

INTRODUCED: November 8, 2021

AN ORDINANCE No. 2021-330

To authorize the special use of the property known as 7012 Marlowe Road for the purpose of an office use, including medical office uses, upon certain terms and conditions, and to repeal Ord. No. 77-34-45, adopted Feb. 28, 1977, Ord. No. 78-8-23, adopted Feb. 13, 1978, Ord. No. 81-019-30, adopted Feb. 23, 1981, Ord. No. 82-207-191, adopted Sept. 13, 1982, Ord. No. 87-165-183, adopted Sept. 14, 1987, Ord. No. 93-028-39, adopted Feb. 22, 1993, and Ord. No. 97-188-204, adopted Jun. 23, 1997.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 13 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 7012 Marlowe Road, which is situated in a R-3 Single-Family Residential District, desires to use such property for the purpose of an office use, including medical office uses, which use, among other things, is not currently allowed by section 30-406.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 13 2021 REJECTED: _____ STRICKEN: _____

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 (2020), 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 7012 Marlowe Road and identified as Tax Parcel No. C005-0600/004 in the 2021 records of the City Assessor, being more particularly shown on sheet 1 of the plans entitled “Marlowe Medical Office,” prepared by Silvercore Land Development Consultants, dated March 24, 2021, and last revised July 19, 2021, 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 an office use, including medical office uses, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Marlowe Medical Office,” prepared by Silvercore Land Development Consultants, dated March 24, 2021, and last revised July 19, 2021, and “Office Building, 7012 Marlowe Road, Richmond, VA 23225,” prepared by Thomas Hamilton & Associates, P.C., and dated June 3, 2021, hereinafter referred to, collectively, 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 as an office use, including medical office uses, substantially as shown on the Plans.

(b) At least 36 parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed one story, substantially as shown on the Plans.

(d) All building materials and site improvements, including, but not limited to, building finishes, landscaping, and lighting, shall be substantially as shown on the Plans.

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

(f) A minimum of one bicycle rack shall be provided on the Property.

(g) Signs on the Property shall be limited to the locations shown on the Plans, in addition to one freestanding sign not to exceed eight feet in height. No individual sign shall exceed 30 square feet in area.

§ 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 (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including replacement of the curb cut and entrance along Jahnke Road with a new curb and concrete sidewalk to tie into the existing curb and sidewalk along Jahnke Road, which improvements may be completed in one or more phases as approved by the Director of Public Works. 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, and (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. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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 (2020), 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 (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 (2020), 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.

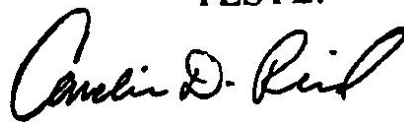
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days 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. **Repeal of Prior Ordinances.** That Ordinance No. 77-34-45, adopted February 28, 1977, Ordinance No. 78-8-23, adopted February 13, 1978, Ordinance No. 81-019-30, adopted February 23, 1981, Ordinance No. 82-207-191, adopted September 13, 1982, Ordinance No. 87-165-183, adopted September 14, 1987, Ordinance No. 93-028-39, adopted February 22, 1993, Ordinance No. 97-188-204, adopted June 23, 1997, be and are hereby repealed.

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

A TRUE COPY:

TESTE:



City Clerk



City of Richmond

RECEIVED
By City Attorney's Office at 3:44 pm, Nov 04, 2021

RECEIVED
By CAO Office at 12:56 pm, Oct 11, 2021

2021-466

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

Item Request File Number: PRE.2021.859

O & R Request

DATE: October 8, 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, Director, Dept. of Planning and Development Review

RE: To authorize the special use of the property known as 7012 Marlowe Road for the purpose of an office use, upon certain terms and conditions, and to repeal Ord. No. 97-188-204 adopted on June 23, 1997, as well as Ord. Nos. 77-034-45, 78-008-23, 81-019-30, 82-207-191, 87-165-183, and 93-028-39.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 7012 Marlowe Road for the purpose of an office use, upon certain terms and conditions, and to repeal Ord. No. 97-188-204 adopted on June 23, 1997, as well as Ord. Nos. 77-034-45, 78-008-23, 81-019-30, 82-207-191, 87-165-183, and 93-028-39.

REASON: The applicant is requesting to authorize the special use of the property known as 7012 Marlowe Road for the purpose of constructing a new medical office building. Ord. No. 97-188-204, which authorized the current use and configuration of the site as a bank with drive-up facilities, is requested to be repealed. The property is located in an R-3 Single Family Residential District, which does not permit the proposed medical office 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 December 6, 2021, meeting.

BACKGROUND: The subject property consists of a single parcel of land that has a lot area of 44,557 square feet (1.023 acres) and is improved with a one-story commercial building that was most recently occupied by a bank with a drive-up teller. The property is located in the Hioaks neighborhood at the southeast intersection of Jahnke Road and Hioaks Road.

The subject property is located within the R 3 Single Family Residential District. The proposed office use is not permitted in the R 3 Single Family Residential District.

Richmond 300 recommends a future land use of “Destination Mixed-Use” for the property. The primary uses envisioned for Destination Mixed-Use are retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses are institutional and government. The development style envisioned is higher-density, transit-oriented on vacant or underutilized sites. New development should be urban in form, may be of larger scale than the existing context, and should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place, with many vertically mixed-use buildings. A gridded street pattern should be continued or introduced to increase connectivity. Ground floor uses are envisioned to engage with and enliven the street through windows, doors, storefronts and other features that allow transparency and interaction between building and street. The recommended intensity is high with new buildings typically a minimum of five stories. Pedestrian, bicycle and transit access must be prioritized.

The property is also within the Chippenham Hospital National/Regional Node. This node is envisioned as continuing to provide high quality jobs associated with the hospital and medical office-related uses. Additionally, the older multi-family residential communities can be redeveloped into high density, mixed-use neighborhoods. The redesign of these communities should emphasize walkable, well-connected communities with well-designed buildings, a street grid, sidewalks, and street trees. The growth potential for the area is medium- the older low-density, multi-family developments can be redeveloped with a mix of uses, higher residential densities and a mix of housing types. The portions of Jahnke Road and Hioaks Road that abut the property are each designated as a “Major Mixed-use Street” and the portion of Jahnke Road that abuts the property is designated as a “Great Street” on the Great Streets and Street Typologies Map.

