



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: 501 S. Pine St APARTMENT NO/SUITE _____
APPLICANT'S NAME: Scott Stephens EMAIL ADDRESS: scott@smsarchitect.com
BUSINESS NAME (IF APPLICABLE): SMS Architects
SUBJECT PROPERTY OR PROPERTIES: Adarra Restuarant

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: Fever Dreams, LLC
PROPERTY OWNER ADDRESS: 9030 Stoney Point Pkwy # 400, Richmond, VA 23235
PROPERTY OWNER EMAIL ADDRESS: Lyne@restuarantadarra.com; randall.doetzer@gmail.com
PROPERTY OWNER PHONE NUMBER: 804-363-9327, 804-868-5391
Property Owner Signature: *Lyne A Doetzer*

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.



Richmond, VA 23226
804.212.9907 - smsarchitect.com

April 3, 2024

City of Richmond
Land Use Administration Office
900 E. Broad St., RM. 511
Richmond, VA 23220

**RE: SUP Applicants Report – Restaurant Adarra
501 S. Pine St., Richmond, VA 23220**

To Whom it May Concern,

I am writing on behalf of Lyne and Randall Doetzer who are the curators of Restaurant Adarra and owners of Fever Dreams, LLC, which owns 501 S. Pine Street in the Oregon Hill neighborhood of Richmond. Most know this B-1 property as the former Mammazu's Restaurant. The Doetzer's will be relocating their highly regarded restaurant business from Jackson Ward to 501 S. Pine Street Hill as soon as their renovation and addition are complete later this year.

I am their agent for this SUP request, and architect for the project. The Doetzer's are making a significant investment to improve this property by renovating the existing building into a lovely dining area where award-winning dinners will be served and by adding a new modern kitchen, wine room, and office. They consider Oregon Hill to be a great spot for Adarra.

A focal point of Adarra's new kitchen is a wood fired grill. This wood-burning feature is essential to the Doetzer's signature style of cooking. The grill requires real firewood to operate. We have designed a nicely screened back area that conceals stored firewood, along with trash cans, from the view of the neighborhood. This area is adjacent to a bike rack we have included in our design for the staff members who often ride their bikes to work.

This SUP request is for a simple metal roof to protect the firewood and trash can area from rain and snow. It will also keep the egress path of one of the exit doors dry. The proposed roof area is colored yellow on the attached architectural plans and does not extend beyond the property line. The existing evergreen hedge will remain where it currently is, and plants will be replaced as needed.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink that reads 'Scott M. Stephens'.

Scott Stephens, AIA
Principal



**FD LETTERHEAD
FIRE & EMERGENCY PLAN REVIEW CHECKLIST**

Project Summary

1. Is this new construction or a rehabilitation project?
REHABILITATION
2. What is the height of the building(s)? How many stories?
ONE STORY. 15' HEIGHT OVERALL
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.
N/A. ANY PART OF THE ROOF IS ACCESSIBLE WITH A LADDER FROM THE EXTERIOR.
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. Provide the FDC location on the plans – in red ink please.
N/A

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.
THERE IS AN EXISTING FIRE HYDRANT DIRECTLY IN FRONT OF THE BUILDING ON S. SPRING ST.
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



FD LETTERHEAD

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.
THE SITE IS ACCESSIBLE FROM PUBLIC STREETS. ITS LOCATED ON THE CORNER OF SOUTH PINE ST. AND SPRING ST.
21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs.
THE SITE IS ACCESSIBLE BY PUBLIC STREETS THAT SUPPORT THE MIN. WEIGHT OF 75,000 LBS.
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.
THE SITE IS ACCESSIBLE BY PUBLIC STREETS THAT 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.
THE 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 environmental reports shall be forwarded to the Fire Marshal's Office.
NOTED. OWNER IS NOT AWARE OF ANY TANKS ON SITE.
26. Are you aware of any environmental concerns that need to be mitigated before construction? i.e. leaks, spills, etc.?
NO. NO ENVIROMENTAL CONCERNS KNOWN BY OWNER.
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 HAVE NOT REQUIRE ROCK BLASTING.



Richmond, VA 23226
804.212.9907 - smsarchitect.com

February 6, 2024

Richmond Fire and Emergency Plan

RE: Adarra Restaurant
501 S. Pine Street
Richmond, VA 23220

PERMIT NO: BLDC 142271-2024

Building Summary:

This is a remodel and addition to an existing single level masonry structure. The overall height is 15'-0" tall. There is no accessory garage and no levels below grade.

Building Occupant Egress:

Roof access is via ladder. One level building.



Roof access from building rear.

Suppression Systems:

No suppression systems are installed.

