



**City Of Richmond, Virginia  
Office of the City Clerk**

**Request to Withdraw Legislation**

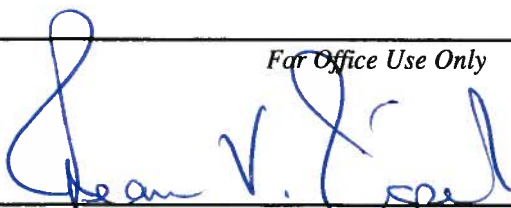
Paper Number: Ord. No. 2013-205

Chief Patron: Mayor Dwight C. Jones (By Request)

Introduction Date: September 9, 2013

Chief Patron Signature: 

*For Office Use Only*

Attestation: 

Effective Date: September 14, 2015

INTRODUCED: September 9, 2013

AN ORDINANCE No. 2013-205

To authorize the special use of the properties known as 705 and 709 Libbie Avenue for the purpose of a bank with a drive-up facility and accessory parking, upon certain terms and conditions.

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

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

PUBLIC HEARING: OCT 14, 2013 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the properties known as 705 and 709 Libbie Avenue and identified as Tax Parcel Nos. W020-0114/008 and W020-0114/010, respectively, in the 2013 records of the City Assessor, being more particularly shown on the survey and site layout entitled “Franklin Federal - Libbie Ave, Far West Planning District - City of Richmond - Virginia,” prepared by Timmons Group, and dated June 4, 2013, a copy of which is attached to and made a part of this ordinance, is hereby permitted to be used for the purpose of a bank with a drive-up facility and accessory parking, substantially as shown on sheets C0.0 through C4.0, L1.0, L2.0, A1 through A4, and EL1 through EL3 of the plans entitled “Franklin Federal – Libbie Ave, Far West Planning District – City of

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

Richmond – Virginia,” prepared by Timmons Group and dated June 4, 2013, copies of which are attached to and made a part of this ordinance.

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

§ 3. That the Commissioner of Buildings is hereby authorized to issue to the owner of the properties a building permit substantially in accordance with the plans referred to above for the aforementioned purpose, subject to the following terms and conditions:

(a) The owner of the properties shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the properties, except as otherwise provided in this ordinance.

(b) An application for a building permit shall be made within twenty-four (24) months from the effective date of this ordinance. This building permit shall expire and shall become null and void if any necessary construction has not commenced within one hundred eighty (180) days from the date of the building permit or if construction is suspended or abandoned for a period of one hundred eighty (180) days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within twenty-four (24) months after the effective date of this ordinance or should the building permit expire and become null and void after the expiration of the twenty-four (24) month time period for making application for the building permit, the privileges granted by this ordinance shall terminate and the special use permit shall become null and void.

(c) 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 subject property have been paid.

(d) All required final grading and drainage plans, together with all easements made necessary by such plans, shall be approved by the Director of Public Utilities prior to the issuance of building permits.

(e) 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 properties so as not to adversely affect or damage adjacent property or public streets and the use thereof.

(f) 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.

(g) Any encroachments existing, proposed on the attached plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2004), as amended.

(h) The use of the properties shall be a bank with a drive-up facility, substantially as shown on the plans attached to this ordinance.

(i) Parking to serve the bank shall be provided, substantially as on the plans attached to this ordinance. No more than twenty (20) parking spaces shall be provided.

(j) Landscaping, screening, lighting and streetscape improvements shall be provided, substantially as depicted on the plans attached this ordinance.

(k) In order to ensure that the special use permitted by this ordinance (i) will not be detrimental to the safety, health, and general welfare of the community involved, (ii) will not create hazards from dangers in streets, roads, alleys and other public ways and places in the area involved and (iii) will not adversely affect or interfere with public requirements, conveniences and improvements, the owner shall make improvements within the right-of-way substantially as shown on the plans attached to this ordinance. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. No certificate of occupancy shall be issued for the property until all requirements of this subsection are fully satisfied.

(l) In all other respects, the use of the properties shall be in accordance with the applicable underlying zoning regulations.

§ 4. That the privileges granted by this ordinance may under certain circumstances be revoked. Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it shall

review the violation and the special use permit pursuant to the provisions of sections 114-1050.7 through 114-1050.11 of the Code of the City of Richmond (2004), as amended, if (a) the property owner does not abate the violation within thirty (30) days of the issuance of the notice or (b) three (3) notices of violation are issued to the property owner within any twelve (12) month period. No action taken pursuant to the provisions of this section shall in any way limit the City's right to pursue any other remedy at law or in equity against the property owner. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 114-1080 of the Code of the City of Richmond (2004), as amended, or any other applicable laws or regulations.

§ 5. That when the privileges granted by this ordinance terminate and the special use permit becomes null and void or when use of the properties is abandoned for a period of twenty-four (24) consecutive months, use of the properties shall be governed thereafter by the zoning regulations prescribed for the district in which the properties are then situated.

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



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

RECEIVED
O & R REQUEST
JUL 03 2013
CHIEF ADMINISTRATIVE OFFICE
CITY OF RICHMOND

O&R REQUEST

DATE: June 24, 2013
TO: The Honorable Members of City Council
THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
THROUGH: Byron C. Marshall, Chief Administrative Officer
THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer for Economic Development and Planning
FROM: Mark A. Olinger, Director
SUBJECT: Special Use Permit for 705 and 709 Libbie Avenue for the purpose of authorizing a bank use, upon certain terms and conditions.

RECEIVED
JUL 22 2013
OFFICE OF CITY ATTORNEY

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

PURPOSE: To authorize the special use of the properties known as 705 and 709 Libbie Avenue for the purpose of authorizing a bank with a drive-up facility and accessory parking, upon certain terms and conditions.

REASON: The applicant is proposing to construct a one-story bank branch office of approximately 3,850 square feet with three (3) drive-through teller lanes. The subject property is located in an R-4 District which does not permit a bank use.

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 7, 2013 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject properties are located on the block bounded by Libbie Avenue to the west, Patterson Avenue to the north, Granite Avenue to the east, and York Road to the south. The property consists of 2 parcels totaling .91- acre of land area.

201307002

The applicant is proposing a commercial banking office with three (3) drive-through lanes and twenty (20) parking spaces. Vehicular access would be provided from Libbie Avenue. The R-4 District does not permit a banking use.

City staff recently conducted a land use and planning study of the area. This study was initiated at the request of the property owners in the area in conjunction with the City Councilperson. The result of this study was an update to the Richmond Master Plan for this neighborhood. Currently, the subject properties have a Mixed-Use land use designation. Primary uses for this designation include "combinations of office, retail, personal service, general commercial and service uses and in some cases, multi-family residential and dwelling units above ground floor commercial," (p. 134). The typical zoning classifications that may accommodate this land use category are the B-5 Central Business district and the UB Urban Business district. The Master Plan states, "New development and redevelopment within these mixed-use areas should be a range of residential and commercial uses; be a mix of pedestrian and vehicular scales; be between two (2) and three (3) stories in height; have setbacks that match the existing development pattern or be adjacent to the sidewalk; and have parking located to the rear of the building with opportunities for shared parking with adjacent development," (p. 183) The Master Plan continues, "Traffic and parking impact analysis should be provided for new development and redevelopment proposals. Potential transportation and parking impacts should be mitigated if warranted," (p. 184).

**FISCAL IMPACT:** The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**COST TO CITY:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**REVENUE TO CITY:** \$1,900 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** July 22, 2013

**CITY COUNCIL PUBLIC HEARING DATE:** September 9, 2013

**REQUESTED AGENDA:** Regular

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, October 7, 2013

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORDINANCES:** None.



O&R Request  
June 24, 2013  
Page 3 of 3

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

**STAFF:** Willy Thompson, Senior Planner  
Land Use Administration (Room 511)  
646-5734

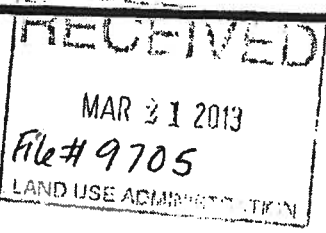
*DCD O&R No. 13-17*



# 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/>

9705



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

Project Name: Franklin Federal - Libbie Avenue

Date: March 19, 2013

Property Address: 705 & 709 Libbie Avenue

Tax Map #: W0200114008/  
W0200114010

Fee: \$1,900.00

Total area of affected site in acres: 0.913

(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R-4

Existing Use: Single family rental

Is this property subject to any previous land use cases?

Yes  No

If Yes, please list the Ordinance Number:

### Proposed Use

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

Construction and operation of a bank branch office  
and similar financial services, including potential  
accessory automated teller machines accessible from\*

Applicant/Contact Person: Franklin Federal Savings Bank, c/o James W. Theobald

Company: HIRSCHLER FLEISCHER

Mailing Address: Post Office Box 500

City: Richmond State: VA Zip Code: 23218-0500

Telephone: (804) 771-9513 Fax: (804) 644-0957

Email: jtheobald@hf-law.com

Property Owner: Howard C. Scott Rentals Limited Partnership LLP

If Business Entity, name and title of authorized signee: Clifton Scott, Jr.

Mailing Address: 503 Libbie Avenue, Suite 2-A

City: Richmond State: VA Zip Code: 23226

Telephone: (804) 337-3889 Fax: 0

Email: \_\_\_\_\_

Property Owner Signature: James W. Theobald  
James W. Theobald, Attorney-in-Fact

(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)

\*the interior or exterior of the building devoted to such uses, along with drive-through teller lanes, and exceptions to the Zoning Ordinance.



