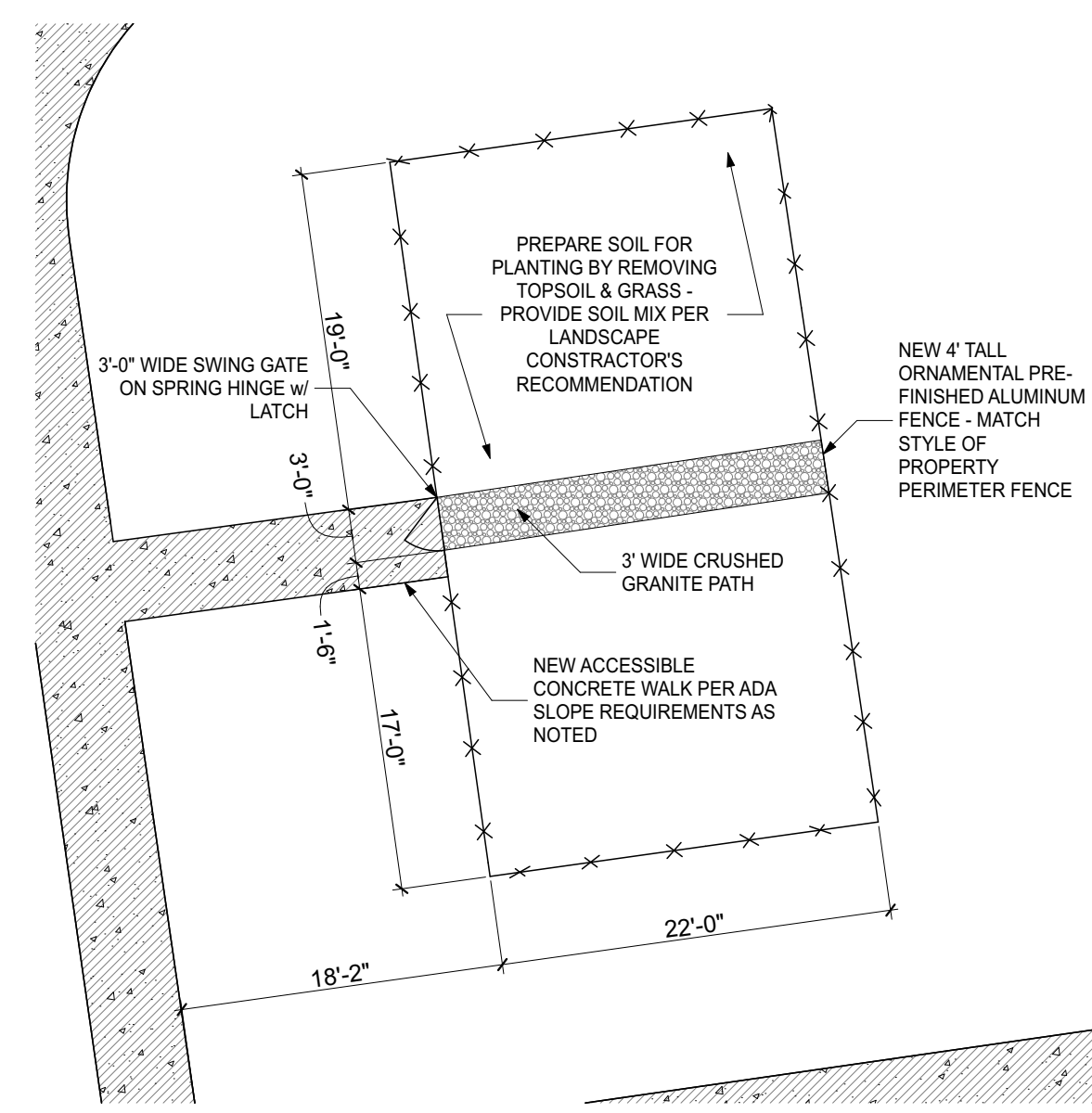
