

INTRODUCED: July 28, 2025

AN ORDINANCE No. 2025-174

As Amended

To authorize the conditional use of the property known as 16 East Marshall Street for the purpose of a nightclub, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 8 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 16 East Marshall Street, which is situated in a B-4 Central Business District, desires to use such property for the purpose of a nightclub, which use is currently allowed only by approval of a conditional use permit by City Council, pursuant to section 30-440.2. 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 in section 30-100 of the Code of the City of Richmond (2020), as amended; will not be in conflict

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 10 2025 REJECTED: _____ STRICKEN: _____

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 16 East Marshall Street and identified as Tax Parcel No. N000-0077/038 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on No.16 E. Marshall Street, in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated May 11, 2023, 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 “Life Safety Plan,” prepared by Studio Z Architecture, dated June 25, 2024, and last revised January 22, 2025, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a conditional use permit for the Property. The conditional use permit, subject to the terms of section 3(f) below, shall inure to the benefit of ~~[the owner or owners of the fee simple title to the Property]~~ Map At Marshall llc, a retail alcoholic beverage licensee under the laws of the Commonwealth of Virginia, 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]~~ Occupant.” The conditions contained in this ordinance shall be binding on the ~~[Owner]~~ Occupant.

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

(a) Pursuant to section 30-440.2 of the Code of the City of Richmond (2020), as amended, the Conditional Use of the Property shall be as a nightclub use, substantially as shown on the Plans.

(b) Operation of the Conditional Use shall be conducted strictly in accordance with the document entitled “Secret Cocktail Garden – Operations Plan,” prepared by Milton Pouncy II, and dated January 28, 2025, a copy of which is attached to and made a part of this ordinance.

(c) The hours of operation for the Conditional Use shall be from 12:00 midnight until 2:00 a.m., ~~[Monday through Saturday, and 12:00 midnight until 1:00 a.m. on Sunday]~~ Friday and Saturday.

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

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

(f) Notwithstanding section 1045.10 of the Code of the City of Richmond (2020), as amended, this conditional use permit shall be subject to an automatic review by the City Council upon a change in possession of the Property, a change in the owner of the Occupant, or a transfer of majority control of the Occupant, pursuant to section 15.2-2286(A)(3) of the Code of Virginia (1950), as amended. Upon such review, the City Council may either amend or revoke this conditional use permit after notice and a public hearing in accordance with general law. Within seven calendar days from a change in possession of the Property, a change in the owner the

Occupant, or a transfer of majority control of the Occupant, the Occupant shall notify the City of such change in a writing addressed to the Director of Planning and Development Review.

§ 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~~] Occupant 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 terms of this ordinance or to the provisions of sections [30-1050.7 through 30-1050.11] 30-1045.14 through 30-1045.18 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.

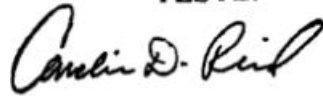
(f) When the privileges granted by this ordinance terminate and the conditional use permit granted hereby becomes null and void, whether as a result of the [~~Owner~~] Occupant relinquishing this conditional use permit in a writing addressed to the Director of Planning and Development Review or otherwise, 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 [~~the application for~~] the certificate of occupancy is not [~~made with the time period stated in the previous sentence~~] issued within 730 calendar days

following the date on which this ordinance becomes effective, this ordinance and the conditional use permit granted hereby shall terminate and become null and void.

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

A TRUE COPY:
TESTE:

A handwritten signature in cursive script, appearing to read "Carole D. Reed".

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 4, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sharon L. Ebert, Interim Chief Administrative Officer

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

RE: To authorize the conditional use of the property known as 16 East Marshall Street for the purpose of a nightclub, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Conditional Use Permit to authorize a nightclub use within a B-4 Business District. This use is only permitted by a Conditional Use Permit. A Conditional Use Permit is therefore required.

BACKGROUND: The property is located in the Jackson Ward neighborhood on East Marshall Street between North First Street and North Adams Street. The property is a 4,584 square foot (.10 acre) parcel of land improved with a two-story building. The building is currently being used as a restaurant. The City's Richmond 300 Master Plan designates a future land use for the subject property as Downtown Mixed Use, which is defined as "Central business district of the Richmond region features high-density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment." (p. 92)

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/ personal service, multi-family residential, cultural, institutional, government, and open space.