Hydrants & Fire Department Connections:

There is a public fire hydrant at the front of the building on South Pine Street. Hydrant is approximately 20' from Spring Street.



Fire Hydrant 8' in front of the existing building.



Richmond, VA 23226
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Emergency Vehicle Access to the Site:

The project is on the corner of S. Pine Street and Spring Street. Full access is available.

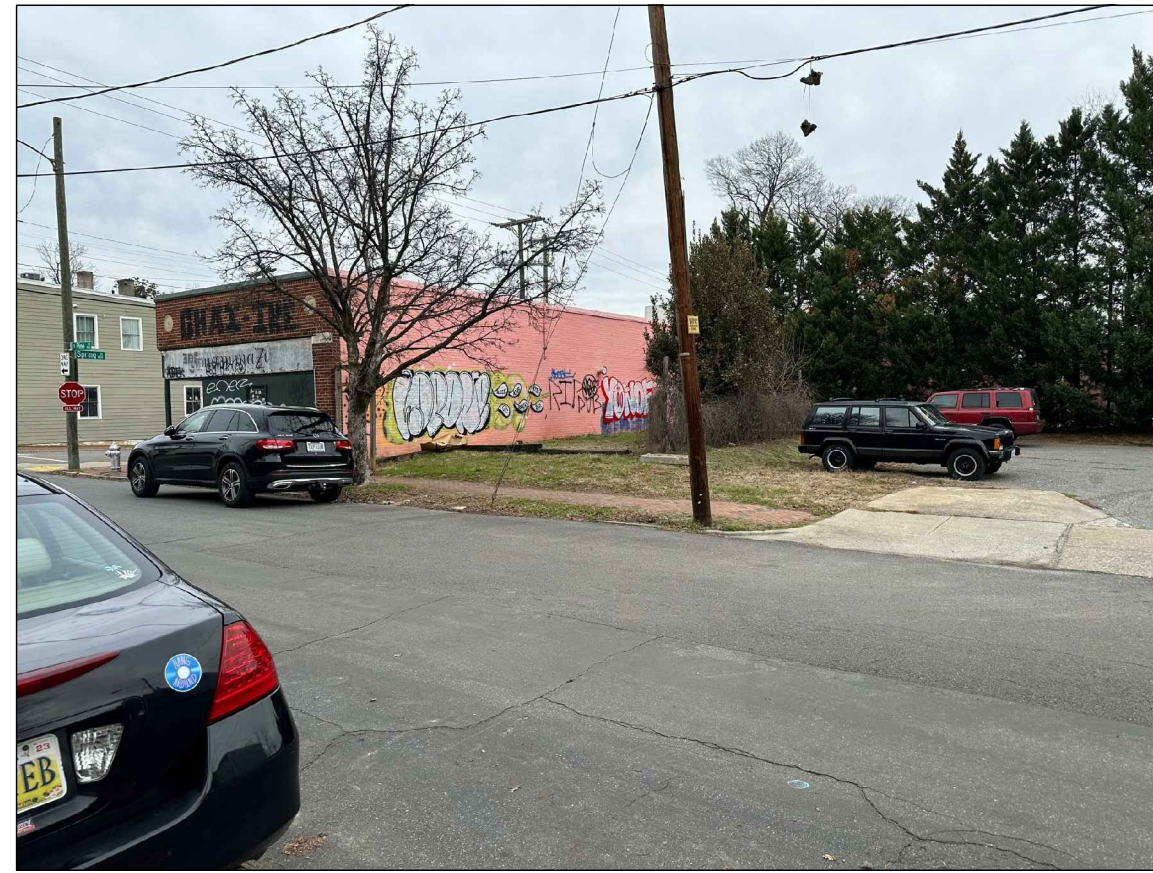
Environmental Concerns:

No underground storage tanks are known of and no environmental mitigation needs required. No rock blasting is anticipated.