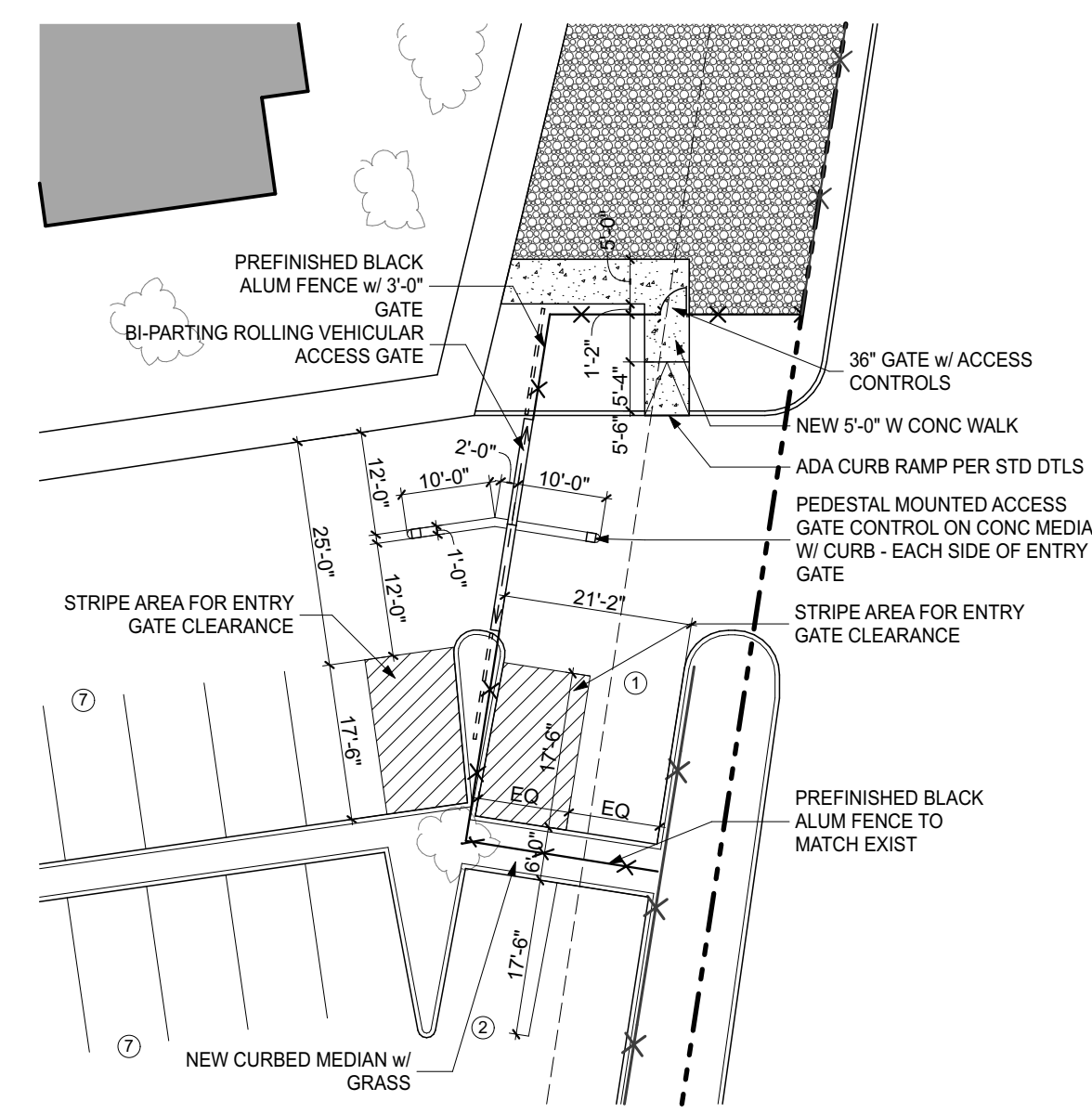


