

INTRODUCED: September 13, 2021

AN ORDINANCE 2021-250

To amend and reordain Ord. No. 76-301-266, adopted Nov. 22, 1976, as previously amended by Ord. No. 87-265-259, adopted Dec. 21, 1987, Ord. No. 92-81-221, adopted Jun. 23, 1992, and Ord. No. 2018-052, adopted Mar. 26, 2018, which granted authorization for a special use of the property containing 7.564 acres located at the southwest corner of the intersection of Jahnke Road and Blakemore Road, to authorize the use of a portion of the existing shopping center to contain an automated teller machine with exterior access, under certain terms and conditions.

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

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

PUBLIC HEARING: OCT 11 2021 6:00 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 76-301-266, adopted November 22, 1976, as previously amended by Ordinance No. 87-265-259, adopted December 21, 1987, Ordinance No. 92-81-221, adopted June 23, 1992, and Ordinance No. 2018-052, adopted March 26, 2018, be and is hereby amended and reordained as follows:

§ 1. That the property containing 7.464 acres located at the southwest corner of the intersection of Jahnke Road and Blakemore Road being more completely described as follows: beginning at the intersection of the south right-of-way line of Jahnke Road and the west right-of-way line of Blakemore Road; thence extending 428.29 feet in a southerly direction along the west

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

ADOPTED:        OCT 11 2021        REJECTED:        \_\_\_\_\_        STRICKEN:        \_\_\_\_\_

way line of Blakemore Road; thence extending 428.29 feet in a southerly direction along the west right-of-way line of Blakemore Road to a point; thence extending 793.45 feet in a westerly direction along a line of bearing S 73° 15' 05" W to a point; thence extending 432.00 feet in a northerly direction along a line of bearing N 18° 57' 47" W to the south right of way line of Jahnke Road; thence extending 773.10 feet in an easterly direction along the south right of way line of Jahnke Road to the point of beginning, is hereby permitted to be used for a neighborhood shopping center together with accessory off-street parking, substantially in accordance with the site plan, entitled "Parkway Shopping Center", prepared by E. Carlton Wilton, Inc., dated July 25, 1976 (revised September 1, 1976, September 16, 1976, and October 1, 1976) and the elevation drawing, entitled: "Sketch of North Elevation, Parkway Shopping Center", dated July 25, 1976, by E. Carlton Wilton, Inc., which plans are attached to and made a part of Ordinance No. 87-265-259, adopted December 21, 1987[, and authorize the construction of said shopping center and accessory off-street parking].

§ 2. That adoption of this ordinance shall constitute the granting of a special use permit for the real estate, which shall be transferable from the owner of the real estate to the successor or successors in fee simple title of the owner, whether acquired by operation of law, deed or otherwise, and shall run with the land.

§ 3. That the Commissioner of Buildings is hereby authorized to issue to the owner of the real estate a building permit in accordance with the above-referenced plans for such purpose, subject to the following terms and conditions:

(a) That the acceptance of the permit and the exercise of the privileges granted by this ordinance by the owner and its successor in title shall constitute a warranty on the part of the owner

and its successor that title to the land and all of the buildings will be vested in the same person or corporation;

(b) That the owner will be bound by, observe and will comply with all other laws, ordinances and rules and regulations adopted pursuant thereto, applicable to the land and buildings, except as otherwise provided in this ordinance;

(c) That permitted uses to be located within buildings shown on the above identified plans shall be as specified in the B-1 Neighborhood Business District and set forth in [~~the~~] Chapter 30 of the Code of the City of Richmond [~~(2015)~~] (2020), as amended; but shall not include service stations. An amusement center specializing in electronic games, and having not more than five pool tables, shall be permitted within the shopping center, provided that it not occupy more than [~~4025~~] 4,025 square feet of floor area, substantially as shown on the floor plan entitled, “Exhibit ‘A’ – Floor Plan – 6327 Jahnke Road”, a copy of which is attached to Ordinance No. 92-81-221, adopted June 23, 1992, and is in addition to the plans attached to the drafts of previous ordinances. The hours of operation of the amusement center shall be as specified in section 3-46 of the Code of the City of Richmond [~~(2015)~~] (2020), as amended.

A fast food restaurant (take out orders only) may be constructed and may be operated on the property substantially as shown on the site plan, dated June 10, 1987, and revised on August 13, 1987; elevation drawings, dated June 19, 1987, and last revised on October 16, 1987; and landscape plan, dated October 14, 1987, entitled: “Fast Fox Corporation Jahnke Road Site”, prepared by Hulcher and Associates, Consulting Engineers and Architectural Land Design, Landscape Architects, copies of said plans are attached to the draft of Ordinance No. 87-265-259, adopted December 21, 1987, are in addition to the plans attached to the drafts of previous ordinances;

A restaurant with accessory entertainment and accessory nightclub uses may be operated within the portion of the Shopping Center known as 6335 Jahnke Road, with Tax Parcel No. C005-0603/037 as shown in the 2018 records of the City Assessor, in accordance with the document entitled “63Thirty5 Restaurant Management Plan,” prepared by an unknown preparer, and dated February 21, 2018, and substantially as shown on the plans entitled “6335 Jahnke Road, Tenant Upfit Plans,” prepared by Obsidian, and dated May 26, 2015, copies of which are attached to this ordinance, provided that a platform or stage may be installed within the building located at 6335 Jahnke Road pursuant to the applicable provisions of the Virginia Uniform Statewide Building Code.

An automated teller machine with exterior access may be constructed and operated within a portion of the property known as 6315 Jahnke Road and identified as Tax Parcel No. C005-0603/037 as shown in the 2021 records of the City Assessor, substantially as shown on the plans entitled “Jahnke Road Offsite, 6315 Jahnke Road, Richmond, VA 23225,” prepared by Security Vault Works, dated July 30, 2020, and last revised November 10, 2020, and “P7596 ATM Offsite Jahnke, 6315 Jahnke Rd, Richmond, VA 23225,” prepared by American / Interstate Signcrafters and dated July 30, 2020, hereinafter referred to, together, as the “ATM Plans,” copies of which are attached to this amendatory ordinance. Signage pertaining to the automated teller machine shall be limited to the wall signs and freestanding signs substantially as shown on the ATM Plans.

(d) That permitted signs shall be as specified in the B-1 Neighborhood Business District and set forth in section 30-513 of the Code of the City of Richmond [~~(2015)~~ (2020)], as amended. In addition, the following signs shall be permitted with respect to the Safeway food store; (1) two circular (six feet in diameter) recessed, mosaic, Safeway “S” insignia signs located

as shown on the drawing dated December 9, 1977, revised November 30, 1978, marked Exhibit “B”, a copy of which is attached to the draft of Ordinance No. 87-265-259, adopted December 21, 1987, on the front of the building facing north; and (2) one non-illuminated Safeway letter sign (with 20-inch letters) not exceeding 64 square feet in area located as shown on Exhibit “B” attached to the draft of Ordinance No. 87-265-259, adopted December 21, 1987, on the side of the building facing Blakemore Road. Signage for the fast food restaurant shall be subject to the B-1 Neighborhood Business district regulations in effect at the time of adoption which permits a maximum of two signs not exceeding an aggregate area of 46 square feet. In addition, two menu board signs, each not exceeding 26 square feet or 5 feet in height shall be permitted at the locations shown on the plans attached to Ordinance No. 92-81-221, adopted June 23, 1992. Directional signs for the fast food restaurant shall not contain any advertising material;

(e) The required number of parking spaces for the shopping center shall be as specified in Section 30-710.1 of the Code of the City of Richmond [~~(2015)~~ (2020)], as amended. This parking requirement may be reduced by 11 parking spaces if the automated teller machine with exterior access is installed as shown in the ATM Plans. All parking areas, access aisles and driveways shall be paved with a dust free, all-weather surface. Parking spaces shall be delineated on the pavement surface.

