

INTRODUCED: June 12, 2023

AN ORDINANCE No. 2023-190

To authorize the special use of the property known as 200 West Marshall Street for the purpose of a mixed-use building, in which any of the principal and accessory uses set forth in City Code § 30-440.1, concerning permitted principal and accessory uses in the B-4 Central Business District, shall be permitted, except that the uses specified in subsections (2), (4), and (26) thereof shall not be permitted, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 24 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 200 West Marshall, which is situated in a RO-2 Residential-Office District, desires to use such property for the purpose of a mixed-use building, in which any of the principal and accessory uses set forth in section 30-440.1 of the Code of the City of Richmond (2020), as amended, shall be permitted, except that the uses specified in subsections (2), (4), and (26) thereof shall not be permitted, which use, among other things, is not currently allowed by section 30-426.1, concerning certain RO-2 Residential-Office District uses, of the Code of the City of Richmond (2020), as amended; and

AYES: 7 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 24 2023 REJECTED: _____ STRICKEN: _____

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), 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 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 (2020), 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 200 West Marshall Street and identified as Tax Parcel No. N000-0150/014 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Plat of Property Situated at the Northwest Corner of W. Marshall Street and Brook Road, City of Richmond, Virginia,” prepared by Steven B. Kent & Associates, PC, and dated December 17, 2018, 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 mixed-use building, in which any of the principal and accessory uses set forth in section 30-440.1 of the Code of the City of Richmond (2020), as amended, shall be permitted, except that the uses specified in subsections (2), (4), and (26) thereof shall not be permitted, hereinafter referred to as “the Special Use.”

(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 be as a mixed-use building, in which any of the principal and accessory uses set forth in section 30-440.1 of the Code of the City of Richmond (2020), as amended, shall be permitted, except that the uses specified in subsections (2), (4), and (26) thereof shall not be permitted.

(b) Signs shall be subject to the terms and conditions of the underlying RO-2 Residential-Office District.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 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 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.

(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 (2020), 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 (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

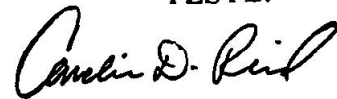
Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the 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 Zoning Administrator is authorized to issue a certificate of zoning compliance 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.

A TRUE COPY:
TESTE:



Carolin D. Reed
City Clerk



City of Richmond

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

Master

File Number: Admin-2023-0182

File ID: Admin-2023-0182

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 04/20/2023

Subject:

Final Action:

Title: To authorize the special use of the property known as 200 West Marshall, for the purpose of a mixed-use building, upon certain terms and conditions.

Internal Notes:

Code Sections:

Agenda Date: 06/12/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-0182 - Ordinance Draft, Admin-2023-0182 - Application Documents

Enactment Number:

Contact:

Introduction Date:

Drafter: Shaianna.Trump@rva.gov

Effective Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/12/2023	Matthew Ebinger	Approve	5/16/2023
1	2	5/14/2023	Kevin Vonck	Approve	5/19/2023
1	3	5/14/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	4	5/15/2023	Sharon Ebert	Approve	5/23/2023
1	5	5/15/2023	Alecia Blackwell - FYI	Notified - FYI	
1	6	5/15/2023	Allison Beatty	Approve	5/17/2023
Notes: this should have been an FYI it is approved as to not inturpt Work Flow by Kit hagen					
1	7	5/15/2023	Jeff Gray - FYI	Notified - FYI	
1	8	5/17/2023	Lincoln Saunders	Approve	5/17/2023
1	9	5/24/2023	Mayor Stoney (By Request)	Approve	5/19/2023
Notes: bypassed to correct account Levar Stoney - Kit Hagen					
1	10	6/7/2023	Mayor Stoney	Approve	5/26/2023

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2023-0182

Title

To authorize the special use of the property known as 200 West Marshall, for the purpose of a mixed-use building, upon certain terms and conditions.

Body

DATE: May 12, 2023 **EDITION:** 1

TO: The Honorable Members of City Council

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

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To authorize the special use of the property known as 200 West Marshall, for the purpose of a mixed-use building, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 200 West Marshall, for the purpose of allowing certain uses permitted by the B-4 Central Business District, upon certain terms and conditions

REASON: The applicant is requesting a Special Use Permit to authorize certain uses permitted by the B-4 Central Business District. Certain uses allowed in the B-4 Central Business District are not permitted by the underlying RO-2 Residential Office District, therefore a Special Use Permit is required.

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.

BACKGROUND: The property is in the RO-2 Residential Office District. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as, “Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses” (p. 56). Intensity: Building heights are generally two to four stories. Buildings taller than four

stories may be found along major streets. Adjacent properties are located in the same RO-2 District or in the B-4 Central Business District. The area is generally a mix of residential, office and commercial uses.

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: June 12, 2023

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission
July 3, 2023

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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

..Recommended Action

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike Withdrawn --- Continue to:



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: 200 W Marshall Street, Richmond, VA 23220 Date: 2/10/2023
 Parcel I.D. #: N0000150014 Fee: \$2,400
 Total area of affected site in acres: 0.205

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

Zoning

Current Zoning: RO-2 - Residential Office

Richmond 300 Land Use Designation: Neighborhood Mixed Use

Proposed Use

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

Existing Use: Museum/Gallery

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: No Ordinance Number found, likely grandfathered from 1970s era museum use.

Applicant/Contact Person: Bruce Vanderbilt

Company: Vanderbilt Properties

Mailing Address: PO Box 707 #12788

City: Richmond State: VA Zip Code: 23218

Telephone: (804) 248-5462 Fax: ()

Email: brucevanderbilt@gmail.com

Property Owner: Bruce Vanderbilt

If Business Entity, name and title of authorized signee: Vanderbilt 5 LLC

(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: PO Box 707 # 12788

City: Richmond State: VA Zip Code: 23218

Telephone: (804) 248-5462 Fax: ()

Email: brucevanderbilt@gmail.com

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

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

Bruce Vanderbilt
Vanderbilt Properties
PO Box 707, #12788
Richmond, VA 23218
804-248-5462

February 13, 2023

Mr. Mathew Ebinger
City of Richmond Department of Community Development
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, VA 23219

RE: Special Use Permit for 200 W Marshall Street

Dear Mr. Ebinger,

Please accept this letter as the applicant's report for a Special Use Permit (SUP) for the property located at 200 W Marshall Street on the corner of West Marshall St and Brook Rd. This property resides within an RO-2 zone and has a SUP for Gallery/Museum use. My intent with this application is to amend the existing SUP to allow uses compatible with B-4 zoning, with the exclusion of "Adult Entertainment."

200 W Marshall is a fully restored historic firehouse located in the popular Arts District within the Jackson Ward and is both a Virginia and National Landmark. The property is a two-story commercial building of approximately 6,000 sq ft. The first floor is occupied by the award-winning, not-for-profit Gallery 5. The 2nd floor is currently vacant.

The building underwent a yearlong historic renovation in 2019 including restoration of the façade, roof, windows, doors, interior features as well as modernizing all safety, mechanical, electrical, and plumbing systems bringing it current with Assembly 3 building codes. Assembly 3 supports the existing Museum/Gallery SUP as well as many of the uses within the B-4 zoning ordinance.

These renovations required a significant investment which transformed this historic property back to its original condition which contributes to the beauty and appeal of Jackson Ward. In addition, in collaboration with neighbors, Venture Richmond and the City of Richmond, we installed a lovely placemaking pedestrian plaza directly in front of this building for public safety and neighborhood enhancement.

The building's current zone of RO-2 has significantly limited our ability to lease the 2nd floor to a viable business. We have yet to stabilize the building financially, which jeopardizes our ability to maintain the property in the future. Despite years of effort, we have not successfully placed a long-term tenant in the 2nd floor with a use permitted in the RO-2 zone or SUP. We have had various interested parties decline to lease the space over the years due to the limitations of our zoning. The requested SUP with B-4 permitted uses will allow Gallery 5 to continue to operate,

while allowing us to market and lease the 2nd floor for a broader set of uses that will serve the neighborhood better for years to come.

The building has always served in government or commercial use, it's built to meet commercial code, resides on a corner lot, does not contain any residential units, and sits adjacent to a B-4 zone that spans much of Downtown. The Master plan designates 200 W Marshall as Neighborhood Mixed-Use and the building sits on a major mixed-use corridor. A half block to the South and half block to the West from 200 W. Marshall has a designated future land use of Downtown Mixed-Use which allows for even denser commercial use. The extremely close proximity of the Downtown Mixed-Use areas as well as the existing B-4 zoning district should be a consideration with this request.

