



# Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall  
900 East Broad Street, Richmond, Virginia 23219  
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 535 W. Broad Street, Richmond, VA DATE: \_\_\_\_\_

OWNER'S NAME: Mid-Atlantic Commercial Properties, LLC TEL NO.: 704-909-4500

AND ADDRESS: 13024 Ballantyne Corporate Place, Ste. 250 EMAIL: tmorgan@morgandg.com

CITY, STATE AND ZIP CODE Charlotte, NC 28277

ARCHITECT/CONTRACTOR'S NAME: Barry Byrd TEL. NO. 865-687-6500

AND ADDRESS: P.O. Box 5482 EMAIL: bbyrd@barrybyrdarchitecture.com

CITY, STATE AND ZIP CODE Knoxville, TN 37928

Would you like to receive your staff report via email? Yes  No

### REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

### DETAILED DESCRIPTION OF PROPOSED WORK (Required):

#### STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

**PROPOSED.** (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

*Attached.*

Signature of Owner or Authorized Agent:  Christopher M. Gill

Name of Owner or Authorized Agent (please print legibly): Christopher M. Gill

(Space below for staff use only)

Received by PROFESSES Secretary

APPLICATION NO. \_\_\_\_\_

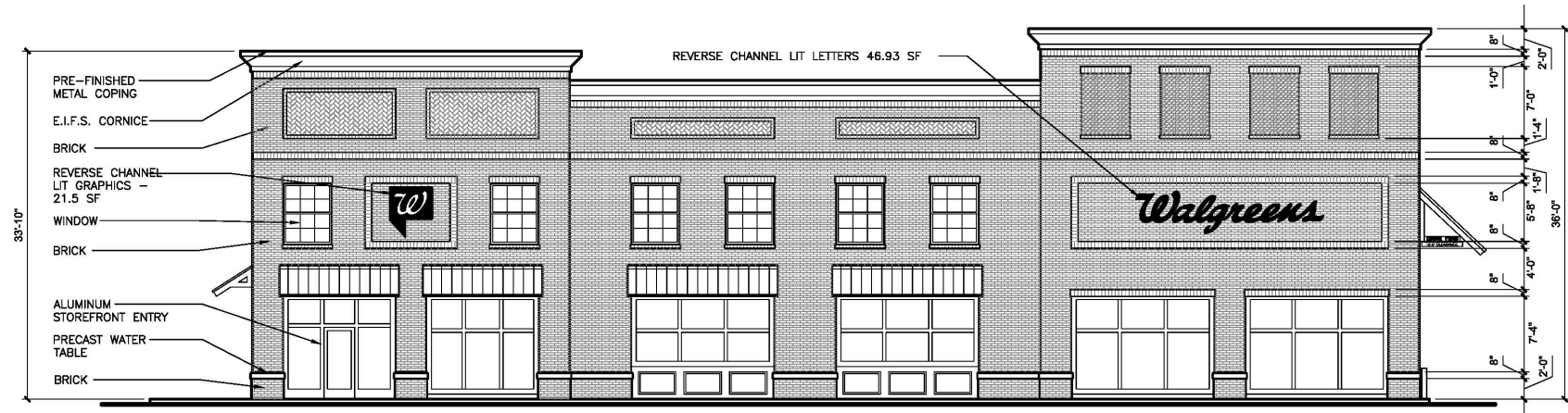
DATE OCT 31 2014 4:45

SCHEDULED FOR \_\_\_\_\_

Note: CAR reviews all applications on a case-by-case basis.

## Building Summary:

The building will be at the corner of Broad Street and Belvidere Street and will be approximately 13,000 square feet with the appearance of a two-story structure. The corner element has been raised and entrances have been added at the corner per the comments of the Commission during conceptual review. The stock room areas of the structure will be on the second floor with the remainder of the building being one story. The single story portion will be constructed two levels in height with the second story windows opening into the sales area of the building, giving the appearance of a two-story building from all views. The upper windows will be clear glazing in accordance with comments from the Commission of Architectural Review staff. The exterior will be clad in brick and the upper portion has also been changed to a brick with some brick detailed elements in accordance with comments from the Commission of Architectural Review staff. The cornice only will remain as EIFS trim. The bricks selected will be in the red and tan range and will be a close match to many of the surrounding VCU buildings. Storefronts on the lower level will have glazing which allows views into the store where the plan allows. At other locations, either frosted glazing, glazing with graphics or a shallow display type window will be used, based on the best locations for each type. Storefront elements will be colored metal but done in a large profile, to give the appearance of the elements of traditional wood storefront windows which was also a comment by the Commission of Architectural Review staff. The upper windows will also have the appearance of traditional wood windows. The awnings will be a fairly light structure in appearance with black standing seam metal roofing.



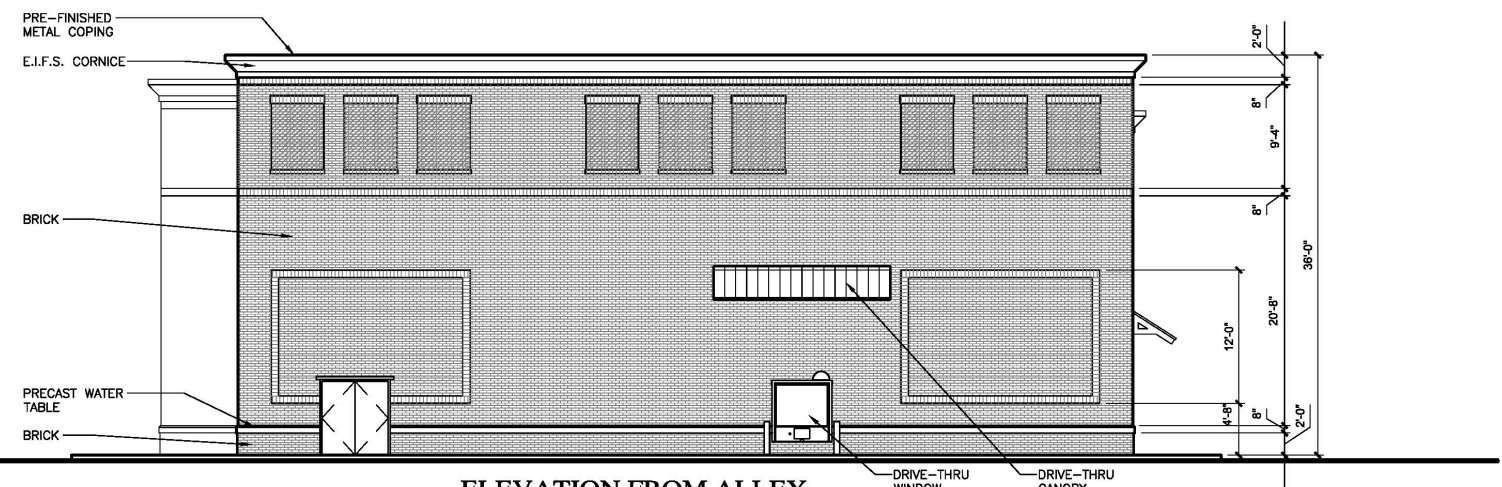
ELEVATION FROM BELVIDERE STREET



ELEVATION FROM PARKING LOT



ELEVATION FROM BROAD STREET



ELEVATION FROM ALLEY

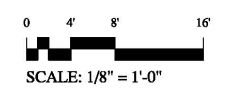
**Walgreens**

BROAD ST. AND BELVIDERE ST.

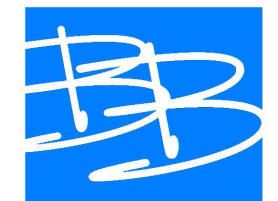
RICHMOND

VIRGINIA

PROPOSED EXTERIOR ELEVATIONS  
OPTION 4



NOVEMBER 7, 2014



**BARRY BYRD  
ARCHITECTURE**

P.O. Box 5482  
Knoxville, TN 37928  
(865) 687-6500





Corner Entry

Elevation from Belvidere Street

Glazing with graphics or display windows as approved by city

**Walgreens**

BROAD ST. AND BELVIDERE ST.

