

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA
HERNDON MUNICIPAL CENTER
LARGE CONFERENCE ROOM, 2nd Floor
777 LYNN STREET
NOVEMBER 2, 2022
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARING

2. **APPLICATION FOR SIGNAGE, ARB #22-023**, to consider an application for signage located at 1114 Herndon Parkway, Herndon, Virginia, further identified as Fairfax County Tax Map 0161 02 0014 and located in a building in the northwest quadrant of the intersection of Herndon Parkway and Elden Street. The property is zoned CS (Commercial Service) and consists of 158,086 square feet of land. Owner: Sovran Limited Co. Applicants/Agents: Burton Francois, Be Bold Signs.
3. **APPLICATION FOR ALTERATIONS, ARB #22-024**, to consider an application for alterations to an existing structure located at 505 Huntmar Park Drive, Herndon, Virginia, further identified as Fairfax County Tax Map 0162 02 0156D and located in the northwest corner of the intersection of Huntmar Park Drive and Spring Street. The property is zoned O & LI (Office and Light Industrial) and consists of 221,890 square feet of land. Owner: Brit-Beco Park Herndon LLC. Applicant/Agent: Brett Knode, Brit-Beco Park Herndon LLC.
4. **APPLICATION FOR ALTERATIONS, ARB #22-025**, to consider an application for alterations to an existing structure located at 220 Spring Street Herndon, Virginia, further identified as Fairfax County Tax Map 0171 02 0023 and located north of the Herndon Parkway and Spring Street intersection, on the south side of the W&OD Trail. The property is zoned O & LI (Office and Light Industrial) and consists of 302,052 square feet of land. Owner: Northwest Federal, Credit Union. Applicant/Agent: Corinne Fear, T-Mobile.
5. **APPLICATION FOR SIGNAGE, ARB #22-026**, to consider an application for signage located at 366 Victory Drive, Herndon, Virginia, further identified as Fairfax County Tax Map 0164 02 0010D and located on the east side of Victory Drive south of the intersection with Spring Street. The property is zoned PD-B (Planned Development-Business) and consists of 140,553 square feet of land. Owner: Herndon-Reston Industrial, LLC. Applicant/Agent: Chelsey Bashorun, Signarama.

COMMENTS

6. Comments from the Staff Members
7. Comments from the Board Members

ADJOURNMENT

Title: ARB #22-024; Building Alteration; 505 Huntmar Park Drive

Staff Contact: Tamsin Himes
Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
(571) 612-0537

Summary Information

Applicant Request	Building alteration		
Address	505 Huntmar Park Drive		
Fairfax County Tax Map Number	0162 02 0156D		
Owner	BRIT-BECO Park Herndon LLC		
Applicant	Cynthia Middlebrooks, Smartlink for Sprint		
Business/Organization	BRIT-BECO Park Herndon LLC		
Property Use	Office building		
Zoning District	O & LI; Office & Light Industrial District		
Adjacent Zoning	North: O & LI; Office and Light Industrial South: R-10; Residential Single-Family - 10 East: O & LI; Office and Light Industrial West: O & LI; Office and Light Industrial		
Building Type(s)	Multi-story brick office building	Date of Construction:	1988
Architectural Style(s)	Post-modern		
Exterior Material(s)	Brick, dark tinted windows, light stringcourses, asphalt shingle		
Neighborhood Design Profile	Primarily office parks, some residential buildings across Spring street		
Comprehensive Plan Land Use Designation	Office Parks & Flexible Space		

Staff Recommendation	Staff withholding a recommendation.
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Case Details

Proposal:

This application is proposing a project to replace an existing window with an aluminum and glass door system. The applicant has provided images of the proposed location and of existing doors in this building which the proposed door with match. No renderings, drawings or other documents further detailing the proposed alteration have been submitted by the applicant.

Site Description:

The building is a three-story, post-modern office building featuring brick, highly reflective glazing and light precast stone or cement string courses. It sits in the north quadrant of the intersection of Huntmar Park Drive and Spring Street. The adjacent properties are similarly industrial in nature except across Spring Street which features residential properties. The building is surrounded by parking areas and a fairly substantial tree line between the parking and the right of way. The trees and landscaping provide a fair amount of screening for the building.

Location Map



Map source: fairfaxcounty.gov

Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria*

Staff Analysis

1. Staff has found that the proposed building alteration does meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. With the findings expressed below, staff believes the proposed building alteration generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
 - a. The alteration is compatible with existing well-designed structures
 - b. The alteration does conform to accepted architectural principles for permanent buildings

- c. The proposed alteration appears to be constructed durably and to be suitable for the enhancement of a good suburban community.
3. Staff is requesting architectural renderings or elevation drawings of the alteration from the applicant. This will allow staff and the board to understand better how the proposed door fits into the existing architectural elements. Though the application states that the proposed door will match existing, staff still has questions such as whether the proposed door system will extend above the first story architectural division as the example door system does, whether or not the proposed door a double door system or single and whether or not the proposed alteration causes the existing window opening to be widened, and if so, how will that affect the fenestration of the building façade.

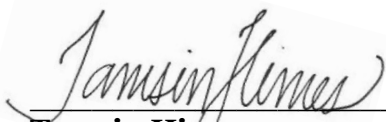
Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is withholding a recommendation pending further information from the applicant.