Additionally, the building is immediately surrounded by commercial uses found within B-4 zoning including a wine bar to the East, a historic restoration workshop to the West, a catering company to the North, and many other B-4 type businesses along the 200 Block of W Marshall and Eastward.

Finally, we have had preliminary meetings with the Land Use and Zoning Administrations who both confirm the permitted uses within B-4 zoning district aligns well with the master plan and is appropriate for this property.

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

Sincerely,



Bruce N. Vanderbilt
Vanderbilt Properties

Attachments:

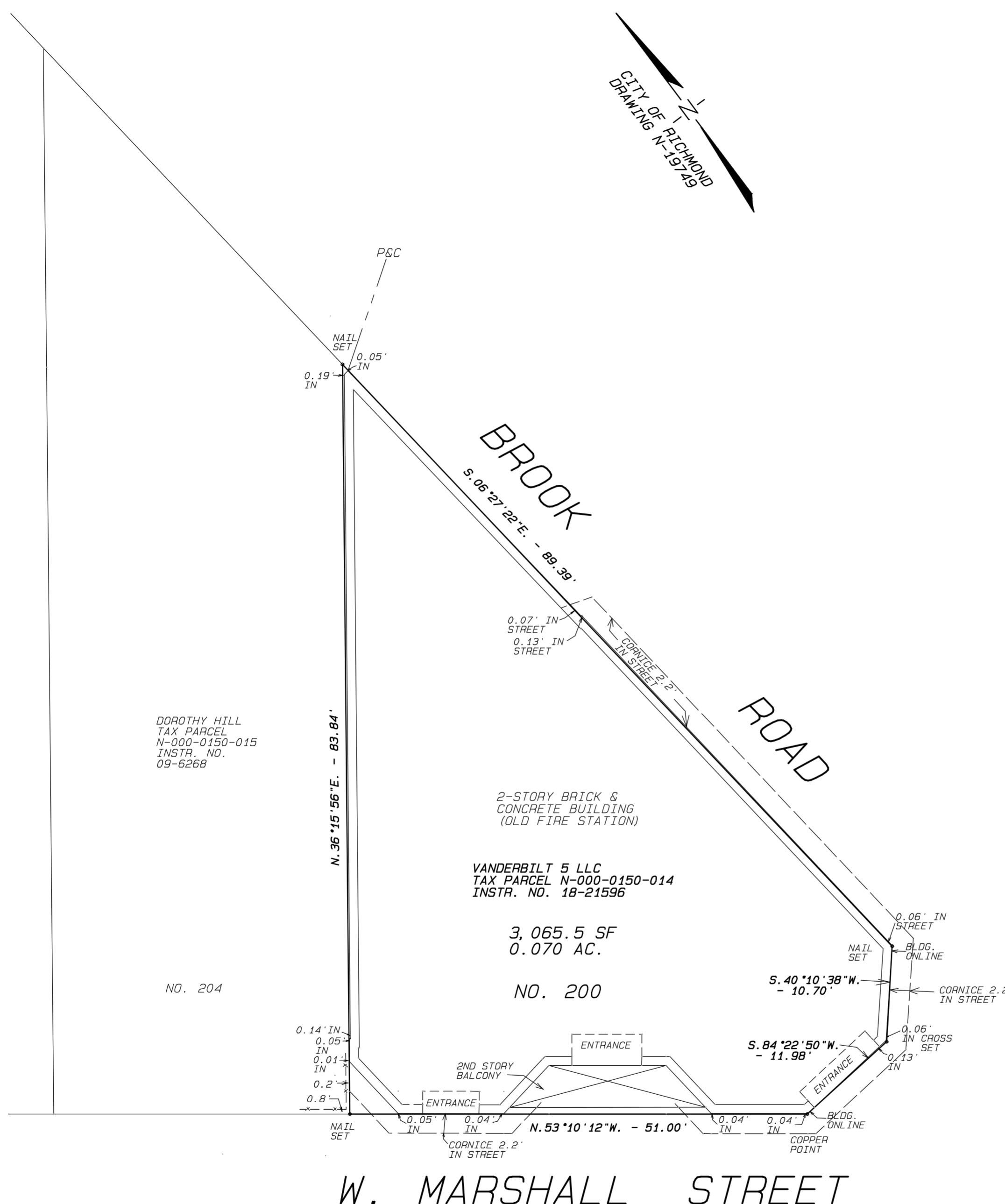
- Neighbor support letters
- WGSA Association Support Letter
- Zoning Confirmation Letter
- Survey

CORNICE ENCROACHMENT:

BROOK ROAD SIDE: 78.7' X 2.2' = 173.2 SF

MARSHALL STREET SIDE: 26.4' X 2.2' = 58.1 SF

CITY OF RICHMOND
DRAWING N-19749



NOTES

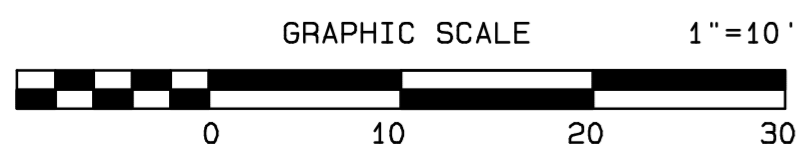
1. SEE CITY OF RICHMOND DEPT. OF PUBLIC WORKS DRAWING N-19749, DATED APRIL 4, 1976.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON. THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON. THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS, EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES, OTHER THAN SHOWN HEREON.

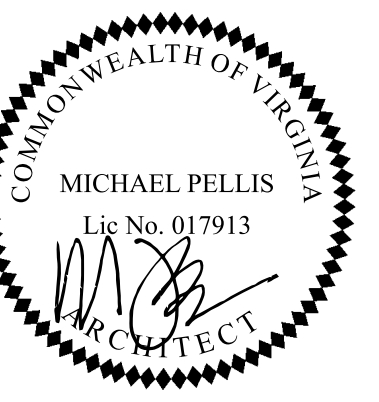
STEVEN B. KENT - LAND SURVEYOR
REGISTRATION NO. 1686
COMMONWEALTH OF VIRGINIA

PLAT OF PROPERTY SITUATED
AT THE NORTHWEST CORNER
OF W. MARSHALL STREET
AND BROOK ROAD
CITY OF RICHMOND, VIRGINIA
DEC. 17, 2018 SCALE: 1"=10'



STEVEN B. KENT & ASSOCIATES, PC
LAND SURVEYORS
1521 BROOK ROAD
RICHMOND, VIRGINIA 23220
OFF. 804.643.6113
email: stevenkent85@verizon.net

