

INTRODUCED: September 8, 2025

AN ORDINANCE No. 2025-217

To authorize the special use of the property known as 15 East Main Street for the purpose of up to three short-term rental units, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 14 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 15 East Main Street, which is situated in a TOD-1 Transit-Oriented Nodal District, desires to use such property for the purpose of up to three short-term rental units, which use, among other things, is not currently allowed by section 30.697.1, concerning short-term rental regulations, 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: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 14 2025 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 15 East Main Street and identified as Tax Parcel No. W000-0081/008 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Survey & Map of Premises Known as #15 E. Main Street in Richmond, VA,” prepared by Robert K. Thomas and Associates, and dated December 21, 1987, 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 up to three short-term rental units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “15 E Main St, Interior Renovation,” prepared by Acme Architecture, dated March 25, 2025, and last revised May 20, 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 up to three short-term rental units, substantially as shown on the Plans.

(b) 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) 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.

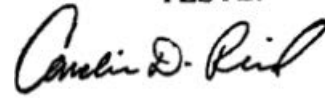
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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 Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of zoning compliance shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of zoning compliance is not made within the time period stated in the previous sentence, 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.

A TRUE COPY:
TESTE:

A handwritten signature in black ink, appearing to read "Carolin D. Rind".

City Clerk



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 24, 2025

TO: The Honorable Members of City Council

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

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Planning & Economic Review

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

RE: To authorize the special use of the property known as 15 East Main Street for the purpose of up to three short-term rental units, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant seeks to convert three apartments to short-term rental units and retain one commercial unit. The proposed use does not meet the zoning standards where one third of the dwellings are permitted to be a short-term rental, therefore, an SUP is required.

BACKGROUND: The property is located in the Monroe Ward, on the southern line of Main Street, between S Foushee Street and N 1st Street. The parcel is in an TOD-1 Transit-Oriented Nodal District. The future land use designation is Downtown Mixed-Use, which is defined as, “Central business district of the Richmond region features high-density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment... Future development should be urban in form and

may be of larger scale than existing context. Plazas and setbacks create an engaging street life. Many buildings are vertically mixed-use. New developments continue or introduce a gridded street pattern to increase connectivity. Ground Floor: Ground floor uses engage with and enliven the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses required on street-oriented commercial frontages.”

COMMUNITY ENGAGEMENT: The Downtown Neighborhood Association was notified. Additional community notification will take place after staff introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$800 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 8, 2025

CITY COUNCIL PUBLIC HEARING DATE: October 14, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, October 7, 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, Owner’s Authorization, Applicant’s Report, Plans

STAFF:

Madison Wilson, Planner, Land Use Administration (Room 511) 646-5734



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 804 W 49th St APARTMENT NO/SUITE _____

APPLICANT'S NAME: Michelle & Caleb Shriver EMAIL ADDRESS: mkspeake@hotmail.com

BUSINESS NAME (IF APPLICABLE): _____

SUBJECT PROPERTY OR PROPERTIES: 15 E Main St

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

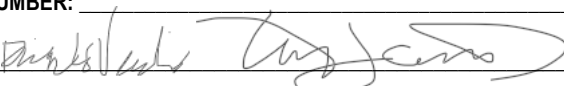
Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: TIMOTHY GABBERT & DIANA LOVECCHIO

PROPERTY OWNER ADDRESS: 103 S COVE RD Williamsburg VA 23188

PROPERTY OWNER EMAIL ADDRESS: tg1985heidi@gmail.com

PROPERTY OWNER PHONE NUMBER: 757.880.8333

Property Owner 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.

Special Use Permit Report for 15 E Main St, Richmond, VA

We respectfully submit this report in support of our request for a special use permit for the property located at 15 E Main St, Richmond, Virginia. Our vision for this site is to create three high-quality short-term rental units and one commercial space, preserving the building's existing footprint and maintaining its exterior character. This proposal aligns with the city's goal of fostering mixed-use development and is designed to complement the increasing tourism in the area.

Property Location and Community Impact

Situated in the heart of Richmond's vibrant Central City district, 15 E Main St is ideally positioned to serve visitors who come to the city to explore its rich history, dynamic culture, and thriving events scene. The property is within walking distance of major attractions such as the newly constructed Allianz Amphitheatre and the annual events at Browns Island, including the Richmond Folk Festival and Dominion Riverrock. Other nearby cultural landmarks include the Virginia War Memorial and the American Civil War Museum. Additionally, the property benefits from proximity to the Richmond Convention Center, where numerous events take place, as well as local colleges, making it an ideal location for hosting guests.

Richmond's tourism industry has seen significant growth, with a record \$33.3 billion in visitor spending in 2023 alone, as reported by Governor Glenn Youngkin and the Virginia Tourism Corporation. With this in mind, our goal is to contribute to the city's tourism appeal by offering carefully designed, short-term rental accommodations that cater to visitors looking for comfort and convenience in a central location. The three short-term rental units will each accommodate up to two guests, offering a comfortable and intimate experience for individuals or couples. To ensure ease of access, we will provide parking spaces in nearby lots, encourage the use of public transportation, promote city bike rentals, and highlight the many local sites within walking distance.

Commercial Space and Mixed-Use Development

In addition to the short-term rental units, we propose a commercial space of approximately 860 square feet. This space will feature a beautiful storefront window and is ideally situated to take advantage of the surrounding street parking. It will contribute to the

growing trend of mixed-use development in the area, which is key to revitalizing and enhancing the neighborhood's vibrancy.

We believe that the addition of this commercial space will not only benefit visitors but will also help support the local economy by providing opportunities for businesses to flourish in a highly trafficked area.

