

INTRODUCED: October 13, 2014

AN ORDINANCE No. 2014-226-207

To authorize the special use of the property known as 707 East Main Street for the purpose of the installation of two roof signs, upon certain terms and conditions.

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

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

PUBLIC HEARING: NOV 10 2014 AT 6 P.M.

WHEREAS, the owner of the property known as 707 East Main Street, which is situated in a B-4 Central Business District, desires to use such property for the purpose of installing two roof signs, which signs, among other things, are not currently allowed by section 114-516 of the Code of the City of Richmond (2004), 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 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

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

ADOPTED: NOV 10 2014 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

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 114-1050.1 of the Code of the City of Richmond (2004), 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 707 East Main Street and identified as Tax Parcel No. W000-0011/014 in the 2014 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/ACSM Land Title Survey of Three Parcels of Land Containing 0.726 Acres and Located at the Corner of Main Street, 8<sup>th</sup> Street & Cary Street, City of Richmond, Virginia,” prepared by Youngblood, Tyler & Associates, P.C., and dated October 17, 2007, 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 installing two (2) roof signs, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Eight & Main Building - Skyline Signage,” prepared by ssg., dated April 16, 2014, and last revised April 23, 2014, and substantially as shown on the plans entitled “Dominion,” prepared by Architectural Graphics Incorporated, and dated July 16, 2014, both 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) Two roof signs shall be installed on the Property. One of these signs shall be mounted on the roof above the south face of the building, and the other sign shall be mounted on the roof above the west face of the building, substantially as shown on the Plans.

(b) The roof signage shall not exceed an aggregate area of five hundred (500) square feet, allowing a maximum of two hundred fifty (250) square feet per individual roof sign. The height of each sign shall not exceed twelve (12) feet and the width of each sign shall not exceed thirty eight and a half (38 ½) feet. All roof signage shall be substantially configured and arranged as shown on the Plans.

(c) Materials and colors for the roof signs shall be substantially as shown on the Plans.

(d) The roof signs shall be internally illuminated substantially as shown on the Plans.

§ 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, shall be approved by the Director of Public Utilities prior to the issuance of building permits.

(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 (2004), 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 114-1220 of the Code of the City of Richmond (2004), 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 114-1050.7 through 114-1050.11 of the Code of the City of Richmond (2004), 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 114-

1080 of the Code of the City of Richmond (2004), 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 or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, 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
Richmond, VA 23219
www.Richmondgov.com

Item Request

File Number: TMP-647

O & R REQUEST

SEP 17 2014

O & R Request

Chief Administration Office
City of Richmond
EDITION: 1

DATE: September 16, 2014

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Christopher L. Beschler, Interim Chief Administrative Officer

THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer

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

SUBJECT: To authorize the special use of the property known as 707 East Main Street for the purposes of installing two (2) roof signs, upon certain terms and conditions.

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

PURPOSE: To authorize the special use of the property known as 707 East Main Street for the purposes of installing two (2) roof signs, upon certain terms and conditions.

REASON: The property is zoned in the B-4 Central Business district, which does not allow roof signs. A variance was issued by the Board of Zoning Appeals in 1998 (Case Nos. 39-98 & 74-98) to allow an oversized wall sign at the top of the southern face of the building. The variance did not contemplate signage pertaining to the western face of the building. Therefore, a special use permit is required to authorize the two proposed roof signs.

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 November 3, 2014, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 0.697 acre (30,361 sq ft) parcel of land improved with a 20-story office building constructed, per tax assessment records, in 1976. The property is located at the southwest corner of the intersection of East Main Street and South 8th Street, in the City Center district of the City of Richmond's Downtown Plan.

The property is zoned in the B-4 district, which does not allow roof signs. A variance was issued by the Board of Zoning Appeals in 1998 (Case Nos. 39-98 & 74-98) to allow an oversized wall sign at the top

of the southern face of the building. The variance did not contemplate signage pertaining to the western face of the building. Therefore, a special use permit is required to authorize the two proposed roof signs. The proposed signs are identical in content and dimensions. Each would contain a 12 ½ foot high Dominion logo and the word "Dominion" in letters that are approximately four feet in height. The total area for the signs would be approximately 252 square feet per sign. One sign would be mounted on the roof above the south face of the building, replacing the existing wall sign. The second sign would be mounted on the roof above the west face of the building and would be an additional sign not replacing an existing sign. Both signs would be mounted three feet from the building's edge in order to be more visible from the street.

The Downtown Plan designates the subject property as being in the "Urban Core Area." This area is characterized by high density, an intense mix of uses, and civic buildings of regional significance, distributed along urban blocks with wide sidewalks, regular street tree plantings, and buildings that front the street. City Center is an example of the urban core condition in Downtown Richmond, with tall buildings that contain a range of office, residential and retail space (p. 3.27).

The subject property and adjacent properties are part of the larger B-4 district that encompasses much of the City Center district. A mix of office, commercial, multifamily residential, and governmental land uses are present in the vicinity.

**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:** \$1,800.00

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** October 13, 2014

**CITY COUNCIL PUBLIC HEARING DATE:** November 10, 2014

**REQUESTED AGENDA:** Regular

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, November 3, 2014

**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.

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

**STAFF:** Matthew J. Ebinger, Senior Planner  
Land Use Administration (Room 511)  
646-6308

DCD O&R No. 14-39



9755



# 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/>

RECEIVED

AUG 25 2014

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

LAND USE ADMINISTRATION

### Project Name/Location

Project Name: 8th & Main Building Signs Date: 08/22/2014

Property Address: 707 East Main Street Tax Map #: W0000011014

Fee: \$1,800.00 Total area of affected site in acres: 0.697  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: B-4 Business

### Proposed Use

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

Existing Use: South-facing wall sign by variance

Is this property subject to any previous land use cases?

Yes  No

If Yes, please list the Ordinance Number:

Variance - Case Nos. 39-98 and 74-98

Two roof-mounted wall signs on lower roof

in front of penthouse: one on south eleva-

tion and one on west elevation of building.

Applicant/Contact Person: Brian K. Jackson, Esquire

Company: Hirschler Fleischer, A Professional Corporation

Mailing Address: Post Office Box 500

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

Telephone: (804) 771-9545 Fax: (804) 644-0957

Email: bjackson@hf-law.com

Property Owner: Dominion Resources, Inc., Attn: C.B. Garrett, Real Estate

If Business Entity, name and title of authorized signee: Jared Howe, Supervisor Facilities-Contract Services

Mailing Address: 701 East Cary Street

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 771-3329 Fax: (866) 298-7416

Email: jared.b.howe@dom.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)

August 25, 2014

**BY HAND**

The Honorable Council of the City of Richmond  
c/o Department of Planning and Development Review  
Land Use Administration Division  
**Attention: Ms. Lory Markham**  
900 East Broad Street, Room 511  
Richmond, Virginia 23219

***RE: Special Use Permit Application for Dominion Resources, Inc. (the  
“Applicant” and “Dominion”), to Place Signage on the 8<sup>th</sup> and Main Building  
at 707 East Main Street***

Dear Ladies and Gentlemen:

In compliance with the administrative policy of the Department of Community Development and on behalf of the Applicant, the undersigned submits the following report in connection with the Special Use Permit Application to allow the placement of two roof mounted signs (the “Dominion Signs”) on the 8<sup>th</sup> and Main Building, located at 707 East Main Street (the “Building”). The locations of the proposed Dominion Signs, as shown on the enclosed photographic illustrations, do not meet the City of Richmond’s requirements for street frontage and the limitation to wall signs in a B-4 Business district. The Building is shown on the enclosed survey plat prepared by Youngblood, Tyler and Associates, P.C., dated October 17, 2007 and enclosed herewith as “**Exhibit A - Survey**”. The Applicant desires to install the Dominion Signs to identify and brand the Building and highlight the company’s proud commitment to maintain office facilities in the City of Richmond.

Dominion proposes installing two roof mounted signs: one on the South elevation of the Building and one on the West elevation of the Building. Each of the Dominion Signs would be mounted on the Building’s lower roof in front of the penthouse, approximately three (3) feet from the edge of the Building. The locations are shown on the enclosed “**Exhibit B - Photo Illustrations**” depicting the former Merrill Lynch and proposed Dominion Signs. Additionally, the design elements, materials and installation specifications for the Dominion Signs are shown on the enclosed sign design plans prepared by Architectural Graphics Incorporated, dated July 16, 2014 and enclosed herewith as “**Exhibit C - Sign Plans**”.

The Edgeworth Building  
2100 East Cary Street  
Richmond, VA 23223  
Phone: 804.771.9500  
Fax: 804.644.0957

Mailing address:  
Post Office Box 500  
Richmond, VA 23218

Mill Race North  
725 Jackson Street  
Suite 200  
Fredericksburg, VA 22401  
Phone: 540.604.2100  
Fax: 540.604.2101

Other than the placement of the Dominion Signs on the Building, the Applicant is not requesting any other deviations from the applicable sign requirements for the B-4 Business district (Central Business) as set forth in the City's Zoning Ordinance (the "Sign Requirements").

1. Background.

(a) Dominion Ownership. The applicant, Dominion Resources, Inc., is a public utility holding company that has served the Richmond area and beyond for over 100 years as Virginia Electric Power Company, dba Dominion. In 2008, Dominion purchased the Building, whose primary tenant was Merrill Lynch, in order to accommodate additional employees in downtown Richmond. Today, the Building serves as office space for over 500 Dominion employees occupying the majority of the Building's twenty stories.

(b) Former Sign. Until recently, the Building had a "Merrill Lynch" sign located on the penthouse wall facing South, approximately 19 feet from the edge of the South elevation of the Building (see pages 3 and 6 of "**Exhibit B - Photo Illustrations**"). The Merrill Lynch sign was removed in the spring of 2014. The Merrill Lynch sign was permitted by the City by a zoning variance granted in May/August 1998 allowing a sign of  $397.5 \pm$  sq.ft., in area. The variance was necessary because the zoning ordinance did not permit a sign on the South elevation due to lack of street frontage (at that time, a private alley adjoined the South elevation of the Building). Today, that alley and all property between the Building and Cary Street is owned by Dominion.<sup>1</sup> The Dominion Signs would be smaller in size (only  $\sim 246.0 \pm$  sq.ft.)<sup>2</sup> than the former Merrill Lynch sign, and in the case of the South elevation of the Building, only a few feet away, mounted on the roof. The Merrill Lynch sign had 6-foot tall letters, while the Dominion Sign's letters will be only 4 feet tall. One of the proposed Dominion Signs would replace the Merrill Lynch sign on the South elevation of the Building and the second sign would be in an identical location on the West elevation of the Building. Unfortunately, the proposed Dominion Signs are not permitted as roof mounted signs by the current zoning ordinance, even though they would be on a lower roof, not at the highest point of the building.