MODIFICATIONS TO: 200 W. MARSHALL STREET RICHMOND, VIRGINIA



SCOPE OF PROJECT

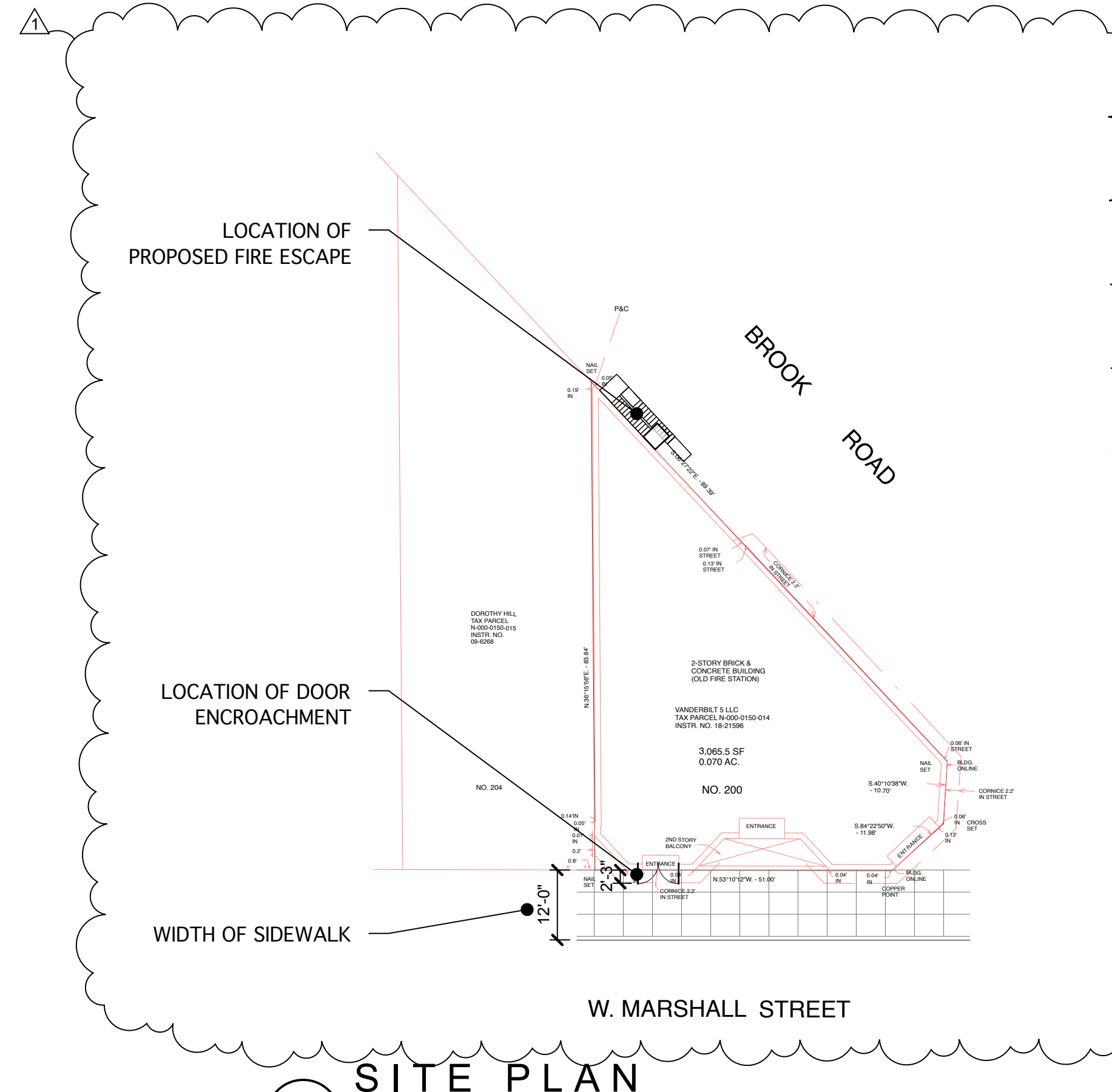
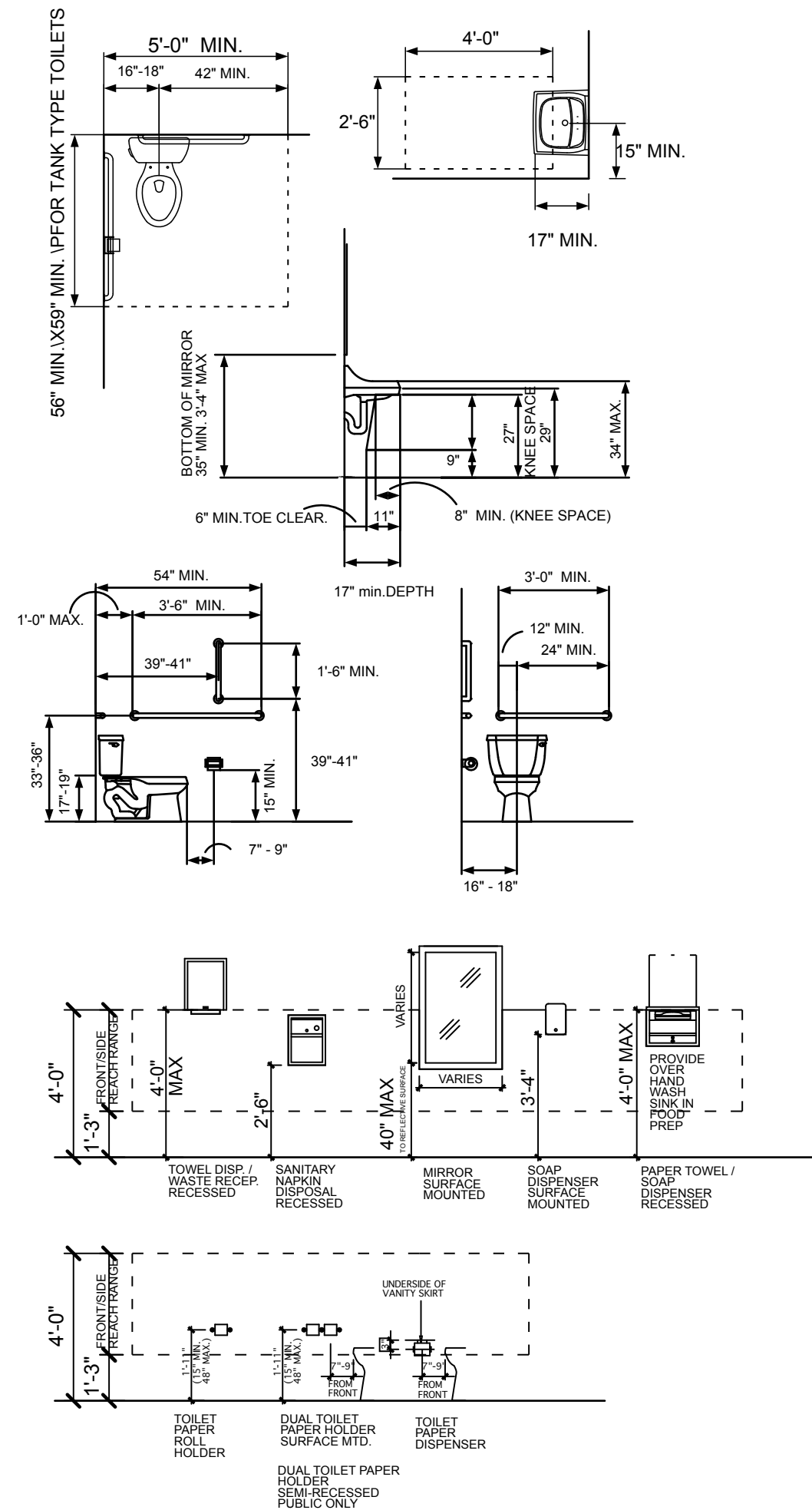
THE SCOPE OF WORK UNDER THIS PERMIT IS TO MAKE THE NECESSARY MODIFICATIONS IN ORDER TO CREATE 2 TENANT SPACES AS A VANILLA BOX SEPARATED MIXED-USE. 1ST FLOOR A3- GALLERY 2ND FLOOR - A3 GALLERY. BOTH SPACES TO HAVE SEPARATE EGRESS.

SECOND MEANS OF EGRESS FROM THE 2ND FLOOR TO BE ACCOMPLISHED VIA NEW EXTERIOR COUNTERBALANCED FIRE STAIRS. FIRE STAIRS TO COMPLY WITH SECTION 303 OF THE 2015 VA EXISTING BUILDING CODE. SEE DETAILS ON SHEET A1.2. ENGINEERED DRAWINGS WILL BE PROVIDED BY SUBCONTRACTOR AS DESIGN-BUILD.

ADA ACCESSIBILITY ITEMS TO BE INCLUDED:
1. ADA COMPLIANT 2ND FL TENANT ENTRY
2. ADA COMPLIANT 2ND FL RESTROOMS

M, E, P TO BE PERFORMED UNDER THIS PERMIT. PERMITS WILL BE APPLIED FOR BY EACH RESPECTIVE SUB-TRADE.

