



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

November 16, 2018

E Marshall Properties LLC
5732 Ardington Boulevard
Glen Allen, Virginia 23059

Sarah McInerney, RA, Walter Parks Architects
313 North Adams Street
Richmond, VA 23220

To Whom It May Concern:

RE: CASE NO. 40-18

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, December 5, 2018 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to convert a vacant ground floor commercial space into a dwelling unit at 220 EAST MARSHALL STREET (Tax Parcel Number N000-0038/017), located in a B-4 (Central Business District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

November 16, 2018

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasassociationgroupinformation.aspx>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each.

Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. Please note that the Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,



Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

200 East Marshall Street Llc 150 N Broad St Philadelphia PA 19102	212 East Clay Street Condominium Unit Owners Assoc 9127 W Broad St Ste A Henrico VA 23294	221 East Clay Llc 308 N 23rd St Richmond VA 23223
412 Solar Llc 512 N 3rd U4 Richmond VA 23219	Boatwright Joseph W Iii 211 E Clay St Richmond VA 23219	E Marshall Properties Llc 5732 Ardington Blvd Glen Allen VA 23059
Greater Richmond Convention Center Authority 401 N 3rd Street Richmond VA 23219	Howlette Partners I Llc 9513 Brian Jac Lane Great Falls VA 22066	Hunter Horace F 3001 Douglasdale Rd Richmond VA 23221
Jemals United Way Llc C/o Douglas Jemal 702 H Street Nw Washington DC 20001	Ycnex Llc 11531 Longview Landing Dr Henrico VA 23233	

Property: 220 E Marshall St **Parcel ID:** N0000038017**Parcel**

Street Address: 220 E Marshall St Richmond, VA 23219-1767
Alternate Street Addresses: 222 E Marshall St
Owner: E MARSHALL PROPERTIES LLC
Mailing Address: 5732 ARDINGTON BLVD, GLEN ALLEN, VA 23059
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 507 - SMF Downtown
Property Class: 335 - R Apt/Comm Mixed Use 5-49 Unit
Zoning District: B-4 - Business (Central Business)
Exemption Code: -
Unit Count: 12

Current Assessment

Effective Date: 01/01/2018
Land Value: \$212,000
Improvement Value: \$1,557,000
Total Value: \$1,769,000
Area Tax: \$0
Special Assessment District: General

Land Description

Parcel Square Feet: 6156
Acreage: 0.141
Property Description 1: 0057.00X0108.00 0000.000
State Plane Coords(?<#>): X= 11790679.899744 Y= 3723788.634823
Latitude: 37.54514743 , **Longitude:** -77.43852124

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 57
Rear Size: 108
Parcel Square Feet: 6156
Acreage: 0.141
Property Description 1: 0057.00X0108.00 0000.000
Subdivision Name : NONE
State Plane Coords(?<#>): X= 11790679.899744 Y= 3723788.634823
Latitude: 37.54514743 , **Longitude:** -77.43852124

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$212,000	\$1,557,000	\$1,769,000	Reassessment
2018	\$212,000	\$1,557,000	\$1,769,000	Reassessment
2017	\$212,000	\$1,557,000	\$1,769,000	Reassessment
2016	\$212,000	\$1,557,000	\$1,769,000	Reassessment
2015	\$212,000	\$1,503,000	\$1,715,000	Reassessment
2014	\$212,000	\$1,453,000	\$1,665,000	Reassessment
2013	\$212,000	\$1,453,000	\$1,665,000	Reassessment
2012	\$212,000	\$1,453,000	\$1,665,000	Reassessment
2011	\$212,000	\$1,371,000	\$1,583,000	CarryOver
2010	\$212,000	\$1,371,000	\$1,583,000	Reassessment
2009	\$212,000	\$1,443,000	\$1,655,000	Reassessment
2008	\$212,000	\$1,443,000	\$1,655,000	Reassessment
2007	\$212,000	\$1,395,000	\$1,607,000	Reassessment
2006	\$180,000	\$1,182,000	\$1,362,000	Omitted
2005	\$74,400	\$403,000	\$477,400	Reassessment
2004	\$67,600	\$53,000	\$120,600	Reassessment
2003	\$65,000	\$53,000	\$118,000	Reassessment
2002	\$65,000	\$53,000	\$118,000	Reassessment
1998	\$138,000	\$1,000	\$139,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/16/2018	\$1,425,000	220 MARSHALL STREET LLC	ID2018-7983	2 - INVALID SALE-Sale Includes Multiple Parcels
02/13/2004	\$400,000	JAMES DEVELOPMENT LLC	ID2004-4560	
05/15/2000	\$100,000	HATTERAS INVESTOR LIMITED	ID2000-11623	
10/06/1998	\$80,000	VENTURE CAPITAL INCORPORATED	ID1998-26805	
12/22/1997	\$110,000	Not Available	09700-28106	

