

INTRODUCED: June 25, 2018

AN ORDINANCE No. 2018-191

To authorize the special use of the property known as 3117 West Cary Street for the purpose of permitting certain signs, upon certain terms and conditions.

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

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

PUBLIC HEARING: JULY 23 2018 AT 6 P.M.

WHEREAS, the owner of the property known as 3117 West Cary Street, which is situated in a UB Urban Business District and the PO-2 Carytown Parking Overlay District, desires to use such property for the purpose of permitting certain signs, including a sign mounted above a canopy, which signs, among other things, do not meet the dimensional requirements of section 30-512 of the Code of the City of Richmond (2015), as amended, and which sign mounted above a canopy is not a sign type permitted by section 30-512(1) of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions

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

ADOPTED:    JULY 23 2018    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies,

sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

**§ 2. Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3117 West Cary Street and identified as Tax Parcel No. W000-1404/012 in the 2018 records of the City Assessor, being more particularly shown on a survey entitled “Plat of 3117, 3119, and 3121 W. Cary Street, City of Richmond, Virginia.,” prepared by Foster and Miller, P.C., dated April 30, 1982, and resurveyed April 22, 1985, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of permitting certain signs, including a sign mounted above a canopy, which signs are hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “West Elm, West Cary Street, Richmond, VA,” prepared by CallisonRTKL, and dated April 20, 2018, and on the plans entitled “West Elm, 3117 W Cary St, Richmond, VA 23219,” prepared by Triangle Sign & Service, and dated March 14, 2018, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

**§ 3. Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be for signage, including a sign mounted above a canopy, substantially as shown on the Plans. Signage permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2015), as amended, shall also be permitted on the Property.

(b) No off-street parking shall be required for the Property.

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

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

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

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the 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 (2015), as amended, and all future amendments to such laws.

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

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

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

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

# City of Richmond

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

## Item Request

File Number: PRE.2018.225

## O & R REQUEST

### O & R Request

MAY 25 2018  
4-7851  
Office of the  
Chief Administrative Officer

DATE: May 23, 2018

TO: The Honorable Members of City Council

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

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 3117 West Cary Street for the purpose of permitting signage, upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the property known as 3117 West Cary Street for the purpose of permitting signage, upon certain terms and conditions.

**REASON:** The applicant is requesting a special use permit to authorize one sign mounted above a canopy, one projecting sign, five window signs, and a canopy sign, for a new home furnishings and textile retail store. A sign mounted above a canopy is a sign type currently not permitted by the Zoning Ordinance. The special use permit would also allow the signage associated with the building to exceed the maximum area requirements of the Zoning Ordinance.

**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 July 16, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

EDITION: RECEIVED  
JUN 13 2018

OFFICE OF CITY ATTORNEY  
5-25-18

**BACKGROUND:** The subject property consists of a 9,600 SF (.22 acre) parcel of land improved with a commercial building constructed, per tax assessment records, in 1950. The property is located on the south side of West Cary Street, between South Belmont and McCloy Streets, within the Carytown Service Center in the Near West Planning District.

The City of Richmond's Master Plan designates a land use category for the subject property as Community Commercial. "Primary uses include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas (p. 134).

According to the zoning ordinance, an awning or canopy sign is permitted in the UB District. However, the current sign regulations do not permit sign mounted above a canopy. An awning or canopy sign "means a sign painted on or attached flat against an awning or canopy, which sign does not extend beyond the extremities of the surface to which it is attached." The proposed sign is located above the existing canopy, which extends beyond the extremities of the surface to which it is attached.

The aggregate area of all signs located on a lot shall not exceed one square foot for each linear foot of street frontage nor in any case 100 square feet. In addition, no individual sign shall exceed the smaller of 32 square feet in area or such smaller sign area specified elsewhere in the sign regulations. The property has eighty (80) linear feet of street frontage. Therefore, the aggregate area of all signs shall not exceed eighty (80) square feet. The proposed aggregate area for the above canopy, projecting, and window signs is 121.07 square feet. The above canopy sign (87.81 square feet) exceeds the maximum area (32 square feet) for any individual sign.

Properties along the Cary Street corridor are within the same UB-PO2 district as the subject property. Properties to the south are located in the R-5 Single-Family Residential District. A mix of commercial and mixed-use land uses predominate the Cary Street corridor. A mix of single- and two-family land uses predominate the area to the south of the subject property.

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

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

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption.

**REQUESTED INTRODUCTION DATE:** June 25, 2018



**CITY COUNCIL PUBLIC HEARING DATE:** July 23, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, July 16, 2018.

**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 ORD. OR RES.:** None.

**REQUIRED CHANGES TO WORK PROGRAM(S):** None.

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

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

*PDR O&R No. 18-37*



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: 3117 West Cary Street, Richmond, VA 23221-3501 Date: 05/09/2018

Tax Map #: W0001404012 Fee: \$2,400

Total area of affected site in acres: Entire site - 0.22 acres

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

**Zoning**

Current Zoning: UB-PO2 Urban Business-Parking Overlay

Existing Use: 410 - B General Retail/Service

**Proposed Use**

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

Retail of home furnishings and textiles (beds, sofas, chairs and tables - bed sheets, towels and curtains)

Existing Use: Retail of carpets

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Josh Klein

Company: CallisonRTKL

Mailing Address: 1420 Fifth Ave. #2400

City: Seattle State: WA Zip Code: 98101-2343

Telephone: (206) 623-4848 Fax: (206) 623-4625

Email: josh.klein@crkl.com

**Property Owner:** William B. Hirsch Family Trust & William B. Hirsch Marital Trust

If Business Entity, name and title of authorized signee: Sally Hirsch, Trustee

(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: 300 N Ridge Rd #29

City: Henrico State: VA Zip Code: 23228

Telephone: (804) 677-8471 Fax: \_\_\_\_\_

Email: slhirsch@verizon.net

**Property Owner Signature:** *Sally Hirsch*

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)

CallisonRTKL Inc.  
1420 Fifth Avenue  
Suite 2400  
Seattle, WA 98101-2343

☎ +1 206 623 4646  
☎ +1 206 623 4625

CallisonRTKL.com

## **SPECIAL USE PERMIT APPLICATION - APPLICANT'S REPORT**

May 22, 2018

West Elm – West Cary Street, Richmond, VA  
Project Number: 006-170697.00

This Special Use Permit application is to allow a canopy mounted sign as well as a blade sign at 3117 West Cary Street. This permit application is due to canopy mounted signage not currently allowed under Zoning Code as well as the combination of planned canopy mounted, window, and blade signage currently exceeds allowable signage area. Sizing and square footage information can be viewed in the attached signage document and below:

- The canopy sign (sign A) is composed of individual letters which, when measured to contain all letters in a rectangle, is 87.81 square feet. When letters are measured individually the sign is only 19.67 square feet, well within the acceptable limits.
- The blade sign (sign B) is 23.78 square feet.
- The larger window vinyl (sign C) is composed of individual letters which, when measured to contain all letters in a rectangle, is 3.73 square feet. When letters are measured individually the sign is only 0.83 square feet.
- There are 4 smaller window vinyls (sign D) composed of individual letters which, when each is measured to contain all letters in a rectangle, is 1.44 square feet for a total of 5.76 square feet. When letters are measured individually each sign is only 0.33 square feet for a total of 1.32 square feet.
- The signage on the rear awning (sign E) is composed of individual letters, which when each is measured to contain all letters in a rectangle, is 1.75 square feet. When letters are measured individually the sign is only .40 square feet.
- In total, with each sign containing individual letters but measured with rectangles, including the blade sign, there would be 122.82 square feet. With each sign containing individual letters and measured as such, including the blade sign, there would be a total of 46 square feet.