(f) That driveways shall be located as shown on the above identified site plan and shall be constructed in accordance with the City Driveway Policy standards;

(g) That land shall be dedicated to the City at no cost for the widening of Jahnke and Blakemore Roads as show on the [~~plan~~] plans referenced in § 1 of this ordinance;

(h) That lease agreements for individual stores shall provide that employees be required to park in spaces at the rear of the buildings;

(i) That facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works and such facilities shall be so located or screened as not to be visible from adjacent properties and public streets, residentially zoned property or public areas within the shopping center;

(j) That evergreen vegetative or opaque structural screening not less than six feet in height shall be provided and maintained along the south and west property lines, but not within twenty-five feet of street lines;

(k) That planting strips not less than twenty-five feet in width shall be provided and maintained along the northern and eastern property lines as shown on the ~~[above identified]~~ plans referenced in § 1 if this ordinance. Such planting strips shall be provided with earthen berms three to four feet in height, except where deletion of such is necessary to provide for retention of existing mature, healthy trees. Landscaping within such planting strips shall be generally as shown on the plans referenced in § 1 if this ordinance and shall also include grass or other suitable ground cover;

(l) That median strips within the shopping center shall be provided with curbing and shall be suitably landscaped with ground cover, shrubs and trees. In addition to the medians shown the ~~[plan]~~ plans referenced in § 1 if this ordinance, similarly landscaped medians shall be provided at the north ends of the parking bays located at each end of the main building. The median situated on the west side of the westernmost driveway shall be broken to enable access to the adjacent parking area. Such median break shall be located in line with the east-west access aisle through the site;

(m) That detailed landscaping plans for planting strips, medians and planting areas adjacent to building shall be as approved by the Director of Planning and Development Review ~~[prior to issuance of building permits]~~ as of the date on which this ordinance becomes effective for

portions of the shopping center constructed pursuant to the plans referenced in § 1 of this ordinance. That landscaping shown on the plans for the fast food restaurant (copy of which is attached to the draft of Ordinance No. 87-265-259, adopted December 21, 1987) shall be installed prior to the issuances of a certificate of occupancy;

(n) That outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of intensity or glare;

(o) That storm or surface water shall not be allowed to accumulate on the land and adequate facilities for drainage of storm or surface water from the land or buildings shall be provided and maintained at all times by the owner at its costs and expense so as not adversely affect or damage adjacent properties or public streets and alleys and the use thereof;

(p) That final grading and drainage plans shall be approved by the Director of Public Works prior to the issuance of building permits;

(q) That a fire hydrant or fire hydrants shall be provided and maintained by the owner at its cost and expense at a location or locations on the premises designated by the Chief of Fire and Emergency Services and the Director of Public Utilities when such hydrant or hydrants are necessary in their opinion to provide fire fighting facilities;

(r) Access to Jahnke Road and traffic control related thereto shall, during the time construction activity is taking place on that portion of Jahnke Road adjacent to the property, be as approved by the Director of Public Works of the City;

(s) That the privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond [~~(2015)~~] (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 [~~(2015)~~] (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations;

(t) That when the privileges granted by this ordinance terminate and the special use permit becomes null and void or when use of the premises is abandoned for a period of twenty – four consecutive months, use of the real estate shall be governed thereafter by the zoning regulations prescribed for the district in which the real estate is then situated; and

(u) That [~~application for a building permit to erect the building and improvements authorized by Ordinance No. 76 301 266, adopted November 22, 1976, will be made within ninety days from the effective date of this ordinance, which building permit shall expire by limitation and become null and void if construction on the building is not commenced within one hundred eighty days form the date of the building permit, or if all work is not completed with six (6) months from the effective date of this ordinance, or if construction is suspended or abandoned for period of one hundred eighty days at any time after the work is commenced, as provided in applicable provisions of the Uniform Statewide Building Code. Should application for the building permit not be made within ninety days from the effective date of this ordinance, or should the building permit expire and become null and void, the privileges granted by the this ordinance shall terminate and the special use permit shall become null and void. The Commissioner of Buildings is authorized to issue a certificate of occupancy substantially in accordance with the plans for the restaurant with accessory entertainment and accessory nightclub uses subject to the terms and conditions set forth in this amendatory ordinance. An application for the certificate of occupaney shall be made within 730 calendar days following the date on which this amendatory ordinance becomes effective. If the application for the certificate of occupancy is not made within the time period stated in the previous sentence, this amendatory ordinance and the special use~~



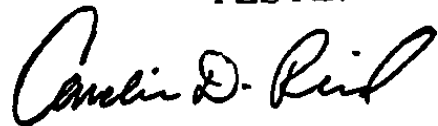
~~permit granted hereby shall terminate and become null and void]~~ the Commissioner of Buildings is hereby authorized to issue building permits to the Owner in accordance with the ATM Plans. Application for a building permit shall be made within 24 months from the effective date of this amendatory ordinance, which building permit shall expire by limitation and become null and void if construction is not commenced within 180 days from the date of the building permit, or if construction is suspended or abandoned for a period of 180 days at any time after the work is commenced, as provided in applicable provisions of the Virginia Uniform Statewide Building Code. Should application for a building permit not be made within 24 months from the effective date of this amendatory ordinance, or should the building permit expire and become null and void after the expiration of the 24 month time period for making application for the building permit, the privileges granted by this amendatory ordinance shall terminate and the special use permit shall become null and void.

§ 4. This ordinance shall be in force and effect upon adoption.

II. This amendatory ordinance shall be in force and effect upon adoption.

**A TRUE COPY:**

**TESTE:**



**City Clerk**

# City of Richmond

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

## Item Request File Number: PRE.2021.732

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### O & R Request

**DATE:** August 12, 2021

**EDITION:** 1

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

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



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



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



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



**RE:** To amend and reordain Ord. No. 2018-052, adopted March 26, 2018, as previously amended by Ord. No. 76-301-266, adopted Nov. 22, 1976, as previously amended by Ord. No. 87-265-259, adopted Dec. 21, 1987, and Ord. No. 92-81-221, adopted Jun. 23, 1992, granting authorization for a special use of the property containing 7.564 acres located at the southwest corner of the intersection of Jahnke Road and Blakemore Road, to authorize the use of a portion of the existing shopping center to contain an automated teller machine with exterior access, under certain terms and conditions.

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

**PURPOSE:** To amend and reordain Ord. No. 2018-052, adopted March 26, 2018, as previously amended by Ord. No. 76-301-266, adopted Nov. 22, 1976, as previously amended by Ord. No. 87-265-259, adopted Dec. 21, 1987, and Ord. No. 92-81-221, adopted Jun. 23, 1992, granting authorization for a special use of the property containing 7.564 acres located at the southwest corner of the intersection of Jahnke Road and Blakemore Road, to authorize the use of a portion of the existing shopping center to contain an automated teller machine with exterior access, under certain terms and conditions.