A Step Toward Progress

We are honored to be part of the ongoing growth and prosperity of Richmond, particularly in this historically underutilized area. By bringing new life to this property, we aim to enhance the community and provide much-needed amenities for residents and visitors alike. The renovation and repurposing of 15 E Main St will contribute to the city's vision of fostering sustainable development while preserving the charm of the city's core.

We are confident that this project will support the city's broader goals and bring positive economic and cultural benefits to Richmond. We appreciate your consideration of our request and look forward to contributing to the continued growth and success of our community.

id. ABKOL



ROBERT K. THOMAS AND ASSOCIATES
CERTIFIED LAND SURVEYOR
RICHMOND, VIRGINIA

FILE: Rch - 15W

BOOK NO. 167-83



15 E Main St Interior Renovation

SPECIAL USE PERMIT REVISION 01 05/20/2025

DRAWING SYMBOL LEGEND

	ELEVATION CALLOUT		DOOR TAG
	SECTION CALLOUT		ROOM TAG
	DETAIL CALLOUT		WINDOW TAG
	WALLTYPE INDICATION		DRAWING NOTE
	ROOM TAG		REVISION NOTE
	LEVEL / ELEVATION REFERENCE		DEMOLITION NOTE

BUILDING CODE AND ZONING DATA

APPLICABLE CODE:
2021 VIRGINIA CONSTRUCTION CODE
2021 VIRGINIA EXISTING BUILDING CODE
ZONING: TOD-1
VUSBC CONSTRUCTION CLASSIFICATION: Type III

EXISTING USE: 450 - B Mixed Use

First Floor:
1 Commercial Unit: B Business - 709 SF @ 150 Gross - 5 Occupants
Residential Unit 1: R-3 Residential - 600 SF @ 200 Gross - 3 Occupants

Second Floor:
Residential Unit 1: R-3 Residential - 1398 SF @ 200 Gross = 7 Occupants

15 Total Occupants - 10 Residential and 5 Business

PROPOSED USE: 450 - B Mixed Use [NO CHANGE]

First Floor:
1 Commercial Unit: B Business - 709 SF @ 150 Gross - 5 Occupants
1 Short Term Residential Unit: R-3 Residential - 600 SF @ 200 Gross - 3 Occupants

Second Floor:
2 Short Term Residential Units: R-3 Residential - 1398 SF @ 200 Gross = 7 Occupants

R-3 Classification is based on 2021 VCC 310.4.2

15 Total Occupants, 10 Residential and 5 Business [NO CHANGE]

AREA:
First Floor Interior: 1358 SF [NO CHANGE]
Second Floor: 1399 SF [NO CHANGE]
Total Interior: 2,757 SF [NO CHANGE]

LOT COVERAGE: [NO CHANGE]
BUILDING HEIGHT: [NO CHANGE]
BUILDING SETBACKS: [NO CHANGE]

SANITARY SEWER FLOW

EXISTING:

Commercial Space
16.5' x 40.75' ÷ 1,000. x 250 Gallons Per Day x 2 Duration
Factor = 336 GPD

Residential Space
(2) Residential Units @ 350 GPD = 700GPD

=1,036 GPD x 2.5 Peaking Factor = 2,590 GPD

PROPOSED:

Commercial Space
16.5' x 40.75' ÷ 1,000. x 250 Gallons Per Day x 2 Duration
Factor = 336 GPD

Residential Space
(3) 1 Bedroom Apartment 600 GPD

=936 GPD x 2.5 Peaking Factor = 2,340 GPD

Proposed Use is less than what is existing

Stormwater = no change to exterior, no increase in discharge

VICINITY MAP



DRAWING LIST

SHEET	DRAWING TITLE
CS.00	Cover Sheet
AS.01	Site Plan + Survey
AE.01	Existing Plans
A1.00	New Unit Plans
A1.02	Level 02 - Demo + Plan
A1.01	Level 01 - Demo + Plan
A1.03	Roof - Demo + Plan

