

INTRODUCED: September 8, 2025

AN ORDINANCE No. 2025-214

As Amended

To authorize the conditional use of the property known as 1407 East Cary Street for the purpose of a nightclub, 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 1407 East Cary Street, which is situated in a B-5 Central Business District, desires to use such property for the purpose of a nightclub, which is currently allowed only by approval of a conditional use permit by City Council pursuant to section 30-442.1:1 of the Code of the City of Richmond (2020), as amended; and

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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 10 2025 REJECTED: _____ STRICKEN: _____

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

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons

have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

neighborhood in which it is proposed to be located.

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

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1407 East Cary Street and identified as Tax Parcel No. E000-0070/030 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/ACSM Land Title Survey of 1407-1413 E. Cary Street, Richmond, Virginia,” prepared by American Surveying & Mapping Inc., dated February 13, 2012, and last revised May 24, 2012, 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 nightclub, hereinafter referred to as “the Conditional Use,” substantially as shown on the plans entitled “Restaurant, 1407 E Cary Street, Richmond, VA 23232,” prepared by Hurkes Harris, and dated February 26, 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 conditional use permit for the Property. The conditional use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

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

(a) Pursuant to section 30-442.1:1 of the Code of the City of Richmond (2020), as amended, the Conditional Use of the Property shall be as a nightclub, substantially as shown on the Plans.

(b) Operation of the [~~Conditional Use~~] conditional use permit shall be conducted strictly in accordance with the document entitled “Management Plan for 1407 E. Cary Street,

Richmond, VA 23219,” prepared by Adrienne Londono, and dated June 12, 2025, a copy of which is attached to and made part of this ordinance.

(c) The hours of operation for the Conditional Use shall be from 12:00 midnight until 2:00 a.m., Friday and Saturday. The Conditional Use shall not operate between the hours of 2:00 a.m. and 6:00 a.m. daily.

(d) Patron queuing on exterior of building shall only be permitted directly adjacent to the building wall and without any improvements, temporary or otherwise, unless said improvements are approved according to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) Operation of the Conditional Use does not constitute an exemption to providing sound control; the nightclub use shall be conducted strictly in accordance with Chapter 11, Article II of the Code of the City of Richmond (2020), as amended.

(f) This conditional use permit shall be valid for a period of 548 calendar days from the date of issuance of a certificate of occupancy as described in section 6 below and shall terminate and become null and void upon the expiration of such period of validity.

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

(a) 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.

(b) 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.

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

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

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

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

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

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

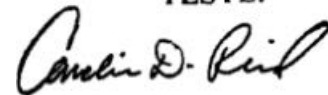
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1045.14 through 30-1045.17 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the conditional use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this conditional use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a certificate of occupancy for the Conditional Use[7] substantially in accordance with the Plans for the Conditional Use, subject to the terms and conditions set forth in this ordinance. [An] Notwithstanding anything to the contrary in section 30-1045.9 of the Code of the City of Richmond (2020), as amended, an application for the certificate of occupancy shall be made within [1,096] 365 calendar days following the date on which this ordinance becomes effective. If [either] the application for the certificate of occupancy is not made within the time period stated in the previous sentence, this ordinance and the conditional use permit granted hereby shall terminate and become null and void.

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

A TRUE COPY:
TESTE:

A handwritten signature in black ink, appearing to read "Caroline D. Reed".

City Clerk



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: July 1, 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 Development

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

RE: To authorize the conditional use of the property known as 1407 East Cary Street for the purpose of authorizing a night club, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Conditional Use to authorize a nightclub to extend the hours permitted for liquor sales and occasional DJ'd events. The proposed entertainment activities, hours of operation, and alcohol sales at certain times of day within a restaurant are considered, by the Zoning Ordinance, to be nightclub activities. A conditional use permit is therefore required.

BACKGROUND: The property is located in the Shockoe Slip neighborhood. The property is currently a 4,356 square ft parcel of land, on the south line of East Cary Street, east of S 14th Street. The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use and is within both the Downtown Core and Shockoe nodes (priority growth nodes). Destination Mixed-Use is defined as: "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other

planned transit improvements... Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space. Secondary Uses: Institutional and government”

The current zoning for this property is within the B-5 Central Business zoning district. Neighboring districts are a mix of B-5, B-6, M-1, and B-5-C.