**REASON:** The subject property is located in the R-3 Single-Family Residential District and the existing commercial uses are authorized by a special use permit. An automated teller machine is not a specified permitted use listed in the special use permit nor in the subsequent amendments; therefore, an amendment to the 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. This item will be scheduled for consideration by the Commission at its October 4, 2021 meeting.

**BACKGROUND:** The subject property is a 7.56 acre property and contains the Parkway Shopping Center. City records note that the structure was built in 1979 and that the condition of the improvements are normal for its age. The property is located on the southwest corner of the intersection of Jahnke and Blakemore Roads.

The Richmond 300 Master Plan recommends Community Mixed-Uses for the subject property. This designation is described as a cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.

**Development Style:** The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context.

**Mobility:** Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be of alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged.

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

The properties abutting to the east and west contain commercial uses. Abutting to the south is multifamily housing and these properties are located in the same R-3 Single-Family Residential district as the subject property. Across Jahnke Road to the north is the Lucille Brown Middle School on property zoned R-2 Single-Family Residential District.

**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:** None

**BUDGET AMENDMENT NECESSARY:** None

**REVENUE TO CITY:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** September 13, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** October 11, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
October 4, 2021

**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:** Application and Narrative, Map, Plans Survey, Draft Ordinance

**STAFF:** David Watson, Senior Planner, Land Use Administration, 804-646-1036



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: 6315 Jahnke Road Richmond, VA 23225 Date: 11-19-20  
 Tax Map #: C0050603037 Fee: \_\_\_\_\_  
 Total area of affected site in acres: 0.05

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

**Zoning**

Current Zoning: R-3 - Residential

Existing Use: PARKWAY SHOPPING CENTER

**Proposed Use**

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

new drive-up ATM facility, or some language similar

Existing Use: parking

Is this property subject to any previous land use cases?

Yes  No  not to my knowledge  
 If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Michele Chiocca

Company: WHITEHEAD & CHIOCCA PROPERTIES LLC  
 Mailing Address: 900 PORTLAND PLACE  
 City: RICHMOND State: VA Zip Code: 23221  
 Telephone: (804) 314-1635 Fax: (804) 254-5652  
 Email: mchiocca @ whitehead chiocca law.com

**Property Owner:** WHITEHEAD & CHIOCCA PROPERTIES LLC

If Business Entity, name and title of authorized signee: owner

(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: 900 PORTLAND PLACE  
 City: RICHMOND State: VA Zip Code: 23221  
 Telephone: (804) 314-1635 Fax: (804) 254-5652  
 Email: Mchiocca @ whitehead chiocca law.com

**Property Owner Signature:** MW & CL

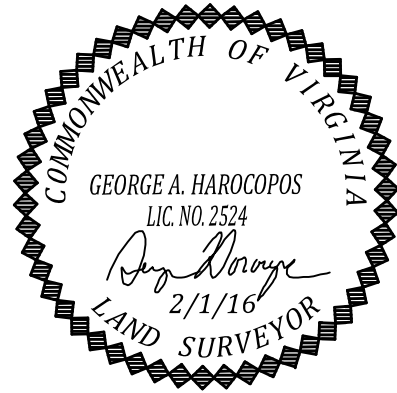
The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

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

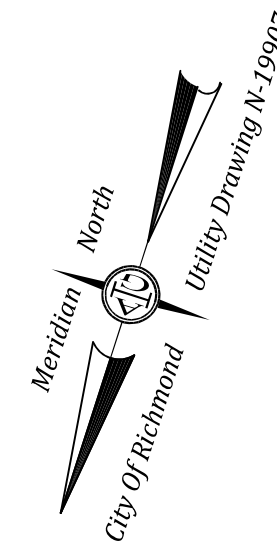
This is to certify that on 2/1/16  
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290019D

This survey was done with the benefit of title policy No MT16-006 effective date 1/25/2016 @ 8:00 A.M. By WFG National Title Insurance Company.



C0050603039  
 Renaissance Condominium Unit Owners Association  
 ID2005-37464  
 Renaissance Richmond LLC Attn Tony Webb  
 C0050603151 C0050603155  
 C0050603151B C0050603155B  
 C0050603152 C0050603156  
 C0050603152B C0050603156B  
 C0050603153 C0050603157  
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 C0050603158B

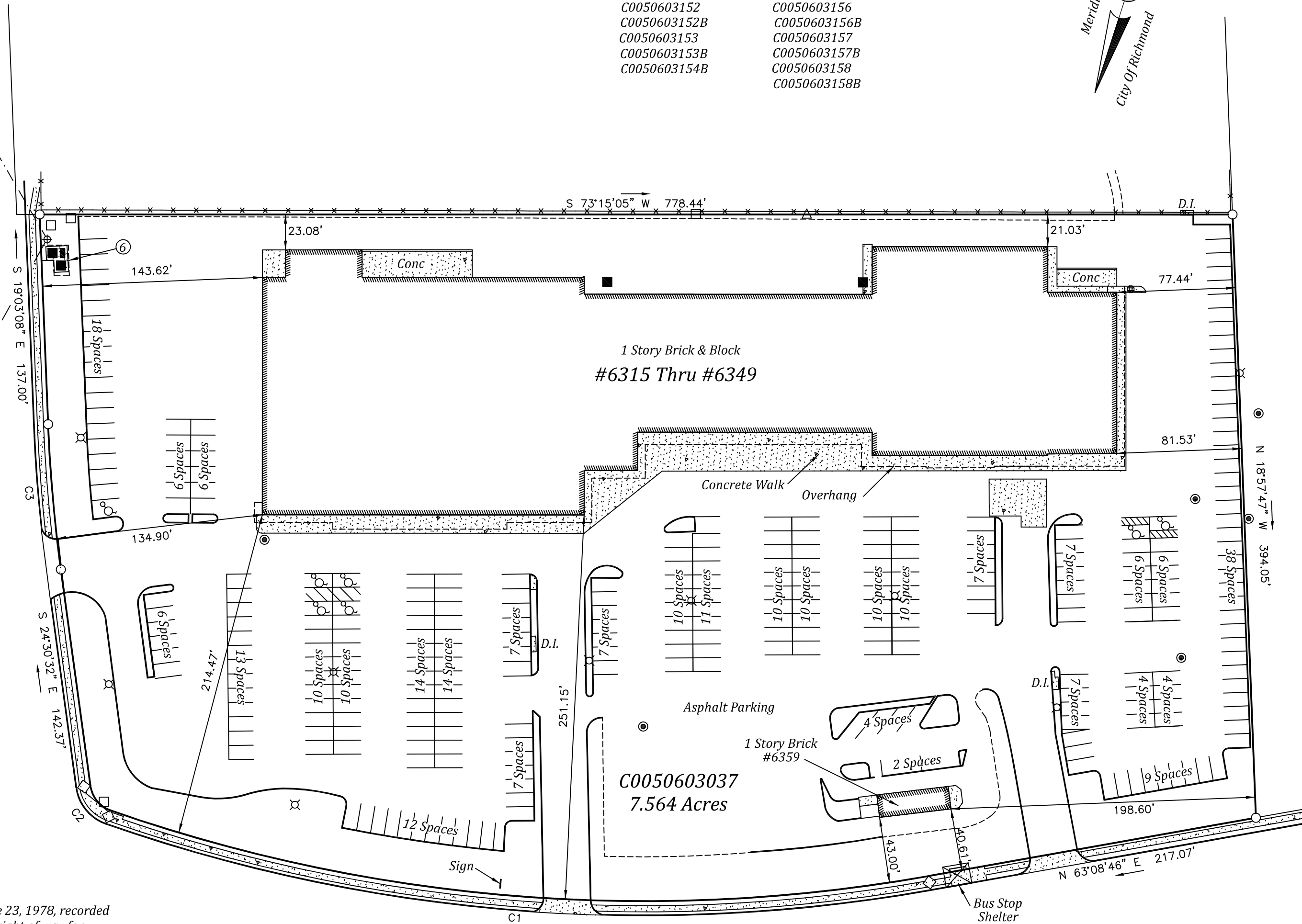


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	541.31'	1055.00'	29°23'52"	N 77°50'42" E	535.39'
C2	21.97'	20.00'	62°56'50"	S 55°58'57" E	20.88'
C3	95.24'	1000.00'	5°27'24"	S 21°46'50" E	95.20'

