

INTRODUCED: May 13, 2019

AN ORDINANCE No. 2019-134

To authorize the special use of the property known as 511 West Marshall Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JUN 10 2019 AT 6 P.M.

WHEREAS, the owner of the property known as 511 West Marshall Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a multifamily dwelling containing up to three dwelling units, which use, among other things, is not currently allowed by section 30-412.1 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), 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:            8            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    JUN 10 2019    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 (2015), 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 511 West Marshall Street and identified as Tax Parcel No. N000-0240/005 in the 2019 records of the City Assessor, being more particularly shown on a survey entitled “Survey Showing Improvements on Property Located at 511 West Marshall Street, City of Richmond, Virginia,” prepared by Bruce Robertson Land Surveying, P.C., and dated November 26, 2018, 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 multifamily dwelling containing up to three dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Adaptive Reuse, 511 West Marshall Street, City of Richmond, VA,” prepared by SMS Architects, and dated February 19, 2019, 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 multifamily dwelling containing up to three dwelling units, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the height shown on the Plans.

(c) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise required by the Commission of Architectural Review in accordance with applicable laws and regulations.

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

(e) Six off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

§ 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 (2015), 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 (2015), 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 (2015), 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 (2015), 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 730 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

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com

## Item Request

File Number: PRE.2019.132

**O & R REQUEST**

4-8764  
APR 17 2019

RECEIVED

APR 30 2019

Office of the  
Chief Administrative Officer

OFFICE OF CITY ATTORNEY O & R Request

DATE: April 15, 2019

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)

4/29/19

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer



THROUGH: Sharon Ebert, Deputy Chief Administrative Officer for Economic Development and Planning



FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 511 West Marshall Street for the purpose of a dwelling containing up to three dwelling units, upon certain terms and conditions.

ORD. OR RES. No. \_\_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 511 West Marshall Street for the purpose of a dwelling containing up to three dwelling units, upon certain terms and conditions.

**REASON:** The applicant is proposing to renovate and convert an existing single-family shell building into a dwelling containing three dwelling units served by six on-site parking spaces. The property is currently zoned R-6 Single-Family Attached Residential, which only authorizes single- and two-family dwellings. A special use permit is therefore required for the proposed three dwelling units.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its June 3, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 3,816 SF (.09 acre) parcel improved with the shell of a single-family residential dwelling built, according to tax assessment records, in 1855. The property is located in the Jackson Ward neighborhood of the Downtown Planning District on West Marshall Street between North Belvidere and North Henry Streets. The property is also located within the Jackson Ward City Old and Historic District and is subject to review by the Commission of Architectural Review.

The City of Richmond's Pulse Corridor Plan designates a land use category for the subject property as Neighborhood Mixed-Use. "Neighborhood Mixed-Use areas are cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed use districts. They are an urban, walkable environment with limited neighborhood oriented uses incorporated along key commercial corridors and at corner sites (p. 29)".

Properties to the west, north, and east of the subject property are within the same R-6 District as the subject property. Properties to the south, fronting on West Broad Street, are located within the B-4 Central Business District. A mix of commercial, mixed-use, and single-, two-, and multi-family residential land uses are present in the vicinity of the subject property.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** May 13, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** June 10, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
June 3, 2019

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734





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  
<http://www.richmondva.gov/>

SUP-044923-2018

\$ 1800.00

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: 511 W Marshall St Richmond VA 23220 Date: 11/14/2018

Tax Map # N 000024005 Fee: \_\_\_\_\_

Total area of affected site in acres: 0.088

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

**Zoning**

Current Zoning: R-6

Existing Use: Residential

**Proposed Use**

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

Existing Use: Residential Multi family (3 Units)  
Residential Single Family

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** MUDASSAR IQBAL

Company: MF RVA Properties LLC

Mailing Address: 2906 Providence Creek Rd

City: N Chesterfield VA State: VA Zip Code: 23236

Telephone: (804) 269 1903 Fax: \_\_\_\_\_

Email: RVA PROPERTIES @ HOTMAIL.COM

**Property Owner:** MF RVA Properties LLC

If Business Entity, name and title of authorized signee: Mudassar Iqbal

(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: 2906 Providence Creek Rd

City: N Chesterfield VA State: VA Zip Code: 23236

Telephone: (804) 269 1903 Fax: \_\_\_\_\_

Email: RVA PROPERTIES @ HOTMAIL.COM

**Property Owner Signature:** Mudassar Iqbal

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)

*Handwritten notes in red ink at the bottom of the page.*

## **Applicant Report**

The applicant proposes to revive and renovate existing vacant building located at 511 W Marshall St. The building history is not known to current owner but there was fire in building during 2010 and then water damage that has made it an eyesore in beautiful Historic Jackson Ward. Without proposed work done, it's currently a rotten building in neighborhood and magnet for homeless people. Building is boarded from front and back to keep it safe and not to let anyone inside. Building has not been legally occupied for long time and was bought in an auction sale from Richmond City to current owner in January 2018. 23 tons of homeless people trash and construction waste left due to fire and water damage was removed during initial cleaning which was necessary so that engineers and Architects can enter the building to take measurements and do initial analysis to come up with a modern multi-family housing.

The current building has 6 rooms, 2 each on the 2 main floors and a basement of total 2325 sq. ft with 862 sq. ft foot print on relatively big lot of approximately 3,780 sq. ft. Applicant want to redo floor plan of ruined and decayed building to 3 two bedrooms one bath units while keeping historic features of property and to restore its past glory. To keep historic layout within current shell, addition will be rebuilt and extended at back to add a bathroom and a bedroom on each level where the old structure fell during fire. Total new heated area of three floors that would be rebuilt including addition is 613 sq ft and also 200 sq foot of porch/ rear stairs.

Property is located between N Belvidere St and N Henry St. It is close to Virginia Commonwealth University. All surrounding buildings are typically historic homes which have primarily been converted as student housing. Due to proximity of VCU, Kroger Supercenter within 1 mile and Rite aid just behind the building, the necessity of vehicle is limited. Current trend of bicycle use increase among students and citizens is another factor. However back yard will be used to make 6 car parking spaces. Although current tenant to vehicle ratio for neighborhood is 1 to 5, this project can handle up to 1 to 1 ratio to benefit its tenants.