Report Attachments

1.	photos
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Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director







Title: ARB #22-025; Building Alteration; 220 Spring Street

Staff Contact: Tamsin Himes
Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
(571) 612-0537

Summary Information

Applicant Request	Building alteration		
Address	220 Spring Street		
Fairfax County Tax Map Number	0171 02 0023		
Owner	Northwest Federal, Credit Union		
Applicant	Corinne Fear, Network Building + Consulting		
Business/Organization	T-Mobile		
Property Use	Office building		
Zoning District	O & LI; Office & Light Industrial District		
Adjacent Zoning	North: O & LI; Office and Light Industrial South: R-10; Residential Single-Family - 10 East: O & LI; Office and Light Industrial West: O & LI; Office and Light Industrial		
Building Type(s)	Multi-story concrete office building	Date of Construction:	2001
Architectural Style(s)	Post-modern		
Exterior Material(s)	Precast concrete, dark tinted windows		
Neighborhood Design Profile	Office and commercial buildings.		
Comprehensive Plan Land Use Designation	Office Parks & Flexible Space		

Staff Recommendation	Staff is withholding a recommendation
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Case Details

Proposal:

This application is proposing the construction of a rooftop steel equipment platform on the north side of a building at 220 Spring Street. The submitted drawings also call out the addition of antennae attached to the building façade. These are not required to go before the ARB and are not addressed in this review. The proposed platform is in a location that would cause it to be visible from the ground or right of way below.

Site Description:

The building is a five-story modernist office building featuring alternating bands of precast light concrete and dark tinted glazing. Above the top story there is a recessed enclosure that visually reads like a recessed architectural pediment. The building sits on a large lot with a substantial parking lot north of the building. The lot is bordered on the east by Herndon Parkway and on the north by the W & OD trail.

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria*

Staff Analysis

1. Staff has found that as proposed the building alteration does not meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
 - a. Rooftop equipment is required to be screened if visible from the right of way. The drawings indicate that the steel platform and related equipment may be partially visible from the right of way below.
2. With the findings expressed below, staff believes the proposed building alteration does not completely comply with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
 - a. Without drawings for the equipment screening and how it relates to the building, staff cannot assess this project for design appropriateness.

3. Staff is requesting that the applicant provide design documents for a screening structure to completely screen the equipment.

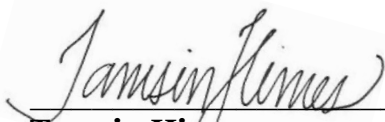
Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is withholding a recommendation pending further information from the applicant.

Report Attachments

1.	Architectural Drawings
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Staff Signatures



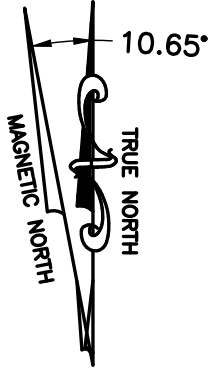
Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

NOTE TO GENERAL CONTRACTOR:
REFER TO THE PASSING STRUCTURAL ANALYSIS AND APPLICABLE MOUNT ANALYSIS OF THE EXISTING BUILDING CONSIDERING THE EXISTING AND PROPOSED LOADS PERFORMED BY NB+C ES (PROJECT 100249). IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

DESIGN BASED ON RFDS VERSION: 1 DATED: 08/11/2022.



T-MOBILE NORTHEAST LLC

SITE NUMBER: 7WAC530B

SITE NAME: REPL FOR WA73XC189

T-MOBILE NEW INSTALLATION, DESIGN 67E5D998E 6160



Know what's below.
Call before you dig.



VIRGINIA LAW REQUIRES
THREE WORKING DAYS NOTICE PRIOR TO
ANY EARTH MOVING ACTIVITIES

SCOPE OF WORK

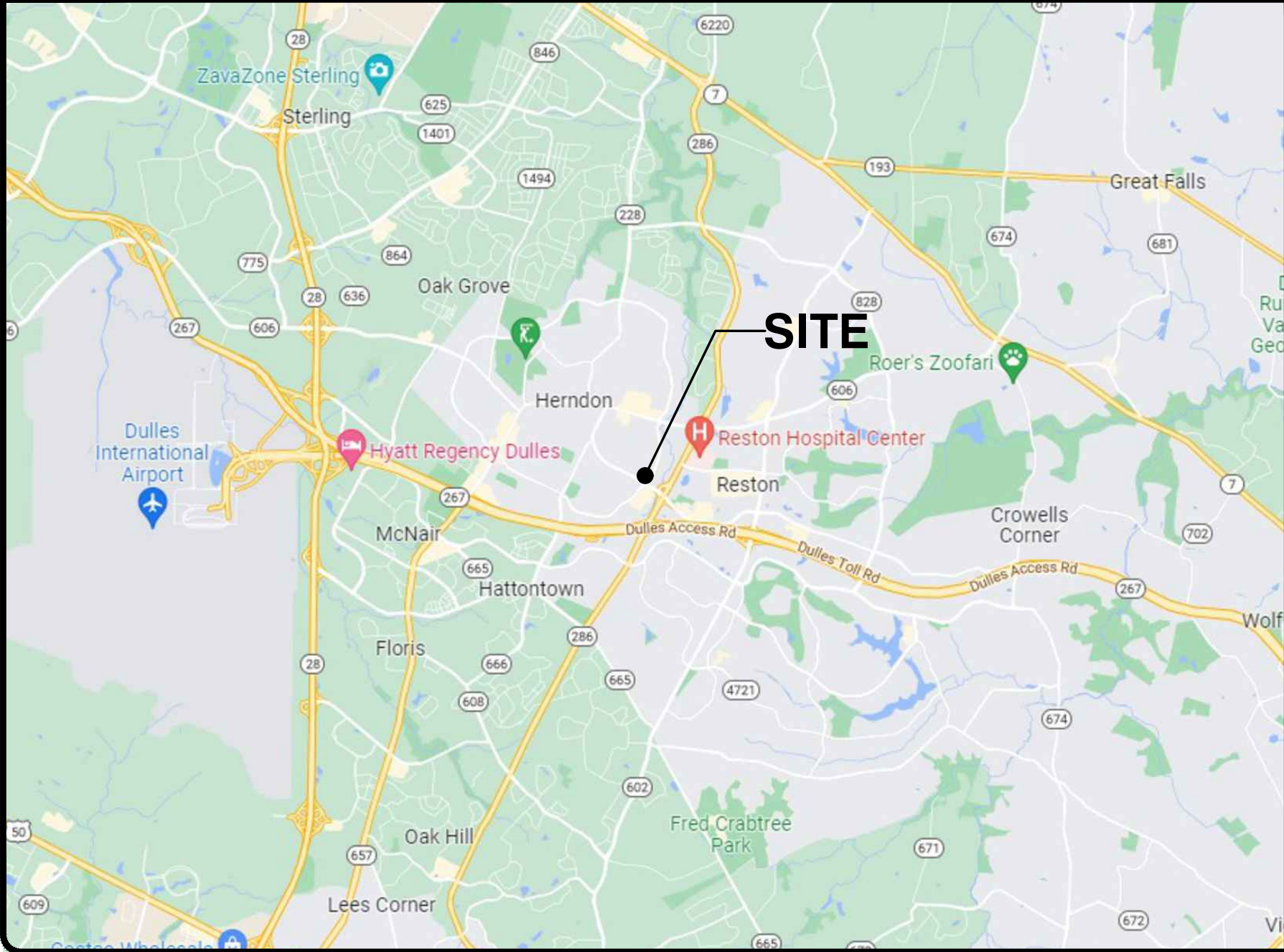
PROJECT CONSISTS OF:

INSTALLING:

- (9) PROPOSED ANTENNAS
- (6) PROPOSED RADIOS
- (3) PROPOSED MOUNTING PIPES
- (6) PROPOSED WALL FLUSH MOUNTS
- (6) PROPOSED CANTILEVER MOUNTS
- (3) PROPOSED 6X24 HYBRID CABLES
- (2) PROPOSED CABINETS
- (1) PROPOSED STEEL PLATFORM
- (1) PROPOSED UTILITY H-FRAME
- (1) PROPOSED PPC
- (1) PROPOSED AAV CABINET
- (1) PROPOSED METER
- (1) PROPOSED DISCONNECT
- (6) PROPOSED GROUND BARS
- *PROPOSED CABLE TRAY

220 SPRING STREET
HERNDON, VA 20170
FAIRFAX COUNTY

VICINITY MAP



DRAWING INDEX

T-1	TITLE SHEET
GN-1	GENERAL NOTES
SP-1	SITE PLAN
C-1	ROOFTOP PLAN
C-2	EQUIPMENT PLAN
C-3	ELEVATION
A-1	ANTENNA SCHEDULE
A-2	ANTENNA PLAN
A-3	ANTENNA SPECIFICATIONS & DETAILS
A-4	PLUMBING DIAGRAM & CABLING DETAILS
D-1	EQUIPMENT SPECIFICATIONS & DETAILS
D-2	EQUIPMENT SPECIFICATIONS & DETAILS
E-1	ELECTRICAL UTILITY ROUTING PLANS
E-2	PLATFORM UTILITY ROUTING
E-3	POWER & PLUMBING DIAGRAM
E-4	RISER DIAGRAM & DETAILS
E-5	PANEL SCHEDULES
G-1	GROUNDING PLAN
G-2	GROUNDING DETAILS
ST-1	ANTENNA MOUNTING DETAILS
ST-2	ANTENNA MOUNTING DETAILS

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"X34". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

BUILDING INFORMATION

EXISTING BUILDING USE:	O & LI (OFFICE & LIGHT INDUST DIST)
EXISTING BUILDING CONSTRUCTION TYPE:	II-A
# OF STORIES ABOVE GRADE:	FIVE (5) + ONE (1) PENTHOUSE
# OF STORIES BELOW GRADE:	NONE
FIRE SUPPRESSION SYSTEM:	FULLY SPRINKLERED
LARGEST FLOOR AREA:	17,635 SQ. FT.
PROPOSED USE GROUP:	5B
PROPOSED CONSTRUCTION TYPE:	UTILITY (U)
PROPOSED PLATFORM SQ. FT.:	250 SQ. FT.

SITE INFORMATION

LATITUDE (NAD 83):	38.3348410°
LONGITUDE (NAD 83):	-77.0396020°
JURISDICTION:	FAIRFAX COUNTY
ZONING:	O & LI (OFFICE & LIGHT INDUST DIST)
MAP NUMBER:	0171 02 0023
PARCEL AREA:	6.93± ACRES
PARCEL OWNER:	NORTHWEST FEDERAL, CREDIT UNION
ADDRESS:	220 SPRING STREET HERNDON, VA 20170
GROUND ELEVATION:	350.17' (AMSL)
STRUCTURE TYPE:	BUILDING
STRUCTURE HEIGHT:	80'-1" (AGL)

PROJECT TEAM

APPLICANT:	T-MOBILE NORTHEAST LLC 12050 BALTIMORE AVENUE BELTSVILLE, MD 20705 OFFICE: (240) 264-8600 FAX: (240) 264-8610
PROJECT MANAGEMENT FIRM:	NETWORK BUILDING + CONSULTING, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELKRIDGE, MD 21075 (410) 712-7092
ENGINEERING FIRM:	NB+C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELKRIDGE, MD 21075 (410) 712-7092

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC)
- 2017 NATIONAL ELECTRICAL CODE
- 2018 NFPA 101, LIFE SAFETY CODE
- 2018 STATEWIDE FIRE PREVENTION CODE
- 2018 INTERNATIONAL BUILDING CODE(IBC)
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSI/TIA-222-H
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELCORDIA GR-1275
- ANSI/T 311

APPLICANT

T-Mobile
T-MOBILE NORTHEAST LLC
12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
OFFICE: (240) 264-8600
FAX: (240) 264-8610

