GENERAL NOTES

OWNER/DEVELOPER: FREELAND JOHN PROPERTIES, LLC 1504 BELLEVILLE STREET RICHMOND, VA 23230

ARCHITECT: 510 ARCHITECTS LLC 3330 W. LEIGH STREET - SUITE A RICHMOND, VA 23230

> ATTN: HEATHER GRUUTZIUS EMAIL: HGRUTZIUS@510ARCHITECTS.COM

PHONE: 804.353.1576

ENGINEER: SEKIV SOLUTIONS 14207 POND CHASE PLACE MIDLOTHIAN, VA 23113

ATTN: KEITH STANLEY

EMAIL: KSTANLEY@SEKIVSOLUTIONS.COM PHONE: 804.363.0394

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

PROPERTY ZONING: B-7 - MIXED USE BUSINESS DISTRICT

MAP REFERENCE NUMBER: N0001799006

PROPERTY ADDRESS:

PROJECT SUMMARY:

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

STORAGE / WAREHOUSE EXISTING USE:

MIXED USE PROPOSED USE:

ACREAGE: TOTAL PARCEL ACREAGE: 0.77 ACRES

DISTURBED ACREAGE: 0.77± ACRES

6-STORY BUILDING - 126 RESIDENTIAL UNITS BUILDINGS:

PARKING: MULTI-FAMILY (126 UNITS): MINIMUM 70 SPACES PROVIDED ON-SITE

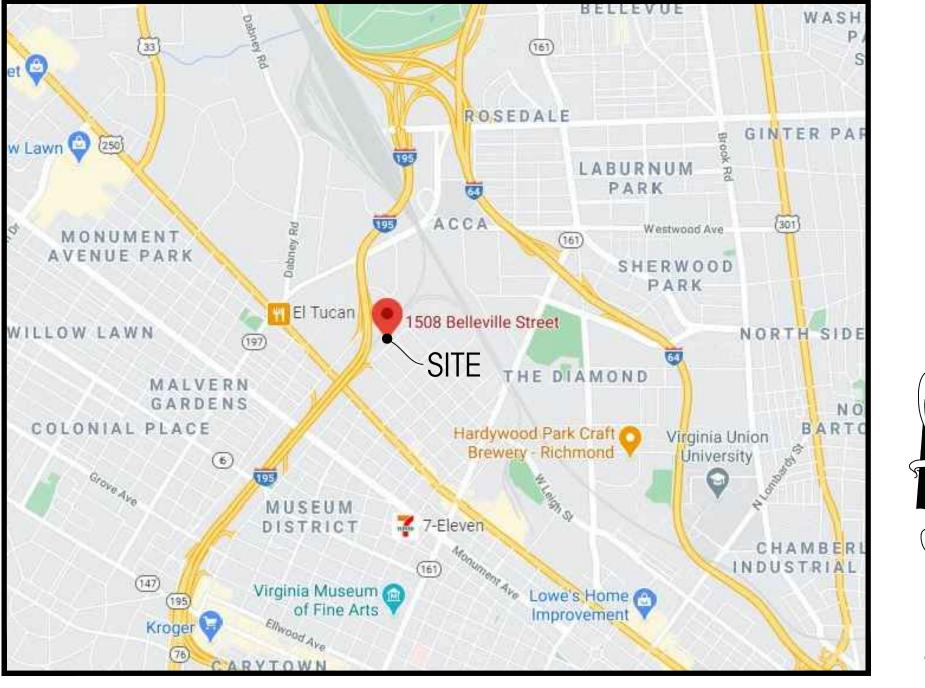
LONG TERM SPACES - 1 SPACE PROVIDED PER 4 DWELLING UNITS

SHORT TERM SPACES - 2 SPACES PROVIDED PER 50 DWELLING UNITS

SPECIAL USE PERMIT DRAWINGS

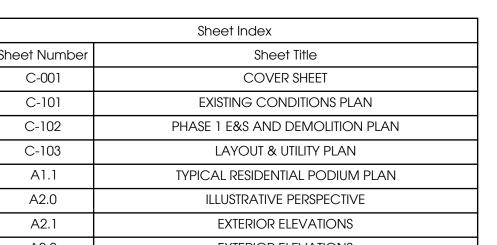
1508-1512 BELLEVILLE STREET

CITY OF RICHMOND, VIRGINIA COUNCIL DISTRICT 2

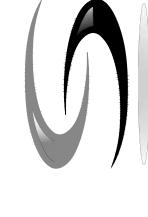


VICINITY MAP SCALE: 1" = 2000'

Sheet Index	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-101	EXISTING CONDITIONS PLAN
C-102	PHASE 1 E&S AND DEMOLITION PLAN
C-103	LAYOUT & UTILITY PLAN
A1.1	TYPICAL RESIDENTIAL PODIUM PLAN
A2.0	ILLUSTRATIVE PERSPECTIVE
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS







KEITH D. STANLEY Z

DATE: DECEMBER 11, 202				
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

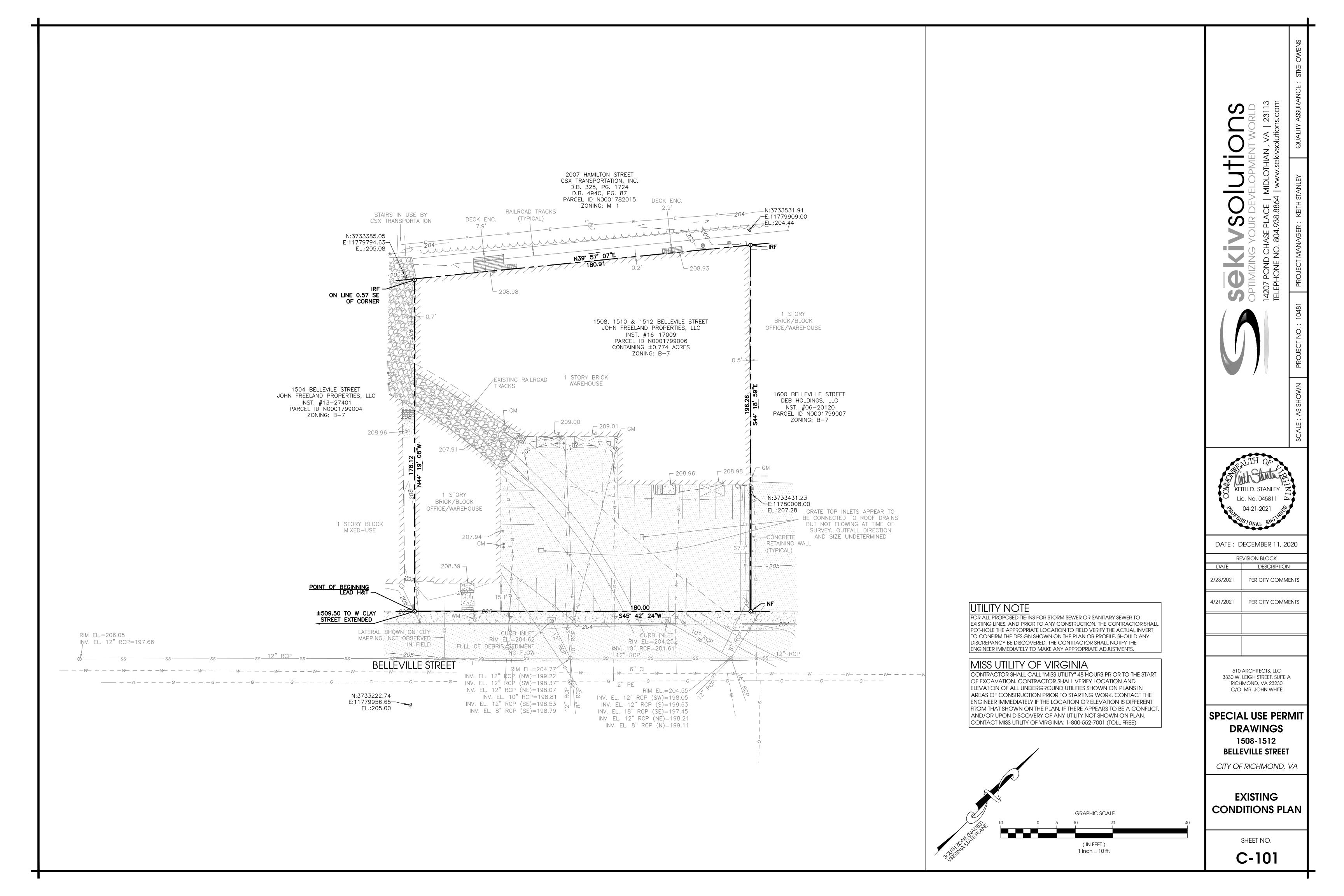
SPECIAL USE PERMIT **DRAWINGS** 1508-1512 **BELLEVILLE STREET**

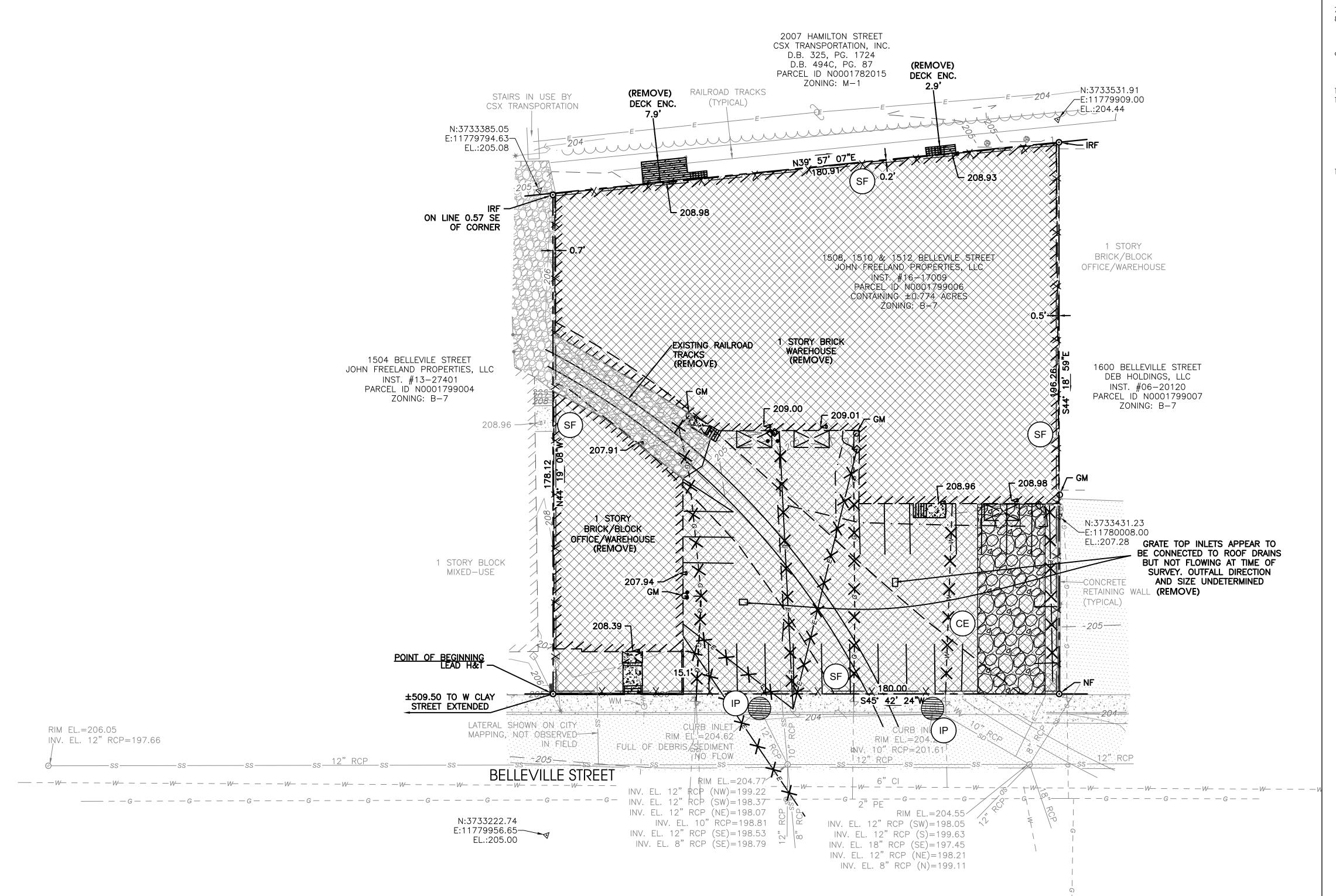
CITY OF RICHMOND, VA

COVER SHEET

SHEET NO.

C-001





DEMOLITION AND E&S NOTES:

A PRE-CONSTRUCTION CONFERENCE IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. ARRANGE A
MEETING WITH THE CONTRACTOR, OWNER, ENGINEER AND THE CITY INSPECTOR (OR AUTHORIZED
REPRESENTATIVE). THE OWNER MUST GIVE THE CITY INSPECTOR 48 HOURS NOTIFICATION TO SCHEDULE AN
ON-SITE PRE-CONSTRUCTION MEETING.
 POST PERMITS ON SITE.

- 3. AT THE TIME OF THE PRE-CONSTRUCTION MEETING, TWO STANDARD SIGNS MUST BE INSTALLED ON EACH SIDE OF THE CONSTRUCTION ACCESS. THESE SIGNS MAY BE INSTALLED ON TRIPOD DEVICES AND SHOULD STATE FITHER "CONSTRUCTION ENTRANCE AHEAD" OR "TRUCKS ENTERING HIGHWAY"
- EITHER "CONSTRUCTION ENTRANCE AHEAD" OR "TRUCKS ENTERING HIGHWAY".