Each level of house will be converted into one unit while shared space will be redone keeping historic layout. Each unit will have two bedrooms, kitchen/living space, one bathroom and a laundry perfect for a small family or two professionals living together as tenants. Current house entrances and windows will be utilized. The building shell obtain power from pole that is located in corner of lot in back alley. Heating and cooling will also be electrical and each unit will have own system that will be more efficient due to individual control along with new windows and doors.

Project has got full support and approval of community through its association, the Historic Jackson Ward Association (HJWA). Councilwoman Kimberly Gray has also offered her full support to this renovation. Also, Honorable Councilwoman Kimberly Gray has shown full support of the proposed improvement. All new plans are approved by Department of Historic Resources and part two application is already approved. All comments are included for restoration in the plans. Restoring such a poor structure to modern space in a mostly mix use neighborhood is best for

community which has already approved conversion of an old garage to 3 2-bedroom apartments located at 500 W Marshall St just opposite to proposed project in December 2016. This project will add parking space that would be available for tenants and will not add burden on neighborhood.

1. The proposed redevelopment will not be detrimental to the safety, health, morals and general welfare of the community involved.

The proposed redevelopment satisfies these requirements. Located in Historic area, close to VCU and Broad Street, this renovation will remove a safety hazard that it is right now. Unfortunately, current look of property is a shame for such a great neighborhood and effects negatively the moral and value of neighborhood. Three big 30-yard dumpsters full of waste and trash were hauled away during initial cleaning. Its been target of illegal graffiti and trespassing in as recent as September this year while it was vacant and it is so close to families and students living nearby. Redevelopment shares the spirit of urban modernization that is happening in general in Richmond City while taking care of our heritage and history. The units will provide much needed housing in the area and serve the highest and best use of building. Parking spaces added in back will be a benefit for tenants. By securing building with working windows and doors, trespassing will be eliminated and its look will be improved significantly. With residents, it won't be a burned down vacant dangerous structure but a beautiful historic house providing the modern needs.

2. The proposed redevelopment will not create congestion in streets, roads, alleys and other public ways and places in the area involved.

The proposed redevelopment will have a maximum 6 residents compared to vacant status of property while probably it's the same number of bedrooms as before. It may not be adding any new number of residents from its historic design. Tenants will likely choose to live in apartments due to its proximity to amenities without requiring use of motor-vehicle. Six parking spaces will ensure no congestion in streets. The redevelopment effect on neighborhood parking will not be negative for sure. Neighbors will not lose any parking.

3. The proposed redevelopment will not create hazards from fire, panic or other dangers.

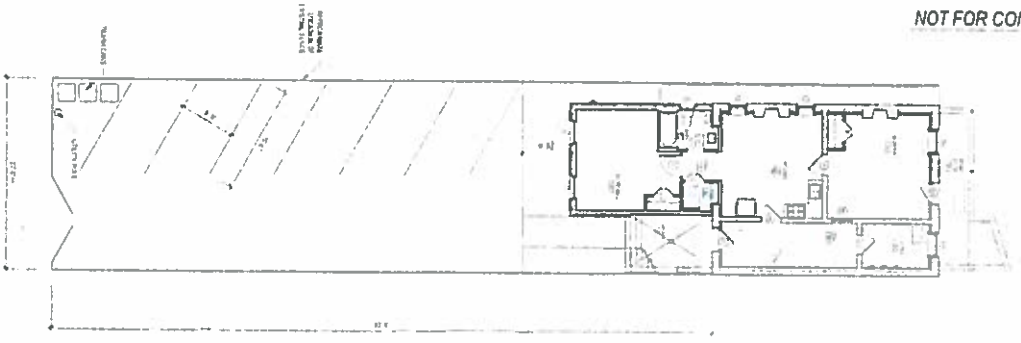
The old structure has brick walls. All new exterior and interior walls and construction will be designed to meet modern fire rating and codes. Risk of fire is very low. Fire hydrant is located 135 feet from property front corner at corner of Marshall and Henry St corner. Furthermore, no gas appliances or heating system will be used and all systems will be electrical.

4. The proposed redevelopment will not tend to cause overcrowding of land and an undue concentration of population as project will contain maximum of six people.
5. The proposed redevelopment 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

Redevelopment will house maximum 6 people that would have been original capacity of building.

6. The proposed redevelopment will not interfere with adequate light and air
- Building is only three floors to cause any significant impact.

