

INTRODUCED: October 8, 2018

AN ORDINANCE No. 2018-279

To authorize the special use of the property known as 3406 West Moore Street for the purpose of authorizing a nightclub and signage, upon certain terms and conditions.

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

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

PUBLIC HEARING: NOV 13 2018 AT 6 P.M.

WHEREAS, the owner of the property known as 3406 West Moore Street, which is situated in a B-7 Mixed-Use Business District, desires to use such property for the purpose of a nightclub and signage, which use, among other things, is not currently allowed by sections 30-446.2, concerning permitted principal and accessory uses, and 30-518.1, concerning sign area, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES:            9            NOES:            0            ABSTAIN:            \_\_\_\_\_

ADOPTED:    NOV 13 2018    REJECTED:            \_\_\_\_\_    STRICKEN:            \_\_\_\_\_

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3406 West Moore Street and identified as Tax Parcel No. N000-1791/004 in the 2018 records of the City Assessor, being more particularly shown on a survey entitled “ALTA / ACSM Land Title Survey, Plat of Property Situated Between Moore Street and Norfolk Street and West of Roseneath Road, Richmond, Va.,” prepared by Steven B. Kent & Associates, P.C., and dated February 18, 2000, 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 and signage, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Tang & Biscuit Shuffleboard Club,” prepared by 510 Architects, LLC, dated February 14, 2018, and last revised July 3, 2018, and on the plans entitled “Tang & Biscuit,” prepared by SignEnterprise, and dated July 19, 2018, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

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

(a) The Special Use of the Property shall include a nightclub, substantially as shown on the Plans. The nightclub use shall be accessory to the shuffleboard entertainment use of the Property and shall only be operated within the building on the Property.

(b) Operation of the nightclub use permitted by this Special Use permit shall be under the ultimate direction and oversight of the management plan entitled “Tang & Biscuit Management Plan,” prepared by T & B Partners, LLC, and dated April 26, 2018, a copy of which is attached to and made a part of this ordinance.

(c) Signage on the Property shall be limited to (i) signage permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2015), as amended, (ii) signage permitted in the B-7 district pursuant to section 30-518.1 of the Code of the City of Richmond (2015), as amended, and (iii) the painted mural sign substantially as shown on sheet ASI-05 of the Plans and identified as the “Side/Southeast Elevation.”

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

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

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

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

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

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

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

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

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as

amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

# City of Richmond

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

## Item Request

**RECEIVED**

File Number: PRE.2018.339

**O & R REQUEST**

SEP 26 2018

OFFICE OF CITY ATTORNEY

SEP 12 2018

4-8169

Office of the

Chief Administrative Officer

### O & R Request

**DATE:** September 11, 2018

**EDITION:** 1

**TO:** The Honorable Members of City Council

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

*JS 9/25/18*

**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer *SCG*

**THROUGH:** Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic  
Development and Planning

*DD*

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

*MAO*

**RE:** To authorize the Special Use of the property known as 3406 Moore Street for the purpose of  
authorizing a nightclub and signage, upon certain terms and conditions.

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

**PURPOSE:** To authorize the Special Use of the property known as 3406 Moore Street for the purpose of  
authorizing a nightclub and signage, upon certain terms and conditions.

**REASON:** The entertainment activities, hours of operation, and alcohol sales at certain times of day within  
the shuffle board entertainment establishment are considered by the Zoning Ordinance to be nightclub  
activities. A proposed mural on the exterior of the building is considered by the Zoning Ordinance to be  
signage, which would exceed the maximum signage area for the property. For these reasons, a special use  
permit request has been made by the applicant.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning  
Ordinance, the City Planning Commission will review this request and make a recommendation to City  
Council. This item will be scheduled for consideration by the Commission at its November 5th, 2018,  
meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following  
that meeting.

**BACKGROUND:** The subject property consists of a .62 acre parcel of land improved with a 17,000 SF building constructed, per tax assessment records, in 1940, and is a part of the Scott's Addition Neighborhood in the Near West Planning District. The property fronts Moore Street and Norfolk Street, between Belleville Street and Roseneath Road.

The City of Richmond's adopted Pulse Corridor Plan designates the subject property for as Industrial Mixed Use. "Industrial Mixed-use areas are traditionally industrial areas that are transitioning to mixed-use due to their proximity to growing neighborhoods, but still retain industrial uses. Non-industrial use 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. Streetscape accommodates truck access but allows for multi-modal uses. Potential future zoning districts: B-7, or a new district." (City of Richmond, 2017)

The current zoning for this property is B-7, (Mixed-Use Business District). The B-7 district is intended "...to encourage a broad range of mixed land uses, including residential, commercial and compatible industrial and service uses. The district is intended to promote enhancement of the character of mixed use areas that are undergoing revitalization and adaptive reuse by providing for alternative economic use of existing structures, while enabling continuation of existing industrial and service uses. The district regulations are intended to encourage appropriate infill development on undeveloped land, promote adaptive reuse of vacant or underutilized buildings and enable redevelopment of properties where continuation of current uses or adaptive reuse is not feasible. The district regulations are also intended to safeguard the character of adjoining properties, to maintain the predominant existing streetscape character by providing continuity of building scale and setbacks, to enhance public safety and encourage an active pedestrian environment appropriate to the mixed-use character of the district by providing for windows in building facades along street frontages. Finally, the district regulations are intended to assure adequate accessible parking and safe vehicular and pedestrian circulation, to facilitate a streetscape with minimum setbacks along principal street frontages and to provide for limited interruption by driveways and vehicular traffic across public sidewalk areas along principal street frontages." (City of Richmond, zoning ordinance, Section 30-446.1)

All surrounding properties are located in the same B-7 district as the subject property. A mix of industrial, office, commercial, and multi-family land uses are present in the vicinity.

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

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

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** October 8, 2018



**CITY COUNCIL PUBLIC HEARING DATE:** November 13, 2018

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission,  
November 5, 2018.

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

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

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

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

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

*PDR P&R No. 18-59*



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: 3406 West Moore Street Date: April 23, 2018  
Tax Map #: N000-1791/004 Fee: \$2400  
Total area of affected site in acres: 0.62 acres

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

**Zoning**

Current Zoning: B-7

Existing Use: Shuffleboard Club (Entertainment, cultural and recreational use)

**Proposed Use**

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

Shuffleboard Club operating according to the City definition of Night Club and additional signage

Existing Use: Shuffleboard Club

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** Andrew M. Condlin

Company: Roth Jackson Gibbons Condlin, PLC

Mailing Address: 11 South 12th Street, Suite 500

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 977-3373 Fax: (804) 441-8438

Email: acondlin@rothjackson.com

**Property Owner:** 3406 Moore Street, LLC

If Business Entity, name and title of authorized signer: David Fratkin, Member

(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: 3200 Rockbridge Street, Suite 300

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 977-6490 Fax: ( )

Email: snardo@tangandbiscuit.com

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

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



ANDREW M. CONDLIN

Richmond Office

(804) 977-3373

[acondlin@rothjackson.com](mailto:acondlin@rothjackson.com)

May 8, 2018

**BY HAND DELIVERY**

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

**Re: Special Use Permit: 3406 West Moore Street**

Dear Mr. Ebinger:

This letter shall serve as the Applicant's Report accompanying the application for a Special Use Permit (the "SUP") for the property known as 3406 West Moore Street (the "Property"). The SUP would authorize a shuffleboard club to operate as a nightclub, as that term is defined in the City Zoning Ordinance, during specified times. The SUP would also authorize an exception from the sign area permitted for the Property in order to permit a mural on the side of the building on the Property.

The Property is located on the north side of Moore Street between Roseneath Road and Belleville Street. The Property is occupied by a one-story commercial building which was constructed circa 1940. The building contains approximately 17,650 square feet of floor area. My client, 3406 Moore Street, LLC, is redeveloping the Property for use as a shuffleboard club that is the subject of this request.

**SIGNAGE**

The Property is zoned B-7 Mixed-Use Business, which permits two square feet of signage for each linear foot of lot frontage along West Moore Street. With 90 feet of lot frontage, the site can accommodate 180 square feet of sign area. The wall mounted signage proposed for the front of the building would fall well within the allotted area. However, a proposed wall mural, which would be painted on the eastern wall of the building perpendicular to West Moore Street, has been deemed to qualify as signage. This is a grey area requiring the interpretation of the Zoning Administrator. As proposed, the mural is not overt advertising – it

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P 703-485-3535 F 703-485-3525

would depict two opposing shuffleboard scoring triangles without any related text at either end of the building. Because the scoring triangles relate to a business/activity on the Property, they have been deemed to be signs. When included in the signage area calculation, the mural would cause the sign area to be exceeded. Therefore, special approval is required in order to have the mural as depicted.

### USE

The B-7 zoning district permits the shuffleboard club use as an entertainment, cultural and recreational use. Prior to January 14, 2013, these uses could be occupied as establishments with entertainment without restriction on hours of operation – 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 as “Nightclubs” that operate after midnight, serve alcoholic beverages, provide floor space for dancing or standing in conjunction with an entertainment activity, and music 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.

The nightclub use is enumerated as a principal use permitted by conditional use in the B-7 district. As such, the conditional use permit process would typically be utilized to authorize a nightclub in that district. However, in this case, because special approval for the proposed mural is also necessary, an SUP is requested. The conditional use permit process cannot be utilized to grant relief from requirements of the zoning ordinance. For efficiency, the requests have been combined as one SUP.

The shuffleboard club activity will be centered around 10 regulation floor shuffleboard courts. The space is designed for social interaction and team building, including league play, with dining intermingled with the shuffleboard activity. A full-scale kitchen and associated bar will provide food and beverage much in the same way that might be expected at an upscale bowling facility with restaurant and bar. An additional gaming space, which is contiguous with the main shuffleboard gaming and dining space, will be available from time-to-time for corporate rental, parties, weddings, and special occasions. An outdoor dining area would be located along the Moore Street frontage. The establishment is envisioned as a destination venue with strong day-time patronage as well an after-dinner evening crowd and related entertainment.

The business will be most often operated as a typical entertainment facility focused around the shuffleboard 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 shuffleboard courts. As a result, the entertainment activity will consist generally of background music to accompany that activity. On a less regular occurrence, the entertainment would be provided by a DJ. On select occasions, live music or other live entertainment would be provided. All of these activities are permitted as a matter of right throughout the day, every day, until 12:00 midnight. The characteristics of the use and proposed



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activities would not change after midnight. However, based on City Code, those same activities would automatically be deemed a nightclub 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 for extended hours from 12:00 midnight until 2:00 AM, Thursday through Saturday, the use of the Property would only be deemed to be a nightclub for 6 hours a week. As such it is only these 6 hours a week for which special approval is requested/required in the form of a special use permit.