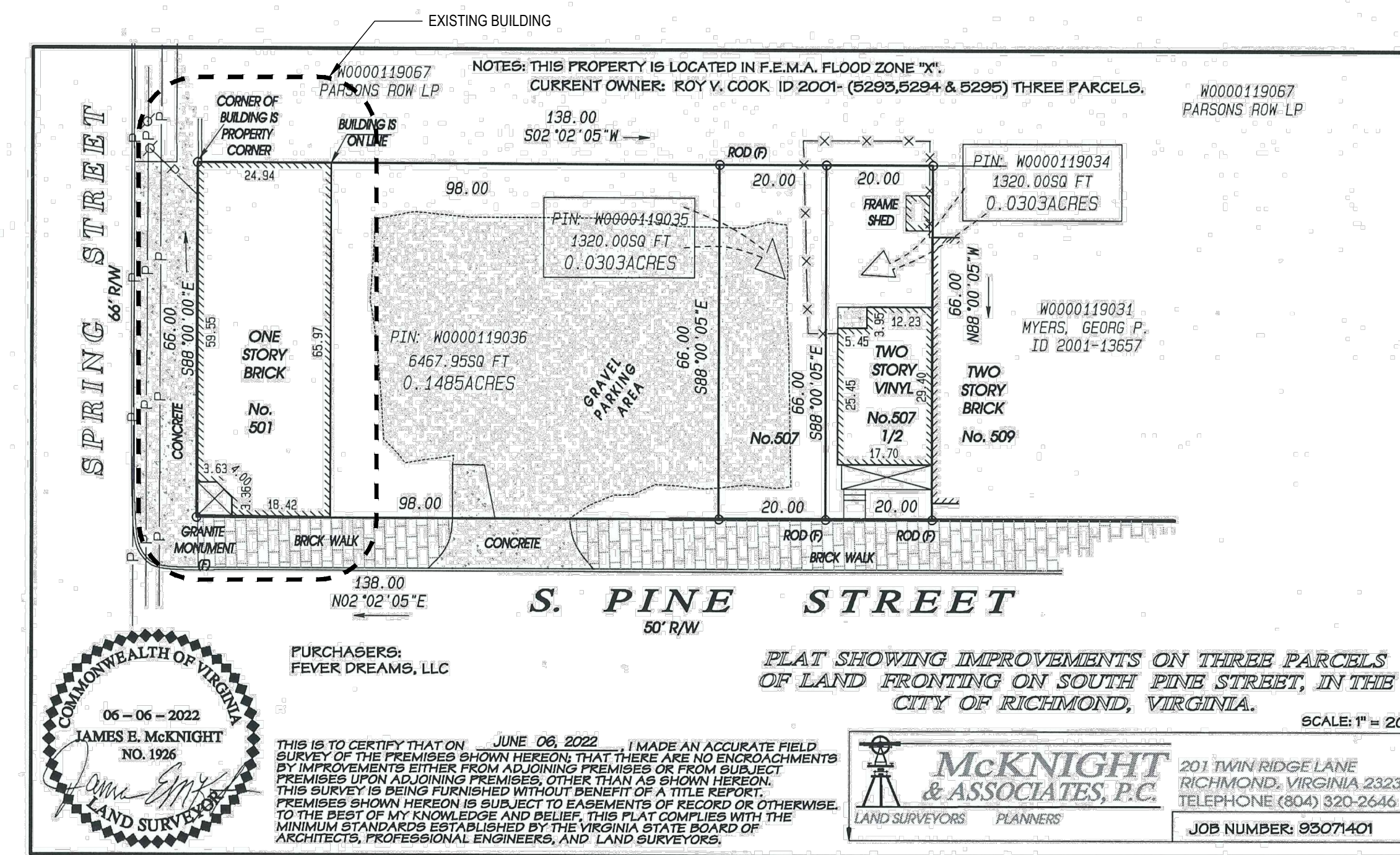
Respectfully Submitted,

A handwritten signature in black ink that reads 'Scott M. Stephens'.