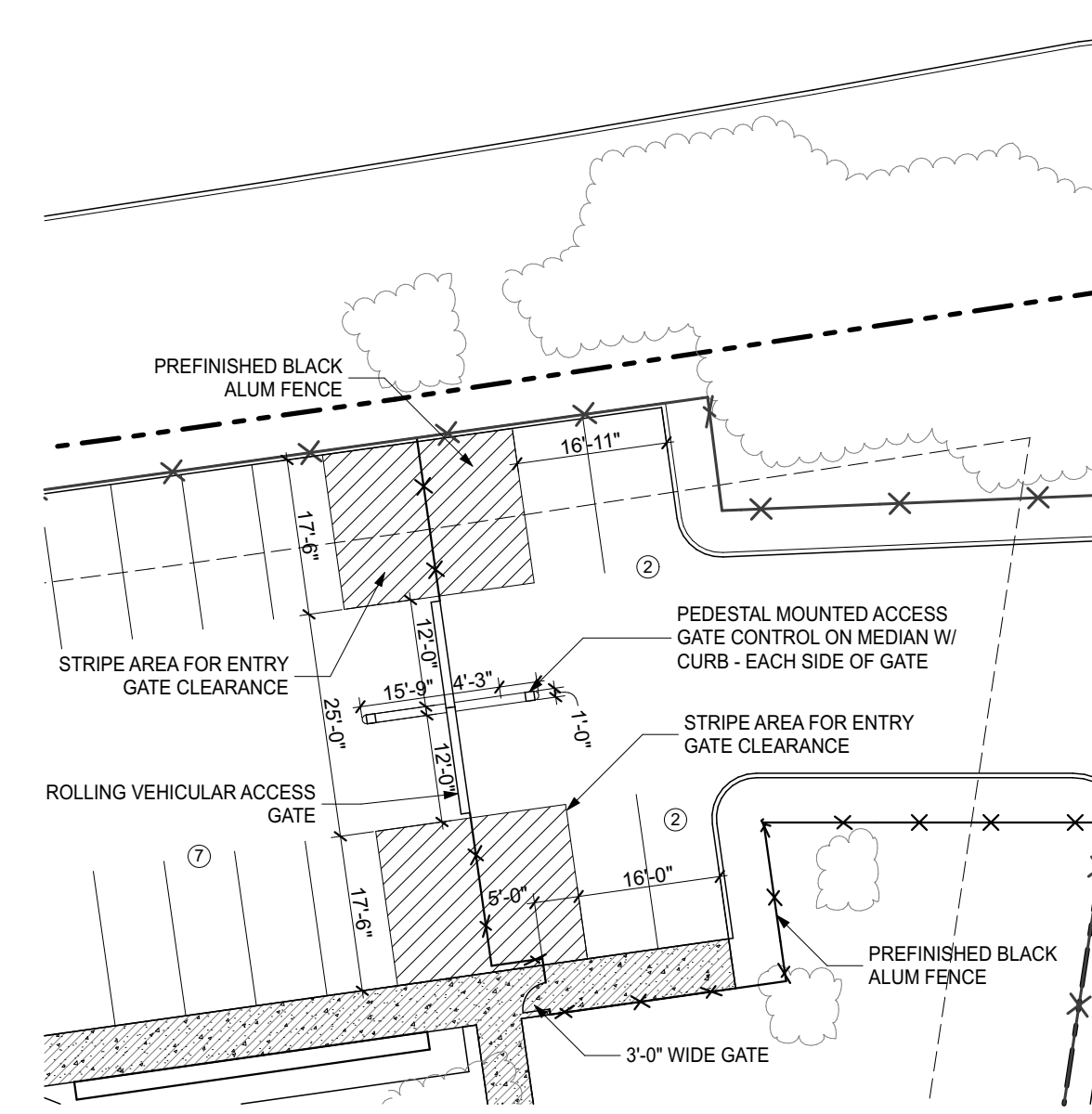
Midlothian Village Apartments
 BIM Server: cpluaserver2.boct - BIM Server 21 Multi-Family/Midlothian Village Apartments