Planning

Master Plan Future Land Use: DMU
Zoning District: B-4 - Business (Central Business)
Planning District: Downtown
Traffic Zone: 1050
City Neighborhood Code: CC
City Neighborhood Name: City Center
Civic Code: 0580
Civic Association Name: Historic Jackson Ward Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: Jackson Ward
Neighborhoods in Bloom: Jackson Ward
Redevelopment Conservation Area: Broad Street

Economic Development

Care Area: - Jackson Ward
Enterprise Zone: III

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	1045	0302001	030200
1990	119	0302001	030200

Schools

Elementary School: Carver
Middle School: Hill
High School: Armstrong

Public Safety

Police Precinct: 4
Police Sector: 413
Fire District: 5
Dispatch Zone: 020A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Wednesday
Bulk Collection:

Government Districts

Council District: 6
Voter Precinct: 607
State House District: 71
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: C01 - R204054-COMMERCIAL
Year Built: 1900
Stories: 3
Units: 12
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: good for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 20200 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 15150 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 5050 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

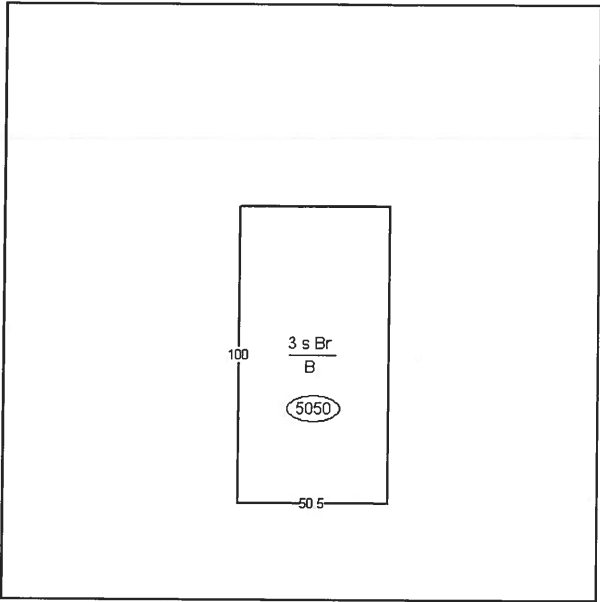
[<#>](#)**Property Images**

Name:N0000038017 Desc:C01

[Click here for Larger Image](#)

Sketch Images

Name:N0000038017 Desc:C01



40-18

RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: E Marshall Properties LLCPHONE: (804) 938-8073ADDRESS: 5732 Ardington BoulevardE-mail Address: richmondep@gmail.comGlen Allen, Virginia 23059

PROPERTY OWNER'S

REPRESENTATIVE: Sarah McInerney, RA, Walter Parks ArchitectsPHONE: (Work) (804) 552-1614(Name/Address) 313 North Adams StreetE-mail Address: sarah@wparks.comRichmond, VA 23220

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 220 East Marshall StreetTYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-440.1 (12)APPLICATION REQUIRED FOR: A building permit to convert a vacant ground floor commercial space into a dwelling unit.TAX PARCEL NUMBER(S): N000-0038/017 ZONING DISTRICT: B-1 (Central Business)

REQUEST DISAPPROVED FOR THE REASON THAT: The ground floor commercial requirement is not met along the street oriented commercial frontage (North 3rd Street). A ground floor commercial building depth of twenty feet (20') is required along the entire length of North 3rd Street (86.0'); 0' is proposed.