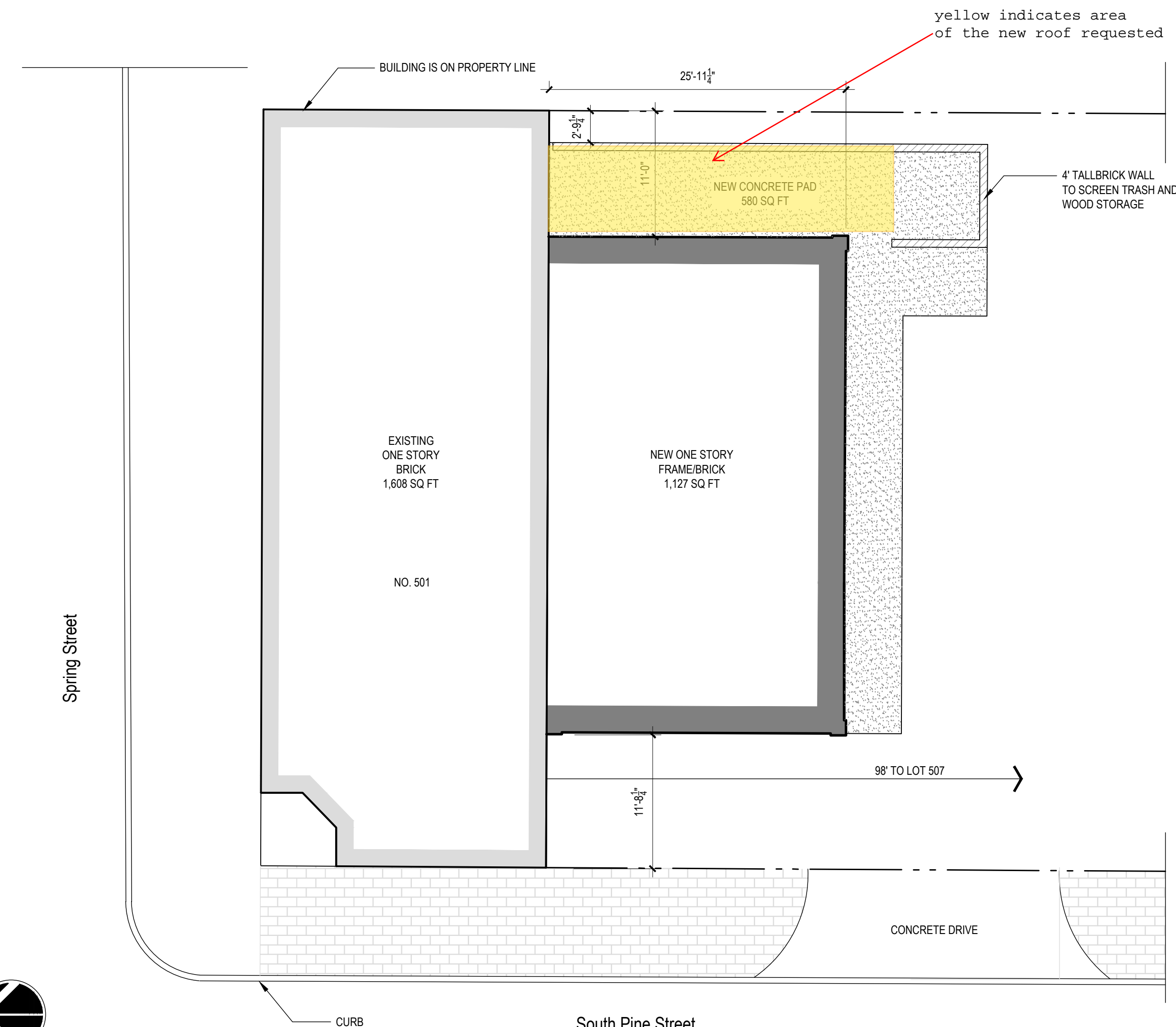
Scott M. Stephens
SMS Architects
VA Lis. No. 13705



EXISTING CONDITION

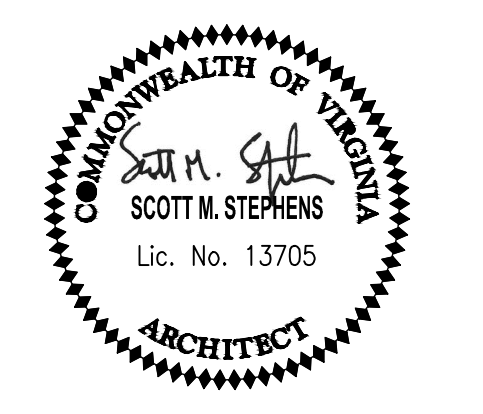


SURVEY



ARCHITECTURAL SITE PLAN

1/8" = 1'-0"



PROJECT TITLE

ADARRA RESTAURANT
501 S. PINE STREET
RICHMOND, VA 23220
CITY OF RICHMOND

CONSULTANTS

- INTERIOR DESIGN:
RENMARK DESIGN, LLC
1220 APPERSON STREET
RICHMOND, VA 23231
PHONE: 804-840-7346
TAYNER@YAHOO.COM
- M.E.P. ENGINEER:
ONEIL ENGINEERING SERVICES
1480 OAKBRIDGE COURT
POWHATAN, VA 23139
PHONE: 804-921-3589
PATRICKO@ONEIL-ENGINEERING.COM
- STRUCTURAL ENGINEER:
SYSTEMATIC ENGINEERING, LLC
3803 BARN OWL LN. #4A
GLEN ALLEN, VA 23060
PHONE 804-500-0995
JWASTLER@SYSTEMATICENGINEERING.COM
- KITCHEN EQUIPMENT:
VICTOR PRODUCTS
RICHMOND, VA
PHONE 804-643-9091
BRIAN@VICTORPRODUCTS.COM

PERMIT SET

NO.	DATE	DESCRIPTION
△		
△		
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△		

DATE
AUGUST 31, 2023

PROJECT NO.
23.06

SHEET TITLE
ARCHITECTURAL
SITE PLAN

SHEET NO.
A1.1

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