

INTRODUCED: April 14, 2025

AN ORDINANCE No. 2025-073

To authorize the conditional use of the property known as 1304 MacTavish Avenue 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: MAY 12 2025 AT 6 P.M.

WHEREAS, the owner of the property known 1304 MacTavish Avenue, which is situated in a B-7 Mixed-Use 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 30-446.3(3) 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: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ 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 1304 MacTavish Avenue and identified as Tax Parcel No. N000-1783/001 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Survey of 1302 MacTavish, City of Richmond, Virginia,” prepared by Long Surveying, LLC, and dated February 13, 2010, 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 “The Circuit Arcade Bar, 1304 Mactavish Ave, Richmond VA,” prepared by Architecture Firm, and dated April 11, 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 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 30-446.3(3) 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 permit shall be conducted strictly in accordance with the document entitled “Scotty’s Management Plan,” prepared by Scotty’s, HC Restaurants, LLC., and dated November 20, 2024, 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. to 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.

§ 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, substantially in accordance with the Plans for the Conditional Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of occupancy shall be made within 1,096 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.



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: February 5, 2025

TO: The Honorable Members of City Council

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

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 1304 MacTavish Avenue 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 Scott's Addition neighborhood]The property is currently a 17183.25. ft. (.394 acre) parcel of land. On the corner of W Clay Street and MacTavish Avenue. The City's Richmond 300 Master Plan designates a future land use for the subject property as Industrial Mixed-Use and is within the Scott's Addition Neighborhood Node, which is defined as, "Formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses. Development Style: A mix of building types with low-scale, post-industrial buildings that are adapted for a new use are adjacent to new taller resi-

dential and/or office buildings. These areas allow "maker uses" to continue while encouraging more individuals to live, work, and play in the area. Buildings should have street-oriented facades with windows and door openings along street frontages. New light industrial uses are compatible with residential and office uses, and are attractively buffered. New developments continue or introduce a gridded street pattern to increase connectivity...Intensity: Medium- to high density, three to eight stories. Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space. Secondary Uses: Institutional and government," (p.88).

The current zoning for this property is B-7 Mixed-Use Business and is surrounded by mixed-use buildings and apartment complexes.

COMMUNITY ENGAGEMENT: Greater Scott's Addition Association was contacted and Staff received a letter of non-opposition; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan; Ordinance to be considered by the Planning Commission on December 9 (tentative)

FISCAL IMPACT: \$1600 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 14, 2025

CITY COUNCIL PUBLIC HEARING DATE: May 12, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

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:

Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308

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



Application for **CONDITIONAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

☐ **conditional use permit, new**

☐ **conditional use permit, amendment**

Project Name/Location

Property Address: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

☐☐

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____)_____ Fax: _(_____)_____

Email: _____

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

(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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____)_____ Fax: _(_____)_____

Email: _____

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. **Faxed or photocopied signatures will not be accepted.**



November 20, 2024

BY ELECTRONIC SUBMISSION

Mr. Matthew Ebinger
City of Richmond Department of Planning and Development Review
Land Use Administration Division, Room 511
900 East Broad Street
Richmond, VA 23219

Re: Conditional Use Permit: 1304 MacTavish Avenue (N-000-1783/001)

Dear Mr. Ebinger,

This letter shall serve as the Applicant's Report accompanying the application for a Conditional Use Permit (the "CUP") in order to authorize a restaurant to operate as a nightclub, as that term is defined in the City Zoning Ordinance, during specified times within a ground floor commercial space in the property known as 1304 MacTavish Avenue (the "Property"). The Property is bounded on three sides by W Marshall Street, MacTavish Avenue, and W Clay Street and is located in the Scott's Addition neighborhood. The Property includes several attached buildings with a mix of uses. This request is specific to the attached single-story building fronting West Clay, which would be renovated to become an arcade bar, as shown on the attached plans.

The Property is zoned B-7 Mixed Use Business, which permits restaurants and similar food and beverage service establishments, including entertainment in conjunction therewith. Such establishments may include areas outside completely enclosed buildings and intended for service to or consumption of food and beverages by patrons. Prior to January 14, 2013, restaurants could be occupied as establishments with entertainment without restriction – meaning they could serve patrons and provide entertainment up until 2:00 AM. However, a zoning text amendment (Ordinance no. 2012-234-2013-2), adopted January 14, 2013, defined establishments with certain features operating after midnight as "Nightclubs". Specifically, the existing features that must occur after midnight include the service of alcoholic beverages, the provision of floor space for dancing or standing in conjunction with an entertainment activity, and music that is amplified through speakers for the purpose of entertaining patrons. Entertainment establishments and restaurants very commonly include these features in the City's destination entertainment areas. However, to the extent that they do, they are likely considered nonconforming (grandfathered). As this use is being newly established, special approval is required in this specific case.

My client, HC Restaurants LLC, is renovating the Property to function as an arcade bar with a dedicated outdoor terrace space. It would generally be configured as a rectangular space with arcade games along several interior walls, duckpin bowling lanes, a central bar, private event space, and an outdoor terrace area. Near the entrance would be the restrooms, kitchen, and utility areas. The establishment is envisioned as a destination venue with strong day-time patronage as well as an after-dinner evening crowd and related entertainment. Appended to this request is a conceptual architectural plan titled “The Circuit Arcade Bar (CIR),” completed by ARCHITECTUREFIRM and last dated 4/11/2019, for further reference.

The business will be most often operated as a typical entertainment facility focused on the arcade activity, similar to an upscale bowling alley, with background music playing through speakers. There is no stage or dance floor. The floor plan is focused on encouraging interaction with the arcade games. As a result, the entertainment activity will consist generally of background music to accompany that activity. To a lesser extent, the entertainment could be provided by a DJ. On select occasions, live music or other live entertainment could also be provided. All of these activities would be limited to the interior of the venue and are permitted as a matter of right throughout the day, every day, until 12:00 midnight. The characteristics of the use and proposed activities would not change after midnight. However, based on City Code, those same activities would automatically be deemed a night club after midnight. As a result, while not intuitively a nightclub with the absence of a dance floor or stage, the use of the Property, including the service of alcohol associated with the provision of music through speakers for the patrons would not be permitted after 12:00 midnight. Because the facility would only be open from 12:00 midnight until 2:00 AM, Friday and Saturday, the use of the Property would only be deemed to be a nightclub for 4 hours a week. As such it is only these 4 hours a week for which special approval is requested/required in the form of a CUP.

This request is consistent with the recommendations of the Richmond 300 Master Plan (the “Master Plan”), which recommends “Industrial Mixed-Use” for the Property. This designation, which describes “formerly traditional industrial area that are transitioning to mixed-use,” suggests development that adapt buildings for new uses “while encouraging more individuals to live, work, and play in the area.” Cultural uses are a contemplated primary use in this future land use category. Additionally, this Property is located within the Scott’s Addition regional/national node, which is described as an evolving “mixed-use neighborhood” that continues to add “more residential, office, entertainment, and ‘maker’ uses.”