(c) Precedent. The City has allowed roof mounted signs for other downtown buildings. The Hilton Garden Inn at 501 East Broad Street has a roof mounted sign (the "Hilton Garden Inn Sign") on the north side of the building facing Broad Street (see the enclosed "**Exhibit D - Nearby Roof-Mounted Sign**"). The Hilton Garden Inn Sign was allowed by a Special Use Permit for a roof mounted sign depicting the name of the Hotel.

(d) Wall Signs Not Feasible. Dominion recently completed a visibility study with Sign Services Inc., and signage was strongly recommended for the South and West elevations of the Building. The study recommended that the two signs be mounted on the lower roof due to the

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<sup>1</sup> Accordingly, lack of street frontage is no longer an issue with regard to the South elevation of the Building.

<sup>2</sup> See method of sign measurement on Plan attached to this Applicant's Report.

Building's architecture. Specifically, the all-glass walls of the Building will not reasonably accommodate signs on the face of the Building, which placement would block the Building's office windows and produce a poor esthetic result (not to mention the evening glare into adjacent building offices from a lighted sign).

2. Special Use Permit Request. Approval of the Special Use Permit for the placement of the Dominion Signs as shown on the Photo Illustrations will allow Applicant, an organization which has reputedly served individuals and businesses in the City for many years, to (i) accomplish its identity, branding and marketing objectives, (ii) promote its presence, (iii) direct people to the Building, and (iv) add to the esthetic quality of the downtown community. Additionally, having roof mounted signs approximately three feet from the Building edge, will achieve greater street level visibility than the former Merrill Lynch sign on the penthouse wall. Installation of a second sign on the West elevation of the Building will somewhat compensate for the loss of visibility of the Building and the South facing sign caused by the new Gateway Plaza building at Cary and 8<sup>th</sup> Streets. Likewise, the proposed West elevation signage provides opportunities for greater visibility. There are many areas within the city limits in close proximity to the Building where the West elevation will be the most visible elevation.

To accomplish the Applicant's identity, branding and marketing objectives, the Dominion Signs need to be located on the South and West elevations of the Building where they will be visible from the street level and the adjacent major thru-fares. It is also important to note that the proposed Dominion Signs will be not only smaller in size, but also lower in height than the former Merrill Lynch sign permitted by the 1998 zoning variance, and the Dominion Signs will not be higher than the highest point of the Building (see figures R1 and R2 of the Photo Illustrations).

3. Sign Design and Installation Specifications. The Dominion Signs will be constructed in accordance with the Sign Plans and in the location shown by the Photo Illustrations. The Dominion Signs will be internally illuminated with LED fixtures, preferred for longevity and efficiency, integrated into the Signs. The Dominion Signs will be mounted on the roof with steel supports in the area shown between the Building edge and the penthouse wall on page 6 of the Photo Illustrations.

4. Summary of All Exterior Dominion Signage. In addition to the proposed Dominion Signs, each totaling approximately 246.0 ± sq.ft., in area, the Applicant has installed four other street level Dominion signs on the Building. The aggregate size of these four signs is 27.83 ± sq.ft., in area.

5. Neighborhood. The area surrounding the Building consists of a mix of urban commercial and office uses with the adjacent area dominated by high-rise office buildings.

6. Community Benefits. Approval of the Special Use Permit will allow the Dominion Signs to be placed in the most attractive and logical location on the Building. In addition to notifying the public and community of the location of Applicant's offices, the Dominion signs will complement the existing skyline by enhancing the esthetic quality of the downtown community, especially at night,

with their subdued blue glow in the skyline. Accordingly, the Dominion Signs will only have beneficial effects on the community.

7. Jurisdictional Requirements. All of the basic jurisdictional requirements for approval of the requested Special Use Permit are satisfied for the following reasons:

(a) The Special Use Permit will not be detrimental to the safety, health, morals and general welfare of the community. Approval of the Special Use Permit will simply allow the Applicant to promote its services and notify the community of its location.

(b) The Special Use Permit will not tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved. The placement of the Dominion Signs should have no impact on congestion in the area.

(c) The Special Use Permit will not result in hazards from fire, panic and other dangers. The only work required will be the installation of the Dominion Signs.

(d) The Special Use Permit will not tend to overcrowd the land and cause an undue concentration of population. The placement of the Dominion Signs will have no such impact.

(e) The Special Use Permit will not adversely affect or interfere with public or private schools, water supplies, sewage disposal, transportation or other requirements, conveniences and improvements. The placement of the Dominion Signs will have no negative impact on any of the foregoing.

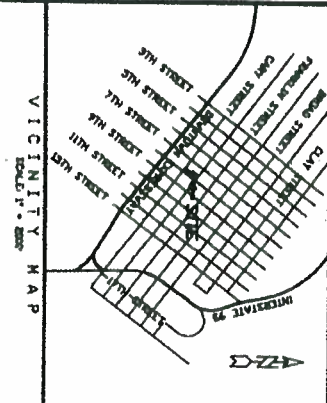
(f) The Special Use Permit will not interfere with adequate light and air. No improvement will be constructed on the Building or property that would create such impediments or that will have any impact on the supply of adequate light and air.

8. Summary. The Special Use Permit to allow the Applicant to install the Dominion Signs on the Building in order to promote the services it has provided to the City for decades and to notify the public of its office location, will have only beneficial effects on the community. Furthermore, no deviations from the Sign Requirements are being requested except for the placement of the Dominion Signs on the Building. On the basis of the foregoing, we respectfully request that City Council grant the Special Use Permit to allow the Applicant to place the Dominion Signs on the Building.

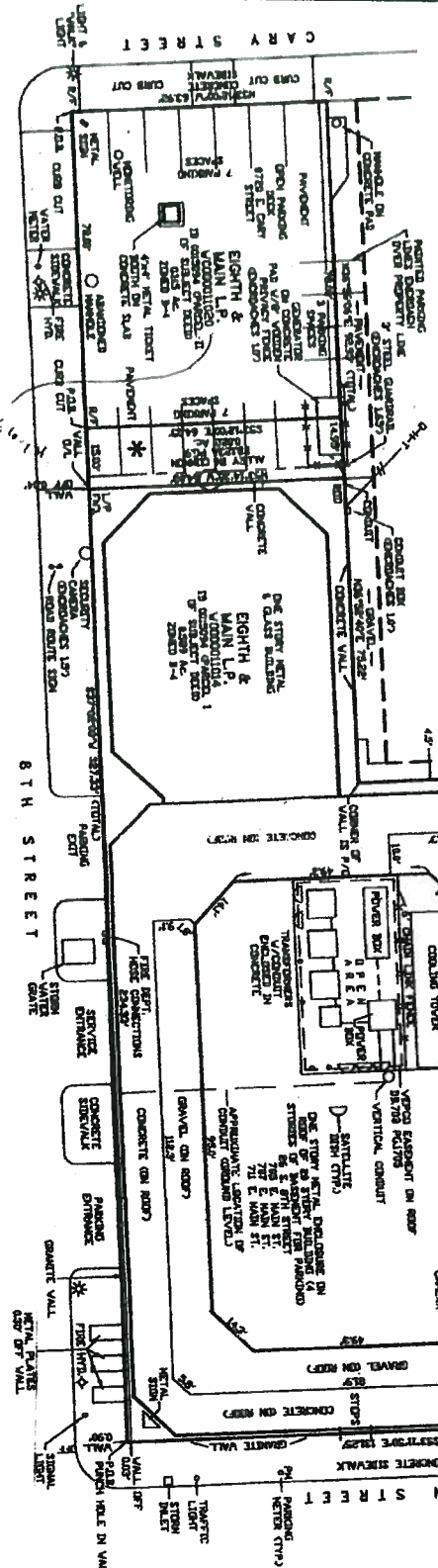
Respectfully Submitted,



Brian K. Jackson



COMMONWEALTH OF VIRGINIA EMPLOYMENT COMMISSION  
 COMMISSION BUILDING  
 7 & 7TH STREET  
 MANASSAS, VA



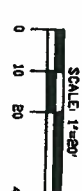
\* THE AREA OF SHOW IN THE PLAN IN GRAY IS A REMAINING REMnant OF A BUILDING REMnant OF THE CITY OF RICHMOND, VA. THE AREA OF SHOW IN THE PLAN IN WHITE IS A REMAINING REMnant OF A BUILDING REMnant OF THE CITY OF RICHMOND, VA. THE AREA OF SHOW IN THE PLAN IN BROWN IS A REMAINING REMnant OF A BUILDING REMnant OF THE CITY OF RICHMOND, VA.

PAGE 11

20 STAIR SCHEDULE  
 17 TOTAL SPACES

PAGE 11  
 17 TOTAL SPACES

NOTES ON TITLE REPORT  
 SCHEDULE B - SECTION 2 EXCEPTIONS  
 1. ITEM NUMBER 1 - THIS PROPERTY MAY BE SUBJECT TO AN EASEMENT GRANTING THE RIGHT OF OTHERS TO USE THE ALLOT AS DESCRIBED IN SECTION 204.  
 2. ITEM NUMBER 2 - THIS PROPERTY IS SUBJECT TO A PARTY EASEMENT GRANTING THE RIGHT OF OTHERS TO USE THE ALLOT AS DESCRIBED IN SECTION 204.  
 3. ITEM NUMBER 3 - THIS PROPERTY IS SUBJECT TO A PARTY EASEMENT GRANTING THE RIGHT OF OTHERS TO USE THE ALLOT AS DESCRIBED IN SECTION 204.