 4. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL
- 5. DISTURB ONLY THE PORTION OF THE SITE NEEDED TO INSTALL PERIMETER EROSION CONTROL DEVICES IN ACCORDANCE WITH REGULATIONS IN THE VA E&S HANDBOOK. DISTURBANCE OUTSIDE OF THE PRELIMINARY LIMITS OF DISTURBANCE IS NOT ALLOWED UNTIL ALL PERIMETER MEASURES ARE INSTALLED, FUNCTIONING, AND INSPECTED.
- THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ALL UTILITY PROVIDERS INCLUDING BUT NOT LIMITED TO CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES (GAS, SEWER AND WATER), DOMINION ENERGY, AND CABLE, DATA, AND TELEPHONE PROVIDERS TO DISCONNECT ALL UTILITY SERVICES AT THE PROJECT SITE. ALL UTILITY DISCONNECTS ARE TO BE IN CONFORMANCE WITH CITY OF RICHMOND AND UTILITY PROVIDER STANDARDS.
 BEGIN BUILDING DEMOLITION.
- 8. REMOVE ALL EXISTING SANITARY SEWER LATERALS UP TO THE PROPERTY LINE, CUT AND CAP AT PROPERTY LINE, AND AT MAIN IN ACCORDANCE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITY STANDARDS. CUTTING AND CAPPING THE SEWER LATERALS AT THE MAIN WILL BE PERFORMED BY THE CONTRACTOR VIA WORK IN STREET PERMIT WITH PUBLIC UTILITIES INSPECTIONS
- 9. REMOVE ALL EXISTING WATER SERVICE LINES UP TO THE PROPERTY LINE, CUT AND CAP AT PROPERTY LINE. COORDINATE WITH THE CITY OF RICHMOND FOR ABANDONMENT AT THE MAIN. REMOVAL OF THE METER BOX AND CAPPING AT THE MAIN WILL BE PERFORMED BY THE CITY OF RICHMOND. CONTACT PUBLIC UTILITIES AT 804.646.8298/8337 TO COORDINATE THIS WORK.
- 10. DUST PRODUCING OPERATIONS SHALL BE WETTED DOWN TO THE EXTENT NECESSARY TO CONTROL THE DUST.
 11. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES
 THROUGHOUT THE DURATION OF THE PROJECT TO PREVENT THE TRANSPORTATION OF ERODED MATERIAL
 OUTSIDE OF THE CONSTRUCTION LIMITS. TEMPORARY EROSION CONTROL MEASURES SHALL BE EMPLOYED
 UNTIL SUCH TIME AS THE PERMANENT EROSION CONTROL MEASURES HAVE BECOME ESTABLISHED. ENSURE
 THAT POSITIVE DRAINAGE IS MAINTAINED AND ALL DRAINAGE IS DIVERTED TO THE PERIMETER EROSION
 CONTROL MEASURES. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MINIMUM
 STANDARDS SET FORTH IN THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL
 HANDBOOK.
- 12. DEMOLITION SHALL INCLUDE COMPLETE BUILDING DEMOLITION INCLUDING BUT NOT LIMITED TO: UTILITY SERVICES, FOOTINGS AND FOUNDATIONS, EXTERIOR IMPROVEMENTS SUCH AS SCREEN WALLS AND FENCING, STORAGE RACKS, DEBRIS, TRASH, AND CONSTRUCTION REMNANTS. SITE IS TO BE LEFT CLEAN AND FREE OF CONSTRUCTION ACTIVITY OPERATIONS, VOIDS WHERE BUILDINGS WERE REMOVED ARE TO BE SEEDED BY CONTRACTOR TO ESTABLISH A NON-EROSIVE GROUND COVER CONDITION.

UTILITY NOTE

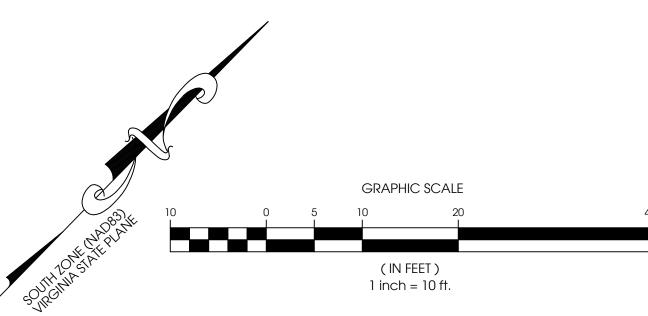
FOR ALL PROPOSED TIE-INS FOR STORM SEWER OR SANITARY SEWER TO EXISTING LINES, AND PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL POT-HOLE THE APPROPRIATE LOCATION TO FIELD VERIFY THE ACTUAL INVERT TO CONFIRM THE DESIGN SHOWN ON THE PLAN OR PROFILE. SHOULD ANY DISCREPANCY BE DISCOVERED, THE CONTRACTOR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

DEMOLITION NOTE

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.

MISS UTILITY OF VIRGINIA

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)