The conditional use provisions are intended as a means for reviewing and approving certain uses which, although generally appropriate in the district in which they are permitted, have potentially greater impacts on neighboring properties than uses which are permitted by right. The numerous existing restaurant/nightclubs in the Scott’s Addition area and the recognition of the benefit of revitalization, 24-hour mixed-use, and entertainment uses support that the proposed use is generally appropriate in the area. Given the site-specific context, the proposed use is even more appropriate at this location. City Policy supports such a use for the Property given the call for investment in the vicinity of the Pulse Corridor. The proposed use is compatible with surrounding land uses, which include a variety of residential, commercial, and industrial uses. The proposed use contributes to the vibrancy of the district by providing for a

walkable entertainment destination that adaptively reuses an existing structure in the neighborhood. Finally, while similar restaurant/nightclubs in the vicinity are nonconforming and operate without condition, this request includes a Management Plan (Exhibit A), which includes measures that are intended to ensure compatibility with the surrounding area and mitigate any unanticipated adverse impacts—such as the provision of private security during nightclub hours.

The zoning nightclub definition is very loose and captures uses with varying operational characteristics. In this case, with a general limitation of about four hours a week, the proposed operation of the Property as a nightclub is limited in impact. Unlike many venues which might rely solely on late night patronage, the proposed use will attract visitors to the area throughout the day. Given the recommendations of the Richmond 300 Plan, the specific details of this request and the specific location and attributes of the Property, the proposed use is appropriate for the Property and it meets the criteria set forth in the Charter of the City of Richmond that the use: (1) Will not be contrary to the general purposes of the chapter as stated in section 114-100; (2) Will not be in conflict with the objectives and policies of the master plan for the city; (3) Will conform with all applicable sections of Article X and other applicable requirements of the district in which it is proposed to be located; (4) Will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located; (5) Will not have an undue adverse effect on the public health, safety or general welfare; (6) 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; (7) Will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets; (8) Will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities; (9) 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; (10) 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 (11) 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.

Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,



Mark R. Baker

{Enclosures}

Scotty's (HC Restaurants LLC)
1300 Mactavish Building Owner LLC
PO Box 13470 C/O Colliers
Richmond, Va 23225

SCOTTY'S MANAGEMENT PLAN

November 20, 2024

Operational characteristics and features of the nightclub:

1. Hours of operation, and days of the week on which the establishment will be operated as a nightclub:
 - Hours during which the establishment will be operated as a nightclub
 - The restaurant will be operated as a nightclub a total of 4 hours during a given week
 - **Fridays 12:00 AM (Midnight) – 2:00 AM**
 - **Saturdays 12:00 AM (Midnight) – 2:00 AM**
 - as well as 8 hours total for certain holidays
 - **Thanksgiving Eve 12:00 AM (Midnight) – 2:00 AM**
 - **New Years Eve 12:00 AM (Midnight) – 2:00 AM**
 - **St. Patrick's Day 12:00 AM (Midnight) – 2:00 AM**
 - **Halloween 12:00 AM (Midnight) – 2:00 AM**
2. Type of Virginia Alcoholic Beverage Control license:
 - Mixed beverage,
 - Wine and Beer on premises
3. Floor plan showing the general arrangement and seating capacity of tables and bar facilities, arcade and standing room areas and capacity, which floor plan shall be posted on the premises in a prominent location viewable by the patrons:
 - The floor plan layout will be arranged substantially the same as the attached floorplan entitle "Project Summary, Code Summary, Life Safety Plan," consisting of sheet 002, dated April 11, 2019 and prepared by ARCHITECTUREFIRM.
4. Total occupant load:

<u>Occupancy Type</u>	<u>Total Occupants</u>
<i>Inside</i>	
Assembly, Seated	180
Assembly, Standing:	277
Kitchen:	4
Storage:	3
<i>Outside</i>	
Outdoor Terrace	165
Total Occupants	<u>629</u>

5. General type, frequency, and hours of entertainment to be provided:
 - Entertainment would generally include, but not be limited to, a DJ with occasional live music or other live performances.
 - Entertainment would be provided Friday and Saturday from 12:00 AM until 2:00 AM.
 - Entertainment would be provided within the building.

6. Provisions for security and crowd management, including the following:

- Provisions for a level of security and crowd management sufficient to comply with the requirements of Chapter 6, article V of the code of the City of Richmond, whether or not the nightclub is required to obtain a public dance hall permit:
 - On Friday through Saturday evenings while the establishment is operated as a nightclub there will be five security personnel
- Procedures, features, arrangements and staffing levels for security and crowd management for both the interior and exterior of the premises:
 - The private security personnel shall be stationed at all entrances and exits outside and in high traffic areas to keep walkways clear and free flowing with one "floating".
- No persons under 21 years of age will be admitted except when the restaurant's full menu is available
- No third-party promoters will be engaged or permitted to schedule events.



FD LETTERHEAD

The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be noted in red.

- Site Layout
- Utility Layout
- First Floor Plan
- Life Safety Plan
- Roof Plan
- Elevation Drawings

Please respond to the checklist items below **and include the corresponding sheet number when asked to provide locations** to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

We reserve the right to change or amend our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

Office of the Fire Marshal
City of Richmond Fire Department
201 East Franklin Street
Richmond, VA 23219



FD LETTERHEAD
FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

1. Is this new construction or a rehabilitation project?
rehabilitation of existing structure for an arcade bar
2. What is the height of the building(s)? How many stories? *one story*
3. Is there an accessory parking garage or parking garage levels? *No*
4. Are any levels below street level or below grade?
No

Building Occupant Egress

5. Provide locations of roof access points on the plans.
Noted
6. If there is a basement or floors below street level, provide locations for egress on the plans.
N/A
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number.
N/A
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued.
N/A

Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans.
N/A
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans.
N/A
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans.
N/A
12. Fire pump(s). Provide the location on the plans.
N/A
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans.
N/A
14. Sprinkler shut off valve. Provide the location on the plans.
N/A
15. Sprinkler connections. There should be two on either side of the building. Provide the location on the plans.
N/A



FD LETTERHEAD

Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans.

N/A

17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code.

N/A

18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system.

N/A

19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet.

N/A

Emergency Vehicle Access to Site

20. New construction projects require at least (2) two roads for emergency vehicles *to access the site* and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features.

This site is accessible by public streets; as such, these public roads satisfy Chapter 5 of the Statewide Virginia Fire Prevention Code Fire Service Features.

21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs.

This site is accessible by public streets; as such, these public roads will support the minimum weight.

22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required.

This site is accessible by public streets; as such, these public roads are of sufficient width.

23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside.

This site is accessible by public streets.

24. New construction projects may require *access to all sides of the building* for emergency vehicles.

N/A

Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office.

Noted. The owner is not currently aware of any such tanks.

26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.?

No, The owner is not currently aware of any environmental concerns.

27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office.

No, this project will not involve any rock blasting.

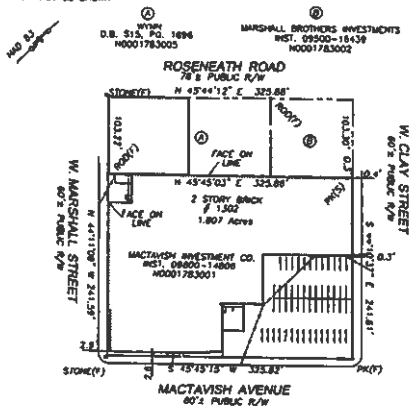
THIS IS TO CERTIFY THAT ON FEB. 15, 2010 I SURVEYED THE PROPERTY SHOWN ON THIS PLAN AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAN. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN

B.S.

BRYAN LONG, L.S.



- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN



SURVEY OF 1302 MACTAVISH

CITY OF RICHMOND
VIRGINIA

LONG SURVEYING, LLC
3408 SHORWOOD BLUFF WAY
PORTSMOUTH, VA 23218

FEB. 15, 2010
SCALE: 1"=80'

SURVEY
SCALE: 1" = 10'

1
A.104

The Circuit Arcade Bar (CIR)

Richmond, VA

Sheet No.	Sheet Name
GENERAL	
000	Title Sheet, Sheet List, Consultant List
001	General Notes, Abbreviations and Symbols
002	Project Summary, Code Summary, Life Safety Plan
ARCHITECTURAL	
A100	Plan - Ground Level
A110	Reflected Ceiling Plan - Ground Level
A200	Exterior Elevations - Southeast, Northeast, Northwest

Project Team

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Permit Drawings
11 April 2019

Title Sheet, Sheet List,
Consultant List

1 General Notes

1.

All new construction is designed to be in accordance with all Virginia building codes, statutes, and regulations. All materials, assembly, construction, and equipment, whether specified or not, must conform to Virginia building code and with the rules and regulations of all local agencies, departments, or laws having jurisdiction over any portion or specific phase of work.
2.

Contractor shall provide general liability insurance, workman compensation insurance, and other insurance required by Owner before performing any work on this project.
3.

No work shall be started without permit.
4.

The Contractor has to verify and be responsible for all dimensions and conditions therein. He shall report to the Architect any discrepancies prior to start of work.
5.

Do not scale from drawings. Verify all dimensions prior to start of work.
6.

The Contractor's work to be performed consists of furnishing all labor, equipment, tools, transportation, supplies, fees, materials, and services in accordance with these notes and drawings, and includes performing all operations necessary to construct and install complete, in satisfactory condition, the various materials and equipment at the locations shown.
7.

All removed material and debris shall be legally disposed of away from the premises.
8.

The Contractor shall verify and check all dimensions and conditions at the site before bidding and proceeding into construction and shall be responsible for same. Before ordering any materials or doing any work, each trade shall verify all measurements with contract documents and shall be responsible for the correctness of the same. No extra charge or compensation will be allowed on account of difference between actual dimensions and the measurements indicated on the drawings; any discrepancies between the drawings and field conditions which may be found shall be submitted to the architect for consideration and clarification before proceeding with the work. The Contractor shall be responsible for any deviation from the contract documents.
9.

The Contractor shall guarantee all work performed under this contract for a period of two years after completion and final acceptance by the owner.
10.

The Contractor shall coordinate all operations with the Owner such as work areas used for material storage, access to and from the work areas, timing and sequence of work, special considerations of noisy operations, interruptions for mechanical and electrical services, operations of all equipment, etc. and provide a manual for Owner operation and maintenance.
11.

The Contractor shall be held responsible for his or her work and for coordination between the respective sub-contractors and their portion of work.
12.

Any discrepancies in the plans or details shall be brought to the attention of the Architect before proceeding.
13.

The Contractor shall check details for locations of all items not dimensioned on the plans.
14.

The Contractor shall provide and maintain temporary facilities for protection and/or enclosure for areas of work and protection of areas where there is no further work. Remove temporary facilities when no longer required.
15.

The scope of all demolition work to be performed shall not be limited by the drawings or specifications but shall include any and all work that shall be required or directed by the Architect to facilitate the new work.
16.

All plumbing work shall be performed by a licensed plumber and shall conform to all code and health requirements.
17.

All plumbing and gas piping work shall be installed in strict accordance with Virginia Plumbing Code and Virginia Fuel Gas Code. Plumbing contractor shall arrange and obtain inspections and required sign-offs.
18.

All electrical work shall be done in accordance with the Virginia Construction Code as amended to date.
19.

Prior to commencement of work, Contractor shall survey and document (with photos) the location of the proposed work above and below the site to determine and confirm their existing conditions.
20.

Full size or large scale details or drawings shall govern small scale drawings which they are intended to amplify, any conflicts must be brought to the attention of the architect prior to fabrication.
21.

The standard specifications of the manufacturer for products called for in the drawings and notes are hereby made a part of these notes with the same force and effect as though herein written out in full.
22.

All materials required for the performance of this work shall be new and of the best quality of the kinds specified. The use of old or second hand materials is strictly forbidden, except for locations on the drawings that refer to removal and relocation of materials or equipment. Materials shall be used in accordance with the manufacturer's specifications. The contractor shall submit all product warranties. The contractor will warranty all work as per the state of Virginia regulations.
23.

The premises and job site shall be maintained in a reasonably neat and orderly condition and kept free from accumulations of waste materials and rubbish during the entire construction period. The contractor shall remove all crates, cartons and other trash from the work areas each day, and shall be responsible for its proper disposal. The premises shall be protected throughout construction and shall be turned over in spotless and orderly condition. All fixtures and equipment will be left in undamaged, bright, clean and polished condition.
24.

All work shall be subject to final inspection by the architect.
25.

The Contractor shall take all necessary precautions to insure the safety of the building, its occupants, and the general public during construction.
26.

The Contractor to maintain adequate access and egress for building during construction as included in, but not limited to the Virginia building code.
27.

The Contractor to provide and coordinate all demolition as required for all trades whether indicated expressly on demolition drawings or in other divisions.
28.

Abatement: all hazardous materials to be removed as per Virginia code.
29.

Construction access and staging to be approved by owner, the City, and the Virginia code. The Contractor is responsible to maintain adequate pedestrian access and protection.
30.

Protection: all items to remain to be fully protected by the Contractor.
31.

The Contractor to maintain and protect all spaces and building services and access for building employees and tenants.
32.

The Contractor is responsible to propose for approval and implement all environmental controls including but not limited to dust, smoke, noise, run-off, etc.
33.

Temporary structural shoring is the Contractor's responsibility and not within the scope of this drawing set.
34.

Mechanical equipment and building systems shall be constructed, installed and maintained in accordance with the Virginia Uniform Statewide Building Code (VUSBC) and the Virginia Mechanical Code (VMC).
35.

Building, structures and parts thereof are designed and constructed in accordance with strength design, load and resistance factor design, allowable stress design, empirical design or conventional construction methods, as per the Virginia Building Code - refer to structural application.
36.

Plumbing system and equipment shall be constructed, installed, and maintained in accordance with the Virginia Uniform Statewide Building Code (VUSBC) and the International Plumbing Code (IPC) - Refer to plumbing application.
- BID NOTES:

1.

Contractor to coordinate the installation of all Owner provided items.

2.

Millwork by others. Contractor to coordinate installation of millwork where indicated in drawings. Contractor to review and follow responsibility matrix in appendix documents for detailed scope of work.

3.

Furniture and Furnishings not in contract.

4.

Plumbing and Electrical work to be bid by appropriate licensed subcontractors.

