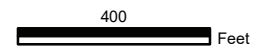


PUP-2025-100253

Zoning

Extended Building Height & Helipad

Brookland District



PS February 2025

Ref. 769-737-3039



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

John A. Vithoukas
County Manager

May 20, 2025

St. Mary's Hospital of Richmond, Inc.
5801 Bremono Road
Richmond, VA 23226

RE: Provisional Use Permit PUP-2025-100253

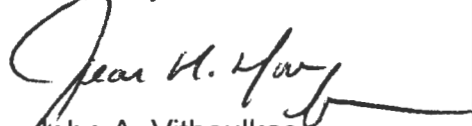
Dear Mr. Lee:

The Board of Supervisors, at its meeting on May 13, 2025, approved your request for a Provisional Use Permit under Sections 24-2306, 24-3406 and 24-4418 of Chapter 24 of the County Code to allow a structure to exceed 110' and an accessory helicopter landing facility on Parts of Parcels 769-737-3039 and 768-737-9879 on the east line of Bremono Road approximately 300' south of its intersection with Monument Avenue, subject to the following conditions:

1. Any extended height allowance shall apply only the new proposed building depicted on attached Exhibits A – D (see case file). The proposed building's elevator shaft and other directly related rooftop structures may extend to a maximum height of 158'. The roofline of the proposed building shall not exceed 110' feet.
2. The referenced building heights shall be certified by a licensed engineer, and the owner shall provide evidence of such height certification to the Director of Planning prior to the issuance of a Certificate of Occupancy.
3. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner shall install radio equipment that allows for adequate radio coverage within the building as approved by the Director of Planning and the Fire Chief. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County shall be permitted to perform communications testing in the building at any time. This condition may be waived by the Director of Planning and Fire Chief.

4. The building's fire command center shall meet the Division of Fire prototype for design and layout.
5. The building shall be fully sprinkled for fire protection.
6. Prior to approval of a Plan of Development for the building, a comprehensive parking analysis shall be submitted to and approved by the Director of Planning for confirmation that aggregate parking requirements will be met for the entire St. Mary's Hospital campus.
7. Only an accessory helipad of the size and location on the exhibits filed with this application (see case file) may be constructed and operated. Any additional helipad-related improvements or operations shall comply with the applicable regulations of the County Code.
8. The helipad approach path shall not be located within the boundaries of zoning cases C-12C-96 or C-37C-96 unless the proffered conditions of the respective cases are amended to allow such use.
9. The helipad shall be designed, constructed, and marked in compliance with Federal Aviation Administration regulations and recommendations, including Advisory Circular 150-5390-2B.
10. All operations at the helipad shall conform to Federal Aviation Administration regulations and recommendations, including those related to training and oversight of flight crews, and safety equipment on helicopters.

Sincerely,



John A. Vithoulkas
County Manager

pc: Christopher Johnson
Director, Real Estate Assessment

Proposed Site Plan

Legend

- 1 Main Entry Area
- 2 Future Linac Project
- 3 South Entry and Canopy Area
- 4 Loading Dock
- 5 Contractor Parking Area
- 6 Fountain Parcel
- 7 Generator Yard
- 8 Utility Yard