DATE REQUEST DISAPPROVED: September 11, 2018FEE WAIVER: YES ☐ NO: ☒DATE FILED: October 8, 2018 TIME FILED: 1:00 pm PREPARED BY: Rich Saunders RECEIPT NO. BZAC-044120-2018AS CERTIFIED BY: W.C. [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]SECTION 1040.3 PARAGRAPH(S) 5 OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter*

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 11-15-18CASE NUMBER: 40-18 HEARING DATE: October 5, 2018 AT 1:00 P.M.

40-18

Decker

BOARD OF ZONING APPEALS CASE NO. 40-18
150' Buffer

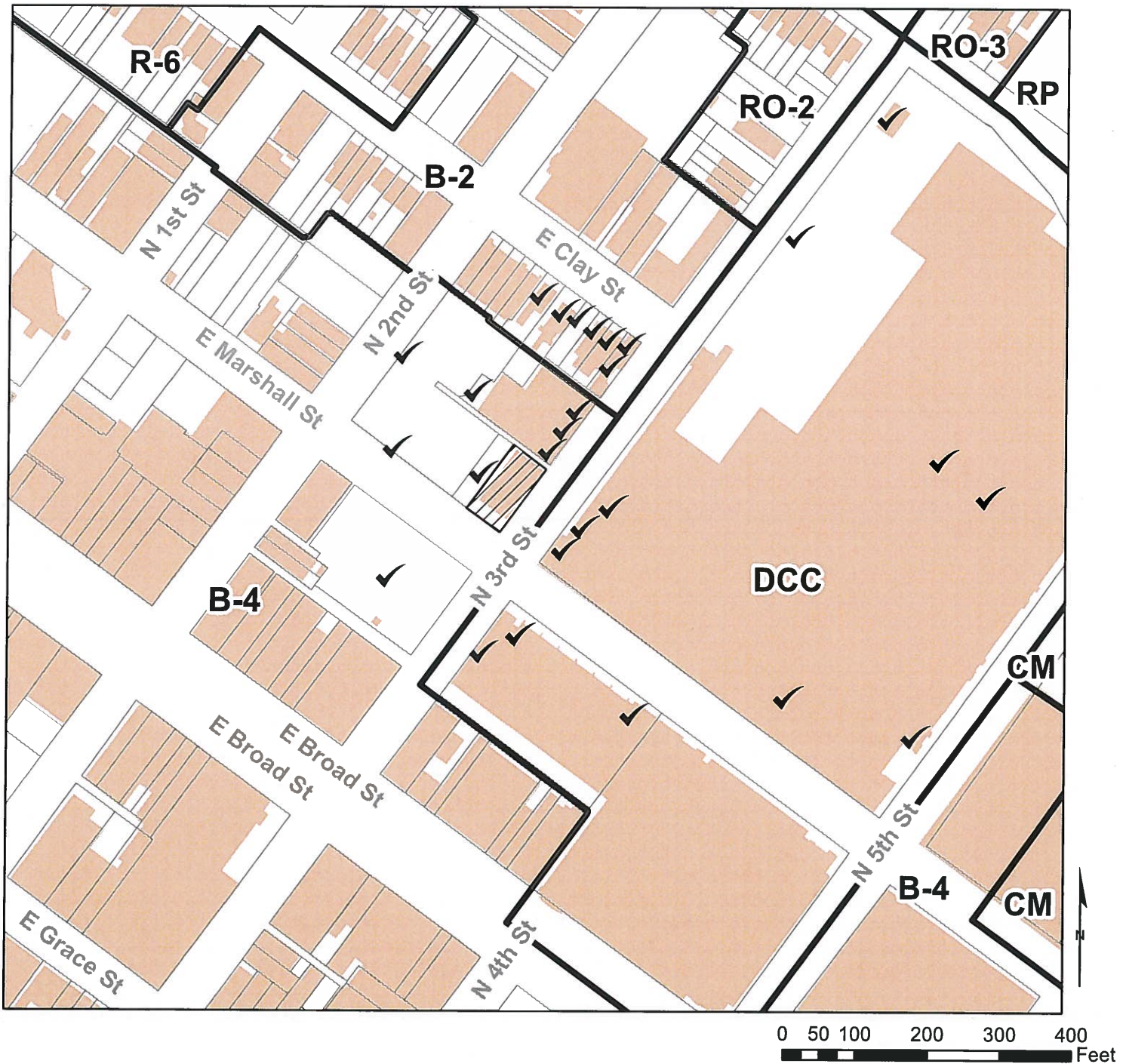
APPLICANT(S): E Marshall Properties LLC

PREMISES: 220 East Marshall Street

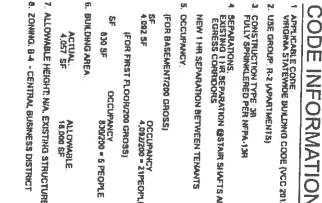
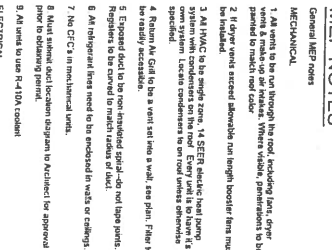
(Tax Parcel Number N000-0038/017)

SUBJECT: A building permit to convert a vacant
ground floor commercial space into a dwelling unit.

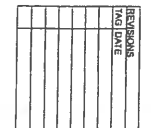
REASON FOR THE REQUEST: Based on Sections 30-300 & 30-440.1(12)
of the Zoning Ordinance for the reason that:
The ground floor commercial requirement is not
met along the street oriented commercial frontage (North 3rd Street).



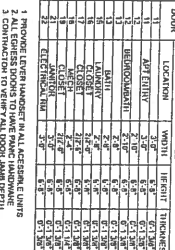
MEEP NOTES



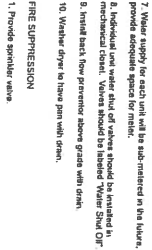
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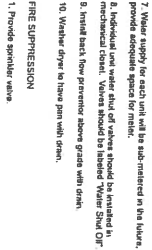
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3. Signal may not be in a standard form.



3. Stand pipe valves to be in ca



DOOR SCHEDULE										
DOOR	LOCATION	WIDTH	HEIGHT	THICKNESS	TYPE	MAT	FRAME MAT	LOCKSET	PRIME BATTEN	NOTES
1	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	PROVIDE THE MOST VISIBLE, EASY TO REACH, AND EASY TO OPEN DOOR FOR THE PERSONS WITH PHYSICAL HANDICAPS. PROVIDE 18" OF CLEAR SPACE AT THE DOOR THRESHOLD.
2	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
3	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
4	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
5	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
6	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
7	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
8	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
9	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
10	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
11	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
12	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
13	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
14	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
15	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
16	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
17	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
18	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
19	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
20	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
21	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
22	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
23	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
24	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
25	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
26	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
27	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
28	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
29	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
30	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
31	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
32	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
33	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
34	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
35	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
36	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
37	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
38	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
39	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
40	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
41	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
42	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
43	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
44	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
45	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
46	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
47	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
48	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
49	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
50	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
51	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
52	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
53	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
54	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
55	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
56	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
57	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
58	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
59	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
60	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
61	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
62	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
63	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
64	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
65	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
66	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
67	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
68	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
69	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
70	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
71	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
72	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
73	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
74	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
75	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
76	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
77	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
78	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
79	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
80	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
81	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
82	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
83	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
84	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
85	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
86	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
87	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
88	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
89	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
90	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
91	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
92	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
93	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
94	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
95	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
96	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
97	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
98	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
99	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
100	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
101	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
102	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
103	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
104	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
105	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
106	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
107	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
108	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
109	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
110	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
111	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
112	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
113	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
114	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
115	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
116	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
117	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
118	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
119	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
120	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
121	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
122	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
123	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
124	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
125	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
126	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
127	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
128	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
129	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
130	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
131	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
132	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
133	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
134	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
135	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
136	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
137	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
138	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
139	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
140	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
141	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	ELECTRIC DOOR LOCKS SHALL BE USED FOR ALL DOORS EXCEPT THE MAIN ENTRANCE DOOR.
142	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
143	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
144	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
145	ADJ. ELEV.	2' 0"	8' 0"	1-1/2"	WOOD	WOOD	WOOD	WOOD	45 MIN.	
146										