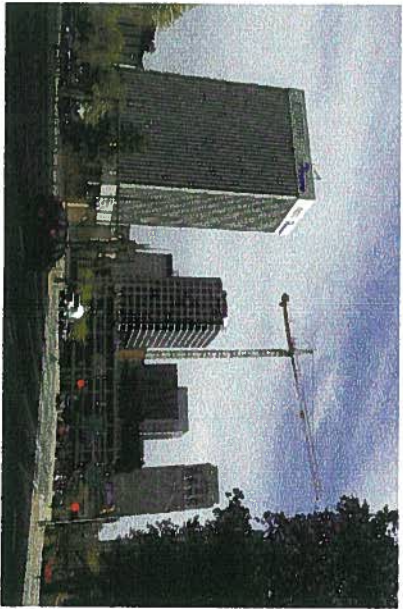


ALTA/ACSM LAND TITLE SURVEY OF  
 THREE PARCELS OF LAND CONTAINING  
 0.726 ACRES AND LOCATED AT THE  
 CORNER OF MAIN STREET, 8TH STREET  
 & CARRY STREET  
 CITY OF RICHMOND, VIRGINIA

OCTOBER 17, 2007 SHEET 1 OF 2 SCALE: 1" = 80'

YOUNGBLOOD, TYLER & ASSOCIATES, P.C.  
 CIVIL ENGINEERS, PLANNERS  
 & LAND SURVEYORS  
 7309 HANOVER GREEN DRIVE  
 P.O. BOX 517 MECHANICSVILLE, VA. 23111



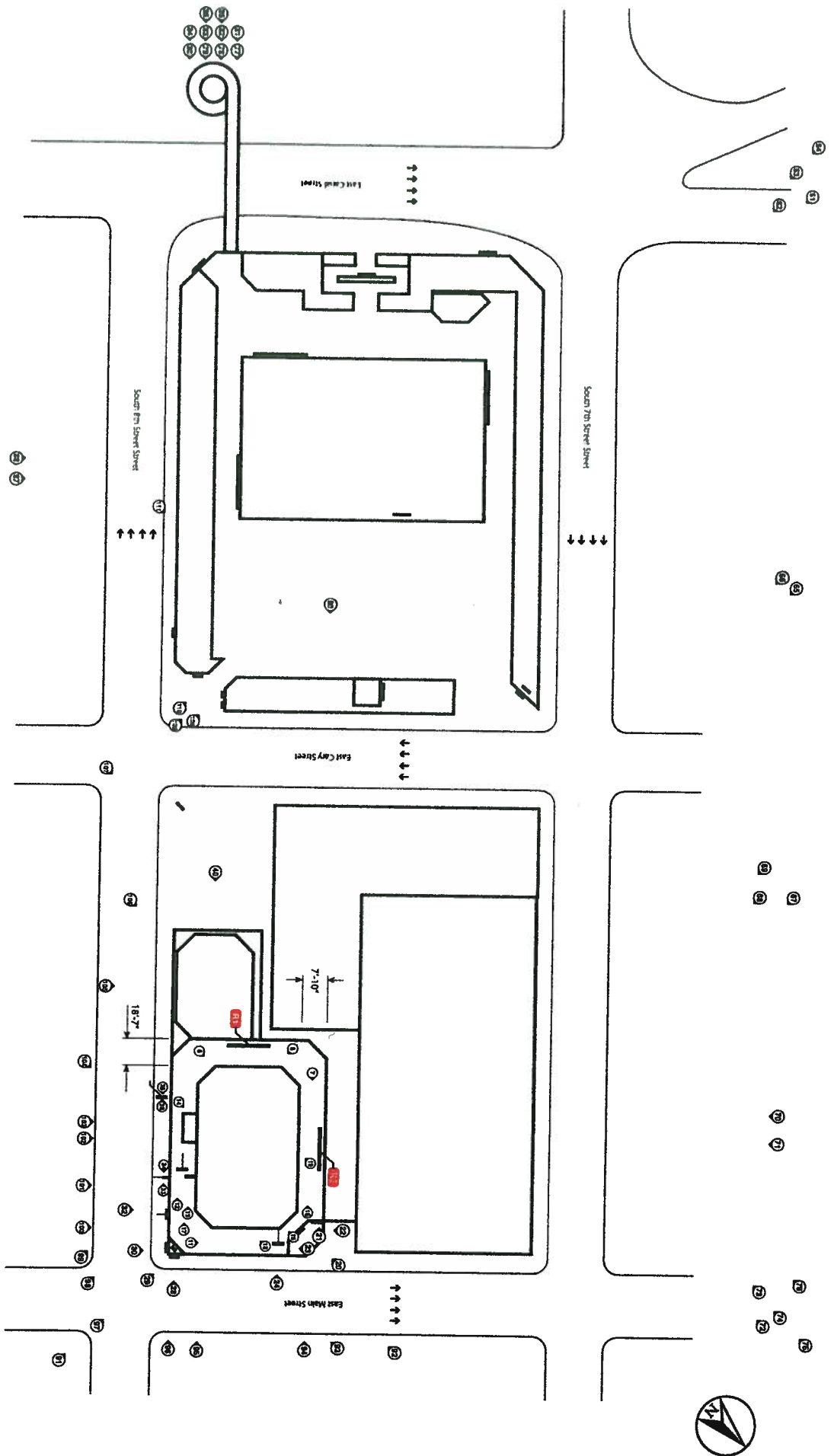


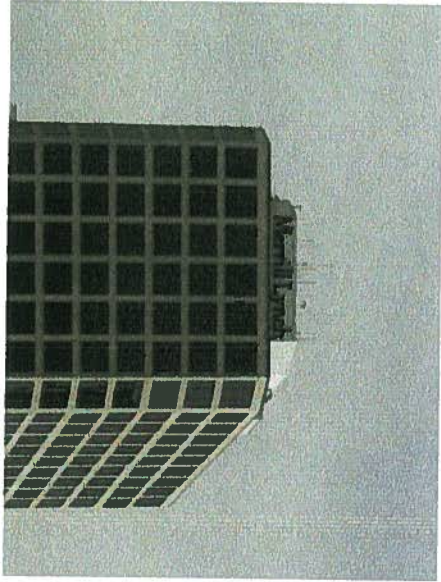
**Eight & Main Building - Skyline Signage**

707 East Main Street  
Richmond, VA 23219

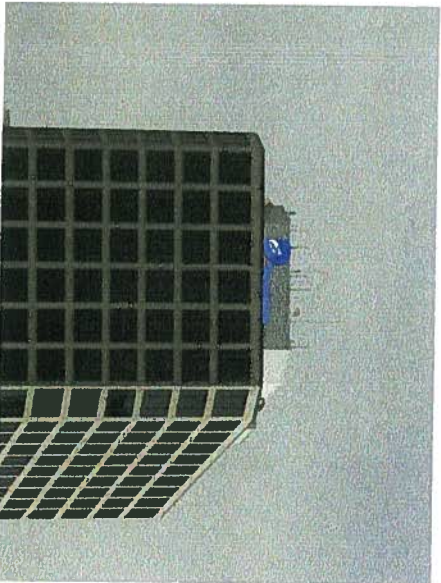
Item	Description of Services
1	Design and Construction
2	Installation and Maintenance
3	Signage and Graphics
4	Project Management
5	Client Representation
6	Site Preparation
7	Signage and Graphics
8	Installation and Maintenance
9	Project Management
10	Client Representation



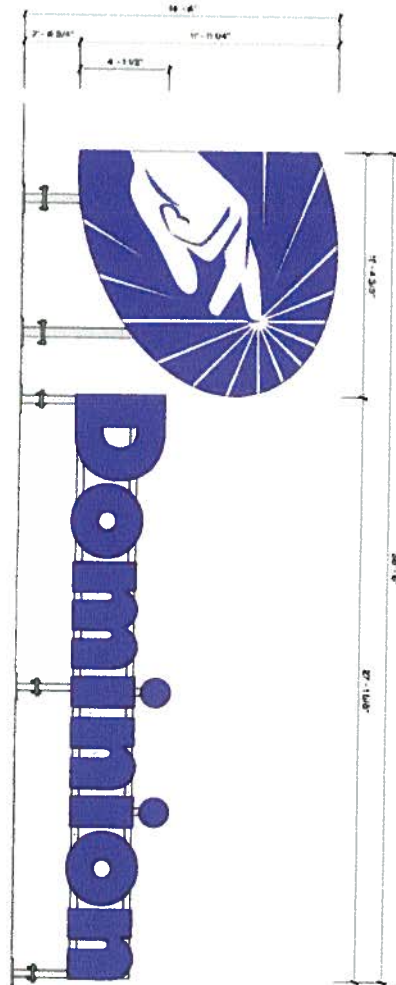




Existing Merrill Lynch Building Letters - South Elevation



New Skyline Letters & Logo - Photomapping - South Elevation



**R1**

246 Sq. Ft. Skyline Building Sign (South Elevation)

**FOR DESIGN INTENT ONLY**

The sole purpose of these design intent drawings is to provide general guidance for the vendor in the development of this product. They are not intended for fabrication purposes. The vendor accepts total responsibility for material selection, engineering, fabrication and installation.



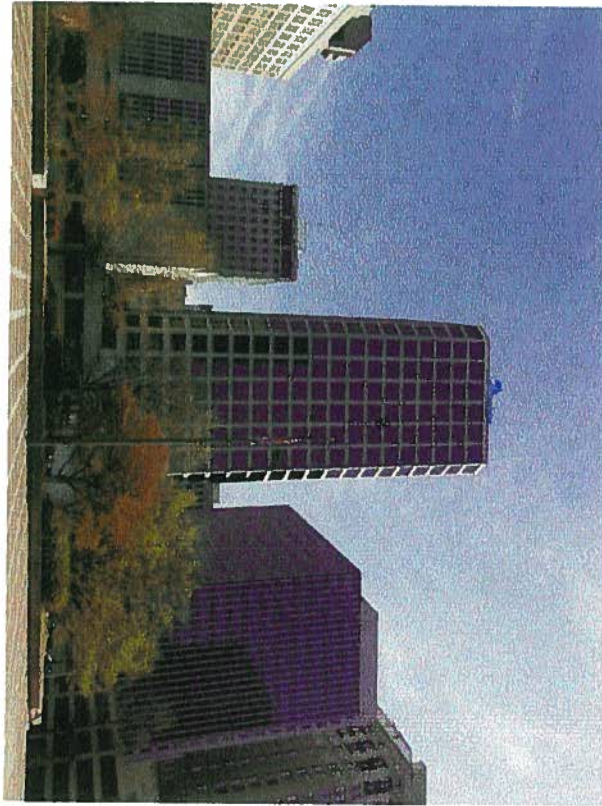
301 Kew-Forest Street  
 Nashville, Tennessee  
 615.297.2374

Date: 04/16/2014

Client: Dominion  
 Site: Merrill Lynch Building

Title: Skyline Building Sign R1  
 South Elevation

Dwg #: D-103



View from James River Plaza



View from Mid-Level floor of James River Plaza Building

**FOR DESIGN INTENT ONLY**

The sole purpose of these design intent drawings is to provide general guidance to the vendor in the development of this project. They are not intended for fabrication purposes. The vendor accepts total responsibility for material selection, engineering, fabrication and installation.

