

INTRODUCED: July 28, 2025

AN ORDINANCE No. 2025-178

To authorize the special use of the property known as 400 North Robinson Street for the purpose of a three-story mixed-use building, upon certain terms and conditions. (2nd District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 8 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 400 North Robinson Street, which is situated in a B-1 Neighborhood Business District, desires to use such property for the purpose of a three-story mixed-use building, which use, among other things, is not currently allowed by section 30-434.5, concerning height, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; 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 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 400 North Robinson Street and identified as Tax Parcel No. W000-1166/022 in 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 400 N. Robinson Street, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated September 8, 2016, 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 three-story mixed-use building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Three Sisters Development, 400 N Robinson St, Richmond VA,” prepared by Johannas Design Group, dated September 23, 2024, and last revised January 31, 2025, hereinafter referred to 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 special use permit for the Property. The special 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 special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a three-story mixed-use building, substantially as shown on the Plans.

(b) No fewer than thirteen off-street parking spaces shall be provided for the Special Use.

(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 special 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 curb and sidewalk along Stuart Avenue, the installation of a curb and sidewalk along North Robinson Street, and the paving of the unnamed alley bound by North Robinson Street and North Mulberry Street to the north of the property, 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 special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special 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 special 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 special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special 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 Special 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 within 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 special 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: June 3, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sharon L. Ebert, Interim Chief Administrative Officer

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

RE: To authorize the special use of the property known as 400 North Robinson Street for the purpose of a three-story mixed-use building, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize a mixed-use building in a B-1 – Neighborhood Business District. The proposed use exceeds the height maximum for the district. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Fan neighborhood on North Robinson Street between Kensington Avenue and Stuart Avenue. The property is currently a 14,521 square foot (0.33 acre) parcel of land improved with one-story building. 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." (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 this property is B-1 – Neighborhood Business District.

COMMUNITY ENGAGEMENT: Fan Area Business Alliance, Fan District, and Robinson Street Civic Associations were notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$3,600 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 28, 2025

CITY COUNCIL PUBLIC HEARING DATE: September 8, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission August 19, 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, Plans, Survey

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



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Application for **SPECIAL 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)

- ☒ special use permit, new
☐ special use permit, plan amendment
☐ special use permit, text only amendment

Project Name/Location

Property Address: 400 N. ROBINSON ST. Date: 9/23/2024
Parcel I.D. #: W0001166022 Fee: \$3600
Total area of affected site in acres: 0.333

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-1

Richmond 300 Land Use Designation: NEIGHBORHOOD MIXED-USE

Proposed Use

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

APARTMENT BUILDING WITH 14 UNITS AND 1 COMMERCIAL SPACE.
Existing Use: PARKING LOT

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: NATHAN MARCH
Company: JOHANNAS DESIGN GROUP
Mailing Address: 1901 W. CAZKST.
City: RICHMOND State: VA Zip Code: 23220
Telephone: (804) 358-4993 Fax: ()
Email: NATHAN@JOHANNASDESIGN.COM

Property Owner: THE DIRADOUR LLC
If Business Entity, name and title of authorized signee: ALBERT S DIRADOUR, PRESIDENT

(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: 119 KENNONDALE LANE
City: RICHMOND State: VA Zip Code: 23226
Telephone: (804) 239-8180 Fax: ()
Email: CHARLIE@LIONS PAW DEVELOPMENT.COM

Property Owner Signature: [Signature]

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.

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



**400 North Robinson Street
Richmond, VA 23220**

JOHANNAS design group
1901 West Cary Street
Richmond Virginia 23220

SUP Application Report

P. 804.358.4993

F. 804.358.8211

W. johannasdesign.com

The property at 400 North Robinson Street currently has a one story commercial building housing two tenants, Starbucks on the corner and Triangle Hair Studio next door with a parking lot next to the building. After owning this property for many years, The owner, Charlie Diradour of Lion's Paw Development, seeks to build a mixed-use building on the existing parking lot fronting Robinson.

The building will be three stories. The first level will contain the apartment entry and an additional commercial space, to the rear will be parking under the building. This will remove the curb cut on Robinson and the tuck under parking will exit onto the existing alley. The second and third floors will be a combination of studio, one bedroom, and two-bedroom apartments totalling 14 units. These units will have outdoor spaces with balconies on the front and rear of the building.

The design for the new building reflects the scale, massing and forms of the Fan District architecture. The storefront design is patterned from the existing one-story corner building. The owner is seeking to build these units as a way to allow for the next generation to be able to live in the city while having access to all of what The Fan has to offer.

Charlie has spent many years improving commercial and residential in Richmond and is committed to the revitalization of Richmond. Charlie has discussed the projects with Starbucks, who occupies the corner commercial space, and they have no concerns about the development.

Current Zoning

The zoning for 400 North Robinson Street is B-1, Neighborhood Business District. *The following uses of buildings and premises shall be permitted... Dwelling units contained within the same building as other permitted principal uses, provided that such dwelling units shall be located above the ground floor of the building or to the rear of other permitted principal uses so as not to interrupt commercial frontage in the district, and provided further that the ground floor area devoted to other permitted principal uses shall be a minimum of one-third or 1,000 square feet, whichever is greater, of the floor area of the ground floor of the building and shall be not less than 20 feet in depth along the entire length of a principal street frontage*

No front yard shall be required, except that no newly constructed building or addition to an existing building shall extend closer to the street than any building on an abutting lot.

