

7th St. Elevation

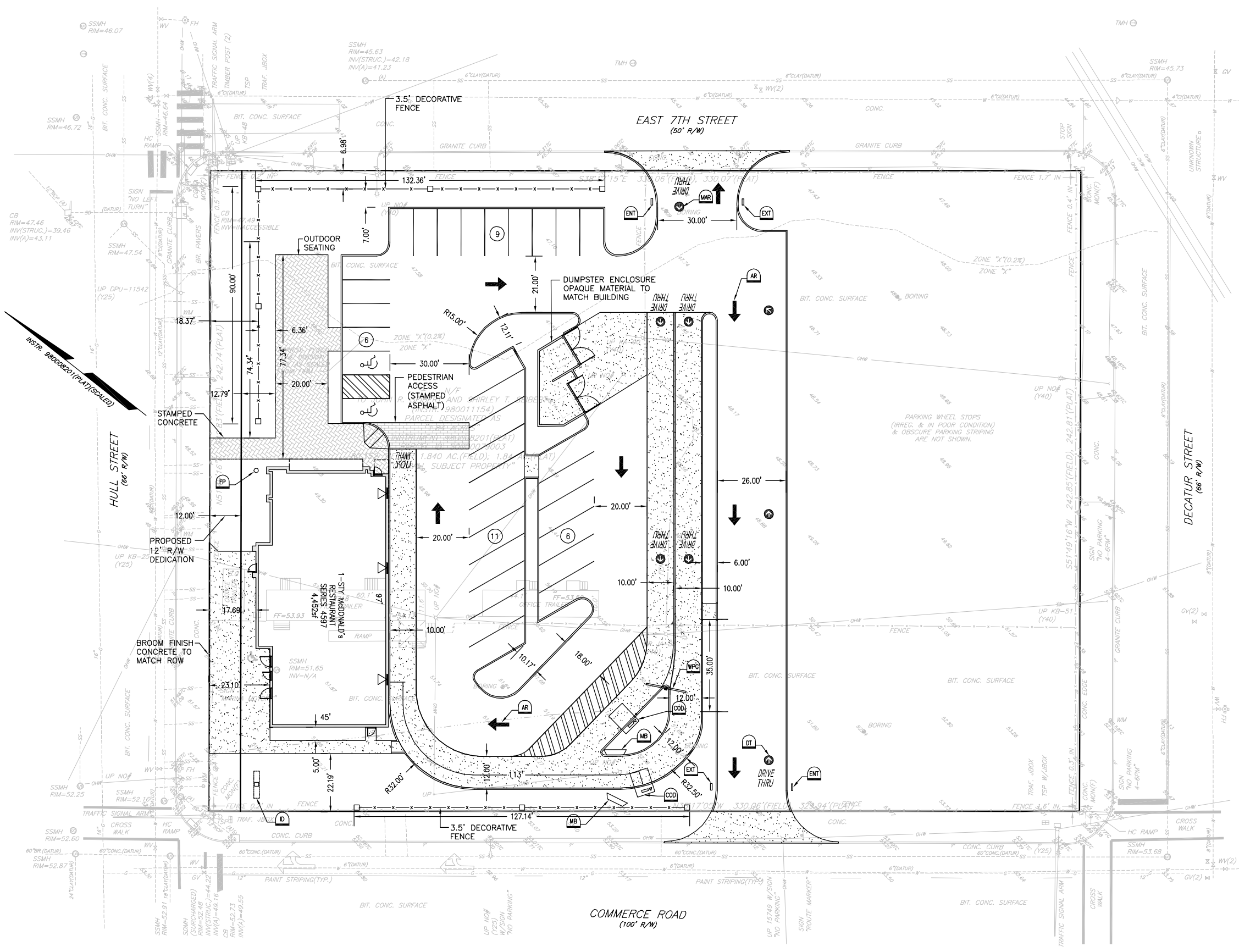
Commerce Rd. Elevation



Hull St. Elevation
Fenestration = 60.8%



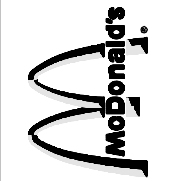
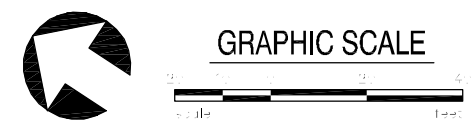
Decatur St. Elevation