### STANDARD OF REVIEW

This request is consistent with the Pulse Corridor Plan recommendation for “Industrial Mixed-Use”. The Property was rezoned in 2017 to B-7 as part of an Pulse Corridor Plan-driven rezoning to ensure that consistency. The B-7 district contemplates the proposed use as being appropriate. The entertainment use is permitted by right and the limited proposal to operate that use after midnight as a nightclub is contemplated as a conditional use. The proposed redevelopment also meets a number of Pulse Corridor Plan Corridor Wide Recommendations including, but not limited to, the following:

CW.28 Preserve historic structures. The proposal would maintain and improve the existing circa 1940 industrial building, adding to a diversity of building type and style in the area.

CW.29 Support new dense, vibrant developments in order to preserve existing historic buildings while increasing vitality at the street and neighborhood levels. The proposed use contributes to the vibrancy of the district by providing for a walkable entertainment destination and providing for outdoor dining in order to activate the street. The proposed mural is intended to be consistent with other wall murals in the area and throughout the City – it is intended to add visual interest and bolster the overall vibrancy of the district.

Because the nightclub use is a principal use permitted by conditional use in the B-7 district this application is intended to meet the related standards outlined in Sec. 30-1045.6. (6) as they pertain to that use and includes a management plan which outlines the operational characteristics and features of the proposed use. In addition, the request addresses the following factors indicted in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed SUP will not:

- *Be detrimental to the safety, health, morals and general welfare of the community involved.*

The proposed SUP will not impact the safety, health, morals and general welfare of the surrounding community. The proposed SUP is consistent with the recommendations of the Pulse Corridor Plan related to the Property. It would contribute to the general welfare of the community by, among other things, adding vitality at the street, preserving the existing building on the site, and providing vibrancy to the district with an active, walkable entertainment use.



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- *Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.*

The proposed SUP will not result in significant traffic impacts in the area involved, again, owing to its consistency with the Pulse Corridor Plan and its transit-oriented design principals. Parking will be provided according to normal zoning requirements.

- *Create hazards from fire, panic or other dangers.*

The Property is being rehabilitated in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- *Tend to overcrowding of land and cause an undue concentration of population.*

The proposed SUP will not tend to over crowd the land or create an undue concentration population. The B-7 district would permit the property to be developed in a much denser fashion with greater building massing than the proposed as a matter of right.

- *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The proposed SUP permit would not adversely affect the above referenced City services. To the contrary, the SUP would provide a positive fiscal (tax) benefit that would enhance the City's ability to provide these services to the surrounding community.

- *Interfere with adequate light and air.*

The proposed SUP will not interfere with adequate light and air. While the B-7 district would allow greater building massing by right, this request would utilize the one-story building on the site which has existed in this general configuration since circa 1940.

The zoning nightclub definition is very loose and captures uses with varying operational characteristics. Some of those characteristics, such as permanent dance floors and stages and operation throughout the week might be more impactful than others. In this case, with a general limitation to Thursday through Saturday nights, the provision of a management plan, and the floor plan which is absent any dance floors or stages, the proposed operation of the Property as a nightclub would be limited in impact. Unlike many nightclub venues which might rely solely on late night patronage, the shuffleboard club would distinguish itself by attracting visitors to the area throughout the day as a unique and active entertainment option with full service kitchen. It would preserve the existing building on the site while activating the street with outdoor dining and increasing vitality in the district. Given the recommendations of the Pulse Corridor Plan, the



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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 related to the approval of Special Use Permits.

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

Sincerely,



Andrew M. Condlin

Enclosures

cc: The Honorable Kimberly B. Gray



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TANG & BISCUIT SHUFFLEBOARD CLUB

## GENERAL NOTES

- THE REQUIREMENTS OF THE CONTRACT DOCUMENTS INCLUDE FURNISHING ALL LABOR AND MATERIALS TO COMPLETE THE PROJECT AS DESCRIBED BY THE DOCUMENTS. THE CONTRACT DOCUMENTS SHALL INCLUDE THE OWNER/CONTRACTOR AGREEMENT, GENERAL CONDITIONS, THE DRAWINGS, SPECIFICATIONS, AND ALL ADDENDA AND REVISIONS. UNLESS OTHERWISE AGREED TO, THE GENERAL CONDITIONS SHALL BE AIA DOCUMENT A201, LATEST EDITION.
- ALL WORK SHALL MEET OR EXCEED ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, ETC. OF THE AUTHORITY HAVING JURISDICTION AND SHALL CONFORM WITH THE RULES AND REGULATIONS OF OSHA. UNLESS OTHERWISE AGREED TO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING, PURCHASING AND OBTAINING ALL REQUIRED PERMITS, INSPECTIONS, AND FINAL WRITE-OFFS AT THE PROJECT COMPLETION. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL VISIT AND EXAMINE THE PROJECT SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND VERIFY DIMENSIONS AND ACTUAL FIELD CONDITIONS. ANY CONFLICTS/OMISSIONS OR DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS, OR ANY DISCREPANCIES WITHIN THE CONSTRUCTION DOCUMENTS THEMSELVES, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN WRITING, THREE (3) BUSINESS DAYS BEFORE RETURN OF BID. DRAWINGS OF EXISTING CONDITIONS ARE BASED UPON EXISTING BUILDING DRAWINGS OBTAINED THROUGH THE OWNER.
- ANY CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS OR ANY APPARENT ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN INSTANCES OF CONFLICT BETWEEN THE ARCHITECTURAL DRAWINGS AND THE ENGINEERING DRAWINGS FOR LOCATIONS OF MATERIALS AND EQUIPMENT, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE. FOR DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.
- PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL VERIFY THAT ITS DRAWINGS AND SPECIFICATIONS ARE THE LATEST ISSUE.
- DO NOT SCALE DRAWINGS. IF ADDITIONAL INFORMATION OR DIMENSIONS ARE REQUIRED, CONTACT THE ARCHITECT. ALL DIMENSIONS INDICATED ON THE DRAWINGS ARE FROM FACE OF FRAMING FOR NEW PARTITIONS / CONSTRUCTION AND FROM FINISH FACE FOR EXISTING CONSTRUCTION, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "VERIFY" OR "FIELD DIMENSIONS" THAT MUST BE CONFIRMED IN THE FIELD. DIMENSIONS NOTED AS "CLEAR" ARE MINIMUM CLEAR DIMENSIONS TO FINAL FINISH FACE OF MATERIAL AT THE MOST CONSTRUCTIVE WIDTH OR HEIGHT.
- ALL EXISTING ITEMS NOT SHOWN OR NOT INDICATED AS PART OF THE WORK ARE TO REMAIN.
- ALLOW FOR PATCHING AND MISCELLANEOUS REPAIR WORK TO THE NEW WORK INTO OLD. PATCHED SURFACES SHALL MATCH EXISTING. WHERE EXISTING SURFACES ARE PATCHED, THE ENTIRE SURFACE - NOT ONLY THE PATCH - SHALL BE REFINISHED. PATCH, REPAIR AND PAINT ALL EXISTING WALLS TO REMAIN AS REQUIRED BY THE CONSTRUCTION, BY DAMAGE DURING CONSTRUCTION, AND BY THE SCOPE OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, PROCEDURES, AND COORDINATION OF ALL WORK PERFORMED UNDER ITS SUPERVISION INCLUDING WORK PERFORMED BY ITS SUBCONTRACTORS.
- ALL ITEMS REQUIRED BY THESE DRAWINGS BUT NOT SPECIFIED SHALL MATCH BUILDING STANDARD.
- PROVIDE METAL STUD AND POLYETHYLENE DUST BARRIERS AS REQUIRED TO PREVENT DUST CONTAMINATION OF OCCUPIED SPACE. REPLACE ALL MECHANICAL AIR FILTERS REGULARLY DURING DEMOLITION AND DRYWALL SANDING TO PREVENT CLOGGING. NEVER OPERATE SYSTEMS WITHOUT FILTERS. REPLACE FILTERS AS FINAL CLEANING PROCEDURES ARE COMPLETE. BAG AND PROTECT ALL EXISTING WINDOW BLINDS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE NECESSARY COVERINGS, BOARDS, TEMPORARY PARTITIONS, AND DOORS AS REQUIRED TO PROTECT NEW AND EXISTING WORK, MATERIALS, AND FINISHES ALREADY IN PLACE. ANY AREAS IN THE BUILDING DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- NO WORK AND/OR CONSTRUCTION OPERATIONS SHALL BE PERFORMED THAT WILL UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING THE WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION, AND/OR MISALIGNMENT IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL FIELD CONDITIONS AND LAYOUT OF THE PROPOSED PARTITIONS FOR REVIEW BY THE ARCHITECT FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT. APPROVAL BY THE ARCHITECT DOES NOT RELEASE THE CONTRACTOR FROM THE RESPONSIBILITY TO MAINTAIN CRITICAL DIMENSIONS AND CLEARANCES.
- AFTER COMPLETION OF ALL WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPLETE ARCHITECTURAL AND ENGINEERING AS-BUILT DRAWINGS.
- ALL ABANDONED OR UNUSED EXISTING SWITCHES, PLUGS, OUTLETS, AND JUNCTION BOXES SHALL BE REMOVED AND HOLES PATCHED WITH GYPSUM BOARD TO MATCH ADJACENT SURFACES. NO BLANK COVERS WILL BE ACCEPTED.
- SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL IN ACCORDANCE WITH SPECIFIED PROCEDURES PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION. REQUESTS FOR SUBSTITUTION OF SPECIFIED ITEMS SHALL BE SUBMITTED WITHIN TEN (10) DAYS OF CONTRACT AWARD AND WILL BE CONSIDERED ONLY IF THE SUBSTITUTION ITEM PROVIDES EQUAL OR BETTER PERFORMANCE, HAS A MORE ADVANTAGEOUS DELIVERY DATE, AND WHERE THERE IS NO SACRIFICE IN QUALITY, APPEARANCE, OR FUNCTIONALITY. IT IS THE SOLE DISCRETION OF THE ARCHITECT TO DETERMINE IF THE PROPOSED SUBSTITUTION IS ACCEPTABLE.
- FOR A PERIOD OF ONE YEAR FROM THE DATE OF CONSTRUCTION COMPLETION, AND ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL ADJUST, REPAIR, OR REPLACE, AT NO COST TO THE OWNER, ANY EQUIPMENT, MATERIALS, OR WORKMANSHIP UNDER THIS CONTRACT FOUND TO BE DEFECTIVE.

