIN EXTENSION IS TO BE INSTALLED BY THE CONTRACTOR. CONTRACTOR MUST APPLY FOR A WORK IN STREET PERMIT TO PERFORM INSTALLATION.
  3. WATER AND FIRE SERVICE, INCLUDING THE FIRE HYDRANT, FROM THE MAIN UP TO AND INCLUDING THE METER BOX/DETECTOR VAULT IS TO BE INSTALLED BY THE CITY OF RICHMOND. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SERVICE FROM THE METER BOX TO THE BUILDING AS SHOWN ON PLAN

PUBLIC UTILITIES

1. ALL UTILITIES WITHIN PUBLIC RIGHT OF WAY ARE TO BE INSTALLED PER THE LATEST EDITION OF THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES AND DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. THE CONTRACTOR MUST USE A MECHANICAL HOLE CUTTER WHEN TAPPING THE EXISTING SEWER MANHOLE AND THAT AN APPROVED SADDLE SHALL BE USED TO MAKE THE CONNECTION
3. SANITARY SEWER IN THE RIGHT OF WAY IS TO BE CONSTRUCTED OF EITHER CL51 DUCTILE IRON OR SDR-35 PVC
4. WATER MAIN INSTALLATIONS 3" AND LARGER ARE TO BE DUCTILE IRON OF THE THICKNESS CLASS PER THE BELOW TABLE:

PIPE SIZE	THICKNESS CLASS
3"	51
4"	53
6"	54
8"	54
12"+	52

5. WATER SERVICES 2" AND UNDER ARE COPPER

## PRIVATE UTILITIES (I.E. ON PRIVATE PROPERTY AND/OR BEHIND THE METER BOX)

1. ALL SEWER FITTINGS AND PIPING MUST COMPLY WITH THE 2015 VERSION OF THE INTERNATIONAL PLUMBING CODE
2. ALL PRIVATE SEWER PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-2665
3. ALL PRIVATE SEWER FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-3034
4. ALL PRIVATE WATERLINE FITTINGS AND PIPING MUST COMPLY WITH 2015 VERSION OF THE INTERNATIONAL PLUMBING CODE
5. ALL PRIVATE WATERLINE PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-1785
6. ALL PRIVATE WATERLINE FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-2464

## SITE NOTES

1. COORDINATE SIDEWALK JOINT PATTERN WITH ARCHITECTURAL SITE PLAN.
2. ALL WORK IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO PAVEMENT RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RICHMOND RIGHT OF WAY EXCAVATION AND RESTORATION MANUAL.
3. PER SECTION 30-710.3-1: OF THE CITY OF RICHMOND ZONING ORDINANCE, DRIVE ISLE WIDTHS HAVE BEEN REDUCED FROM 25 FT. TO 23 FT. AND PARKING SPACE DIMENSIONS ARE 8 FT x 17.5 FT.

8' MINIMUM SIDEWALK FROM FACE OF BUILDING TO BACK OF CURB SHALL BE PROVIDED. A 6.5' SIDEWALK FROM BACK OF CURB TO PROPERTY LINE IS EXISTING WITHIN THE PUBLIC R/W. A MINIMUM OF 1.5' SHALL BE PROVIDED ON THE PRIVATE SIDE OF THE R/W.