**ssg.**

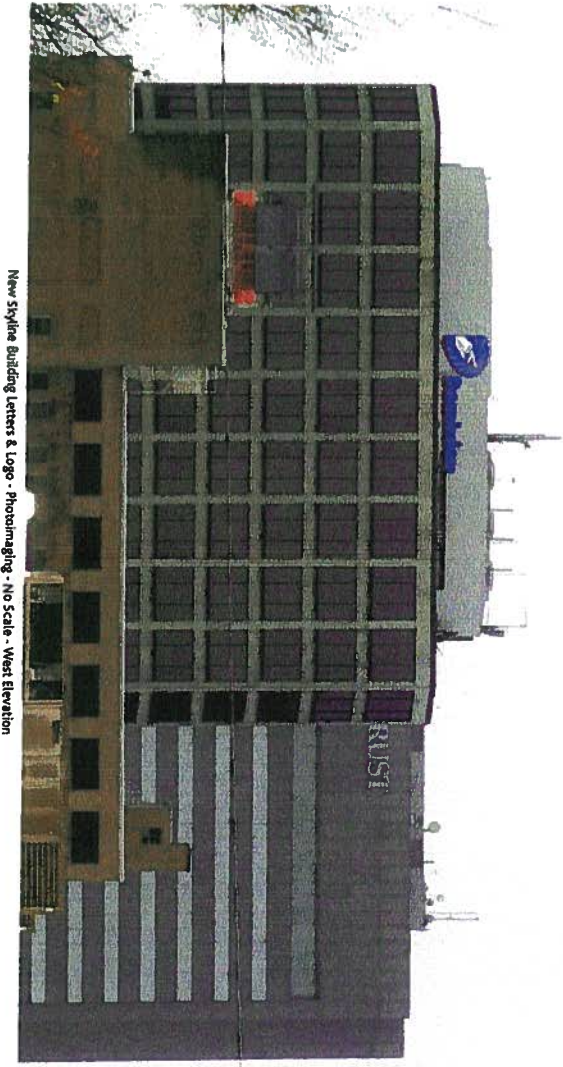
302 Peachtree Street  
 Nashville, Tennessee  
 615.259.3371

Date:  
 05/01/2014

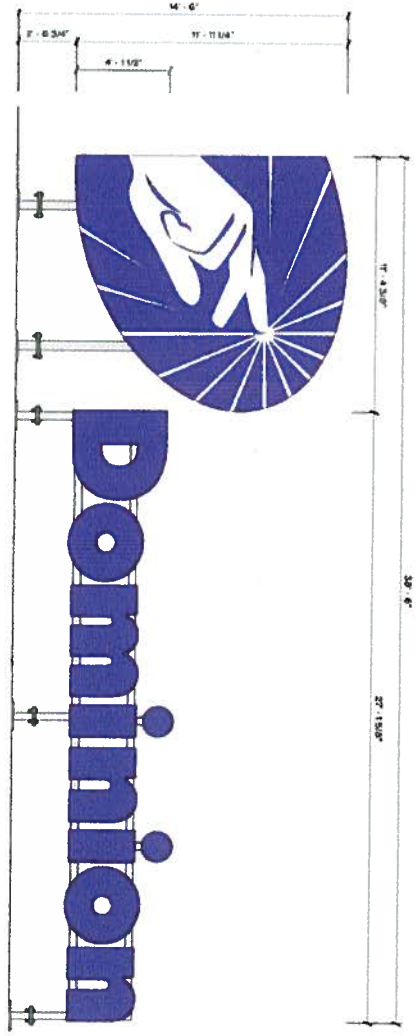
Client: Dominion  
 Site: Merrill Lynch Building

Title: Skyline Building Sign R1  
 South Elevation

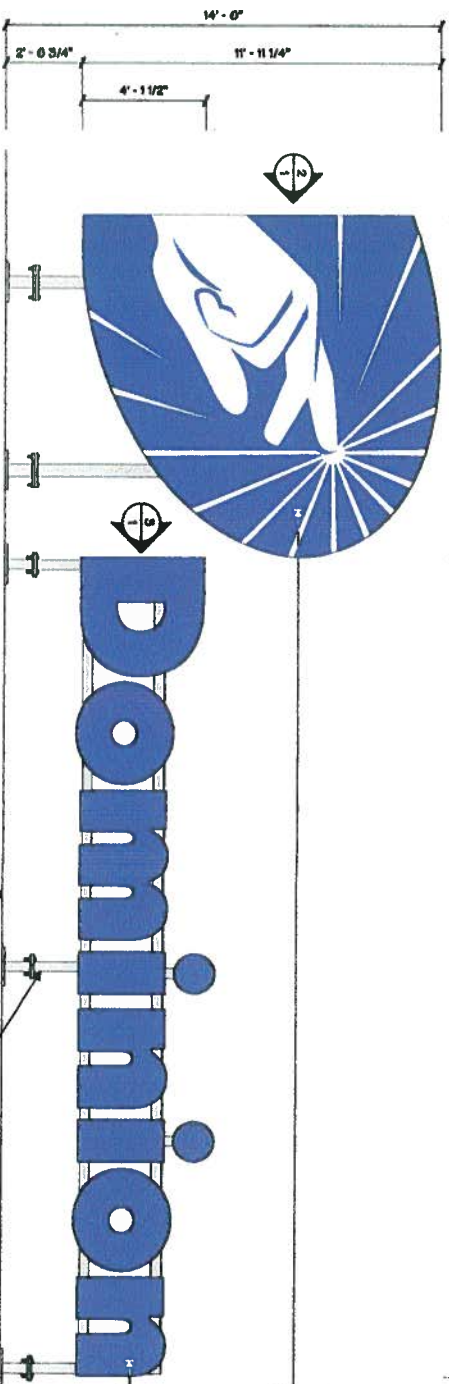
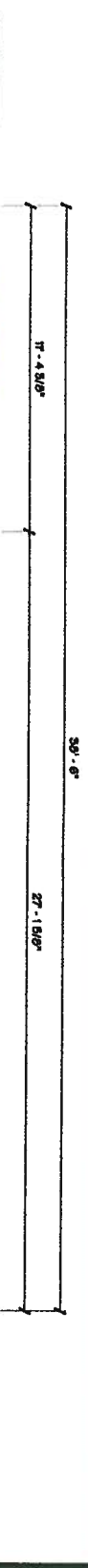
Dwg #:  
 D-103.1



New Skyline Building Letters & Logo - Photomaging - No Scale - West Elevation



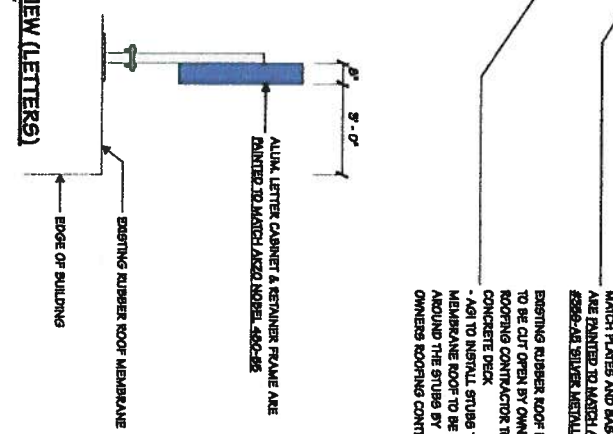
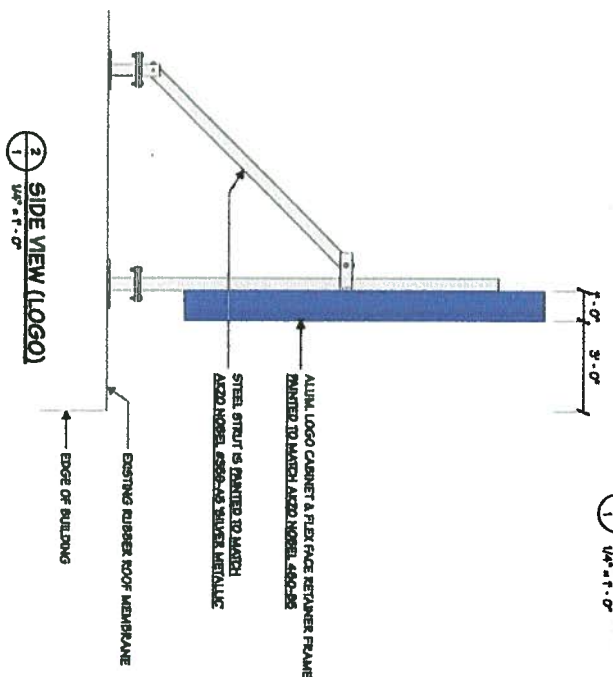
**R2** 246 Sq. Ft. Skyline Building Sign (West Elevation)



FRONT ELEVATION  
1/4" = 1'-0"

SIDE VIEW (LOGO)  
1/4" = 1'-0"

SIDE VIEW (LETTERS)  
1/4" = 1'-0"



FLUX FACE IS 3M PAKKASCRANCE WHITE W/ GF BEADED & SURFACE APPLIED TRANSLUCENT VANT 3M 85850-82Z INTERSEE BLUE

1"X 6" 67228 TRANSLUCENT WHITE SURFACE APPLIED TRANSLUCENT VANT 3M 85850-82Z INTERSEE BLUE

STEEL FRAME, STUB UPS, MATCH PLATES AND MADE PLATES ARE PAINTED TO MATCH ALKO NOBEL 490C-95 #596-48 SILVER METALLIC

EXISTING RUBBER ROOF MEMBRANE TO BE CUT OPEN BY OWNERS ROOFING CONTRACTOR TO EXPOSE CONCRETE DECK  
 - AGI TO INSTALL STUBS THEN RUBBER MEMBRANE ROOF TO BE REPAIRED AROUND THE STUBS BY OWNERS ROOFING CONTRACTOR

**RGD Architectural Graphics Incorporated**  
 5202 International Parkway  
 P.O. Box 873  
 Newport News, VA 23608  
 (757) 243-1800

**Dominion**

Project Title: **DOM-HR**  
 Date: 07/16/14  
 Lead Designer: **J. BRYNER**  
 Designer: **SPK**  
 Project Title: **M. KASPAROV**

Contract type specifications

<input type="checkbox"/> Interior	<input type="checkbox"/> Exterior
<input type="checkbox"/> Single Faced	<input type="checkbox"/> Double Faced
<input type="checkbox"/> Non-Illuminated	<input type="checkbox"/> Illuminated