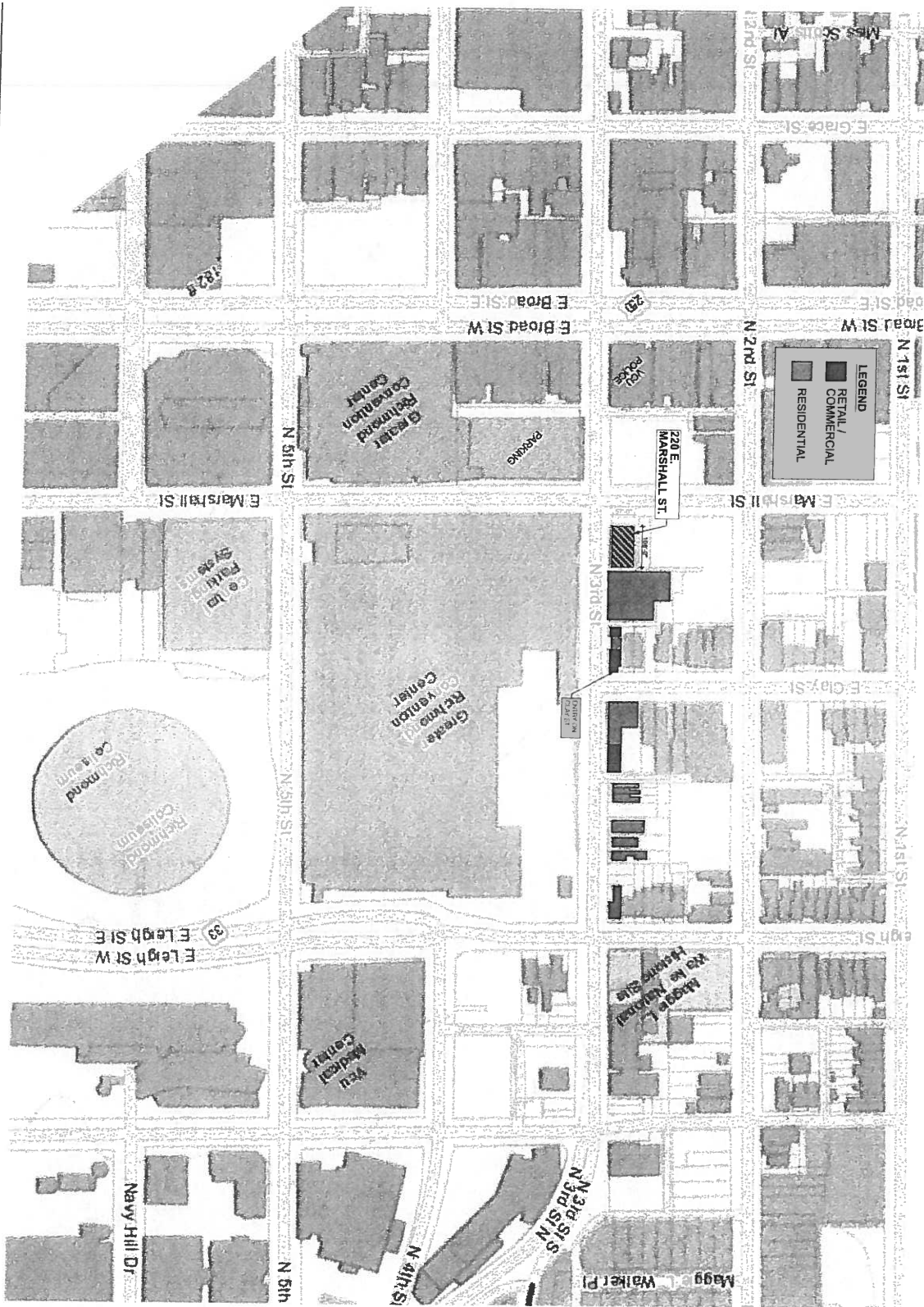
GENERAL INFO
A.101

Marshall St Apts
220 E. Marshall St
Richmond, VA



walter PARKS
ARCHITECT

PROJECT #: 18.04
DATE: 10/11/18



Marshall St Apts 220 E. Marshall St Richmond, VA



REVISION	DATE

WELTER PARKS
 ARCHITECT

237A ARCADE STREET
 RICHMOND, VA 23220
 PROJECT # 1004
 DATE 08/11/10