Properties to the east are also located in the R-3 Single-Family Residential District. Properties to the north and south are located in the RO-1 and RO-2 Residential Office Districts. Properties to the west are located in the R-73 Multifamily 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: 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: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 8, 2021

CITY COUNCIL PUBLIC HEARING DATE: December 13, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
December 6, 2021

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Repeal Ord. No. 97-188-204

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646 5648



Ross C. Allen
(804) 594-1911
rallen@owenowens.com

April 13, 2021

HAND DELIVERY

City of Richmond
Department of Planning and Zoning
900 E. Broad Street, Suite 511
Richmond, VA 23219

Dear City of Richmond Planning and Zoning,

Enclosed please find an application for an amendment to the Special Use Permit for 7012 Marlowe Road, Richmond, Virginia 23225. Supporting documentation will be submitted via email as instructed.

Please let me know if you have any questions or concerns and I look forward to working with you on this project.

Sincerely,

Very truly yours,

Owen & Owens PLC

Ross C. Allen
RCA
Cc: Client



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: 7012 Marlowe Rd. Richmond, Virginia 23225 Date: 4/9/2021
 Tax Map #: C005-0600/004 Fee: \$1,800.00
 Total area of affected site in acres: 1.016

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

Zoning

Current Zoning: R-3

Existing Use: SUP Bank

Proposed Use

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

Medical Office Building

Existing Use: BAnk

Is this property subject to any previous land use cases?

- Yes No

If Yes, please list the Ordinance Number: Ord. No. 97-188-204

Applicant/Contact Person: Matthew Hamilton

Company: 7012 Marlowe LLC

Mailing Address: 8657 Riverwood Drive

City: Henrico State: Va Zip Code: 23229

Telephone: (804) 401-4005 Fax: (804) 343-0170

Email: _____

Property Owner: 7012 Marlowe LLC

If Business Entity, name and title of authorized signee: Matthew Hamilton

(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: 8657 Riverwood Drive

City: Henrico State: Va Zip Code: 23229

Telephone: (804) 401-4005 Fax: (804) 343-0170

Email: matt.hamilton@cbre.com

Property Owner Signature: 

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)

Ross C. Allen
(804) 594-1911
rallen@owenowens.com

April 9, 2021

Via Hand Delivery

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street
Room 511
Richmond, VA 23219

**RE: Applicants Report for 7012 Marlowe LLC. //Amendment to Special Use Permit
Ord. No. 97-188-204**

Dear Sir/Madam:

7012 Marlowe LLC recently purchased 7012 Marlowe Road, Richmond, Virginia 23225 (the "Property") with the intent to further develop the Property into a medical office building in conformity with the surrounding use and consistent with the Richmond 300 Master Plan Future Land Use. 7012 Marlowe LLC requests that the City of Richmond amend the existing Special Use Permit (the "SUP") to allow this continued development of the Property.

The Property is located at the Southeast corner of Jahnke. Rd. and Hioaks Rd., east of the Chippenham Pkwy. and Jahnke Rd. intersection. The Property consists of three (3) parcels containing a total of 1.016 acres \pm and is zoned R-3 Single-Family Residential. Development of the Property is regulated by the SUP that was originally granted in 1977 to allow the construction of a bank branch. The SUP was amended in 1978, 1987, 1993, and again in 1997 to allow various improvements and expansions to the original bank building.

The Property is directly across Hioaks Rd. from Chippenham Hospital, and current use of surrounding parcels includes medical offices and a post office. The Richmond 300 Master Plan Future Land Use for the Property is for medical/office space, while the existing use is commercial/office. Further, the area surrounding Chippenham Hospital has been designated a growth node by the Richmond 300 Final Master Plan.

The proposed improvement to the Property would remove the existing bank building, replacing it with a nine thousand five hundred (9,500) square foot medical office building (the "Proposed Building"). The Proposed Building would remain one story and would be an architectural improvement over the existing structure.

The existing landscaping and vegetation, consisting of mature oak trees, will be preserved to the greatest extent possible, and conform substantially with the attached landscaping plan. Lighting will conform with the attached lighting plan and details. A shield is included in the lighting plan for the light fixtures along the eastern property boundary to keep from exceeding 0.5 foot-candles at the property line so as not to be obtrusive to surrounding properties.

Two types of illuminated signage for the improved medical/office building, building signage and a monument sign. The illuminated building signage will be located in two (2) places on the medical/office building one facing Jahnke Rd. and one facing Hioaks Rd. Each road facing building sign will be forty-eight (48) square feet for a total building signage of ninety-six (96) square feet. The illuminated building signage will conform to the attached elevation plan. The illuminated monument signage will total twenty-four (24) square feet and will conform to the attached monument signage plan.

In an effort to promote Objective 4.4 of the Richmond 300 Final Master Plan Future Land Use and increase Richmond's walkability, the sidewalk at the rear of the building has been extended to Jahnke Rd., strengthening the streetscape connections. A bike rack will also be added to the Property to encourage bike-ability.

The Proposed Building will be leased to a medical office user. Because of this, it is unknown how many employees will occupy the Property, and what the hours of operation will be. However, the hours of operation, employees present, and vehicular traffic are estimated to be relatively consistent with adjacent medical office users.

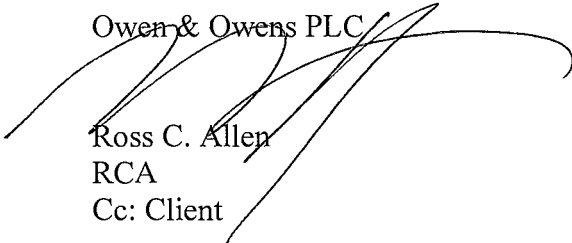
The use of the Property as a medical/office building will not be detrimental to the safety, health, morals and general welfare of the community. Conversely, it will further the community goals presented in the Richmond 300 Master Plan Future Land Use. Thanks to the sidewalk extension and relocated entrances and exits, the Proposed Building will not create vehicular or pedestrian congestion in the streets, roads, alleys and/or other public ways. The Proposed Building will also not create a hazard from fire, panic, or other dangers or cause overcrowding of land and undue concentration of population and will not interfere with adequate light and air.

Thank you for your attention to these matters. I look forward to hearing back from you.