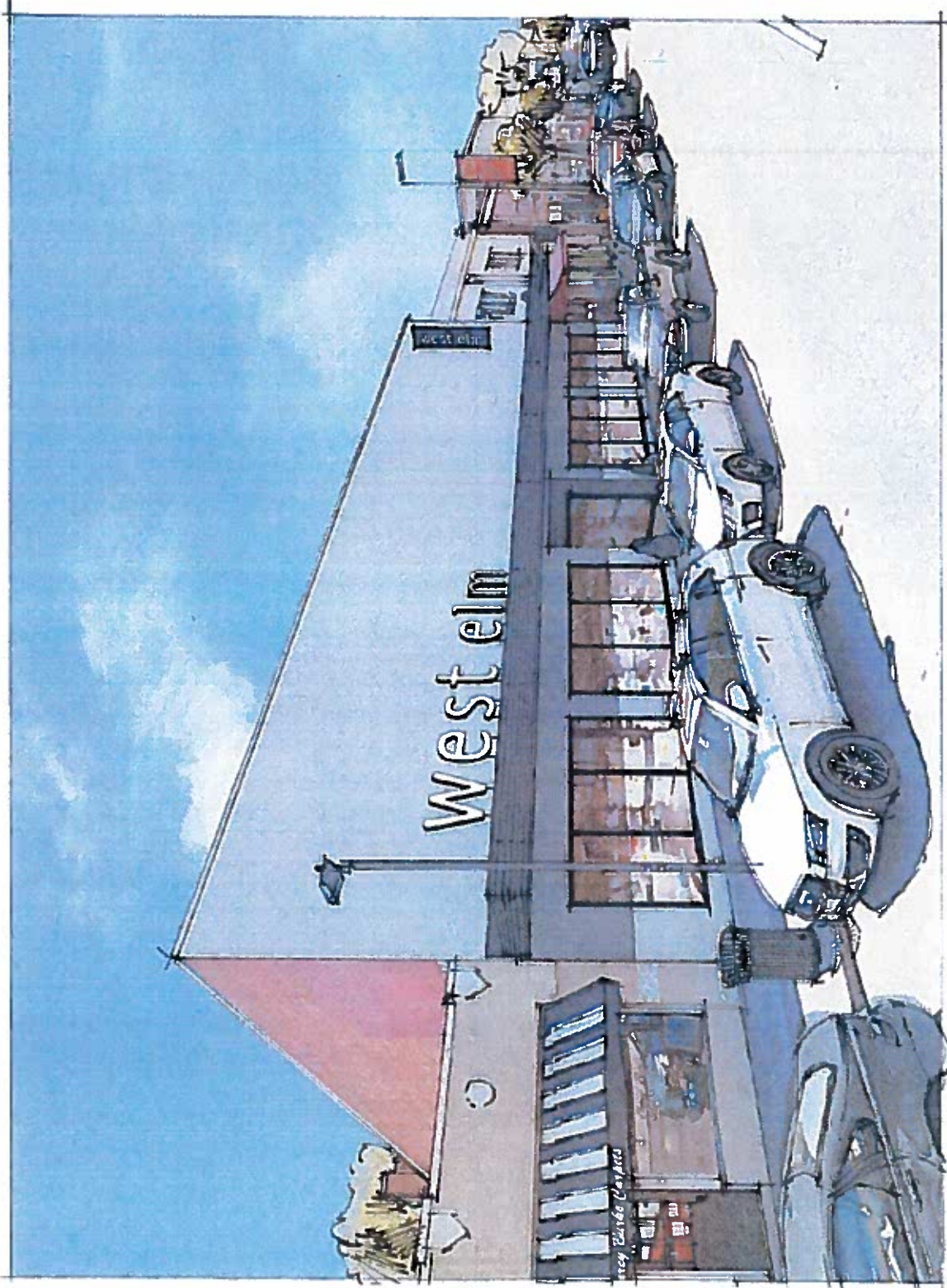
This structure is within the Carytown shopping neighborhood and has a larger-than-normal façade where larger signage would be suited. The current signage is larger than is currently allowed for individual sign at 88.33 square feet. In addition, a letter of non-opposition from the Carytown Merchants Association is attached.

The canopy and blade signage will be covered under an Encroachment Permit and will not block vehicular nor pedestrian traffic.

Thank you,

Colby Chapman

STOREFRONT RENDERING





PROJECT:

# PROJECT SCHEDULE

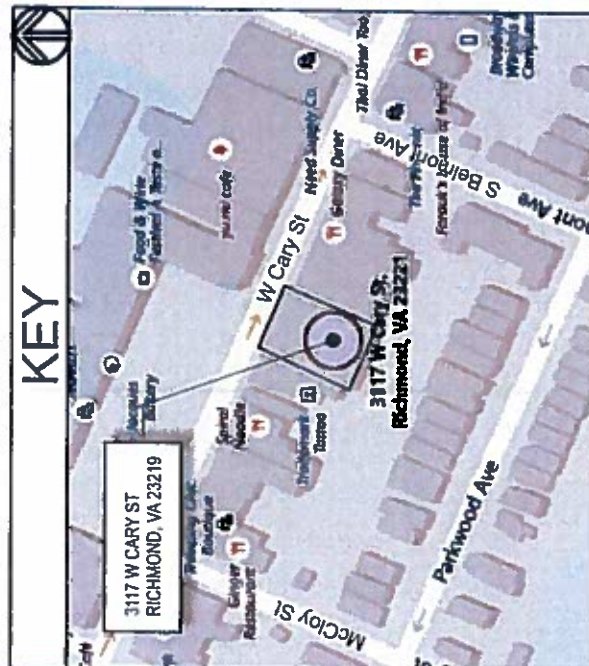
SIGN TYPE/DESCRIPTION:	QTY.:	PG.
A. 5' FACE-LIT ILLUM. LOGO TYPE STEM MOUNT ON WIREWAY.	ONE (1)	6
B. 4" DEEP DIS BLADE SIGN w/ PUSH-THRU ILLUM. LOGO TYPE.	ONE (1)	8
C. DIMENSIONAL LOGO TYPE @ TRANSOM.	ONE (1)	10
D. LOGO TYPE DECAL @ WINDOW.	FOUR (4)	12
E. FABRIC AWING w/ VALANCE TYPE.	ONE (1)	14

# west elm

3117 W CARY ST  
RICHMOND, VA 23219

# REVISIONS

#	DATE	DB	NOTES
R1	4-27-2018	LR	UPDATE PER CUSTOMER COMMENTS



**TRIANGLE**  
SIGN & SERVICE

CLIENT & LOCATION  
**west elm**

3117 W CARY ST  
RICHMOND, VA 23219

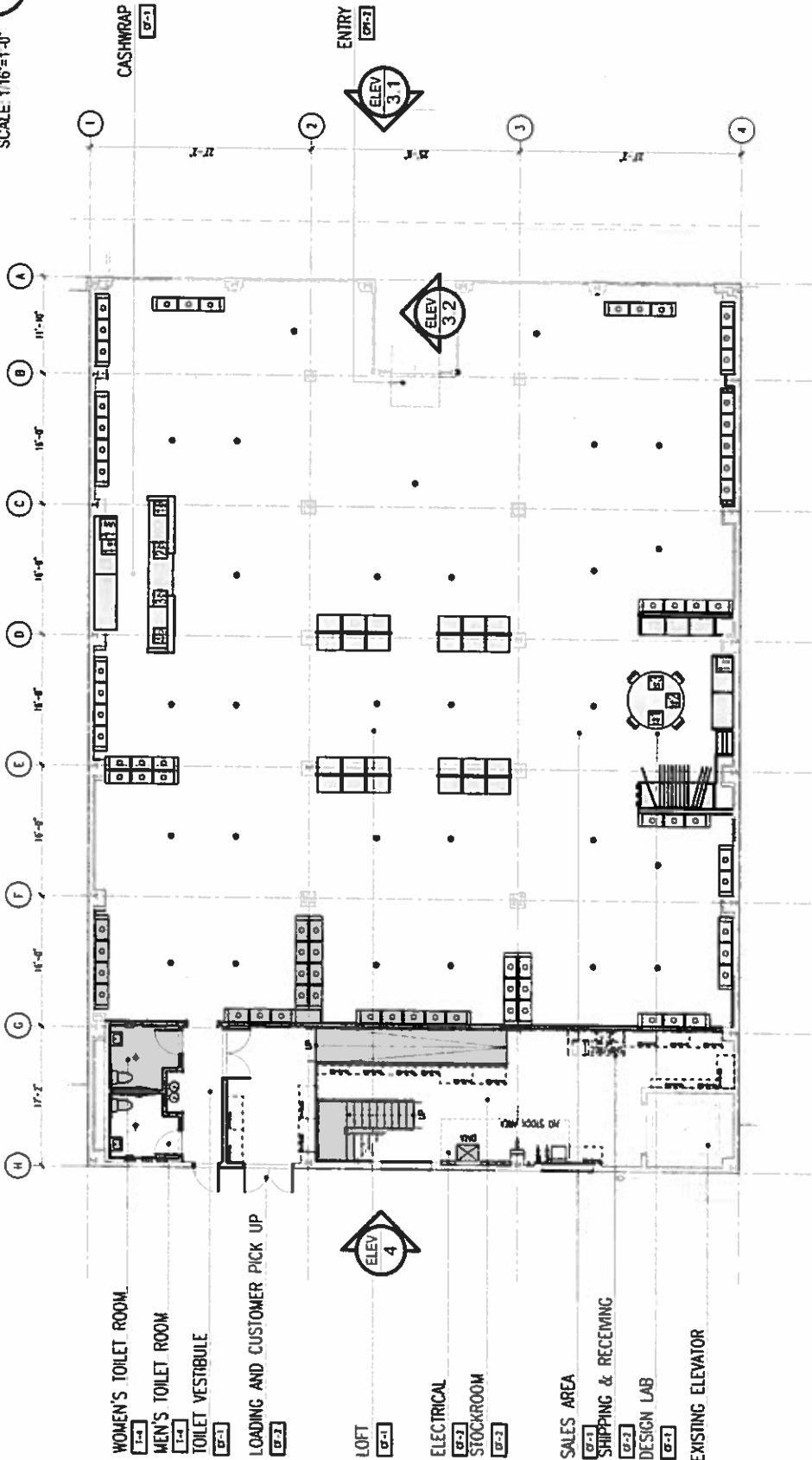
LEAD NO. 170817 R1  
SALESMAN H. SOMMER

DATE 3/14/2018  
DRAWN BY JS

REVIEWED BY  
SEG. NO.

REVISION  
SHEET NO. 1 OF 15

**1st FLOOR PLAN**  
SCALE 1/16"=1'-0"



<b>TRIANGLE SIGN &amp; SERVICE</b>	<b>CLIENT &amp; LOCATION</b>		<b>REVIEWED BY</b>		<b>REVISION</b>		<b>SHEET NO.</b> 2 OF 15
	west elm 3117 W CARY ST RICHMOND, VA 23219		LEAD NO. 170817 R1	DATE 3/14/2018			
AZAR COURT • P.O. BOX 24185 • BALTIMORE, MARYLAND 21227 • T: 410-247-1944 • F: 410-247-5300		SALESMAN H. SOMMER		DRAWN BY JS		SEG NO.	