NOT FOR CONSTRUCTION



PROPOSED PARKING IN REAR

**MECHANICAL SCHEDULE**

DATE: 02/19/2019

PROJECT: 511 WEST MARSHALL STREET

OWNER: CITY OF RICHMOND

DESIGNER: SMS ANCHOR PROJECTS

SCALE: AS SHOWN

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02/19/2019
2	REVISED TO REFLECT PERMIT COMMENTS	02/26/2019
3	REVISED TO REFLECT PERMIT COMMENTS	03/05/2019
4	REVISED TO REFLECT PERMIT COMMENTS	03/12/2019
5	REVISED TO REFLECT PERMIT COMMENTS	03/19/2019
6	REVISED TO REFLECT PERMIT COMMENTS	03/26/2019
7	REVISED TO REFLECT PERMIT COMMENTS	04/02/2019
8	REVISED TO REFLECT PERMIT COMMENTS	04/09/2019
9	REVISED TO REFLECT PERMIT COMMENTS	04/16/2019
10	REVISED TO REFLECT PERMIT COMMENTS	04/23/2019
11	REVISED TO REFLECT PERMIT COMMENTS	04/30/2019
12	REVISED TO REFLECT PERMIT COMMENTS	05/07/2019
13	REVISED TO REFLECT PERMIT COMMENTS	05/14/2019
14	REVISED TO REFLECT PERMIT COMMENTS	05/21/2019
15	REVISED TO REFLECT PERMIT COMMENTS	05/28/2019
16	REVISED TO REFLECT PERMIT COMMENTS	06/04/2019
17	REVISED TO REFLECT PERMIT COMMENTS	06/11/2019
18	REVISED TO REFLECT PERMIT COMMENTS	06/18/2019
19	REVISED TO REFLECT PERMIT COMMENTS	06/25/2019
20	REVISED TO REFLECT PERMIT COMMENTS	07/02/2019
21	REVISED TO REFLECT PERMIT COMMENTS	07/09/2019
22	REVISED TO REFLECT PERMIT COMMENTS	07/16/2019
23	REVISED TO REFLECT PERMIT COMMENTS	07/23/2019
24	REVISED TO REFLECT PERMIT COMMENTS	07/30/2019
25	REVISED TO REFLECT PERMIT COMMENTS	08/06/2019
26	REVISED TO REFLECT PERMIT COMMENTS	08/13/2019
27	REVISED TO REFLECT PERMIT COMMENTS	08/20/2019
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29	REVISED TO REFLECT PERMIT COMMENTS	09/03/2019
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31	REVISED TO REFLECT PERMIT COMMENTS	09/17/2019
32	REVISED TO REFLECT PERMIT COMMENTS	09/24/2019
33	REVISED TO REFLECT PERMIT COMMENTS	10/01/2019
34	REVISED TO REFLECT PERMIT COMMENTS	10/08/2019
35	REVISED TO REFLECT PERMIT COMMENTS	10/15/2019
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52	REVISED TO REFLECT PERMIT COMMENTS	02/11/2020
53	REVISED TO REFLECT PERMIT COMMENTS	02/18/2020
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64	REVISED TO REFLECT PERMIT COMMENTS	05/06/2020
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66	REVISED TO REFLECT PERMIT COMMENTS	05/20/2020
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69	REVISED TO REFLECT PERMIT COMMENTS	06/10/2020
70	REVISED TO REFLECT PERMIT COMMENTS	06/17/2020
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83	REVISED TO REFLECT PERMIT COMMENTS	09/16/2020
84	REVISED TO REFLECT PERMIT COMMENTS	09/23/2020
85	REVISED TO REFLECT PERMIT COMMENTS	09/30/2020
86	REVISED TO REFLECT PERMIT COMMENTS	10/07/2020
87	REVISED TO REFLECT PERMIT COMMENTS	10/14/2020
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94	REVISED TO REFLECT PERMIT COMMENTS	12/02/2020
95	REVISED TO REFLECT PERMIT COMMENTS	12/09/2020
96	REVISED TO REFLECT PERMIT COMMENTS	12/16/2020
97	REVISED TO REFLECT PERMIT COMMENTS	12/23/2020
98	REVISED TO REFLECT PERMIT COMMENTS	12/30/2020
99	REVISED TO REFLECT PERMIT COMMENTS	01/06/2021
100	REVISED TO REFLECT PERMIT COMMENTS	01/13/2021

COMPLIANCE ALTERNATIVE EVALUATION SUMMARY

511 West Marshall Street

# Adaptive Reuse

City of Richmond, VA



### BUILDING DATA

1. ADDRESS	511 WEST MARSHALL STREET
2. CITY	RICHMOND, VA
3. COUNTY	RICHMOND COUNTY
4. STATE	VA
5. ZIP	23220
6. PROJECT NAME	511 WEST MARSHALL STREET
7. PROJECT TYPE	ADAPTIVE REUSE
8. PROJECT PHASE	PERMITTING
9. PROJECT START DATE	02/19/2019
10. PROJECT END DATE	02/19/2019
11. PROJECT STATUS	PERMITTING
12. PROJECT OWNER	CITY OF RICHMOND
13. PROJECT CONTACT	JOHN W. HARRIS
14. PROJECT PHONE	(804) 646-1234
15. PROJECT FAX	(804) 646-1234
16. PROJECT EMAIL	JOHN.W.HARRIS@CITYOFRICHMOND.VA.GOV
17. PROJECT WEBSITE	WWW.CITYOFRICHMOND.VA.GOV
18. PROJECT SOCIAL MEDIA	WWW.CITYOFRICHMOND.VA.GOV
19. PROJECT ADDRESS	511 WEST MARSHALL STREET
20. PROJECT CITY	RICHMOND, VA
21. PROJECT COUNTY	RICHMOND COUNTY
22. PROJECT STATE	VA
23. PROJECT ZIP	23220
24. PROJECT LATITUDE	37.551111
25. PROJECT LONGITUDE	-77.451111
26. PROJECT ELEVATION	100
27. PROJECT AREA	10000
28. PROJECT PERIMETER	1000
29. PROJECT VOLUME	100000
30. PROJECT WEIGHT	1000000
31. PROJECT MASS	10000000
32. PROJECT MOMENT	100000000
33. PROJECT ENERGY	1000000000
34. PROJECT POWER	10000000000
35. PROJECT TORQUE	100000000000
36. PROJECT FORCE	1000000000000
37. PROJECT PRESSURE	10000000000000
38. PROJECT STRESS	100000000000000
39. PROJECT STRAIN	1000000000000000
40. PROJECT DEFORMATION	10000000000000000
41. PROJECT DISPLACEMENT	100000000000000000
42. PROJECT VELOCITY	1000000000000000000
43. PROJECT ACCELERATION	10000000000000000000
44. PROJECT JERK	100000000000000000000
45. PROJECT SHOCK	1000000000000000000000
46. PROJECT IMPACT	10000000000000000000000
47. PROJECT COLLISION	100000000000000000000000
48. PROJECT CONTACT	1000000000000000000000000
49. PROJECT FRICTION	10000000000000000000000000
50. PROJECT ADHESION	100000000000000000000000000
51. PROJECT COHESION	1000000000000000000000000000
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60. PROJECT FLUCTUATION	1000000000000000000000000000000000000
61. PROJECT INTERMITTENT	10000000000000000000000000000000000000
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67. PROJECT INTERMITTENT	1000
68. PROJECT INTERMITTENT	100
69. PROJECT INTERMITTENT	1000
70. PROJECT INTERMITTENT	100

### FRAMING, MEP, & ELECTRICAL NOTES

1. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).

2. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).

3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL ELECTRICAL CODE (NEC).

4. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).

5. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

6. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).

7. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL ELECTRICAL CODE (NEC).

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10. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).

11. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL ELECTRICAL CODE (NEC).

12. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).

13. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

14. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).

15. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL ELECTRICAL CODE (NEC).

16. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).

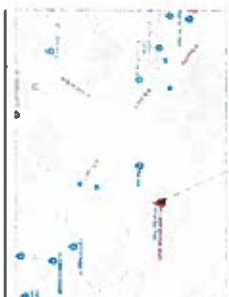
17. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

18. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).

19. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL ELECTRICAL CODE (NEC).

20. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).

### VICINITY MAP



### DRAWING SHEET INDEX:

NO.	DESCRIPTION
1	PROJECT INFORMATION
2	MECHANICAL SCHEDULE
3	FRAMING, MEP, & ELECTRICAL NOTES
4	VICINITY MAP
5	DRAWING SHEET INDEX
6	SPECIAL USE PERMIT
7	PROJECT INFORMATION
8	SITE PLAN
9	CONTRACTORS
10	CS



**PROJECT TITLE:**  
511 WEST MARSHALL STREET  
RICHMOND, VA 23220  
CITY OF RICHMOND

**CONSULTANTS:**

### SPECIAL USE PERMIT

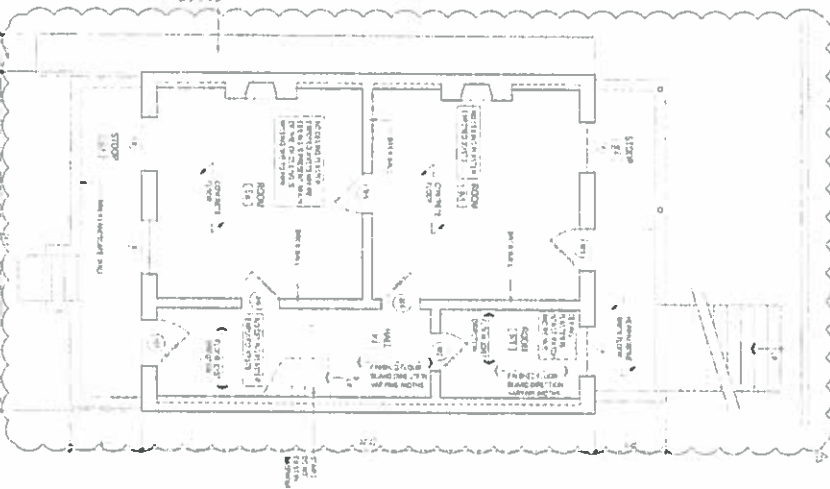
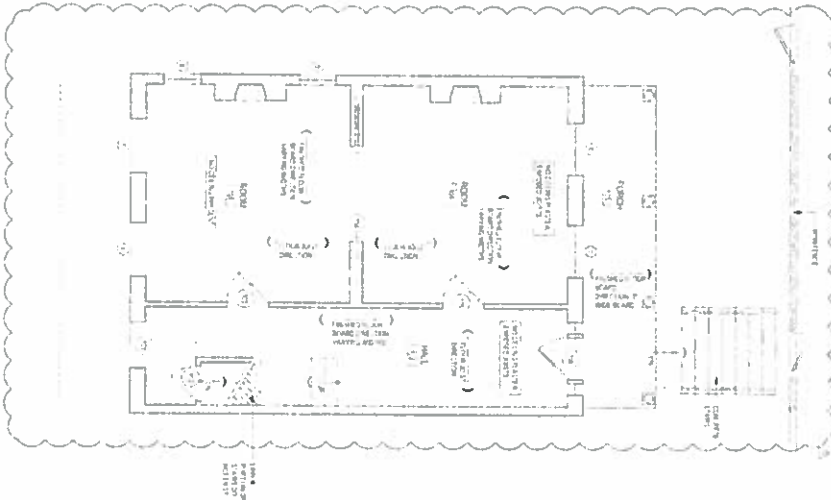
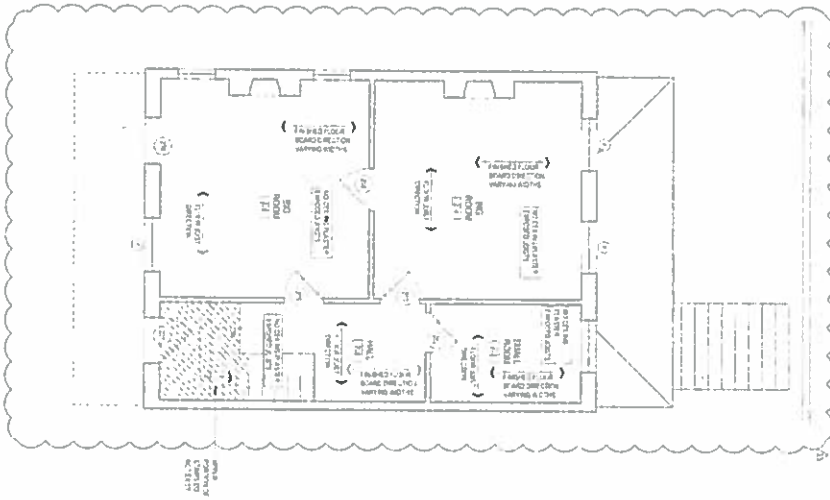
NO.	DESCRIPTION
1	PROJECT INFORMATION
2	MECHANICAL SCHEDULE
3	FRAMING, MEP, & ELECTRICAL NOTES
4	VICINITY MAP
5	DRAWING SHEET INDEX
6	SPECIAL USE PERMIT
7	PROJECT INFORMATION
8	SITE PLAN
9	CONTRACTORS
10	CS