Parking Tabulation  
 285 Regular Spaces  
 7 Handicap Spaces  
 292 Total Spaces

Note: Utilities To Building Underground

BLAKEMORE ROAD  
 Variable Width R/W



C0050603034  
 Food Lion LLC #318  
 ID2000-17603

LEGEND

- Pow.Box
- Rod/S
- △ T.V.Ped.
- ⊕ Power Pole
- Rod/F
- Tel.Ped.
- ⊗ Fire Hydrant
- ⊙ Man Hole
- ⊗ Light Pole
- ◇ Stone/F
- ⊙ Hcp. Space

EASEMENTS

- ④ Easement granted to VEPCO, dated June 23, 1978, recorded in Deed Book 546, page 124; grants 10' right of way for underground conduits and cables. Non Plottable description is +/-
- ⑤ Easement granted to VEPCO, dated June 23, 1978, recorded in Deed Book 584, page 171; grants pole line easement. Non Plottable description is +/-
- ⑥ Easement granted to Bell Atlantic dated October 14, 1999 recorded November 4, 1999 as instrument No. 99-30423; grants easement to construction, operate and maintain communication system. As Plotted on plat.

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO Whitehead & Chiocca, PLC.

JAHNKE ROAD  
 90' R/W

SURVEY OF  
 LOT AND IMPROVEMENTS THEREON LOCATED AT  
 # 6315 THRU # 6359 JAHNKE ROAD  
 RICHMOND, VIRGINIA

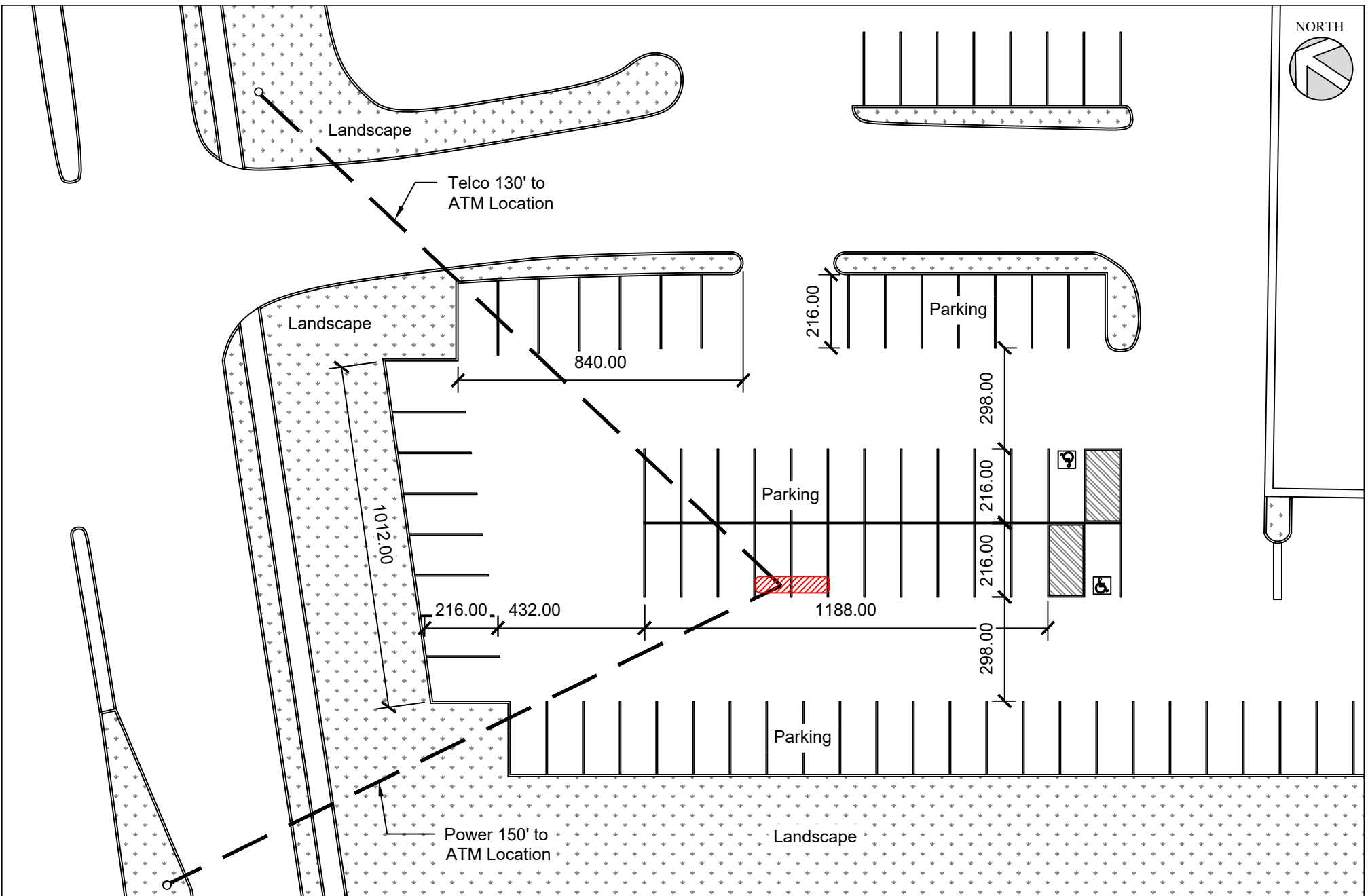
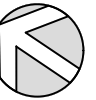
JN 45145

A. G. HAROCOPOS & ASSOCIATES, P.C.  
 CERTIFIED LAND SURVEYOR AND CONSULTANT

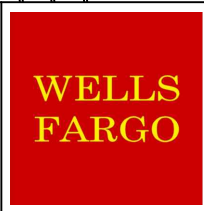
4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
 Office 804 744 2630 FAX 804 744 2632  
 E-MAIL AGHAROCOPOS@VERIZON.NET  
 Scale 1"=60' Date 2/1/16 Drawn by GAH