**2nd FLOOR PLAN** 2  
 SCALE: 1/16"=1'-0"

4" DEEP DIS BLADE  
 SIGN W/ PUSH-THRU  
 ILLUM. LOGO TYPE.

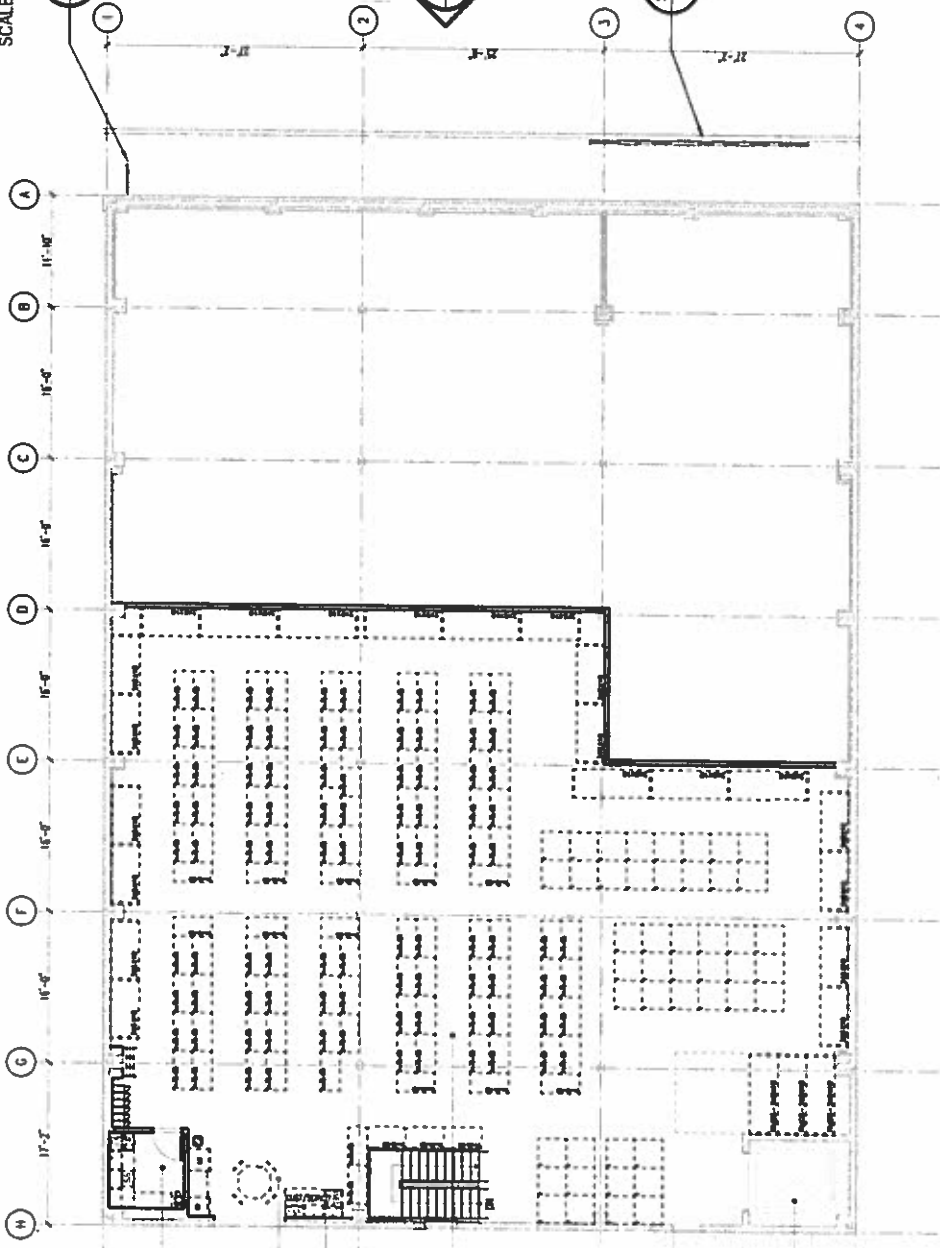
SIGN  
B

5" FACE-LIT ILLUM  
 LOGO TYPE STEM  
 MOUNT ON WIREWAY.

SIGN  
A

ELEV  
3.1

ELEV  
4



MANAGER'S OFFICE  
01-1

EMPLOYEE BREAK AREA  
02-1

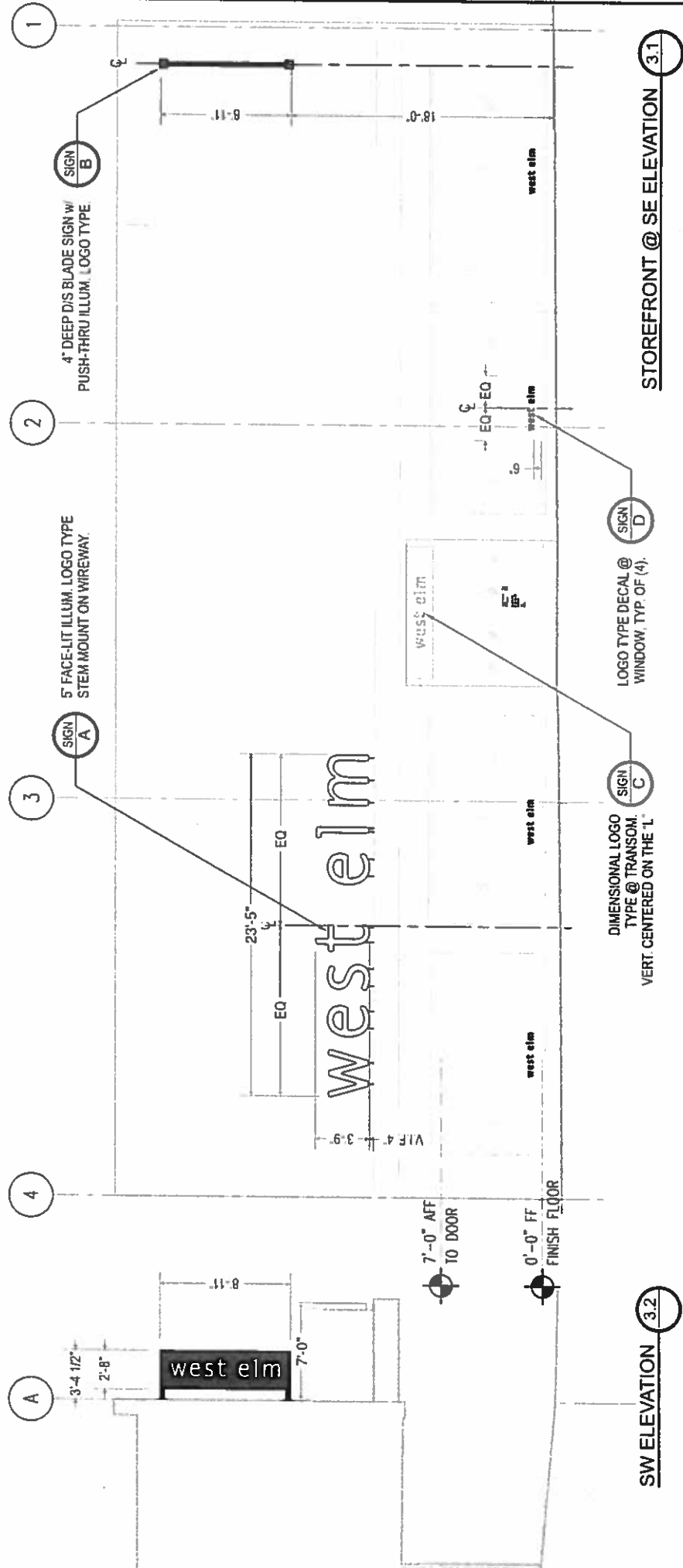
CUSTOMER SERVICE

STOCKROOM  
02-2

EXISTING ELEVATOR

<b>TRIANGLE SIGN &amp; SERVICE</b>	CLIENT & LOCATION		REVISION		SHEET NO.
	west elm		3117 W CARY ST RICHMOND, VA 23219		3 OF 15
AZAR COURT • P.O. BOX 29166 • BALTIMORE, MARYLAND 21227 • T: 410.247.5300 • F: 410.247.1944 • REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S • WWW.TRIANGLESIGN.COM		LEAD NO. 170817 R1	DATE 3/14/2018	REVIEWED BY	REVISION
		SALESMAN H. SOMMER	DRAWN BY JS	SEG. NO.	

