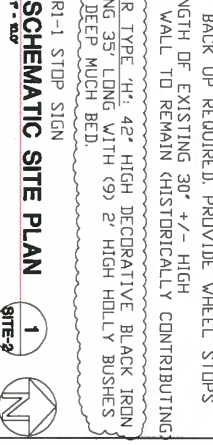
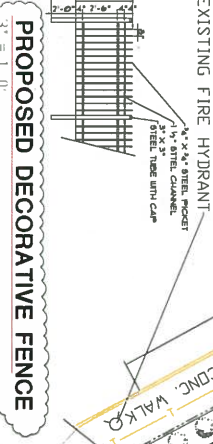
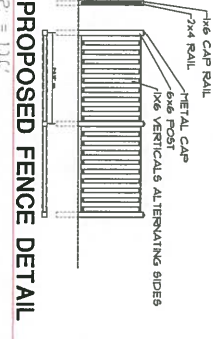


SEWER CONNECTIONS:
 EXISTING SANITARY SEWER CONNECTION SHALL BE MAINTAINED AT 2'-5.17' IN MEADOW BRIDGE ROAD TO 60" COMBINED SEWER
 NO NEW STORM WATER CONNECTION IS PROPOSED. NEW PAVING WILL BE SHEET FLOWED TO MEADOW BRIDGE ROAD

DEMOLISH EXISTING CURB OPENING AND GUTTER TO CONTINUE EXISTING GRADE LINE OF EXISTING CURB. PROVIDE NEW SIDE WALK TO CONNECT TO EXISTING SIDE WALKS
 PROVIDE EXISTING CURB OPENING AND GUTTER TO CONTINUE EXISTING GRADE LINE OF EXISTING CURB. PROVIDE NEW SIDE WALK TO CONNECT TO EXISTING SIDE WALKS
 EXISTING CONCRETE DRIVE TO REMAIN AND TO SERVE AS AN ENTRY PLAZA & POTENTIAL OUTSIDE DINING
 NEW 5 BICYCLE RACK
 EXISTING CURB INLET
 EXISTING CURB RAMP (STONECF)
 EXISTING CURB INLET
 SIDEWALK NOTE: EXISTING ENTRANCES AND RAMPS THAT WILL NOT BE UTILIZED BY THE PROJECT MUST BE REMOVED AND REPLACED WITH SIDEWALK AND CURB MATCHING THE RUNNING PROFILE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF EXISTING SIDEWALK, CURB, GUTTER AND PAVEMENT THAT MAY BE IN ANY STATE OF DISREPAIR.



NEW 3' WIDE CONCRETE SIDEWALK TO CONNECT TO CITY SIDEWALK
 TWO SIDED, FREE-STANDING YARD SIGN, NO MORE THAN 75 SQUARE IN SIZE AND NO GREATER THAN 8' ABOVE GRADE. SIGN SHALL BE ILLUMINATED BY GROUND LIGHTS
 GROUND MOUNTED HVAC UNIT NOT TO EXCEED A HEIGHT OF 36" AFF FINISHED GRADE
 DEMOLISH EXISTING CONCRETE SIDEWALK. CAST NEW CONCRETE SIDEWALK (SAME WIDTH) PROPERTY LINE, 122.5' LONG.
 NEW 6' WOODEN FENCE AT EAST PROPERTY LINE, 122.5' LONG.
 NEW SUPER CAN CORRAL OVER EXISTING CONCRETE SLAB WITH 6' HIGH WOODEN FENCE AND 2 GATES
 NEW LIGHT AND POLE (2)
 EXISTING COBRA HEAD CITY LIGHT
 PAVE APPROXIMATELY 125' LINEAR FEET OF 20' WIDE CITY ALLEY FROM CURB CUT TO EASTERN PROPERTY LINE WITH MEDIUM DUTY PAVING (3" BITUMINOUS/6" STONE BASE). SHEET FLOW STORE TO MEADOWBRIDGE CURB AND GUTTER
 EXISTING SHED TO REMAIN HISTORIC CONTRIBUTING STRUCTURE, 180 GSF EXTERIOR TO BE RENOVATED ACCESSIBLE LOADING TO ALIGN WITH POLE
 EXISTING UTILITY POLE TO REMAIN
 DEMOLISH 59' OF EXISTING STONE WALL TO ALLOW FOR NEW PARKING
 PAVE SIDE YARD TO CREATE 9 ON-SITE PARKING SPACES (2380 SQUARE FEET OF NEW PAVED AREA). ALLEY BACK UP REQUIRED. PROVIDE WHEEL STOPS 11' LENGTH OF EXISTING 30' +/- HIGH STONE WALL TO REMAIN HISTORICALLY CONTRIBUTING
 BUFFER TYPE 'H': 42" HIGH DECORATIVE BLACK IRON FENCING 35' LONG WITH (9) 2" HIGH HOLLY BUSHES IN 4" DEEP MUGH BED.
 NEW R1-1 STOP SIGN
 CITY OF RICHMOND DB. 195A, PG. 70 (HENRICO COUNTY) TAX PARCEL N000-0989-015
 EXISTING COBRA HEAD CITY LIGHT
 PROPOSED ABOVE GRADE BACK FLOW PREVENTER IN HOT BOX CASING
 EXISTING FIRE HYDRANT
 1/2" X 3/4" STEEL PICKET 1/2" X 3/4" STEEL CHANNEL 1/2" X 3/4" STEEL HEAD UNIT CAP
 3/4" X 1/2" STEEL POST 1/2" X 3/4" STEEL CAP
 1/2" X 3/4" STEEL POST 1/2" X 3/4" STEEL CAP
 1/2" X 3/4" STEEL POST 1/2" X 3/4" STEEL CAP