RICHMOND

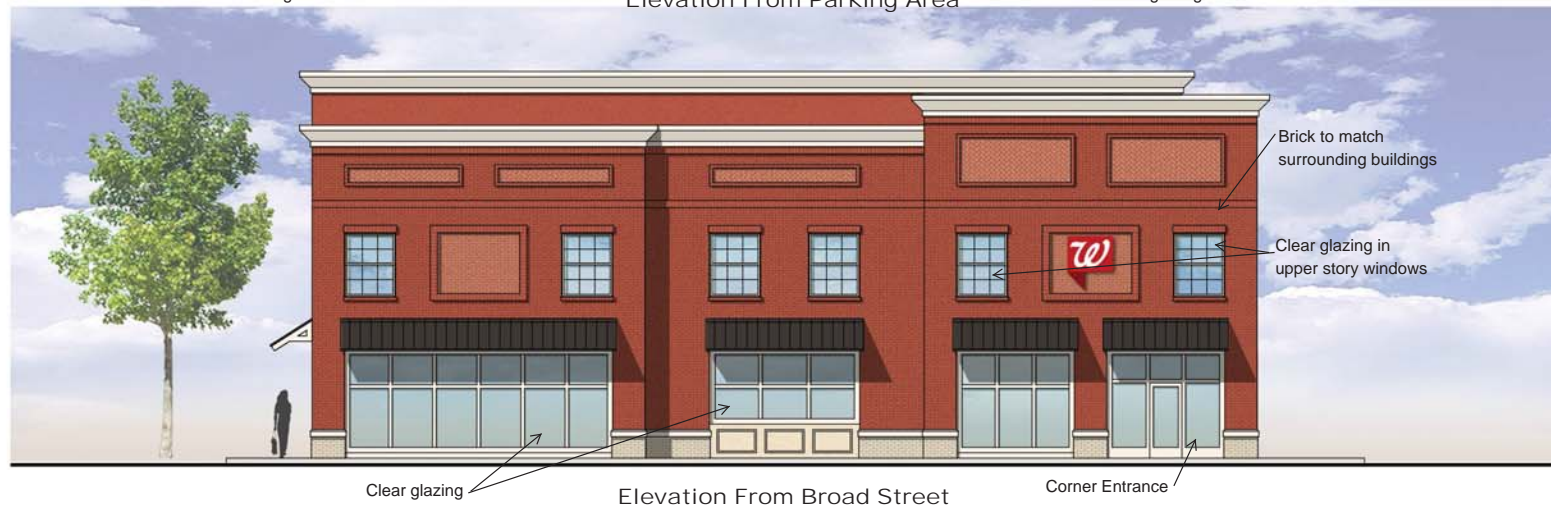
VIRGINIA



Frosted Glazing

Elevation From Parking Area

Clear glazing



Clear glazing

Elevation From Broad Street

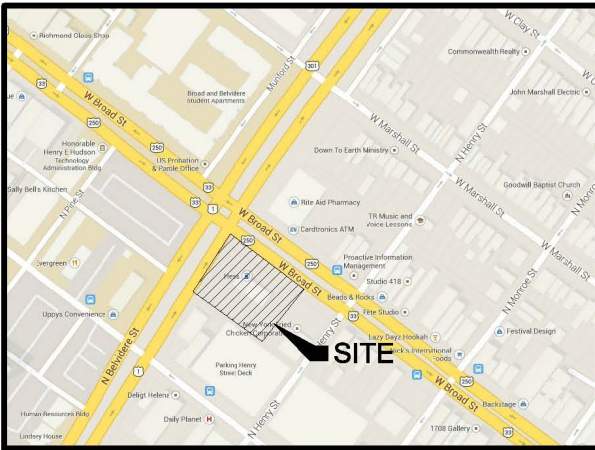
Corner Entrance



Elevation from Alley



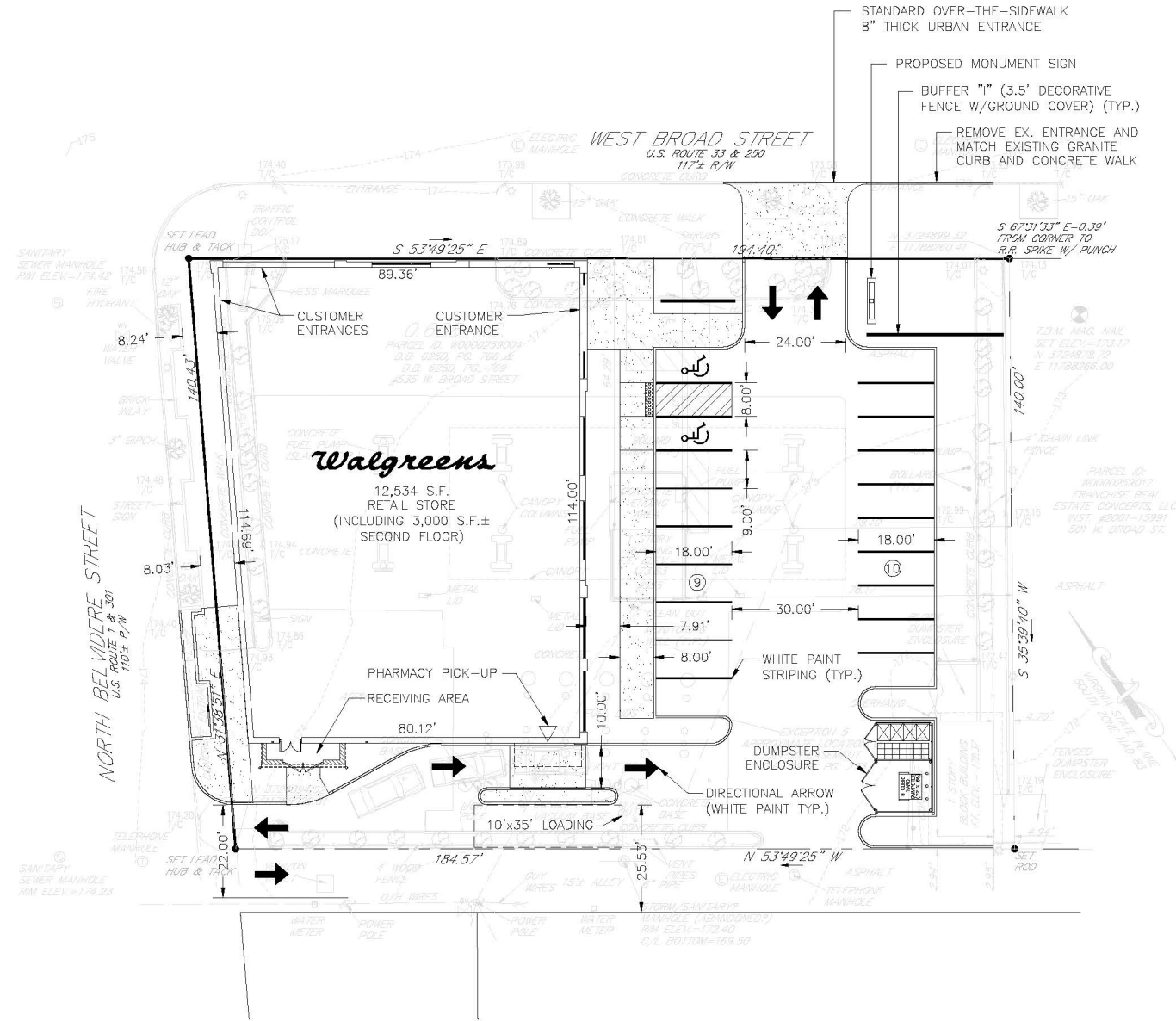




VICINITY MAP



AERIAL MAP



WALGREENS @ 535 W. BROAD ST.

