INTRODUCED: June 23, 2025

AN ORDINANCE No. 2025-155

To authorize the conditional use of the property known as 505 West Leigh Street for the purpose of a lodginghouse, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 28 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 505 West Leigh Street, which is situated in a R-73 Multifamily Residential District, desires to use such property for the purpose of a lodginghouse use, which use is currently allowed only by approval of a conditional use permit by City Council, pursuant to section 30-420.1:1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 30-1045.5 of the Code of the City of Richmond (2020), as amended, it has been made to appear that, if granted pursuant to the terms and conditions set forth in this ordinance and Chapter 30, Article X, Division 5.1 of the Code of the City of Richmond (2020), as amended, the conditional use permit granted by this ordinance will not be contrary to the general purposes of this chapter 30 of the Code of the City of Richmond (2020) as

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

stated in section 30-100 of the Code of the City of Richmond (2020), as amended; will not be in conflict with the objectives and policies of the master plan for the city; will conform with all applicable sections of Chapter 30, Article X of the Code of the City of Richmond (2020), as amended, and other applicable requirements of the district in which it is proposed to be located; will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located; will not have an undue adverse effect on the public health, safety, or general welfare; will not adversely affect the character of the surrounding area or the continued use and development of surrounding property in a manner consistent with applicable zoning regulations or master plan objectives; will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets; will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities; will not cause the destruction, loss, or damage of significant natural, scenic, or historic features to any greater degree than development of the property for uses permitted by right in the district; will ensure compatibility with surrounding property through existing and proposed landscaping, screening and buffering and the location, arrangement, and character of existing and proposed buildings, structures, open spaces, parking areas, vehicular circulation, driveways, signage, and lighting; and will not cause or result in any significant increase in negative cumulative impact when considered in conjunction with other conditional uses in the neighborhood in which it is proposed to be located; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has

conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1045.5 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the conditional use set forth in and subject to the terms and conditions of this ordinance will not be contrary to the general purposes of Chapter 30 of the Code of the City of Richmond (2020), as amended, as stated in section 30-100; will not be in conflict with the objectives and policies of the master plan for the City; will conform with all applicable sections of Chapter 30, Article X of the Code of the City of Richmond (2020), as amended, and other applicable requirements of the district in which it is proposed to be located; will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located; will not have an undue adverse effect on the public health, safety, or general welfare; will not adversely affect the character of the surrounding area or the continued use and development of surrounding property in a manner consistent with applicable zoning regulations or master plan objectives; will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets; will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities; will not cause the destruction, loss, or damage of significant natural, scenic, or historic features to any greater degree than development of the property for uses permitted by right in the district; will ensure compatibility with surrounding property through existing and proposed landscaping, screening and buffering and the location, arrangement, and character of existing and proposed buildings, structures, open spaces, parking areas, vehicular circulation,

driveways, signage, and lighting; and will not cause or result in any significant increase in negative cumulative impact when considered in conjunction with other conditional uses in the neighborhood in which it is proposed to be located.

§ 2. **Grant of Conditional Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 505 West Leigh Street and identified as Tax Parcel No. N000-0209/031 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled "ATLA/NSPS Land Title Survey & Topographic Survey for Lot 1 'RMHC Parcel,' a Portion of 505 W. Leigh Street, City of Richmond, VA," prepared by Nyfeler Survey, and dated December 3, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as "the Property," is hereby permitted to be used for the purpose of a lodginghouse , hereinafter referred to as "the Conditional Use," substantially as shown on the plans entitled "Ronald McDonald House Charity of Richmond," prepared by VHB, with Sheets C1.00, L1.00, and L2.00 dated December 20, 2024, and Sheet C3.00 dated December 23, 2024, and last revised February 12, 2025, and the plans entitled "Ronald McDonald House Charity of Richmond, 505 W Leigh Street, Richmond, Virginia 23220," prepared by SMBW, and dated December 20, 2024, hereinafter referred to, collectively, as "the Plans," copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a conditional use permit for the Property. The conditional use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as "the Owner." The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This conditional use permit is conditioned on the following special terms and conditions:

(a) Pursuant to section 30-420.1:1 of the Code of the City of Richmond (2020), as amended, the Conditional Use of the Property shall be as a lodginghouse use, substantially as shown on the Plans.

(b) Pursuant to Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2020), as amended, a site plan shall be required to implement the Conditional Use of the Property.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This conditional use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of a sidewalk along Leigh Street, Brook Road, and Monroe Street that terminates at the end of the property lines, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This conditional use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this conditional use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this conditional use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the conditional use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this conditional use permit in a writing addressed to the Director of Planning and Development Review

or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Conditional Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made with the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the conditional use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: May 19, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sabrina Joy-Hogg, Interim Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the conditional use of the property known as 505 West Leigh Street for the purpose of a lodginghouse, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a conditional use permit for the Ronald McDonald House Charities to allow for a lodginghouse.

BACKGROUND: The property is located in the Jackson Ward neighborhood on West Leigh Street between Brook Road and Catherine Street. It is currently a 70,570 square foot (1.6 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." (Richmond 300, p. 82)

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for the property is R-73 – Residential Multifamily District.

COMMUNITY ENGAGEMENT: Historic Jackson Ward Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: $1,600 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 23, 2025

CITY COUNCIL PUBLIC HEARING DATE: July 28, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission July 15, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Management Plan, Plans, Survey

STAFF:

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW

Application for **CONDITIONAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
https://rva.gov/planning-development-review

Application is hereby submitted for: (check one)

[X] conditional use permit, new
[ ] conditional use permit, amendment

Project Name/Location

Property Address: 505 West Leigh Street, Richmond VA, 23220 Date: 12/20/2024
Tax Map #: N000-0209/031 Fee: $1,600.00
Total area of affected site in acres: 1.62 Acres

(See page 8 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-73 (Multi-Family Residential District)

Existing Use: Unimproved (vacant)

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Lodginghouse
Existing Use: Unimproved (vacant)

Is this property subject to any previous land use cases?

Yes [ ] No [X] If Yes, please list the Ordinance Number:

Applicant/Contact Person: Ronald McDonald House Charities of Richmond, VA, Incorporated / Ethan Porter
Company: SMBW
Mailing Address: 111 Virginia Street, Suite 111
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 622 - 2176 Fax: ( )
Email: eporter@smbw.com

Property Owner: Ronald McDonald House Charities of Richmond, VA, Incorporated
If Business Entity, name and title of authorized signee: Emily H. Toalson - Chief Executive Officer

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 2330 Monument Ave
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 220 - 6822 Fax: ( )
Email: emily.toalson@rmhc-richmond.org

Property Owner Signature: Emily H Toalson

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

smbw

Ethan Porter
111 Virginia Street, Suite 111
(804) 622-2176 (direct)
eporter@smbw.com

12/20/2024

Mr. Matthew Ebinger
Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

Re: Conditional Use Permit Request: 505 West Leigh Street, Tax Map No. N000/0209-031.

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying a conditional use permit request (the "CUP") for the property known as 505 West Leigh Street, identified as Tax Parcel N000/0209-031 (the "Property"). The Property is an irregular shape located on the south side of West Leigh Street between Brook Road, North Monroe Street and Catherine Street. The Property consists of a single lot of record containing 1.62 acres of land area that is unimproved (vacant). The CUP would facilitate the development of the Property with a three-story building containing 50 lodginghouse units and surface parking ("The Ronald McDonald House").

The Property is zoned R-73 Multi-Family Residential District, which permits the proposed use by a conditional use permit. The Ronald McDonald House will provide extended-stay lodging to families whose children are undergoing medical treatment, allowing families to remain close to their child's healthcare provider. For families seeking stays of less than one week, they will be referred to the in-hospital house at Children's Hospital of Richmond at VCU. This distinction allows us to reserve the Ronald McDonald House for those families requiring longer-term accommodations due to the nature of their child's medical treatment.

The surrounding properties to the south, east and northeast are zoned R-6 Single-Family Attached Residential District. Consistent with this zoning designation, these properties are occupied by Single-family attached dwellings and uses and structures customarily incidental to attached dwelling developments. Properties to the north, across West Leigh Street are zoned B-2 Community Business. These properties are occupied by multi-family apartments and unimproved (vacant) lots. Properties to the northwest and west are also zoned R-73 Multi-Family Residential and are currently unimproved (vacant).

The proposed lodginghouse units would be primarily configured on floors two and three, with twenty-three (23) to twenty-seven (27) units per floor. The units contain two queen beds, a full bathroom and desk space. A courtyard amenity space would be available for the use of residents, and would be improved with hardscaping, landscaping, and seating areas.

The ground floor will contain a Lobby, Resident dining area, Resident/Volunteer kitchen, Resident amenities, utility rooms, and office space for Ronald McDonald House Staff. Fifty (50) surface parking spaces are available directly to the west of the building. Access to the surface parking area would be from West Leigh Street as no other street is available for adequate access. It is worth noting that the proposed configuration would limit access to one drive so as to minimize potential vehicular conflict along Catherine Street.

The Richmond 300 recommends "Neighborhood Mixed-Use" for the Property. This land use category is described in the Richmond 300 as "highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." (Richmond 300, p. 82). The recommended density for this land use designation is described as being two (2) to four (4) stories. Typical principal uses include Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary uses include large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government buildings. The property is also located within the priority growth node, Downtown – Jackson Ward. The Vision for new developments within the node is outlined in The Richmond 300, "New infill developments incorporate high quality architecture and complement the character of historic buildings." The Richmond 300 (p. 30) also states the potential for growth in the area as in 2019 there were approximately 29 acres of vacant/underdeveloped land in Jackson Ward. The proposed Ronald McDonald House would include, but not be limited to, developing previously vacant land, providing a more walkable and vibrant corridor, and a compelling transition between disparate zoning uses.

The following are factors included in Section 30-1045.5 of the Zoning Ordinance relative to the approval of Conditional Use Permits by City Council. The proposed conditional use permit:

- **Will not be contrary to the general purposes of this chapter as stated in section 114-100;**
  The proposed CUP will comply with the general purposes of the zoning code. The answers below will provide detailed responses demonstrating the development's compliance.

- **Will not be in conflict with the objectives and policies of the master plan for the City.**
  The development of this property as proposed, would develop unimproved land in a priority growth node, complement the scale of its' surroundings, and provide high quality architecture and materials that harmonize with the neighborhood, all of which, will meet the vision laid out by The Richmond 300 Master Plan.

- **Will conform with all applicable sections of this article and other applicable requirements of the district in which it is proposed to be located.**
  The proposed CUP complies with R-73 Multi-Family Residential District requirements, as well as requirements for conditional use.

- **Will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located.**
  The proposed CUP will not impair established property values in the neighborhood involved. The development of the unimproved lot would provide a more walkable and vibrant corridor and thus will not adversely impact property values of the neighborhood.

- **Will not have an undue adverse effect on the public health, safety or general welfare.**
  The proposed CUP will not impact the safety, health, morals and general welfare of the community involved. The development of this underutilized property as proposed, in conjunction with the

high quality/benefits provided by the CUP, will provide positive impacts in terms of health, welfare, etc.

- **Will not adversely affect the character of the surrounding area or the continued use and development of surrounding property in a manner consistent with applicable zoning regulations or master plan objective.**
  The property will be developed in a manner consistent with the requirements of the zoning ordinance and residential style of the neighborhood.

- **Will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets**
  The proposed CUP will not result in significant traffic impacts to nearby residential neighborhoods. The anticipated traffic generation will easily be handled by the existing road network. The vehicular access point is limited to the arterial road of West Leigh Street, alleviating any potential impacts to nearby minor residential streets. As such, the CUP will not create congestion on streets, roads, alleys or any other public right of way.

- **Will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities**
  The proposed CUP would not adversely affect the above-referenced City services. The development would provide several amenities for its users that would remove reliance on public services or facilities.

- **Will not cause the destruction, loss or damage of significant natural, scenic or historic features to any greater degree than development of the property for uses permitted by right in the district**
  The property is an unimproved (vacant) lot and thus will not cause damage to the public features referenced above.

- **Will ensure compatibility with surrounding property through existing and proposed landscaping, screening and buffering and the location, arrangement and character of existing and proposed buildings, structures, open spaces, parking areas, vehicular circulation, driveways, signage and lighting**
  The property will be developed in a manner consistent with the landscape and buffer requirements of its district. The proposed development will create density/intensity on the arterial throughway of West Leigh Street and step down in scale facing the Jackson Ward District.

- **Will not cause or result in any significant increase in negative cumulative impact when considered in conjunction with other conditional uses in the neighborhood in which it is proposed to be located**
  The proposed CUP will not create a negative cumulative impact on its' adjacent neighborhood. The request is consistent with the guidance offered by the Richmond 300 and is therefore representative of the community's goal with regard to density and development of the neighborhood.

Summary

This request represents an ideal urban infill development for this location. The request offers a development alternative that is consistent with the Richmond 300 Masterplan land use recommendation and addresses a number of design-oriented principles contained in the plan. Finally, the quality assurances conditioned through the CUP would guarantee the construction of a higher quality development than might be developed by right.

Thank you for your time and consideration of this request. Should you have any further questions about this request, please do not hesitate to contact me.

Sincerely,

Ethan Porter

Ethan Porter
111 Virginia Street, Suite 111
(804) 622-2176 (direct)
eporter@smbw.com

12/20/2024

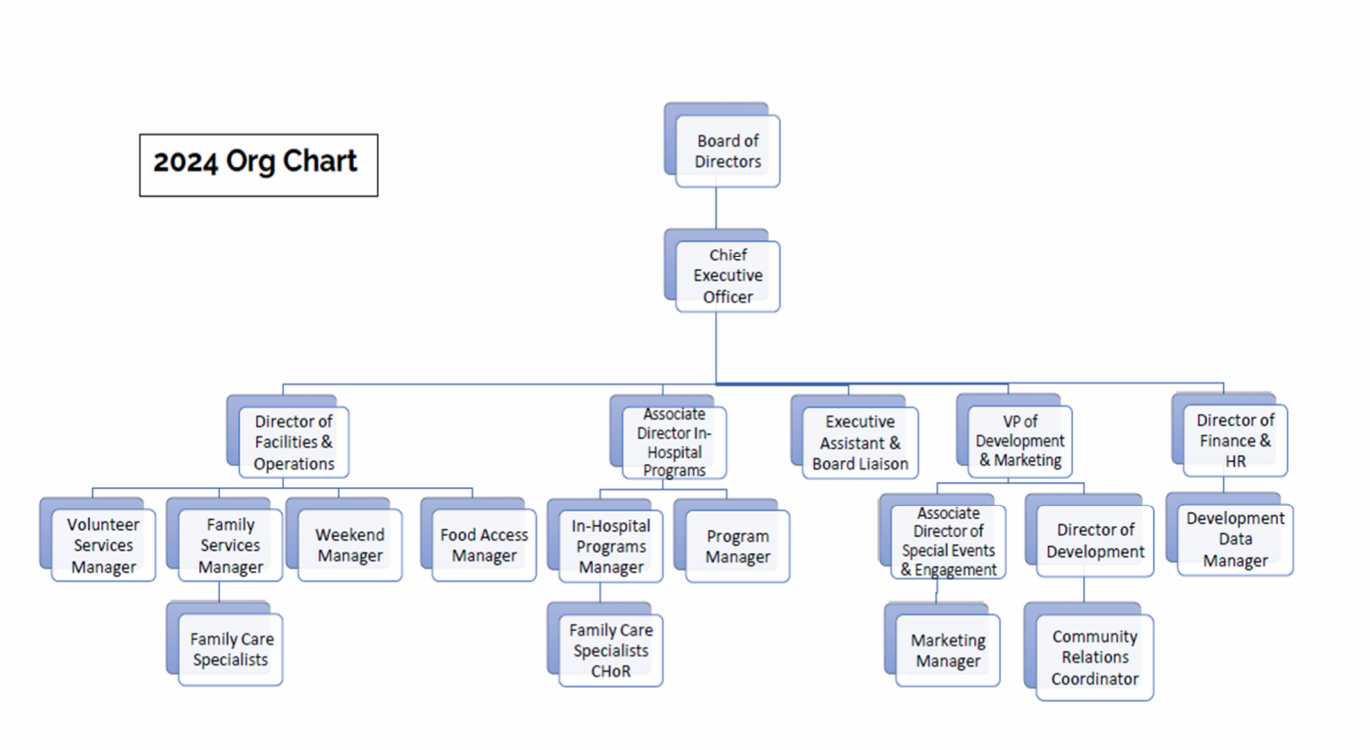
Mr. Matthew Ebinger
Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

Re: Conditional Use Permit Request: 505 West Leigh Street, Tax Map No. N000/0209-031.

Management Program for Lodginghouse Use.

5a. *Detailed description of the managing entity, including the organizational structure, names of board of directors, mission statement, and any bylaws;*

Ronald McDonald House Charities of Richmond, Inc.



Board of Directors

Mike DeRuosi, Board Chair- AMD Advisors, LLC

Jim Bonnell, Vice President- Manorhouse Retirement

Ruth Prideaux, Treasurer- Dominion Energy

Holly Stallworth, Secretary- Atlantic Union Financial Consultants

Bryan Lee, Exec Cabinet Member at Large- Bon Secours St. Mary's Hospital

Samuel Lee, General Counsel- Williams Mullen

Max German, Past Board Chair- Bank of America

Thomas L. Batthany- Salesforce.com

Audra Butler- United Scrap Metal

David Douglas- Owens and Minor

Sue Durlak- Former McDonald's Owner/Operator

Jenny Fox- Children's Hospital of Richmond at VCU

Mose Franck- HCA Johnston-Willis Hospital

Tamara Grant Morain- Kroger

Corey Holeman- Holeman Enterprises, LLC

Betsy Lacy- TowneBank

Cory Metts- The Metts Group

Lindsay O'Bar- The Hodges Partnership

Robin Pope-Moss- Truist

Jeniece Roane- Children's Hospital of Richmond at VCU

Matthew Schefft- Children's Hospital of Richmond at VCU

Jason Ward- AMF Bakery

Our Mission

RMHC Richmond supports programs that directly impact the health and well-being of children and their families.

BY- LAWS

BY-LAWS

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VA, INCORPORATED

(Amended and Restated as of _____May __, 2024)

The Ronald McDonald House Charities of Richmond, VA, Incorporated (the "Corporation" or "Ronald McDonald House Charities") is organized and shall be operated exclusively for charitable, educational and scientific purposes within the meaning of Section 501c(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and particularly for maintaining and operating one or more facilities in the area of Richmond, Virginia to provide temporary housing for children and their families while the children are receiving treatment at a nearby medical facility, making grants to other organizations exempt under Section 501c(3) for the benefit of children in and around the local area of the Corporation and any other purpose approved by the Board of Directors. There shall be no intent or cause on the Corporation's behalf to engage in the practice of medicine either now or in the future.

ARTICLE I. OFFICES

Section 1.01 Registered Office

The registered office of the Corporation shall be at such address in Virginia as the Board of Directors may from time to time determine.

ARTICLE II. MEMBERSHIP

Section 2.01 Class of Membership

The Corporation shall have no members.