COMMUNITY ENGAGEMENT: Shockoe Partnership was contacted; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$1500 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.:

ATTACHMENTS: Draft Ordinance, Application Form, Applicant’s Report, Plans, Survey, Management plan

STAFF:

Madison Wilson, Planner, Land Use Administration (Room 511) 646-7436



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: 1407 E. CARY ST Richmond VA 23219 APARTMENT NO/SUITE
APPLICANT'S NAME: Adrienne Londono EMAIL ADDRESS: A Londono2@aol.com
BUSINESS NAME (IF APPLICABLE): PAPI's
SUBJECT PROPERTY OR PROPERTIES: 1407 E. CARY ST Richmond VA 23219

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: 1401 to 1413 E Cary St
PROPERTY OWNER ADDRESS: 3121 W Leigh St, Richmond, VA 23230
PROPERTY OWNER EMAIL ADDRESS: Duke@DadsonProp.com
PROPERTY OWNER PHONE NUMBER: 804-426-4148
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.

Applicant's Report for 1407 E. Cary Street, Richmond, VA 23219

Please accept this Applicant's Report for 1407 E. Cary Street, Richmond, VA 23219. The proposed conditional use would be to extend the operating hours on Friday and Saturday evenings from midnight until 2am to provide music, food and cocktails to members of the community at our LGBTQIA+ establishment. The managing entity, SV&S Group, Inc., dba Papis, which consists solely of one board member, Adrienne Londono (President), is an inclusive LGBTQIA+ restaurant/establishment where they can feel safe and enjoy food and cocktails in a fun atmosphere with fellow members of the Community located in the heart of Shockoe Slip. Papis will operate as a restaurant Tuesday – Saturday evenings from 5pm to 11pm, offer late night dining and entertainment on Friday and Saturday evenings from 11pm-2am, and Sunday brunch from 12pm – 3pm. The Community will also be able to enjoy a Drag Show on Saturday evenings at 11pm to last an hour. With such a large presence in the City of Richmond, it is unfortunate the lack of safe spaces for the LGBTQIA+ community to be able to celebrate themselves in a safe space. This establishment has a current occupancy of 216 people, which will include the following staff:

3 bartenders at the upstairs bar, 2 at the downstairs bar, 2 cooks for the back of the house, and 2 key holders/managers. Friday and Saturday evenings will also include 2 licensed security guards at the front door to check ids, wand guests, etc.; 3 security guards located inside the establishment floated throughout upstairs and downstairs. Security will be on the clock from 10:00pm to 2:30-3:00am to ensure all guests have exited the premises timely and safely, and to provide additional support for staff if needed. Other than the two keyholders always available, Adrienne Londono will also be an emergency contact (804) 482-9382.