ADA COMPLIANT DETAILS



SITE PLAN

1" = 20'

BUILDING CODE DATA

JURISDICTION: RICHMOND, VIRGINIA

APPLICABLE CODES:
2015 VIRGINIA EXISTING BUILDING CODE (VEBC)
2009 ANSI A117.1 ACCESSIBLE AND USABLE BLDGS & FACILITIES
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2014 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL FIRE CODE (IFC)

USE GROUP:
PROPOSED: 1ST FLOOR - A3 - GALLERY
2ND FLOOR - A3 - GALLERY

CONSTRUCTION TYPE: EXISTING: VB

FIRE PROTECTION: FULLY SPRINKLERED

SQUARE FOOTAGE:
ALLOWABLE:
1ST FLOOR: A3 - 6,000 SF
2ND FLOOR: A3 - 6,000 SF
PROPOSED:
1ST FLOOR: A3 - 2,948 SF
2ND FLOOR: A3 - 2,948 SF

HEIGHT:
ALLOWABLE:
A3 - 1 STORY (2 STORY W/ SPRINKLER)
PROPOSED:
A3 - 2 STORY (W/ SPRINKLER)

OCCUPANCY:
1ST FLOOR: A3 - 83 OCCUPANTS
TOTAL 1ST FL = 83 OCCUPANTS
2ND FLOOR: A3 - 85 OCCUPANTS
TOTAL 2ND FL = 85 OCCUPANTS

EGRESS TRAVEL LENGTH: PER TABLE 1014.3
COMMON PATH OF TRAVEL: A3 = 75'
MAXIMUM TRAVEL DISTANCE: 250' (TABLE 1016.2)

EGRESS WIDTH: (TABLE 1016.2)
REQUIRED: 1ST FLOOR - 44" MIN.
PROVIDED: 44" THROUGHOUT
REQUIRED: 2ND FLOOR - 44" MIN.
PROVIDED: 44" THROUGHOUT

MIN. NUMBER OF EXITS: (IBC SECTION 1015)
1ST FLOOR: A3: 2 (REQUIRED) 2 (PROVIDED)
2ND FLOOR: A3: 2 (REQUIRED) 2 (PROVIDED)

1ST FLOOR FIXTURES: (IBC TABLE 2902.1.B)
M=42 W=42 FOR TOTAL OF OCCUPANTS = 83
WC: 1 M = 42/125, 1 W = 42/65, 1 LAV M/F = 42/200
PROVIDED:
WC: 1 M/F, 1 LAV M/F
SERVICE SINK: EXISTING
DRINKING FOUNTAIN: EXISTING

2ND FLOOR FIXTURES: (IBC TABLE 2902.1.B)
M=43 W=43 FOR TOTAL OF OCCUPANTS = 85
REQUIRED: WC: M = 1/125 W = 1/65, LAV = 1/200
WC: 1 M = 43/125, 1 W = 43/65, 1 LAV M/F = 43/200
PROVIDED:
WC: 1 M/F, 1 LAV M/F
SERVICE SINK: PROVIDED
DRINKING FOUNTAIN: PROVIDED

PROJECT: MODIFICATIONS TO:
200 W. MARSHALL STREET, RICHMOND, VIRGINIA

OWNER: VANDERBILT PROPERTIES, LLC
PO BOX 707 PMB 12788, RICHMOND, VA 23235

COVER SHEET & CODE DATA

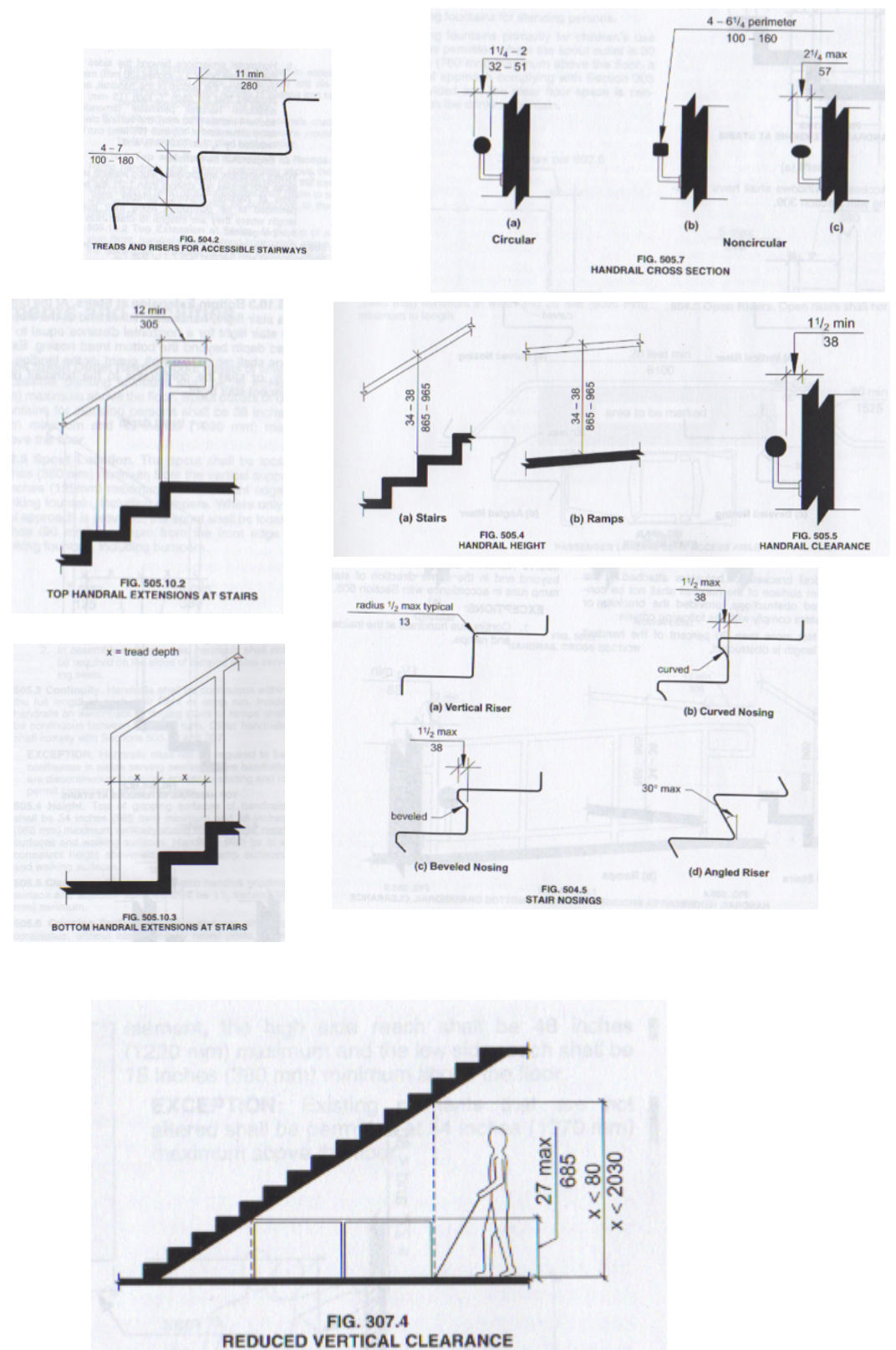
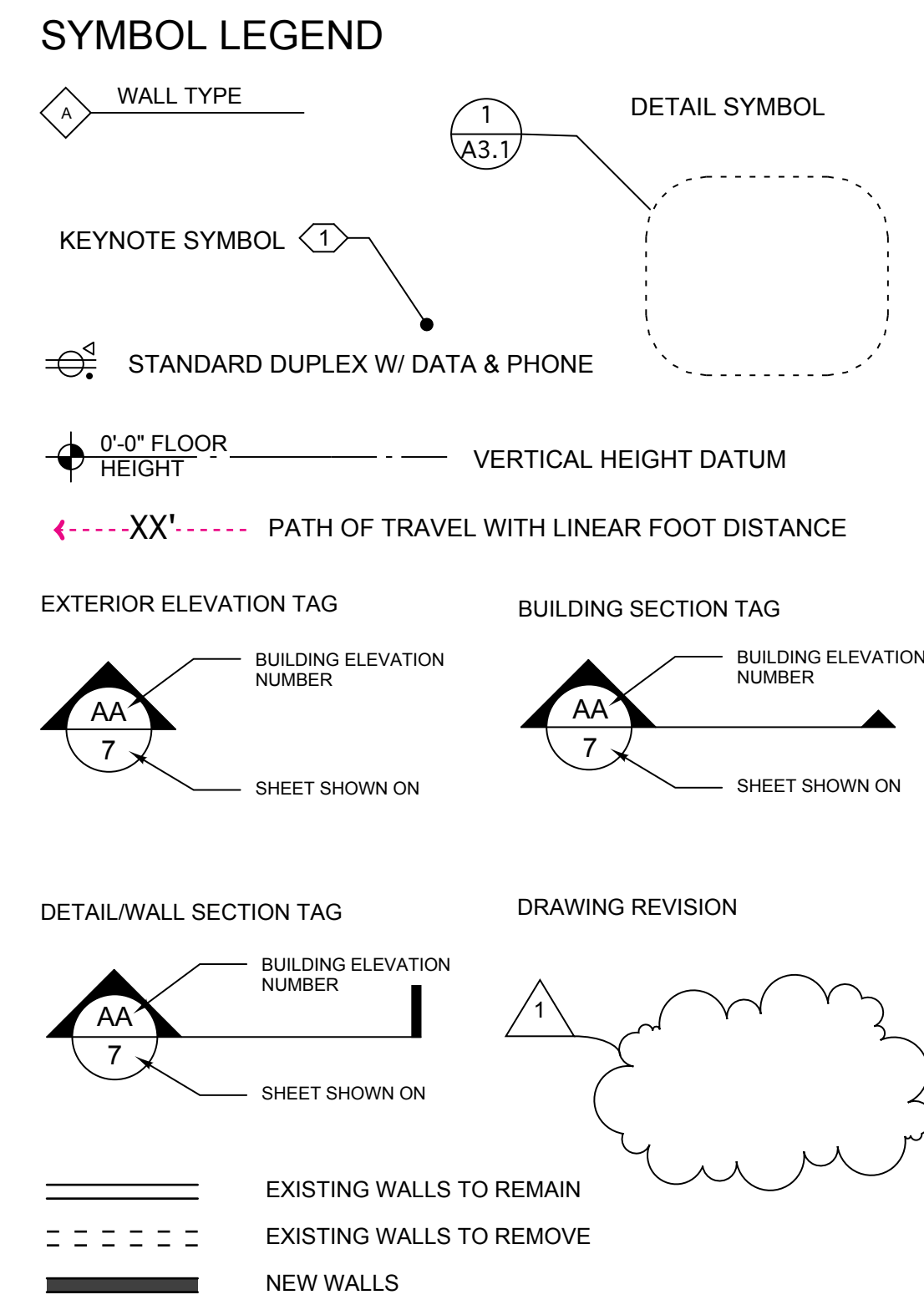
MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com