# HIRSCHLER FLEISCHER

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

James W. Theobald • Richmond Office  
(804) 771-9513 • [jthcobald@hf-law.com](mailto:jthcobald@hf-law.com)

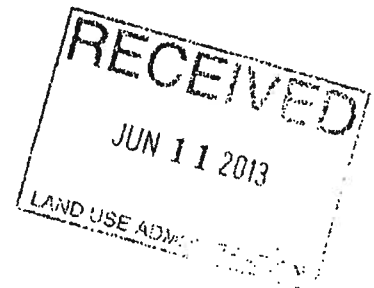
The Edgeworth Building  
2100 East Cary Street  
Richmond, VA 23223-7078  
Telephone: 804-771-9500  
Fax: 804-644-0957

Fredericksburg Office:  
725 Jackson Street, Suite 200  
Fredericksburg, VA 22401-5720  
Telephone: 540-604-2100  
Fax: 540-604-2101  
[www.hf-law.com](http://www.hf-law.com)

Mailing Address:  
Post Office Box 500  
Richmond, VA 23218-0500

June 11, 2013

## APPLICANT'S REPORT



### *Special Use Permit*

*705 and 709 Libbie Avenue, Richmond, Virginia*

*Map Reference Numbers: W0200114008 and W0200114010*

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Submitted to: **City of Richmond**  
Department of Community Development  
Land Use Administration  
900 East Broad Street, Suite 511  
Richmond, Virginia 23219

Submitted by: **Franklin Federal Savings Bank**  
4501 Cox Road  
Glen Allen, Virginia 23058

Prepared by: **Hirschler Fleischer, Attorneys at Law**  
2100 East Cary Street  
Richmond, Virginia 23223

## Introduction

The applicant, Franklin Federal Savings Bank ("Franklin Federal"), requests certain exceptions to the Zoning District and a special use permit ("SUP") to authorize the construction and operation of a bank branch office and similar financial services, including potential accessory automated teller machines accessible from the interior or exterior of the building devoted to such uses, along with drive through teller lanes on the subject property to serve Franklin Federal's customers in the area. Franklin Federal has been located at the Village Shopping Center since 1954 and desires to move closer to the Libbie and Patterson area to expand its services to its customers and open a free-standing branch. Franklin Federal has been a savings and loan or savings bank since 1933 and envisions becoming like other community banks offering full banking services to its customers in the future. Its location in the Village Shopping



## HIRSCHLER FLEISCHER

Center is too small to provide full banking services and does not provide the necessary access for a full-service bank. The proposed location at the subject property will enable Franklin Federal to accomplish that vision and better serve its customers while remaining in the general area.

### Existing Conditions

#### SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the east side of Libbie Avenue just south of Patterson Avenue, between Kensington Avenue and Christopher Lane. The subject property is referenced by the City Assessor as two tax parcels, W0200114008 and W0200114010, each of which is improved with a single-family detached house rented to others and owned by Franklin Federal's prospective land lease landlord, Howard C. Scott Rentals Limited Partnership LLP ("Landlord"). The subject property consists of two rectangular pieces of land containing a total of approximately 0.913 acre of land area.



The former single-family detached rental homes were constructed in 1935 and 1925 and are one story in height.



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The property to the north of the subject property is a BB&T bank branch, transitioning to the retail area along Patterson Avenue; the property to the east is comprised of single-family detached residential, some being owned by the prospective Landlord, and property to the south and west is also single-family detached residential.

### **EXISTING ZONING**

The property's underlying zoning classification is R-4 Single-Family Residential, which does not permit the proposed use.

The surrounding properties in the City of Richmond are generally zoned R-4 Single Family Residential and B-2 Community Business District.

### **MASTER PLAN DESIGNATION**

The Libbie/Grove/Patterson Master Plan Amendment recommends "Mixed Use" for the area of the subject property.

## **Proposal**

### **PROJECT SUMMARY**

The proposed development includes the construction of a one-story bank branch office approximately 3,850 square feet in size consisting of three (3) drive through teller lanes, and indoor banking and office areas. One potential access point is provided to the parcel to the south to promote future development to the south thus potentially requiring fewer curb cuts on Libbie Avenue. A connection from the front door of the facility to the existing sidewalk on Libbie Avenue has been provided, as well as landscaping along Libbie Avenue. Exceptions to the Zoning Ordinance relative to the number of stacking spaces for drive through teller lanes, free-standing and building-mounted signage, the number of drive through lanes and parking area screening requirements are also sought as set forth below. The proposed bank branch office will permit Franklin Federal to achieve its vision of expanding the services that are offered to its customers by providing full banking services. Franklin Federal's branch is currently located partially in the City of Richmond and partially in Henrico County. The permitted development will enable Franklin Federal to be more competitive in the banking industry. The development will also be an economic benefit to the City in that the bank's operations would be wholly located in the City of Richmond.

### **REMOVAL OF EXISTING SINGLE-FAMILY RENTAL HOMES AND CONSTRUCTION AND OPERATION OF A BANK BRANCH OFFICE AND SIMILAR FINANCIAL SERVICES, INCLUDING POTENTIAL ACCESSORY AUTOMATED TELLER MACHINES ACCESSIBLE FROM THE INTERIOR OR EXTERIOR OF THE BUILDING DEVOTED TO SUCH USES; EXCEPTIONS TO ZONING ORDINANCE**

The existing single-family rental homes will be removed. A one story banking facility approximately 3,850 square feet in size will be constructed. The exterior follows a traditional aesthetic design with detailing that includes a larger Palladian-style window on the Libbie (west) elevation, jack arches over



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other windows and columns at the drive-up, large window and entrance. All windows will have applied, raised muntins that give the appearance of a true divided-lite window. The roof will be mostly standing seam, prefinished metal. Site elements include a brick paver exterior entry, directional signage, selective use of light bollards at the entrance and short sections of decorative fencing on both sides of the vehicular entrance comprised of brick piers and powder-coated aluminum pickets. Landscaping is proposed to buffer the bank branch from the adjacent homes on the east and south. The landscaping to the east will also include continuous evergreen plantings a minimum of seven (7) feet tall at the time of planting and a minimum six (6) foot tall opaque fence with ten (10) foot returns on the north and south ends at the request of neighbors. The following exceptions to the Zoning Ordinance are requested:

- permit three (3) drive through teller/ATM lanes;
- permit three (3) stacking spaces for each drive through teller lane (Section 114-710.1);
- permit one (1) free-standing sign meeting the R-4 signage requirement;
- permit building-mounted signage (Section 114-506) and related directional signage;
- permit a deviation in the required parking area screening requirement (Section 114-710.13(2)b.1).

The proposed development will contribute to the quality, neighborhood development contemplated by the recently-adopted Libbie/Grove/Patterson Master Plan Amendment. There is no parking between the building and the street. The bank use is in conformance with the mixed-use designation for the area and will complement the residential uses, offices, shops, restaurants, etc. that either exist or are envisioned for the area. The potential additional access point to the south also salutes the Plan's suggestion to provide opportunities for shared parking and/or access with adjacent developments and preserving a deep Libbie Avenue streetscape. Banks have limited operating hours, which suggests that Franklin Federal will be a quiet neighbor to the area. Franklin Federal hopes that its proposal will set the tone for additional area development. A direct pedestrian connection will be provided from the public sidewalk along Libbie Avenue to the front door of the building, providing access for walk up clients using the branch bank office. This will support the master plan initiatives of encouraging walkability and pedestrian connectivity in the area.

## Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will:

- *NOT be detrimental to the safety, health, morals and general welfare of the community involved.*

The proposed SUP and exceptions to the Zoning Ordinance will not negatively impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed construction and operation of a bank branch office and similar financial services, including potential accessory automated teller machines accessible from the interior or exterior of the building devoted to such uses, along with drive through teller lanes will allow the customers of Franklin Federal to better access the bank and utilize its current and future banking services. Its current location in Village



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Shopping Center does not provide the necessary access bank customers require today. Franklin Federal looks forward to being part of the exciting new development and redevelopment contemplated for the area by the recently-adopted Libbie/Grove/Patterson Master Plan Amendment. Franklin Federal is currently located partially in the City of Richmond and partially in Henrico County. The permitted development will enable Franklin Federal to be more competitive in the banking industry, and it will also be an economic benefit to the City in that the branch's operations would be wholly located in the City of Richmond. Banks have limited operating hours, which suggests that Franklin Federal will be a quiet neighbor to the area.

- ***NOT tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed exceptions to the Zoning Ordinance and SUP for the construction and operation of a bank branch office and similar financial services, including potential accessory automated teller machines accessible from the interior or exterior of the building devoted to such uses, along with drive through teller lanes will have little traffic impact on the area. The Applicant consulted with Tom Flynn of the Department of Public Works in determining appropriate ingress and egress to the subject property. The traffic volume generated by the proposed development does not require a traffic impact analysis. Customers of the bank are already traveling within the area. Off-street parking is provided and will be sufficient to support the proposed bank's needs.

- ***NOT create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards. Banks have sophisticated security systems and plans in place.

- ***NOT tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP and exceptions to the Zoning Ordinance will not tend to overcrowd the land or create an undue concentration of land. The proposed building will replace two older single-family detached rental homes and the adopted Libbie/Grove/Patterson Master Plan Amendment encourages additional development and redevelopment in the area.

- ***NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP and exceptions to the Zoning Ordinance would not adversely affect the above referenced City services. The construction and operation of a bank branch office and similar financial services, including potential accessory automated teller machines accessible from the interior or exterior of the building devoted to such uses, along with drive through teller lanes has no impact on these City services. In fact, the proposed improvements represent a new investment in the City. There are no school-age children generated, utilities and transportation infrastructure are in place and will not be impacted.

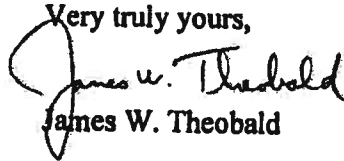


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- *NOT interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The proposed building replaces two single-family detached homes.