2 Abbreviations

ABV	Above
A.F.F.	Above Finished Floor
ACoust	Acoustical
A.C.T.	Acoustical Ceiling Tile
A.W.	Acoustical Wall
A.W.P.	Acoustical Wood Panel
ADPL	Additional
ADJ	Adjustable
A.F.P.	Acoustical Fabric Panel
A.F.S.	Acoustical Fabric System
AGG	Aggregate
A.H.U.	Air Handling Unit
A.S.	Air Space
ALUM	Aluminum
AN	Annealed
APPROX	Approximate
ARCH	Architectural
@	At
BM	Beam Bearing
BRG	Bearing
BD	Board
BOT	Bottom
B.O.W.	Bottom of Wall
BLDG	Building
BMU	Brick Masonry Unit
CAB	Cabinet
CANT	Canntilever
CPT	Carpet
C.I.P.	Cast in Place
C.B.	Catch Basin
CLG	Ceiling
CEM PL	Cement Plaster
C.L.	Center Line
C.P.	Center Point
C.C.	Center to Center
CER	Ceramic
CER T.	Ceramic Tile
C.H.S.	Circular Hollow Section
CLR	Clear
C.O.	Clear Opening
CCTV	Closed Circuit Television
C.W.	Cold Water
COL	Column
COMP	Composite
CONC	Concrete
CMU	Concrete Masonry Unit
CONST	Construction
C.J.	Construction Joint
CONT	Continuous
CONTR	Contractor
CONV	Conversion
CORR	Corridor
CSK	Countersunk
C.Y.	Cubic Yards
C. WALL	Curtain Wall

DP	Dampproofing
DTL	Detail
DIA	Diameter
DIM	Dimension
DR	Door
D.O.	Door Opening
DBL	Double
DN	Down
DWG	Drawing
D.F.	Drinking Fountain
EA	Each
E.O.	Edge of
E.O.S.	Edge of Slab
ELEC	Electrical, Electric
E.W.C.	Electric Water Cooler
EL	Elevation
ELEV	Elevator
ENT	Entrance
EQ	Equal
EQUIP	Equipment
EPDM	Ethylene Propylene Diene Terpolymer
ES	Exit Sign
EXH	Exhaust
EXIST	Existing
EXP	Expansion, Expanded
EX	Exposed
EXT	Exterior
F.W.C.	Face of Concrete
F.W.F.	Face of Finish
F.W.W.	Face of Wall
FIN	Finish, Finished
F.F.	Finished Floor
F.S.	Finished Surface
F.A.P.	Fire Annunciator Panel
F.C.V.	Fire Control Valve
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
F.H.	Fire Hydrant
F.H.C.	Fire Hose Cabinet
LAM	Laminate
LAV	Lavatory
LCC	Lead-Coated Copper
LT	Light
LIN	Linear
L.D.	Linear Diffuser
LINM	Linoleum Flooring
LOUV	Louver
LOW-E	Low Emissivity
L.P.	Low Point
LBS	Pounds
GALV	Galvanized
GA	Gauge
G.C.	General Contractor
GD	Garage Drain
GL	Glass
GL BLK	Glass Block

GFRC	Glass Fiber Reinforced Concrete
GFRP	Glass Fiber Reinforced Plaster
GFRG	Glass Fiber Reinforced Gypsum
G.B.	Grab Bar
GR	Grade
G.L.	Grid Line
G.H.	Ground Hydrant
GYP PL	Gypsum Plaster
GWB	Gypsum Wall Board
H.R.	Hand Rail
HDWE	Hardware
HDWD	Heat-Strengthened
H. S.	Heating, Ventilation, Air Conditioning
HVAC	Height
HT	High Point
H.P.	Hollow Metal
H.M.	Horizontal
Horiz	Horizontal
HDG	Hot-Dip Galvanized
H.W.	Hot Water
H.W.H.	Hot Water Heater
IN	Inch(es)
INFO	Information
I.D.	Inside Dimension/Inside Diameter
IRMA	Insulated Root Membrane Assembly
I.G.U.	Insulating Glass Unit
INSUL	Insulation
INT	Interior
INV	Invert
JAN	Janitor
J.S.	Janitor's Sink
JT	Joint
JST	Joist
KD	Knockdown
KO	Knockout
LACQ	Lacquer
LAM	Laminate
LAV	Lavatory
LCC	Lead-Coated Copper
LT	Light
LIN	Linear
L.D.	Linear Diffuser
LINM	Linoleum Flooring
LOUV	Louver
LOW-E	Low Emissivity
L.P.	Low Point
LBS	Pounds
M.H.	Man Hole
M.O.	Masonry Opening
MATL	Material
MAX	Maximum

MECH	Mechanical
MTL	Metal
M.P.C.	Metal Panel Ceiling
MIN	Minimum
MISC	Miscellaneous
MONO	Monolithic
M.J.	Movement Joint
MUL	Mullion
NOM	Nominal
N.I.C.	Not In Contract
N.T.S.	Not In Scale
NO, #	Number
O.C.	On Center
OPNG	Opening
OPER	Operable
OPP	Opposite
O.H.	Opposite Hand
O.D.	Outside Diameter
OCFI	Owner Furnish Contractor Install
OFOI	Owner Furnish Owner Install
O.R.D.	Overflow Roof Drain
PTD	Painted
PR	Pair
SHT	Sheet
PNL	Panel
P. HDWE	Panic Hardware
PTN	Partition
PAV	Paving
P. Conc.	Painted Concrete
PERF	Perforated
PERM	Permanent
P. LAM	Plastic Laminate
PLAST	Plaster
PL	Plate/Property Lineard
PLYWD	Plywood
PS	Photo Sensor
PT	Point
PVDF	Polyvinylidene Fluoride
POLY RES	Polyester Resin
PORC	Porcelain
P.C.P.	Portland Cement Plaster
LBS	Pounds
P.C.F.	Pounds Per Cubic Foot
P.S.I.	Pounds Per Square Inch
P.S.F.	Pounds Per Square Foot
PREP	Preparation
PROP	Property
RAD	Radius
REC	Recessed
R.H.S.	Rectangular Hollow Section
REF	Reflected
RCP	Reflected Ceiling Plan
REFL	Reflective
REFG	Refrigerator

REG	Register
REINF	Reinforced/Reinforcing
REBAR	Reinforcing Steel Bars
REQD	Required
RTL	Retail
RET	Return
REV	Reverse
R	Riser
R.D.	Roof Drain
RM	Room
R.O.	Rough Opening
RD	Round
R.B.W.	Rubber Base
RL	Ro/ Drain
S	Sprinkler
SA	Sprinkler Above
SB	Sprinkler Below
SD	Smoke Detector
SW	Sprinkler, Wall Mount
SAN	Sanitary
SCH	Schedule
S.C.	Sealed Concrete
SECT	Section
SEP	Separate
SHT	Sheet
S.V.	Sheet Vinyl
SIM	Similar
SGL	Single
SL	Slab
S.O.A.	Slab on Grade
S.C.W.	Solid Core Wood
S.T.C.	Sound Transmission Class
SPDR	Spandrel
SPEC	Specification, Specified
SQ	Square
S.F./SQ F.	Square Foot
S.H.S.	Square Hollow Section
S/S	Stainless Steel
ST	Stone
STL	Steel
STOR	Storage
STR	Structural, Structure
S.S.G.	Structural Silicone Glazed
SUSP	Suspended
SYM	Symmetrical
TEL	Telephone
TEMP	Temperature
TER	Terrazzo
THRU	Through
T.O.C.	Top of Curb
T.O.BM	Top of Beam
T.O.CONC	Top of Concrete
T.O.STL	Top of Steel
T.O.SL	Top of Slab
T.O.W.	Top of Wall