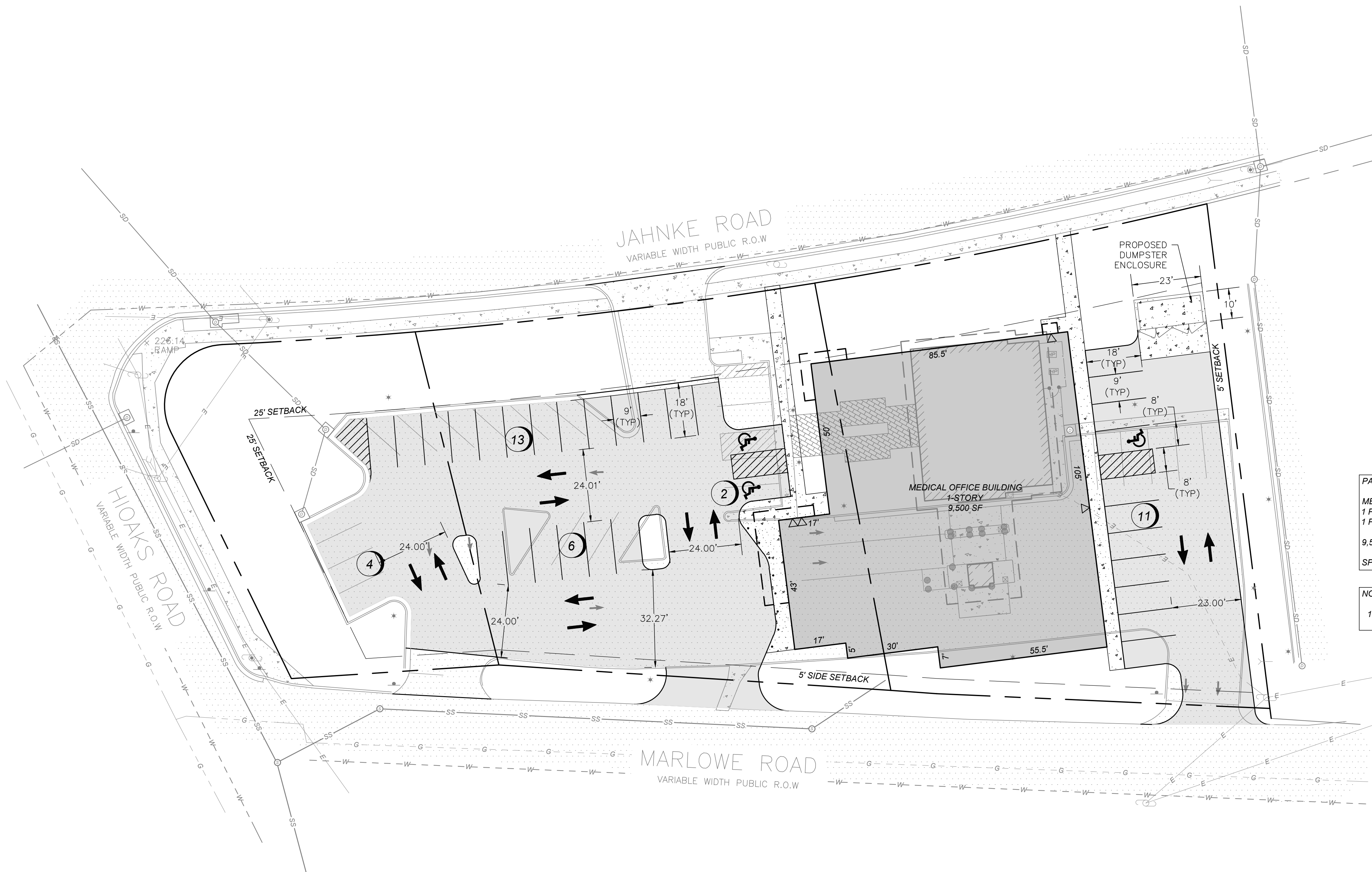
Sincerely,

Very truly yours,

Owen & Owens PLC

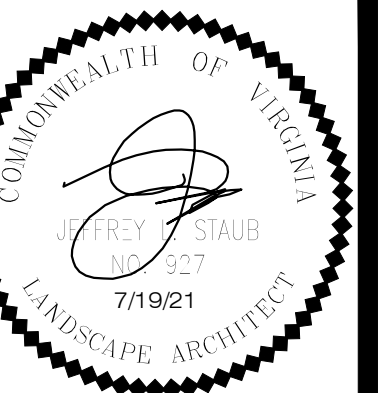
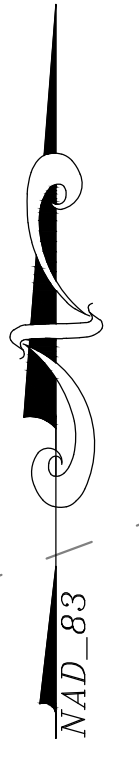
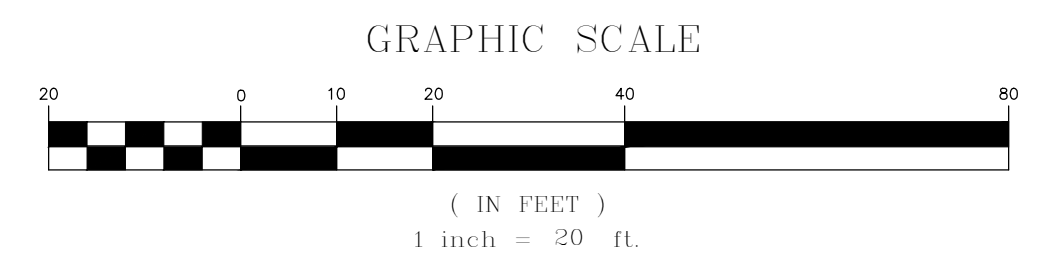


Ross C. Allen
RCA
Cc: Client



PARKING REQUIRED:
MEDICAL OFFICE (CITY ORDINANCE):
 1 PER 300 SF FOR FIRST 1,500 SF
 1 PER 400 SF AFTER THAT
 9,500 SF= 25 SPACES REQUIRED
 SPACES PROVIDED:36 (1 PER 264 SF)

NOTE:
 1. A BIKE RACK WILL BE PROVIDED ON SITE.