Legend - Symbols	
□	Project All Projects
□	Site
□	Lot
□	Setback
□	Proposed
□	Existing
□	Utility
□	Other

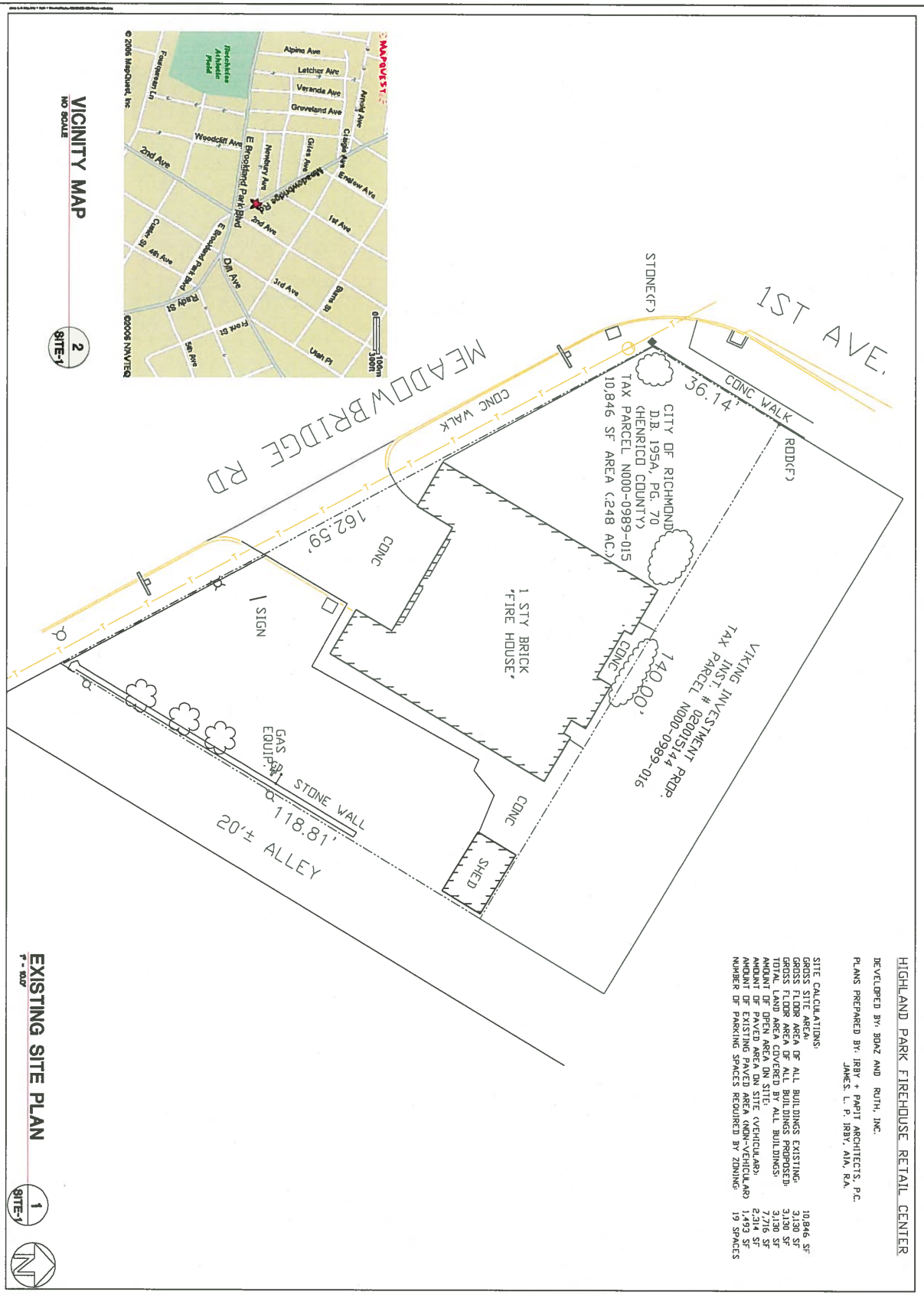
SHEET SITE -2

DATE: 08/08/2022
 DRAWN BY: J. L. BROWN
 CHECKED BY: M. J. BROWN
 3/20/2022 SCALE: AS SHOWN
 COMMENTS:

PROPOSED RENOVATION FOR
FIREHOUSE RETAIL CENTER
 3011 MEADOW BRIDGE ROAD
 RICHMOND, VIRGINIA



IRBY+PAPP ARCHITECTS
 1100 COMMONWEALTH AVENUE
 RICHMOND, VIRGINIA 23260
 TEL: (804) 353-1100
 FAX: (804) 353-1101
 WWW.IRBYPAPP.COM



VICINITY MAP
NO SCALE

2
SITE-1

EXISTING SITE PLAN

1
SITE-1

HIGHLAND PARK FIREHOUSE RETAIL CENTER

DEVELOPED BY: BDNZ AND RUTH, INC.

PLANS PREPARED BY: IRBY + PAPIT ARCHITECTS, P.C.

JAMES L. P. IRBY, AIA, R.A.

SITE CALCULATIONS:

GROSS SITE AREA	10,846 SF
GROSS FLOOR AREA OF ALL BUILDINGS EXISTING	3,130 SF
GROSS FLOOR AREA OF ALL BUILDINGS PROPOSED	3,130 SF
TOTAL FLOOR AREA COVERED BY ALL BUILDINGS	6,260 SF
AMOUNT OF OPEN AREA ON SITE (VEHICULAR)	7,716 SF
AMOUNT OF PAVED AREA ON SITE (VEHICULAR)	2,314 SF
AMOUNT OF EXISTING PAVED AREA (NON-VEHICULAR)	1,493 SF
NUMBER OF PARKING SPACES REQUIRED BY ZONING	19 SPACES