No front yard shall be required, except that no newly constructed building or addition to an existing building shall extend closer to the street than any building on an abutting lot.

No building or structure in the B-1 neighborhood business district shall exceed 25 feet in height.

Richmond 300 Master Plan

The area around 400 North Robinson Street is in a Neighborhood Mixed-Use zone and is apart of a Micro Node, *A notable place within a neighborhood that generally provides goods and services to the immediate residents but may attract visitors.*

Neighborhood Mixed-Use

- *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.*
- *These areas feature a variety of building types that are close to one another and create a unified street wall.*
- *Future development should generally complement existing context.*
- *Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages.*
- *Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.*
- *Building heights are generally two to four stories.*
- *Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service*

Objective 1.3

Support the growth of jobs and housing in Nodes and Priority Neighborhoods by using placemaking, clustering community-serving facilities at Nodes and Priority Neighborhoods, and prioritizing infrastructure projects that encourage multi-modal accessibility to and from Nodes and Priority Neighborhoods..

Objective 1.4

Maintain and improve primarily residential areas by increasing their linkages to Nodes, Priority Neighborhoods, corridors, parks, and open space, and maintaining high-quality design standards.

Objective 4.1

Create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the city.

Objective 6.1

Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multimodal transportation options.

This location has a 91 Walk Score with close proximity to bus routes. The new building will be within walking distance to the number 20 bus along Robinson, Number 77 bus on Grove, Number 5 on Main, and access to the Science Museum stop on the BRT (Bus Rapid Transit).

Objective 14.1

Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.

This apartment building is designed with varying one-bedroom and two-bedroom units that will provide the opportunity of different income levels within the neighborhood.

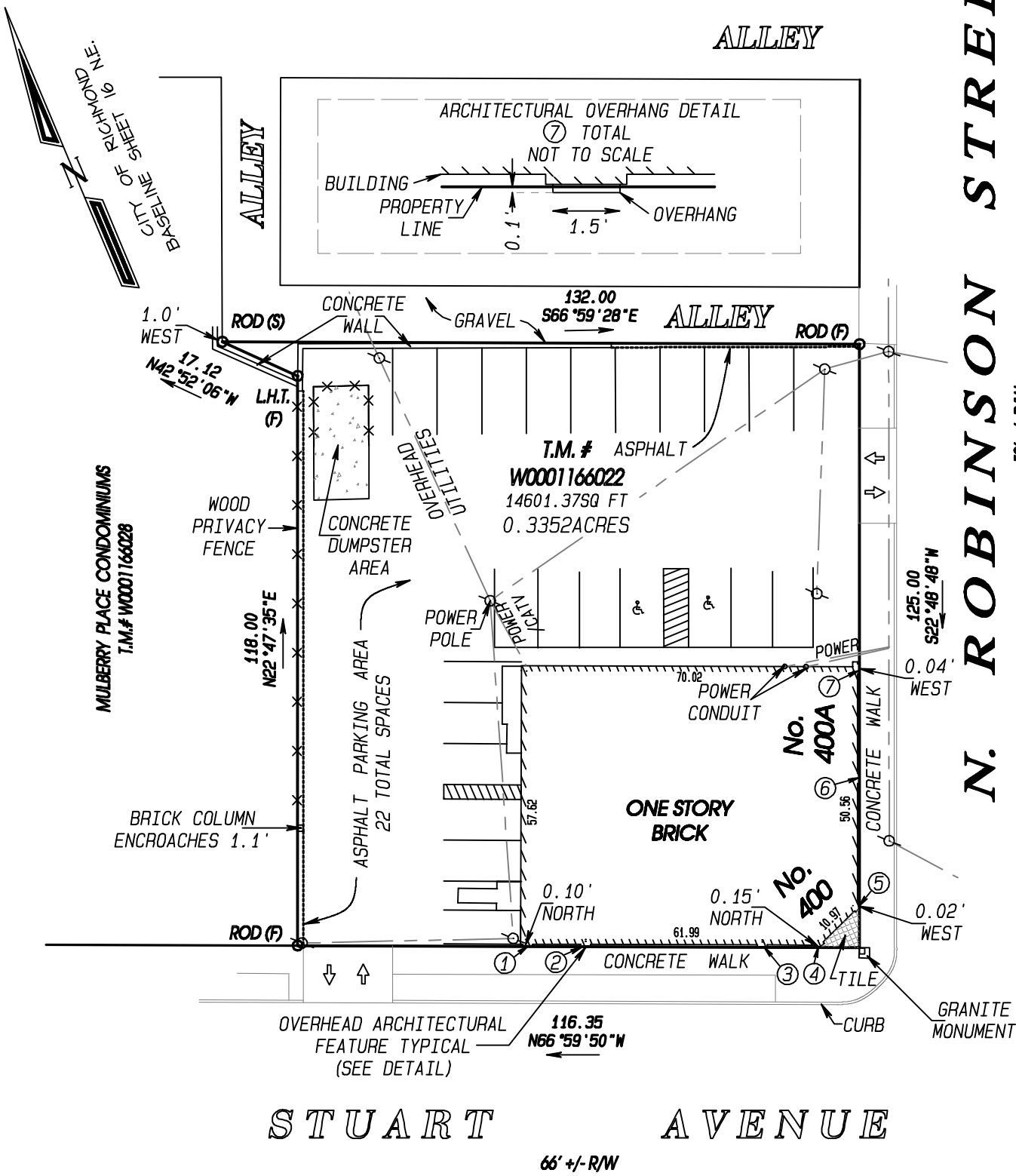
The application for the special use has three specific requests:

1. The 14 Apartment Units
2. Three stories of height of about 44 feet - 4 Inches
3. Relief on the rear yard setback

The proposed special use will not:

1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. create congestion in streets, roads, alleys and other public ways and places in the area involved;
3. create hazards from fire, panic or other dangers;
4. tend to cause overcrowding of land and an undue concentration of population;
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
6. interfere with adequate light and air.