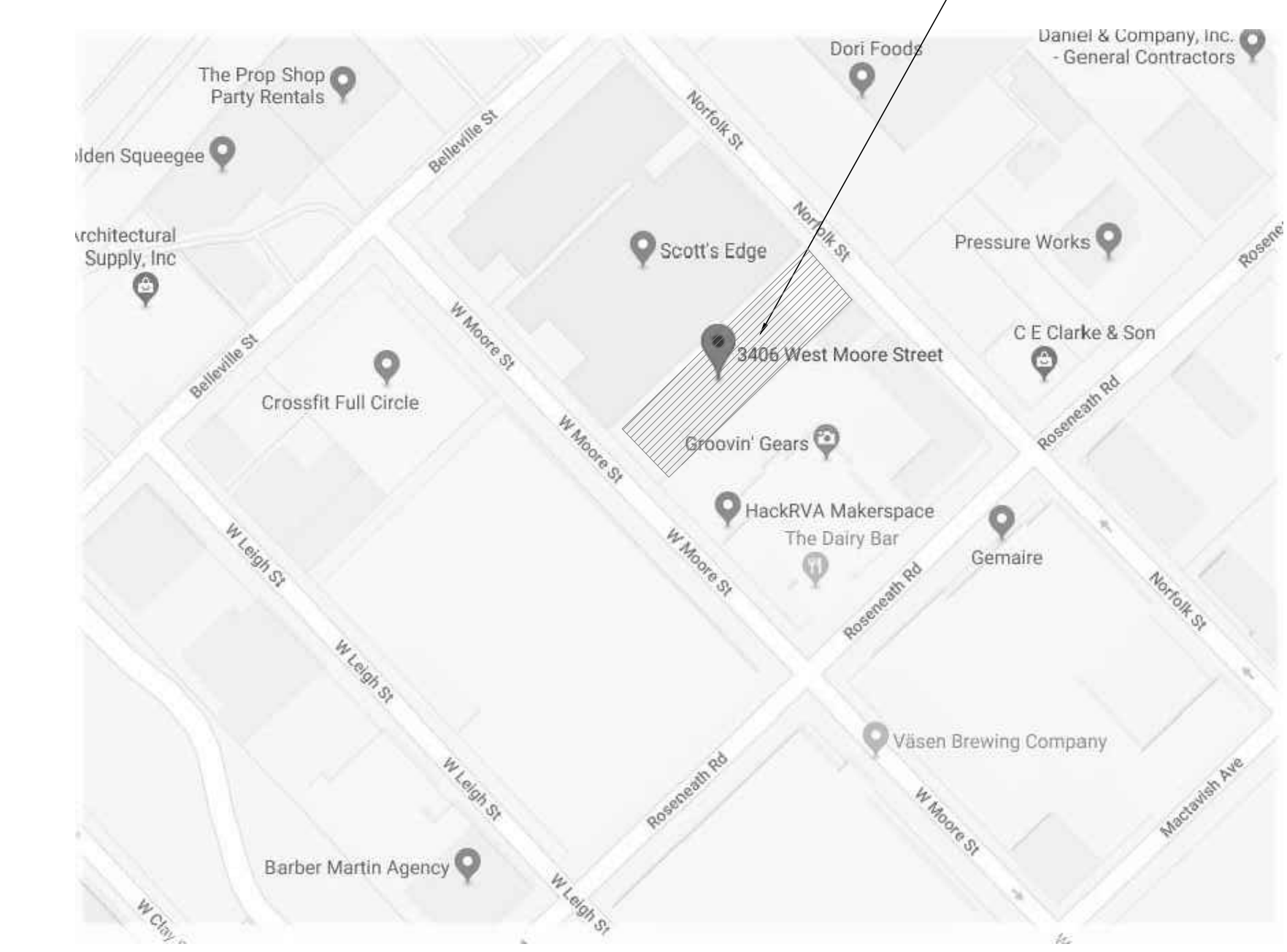
## ABBREVIATIONS

A/C	AMP	FF	FINISHED FLOOR	OPNG	OPENING
ACM	AIR CONDITIONING	FL	FLOORING	OPP	OPPOSITE
ACT	ALUMINUM COMPOSITE MATERIAL	FLUOR	FLUORESCENT	PBD	PARTICLE BOARD
ADJ	ADJUSTABLE	F.O.W.	FACE OF WALL	PH	PHASE
AFF	ABOVE FINISHED FLOOR	FRP	FIBER-REINFORCED PLASTIC	P-LAM	PLASTIC LAMINATE
ALUM	ALUMINUM	FRT	FIRE RETARDANT TREATED	PLAS	PLASTER
ALT	ALTERNATE	FTG	FOOTING	PLYWD	PLYWOOD
ANOD	ANODIZED	GA	GAGE (GAUGE)	PTD	PRESSURE TREATED
ARCH	ARCHITECTURAL	GALV	GALVANIZED	PTD OR PTD	PAINTED
AWG	AMERICAN WIRE GAUGE	GB	GRAB BAR	PVC	POLYVINYL CHLORIDE
BD	BOARD	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	□	CURRY TILE
BITUM	BITUMINOUS	GLA	GLASS GLAZING	□	QUARTZ SURFACE
BLDG	BUILDING	GOVT	GOVERNMENT	R	RISER
BLK	BLOCKING	GWB	GYPSUM WALL BOARD	R&S	RAIL & STILE
B.O.	BOTTOM OF	GYP BD	GYPSUM WALL BOARD	RAF	RAISED ACCESS FLOORING
BRKR	BREAKER	HB	HOSE BIBB	R.D.	ROOF DRAIN
BRNG	BEARING	HC	HOLLOW CORE	REF	REFERENCE
BS	BOTH SIDES	HDR	HEADER	REINF	REINFORCED
BW/EW	BOTH WAYS / EACH WAY	HRDW	HARDWARE	REIN D	REINFORCED
CL	CENTER LINE	HM	HOLLOW METAL	R.O.	ROUGH OPENING
CF	CUBIC FOOT	HORI	HORIZONTAL	SC	SOLID CORE
CFM	CUBIC FEET PER MINUTE	HPL	HIGH PRESSURE LAMINATE	SF	STOREFRONT
C	CONTROL POINT	HT	HEIGHT	SHT	SHEET
CLG	CEILING	HVAC	HEATING, VENTILATING & AIR CONDITIONING	SIM	SIMILAR
CLR	CLEAR	I.D.	INSIDE DIAMETER	SOG	SLAB ON GRADE
CMU	CONCRETE MASONRY UNIT	INSUL	INSULATE D. ING	SPEC	SPECIFICATION
COL	COLUMN	INT	INTERIOR	S	SQUARE
CONC	CONCRETE	KD	KNOCK DOWN FRAME	SS	STAINLESS STEEL
CONT	CONTINUOUS	LAM	LAMINATE D.	STC	SOUND TRANSMISSION COEFFICIENT STANDARD
CPT	CARPET	LAV	LAVATORY	STD	STEEL
CRS	COURSES	LVT	LUXURY VINYL TILE	STRUCT	STRUCTURAL
CT	CERAMIC TILE	M	METER	T	TREAD
CY	CUBIC YARD	MAS	MASONRY	TBD	TO BE DETERMINED
DEMO	DEMOLISH, DEMOLITION	MATL	MATERIAL	T&G	TONGUE AND GROOVE
DF	DRINKING FOUNTAIN	MCB	MAXIMUM BREAKER	T.O.	TOP OF
DR	DR	MECH	MECHANICAL	TEL	TELEPHONE
DS	DOWN SPOUT	MED	MEDIUM	TMPR	TEMPERED
DTL	DETAIL	MFG	MANUFACTURE R	THK	THICKNESS
DWG	DRAWING	MIN	MINIMUM	TYP	TYPICAL
EXIST OR E	EXISTING	MISC	MISCELLANEOUS	UL	UNDERWRITER'S LAB UNLESS OTHERWISE NOTED
EA	EACH	M.M.	MILLIMETER	VCT	VINYL COMPOSITE TILE
EL	ELEVATION	M.O.	MASONRY OPENING	VERT	VERTICAL
ELEC	ELECTRICAL	MR	MOISTURE RESISTANT	VIF	VERIFY IN FIELD
E	EQUAL	MTG	MEETING OR MOUNTING	W	WIRE
ES	EACH SIDE	MTL	METAL	WJ	WITH
ETR	EXISTING TO REMAIN	NAT	NATURAL	WC	WATER CLOSET
EWC	ELECTRIC WATER COOLER	NIC	NOT IN CONTRACT	WD	WOOD
EXH	EXHAUST	NOM	NOMINAL	WDW	WINDOW
EXT	EXTERIOR	NRC	NOISE REDUCTION COEFFICIENT	WH	WATER HEATER
FIN	FINISH	NTS	NOT TO SCALE	WRB	WATER RESISTANT BARRIER
FD	FLOOR DRAIN	O.C.	ON CENTER	WWF	WELDED WIRE FABRIC
FOUND	FOUNDATION	O.C.	OCCUPANTS		
FE	FIRE EXTINGUISHER	O.D.	OUTSIDE DIAMETER		

## SYMBOLS

	EXISTING WALL OR PARTITION		ELEVATION
	NEW WALL OR PARTITION		CENTERLINE
	ITEM TO BE DEMOLISHED		COLUMN GRID
	WORK ABOVE OR BEYOND AS NOTED		CUTLINE
	BUILDING SECTION MARKER		KEYNOTE
	DRAWING NUMBER, TYP SHEET NUMBER, TYP		EXTERIOR WALL / CONSTRUCTION TYPE
	WALL SECTION MARKER		PARTITION TYPE
	EXTERIOR ELEVATION MARKER		ROOM NAME
	DETAIL/ENLARGED PLAN MARKER		ROOM TAG
	DETAIL SECTION MARKER		DOOR TAG
	CASEWORK SECTION / DETAIL MARKER		WINDOW TAG
	INTERIOR ELEVATION MARKER		FINISH TAG
	NORTH ARROW		REVISION TAG
			DIAMETER
			PLUS OR MINUS
			ALIGN FINISHED FACE
			EXISTING DOOR TO REMAIN
			NEW DOOR / SWING

## LOCATION MAP



## BUILDING DATA

**PROJECT LOCATION:** 3406 WEST MOORE STREET RICHMOND, VIRGINIA 23230

**JURISDICTION:** CITY OF RICHMOND

**DESCRIPTION OF WORK:** SCOPE TO INCLUDE LIMITED DEMOLITION, EXTERIOR COVERED PATIO, INTERIOR PARTITIONS, FINISHES AND POWER / LIGHTING / PLUMBING / HVAC AND KITCHEN EQUIPMENT AS REQUIRED FOR LAYOUT.

## NOTE REGARDING ACCESSIBILITY

THE ARCHITECT HAS USED ITS REASONABLE PROFESSIONAL EFFORTS AND JUDGMENT TO INTERPRET APPLICABLE ACCESSIBILITY REQUIREMENTS IN EFFECT AS OF THE DATE OF SUBMISSION TO BUILDING AUTHORITIES AND AS THEY APPLY TO THE PROJECT. THE ARCHITECT, HOWEVER, CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT THE CLIENT'S PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF THE ACCESSIBILITY REQUIREMENTS AND/OR THE REQUIREMENTS OF OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT.