**STOREFRONT ELEVATION 3**  
SCALE: 1/8"=1'-0"



**STOREFRONT @ SE ELEVATION 3.1**

**SW ELEVATION 3.2**

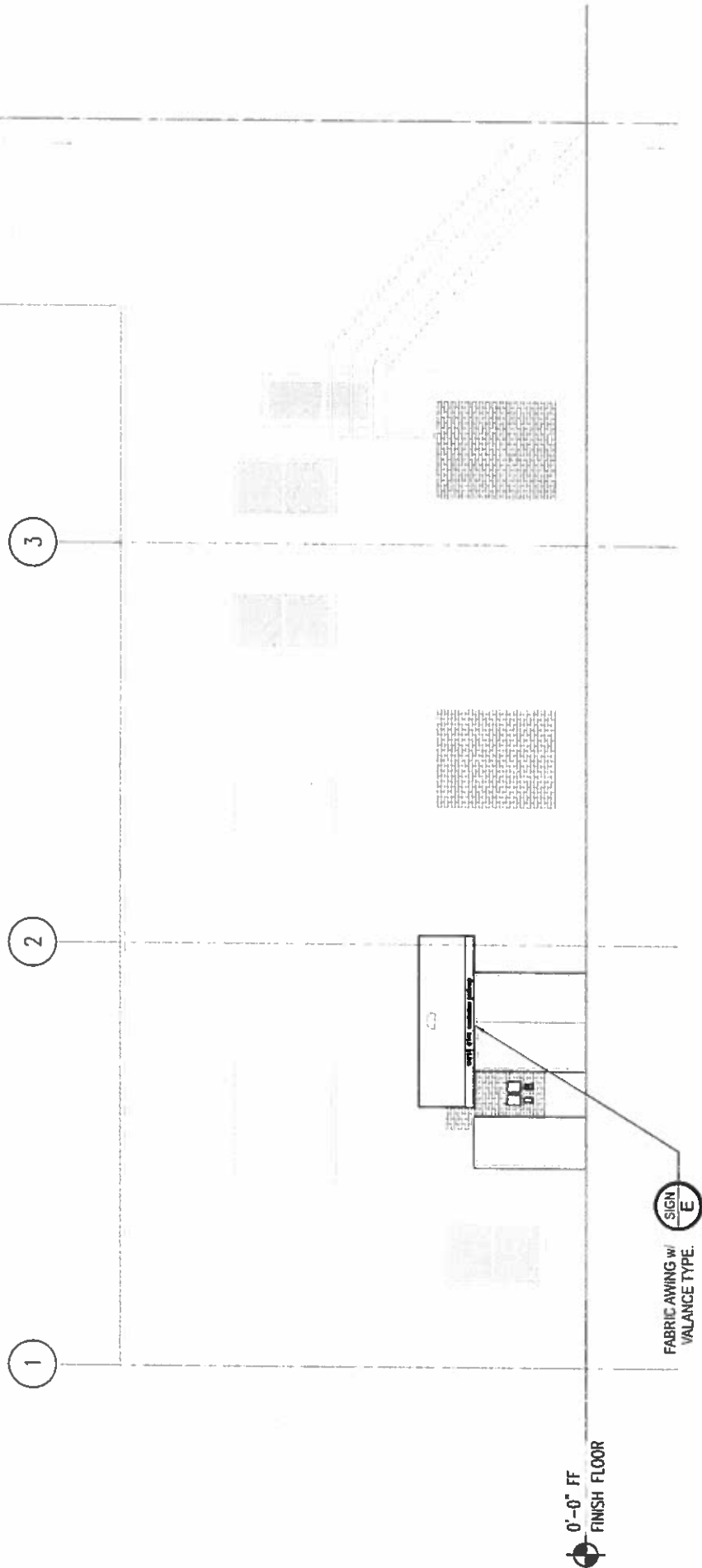
<b>CLIENT &amp; LOCATION</b>		<b>LEAD NO.</b>		<b>REVIEWED BY</b>		<b>REVISION</b>	
<b>west elm</b>		170817 R1		H. SOMMER		3/14/2018	
3117 W CARY ST RICHMOND, VA 23219		SALESMAN		DRAWN BY		SEG. NO.	
		H. SOMMER		JS			
						SHEET NO.	
						4 OF 15	



**STOREFRONT @ NW ELEVATION**

4

SCALE: 1/8"=1'-0"



0'-0" FF  
FINISH FLOOR

FABRIC AWING w/  
VALANCE TYPE

SIGN  
E

<b>TRIANGLE SIGN &amp; SERVICE</b>	CLIENT & LOCATION <b>west elm</b> 3117 W CARY ST RICHMOND, VA 23219		LEAD NO. 170817 R1	DATE 3/14/2018	REVIEWED BY JS	REVISION	SHEET NO. 5 OF 15
			SALESMAN H. SOMMER	DRAWN BY JS	SEG. NO.		

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FACE-LIT ILLUM. LOGO TYPE STEM-MOUNT ON WIREWAY

A

SCALE: 3/8"=1'-0"

CITY: ONE (1)

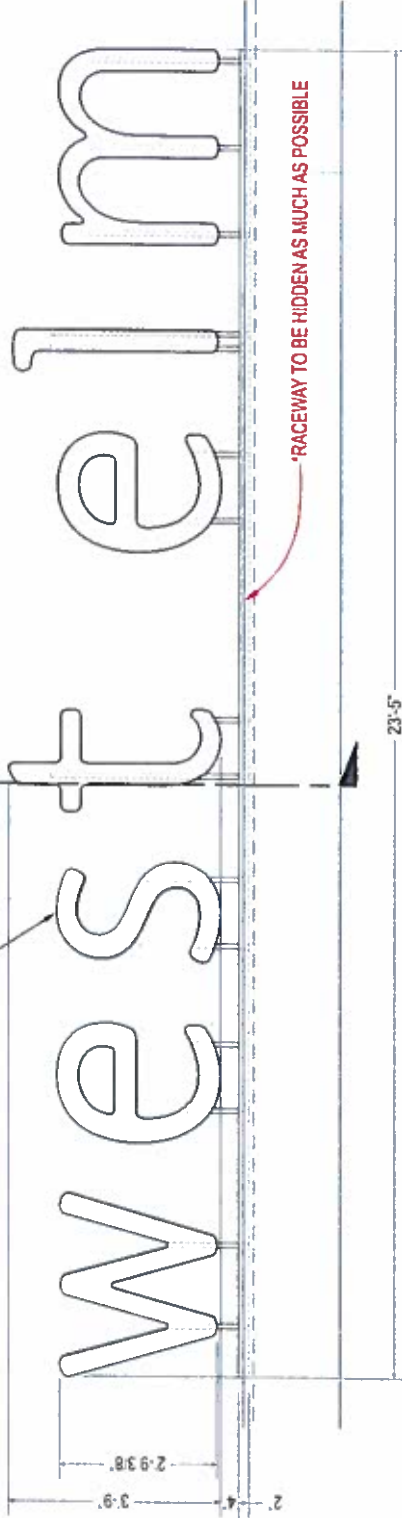
AREA: 45' x 281' = 87,81' <sup>2</sup>



PLAN A.3

SECT A-1

5" DEEP FACE-LIT ILLUM LOGO  
TYPE STEM MOUNT ON WIREWAY  
SEE SECTION FOR DETAILS



FRONT A.1

END A.2

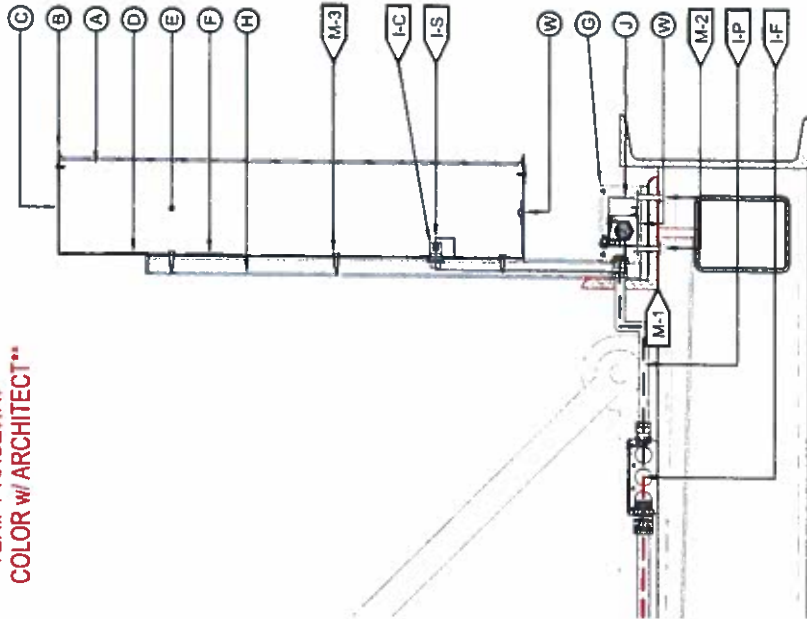
CLIENT & LOCATION <b>west elm</b> 3117 W CARY ST RICHMOND, VA 23219	LEAD NO. 170817 R1	DATE 3/14/2018	REVIEWED BY	SHEET NO. 6 OF 15
	SALESMAN H. SOMMER	DRAWN BY JS	SEG. NO.	

**\*\*VERIFY RACEWAY  
COLOR w/ ARCHITECT\*\***

**TYP. FACE-LIT ILLUM. LOGO TYPE STEM MOUNT ON WIREWAY SECTION DETAIL**

SCALE: N.T.S.

**A-1**



<b>(A) FACE</b>	MATERIAL: ACRYLIC 3/16" WHITE #2447
VINYL: N/A.	
COLOR: N/A.	
<b>(B) TRIMCAP</b>	SIZE / FINISH: 1" JEWELITE/ TO MATCH RETURN
<b>(C) RETURN</b>	DEPTH: 5"
MATERIAL: 0.040" ALUM.	
COLOR/ FINISH: BLACK/ SATIN	
<b>(D) BACK</b>	MATERIAL: 0.060" ALUM.
COLOR/ FINISH: BLACK/ SATIN.	
<b>(E) INSIDE OF CAN</b>	COLOR: WHITE
<b>(F) ILLUMINATION</b>	TYPE: 6500°K WHITE LEDS. SEE FABRICATOR NOTE.
<b>(G) WIREWAY</b>	MATERIAL: 2" x 4" SQ ALUM. TUBE. WINDOWS CUT @ TOP w/ COVER FOR ACCESS & 1/4" ALUM. FLATBAR SPACERS.
COLOR/ FINISH: PAINT TO MATCH EXISTING CANOPY FINISH.	
<b>(H) SUPPORT POST</b>	MATERIAL: 1" x 1" SQ. ALUM. TUBE.
COLOR/ FINISH: @ LETTER: BLACK/ SATIN @ BELOW: TO MATCH WIREWAY.	