ARTICLE III. BOARD OF DIRECTORS

Section 3.01 General Powers

The affairs of the Corporation shall be managed by the Board of Directors and all corporate powers shall be exercised by the Board of Directors, except as may be otherwise required by law, the Articles of Incorporation, or these By-Laws.

Section 3.02 Board of Directors

The Board of Directors shall consist of up to twenty-five directors, four of whom shall be the President, Vice President, Secretary and Treasurer of the Corporation. The Executive Cabinet may also include the immediate past President and two members at large.

Section 3.03 Qualifications and Term of Office

Directors shall be at least eighteen (18) years of age unless otherwise approved by the Board of Directors. Each director shall hold office for a three-year term until the end of the annual meeting of the Board of Directors on the anniversary of his or her appointment as a director or until his or her successor shall have been appointed, or until his or her sooner death, resignation, or removal. No director may serve for more than two consecutive terms

unless asked by the Executive Committee to remain on the board. A quorum of the board must approve this request. In other cases, a director may leave the Board of Directors for one year and be eligible for another term of office. Membership on the Board of Directors may include, but shall not be limited to, representatives of the medical community, McDonald's, parents, and volunteers during periods the Corporation is licensed by the McDonald's Corporation as Ronald McDonald House Charities.

Section 3.04 Organization

At each meeting of the Board of Directors, the President, or in his or her absence, the Vice President, or in his or her absence, another officer of the Corporation, or in the absence of another officer of the Corporation, a member of the Board of Directors appointed by the President or the Vice-President, shall preside over such meeting. The Secretary, or in his or her absence, the person appointed by the person presiding over such meeting, shall act as secretary of the meeting.

Section 3.05 Place of Meeting

The Board of Directors may regularly hold its meetings at any such place or places within the Metro Richmond area as the Board of Directors may from time to time determine, or (unless contrary to a resolution of the Board of Directors) at such place as shall be specified in a notice of meeting, if not at such regular place. Meetings may be held by teleconference if all participants can hear each other and can be heard by each other participant.

Section 3.06 Regular Meetings

Regular meetings of the Board of Directors shall be held at least every other month at such times and places as may be determined by the Board of Directors. Unless required by resolution of the Board of Directors, notice of any regular meeting need not be given. Any Director missing three regular meetings in a calendar year may be removed as a director (with notice) and a substitute director shall be appointed by the Board of Directors to fill the remainder of his or her term. The Secretary shall send any Director a letter after two absences notifying him or her of the potential consequences should he or she miss a third meeting.

Section 3.07 Special Meetings

Special meetings of the Board of Directors shall be held whenever called by the President or by any two or more members of the Board of Directors. Notice of such meeting shall be mailed via first class mail, electronic mail, or delivered in person to each member of the Board of Directors at their residences or usual places of business at least three days before the date on which the meeting is to be held or such notice shall be delivered by telephone not later than twenty-four (24) hours before the time the meeting is to be held. Every such notice shall state the place, date, time, and the purposes for which the meeting is being called unless otherwise required by law, the Articles of Incorporation, these By-Laws, or by resolution of the Board of Directors. Notice of any adjourned or recessed meeting of the Board of Directors need not be given.

Section 3.08 Ballot Voting in Advance of a Meeting

If there will be matters brought forward for a vote during a meeting, any member may vote by ballot either by electronic or regular mail in advance of the meeting, providing the following conditions are met: (1) the information pertaining to the vote is circulated in advance of the meeting along with a ballot, (2) the member returns (sends) his/her ballot to both the Secretary of the Board and the Executive Director, and (3) the ballot is received by the Secretary of the Board and the Executive Director no later than two hours prior to the start of the meeting; provided, however, that any vote submitted via electronic software used by the Corporation for the purpose of voting on such matters shall be deemed sufficiently given under this Section 3.08. Any votes received as set forth herein will be added to the votes of those members present at the meeting.

Section 3.09 Quorum and Manner of Acting

A simple majority of the Board of Directors as fixed by these By-Laws shall constitute a quorum for the "Transaction of Business." The act of the majority of the Board of Directors present at any meeting in which a quorum is present shall be the act of the Board of Directors, unless a greater number is required by law, the Articles of Incorporation, these By-Laws, or by resolution of the Board of Directors. In the absence of a quorum, a majority of the Board of Directors present may adjourn the meeting until a quorum is obtained. The Board of Directors shall act only as a body and the individual directors shall have no power as such.

Section 3.10 Action by the Board of Directors Without a Meeting

Any action required or permitted to be taken at a meeting of the Board of Directors may be taken without a meeting if consent in writing, including via electronic mail, setting forth the action to be taken, shall be given before such action by a majority of the members of the Board of Directors. Such consent shall have the same force and effect if approved at a meeting.

Section 3.11 Annual Meeting of the Board of Directors

The annual meeting of the Board of Directors for purposes of receiving a report from the officers of the activities of the Corporation during the preceding year, electing new officers for the ensuing year and acting on such other matters as may come before the meeting, shall be held on the call of the Board of Directors at such designated time and place. The officers shall report on the activities of the Corporation during the past year.

Section 3.12 Vacancies During Term

Any vacancy in the Board of Directors during a term may be filled by a majority vote of the remaining directors.

ARTICLE IV. OFFICERS

Section 4.01 Officers

The officers of the Corporation shall consist of the President(s), Vice President(s), Secretary and Treasurer, all of whom shall also be members of the Board of Directors. No two elective offices shall be held by the same person.

Section 4.02 Qualifications and Term of Offices

Each officer shall hold office for a two-year term until the annual meeting of the Board of Directors next following his or her appointment, and until his or her successor shall have been appointed, or until his or her sooner death, resignation, or removal.

Section 4.03 Election

The officers of the Corporation shall be elected bi-annually by the Board of Directors at the regular annual meeting of the Board of Directors. Each officer shall take office effective the day of his or her election.

Section 4.04 President

The President shall preside at all meetings of the Board of Directors; shall cause to be called the annual meeting of the Board of Directors and such special meetings as he or she may deem desirable; shall make an annual report to the Board of Directors at its annual meeting; shall sign all contracts, notes or other official documents of the Corporation except as set forth in Section 6.01 below; and shall, in general, supervise and control the affairs of the Corporation and perform the duties incident to the office of President, subject to the control of the Board of Directors.

Section 4.05 Vice President

During the absence or incapacity of the President, the Vice President shall perform the duties of the President, and, when so acting, shall have all the powers and be subject to all responsibilities of the office of President.

Section 4.06 Secretary

The Secretary shall be responsible for keeping the minutes of all meetings of the Board of Directors, shall keep an up-to-date list of the names and addresses of the Board of Directors, and shall, in general, perform the duties incident to the office of Secretary.

Section 4.07 Treasurer

The Treasurer shall be responsible for monitoring the care and custody of funds and securities of the Corporation, such funds of the Corporation shall be with such banks and financial institutions as the Board of Directors shall direct; shall monitor the signing of all of the Corporation's checks and pay out such funds as the President of Board of Directors may direct; shall monitor the books of account of the financial affairs of the Corporation and permit such books to be inspected by any member of the Board of Directors at reasonable times; shall render a full report on the financial condition of the Corporation at the annual meeting of the Board of Directors and at such other times as may be required by the Board of Directors; and shall, in general, perform the duties incident to the office of the Treasurer. In addition, at the election of the Board of Directors and under such terms as the Board of Directors deem advisable, the Treasurer may be required to obtain a fidelity bond for the performance of his or her services to the Corporation.

Section 4.08 Resignation

Any officer or director may resign as such at any time by delivering a written resignation to the President or Secretary, and, unless the resignation specifies otherwise, it shall become effective upon receipt.

Section 4.09 Removal

Any officer may be removed as such or as a director for failure to perform the duties of his or her office or for misconduct which brings discredit to the Corporation upon the vote of two-thirds of the Board of Directors present at a meeting called expressly for that purpose at which a quorum is present after at least ten days prior written notice of the proposed action to the officer or director to be removed.

An officer may be removed by the Executive Committee if said officer is absent, without notice, from three meetings.

Section 4.10 Vacancies

A vacancy in any office of an officer because of death, resignation, removal, disqualification, or any other cause shall be filled for the unexpired portion of the term by the Board of Directors.

Section 4.11 Meetings of Officers

The officers shall meet upon the call of the President or upon written request by at least two officers.

Section 4.12 Delegation

Any officer may delegate his or her authority to the Executive Director, which delegation shall be evidenced in writing, which may be by electronic mail.

ARTICLE V. COMMITTEES Section

5.01 Committees

The President, with the approval of the Board of Directors, shall establish and appoint chairpersons and committee members to such committees as he or she deems appropriate to the objectives and purposes of the Corporation. Each director shall be assigned to serve on one or more committees in addition to such other persons as are approved by the President. The committees of the Corporation and their functions may include:

> **The Executive Committee**: This committee shall consist of the President, Vice President, Secretary, Treasurer, Executive Director, General Counsel, and Ex-President (for one year following completed term of office). The General Counsel, Executive Director, and Ex-President shall serve on the committee as ex-officio, non-voting members. The committee shall be responsible for the overall direction of the

Board of Directors, the Corporation, and the House, as well as assisting the Executive Director in the operations of the Corporation.

Governance and Nominating Committee: The President shall appoint a Chair of the Governance and Nominating Committee, with two additional members being elected by the Board of Directors. This committee shall present a slate of candidates for office one month prior to the annual meeting for election at that meeting. This committee shall also recommend to the Board persons whose names have been put forward for election as directors, although it is expected that all Board members will recommend nominees to the committee.

Development and Marketing Committee: This committee will oversee major fundraising and special events that are direct fundraisers for the Ronald McDonald House.

Family Experience Committee: This committee will oversee the family experience for the Ronald McDonald House and its related programs, including without limitation, analyzing best practices, identifying recommended capital improvements, making recommendations for modifications to the in-hospital programs, reviewing technological needs and ensuring family safety in Ronald McDonald House programs.

Finance and Investments Committee: The President and Treasurer will serve as Chairs of this committee. This committee will oversee the financial matters of the Corporation, including without limitation, reviewing monthly financial reports, overseeing any investment task force, reviewing investment policies, and analyzing portfolio management.

Other committees and task forces may be formed by the Executive Committee on an as-needed basis.

Section 5.02 Manner of Acting

The President shall be an ex-officio member of all committees. The appointment of any person as chairperson or a member of a committee, if not sooner terminated, shall terminate on the date of the next annual meeting of the Corporation, or until his or her successor is appointed. A majority of any such committee shall constitute a quorum for the transaction of business, and the act of a majority of those present at any meeting at which a quorum is present shall be the act of the committee. Members of such committee shall act only as a committee and the individual members shall have no power as such, unless expressly delegated by the Board of Directors.

ARTICLE VI. CONTRACTS, CHECKS, DRAFTS, BANK ACCOUNTS, ETC.

Section 6.01 Execution of Contracts and Other Documents

The Board of Directors, except as law or these By-Laws shall otherwise require, may authorize any officer or officers, agent or agents, in the name of or on behalf of the Corporation, including without limitation the Executive Director of the Corporation, to enter

into any contract or execute any deed or other instrument, and any such authority may be general or confined to specific instances.

Section 6.02 Checks, Drafts, Etc.

All checks, drafts and other orders for payment of money up to the amount of $1,500.00 (not including regular monthly bills) out of the funds of the Corporation shall be signed on behalf of the Corporation by two (2) of the following (the "Approved Signors"): (a) senior staff members (the Executive Director and certain designated senior staff members) or (b) members of the Executive Committee. Personal reimbursement checks must be signed by two (2) Approved Signors, which may not include the payee. If any member of the Executive Committee cannot sign checks for professional reasons, another member of the Board of Directors may be designated as a signee in the place of such member of the Executive Committee.

Section 6.03 Deposits

The funds of the Corporation not otherwise employed shall be deposited to the order of the Corporation in such banks, savings and loan associations, or other depositories as the Board of Directors may from time to time select.

ARTICLE VII. MISCELLANEOUS Section

7.01 Fiscal Year

The fiscal year of the Corporation shall end on the last day of December in each year.

Section 7.02 Acceptance of Gifts, Donations, Etc.

Any gift, donation, bequest, or subscription to the Corporation shall be accepted except when expressly disclaimed by the Board of Directors.

Section 7.03 RMHC Funds

All funds raised in the name of, and identified as being for, Ronald McDonald House Charities must be used only in connection with Ronald McDonald House Charities and its approved programs. Similarly, all funds raised in the name of, and identified as being for, a specific program, such as Ronald McDonald House, must be used only for the specified program.

ARTICLE VIII. AMENDMENTS

Section8.01 By-Laws

Except as otherwise provided, the Board of Directors by a majority vote thereof shall have the power to make, alter, amend, or repeal the By-Laws of the Corporation at any regular meeting of the Board of Directors. Notice of any such action by the Board of Directors shall be mailed to all members of the Board of Directors within thirty (30) days after the action is taken. Any By-Laws made by the Board of Directors may be altered, amended, or repealed.

I hereby certify that the following is a true copy of the By-Laws of the Ronald McDonald House Charities of Richmond, VA, Incorporated adopted as amended by resolution as of _____, 2024.

5b. *Detailed descriptions of programs offered on the premises, including operating procedures and characteristics, the intent of the programs and a description of how the programs support a long term strategy for the residents' or clients' needs;*

The new Ronald McDonald House will serve as a "home-away-from home" for families with children receiving critical medical care at local hospitals throughout the Richmond region. The new Ronald McDonald House will provide extended-stay lodging to families whose children are undergoing medical treatment. The average length of stay at our current House is one week, allowing families to remain close to their child's healthcare provider. The House is an essential resource for families who need more than just a short-term stay, offering them a place of comfort and support while they focus on their child's health.

5c. *Detailed description of off-site programs offered and/or description of linkages to programs offered by others;*

Families seeking stays of less than one week are referred to our in-hospital house at Children's Hospital of Richmond at VCU. This distinction allows us to reserve the Ronald McDonald House for those families requiring longer-term accommodations due to the nature of their child's medical treatment.

5d. *Detailed description of the number and type of residents or clients to be served, including an outline of program objectives, eligibility criteria, and requirements for referrals to other programs;*

To stay at the Ronald McDonald House, families must:

- Have a patient 21 years or younger that are being treated at a Richmond area hospital or medical facility
- Children under the age of 18 MUST be accompanied by their parent or a legal guardian.
- Obtain a referral for the hospital where your child is being treated.
- Referral forms must be submitted by a hospital staff member to RMHC Richmond in the following ways;
    - By phone at 804-355-6517
    - Via fax at 804-358-3153
    - Submit an online referral through our room request form. The "request a room" form must be completed and submitted by a medical professional at the hospital serving the patient. Upon receipt of your referral, one of our team members will follow up with you by the end of the business day.

Check-In Procedure

- All adults staying at the Ronald McDonald House must present photo IDs and complete the registration process prior to receiving accommodations.
- Guests are provided with a private room, locked pantry cabinet, toiletries, and linens.
- Additionally, RMHC Richmond offers free Wi-Fi, free laundry facility and detergent, transportation to and from the hospital (only for families who do not have their own transportation), a stocked pantry, televisions, telephones, and 24-hour staffing.

Check-Out Procedure

- Upon a child's discharge from the hospital, families must visit the RMHC Richmond front desk and begin the checkout process prior to leaving.

- Families should complete tasks including cleaning the room, vacuuming and dusting, cleaning the bathroom, and emptying wastebaskets.
- Room keys should be returned to the front desk.
- A suggested donation of $15 per night is encouraged upon check out.
- No family is turned away due to their inability to contribute to this nightly fee.

RMHC Family Rooms

- Ronald McDonald Family Room is available at Bon Secours St. Mary's Hospital. Bon Secours St. Mary's Hospital's Family Room has two sleeping rooms and a kitchen.

To stay in a family sleeping room:

- Families must have a child in the hospital where the Family Room is located.
- Families must speak with their Child Life Specialist, nurse or social worker who will determine if the family is eligible to stay in a sleeping room.

5e. *Operational details for on-site programs including: hours of operation, number and type of staff, staff qualifications, and typical hours worked by staff; method of resident or client supervision; operating procedures including procedures for orienting a new resident or client to the facility's programs; expectations for residents or clients; prerequisites for continued client enrollment such as a requirement that the resident or client participate in programs; rules of behavior for residents or clients; the location and nature of any security features and arrangements; and names and telephone numbers persons to contact in emergencies and any emergency procedures;*

Ronald McDonald House Charities provides support to families from across the State, Country, and World 24 hours a day, 7 days a week, and 365 days a year.

Ronald McDonald House Charities - Richmond employs:

- 14 Full Time Exempt employees
- 3 Full Time Non-Exempt employees
- 11 part time hourly employees

Full time employees work normal Business hours Monday – Friday and Part-Time/shift employees work to provide 24-hour service at both non-business hours as well as typical business hours.

Resident/Client Supervision is provided through 24-hour reception services as well as video surveillance of public spaces.

The operating procedures including procedures for orienting a new resident or client to the facility's programs as well as rules of behavior for residents or clients are listed in the Check-In Packet provided to residents/clients. See below:

INDEMNITY RELEASE/RELEASE OF INFORMATION

I have received and understand the rules and regulations of Ronald McDonald House Charities of Richmond, VA, Inc. (RMHC) and agree to abide by them. I understand that failure to do so can result in my/our being requested to leave RMHC. I shall be responsible for my family and/or guests and for their compliance with RMHC rules and regulations. I shall take appropriate precautions to protect my valuables and personal items. I understand that I enter RMHC at my own risk and the RMHC is not responsible for my/our personal injuries or possessions. I waive any and all rights to claims in the event of damage, theft or loss. I also understand the RMHC does not provide medical or counseling services. I understand the RMHC keys provided to me/us are the property of RMHC and are not to be duplicated nor given to unregistered guests. I understand that the exchange of any information between RMHC staff and the referring health care institution regarding the patient will always be done in a professional and confidential manner. I hereby consent to the release of medical information between RMHC and the treating facility.

INFECTIOUS DISEASE

We frequently have guests staying at the House whose resistance to infection is low. To prevent putting these persons at risk, please see the list of infectious diseases. Have you or anyone staying with you in the past 21 days been exposed to or do you or anyone staying with you currently have any diseases on the list? I understand that the purpose of this question is to protect those staying at the Ronald McDonald House from infectious disease. I agree to inform the management of the House immediately if I or any member of my family or anyone staying with me develop any symptoms of an infectious disease. I understand this information will be kept strictly confidential. I also understand that I or anyone staying with me may be required to leave the Ronald McDonald House if I/we become an infectious risk for others in the Ronald McDonald House. I release Ronald McDonald House Charities of Richmond, VA, Inc. from all liability should I or any person staying with me become ill. If any member of my family should develop any of the above mentioned diseases within 30 days of our stay, I shall notify the house.