TRANS	Transformer
TRANSL	Translucent
TR	Tread
TS	Temperature Sensor
T.D.	Trench Drain
T.S.	Tube Steel
TYP	Typical
U.L.	Underwriters Laboratories
U.N.O.	Unless Noted Otherwise
VEN	Veneer
V.P.	Veneer Plaster
V.I.F.	Verify in Field
VERT	Vertical
VEST	Vestibule
V	Vinyl
V.B.	Vinyl Base
V.C.T.	Vinyl Composition Tile
WALLBD	Wallboard
W.CO.V	Wall Covering
W.C.	Water Closet
WRGB	Water Resistant Gypsum Board
W.R.	Water Resistant
W.P.	Waterproofing
WD	Wood
W.H.	Weep Hole
WT	Weight
W.W.M.	Welded Wire Mesh
WHT B.	Whiteboard
W.F.	Wide Flange
W.O.D.	Width of Door
WDW	Window
W/	With
W.B.	Wood Base
WD PNL	Wood Panel
WP	Work Joint

	Batt or Semi-Rigid Insulation
	Brick
	Concrete Block
	Concrete/Stone/Solid Surface
	Earth
	Gravel
	Glass
	Plywood
	Rigid/Mineral Wool Insulation
	Sand/Mortar/Plaster/Gypsum
	Shim
	Spray Foam Insulation
	Steel/Metal/Aluminum
	Stone
	Terrazzo
	Wood Blocking (Continuous)
	Wood Blocking (Intermittent)
	Wood/Solid Finish Material

3 Hatch Patterns

ARCHITECTUREFIRM
www.architecturefirm.co
804-367-4064

The Circuit Arcade Bar
1304 Mactavish Ave, Richmond, VA

Notes

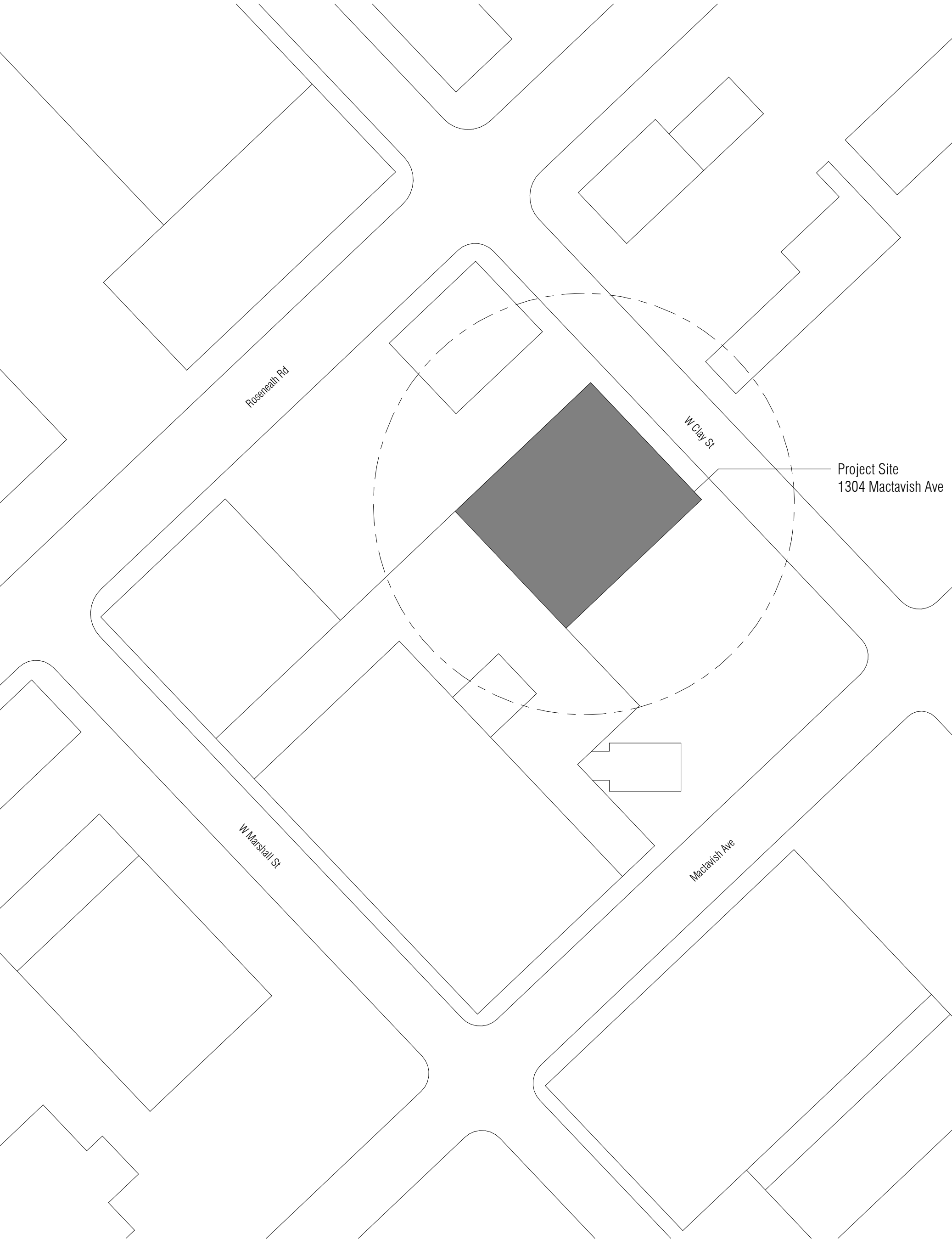
4 Graphic Symbols

	Building Elevation Reference		Door Tag
	Interior Elevation Reference		Partition Tag
	Section Reference		Casework Tag
	Building Section Reference		Keynote Tag
	Detail Reference		Room Tag
	Detail Callout Reference		Room Finish Tag
	Column Centerline Reference		Ceiling Tag
	Existing Column Centerline Reference		Spot Elevation (Top of Slab)
	Revision		Spot Coordinate
	Finish Floor Level Reference		Work Point
	Floor Slab Level Reference		North Arrow
	Spot Elevation (Top of Finished Floor)		
	Spot Elevation (Above Finish Floor)		

5 Site Vicinity Map, Macro

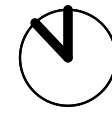


6 Site Vicinity Map, Micro



Permit Drawings
11 April 2019

General Notes,
Abbreviations and
Symbols



001

Project Site:	1304 Market Richmond,
Client:	The Circuit 1304 Market Richmond,
Building Gross Area:	12,430 sf
Description:	
The project consists of the renovation of a 1 story building sf to become an arcade bar with dedicated outdoor terrace and plumbing systems will be removed and replaced, air upgraded as required. The proposed work includes stan No public utilities will be disturbed as a result of t	
Program:	
Ground Level:	FH: Outdoor Terrace, Check-In, BH: Food Prep, Food Storage, B Storage, Office

Zoning

CHAPTER 30. ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF RICHMOND, VIRGINIA
(ADOPTED NOVEMBER 9, 2015)

**ARTICLE IV.
DISTRICT REGULATIONS**

**DIVISION 25
B-7 MIXED-USE BUSINESS DISTRICT**

Sec. 30-446.2. Permitted principal and accessory uses.

(13) Entertainment, cultural and recreational uses, including theaters, museums, bowling alleys, amusement centers, and other commercial recreation facilities located within completely enclosed buildings.