ENGINEER

NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELKRIDGE, MD 21075
(410) 712-7092

SITE INFORMATION

7WAC530B
REPL FOR WA73XC189
220 SPRING STREET
HERNDON, VA 20170
FAIRFAX COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
B	09/28/22	REV. PER COMMENTS	AMM
A	09/26/22	PRELIMINARY CD'S	AMM

PROFESSIONAL STAMP

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 55491, EXPIRATION DATE 01/08/2024

ENGINEER

TRENT TRAVIS SNARR, P.E.
MARYLAND PROFESSIONAL ENGINEER
LICENSE #55491

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

ELECTRICAL & GROUNDING NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.
2. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
3. THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATION INCLUDING INCIDENTAL WORK TO PROVIDE COMPLETE OPERATING AND APPROVED ELECTRICAL SYSTEM.
4. GENERAL CONTRACTOR SHALL PAY FEES FOR PERMITS, AND IS RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.
5. ELECTRICAL AND TELCO WIRING AT EXPOSED INDOOR LOCATIONS SHALL BE IN ELECTRICAL METALLIC TUBING OR RIGID NONMETALLIC TUBING (RIGID SCHEDULE 40 PVC OR RIGID SCHEDULE 80 PVC FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) (AS PERMITTED BY CODE).
6. ELECTRICAL AND TELCO WIRING AT CONCEALED INDOOR LOCATIONS SHALL BE IN ELECTRICAL METALLIC TUBING, ELECTRICAL NONMETALLIC TUBING, OR RIGID NONMETALLIC TUBING (RIGID SCHEDULE 40 PVC AS PERMITTED BY CODE).
7. ELECTRICAL AND TELCO WIRING OUTSIDE A BUILDING, ABOVE GRADE AND EXPOSED TO WEATHER SHALL BE IN WATER TIGHT GALVANIZED RIGID STEEL CONDUITS (RGS) AND WHERE REQUIRED IN LIQUID TIGHT FLEXIBLE METAL OR NONMETALLIC CONDUITS.
8. BURIED CONDUIT SHALL BE RIGID NONMETALLIC CONDUIT (RIGID SCHEDULE 40 PVC); DIRECT BURIED IN AREAS OF OCCASIONAL LIGHT TRAFFIC, ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY TRAFFIC.
9. LIQUID–TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED INDOORS AND OUTDOORS IN AREAS WHERE VIBRATION OCCURS AND FLEXIBILITY IS NEEDED.
10. ELECTRICAL WIRING SHALL BE COPPER WITH TYPE THHN, THWN–2, OR THIN INSULATION.
11. RUN ELECTRICAL CONDUIT OR CABLE BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE PPC AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE. COORDINATE INSTALLATION WITH UTILITY COMPANY.
12. RUN TELCO CONDUIT OR CABLE BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE TELCO CABINET AND BTS CABINET AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE IN INSTALLED TELCO CONDUIT. PROVIDE GREENLEE CONDUIT MEASURING TAPE AT EACH END.
13. ALL EQUIPMENT LOCATED OUTSIDE SHALL HAVE NEMA 3R ENCLOSURE.
14. GROUNDING SHALL COMPLY WITH NEC ART. 250. ADDITIONALLY, GROUNDING, BONDING AND LIGHTING PROTECTION SHALL BE DONE IN ACCORDANCE WITH T–MOBILE CELL SITE GROUNDING STANDARDS.
15. GROUND CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURERS CABLE GROUNDING KITS SUPPLIED BY PROJECT OWNER.
16. INSTALL #2 AWG GREEN–INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 BARE TINNED COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
17. ALL POWER AND GROUND CONNECTIONS TO BE CRIMP–STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY HARGER (OR APPROVED EQUAL) RATED FOR OPERATION AT NO LESS THAN 75°C OR CADWELD EXOTHERMIC WELD. DO NOT ALLOW BARE COPPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.
18. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLE. ALWAYS MAKE AT LEAST 12” RADIUS BENDS. #6 WIRE CAN BE BENT AT 6” RADIUS WHEN NECESSARY. BOND ANY METAL OBJECTS WITHIN 6 FEET OF PROJECT OWNER EQUIPMENT OR CABINET TO MASTER GROUND BAR OR GROUNDING RING.
19. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS. APPLY OXIDE INHIBITING COMPOUND TO ALL LOCATIONS.
20. APPLY OXIDE INHIBITING COMPOUND TO ALL MECHANICAL GROUND CONNECTIONS.
21. CONTRACTOR SHALL PROVIDE AND INSTALL OMNI DIRECTIONAL ELECTRONIC MARKER SYSTEM (EMS) BALLS OVER EACH GROUND ROD AND BONDING POINT BETWEEN EXISTING TOWER/ MONOPOLE GROUNDING RING AND EQUIPMENT GROUNDING RING.
22. CONTRACTOR SHALL TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE–OUT DOCUMENTATION. 5 OHMNS MINIMUM RESISTANCE REQUIRED.
23. CONTRACTOR SHALL CONDUCT ANTENNA, CABLE, AND LNA RETURN–LOSS AND DISTANCE–TO–FAULT MEASUREMENTS (SWEEP TESTS) AND RECORD RESULTS FOR PROJECT CLOSE OUT.
24. THE T–MOBILE ELECTRICAL EQUIPMENT INCLUDING PANEL, SWITCH GEAR AND DISCONNECT ARE TO BE LABELED WITH ENGRAVED BAKELITE LABELS.

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
9. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
10. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER’S REPRESENTATIVE.
11. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
12. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
13. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
14. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
15. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
16. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
17. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
18. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.