The current zoning for this property is B-4 Business District.

COMMUNITY ENGAGEMENT: Historic Jackson Ward Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$1,500 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 28, 2025

CITY COUNCIL PUBLIC HEARING DATE: September 8, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission August 19, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer; Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF: Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319



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: 2115 Blossom Trail ave, henrico, VA 23223 APARTMENT NO/SUITE 2115
APPLICANT'S NAME: Milton Pouncy II EMAIL ADDRESS: Miltonpouncyii@gmail.com
BUSINESS NAME (IF APPLICABLE): Secret's Cocktail Garden
SUBJECT PROPERTY OR PROPERTIES: 16 E Marshall st, Richmond, VA 23219

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
☐ Wireless Plan of Development (New or Amendment)
☒ Special Use Permit (New or Amendment)
☐ Rezoning or Conditional Rezoning
☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Map at Marshall (CEO Milton Pouncy)
PROPERTY OWNER ADDRESS: 2115 Blossom trail ave, Richmond, VA, 23219
PROPERTY OWNER EMAIL ADDRESS: Miltonpouncyii@gmail.com
PROPERTY OWNER PHONE NUMBER: Miltonpouncyii@gmail.com
Property Owner Signature: Milton Pouncy II

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

Applicant's Report for Conditional Use Permit

Property Address:

16 East Marshall Street, Richmond, VA 23219

Applicant Name:

Milton Pouncy II

Company Name:

Secret Cocktail Garden

I. Proposed Use & Business Overview

The applicant, Milton Pouncy II, seeks approval for a Conditional Use Permit (CUP) to establish Secret Cocktail Garden, a two-story upscale Southern cuisine restaurant and entertainment lounge at 16 East Marshall Street, Richmond, VA 23219.

The business will provide a refined dining experience on the first floor, serving high-quality Southern-inspired cuisine with a focus on exceptional service and ambiance. The second floor will operate as an upscale lounge featuring live entertainment, including jazz performances and curated DJ sets.

Key operational components:

- ✓ **Full-service restaurant with alcohol service** (ABC License compliant).
- ✓ **Live entertainment permit** for jazz performances, DJs, and curated musical acts.
- ✓ **Extended operating hours past 12 AM** to accommodate late-night dining and entertainment.
- ✓ **Strict compliance with city regulations** regarding security, noise control, and zoning standards.

The proposed use aligns with Richmond's zoning regulations and **B-4 (Central Business District)** allowances, ensuring the business supports the city's vision for economic growth, nightlife development, and entertainment diversity.

II. Compliance with Zoning & CUP Criteria

The proposed use is consistent with the City of Richmond's zoning ordinance, particularly within the **B-4 District**, which permits mixed-use development, dining, and entertainment uses with proper approvals. The Secret Cocktail Garden will enhance Richmond's nightlife without negatively impacting surrounding businesses or residents.

The Conditional Use Permit (CUP) is requested to allow for:

- **Live Entertainment** within the establishment.
- **Alcohol Service** under a properly obtained ABC License.

- **Extended Hours of Operation past 12 AM** for late-night dining and entertainment.

The business will comply with all relevant city regulations, including:

- **Noise Control Ordinances:** Soundproofing measures and volume regulations will be implemented to prevent excessive noise from disturbing neighboring properties.
 - **Public Safety & Security Measures:** Trained security personnel will be on-site during peak operational hours, including exterior monitoring to ensure crowd management and public safety.
 - **Traffic & Parking Solutions:** The venue will encourage rideshare usage, provide parking information, and coordinate with nearby parking facilities to minimize congestion.
 - **Building & Fire Code Compliance:** The property will undergo all necessary inspections and modifications to meet fire, safety, and occupancy standards.
-

III. Impact on the Surrounding Community

The Secret Cocktail Garden will positively contribute to the local economy, Richmond's cultural scene, and the vibrancy of downtown nightlife.

1. Economic Benefits

- Creation of **15+ local jobs**, including chefs, bartenders, waitstaff, and security personnel.
- Increased **foot traffic and tourism** supporting nearby businesses and the city's nightlife industry.
- Contribution to **Richmond's tax revenue** through business operations, meals tax, and ABC licensing.