- ### McDONALD'S SIGN LEGEND:
- MB** MENU BOARD, (TYP. OF 2)
 - CCD** DRIVE-TRU CANOPY WITH CUSTOMER ORDER DISPLAY (TYP. OF 2)
 - WPG** WELCOME POINT GATEWAY (HEIGHT RESTRICTION BAR)
 - ENT** "ENTER" DIRECTIONAL SIGN
 - EXT** "EXIT" DIRECTIONAL SIGN
 - ID** McDONALD'S ROADWAY SIGN
 - FP** FLAG POLE
 - MAR** McDONALD'S ARROW PAVEMENT MARKING. (TYP. OF 8)
 - DT** "DRIVE THRU" PAVEMENT MARKING.(TYP. OF 3)
 - AR** DIRECTIONAL ARROW

- ### GENERAL NOTES
- THE SITE IS DESIGNED IN ACCORDANCE WITH B-7 ZONING REQUIREMENTS OF THE CITY OF RICHMOND ZONING ORDINANCE.
 - THE PROPERTY INFORMATION WAS PROVIDED BY McDONALD'S. THE LOCATIONS OF EXISTING RIGHT-OF-WAY, EASEMENTS, AND ROADS ARE APPROXIMATE.
 - FOR THE PURPOSES OF THIS CONCEPT, IT IS ASSUMED THAT ALL STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET BY REDUCING THE IMPERVIOUS AREA.
 - PER CONVERSATIONS WITH THE CITY OF RICHMOND, THE PROPOSED MENU BOARDS ARE NOT COUNTED TOWARD SIGNAGE.

SITE ANALYSIS	
TOTAL PARCEL AREA:	80,144± sf 1.84± ac.
MCDONALD'S SITE FRONTAGE:	611± lf
ZONING:	B-7
PARKING:	
EXISTING:	0 SPACES
REQUIRED:	25 SPACES
(1 SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA PLUS OUTDOOR PATIO AREA.)	
BUILDING GFA =	4,452 SQ. FT.
PATIO AREA=	2,948 SQ. FT.
TOTAL AREA=	7,400 SQ. FT.
PROVIDED:	32 SPACES