REVISIONS

NO.	REVISION	DATE
1	BUILDING REVIEW COMMENTS	JANUARY 25, 2019

CS

DATE: JANUARY 14, 2019



LOCATION MAP

1" = N.T.S.

NOTICE
This approval does not include any review of the mechanical, electrical, plumbing or other trade plans. This approval does not authorize any MEP work to begin.

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 whenever noted, implied or omitted.
Plans Architectural Approved, 200 W Marshall Street, PERMIT
BLDC-051374-2019 04/08/2019 1:52:21 PM

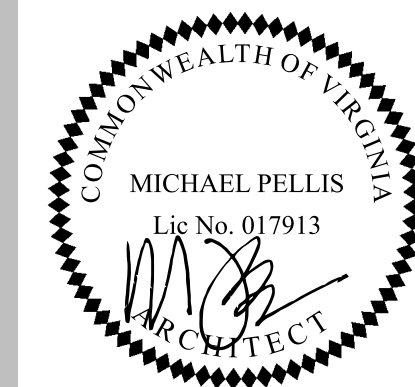
INDEX OF DRAWINGS

SHEET	DESCRIPTION
ARCHITECTURAL:	
CS	COVER SHEET
A1.0	PROPOSED 1ST FLOOR PLAN & EGRESS PLAN
A1.2	PROPOSED 2ND FLOOR PLAN & EGRESS PLAN

CONTACT INFORMATION

OWNER: VANDERBILT PROPERTIES, LLC
PO BOX 707 PMB 12788
RICHMOND, VA 23235
CONTACT: BRUCE VANDERBILT
brucevanderbilt@gmail.com
804.248.5462

ARCHITECT: MICHAEL PELLIS ARCHITECTURE, PLC
1816 RED QUEEN COURT
N. CHESTERFIELD, VA 23235
CONTACT: MICHAEL PELLIS
michael@michaelpellis.com
804.212.9024



PROPOSED PLAN KEY NOTES

- 1 COUNTERBALANCED FIRE STAIR. SEE A1.2

PARTITION TYPE KEY NOTES

- A 1HR EGRESS STAIRWELL WALL UL311 - 2 X 6 WOOD STUDS (FLOOR TO DECK) FILLED W/ CELLULOSE INSULATION W/ 5/8" TYPE 'X' GYP. BOTH SIDES. 5/8" TYPE 'X' EXTERIOR GRADE WHERE APPLIES WITH WEATHERBARRIER & HARDIE PANELS (SMOOTH FINISH)
- B 1HR EGRESS UNDERSIDE OF STAIRS RATED PER UL - L505 - (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. W/ RESILIENT CHANNEL SANDWICHED BETWEEN LAYERS.
- C TYPICAL INTERIOR WALL - 2 X 4 WOOD STUDS 5/8" GYP. BOTH SIDES. PROVIDE 2 X 6 STUDS ALONG PLUMBING WALLS AND USE CELLULOSE INSULATION ON ALL BEDROOM & BATHROOM WALLS.
- D TYPICAL INFILL WALL - 2 X 4 WOOD STUDS 5/8" GYP. FINISH SIDE ONLY. AND USE CELLULOSE INSULATION ON ALL BATHROOM WALLS.
- E EXISTING 1HR CEILING - 3/4" T&G WOOD FLOORING OVER 5/4" T&G WOOD SKIP SHEATHING OVER 2 X 12 NOMINAL LUMBER W/ 1" T&G ATTACHED TO BOT. OF STUDS AND FACED WITH 12 GA TIN CEILING.

DOOR TYPE KEY NOTES

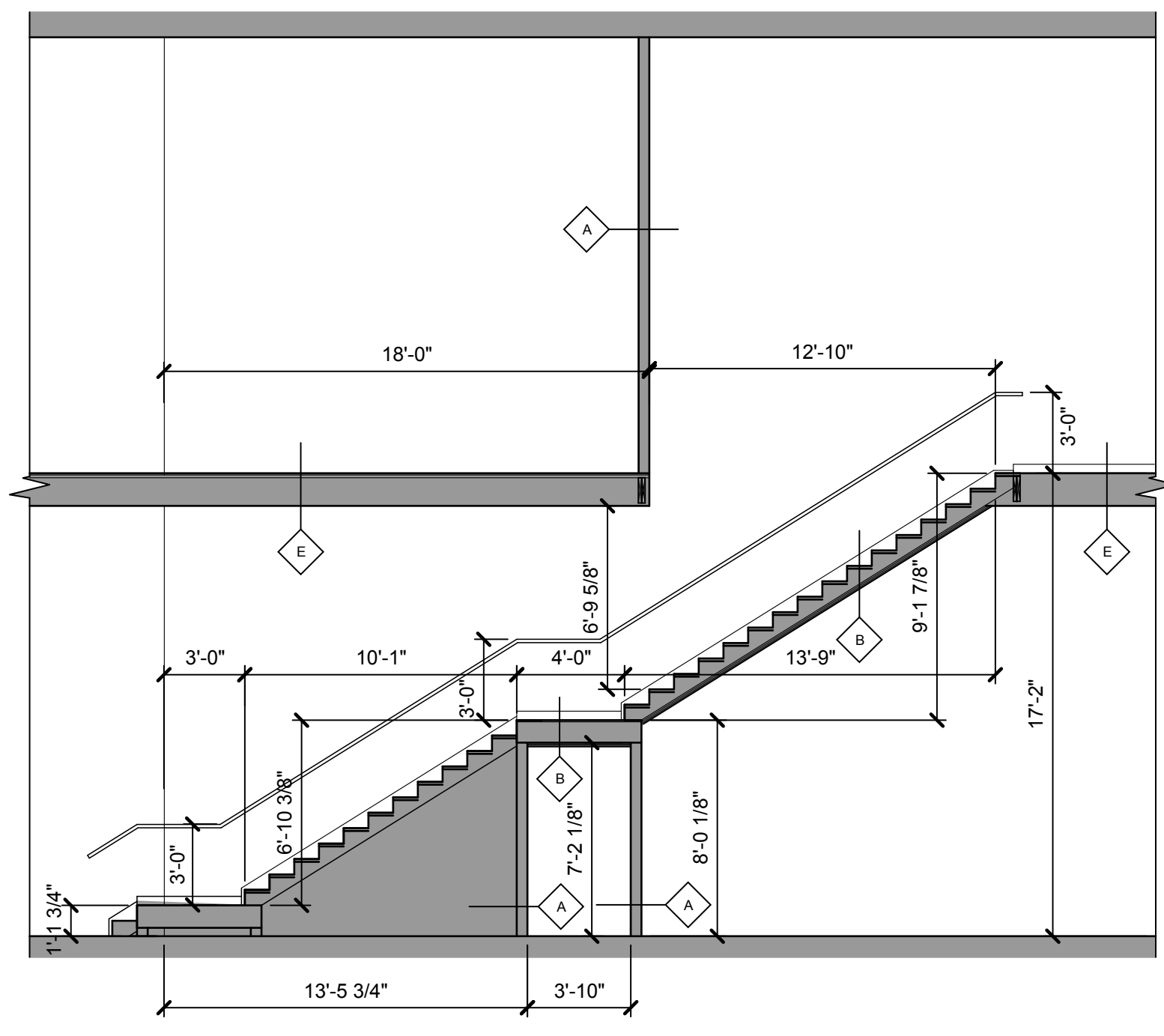
- 1 3070 ALUM. STOREFRONT DOOR & FRAME W/ TEMPERED FULL LITE GLASS. FIELD VERIFY SIZES. FINISH - DARK BRONZE, ENTRY LOCKSET. PANIC HARDWARE INSTALLED PER VCC SECTION 1008.1. W/ ADA COMPLIANT CLOSER & THRESHOLD.
- 2 80 MIN. METAL DOOR & FRAME - (3070) PANIC HARDWARE. PER VCC SECTION 1008.1. W/ ADA COMPLIANT CLOSER & THRESHOLD.
- 3 36" X 84" SOLID CORE WOOD DOOR IN METAL FRAME - FLUSH, NO LITE - PRIVACY LOCKSET
- 4 EXISTING WOOD DOORS TO REMAIN AS SHOWN