**SITE ANALYSIS**

PROPOSED PARCEL AREA:	26,681.84± sf, 0.61± ac.
DEVELOPER:	MID-ATLANTIC COM. PROP. L.L.C.
PROPOSED ZONING:	B-4
ADJACENT ZONING:	
NORTH:	ROW (W BROAD STREET)
SOUTH:	B-4 (ASPHALT ALLEY)
EAST:	B-4
WEST:	ROW (N BELVIDERE STREET)
TOTAL BLDG. AREA:	12,618± SF
PARKING:	
REQUIRED:	N/A (PER ORDINANCE NO PARKING MIN)
PROVIDED:	19 SPACES
BUILDING SETBACKS:	
FRONT:	MATCH ADJ. AND NTE 10 FT
REAR:	0 FT
SIDE(R/W):	0 FT
SIDE:	0 FT
LANDSCAPE BUFFERS:	
FRONT:	2 FT (PLUS 3.5' FENCE/WALL)
REAR:	0 FT
SIDE(R/W):	0 FT
SIDE:	5 FT FOR PARKING LOT

**GENERAL NOTES**

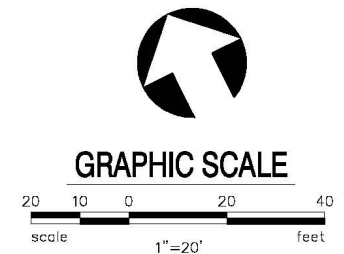
1. THE SITE IS DESIGNED IN ACCORDANCE WITH B-4 CENTRAL BUSINESS DISTRICT ZONING REQUIREMENTS OF THE CITY OF RICHMOND ZONING ORDINANCE.
2. THIS SITE IS LOCATED WITHIN THE CITY OF RICHMOND HISTORICAL OVERLAY DISTRICT. THE PROPOSED STRUCTURES WILL BE SUBJECT TO ARCHITECTURAL REVIEW.
3. SURVEY INFORMATION PROVIDED BY HALDER SURVEYS, P.C.

**BlakewayCorp**  
 surveying | engineering | project management  
 700 BRUNNENBERG CIRCLE, SUITE 100  
 VIRGINIA BEACH, VIRGINIA 23465  
 TEL: 757-226-0081  
 FAX: 757-226-8765

DATE ISSUED	DESCRIPTION
10-6-14	1. REVISIONS PER PLANNING COMMENTS.
11-6-14	2. REVISIONS PER PLANNING COMMENTS.

DATE ISSUED	DATE	REV
6-5-14		

DATE ISSUED	6-5-14
DRAWN BY	DDY
REVIEWED BY	SMB
DESIGNED BY	DDY
LOCATION	535 W. BROAD ST
SHEET TITLE	PRELIMINARY LAYOUT PLAN
PROJECT #	535 W. Broad Street Richmond, VA



**D**  
CONCEPT PLAN

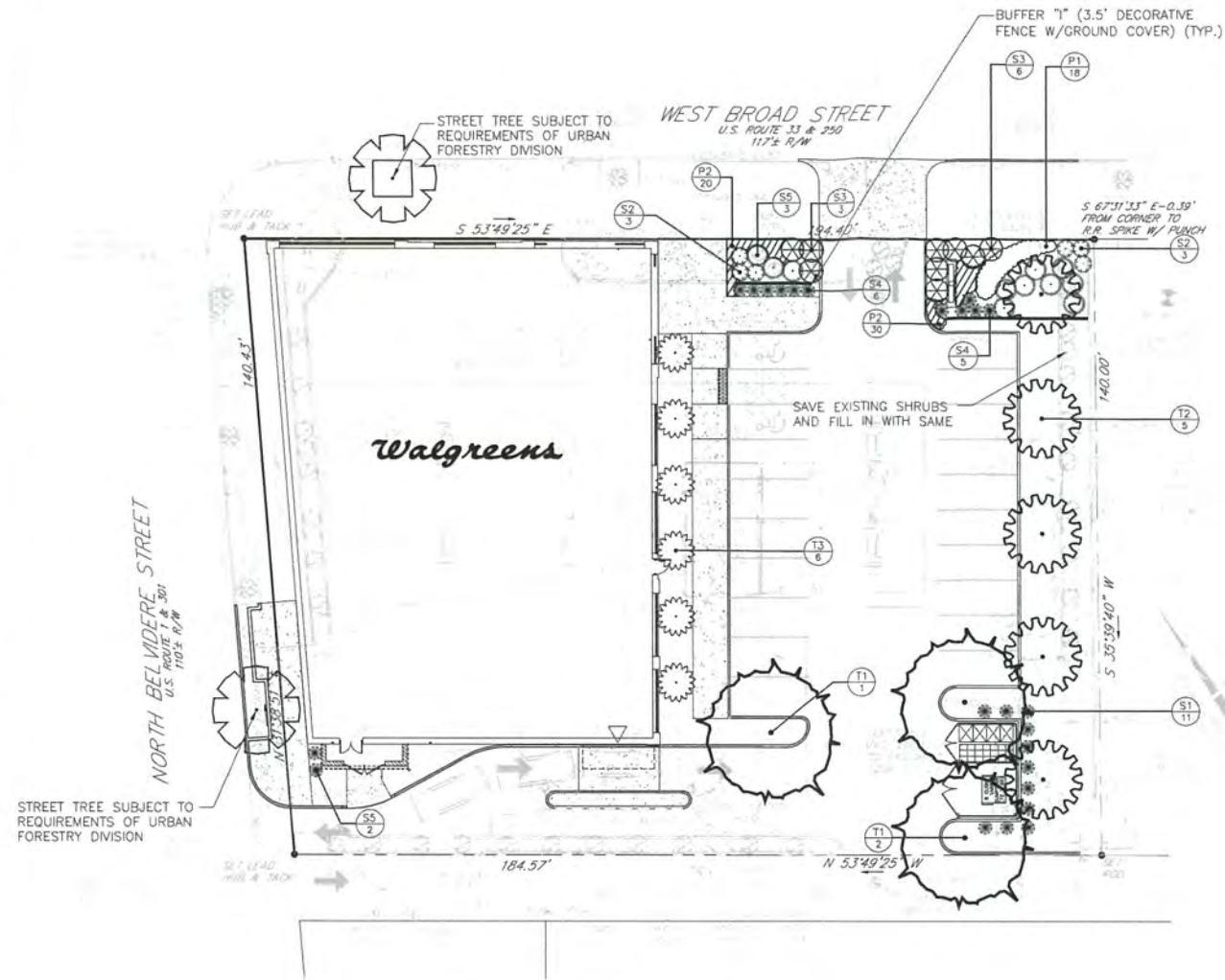




VICINITY MAP



AERIAL MAP



WALGREENS @ 535 W. BROAD ST.

PLANT KEY				
KEY	QTY.	BOTANICAL NAME COMMON NAME	MINIMUM SIZE	NOTES
T1	3	<i>Ginkgo biloba</i> 'Autumn Gold' AUTUMN GOLD GINKGO	2 1/2 - 3" CAL.	SINGLE LEADER
T2	5	<i>Ilex x attenuata</i> 'Fosteri' FOSTER'S HOLLY	6 - 8' HT.	FULL
T3	6	<i>Lagerstroemia</i> 'Catawba' CATAWBA CRAPE MYRTLE	8 - 10' HT.	SPECIMEN MATCHING
S1	11	<i>Cleyera japonica</i> JAPANESE CLEYERA	24 - 30" HT.	5' O.C.
S2	6	<i>Cupressus sempervirens</i> ITALIAN CYPRESS	24 - 30" HT.	3' O.C.
S3	9	<i>Juniperus chinensis</i> 'Procumbens Nana' JAPANESE GARDEN JUNIPER	15 - 18" SPRD.	4' O.C.
S4	11	<i>Nandina domestica</i> 'Gulf Stream' GULF STREAM NANDINA	15 - 18" HT.	3' O.C. NOT 'Nana Purpurea'
S5	13	<i>Raphiolepis umbellata</i> 'Minor' DWARF YEDDO INDIAN HAWTHORN	18 - 24" SPRD.	4' O.C.
P1	18	<i>Euphorbia amygdaloides</i> 'Robbiae' ROBBIAE SPURGE	1 GAL.	18" O.C.
P2	50	<i>Liriope muscari</i> 'Variegata' VARIEGATED LIRIOPE	1 GAL. MIN. 5 BIBS	18" O.C.