4 COMMUNITY GARDEN PLAN
 SCALE: 1" = 10'



3 ENLARGED ENTRY GATE PLAN
 SCALE: 1" = 20'



2 ENLARGED ENTRY GATE PLAN
 SCALE: 1" = 20'

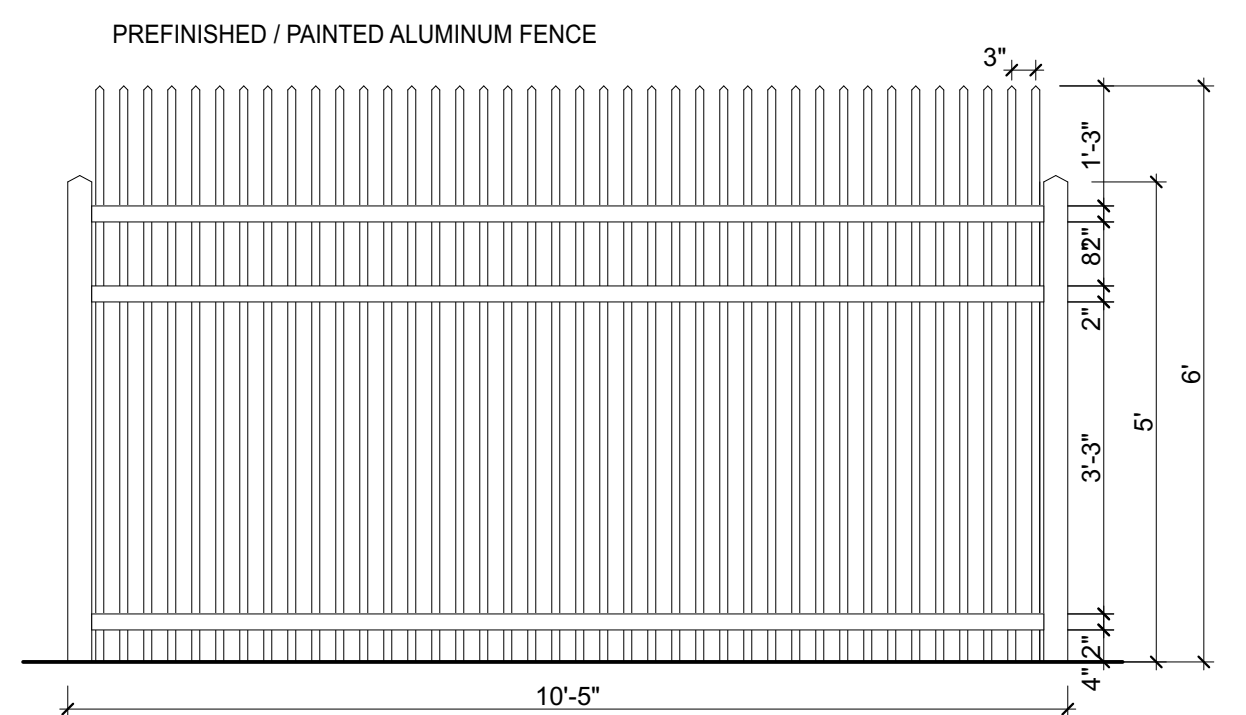
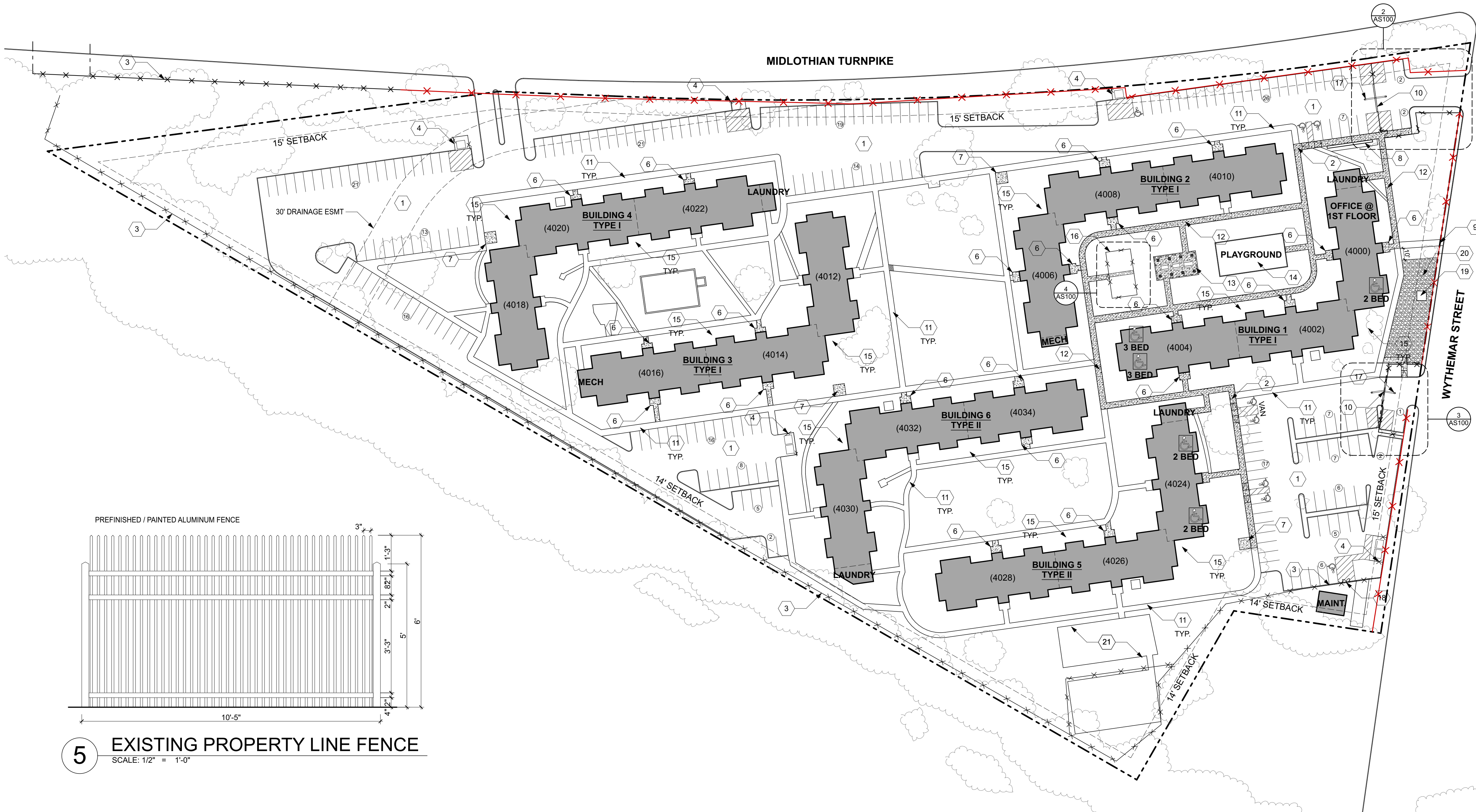
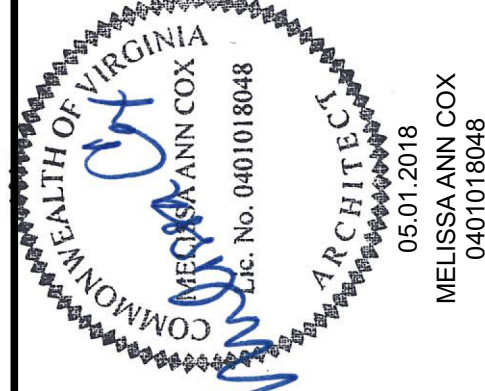
LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE
- EXISTING BUILDING
- PROPERTY LINE
- EXISTING FENCE
- NEW FENCE
- EXISTING PAINTED ALUM FENCE PER DETAIL 5/AS100
- TYPE 'A' ACCESSIBLE UNIT
- ACCESSIBLE PARKING STALL
- ACCESSIBLE ROUTE - MAX 5% SLOPE & 2% CROSS SLOPE
- EXISTING TREE / LANDSCAPING (LOCATION APPROXIMATE)