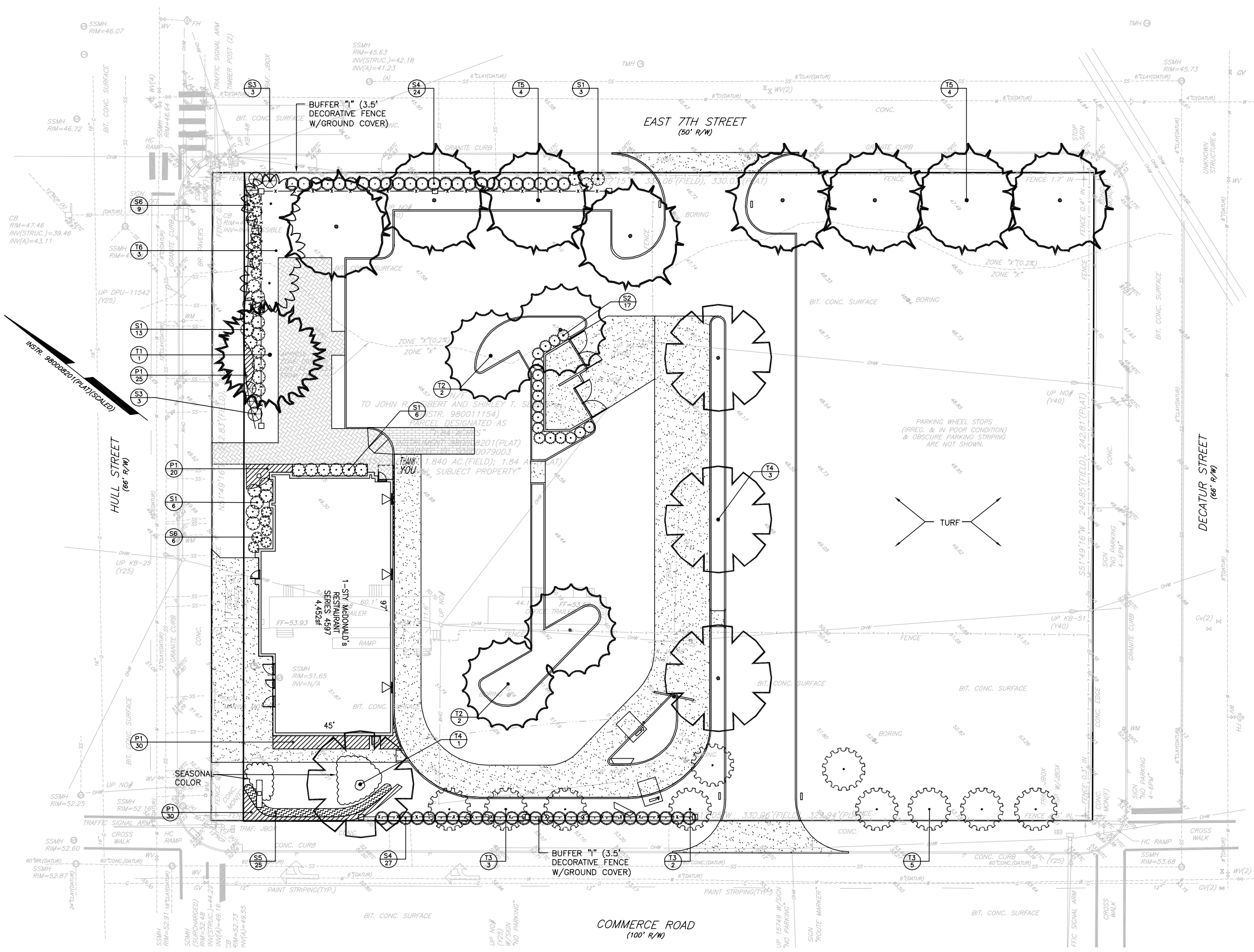


Blakeway Corp
 surveying | engineering | project management
 770 INDEPENDENCE CIRCLE SUITE 108
 VIRGINIA BEACH, VIRGINIA 23455
 TEL 757-226-0881
 FAX 757-226-0765

DATE ISSUED	REVISION	DESCRIPTION
08-07-14	1	REVISED PER CITY OF RICHMOND REQUEST.

DATE ISSUED	DATE	REV	DESCRIPTION
08-07-14			

LOCATION	HULL STREET
SHEET TITLE	CONCEPTUAL LAYOUT PLAN
SITE ID	045-0251
SITE ADDRESS	708 Hull Street Richmond, VA
SHEET NO.	C-100
CONCEPT PLAN	