03/25/25 SUP
05/20/25 - Rev 01

PROJECT TEAM

CLIENT

Michelle and Caleb Shriver
15 E Main St
Richmond, Va 23219

ARCHITECT

Acme Architecture
1520 W Main St
Suite 206
Richmond, Va 23220

GENERAL CONTRACTOR

Chopper Dawson Inc
2622 Hull Street
Richmond, VA 23224

Acme
Architecture

1520 WMain St
Suite 206
Richmond, Va 23220
acmearchitecture.com

15 E Main St
Richmond, Va 23219

15 E Main St



1 Revision 1 05/20/25
REVISION DATE

JG AA

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CHECKED /

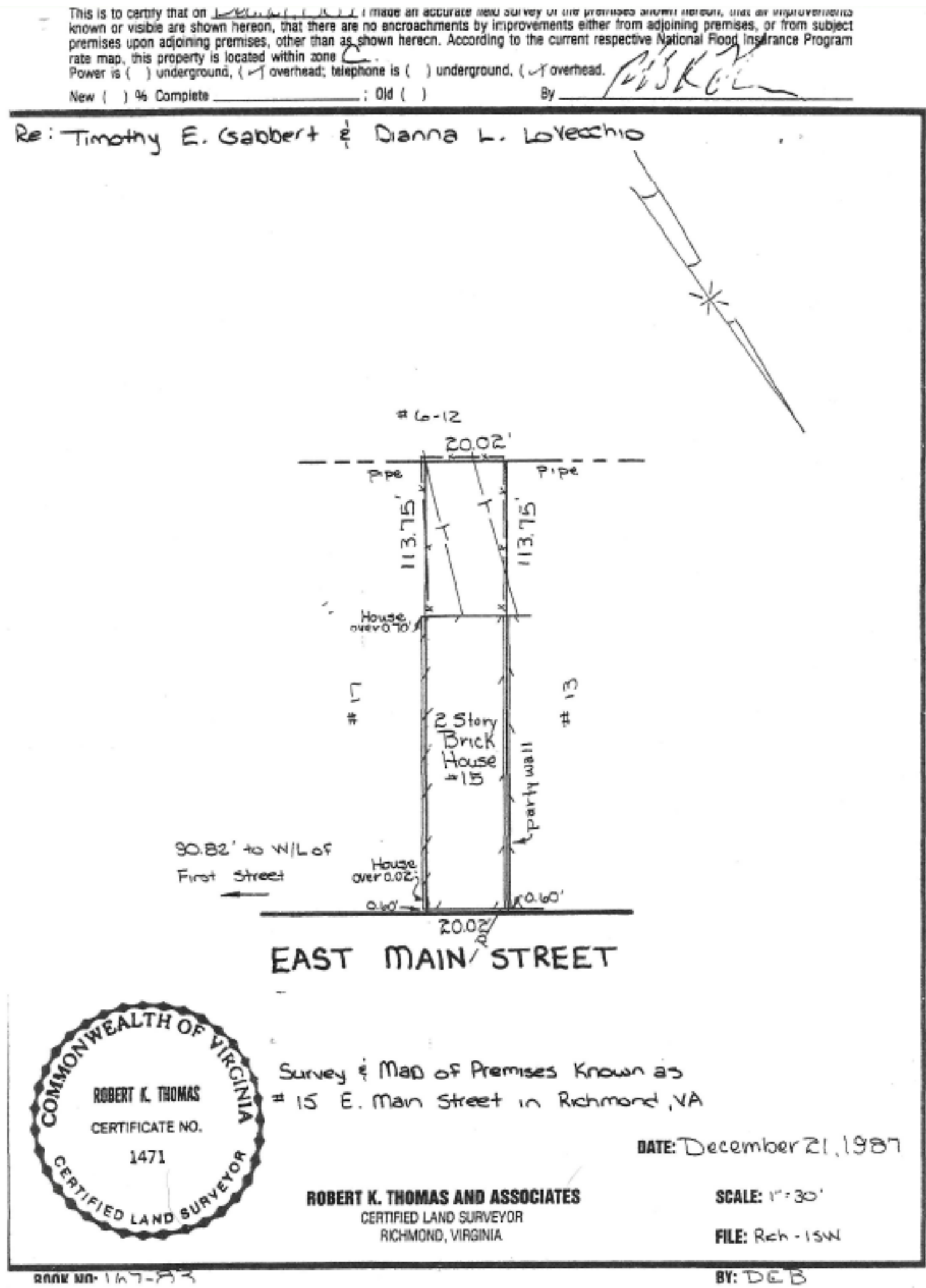
SCALE /
12" = 1'-0"

ISSUE DATE /
03/25/2025

JOB NUMBER /
2502

Cover Sheet

CS.00



NO CHANGES PROPOSED TO
SITE OR EXTERIOR OF
BUILDING. NO STREET TREE
PROTECTION IS NEEDED.

Sidewalk

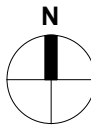
Property line is in the middle of the stair shared with 13 E Main St

Existing awning to remain

Existing brick patio to remain

Existing stone path to remain

Existing gate and fence to remain



1

SITE PLAN

SCALE: 1" = 10'-0"

E MAIN ST

13 E MAIN ST

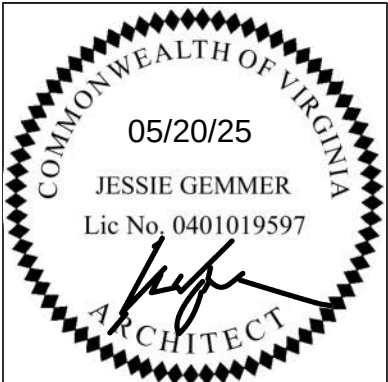
15 E MAIN ST

17 E MAIN ST

13'gr
Property

20'-0.14"
Property

6 S 1ST ST



1 Revision 1 05/20/25
REVISION DATE

JG AA

DRAWN / CHECKED /

SCALE /
1" = 10'-0"