TREE COVERAGE CALCULATIONS			
# PARKING SPACES	20		
MULTIPLIER	x 40		
TREE COVERAGE REQUIRED	800		
QTY./TREE SPECIES/SIZE	CREDIT/TREE	TOTAL CREDIT	
4/AUTUMN GOLD GINKGO/2 1/2 - 3" CAL.	150	450	
6/CATAWBA CRAPE MYRTLE/8 - 10' HT.	40	240	
5/FOSTER'S HOLLY/6 - 8' HT.	50	250	
TOTAL TREE COVERAGE PROVIDED		940	

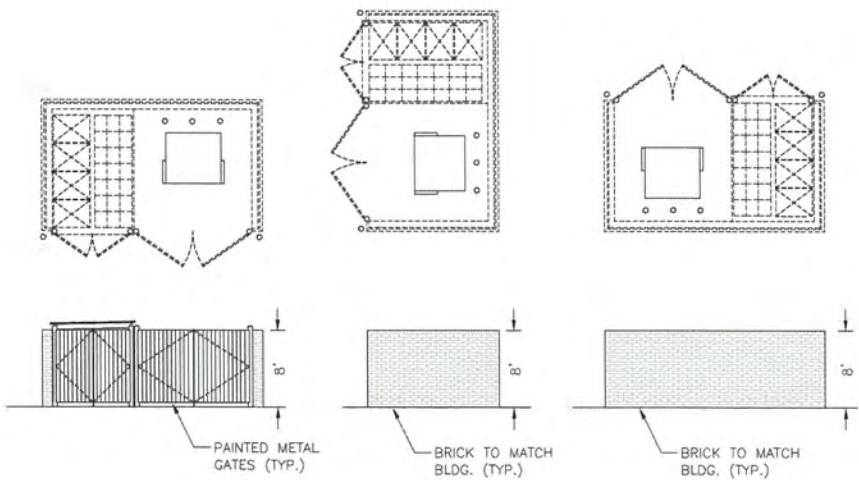
**Blakeway Corp**  
 surveying | engineering | project management  
 770 INDEPENDENCE CIRCLE, SUITE 100  
 VIRGINIA BEACH, VIRGINIA 23455  
 FAX: 757-236-8765

NO.	DATE	REVISIONS PER PLANNING COMMENTS	REV	DATE	DESCRIPTION
10-6-14	T.	REVISIONS PER PLANNING COMMENTS.			

DATE REVISIONS	6-5-14
DRAWN BY	DDY
REVIEWED BY	SMB
DESIGNED BY	DDY

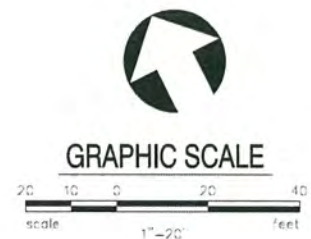
LOCATION  
**535 W. BROAD ST**  
 SHEET TITLE  
**PRELIMINARY LANDSCAPE PLAN**  
 PROJECT #  
 535 W. Broad Street  
 Richmond, VA

SHEET NO.  
**D**  
 CONCEPT PLAN



DUMPSTER ENCLOSURE DETAILS

NTS



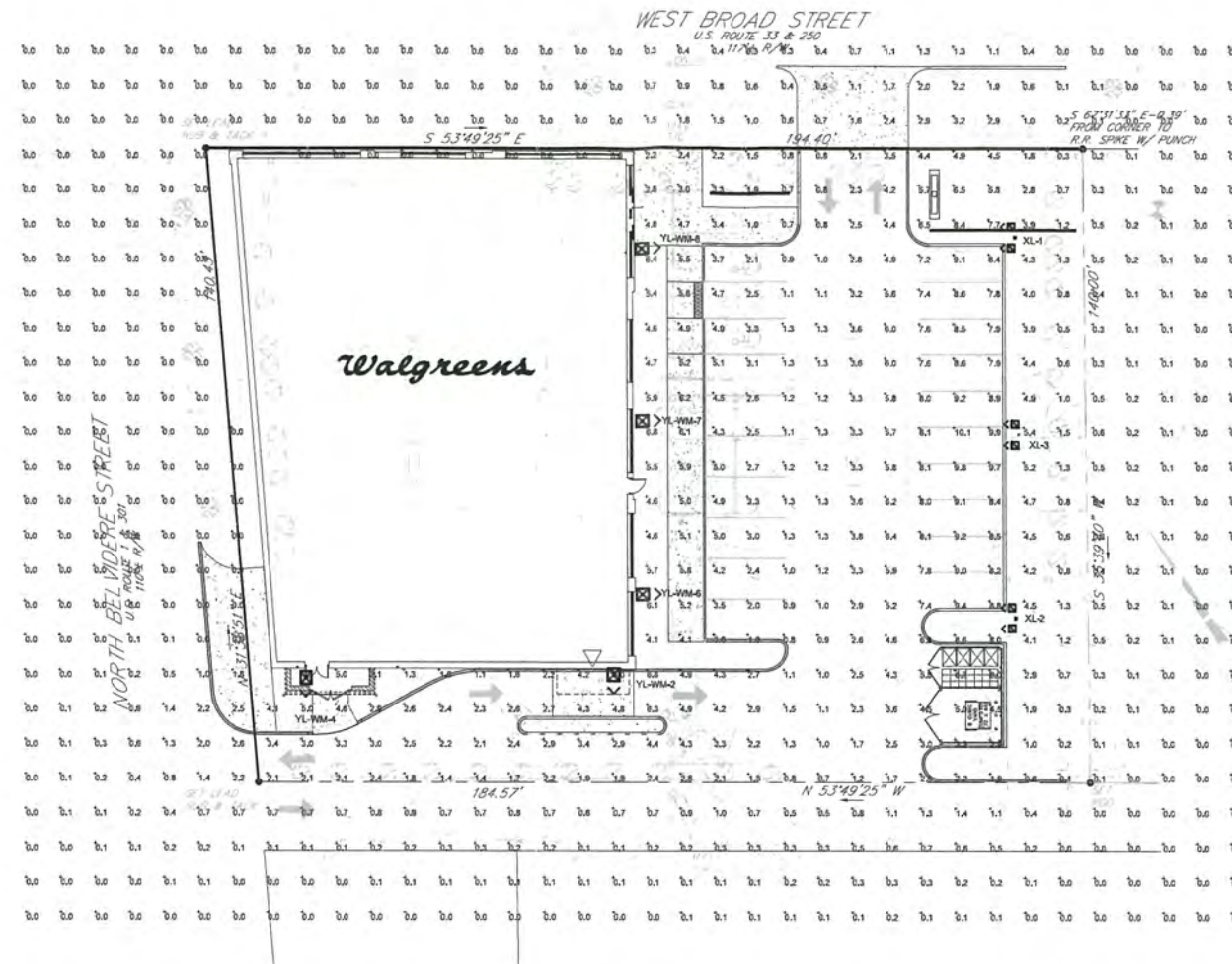




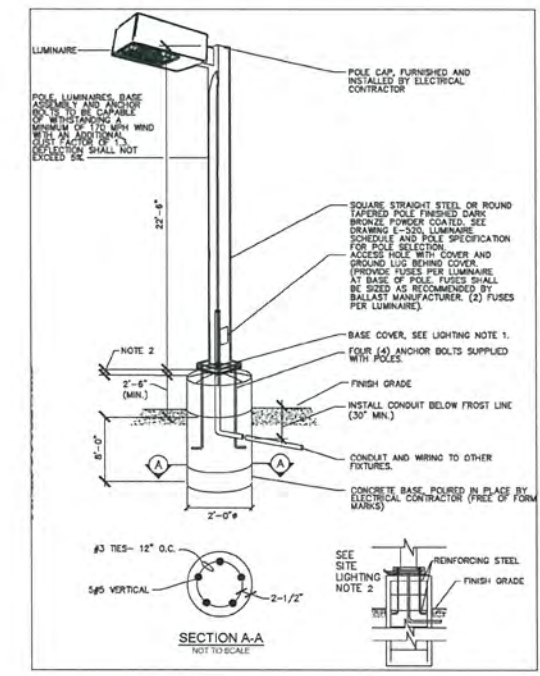
VICINITY MAP



AERIAL MAP



WALGREENS @ 535 W. BROAD ST.