FEBRUARY 19, 2019

CS



NOT FOR CONSTRUCTION



NOTE  
SEE AS 1 FOR WINDOW SCHEDULE  
SEE AS 2 FOR DOOR SCHEDULE

EXISTING SECOND FLOOR PLAN 3

EXISTING FIRST FLOOR PLAN 2

EXISTING BASEMENT FLOOR PLAN 1



**PROJECT TITLE**  
VIA, PARKWAY EAST  
RENOVATION PROJECT  
RENOVATION 1A, 2228  
CITY OF VANCOUVER

**CONSULTANTS**

**SPECIAL USE PERMIT**

NO 2228  
DATE 02/09/2019

DATE REVISIONS

DATE

**DATE**  
FEBRUARY 19, 2019

**PROJECT NO.**

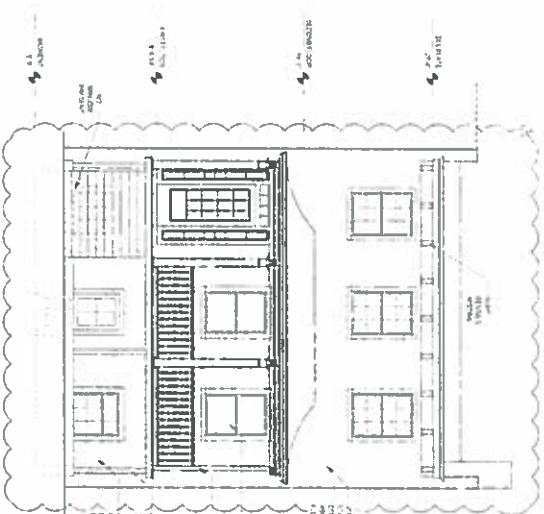
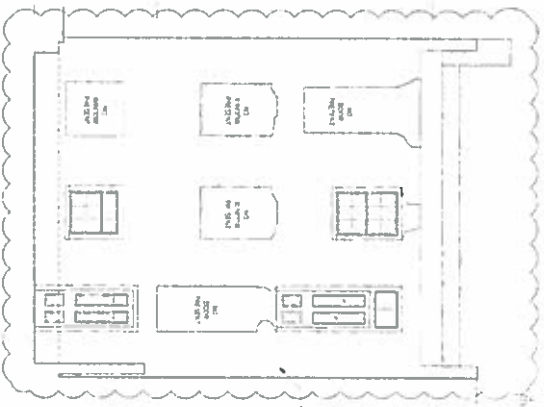
**PROJECT**  
EXISTING  
FLOOR PLANS

AX2.0

NOT FOR CONSTRUCTION



NOTE  
SEE AS 1 FOR WINDOW SCHEDULE  
SEE AS 2 FOR DOOR SCHEDULE  
FOR WINDOW AND DOOR EXISTING CONDITIONS



EXISTING REAR ELEVATION XB

EXISTING FRONT ELEVATION XA

**SMS**  
ARCHITECTS  
501.272.9272  
P.O. BOX 100, CHANDLER, AZ 85224



**PROJECT TITLE**  
JAMES R. PAPPAS  
ARCHITECT  
11729  
CHANDLER, AZ 85224

**CONSULTANTS**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

**SPECIAL USE PERMIT**  
DATE: FEBRUARY 19, 2019  
PROJECT NO: AX3.0  
DRAWN BY: [Name]  
CHECKED BY: [Name]

**AX3.0**  
EXISTING ELEVATIONS





NOT FOR CONSTRUCTION



NEW  
 100% RECYCLED PAPER  
 100% RECYCLED INK  
 100% RECYCLED GLUE  
 100% RECYCLED COVERS  
 100% RECYCLED BINDING  
 100% RECYCLED PAPER  
 100% RECYCLED INK  
 100% RECYCLED GLUE  
 100% RECYCLED COVERS  
 100% RECYCLED BINDING



**SMS**  
 ARCHITECTS  
 651.319.9977  
 1000 BAYVIEW BLVD. #1200 (MICHIGAN 48206)

PROJECT TITLE  
 ONE OFFICE CT  
 111 WEST WASHINGTON STREET  
 ANN ARBOR, MI 48106  
 CITY OF ANN ARBOR

CONSULTANTS

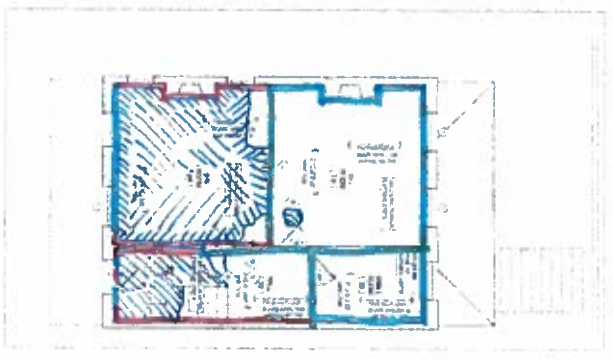
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 NO DATE DESCRIPTION