Very truly yours,

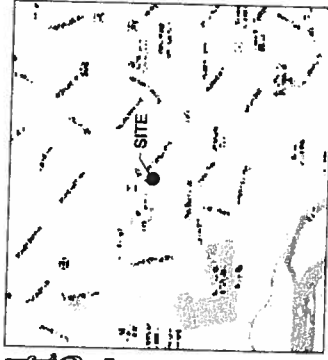
  
James W. Theobald

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# FRANKLIN FEDERAL SUP PLAN SUBMITTAL CITY OF RICHMOND, VIRGINIA



**VICINITY MAP**  
SCALE: 1" = 2,000'

**MARCH 15, 2013**

## DEVELOPER

FRANKLIN FEDERAL SAVINGS BANK  
CONTACT: RICHARD T. WHEELER, JR.  
OFFICE PHONE: (804) 957-7018  
EMAIL: RWHEELER@FRANKLINFEDERAL.COM  
ADDRESS: 4501 COX ROAD  
GLEN ALLEN, VA 23058

## ATTORNEY

HIRSCHLER FLEISCHER  
CONTACT: JAMES W. THEOBALD  
OFFICE PHONE: 804-771-9513  
FAX: 804-644-0957  
EMAIL: JTTHEOBALD@HF-LAW.COM  
ADDRESS: P.O. BOX 500  
RICHMOND, VA 23218-0500

## ENGINEER

TIMMONS GROUP  
CONTACT: ROGER RODRIGUEZ  
OFFICE PHONE: 804-200-6494  
FAX: 804-560-1464  
EMAIL: ROGER.RODRIGUEZ@TIMMONS.COM  
ADDRESS: 1001 BOULDERS PARKWAY SUITE 300  
RICHMOND, VA 23225

### GENERAL SITE NOTES

- TOTAL ACRES: 6.11 AC.
- ZONING: R-4 SINGLE FAMILY RESIDENTIAL.
- PARCELS: W00011000 & W00011009
- EXISTING USE: SINGLE FAMILY RESIDENCES
- ADJACENT TO SOUTH PROPERTY LINE PARCELS 1, SINGLE FAMILY RESIDENTIAL PARCELS. THE CORNER OF THIS PROPERTY IS 8'-0" TO THE EAST. THE EAST PROPERTY LINE ADJACENT SINGLE FAMILY RESIDENTIAL PARCELS. THE CORNER OF THESE PARCELS IS 8'-0" TO THE NORTH. THE WEST PROPERTY LINE ADJACENT 1 PARCEL. CONTAINING A PARKING LOT SERVING A REARWAY BANK. THIS PROPERTY IS ZONED R-4. TO THE WEST - THE WEST PROPERTY LINE ADJACENT 2 PARCELS. PARCELS 1 AND 2. FOUR LANE BOUNDARY. ACCESS LANEZ AVENUE AND SINGLE FAMILY HOMES. ZONED R-4.
- PROPOSED USE: BANK + JURY RP
- PARKING REGULATIONS:  
ADA PARKING REQUIRED: 2 SPACES  
TOTAL PARKING PROVIDED: 2 SPACES  
TOTAL PARKING REQUIRED: 23 SPACES
- FROM FLOODPLAIN ZONE 2 - AREA DETERMINED TO BE OUTSIDE 100 YEAR FLOOD ZONE.
- THE CITY WATERLINE SITE IS NOT LOCATED IN DESIGNATED RESIDENCE PROTECTION AREA (RPA) NEARBY. THE CITY WATERLINE IS LOCATED NEARBY DEVELOPED AREAS (DWA) AND AS SUCH, STORMWATER QUALITY REGULATIONS OR RESTRICTIONS ON DEVELOPMENT ARE NOT REQUIRED.
- WATER SERVICE - NICHOWAN CITY WATER SUPPLY SYSTEM
- SANITARY SERVICE - NICHOWAN CITY SANITARY SEWER SYSTEM
- Gas SERVICE - NICHOWAN CITY NATURAL GAS

DESCRIPTION	NUMBER	DATE
BASE PLAN	1	03/15/13
PROPOSED CONDITIONS	2	03/15/13
UTILITY PLAN	3	03/15/13
LANDSCAPE PLAN	4	03/15/13
LANDSCAPE LAYOUT AND DETAILS	5	03/15/13
ARCHITECTURAL FLOOR PLAN	6	03/15/13
ARCHITECTURAL ELEVATIONS	7	03/15/13
MECHANICAL AND ELECTRICAL	8	03/15/13
PLUMBING AND MECHANICAL SERVICE ARE ELEMENTS	9	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	10	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	11	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	12	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	13	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	14	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	15	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	16	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	17	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	18	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	19	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	20	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	21	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	22	03/15/13
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MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	25	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	26	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	27	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	28	03/15/13
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MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	39	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	40	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	41	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	42	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	43	03/15/13
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MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	45	03/15/13
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MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	47	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	48	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	49	03/15/13
MECHANICAL AND ELECTRICAL SERVICE ARE ELEMENTS	50	03/15/13



# TIMMONS GROUP

1001 BOULDERS PARKWAY SUITE 300  
RICHMOND, VA 23225  
TEL: (804) 200-6494  
WWW.TIMMONSGROUP.COM

<b>DATE:</b> 03/15/13	<b>REVISIONS:</b>	<b>SCALE:</b> AS SHOWN	<b>PROJECT:</b> FRANKLIN FEDERAL - LIBBIE AVE	<b>CITY:</b> RICHMOND, VIRGINIA
<b>DESIGNED BY:</b> R. RODRIGUEZ	<b>CHECKED BY:</b> R. RODRIGUEZ	<b>DATE:</b> 03/15/13	<b>PROJECT NO.:</b> 33284	<b>DATE:</b> 03/15/13
<b>DESIGNED BY:</b> R. RODRIGUEZ		<b>CHECKED BY:</b> R. RODRIGUEZ	<b>PROJECT NO.:</b> 33284	<b>DATE:</b> 03/15/13
<b>DESIGNED BY:</b> R. RODRIGUEZ		<b>CHECKED BY:</b> R. RODRIGUEZ	<b>PROJECT NO.:</b> 33284	<b>DATE:</b> 03/15/13

## ARCHITECT

BASKERVILL  
CONTACT: ALAN DAVIS  
OFFICE PHONE: (804) 343-1010  
FAX: (804) 343-0909  
EMAIL: ADAVIS@BASKERVILL.COM  
ADDRESS: 101 SOUTH 15TH STREET, SUITE 200  
RICHMOND, VA 23219

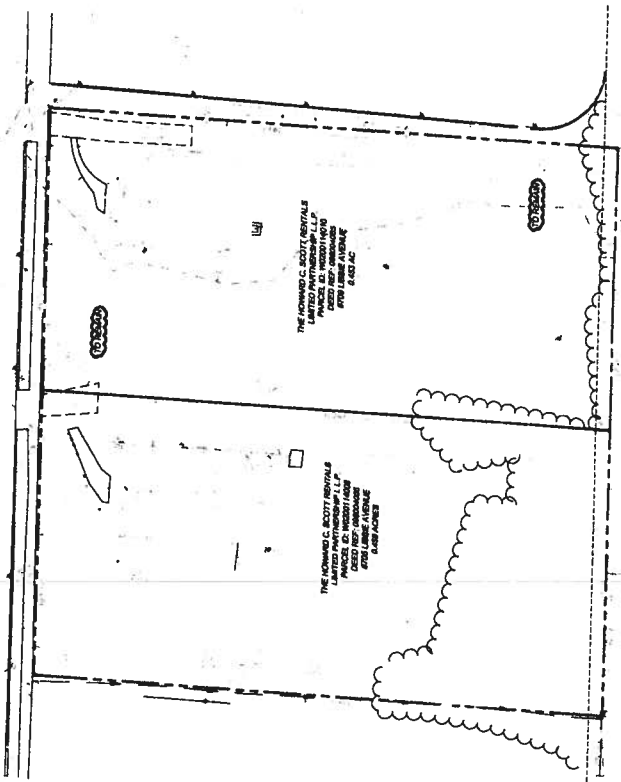
FRANKLIN FEDERAL - LIBBIE AVE  
 FAR WEST PLANNING DISTRICT - CITY OF RICHMOND - VIRGINIA  
 EXISTING CONDITIONS

DATE: 3/3/2014  
 SHEET NO: 33384  
 SCALE: C1.0

DATE	3/3/2014
REVISIONS AND CITY COMMENTS	
REVISION DESCRIPTION	

YOUR VISION ACHIEVED THROUGH Ours.  
 THIS DRAWING PREPARED AT  
 1001 BRADLEY PARKWAY, SUITE 200 | RICHMOND, VA 23228  
 COMMERCIAL GROUP  
 781 BUCKINGHAM PARKWAY, SUITE 1015 | WASHINGTON, DC 20005

# TIMMONS GROUP



THE HOWARD C. SCOTT REALTY TRUST  
 1001 BRADLEY PARKWAY, SUITE 200  
 RICHMOND, VA 23228  
 781 BUCKINGHAM PARKWAY, SUITE 1015  
 WASHINGTON, DC 20005

THE HOWARD C. SCOTT REALTY LIMITED PARTNERSHIP, L.P.  
 1001 BRADLEY PARKWAY, SUITE 200  
 RICHMOND, VA 23228  
 781 BUCKINGHAM PARKWAY, SUITE 1015  
 WASHINGTON, DC 20005