## DRAWING INDEX

- CS COVER SHEET & PROJECT INFORMATION
- A1.0 LIFE SAFETY PLAN & CODE ANALYSIS
- A1.1 ARCHITECTURAL SITE & ENLARGED PATIO PLAN
- A1.2 ARCHITECTURAL SITE DETAILS
- A2.0 DEMOLITION PLAN
- A2.1 CONSTRUCTION PLAN & DOOR SCHEDULE
- A2.2 PARTITION TYPES & PLAN DETAILS
- A2.3 POWER & REFLECTED CEILING PLAN, LIGHTING SCHEDULE
- A2.4 FINISH & PAINT PLAN, FINISH SCHEDULE & TRANSITION TYPES
- A3.1 EXTERIOR ELEVATIONS, WINDOW SCHEDULE & EXTERIOR DETAILS
- A4.1 ENLARGED TOILET PLANS & INTERIOR ELEVATIONS
- A4.2 TOILET ELEVATIONS
- A4.3 BAR ENLARGED PLANS & INTERIOR ELEVATIONS
- A4.4 BAR & FOOD PICKUP ENLARGED PLANS & INTERIOR ELEVATIONS
- A4.5 BAR & FOOD PICKUP CASEWORK DETAILS
- A4.6 ENTRY & SERVER STATION 1 ENLARGED PLANS & INTERIOR ELEVATIONS
- A4.7 SERVER STATION 2 & CHECK-OUT ENLARGED PLANS & INTERIOR ELEVATIONS
- A4.8 BENCHES & DRINK RAIL DETAILS
- A4.9 SHUFFLEBOARD COURT ENLARGED PLANS & SECTIONS, SOCIAL TABLE DETAILS

## PROJECT TEAM

<p><b>ARCHITECT</b> 510 architects</p> <p>510 ARCHITECTS</p> <p>3330 W LEIGH STREET, SUITE A RICHMOND, VA 23230 804.353.1576 CONTACT: HEATHER GRUTTUS</p>	<p><b>GENERAL CONTRACTOR</b> COMMONWEALTH CONSTRUCTION MANAGEMENT</p> <p>CCM</p> <p>4900 AUGUSTA AVENUE, SUITE 120 RICHMOND, VA 23229 804.355.0015 CONTACT: ROB McCANN</p>	<p><b>STRUCTURAL ENGINEER</b> LYNCH MYKINS</p> <p>lynchmykins</p> <p>1503 SANTA ROSA ROAD, SUITE 210 RICHMOND, VA 23229 804.346.9935 CONTACT: GARRETT BRAUN</p>
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DATE	ISSUE
02.14.18	PERMIT SET
03.06.18	REVISION
03.13.18	REVISION
06.15.18	REVISION
07.03.18	REVISION

COVER SHEET & PROJECT INFORMATION

CS

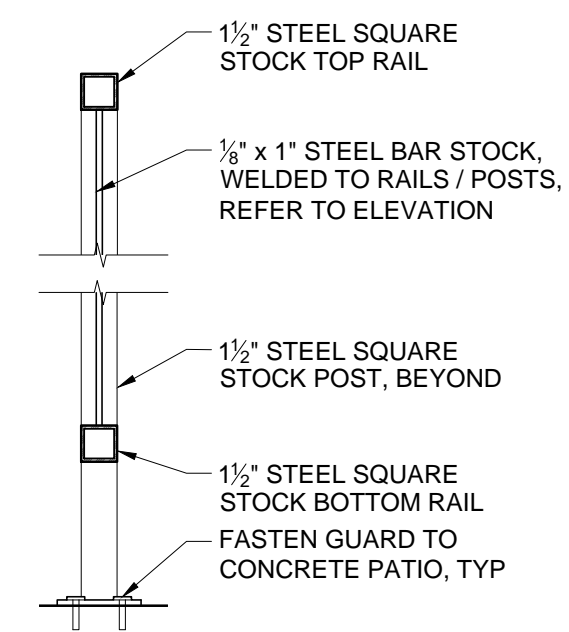


**ARCHITECTURAL SITE PLAN KEYNOTES**

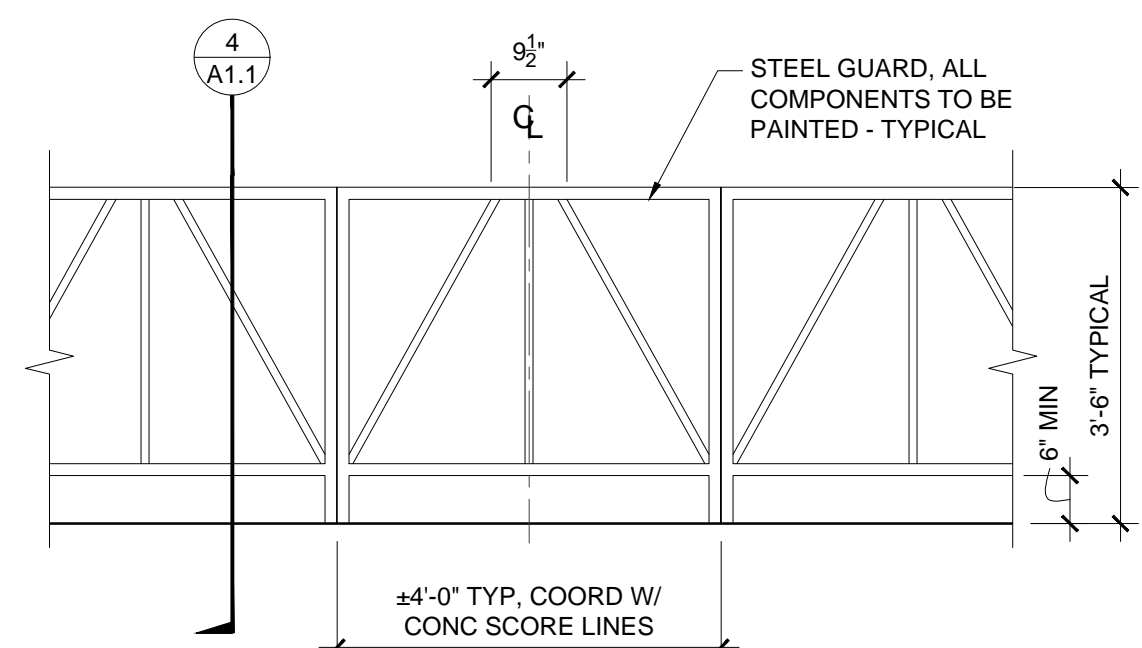
1. EXISTING TREE TO REMAIN. REFER TO ENLARGED PLAN
2. CLEAN PATCH / REPAIR AND REPAINT EXTERIOR AND INTERIOR OF EXISTING AWNING
3. EXISTING GUARD AT EXISTING LOADING DOCK EDGE TO BE REMOVED
4. CLEAN EXISTING SHIPPING / RECEIVING SIGNS TO REMAIN BELOW EXISTING AWNING. DO NOT PAINT
5. PATIO. REFER TO ENLARGED PLAN
6. DEPRESSED LOADING DOCK TO BE INFILLED WITH BACKFILL MATERIAL CONSISTING OF LEAN CLAYS (CL), NON-ELASTIC, SANDY SILTS (ML) WITH A LIQUID LIMIT LESS THAN 40 AND NO MORE THAN 70% PASSING THE 200 SIEVE OR BETTER, IE SC, SM, SP, SW, GC, GM, GP, GW. THE BACKFILL MATERIAL SHALL NOT CONTAIN ORGANICS OR ANY ROCK PIECES, INCLUDING CRUSHED CONCRETE OR MASONRY, GREATER THAN FOUR INCHES IN ANY DIMENSION; THE BACKFILL SHOULD BE PLACED IN MAXIMUM LOOSE LIFTS OF EIGHT INCHES AND SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY BASED ON THE STANDARD PROCTOR TEST (ASTM D698); WHERE THE MATERIAL VARIES FROM THE SAMPLE TESTED IN THE LABORATORY, THE DEGREE OF COMPACTION SHOULD BE COMPARED TO THE MAXIMUM DRY DENSITY BASED ON THE ONE-POINT PROCTOR TEST (VTM-12)
7. EXISTING CONCRETE SLAB TO REMAIN, FLUSH WITH INTERIOR SLAB, AT REAR EGRESS DOOR. REFER TO LIFE SAFETY PLAN FOR ADDITIONAL INFORMATION
8. EXISTING CURB AT LOADING DOCK TO BE CUT BACK TO ALLOW FOR LEVEL FINISH SLAB, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
9. EXISTING STEEL LEVELERS TO BE REMOVED AND INFILLED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
10. VERIFY IF EXISTING DRAINAGE AT DEPRESSION IS CONNECTED TO ADDITIONAL BUILDING DRAINAGE SYSTEM(S), REROUTE AS REQUIRED THEN CUT AND CAP PLUMBING AS NECESSARY
11. ACCESSORY STORAGE SHIPPING CONTAINER ±40' LONG X 48' WIDE
12. DEMOLISH EXISTING WOOD DUMPSTER ENCLOSURE THIS LOCATION AND REPLACE WITH NEW ACO PRESSURE TREATED WOOD & GALVANIZED STEEL DUMPSTER ENCLOSURE. REFER TO ENLARGED PLAN FOR ADDITIONAL INFORMATION
13. NEW PRIVACY FENCE AT EDGE OF PROPERTY LINE, 10'-0" HIGH, CONSTRUCTED OF ACO PRESSURE TREATED LUMBER