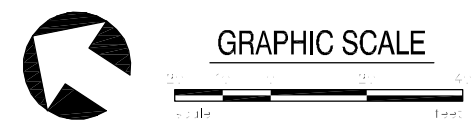
PLANT KEY				
KEY	QTY.	BOTANICAL NAME COMMON NAME	MINIMUM SIZE	NOTES
T1	1	<i>Cedrus deodara</i> DEODAR CEDAR	8'-8" HT.	SPECIMEN
T2	4	<i>Ginkgo biloba</i> 'Autumn Gold' AUTUMN GOLD GINKGO	2 1/2 - 3" CAL.	SINGLE LEADER
T3	10	<i>Lagerstroemia</i> 'Catawba' CATAWBA CRAPE MYRTLE	8 - 10' HT.	MULTI-STEMMED, MATCHING
T4	4	<i>Platanus x acerifolia</i> 'Bloodgood' BLOODGOOD LONDON PLANETREE	2 1/2 - 3" CAL.	SINGLE LEADER
T5	8	<i>Quercus phellos</i> WILLOW OAK	2 1/2 - 3" CAL.	SINGLE LEADER
T6	3	<i>Styrax japonicus</i> JAPANESE SNOWBELL	8 - 10' HT.	SPECIMEN
B1	28	<i>Ilex crenata</i> 'Hoogendorn' HOOGENDORN HOLLY	18 - 24" SPRD.	4" O.C.
B2	17	<i>Ilex crenata</i> 'Stedds' STEEDS HOLLY	24 - 30" HT.	4" O.C.
B3	6	<i>Juniperus virginiana</i> 'Silver Spreader' SILVER SPREADER JUNIPER	18 - 24" SPRD.	4" O.C.
B4	51	<i>Loropetalum chinense</i> 'Chang's Ruby' CHANG'S RUBY FRINGE FLOWER	24 - 30" HT.	4" O.C.
B5	25	<i>Osmanthus heterophyllus</i> 'Gulf Tide' GULF TIDE OSMANTHUS	24 - 30" HT.	4" O.C.
B6	15	<i>Raphiolepis indica</i> INDIAN HAWTHORN	24 - 30" HT.	4" O.C.
P1	105	<i>Liriope muscari</i> 'Variegata' VARIEGATED LIRIOPE	1 GAL. MIN. 5 BIBS	18" O.C.

TREE COVERAGE CALCULATIONS			
# PARKING SPACES	33	MULTIPLIER	x 40
TREE COVERAGE REQUIRED	1,320		
QTY./TREE SPECIES/SIZE	CREDIT/TREE	TOTAL CREDIT	
1 DEODAR CEDAR 8 - 8'	100	100	
4 AUTUMN GOLD GINKGO 2 1/2 - 3" CAL.	150	600	
10 CATAWBA CRAPE MYRTLE 8 - 10' HT.	40	400	
4 BLOODGOOD LONDON PLANETREE 2 1/2 - 3" CAL.	200	800	
8 WILLOW OAK 2 1/2 - 3" CAL.	200	1600	
3 JAPANESE SNOWBELL 8 - 10' HT.	40	120	
TOTAL TREE COVERAGE PROVIDED		3,620	

- ### LANDSCAPE INSTALLATION NOTES
- The Contractor is required to contact "Miss Utilities" (phone 811) 48 hours prior to the commencement of work on site. No work is to begin until all utilities are marked. If utility line/tree conflicts are evident, please contact Landscape Designer.
 - Verification of the accuracy of the total quantities shown in the "Plant Key" shall be the responsibility of the Contractor. In the event of discrepancy, the planting plan shall govern.
 - All plants shall be nursery grown, well branched, true to type specimen material, free of insect infestation, injury, disease, or other defects. Plants are to conform to standards set in American Standard for Nursery Stock and shall meet or exceed measurements specified in the plant key.
 - The Contractor shall warrant all new plantings for a period of one year from the date of final acceptance. All replacement plants shall conform to original specifications. When planting operations must be performed outside the normal planting season for the locality, this warranty may be renegotiated with the owner prior to planting.
 - Planting and bed preparation are to be conducted under favorable weather conditions. Under no circumstances shall soil be worked, driven over, or walked upon while in a wet condition.
 - The contractor is responsible for reporting to the owner any conditions deleterious to plant growth encountered on site during installation and warranty periods.
 - All plant varieties and layouts are to conform accurately to the landscape plan, subject to inspection. Ground covers and perennials are to be planted in a staggered arrangement and not in rows.
 - Prune only broken or crossing branches. Do not thin tree canopies.
 - All plantings are to be provided with a 3" depth of shredded hardwood bark mulch (2" depth in groundcover areas). Mulch to bed lines where shown. Hedges are to be mulched as continuous beds of the width shown on plan (plants are not to be mulched individually). Trees shall be mulched within a minimum two and one half (2 1/2) foot radius of each trunk. Remulch existing plantings. No mulch is to be placed in plant crowns or against tree trunks.
 - Remove the burlap, twine, and wire baskets from the top 1/3 of all B&B root balls. No plastic twine or burlap shall be permitted on B&B plants. Planting pits shall be the same depth as root balls.
 - Stake trees as follows: A. All trees 2" caliper and greater and B. All evergreens branched to ground (i.e. Leyland Cypress, etc.). Contractor is required to UNSTAKE TREES in a timely manner within the year following final acceptance to ensure trees are not damaged by staking wires. Contractor will be responsible for replacement of trees damaged by wires if not removed in a timely fashion.
 - Do not wrap tree trunks. Do not use "tree wound paint".
 - All green areas not designated otherwise are to be seeded with turf grass.
 - Contractor is responsible for watering and insect control until the date of final inspection. Reporting, when resulting from site disturbance by others, shall be at additional charge.
 - The work area is to be kept reasonably neat and clean and all debris hauled away and disposed of legally, off site, in a timely manner.
 - If any conflict should arise between these specifications and those of book specifications for this project, the book specifications shall govern.
 - Any plant substitutions proposed require the approval of the Landscape Designer and City of Virginia Beach.