DATE  
 FEBRUARY 18 2019

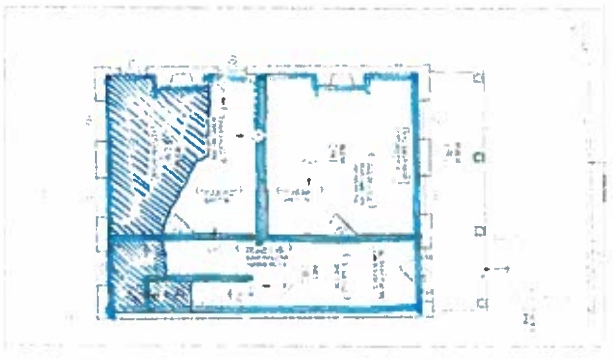
EXISTING WALL, CEILING & FLOOR CONDITIONS

AX5.0

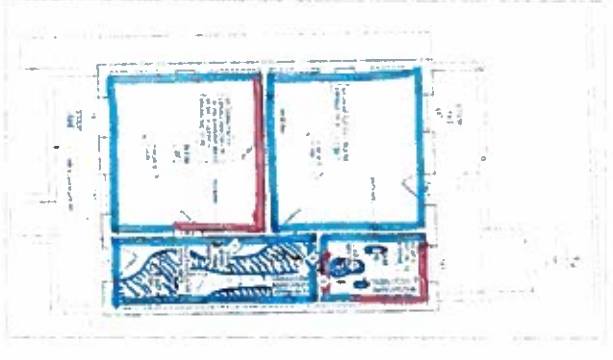
EXISTING SECOND FLOOR WALL AND CEILING CONDITIONS 3



EXISTING FIRST FLOOR WALL AND CEILING CONDITIONS 2

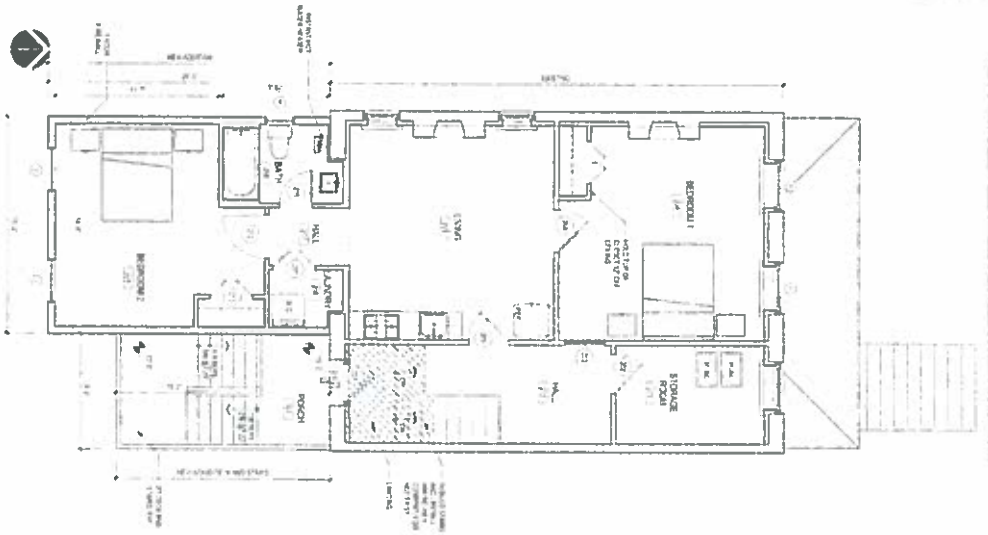


EXISTING BASEMENT WALL AND CEILING CONDITIONS 1

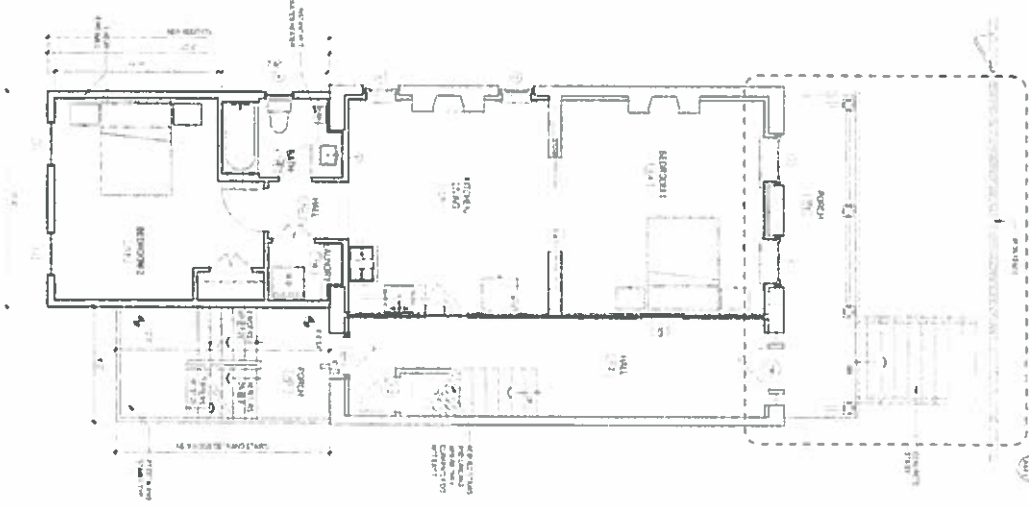




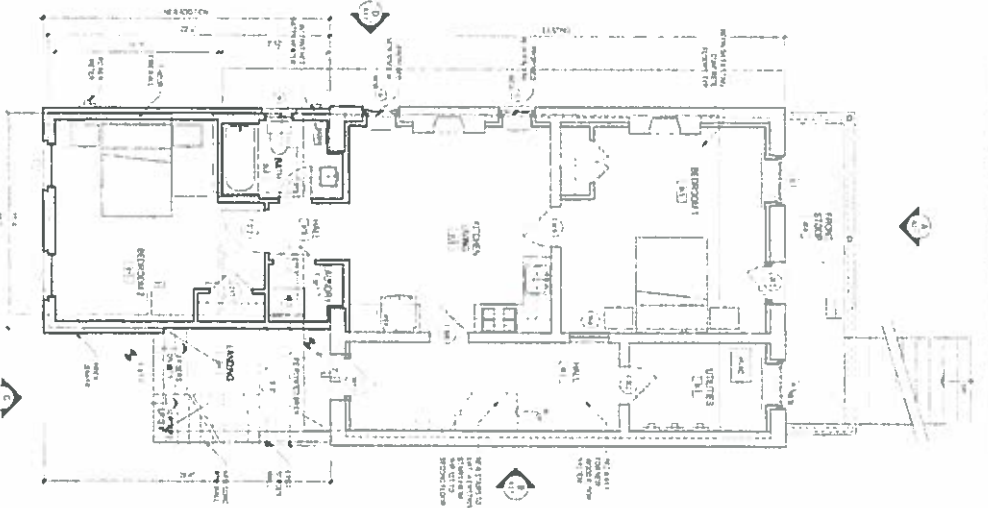
NOT FOR CONSTRUCTION



SECOND FLOOR PLAN 2



FIRST FLOOR PLAN 1



BASEMENT FLOOR PLAN 0

NOT FOR CONSTRUCTION

**SMS ARCHITECTS**  
 521-215-0923  
 4315 WASHINGTON BOULEVARD, SUITE 100  
 WASHINGTON, DC 20007



**PROJECT NAME**  
 1515 WASHINGTON STREET  
 WASHINGTON, VA 22097  
**CONSULTANTS**

**SPECIAL USE PERMIT**

NO.	DATE	DESCRIPTION
1		
2		
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**DATE**  
 FEBRUARY 19, 2019  
**PROJECT**  
 PROPOSED FLOOR PLANS  
**SCALE**  
 A2.0