SITE PLAN
 A.102

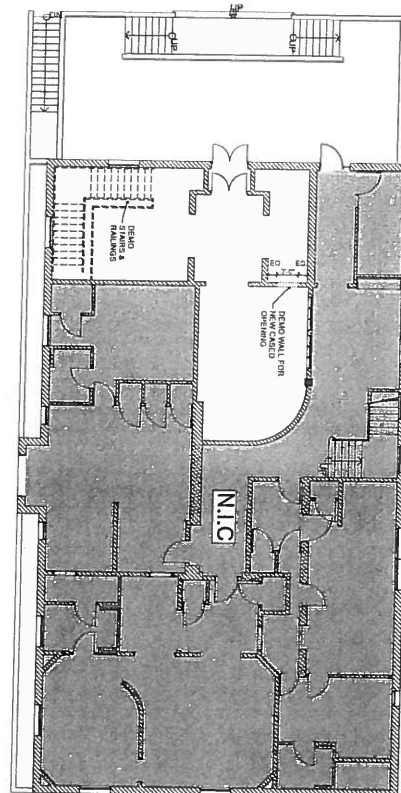


<u>REVISIONS</u>	
<u>NO.</u>	<u>DATE</u>

313 N ADAMS STREET
HICKMAN, VIRGINIA 23220
E: 844-4781 / F: 844-4783

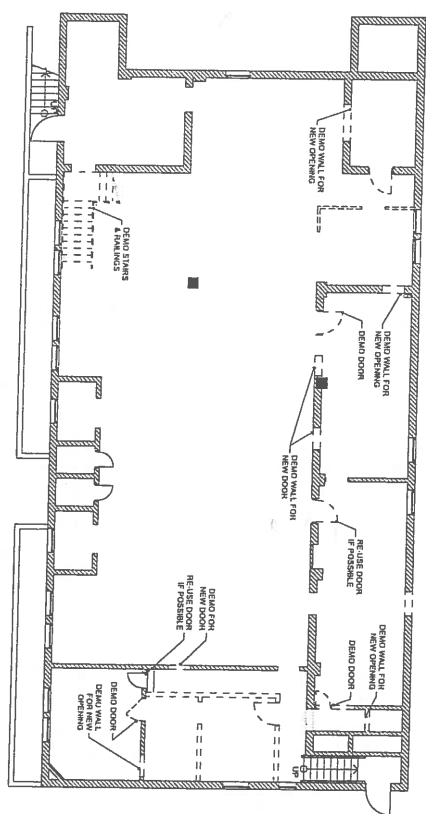
PROJECT #: 18-04
DATE: 10/11/18

A.201



SECOND FLOOR
SCALE 1/8" = 1'-0"

2



FIRST FLOOR
SCALE 1/8" = 1'-0"