KATHLEEN ZEREN LANDSCAPE DESIGN www.kzeren.com
 Norfolk, Virginia
 Asheville, North Carolina
 Phone: (828) 633-2354 Cell: (757) 478-1953
 Email: kzeren53@gmail.com
 Landscape plan prepared by:

 Kathleen Zeren Date 9-29-2014
 B.S. Ornamental Horticulture / VA Certified Horticulturist #515



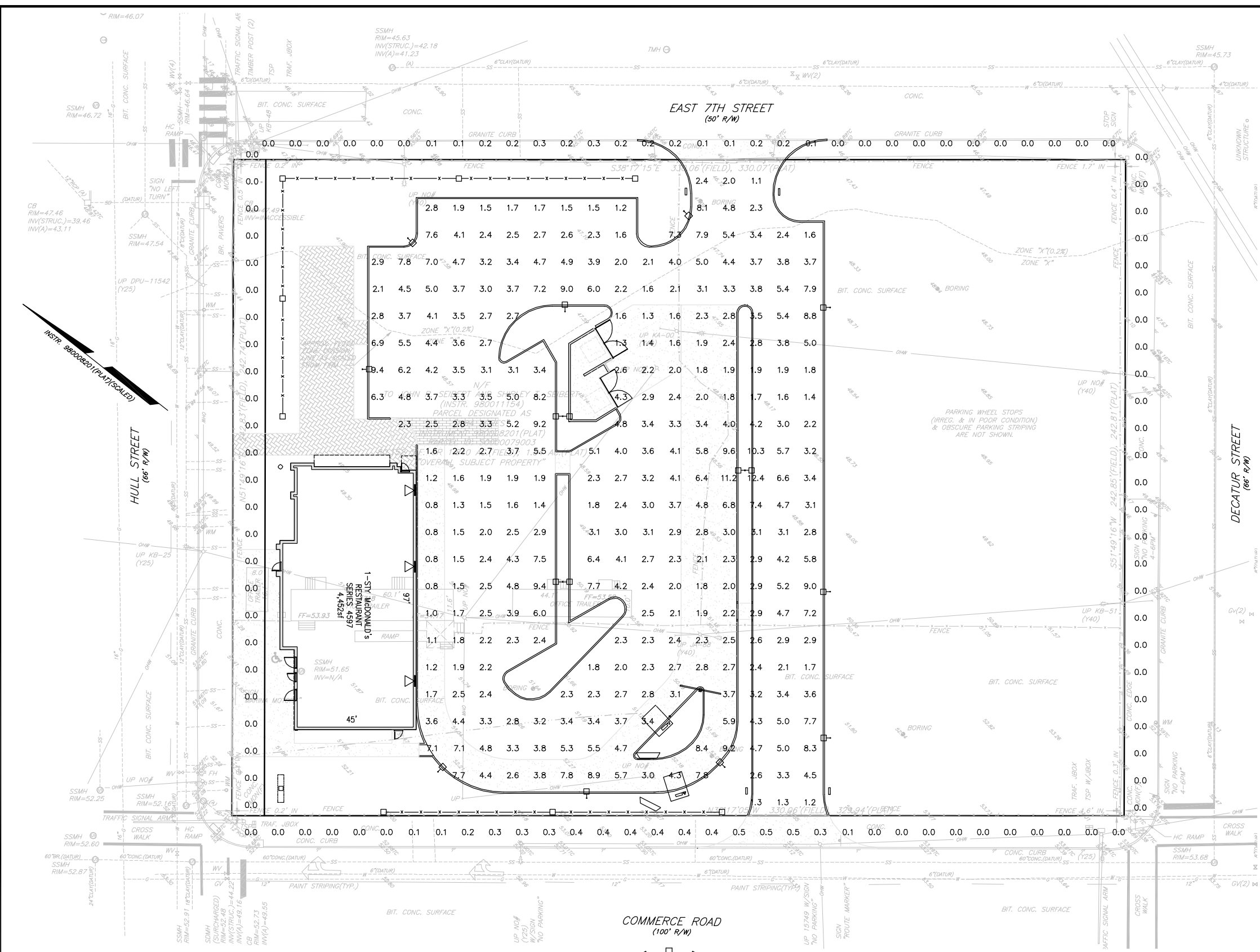
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DATE ISSUED	REVISION	DESCRIPTION
08-07-14	1	REVISED PER CITY OF RICHMOND REQUEST.