HOME HEALTH CARE POLICY AGREEMENT

I, _____ **(your name)** am the guardian of _____ **(patient name)**, who is receiving medical treatment while I am residing at the Ronald McDonald House in Richmond, Virginia (the "House"). I have read the Home Health Care Policy, on file at the House and incorporated herein by this reference (the "Policy"), and have discussed the Policy and the Patient's treatment with a member of the House staff. I understand the Policy and agree on behalf of myself, the Patient and the members of the Patient's family (the "Family") to abide by its terms and to comply with all policies, procedures indicated during our stay at the House. I understand that any failure to comply may result in written notice of violation and/or interventions including but not limited to a request that the family vacate the House.

I understand that the House is not a medical facility and the staff, board of directors and volunteers are not medical personnel and cannot assist in any medical procedure or treatment whatsoever. I understand and accept that the staff, board of directors and volunteers are not responsible for residents' use of any medical device, equipment, fluids, medications or other materials and do not accept responsibility for medical procedures while residing at the House and all medical care provided in the House

I agree to not hold Ronald McDonald House Charities, the House and its affiliates, and respective officers, directors, and shareholders, employees, agents and volunteers responsible for any harm, physical, emotional or otherwise, that my occur to any person as a result of any medical procedure or treatment provided. I hereby release and discharge Ronald McDonald House Charities from all liability, claims, injuries, damages, or other actions that may arise out of or in connection with that Family's occupancy and use of the House.

By signing below, I am agreeing to the above listed **Indemnity Release/Release of Information, Infectious Disease Policy and our Home Health Care Policy Agreement**. I have also read, discussed and understand the rules of the House and agree to abide by them while I am a guest at the Ronald McDonald House. I understand that a violation of these rules and/or policies may result in my family being asked to leave.

Signature of Responsible Party: _____ Date: _____

Staff Signature: _____ Date: _____

Ronald McDonald House Charities® Richmond

Infectious Disease Policy List

Please check off any of the following Infectious Diseases that you have come in contact with in the last 30 days:		
❑ Chicken Pox ❑ Shingles ❑ Measles ❑ Mumps ❑ Rubella ❑ RSV ❑ Meningitis	❑ Whooping Cough ❑ TB ❑ Hepatitis ❑ Viral Infections ❑ Influenza ❑ Mononucleosis	❑ Strep Throat ❑ Scabies ❑ Lice ❑ Pink Eye ❑ Oral Polio Vaccine ❑ Other:_____
Please sign if you **DENY ALL**:_____ **DATE:**_____		

Guardian E-mail Address: _____

Car Make/Model:

EMERGENCY CONTACT	
Name	
Phone Number	
Relationship to Patient	

Ronald McDonald House Charities® Richmond

House Rules

Welcome!

- We are open 24/7, 365 days, with staff here at all times. However, regular office hours are 9am to 9pm.
- You will need to wear a mask at all times. The only time you are able to take them off is when you are in your room or eating at the kitchen table.
- Temperature checks will be performed on a daily basis for the length of your stay with RMHC Richmond.

Transportation

- Transportation to medical facilities is available to families who do not have a vehicle. Transportation is from 9:00am – 8:00pm every day. Families may arrange for one trip to and from the hospital a day.
- Special accommodations for transportation can be made in advance if necessary. Non-emergency transportation before 9:00am or after 8:00pm is paid by the family.
- In cases of snow, hail, sleet, heavy rain, etc., we will not be able to drive the van. RMHC-Richmond will pay for a Lyft.
- At pick up, staff will wait up to 10 minutes for the family before leaving the facility.

Signing in and Out

- We ask that you sign out and in on the clipboard located on the table just inside the front door each time you leave or return to the House. This allows us to determine who is in the House in the event of an emergency.
- We do not have a curfew, but do ask that you are here every 24 hours to ensure the room is being used.
  - If you will be gone for more than 24 hours, you must completely check out.
- If you need to go home, it must be approved by the Guest Services Manager first.
- Failure to comply will lead to termination of stay.

Quiet Time

- Quiet time is from 9pm to 9am. Please be considerate of the other guests and advise your family and friends that no incoming calls should be made during these hours.

Guest Personal Property

- RMHC-Richmond is not responsible for loss, theft, or damaged property belonging to guests or visitors. Also, RMHC-Richmond does not provide safekeeping of guest personal property.
- If items have been left behind, we will keep them for 2 weeks. If items have not been picked up after 2 weeks, we will donate the items.

Cleaning

- It is your responsibility to keep your bedroom and bathroom clean, as we do not have a housekeeper who does this on a regular basis.
- Please make sure you are cleaning up after yourselves and your children in all common areas.
- Staff deep cleans the other areas of the House for everyone's safety.

Visitors

- Authorized visitors over the age of 18 with a valid government issued ID are allowed within common areas of the House in between the hours of 9am – 9pm. All visitors are required to sign the RMHC Richmond House Rules.
- Visitors must remain in the company of the Guest they are visiting. No visitor will be allowed to remain in the House if the Guest is not present.

Child Care

- For safety reasons, your children may not be left unattended in the House. In addition, no member of the House staff, interns, volunteers, or another family, is allowed to watch your children for any reason or for any length of time.
  - Children under 10 must be on the same floor as their parent or guardian.
  - Children 17 and younger cannot be left in the house without an immediate caregiver present.

Food

- **Food/drinks are not to be taken to the bedrooms.**
- You are able to eat small snacks and drink beverages in the common area rooms.
  - You are responsible for cleaning up after yourself.
- All dishes, glassware and utensils should be loaded into the dishwashers. A staff member or volunteer will run the dishwashers when they are full.

Safety

- The main doors are locked at all times. Please ring the doorbell when you are coming into the House, and a staff member will open the door.
- Please do not share your door code with anyone else. Always keep your bedroom door as well as your car door locked—we cannot be responsible for your valuables.
- Please allow staff, volunteers or interns to answer the door, as well as the phones.

Child Abuse

- It is grounds for immediate termination of a guest's stay in the House.
- Child abuse is any act of intentional physical aggression against a child. Child abuse can be physical abuse, physical neglect, sexual abuse or emotional maltreatment.

Weapons Alcohol and Tobacco

- Firearms, ammunition, fireworks, hunting knives, switchable, or any other weapons are not permitted in the House. Anyone possessing or feigning to possess these items will be required to leave the premises immediately.
- Alcohol use is not allowed.
- Smoking is only allowed in the designed outdoor smoking area in the courtyard behind the house.

Eviction

- Disruption to the community living process or failure to comply with house rules may result in the eviction of family from the House.

Checking out

- When checking out, please take all your linens (including towels), to the hampers in the laundry room (you can leave the mattress pad on the bed).
- Wipe down all surfaces in your bedroom and bathroom with a Clorox Wipe.
- Bring your key(s), completed check out checklist, and any items you may have used during your stay, to the front desk.

Guardian Signature: _____

Date: _____

Staff Signature: _____

Date: _____

Ronald McDonald House Charities® Richmond

Photo Release

I grant permission to Ronald McDonald House Charities of Richmond VA, Inc., to use photographs taken of me or my minor child for use on Ronald McDonald House Charities of Richmond VA, Inc's web sites or other electronic form or newsletters, or print media, and to offer the photographs for use or distribution to other departments, without notifying me.

I hereby waive any right to inspect or approve the photographs or electronic matter that may be used in conjunction with them now or in the future, whether that use is known to me or unknown, and I waive any right to royalties or other compensation arising from or related to the use of the photographs.

I hereby agree to release and hold harmless the Ronald McDonald House Charities of Richmond VA, Inc, via electronic or print media, from and against any claims, damages or liability arising from or related to the use of the photographs, including but not limited to any re-use, distortion, blurring, alteration, optical illusion or use in composite form, either intentionally or otherwise, that may occur or be produced in production of the finished product.

I am 18 years of age and I am competent in my own name, or the parent of a minor child. I have read this release before signing below, and I fully understand the contents, meaning and impact of this release. I understand that I am free to address any specific questions regarding this release by submitting those questions in writing prior to signing, and I agree that my failure to do so will be interpreted as a free and knowledgeable acceptance of the terms of this release.

Please print the names of everyone who will be staying in the House:

_____

_____

_____
Print Patient Name

_____ _____
Guardian Signature **Date**

_____ _____
RMHC Staff Member **Date**

☐ **Please check this box only if you are declining the photo release.**

Ronald McDonald House Charities® Richmond

Items Checked Out and Checked In

	# of Item (if applicable)	Date Checked Out	Date Returned	# of Item (if applicable)	Date Checked Out	Date Returned	# of Item (if applicable)	Date Checked Out	Date Returned
Lock Box									
Lock Bag									
Breast Pump									
Fan									
Sound Machine									
Umbrella									
Baby Bathtub									
Baby Monitor									
Pack and Play									
Baby Crib									

DVD players, DVD's and Tablets must be returned every day by 9pm.

	Date Checked Out	Date Returned	Date Checked Out	Date Returned	Date Checked Out	Date Returned
DVD Player						
DVD (Include Name)						
Tablet						

Ronald McDonald House Charities® Richmond

Guest Check-out List

Room #: _____

Guest Last Name: _____

We truly hope that you have found rest and support during your stay with us. When you are ready to leave, we ask that you check off each item below once the task has been completed. Thank you for taking the time to properly clean your room and help prepare it for the next family as the previous family did for you.

A cleaning caddy has been placed in each bedroom closet, but please let the front desk know if any additional or missing supplies are needed.

- ☐ Take all used linens and towels off your bed/s and pillows. The mattress pad and pillow protectors will remain on.
- ☐ Please place all used linens and towels from your room in a blue hamper in the laundry room.
- ☐ Leave blinds down and in the open position.
- ☐ Remove any trash and take to outside trash can. Replace trash can liner.
- ☐ Check for any personal items underneath of the bed and in drawers.
- ☐ Check the bathroom for any personal items.
- ☐ Return your room key and any items checked out during stay.
- ☐ Check the refrigerator/kitchen for any personal food/beverages. We ask that you take any leftovers with you, throw them away, or place an "Everyone" sticker on it if you would like to leave it for the House.

Comments (broken/damaged items, additional/missing cleaning supplies, any additional comments):

_____

_____

BEFORE YOU GO - Please Remember To:

- ☐ Provide us with a copy of your child's Medicaid card if applicable.
- ☐ Fill out our Guest Survey form to help us to continue to improve.
- ☐ Give a suggested donation of $15 per night.
- ☐ Return any items that were checked out during your stay.

Guest Signature: _____ Date: _____

Staff Signature: _____ Date: _____

PLEASE RETURN FORM TO STAFF MEMBER ONCE COMPLETED

Ronald McDonald House Charities® Richmond

Expectations for residents/clients are:

- Must have a patient 21 years or younger that are being treated at a Richmond area hospital or medical facility
- Children under the age of 18 MUST be accompanied by their parent or a legal guardian.
- Must obtain a referral for the hospital where your child is being treated.

Prerequisites for continued enrollment are listed above in the expectations for residents/clients.

The location and nature of security features are as follows: The new Ronald McDonald House will have a staff member present at all times of day. Security cameras will be installed throughout the building to enable monitoring of all public areas. The building will be fully equipped with fire-alarms and smoke detectors.

In the case of an emergency, the procedure is as follows:

A. The regularly scheduled employee should seek to resolve an incident themselves by first utilizing available resources located in the guest services resource binder, employee handbook and or RMC Family Operations Manual.
B. In the event the employee has exhausted his/her own efforts, contact AOC (Administrator on Call) by texting their cell number and wait up to 15 minutes for a reply. If there is no response from the AOC within 15 minutes, follow-up by making a phone call to the AOC's cell number.
C. In the event of a true emergency [disruptive, combative guest, police, rescue squad, fire department or when 911 is dialed, damage to property, injury or death, other situations not listed that place the employee or guest in danger]. Please note, these are just a few examples of emergency situations; contact CEO. Do not hesitate to call 911.
D. Employee document using RMHC incident report.
E. AOC should keep record of all contact to include but not limited to the following:
    1. Date & time of phone contact.
    2. Employee's name and title/position
    3. Name and room of any House guest involved in incident.
    4. Specific details about the incident
    5. Recommendations provided by AOC.
    6. Outcome/results

5f. *Annual operating budget; including sources of funding*

2024 Annual Operating Budget- $2,195,956.00

Sources of Funding:

- Fundraising
- McDonalds/Global Receipts
- Business Receipts
- Philanthropic Contributions
- Third Party Receipts
- Workplace/United Way Revenue

Thank you for your time and consideration of this request. Should you have any further questions about this request, please do not hesitate to contact me.

Sincerely,
Ethan Porter

ALTA CERTIFICATION

To Stewart Title Guaranty Company; Ronald McDonald House Charities of Richmond, VA, Incorporated; and TowneBank:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on 11/20/2024.

Date of Plat or Map: 12/3/2024.

COMMONWEALTH OF VIRGINIA
KAREN A. HUBBARD
LIC. NO. 3668
12/3/2024
LAND SURVEYOR
PRELIMINARY

NOTES:

1. THIS TOPOGRAPHIC SURVEY IN THE CITY OF RICHMOND, VA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF KAREN A. HUBBARD FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND DATA WAS OBTAINED BETWEEN 8/19/2024 AND 11/20/2024; AND THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

2. VERTICAL DATUM: NAVD88

3. HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH VRS NETWORK RTK SOLUTIONS FOR GPS OBSERVED POINTS.

4. UTILITIES SHOWN ARE FROM FIELD LOCATED EVIDENCE OF SURFACE UTILITIES, CITY OF RICHMOND PROVIDED MAPPING, AND INFRAMAP CORP. UTILITY PAINT. UTILITY LOCATIONS ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS SURVEY.

5. SUBJECT PARCEL IS IN ZONE X: AREA OF MINIMAL FLOOD HAZARD ON FEMA FIRM MAP #5101290037D EFFECTIVE 4/2/2009.

6. NO BUILDINGS WERE OBSERVED ON THE SUBJECT PARCEL.

7. THE PROPERTY DEPICTED ON THE SURVEY AS "LOT 1 'RMHC PARCEL'" IS THE SAME PROPERTY AS DESCRIBED IN SCHEDULE C, OF STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 5180661-S-VA-CP-GRS, COMMITMENT DATE NOVEMBER 1, 2024 WITH NO GAPS, GORES OR OVERLAPS.

8. NO MARKED PARKING SPACES WERE OBSERVED ON PARCELS SHOWN HEREON.

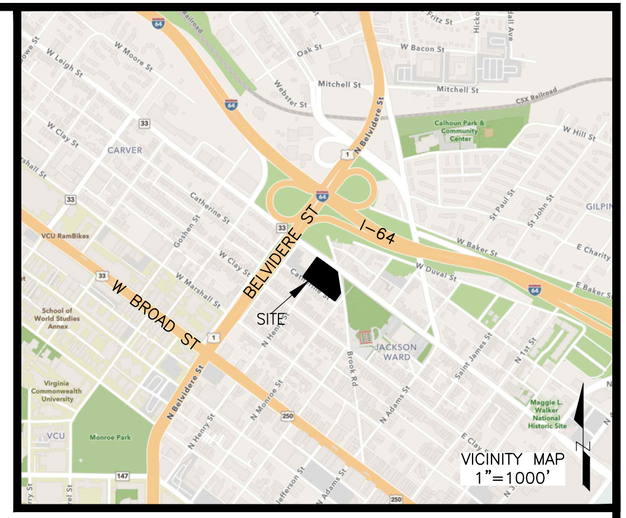
9. TIMMONS GROUP PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY SHOWING TWO PARCELS OF LAND BOUNDED BY MONROE STREET, CATHERINE STREET, SMITH STREET, LEIGH STREET, AND BROOK ROAD, CITY OF RICHMOND, VA", DATED SEPTEMBER 15, 2015 AND ATTACHED TO INSTRUMENT NO. 150023406 SHOWS PARCEL 1 AND PARCEL 2. PER THE CITY OF RICHMOND ASSESSOR'S OFFICE, THE TWO PARCELS WERE MERGED VIA AN ADMINISTRATIVE MERGE IN 2015. NOTE ON FILE AT THE CITY READS, "2015: ADMIN MERGE PARCEL N0000209021 INTO N0000209031 OWNER REQUEST (RJM 07/13/2015)"

10. FENCE ENCROACHMENT INTO BROOK ROAD R.O.W. SHOWN HEREON. NO OTHER ENCROACHMENTS WERE OBSERVED.

11. SUBJECT TO VDOT OR OTHER POTENTIAL GOVERNMENT RESTRICTIONS: SUBJECT PARCEL HAS ACCESS VIA LEIGH STREET, BROOK ROAD, MONROE STREET, AND CATHERINE STREET, ALL PUBLIC RIGHTS-OF-WAY.

LEGEND

- IRON ROD FOUND
- MF — MONUMENT FOUND
- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- SD — STORM SEWER LINE
- FIRE HYDRANT
- WATER MANHOLE
- WM — WATER METER
- WATER VALVE
- W — WATER LINE
- GV — GAS VALVE
- G — GAS LINE
- E — OVERHEAD UTILITY LINE
- E — BURIED ELECTRIC
- OVERHEAD UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- LIGHT POLE
- COMMUNICATIONS MANHOLE
- C — BURIED COMMUNICATIONS LINE
- X — FENCE
- FENCE GATE POST
- SIGN
- TREE
- PROPOSED BORE LOCATION
- CONCRETE
- ASPHALT
- BRICK



STEWART TITLE GUARANTY COMPANY COMMITMENT NO.: 5180661-S-VA-CP-GRS COMMITMENT DATE: NOVEMBER 1, 2024 SCHEDULE B, PART II – EXCEPTIONS		
NO.	DEED REFERENCE	DESCRIPTION
12	D.B. 32, PG. 735	UTILITY EASEMENT SHOWN.
13	P.B. 15, PG. 44A	15' UTILITY EASEMENT AND AREA DESCRIBED AS 5' EASEMENT ARE SHOWN. SEE ADDITIONAL NOTES ON FACE OF PLAT a. WATER VALVES, VAULTS AND HYDRANTS SHOWN b. OVERHEAD UTILITY LINES AND ELECTRIC METER NOT OBSERVED ON SUBJECT PARCEL c. LIGHT POLES NOT OBSERVED ON SUBJECT PARCEL
14	N/A	MATTERS SHOWN

SURVEYOR'S LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF LEIGH STREET AT ITS INTERSECTION WITH THE WESTERN LINE OF BROOK ROAD, SAID POINT BEING SOUTH 85°02'06" EAST FROM A MONUMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 8°44'39" EAST, LEAVING SAID SOUTHERN LINE OF LEIGH STREET AND ALONG SAID WESTERN LINE OF BROOK ROAD, A DISTANCE OF 197.03 FEET TO A MONUMENT ON THE WESTERN LINE OF MONROE STREET;

THENCE SOUTH 35°08'41" WEST, LEAVING SAID WESTERN LINE OF BROOK ROAD AND ALONG SAID WESTERN LINE OF MONROE STREET, A DISTANCE OF 83.32 FEET TO AN IRON ROD ON THE NORTHERN LINE OF CATHERINE STREET;

THENCE NORTH 53°15'50" WEST, LEAVING SAID WESTERN LINE OF MONROE STREET AND ALONG SAID NORTHERN LINE OF CATHERINE STREET, A DISTANCE OF 163.50 FEET TO AN IRON ROD;

THENCE NORTH 53°15'50" WEST, CONTINUING ALONG SAID NORTHERN LINE OF CATHERINE STREET, A DISTANCE OF 13.50 FEET TO AN IRON ROD;

THENCE NORTH 52°36'45" WEST, CONTINUING ALONG SAID NORTHERN LINE OF CATHERINE STREET, A DISTANCE OF 83.52 FEET TO AN IRON ROD;

THENCE NORTH 51°36'20" WEST, CONTINUING ALONG SAID NORTHERN LINE OF CATHERINE STREET, A DISTANCE OF 30.01 FEET TO AN IRON ROD;

THENCE NORTH 53°41'21" WEST, CONTINUING ALONG SAID NORTHERN LINE OF CATHERINE STREET, A DISTANCE OF 76.07 FEET TO AN IRON ROD;

THENCE NORTH 36°16'10" EAST, LEAVING SAID NORTHERN LINE OF CATHERINE STREET, A DISTANCE OF 216.08 FEET TO AN IRON ROD ON THE SOUTHERN LINE OF LEIGH STREET;

THENCE SOUTH 54°15'27" EAST, ALONG SAID SOUTHERN LINE OF LEIGH STREET, A DISTANCE OF 74.89 FEET TO AN IRON ROD;

THENCE SOUTH 53°56'23" EAST, CONTINUING ALONG SAID SOUTHERN LINE OF LEIGH STREET, A DISTANCE OF 24.87 FEET TO AN IRON ROD;

THENCE SOUTH 54°24'32" EAST, CONTINUING ALONG SAID SOUTHERN LINE OF LEIGH STREET, A DISTANCE OF 125.82 FEET TO THE POINT OF BEGINNING AND CONTAINING ±1.620 ACRES.

ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY FOR
LOT 1 "RMHC PARCEL"
A PORTION OF
505 W. LEIGH STREET
CITY OF RICHMOND, VA

NYFELER SURVEY
619 W CARY ST. RICHMOND, VA 23220
804-277-4231 www.nyfelersurvey.com

SHEET NO.:	1 OF 2
DATE: 12/3/2024	
JOB NO.: 23108	DRAWN BY: KAH

LEIGH STREET
± 66' PUBLIC R.O.W.

SMITH STREET
"A SERVICE STREET ADJACENT TO AND EAST OF BELVIDERE ST"
±185' PUBLIC R.O.W. WHICH INCLUDES BELVIDERE ST & MUNFORD ST

CATHERINE STREET
36.5' PUBLIC R.O.W.

BROOK ROAD
± 36' PUBLIC R.O.W.

MONROE STREET
VARIABLE WIDTH PUBLIC R.O.W.

RIM EL.=155.25
UNABLE TO OBTAIN INVERT

CURB INLET–PROBABLE TRAP INLET
RIM EL.=158.33
INV EL.=151.09
HOLDING WATER, NO BLIND CAP
VISIBLE. UNABLE TO DETERMINE
PIPE SIZE OR MATERIAL

RIM EL.=158.27
UNABLE TO OBTAIN INVERT

GRATE TOP INLET
RIM EL.=159.64
INV. EL. 12" RCP SE=153.59
INV. EL. 12" RCP W=153.61
INV. EL. 15" RCP BLIND CAP NW=153.44
INV. EL. 15" RCP NW=151.11

RIM EL.=157.70
UNABLE TO OBTAIN INVERT

RIM EL.=157.70
INV. EL. FL N=147.40 FROM CITY GIS

CURB INLET
RIM EL.=158.02
INV. EL. 16"X6" THROAT=156.95
BOTTOM EL.=149.52
FULL OF DEBRIS AND HOLDING WATER

N:3725782.71
E:11789316.09
EL:158.72

CURB INLET
RIM EL.=158.35
BOTTOM EL.=150.39
FULL OF DEBRIS

MF
N54° 15' 27"W
203.96

S54° 15' 27"E
74.89

L3

S54° 24' 32"E
125.82

MF
N85° 02' 06"W
0.26
FROM CORNER
CORNER IS POINT OF
BEGINNING

ABANDONED GAS
LINE SHOWN FROM
CITY GIS

EXCEPTION #12
UTILITY EASEMENT
ORD. 84–297–261
CITY DRAWING N–21273
D.B. 32, PG. 735

EXCEPTION #13
5' AREA DEPICTED AS EASEMENT
ON PLAT RECORDED IN DEED
15–23406 & P.B. 15, PG. 44A
SOURCE UNKNOWN

LOT 2
"REMAINING PARCEL"
VIRGINIA COMMONWEALTH UNIVERSITY
REAL ESTATE FOUNDATION
A PORTION OF 505 W. LEIGH STREET
PARCEL ID: N0000209031
DEED REF: 15–23406

S8° 44' 39"E
197.03

RIM EL.=163.27
INV. EL. 20"X32" BOX N=152.86
INV. EL. 16"X24" BRK SW=152.92

SANITARY LINES AND
MANHOLE SHOWN
FROM CITY GIS, NOT
FOUND IN FIELD

B10

N36° 16' 10"E
216.08

P2

FENCE ENCROACHES
1.96'

NEW PROPERTY LINE AS SHOWN ON PLAT BY TIMMONS GROUP TITLED "A PARCEL SPLIT SURVEY OF A PARCEL OF LAND BOUNDED BY MONROE STREET, CATHERINE STREET, SMITH STREET, LEIGH STREET, AND BROOK ROAD, CITY OF RICHMOND, VA" WHICH IS TO BE RECORDED IN THE INSTRUMENT IMMEDIATELY PRIOR HERETO.

GV ADANDONED

EXCEPTION #13
15' UNDERGROUND UTILITY EASEMENT
CITY DRAWING N–18827
THIS EASEMENT IS SUPERSEDED BY
ORDINANCE LISTED IN EXCEPTION #12

LOT 1
"RMHC PARCEL"
VIRGINIA COMMONWEALTH UNIVERSITY
REAL ESTATE FOUNDATION
A PORTION OF 505 W. LEIGH STREET
PARCEL ID:N0000209031
DEED REF: 15–23406
±1.620 ACRES

P1

N:3725696.72
E:11789068.33
EL:166.54

MF
203.95
N53° 41' 21"W

76.07
N53° 41' 21"W

L2

83.52
N52° 36' 45"W

L1

163.50
N53° 15' 50"W

MF
83.32
S35° 08' 41"W

RIM EL.=160.24
INV. EL. 16"X24" BRK SE=151.28
INV. EL. 16"X24" BRK NW=151.18

RIM EL.=165.87
INV. EL. 16"X24" BRK SE=155.92
INV. EL. 16"X24" BRK NW=155.82
INV. EL. 12" RCP SW=156.05

RIM EL.=166.81
INV. EL. 16"X24" BRK NW=159.73

RIM EL.=167.43
INV. EL. 16"X24" BRK NE=155.90
INV. EL. 16"X24" BRK SW=156.00

30 0 30 60 90
1"=30'

PRELIMINARY
COMMONWEALTH OF VIRGINIA
KAREN A. HUBBARD
Lic. No. 3668
12/3/2024
LAND SURVEYOR

NAD83
VA SOUTH ZONE

Line Table		
Line	Bearing	Length
L1	N53° 15' 50"W	13.50
L2	N51° 36' 20"W	30.01
L3	S53° 56' 23"E	24.87

ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY FOR
LOT 1 "RMHC PARCEL"
A PORTION OF
505 W. LEIGH STREET
CITY OF RICHMOND, VA

NYFELER SURVEY
619 W CARY ST. RICHMOND, VA 23220
804-277-4231 www.nyfelersurvey.com

SHEET NO.:	2 OF 2
DATE: 12/3/2024	SCALE: 1" = 30'
JOB NO.: 23108	DRAWN BY: KAH

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RONALD MCDONALD HOUSE CHARITY OF RICHMOND

RONALD MCDONALD HOUSE CHARITY OF RICHMOND
505 W LEIGH STREET, RICHMOND, VIRGINIA 23220

CONDITIONAL USE PERMIT APPLICATION, 12/20/2024



SHEET INDEX

SHEET	DRAWING TITLE
1 - COVERSHEET	
CS0.01	COVERSHEET
2 - CIVIL	
C1.00	EXISTING CONDITIONS
C2.00	LAYOUT AND UTILITY PLAN
L1.00	CODE MINIMUM LANDSCAPE PLAN
L2.00	CODE MINIMUM LIGHTING PLAN
7 - ARCHITECTURAL	
A1.01	LEVEL 1 FLOOR PLAN
A1.02	LEVEL 2 FLOOR PLAN
A1.03	LEVEL 3 FLOOR PLAN
A3.01	ROOF PLAN AND DETAILS
A4.01	BUILDING ELEVATIONS
A4.02	BUILDING ELEVATIONS
A4.03	BUILDING ELEVATIONS
A4.04	BUILDING ELEVATIONS
A13.01	3-D VIEWS

smbw

SMBW PLLC
111 VIRGINIA ST. STE 111
RICHMOND, VA 23219
T804.233.5343
F804.233.5345
WWW.SMBW.COM

CLIENT	ARCHITECT/INTERIORS	STRUCTURAL	CIVIL	LANDSCAPE	MEP ENGINEER
RONALD MCDONALD HOUSE CHARITY OF RICHMOND EMILY TOALSON 2330 MONUMENT AVENUE RICHMOND, VA 23220 (P) 804.220.6822	SMBW, PLLC SPENCER GRICE 111 VIRGINIA STREET, SUITE 111 RICHMOND, VA 23219 (P) 804.233.5343	STRUCTURA MARK ERDMAN 1210 EAST CARY STREET, SUITE 201 RICHMOND, VA 23219 (P) 804.657.7607	VHB ROBBIE ROACH 115 SOUTH 15TH STREET RICHMOND, VA 23219 (P) 804.370.0698	WATERSTREET STUDIO KEITH WHIPPLE 2308 WEST MAIN STREET RICHMOND, VA 23220 (P) 804.358.0100	SALAS O'BRIEN CHARLES AYERS 3200 ROCKBRIDGE STREET, SUITE 202 RICHMOND, VA 23230 (P) 804.358.9200

project location



project building data

APPLICABLE CODES
VIRGINIA CONSTRUCTION CODE 2021 (VCC 2021)
EFFECTIVE 18 JAN 2024
REFERENCE IBC 2021

ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES STANDARD

VCC USE GROUP CLASSIFICATION:
USE - NONSEPARATED MIXED OCCUPANCY
- R-1 RESIDENTIAL
- A-2 ASSEMBLY
- A-3 ASSEMBLY
- S-1 STORAGE
- B BUSINESS

VCC CONSTRUCTION CLASSSIFICATION:
II B - NONCOMBUSTIBLE CONSTRUCTION - UNPROTECTED

FIRE SUPPRESSION:
A FULLY AUTOMATED FIRE SUPPRESSION SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH VCC CHAPTER 9.

R-1 RESIDENTIAL USE:
ALLOWABLE AREA PER FLOOR FOR TYPE IIB/NON SEP. MIXED OCC. = 28,500
AREA MODIFICATIONS:
ALLOWABLE TABULAR AREA (TABLE 503) 100%
INCREASE FOR FRONTAGE (506.2) 0 % (NOT TAKEN)
INCREASE FOR AUTOMATIC SPRINKLERS (506.3) 0 % (NOT TAKEN)
TOTAL PERCENTAGE FACTOR 100%
CONVERSION FACTOR = 1

ALLOWABLE AREA PER FLOOR = (28,500 X 1) = 28,500
Ao = 28,500 SF > ACTUAL AREA 22,175 SF ON FIRST FLOOR

ALLOWABLE MAXIMUM HEIGHT/NUMBER OF STORIES:
(PER VCC TABLE 503 AND SECTION 504)
3 STORIES/75 FT- WITH FIRE SUPPRESSION > ACTUAL 3 STORIES/40 FT.

FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS (PER VCC TABLE 601):

STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	0
BEARING WALLS EXTERIOR INTERIOR	0
NON-BEARING WALLS AND PARTITIONS	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0
ROOF CONSTRUCTION INCLUDING SUPORTING BEAMS AND JOISTS	0
VUSBC SECTION 1019 VERTICAL EXIT ENCLOSURES (>4 STORIES)	
MULTISTORY STAIRS	1 HR*
ELEVATOR	1 HR*
MECHANICAL SHAFTS	1 HR*

*ANY SUPPORTING STRUCTURE SHALL HAVE SAME HOURLY RATING

abbreviations

ACP	ACOUSTICAL CEILING PANEL
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECT(URAL)
BLDG	BUILDING
BOD	BASIS OF DESIGN
BOS	BOTTOM OF STEEL
BYD	BEYOND
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNITS
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
DET	DETAIL
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
ELEV	ELEVATOR
EO	EDGE OF
EOD	EMERGENCY OVERFLOR DRAIN
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FFE	FINISH FLOOR ELEVATION
FHC	FINISH HOSE CABINET
FIN	FINISH(ED)
FO	FACE OF
FPSF	FIRE PROOFING SPRAY FOAM
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GPDW	GYPSUM DRYWALL
HORIZ	HORIZONTAL
HT	HEIGHT
HW	HARDWARE
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE / OPPOSING
OS	OVERFLOW SCUPPER
OVHD	OVERHEAD
PERF	PERFORATED
PL	PLATE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PNT	PAINT(ED)
PR	PAIR
PT	PRESSURE TREATED
PTN	PARTITION
RB	RESILIENT BASE
RD	ROOF DRAIN
REF	REFERENCE
REQD	REQUIRED
REQT	REQUIREMENT(S)
RES	RESILIENT
RO	ROUGH OPENING
SCHED	SCHEDULE
SCWD	SOLID CORE WOOD DOOR
SECT	SECTION
SF	SQUARE FEET
SQ	SQUARE
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
THRU	THROUGH
TOC	TOP OF CURB
TOS	TOP OF STEEL
TPTN	TOILET PARTITION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
WD	WOOD
WWF	WELDED WIRE FABRIC

symbols & material legends

NORTH ARROW TRUE NORTH PROJECT NORTH	WA#	EXTERIOR WALL ASSEMBLY	2A / A101 — EXTERIOR ELEVATION DETAIL NUMBER SHEET NUMBER
1 / A — COLUMN REFERENCE GRID	W	INTERIOR PARTITION TYPE	SIM / 1A / A101 — SECTION DETAIL NUMBER SHEET NUMBER
MATCHLINE SEE 02/A2.03 — MATCHLINE	ROOM NAME / A123 — ROOM TAG ROOM NAME ROOM NUMBER		01 / A101 / 02 — INTERIOR ELEVATION DETAIL NUMBER SHEET NUMBER
X / X — LEVEL, CONTROL POINT, OR DATUM	123A	DOOR NUMBER	1A / A101 — ENLARGED CALLOUT DETAIL NUMBER SHEET NUMBER
A — REVISION CLOUD	X	WINDOW TYPE	ALIGN
X — KEYED NOTE	X / FIN — FINISH TAG FINISH MATERIAL FINISH LOCATION BASE, CEILING, FLOOR, TRIM, WALL		STEP ELEVATION CHANGE

CONCRETE MASONRY (CMU)	MORTAR NET
CONCRETE	BATT INSULATION
PRECAST CONCRETE	SOUND ATTENUATION BATTS
BRICK	GYPSUM DRYWALL
STONE	PLASTER OR SAND
STEEL	PLYWOOD
ALUMINUM	FRAMING LUMBER
POROUS FILL	FINISH WOOD
SOIL	CERAMIC TILE
RIGID INSULATION	ACOUSTICAL PANELS
SPRAY INSULATION	LIGHTWEIGHT CONCRETE TOPPING

tables

PLUMBING FIXTURE CALCULATIONS (VCC TABLE 2902.1)

USE GROUP		WC MALE	URNIAL	WC FEMALE	SERVICE SINK	LAVATORY MALE	LAVATORY FEMALE	DRINKING FOUNTAIN
USE GROUP	B (BUSINESS)	1 PER 25/50*	1 PER 25/50*	1 PER 25/50*	1	1 PER 40/80**	1 PER 40/80**	1 PER 100
OCCUPANTS	XXX	X.XX	X.XX	X.XX	X	X.XX	X.XX	X.XX
USE GROUP	A-3 (ASSEMBLY)	1 PER 25/50*	1 PER 25/50*	1 PER 25/50*	1	1 PER 40/80**	1 PER 40/80**	1 PER 100
OCCUPANTS	XXX	X.XX	X.XX	X.XX	X	X.XX	X.XX	X.XX
TOTALS								
MINIMUM REQ'D	XXX	X.XX	X.XX	X.XX	X	X.XX	X.XX	X.XX
ACTUAL PROVIDED		X	X	X	X	X	X	X

NOTE: *1 PER 50 FOR ALL EXCEEDING 50
**1 PER 80 FOR ALL EXCEEDING 80

RONALD MCDONALD HOUSE CHARITY OF RICHMOND
505 W LEIGH STREET, RICHMOND, VIRGINIA 23220

NOT FOR CONSTRUCTION

Project Location: 505 W LEIGH STREET, RICHMOND, VIRGINIA 23220
Project No: 22060
Date: 12/20/2024
Scale: As indicated
Revisions:

COVERSHEET

CS0.01

12/9/2024 11:14:43 AM Autodesk Docs://RWHC Campus House/RWHC_Campus House_Arch.RZ4.rvt

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S53°56'23"E	24.87
L2	N53°15'50"W	13.50
L3	N51°36'20"W	30.01

BROOK ROAD

RIM EL.=154.32
UNABLE TO OBTAIN INVERT

CURB INLET
RIM EL.=154.37
BOTTOM EL.=147.39
FULL OF DEBRIS

RIM EL.=155.25
UNABLE TO OBTAIN INVERT

LEIGH STREET
± 66' PUBLIC R.O.W.

CURB INLET-PROBABLE TRAP INLET
RIM EL.=158.33
INV EL.=151.09
HOLDING WATER, NO BLIND CAP VISIBLE.
UNABLE TO DETERMINE PIPE SIZE OR MATERIAL

RIM EL.=158.27
UNABLE TO OBTAIN INVERT
INV EL. 149.32' PER GIS

GRATE TOP INLET
RIM EL.=159.64
INV. EL. 12" RCP SE=153.59
INV. EL. 12" RCP W=153.61
INV. EL. 15" RCP BLIND CAP NW=153.44
INV. EL. 15" RCP NW=151.11

RIM EL.=157.70
UNABLE TO OBTAIN INVERT

RIM EL.=157.70
INV. EL. FL N=147.82 FROM CITY GIS

CURB INLET
RIM EL.=158.02
INV. EL. 16"X6" THROAT=156.95
BOTTOM EL.=149.52
FULL OF DEBRIS AND HOLDING WATER

N:3725782.71
E:11789316.09
EL:158.72

CURB INLET
RIM EL.=158.35
BOTTOM EL.=150.39
FULL OF DEBRIS

S54° 15' 26.98"E
203.960

S54° 15' 26.98"E
74.890

S54° 24' 31.98"E
125.820

N85° 02' 06"W
0.26
FROM CORNER

ABANDONED GAS LINE
SHOWN FROM CITY GIS

TRAP INLET
RIM EL.=157.25
INV. EL. 18" RCP SW=151.73
INV. EL. 18" BLIND CAP=151.46
INV. EL. 18" RCP NE=147.75

EXCEPTION #12
UTILITY EASEMENT
ORD. 84-297-261 N-21273
D.B. 32, PG. 735

EXCEPTION #13
5' AREA DEPICTED AS EASEMENT
ON PLAT RECORDED IN DEED
15-23406 & P.B. 15, PG. 44A
SOURCE UNKNOWN

SANITARY LINE AND
MANHOLE SHOWN
FROM CITY GIS, NOT
FOUND IN FIELD

GRAPHIC REPRESENTATION OF A PROPOSED
BOUNDARY LINE AS REQUESTED TO BE SHOWN BY
THE CLIENT**. THIS PLAT DOES NOT INTEND TO
ADJUST BOUNDARY LINES OR CREATE NEW PARCELS.