2. Public Safety & Security Plan

- **Licensed security personnel** will be stationed at entrances and exits.
- **ID verification system** will ensure alcohol is served responsibly.
- **Surveillance cameras** will monitor high-traffic areas inside and outside the venue.
- **Crowd control policies** will regulate entry/exit to prevent street congestion.

3. Noise & Environmental Considerations

- **Soundproofing measures** (insulated walls, directional speakers) will minimize external noise.
- **Trash disposal plan** includes contracted waste removal services and strict cleanliness policies.
- **No outdoor live entertainment** to reduce disturbances.

4. Parking & Transportation Plan

- Encouraging use of **public transit and rideshare services** to reduce on-site parking demand.
- Partnering with **nearby parking facilities** to accommodate patrons.
- Implementing a **valet service option** to manage guest arrivals efficiently.

IV. Conclusion & Justification for Approval

The Secret Cocktail Garden is designed to meet Richmond's development goals by enhancing nightlife and entertainment offerings while maintaining a safe, controlled, and community-friendly environment. The Conditional Use Permit (CUP) will allow for live entertainment, alcohol service, and extended operating hours past 12 AM while ensuring that all public safety, zoning, and noise control regulations are strictly followed.

By aligning with zoning regulations, implementing strong security measures, and promoting economic growth, the Secret Cocktail Garden is a valuable addition to Richmond's entertainment district and should be approved for a Conditional Use Permit.

Secret Cocktail Garden - Operations Plan

Date: January 28, 2025

Property Address: 16 East Marshall Street, Richmond, VA 23219

Applicant Name: Milton Pouncy II

Company Name: Secret Cocktail Garden

1. Hours of Operation

Monday - Thursday: 12:00 PM - 2:00 AM

Friday - Saturday: 11:00 AM - 2:00 AM

Sunday: 11:00 AM - 01:00 AM

The extended operating hours are designed to accommodate late-night dining and entertainment in compliance with local regulations.

2. Staffing Levels

Secret Cocktail Garden will maintain an adequate and skilled team to ensure smooth operations.

Management Team: 1 Operations Manager, 1 Executive Chef, 1 Dining Room Manager, 1 Bar Manager.

Kitchen Staff: 1 Sous Chef, 4 Line Cooks.

Front-of-House Team: 3 Food Runners, 5 Servers, 2 Bartenders, 2 Hosts.

Security Personnel: 4 Security Guards.

3. Security Plan

Entrance Procedures: ID Verification and Bag Checks.

Surveillance Systems: Comprehensive camera coverage of interior and exterior spaces.

Interior and Exterior Monitoring: Security personnel will manage crowd control and safety inside and outside.

Crowd Control: Real-time capacity monitoring, stanchions, and barriers to manage pedestrian flow.

Emergency Preparedness: Security trained in de-escalation and emergency protocols with clear evacuation plans.

4. Alcohol License Details

Applying for a Mixed Beverage Restaurant License through the Virginia ABC Authority.

Key compliance measures include age verification, responsible staff training (e.g., TIPS), and proper serving policies.

ABC license will be prominently displayed, and all operations will comply with Virginia ABC regulations.

5. Trash & Cleanup Plan

Contract with licensed waste removal service and maintain clean, sanitized environments.

Exterior Cleanliness: Daily cleanup of sidewalks and public spaces with pest prevention measures.

Nightly Cleanup Procedures: All areas cleaned and sanitized nightly; trash bins emptied and secured.

6. Parking & Transportation Arrangements

Encourage use of rideshare services and promote public transit options.

Partner with valet services and nearby parking facilities to ensure sufficient guest parking.