(17) Restaurants, tea rooms, cafes, delicatessens, ice cream parlors and similar food and beverage service establishments, including entertainment in conjunction therewith. Such establishments may include areas outside completely enclosed buildings and intended for service to or consumption of food and beverages by patrons, provided that the following conditions shall be met: a. No deck, patio, terrace or other area outside a completely enclosed building and used for the service or accommodation of patrons shall be situated within 100 feet of any property in any B-7 district. b. Covered trash containers shall be provided in service areas, and fences, walls or vegetative screening shall be provided around service areas, except at entrances and exits, to prevent review from blowing onto adjacent properties or streets. Fences or walls to be credited toward this requirement shall comply with "Fence and Wall Design Guidelines" adopted by resolution of the planning commission, as amended, or their equivalent as determined by the zoning administrator. In no case shall chain link, chain link with slats or similar fencing be considered as meeting the requirements of the fence and wall design guidelines.

ARTICLE VII.
OFF-STREET PARKING AND LOADING REQUIREMENTS

DIVISION 2 - OFF-STREET PARKING REGULATIONS Sec. 710-1.1 Number of spaces required for particular uses.

(26) Restaurant, tavern or similar food and beverage establishment
 1 per 100 sq. ft. of floor area, plus 5 additional spaces per restaurant drive-in window

12,000 sq. ft. = 120 spaces

Sec. 710-2.2.2 Special off-street parking regulations in the UB, U-B-1, B-1, B-2, B-3, B-6, B-7, R-1, and R-2 districts.

(a) Reduced parking requirement for uses located in existing buildings.
 In the B-7 district, the off-street parking requirements established by section 710-1.1 that is reduced by 50 percent for uses located within buildings existing on July 1, 2017. Beyond the limitation set forth in subsection (c) of this section. (Ord. No. 2017-10-15, § 2-9-2017)

12,000 = 60 spaces

(b) Limitation on parking of off-street parking spaces is determined based on floor area devoted to a use shall the off-street parking spaces required for such use exceed one space per 300 square feet of floor area. (Ord. No. 2010-19-31, § 2, 2-22-2010)

12,000 sq. ft. = 40 spaces

(c) Credit for non-parking in UB, UB-B-1, B-1, B-2, B-3, B-6, B-7, M-1, M-2, R-1 and R-2 districts. For purposes of calculating the number of off-street parking spaces provided for a use located in an UB, U-B-1, B-1, B-2, B-3, B-6, B-7, M-1, M-2, R-1 or R-2 district, off-street parking spaces provided within portions of the public right-of-way abutting the street frontage of the property shall be credited as though they were off-street parking spaces located on the premises. In a case where any portion of such off-street parking spaces are eliminated by government action subsequent to city approval of plans for development of the property, the off-street parking requirement applicable to the space shall be reduced by the number of off-street parking spaces eliminated. (Ord. No. 2015-11-184, § 1, 1-14-2015)

40 spaces
 5 = 35 spaces

Sec. 710-3.3.3 Method of determining number of parking spaces.
 (a) For the purpose of determining the required number of parking spaces, floor area shall include the gross area of the floor space devoted to the particular use, including space devoted to incidental purposes and thereto, and shall be measured along interior faces of enclosing walls or partitions with no deduction for intervening walls or partitions. For a restaurant use, floor area shall also include the gross area of space outside of an enclosed building when such space is designed, arranged or intended for the service or accommodation of patrons of the restaurant. (NOTE: Amendment adopted on November 22, 1982)

Sec. 710-4.4 Required spaces located at the premises. Off-street parking spaces required for any use may be provided off the premises of the use for which they are required, provided that: (1) the B-4, B-5, B-7, and T00-1 districts; at least some portion of the parking area, parking lot, parking deck or parking garage in which such spaces are provided shall be located within a 750 foot radius of a principal entrance to the building occupied by the use for which they are required. (Ord. No. 2015-10-15, § 2-9-2017)

Building Code	TABLE 1012.1 EXPOSURE CATEGORY
2012 Virginia Rehabilitation Code	Existing 3 Proposed 3
301 1.2 Work area compliance method. Repairs, alterations, additions, changes in occupancy and relocated buildings complying with the applicable requirements of Chapters S100 through 13 of this code shall be considered in compliance with the provisions of this code.	1012.6.1 Existing category When a change in occupancy occurs
SECTION 504 ALTERATIONS—LEVEL 2	in Table 1012.1
504.1 Scope. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.	
1010.1 Increased demand. Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the International Plumbing Code, the new occupancy shall comply with the intent of the respective International Plumbing Code provisions.	
TABLE 1012.4 MEANS OF EGRESS HAZARD CATEGORIES	
Existing 4 (lower) B Proposed 3 (higher) A	Occupancy Classifications Relative Hazard
1012.4.1 Means of egress for change to higher hazard category. When a change of occupancy classification is made to a higher hazard category (lower number) as shown in Table 1012.4, the means of egress shall comply with the requirements of Chapter 10 of the International Building Code.	
TABLE 1012.5 HEIGHTS AND AREAS HAZARD CATEGORIES	
Existing 4 (lower) B Proposed 2 (higher) A	Occupancy Classifications Relative Hazard
1012.5.1 Height and area for change to higher hazard category. When a change of occupancy classification is made to a higher hazard category as shown in Table 1012.5, heights and areas of buildings and structures shall comply with the requirements of Chapter 5 of the International Building Code for the new occupancy classification.	
Symbol Key	
	Maximum Travel Distance

	Relative Hazard	Occupancy Classifications
Existing	3	B
Proposed	3	A

1012.6.2 Exterior wall rating for change of occupancy classification to an equal or lesser hazard category.

When a change of occupancy classification is made to an equal or lesser hazard category as shown in Table 1012.6, existing exterior walls, including openings, shall be accepted.

General Building Height and Area Limitations									
Group		Type IIB - Height				Type IIB - Area			
A-3		2 stories (55')				9,500 sf*			

*Building Area Modifications (506)

506.3 Automatic Sprinkler System Increase: L = 3 for building with no more than one story above grade plan
Total Allowable Area = 9,500*3 = 28,500 sf (12,430 actual)

Occupant Load (1004.1)				
Accessory Storage Areas / Mechanical Equipment Rooms	Electrical Room	300 gross	1	
	Beer Refrigeration Room		1	
	Miscellaneous Lounge Seating	15 net	145	
Assembly without Fixed Seats - Unconcentrated (Tables and Chairs)	Outdoor Terrace		165	
	Private Event Room		35	
	Arcade	5 net	277	
Assembly without Fixed Seats - Unconcentrated (Standing)	Storage	300 gross	1	
	Kitchens, Commercial	Kitchen	200 gross	2
	Bar		2	
TOTAL				

Required Plumbing Fixtures (Per Table 2902.1)

Occupancy	WC Male		WC Female		Family Assisted		Lavatories		Serv
	Rate	Count	Rate	Count	Rate	Count	Rate	Count	
A-3	1 per 125	2.5	1 per 65	4.8	**	1	1 per 200	3.2	1
Total Provided:		3		4**		1**		5**	

Existing door to be used for service only and remain locked, not used for egress

113 Duckpin Lanes
Non-occupiable area, permanently fixed arcade installation

114 Skeeball

115 Private Event

116 Private Terrace

117 Public Terrace

100 Entry Courtyard

109 Beer Cooler

108 Men

107 Women

106 Men

105 Storage

104 Electrical

103 Storage

102 Kitchen

101 Family Restroom

100 Bar

102 Arcade

Exit Path A

Exit Path B

Door Egress Width	40
Egress Factor	.15
Clear Width	37.5
Allowable Load	250
Actual Load	232

Door Egress Width	40
Egress Factor	.15
Clear Width	37.5
Allowable Load	250
Actual Load	232