- INTERIOR DOORS:
- SOLID CORE WOOD DOORS & KNOCK DOWN METAL FRAMES.
 - STAIN GRADE FLUSH WOOD DOORS.
 - CYLINDRICAL LEVER HARDWARE, HINGES AND WALL STOPS.
 - ALL HARDWARE TO HAVE 613 (OIL RUBBED BRONZE) FINISH. GRADE 2.
- EXTERIOR DOORS:
- ALL HARDWARE TO HAVE 613 (OIL RUBBED BRONZE) FINISH. GRADE 2.
- DOORS WITHOUT SYMBOLS ARE EXISTING TO REMAIN

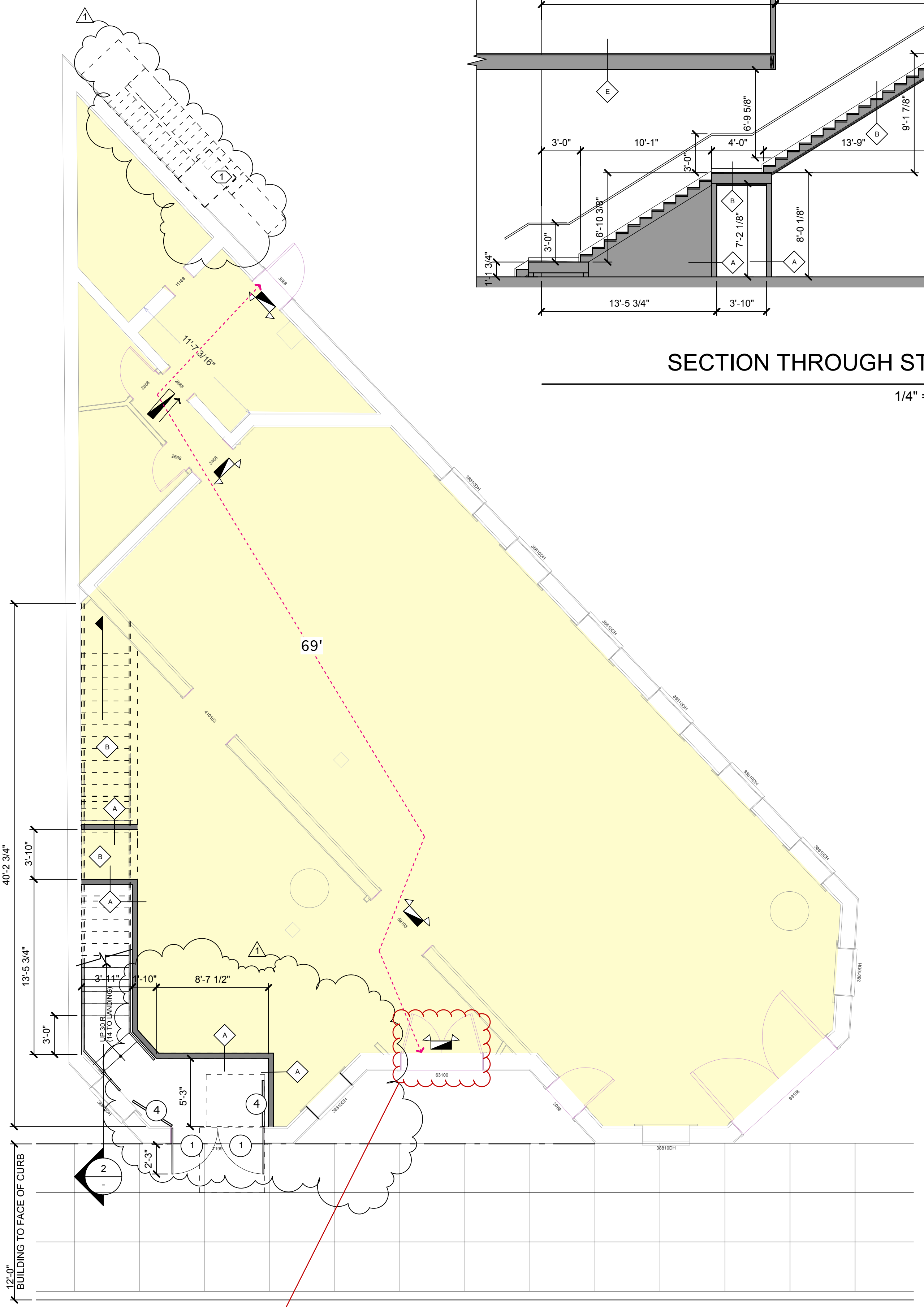
EGRESS KEY NOTES

- ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE APPLIES)
- ILLUMINATED EXIT SIGN W/ BATTERY BACKUP EMERGENCY EGRESS LIGHTING
- EMERGENCY EGRESS LIGHTING WITH BATTERY BACK-UP
- PATH OF TRAVEL WITH LINEAR FOOT DISTANCE

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 consulting with manufacturer instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations whether noted, implied or omitted.
 Plans Architectural Approved, 200 W Marshall Street, PERMIT
 BLDG-061374-2019 04/08/2019 1:52:25 PM



SECTION THROUGH STAIR 2
 1/4" = 1' - 0"



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

Egress doors must swing in the direction of egress per Section 603.6.3.2 VEBC 2015.