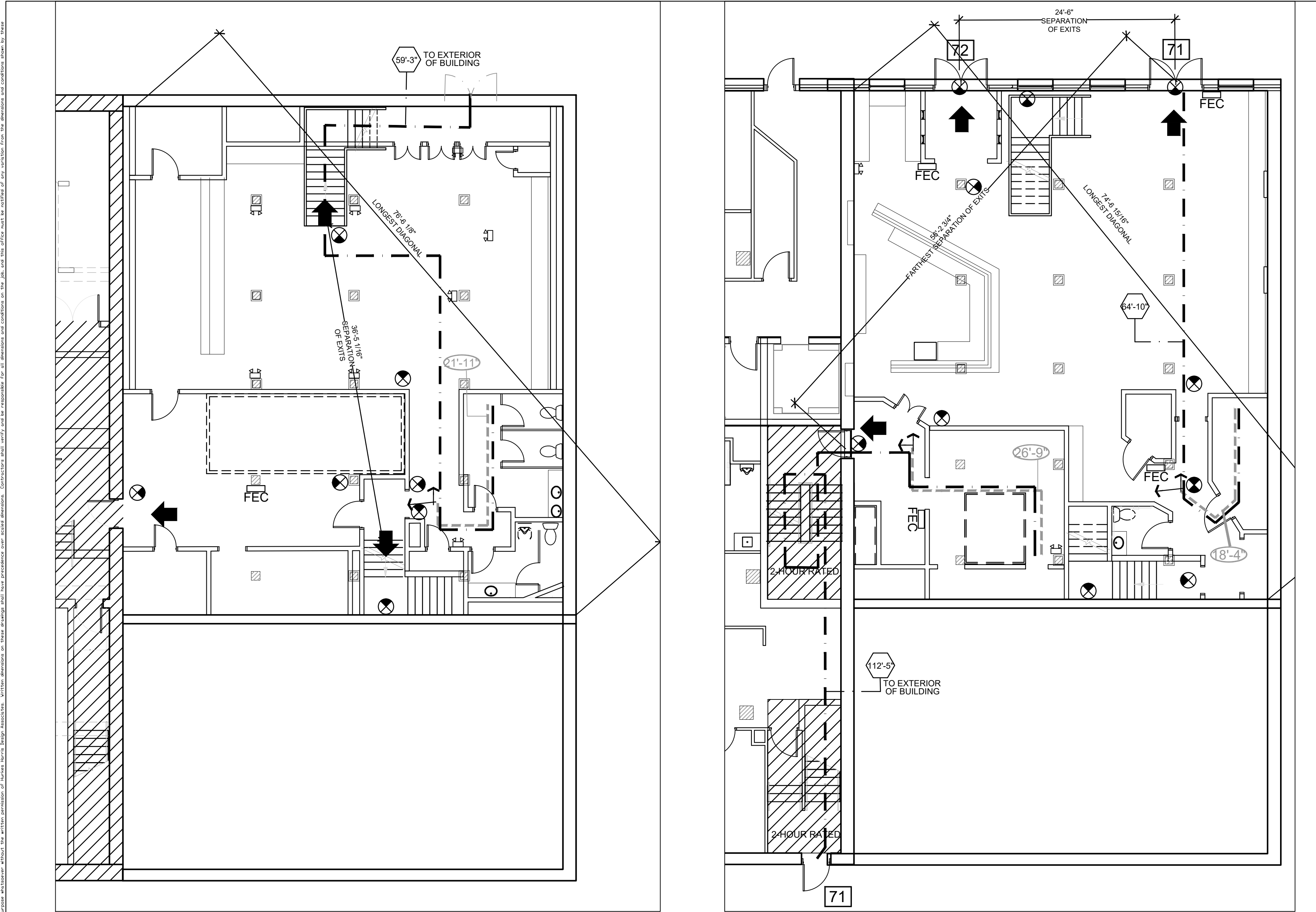
Management Plan for 1407 E. Cary Street, Richmond, VA 23219

Please accept this Management Plan for 1407 E. Cary Street, Richmond, VA 23219. The establishment located at 1407 E. Cary Street is applying for a Conditional Use Permit to extend our operating hours on Friday and Saturday evenings from 5pm-2am. Staff will include 3 bartenders at the upstairs bar, 2 at the downstairs bar, 2 cooks for the back of the house, and 2 key holders/managers. There is currently a Mixed Beverage and Beer/Wine Virginia Alcoholic Beverage Control license on file for this venue. The Floor plan was attached via the portal. Occupancy load has recently been increased to 216 people. There is currently street parking, as well as a parking garage located directly across the street from the establishment, and an outdoor parking lot connected to the parking garage.

Security for Friday and Saturday evenings will be as such:

2 licensed security guards at the front door to check ids, wand guests, etc.; 3 security guards located inside the establishment floated throughout upstairs and downstairs. Security will be on the clock from 10:00pm to 2:30-3:00am to ensure all guests have exited the premises timely and safely, and to provide additional support for staff if needed.

There will be no designated dance floor, and dining tables will remain in designated spots during all business hours. There are no other businesses located on the same block that remain open after midnight, and the landlord has enforced a strict noise level rule to ensure the above tenants are not disturbed.