100 Dumpster

	Maximum Travel Distance
	Door Occupant Load
	Door Capacity
	Room Occupancy
	Exit Sign Location and Orientation
	1 hr rated walls
	2 hr rated walls
	3 hr rated walls
	Assembly Space (tables and chairs)
	Assembly Space (standing)
	Non-Occupiable Area

Exit Path A:

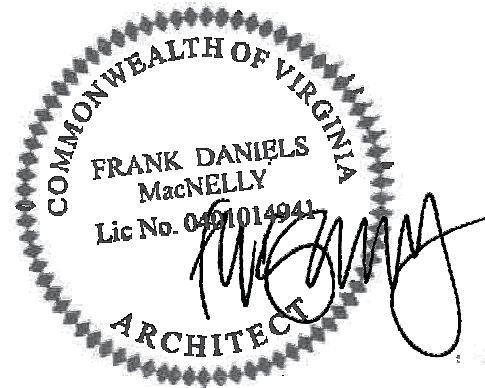
Total Travel Distance

125'

Occupancy	WC Male		WC Female		Family Assisted		Lavatories		Service Sink	
	Rate	Count	Rate	Count	Rate	Count	Rate	Count	Rate	Count
A-3	1 per 125	2.5	1 per 65	4.8	**	1	1 per 200	3.2	1 total	1
Total Provided:		3		4**		1**		5**		1

**1109.2.1 requires a family or assisted-use toilet room if there are 6 or more total WCs. 2902.1.1 allows the family or assisted-use toilet room to count towards the fixture count for either sex.

Note: Water fountains are not required in restaurants where water is provided free of charge per VFC 410.3

Permit Drawings
11 April 2019

Project Summary, Code Summary, Life Safety Plan

As indicated

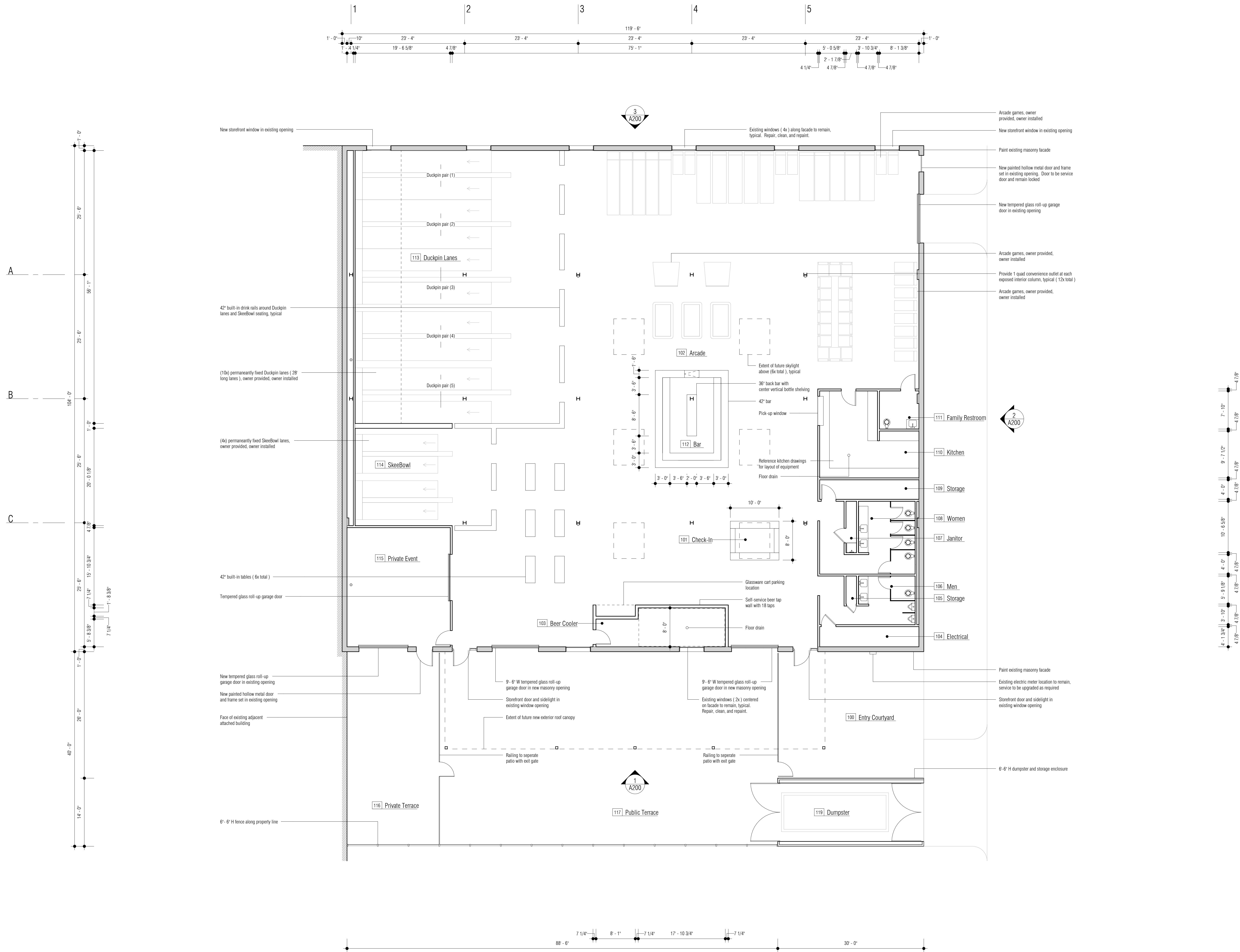
002



The Circuit Arcade Bar
1304 Mactavish Ave, Richmond, VA

Notes

1. The building is to be equipped with a fully automatic sprinkler system.



Plan - Ground Level

1/8" = 1'-0"

A100

The Circuit Arcade Bar
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- Notes
1. Paint all existing exposed structural steel and existing exposed ceiling.
2. Refer to electrical drawings for lighting plan.