DATE ISSUED	DRAWN BY	REVIEWED BY	DESIGNED BY
08-07-14	GAF	SMB	SMB

HULL STREET
 SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN
 SITE ID
 045-0251

C-200
 CONCEPT PLAN



* PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL

PROPERTY LINE READINGS		PAVED SURFACE READINGS	
Average	0.1	Average	3.2
Maximum	0.5	Maximum	9.4
Minimum	0.0	Minimum	0.8
		Avg: Min	4.06
		Max: Min	11.75



Performance Designed Lighting Products
1085 Johnson Dr., Buffalo Grove, Illinois 60089
1-800-544-4848

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

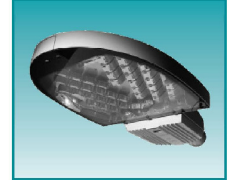
** - SPECIFY COLOR

FIXTURE TYPE:	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	EPA	MOUNTING HEIGHT	LLF	POLE TYPE:	QUANTITY	WIND LOAD	ALLOWED EPA
RSB/RCS-250PSMH--**-4-MT-HSS	+	16	SGL	10	2.10	21'	0.75	SSP-4118-GL--** (4")	13	90mph	13.8
			DBL180	3	4.20						

NOTE: ALL POLES ARE DRILLED

- NOTES:
- THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 - THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
 - DISTANCE BETWEEN READINGS 10'
 - FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.

WARP 9 LED SERIES



Fixture Specifications

FEATURES	DIMENSIONS
<ul style="list-style-type: none"> • Compact design • 90° beam spread • 100,000 hour life • 100lm/w efficacy • 5 year warranty • 100lm/w efficacy • 100lm/w efficacy • 100lm/w efficacy 	

ORDERING INFORMATION

WARP 9 LED SERIES	WARP 9 LED SERIES	WARP 9 LED SERIES	WARP 9 LED SERIES	WARP 9 LED SERIES	WARP 9 LED SERIES
WARP 9 LED SERIES	WARP 9 LED SERIES	WARP 9 LED SERIES	WARP 9 LED SERIES	WARP 9 LED SERIES	WARP 9 LED SERIES



SQUARE STRAIGHT STEEL POLES

Specifications

SSP SERIES	SSP SERIES	SSP SERIES	SSP SERIES	SSP SERIES	SSP SERIES
SSP SERIES	SSP SERIES	SSP SERIES	SSP SERIES	SSP SERIES	SSP SERIES

ORDERING INFORMATION

SSP-4118-GL	SSP-4118-GL	SSP-4118-GL	SSP-4118-GL	SSP-4118-GL	SSP-4118-GL
SSP-4118-GL	SSP-4118-GL	SSP-4118-GL	SSP-4118-GL	SSP-4118-GL	SSP-4118-GL