STRUCTURAL NOTES

1. THE STRUCTURAL STEEL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ANCHOR BOLT LOCATIONS, ELEVATION OF TOP OF CONCRETE AND BEARING PLATES, ALIGNMENT ETC. PRIOR TO START OF STEEL ERECTION.
2. THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS SHALL GOVERN:

A. AISC – "ALLOWABLE STRESS DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".

B. AISC – "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".

C. AWS – "D1.1 STRUCTURAL WELDING CODE – STEEL".
3. MATERIAL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

STRUCTURAL WIDE FLANGE & M SHAPES

A992 OR A572

FY = 50KSI

OTHER STRUCTURAL SHAPES AND PLATES

A36

FY = 36 KSI

A500, GRADE B

FY = 46 KSI

STRUCTURAL TUBING

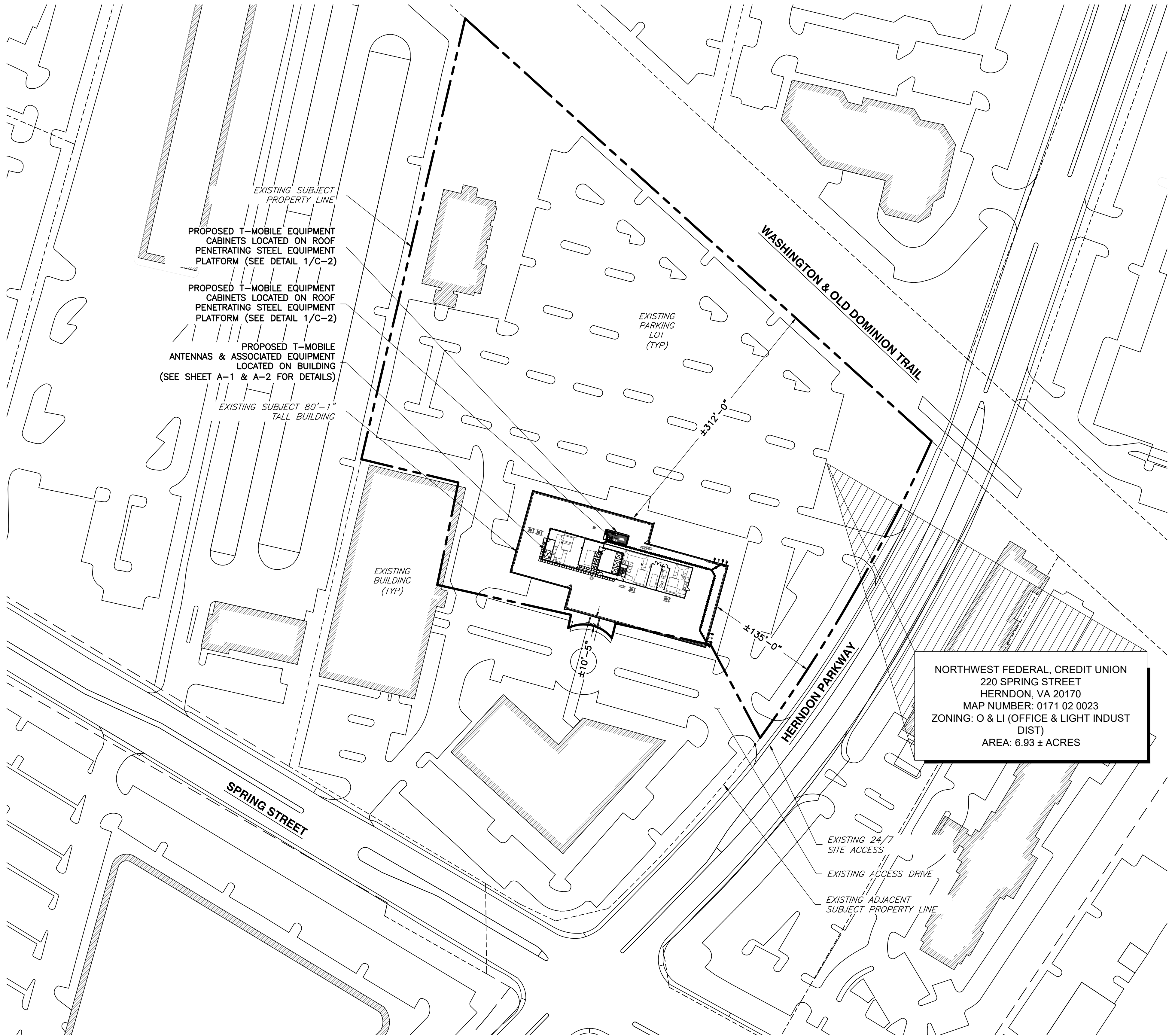
A325

A354, GRADE BC

A325 OR A354 BC

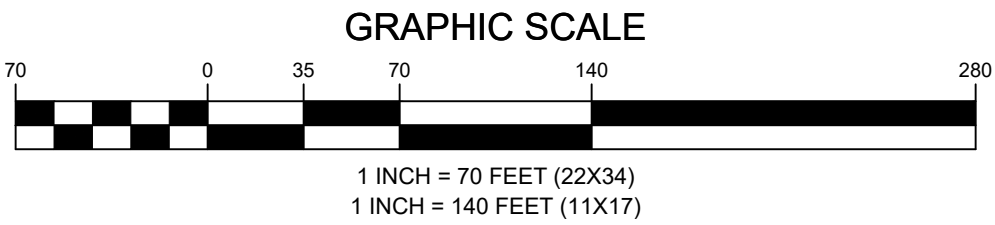
SCH 40 PIPE
4. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70XX ELECTRODES. UNLESS OTHERWISE NOTED PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS PER AISC REQUIREMENTS.
5. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED. ALL HOLES IN BEARING PLATES SHALL BE DRILLED.
6. ALL STEEL TO BE HOT–DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123.
7. EPOXY ANCHORS TO BE INSTALLED PER MANUFACTURER’S SPECIFICATIONS.
8. ALL BOLTS SHALL BE TIGHTENED USING TURN–OF–THE–NUT METHOD PER AISC SPECIFICATIONS USING STANDARD HOLES.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND FIT PRIOR TO FABRICATION.