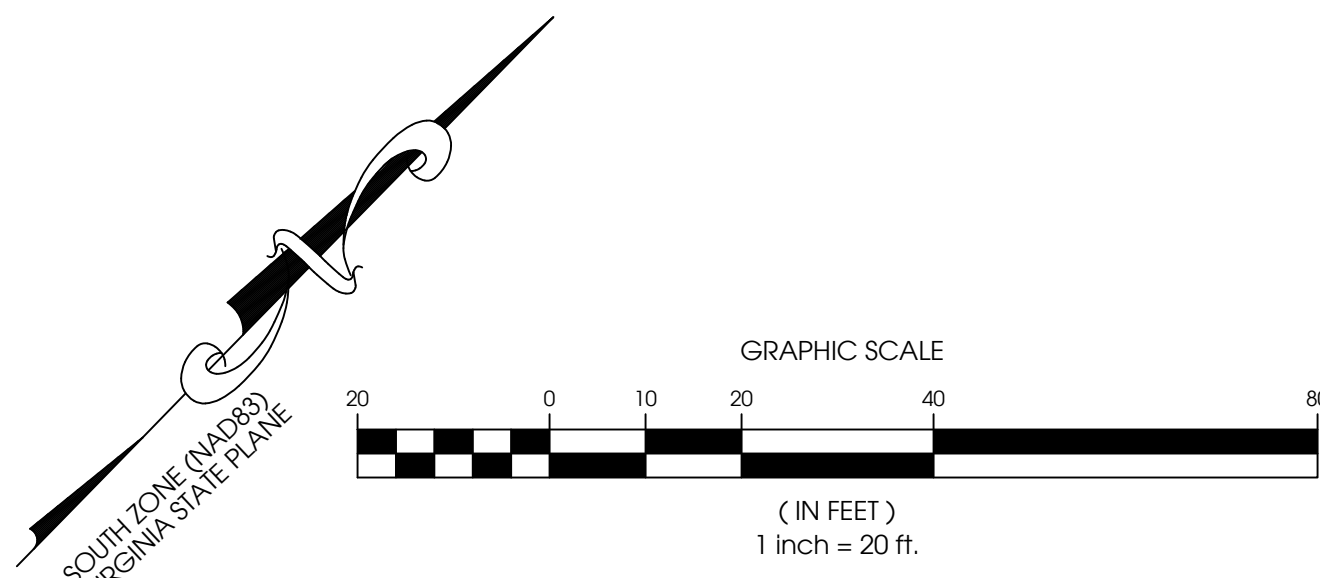
## UTILITY NOTE

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## MISS UTILITY OF VIRGINIA

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CONTRACTOR MISS UTILITY OF VIRGINIA: 1-800-552-7001 (TOLL FREE)



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QUALITY ASSURANCE: STIG OWENS

PROJECT MANAGER: KEITH STANLEY

PROJECT NO.: 10481

SCALE: AS SHOWN



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DRAWINGS  
1508-1512  
BELLEVILLE STREET**

CITY OF RICHMOND, VA

## LAYOUT & UTILITY PLAN

SHEET NO.

**C-103**

UNIT MIX AND OPEN SPACE						
	STUDIO 700 SF avg	1-BR 750 SF avg	2-BR 900 SF avg	OVERALL 780 SF avg	TOTAL	OPEN SPACE SF
LEVEL 1	0	3	0		3	720
LEVEL 2	1	21	2		24	5,700
LEVEL 3	1	22	2		25	810
LEVEL 4	1	22	2		25	810
LEVEL 5	1	22	2		25	810
LEVEL 6	1	22	1		24	810
TOTAL	4%	89%	7%		126	9,660



1 LEVEL 2  
A-1.1 1/8" = 1'-0"



1508-1512 BELLEVILLE STREET  
MULTI-FAMILY BUILDING  
1508-1512 BELLEVILLE STREET | RICHMOND, VA 23230

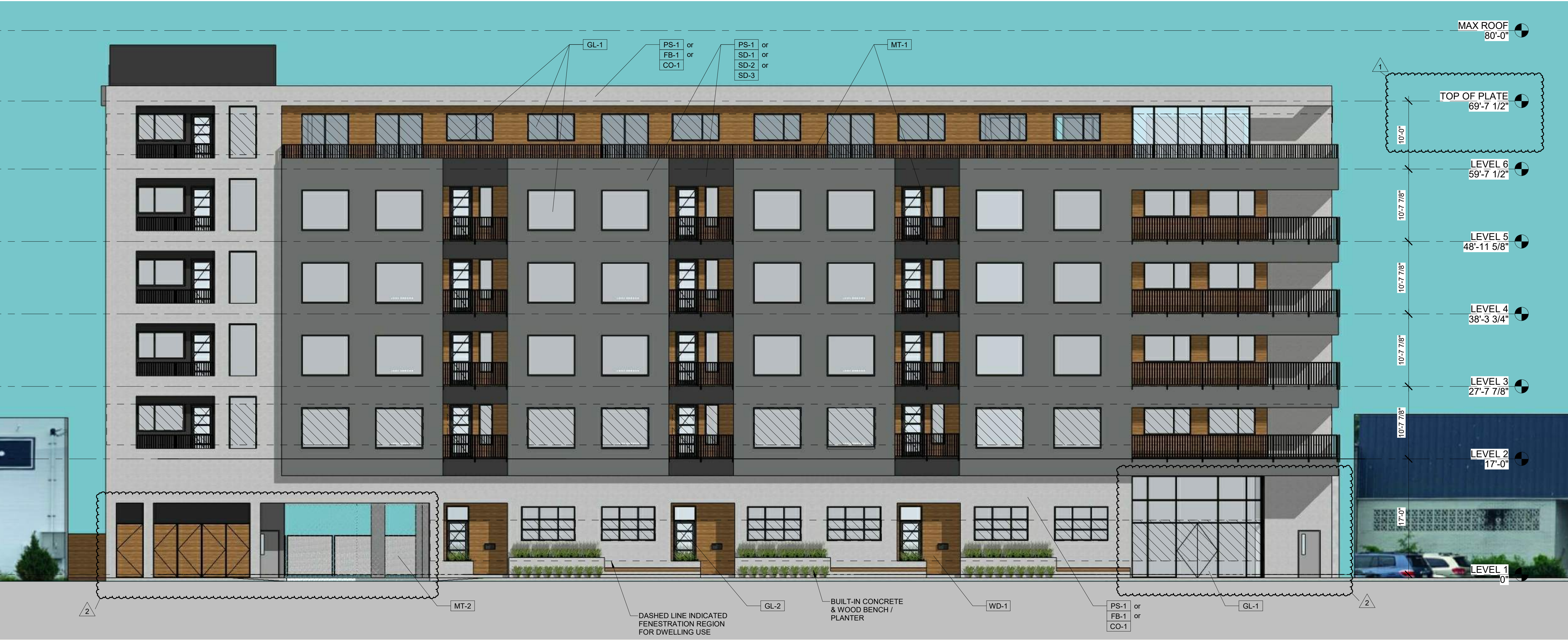
DATE	ISSUE	SUP SUBMISSION	NO.
12/11/2020	SUP SUBMISSION	09/23/2021	1

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LEVEL 2 - TYP.  
RESIDENTIAL  
PODIUM