BROOK ROAD
± 36' PUBLIC R.O.W.

S53° 56' 23"E
397.000

RIM EL.=163.27
INV. EL. 20"X32" BOX N=152.86
INV. EL. 16"X24" BRK SW=152.92

GRATE TOP INLET
RIM EL.=156.21
INV. EL. 18" RCP NE=152.00

S36° 10' 13.38"W
276.084

EXCEPTION #13
15' UNDERGROUND UTILITY EASEMENT
CITY DRAWING N-18827
THIS EASEMENT IS SUPERSEDED BY
ORDINANCE LISTED IN EXCEPTION #12

505 W. LEIGH ST
VIRGINIA COMMONWEALTH UNIVERSITY REAL ESTATE FOUNDATION
PARCEL ID:N000029031
DEED REF: 15-23406
±2.627 ACRES

FENCE ENCROACHES
1.96±3

SMITH STREET
"A SERVICE STREET ADJACENT TO AND EAST OF BELVIDERE ST"
± 185' PUBLIC R.O.W. WHICH INCLUDES BELVIDERE ST & MUNFORD ST

S36° 10' 13.38"E
244.060

S35° 08' 41.10"W
83.320

**PROPOSED NEW PROPERTY LINE AS SHOWN ON PRELIMINARY PLAT BY TIMMONS GROUP
TITLED "A PARCEL SPLIT SURVEY OF A PARCEL OF LAND BOUNDED BY MONROE STREET,
CATHERINE STREET, SMITH STREET, LEIGH STREET, AND BROOK ROAD, CITY OF RICHMOND, VA"

N:3725923.57
E:11788759.30
EL:159.69

203.950
N53° 41' 20.98"W

76.070
N53° 41' 20.98"W

N:3725696.72
E:11789068.33
EL:166.54

83.520
N52° 36' 44.98"W

163.500
N53° 15' 49.98"W

MONROE STREET
VARIABLE WIDTH PUBLIC R.O.W.

CATHERINE STREET
36.5' PUBLIC R.O.W.

RIM EL.=160.24
INV. EL. 16"X24" BRK SE=151.28
INV. EL. 16"X24" BRK NW=151.18

RIM EL.=165.87
INV. EL. 16"X24" BRK SE=155.92
INV. EL. 16"X24" BRK NW=155.82
INV. EL. 12" RCP SW=156.05

NORTH HENRY STREET

RIM EL.=166.81
INV. EL. 16"X24" BRK NW=159.73

POINT OF BEGINNING

RIM EL.=167.43
INV. EL. 16"X24" BRK NE=155.90
INV. EL. 16"X24" BRK SW=156.00

0 10 20 40 Feet

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Suite 200
Richmond, VA 23219
804.343.7100

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND

505 WEST LEIGH STREET
RICHMOND, VA 23220

No.	Revision	Date	Appvd.

Designed by IK | Checked by RR

Issued for
CONDITIONAL USE PERMIT
NOT FOR CONSTRUCTION

Date
DECEMBER 20, 2024

Drawing Title
EXISTING CONDITIONS

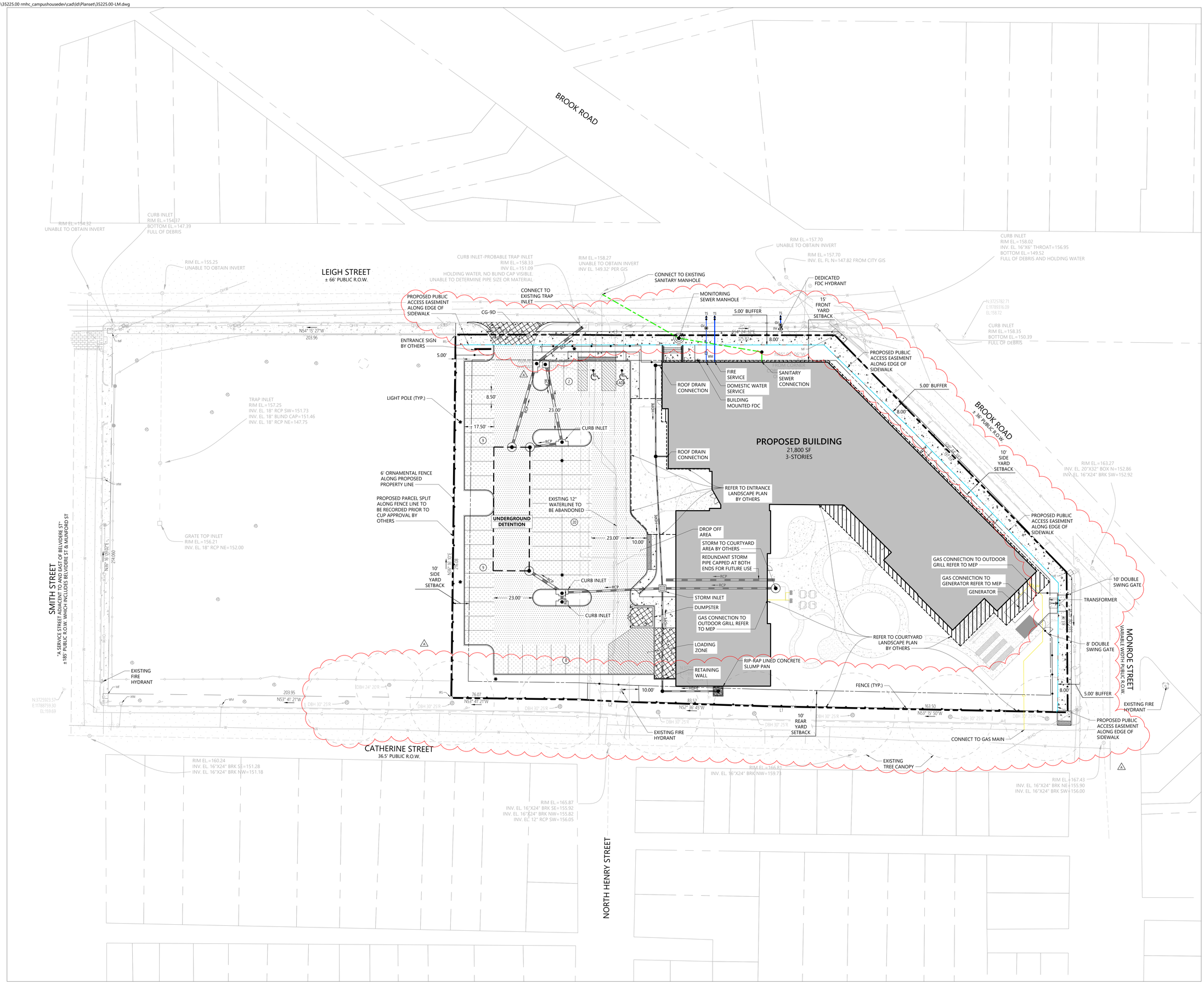
Drawing Number
C1.00

Sheet 1 of 4

Project Number
35225.00

Saved Wednesday, November 6, 2024 11:28:49 AM IKASSIM Plotted Wednesday, November 6, 2024 11:43:48 AM Inzam Kassim

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PAVEMENT LEGEND

- STANDARD DUTY ASPHALT SECTION
- HEAVY DUTY ASPHALT SECTION
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE SECTION

PARKING SUMMARY

- REGULAR SPACES: 48
- ADA SPACES: 2

LEGEND

- FH — TYPICAL FIRE HYDRANT (FH)
- GV — WATER GATE VALVE (GV)
- TS — TAPPING SLEEVE TEE
- PIPE BEND FITTING (11.25°, 22.5°, 45° BENDS)
- WM — WATER METER (WM)
- WATER LINE
- SANITARY SEWER PIPING
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GM — GAS METER
- GAS LINE
- EXTENTS OF BUILDING AT GRADE
- BUILDING OVERHANG
- PUBLIC ACCESS EASEMENT

0 10 20 40 Feet

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND

505 WEST LEIGH STREET
RICHMOND, VA 23220

No.	Revision	Date	Appvd.
1	CUP REVISION A	02-12-2025	

Designed by: IK
Checked by: RR

Issued for: CONDITIONAL USE PERMIT
Date: DECEMBER 23, 2024

NOT FOR CONSTRUCTION

Drawing Title: LAYOUT AND UTILITY PLAN

Drawing Number: C3.00

Sheet 4 of 4

Project Number: 35225.00

Saved Monday, February 10, 2025 4:09:35 PM IKASSIM Plotted Monday, February 10, 2025 5:14:32 PM Inzam Kassim

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LANDSCAPE REQUIREMENTS AND CALCULATIONS:

PERIMETER BUFFERS, SEC 30-710.13

LANDSCAPED BUFFER TYPE "B" PROVIDED BETWEEN ALL AREAS DEVOTED TO PARKING AND ADJACENT STREETS. BUFFER INCLUDES AN OPAQUE STRUCTURAL FENCE OR WALL NOT LESS THAN 4' HIGH PLACED ALONG SETBACK LINE OF PARKING AREA AND ADJACENT SHRUBS AT A RATE OF NOT LESS THAN 10 FOR EACH 50 LF.

INTERNAL LANDSCAPING REQUIREMENTS, SEC 30-710.14

1 LANDSCAPED ISLAND PROVIDED FOR EVERY 15 PARKING SPACES. EACH ISLAND IS PROVIDED WITH ONE DECIDUOUS TREE WITH A CALIPER OF NOT LESS THAN 2.5" IN ADDITION TO VEGETATIVE GROUNDCOVER, SHRUBS, PLANT MATERIAL, AND/OR MULCH.

TREE COVERAGE REQUIREMENTS, SEC 30-710.15

EACH PARKING SPACE REQUIRES 30SF OF TREE COVERAGE

PARKING SPACES: 48
REQUIRED TREE COVERAGE: 1,440 SF

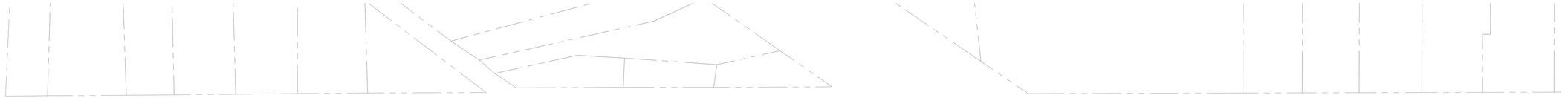
PROVIDED:
6 LARGE DECIDUOUS TREES MEASURING 3" CAL X 250 SF (PER CITY OF RICHMOND TREE CANOPY MATRIX)
= 1500 SF OF TREE COVERAGE

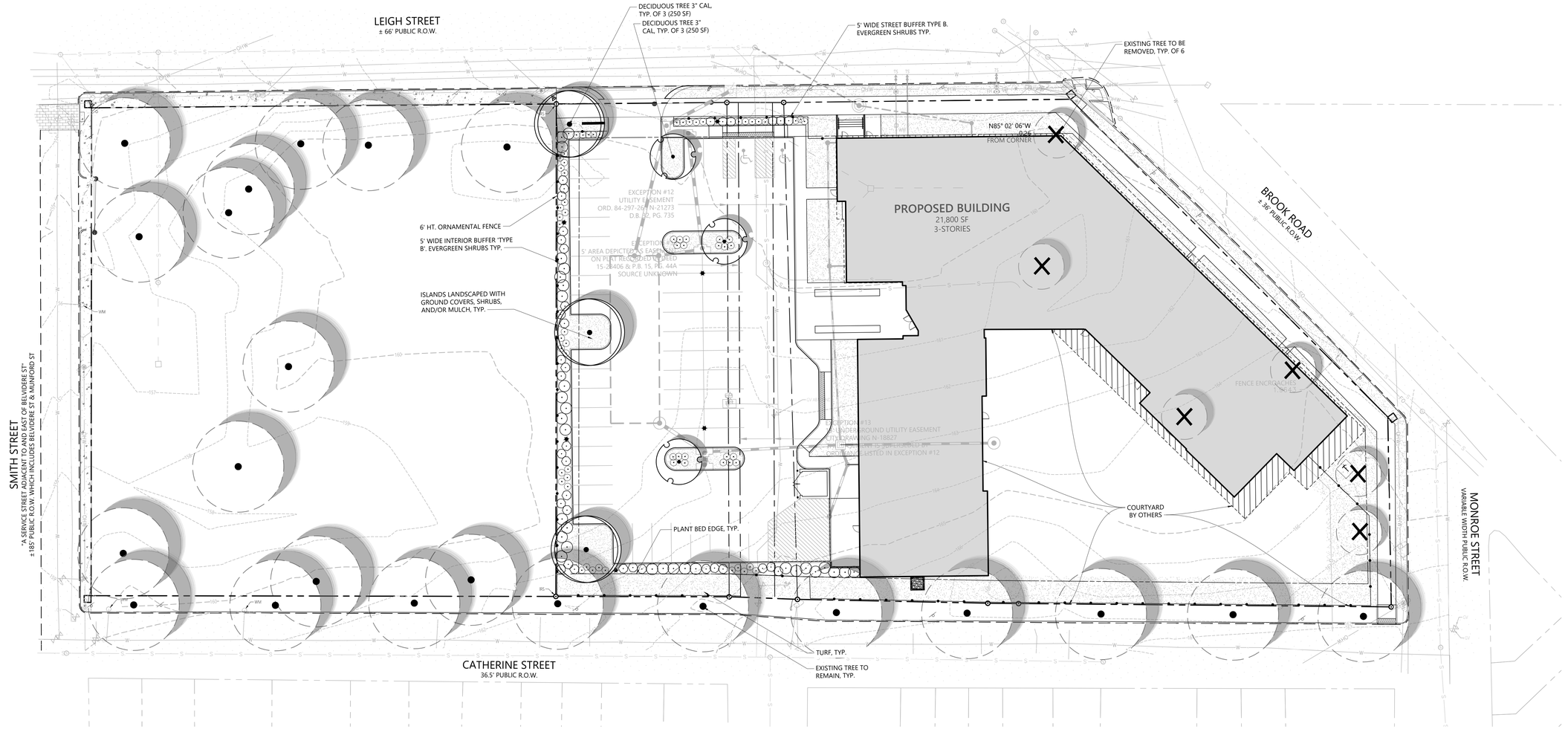
TOTAL PROVIDED TREE COVERAGE: 1,500 SF

PLANT MATERIAL SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
TREES				
	3	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	B&B	3" CAL
	3	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE	B&B	3" CAL

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPACING
SHRUBS					
	68	ABELIA X GRANDIFLORA 'RADIANCE' SUNTASTIC® RADIANCE GLOSSY ABELIA	#3	36" MIN	36" o.c.
	36	DISTYLIUM MYRICOIDES 'BLUE CASCADE' BLUE CASCADE DISTYLIUM	#3	36" MIN	48" o.c.
	31	ILEX GLABRA 'GEM BOX' GEM BOX INKBERRY HOLLY	#3	36" MIN	60" o.c.





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0 10 20 40 Feet

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND
505 WEST LEIGH STREET
RICHMOND, VA 23220

No.	Revision	Date	Appvd.

Designed by JLA | Checked by RDR

Issued for: CONDITIONAL USE PERMIT — DECEMBER 20, 2024
NOT FOR CONSTRUCTION

Drawing Title
CODE MINIMUM LANDSCAPE PLAN

Drawing Number
L1.00

Sheet 3 of 4

Project Number
35225.00

Saved Thursday, November 7, 2024 2:29:24 PM JANSLEY Plotted Thursday, November 7, 2024 2:33:24 PM Jen Ansley

Luminaire Schedule						
Symbol	**Qty**	**Label**	**LLF**	**Luminaire Lumens**	**[MANUFAC]**	**Description**
	2	P5	1.000	17327	SUN VALLEY LIGHTING	COL21-VLED-VSQ-120LED-525mA-40K
✸	4	P3_HS	1.000	12603	SUN VALLEY LIGHTING	COL21-VLED-III-120LED-525mA-40K-HS

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
CalcPts_1	Illuminance	Fc	0.22	5.4	0.0	N.A.	N.A.
Prop Line	Illuminance	Fc	0.04	0.4	0.0	N.A.	N.A.
Parking	Illuminance	Fc	3.19	5.4	1.0	3.19	5.40

Prepared by:
LIGHTING VIRGINIA CENTRAL
400G-2 Southlake Blvd.
Richmond, VA 23236
Tel: 804-379-7777
www.lightingvirginia.com

MH = MOUNTING HEIGHT IN FEET

NOTES:

1. NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF LIGHTING VIRGINIA CENTRAL, ADAMS PARNELL, LLC.

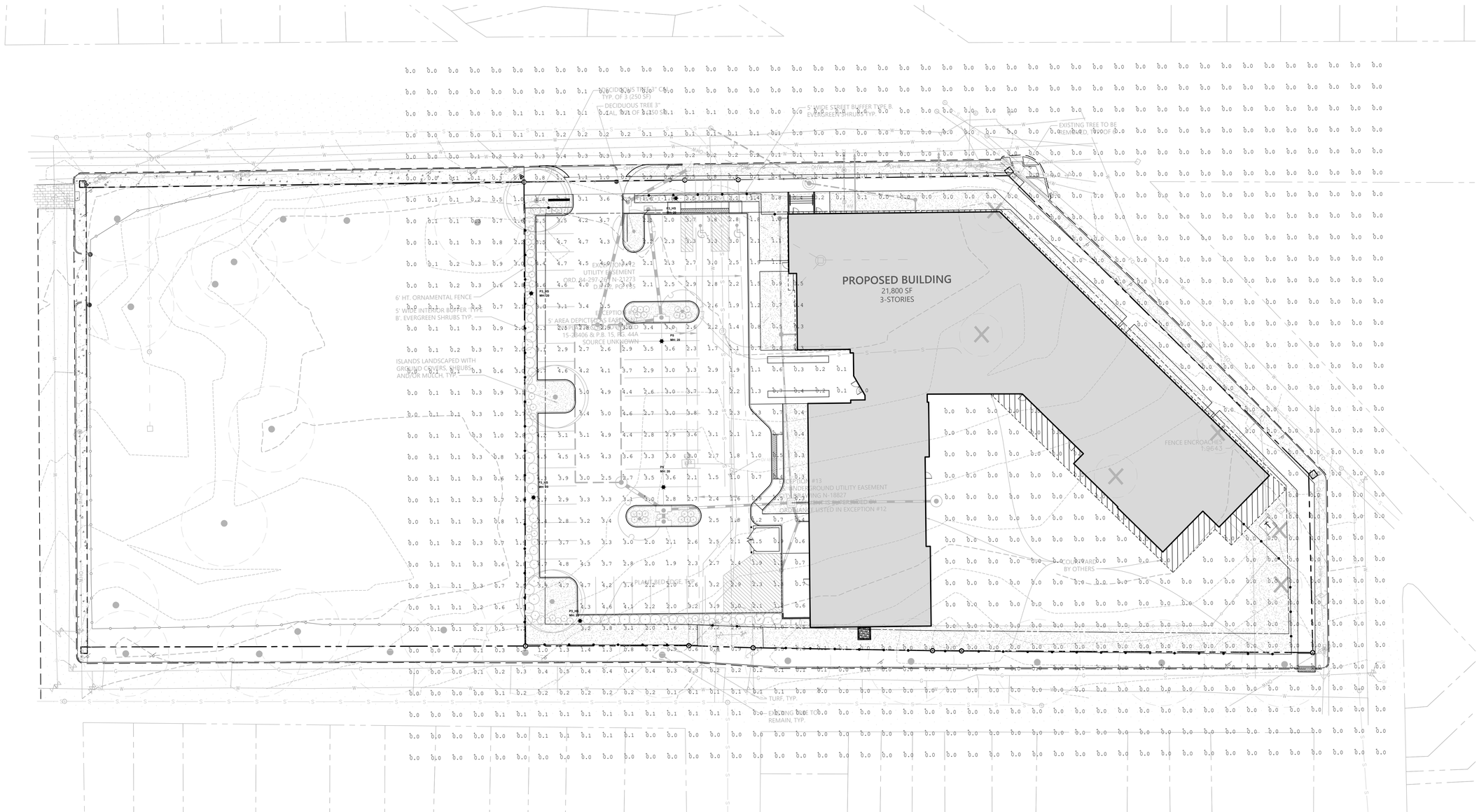
2. THE OUTPUT ON THIS PHOTOMETRIC LAYOUT IS SPECIFIC TO THE MANUFACTURER AND CATALOG NUMBERS LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN MAY INCUR SIGNIFICANTLY DIFFERENT RESULTS. ANY SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL. REVIEW COSTS, REWORKED PHOTOMETRIC LAYOUTS, PRODUCT SUBMITTALS AND A FULL SET OF ITL REPORTS WILL SOLELY BE THE RESPONSIBILITY OF ANY CONTRACTING FIRM MAKING A SUBSTITUTION, AND MUST COMPLY WITH DESIGN CRITERIA AND WITH ANY APPLICABLE JURISDICTIONAL CODES.

3. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

4. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS AND SUPPLIED BY OTHERS TO LIGHTING VIRGINIA. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

5. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

6. CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



0 10 20 40 Feet

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND

505 WEST LEIGH STREET
RICHMOND, VA 23220

No.	Revision	Date	Apprvd

Designed by: JLA | Checked by: RDR

Issued for: CONDITIONAL USE PERMIT | Date: DECEMBER 20, 2024

NOT FOR CONSTRUCTION

Drawing Title: CODE MINIMUM LIGHTING PLAN

Drawing Number: L2.00

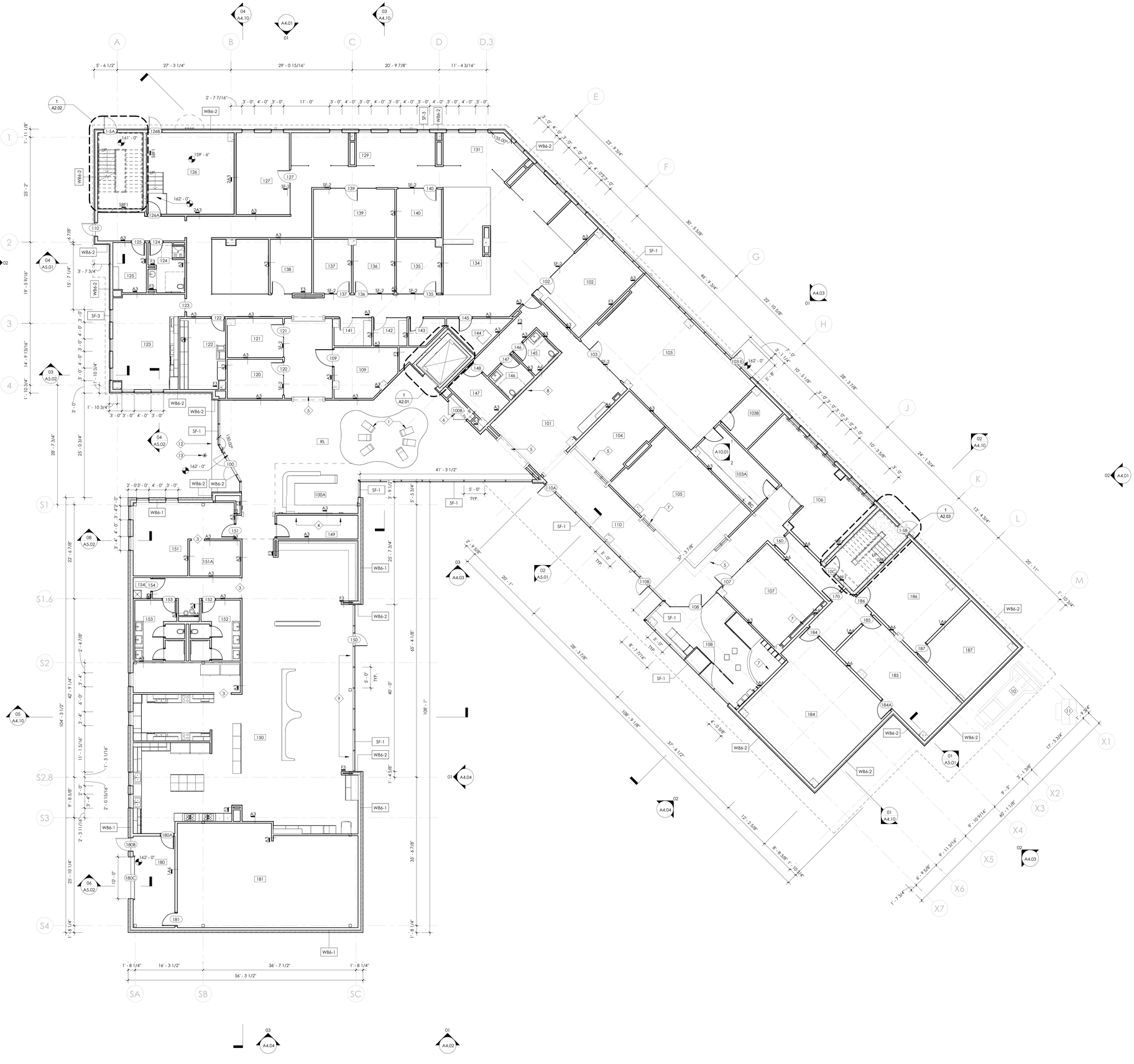
Sheet 4 of 4

Project Number: 35225.00

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Saved Thursday, November 7, 2024 1:47:00 PM JANSLEY Plotted Thursday, November 7, 2024 2:41:45 PM Jen Ansley

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GENERAL PLAN NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT WITH THE DESIGN PROFESSIONAL TO OBTAIN CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION.
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5. REFER TO SHEET A0.02 FOR CONSTRUCTION ASSEMBLIES.
6. REFER TO LIFE SAFETY SHEET FOR NOTES RELATED TO EGRESS, LIFE SAFETY AND RATED CONSTRUCTION ASSEMBLIES.
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14. PROVIDE WEATHERTIGHT, FULLY INSULATED BUILDING ENVELOPE.
15. PROVIDE 4' X 8' FIRE RETARDENT PAINTED PLYWOOD BOARDS BEHIND TELE/DATA PANELS. COORDINATE WITH MEP DWGS.
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GENERAL LAYOUT DIMENSION NOTES

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4. VERIFY DOOR APPROACH CLEARANCES ON UNIT ENTRY DOORS PER ANSI A117.1 1404.2.3.2

KEY PLAN NOTES

1. CUSTOM MILLWORK SEATING/TREE SCULPTURE
3. CASED OPENING
4. MAILBOXES
5. MDF WALL OPENING TRIM
6. TOY CLOSET: EZ JAMB DOOR, SHELVING, WALL COVERING AT BACK WALL AND CEILING AND ACCENT LIGHT
7. CUSTOM MILLWORK SHELVING
8. COFFEE BAR
9. FIXED WINDOW SHADES
10. GENERATOR
11. TRANSFORMER
12. INTEGRAL CONCRETE DYE ADMIXTURE - RED COLOR; PROVIDE MOCKUP FOR ARCHITECT REVIEW
13. SST PEDESTAL WITH POWER ASSIST ACTUATOR AND KNOX BOX

PLAN LEGEND

- W# — WALL ASSEMBLY, REFER CONSTRUCTION ASSEMBLIES SHEET
- X — PARTITION, REFER CONSTRUCTION ASSEMBLIES SHEET
- # — DOOR, REFER TO DOOR SCHEDULE
- X — GLAZED SIDELIGHT, REFER TO GLAZING SCHEDULE

ROOM SCHEDULE

100A	RECEPTION	241 SF
100B	TOY DISPLAY	14 SF
101	COFFEE BAR	507 SF
102	CONF. ROOM	330 SF
103	COMMUNITY	826 SF
103A	KITCHENETTE	186 SF
103B	STG	111 SF
104	GREAT ROOM - SMALL LOUNGE	233 SF
105	GREAT ROOM - LARGE LOUNGE	568 SF
106	CONTEMPLATION	466 SF
107	TEEN ROOM	323 SF
108	PLAY ROOM	458 SF
109	GUEST RENTAL	168 SF
110	BREEZEWAY	689 SF
110	FOCUS CORRIDOR	167 SF
120	FAMILY / GUEST SERV	124 SF
121	COMM. ENGAGE	124 SF
122	WORK HUB	183 SF
123	BREAK ROOM	359 SF
124	RESTROOM & SHOWER	99 SF
125	WELLNESS	94 SF
126	FIRE PROTECTION	409 SF
127	RMH DIRECTOR OFFICE	249 SF
131	SEMI-PRIVATE WORKSTATIONS	2291 SF
135	PROGRAM PO	136 SF
136	PROGRAM PO	129 SF
137	DEVELOP PO	117 SF
138	DEVELOP PO	129 SF
139	DEVELOP SHARED PO	226 SF
140	DIR. PROGRAM PO	125 SF
141	PHONE	59 SF
142	PHONE	53 SF
143	CLOSET	46 SF
144	IT CLOSET	77 SF
145	UNISEX	61 SF
146	UNISEX	60 SF
147	POP TOP STG.	104 SF
149	MAIL	111 SF
150	DINING	2692 SF
151	VOLUNTEER HUB	327 SF
151A	DON. PROC.	103 SF
152	RESTROOM	159 SF
153	RESTROOM	161 SF
154	JAN.	21 SF
155	PANTRY	185 SF
159	RESTROOM CORRIDOR	155 SF
160	DINING RESTROOM COORIDOR	127 SF
162	ARRIVAL CORRIDOR	226 SF
163	EGRESS CORRIDOR	92 SF
164	BOH CORRIDOR	109 SF
180	LOADING	219 SF
181	STORAGE	1021 SF
184	STORAGE IN- HOUSE SUPPLY	699 SF
185	MAINTENANCE	384 SF
186	ELECTRICAL	367 SF
187	TELECOM	292 SF

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WWW.SMBW.COM

RONALD MCDONALD HOUSE CHARITY OF RICHMOND
505 W LEIGH STREET, RICHMOND, VIRGINIA 23220

NOT FOR CONSTRUCTION

Project Location: 505 W LEIGH STREET, RICHMOND, VIRGINIA 23220
Project No: 22060
Date: 12/20/2024
Scale: 1/8" = 1'-0"
Revisions:

LEVEL 1 FLOOR PLAN

A1.01

01 LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

12/19/2024 10:54:53 AM Autodesk Docs://RMHC Campus House/RMHC_Campus House_Arch_R24.rvt

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- #/# — DOOR, REFER TO DOOR SCHEDULE
- (X) — GLAZED SIDELIGHT, REFER TO GLAZING SCHEDULE

ROOM SCHEDULE

200	CORRIDOR	2006 SF
201	FAMILY	602 SF
201A	LAUNDRY	189 SF
202	LINEN STOR./HOUSE KEEPING	348 SF
203	JAN	62 SF
204	IC UNIT	834 SF
205	IC UNIT	833 SF
207	IC UNIT	833 SF
208	DBL QUEEN	404 SF
209	ADD. ROOM	404 SF
211	DBL QUEEN	404 SF
212	DBL QUEEN	404 SF
213	DBL QUEEN	404 SF
214	DBL QUEEN	404 SF
215	DBL QUEEN	404 SF
216	DBL QUEEN	404 SF
217	DBL QUEEN	404 SF
218	DBL QUEEN	404 SF
219	DBL QUEEN	404 SF
220	DBL QUEEN	404 SF
221	DBL QUEEN	404 SF
222	DBL QUEEN	404 SF
223	DBL QUEEN	404 SF
224	DBL QUEEN	405 SF
225	DBL QUEEN	404 SF
226	DBL QUEEN	405 SF

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505 W LEIGH STREET, RICHMOND, VIRGINIA 23220

NOT FOR CONSTRUCTION

Project Location: 505 W LEIGH STREET, RICHMOND, VIRGINIA 23220
Project No: 22060
Date: 12/20/2024
Scale: 1/8" = 1'-0"
Revisions:

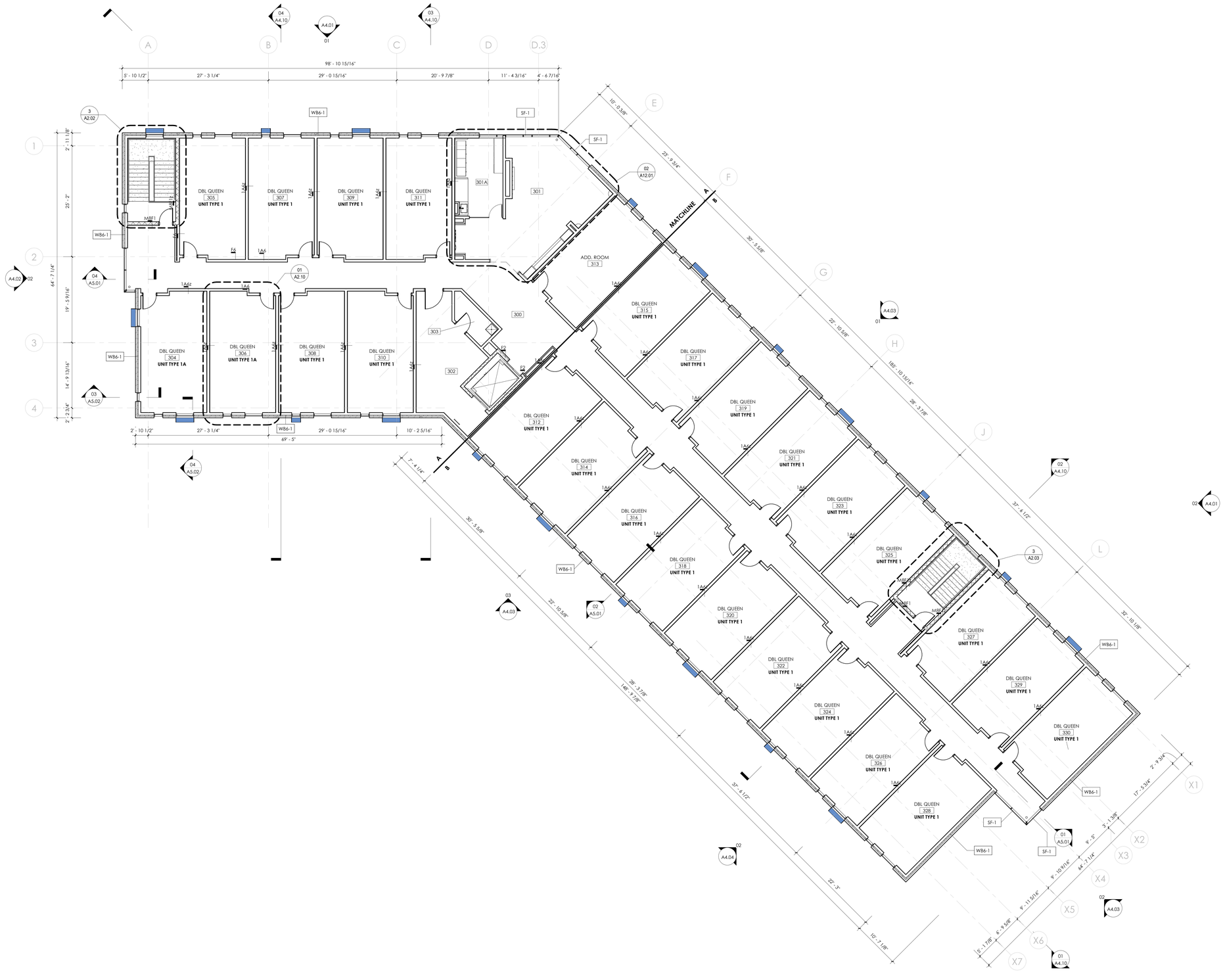
LEVEL 2 FLOOR PLAN

A1.02

01 LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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01 LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL PLAN NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT WITH THE DESIGN PROFESSIONAL TO OBTAIN CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION.
2. IT IS UNDERSTOOD AND AGREED THAT DRAWING REFINEMENTS, ADDITIONAL DETAILING AND CLARIFICATIONS WILL BE ISSUED DURING THE CONSTRUCTION SCHEDULE AND NO ADJUSTMENT WILL BE MADE IN THE CONTRACTORS' OR SUB-CONTRACTORS' PRICE UNLESS SUCH REFINEMENT, DETAILING OR CLARIFICATIONS RESULT IN CHANGES TO THE SCOPE, QUALITY, FUNCTION AND OR INTENT OF THE DRAWINGS AND THE PROJECT MANUAL NOT REASONABLY INFERABLE BY A CONTRACTOR OR SUB-CONTRACTOR EXPERIENCED IN THIS TYPE OF WORK.
3. ALL CONTRACTORS AND SUB-CONTRACTORS MUST QUOTE ON COMPLETED, FULLY OPERABLE SYSTEMS BASED ON THE DESIGN INTENT OF THE CONTRACT DOCUMENTS, AND ALL MATERIAL AND LABOR IMPLIED THEREFROM.
4. HORIZONTAL DIMENSIONS FOR NEW CONSTRUCTION ARE FROM FACE OF FINISH UNLESS OTHERWISE NOTED. HORIZONTAL DIMENSIONS FOR EXISTING CONSTRUCTION ARE FROM FACE OF EXISTING FINISHED SURFACE. NOMINAL PARTITION DIMENSION AND WALL THICKNESSES OR ACTUAL STUD THICKNESSES ARE USED.
5. REFER TO SHEET A0.02 FOR CONSTRUCTION ASSEMBLIES.
6. REFER TO LIFE SAFETY SHEET FOR NOTES RELATED TO EGRESS, LIFE SAFETY AND RATED CONSTRUCTION ASSEMBLIES.
7. ALIGN NEW WALLS AS SHOWN.
8. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O.
9. INSIDE EDGE OF DOOR FRAMES AT NEW DOOR DAMBS SHALL BE HELD 6" FROM THEIR ADJACENT RETURN WALLS, UNLESS NOTED OR DIMENSIONED OTHERWISE.
10. PROVIDE CONCEALED BLOCKING AND BRACING WHERE NECESSARY FOR THE SUPPORT OF FIXTURES, EQUIPMENT, MILLWORK, ETC.
11. ALL RATED SHAFTS SHALL BE 2-HR FIRE RESISTIVE CONSTRUCTION, IE STAIRS, ELEV, MECH SHAFTS, ETC.
12. ALL PLUMBING AND ELECTRICAL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED.
13. SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, TAGS, AND NOTES.
14. PROVIDE WEATHERTIGHT, FULLY INSULATED BUILDING ENVELOPE.
15. PROVIDE 4' X 8' FIRE RETARDENT PAINTED PLYWOOD BOARDS BEHIND TELE/DATA PANELS. COORDINATE WITH MEP DWGS.
16. CONTRACTOR SHALL COORDINATE DELIVERY & INSTALLATION OF APPLIANCES/EQUIPMENT/FURNISHINGS, INSTALLATION SHALL COMPLY WITH NOTES AND SPECIFICATIONS OF ENGINEER AND MANUFACTURER.
17. WHERE TWO WALLS RUN PARALLEL FOR INCREASED STUD CAVITY THICKNESS, ONLY 2 EXTERIOR SIDES OF FRAMING REQUIRE SCHEDULED FINISH. NO FINISH IS REQUIRED ON INTERIOR SIDE OF WALL FRAMING.