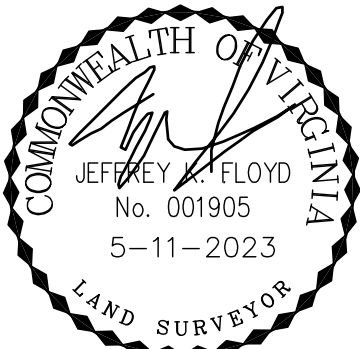
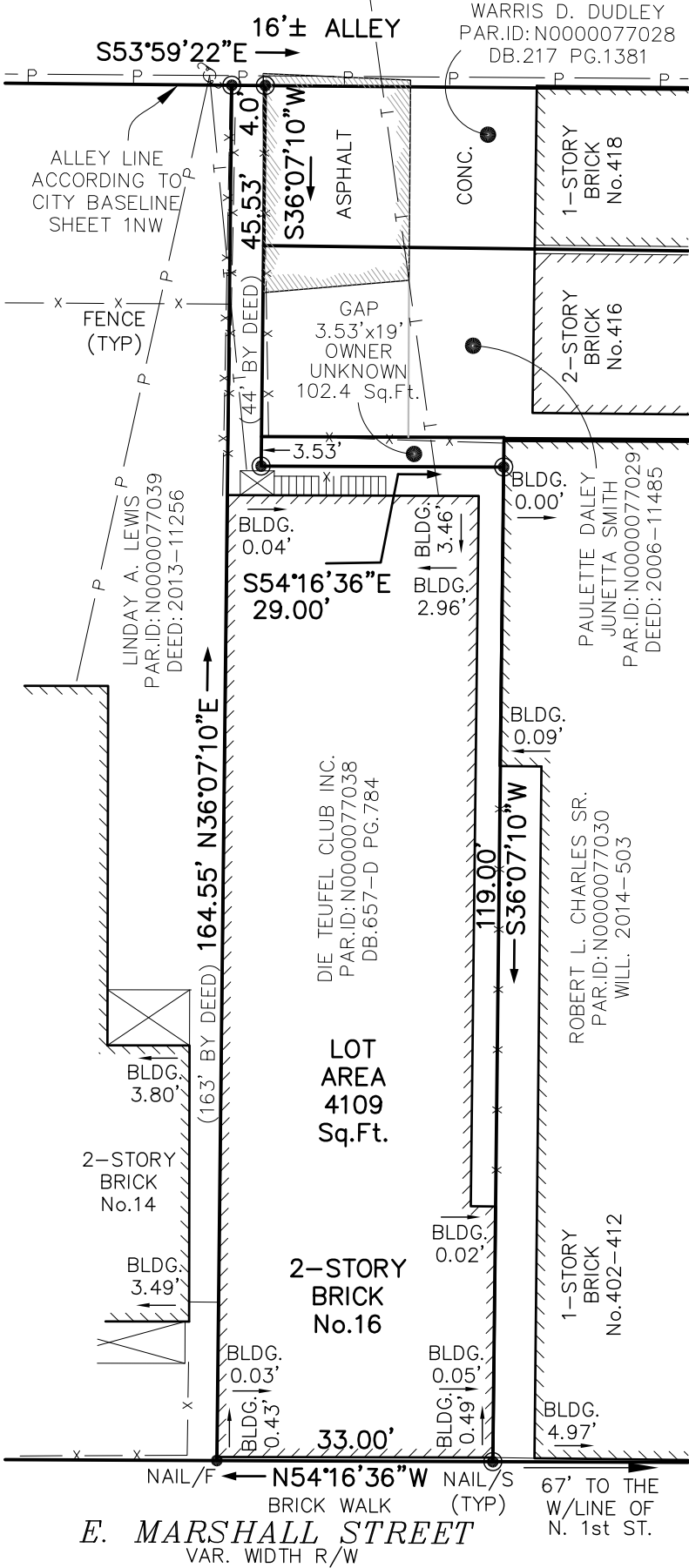
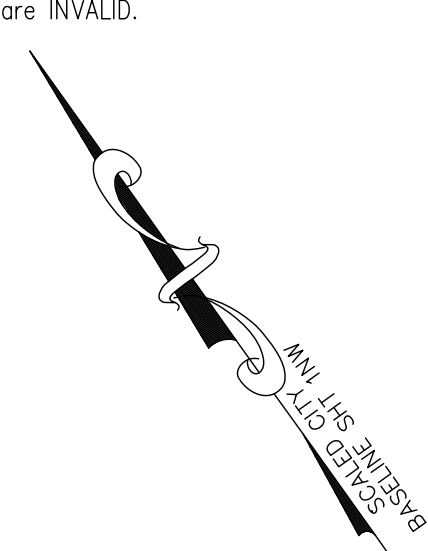
Staff Parking: Designated off-site locations for staff to maximize customer parking availability.

Community Engagement: Maintain open communication with local residents and establish a feedback mechanism.