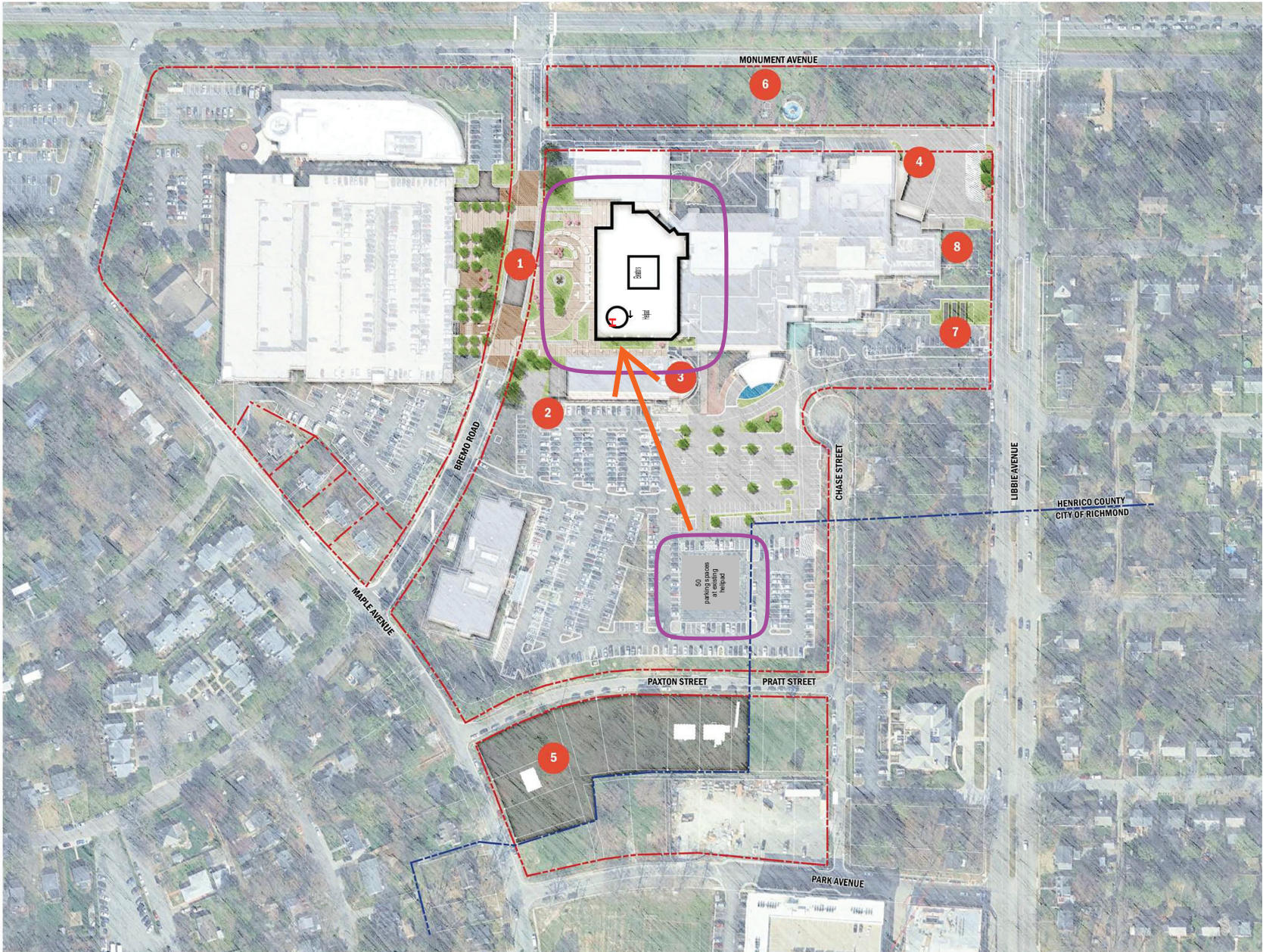


EXHIBIT A

PUP-2025-100253

ST. MARY'S TOWER EXPANSION
OVERALL SITE PLAN CONCEPT | September 25, 2024

SCALE 1"=80'
0 80 160



TIMMONS GROUP

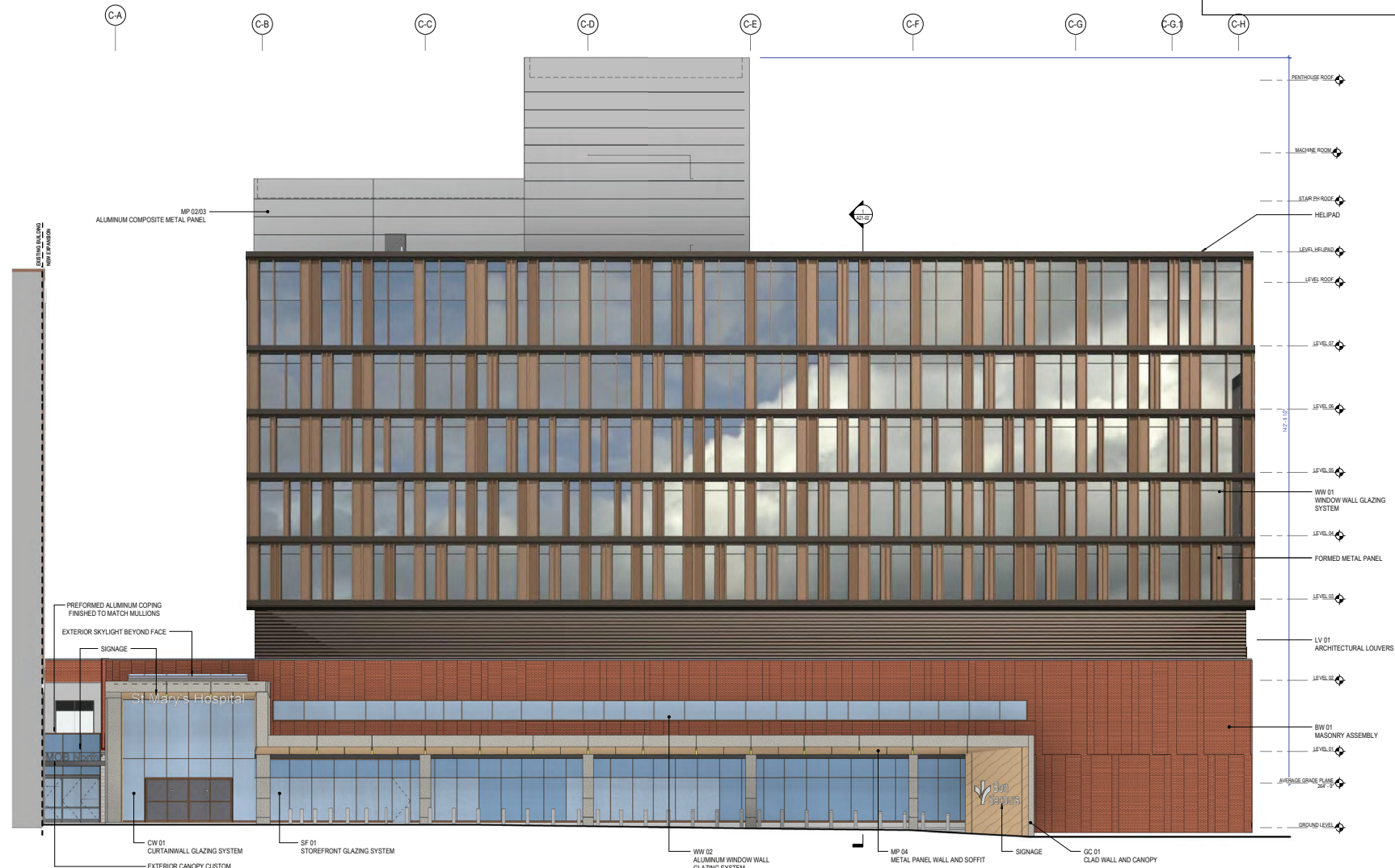
Bon Secours
St Mary's Hospital

Perkins&Will

EXTERIOR ELEVATION FINISH LEGEND	
DESCRIPTION	MATCH
VISION GLASS EQL11 & 12 A18	
SPANDREL GLASS EQL14	
FORMED METAL PANEL (VERTICAL)	
FORMED METAL PANEL (HORIZONTAL)	
ALUMINUM COMPOSITE PANEL - COLOR 01	
ALUMINUM COMPOSITE PANEL - COLOR 02	
GLASS FIBER REINFORCED CONCRETE	
WOOD-LOOK METAL PANEL	
MASONRY ASSEMBLY - COLOR 01	
ARCHITECTURAL LOUVERS	

EXTERIOR ELEVATION LEGEND	
EXISTING BUILDING	
BUILDING EXPANSION JOINT: REFERENCE A20-02	
BUILDING SECTION TAG	

EXTERIOR ELEVATION GENERAL NOTES	
1. MATERIAL HATCHING IS REPRESENTATIVE FOR SCOPING EXTENTS ONLY AND IS NOT TO SCALE. 2. PROVIDE BRICK EXPANSION JOINTS PER THE BRICK INDUSTRY ASSOCIATION'S TECHNICAL NOTES, AND AS SHOWN. 3. LEVELS INDICATE DESIGN TOP OF SLAB. REFERENCE CIVIL FOR ACTUAL.	
SPECIFICATION KEYNOTE	
<<< Indicates Sheet Keynote on Plan	



1 WEST ELEVATION
1/8" = 1'-0"

EXHIBIT B PUP-2025-100253

Perkins&Will

2218 Bryan Street, Suite 200
Dallas, TX 75201
214.261.8700
www.perkinswill.com

CONSULTANTS

ONE & LAMARCA
TAMMARA GROUP
1001 Boulevard Parkway, Suite 200
Richmond, VA 23225

ARCHITECTURAL

SGH

1625 Eye Street NW, Suite 900
Washington, DC 20006

MECH. MECH. L.V.