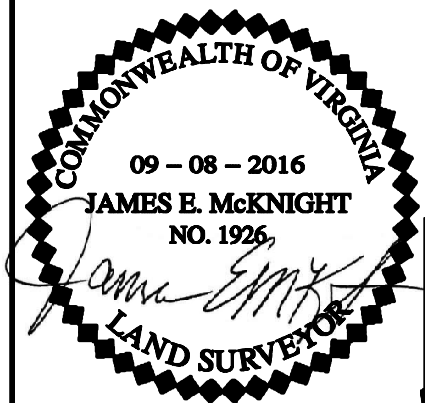
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: 400 N. ROBINSON STREET LLC ID 2008-28416



PLAT SHOWING IMPROVEMENTS ON
No. 400 N. ROBINSON STREET, IN
THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON SEPTEMBER 07, 2016, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 25'



McKNIGHT
& ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 03060700

THREE SISTERS DEVELOPMENT

SPECIAL USE PERMIT

400 N ROBINSON ST

Project Info

Owner: Lion's Paw Development

Scope: New infill building of 14 residential units and one commercial unit.

Site Area: 14,521.25 sq ft
Existing Building: 4,065.00 sq ft
New Construction: 13,064.00 sq ft

Current Zoning: B-1 - Business

Contents

SUP 1	Cover Sheet
SUP 2	Site Plan
SUP 3	Floor Plan
SUP 4	Floor Plan
SUP 5	Elevation
SUP 6	Elevation
SUP 7	Elevation
SUP 8	Elevation

Gross Building Areas

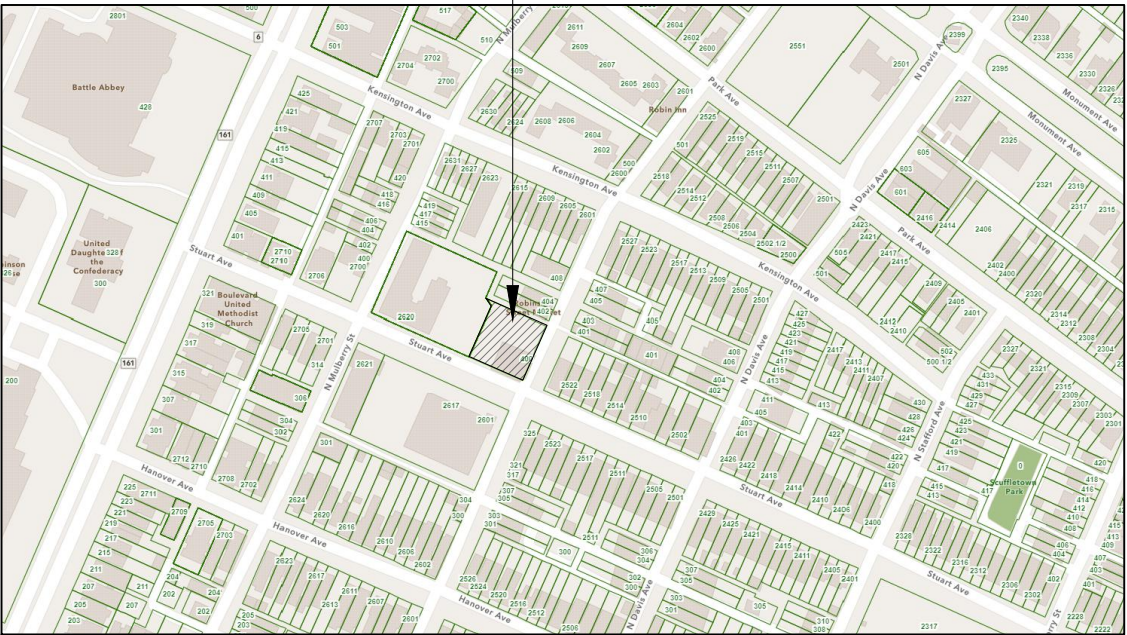
First Floor:	1,656 +/- sq ft
Second Floor:	5,704 +/- sq ft
Third Floor:	5,704 +/- sq ft
Total Gross Area:	13,064 +/- sq ft