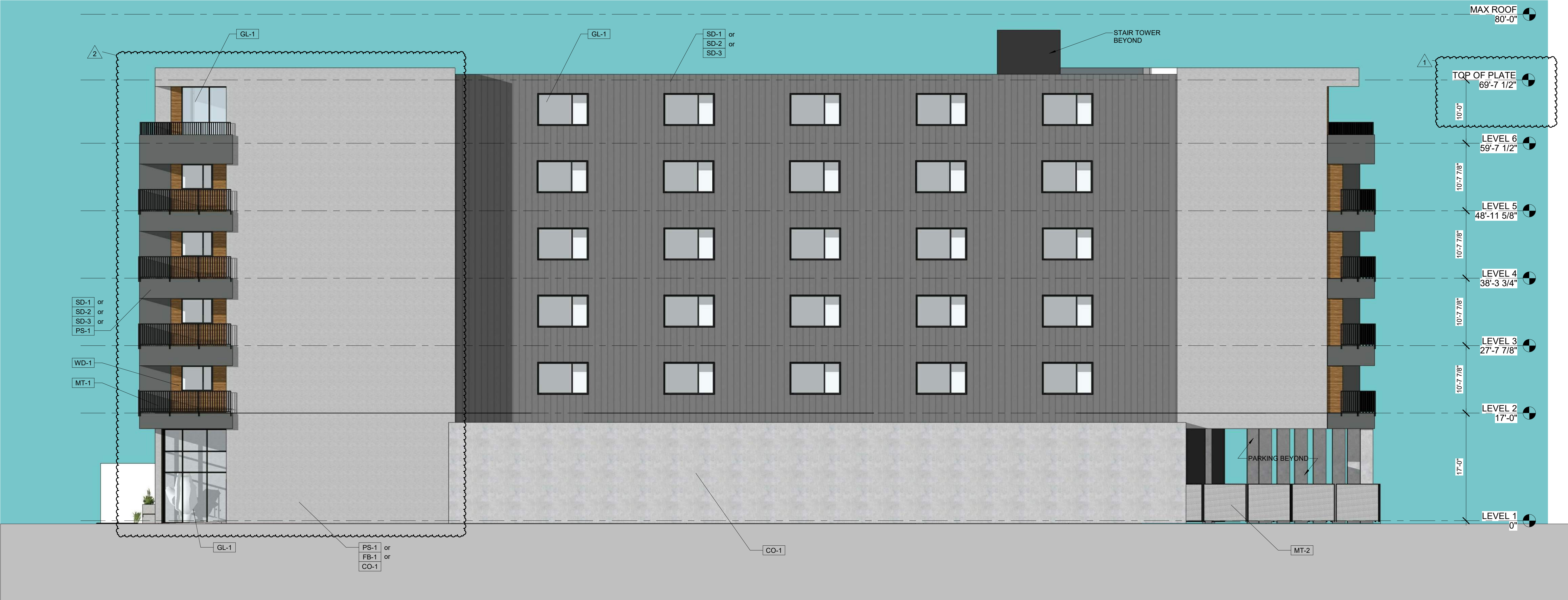


LEVEL	2655F FENESTRATION / 7845F FACADE = 33% FENESTRATION
LEVEL 1 (DWELLING USE)	
LEVEL 2 (DWELLING USE)	4655F FENESTRATION / 10755F FACADE = 43% FENESTRATION
LEVEL 3 (DWELLING USE)	4655F FENESTRATION / 10755F FACADE = 43% FENESTRATION
LEVEL 4 (DWELLING USE)	4655F FENESTRATION / 10755F FACADE = 43% FENESTRATION
LEVEL 5 (DWELLING USE)	4655F FENESTRATION / 10755F FACADE = 43% FENESTRATION
LEVEL 6 (DWELLING USE)	4955F FENESTRATION / 10755F FACADE = 46% FENESTRATION



2 BELLEVILLE ST ELEVATION - SUP  
A-2.1 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
CO-1	EXPOSED CONCRETE
FB-1	FACE BRICK
GL-1	TRANSPARENT GLAZING
GL-2	FROSTED GLAZING
MT-1	METAL GUARDRAIL
MT-2	SECURITY FENCING / SCREEN
PS-1	STUCCO - WHITE / LIGHT GRAY
SD-1	CORRUGATED METAL SIDING
SD-2	FIBER-CEMENT SIDING
SD-3	ACM PANEL SIDING
WD-1	WOOD SIDING (CEDAR OR NICHIA)



2  
A-2.2  
NORTHEAST ELEVATION - SUP  
1/8" = 1'-0"



1  
A-2.2  
RAILWAY ELEVATION - SUP  
1/8" = 1'-0"