2,948 SF GROSS

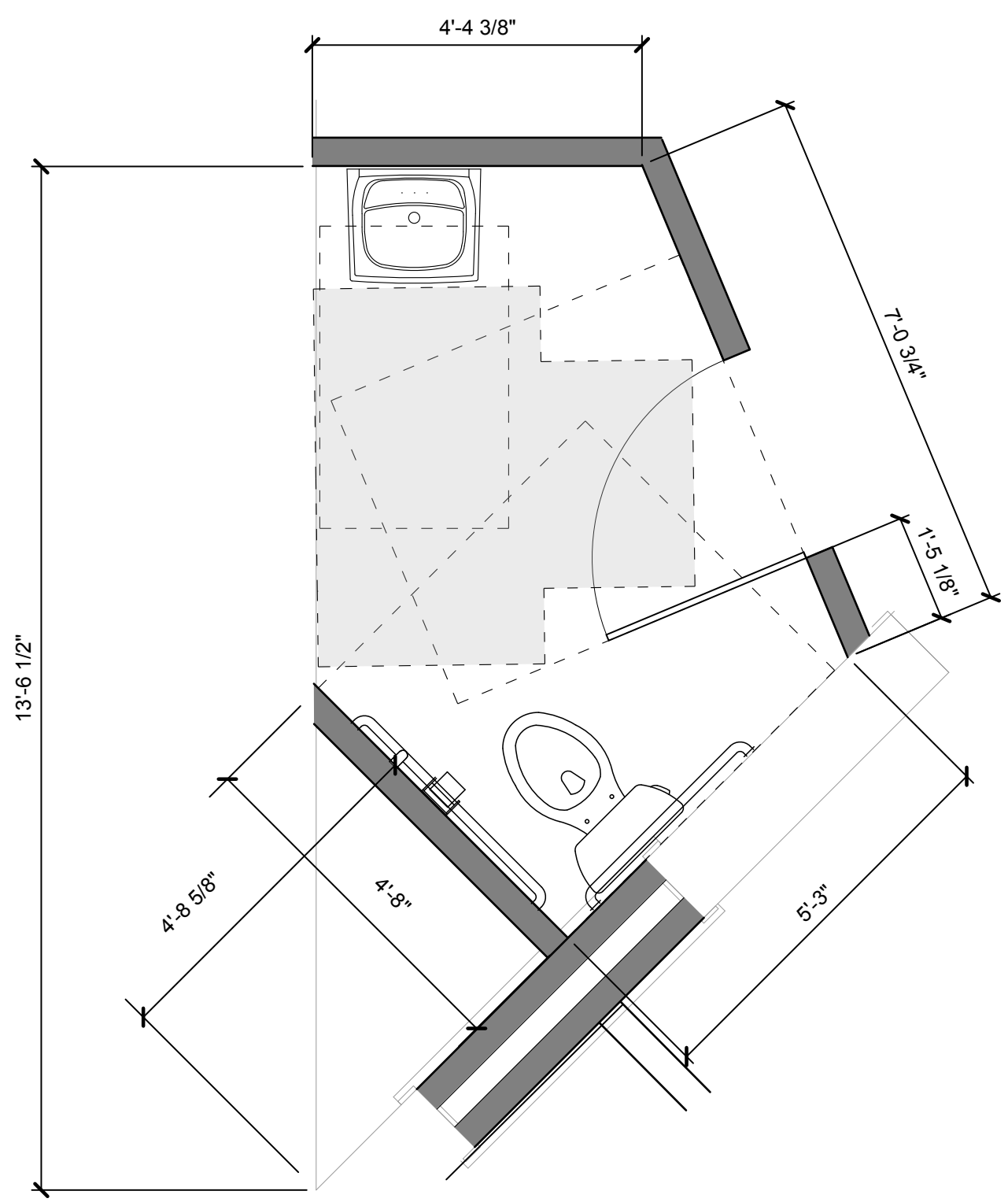
PROJECT: 200 W. MARSHALL STREET, RICHMOND, VIRGINIA
 MODIFICATIONS TO:
 OWNER: VANDERBILT PROPERTIES, LLC
 PO BOX 707 PMB 12788, RICHMOND, VA 23235