<b>(I) WIRING</b>	I-F FEED: SEE ELEC. NOTE. 120V PRIMARY IN J-BOX BY OTHERS.
I-P PRIMARY: 12awg FEED IN Ø1/2" SEAL-TITE w/ 1/2" CONNECTORS.	
I-S SECONDARY: U.L. APPROVED CLASS II LOW VOLTAGE WIRE	
I-C CONNECTOR: U.L. APPROVED ELEC. PASS-THRU CONNECTOR	
<b>(J) POWER SUPPLY</b>	TYPE: REMOTE LED POWER SUPPLY HOUSED IN RACEWAY
VOLTAGE: TYP. J-BOX TO HOUSE ELEC. CONNECTION TO PRIMARY	120V
<b>(M) MOUNTING</b>	M-1: SEE INSTALLATION NOTE. SIGN SUPPORT @ CANOPY TO BE SUPPLIED & INSTALLED BY CANOPY CONTRACTOR.
M-2: ±Ø3/8" BOLT, NUT & WASHERS TO BRACKET. VERIFY MECH. FASTENERS. V.I.F.	
M-3: Ø1/4" HOLE w/ LIGHT BLOCKING COVER	
<b>(W) WEEP HOLE</b>	TYPE: MIN. QTY. TWO (2) PER LETTER.
	MIN. QTY. TWO (2) @ 4'-0" O.C. FOR RACEWAY

**120V**

**INSTALLATION NOTES:**

- CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION w/ FACADE FRAMING AS REQUIRED
- INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
- ALL EXTERIOR FACADE PENETRATIONS TO BE WATER-TIGHT.
- INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES.

**ELECTRICAL NOTES:**

- ALL ELEC. COMPONENTS TO BE U.L. APPROVED.
- CUSTOMER IS RESPONSIBLE FOR ONE (1) 120V 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 5' OF SIGN
- LOCKOUT SWITCH INSTALLED @ PANEL BOX FOR ALL ELEC. SIGNS
- INSTALL IN ACCORDANCE w/ N.E.C. ARTICLE 600 &/OR LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF SIGN

**FABRICATOR NOTES:**

- PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION
- MANUFACTURER & U.L. LABELS TO BE APPLIED & NOT VISIBLE FROM THE GROUND/ SIDEWALK. ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX.

**ALL ELECTRICAL COMPONENTS ARE TO BE U.L. APPROVED**

**TRIANGLE SIGN & SERVICE**

CLIENT & LOCATION

**west elm**

3117 W CARY ST  
RICHMOND, VA 23219

LEAD NO. 170817 R1

SALESMAN H. SOMMER

DATE 3/14/2018

DRAWN BY JS

REVIEWED BY

REVISION

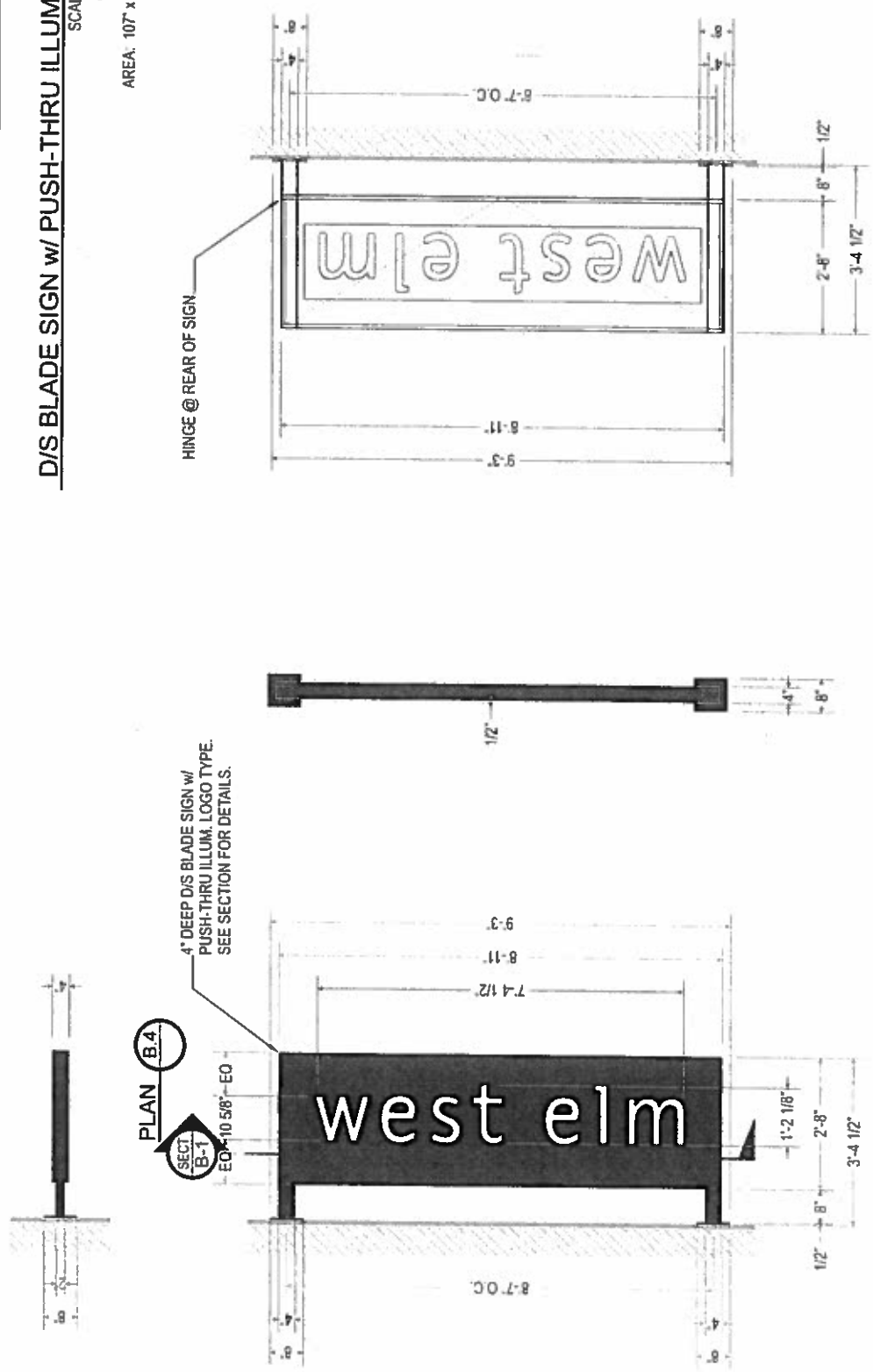
SEG. NO.