ISSUE DATE /
03/25/2025

JOB NUMBER /
2502

SHEET /
AS.01

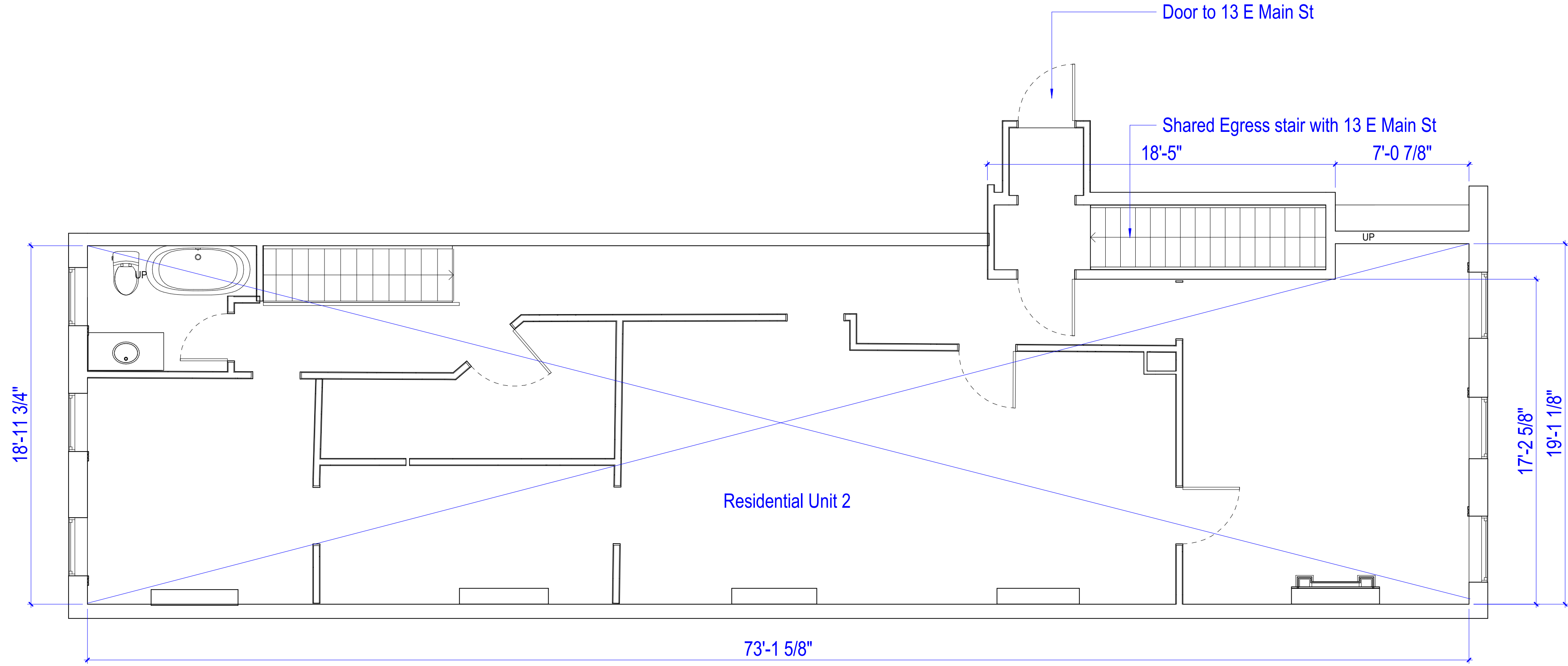
Site Plan + Survey

15 E Main St

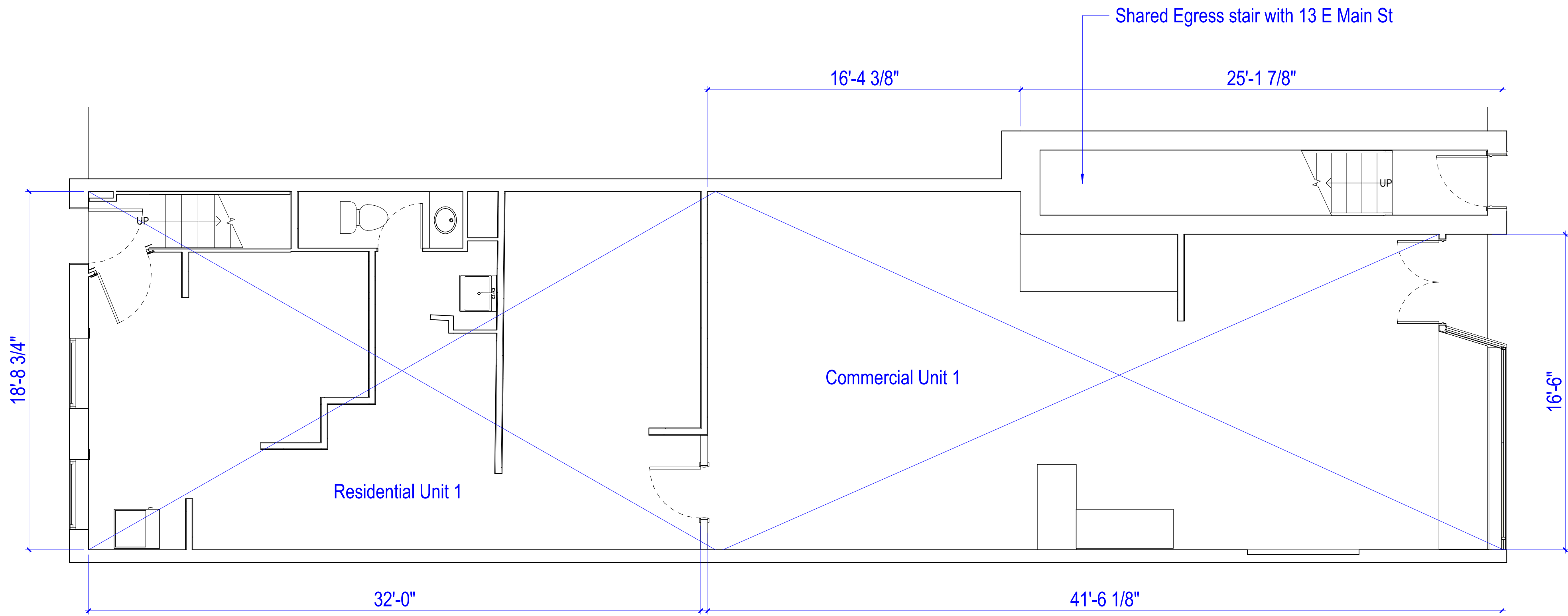
1520 W Main St
Suite 206
Richmond, Va 23220
acmearchitecture.com