PROPOSED FLOOR PLAN

REVISIONS

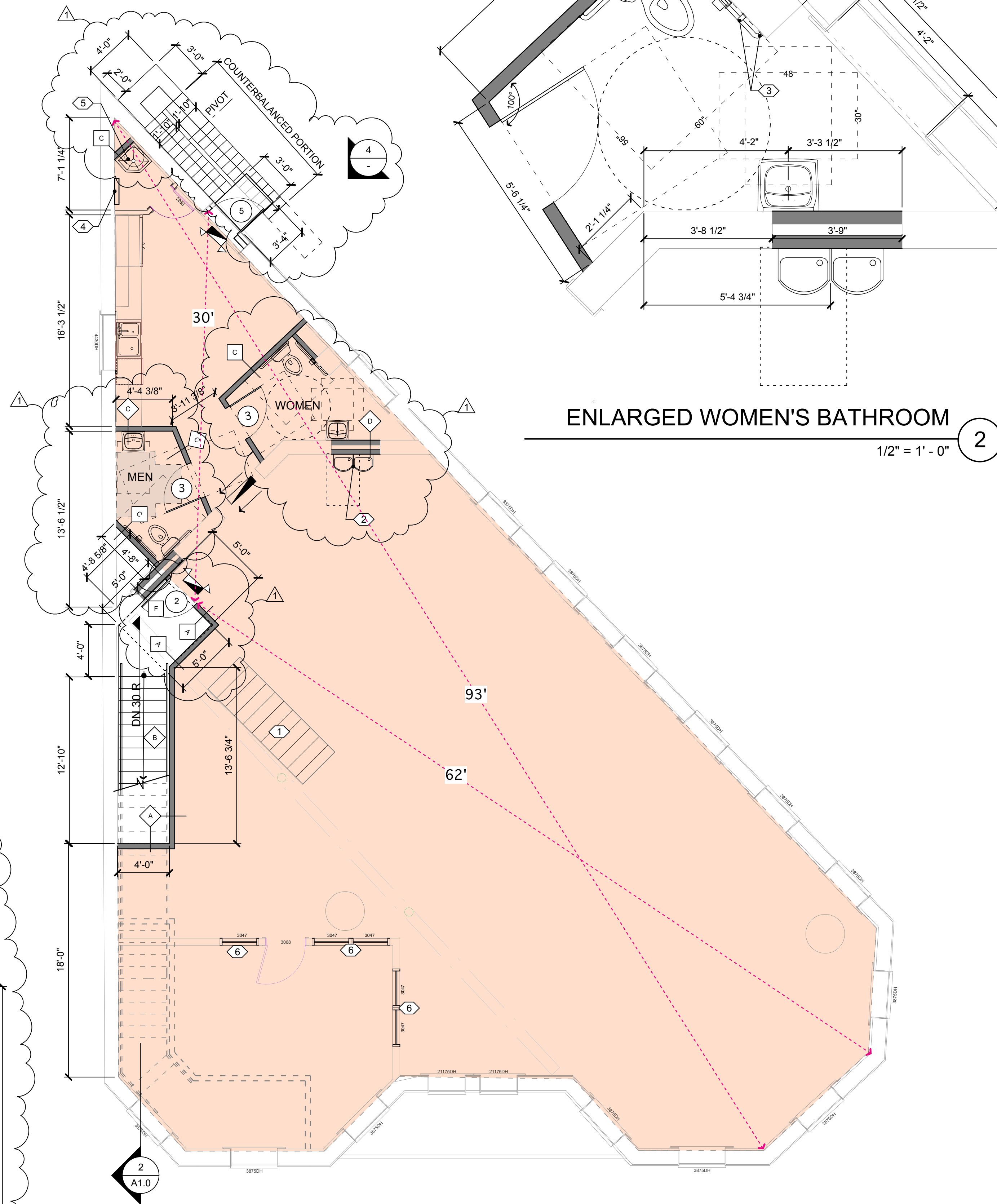
REVISION	BUILDING REVIEW COMMENTS
1	JANUARY 25, 2019
N/A	
N/A	
N/A	
N/A	

A1.0
 DATE: JANUARY 14, 2019



ENLARGED MEN'S BATHROOM

1/2" = 1' - 0" 3

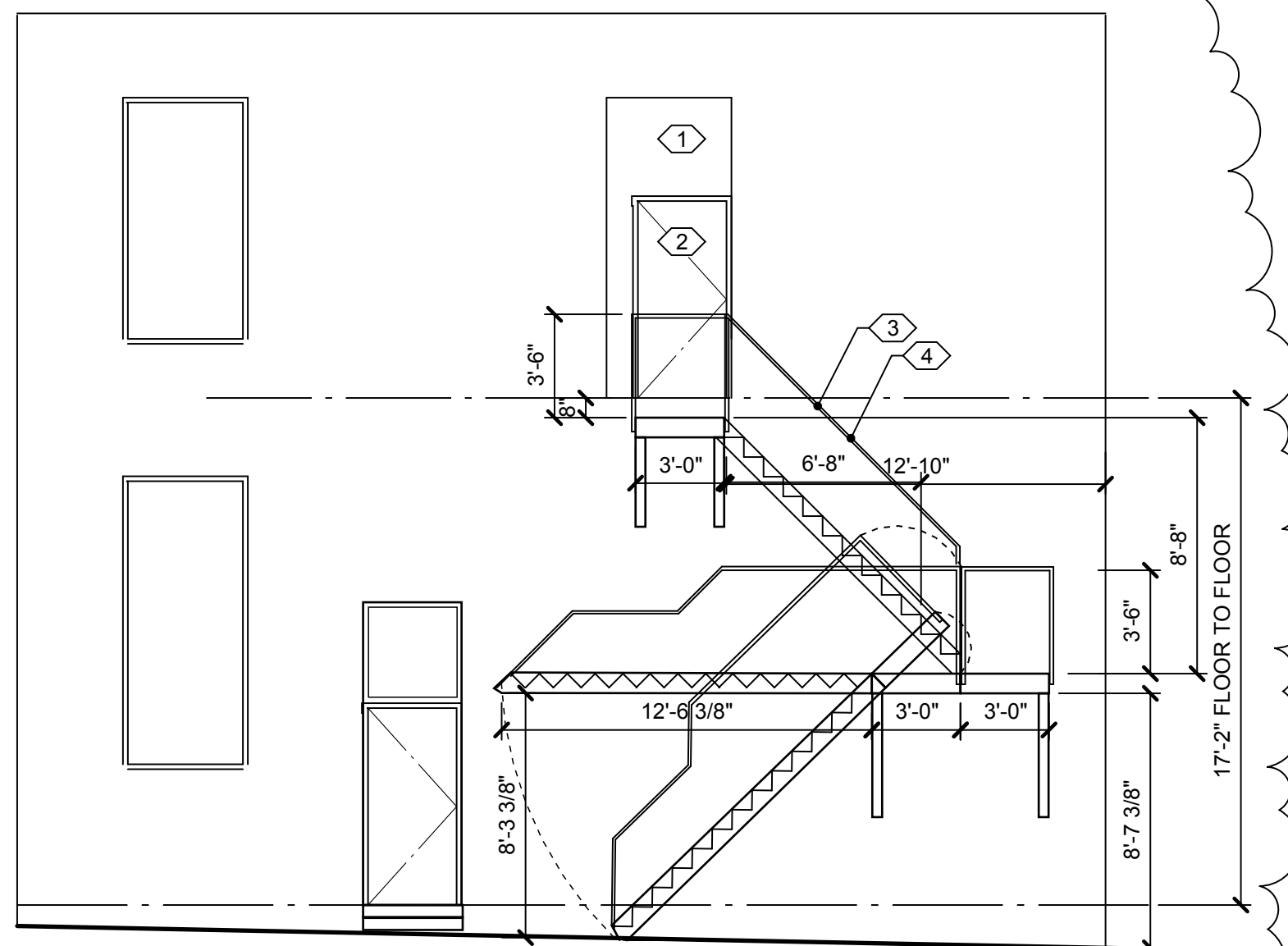


ENLARGED WOMEN'S BATHROOM

1/2" = 1' - 0" 2

FIRE ESCAPE KEY NOTES

- 1 INFILL EXISTING OPENING WITH BRICK TO MATCH EXISTING
- 2 INSTALL NEW EGRESS COMPLIANT EXTERIOR DOOR
- 3 INSTALL PRE-ENGINEERED COUNTERBALANCED STEEL FIRE ESCAPE - INSTALLER TO PROVIDE ENGINEERED DETAILS
- 4 INSTALL COUNTERBALANCED STEEL FIRE ESCAPE - PER SECTION 303 VBC FIRE ESCAPES
 - MUST SUPPORT LIVE LOAD OF 100 PSF
 - 22" MIN. WIDE
 - 8" MAX. RISE & RUN
 - 40" WIDE X 36" LONG LANDINGS
 - COUNTERBALANCED LANDING 7" MIN. - 12" MAX. HT.



FIRE ESCAPE ELEVATION

3/16" = 1' - 0" 4

PROPOSED PLAN KEY NOTES

- 1 INFILL EXISTING OPENING WITH FLOOR FRAMING AND MATCH EXISTING FLOOR FINISH SEE ASI-1 STAMPED BY BALZER & ASSOCIATES
- 2 INSTALL NEW HI/LO BARRIER FREE ADA COMPLIANT DRINKING FOUNTAIN
- 3 INSTALL NEW GRAB BARS W/ MASONRY EXP. ANCHORS DIRECTLY INTO EXISTING BRICK FLUE.
- 4 INSTALL NEW ELECTRICAL PANEL. SEE ELECTRICAL PLANS
- 5 INSTALL 24" NEO-ANGLE MOP SINK W/ 15 GAL WATER HEATER ABOVE. OVERFLOW TO DRAIN INTO MOP SINK.
- 6 INSTALL NEW FIXED PANE WINDOWS IN EXISTING NON-LOAD BEARING WALL. FIXED GLASS PANELS: 1/4" TEMPERED SET WITHIN CUSTOM WOOD FRAME WITH CONTINUOUS STOPS ALL 4 EDGES BOTH SIDES OF GLASS. - DBL 2 X 4 BETWEEN EACH WINDOW RUNNING FLOOR TO CEILING TYP. W/ KING STUD & HEADERS. TYP.

PARTITION TYPE KEY NOTES

- A 1HR EGRESS STAIRWELL WALL UL311 - 2 X 6 WOOD STUDS (FLOOR TO DECK) FILLED W/ CELLULOSE INSULATION W/ 5/8" TYPE 'X' GYP. BOTH SIDES (OVER RESILIENT CHANNEL STAIR SIDE ONLY)
- B 1HR EGRESS UNDERSIDE OF STAIRS RATED PER UL - L505 - (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. W/ RESILIENT CHANNEL SANDWICHED BETWEEN LAYERS.
- C TYPICAL INTERIOR WALL - 2 X 4 WOOD STUDS 5/8" GYP. BOTH SIDES. PROVIDE 2 X 6 STUDS ALONG PLUMBING WALLS AND USE CELLULOSE INSULATION ON ALL BEDROOM & BATHROOM WALLS.
- D TYPICAL INFILL WALL - 2 X 4 WOOD STUDS 5/8" GYP. FINISH SIDE ONLY. - USE CELLULOSE INSULATION ON ALL BATHROOM WALLS. - USE MOISTURE RESISTANT GYP. BD IN BATHROOMS.
- E EXISTING 1HR CEILING - 3/4" T&G WOOD FLOORING OVER 5/4" T&G WOOD SKIP SHEATHING OVER 2 X 12 NOMINAL LUMBER W/ 1" T&G ATTACHED TO BOT. OF STUDS AND FACED WITH 12 GA TIN CEILING.
- F INFILL 1HR ASSEMBLY - 2 X WOOD FRAMING WITH 5/8" TYPE 'X' GYP. BD. FINISH SIDE. - FINISH FLUSH W/ ADJACENT FINISH & FIRE CAULK ALONG THE EDGES

DOOR TYPE KEY NOTES

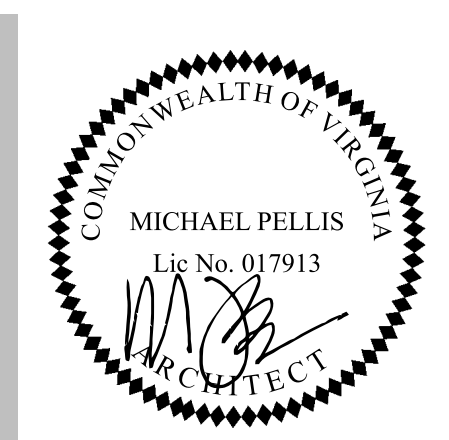
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- 3 36" X 84" SOLID CORE WOOD DOOR IN METAL FRAME. - FLUSH, NO LITE - PRIVACY LOCKSET
- 4 EXISTING WOOD DOORS TO REMAIN AS SHOWN (1) DOOR SECURED IN OPEN POSITION WHEN 2ND STORY IS OCCUPIED
- 5 EXTERIOR METAL DOOR & FRAME - (3070) PANIC HARDWARE. PER VCC SECTION 1008.1

- INTERIOR DOORS:
- SOLID CORE WOOD DOORS & KNOCK DOWN METAL FRAMES.
 - STAIN GRADE FLUSH WOOD DOORS.
 - CYLINDRICAL LEVER HARDWARE, HINGES AND WALL STOPS.
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PROJECT: 200 W. MARSHALL STREET, RICHMOND, VIRGINIA
 MODIFICATIONS TO:
 OWNER: VANDERBILT PROPERTIES, LLC
 PO BOX 707 PMB 12788, RICHMOND, VA 23235

PROPOSED PLAN

REVISIONS

NO.	REVISION
1	BUILDING REVIEW COMMENTS JANUARY 25, 2019
N/A	
N/A	
N/A	
N/A	

A1.2
 DATE: JANUARY 14, 2019

2,948 SF GROSS

2ND FLOOR PLAN

3/16" = 1' - 0" 1