# TIMMONS GROUP

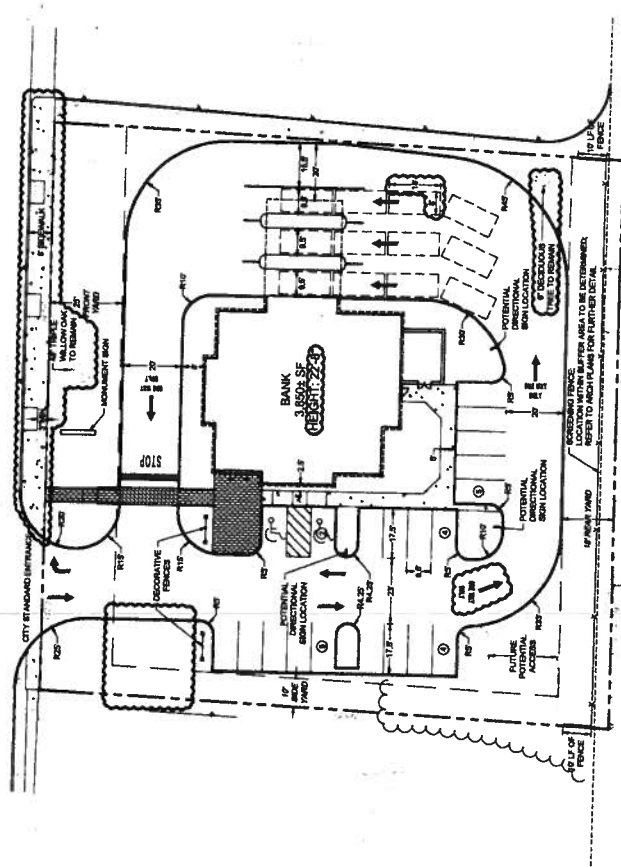
FRANKLIN FEDERAL - LIBBIE AVE  
 FAR WEST PLANNING DISTRICT - CITY OF RICHMOND COUNTY - VIRGINIA  
 LAYOUT PLAN

DATE: 3/31/2011  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 PROJECT NO: [blank]  
 SHEET NO: 33386  
 OF: 0

THIS DRAWING FORMED AT THE  
 1001 BROADWAY DRIVE, SUITE 200 | RICHMOND, VA 23218  
 TEL: 804.628.0000 FAX: 804.628.1818 www.timmons.com

YOUR SYSTEM ACCEPTED THROUGH DATE: [blank]

- NOTES:**
1. THIS CONTRACT AND ARCHITECTURAL DATA WAS PROVIDED BY BANK OF AMERICA.
  2. EXISTING UTILITY, TOPOGRAPHICAL, AND BOUNDARY INFORMATION WAS PROVIDED BY A SURVEY BY TIMMONS GROUP ON DECEMBER 16, 2011.
  3. TOTAL AREA COVERED BY BANK OF AMERICA = 4,688 SF
  4. TOTAL LAND AREA COVERED BY BANK OF AMERICA = 17,202 SF
  5. PAVED AREA ON SITE (POTENTIAL) = 17,202 SF
  6. PARKING PROVIDED = 50 SPACES



# FRANKLIN FEDERAL - LIBBIE AVE

FAA WEST PLANNING DISTRICT - CITY OF RICHMOND COUNTY - VIRGINIA

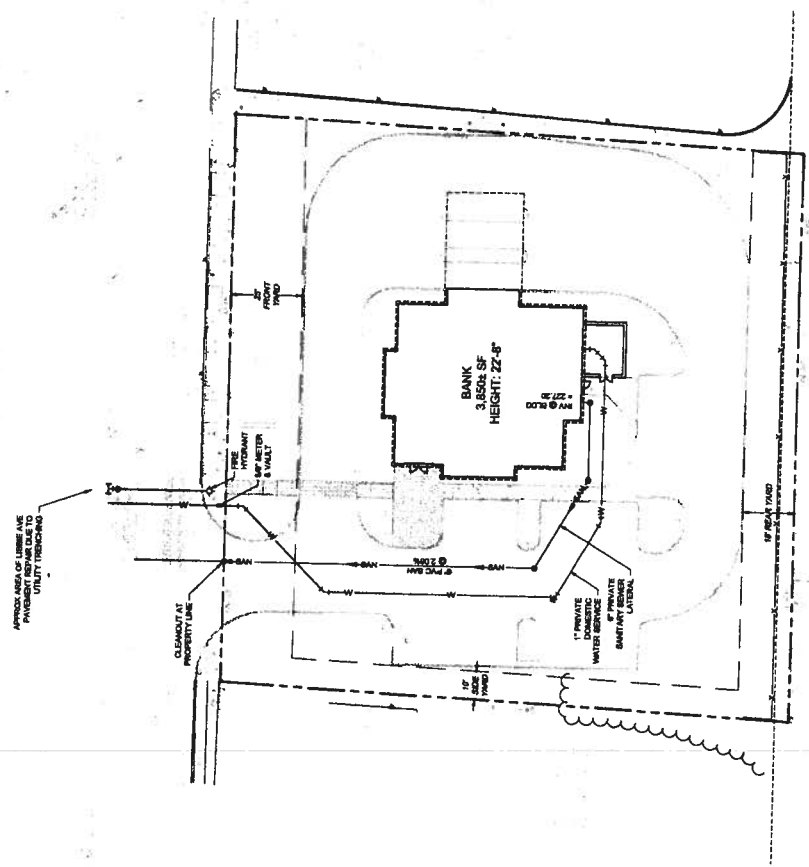
## UTILITY PLAN

This plan and the information contained herein are the property of TIMMONS GROUP and shall remain the property of TIMMONS GROUP. No part of this plan may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of TIMMONS GROUP.



NO.	DATE	REVISION FOR CITY COMMENTS
1	02/12	REVISED FOR CITY COMMENTS
2		
3		

YOUR VISION ACHIEVED THROUGH OURS.  
 THIS DRAWING FORMED AT THE  
 1015 BROADWAY FLOOR 2010 | RICHMOND, VA 23220  
 804.633.8888 | WWW.TIMMONSGROUP.COM



APPROX AREA OF LIBBIE AVE  
 PAVED SURFACE TO  
 UTILITIES

CLEAROUT AT  
 PROPERTY LINE

HYDRANT  
 4\"/>

# TIMMONS GROUP

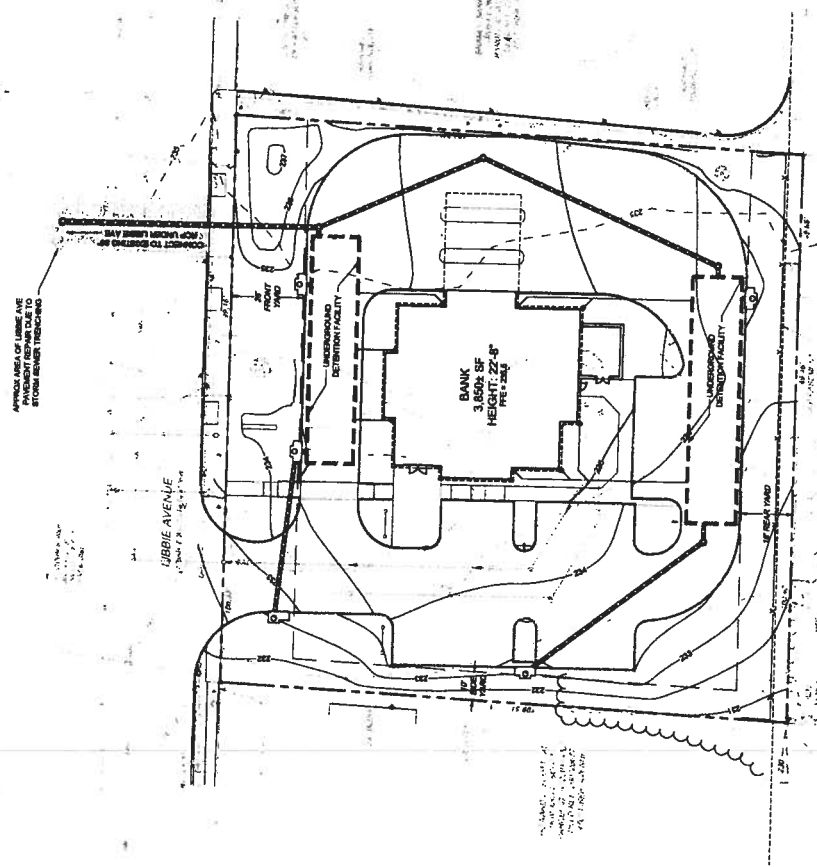
FRANKLIN FEDERAL - LIBBIE AVE  
 PLAN WEST PLANNING DISTRICT - CITY OF RICHMOND COUNTY - VIRGINIA  
 GRADING PLAN

DATE: 11-11-20  
 PROJECT NO: 333864  
 SHEET NO: C-1.0

NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/20
2	REVISED FOR CITY COMMENTS	11/12/20

THIS DRAWING PREPARED AT THE  
 OFFICE OF TIMMONS GROUP, INC., 1001  
 10th Street, Richmond, VA 23221  
 TEL: (804) 644-1111 FAX: (804) 644-1112  
 WWW.TIMMONSGROUP.COM

**NOTE:**  
 THIS CITY MAPPING SITE IS NOT LOCATED IN DESIGNATED  
 HISTORIC DISTRICTS. THE CITY OF RICHMOND COUNTY  
 HAS A HISTORIC PRESERVATION COMMISSION AND A  
 HISTORIC PRESERVATION MANUAL. THE CITY OF RICHMOND COUNTY  
 HAS A HISTORIC PRESERVATION COMMISSION AND A  
 HISTORIC PRESERVATION MANUAL. THE CITY OF RICHMOND COUNTY  
 HAS A HISTORIC PRESERVATION COMMISSION AND A  
 HISTORIC PRESERVATION MANUAL.