Acme
Architecture

15 E Main St
Richmond, Va 23219



2 EXISTING PLAN - LEVEL 02
SCALE: 1/4" = 1'-0"



1 EXISTING PLAN - LEVEL 01
SCALE: 1/4" = 1'-0"



REVISION DATE

JG AA

DRAWN / CHECKED /

SCALE / 1/4" = 1'-0"

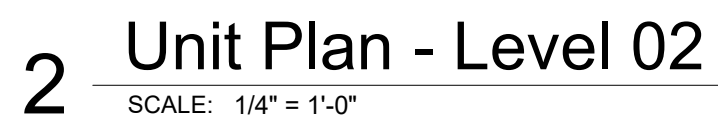
ISSUE DATE / 03/25/2025

JOB NUMBER / 2502

SHEET /

Existing Plans

AE.01



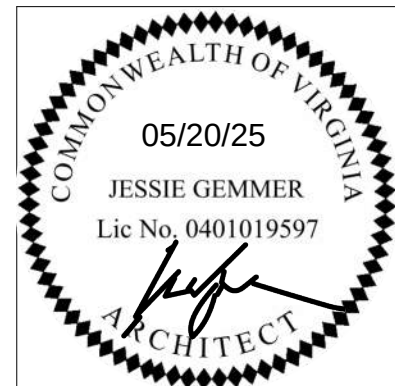
 EXISTING TO REMAIN
  NEW WALL

 EXISTING ADJACENT BUILDING TO REMAIN

1520 W Main St
Suite 206
Richmond, Va 23220
acmearchitecture.com

15 E Main St
Richmond, Va 23219

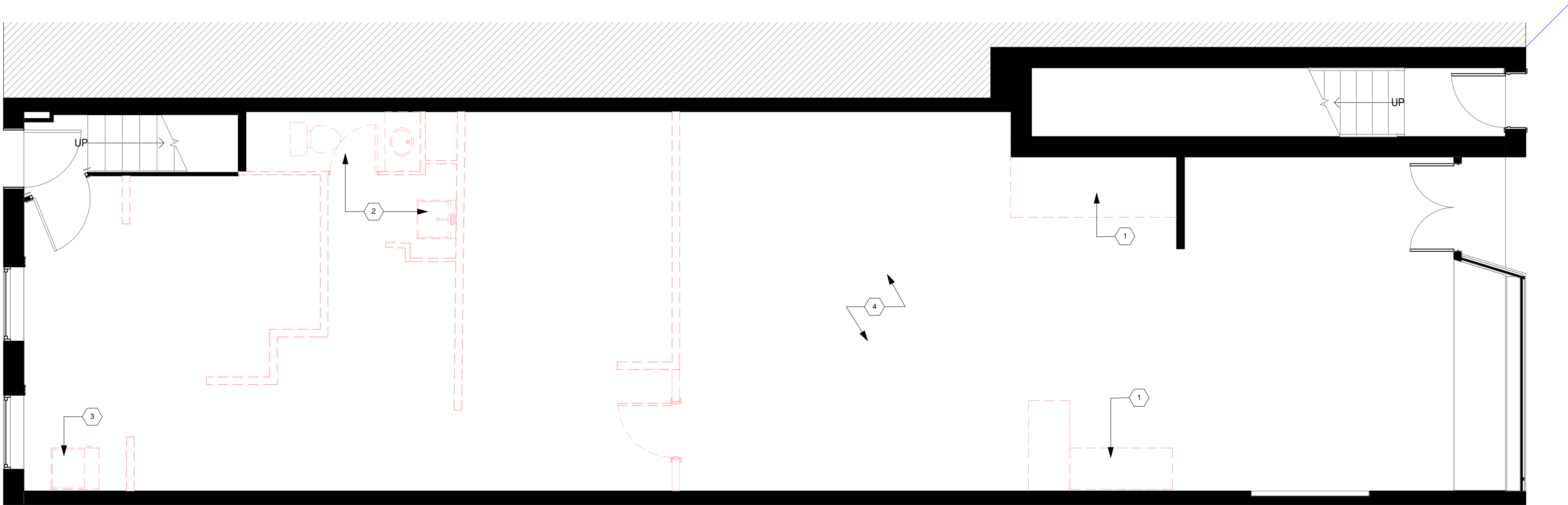
15 E Main St



JOB NUMBER / 2502		ISSUE DATE / 04/25/2025	SCALE / 1/4" = 1'-0"	DRAWN / CHECKED /	JG AA	# REVISION	DATE
SHEET / A1.00				New Unit Plans			