APPLICANT	T•••Mobile••• T–MOBILE NORTHEAST LLC 12050 BALTIMORE AVENUE BELTSVILLE, MD 20705 OFFICE: (240) 264–8600 FAX: (240) 264–8610																																															
	NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELK RIDGE, MD 21075 (410) 712-7092																																															
ENGINEER	7WAC530B REPL FOR WA73XC189 220 SPRING STREET HERNDON, VA 20170 FAIRFAX COUNTY																																															
SITE INFORMATION	REVISIONS <table><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td>B</td><td>09/28/22</td><td>REV. PER COMMENTS</td><td>AMM</td></tr><tr><td>A</td><td>09/26/22</td><td>PRELIMINARY CD'S</td><td>AMM</td></tr><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td></tr></table>																																				B	09/28/22	REV. PER COMMENTS	AMM	A	09/26/22	PRELIMINARY CD'S	AMM	REV	DATE	DESCRIPTION	BY
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	TRENT TRAVIS SNARR, P.E. MARYLAND PROFESSIONAL ENGINEER LICENSE #55491																																															
ENGINEER																																																
SHEET TITLE	GENERAL NOTES																																															
SHEET NUMBER	GN-1																																															



NORTHWEST FEDERAL, CREDIT UNION
220 SPRING STREET
HERNDON, VA 20170
MAP NUMBER: 0171 02 0023
ZONING: O & LI (OFFICE & LIGHT INDUST DIST)
AREA: 6.93 ± ACRES

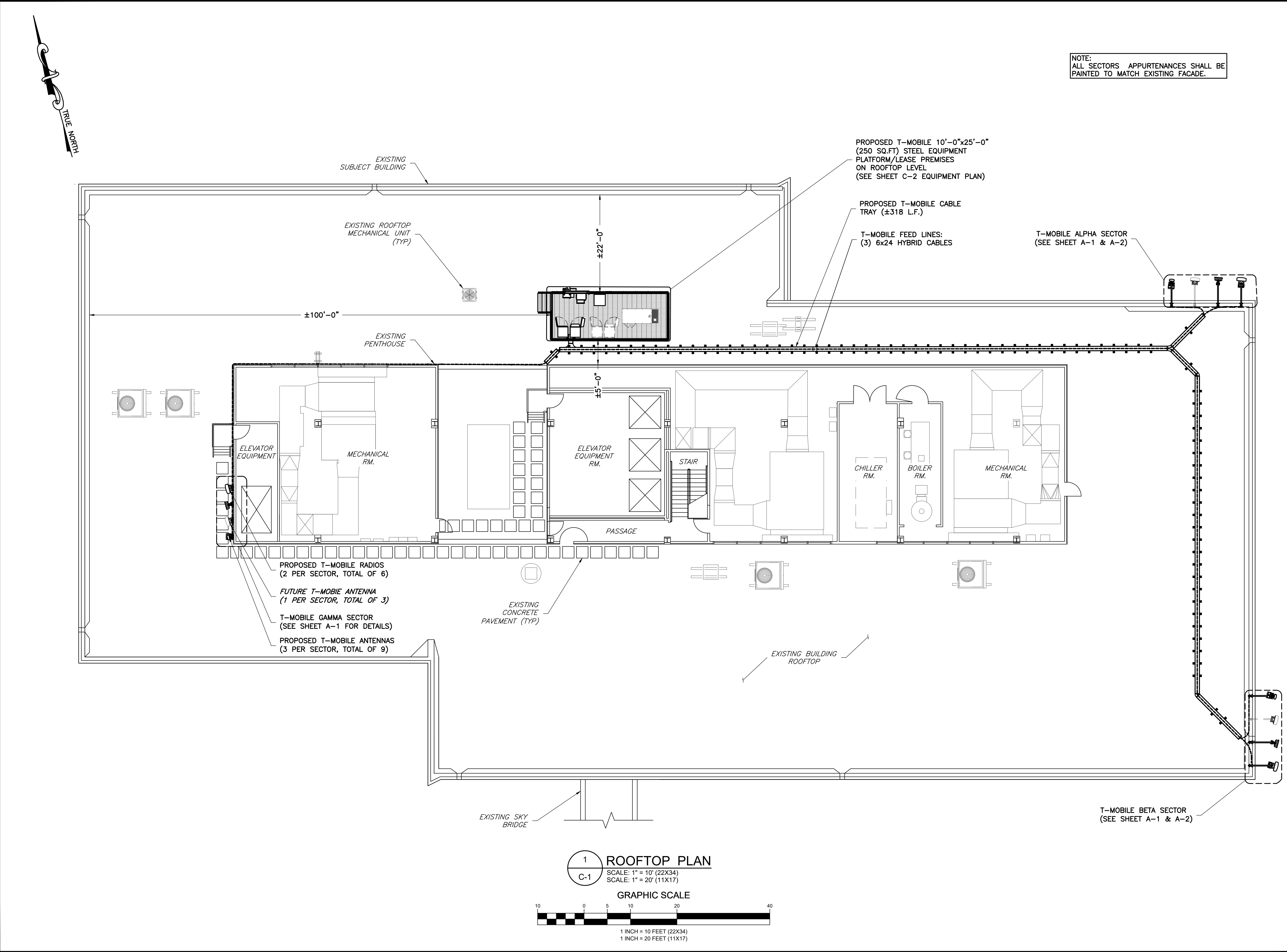
1 SITE PLAN
SP-1
SCALE: 1" = 70' (22X34)
SCALE: 1" = 140' (11X17)