**ARCHITECTURAL SITE PLAN GENERAL NOTES**

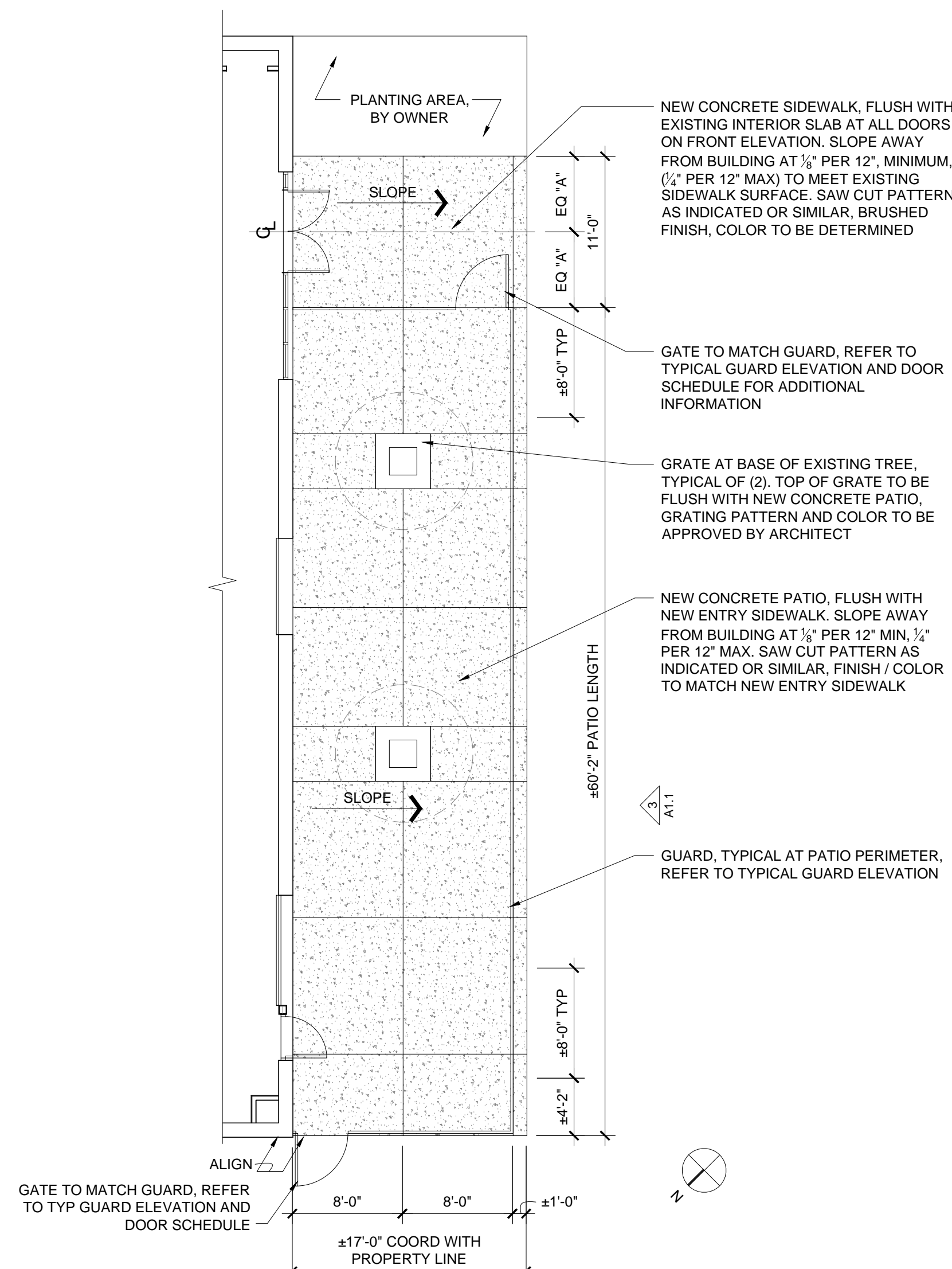
- A. PROTECT ALL EXISTING HARDSCAPING, LANDSCAPING & TREES TO REMAIN THROUGHOUT CONSTRUCTION ACTIVITIES.
- B. REAR LOT AND LOADING DOCK TO REMAIN, UNLESS OTHERWISE NOTED
- C. NEW LANDSCAPING BY OWNER, TYPICAL
- D. CLEAN / PATCH / REPAIR BRICK FACADE AND EXISTING OPENINGS WHERE EIFS AND STOREFRONT HAVE BEEN REMOVED, TYPICAL



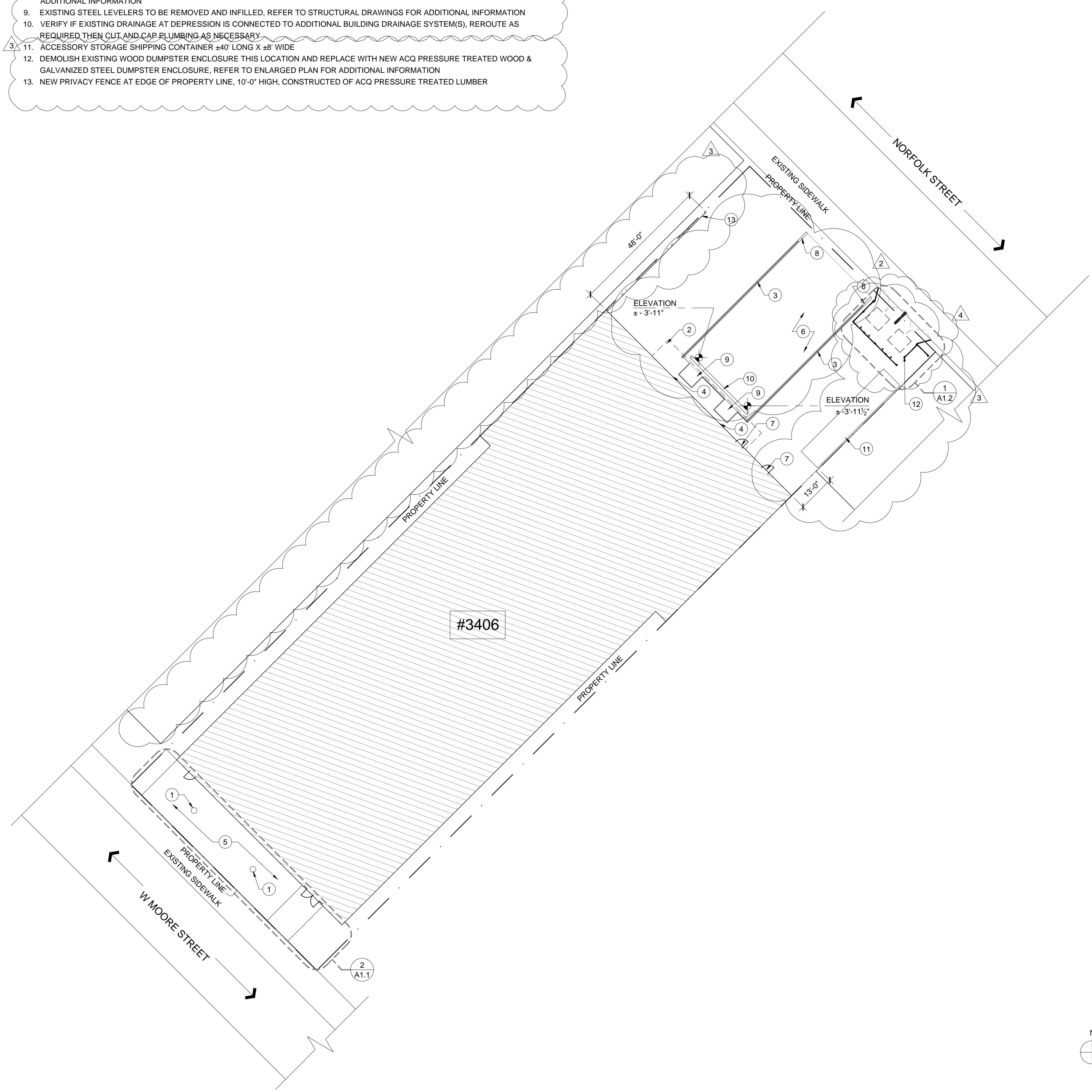
**GUARD SECTION 4**  
1 1/2" = 1'-0"



**TYPICAL PATIO GUARD ELEVATION 3**  
1/2" = 1'-0"



**ENLARGED PATIO PLAN 2**  
1/8" = 1'-0"



**ARCHITECTURAL SITE PLAN 1**  
1" = 20'



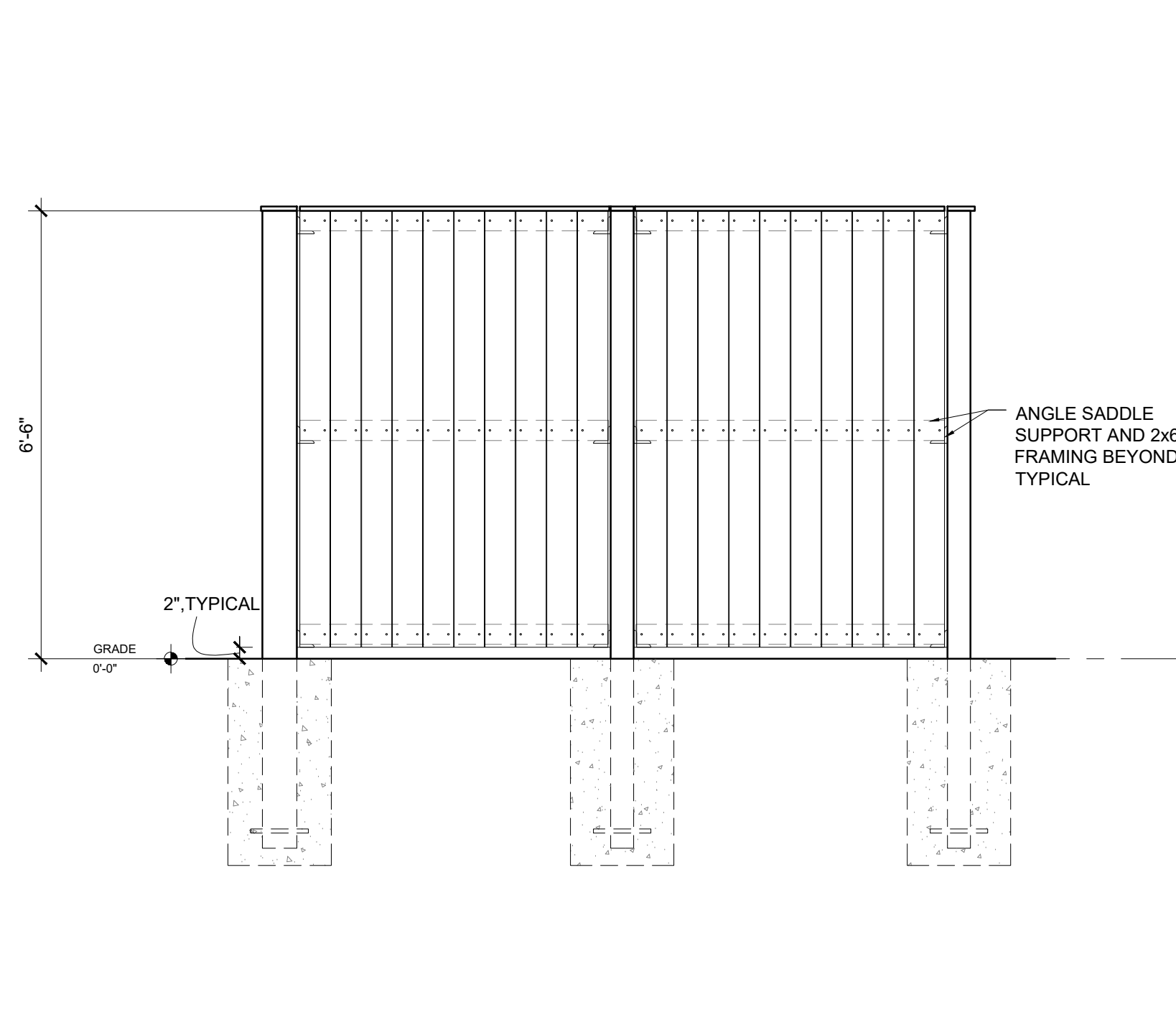
**TANG & BISCUIT  
SHUFFLEBOARD CLUB**

DATE	ISSUE
02.14.18	PERMIT SET
03.13.18	REVISION <sup>2</sup>
06.15.18	REVISION <sup>3</sup>
07.03.18	REVISION <sup>4</sup>