Vicinity Map



Site



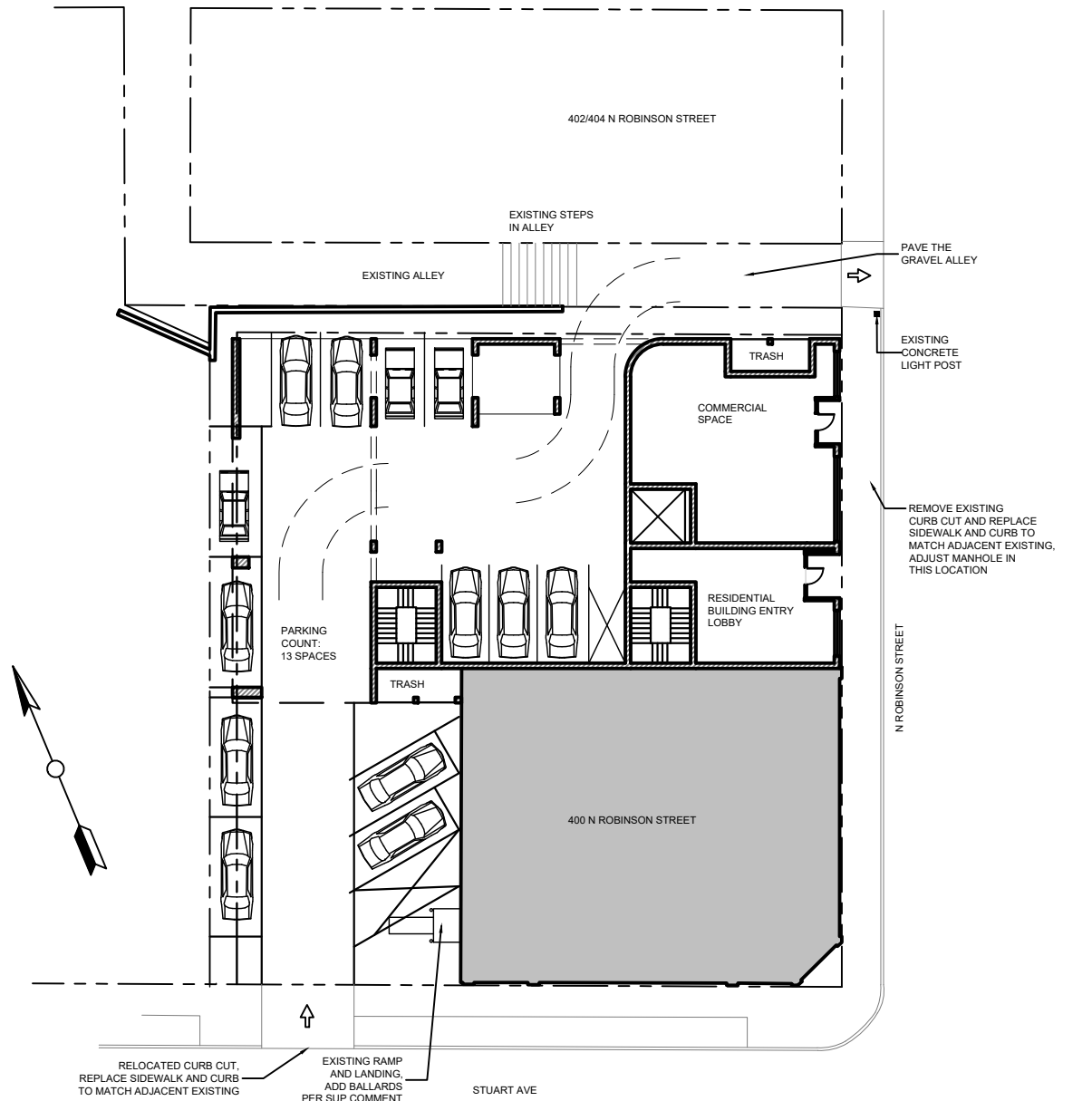
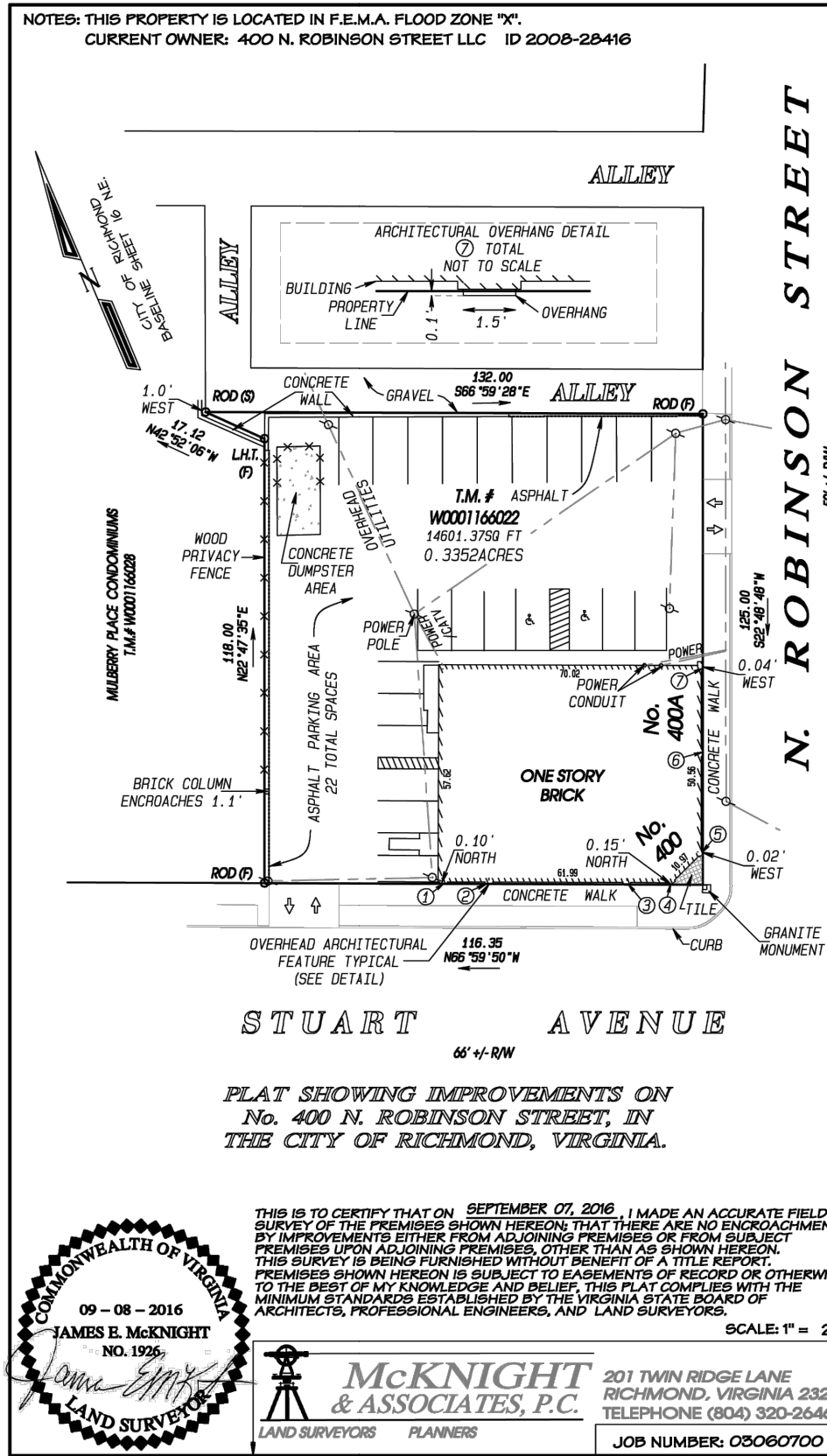
Unit Area Break Down