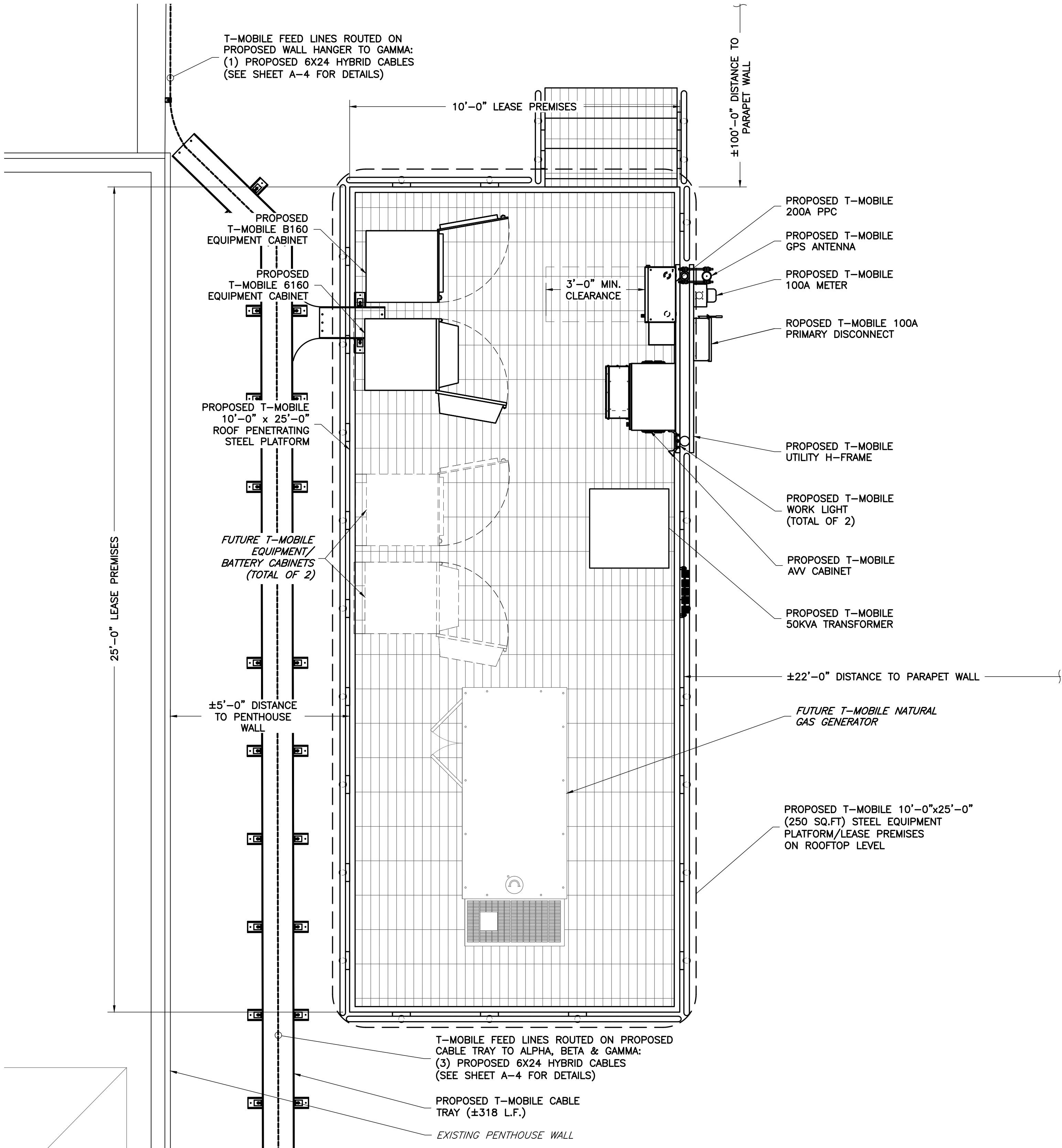
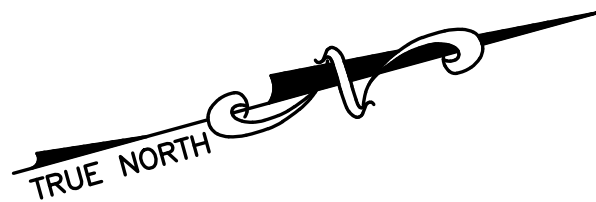
ZONING INFORMATION		
JURISDICTION: FAIRFAX COUNTY		
ZONING: O & LI (OFFICE & LIGHT INDUSTRIAL DISTRICT)		
DIMENSION	EXISTING ±	PROPOSED ±
FRONT YARD SETBACK:	±135'-0"	NO CHANGE
SIDE YARD SETBACK:	±10'-0"	NO CHANGE
REAR YARD SETBACK:	±312'-0"	NO CHANGE
LOT AREA: 6.93 ± ACRES		
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)		
NOTES: 1) SITE PLAN IS NOT THE RESULT OF A SURVEY. IT IS BASED ON FIELD MEASUREMENTS AND SCALED ASSESSORS MAPS AVAILABLE. ALL INFORMATION SHOWN IS APPROXIMATE ONLY AND SUBJECT TO ANY CONDITION THAT A SURVEY MAY REVEAL. 2) ALL SETBACKS SHOWN ARE FROM EXISTING BUILDING TO EXISTING PROPERTY LINES.		