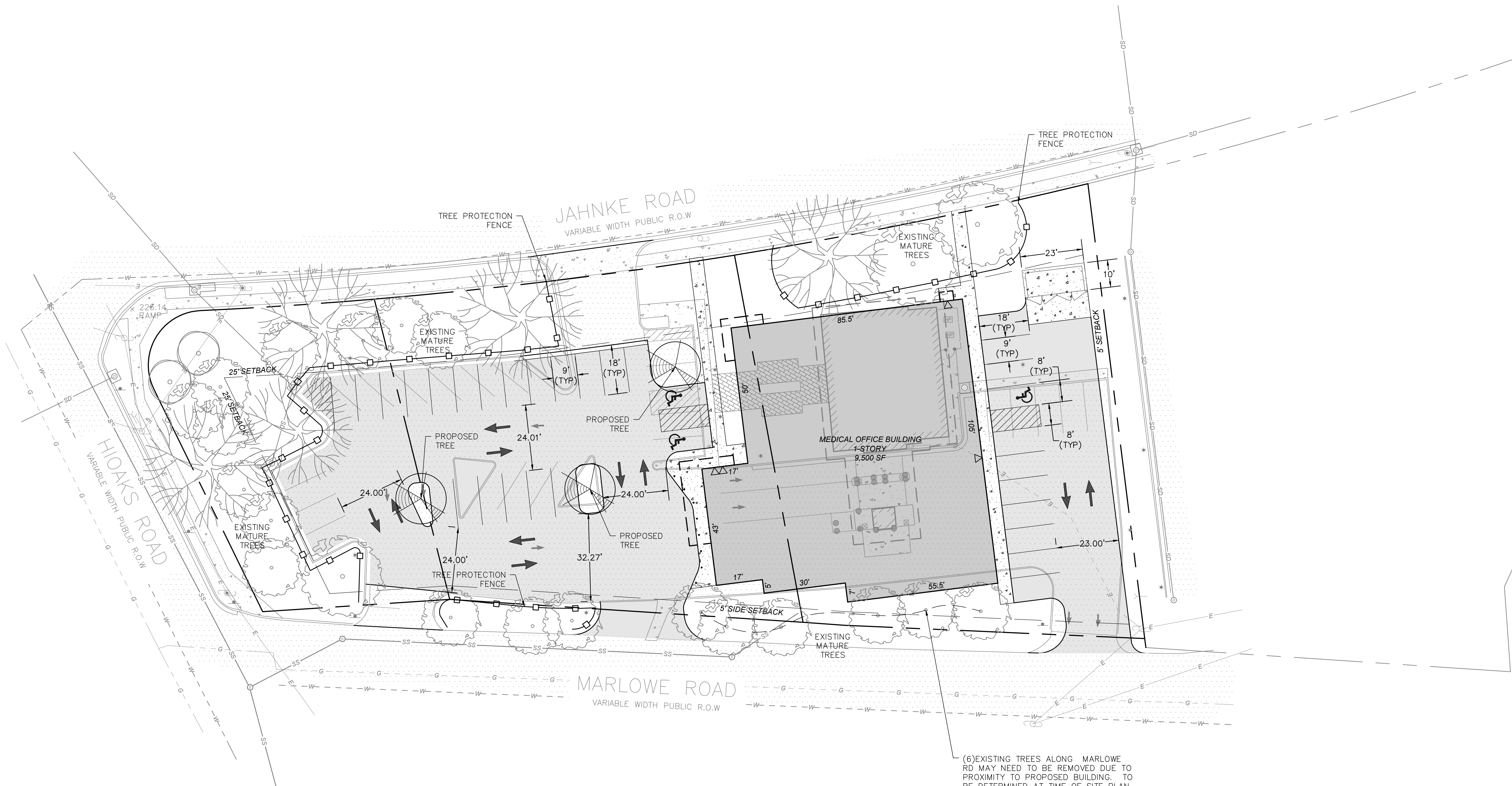
SILVERCORE
 LAND DEVELOPMENT CONSULTANTS
 7110 FOREST AVENUE - SUITE 204 - RICHMOND, VA 23226 (804) 282-6900

MARLOWE MEDICAL OFFICE
LAYOUT PLAN
 MIDLOTHIAN DISTRICT CITY OF RICHMOND, VIRGINIA

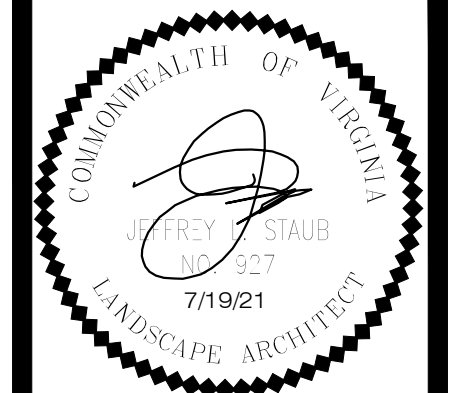
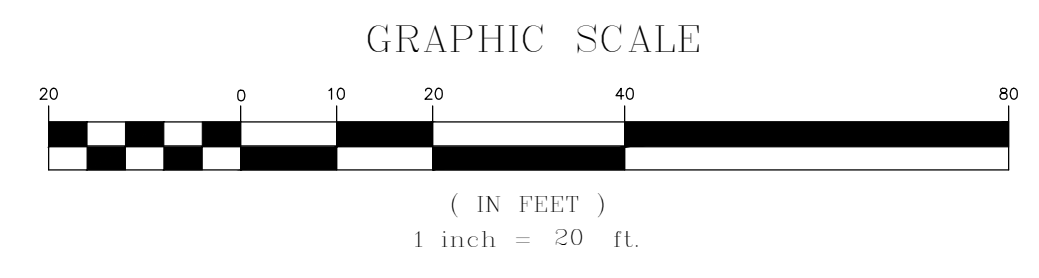
REV.	DATE	DESCRIPTION
1	6/11/21	QTY COMMENTS
2	7/19/21	QTY COMMENTS

DESIGN BY: Steve King
 CHECKED BY: Jeff Staub
 DRAWING SCALE: 1"=20'
 DATE: 3/24/2021

SHEET
1
 JOB #:200410



(6) EXISTING TREES ALONG MARLOWE RD MAY NEED TO BE REMOVED DUE TO PROXIMITY TO PROPOSED BUILDING. TO BE DETERMINED AT TIME OF SITE PLAN