SHEET NO. **7 OF 15**

**D/S BLADE SIGN W/ PUSH-THRU ILLUM. LOGO**

**B**

SCALE: 3/8" = 1'-0"  
 QTY: ONE (1)  
 AREA: 107' x 32' = 23.78'  $\square$



**FRAMING DETAIL @ LEFT**

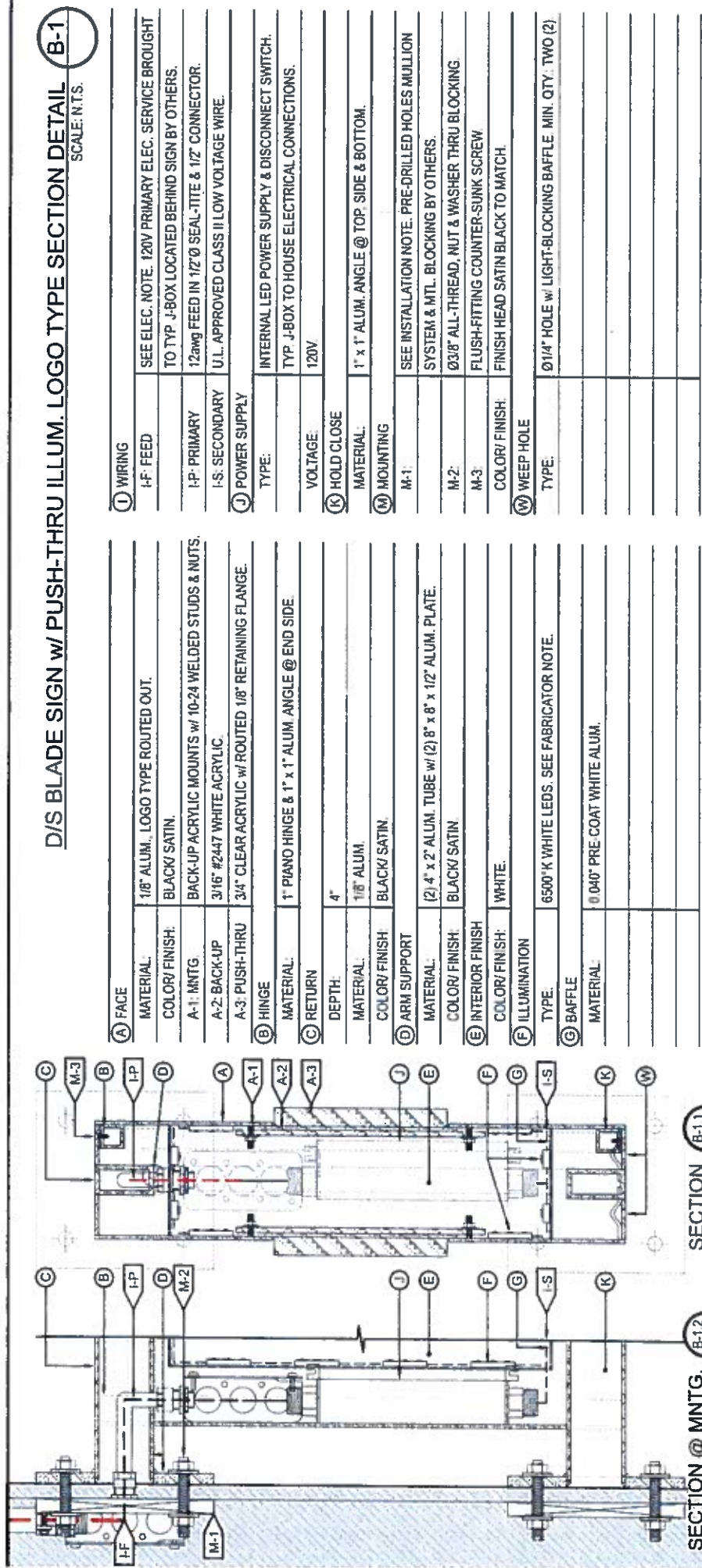
**END**

**RIGHT SIDE**

<b>TRIANGLE SIGN &amp; SERVICE</b>	<b>CLIENT &amp; LOCATION</b>		<b>FRAMING DETAIL @ LEFT</b>		SHEET NO <b>8 OF 15</b>
	3117 W CARY ST RICHMOND, VA 23219		REVIEWED BY	REVISION	
170817 R1 SALESMAN H. SOMMER		DATE 3/14/2018	DRAWN BY JS	SEG. NO.	
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D/S BLADE SIGN w/ PUSH-THRU ILLUM. LOGO TYPE SECTION DETAIL

B-1  
SCALE: N.T.S.



<b>(I) WIRING</b>	SEE ELEC. NOTE. 120V PRIMARY ELEC. SERVICE BROUGHT TO TYP. J-BOX LOCATED BEHIND SIGN BY OTHERS.
I-F FEED	12awg FEED IN 1/2" Ø SEAL-TITE & 1/2" CONNECTOR.
I-P PRIMARY	U.L. APPROVED CLASS II LOW VOLTAGE WIRE.
I-S SECONDARY	
<b>(J) POWER SUPPLY</b>	
J-TYPE	INTERNAL LED POWER SUPPLY & DISCONNECT SWITCH.
J-VOLTAGE	TYP. J-BOX TO HOUSE ELECTRICAL CONNECTIONS.
J-VOLTAGE	120V
<b>(K) HOLD CLOSE</b>	
K-MATERIAL	1" x 1" ALUM. ANGLE @ TOP, SIDE & BOTTOM.
<b>(M) MOUNTING</b>	
M-1	SEE INSTALLATION NOTE: PRE-DRILLED HOLES MULLION SYSTEM & MTL. BLOCKING BY OTHERS.
M-2	Ø3/8" ALL-THREAD, NUT & WASHER THRU BLOCKING
M-3	FLUSH-FITTING COUNTER-SUNK SCREW
W-COLOR/FINISH	FINISH HEAD SATIN BLACK TO MATCH.
<b>(W) WEEP HOLE</b>	
W-TYPE	Ø1/4" HOLE w/ LIGHT-BLOCKING BAFFLE. MIN. QTY. TWO (2)

<b>(A) FACE</b>	
A-MATERIAL	1/8" ALUM., LOGO TYPE ROUTED OUT.
A-COLOR/FINISH	BLACK/ SATIN.
A-1 MMTG	BACK-UP ACRYLIC MOUNTS w/ 10-24 WELDED STUDS & NUTS.
A-2 BACK-UP	3/16" #2447 WHITE ACRYLIC.
A-3 PUSH-THRU	3/4" CLEAR ACRYLIC w/ ROUTED 1/8" RETAINING FLANGE.
<b>(B) HINGE</b>	
B-MATERIAL	1" PIANO HINGE & 1" x 1" ALUM. ANGLE @ END SIDE.
<b>(C) RETURN</b>	
C-DEPTH	4"
C-MATERIAL	1/8" ALUM.
C-COLOR/FINISH	BLACK/ SATIN.
<b>(D) ARM SUPPORT</b>	
D-MATERIAL	(2) 4" x 2" ALUM. TUBE w/ (2) 8" x 8" x 1/2" ALUM. PLATE.
D-COLOR/FINISH	BLACK/ SATIN.
<b>(E) INTERIOR FINISH</b>	
E-COLOR/FINISH	WHITE.
<b>(F) ILLUMINATION</b>	
F-TYPE	6500°K WHITE LEDS. SEE FABRICATOR NOTE.
<b>(G) BAFFLE</b>	
G-MATERIAL	Ø 0.040" PRE-COAT WHITE ALUM.

**UL**  
ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

**FABRICATOR NOTES:**  
1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION  
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX.

**ELECTRICAL NOTES:**  
1. ALL ELEC. COMPONENTS TO BE UL APPROVED.  
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120V/20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.  
3. LOCKOUT SWITCH INSTALLED @ PANEL BOX FOR ALL ELEC. SIGNS  
4. INSTALL IN ACCORDANCE w/ N.E.C. ARTICLE 600.4 & OR LOCAL CODES.  
THIS INCLUDES PROPER GROUNDING & BONDING OF SIGN.

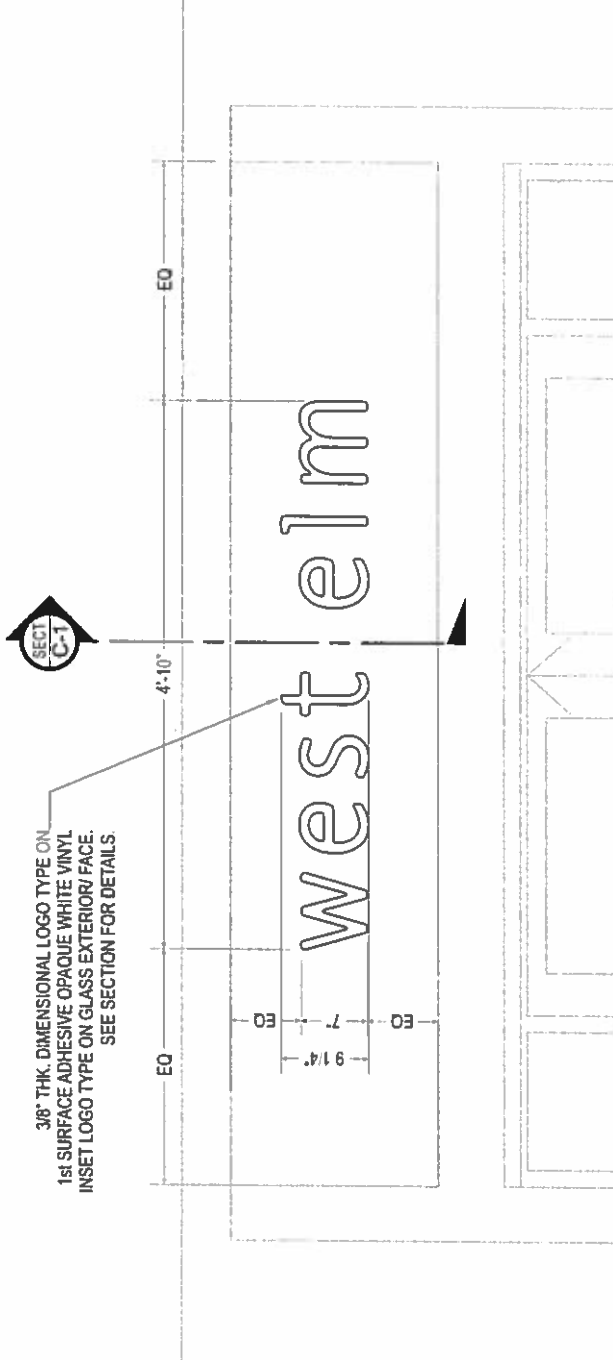
**INSTALLATION NOTES:**  
1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION w/ FACADE FRAMING AS REQUIRED  
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION  
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATER TIGHT  
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES

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			<b>SEG. NO.</b>	<b>DRAWN BY</b> JS	<b>SHEET NO.</b> 9 OF 15

**DIMENSIONAL LOGO TYPE @ TRANSOM WINDOW**

**C**

SCALE 3/4"=1'-0"  
 QTY. ONE (1)  
 AREA: 9.25' x 58" = 3.73'  $\square$



**TRIANGLE  
 SIGN & SERVICE**

CLIENT & LOCATION

**west elm**

3117 W CARY ST  
 RICHMOND, VA 23219

REVISION

REVIEWED BY

DATE

LEAD NO.