GENERAL LAYOUT DIMENSION NOTES

1. HORIZONTAL DIMENSIONS SHOWN ARE TO FACE OF FINISH, U.N.O.
2. VERIFY 5' - 6" MIN. BATHROOM WIDTH CLEARANCE DIMENSION, U.N.O.
3. COORDINATE LOCATION OF SHEAR PANELS IN SCHEDULED SHEAR WALLS PER STRUCTURAL DRAWINGS & SHEAR WALL SCHEDULE. NOTE VARIATION IN SHEAR PANELCOUNT AND THICKNESS PER FLOOR.
4. VERIFY DOOR APPROACH CLEARANCES ON UNIT ENTRY DOORS PER ANSI A117.1 1404.2.3.2

KEY PLAN NOTES

1. CUSTOM MILLWORK SEATING/TREE SCULPTURE
3. CASED OPENING
4. MAILBOXES
5. MDF WALL OPENING TRIM
6. TOY CLOSET: EZ JAMB DOOR, SHELVING, WALL COVERING AT BACK WALL AND CEILING AND ACCENT LIGHT
7. CUSTOM MILLWORK SHELVING
8. COFFEE BAR
9. FIXED WINDOW SHADES
10. GENERATOR
11. TRANSFORMER
12. INTEGRAL CONCRETE DYE ADMIXTURE - RED COLOR; PROVIDE MOCKUP FOR ARCHITECT REVIEW
13. SST PEDESTAL WITH POWER ASSIST ACTUATOR AND KNOX BOX

PLAN LEGEND

- W# — WALL ASSEMBLY, REFER CONSTRUCTION ASSEMBLIES SHEET
- X — PARTITION, REFER CONSTRUCTION ASSEMBLIES SHEET
- (#) — DOOR, REFER TO DOOR SCHEDULE
- (X) — GLAZED SIDELIGHT, REFER TO GLAZING SCHEDULE

ROOM SCHEDULE

300	CORRIDOR	2031 SF
301	FAMILY ROOM	600 SF
301A	LAUNDRY	191 SF
302	LINEN STOR./HOUSE KEEPING	348 SF
303	JAN	62 SF
304	DBL QUEEN	405 SF
305	DBL QUEEN	404 SF
306	DBL QUEEN	404 SF
307	DBL QUEEN	404 SF
308	DBL QUEEN	404 SF
309	DBL QUEEN	404 SF
310	DBL QUEEN	404 SF
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312	DBL QUEEN	404 SF
313	ADD. ROOM	404 SF
314	DBL QUEEN	404 SF
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318	DBL QUEEN	404 SF
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328	DBL QUEEN	405 SF
329	DBL QUEEN	404 SF
330	DBL QUEEN	405 SF

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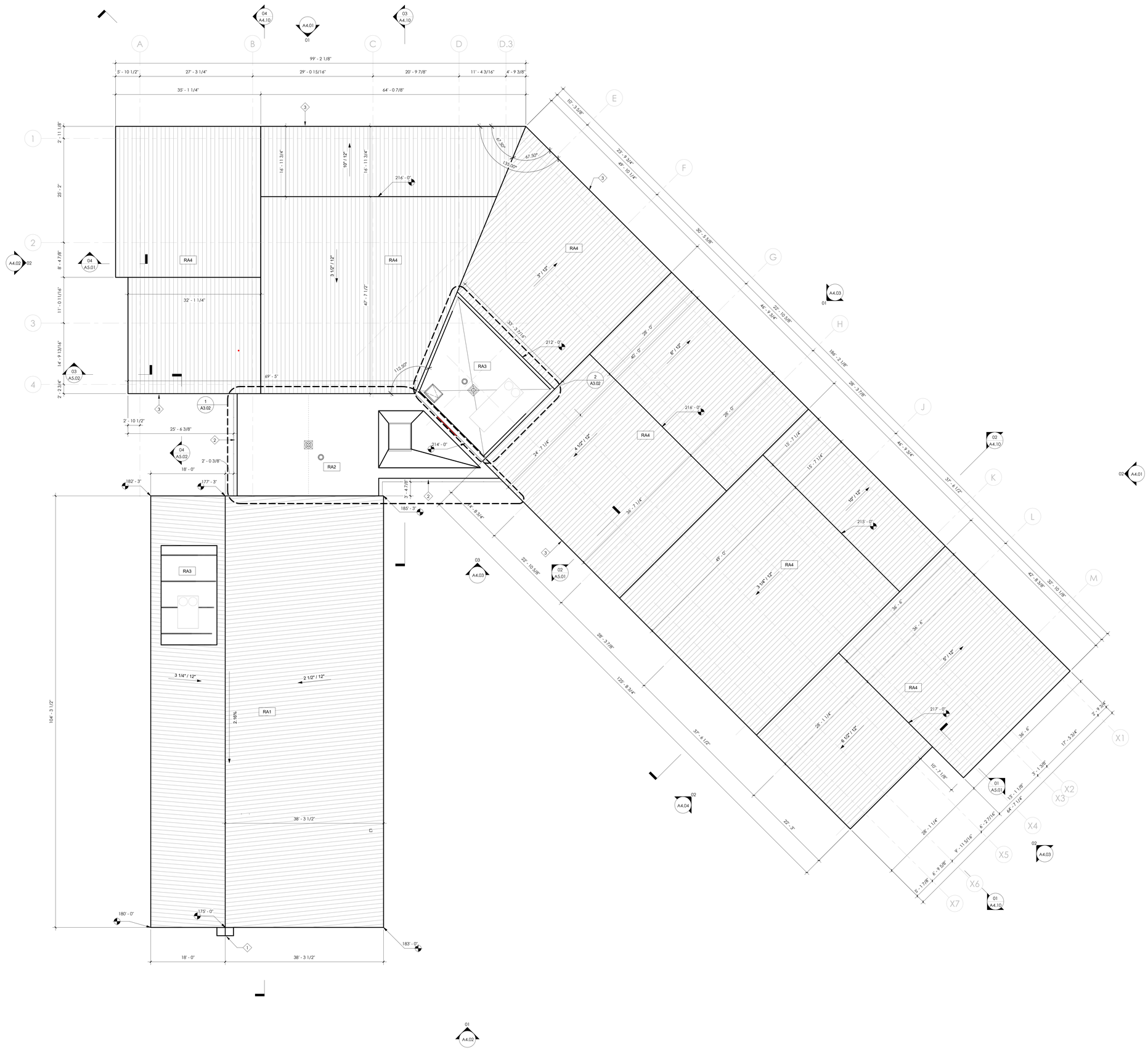
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LEVEL 3 FLOOR PLAN

A1.03

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GENERAL ROOF PLAN NOTES

1. ALL SHEET METAL FLASHING AND TRIM TO BE 22 GAUGE ALUMINUM.
2. FOR MASONRY WALLS, ALL SHEET METAL STEP FLASHING SHALL BE TERMINATED INTO MASONRY REGLETS. SAW CUT AND INSTALL NEW REGLETS AS REQUIRED.
3. MEMBRANE FLASHING SHALL BE SURFACE TERMINATED WITH TERMINATION BARS AND COVERED WITH REGLETED COUNTERFLASHING.
4. PROVIDE FOURABLE SEALER AND SHEET METAL ENCLOSURES AT ALL PENETRATIONS WHERE PRE-FORMED FLASHINGS ARE NOT SUITABLE, INCLUDING BUT NOT LIMITED TO LADDER/CAGE SUPPORTS, STEEL STRUCTURAL SUPPORTS, ETC.
5. REF. ROOF DETAILS TYPICAL PARAPET/ROOF PERIMETER DETAILS.

KEY PLAN NOTES

1	CUSTOM STEEL SCUPPER
2	MCM COPING
3	PERIMETER GUITER, DRAINS LOCATED EVERY 46' - 9", REFER TO ELEVATIONS
4	SKY LIGHT
6	ROOF HATCH

ROOF PLAN LEGEND

- RD — ROOF DRAIN
- OS — OVERFLOW SCUPPER
- WALKING MAT
- TAPERED INSULATION
- DS — GUTTER & DOWNSPOUT

ROOM SCHEDULE

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ROOF PLAN AND DETAILS

A3.01

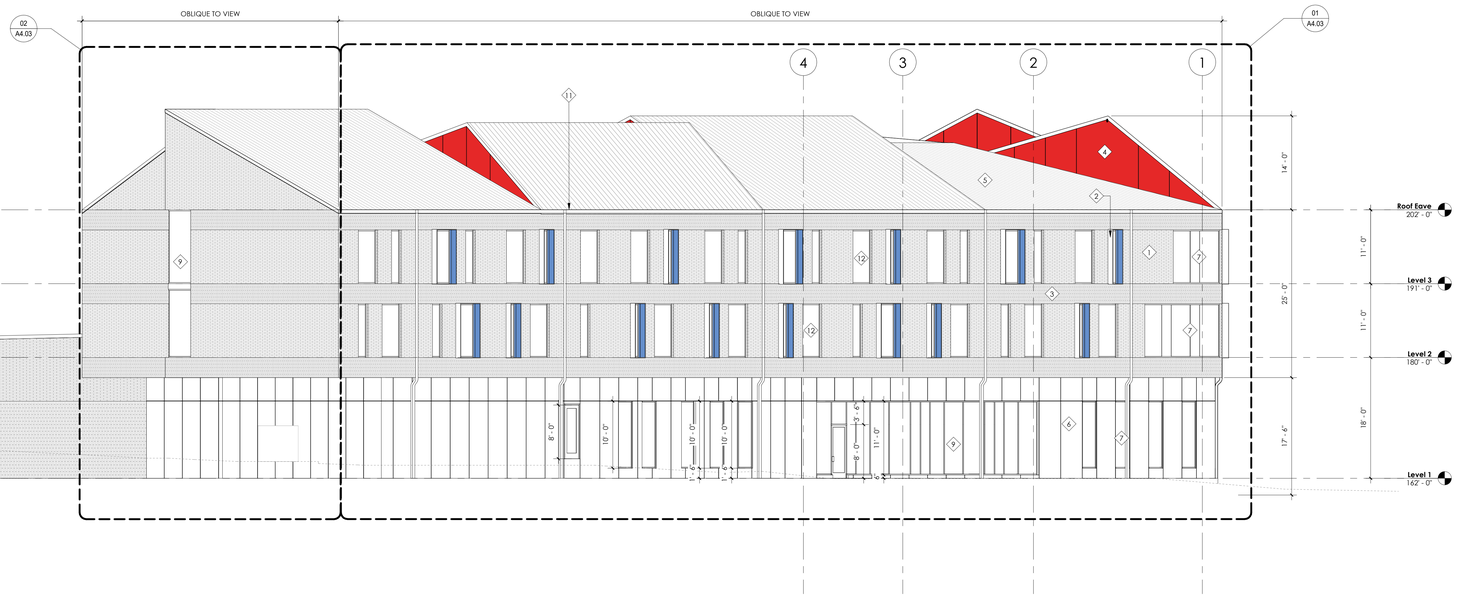
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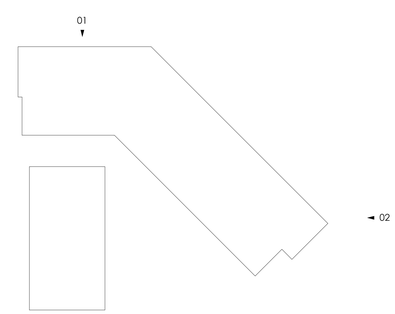


01 ELEVATION - NORTH FACADE
SCALE: 1/8" = 1'-0"



02 ELEVATION - EAST FACADE
SCALE: 1/8" = 1'-0"

KEY PLAN



ELEVATION KEY NOTES

TAG		MATERIAL
CNC01	1	NORMAN SIZE BRICK: GLEN-GERY WHITE PLAINS VELOUR - RUNNING BOND, MORTAR COLOR TO MATCH BRICK
	2	ALUMINUM WINDOW SHROUD
MSN01	3	RUNNING BOND SOLDIER COURSE BRICK: GLEN-GERY WHITE PLAINS VELOUR - MORTAR COLOR TO MATCH BRICK
	4	EIFS CUSTOM COLOR
MSN02	5	STANDING SEAM PANELS CHARCOAL GREY - ALT. ASPHALT SHINGLES
	6	TRESPA METEON PANEL LM2181 SIBEREAN PLATINUM, OBLIQUE FINISH, EXPOSED FASTENERS
CL01	7	THERMALLY BROKEN ALUMINUM STOREFRONT ASSEMBLY W/ A KYNAR PAINT FINISH, LOW E INSULATED GLAZING, KAWNEER 451T OR EQUAL
	9	THERMALLY BROKEN ALUMINUM STOREFRONT ASSEMBLY W/ A KYNAR PAINT FINISH, LOW E INSULATED GLAZING, KAWNEER 451T OR EQUAL
	10	OVERHEAD COILING DOOR
	11	MCM COPING
	12	FIBERGLASS FIXED FRAME WINDOWS
	13	CUSTOM FABRICATED ALUMINUM SIGN, PROVIDE POWER FOR LIGHTING
	14	TRESPA METEON PANEL UNI COLOURS PASSION RED, SATIN FINISH, EXPOSED FASTENERS
	15	TRESPA METEON PANEL UNI COLOURS LAVENDER BLUE, SATIN FINISH, EXPOSED FASTENERS

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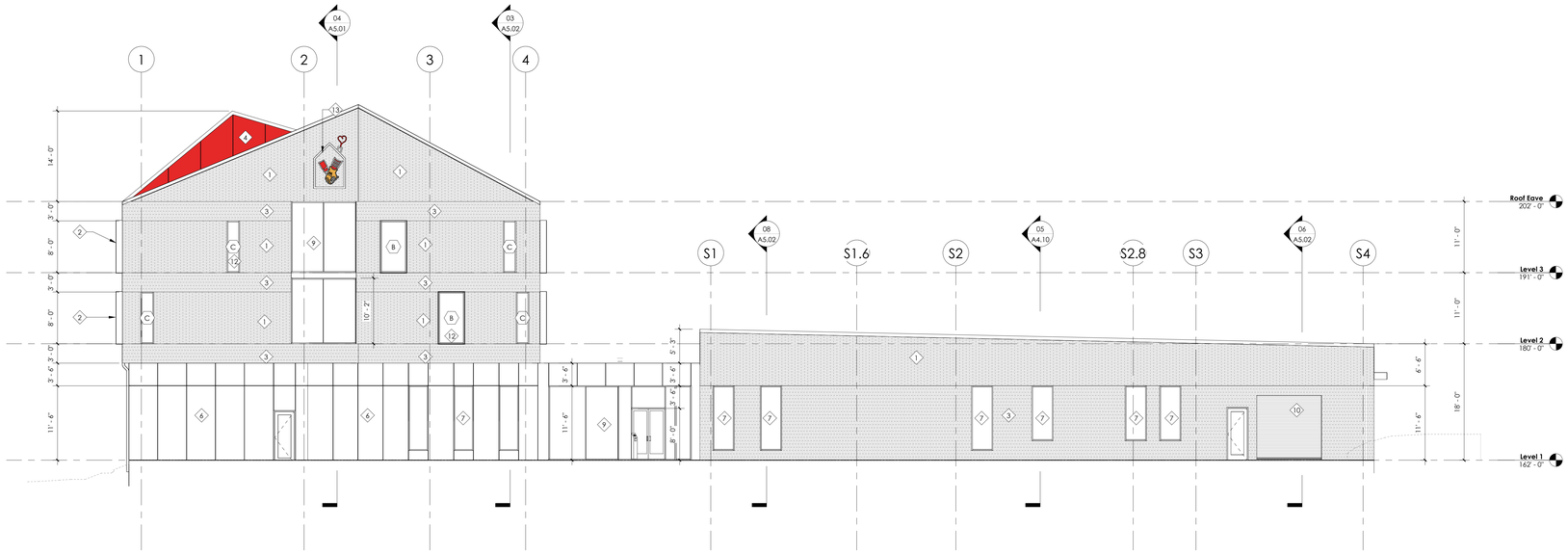
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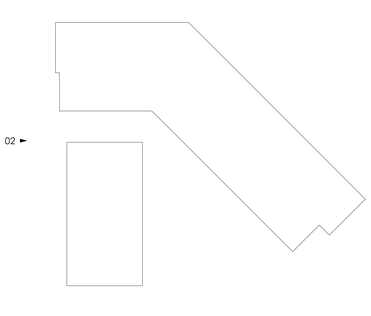