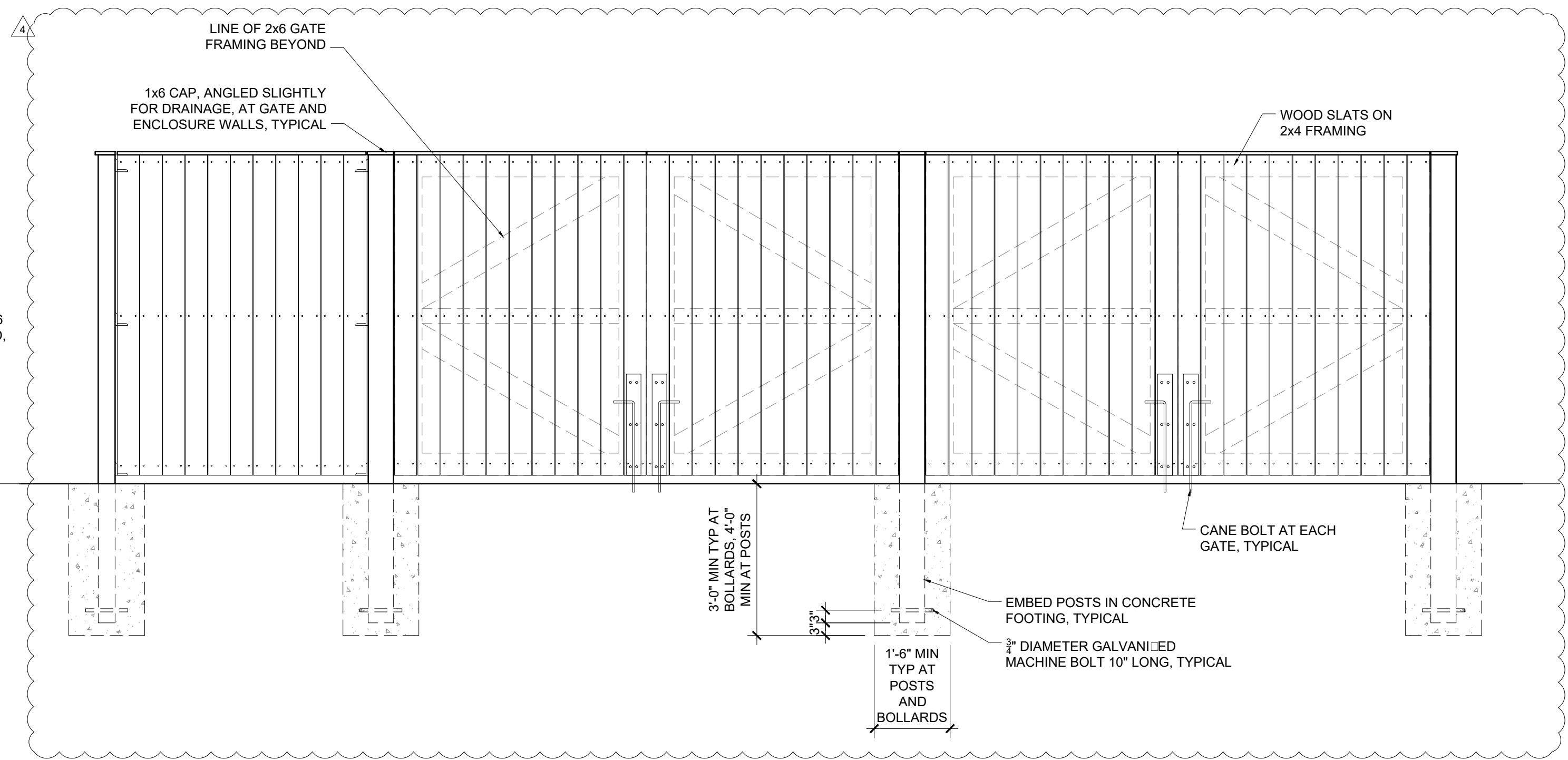
**ARCHITECTURAL  
SITE &  
ENLARGED  
PATIO PLAN  
A1.1**

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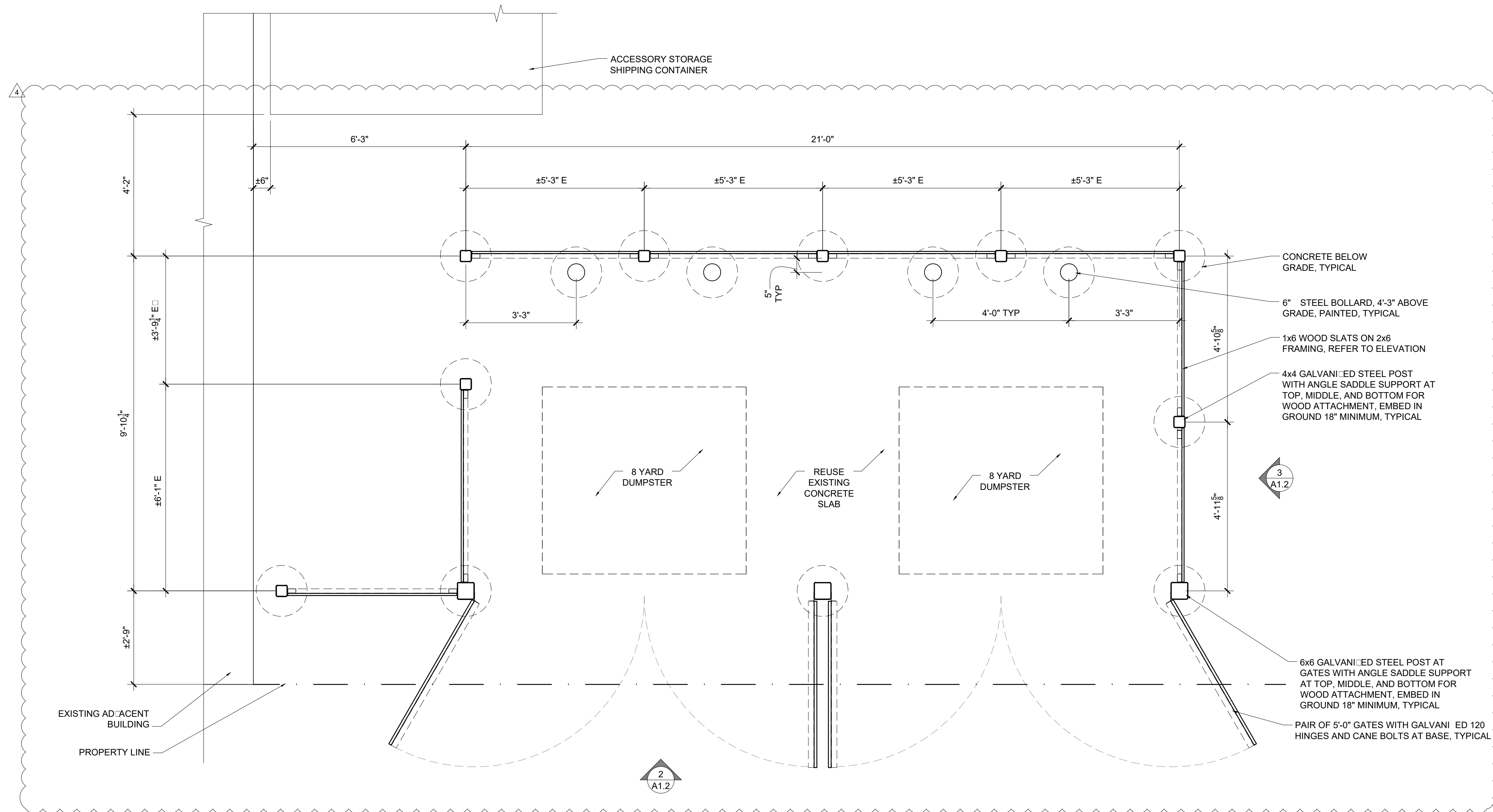




DUMPSTER ENCLOSURE | SIDE ELEVATION 3  
 $\frac{1}{2}'' = 1'-0''$



DUMPSTER ENCLOSURE | FRONT ELEVATION 2  
 $\frac{1}{2}'' = 1'-0''$



DUMPSTER ENCLOSURE | ENLARGED PLAN 1  
 $\frac{1}{2}'' = 1'-0''$



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# TANG & BISCUIT SHUFFLEBOARD CLUB

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07.03.18	REVISION $\Delta$ 4

ARCHITECTURAL  
 SITE  
 DETAILS  
**A1.2**

PLUMBING FIXTURES ANALYSIS:											
SQ. FT	LOAD FACTOR	OCC	1/2 OCC	WC (REQ - MF)	WC (M)	WC (F)	LAV (REQ)	LAV (M)	LAV (F)	DRINKING FOUNTAIN	SERVICE SINK
BUSINESS (OFFICE)	100	100 G	1	0.5	25/25	0.02	0.02	40	0.01	0.01	1
COMMERCIAL KITCHEN	1725	200 G	8.53	4.31	75/75	0.06	0.06	200	0.02	0.02	1
BOWLING CENTERS (8-COURT)	5778 / 10CT	SCT	50	25	125/65	0.2	0.38	200	0.13	0.1	1
ASSEMBLY STANDING	1774	5/N	354.8	177.4	40/40	4.43	4.43	75	2.36	2.36	0.71
ASSEMBLY, CONCENTRATED	414	7/N	59.14	29.14	75/75	0.39	0.39	200	0.14	0.14	0.11
ASSEMBLY, UNCONCENTRATED	3129	15/N	208.6	104.3	75/75	1.39	1.39	200	0.52	0.52	0.41
TOTAL			683			6.49	6.67	3.18	3.18	1.36	1
TOTAL REQUIRED PROVIDED						7	7	4	4	2	1