Location: **PORTSMOUTH, VA**  
 Estimated: **00 0000 / 000 0000**

**Drawing Revisions**

Drawn By	Date	Change

Code: **14287**

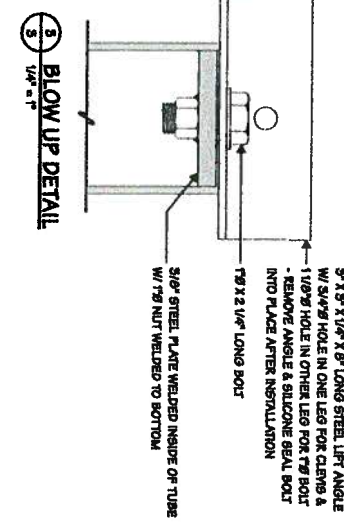
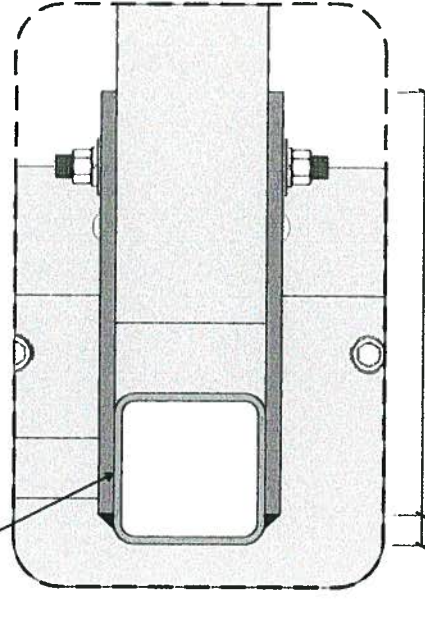
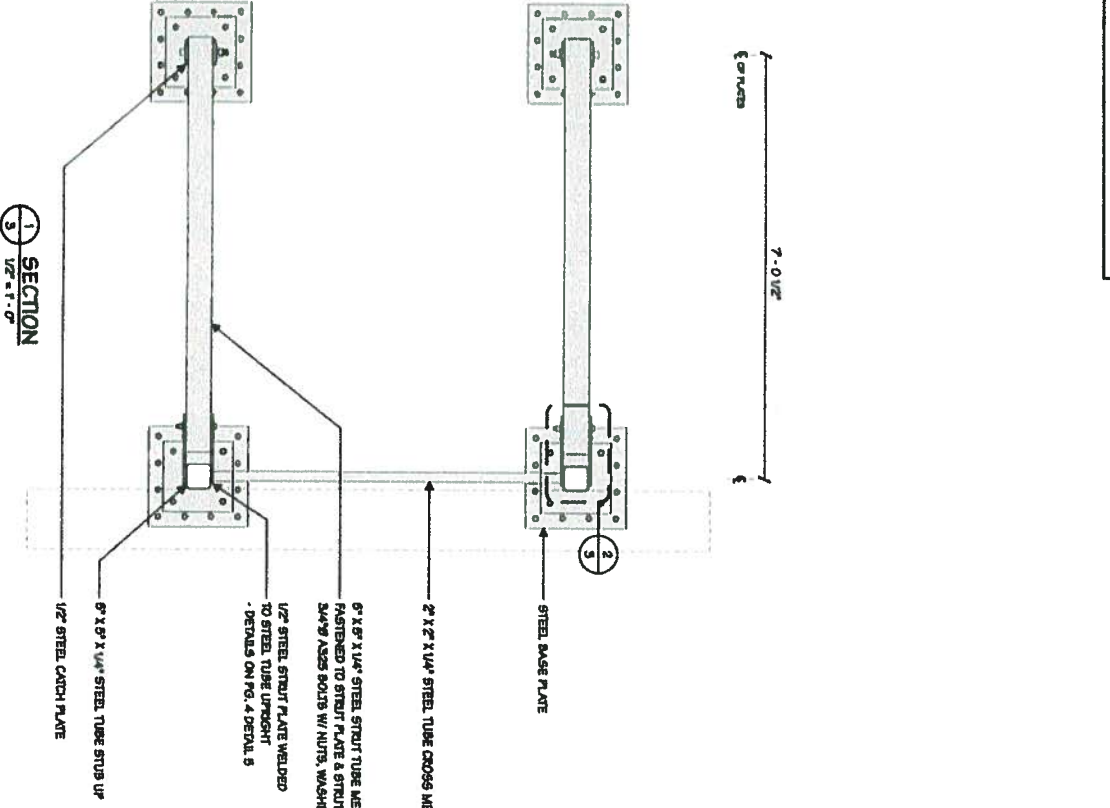
Sheet Type: **DOM-HR**

Type: **C**

Page #: **01**

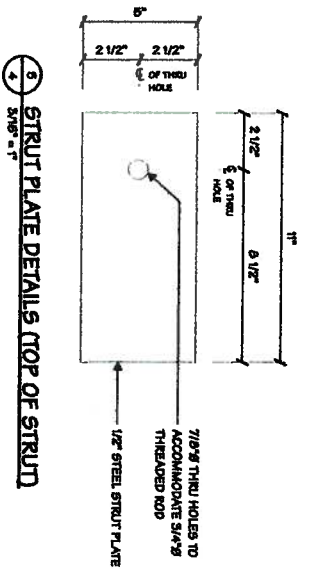
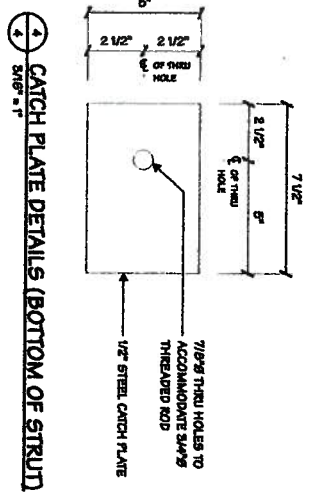
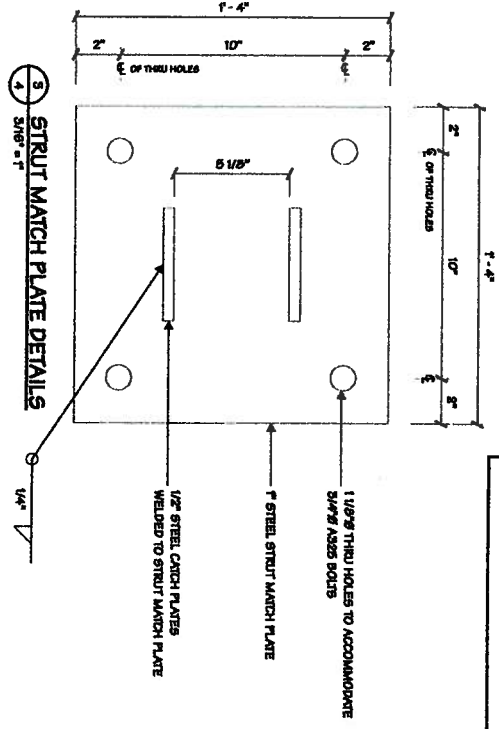
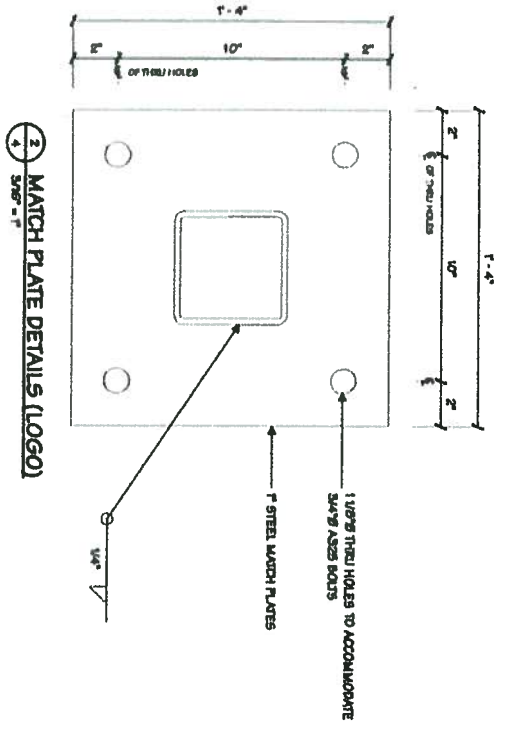
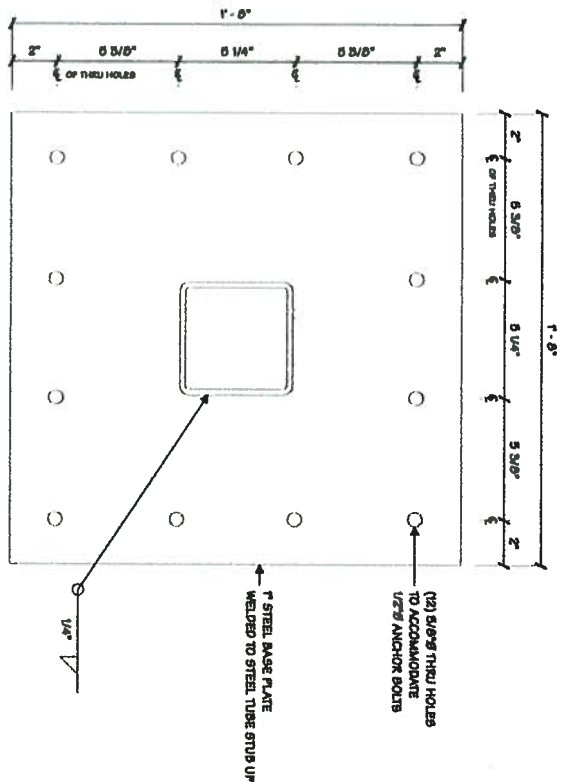


NOTES:  
 1) ALL STEEL TO BE BLASTED & PRIMED



<p>3805 Lakeside Drive        P.O. Box 8178        Virginia Beach, VA 23460        (757) 637-1500</p>		<p>Project Title   Dornblaur</p>																																								
<p>Date: 07-16-14        Job No: J. MEYER        Lead Designer        Designer: SPK        Project Site: N. HALESVAY</p>		<p>General Sign Specifications  <input type="checkbox"/> Letter  <input type="checkbox"/> Single Faced  <input type="checkbox"/> Double Faced  <input type="checkbox"/> Non-Standard  <input type="checkbox"/> Standard</p>																																								
<p>Location: RICHMOND, VA        Standard: 06/09 / 1/10/2009</p>		<p>Scale: As Shown        Drawing No: 03</p>																																								
<p>Drawing Revisions</p> <table border="1"> <thead> <tr> <th>Drawn By</th> <th>Date</th> <th>Change</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>				Drawn By	Date	Change																																				
Drawn By	Date	Change																																								
<p>Sheet Title          14287          DOM-HR</p>		<p>Type          C          Page No.          03</p>																																								

**NOTES:**  
 (1) ALL STEEL TO BE BLAGSTED & PRIMED



		<b>Project Title</b> Dominion	
<b>Date:</b> 07.16.14		<b>Design:</b> J. MEYER	
<b>Lead Designer:</b> J. MEYER		<b>Drawn by:</b> SPK	
<b>Project Site:</b> H. BARNARD		<b>General Sign Specifications:</b>	
<input type="checkbox"/> Identifier <input type="checkbox"/> Identifier		<input type="checkbox"/> Single Faced <input type="checkbox"/> Double Faced	
<input type="checkbox"/> Non-Standard		<input type="checkbox"/> Standard	
<b>Location:</b> EXHIBITION, VA		<b>When:</b> _____ <b>Amplitude:</b> _____	
<b>Material:</b> 304 STPL / 304 SS2B		<b>Welded to:</b> STPL / 304 SS2B	