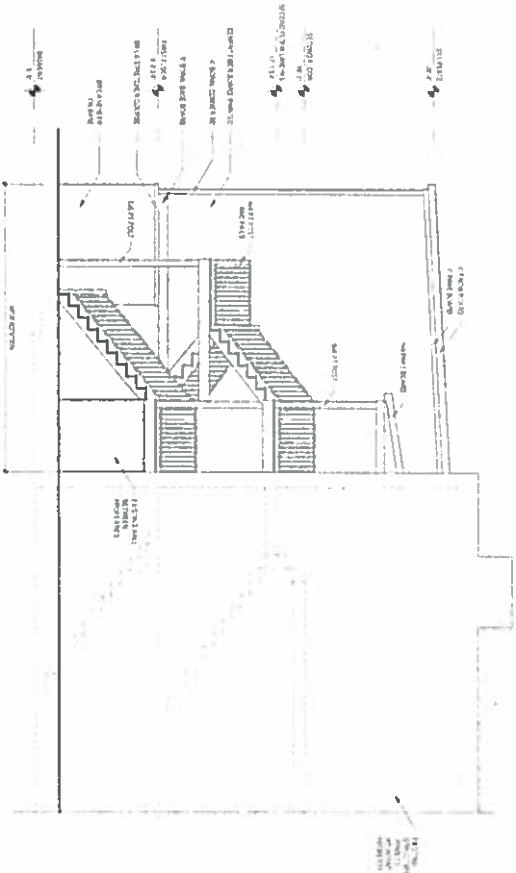
NOT FOR CONSTRUCTION



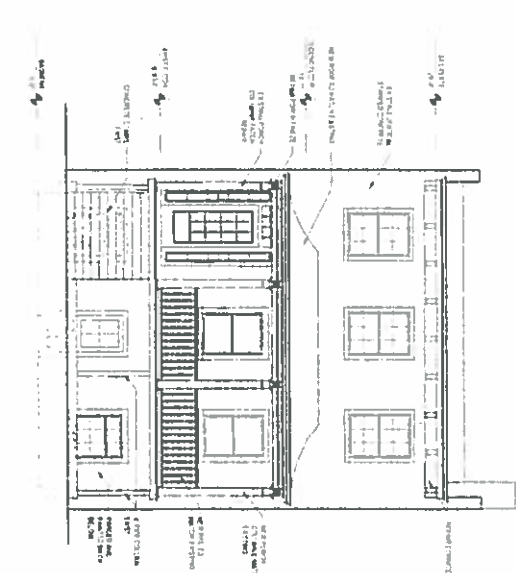
SIDE ELEVATION D



REAR ELEVATION C



SIDE ELEVATION B



FRONT ELEVATION A



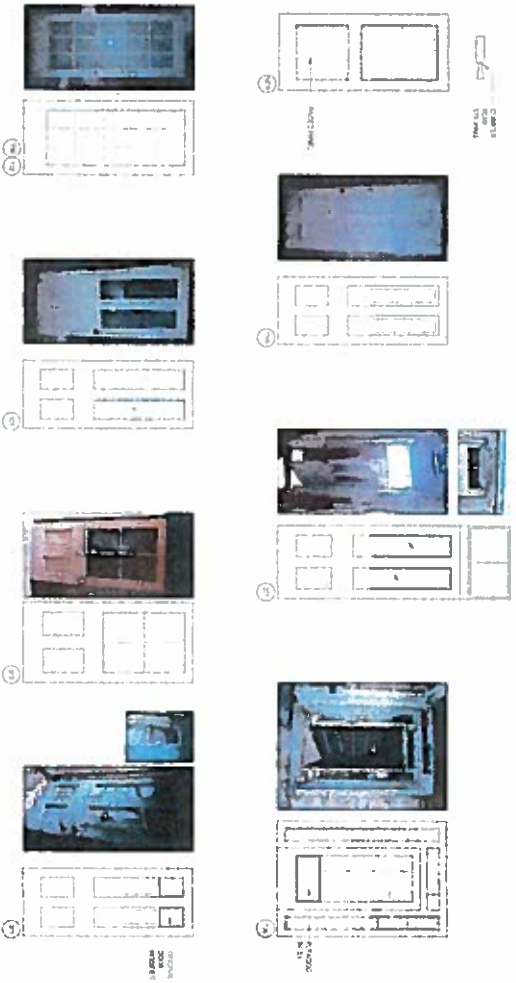
PROJECT TITLE  
 PROJECT NO.  
 DATE  
 CITY & STATE

SPECIAL USE PERMIT  
 NO. DATE DESCRIPTION

DATE  
 FEBRUARY 19, 2019

PROPOSED ELEVATIONS

A3.0



NO.	DATE	DESCRIPTION	BY	CHKD.	STATUS
01	02-19-19	EXISTING DOOR SCHEDULE			
02	02-19-19	REVISION			
03	02-19-19	REVISION			
04	02-19-19	REVISION			
05	02-19-19	REVISION			
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100	02-19-19	REVISION			

**SMS**  
ARCHITECTS  
P.C.  
EST. 2003  
1000 N. 10th Street, Suite 100  
Tulsa, Oklahoma 74103  
Phone: 918.438.1111  
Fax: 918.438.1112  
www.smsarchitects.com



**PROJECT TITLE**  
2nd FLOOR  
RENOVATION  
1000 N. 10th Street  
Tulsa, Oklahoma

**CONSULTANTS**  
C/O ROOM NO.

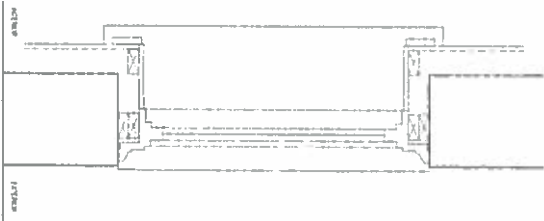
**DATE**  
FEBRUARY 19, 2019

**PROJECT NO.**  
A5.1

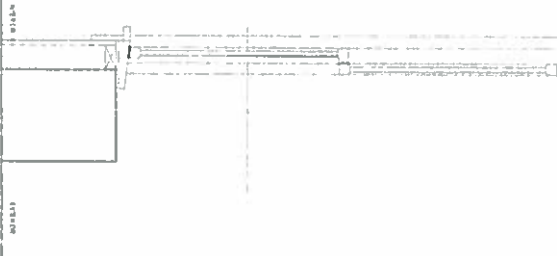
**BY**  
EXISTING AND NEW  
DOOR SCHEDULE