LIBBIE AVENUE

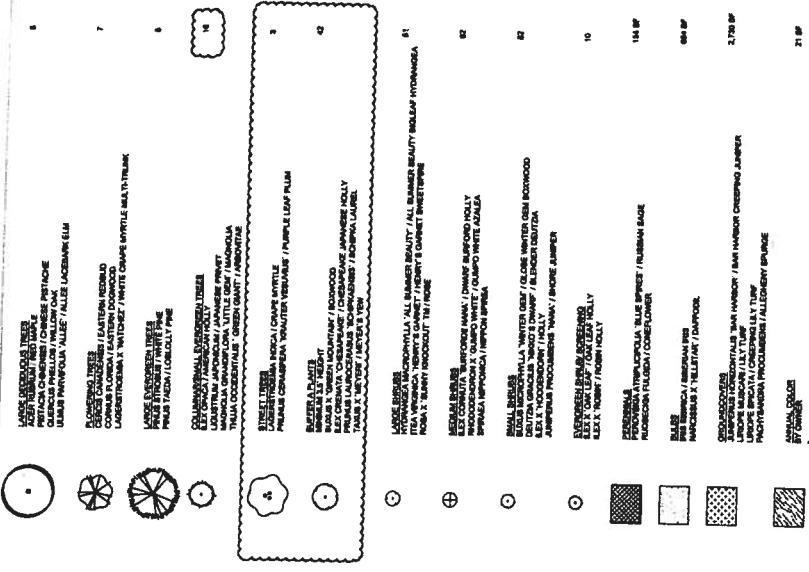
APPROXIMATE AREA OF LIBBIE AVE  
 TO BE MAINTAINED TO  
 STORMWATER INFILTRATION

BANK  
 3,850sq SF  
 HEIGHT 22'-8"

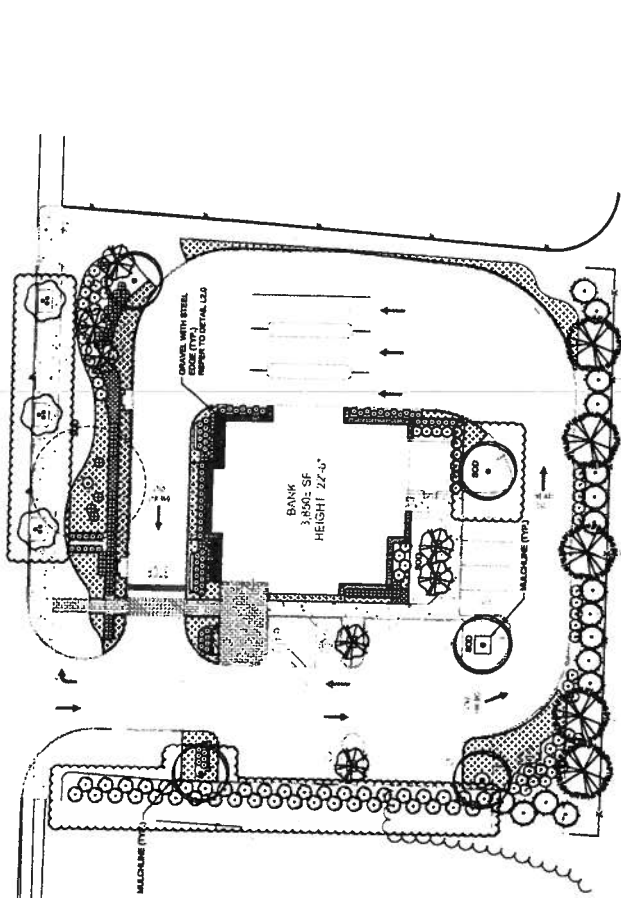
DETERENT FACILITY

UNDERGROUND  
 DETENTION FACILITY

**CONCEPT PLANT SCHEDULE**



AREA	QUANTITY	REQUIREMENT	EXISTING	REQUIRED	PROVIDED
PARKING LOT	20 SPACES	1 LANDSCAPE ISLAND PER 10 SPACES	0	20 SPACES (10 ISLANDS)	4 ISLANDS TOTAL, 16 ISLANDS WITH 16" SPACING. 4 ISLANDS WITH 16" SPACING AND 16" SPACING TO ISLAND TREE.
TREE CANOPY COVERAGE	20 SPACES	48 SF PER PARKING SPACE	0	20 SPACES @ 48 = 960 SF	LANDSCAPE ISLANDS WITH 16" SPACING AND 16" SPACING TO ISLAND TREE. 200 SF @ 48 = 960 SF.
PAVING MATERIALS	200 LF	PAVING MATERIALS TO BE PLANTED AT TIME OF PLANTING	0	200 LF	18" LF CONTIGUOUS EXPOSED SCREENS
PAVING MATERIALS	200 LF	PAVING MATERIALS TO BE PLANTED AT TIME OF PLANTING	0	200 LF	200 LF OF CONCRETE FENCE WITH 16" SPACING AND 16" SPACING TO ISLAND TREE.
LANDSCAPED BUFFER ALONG STREET	200 LF @ 6' STRIP	PAVING MATERIALS TO BE PLANTED AT TIME OF PLANTING	1 LANDSCAPE TREE	180 LF @ 6' STRIP @ 12 TREES @ 12 SPACES	180 LF @ 6' STRIP @ 12 TREES @ 12 SPACES. 180 LF @ 6' STRIP @ 12 TREES @ 12 SPACES. 180 LF @ 6' STRIP @ 12 TREES @ 12 SPACES.



CONTRACTOR RESPONSIBILITY: PLANTINGS SHALL BE 7' TALL AT TIME OF PLANTING.

SCALE: 1" = 20'

THIS PLAN HAS NOT RECEIVED APPROVAL FROM THE CITY OF RICHMOND AND IS NOT APPROVED FOR CONSTRUCTION.

**TIMMONS GROUP**

FRANKLIN FEDERAL - LIBBIE AVE  
 FARM WEST PLANNING DISTRICT - CITY OF MICHIGAN COUNTY - VIRGINIA  
 SCHEMATIC LANDSCAPE PLAN

DATE: 08/20/2024  
 DRAWN BY: J. DODD  
 CHECKED BY: N. RAGLEY  
 SCALE: 1" = 20'

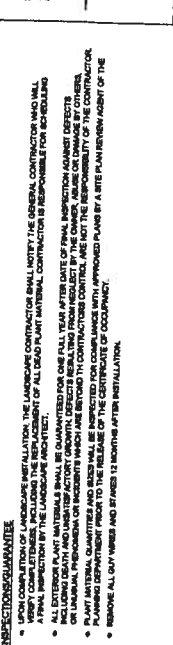
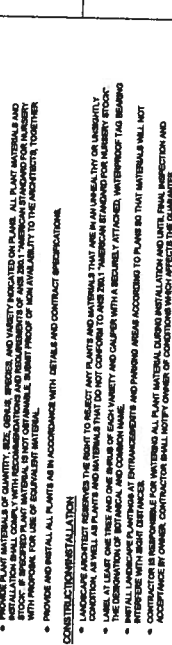
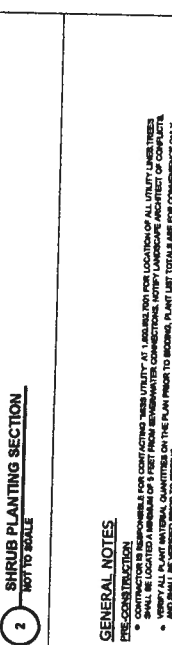
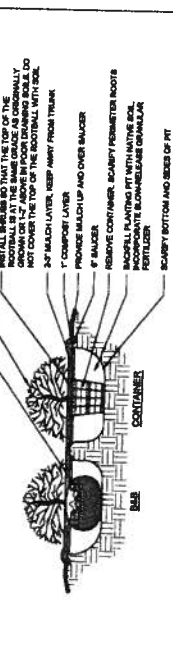
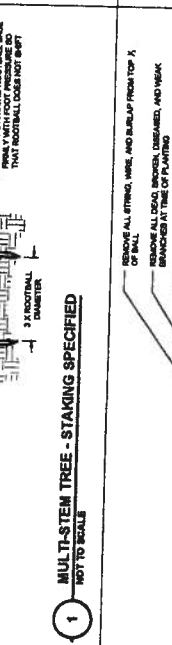
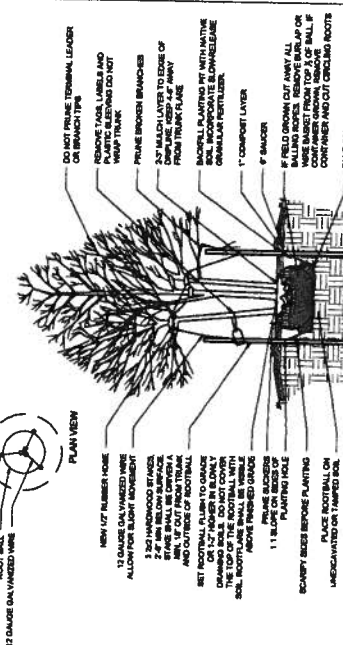
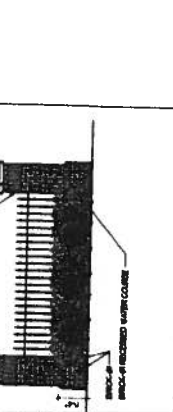
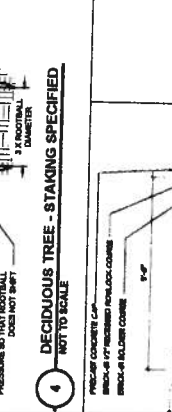
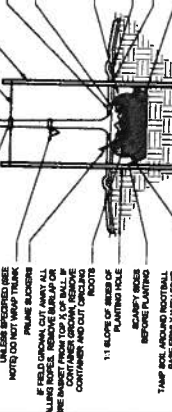
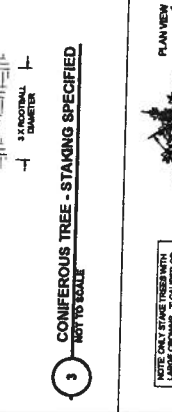
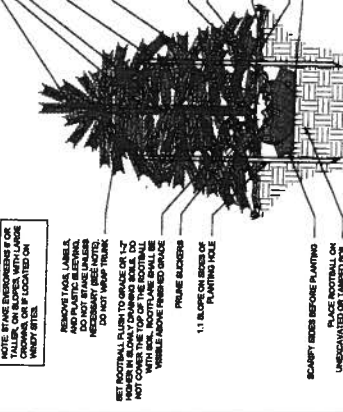
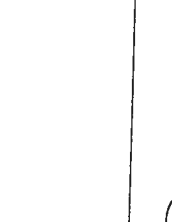
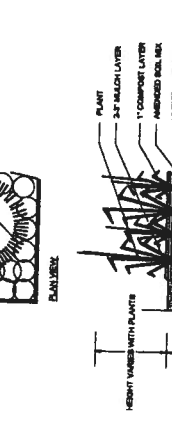
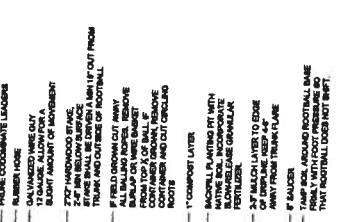
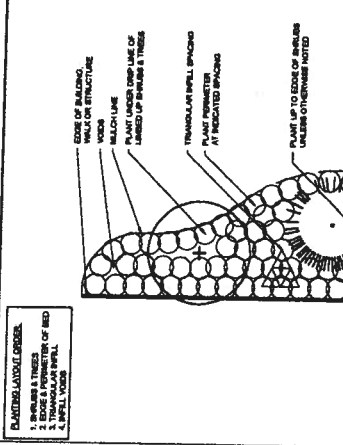
THIS DRAWING APPROVED THROUGH DATE: 08/20/2024  
 YOUR DESIGN APPROVED THROUGH DATE: 08/20/2024