NOTE: FEMALE WATER CLOSET AND LAVATORY COUNTS INCLUDE THE FAMILY-ASSISTED TOILET ROOM

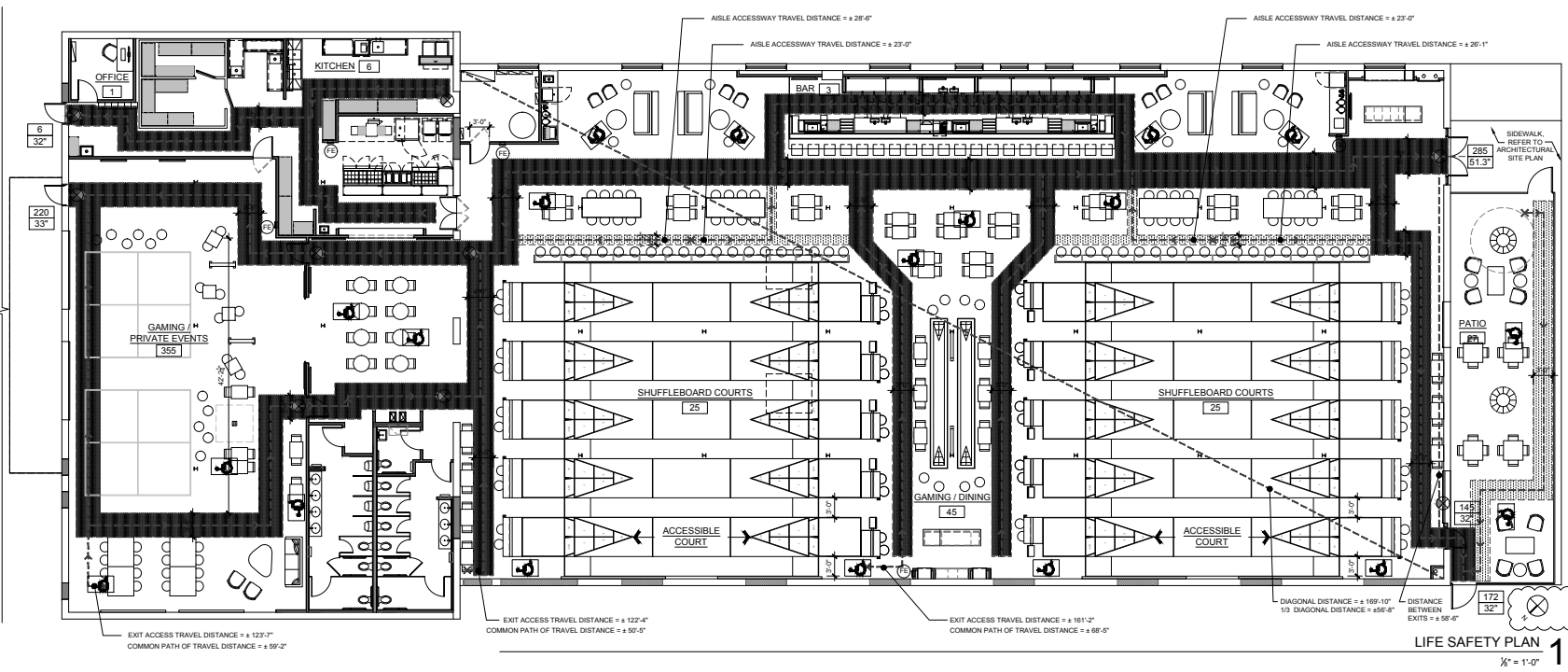
ACCESSIBLE SEATING REQUIREMENTS:				
	QTY	LF	REQUIRED ACCESSIBLE SEATS	PROVIDED ACCESSIBLE SEATS
INTERIOR SEATS	251	0.05	12.55	13
EXTERIOR SEATS	27	0.05	1.35	2
SHUFFLEBOARD LANE SEATS	50	0.05	2.5	4

ACCESSIBLE SHUFFLEBOARD REQUIREMENTS:				
	LANE QTY	LF	REQUIRED ACCESSIBLE COURTS	PROVIDED ACCESSIBLE COURTS
SHUFFLEBOARD LANES	10	.05	1	2

BUILDING DATA		
APPLICABLE CODE:	VA REHABILITATION CODE 2012	OCCUPANT LOAD: 683 OCCUPANTS
SPRINKLER CLASSIFICATION:	1-500/10	NUMBER OF EXITS REQUIRED: 3
CONSTRUCTION TYPE:	III-B*	NUMBER OF EXITS PROVIDED: 4
SPRINKLERED:	YES	
USE / OCCUPANCY:	MIXED USE	
CLASSIFICATION:		
OVERALL BUILDING AREA:	±17,025 SF	
AREA OF WORK:	±17,025 SF ENTERTAINMENT / ASSEMBLY A-2 & KITCHEN	
	±975 SF A-2 - ASSEMBLY PATIO	

\*EXISTING EXTERIOR WALLS - 12" THICK NOMINAL MASONRY. EXISTING ROOF DECK AND JOISTS - WOOD. REPLACEMENT WINDOWS AT EXISTING OPENINGS ALONG EXTERIOR EAST WALL. LESS THAN 15% OF WALL SURFACE AREA

EGRESS PLAN LEGEND	
	EXIT SIGN
	EXIT LOCATION
	NUMBER OF OCCUPANTS SERVED
	MINIMUM REQUIRED EXIT WIDTH
	TRAVEL DISTANCE = 0'-0"
	DIRECTION OF TRAVEL
	EGRESS PATH, 36" MINIMUM OR AS NOTED
	AISLE ACCESSWAY
	2-A FIRE EXTINGUISHER IN METAL CABINET, POTTER ROEMER FIRE PRO # 7021 TRAILLESS, WITH TOP OF EXTINGUISHER HANDLE AT NO MORE THAN 48" AFF. SEE INTERIOR ELEVATIONS FOR ADDITIONAL HEIGHT INFORMATION. PAINT COLOR TBD. VERIFY WITH TENANT.



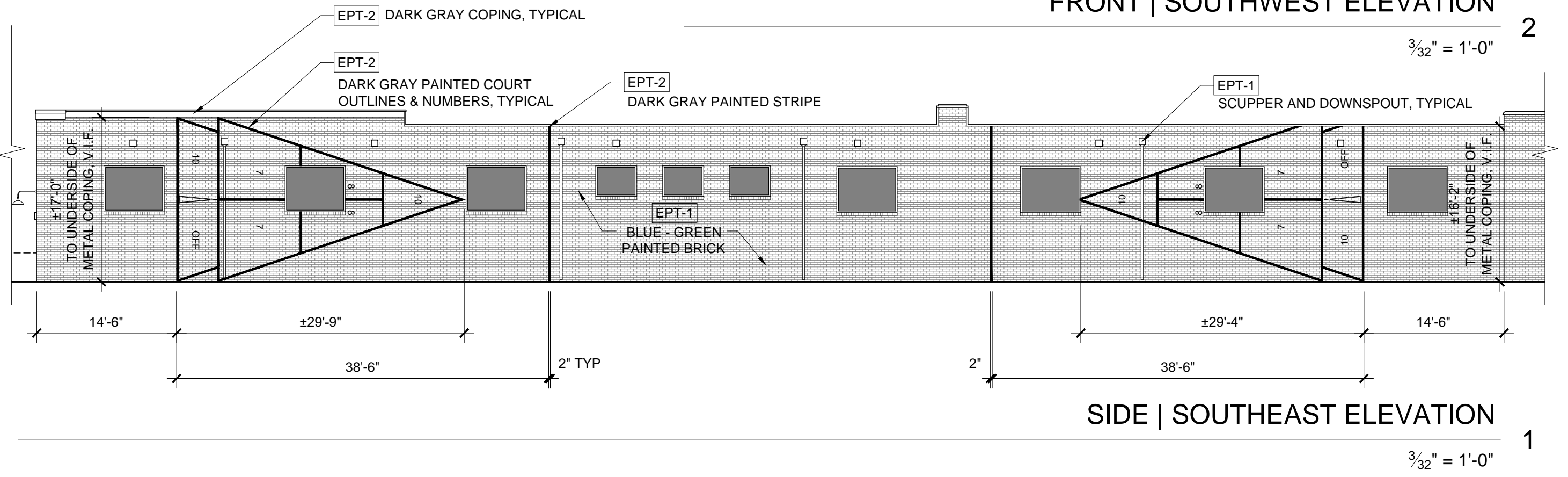
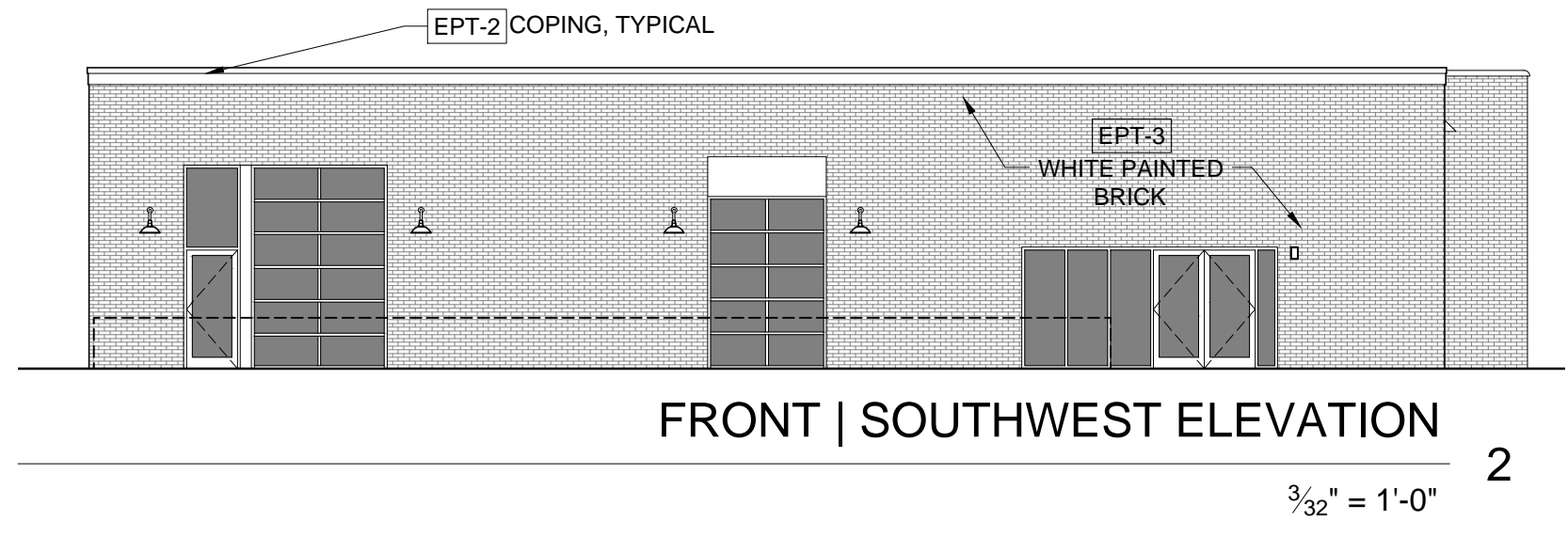
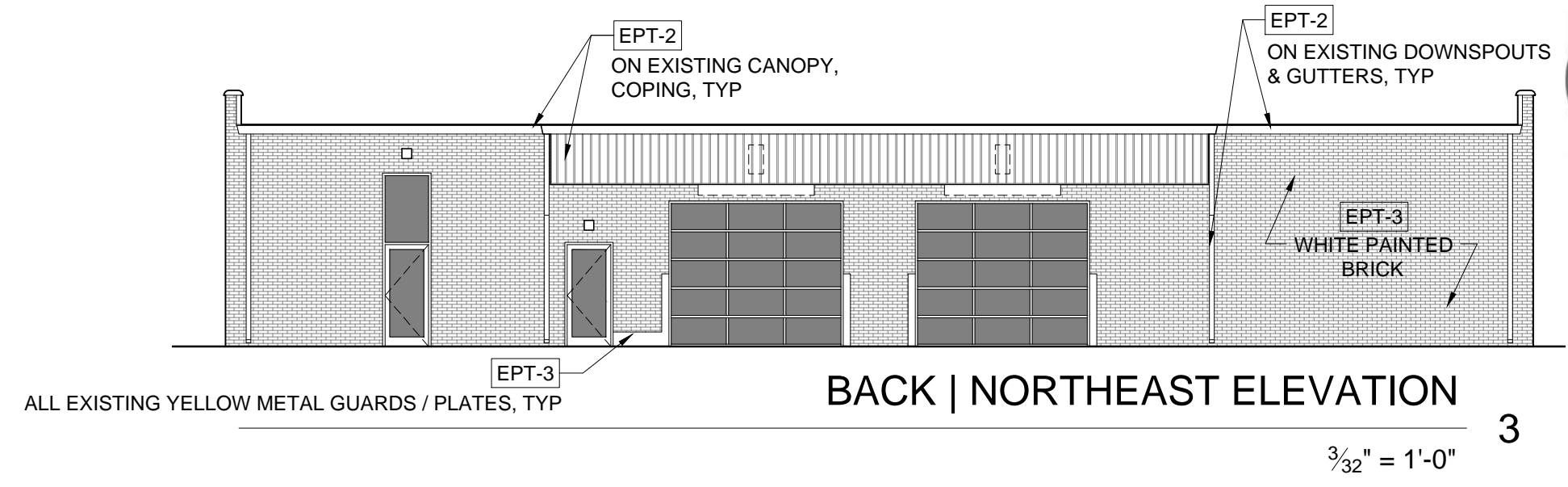
# TANG & BISCUIT SHUFFLEBOARD CLUB