EXISTING DOOR DIAGRAMS

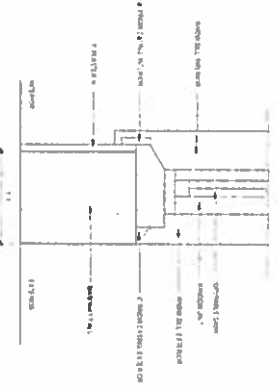
NOT FOR CONSTRUCTION



NEW WINDOW JAMB 4



NEW WINDOW SILL 3



EXISTING WINDOW JAMB 2



EXISTING WINDOW SILL 1

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL	REMARKS
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NEW WINDOW PROFILES



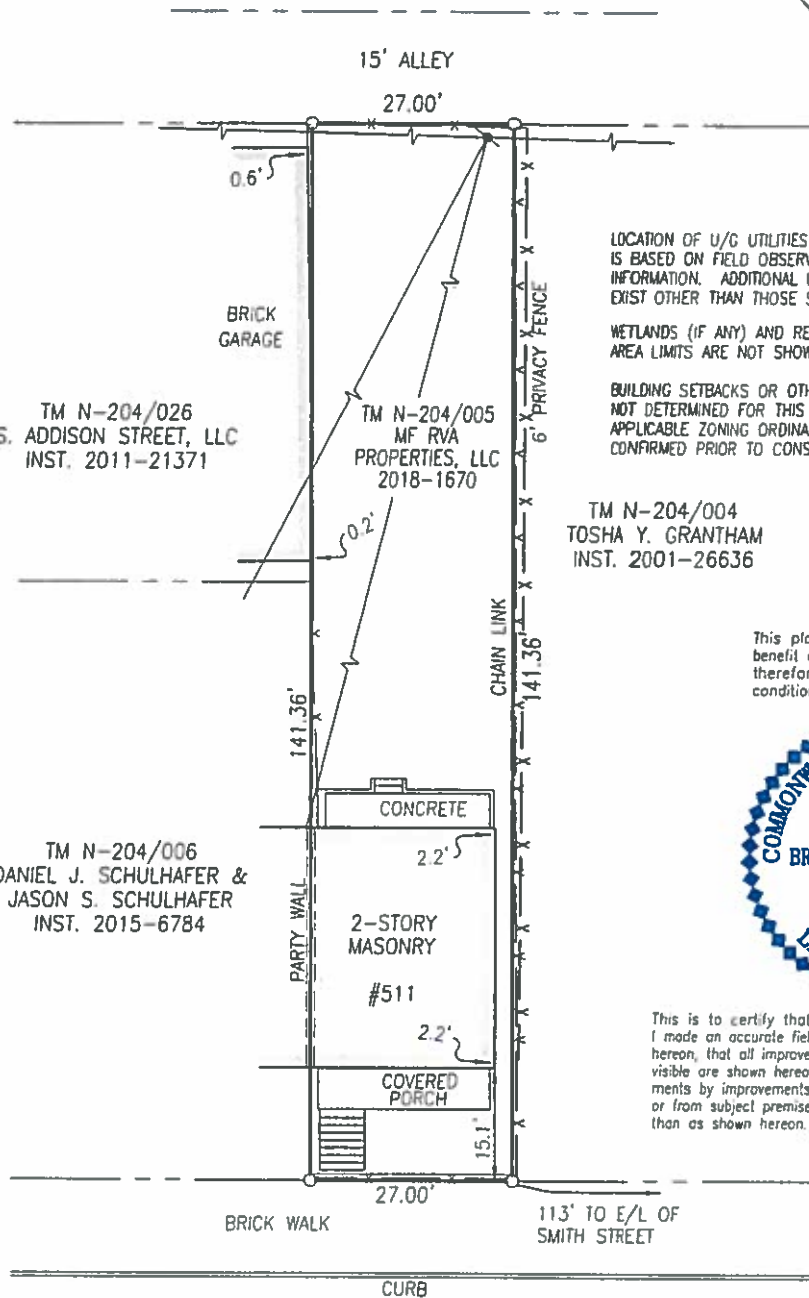
EXISTING WINDOW PROFILES

**SMS ARCHITECTS**  
 P.O. BOX 211, 2727  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202



PROJECT TITLE  
 CONSULTANTS  
 SPECIAL USE PERMIT

DATE: FEBRUARY 19, 2019  
 SHEET NO. AS.2



LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

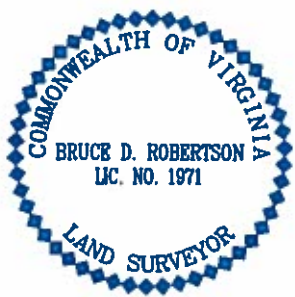
TM N-204/004  
TOSHA Y. GRANTHAM  
INST. 2001-26636

TM N-204/026  
S. ADDISON STREET, LLC  
INST. 2011-21371

TM N-204/005  
MF RVA  
PROPERTIES, LLC  
2018-1670

TM N-204/006  
DANIEL J. SCHULHAFFER &  
JASON S. SCHULHAFFER  
INST. 2015-6784

This plat was prepared without the benefit of a title report and may not, therefore, indicate all easements or conditions affecting subject property.



This is to certify that on 11/21/18 I made an accurate field survey of the premises shown hereon, that all improvements and easements known or visible are 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.

WEST MARSHALL STREET

**SURVEY SHOWING IMPROVEMENTS  
ON PROPERTY LOCATED AT  
511 WEST MARSHALL STREET  
CITY OF RICHMOND, VIRGINIA**



Bruce Robertson Land Surveying, P.C.

P.O. Box 35311 Richmond, Virginia Phone/Fax (804)330-2801

Date: 11/26/18  
Scale: 1"=20'

JN 18205