NORTH



**security vault works**  
 2007 Gateway Blvd  
 Charlotte, NC 28208  
 Phone 704/399.4166  
 Fax 704/399.4355

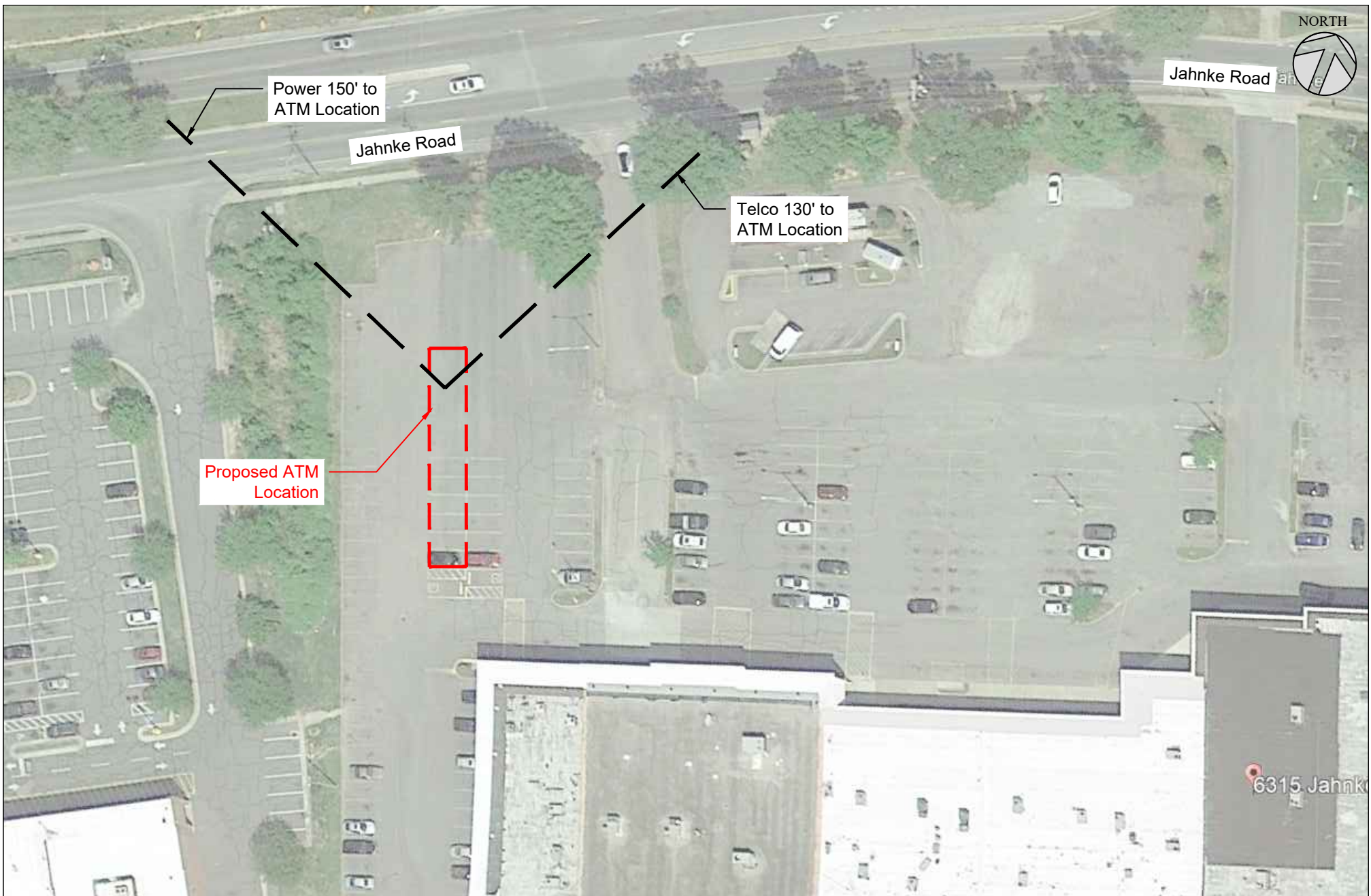


Jahnke Road Offsite  
 6315 Jahnke Road  
 Richmond, VA 23225

New ATM  
 Site Plan

Revised  
 11/10/2020  
 Option A  
 Drive-Up

Approved By:  
 Scale: 1/32" = 1'-0"  
 Draw Date: 07/30/2020  
 Page: 1 of 8




**security vault works**

2007 Gateway Blvd  
 Charlotte, NC 28208  
 Phone 704/399.4166  
 Fax 704/399.4355



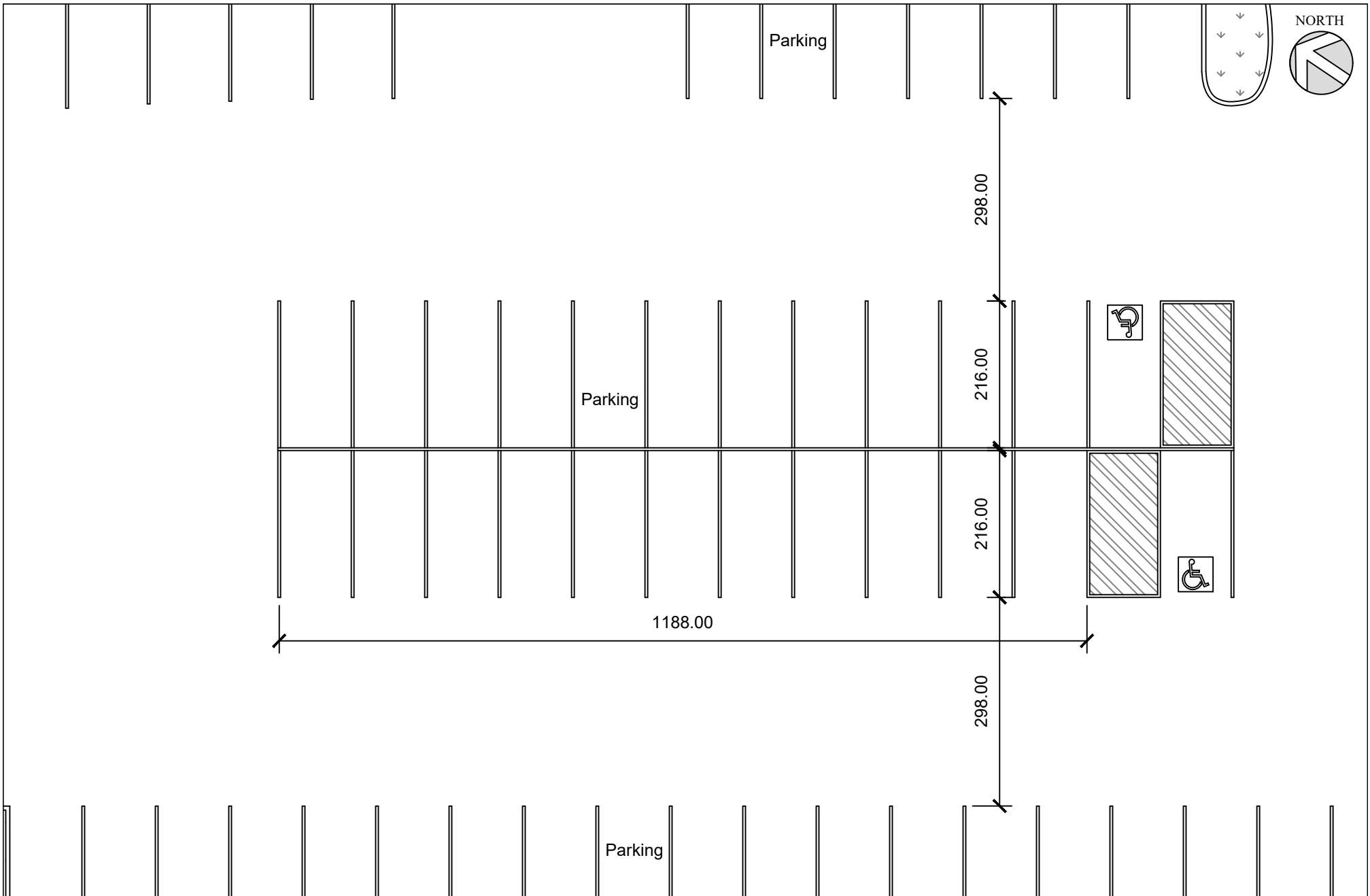
Jahnke Road Offsite  
 6315 Jahnke Road  
 Richmond, VA 23225