1



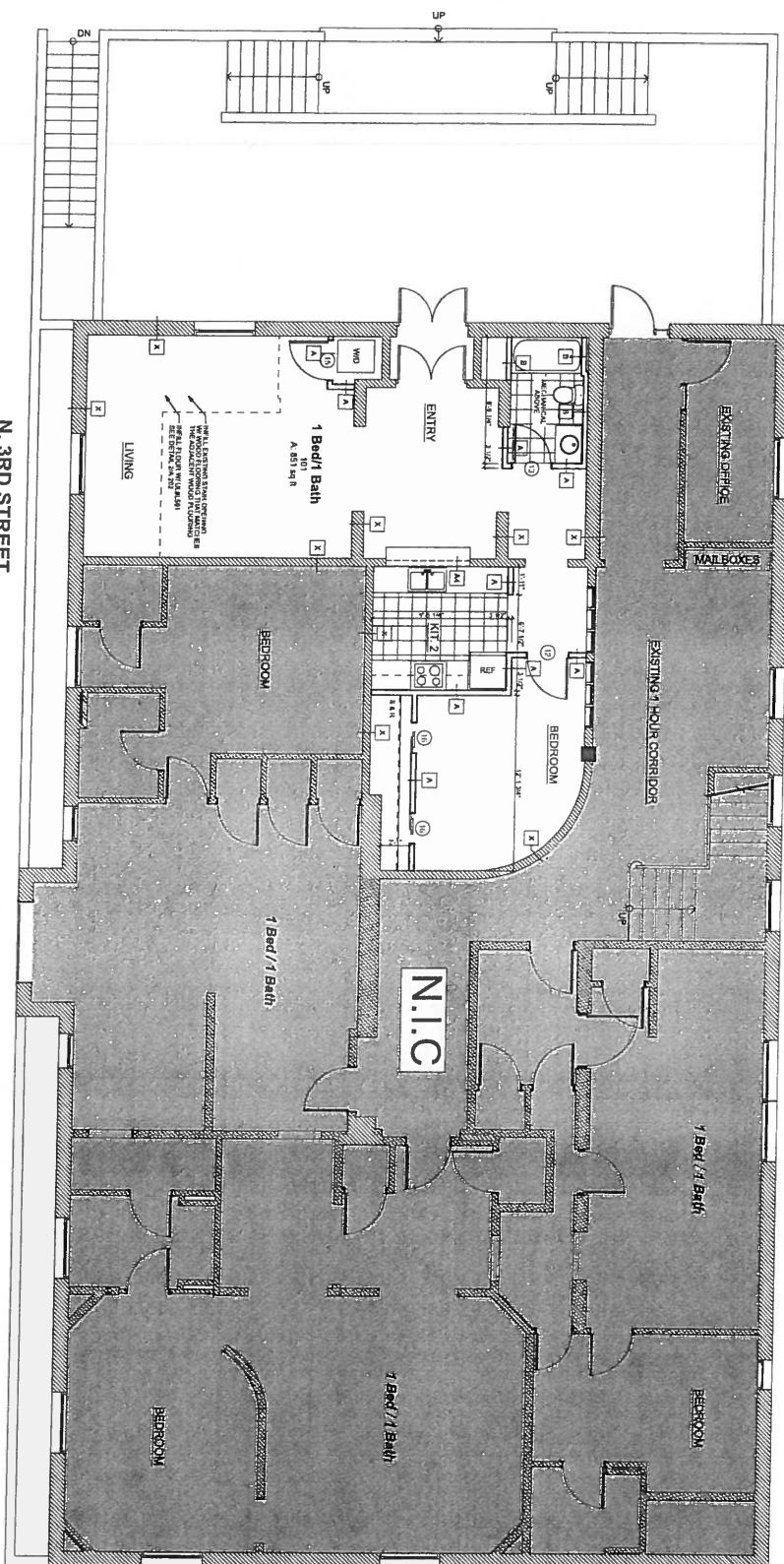
Marshall St Apts
220 E. Marshall St
Richmond, VA

REVISION	DATE

Walter Parks
ARCHITECT
3114 N. 14th Street
Richmond, Virginia 23220
Tel: (804) 775-8441 / 775-8443
PROJECT # 1604
DATE: 10/1/10

DEMO FLOOR PLANS
D.201

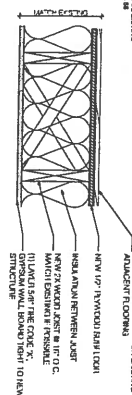
N. 3RD STREET



WPA UNIT SUMMARY GROUND FL

WPA UNIT SUMMARY		
Unit Number	Unit Type	SQ.FT.
101	1 Bed/1 Bath	851.36
		851.36 sq ft