CATALOG LOGIC

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DATE ISSUED	REVISION	DESCRIPTION
08-07-14		REVISED PER CITY OF RICHMOND REQUEST.
9-29-14		

DATE ISSUED	DATE	REV	DESCRIPTION
08-07-14			

DATE ISSUED	DATE	REV	DESCRIPTION
08-07-14			

LOCATION: HULL STREET
SHEET TITLE: CONCEPTUAL LIGHTING PLAN
SITE ADDRESS: 708 Hull Street
RICHMOND, VA
SITE ID: 045-0251
SHEET NO: C-300
CONCEPT PLAN

WARP 9 LED SERIES



By combining the most powerful solid state (LED) lighting technology with the most advanced glare controlling optical reflectors, the Warp 9 has emerged as the next generation in LED architectural area lighting! This new series offers multiple true IES lighting distributions while meeting or exceeding both domestic and international outdoor lighting codes to maintain existing industry standard pole spacings. The Warp 9 is a dark skies cutoff fixture that vastly increases uniformity and extinguishes unwanted backlight trespass all while dramatically reducing glare. The individual reflector modules and/or the whole optical system are interchangeable for system sustainability and to allow the fixture to be upgraded as technology further develops. The Warp 9 LED series leaves no stone unturned in the quest to bring you tomorrow's lighting today!

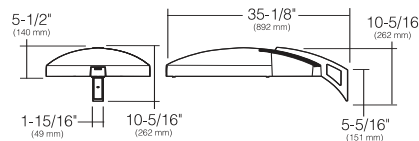


Fixture Specifications

FEATURES

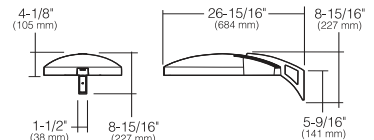
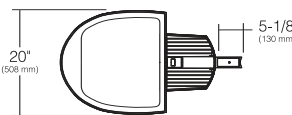
- Cast aluminum construction, finished in weatherproof powder-coat paint
- Fully integral driver system for completely self-contained housing
- True IES lighting distributions available to optimize lighting layout design
- Low wattage (140w large, 75w small) 50,000 hour long life LED illumination
- 5 year LED component warranty
- IES cutoff rating
- Extreme glare and light trespass control with unmatched uniformity
- Completely interchangeable LED array module for upgradeability and sustainability

DIMENSIONS



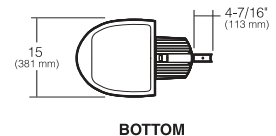
WP9LE

EPA: .95



WP9SE

EPA: .52



ORDERING INFORMATION

SAMPLE CATALOG NUMBER

WP9

Series

XX

Size

X

Distribution

XXX

Color Temperature

XXX

Voltage

XX

Finish

SERIES

WP9 Warp 9 LED

SIZE

LE Large (140 watt)
SE Small (75 watt)

DISTRIBUTION

3 Type 3
4 Type 4
5 Type 5

COLOR TEMPERATURE

L3K 3500K
L5K 5100K

VOLTAGE

120 120V
277 277V

FINISH

DB Dark Bronze
PS Platinum Silver
BL Black
WH White



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Performance Designed Lighting Products

www.securitylighting.com

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642

SQUARE STRAIGHT STEEL POLES

Specifications

SSP SERIES

- Square straight steel shaft
- One-piece construction
- 23/8" OD tenons, or factory-drilled side mount
- Ground lug standard (3/8" 16 thread)
- Steel base plate
- Two-piece base cover
- Four L-shaped fully galvanized anchor bolts with nuts and washers, metal template
- Finished in weatherproof powder-coat paint
- Gasketed hand hole standard