HIAN , VA | 23113 sekivsolutions.com

ASE PLACE | MIDLOTHIA 804.938.8864 | www.seki

14207 POND CHASE PLA TELEPHONE NO. 804.938

KEITH D. STANLEY Z. Lic. No. 045811

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

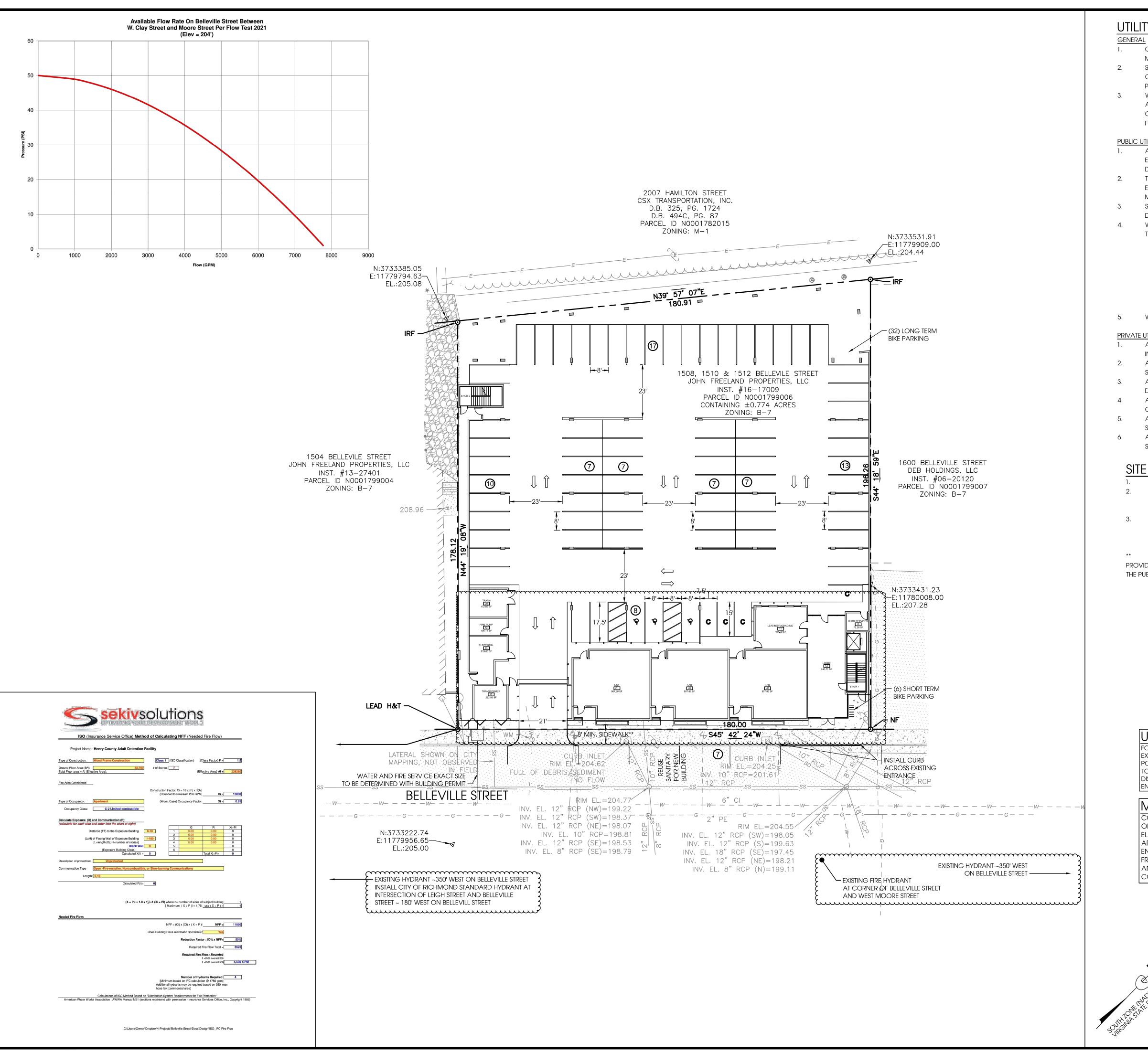
SPECIAL USE PERMIT
DRAWINGS
1508-1512
BELLEVILLE STREET

CITY OF RICHMOND, VA

PHASE 1 E&S AND DEMOLITION PLAN

SHEET NO.

C-102



UTILITY NOTES AND MATERIAL SPECIFICATIONS

CONTRACTOR MUST FIELD VERIFY THE ELEVATION AND LOCATION OF ALL EXISTING MANHOLES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO CONSTRUCTION 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.