Conclusion

This Operations Plan demonstrates that Secret Cocktail Garden will operate in a safe, efficient, and community-conscious manner, fully complying with all city regulations and best practices for high-profile establishments.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 5-11-2023 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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MAP SHOWING THE IMPROVEMENTS
ON No. 16 E. MARSHALL STREET
IN THE CITY OF RICHMOND, VA.
DATE: 5-11-2023
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=20'
JOB NO. 230515711

CLASSIFICATION	LEVEL	OCCUPANTS	WATER CLOSETS		LAVATORIES		SERVICE SINK
			MALE	FEMALE	MALE	FEMALE	
RESTUARANT (KITCHEN INCLUDED)	1ST FLOOR	94 TOTAL 47 MALE, 47 FEMALE	1 PER 75	1 PER 75	1 PER 200		3
			.627	.627	.235	.235	
BAR	1ST FLOOR	28 TOTAL 14 MALE, 14 FEMALE	1 PER 40	1 PER 40	1 PER 75		
			.35	.35	.187	.187	
NIGHTCLUB / BAR (KITCHEN INCLUDED)	2ND FLOOR	139 TOTAL 70 MALE, 70 FEMALE	1 PER 40	1 PER 40	1 PER 75		
			1.75	1.75	.933	.933	
BUSINESS	1ST FLOOR	2 TOTAL	1 PER 25 FOR FIRST 50, 1 PER 50 FOR REMAINDER EXCEEDING 50		1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER EXCEEDING 80		
			.08	.08	.05	.05	
			2ND FLOOR	3 TOTAL	.12	.12	
STORAGE	2ND FLOOR	1 TOTAL	1 PER 100		1 PER 100		
			.01	.01	.01	.01	
TOTAL REQUIRED	1ST FLOOR		1	1	1	1	
	2ND FLOOR		2	2	2	2	
TOTAL PROVIDED	1ST FLOOR		1 WC, 1 URINAL	2	2	2	1
	2ND FLOOR		1 WC, 2 URINALS	3	2	4	1

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
(URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67 PERCENT OF THE REQUIRED WATER CLOSETS IN ASSEMBLY & EDUCATIONAL OCCUPANCIES, AND NOT MORE THAN 50 PERCENT OF ALL OTHER OCCUPANCIES PER SECTION 424.2 OF THE STATE OF VIRGINIA PLUMBING CODE.)

FAMILY/ASSISTED RESTROOM:
IN ADDITION TO THE FIXTURES LISTED ABOVE, A FAMILY/ASSISTED RESTROOM IS PROVIDED ON THE FIRST FLOOR AND IT CONTAINS ONE WATER CLOSET, ONE LAVATORY, AND ONE URINAL IN COMPLIANCE WITH 1110.2.1 FAMILY OR ASSISTED USE TOILET AND BATHING ROOMS.

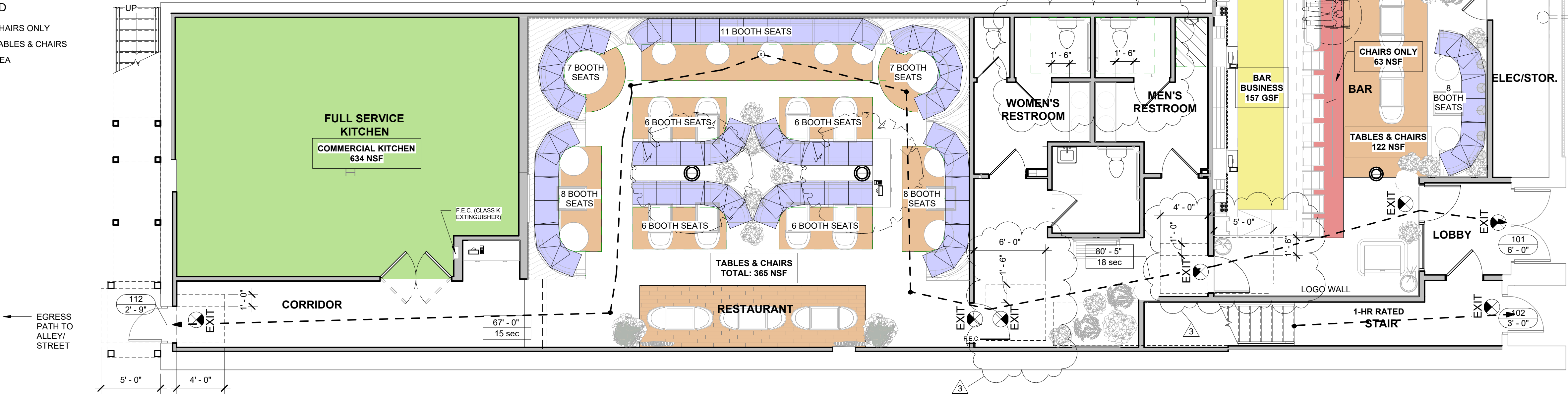
DRINKING FOUNTAIN: PER SECTION 410.4, WATER IS SERVED AT RESTAURANT. DRINKING FOUNTAINS ARE NOT REQUIRED