Drawing Revisions		
Drawn By	Date	Change

<b>Date:</b> 14297	<b>Type:</b> C
<b>Doc No:</b> DOM-HR	<b>Rev No:</b> 04



Project Title

**Dominion**

Date: 07.18.94

Architect: J. BRYNER

Drawn by: SPC

Project Name: W. PALMWAY

Checked Sign Specifications

Designer  Checker

Designer  Checker

Designer  Checker

Designer  Checker

Designer  Checker

Designer  Checker

Designer  Checker

Designer  Checker

Designer  Checker

Designer  Checker

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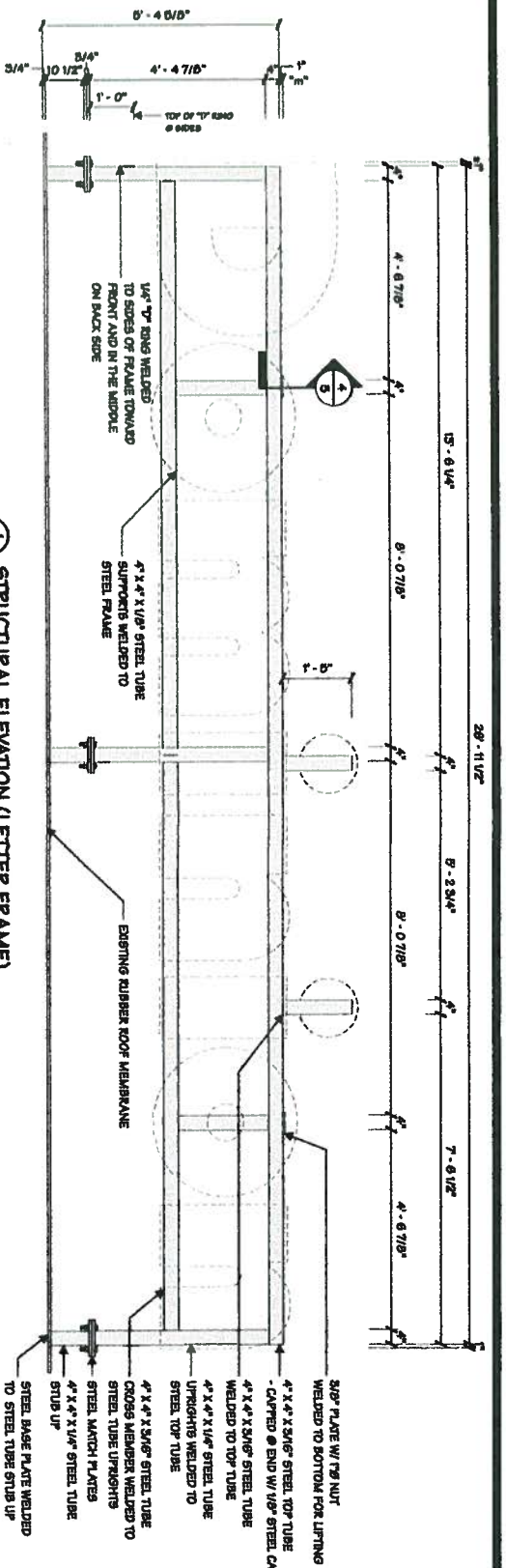
Designer  Checker

Designer  Checker

Designer  Checker

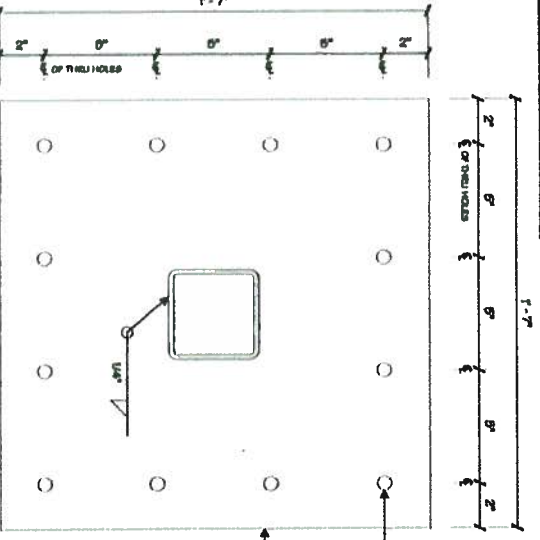
Designer  Checker

Code	14297	Type	C
App. Title	DOM-HR	Proj. No.	05

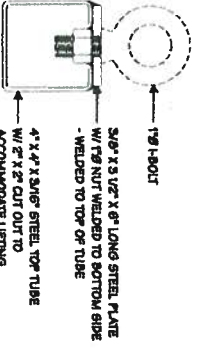


**1** STRUCTURAL ELEVATION (LETTER FRAME)

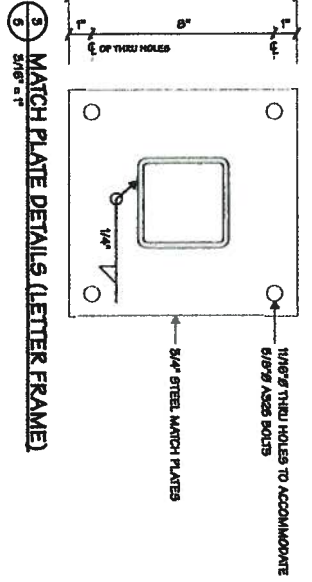
**NOTES:**  
 1) LETTERS TO BE INSTALLED ONTO STEEL STRUCTURE W/ 1" MIN. OVERHANG  
 2) ALL STEEL TO BE BLASTED & PRIMED



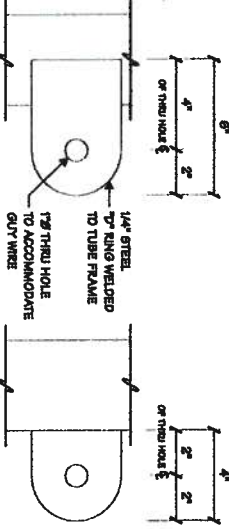
**2** BASE PLATE DETAILS (LETTER FRAME)



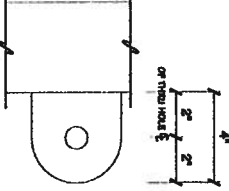
**3** LIFTING DETAIL



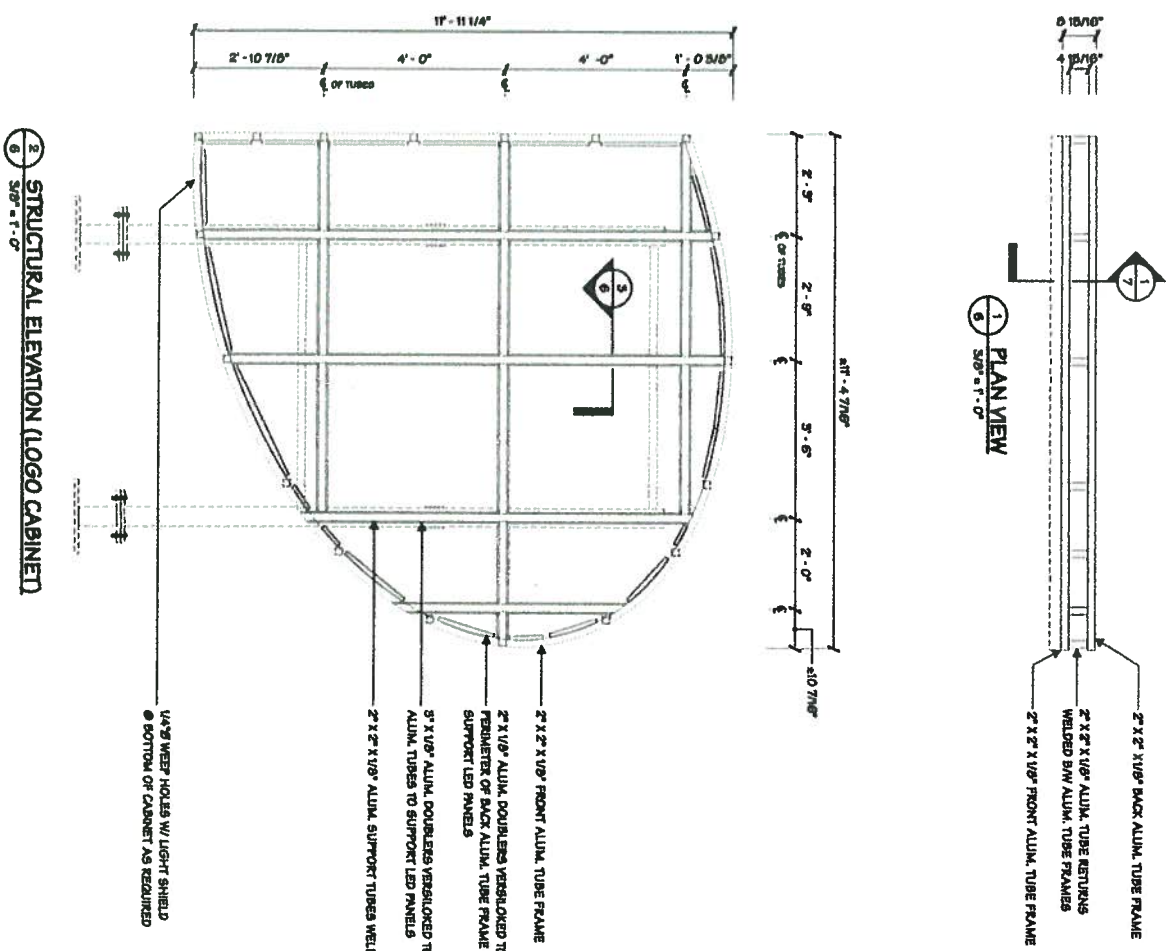
**4** MATCH PLATE DETAILS (LETTER FRAME)



**5** "D" RING (ENDS)



**6** "D" RING (BACK)



① PLAN VIEW  
8  
30" x 1'-0"

② STRUCTURAL ELEVATION (LOGO CABINET)  
6  
30" x 1'-0"

③ SECTION  
6  
1/4" x 1"

2" x 2" x 1/8" BACK ALUM. TUBE FRAME  
2" x 2" x 1/8" ALUM. TUBE RETURNS  
WELDED 3H ALUM. TUBE FRAMES  
2" x 2" x 1/8" FRONT ALUM. TUBE FRAME