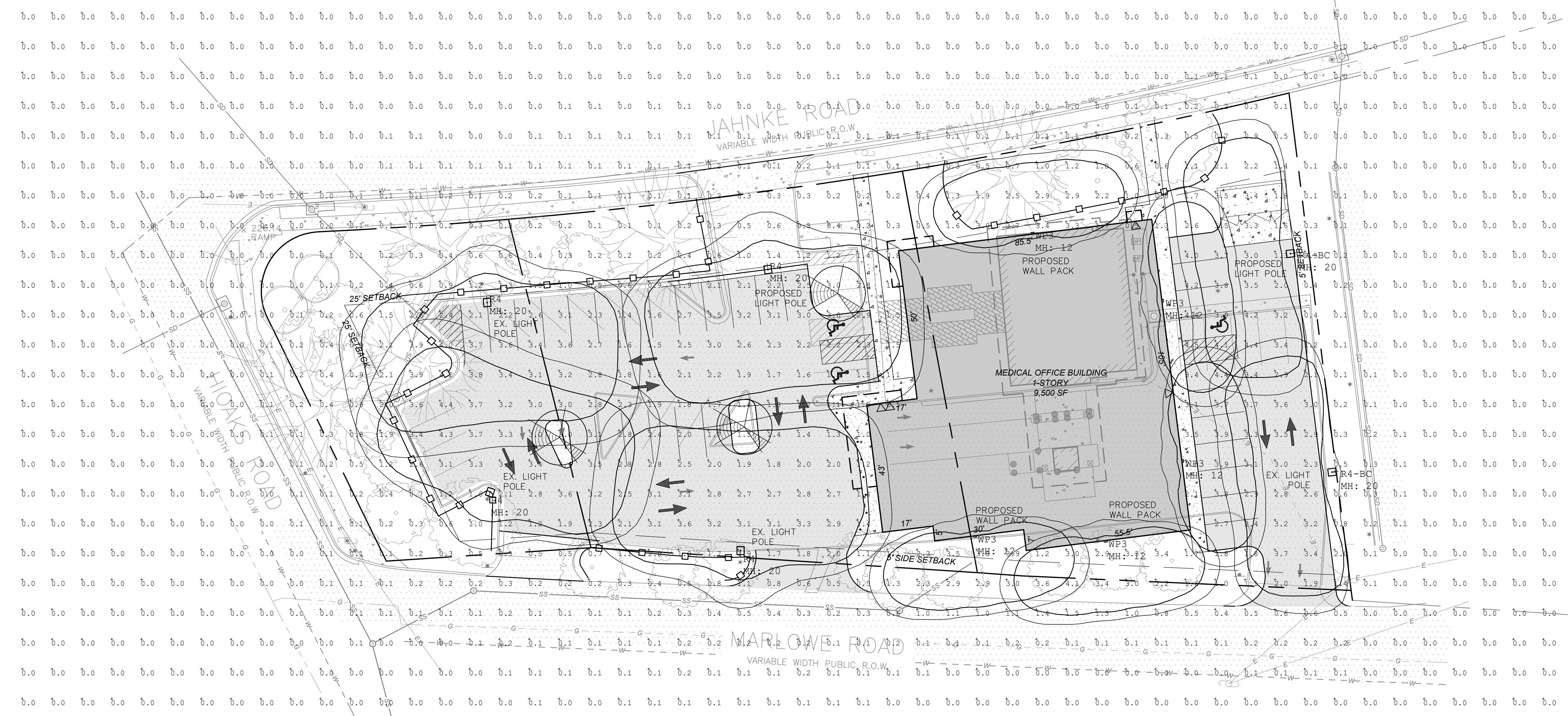
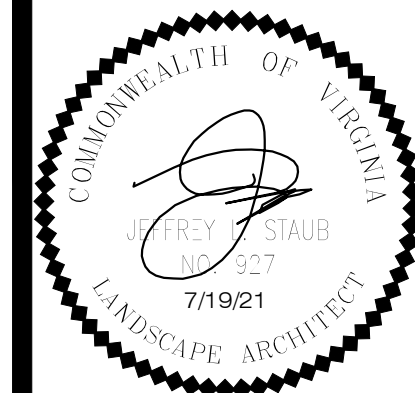
SILVERCORE
 LAND DEVELOPMENT CONSULTANTS
 7110 FOREST AVENUE - SUITE 204 - RICHMOND, VA 23226 (804) 282-6900

MARLOWE MEDICAL OFFICE
LANDSCAPE PLAN
 MIDLOTHIAN DISTRICT CITY OF RICHMOND, VIRGINIA

REV.	DATE	DESCRIPTION
1	6/11/21	QTY COMMENTS
2	7/19/21	QTY COMMENTS

DESIGN BY: Steve King
 CHECKED BY: Jeff Staub
 DRAWING SCALE: 1"=20'
 DATE: 3/24/2021

SHEET
2
 JOB #:200410



Prepared by:
LIGHTING VIRGINIA CENTRAL
400G-2 Southlake Blvd.
Richmond, VA 23236
Tel: 804-379-7777
www.lightingvirginia.com

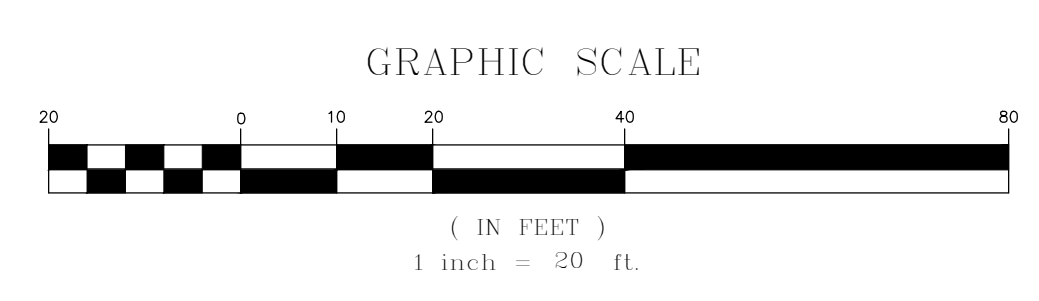
MH = mounting height in FEET

NOTES:

- NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF LIGHTING VIRGINIA CENTRAL, ADAMS PARNELL, LLC.
- THE OUTPUT ON THIS PHOTOMETRIC LAYOUT IS SPECIFIC TO THE MANUFACTURER AND CATALOG NUMBERS LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN MAY INCUR SIGNIFICANTLY DIFFERENT RESULTS. ANY SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL. REVIEW COSTS, REWORKED PHOTOMETRIC LAYOUTS, PRODUCT SUBMITTALS AND A FULL SET OF ITR REPORTS WILL SOLELY BE THE RESPONSIBILITY OF ANY CONTRACTING FIRM MAKING A SUBSTITUTION, AND MUST COMPLY WITH DESIGN CRITERIA AND WITH ANY APPLICABLE JURISDICTIONAL CODES.
- SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
- LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS AND SUPPLIED BY OTHERS TO LIGHTING VIRGINIA. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
- CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
- CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.
- MOUNTING HEIGHT SHOWN ON THIS PLAN (MH:). CONTRACTOR IS TO COORDINATE WITH LIGHTING SUPPLIER TO DETERMINE NECESSARY POLE HEIGHT IF A CONCRETE BASE IS APPROPRIATE FOR THE LOCATION OF THE LIGHT POLE.