33384  
 1.1.0

DATE	01/17/2012
DESIGNED BY	J. DOUGLAS
CHECKED BY	N. BRADLEY
SCALE	AS SHOWN
DATE	01/17/2012
DESIGNED BY	J. DOUGLAS
CHECKED BY	N. BRADLEY
SCALE	AS SHOWN

THIS DRAWING PREPARED AT THE OFFICE OF TIMMONS GROUP, 1001 BRADLEY DRIVE, SUITE 200, RICHMOND, VA 23220

YOUR VISION ACROSS THROUGH OURS.



**GENERAL NOTES**

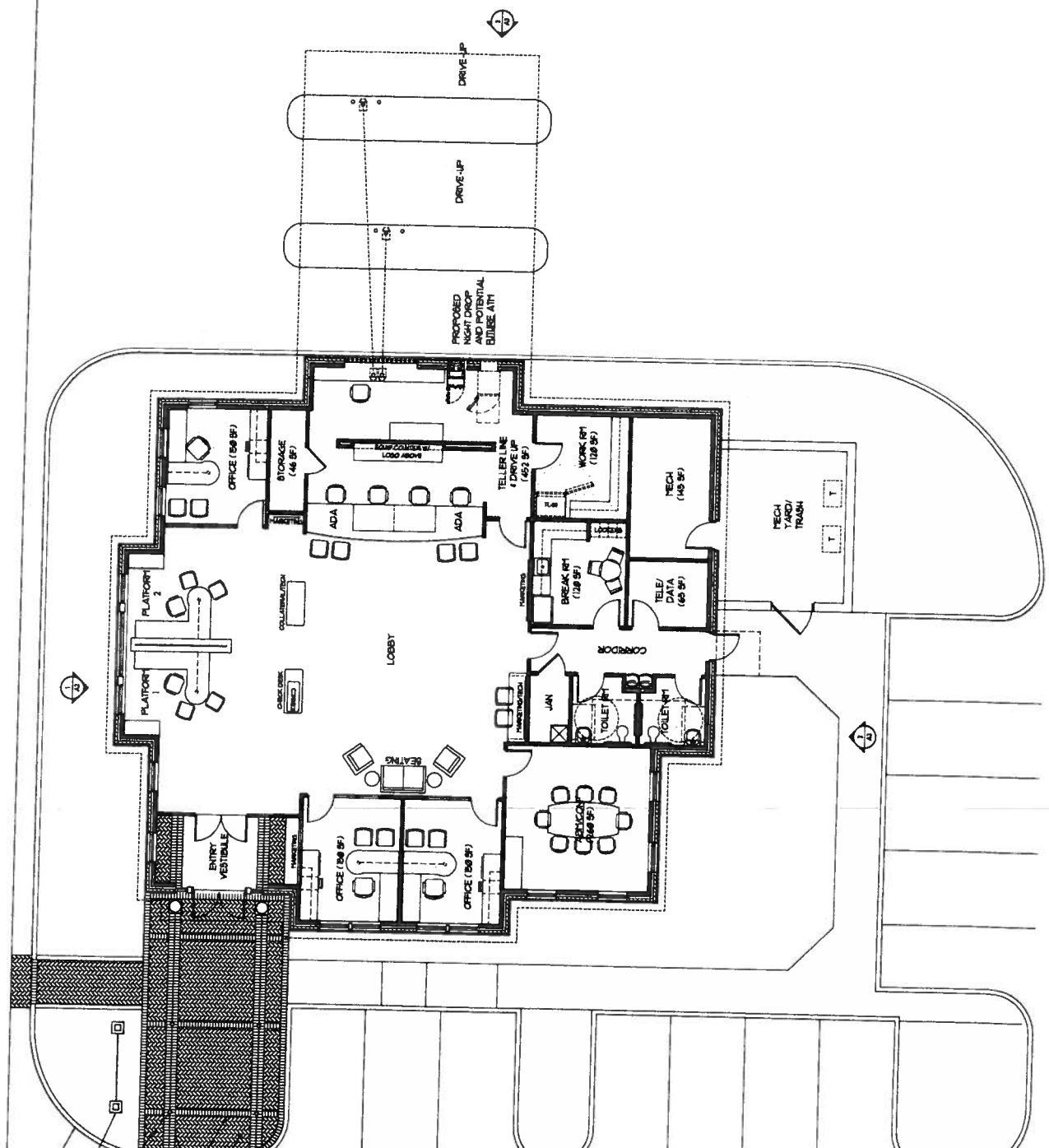
**PRE-CONSTRUCTION**

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF RICHMOND FOR ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY INFORMATION FROM THE CITY OF RICHMOND.
- ALL MATERIALS AND METHODS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND CONTRACTOR PRIOR TO INSTALLATION.
- ALL MATERIALS AND METHODS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND CONTRACTOR PRIOR TO INSTALLATION.
- ALL MATERIALS AND METHODS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND CONTRACTOR PRIOR TO INSTALLATION.
- ALL MATERIALS AND METHODS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND CONTRACTOR PRIOR TO INSTALLATION.

**CONSTRUCTION/GUARANTEES**

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT ANY PLANTS AND MATERIALS THAT ARE IN ACCORDANCE WITH THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY INFORMATION FROM THE CITY OF RICHMOND.
- ALL MATERIALS AND METHODS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND CONTRACTOR PRIOR TO INSTALLATION.
- ALL MATERIALS AND METHODS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND CONTRACTOR PRIOR TO INSTALLATION.
- ALL MATERIALS AND METHODS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND CONTRACTOR PRIOR TO INSTALLATION.

USE OF STAIRS: SEE CIVIL ENGINEER FOR STAIR AND RAMP LOCATIONS.  
SEE ELEVATION SHEETS FOR ALL OCCUPANT PRICES RELATIONSHIP - TYPICAL OF OCCUPANT PRICES RELATIONSHIP LOCATIONS.  
SEE ELEVATION - TOP OF FLOOR (L.S.) FOR OCCUPANT PRICES RELATIONSHIP.  
SEE ELEVATION - BOTTOM OF FLOOR (L.S.) FOR OCCUPANT PRICES RELATIONSHIP.