- GENERAL ARCHITECTURAL SITE PLAN NOTES:**
- A) DO NOT SCALE DRAWINGS EXCEPT FOR GENERAL BIDDING PURPOSES. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS & DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND AMONG THE DOCUMENTS.
 - B) ALL DIMENSIONS ARE FROM OUTSIDE FACE OF CURB, UNLESS NOTED OTHERWISE.
 - C) THE FINISH FLOOR (OR LANDING) ON EACH SIDE OF TYPE 'A' UNIT ENTRIES, LEASING OFFICE / COMMUNITY CENTER, & COMMON LAUNDRY ROOMS SHALL BE LEVEL W/ MAX 2% SLOPE IN ANY DIRECTION (FOR DRAINAGE). THRESHOLDS NOT TO EXCEED 1/2" IN HEIGHT & ARE TO BE BEVELED AT 1:2 SLOPE MAX.
 - D) ALL BUILDING DOWNSPOUTS MUST DISCHARGE MIN 5'-0" FROM FACE OF BUILDING FOUNDATION. PROVIDE SPLASH BLOCKS OR EXTENSIONS.
 - E) TRIM ALL CONIFEROUS TREES AROUND BUILDING BASES TO MAINTAIN A 3' CLEARANCE BETWEEN TREE AND BUILDING FACE.
 - F) TRIM TREE CANOPIES SO THEY HANG NO LOWER THAN 8' ABOVE GRADE, FOR VISIBILITY.
 - G) TRIM SHRUBBERY/BUSHES AROUND BUILDING BASES TO MAX 3' IN HEIGHT.