ORDERING INFORMATION

Pole Catalog Number ¹	Height	Wind Load Rating ^{2,5}				Pole Size	Base Square	Anchor Bolt Size ³	Suggested Bolt Circle	Bolt Circle Range	Bolt Projection	Pole Weight ⁴ lbs
		90mph EPA	100mph EPA	110mph EPA	120mph EPA							
11 GAUGE												
SSP-4118-XXX-XX	18	13.8	10.6	8.2	6.3	4"	10.25"	3/4"	10.5"	8-11"	4"	147
SSP-4125-XXX-XX	25	6.4	4.3	2.7	1.4	4"	10.25"	3/4"	10.5"	8-11"	4"	190
SSP-5125-XXX-XX	25	8.8	5.9	3.6	1.9	5"	12"	1"	10.5"	10-13.5"	4"	231
7 GAUGE												
SSP-4725-XXX-XX	25	10.9	8.1	6.0	4.4	4"	11"	3/4"	10.5"	8-11"	4"	266
SSP-5722-XXX-XX	22	22.4	17.3	13.5	10.5	5"	12"	1"	10.5"	10-13.5"	4"	263
SSP-5728-XXX-XX	28	13.7	9.9	7.1	4.9	5"	12"	1"	10.5"	10-13.5"	4"	340
SSP-5730-XXX-XX	30	11.5	8.0	5.4	3.4	5"	12"	1"	10.5"	10-13.5"	4"	398

¹ Catalog Number, as listed, does not include tenons or machining for side mounting. Fixture mounting must be specified by substituting for all Xs in Catalog Number. Refer to Catalog Logic for top type and for mounting arrangements.

² Maximum allowable luminaire and bracketing weight is determined by multiplying the EPA values above by 30 pounds.

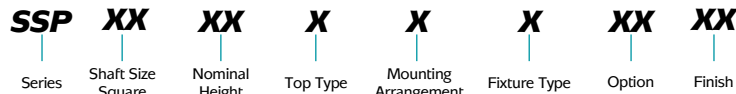
³ Factory supplied template must be used when setting anchor bolts. Security Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template.

⁴ Anchor bolt weights not included.

⁵ Allowable EPA loading based on AASHTO 2009 (LTS5) specification; Group II Loading, 50 year recurrence internal calculations are based on 3-second-gust wind speed data.

CATALOG LOGIC

SAMPLE CATALOG NUMBER



SERIES	
SSP	Square Straight Steel

SHAFT SIZE SQUARE / GAUGE	
41	4.0", 11 ga.
47	4.0", 7 ga.
51	5.0", 11 ga.
57	5.0", 7 ga.

NOMINAL POLE HEIGHT (in feet)	
See ordering information above ¹	

- NOTES:
- Aluminum poles available, consult factory.
 - All factory stocked poles are shipped as tenon tops unless drill mounting holes are specified.
 - Consult factory for available pole options (receptacle, mid-pole brackets, and banner mounting arm)



TOP TYPE	
1	23/8" OD Tenon ²
5	Removable Tenon ²
6	Side mount

MOUNTING ARRANGEMENT

A	One Fixture
B	Two Fixtures at 90°
C	Two Fixtures at 180°
D	Three Fixtures at 90°
F	Four Fixtures at 90°
P	Tenons only

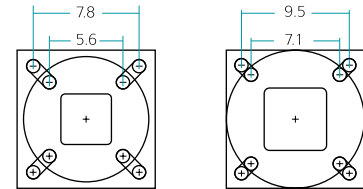
FIXTURE TYPE

0	None, tenon only
2	ASB-F, RSB-RCS/RCL, WL, MXC, SL, CR1, CM, CM2

OPTION

BLANK	Standard
GL	Hot Dip Galvanized

BOLT TEMPLATE



4" Square Pole

5" Square Pole

FINISH

DB	Dark Bronze
BK	Black
WH	White
PS	Platinum Silver
00	Natural Galvanized Finish

- ¹ Consult factory for other available pole heights.
² Only for use with optional tenon top mounting brackets or ASB mounting brackets.

ACCESSORY: TENON TOP MOUNTING BRACKET

Catalog Number	Description
TTF-10	Single
TTF-29	Twin 90°
TTF-28	Twin 180°
TTF-39	Triple 90°
TTF-30	Triple 120°
TTF-49	Quad 90°

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