**TIMMONS GROUP**  
FRANKLIN FEDERAL - LIBBIE AVE  
FRANKLIN FEDERAL - LIBBIE AVE  
ARCHITECTURAL FLOOR PLAN  
17  
NO. 33384

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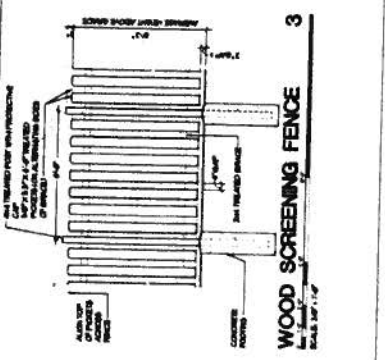
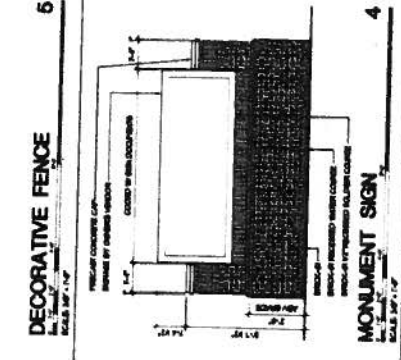
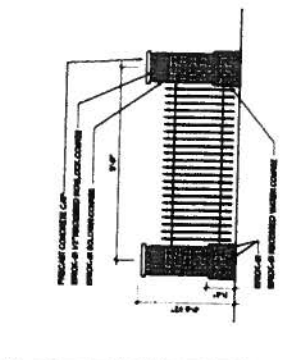
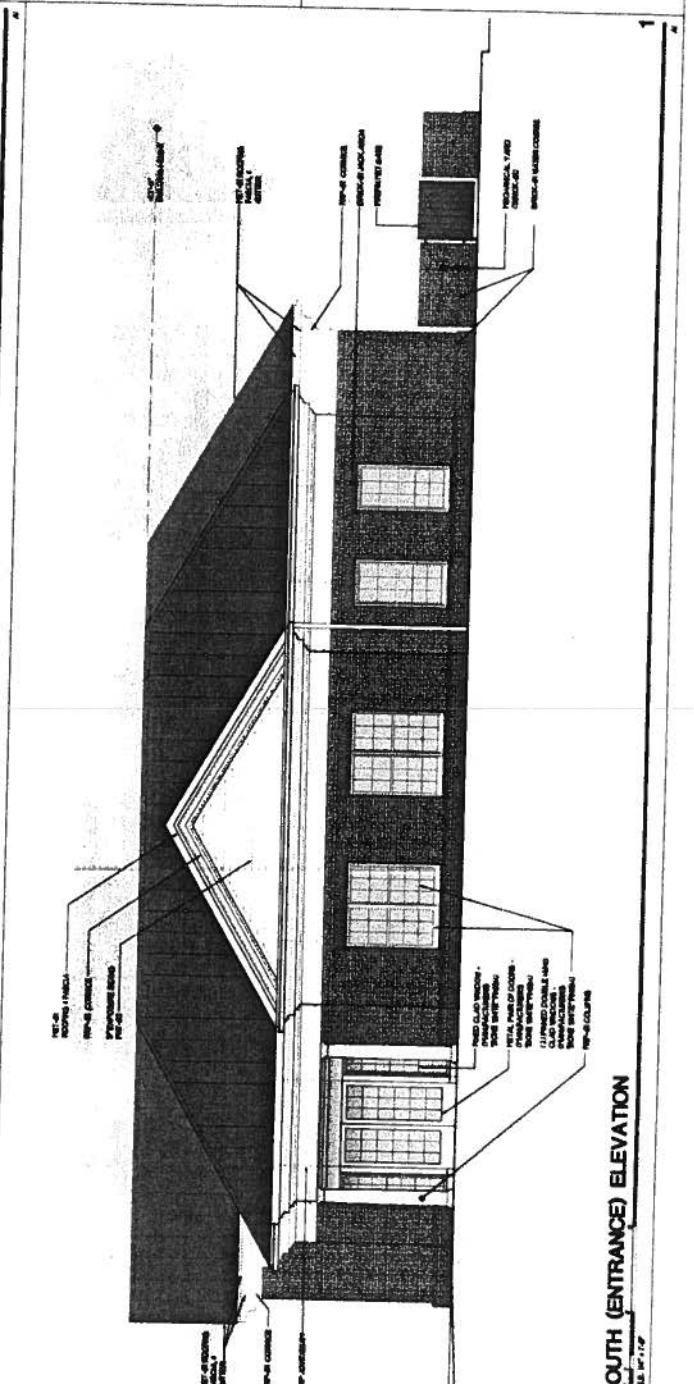
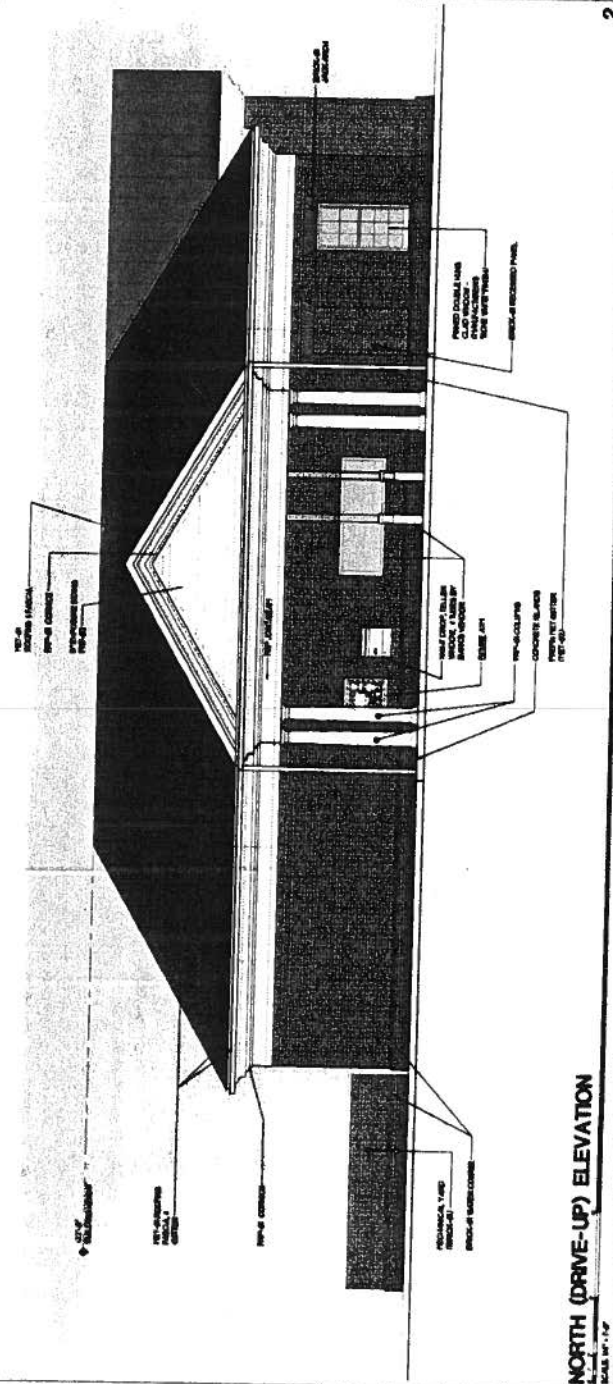
YOUR VISION ACHIEVED THROUGH OURS.  
THIS DRAWING PREPARED AT THE  
CORPORATE OFFICE  
1001 Balfour Street, Suite 200 | Richmond, VA 23229  
TEL: 804.781.0000 FAX: 804.781.0118 WWW.TIMMONSGROUP.COM



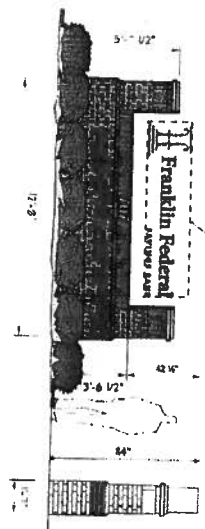


**EXTERIOR MATERIAL LEGEND**

SYMBOL	DESCRIPTION	FINISH	NOTES
FR-01	FRANKLIN FEDERAL	BRICK	
FR-02	FRANKLIN FEDERAL	CONCRETE	
FR-03	FRANKLIN FEDERAL	WOOD	
FR-04	FRANKLIN FEDERAL	GLASS	
FR-05	FRANKLIN FEDERAL	ROOFING	
FR-06	FRANKLIN FEDERAL	LANDSCAPE	
FR-07	FRANKLIN FEDERAL	SCREENING	
FR-08	FRANKLIN FEDERAL	MONUMENT SIGN	
FR-09	FRANKLIN FEDERAL	DECORATIVE FENCE	
FR-10	FRANKLIN FEDERAL	WOOD SCREENING FENCE	



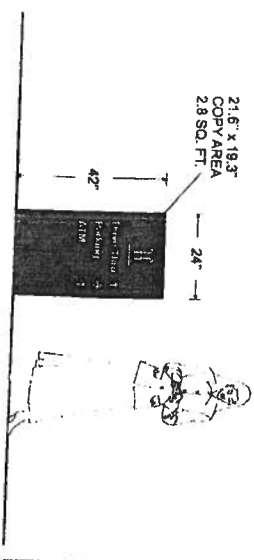
24.8' x 88' COPY AREA OF DIMENSIONAL LETTERS  
188 SQ. FT.



### Holidaysigns

Client: Franklin Federal - Libbie  
Date: 2/11/13 Scale: 3/32" = 1'-0"  
Salesman: Henry Drivers By: [Signature]  
Project: [Signature]

21.6' x 19.3'  
COPY AREA  
28 SQ. FT.



### Holidaysigns

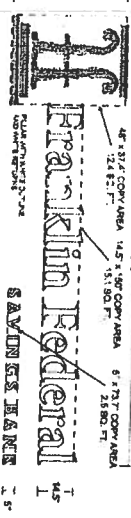
Client: Franklin Federal - Libbie  
Date: 2/11/13 Scale: 3/32" = 1'-0"  
Salesman: Henry Drivers By: [Signature]  
Project: [Signature]

10' x 106' COPY AREA  
72 SQ. FT.