EXITING PLAN

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

PLUMBING CALCULATIONS

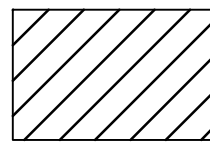
EXISTING RESTROOM TO REMAIN, PROTECT.
NO CHANGE TO EXISTING RESTROOM

OCCUPANT LOAD	214 PEOPLE
1 TOILET PER 75 OCCUPANTS	4 TOILETS
TOTAL REQUIRED	4 TOILET
TOTAL PROVIDED	5 TOILET (1 URINAL)

OCCUPANT LOAD	214 PEOPLE
1 LAV PER 200 OCCUPANTS	1 LAV
TOTAL REQUIRED	2 LAV
TOTAL PROVIDED	4 LAV

SERVICE SINK REQUIRED	1
SERVICE SINK PROVIDED	1

EXIT LEGEND



EXISTING RATED CORRIDOR/ STAIR



B OCCUPANCY- SQ. FT. PER OCCUPANT AS NOTED



DENOTES REQUIRED EXIT/ EXIT ACCESS



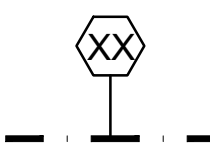
DENOTES EXIT SIGN.



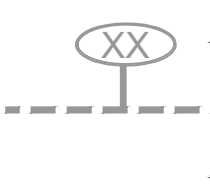
TOTAL NUMBER OF EXITING OCCUPANTS



DENOTES FIRE EXTINGUISHER LOCATION



DENOTES MAXIMUM EXIT ACCESS TRAVEL DISTANCE
TRAVEL DISTANCE DOES NOT EXCEED 300 FEET IN BUILDINGS WITH FIRE SPRINKLERS THROUGHOUT
AND 200' IN BUILDINGS WITHOUT FIRE SPRINKLERS.



DENOTES COMMON PATH OF EGRESS TRAVEL COMMON PATH OF EGRESS TRAVEL DOES NOT
EXCEED 100 FEET IN BUILDINGS WITH FIRE SPRINKLERS AND 75' IN BUILDINGS WITHOUT FIRE
COMMON PATH IS DEFINED AS THE DISTANCE THAT OCCUPANTS ARE REQUIRED TO TRAVERSE
BEFORE TWO SEPARATE DISTINCT PATHS OF EGRESS TO TWO EXITS ARE AVAILABLE.

BUILDING INFORMATION

TYPE OF CONST.: TYPE V-B (SPRINKLERED) OR TYPE IV-HT
OCCUPANCY: A2
FLOOR: 1ST AND LOWER LEVEL
No. OF FLOORS: 4 (ONE BELOW GRADE, THREE ABOVE GRADE)
SUITE TOTAL AREA: 5,609 USF

EXITING NOTES:
SUITE REQUIRES (2) EXITS, (3) EXITS ARE PROVIDED.
214 TOTAL OCCUPANTS

CALCULATION OF MINIMUM WIDTH OF ALL MEANS OF EGRESS COMPONENTS
36" WIDE DOOR = 34" CLEAR, $34 \div 0.2 = 170$ PERSONS PER EXIT. AT EACH OF OUR EXITS, WE ARE UNDER THE ALLOWABLE
170 PERSON PER EXIT.

OCCUPANT LOAD CALCULATIONS

TOTAL AREA OF SUITE:	±5,609 SQ. FT.
ASSEMBLY OPEN FLOOR SPACE:	
FIRST FLOOR	±1,714 SQ. FT. / O.L.F. (15) = 114
LOWER LEVEL	±1,318 SQ. FT. / O.L.F. (15) = 88
STORAGE USE SPACES:	
FIRST FLOOR	±729 SQ. FT. / O.L.F. (300) = 3
LOWER LEVEL	±888 SQ. FT. / O.L.F. (300) = 3
KITCHEN:	
FIRST FLOOR	±448 SQ. FT. / O.L.F. (200) = 3
LOWER LEVEL	±512 SQ. FT. / O.L.F. (200) = 3
TOTAL OCCUPANT LOAD	214

ANALYSIS

PER 2021 VCC, CHAPTER 5, CONSTRUCTION TYPE VB FULLY SPRINKLERED.