**D-Series Size 1 LED Area Luminaire**

**Specifications**

- Length: 12"
- Width: 11"
- Height: 21 1/2"
- Weight: 27 lbs

**Introduction**

The modern styling of the D-Series is melding yet another in a long line of high performance, high efficiency lighting products. The outstanding photometric performance results in sites with equivalent uniformity, greater pole spacing and lower power density. This is due to the 100-4000K metal halide in pedestrian and area lighting applications with typical energy savings of 40% and expected service life of over 100,000 hours.

Model	Power (W)	Beam Spread (ft)	Height (ft)	Footcandle (fc)	Beam Spread (ft)	Height (ft)	Footcandle (fc)
DSX1-LED-40C-1000-40K-T3M-MVO-LT-HS	400	100	10	120	100	10	120
DSX1-LED-40C-1000-40K-T3M-MVO-LT-HS	400	100	10	120	100	10	120

No.	Label	X	Y	Z	Mt	Orientation	Tilt	Aim
1	XL	215.00	125.00	20.00	270.00	0.00	0.00	
	XL-1	214.00	128.00	20.00	270.00	0.00	0.00	
	XL-2	214.00	122.00	20.00	270.00	0.00	0.00	
2	XL	215.00	15.00	20.00	270.00	0.00	0.00	
	XL-1	214.00	18.00	20.00	270.00	0.00	0.00	
	XL-2	214.00	12.00	20.00	270.00	0.00	0.00	
3	XL	216.00	68.00	20.00	270.00	0.00	0.00	
	XL-1	215.00	71.00	20.00	270.00	0.00	0.00	
	XL-2	215.00	65.00	20.00	270.00	0.00	0.00	
2	YL-WM	97.84	-1.32	15.00	180.00	0.00	0.00	
4	YL-WM	8.84	-2.32	15.00	180.00	0.00	0.00	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
CALCULATIONS	+	1.6 fc	10.1 fc	0.5 fc	N/A	N/A	0.2:1
PARKING	X	4.0 fc	10.1 fc	0.7 fc	14.4:1	5.7:1	0.4:1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⊠	XL	3	Lithonia Lighting	DSX1 LED 60C 1000 40K T4M MVOLT HS	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1050mA WITH HOUSE SIDE SHIELD	LED	1	DSX1_LED_60C_1000_40K_T4M_MVO_LT_HS.ies	12906.13	0.95	418
⊠	YL-WM	5	Lithonia Lighting	DSX1 LED 40C 1000 40K T3M MVOLT	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1050mA	LED	1	DSX1_LED_40C_1000_40K_T3M_MVO_LT.ies	12357.27	0.95	138
⊠	XL	0	Lithonia Lighting	DSX1 LED 60C 1000 40K T4M MVOLT HS	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1050mA WITH HOUSE SIDE SHIELD	LED	1	DSX1_LED_60C_1000_40K_T4M_MVO_LT_HS.ies	12906.13	0.95	209

**DISCLAIMER**

This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Acuity Brands Lighting is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation, and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this lighting design.

Designer: R.A. MCILRATH  
Date: JUNE 5, 2014  
Drawing No.: 800-2651344

**Note**

1. Readings shown are based on a total LLF of .95 at grade.
2. Please refer to the "luminaire locations" table for mounting heights.
3. Product information can be obtained at [www.Lithonia.com](http://www.Lithonia.com) or through your local agency.



**Blakeway Corp**  
surveying | engineering | project management  
770 INDEPENDENCE CIRCLE, SUITE 100  
VIRGINIA BEACH, VIRGINIA 23455  
FAX: 757-234-8790

DATE ISSUED: 6-5-14  
DRAWN BY: DDD  
REVIEWED BY: SMB  
DESIGNED BY: DDD

10-6-14 T. REMSONS PER PLANNING COMMENTS.

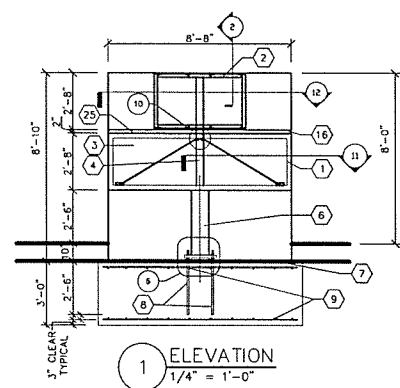
PROJECT # 535 W. BROAD ST  
SHEET TITLE PRELIMINARY LIGHTING PLAN  
SITE ADDRESS 535 W. Broad Street  
Richmond, VA

REVISIONS

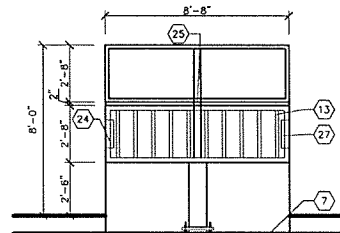
NO.	DATE	DESCRIPTION
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CONCEPT PLAN

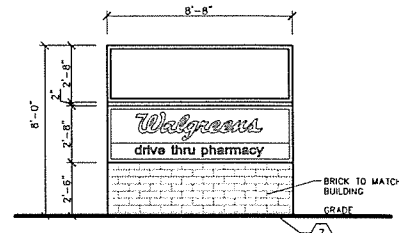




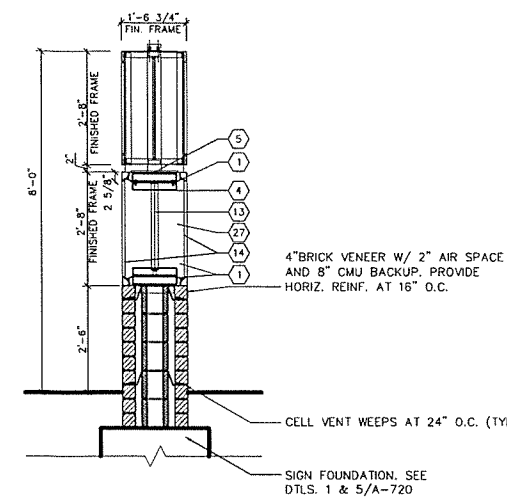
1 ELEVATION  
1/4" = 1'-0"



8 ELEVATION SIGN LIGHTING  
1/4" = 1'-0"



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



16 SECTION  
1/2" = 1'-0"

**GENERAL NOTES**

THE READER BOARD MONUMENT SIGN MUST BE INSTALLED AS THE FIRST PRIORITY IN THE CONSTRUCTION SCHEDULE.

THE FOUNDATION WITH STUBBED-IN CONDUITS WILL BE INSTALLED BY THE LANDLORD'S CONTRACTOR AT THE EARLIEST POSSIBLE DATE AFTER THE EXECUTION OF THE LEASE (MINIMUM 60 DAYS PRIOR TO THE STORE FIXTURE DATE).

THE MONUMENT SIGN WILL BE ELECTRIFIED AS SOON AS POSSIBLE AFTER INSTALLATION.

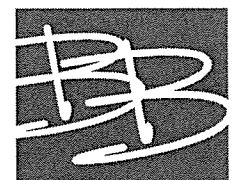
**SHOP DRAWINGS:**  
SIGN CONTRACTOR SHALL SUBMIT (2) COPIES OF SHOP DRAWINGS TO WALGREENS FOR APPROVAL PRIOR TO CONSTRUCTION.

**ORIENTATION:**  
SIGN FACE SHALL BE PERPENDICULAR TO THE MAJOR STREET. FOR ANY VARIATION TO ABOVE, SITE CONDITIONS SHALL GOVERN PROPER ORIENTATION AS APPROVED BY WALGREENS.

**WORK RESPONSIBILITY:**  
TURNKEY (I.I.) CONSTRUCTION OF DRUG STORE:  
WALGREENS SIGN CONTRACTOR WILL PROVIDE SIGN CABINETS, TUBE STEEL SIGN, LEGS, AND BOLT CAGE.  
ELECTRICAL POWER, DATA CONDUIT, FOUNDATIONS, AND MONUMENT SIGN BASES ARE BY LANDLORD'S CONTRACTOR.