New ATM  
 Aerial View

Revised  
 11/10/2020  
 Option A  
 Drive-Up

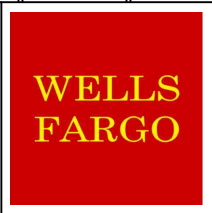
Approved By:
Scale: Not to Scale
Draw Date: 07/30/2020
Page: 2 of 8






**security vault works**

2007 Gateway Blvd  
Charlotte, NC 28208  
Phone 704/399.4166  
Fax 704/399.4355



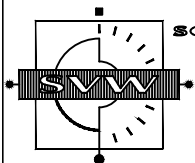
Jahnke Road Offsite  
6315 Jahnke Road  
Richmond, VA 23225

New ATM  
Existing Plan View

Revised  
11/10/2020  
Option A  
Drive-Up

Approved By:
Scale: 1/16" = 1'-0"
Draw Date: 07/30/2020
Page: 3 of 8

(E) Parking Lot



**security vault  
works**

2007 Gateway Blvd  
Charlotte, NC 28208  
Phone 704/399.4166  
Fax 704/399.4355



Jahnke Road Offsite  
6315 Jahnke Road  
Richmond, VA 23225

New ATM  
Existing Elevation

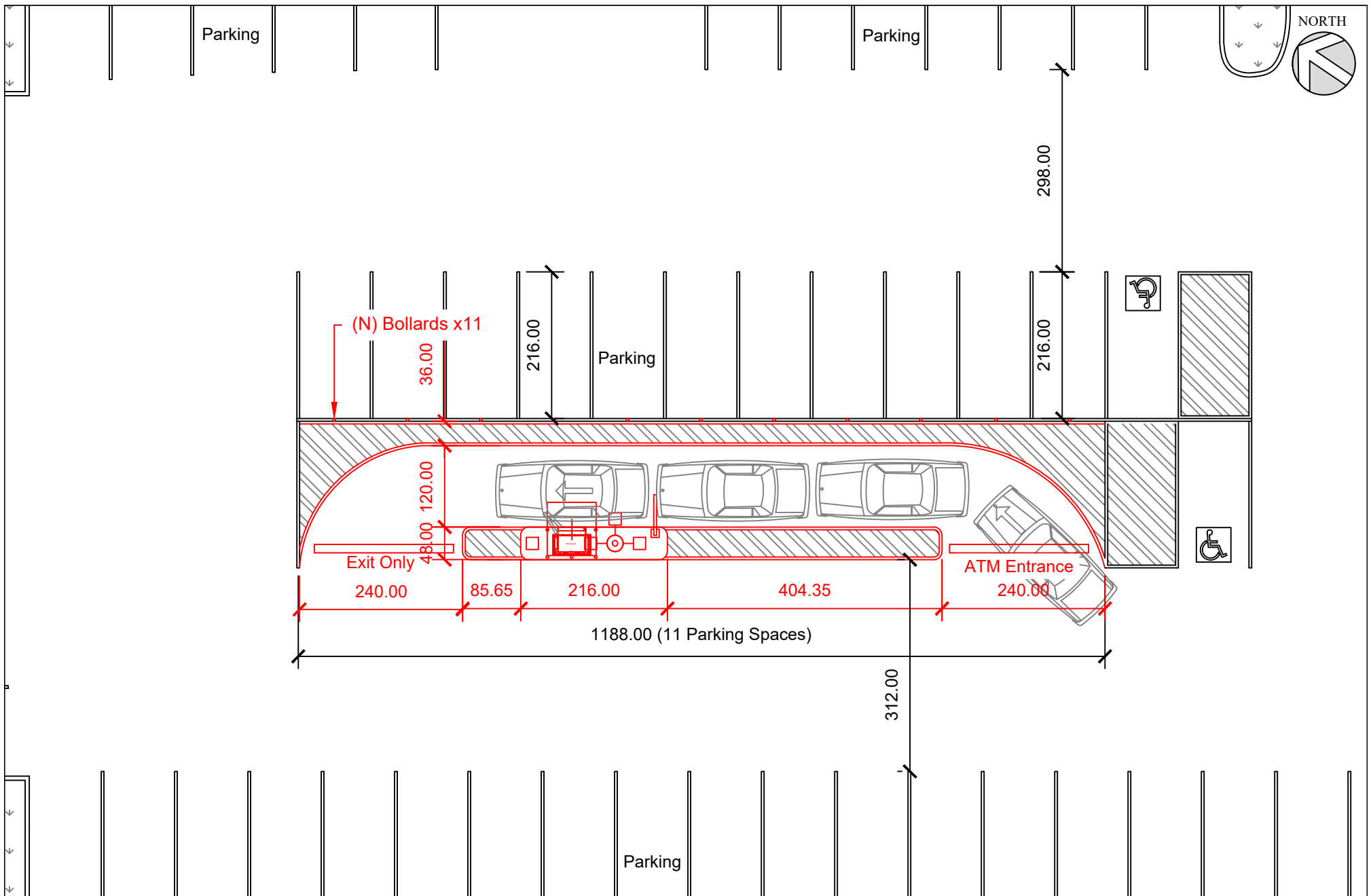
Revised  
11/10/2020  
Option A  
Drive-Up

Approved By:

Scale: 1/4" = 1'-0"

Draw Date: 07/30/2020

Page: 4 of 8




**security vault works**  
 2007 Gateway Blvd  
 Charlotte, NC 28208  
 Phone 704/399.4166  
 Fax 704/399.4355

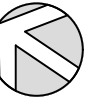


Jahnke Road Offsite  
 6315 Jahnke Road  
 Richmond, VA 23225

New ATM  
 Proposed Plan View

Revised  
 11/10/2020  
 Option A  
 Drive-Up

Approved By:
Scale: 1/16" = 1'-0"
Draw Date: 07/30/2020
Page: 5 of 8



**SCOPE OF WORK:**

- TRENCH / BORE TO TELCO / ELEC LOCATION.
- INSTALL NEW CONDUITS FOR ELEC & TELCO CABLES.
- RUN NEW CAT-5, ALARM AND CAMERA WIRE.
- RUN 30AMP AND 20AMP CIRCUIT.
- RESTRIPE PARKING STALLS REMOVING (11) STALLS.
- DEMO PORTION OF EXISTING ASPHALT PARKING.
- FORM & POUR NEW CONCRETE FOUNDATION, RETAIN CURB, CURB & GUTTER (75 Sq Ft).
- INSTALL NEW 4" TRAFFIC BOLLARD x16.
- INSTALL NEW WELLS FARGO B3885 KIOSK.
- INSTALL NEW NCR 6688 ATM.
- INSTALL NEW LIGHT POLE
- INSTALL NEW LIGHT STANDARD x3
- INSTALL NEW VHD
- INSTALL NEW METER PEDESTAL