CMFA

315 W Broad Street, Suite 400
Richmond, VA 23220

MEDICAL EQUIPMENT

Turner Healthcare

624 Greenway Park Drive, Suite 4
Nashville, TN 37211

URS SWIFT

Robert Hughes

3810 Commerce Dr, Suite 817
Baltimore, MD 21227

410.707.8877

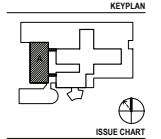


NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

PROJECT

Bon Secours
St Mary's Hospital
BON SECOURS ST. MARY'S HOSPITAL
EXPANSION
5801 BREMO ROAD
RICHMOND, VA 23226

BON SECOURS MERCY
HEALTH



10000 20000 40000
Job Number 147791.000
TITLE

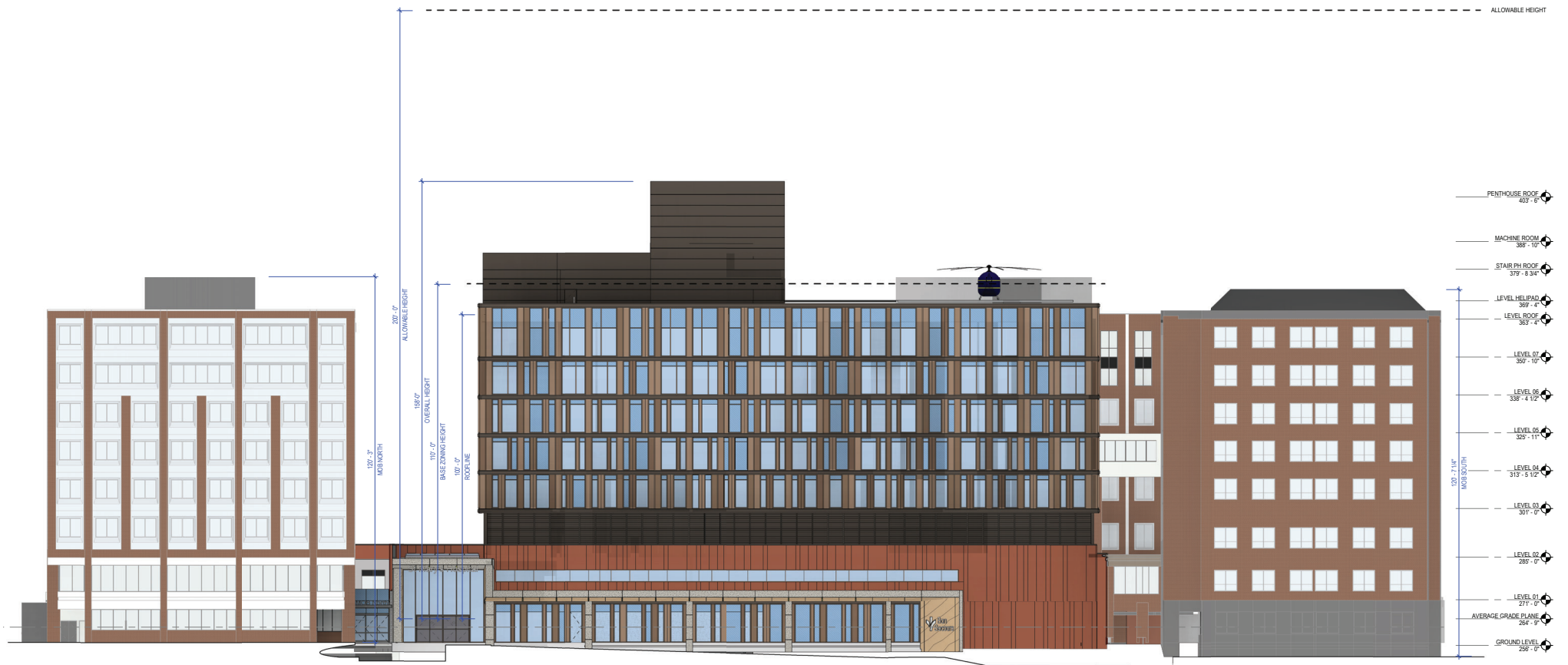
EXTERIOR
ELEVATIONS

SHEET NUMBER

A20-01

© 2025 Perkins and Will

2/10/2025 2:22:57 PM A:\0000\Draw\100253\18_Marys\ARCH\050401-Marys-Ext.dwg



St Mary's Critical Care Tower Expansion

Bringing Good Help to Those in Need

EXHIBIT C

PUP-2025-100253