Commercial Space:
Unit 101 1100 sq ft

Entrance Lobby:
Unit 102 548 sq ft

Residential Spaces:
Unit 201 800 sq ft
Unit 202 1010 sq ft
Unit 203 620 sq ft
Unit 204 620 sq ft
Unit 205 605 sq ft
Unit 206 590 sq ft
Unit 207 700 sq ft

Unit 301 800 sq ft
Unit 302 1010 sq ft
Unit 303 620 sq ft
Unit 304 620 sq ft
Unit 305 605 sq ft
Unit 306 590 sq ft
Unit 307 700 sq ft



0 16' 32' 64'

SCALE: 1/32" = 1'-0"

REVISIONS
1/31/2025

THREE SISTERS DEVELOPMENT
400 N ROBINSON ST, RICHMOND VA

SHEET TITLE

SITE PLAN

PROJECT NO

2403

DATE _____

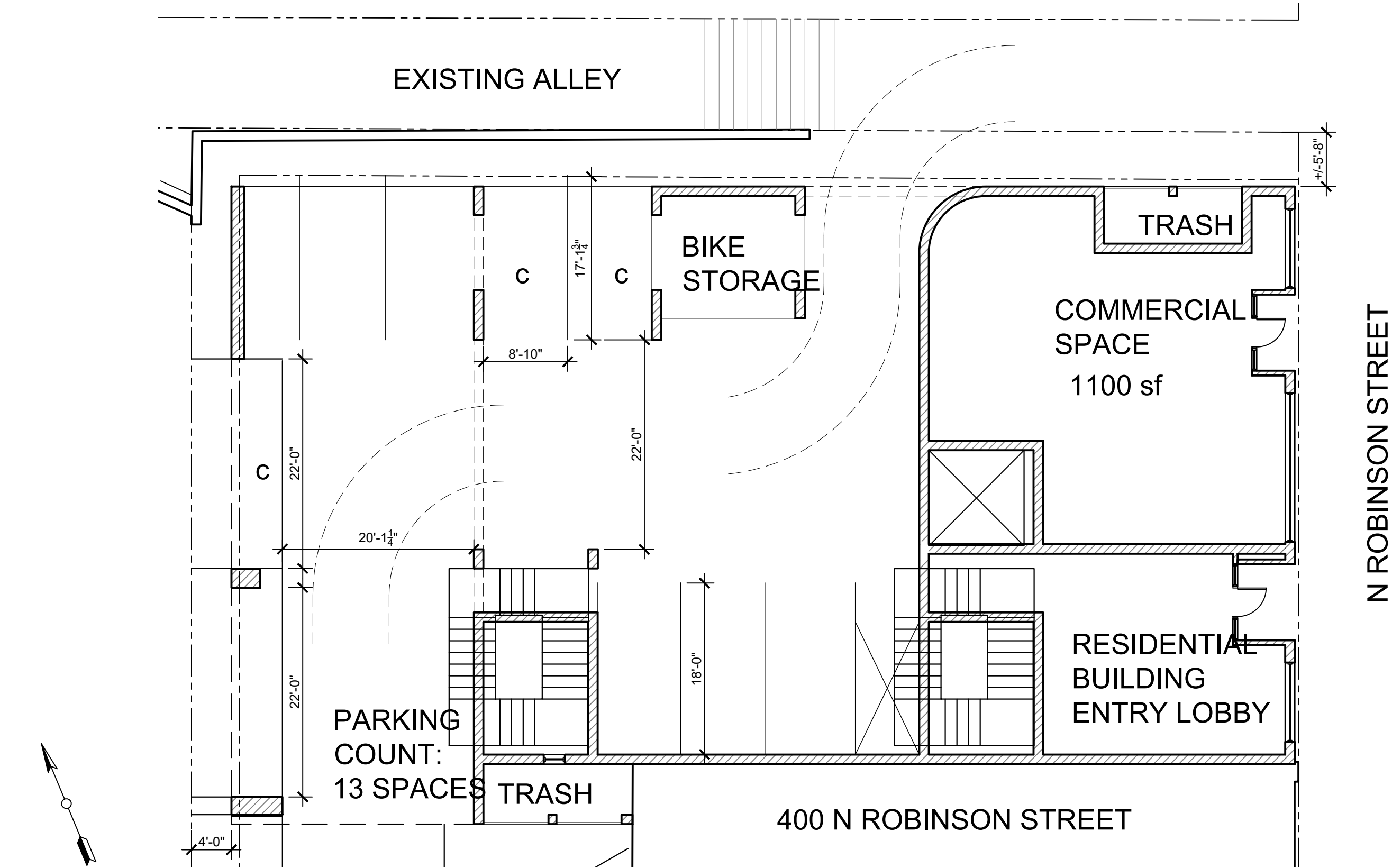
9/23/2024