**COORDINATIONS:**  
FOUNDATION CONTRACTOR, PRIOR TO INSTALLING FOUNDATION, SHALL:  
1. VERIFY PERMIT REQUIREMENTS WITH WALGREENS SIGN CONTRACTOR.  
2. OBTAIN BOLT CAGE FROM WALGREENS SIGN CONTRACTOR.

**PERMIT:**  
ALL REQUIRED PERMITS SHALL BE OBTAINED BY WALGREEN'S SIGN CONTRACTOR.



**BARRY BYRD ARCHITECTURE**

P.O. Box 5482  
Knoxville, TN 37928  
(865) 687-6500

Seal:  
**NOT FOR CONSTRUCTION**

THIS DRAWING IS THE PROPERTY OF BARRY BYRD ARCHITECTURE. ANY USE OR REPRODUCTION IN PART OR IN WHOLE IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF BARRY BYRD ARCHITECTURE.

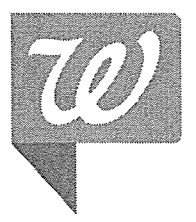
Project Name:  
**Broad & Belvidere**

Drawn By:  
**MMB**

Revisions:

No.	DATE	DESCRIPTION

Project Title:  
**Walgreens**



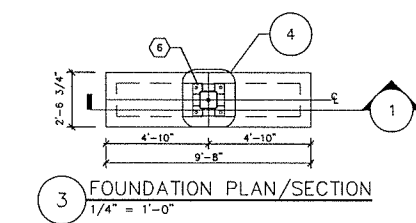
West Broad Street & North Belvidere Street  
Store No:

Location:  
**Richmond, VA**

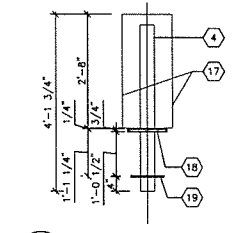
Sheet Contents:  
**Reader Board Monument Sign Details**

Date:  
**May 20, 2014**

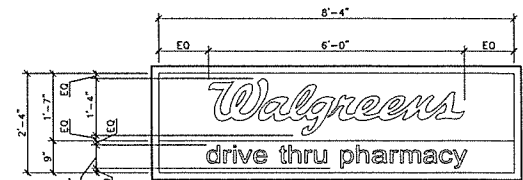
Sheet Number:  
**A-720**



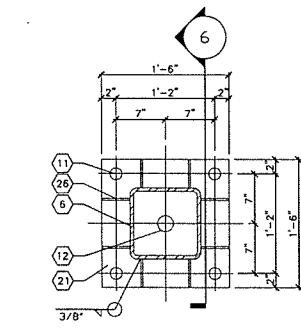
3 FOUNDATION PLAN/SECTION  
1/4" = 1'-0"



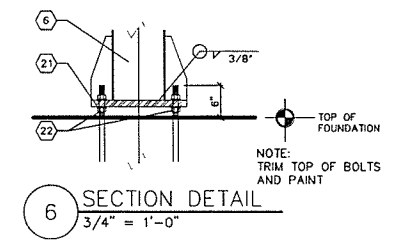
5 SECTION DETAIL  
1/2" = 1'-0"



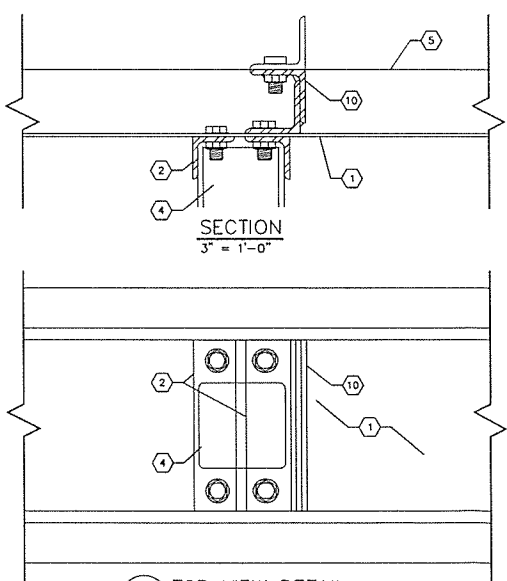
14 CABINET ELEVATION  
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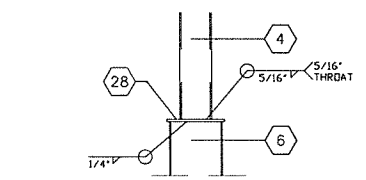
4 PLAN SECTION  
1" = 1'-0"



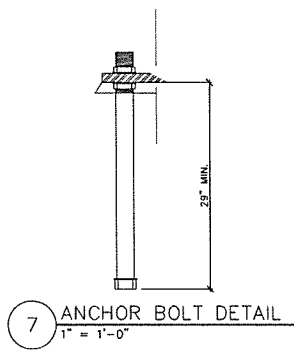
6 SECTION DETAIL  
3/4" = 1'-0"



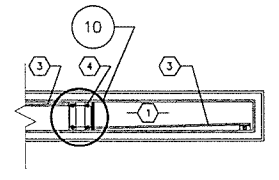
10 TOP VIEW DETAIL  
3" = 1'-0"



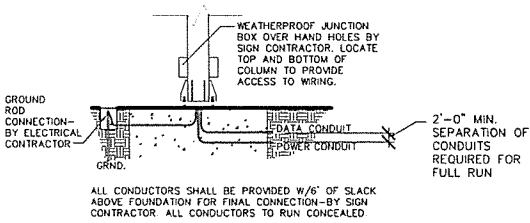
2 SPLICE DETAIL  
3/4" = 1'-0"



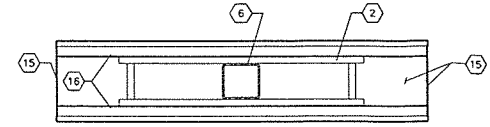
7 ANCHOR BOLT DETAIL  
1" = 1'-0"



11 PLAN SECTION  
1/2" = 1'-0"



13 CONDUIT ENTRY DETAIL  
SEE ELEC. FOR ADDITIONAL DETAILS.



12 PLAN SECTION  
1/2" = 1'-0"

**SIGN SPECIFICATIONS**

**SCOPE**  
THIS SIGN WORK SHALL CONSIST OF THE CONSTRUCTION AND INSTALLATION OF ONE NEW DOUBLE-FACED READERBOARD MONUMENT SIGN. SIGN POWER, FOUNDATION, COLUMN, & BRICK BASE BY DEVELOPER'S CONTRACTOR. WALGREENS' SIGN FACES AND CABINETS BY WALGREENS' SIGN CONTRACTOR.

**RESTRICTIONS**  
LOCAL SIGN CODE LIMITS THE FACE AREA OF FREESTANDING SIGNAGE TO 1 SQ.FT./ LINEAR FOOT OF BUILDING FRONTAGE AND A MAXIMUM SIGN HEIGHT OF 12 FT. THIS SIGN MAX SF IS 130 SF INCLUDING MONUMENT BASE.

**I.D. PANEL**  
WALGREENS' PRIMARY PANEL SIGN FACES TO BE FABRICATED 3M PANAFLEX.  
UPPER PORTION: 3M #3630-53 "CARDINAL RED" SCRIPT "WALGREENS" COPY. BACKGROUND TO BE WHITE.  
LOWER PORTION: WHITE, HELVETICA NEUE 55 ROMAN COPY. BACKGROUND TO BE 3M #3630-8057 BLUE SURFACE APPLIED VINYL.

**READERBOARD**  
TWO SINGLE-FACED DISPLAYS WITH RED LED PIXELS. HIGH RESOLUTION WITH SHADING. 2'-8" X 8'-8" (ALTERNATE OPTION): TWO TO FOUR LINES OF COPY.