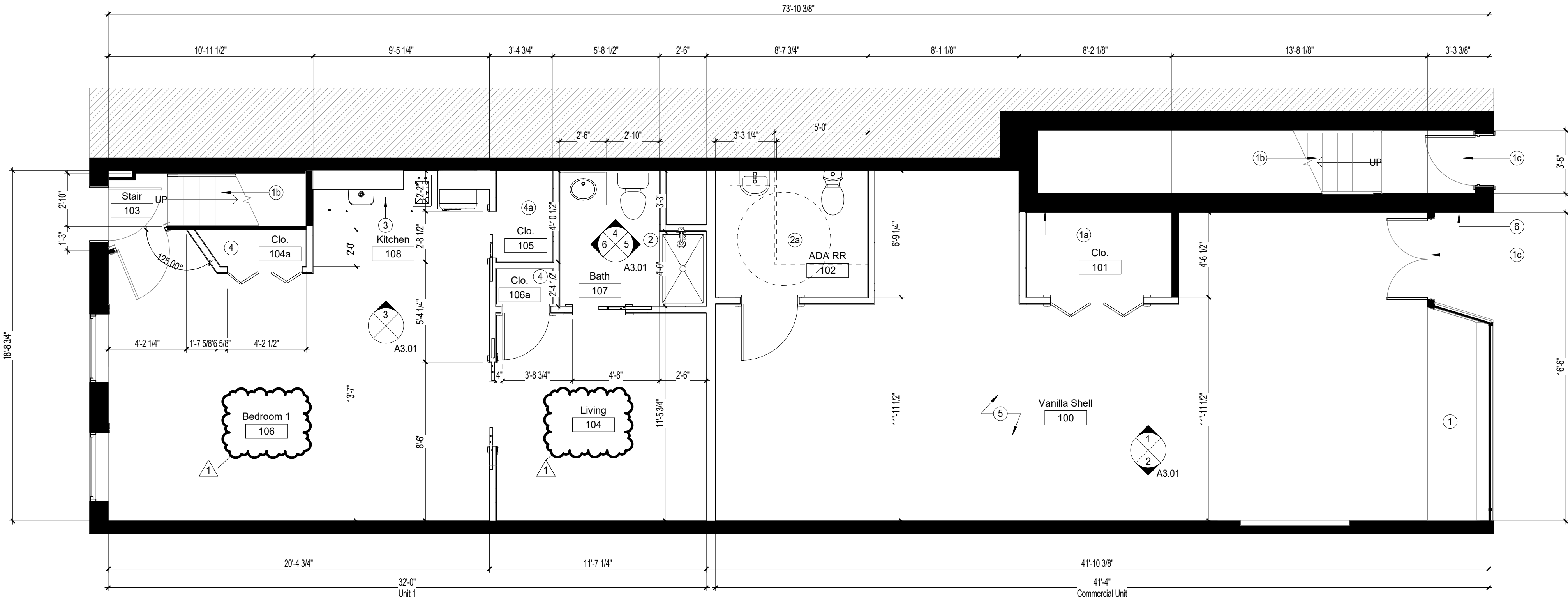
01 DEMO PLAN - LEVEL 01

SCALE: 1/4" = 1'-0"



02 FLOOR PLAN - LEVEL 01

SCALE: 1/4" = 1'-0"



LEGEND

- EXISTING TO REMAIN
- NEW WALL
- EXISTING ADJACENT BUILDING TO REMAIN
- EXISTING TO BE REMOVED

DEMO KEYNOTES LVL 01

- | NO. | KEYNOTE |
|-----|---|
| 1 | Demo built ins |
| 2 | Demo plumbing fixtures |
| 3 | Demo air handler and save for reuse if possible |
| 4 | Demo all floor finishes above level of hardwood floor |

GENERAL DEMO NOTE:

1. SAVE ALL DEMOED INTERIOR DOORS TO REUSE IF POSSIBLE
2. PRESERVE TRIM WHERE POSSIBLE
3. REMOVE ALL NON-WOOD FLOOR FINISHES
4. REMOVE ALL WALL TILE
5. REMOVE ALL BUILT INS
6. REMOVE ALL WIRING, DUCTS, AND PIPES
7. REMOVE ALL APPLIANCES AND PLUMBING FIXTURES
8. PRESERVE ALL FIREPLACES, MANTLES, POCKET DOORS, AND EXISTING DECORATIVE BANISTERS

PLAN NOTES - FIRST FLOOR

- | NO. | KEYNOTE |
|-----|---|
| 1 | Existing platform to remain |
| 1a | Existing meters and panels to remain |
| 1b | Existing stair and handrail to remain |
| 1c | Existing exterior door to remain |
| 2 | New bathroom with vanity, toilet, towel bar, toilet paper holder, mirror, two sconces, exhaust fan and shower. |
| 2a | New ADA bathroom with compliant toilet, sink, grab bars, mirror, toilet paper holder, paper towel dispenser |
| 3 | New kitchenette with electric burner, sink, 18" dishwasher, apartment fridge, lower cabinets, two upper shelves, and recirculating hood |
| 4 | New rod and shelf in closet |
| 4a | New shelves in closet - confirm with owner |
| 5 | Refinish existing wood floors |
| 6 | Location of Knox Box |