- KEYED SITE PLAN NOTES:**
- 1 EXISTING PARKING LOT & DRIVE AISLES TO RECEIVE SEAL COAT W/ NEW STRIPING PER PARKING LAYOUT SHOWN. PROVIDE NEW ADA PARKING SIGNAGE PER 6/AS101.
 - 2 PROVIDE NEW ACCESSIBLE CONCRETE WALK & CURB CUT FROM ACCESSIBLE PARKING STALLS TO TYPE 'A' UNIT ENTRIES - MAX SLOPE OF 5% W/ 2% CROSS SLOPE.
 - 3 REMOVE & REPLACE CHAIN LINK FENCING ALONG SOUTH PROPERTY LINE - PROVIDE PRE-FINISHED BLACK ALUM FENCE TO MATCH STYLE OF EXISTING.
 - 4 PROVIDE NEW PRE-FINISHED BLACK ALUM FENCE W/ PERFORATED INFILL PANELS @ EXISTING 3-SIDED DUMPSTER ENCLOSURES. REMOVE WOOD FENCING WHERE OCCURS.
 - 5 REMOVE & REPLACE ALL BUILDING MOUNTED FLOOD LIGHTING - NEW FIXTURES SHALL BE LED W/ LUMEN OUTPUT GREATER THAN EXISTING FIXTURE & BE ENERGY STAR CERTIFIED.
 - 6 DEMOLISH & REMOVE EXISTING CONCRETE PAVERS & RETAINING WALL BLOCK @ BREEZEWAY ENTRIES WHEREVER EXISTING (BOTH COURTYARD & PARKING LOT SIDES), RE-GRADE ADJACENT GRASS AREAS AS REQ'D TO ELIMINATE RETAINING WALLS & ACHIEVE PROPER DRAINAGE. SEE DETAIL 14/AS101 FOR ACCESSIBLE BREEZEWAY RAMP GUIDELINES.
 - 7 PROVIDE BIKE RACK ON NEW 10' X 10' CONC SLAB PER DETAILS (FOUR TOTAL). PROVIDE PREFAB ALUMWOOD COVER @ ALL LOCATIONS.
 - 8 REMOVE & REPLACE ALL MAILBOXES & PARCELS @ MAIL KIOSK - PROVIDE 4C TYPE BOXES & PARCELS PER USPS RATIO REQUIREMENTS.
 - 9 PROVIDE NEW ACCESS CONTROLLED PEDESTRIAN GATE @ EXISTING FENCE.
 - 10 PROVIDE NEW VEHICULAR GATE W/ ACCESS CONTROLS - TIE INTO EXISTING FENCING (2 LOCATIONS) & MATCH EXISTING FENCE STYLE.
 - 11 PROVIDE CONCRETE SIDEWALK REPAIRS PER \$30,000 ALLOWANCE.
 - 12 PROVIDE NEW 5' WIDE CONC WALKS TO COMMON AMENITIES AS SHOWN BY HATCH - MAX 5% SLOPE W/ 2% CROSS SLOPE.
 - 13 PROVIDE NEW 35' X 20' PREFAB ALUMWOOD PATIO COVER W/ SLAB ON GRADE & CAST CONCRETE PICNIC TABLES. REF SITE DETAILS.
 - 14 PROVIDE NEW FALL SURFACE W/ CAST IN PLACE CONC CONTAINMENT CURB @ EXIST PLAY EQUIPMENT. PLAY STRUCTURE TO BE PREPPED & PAINTED. ANY EXIST SURFACING MATERIAL & CONTAINMENT CURB TO BE REMOVED ENTIRELY. REF CURB DETAIL ON AS101.
 - 15 PROVIDE NEW LANDSCAPING PER \$35,000 ALLOWANCE.
 - 16 PROVIDE NEW 850 SF COMMUNITY GARDEN W/ 4' TALL MTL FENCE W/ 3'-0" WIDE GATE - PROVIDE HOSE BIB ON ADJACENT BUILDING & TOOL STORAGE IN NEARBY COMMON LAUNDRY ROOM.
 - 17 PROVIDE 12" WIDE X 20' LONG MEDIAN W/ CURB @ GATE CENTER - PROVIDE PEDESTAL MOUNTED ACCESS CONTROL FOR GATE @ EACH SIDE.
 - 18 6'-0" WIDE DOUBLE GATE @ NEW STL FENCING FOR MAINTENANCE BUILDING ACCESS.
 - 19 EXISTING BUS STOP SHELTER - NO WORK
 - 20 2500 SF OF GRAVEL SPREAD OVER EXISTING GRADE AROUND BUS SHELTER.
 - 21 PROVIDE ASPHALT PATCH & REPAIR @ BASKETBALL COURT & INSTALL NEW POLES & HOOPS.

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5 EXISTING PROPERTY LINE FENCE
 SCALE: 1/2" = 1'-0"

1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 50'

THE BELT ATLANTIC
 4000 MIDLOTHIAN TURNPIKE
 RICHMOND, VA 23224
 MIDLOTHIAN COMMUNITY PARTNERS, LP
 17782 SKY PARK CIRCLE IRVINE CA 92614

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

ISSUE DESCRIPTION	DATE
PERMIT SET	02/28/18
CONSTRUCTION SET	05/01/18

REVISIONS	
DESCRIPTION	DATE
AS1 2	06/06/18
SUP PERMIT REV	06/25/18

SCALE:	AS NOTED
JOB:	17-23-022

AS100
 PLOTTED ON: 6/25/18

ARCHITECTURAL SITE PLAN