SALESMAN

DATE

DRAWN BY

SEG. NO

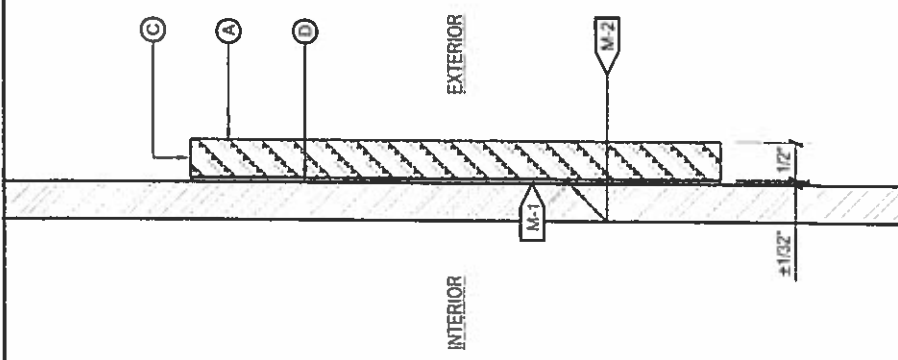
SHEET NO.

10 OF 15



**DIMENSIONAL LOGO TYPE @ GLAZING SECTION DETAIL** C-1  
SCALE: N.T.S.


<b>(A) FACE</b>	MATERIAL: 3/8" OPAQUE WHITE ACRYLIC PLATE.
	COLOR/ FINISH: WHITE/ SATIN
<b>(C) RETURN</b>	DEPTH: 3/8" O.A.
	MATERIAL: 3/8" OPAQUE WHITE ACRYLIC PLATE.
	COLOR/ FINISH: WHITE/ SATIN
<b>(D) UNDER-CUT PATTERN</b>	
	MATERIAL: 1st SURFACE ADHESIVE VINYL PATTERN, UNDER-CUT (INSET) ±1/8" FROM EDGE. APPLY TO FACE/ EXTERIOR OF GLASS.
	COLOR/ FINISH: OPAQUE WHITE.
<b>(M) MOUNTING</b>	
	M-1: SEE MOUNTING NOTE
	M-2: VHB D/F TAPE/ CLEAR SILICONE



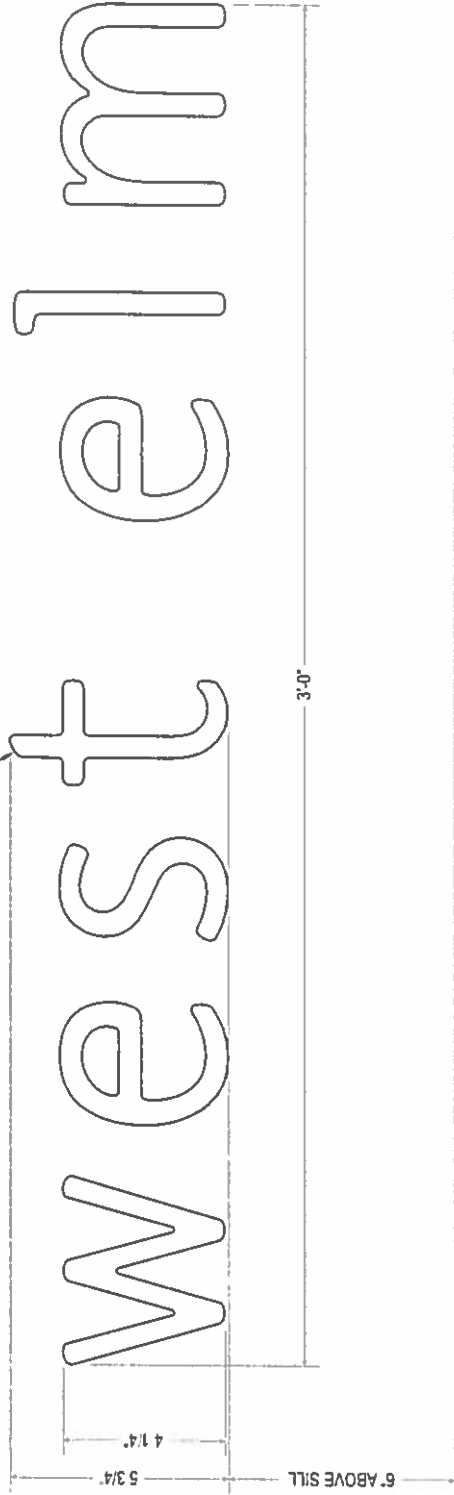
**INSTALLATION NOTES:**  
 1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MET. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.  
 2. INSTALLER IS TO V.L.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.  
 3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.  
 4. INSTALLATION TO MEET CURRENT N.E.C. / U.L. & LOCAL CODES

<b>TRIANGLE SIGN &amp; SERVICE</b>	CLIENT & LOCATION <b>west elm</b> 3117 W CARY ST RICHMOND, VA 23219		LEAD NO. 170817 R1 SALESMAN H. SOMMER	DATE 3/14/2018 DRAWN BY JS	REVIEWED BY	REVISION	SHEET NO. 11 OF 15
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**LOGO TYPE DECAL @ WINDOW, TYP. D**

SCALE: 3"=1'-0"  
 QTY.: FOUR (4)  
 AREA: 5.75' x 36" = 1.44' 

2nd SURFACE ADHESIVE OPAQUE MATTE WHITE VINYL  
 FILM LOGO TYPE. APPLY @ INTERIOR/ REAR OF GLASS  
 SEE SECTION FOR DETAILS



<b>TRI ANGLE SIGN &amp; SERVICE</b>	CLIENT & LOCATION <b>west elm</b> 3117 W CARY ST RICHMOND, VA 23219	LEAD NO. 170817 R1	DATE 3/14/2018	REVIEWED BY	SHEET NO. 12 OF 15
		SALESMAN H. SOMMER	DRAWN BY JS	SEG. NO.	

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**E**

**FABRIC AWNING w/ VALANCE LOGO TYPE**

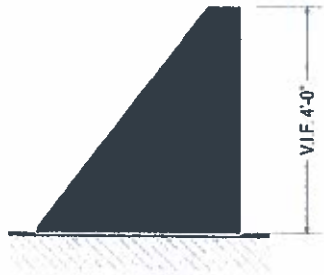
SCALE: 3/8"=1'-0"

QTY. ONE (1)

TYPE AREA: 3.75' x 6.7' = 1.74' <sup>2</sup>

BLACK FABRIC AWNING ON ALUM.  
FRAME w/ WHITE TYPE ON VALANCE.  
SEE SECTION FOR DETAILS.

SECT E-1

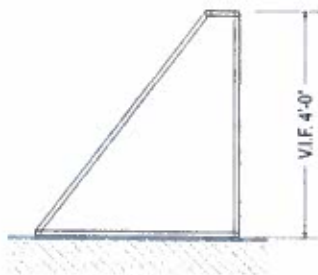
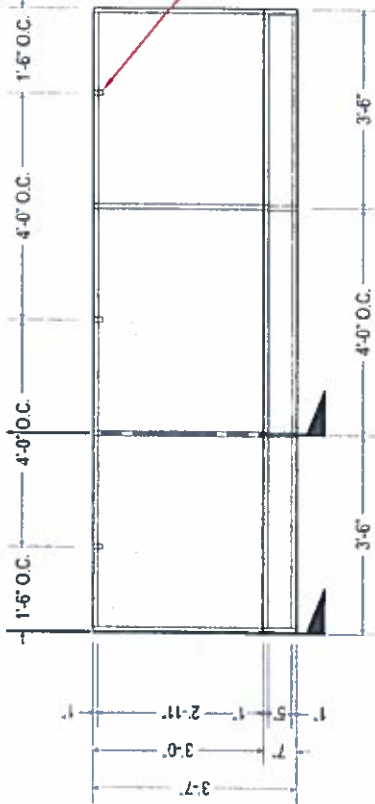


END E.2

SECT E-12

SECT E-11

FRONT E.3



FRAMING @ END E.2

FRAMING @ FRONT E.1

CLIENT & LOCATION

**west elm**

3117 W CARY ST  
RICHMOND, VA 23219

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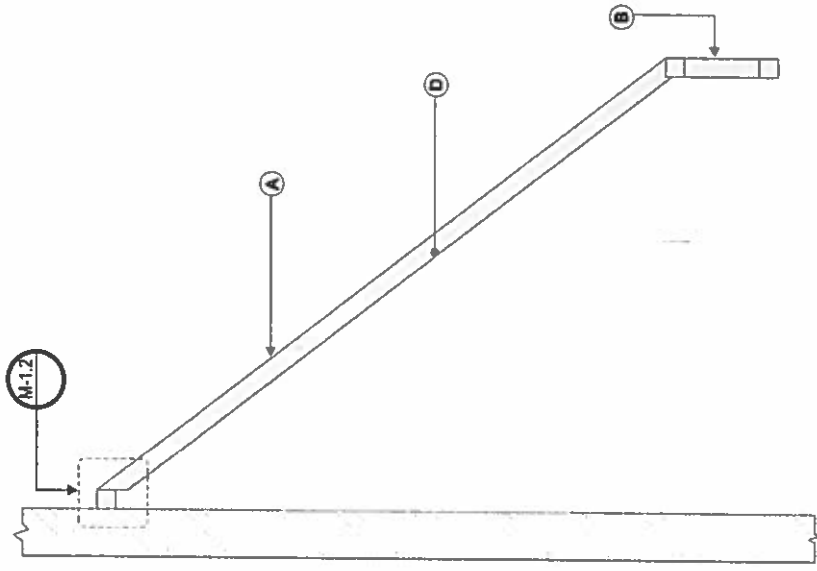
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**TRIANGLE SIGN & SERVICE**

SHEET NO. **13 OF 15**

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**TYP. AWNING MOUNTING DETAIL** **E-1**  
SCALE: N.T.S.