COMMONWEALTH OF VIRGINIA

05/20/25

JESSIE GEMMER

Lic No. 0401019597

ARCHITECT

1

Revision 1

05/20/25

#

REVISION

DATE

JG

AA

DRAWN /

CHECKED /

SCALE /

As indicated

ISSUE DATE /

03/25/2025

JOB NUMBER /

2502

SHEET /

A1.01

Level 01 - Demo +

Plan

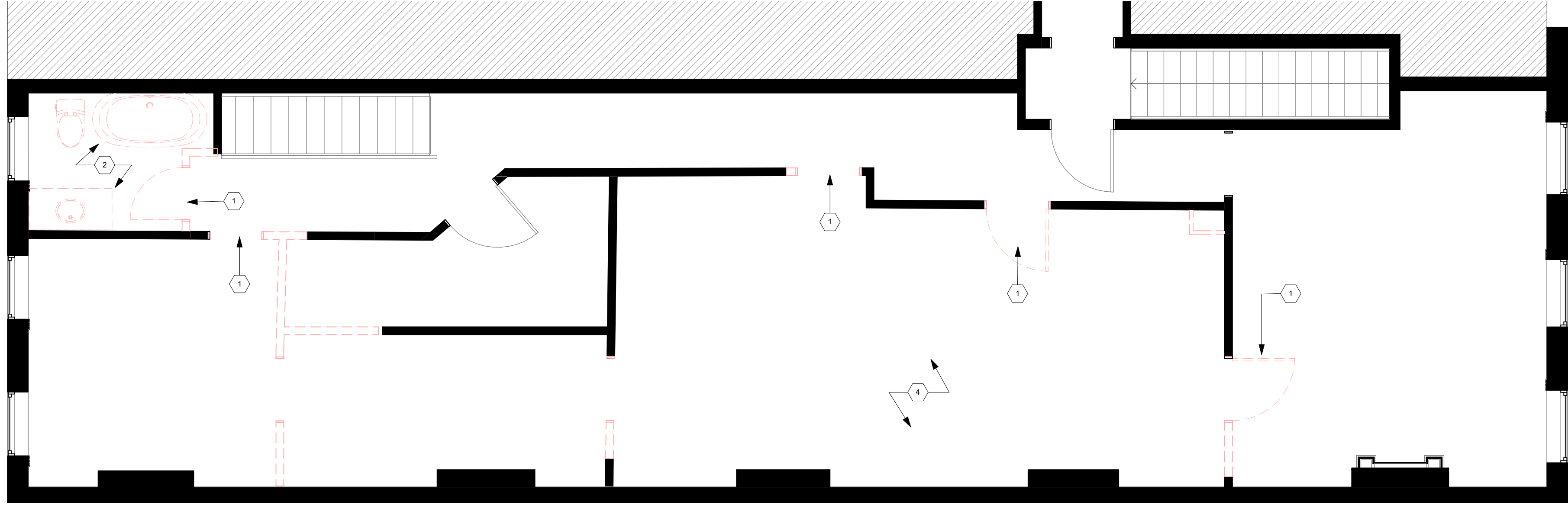
15 E Main St

Richmond, Va 23219

15 E Main St

1520 WMain St
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acmearchitecture.com

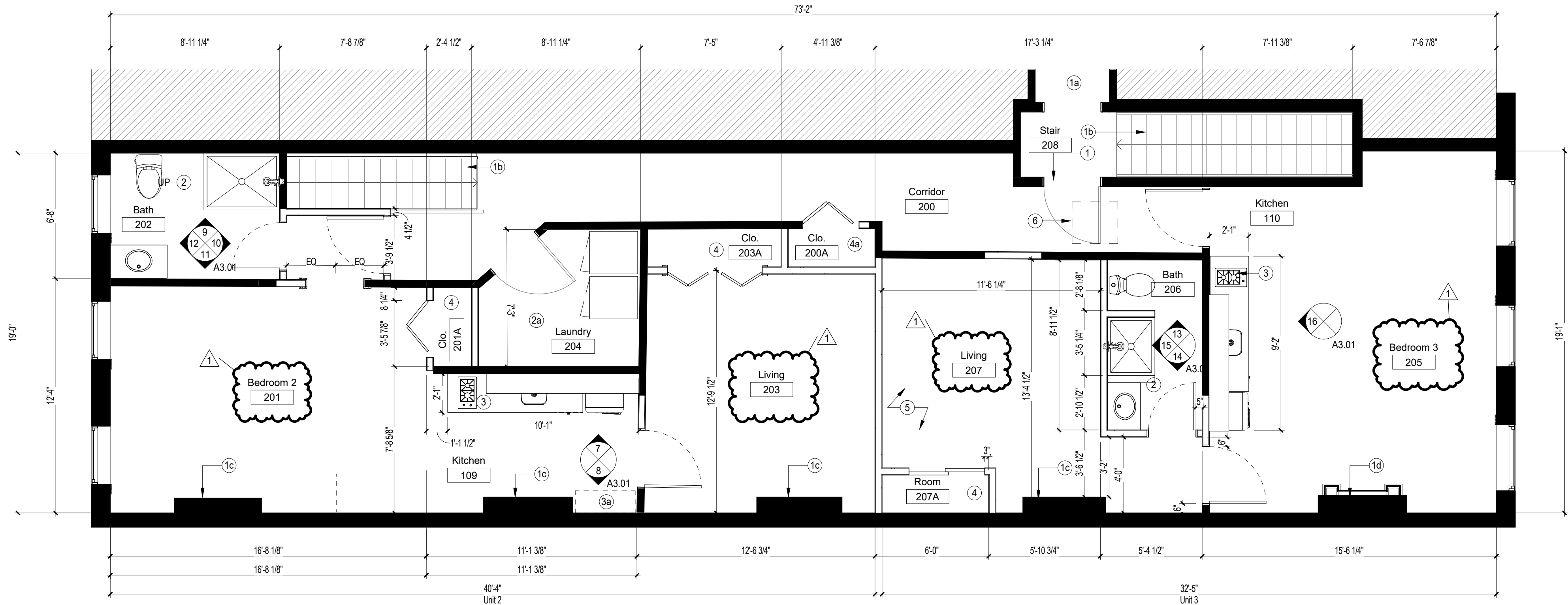
Acme
Architecture



2 DEMO PLAN - LEVEL 02

SCALE: 1/4" = 1'-0"

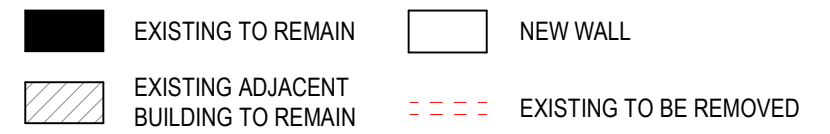
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN - LEVEL 02

SCALE: 1/4" = 1'-0"

LEGEND



DEMO KEYNOTES

NO.	KEYNOTE
1	Save all demoed doors for reuse, including transoms, frames, and casing
2	Demo plumbing fixtures
4	Demo all floor finishes above level of hardwood floor

GENERAL DEMO NOTE:

1. SAVE ALL DEMOED INTERIOR DOORS TO REUSE IF POSSIBLE
2. PRESERVE TRIM WHERE POSSIBLE
3. REMOVE ALL NON-WOOD FLOOR FINISHES
4. REMOVE ALL WALL TILE
5. REMOVE ALL BUILT INS
6. REMOVE ALL WIRING, DUCTS, AND PIPES
7. REMOVE ALL APPLIANCES AND PLUMBING FIXTURES
8. PRESERVE ALL FIREPLACES, MANTLES, POCKET DOORS, AND EXISTING DECORATIVE BANISTERS

○ PLAN NOTES - SECOND FLOOR

NO.	KEYNOTE
1	Existing door to shared stair to remain
1a	Existing entrance to 13 E Main St
1b	Existing stair and handrail to remain
1c	Existing closed in fireplace and hearth to remain
1d	Existing fireplace, mantle and hearth to remain
2	New bathroom with vanity, toilet, towel bar, toilet paper holder, mirror, two scones, exhaust fan and shower
2a	New laundry room with side by side washer/dryer
3	New kitchenette with electric burn, sink, 18" dishwasher, apartment fridge, lower cabinets, two upper shelves, and recirculating hood
3a	Built in storage cabinet
4	New rod and shelf in closet
4a	New shelves in closet - confirm with owner
5	Refinish existing wood floors, whole floor
6	Roof access hatch in ceiling above shown dashed. Repair as needed.



1	Revision 1	05/20/25
#	REVISION	DATE

JOB NUMBER / 2502	ISSUE DATE / 03/25/2025	SCALE / As indicated	DRAWN / CHECKED / AA	JG
A1.02 Level 02 - Demo + Plan				

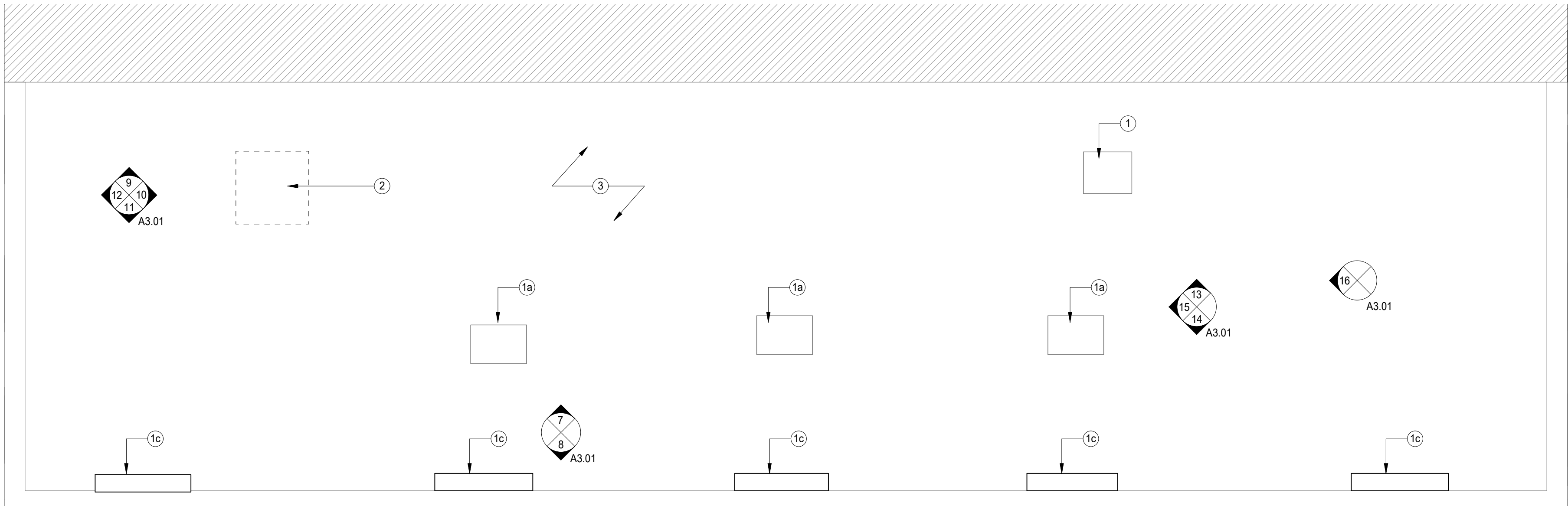
2 DEMO PLAN - ROOF

SCALE: 1/4" = 1'-0"



1 FLOOR PLAN - ROOF

SCALE: 1/4" = 1'-0"



LEGEND

- EXISTING TO REMAIN
- NEW WALL
- EXISTING ADJACENT BUILDING TO REMAIN
- EXISTING TO BE REMOVED

PLAN NOTES - ROOF

NO. KEYNOTE

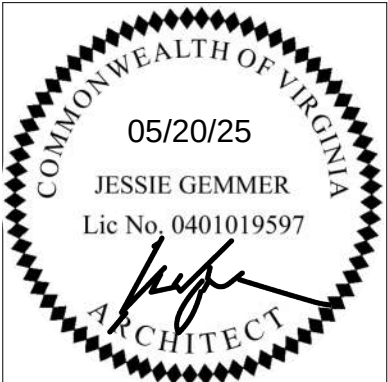
- Existing roof access, repair as needed
- Existing skylight to remain, repair as needed
- Existing chimney to remain
- New condenser on roof, location TBD
- Verify condition of existing roof and repair as needed

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REVISION DATE

JG AA

DRAWN / CHECKED /

SCALE / As indicated

ISSUE DATE / 03/25/2025

JOB NUMBER / 2502

SHEET /

Roof - Demo + Plan

A1.03