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE^a

OCCUPANCY CLASSIFICATION	See Footnotes	TYPE OF CONSTRUCTION												
		Type I		Type II		Type III		Type IV			HT	Type V		
		A	B	A	B	A	B	A	B	C		A	B	
		UL	100	65	55	65	55	65	65	65	65	65	50	40
A, B, E, F, M, S, U	S	UL	100	85	75	85	75	270	180	85	85	65	70	60

AN A/B/M/R FULLY SPRINKLERED VB CAN BE 60' ABOVE THE GRADE PLANE..

PER 504.4 AN A2 OCCUPANCY CAN BE LOCATED ON THE SECOND FLOOR MAXIMUM. IT DOES NOT ELIMINATE OTHER
OCCUPANCIES BEING LOCATED ABOVE THE SECOND FLOOR OR RESTRICT A BUILDING CONTAINING AN A2 TO BE A MAXIMUM
OF 2 FLOORS. THE RESTRICTION IS THAT THE A2 CANNOT BE ABOVE THE SECOND FLOOR. R OCCUPANCY LIMITS ARE THE
THIRD FLOOR. WE HAVE A 3 STORY OVER BASEMENT BUILDING.

A2	NS	UL	11	3	2	3	2	3	3	3	3	2	1
B	UL	12	4	3	4	3	4	3	10	12	6	4	3

ALLOWABLE AREA:

TABLE 508.2 ALLOWABLE AREA FACTOR (A_f = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET^{a, b}

OCCUPANCY CLASSIFICATION		SEE FOOTNOTES	TYPE OF CONSTRUCTION											
			Type I		Type II		Type III		Type IV		HT	Type V		
			A	B	A	B	A	B	A	B	C	A	B	
A-1	NP	UL	UL	15,000	8,000	14,000	8,000	45,000	30,000	10,000	11,000	5,000	8,000	2,000
	S1	UL	UL	62,000	34,000	60,000	30,000	180,000	120,000	75,000	60,000	40,000	22,000	
	SM	UL	UL	45,000	25,000	42,000	25,000	135,000	90,000	46,340	34,000	16,000	10,000	
A-2	NP	UL	UL	15,000	8,000	14,000	8,000	45,000	30,000	10,000	11,000	5,000	8,000	2,000
	S1	UL	UL	62,000	35,000	60,000	30,000	180,000	120,000	75,000	60,000	40,000	24,000	
	SM	UL	UL	45,000	25,000	42,000	25,000	135,000	90,000	46,340	34,000	16,000	18,000	

FROM TABLE 506.2 WE ARE RESTRICTED TO A MAXIMUM OF 18,000 SF FOR AN A2 OCCUPANCY. WE ARE WELL BELOW THAT.

OCCUPANCY SEPARATION:

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)¹

OCCUPANCY	A, E		I-1 ¹ , I-3, I-4		I-2		R ²		F-2, S-2 ³ , U		B ¹ , F-1, M, S-1	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A, E	N	N	1	2	2	2	NP	1	2	N	1	1

SEPARATION BETWEEN AN A AND EITHER A B/M OR R WHEN SPRINKLERED IS 1 HOUR. I DO NOT SEE ANY 2 HOUR
SEPARATION REQUIRED FOR OUR USES IN A SPRINKLERED BUILDING. THIS IS FOR VERTICAL AND HORIZONTAL SEPARATION. I

USING 508.3 NONSEPARATED OCCUPANCIES

OUR MOST RESTRICTIVE OCCUPANCY IS THE A2 AND THAT ALLOWS FOR 18,000 SF. THE ENTIRE BUILDING IS LESS THAN
18,000 SF SO WE WOULD BE IN COMPLIANCE WITH 508.3 AND NO SEPARATION BETWEEN ANY OF THE OCCUPANCIES WOULD
BE REQUIRED



ISSUES:

TENANT REVIEW: 02/26/25

PRELIMINARY PRICING:

FINAL PRICING:

CONSULTANT ISSUE:

PERMIT SUBMITTAL:

CONSTRUCTION SET:

FILE NUMBER: 600-11_EX.dwg

DRAWN BY: CAS/JP