SHEET
SITE -1

DATE	BY	REVISION
10/1/2002	J.P. IRBY	PRELIMINARY
10/1/2002	J.P. IRBY	REVISED
10/1/2002	J.P. IRBY	REVISED

NOTED: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

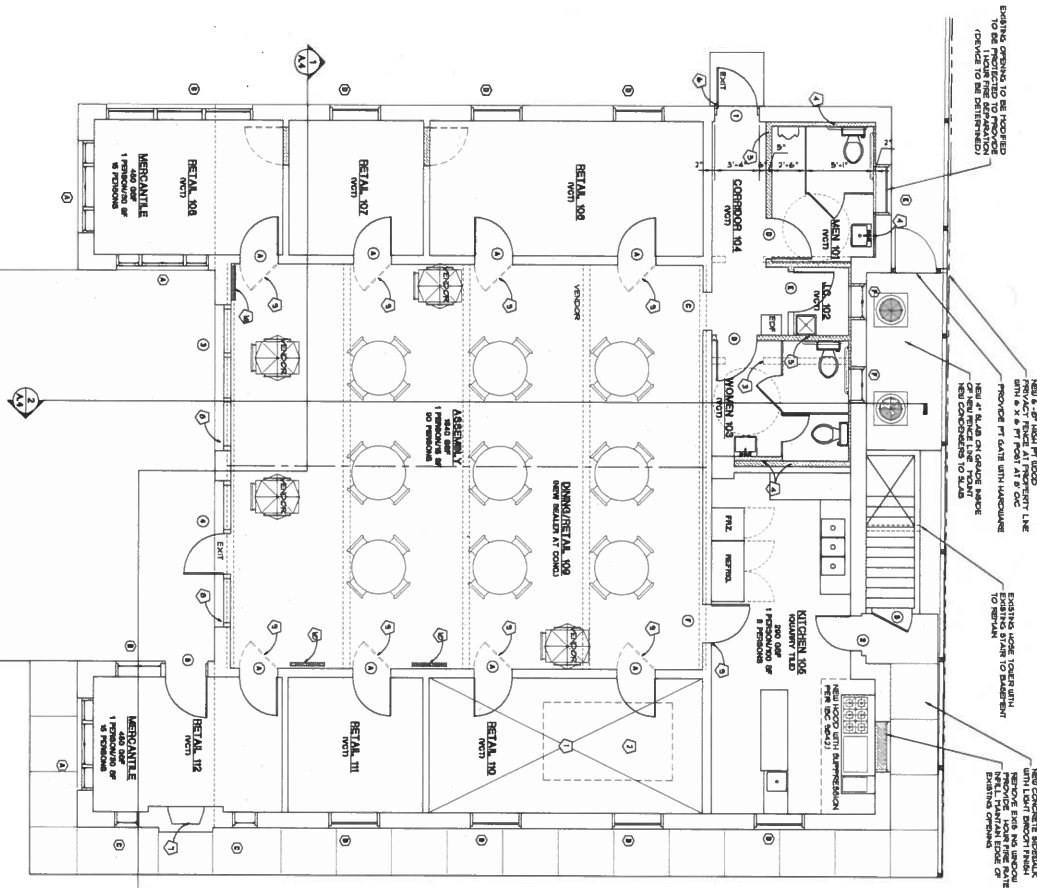
PROPOSED RENOVATION FOR
FIREHOUSE RETAIL CENTER
3011 MEADOW BRIDGE ROAD
RICHMOND, VIRGINIA



IRBY + PAPIT ARCHITECTS
1100 COMMONWEALTH AVENUE, SUITE 2000
RICHMOND, VIRGINIA 23261
TEL: 804-353-8443
FAX: 804-353-8444
WWW.IRBY-PAPIT.COM

GENERAL CONSTRUCTION NOTES

1. REMOVE EXISTING PARTITION WALLS AND FLOOR JOIST ABOVE GYMNASIUM. RELOCATE ALL EXISTING PARTITION WALLS TO NEW WALL LINES. PROVIDE 2" MIN. THICK CONCRETE SLAB ON TOP OF EXISTING PARTITION WALLS. PROVIDE 2" MIN. THICK CONCRETE SLAB ON TOP OF EXISTING PARTITION WALLS. PROVIDE 2" MIN. THICK CONCRETE SLAB ON TOP OF EXISTING PARTITION WALLS.