2" x 2" x 1/8" FRONT ALUM. TUBE FRAME  
2" x 1/8" ALUM. DOUBLERS VERBLOXED TO PERIMETER OF BACK ALUM. TUBE FRAME TO SUPPORT LED PANELS  
5" x 1/8" ALUM. DOUBLERS VERBLOXED TO ALUM. TUBES TO SUPPORT LED PANELS  
2" x 2" x 1/8" ALUM. SUPPORT TUBES WELDED INSIDE OF TUBE FRAME  
1/4" WEEP HOLES W/ LIGHT SHIELD  
● BOTTOM OF CABINET AS REQUIRED

SIGN COMP #3104  
PER FACE RETURNER FRAME  
FRONT TUBE FRAME  
TUBE RETURNS  
1/8" ALUM. DOUBLER VERBLOXED TO ALUM. TUBE SUPPORTS  
1/8" ALUM. LED PANELS MECHANICALLY FASTENED TO ALUM. DOUBLERS W/ #10 X 5/16" LONG 5-AL.H. SHEET METAL SCREWS  
AGLIGHT PRO 235 WHITE LED MODULES

**RPI** Architectural  
graphics  
Incorporated

2020 Rockwood Parkway  
Virginia Beach, VA 23460  
(757)457-1400

**Dominion**

Project Type  
Date: 07.18.14

Art Lead: J. MEYER  
Lead Draftsman  
Drawn By: SPK  
Project Site: H. HANCOCK

General Sign Specifications  
 Letter  
 Single Panel  
 Double Panel  
 Non-Illuminated  
 Backlit

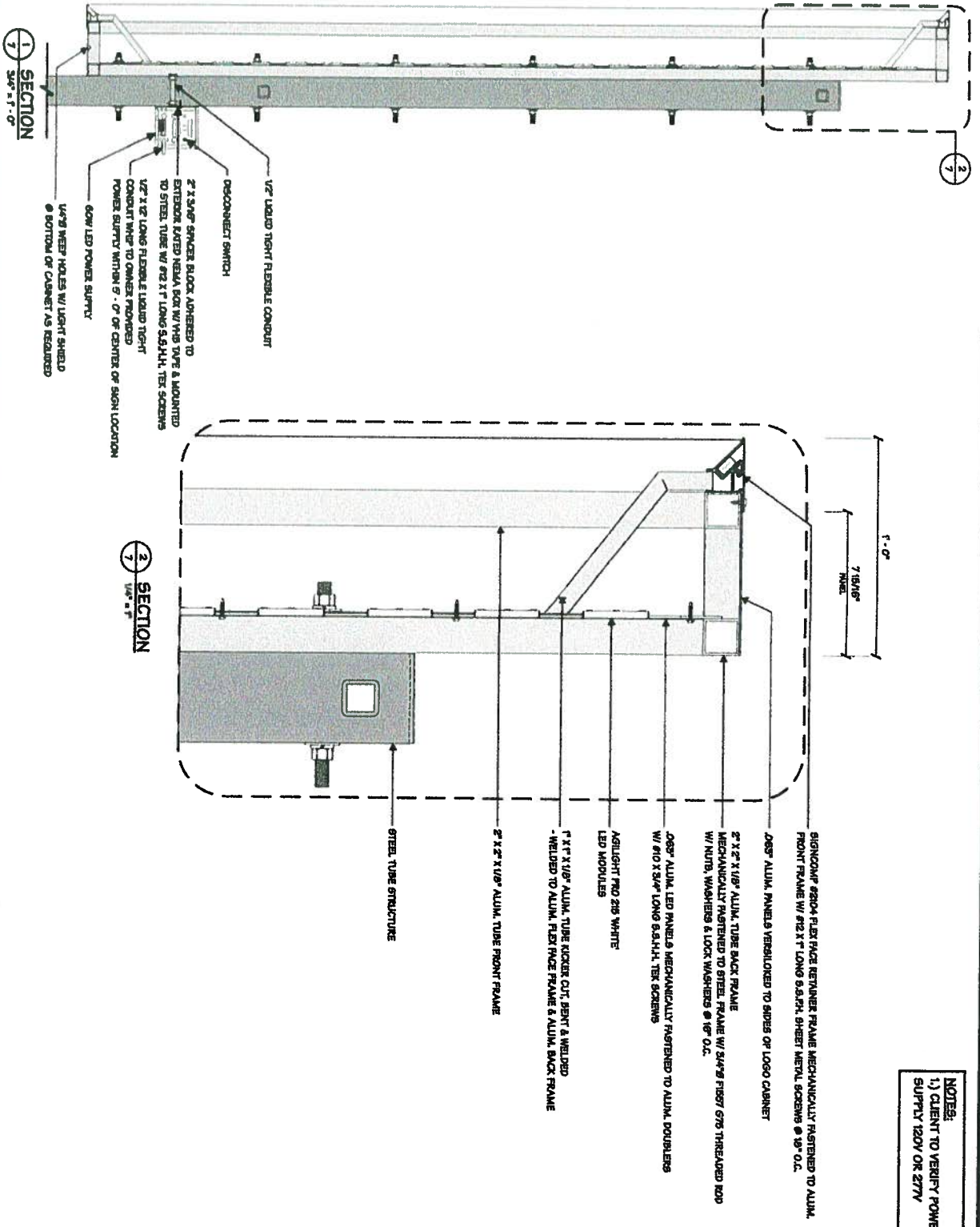
Location: EXETER, VA  
Worksheet: 20 (231) / 250 (202)

Drawing Revisions

Drawn By	Date	Change
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Code: 14297  
Rev Type: DOW-HR  
Type: C  
Page #: 06

**NOTES:**  
 1.) CLIENT TO VERIFY POWER  
 SUPPLY 120V OR 277V



**Architectural Graphics Incorporated**  
 2000 PO. Box 6776  
 Virginia Beach, VA 23466  
 757/487-1188  
 757/487-1189

**Product Type**  
**DOMINION**

Date: 07.10.14  
 Drawn by: J. MEYER  
 Lead Designer:  
 Drawn by: SPK  
 Project: Sign, R. RAINBOW

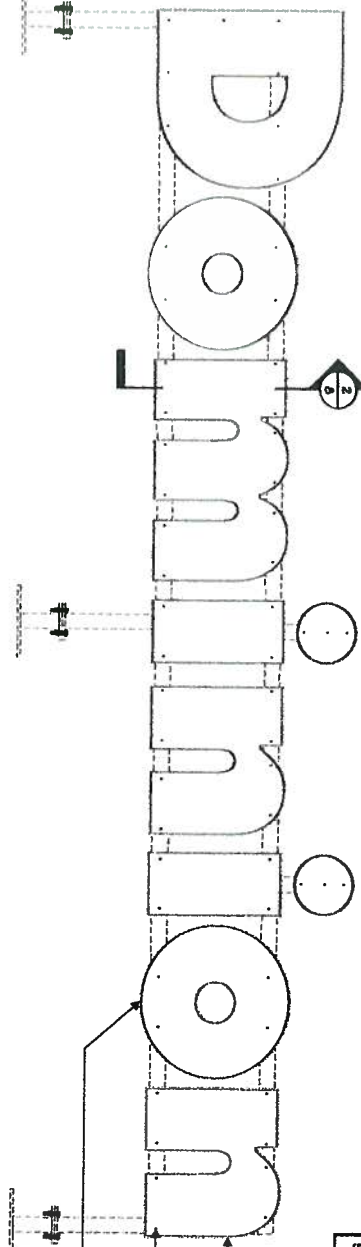
General Sign Specifications  
 Letter  
 Single Faced  
 Double Faced  
 Non-Illuminated  
 Illuminated

Location: ROSSINGTON, VA  
 Worksheet: 02 SIGN / 202 SIGN

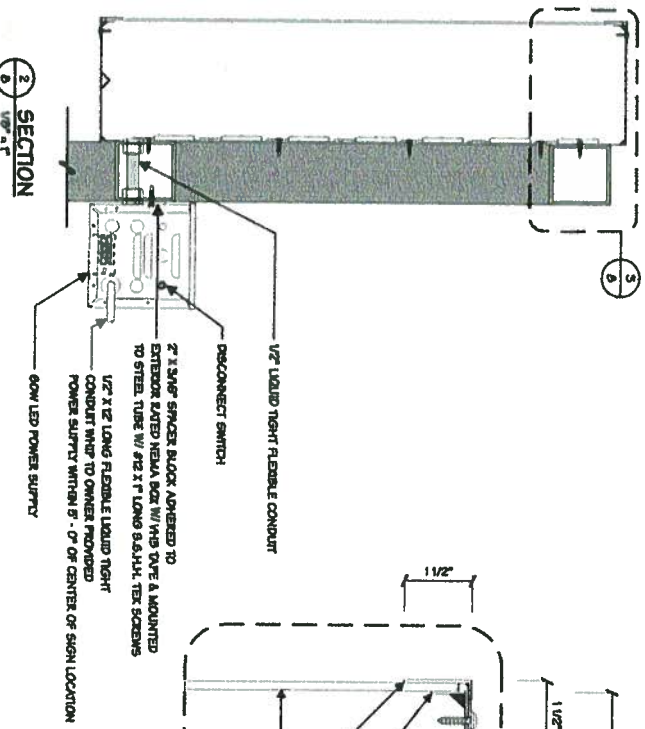
Drawing Revisions	
Drawn By	Date

Code: 14287  
 Type: C  
 Sign Type: DOM-HR  
 Proj #: 07

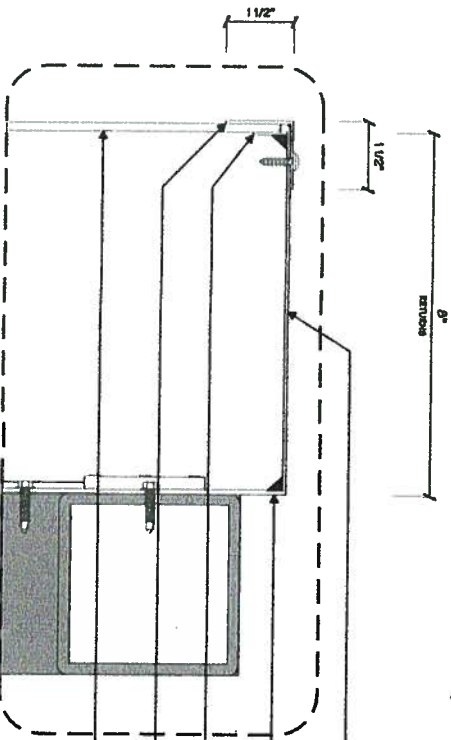
**NOTES:**  
 1) CLIENT TO VERIFY POWER SUPPLY 120V OR 277V



1 LETTER DETAILS  
 3/8" x 1'-0"



2 SECTION  
 1/2" x 1'



3 BLOW UP DETAIL  
 3/8" x 1'

- 608" ALUM. RETURN WELDED TO ALUM. BACKER
- 608" ALUM. BACKER
- 608" ALUM. FLANGE WELDED TO ALUM. RETURN
- 608" FABRICATED ALUM. RETURN FRAME MECHANICALLY FASTENED TO ALUM. RETURN W/ #10 X 5/16" LONG 8.5 ALH. SHEET METAL SCREWS
- 1/2" TRANSLUCENT WHITE 87929 IMPACT MODIFIED ACRYLIC FACE