DATE	ISSUE
02.14.18	PERMIT SET
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LIFE SAFETY PLAN & CODE ANALYSIS  
**A1.0**

LIFE SAFETY PLAN 1  
1/8" = 1'-0"

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Project: **6968**  
Client: **Tang & Biscuit**  
Job: **Building Sign**

**LOCATION**

3200 Rockbridge Street, Suite 300  
Richmond, VA 23230

**DESCRIPTION**

Internally illuminated building sign

**Square footage: 129.9**

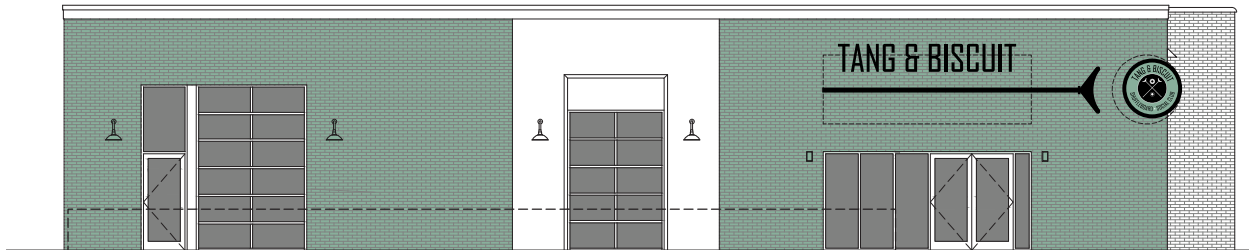
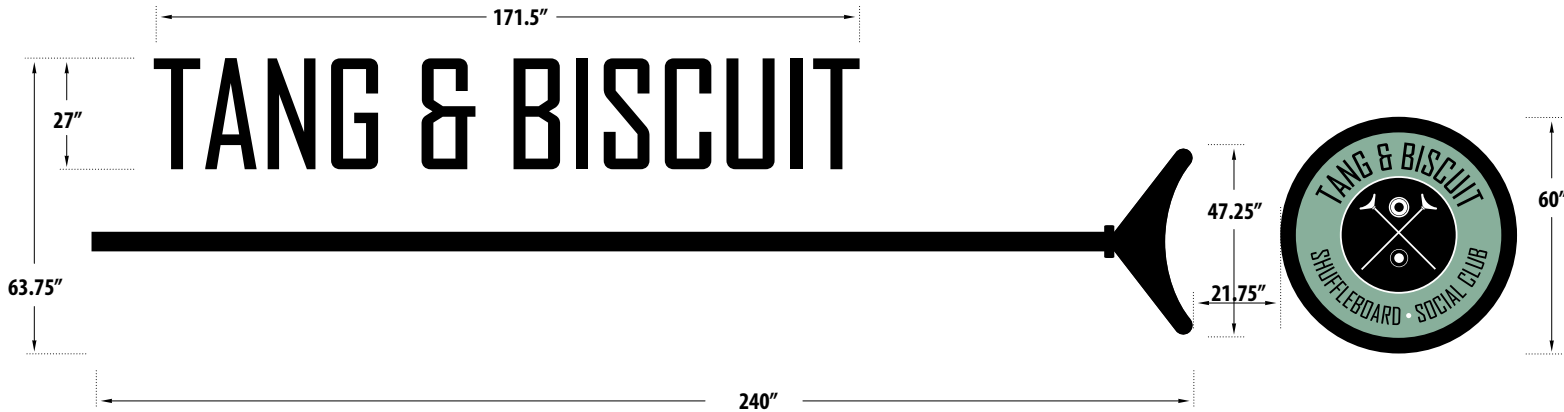
**COLORS / VINYL**

■ PMS 557 C  
■ Black

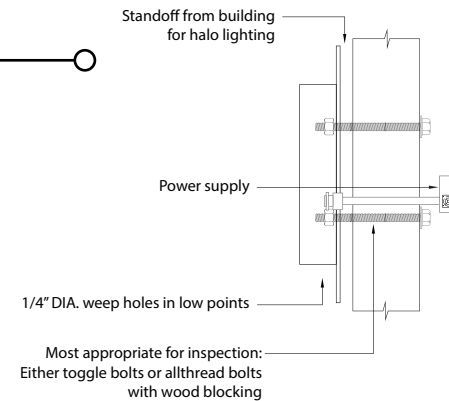
**TERMS**

**PROOF IS USED FOR FINAL PRODUCTION. PLEASE LOOK OVER CAREFULLY. IF ART IS APPROVED, Please PRINT, SIGN and/Or FAX proof back to 540.899.9554 or EMAIL confirmation of approval.**

**NOTICE:** Customer is solely responsible for proof reading and content of proof once it is approved. Color can vary slightly from rendering as every screen displays differently. Signs are also not set to scale and may vary in size once installed. You must review the proof and sign prior to our production of this order. Reproduction of designs without written consent from Sign Enterprise is strictly prohibited.



**Elevation Detail: Not to Scale**



**Side View**

**Building Permit - Approved Construction Documents**  
Under general authority of the Building Code, this approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from complying with manufacturer instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations whether noted, implied or omitted.  
**07/19/2018 11:55:59 AM BMB**  
PLANS APPROVED 20180719 3406 MOORE ST. SIGN-038683-2018

**MOUNTING SPECS**

Sign Enterprise will build all signs to withstand 90 mph, 3-second wind gusts.

All signs are installed with ALL THREAD Rod with nuts and washers on both ends. If 6" does not clear the wall, the All Thread will be cut to the length required to penetrate the wall. In the event that we do not have access to the back wall a 3/8" toggle with 3" grip radius will be used.

Customer Approval Signature: \_\_\_\_\_

I hereby approve the artwork as shown on this proof.

Date: \_\_\_\_\_







Tang & Biscuit Shuffleboard Social Club  
T&B Partners, LLC  
3406 Moore Street  
Richmond, VA 23230

Tang & Biscuit Management Plan

April 26, 2018

Operational characteristics and features of the nightclub:

1. Hours during which the establishment will be operated as a nightclub
  - o The establishment will be operated as a nightclub a total of 6 hours during a given week
  - o **Thursdays 12:00 AM (Midnight) – 2:00 AM**
  - o **Fridays 12:00 AM (Midnight) – 2:00 AM**
  - o **Saturdays 12:00 AM (Midnight) – 2:00 AM**
2. Outdoor Speakers: No public address or speaker systems outside of the enclosed building shall be operated after 12:00 AM (Midnight).
3. Type of Alcoholic Beverage Control license to be applied for
  - o Mixed beverage, on premises
4. Floor plan showing the general arrangement and seating capacity of tables and bar facilities, dance floor and standing room areas and capacity, which floor plan shall be posted on the premises in a prominent location viewable by patrons:
  - o The floor plan layout will be arranged substantially the same as the attached floor plan entitled "Life Safety Plan and Code Analysis", consisting of sheet A1.0, dated March 6, 2018 and prepared by 510 Architects, LLC
  - o During the time the establishment is operated as a nightclub, the front and rear roll up door openings will be closed.
5. Total occupant load:

Occupancy Type	Total Occupants
<i>Inside</i>	
Assembly (A-2), Unconcentrated	209
Assembly (A-2), Standing	355
Assembly (A-2), Concentrated	59
Bowling Centers (A-3), (5/court)	50
Kitchen	9
Business	<u>1</u>
	<u>683</u>



6. General type, frequency, and hours of entertainment to be provided:
  - Entertainment would generally include a DJ with occasional live music or other live performances
  - Entertainment would be provided Thursday, Friday and Saturday nights during the hours of 12:00 AM (Midnight) until 2:00 AM
  
7. Provisions for Security and crowd management, including the following:
  - a. 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 Thursday, Friday and Saturday evenings while the establishment is operated as a nightclub there will be 6 private security personnel and 1 off duty officer.
  
  - b. Procedures, features, arrangements and staffing levels for security and crowd management for both 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 1 "floating". The off duty officer shall be at the front door.
  
  - c. A plan and the procedures for mitigating potential adverse impacts on nearby dwelling and business uses.
    - In conjunction with the Special Use Permit authorizing the use:
      - Hours of operation for the nightclub use will be limited to midnight until 2:00 AM, three nights a week.
      - During the time the establishment is operated as a nightclub, the front and rear roll up door openings will be closed. The nightclub use will be inside an enclosed building.
      - No public address or speaker systems outside of the enclosed building shall be operated after 12:00 AM (Midnight).
      - A privacy fence (10'-0" high, constructed of ACQ pressure treated lumber) will be maintained along the western property at the rear of the building in order to buffer the adjacent dwelling use.
      - Normal ingress and egress for the use will at the main entrance located at the southeast corner of the building along Moore Street, away from the nearby dwelling use.
      - The rear/service side of the use will be improved with an ACQ pressure treated wood and galvanized steel dumpster enclosure to ensure proper screening of refuse.