2. REMOVE ALL EXISTING PARTITION WALLS AND FLOOR JOIST ABOVE GYMNASIUM. RELOCATE ALL EXISTING PARTITION WALLS TO NEW WALL LINES. PROVIDE 2" MIN. THICK CONCRETE SLAB ON TOP OF EXISTING PARTITION WALLS. PROVIDE 2" MIN. THICK CONCRETE SLAB ON TOP OF EXISTING PARTITION WALLS.
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NEW FLOOR PLAN



BUILDING CODE DATA

APPLICABLE CODES:
 INTERNATIONAL BUILDING CODE 2006
 INTERNATIONAL FIRE CODE 2006
 INTERNATIONAL PLUMBING CODE 2006
 INTERNATIONAL MECHANICAL CODE 2006
 ALL PERMITTED ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE ABOVE CODES AND OTHER LOCAL ORDINANCES.
 THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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SHEET
A.1

DATE: 08/14/2008
 DRAWN BY: JLB
 CHECKED BY: JLB
 REVISIONS: NONE

PROPOSED RENOVATION FOR
FIREHOUSE RETAIL CENTER
 3011 MEADOW BRIDGE ROAD
 RICHMOND, VIRGINIA

PRELIMINARY
 08/14/2008

IRBY+PAPIT
 ARCHITECTS
 1000 N. GLENN ROAD
 RICHMOND, VIRGINIA 23220
 TEL: 804-771-8888
 FAX: 804-771-8889
 WWW.IRBY-PAPIT.COM