Luminaire Schedule						
Symbol	Qty	Label	Lum. Lumens	LLF	[MANUFAC]	Description
	4	R4	11787	0.950	HUBBELL OUTDOOR	RAR1-160L-100-4K7-4W-U
	5	WP3	4727	0.950	HUBBELL OUTDOOR	RWL1-48L-35-4K7-3-U
	2	R4-BC	7371	0.950	HUBBELL OUTDOOR	RAR-1-160L-100-4K7-4W-BC

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT 1	Illuminance	Fc	2.51	4.4	1.1	2.28	4.00
PARKING LOT 2	Illuminance	Fc	3.26	4.5	1.3	2.51	3.46



REV.	DATE	DESCRIPTION	QTY COMMENTS
1	6/11/21		
2	7/19/21		

DESIGN BY: Steve King
CHECKED BY: Jeff Staub
DRAWING SCALE: 1"=20'
DATE: 3/24/2021



SILVERCORE LAND DEVELOPMENT CONSULTANTS



7110 FOREST AVENUE - SUITE 204 - RICHMOND, VA 23226 - (804) 282-6900

MARLOWE MEDICAL OFFICE LIGHTING DETAILS MIDLOTHIAN DISTRICT CITY OF RICHMOND, VIRGINIA

DESIGN BY: Steve King CHECKED BY: Jeff Staub DRAWING SCALE: N/A DATE: 3/24/2021 SHEET 4 JOB #: 200410

Lighting specification sheet for R4 Ratio Series Area Site Lighter. Includes job name (7012 MARLOWE ROAD SITE), catalog number (R411-160L-100-4K7-4W-UNV-ASO), and technical drawings of the light fixture.

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Lighting specification sheet for WP3 Ratio Wall RWV160 LED Wallrack. Includes job name (7012 MARLOWE ROAD SITE), catalog number (RW11-48L-35-4K7-3-UNV-XXX), and technical drawings of the wall rack.

Lighting specification sheet for WP3 Ratio Wall RWV160 LED Wallrack. Includes job name (7012 MARLOWE ROAD SITE), catalog number (RW11-48L-35-4K7-3-UNV-XXX), and technical drawings of the wall rack.

Lighting specification sheet for WP3 Ratio Wall RWV160 LED Wallrack. Includes job name (7012 MARLOWE ROAD SITE), catalog number (RW11-48L-35-4K7-3-UNV-XXX), and technical drawings of the wall rack.

Lighting specification sheet for WP3 Ratio Wall RWV160 LED Wallrack. Includes job name (7012 MARLOWE ROAD SITE), catalog number (RW11-48L-35-4K7-3-UNV-XXX), and technical drawings of the wall rack.

Lighting specification sheet for WP3 Ratio Wall RWV160 LED Wallrack. Includes job name (7012 MARLOWE ROAD SITE), catalog number (RW11-48L-35-4K7-3-UNV-XXX), and technical drawings of the wall rack.

Lighting specification sheet for 20' POLES SNS Square Non-Tapered Steel. Includes job name (7012 MARLOWE ROAD SITE), catalog number (SNS-20-40-11AB-PCXXX-D19-B), and technical drawings of the pole structure.

Lighting specification sheet for 20' POLES SNS Square Non-Tapered Steel. Includes job name (7012 MARLOWE ROAD SITE), catalog number (SNS-20-40-11AB-PCXXX-D19-B), and technical drawings of the pole structure.

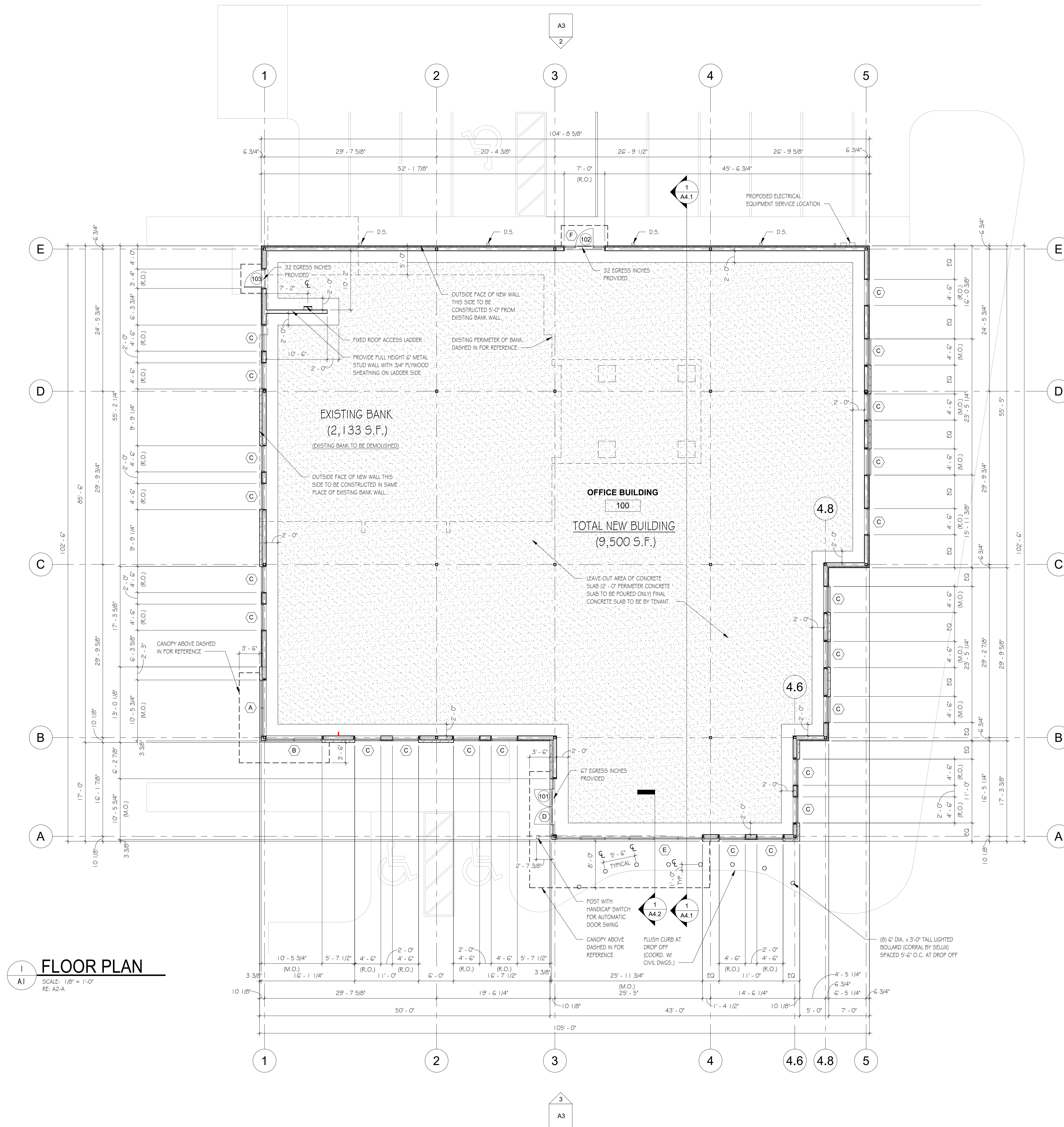
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(JAHNKE ROAD)