SERVICE SINK: 2 PROVIDED (1 PER FLOOR, IN LIEU OF 1 PER OCCUPANCY TYPE, SINGLE TENANT OCCUPANCY)

FUNCTION	Level	AREA	LOAD FACTOR	NO. OF OCCUPANTS BY AREA	-	NO. OF OCCUPANTS BY DESIGN	Comments
ASSEMBLY W/O FIXED SEATS (CHAIRS ONLY, 7 NET SF/ OCCUPANT)	1ST FLOOR	63 SF	7 SF	9.0	9		
ASSEMBLY W/O FIXED SEATS (TABLES & CHAIRS, 15 NET SF/ OCCUPANT)	1ST FLOOR	487 SF	15 SF	32.4	33	106	PER VCC 1004.6, BOOTH SEATING IS CALCULATED BASED ON 1 PERSON FOR EACH 24" OF BOOTH LENGTH MEASURED AT BACKREST; (73 BOOTH SEATS CALCULATED)
BUSINESS AREA (150 GROSS SF/ OCCUPANT)	1ST FLOOR	157 SF	150 SF	1.0	2	2	
COMMERCIAL KITCHEN (200 GROSS SF/ OCCUPANT)	1ST FLOOR	648 SF	200 SF	3.2	4	4	
1ST FLOOR:		1355 SF		45.7	48	121	
ACCESORY STORAGE (300 GROSS SF/ OCCUPANT)	2ND FLOOR	112 SF	300 SF	0.4	1	1	
ASSEMBLY W/O FIXED SEATS (CHAIRS ONLY, 7 NET SF/ OCCUPANT)	2ND FLOOR	87 SF	7 SF	12.5	13	13	
ASSEMBLY W/O FIXED SEATS (TABLES & CHAIRS, 15 NET SF/ OCCUPANT)	2ND FLOOR	1118 SF	15 SF	74.5	75	124	PER VCC 1004.6, BOOTH SEATING IS CALCULATED BASED ON 1 PERSON FOR EACH 24" OF BOOTH LENGTH MEASURED AT BACKREST; (49 BOOTH SEATS CALCULATED)
BUSINESS AREA (150 GROSS SF/ OCCUPANT)	2ND FLOOR	399 SF	150 SF	2.7	3	3	
COMMERCIAL KITCHEN (200 GROSS SF/ OCCUPANT)	2ND FLOOR	290 SF	200 SF	1.4	2	2	
2ND FLOOR:		2006 SF		91.5	94	143	
GRAND TOTAL:		3361 SF		137.2	142	264	