SHEET NO.

SUP 2

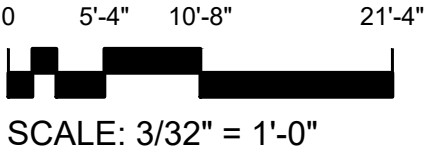
JOHANNAS DESIGN GROUP
1001 WEST CABY STREET
RICHMOND VA 23220
P 804.358.4993
F 804.258.8241

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*NOTE: ALL DIMENSIONS ARE APPROXIMATE

1 GROUND FLOOR PLAN
3/32" = 1'-0"



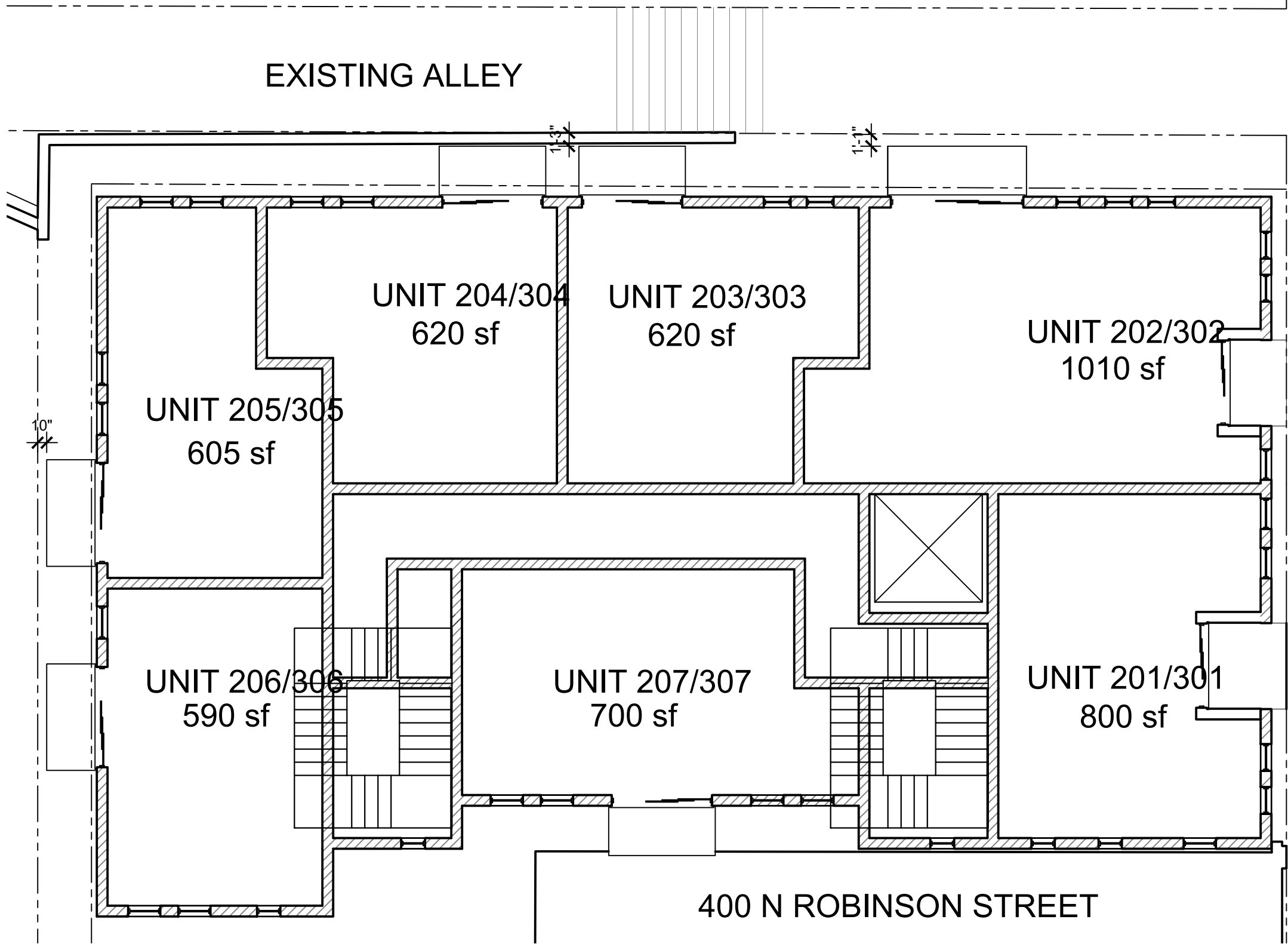
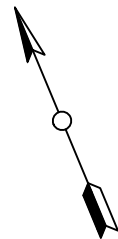
J O H A N N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211	REVISIONS 1/31/2025
	THREE SISTERS DEVELOPMENT 400 N ROBINSON ST, RICHMOND VA
	SHEET TITLE GROUND FLOOR PLAN
	PROJECT NO. 2403
	DATE 9/23/2024
	SHEET NO. SUP 3