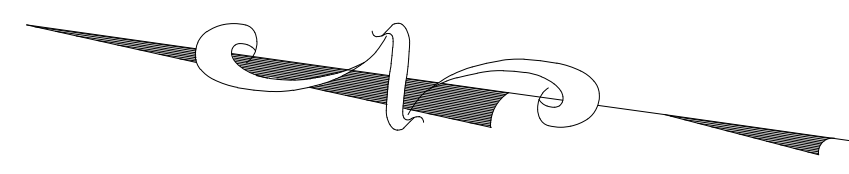
A3 4



FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 RE: A2-A

(MARLOWE ROAD)

1 A3



No.	Description	Date

Approved By: _____

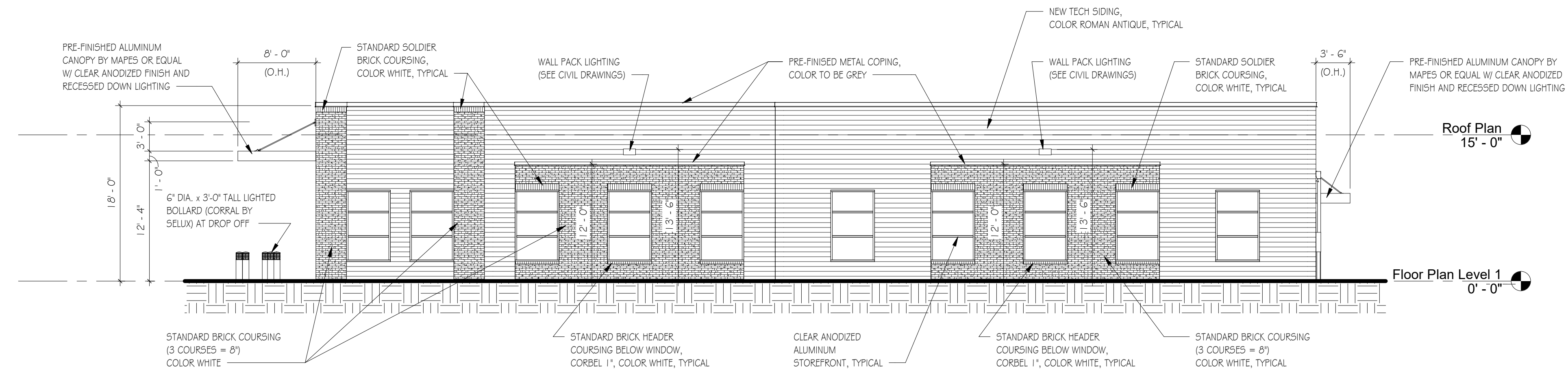
THOMAS HAMILTON & associates, p.c.
 ARCHITECTS - INTERIOR DESIGNERS -
 3021 WEST CLAY ST. RICHMOND, VA 23230
 PHONE: 804-286-4853
 www.thomashamiltonassociates.com

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OFFICE BUILDING
 7012 MARLOWE ROAD
 RICHMOND, VA 23225
FLOOR PLAN

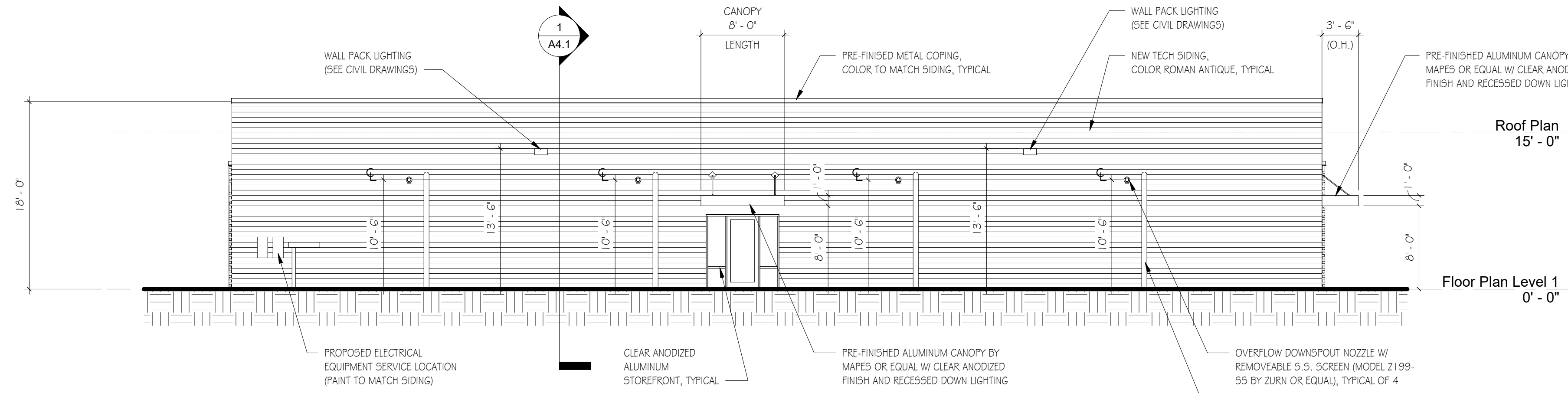
Project Name and Address: _____
 Design Title: _____

Project: 7012MAR	Sheet: A1
Date: 6/03/21	
Scale: AS SHOWN	
Drawn By: JG	
Checked By: MT	Total