01 ELEVATION - SOUTH FACADE
SCALE: 1/8" = 1'-0"



02 ELEVATION - WEST FACADE
SCALE: 1/8" = 1'-0"

KEY PLAN



ELEVATION KEY NOTES

TAG		MATERIAL
CNC01		
MSN01		
MSN02		
CL01		

1	NORMAN SIZE BRICK; GLEN-GERY WHITE PLAINS VELOUR - RUNNING BOND, MORTAR COLOR TO MATCH BRICK
2	ALUMINUM WINDOW SHROUD
3	RUNNING BOND SOLDIER COURSE BRICK; GLEN-GERY WHITE PLAINS VELOUR - MORTAR COLOR TO MATCH BRICK
4	EIFS CUSTOM COLOR
5	STANDING SEAM PANELS CHARCOAL GREY - ALT. ASPHALT SHINGLES
6	TRESPA METEON PANEL LM2181 SIBEREAN PLATINUM, OBLIQUE FINISH, EXPOSED FASTENERS
7	THERMALLY BROKEN ALUMINUM STOREFRONT ASSEMBLY W/ A KYNAR PAINT FINISH, LOW E INSULATED GLAZING, KAWNEER 451T OR EQUAL
9	THERMALLY BROKEN ALUMINUM STOREFRONT ASSEMBLY W/ A KYNAR PAINT FINISH, LOW E INSULATED GLAZING, KAWNEER 601T OR EQUAL
10	OVERHEAD COILING DOOR
11	MCM COPING
12	FIBERGLASS FIXED FRAME WINDOWS
13	CUSTOM FABRICATED ALUMINUM SIGN, PROVIDE POWER FOR LIGHTING
14	TRESPA METEON PANEL UNI COLOURS PASSION RED, SATIN FINISH, EXPOSED FASTENERS
15	TRESPA METEON PANEL UNI COLOURS LAVENDER BLUE, SATIN FINISH, EXPOSED FASTENERS

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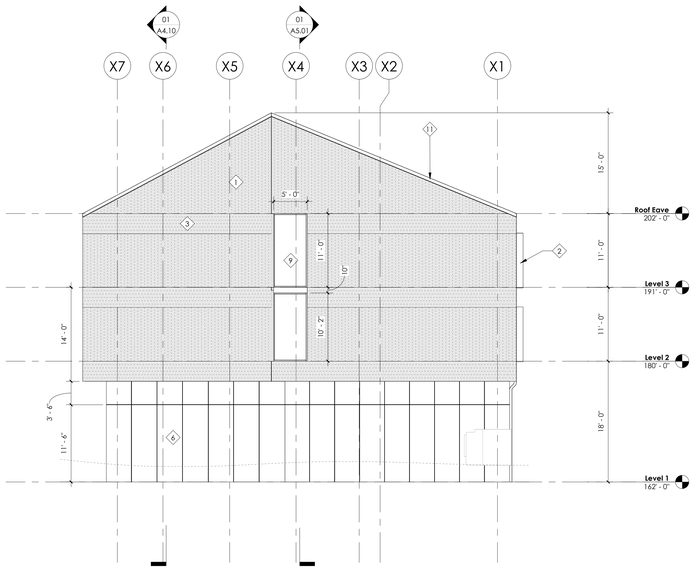
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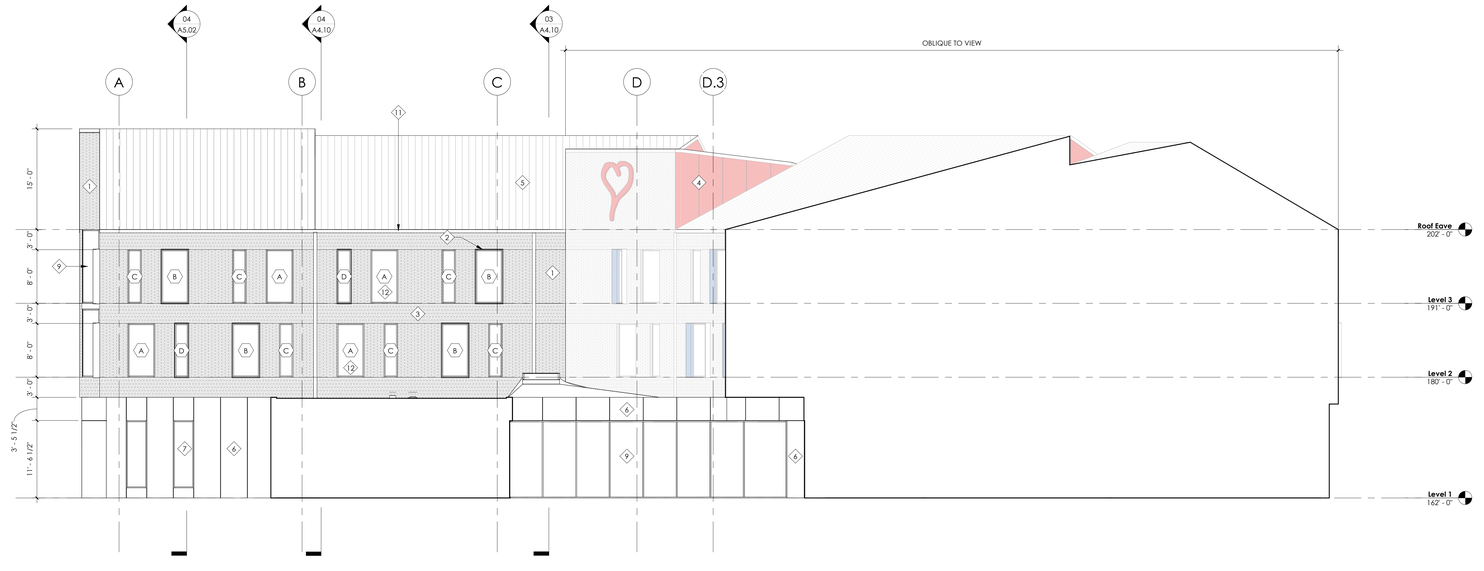
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01 BROOK ST ELEVATION
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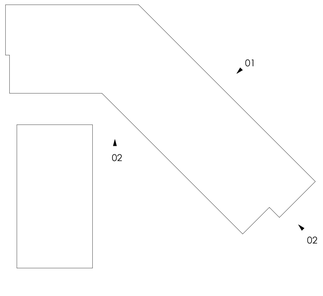


02 COURTYARD ELEVATION - SE
SCALE: 1/8" = 1'-0"



03 COURTYARD ELEVATION - N
SCALE: 1/8" = 1'-0"

KEY PLAN



ELEVATION KEY NOTES

TAG		MATERIAL
CNC01		
MSN01		
MSN02		
CL01		

1	NORMAN SIZE BRICK; GLEN-GERY WHITE PLAINS VELOUR - RUNNING BOND, MORTAR COLOR TO MATCH BRICK
2	ALUMINUM WINDOW SHROUD
3	RUNNING BOND SOLDIER COURSE BRICK; GLEN-GERY WHITE PLAINS VELOUR - MORTAR COLOR TO MATCH BRICK
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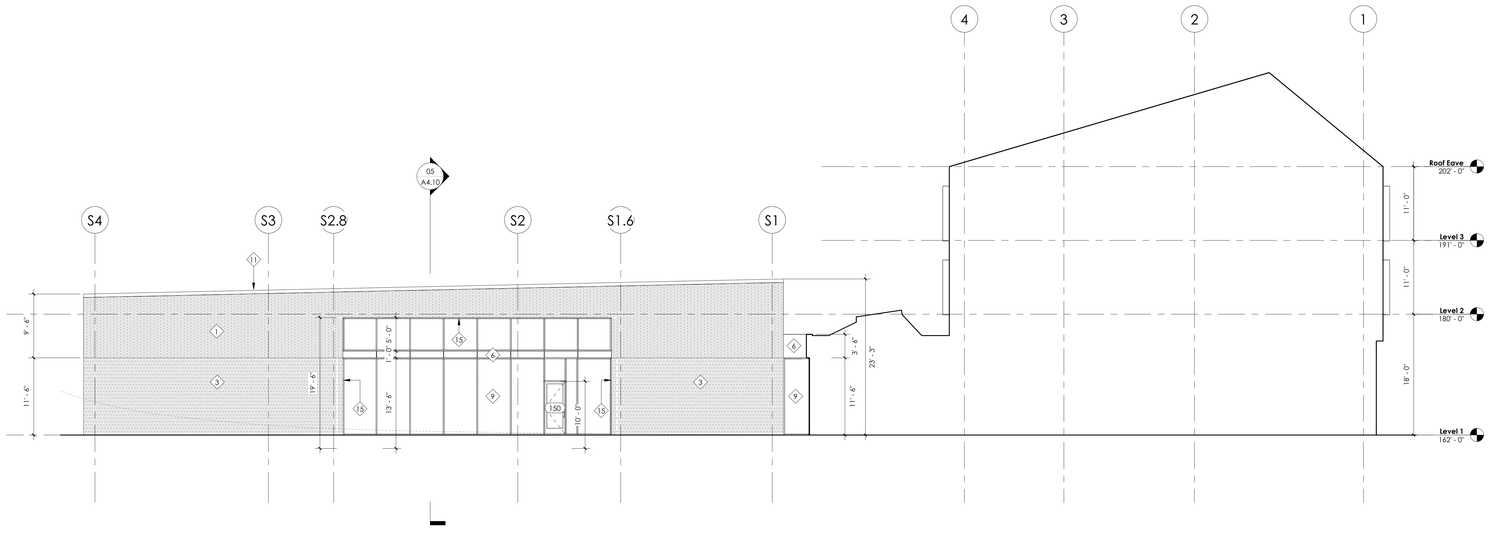
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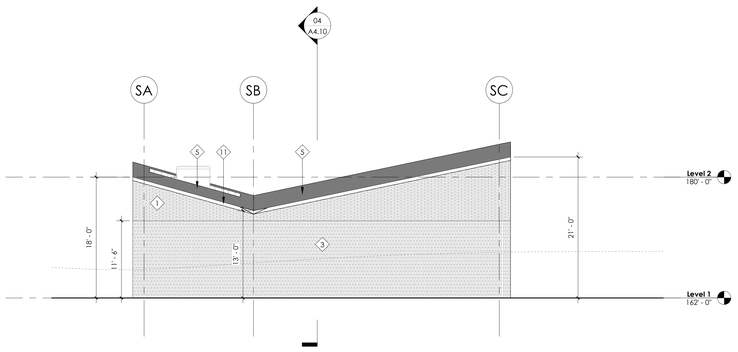
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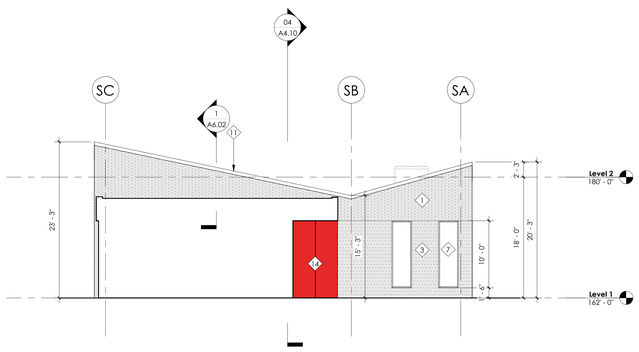
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02 COURTYARD ELEVATION - NE
SCALE: 1/8" = 1'-0"



03 DINING PAVILION ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



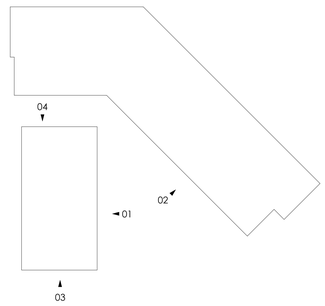
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SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

TAG	MATERIAL
1	NORMAN SIZE BRICK; GLEN-GERY WHITE PLAINS VELOUR - RUNNING BOND, MORTAR COLOR TO MATCH BRICK
2	ALUMINUM WINDOW SHROUD
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CNC01
MSN01
MSN02
CL01

KEY PLAN



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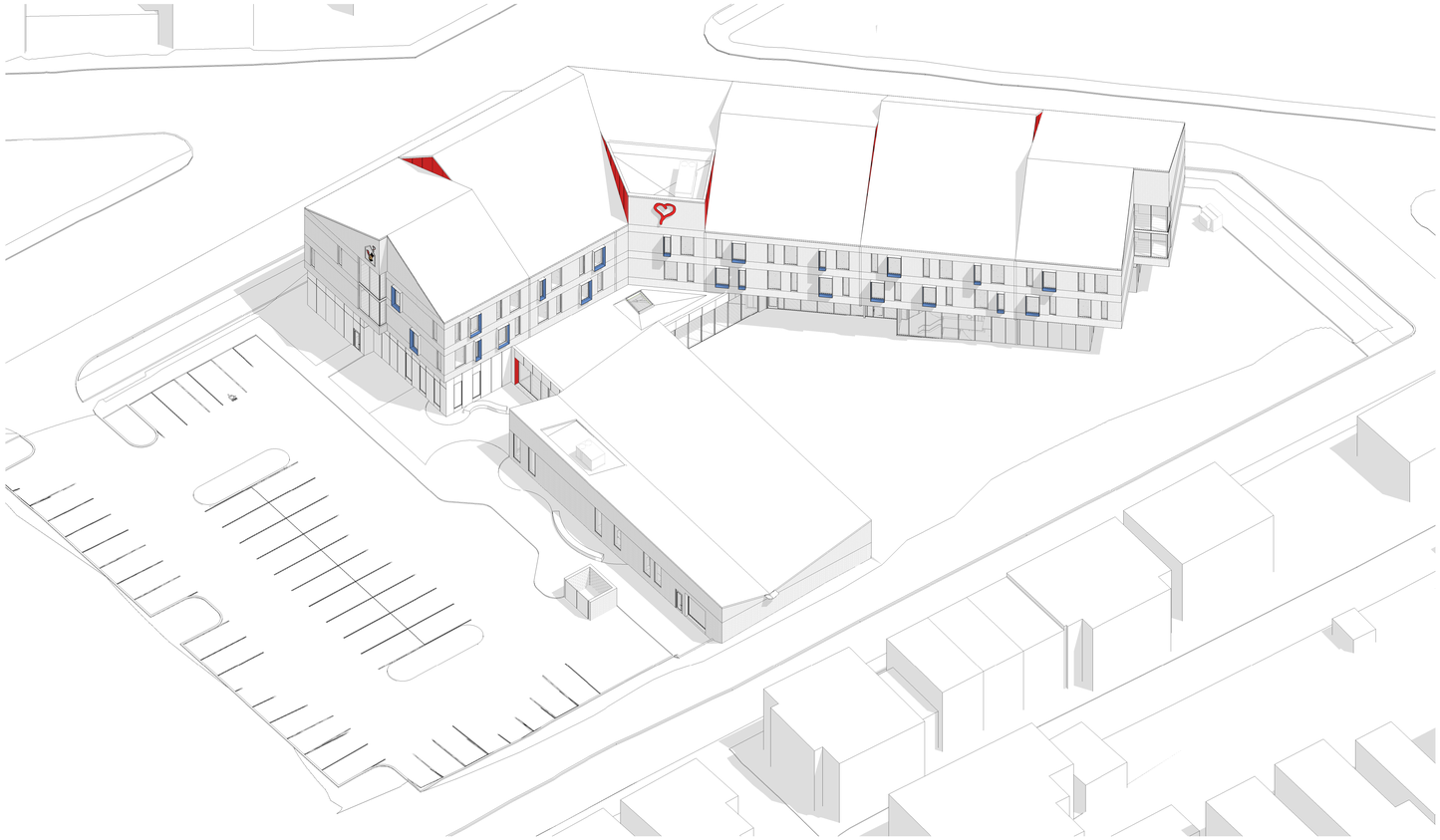
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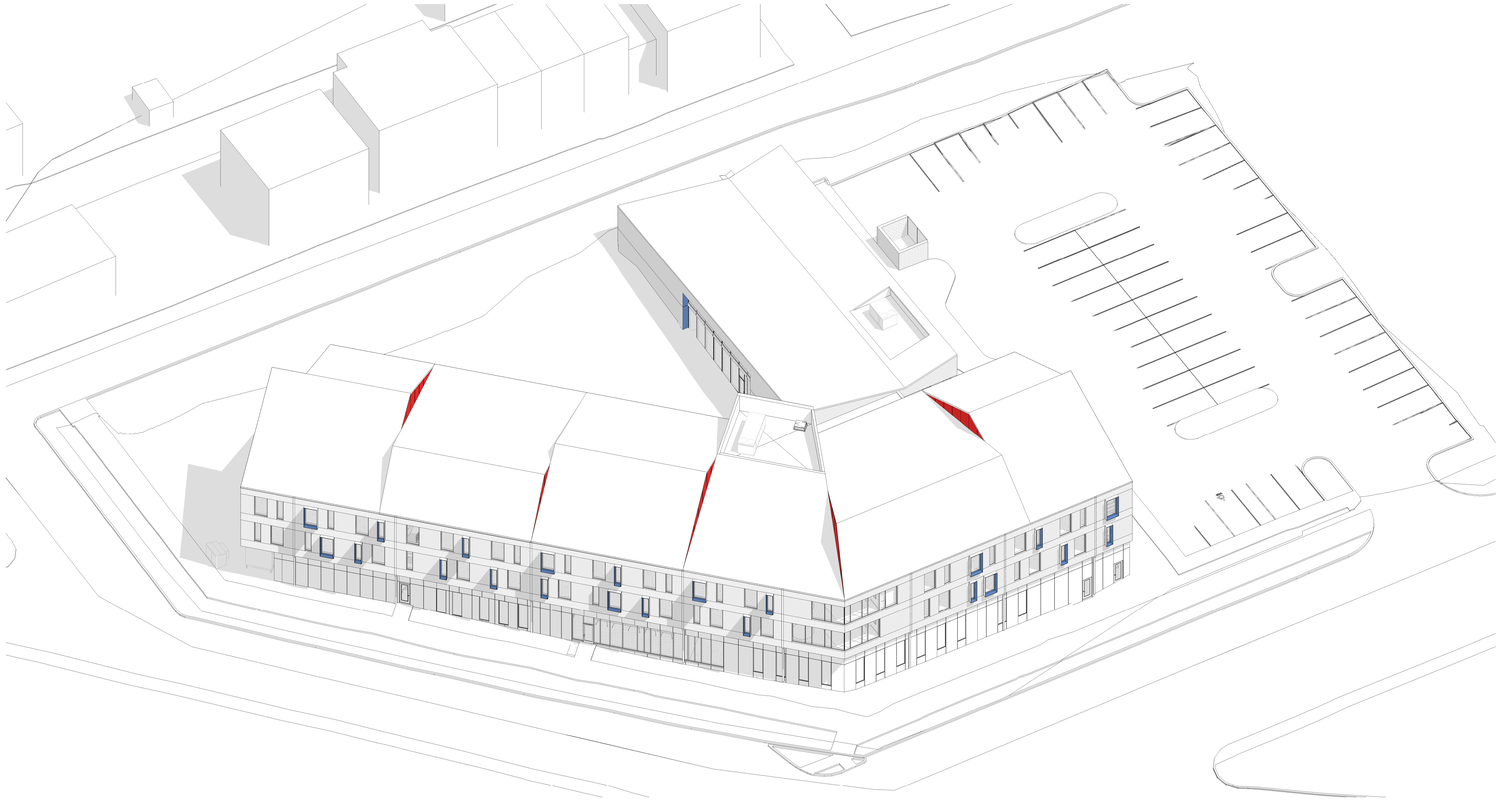
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01 AXONOMETRIC - SOUTH
NOT TO SCALE



02 AXONOMETRIC - NORTH
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3-D VIEWS

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