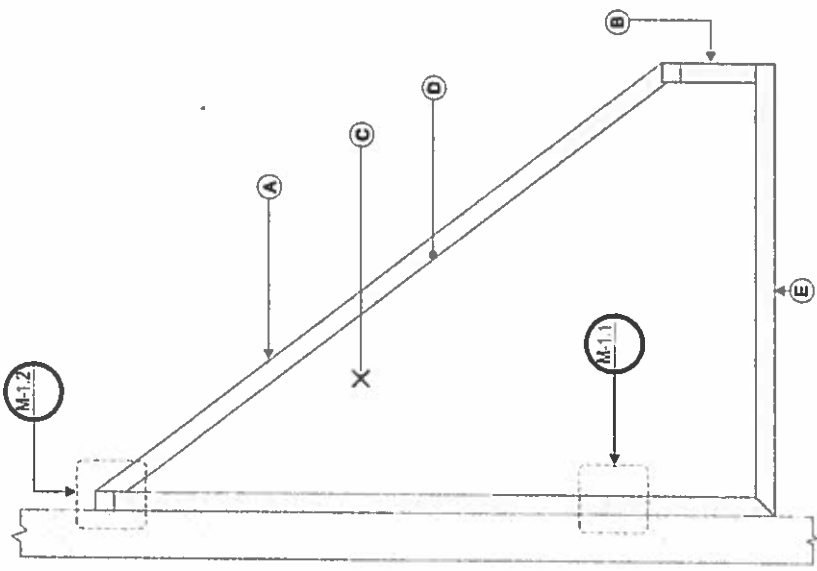


**SECTION @ RAFTER** **E-1**

<b>(A) COVER</b>	MATERIAL: SUNBRELLA FABRIC.
	COLOR: BLACK.
<b>(B) VALANCE</b>	MATERIAL: SUNBRELLA FABRIC.
	COLOR: BLACK.
	VINYL: HEAT SEALED, CUSTOMERS LOGO TYPE & STRIPE.
	COLOR INFO: WHITE.
<b>(C) SIDES:</b>	COVERED: NO.
<b>(D) FRAMING:</b>	MATERIAL: 1" SQ. TUBE ALUM.
	COLOR: BLACK.
	FINISH: SATIN.
<b>(E) UNDERCANOPY</b>	COVERED: NO.
	MATERIAL: N/A.
<b>(M) MOUNTING</b>	SEE TYPICAL MOUNTING PAGE
	M-1

**INSTALLATION NOTES:**

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES.



**SECTION @ END** **E-1**

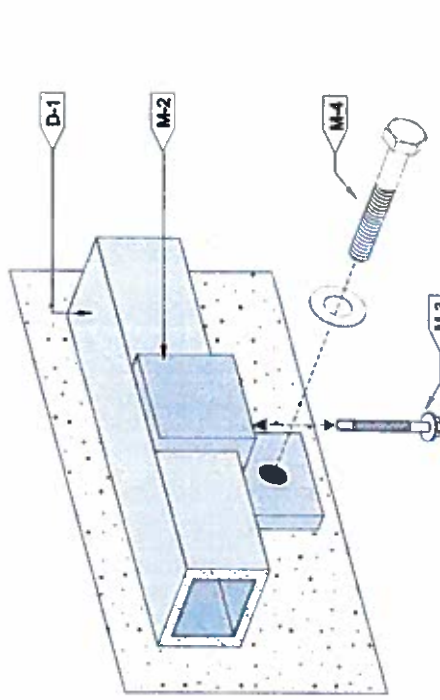
<b>TRIANGLE SIGN &amp; SERVICE</b>	<b>CLIENT &amp; LOCATION</b> <b>west elm</b>	LEAD NO	DATE	REVIEWED BY	REVISION	SHEET NO
		170817 R1	3/14/2018			14 OF 15
		SALESMAN	DRAWN BY	SEG. NO.		
		H. SOMMER	JS			

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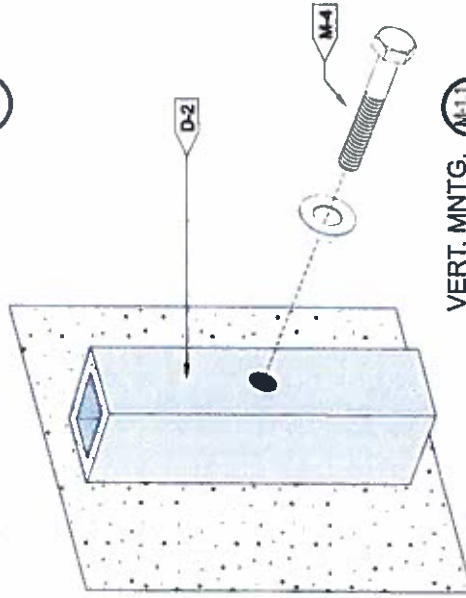
**NOTE: TOP CLIP TO BE PLACED 1'-6" IN FROM EITHER END OF AWNING & THEN CENTERED BETWEEN EACH TRUSS. 4'-0" MAX ON CENTER.**

**TYP. AWNING MOUNTING DETAIL**  
SCALE: N.T.S.

**M-1**



**HORIZ. MNTG.** **M-1.2**



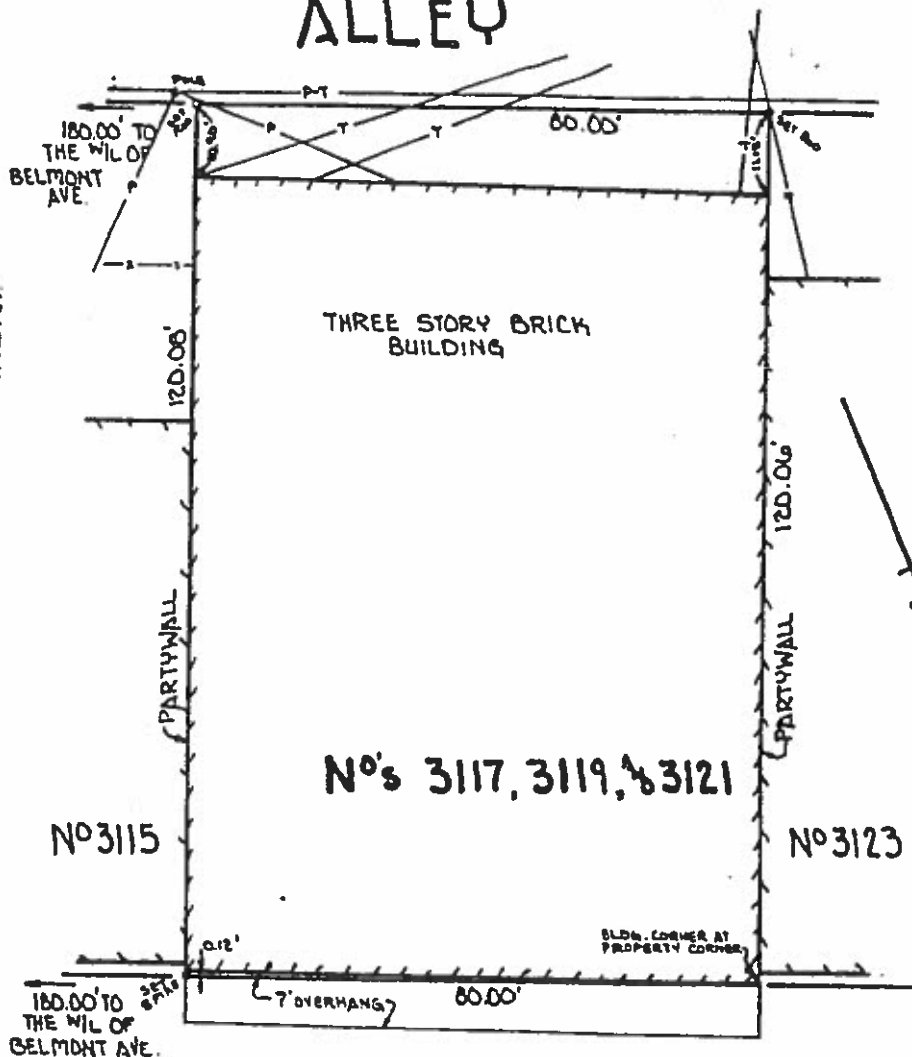
**VERT. MNTG.** **M-1.1**

D) FRAMING:	
D-1	HORIZONTAL RAIL
MATERIAL:	1" SQ. ALUM. TUBE
D-2	VERTICAL RAIL
MATERIAL:	1" SQ. ALUM. TUBE
M) MOUNTING	
M-1	SEE MOUNTING NOTE
M-2	1/8" THK. ALUM. Z-CLIP
M-3	#12 TEK SCREWS
M-4	3/8" MIN. MASONRY ANCHORS

**INSTALLATION NOTES:**  
 1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED  
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# ALLEY



NOTE: THIS PARCEL IS NOT IN A FLOOD HAZARD ZONE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

No 3115

No's 3117, 3119, & 3121

No 3123

# W. CARY STREET

PLAT OF 3117, 3119, & 3121 W. CARY STREET, CITY OF RICHMOND, VIRGINIA.

SCALE 1"=20'

APRIL 30, 1982

RESURVEYED: APRIL 22, 1985



FOSTER & MILLER, P.C.  
CERTIFIED SURVEYORS  
RICHMOND, VIRGINIA

38454  
RLC 36988