**Architectural Graphics Incorporated**  
 2000 International Parkway  
 P.O. Box 6715  
 Houston, Texas 77266  
 (713) 866-1800

**DominiCorp**  
 Project Title  
 Date: 07.16.14  
 Lead Engineer: J. NEVIER  
 Drawn By: SJK  
 Project Sign: K. NARAYAN

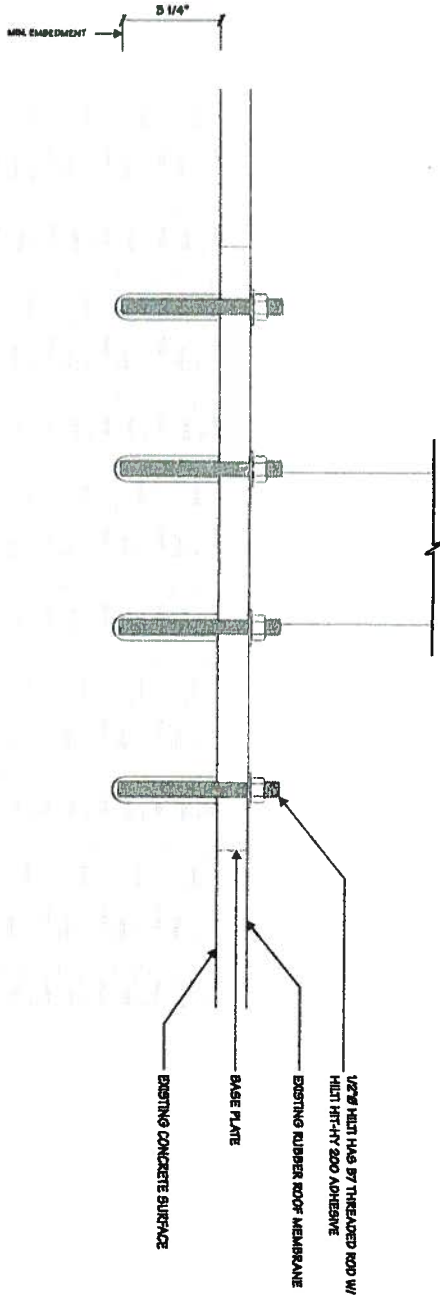
- Interlock     Breaker  
 Single Phase     Double Phase  
 Non-ductile     Ductile  
 Reinforced
- Title: \_\_\_\_\_ Amps: 1-1  
 Location: \_\_\_\_\_, VA  
 Worksheet: 30 OF 17 / 300 2000

**Drawing Revisions**

Drawn By	Date	Change

Code: 14297    Type: C  
 Sign Type: DOM-HR    Pkg. #: 08

**NOTES:**  
 1.) CLEAR OUT DEBRIS FROM DRILLED HOLES  
 PRIOR TO INSTALLATION OF ANCHORS



1 MOUNTING DETAIL TYP  
 5 1/4" x 1"

**Architectural Graphics Incorporated**  
 5808 International Parkway  
 P.O. Box 6176  
 Newport News, VA 23609  
 (757) 863-1100

**Project Title:**  
**Dominion**

**Date:** 07.16.14  
**Job Lead:** J. MEYER  
**Lead Designer:**  
**Drawn by:** SPK  
**Project Site:** W. NARVAH

**General Edge Specifications:**  
 Interior  Exterior  
 Single Faced  Double Faced  
 Non-anchored  
 Anchored

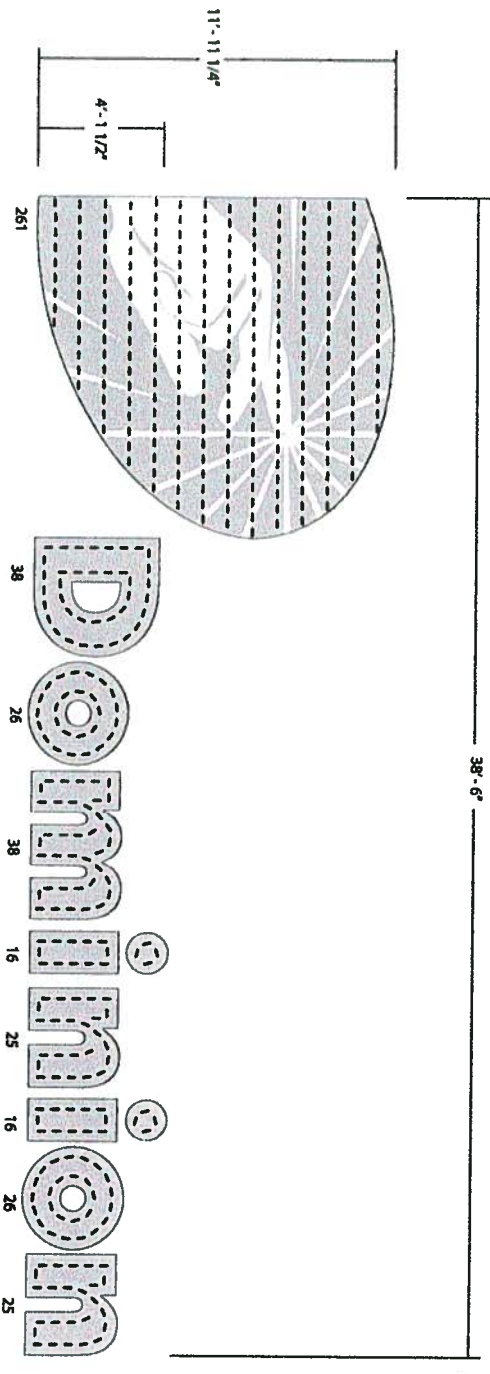
**Location:** WESTMINSTER, VA  
**Windload:** 90 MPH / 120 PSF

**Drawing Revisions**

Drawn By	Date	Change

**Code:** 14297  
**Type:** C  
**Site Type:** DOM-HR  
**Proj No:** 09

1) See site engineering specifications. All signs are for a single face sign or a single set of faces and the depth of the application considered for the layout is 8 inches.  
 2) LED module placement is approximate. Adjust measurements for sign manufacturer and LED placement and depth to ensure even illumination and optimum appearance are achieved.  
 3) For installation instructions of Agilight LED systems please refer to the Agilight system manual or contact Agilight Sales Dept. at 1-800-423-7200.  
 4) For installation instructions of Agilight LED systems please refer to the Agilight system manual or contact Agilight Sales Dept. at 1-800-423-7200.



236 Feet LS-PRO215-65K-2G3 - 471 Modules  
 11 - PS12-60WSL-100-277V

Notes:  
 Letters are based off an 8" depth.  
 Logo based off a 12" depth.  
 Rows spaced on 10" centers.

49.5" Dominion

July 16, 2014

MIP

1074 Adon Circle Suite 116, San Antonio, TX 78218  
 PH: +1 (888) 442-0200 - Fax: +1 (210) 580-4464  
 www.Agilight.com

**AGI** Architectural Graphics Incorporated  
 2888 International Parkway  
 Ft. Lee, VA 22049  
 Vaughan, VA 22180  
 (703) 771-1900

**Dentfort**

Project Title: \_\_\_\_\_  
 Date: 07/16/14  
 Addl. Sign: J. MEYER  
 Lead Signer: \_\_\_\_\_  
 Design By: SFR  
 Project Sign: M. PALMISTO

General Sign Specifications:  
 Interior  Exterior  
 Single Faced  Double Faced  
 Non-Illuminated  Illuminated

Location: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Worksheet: 20 LEFT / 200 RIGHT

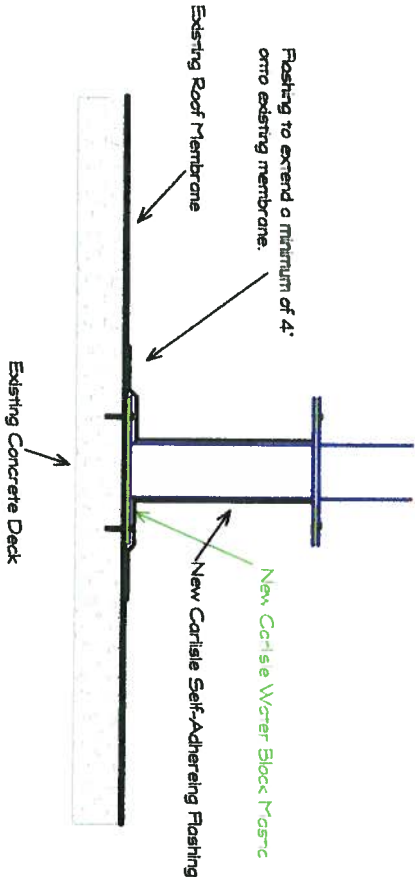
Drawings Revisions

Drawn By	Date	Change

Code: 14297 Type: C  
 Date Type: DOM-HR Page #: 10



Detail similar to 8/2 drawn by Architectural Graphics Inc.



New flashing to be installed per manufacturer's written recommendations\*

\*This drawing is the property of Davis-Harris & Associates, it may not be reproduced without consent.

DETAIL NUMBER <b>1</b>	Project:	8th & Main Sign
	Customer:	Dominion Virginia Power
	Drawn By:	K.P. Harris, RRO CDT
Detail Name:		Sign Support Flashing

**NOTES:**  
1) DETAIL DRAWN BY DAVIS HARRIS AND ASSOCIATES AND PROVIDED TO AGI BY DOMINION VIRGINIA POWER



Project Title: \_\_\_\_\_  
Date: 07-18-14  
Author: J. SEVIER  
Lead: \_\_\_\_\_  
Drawn By: SPK  
Project Rep: M. RABSAW  
General Sign Specifications:  
 Interfer  Bunker  
 Single Panel  Double Panel  
 Non-Structural  Structural  
Notes: \_\_\_\_\_  
Location: \_\_\_\_\_  
Worksheet: \_\_\_\_\_  
Worksheet No: \_\_\_\_\_

Drawing Revisions	
Drawn By	Date

Code: 14297  
Type: C  
Date: July 2014  
Scale: NTS

Sheet Type: DOM-HR  
Page: 11