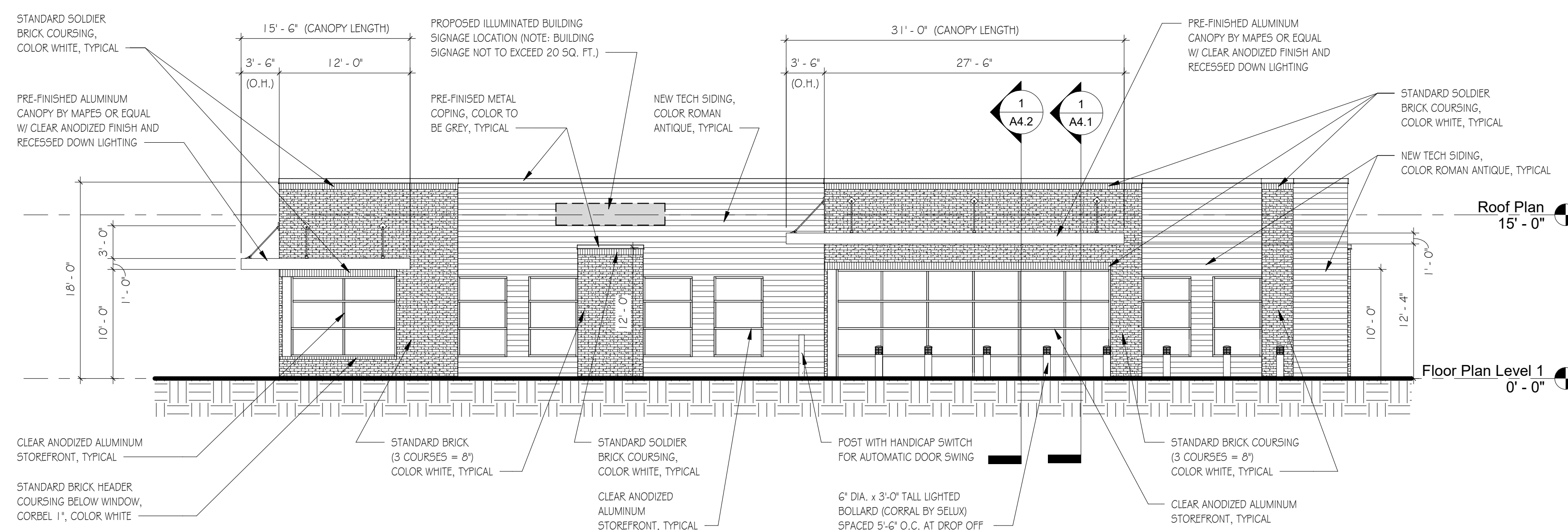
1 RIGHT EXTERIOR ELEVATION-MARLOWE

A3 SCALE: 1/8" = 1'-0"
RE: A1-1



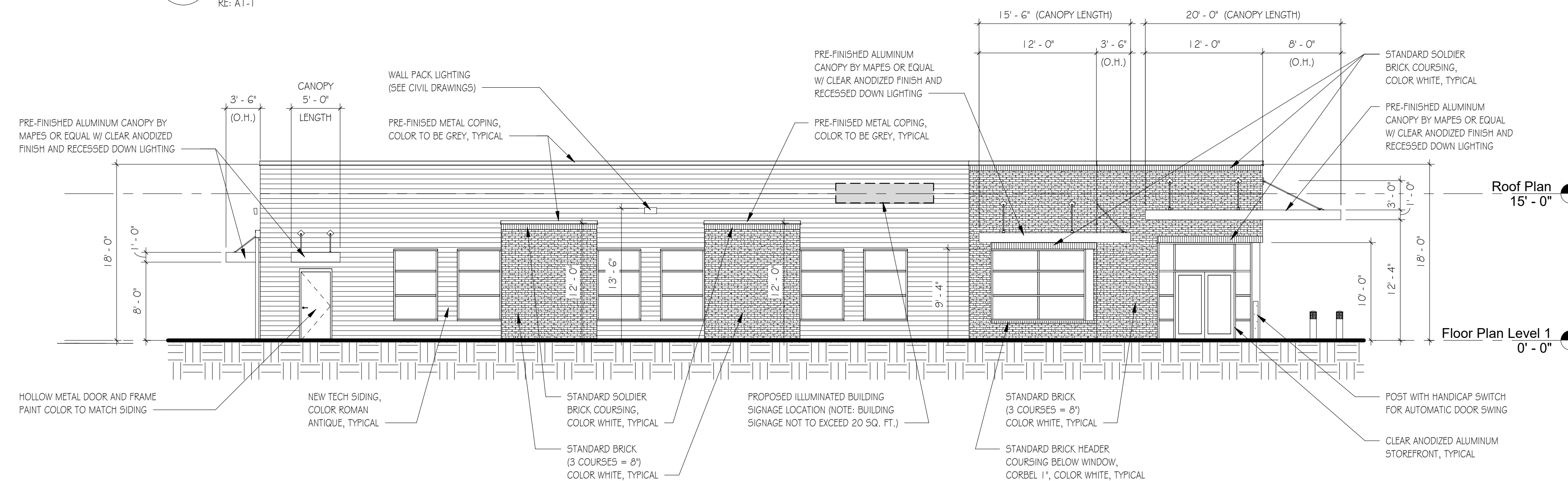
2 REAR EXTERIOR ELEVATION-PARKING

A3 SCALE: 1/8" = 1'-0"
RE: A1-1



3 FRONT EXTERIOR ELEVATION-HIOAKS

A3 SCALE: 1/8" = 1'-0"
RE: A1-1



4 LEFT EXTERIOR ELEVATION-JAHNKE RD

A3 SCALE: 1/8" = 1'-0"
RE: A1-1

EXTERIOR FINISH LEGEND	
BRICK	
PALMETTO BRICK: STANDARD SIZE, COLOR: WHITESTONE - WIRECUT TEXTURE MORTAR: WHITE SAND AND WHITE MORTAR BY FLAMINGO BRIXMENT OR EQUAL	
SIDING	
NEW TECH WOOD W/ ULTRA SHIELD (COMPOSITE WOOD) COLOR: ROMAN ANTIQUE - STRAIGHT GRAIN	
ALUMINUM STOREFRONT	
PRE-FINISHED - CLEAR ANODIZED ALUMINUM STOREFRONT BY KAWNEER OR APPROVED EQUAL	
CANOPIES	
MAPES OR EQUAL - COLOR TO BE CLEAR ANODIZED	
PARAPET CAP FLASHING	
PERMA SNAP PREMIER COPING BY HICKMAN EDGE SYSTEMS, COLOR: GREY	

NOTE: USE PLASTIC TOOLING FOR WHITE BRICK MORTAR TO PREVENT STAINING.

Approved By: _____

No.	Description	Date

THOMAS HAMILTON & associates, p.c.
ARCHITECTS - INTERIOR DESIGNERS -
3021 WEST CLAY ST. RICHMOND, VA 23230
PHONE: 804-286-4853
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Project Name and Address: _____
Drawing Title: _____

OFFICE BUILDING
7012 MARLOWE ROAD
RICHMOND, VA 23225
EXTERIOR ELEVATIONS

Project: 7012MAR	Sheet: A3
Date: 6/03/21	
Scale: AS SHOWN	
Drawn By: JG	
Checked By: MT	Total