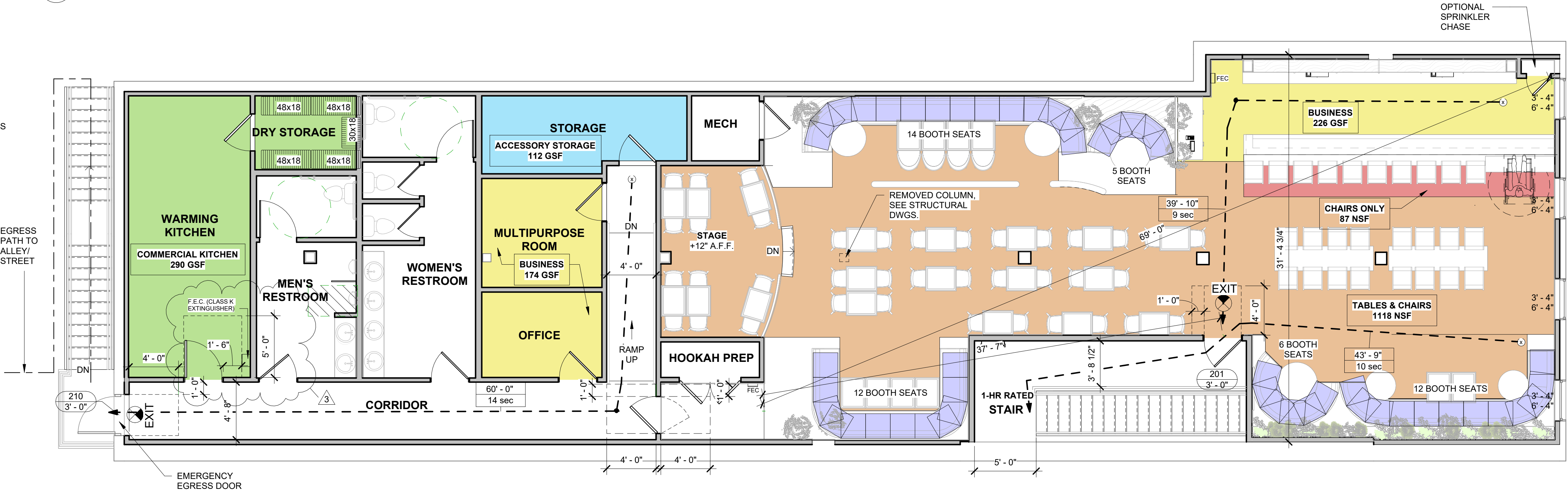
- REMOTE/DECISION POINT
- EGRESS TRAVEL PATH
- EXIT SIGN
- EMERGENCY WALL LIGHT
- FIRE EXTINGUISHER CABINET
- 75' TRAVEL RADIUS
- EGRESS DOOR TAG
- EGRESS TRAVEL TAG

- AREA LEGEND
- ASSEMBLY: CHAIRS ONLY
 - ASSEMBLY: TABLES & CHAIRS
 - BUSINESS AREA
 - KITCHEN
 - UNOCCUPIED

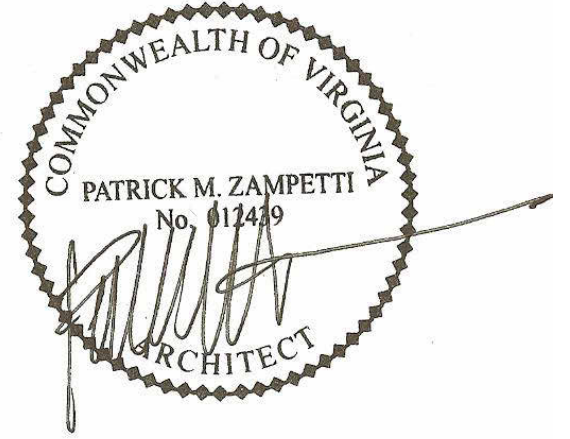


1 1ST FLOOR EGRESS PLAN
SCALE: 3/16" = 1'-0"

- AREA LEGEND
- ASSEMBLY: CHAIRS ONLY
 - ASSEMBLY: TABLES & CHAIRS
 - BUSINESS AREA
 - KITCHEN
 - STORAGE
 - UNOCCUPIED



2 2ND FLOOR EGRESS PLAN
SCALE: 3/16" = 1'-0"



REVISIONS:

#	DATE	DESCRIPTION
1	9/3/24	BLDG DEPT COMMENTS
3	1/22/25	BLDG DEPT COMMENTS

PROJECT NAME:
SECRETS COCKTAIL
GARDEN 16 E MARSHALL
STREET RICHMOND VA
23219

OWNER:
MAP AT MARSHALL LLC
4585 BLAZING TRAIL
ATLANTA, GA 30394

DRAWING NAME:
LIFE SAFETY PLAN

DESIGNED BY: PMZ
DRAWN BY: DB
CHECKED BY: PMZ/DB
PROJECT NUM: A
Date: 25 JUNE 2024

PERMIT SUBMISSION