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*NOTE: ALL DIMENSIONS ARE APPROXIMATE

1

FLOOR 2 & 3 PLAN
3/32" = 1'-0"



05'4"10'-8"21'-4"

SCALE: 3/32" = 1'-0"

JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS	1/31/2025
SHEET TITLE	
FLOOR 2 & 3 PLAN	
PROJECT NO.	2403
DATE	9/23/2024
SHEET NO.	SUP 4



*NOTE: ALL DIMENSIONS ARE APPROXIMATE

1 EAST ELEVATION - N ROBINSON ST
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"



*NOTE: ALL DIMENSIONS ARE APPROXIMATE

1 SOUTH ELEVATION - STUART AVE
3/32" = 1'-0"

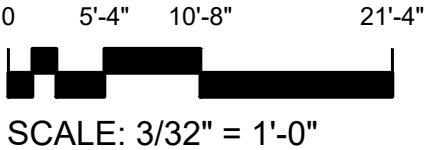
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SCALE: 3/32" = 1'-0"

REVISIONS	
1/31/2025	
THREE SISTERS DEVELOPMENT 400 N ROBINSON ST, RICHMOND VA	
SHEET TITLE	
S ELEVATION	
PROJECT NO.	2403
DATE	9/23/2024
SHEET NO.	SUP 6



*NOTE: ALL DIMENSIONS ARE APPROXIMATE

1 NORTH ELEVATION - ALLEY
3/32" = 1'-0"



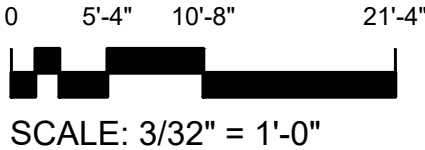
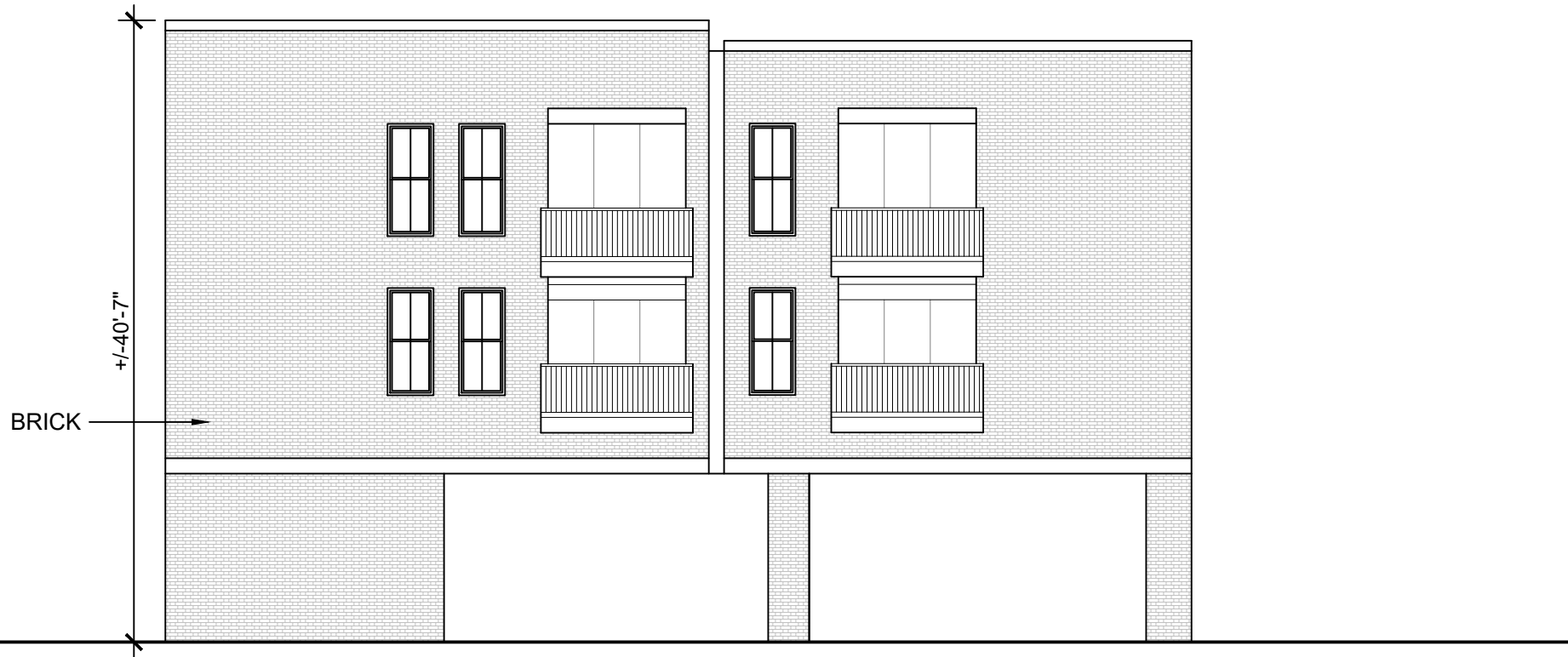
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THREE SISTERS DEVELOPMENT 400 N ROBINSON ST, RICHMOND VA	
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PROJECT NO.	2403
DATE	9/23/2024
SHEET NO.	SUP 7