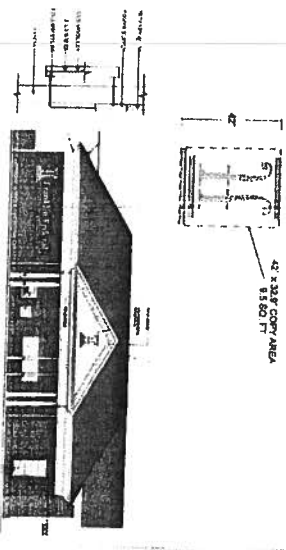
### Holidaysigns

Client: Franklin Federal - Libbie  
Date: 2/11/13 Scale: 3/32" = 1'-0"  
Salesman: Henry Drivers By: [Signature]  
Project: [Signature]



### Holidaysigns

Client: Franklin Federal - Libbie  
Date: 2/11/13 Scale: 1/2" = 1'-0"  
Salesman: Henry Drivers By: [Signature]  
Project: [Signature]



### Holidaysigns

Client: Franklin Federal - Libbie  
Date: 2/11/13 Scale: 1/2" = 1'-0"  
Salesman: Henry Drivers By: [Signature]  
Project: [Signature]

# TIMMONS GROUP

FRANKLIN FEDERAL - LIBBIE AVE  
FAR WEST PLANNING DISTRICT - CITY OF RICHMOND - VIRGINIA  
BUILDING AND MONUMENT SIGNAGE

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
8/27/12	REVISED PER CITY COMMENTS

THIS DRAWING PREPARED AT THE CORPORATE OFFICE  
1051 Boulder Parkway, Suite 209 | Richmond, VA 23222  
TEL: 804.203.9250 FAX: 804.250.1618 www.timmons.com

DATE: 2/11/13  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 2/11/13

DATE: 2/11/13  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 2/11/13

DATE: 2/11/13  
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CHECKED BY: [Signature]  
DATE: 2/11/13

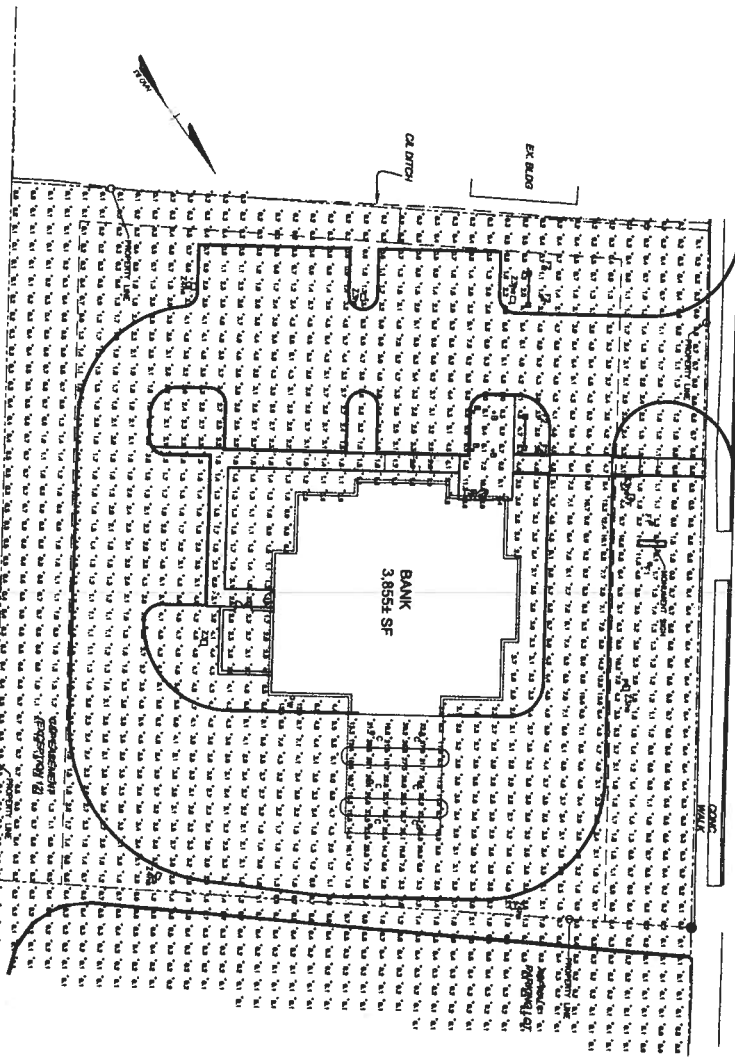
DATE: 2/11/13  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 2/11/13

### EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	QTY	NO.	TYPE	WATT	HEIGHT	NOTING	REMARKS
8	NO LIGHTING	830-8R-48V-30	120	1	CEILING 4' x 4'	42	45	RECLAMED	
C	OMNIBO	2007-1000006-110V-40	120	1	CEILING 4' x 4'	120	110	RECLAMED	
F	NO LIGHTING	N111 1000000-02-100V-70V-2W / 200	200	1	WALL MOUNT	120	110	RECLAMED	DOWN UP CANOPY
F1	NO LIGHTING	N1-04 K 1000V 117 200 120 120 120	200	1	WALL MOUNT	120	110	RECLAMED	DOWN UP CANOPY
F2	ALABAMA	N1-04 2000 120 120 120 120	200	1	WALL MOUNT	20	20	RECLAMED	DOWN UP CANOPY
F3	ALABAMA	2007-02-20V-120	120	1	WALL MOUNT	20	20	RECLAMED	DOWN UP CANOPY
8	NO LIGHTING	W1041-1000001-20-20	120	1	PLATE MOUNT W/EN. MOUNT	100	110	RECLAMED	WALL MOUNTED W/EN. MOUNT
8	NO LIGHTING	W1041-1000001-20-20	120	1	PLATE MOUNT W/EN. MOUNT	100	110	RECLAMED	WALL MOUNTED W/EN. MOUNT
22a	NO LIGHTING	1A 1A3 2000000 10 50	200	1	PLATE MOUNT W/EN. MOUNT	200	202	RECLAMED	WALL MOUNTED W/EN. MOUNT
22b	NO LIGHTING	1A 1A3 2000000 10 50	200	1	PLATE MOUNT W/EN. MOUNT	200	202	RECLAMED	WALL MOUNTED W/EN. MOUNT
22c	NO LIGHTING	1A 1A3 2000000 10 50	200	1	PLATE MOUNT W/EN. MOUNT	200	202	RECLAMED	WALL MOUNTED W/EN. MOUNT
22d	NO LIGHTING	1A 1A3 2000000 10 50	200	1	PLATE MOUNT W/EN. MOUNT	200	202	RECLAMED	WALL MOUNTED W/EN. MOUNT

NOTE: 1. REMOVE EXISTING LIGHT FIXTURES AND REINSTALL NEW LIGHT FIXTURES AS SHOWN ON THIS PLAN.

### SITE LIGHTING FOOT CANDLE CALCULATIONS



### EXTERIOR LIGHTING PLAN NOTE

1. EXTERIOR LIGHTING SHALL BE MOUNTED ON 30' POLES WITH A 15' CANOPY.

# TIMMONS GROUP

FRANKLIN FEDERAL - LIBBIE AVE  
FAR WEST PLANNING DISTRICT - CITY OF RICHMOND - VIRGINIA

SITE LIGHTING FOOT CANDLES

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE  
CORPORATE OFFICE:  
1081 Builders Parkway, Suite 300 | Richmond, VA 23225  
TEL 804.260.6500 FAX 804.760.1818 www.timmons.com

DATE	REVISION DESCRIPTION
06/02/2013	REVISED PER CITY COMMENTS

DATE: 02/20/2013

BY: DAVID S. SMITH

CHECKED BY: DAVID S. SMITH

SCALE: AS SHOWN

PROJECT: FRANKLIN FEDERAL - LIBBIE AVE

NO. 171

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**ALLSCAPE**  
ILLUMINATION  
CORPORATION

**FL-63**  
INTRIA BELEERO  
MYER



Landscape Illumination  
Site Lighting  
New Lighting  
Existing Ambient Lighting

Also available in the series

Specifications  
See page 10 of the series

Model: FL-63  
Light Source: LED  
Power: 100W  
Voltage: 120V  
Dimensions: 12" x 12" x 12"

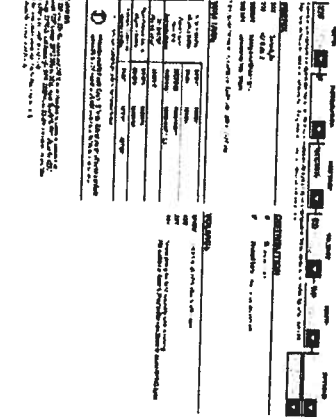
Model: FL-63

PHILIPS

### Designer Canopy

Model: 220 / 221 Series Recessed Luminaires  
Model: 220 / 221 Series Recessed Luminaires

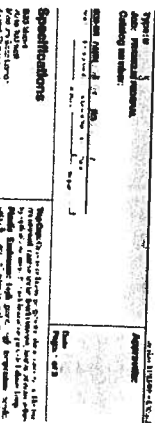
PHILIPS  
GARDCO



Model	Power	Voltage	Dimensions
220	100W	120V	12" x 12" x 12"
221	150W	120V	12" x 12" x 12"

Model: AR-10

PHILIPS  
GARDCO

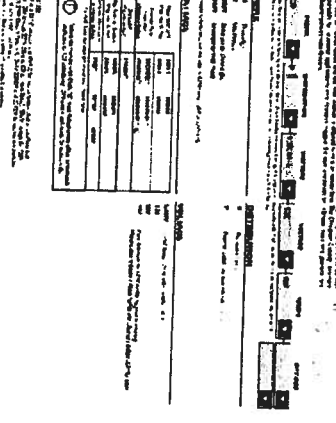


Model	Power	Voltage	Dimensions
AR-10	100W	120V	12" x 12" x 12"

### Designer Canopy

Model: 220 / 221 Series Recessed Luminaires  
Model: 220 / 221 Series Recessed Luminaires

PHILIPS  
GARDCO



Model	Power	Voltage	Dimensions
220	100W	120V	12" x 12" x 12"
221	150W	120V	12" x 12" x 12"

# TIMMONS GROUP

**FRANKLIN FEDERAL - LIBBIE AVE**  
FAR WEST PLANNING DISTRICT - CITY OF RICHMOND - VIRGINIA  
SITE LIGHTING CUT SHEETS

YOUR VISION ACHIEVED THROUGH OURS.  
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