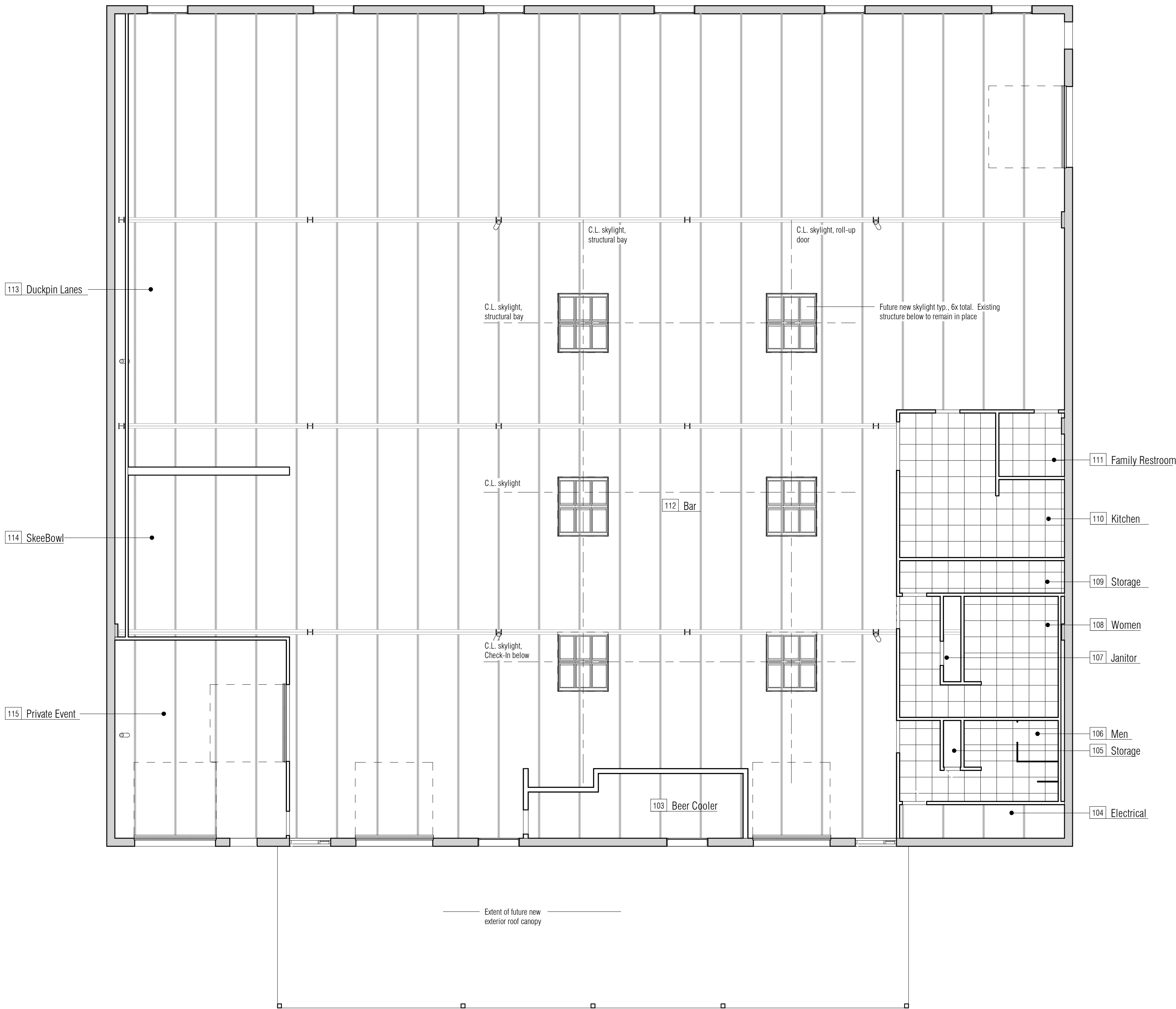
Legend

• Can Light
⊕ Pendant Light
⊗ 2x4 Light
□ 2x2 Acoustic Ceiling Tile

A

B

C



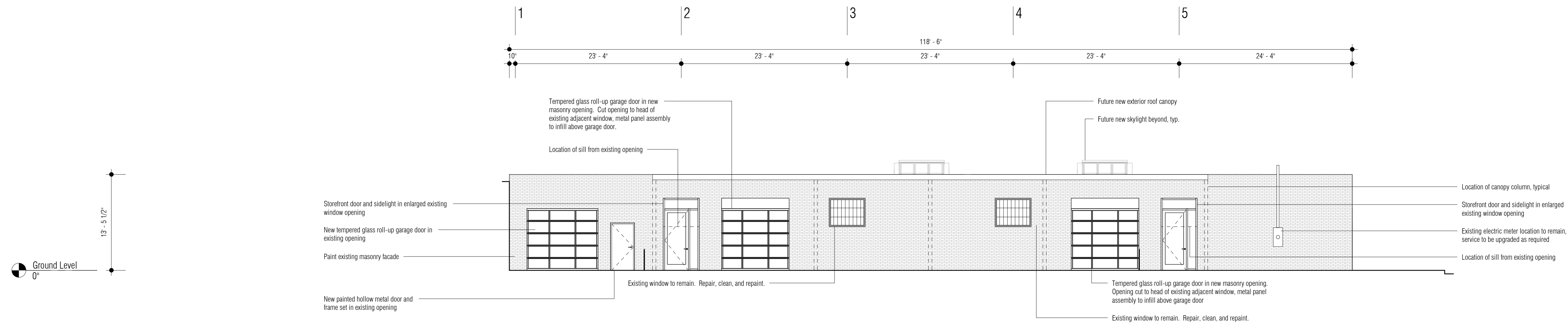
Permit Drawings
11 April 2019

Reflected Ceiling Plan -
Ground Level

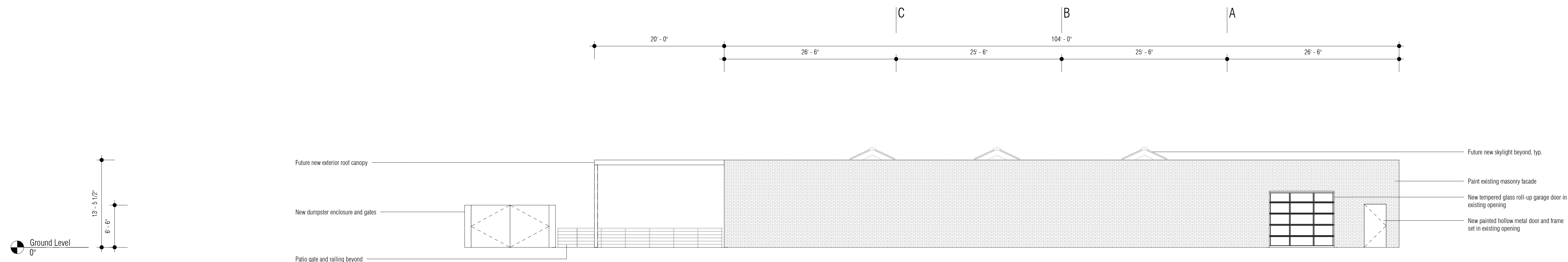
1/8" = 1'-0"

A110

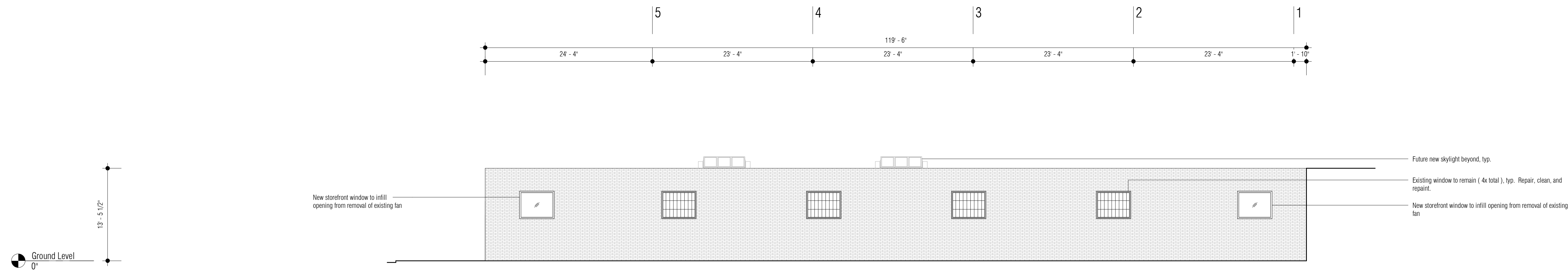
1 Exterior Elevation - Southeast



2 Exterior Elevation - Northeast



3 Exterior Elevation - Northwest



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Notes

Permit Drawings
11 April 2019

Exterior Elevations -
Southeast, Northeast,
Northwest

$$1/8'' = 1'-0''$$

A200