WATER AND FIRE SERVICE, INCLUDING THE FIRE HYDRANT, FROM THE MAIN UP TO AND INCLUDING THE 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

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

- 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
- SANITARY SEWER IN THE RIGHT OF WAY IS TO BE CONSTRUCTED OF EITHER CL51 DUCTILE IRON OR SDR-35 PVC
- WATER MAIN INSTALLATIONS 3" AND LARGER ARE TO BE DUCTILE IRON OF THE THICKNESS CLASS PER THE BELOW TABLE:

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

WATER SERVICES 2" AND UNDER ARE COPPER

PRIVATE UTILITIES (I.E. ON PRIVATE PROPERTY AND/OR BEHIND THE METER BOX) ALL SEWER FITTINGS AND PIPING MUST COMPLY WITH THE 2015 VERSION OF THE INTERNATIONAL PLUMBING CODE

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

SITE NOTES

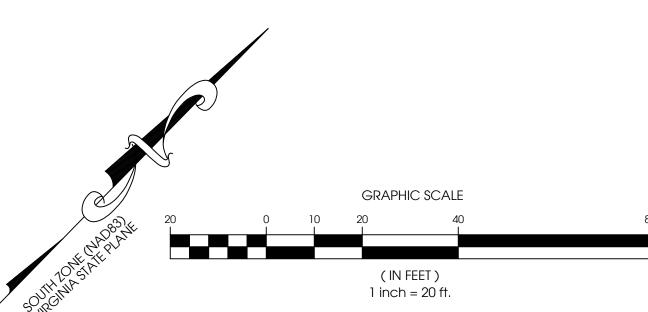
- COORDINATE SIDEWALK JOINT PATTERN WITH ARCHITECTURAL SITE PLAN.
- ALL WORK IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO PAVEMENT RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RICHMOND RIGHT OF WAY EXCAVATION AND RESTORATION MANUAL.
- PER SECTION 30-710.3:1 OF THE CITY OF RICHMOND 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

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.

MISS UTILITY OF VIRGINIA

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)



KEITH D. STANLEY Lic. No. 045811 🖈 04-21-2021

DATE: DECEMBER 11, 2020

REVISION BLOCK 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**

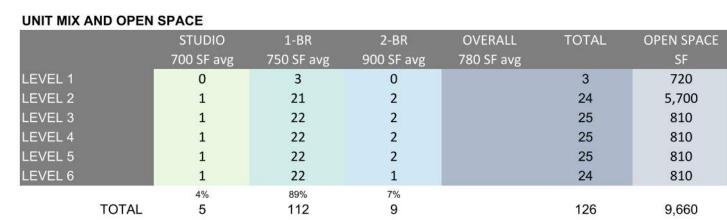
CITY OF RICHMOND, VA

LAYOUT & UTILITY PLAN

SHEET NO.

C-103





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





GL-2 FROSTED GLAZING
MT-1 METAL GUARDRAIL

MT-2 SECURITY FENCING / SCREEN

PS-1 STUCCO - WHITE / LIGHT GRAY

WD-1 WOOD SIDING (CEDAR OR NICHIHA)

SD-1 CORRUGATED METAL SIDING

SD-2 FIBER-CEMENT SIDING
SD-3 ACM PANEL SIDING



1 SOUTHWEST ELEVATION - SUP A-2.1 1/8" = 1'-0"





508-1512 BELLEVILLE STREET MULTI-FAMILY BUILDING

MT-1 METAL GUARDRAIL

MT-2 SECURITY FENCING / SCREEN

PS-1 STUCCO - WHITE / LIGHT GRAY

WD-1 WOOD SIDING (CEDAR OR NICHIHA)

SD-1 CORRUGATED METAL SIDING

SD-2 FIBER-CEMENT SIDING SD-3 ACM PANEL SIDING

FB-1 FACE BRICK GL-1 TRANSPARENT GLAZING GL-2 FROSTED GLAZING



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