**STRUCTURE**  
DARK BRONZE FINISH ALUMINUM CABINETS FROM .063" THICK STOCK.

**ELECTRICAL/DATA CABLE**  
INTERNAL C.W.H.O. FLUORESCENT ILLUMINATION.  
PROVIDE TWO (2) CONDUITS TO PYLON: ONE FOR LIGHTING CIRCUIT, THE OTHER FOR COAXIAL CABLE FROM CONTROL CENTER TO LED READERBOARD. PROVIDE 300' COAXIAL CABLE FOR EACH GROUND SIGN (REFER TO SITE PLAN).  
PROVIDE TWO SEPARATE RECESSED, WEATHER-RESISTANT JUNCTION BOXES FOR ELECTRICAL AND DATA CABLE CONNECTIONS. LOCATE AT LEAST 3' ABOVE GRADE OR AS HIGH AS POSSIBLE.  
PROVIDE DISCONNECT SWITCH ON EXTERIOR OF SIGN FOR EACH CIRCUIT TO COMPLY WITH STATE AND LOCAL CODES.

ALL SIGNS TO BE FABRICATED ACCORDING TO THE UNDERWRITERS LABORATORIES SPECIFICATIONS AND TO BEAR UL LABELS.

**CONTRACTOR**  
ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD BY THE SIGN CONTRACTOR PRIOR TO SIGN FABRICATION.  
SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR SIGNS' COMPLIANCE TO ALL APPLICABLE CODES AND ORDINANCES.  
SIGN CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO INSTALL THE SIGN.  
SIGN CONTRACTOR SHALL FURNISH (2) TWO SETS OF SHOP DRAWINGS FOR APPROVAL TO THIS OFFICE BEFORE FABRICATION.

**SIGN AREA SUMMARY**

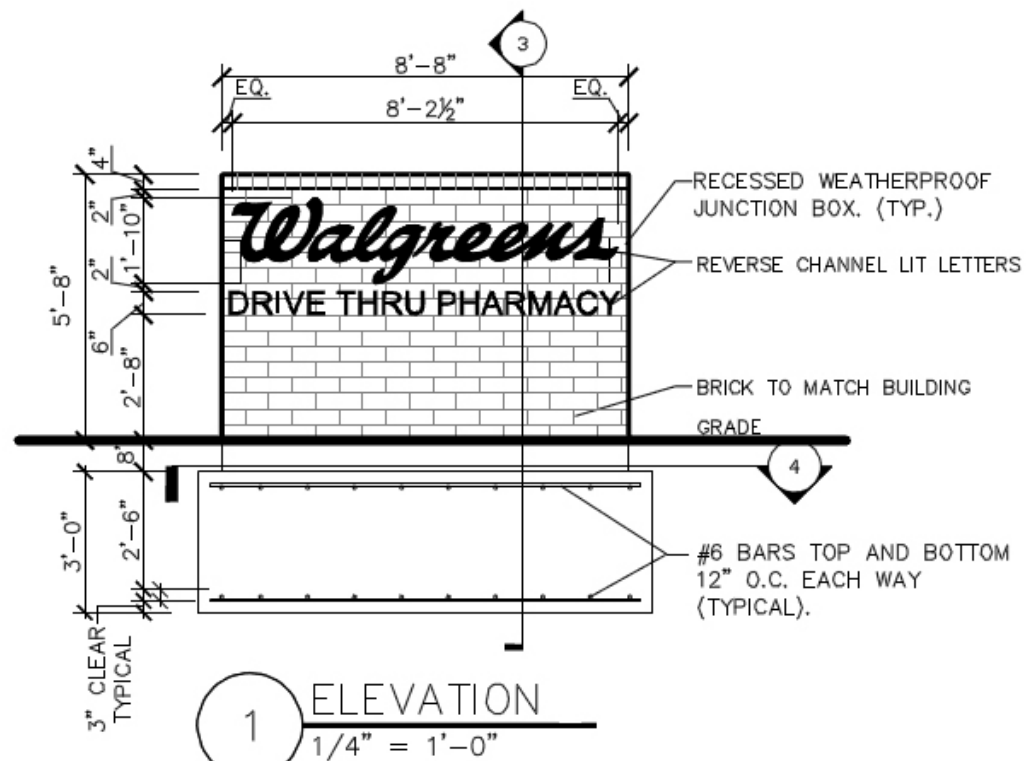
PRIMARY PANEL:	23.1 S.F.
READER BOARD PANEL:	23.1 S.F.
TOTAL SIGN AREA:	46.2 S.F.

- KEYED NOTES**
- EXTRUDED ALUMINUM FRAME.
  - ANGLE 2" X 2" X 1/4".
  - 3/8" DIAMETER SAG ROD.
  - 6" X 6" X 5/16" TUBE POST.
  - PRECOATED ALUMINUM SHEET METAL COVER.
  - 10" X 10" X 1/4" STEEL TUBE COLUMN.
  - TOP OF FOUNDATION (AT TOP OF STREET CURB HEIGHT MIN.).
  - (4) 1 1/8" DIAMETER ANCHOR BOLTS WITH 3/8" STEEL WASHERS (TYPICAL) SEE DETAIL 7/AS.1.
  - #6 BARS TOP AND BOTTOM 12" O.C. EACH WAY (TYPICAL).
  - ANGLE 2 1/2" X 2 1/2" X 1/4".
  - 1 5/16" ROUND HOLE FOR 1 1/8" DIAMETER ANCHOR BOLTS. (4) WITH 3/8" STEEL WASHERS.
  - 2 1/4" ROUND HOLE FOR ELECTRICAL CONDUIT.
  - 06" F98/T12/CW/HO FLUORESCENT LAMPS WITH "ADVANCE" COLD WEATHER BALLAST.
  - SIGN FACE.
  - BREATHING PANEL (COVER).
  - LED READER BOARD PANELS MOUNTED ON EACH SIDE OF THE PYLON.
  - PRIMARY SIGN PANEL.
  - 13" X 13" X 3/4" CAP PLATE.
  - 3/8" X 11" #8 STEEL PLATE W/6 1/4" X 6 1/4" OPENING.
  - 6" THREADED END.
  - 18" X 18" X 1 1/4" STEEL BASE PLATE.
  - LEVELING NUTS AND WASHERS.
  - TACK WELD BOLTS TO CAP PLATE BEFORE WELDING PLATE TO COLUMN.
  - BALLAST.
  - REMOVABLE FILLER PANEL FOR MAINTENANCE ACCESS.
  - (8) 1/2" X 4" X 12" STEEL GUSSET PLATES.
  - 1 1/4" X 1 1/4" STEEL TUBE.
  - 3/8" PLATE

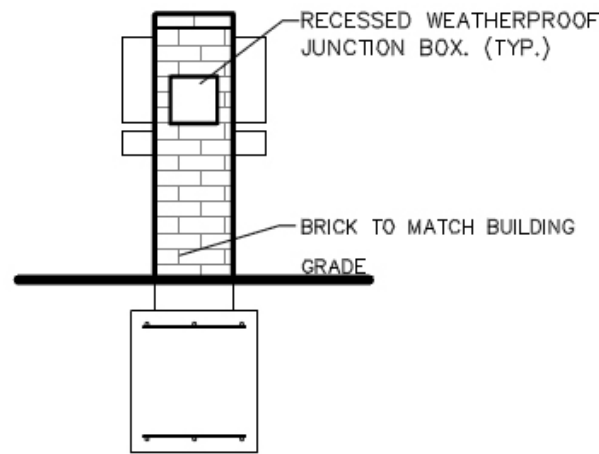
**STRUCTURAL GENERAL NOTES**

- ALL ALUMINUM SURFACES IN CONTACT WITH STEEL SHALL RECEIVE ONE COAT OF BITUMASTIC PAINT.
- ALL STRUCTURAL STEEL SHALL BE ASTM A-36.
- ALL STRUCTURAL STEEL SHALL COMPLY WITH THE AISC MANUAL, LATEST EDITION.
- ALL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PAINT.
- DESIGN WIND PRESSURE = 30 LB./SQ. FT.
- MINIMUM CONCRETE STRENGTH TO BE 3000 P.S.I.
- REINFORCEMENT STEEL TO BE ASTM A-615 GR 60.
- ALLOWABLE SOIL PRESSURE 2500 P.S.F.
- SIGN AND FOUNDATION MUST CONFORM TO LOCAL BUILDING CODES, WIND AND SOIL REQUIREMENTS.