*NOTE: ALL DIMENSIONS ARE APPROXIMATE

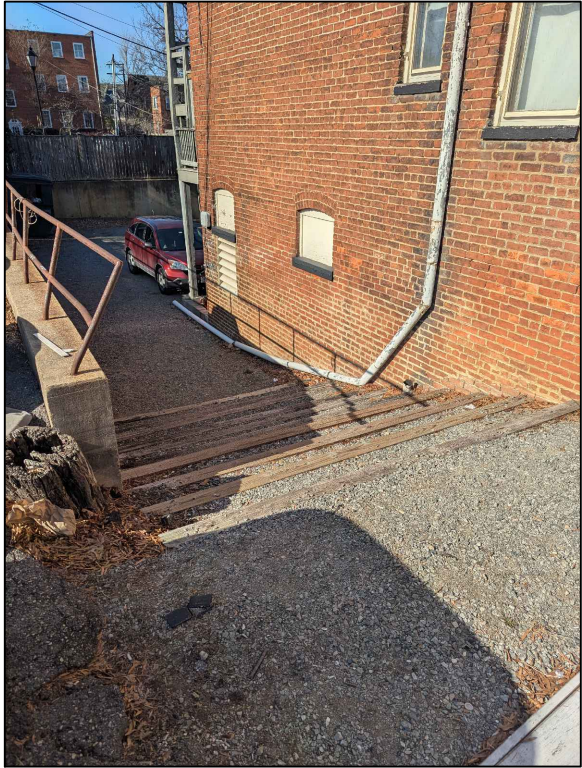
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WEST ELEVATION

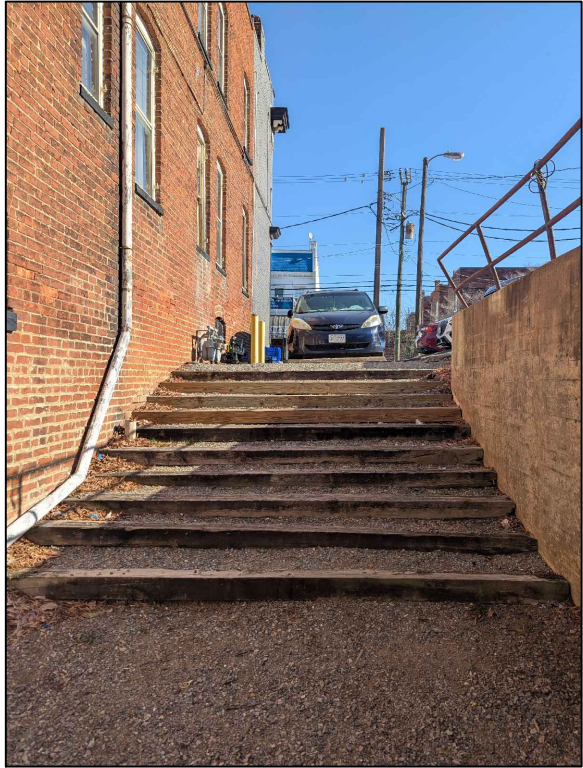
3/32" = 1'-0"



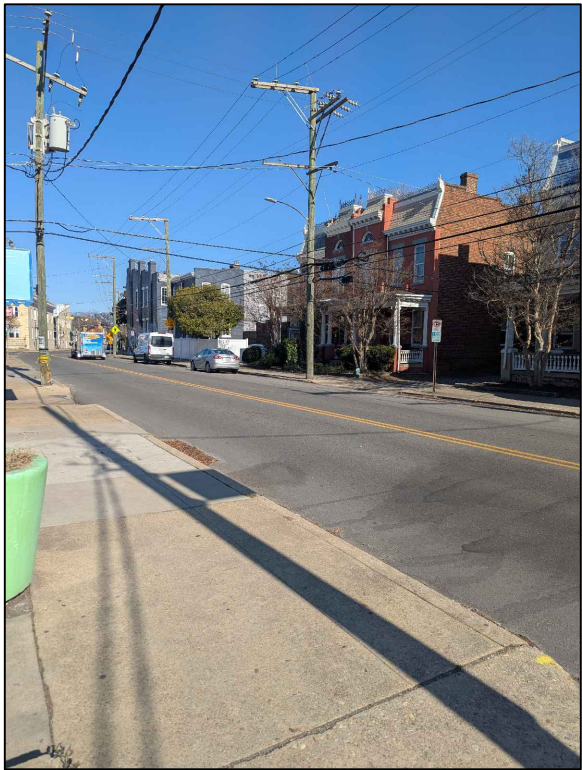
REVISIONS	
1/31/2025	
THREE SISTERS DEVELOPMENT 400 N ROBINSON ST, RICHMOND VA	
SHEET TITLE	
W ELEVATION	
PROJECT NO.	
2403	
DATE	
9/23/2024	
SHEET NO.	
SUP 8	



ALLEY STAIRCASE



ALLEY STAIRCASE



ALLEY EXIT LOOKING NORTH



ALLEY EXIT LOOKING SOUTH WITH POLE