FLOOR BETWEEN 4 & TENANT A.
1 HOUR FIRE RATING
UL LAB 1 SEE UL LISTING
ETC RATING IS



SCALE: 1 1/2" = 1'-0"

2

GRADING FINISH ZONING:
BASE 1/4" = 1'-0"

Marshall St Apts
220 E. Marshall St
Richmond, VA

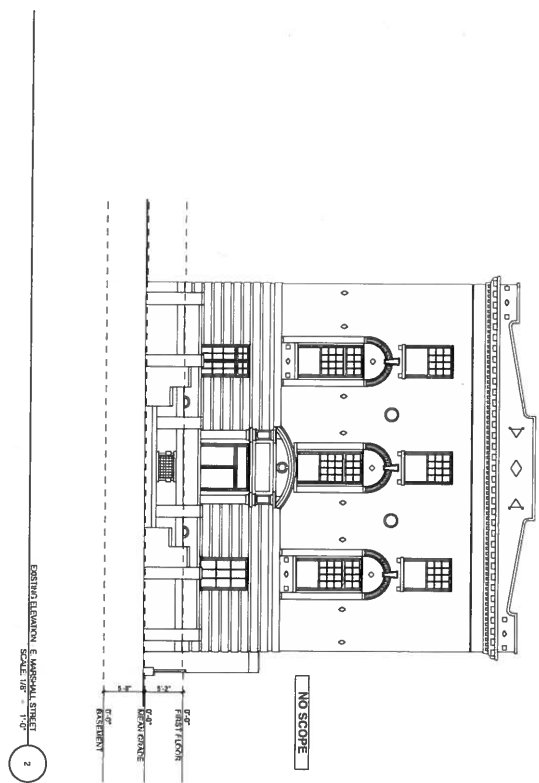
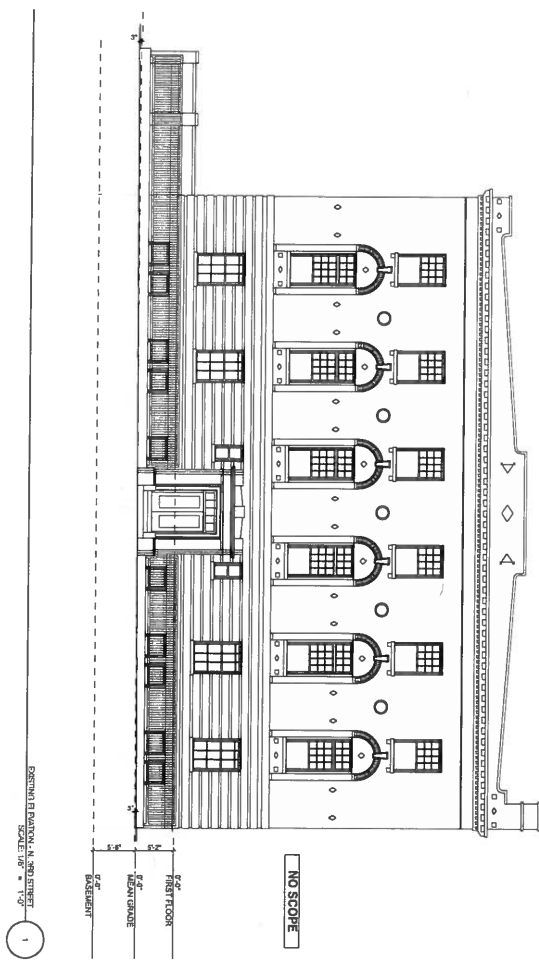


walter PARKS
ARCHITECT

313 N ADAMS STREET
RICHMOND, VIRGINIA 23128
E 844-4781 / F 844-4763

PROJECT #: 10.04
DATE: 10/11/18

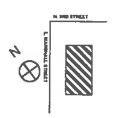
FIRST FLOOR PLAN
A.202



ELEVATIONS
A.301

walter parks
ARCHITECT
313 N. ADAMS STREET
RICHMOND, VA 23204
PROJECT #: 18-04
DATE: 10/01/18

REVISIONS	DATE



Marshall St Apts
220 E. Marshall St
Richmond, VA