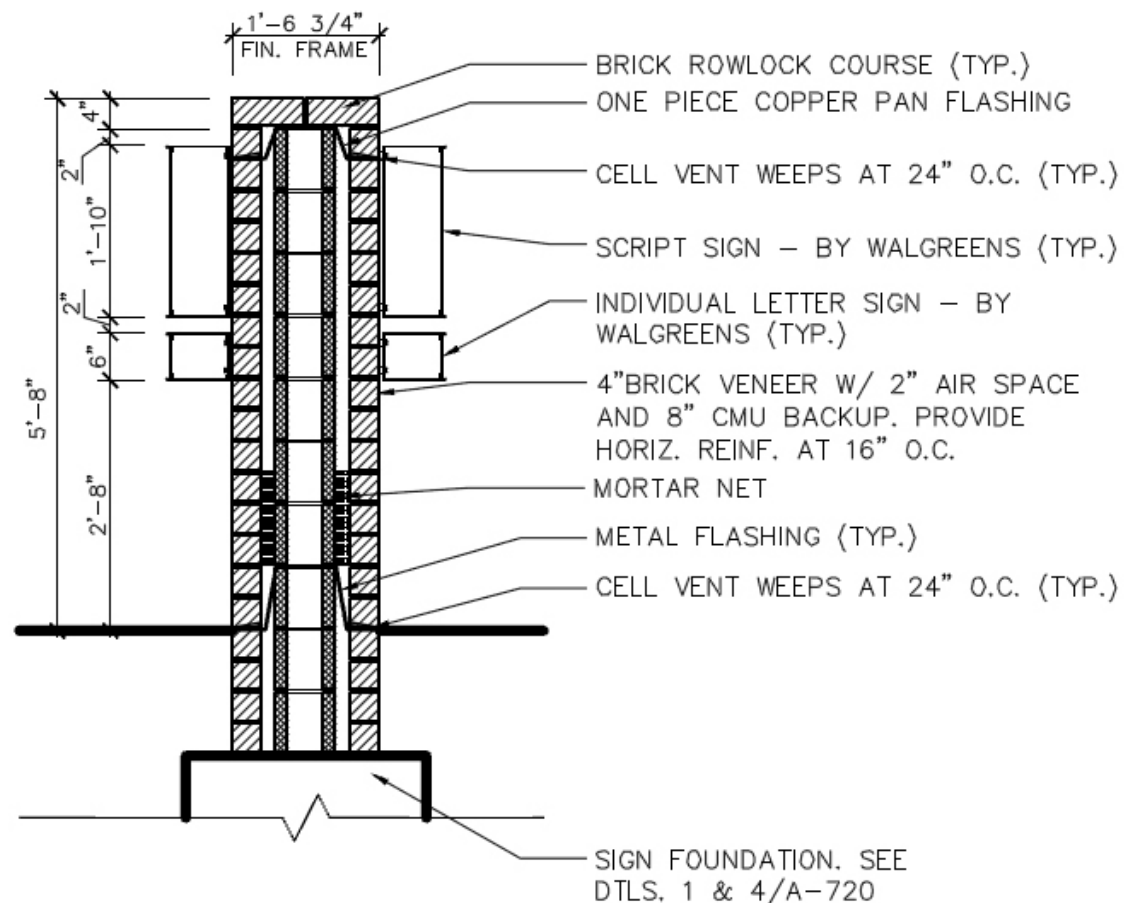




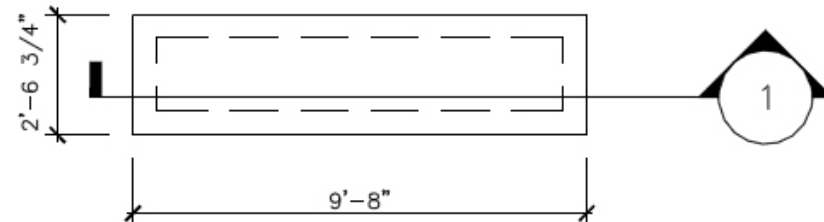
1 ELEVATION  
1/4" = 1'-0"



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



3 SECTION  
1/2" = 1'-0"



4 FOUNDATION PLAN/SECTION  
1/4" = 1'-0"

SIGN AREA SUMMARY	
TOTAL SIGN AREA:	49.05 S.F.

**GENERAL NOTES**

THE MONUMENT SIGN MUST BE INSTALLED AS THE FIRST PRIORITY IN THE CONSTRUCTION SCHEDULE.

THE FOUNDATION WITH STUBBED-IN CONDUITS WILL BE INSTALLED BY THE LANDLORD'S CONTRACTOR AT THE EARLIEST POSSIBLE DATE AFTER THE EXECUTION OF THE LEASE (MINIMUM 60 DAYS PRIOR TO THE STORE FIXTURE DATE).

THE MONUMENT SIGN WILL BE ELECTRIFIED AS SOON AS POSSIBLE AFTER INSTALLATION.

**SHOP DRAWINGS:**  
SIGN CONTRACTOR SHALL SUBMIT (2) COPIES OF SHOP DRAWINGS TO WALGREENS FOR APPROVAL PRIOR TO CONSTRUCTION.

**ORIENTATION:**  
SIGN FACE SHALL BE PERPENDICULAR TO THE MAJOR STREET. FOR ANY VARIATION TO ABOVE, SITE CONDITIONS SHALL GOVERN PROPER ORIENTATION AS APPROVED BY WALGREENS.

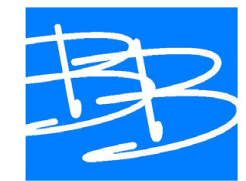
**WORK RESPONSIBILITY:**  
**TURKEY (L.) CONSTRUCTION OF DRUG STORE:**  
WALGREENS SIGN CONTRACTOR WILL PROVIDE SIGN CABINETS, TUBE STEEL SIGN, LEGS, AND BOLT CAGE.  
ELECTRICAL POWER, DATA CONDUIT, FOUNDATIONS, AND MONUMENT SIGN BASES ARE BY LANDLORD'S CONTRACTOR.

**COORDINATIONS:**  
FOUNDATION CONTRACTOR, PRIOR TO INSTALLING FOUNDATION, SHALL:  
1. VERIFY PERMIT REQUIREMENTS WITH WALGREENS SIGN CONTRACTOR.  
2. OBTAIN BOLT CAGE FROM WALGREENS SIGN CONTRACTOR.

**PERMIT:**  
ALL REQUIRED PERMITS SHALL BE OBTAINED BY WALGREEN'S SIGN CONTRACTOR.

**STRUCTURAL GENERAL NOTES**

- 1) ALL ALUMINUM SURFACES IN CONTACT WITH STEEL SHALL RECEIVE ONE COAT OF BITUMASTIC PAINT.
- 2) ALL STRUCTURAL STEEL SHALL BE ASTM A-36.
- 3) ALL STRUCTURAL STEEL SHALL COMPLY WITH THE AISC MANUAL, LATEST EDITION.
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- 6) MINIMUM CONCRETE STRENGTH TO BE 3000 P.S.I.
- 7) REINFORCEMENT STEEL TO BE ASTM A-615 GR 60.
- 8) ALLOWABLE SOIL PRESSURE 2500 P.S.F.
- 9) SIGN AND FOUNDATION MUST CONFORM TO LOCAL BUILDING CODES, WIND AND SOIL REQUIREMENTS.



**BARRY BYRD ARCHITECTURE**

P.O. Box 5482  
Knoxville, TN 37928  
(865) 687-6500

Seal:  
**NOT FOR CONSTRUCTION**

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Project Name:  
**Broad & Belvidere**

Drawn By:  
**MMB**

Revisions:

No.	DATE	DESCRIPTION
1	11-8-14	REMOVE LED RB
2	11-10-14	REMOVE CABINET

Project Title:  
**Walgreens**



West Broad Street & North Belvidere Street  
Store No:

Location:  
**Richmond, VA**

Sheet Contents:  
**Reader Board Monument Sign Details**

Date:  
**May 20, 2014**

Sheet Number:  
**A-720**