Parking

(N) Bollards x11

36.00

120.00

48.00

(N) Directional Arrows

(N) Striping

(N) Striping

Clearance Bar

Exit Only

47.73

55.00

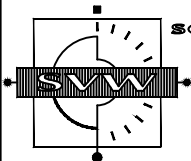
24.00

32.00

216.00

(N) Meter Pedestal  
(N) Bollards x5

(N) Light Pole  
(N) Standard Light Fixtures x3  
(N) NCR 6688 DU ATM  
(N) 3885 WFB ATM Building



**security vault works**

2007 Gateway Blvd  
Charlotte, NC 28208  
Phone 704/399.4166  
Fax 704/399.4355

**WELLS FARGO**

Jahnke Road Offsite  
6315 Jahnke Road  
Richmond, VA 23225

New ATM  
Enlarged Proposed  
Plan View

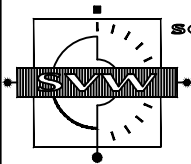
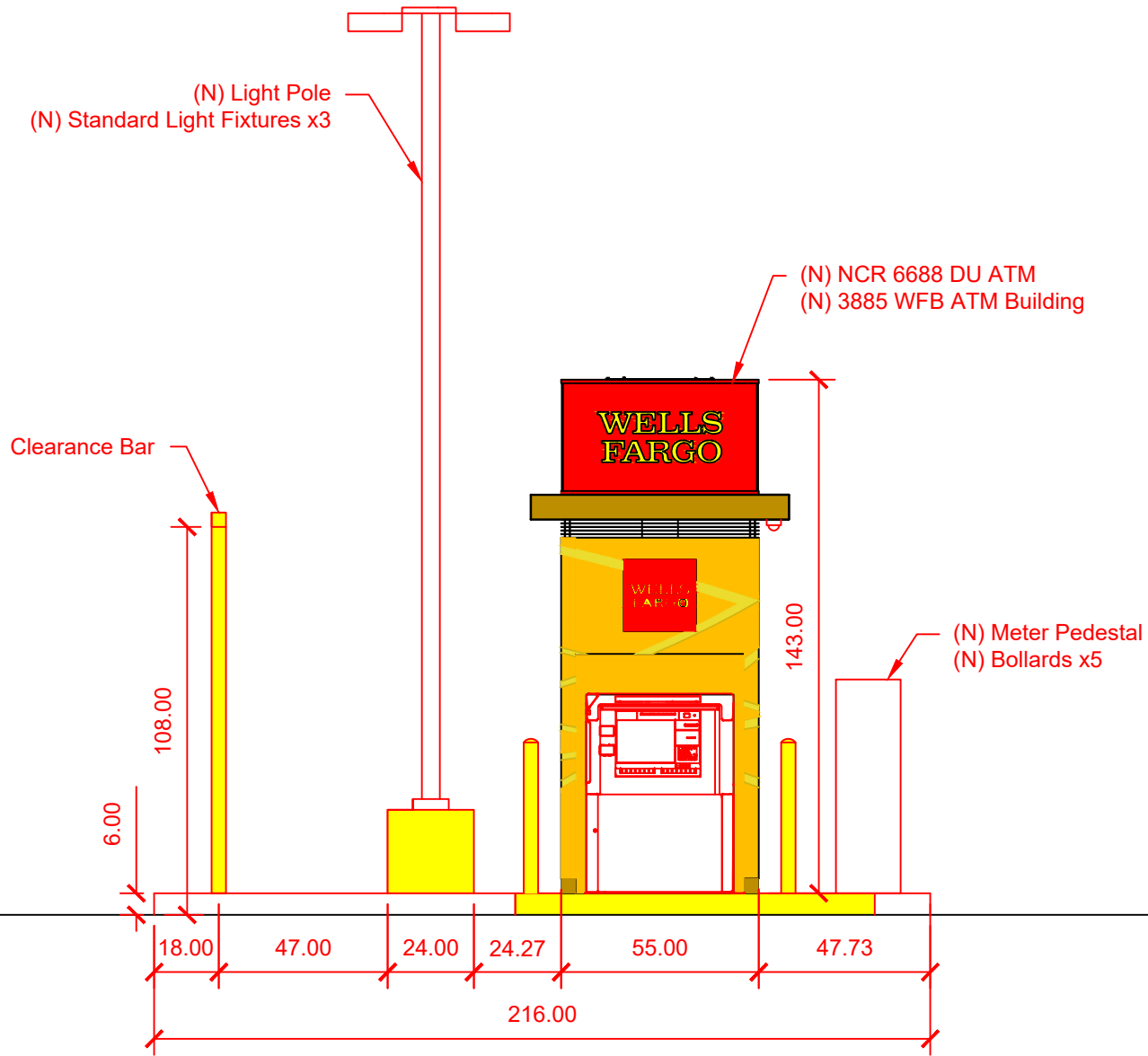
Revised  
11/10/2020  
Option A  
Drive-Up

Approved By:

Scale: 3/16" = 1'-0"

Draw Date: 07/30/2020

Page: 6 of 8



**security vault works**  
 2007 Gateway Blvd  
 Charlotte, NC 28208  
 Phone 704/399.4166  
 Fax 704/399.4355

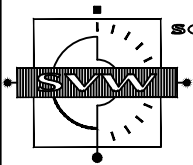


Jahnke Road Offsite  
 6315 Jahnke Road  
 Richmond, VA 23225

New ATM  
 Proposed Elevation

Revised  
 11/10/2020  
 Option A  
 Drive-Up

Approved By:
Scale: 1/4" = 1'-0"
Draw Date: 07/30/2020
Page: 7 of 8



**security vault  
works**

2007 Gateway Blvd  
Charlotte, NC 28208  
Phone 704/399.4166  
Fax 704/399.4355



Jahnke Road Offsite  
6315 Jahnke Road  
Richmond, VA 23225

New ATM  
Rendering

Revised  
11/10/2020  
Option A  
Drive-Up

Approved By:

Scale: Not to Scale

Draw Date: 07/30/2020

Page: 8 of 8



After

Before



**P7596**  
**ATM Offsite Jahnke**  
**6315 Jahnke Rd**  
**Richmond, VA 23225**



**AMERICAN / INTERSTATE**  
**SIGNCRAFTERS**

NEW YORK  
1430 Church St. Unit H  
Bohemia, NY 11716

FLORIDA  
130 Commerce Road  
Boynton Beach, FL 33426

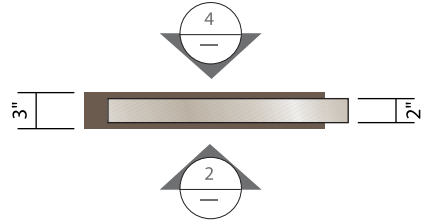




# NE01 WFATMOS-DS-PM-48

**Scope Of Work:** Fabricate & install (1) new non-illuminated WF directional.

**NOTE:** Foundation specifications To Be Determined.

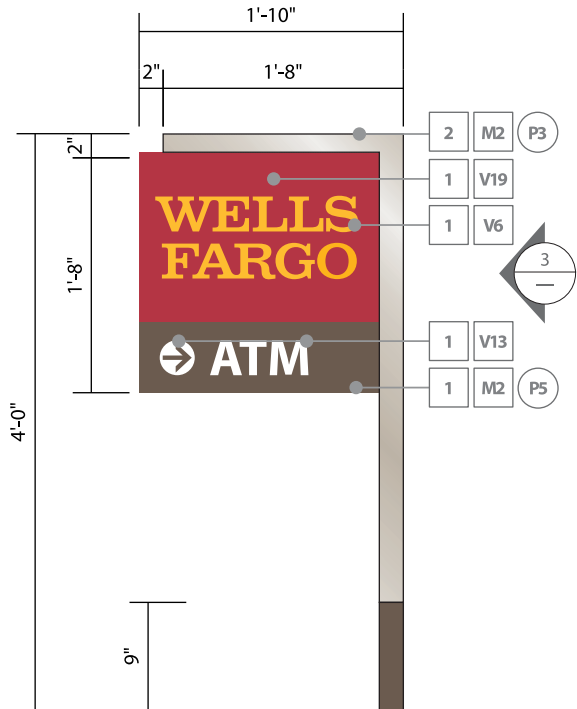


**1 Plan View | ATM Directional – Pole Mounted**  
Scale: 3/4"=1'-0"

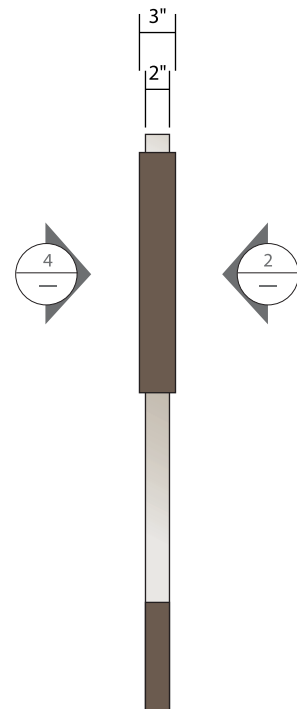


Composite image intended for visual representation only. Actual signage may differ slightly in color and size.

SQ. FT. 2.78



**2 Elevation | ATM Directional – Pole Mount (Side A)**  
Scale: 3/4"=1'-0"



**3 Side View**  
Scale: 3/4"=1'-0"



**4 Elevation | ATM Directional – Pole Mount (Side B)**  
Scale: 3/4"=1'-0"



Revisions:

X		X
X		X
X		X
X		X

- ALL ELECTRICAL COMPONENTS ARE TO BE UL LISTED AND APPROVED FOR THE NEC 2017
- ALL BALLAST, TRANSFORMER, ELECTRONIC POWER SUPPLIES AND CLASS 2 POWER SOURCES TO COMPLY WITH NEC 602.1
- ALL PRIMARY WIRING TO BE #12 THINWALL PER NEC404
- GROUNDING & BONDING AS PER NEC 250
- INSTALLATION SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF THE NEC 2017 CODE BOOK
- SIGNS WILL BE CONTROLLED BY PHOTOCELL OR ASTRONOMICAL TIME CLOCK



File Location:  
Renderings>W>Wells Fargo>IVA>  
P7569\_Richmond, VA\_71573

Date: 07.30.20  
Designer: BB PM: RS

Address: 6315 Jahnke Rd.  
City/State: Richmond, VA 23225

Drawing # **NE01**  
Site Name **P7596**

## Notes & Samples

1. **PANEL:** Fabricated 1"x3" aluminum channel frame, skinned with .090" aluminum panel tack welded to frame and decorated with surface applied opaque graphics. Painted face and returns.
  - 1a. Fabricated internal structure to produce surfaces free from oil canning, warping, distortion or any irregularities or inconsistencies.
  - 1b. All welds to be ground smooth prior to painting.
  - 1c. Secure panel to post with #10 stainless steel screws. 2 screws to be used at the top of the sign and 2 screws on the vertical post for attachment.
  - 1d. In addition to screws, face panel to be attached to post with LORD 403 Acrylic Adhesive with LORD Accelerator 19 to be applied to inside of channel frame. Adhesive to be applied along entire edge of face panel.
  - 1e. See sign details.
  - 1f. All surfaces to be free of visible seams.
  
2. **POST:** Aluminum post stock material. Paint all surfaces.
  - 2a. Weld end cap. Paint to match post.
  - 2b. Paint stripe, all sides.
  
3. **MOW STRIP FEATURE:** Provide additional concrete as part of footing flush to ground to create circular mow strip to prevent damage of painted post. Mow strip to have diameter of 8".
  
4. **MOUNTING:** Sign contractor responsible for field survey of existing conditions prior to shop drawing submittal to include appropriate mechanical fasteners and recommended footing configurations.
  
5. Sign contractor to provide footings to withstand local windload and weather conditions.
  
6. **GRAPHICS:** Kiss cut vinyl letters and directional arrow. Align graphics as shown in the exhibits. All copy to be approved by Wells Fargo.

**NOTE:** Alternate Suppliers – will be communicated by Wells Fargo in writing when it determines, in its sole discretion, that an alternate supplier is needed.

**SIGN CONTRACTOR TO PROVIDE**

- Shop Drawings
- Engineering Calculations
- Layout Patterns (copy)
- Local Sign Permits
- Fabrication Example (complete sign, on-site)
- Fabricator to Verify Field Conditions (prior to fabrication, prior to installation)

## Color & Materials

### Vinyl

- V6**  **Opaque Yellow**  
3M Scotchcal VEB-14450
- V13**  **Opaque White, Gray Adhesive**  
3M Controltac 180-10
- V19**  **Opaque Red**  
3M Scotchcal 7725-2236

### Paint

- P3**  **Light Bronze, Satin Finish**  
 Option 1:  
Matthew Paint MP75296  
 Option 1a:  
(Field Paint Application Only)  
Roll-On Additive: #47-444SP  
 Option 1b:  
Ultra Low VOC LVS75296  
 Option 2:  
AkzoNobel SIGN90722  
 Option 2a: (Field Paint Application Only)  
Roll-On Additive: #390909  
 Option 3:  
Sherwin Williams G4-5779594  
 Option 3a:  
(First Paint Application Only)  
Acrylic Roll-on Paint: SHER-CRYL HPA B66T354
  
- P5**  **Warm Gray, Semi-Gloss Finish**  
 Option 1:  
Matthew Paint MP20148 (Shadow Bronze)  
 Option 1a:  
Ultra Low VOC LVS20148-2  
 Option 2:  
AkzoNobel SIGN91139  
 Option 3:  
Sherwin Williams G4-5779595

### Material

- M2**  Aluminum

Revisions:

X	X
X	X
X	X
X	X

- ALL ELECTRICAL COMPONENTS ARE TO BE UL LISTED AND APPROVED FOR THE NEC 2017
- ALL WELLS TRANSFORMER, ELECTRONIC POWER SUPPLIES AND CLASS 2 POWER SOURCES TO COMPLY WITH NEC 602.1
- ALL PRIMARY WIRING TO BE #12 THINWALL PER NEC 404
- GROUNDING & BONDING AS PER NEC 250
- INSTALLATION SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF THE NEC 2017 SPECIFICATIONS
- SIGNS WILL BE CONTROLLED BY A PHOTOCELL OR ASTROCHRONAL TIME CLOCK



File Location:  
Renderings>W>Wells Fargo>IVA>  
P7569\_Richmond, VA\_71573

Date: 07.30.20

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Drawing #

**NE01**

Site Name

**P7596**