LEGEND	
	PROPERTY LINE — SUBJECT PARCEL
	PROPERTY LINE — ABUTTERS
	EXISTING FENCE LINE
	EXISTING ROAD
	EXISTING BUILDING

APPLICANT	T-Mobile T-MOBILE NORTHEAST LLC 12050 BALTIMORE AVENUE BELTSVILLE, MD 20705 OFFICE: (240) 264-8600 FAX: (240) 264-8610													
	NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELKRIDGE, MD 21075 (410) 712-7002													
ENGINEER														
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ENGINEER	TRENT TRAVIS SNARR, P.E. MARYLAND PROFESSIONAL ENGINEER LICENSE #55491													
SHEET TITLE	SITE PLAN													
SHEET NUMBER	SP-1													



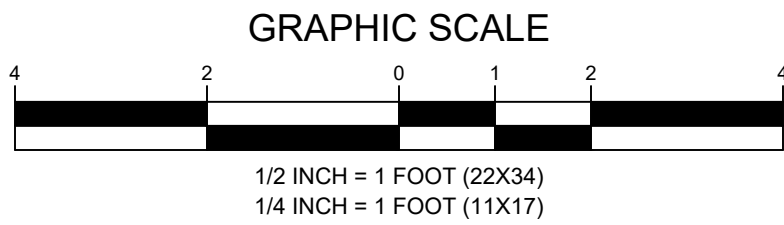
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SHEET TITLE	ROOFTOP PLAN																																					
SHEET NUMBER	C-1																																					

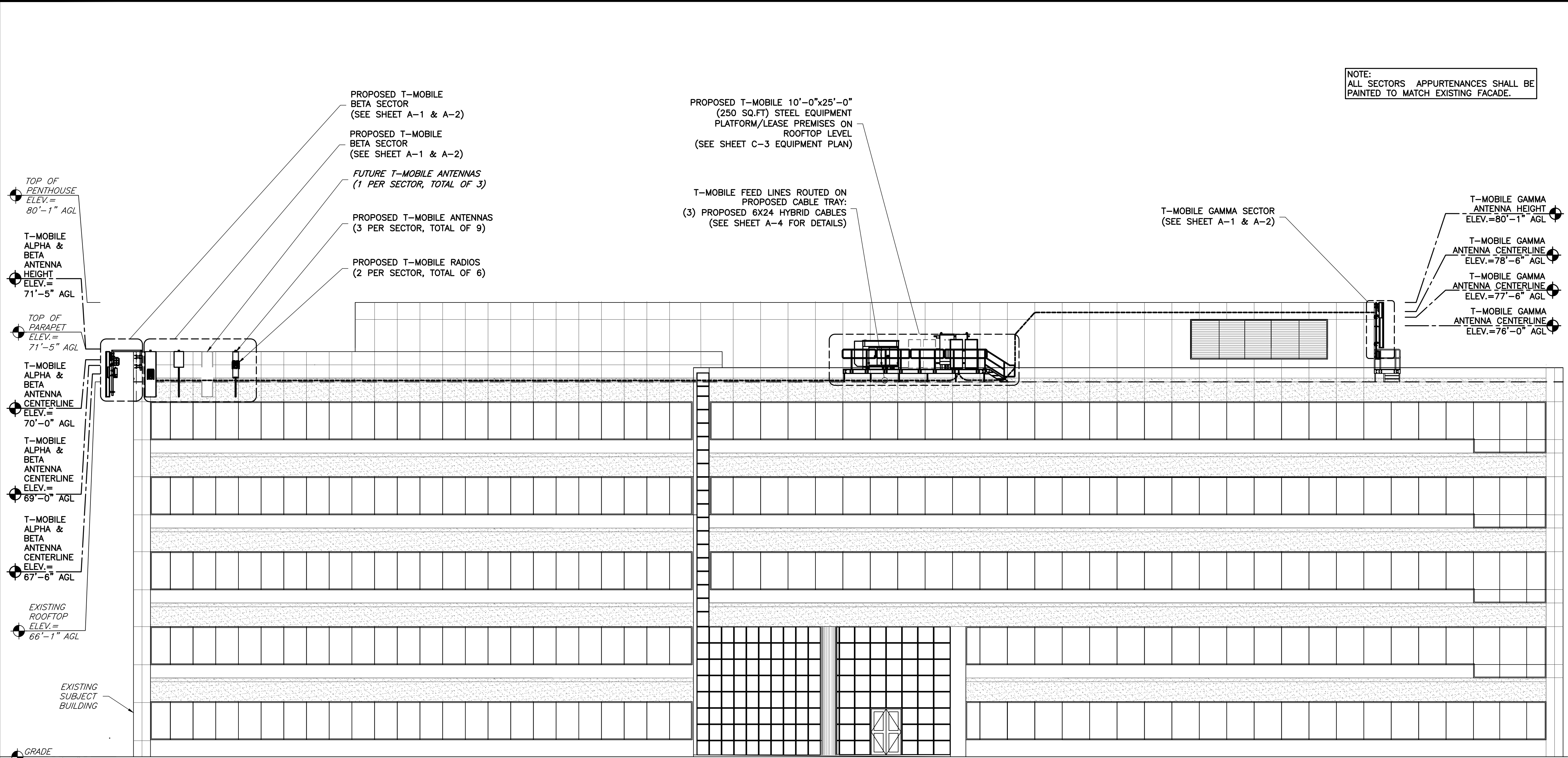


NOTE:
ALL SECTORS APPURTENANCES SHALL BE
PAINTED TO MATCH EXISTING FACADE.

APPLICANT	T-Mobile T-MOBILE NORTHEAST LLC 12050 BALTIMORE AVENUE BELTSVILLE, MD 20705 OFFICE: (240) 264-8600 FAX: (240) 264-8610																																									
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ENGINEER	TRENT TRAVIS SNARR, P.E. MARYLAND PROFESSIONAL ENGINEER LICENSE #55491																																									
SHEET TITLE	EQUIPMENT PLAN																																									
SHEET NUMBER	C-2																																									

1 PROPOSED EQUIPMENT PLAN
C-2 SCALE: 1/2" = 1' (22X34)
SCALE: 1/4" = 1' (11X17)

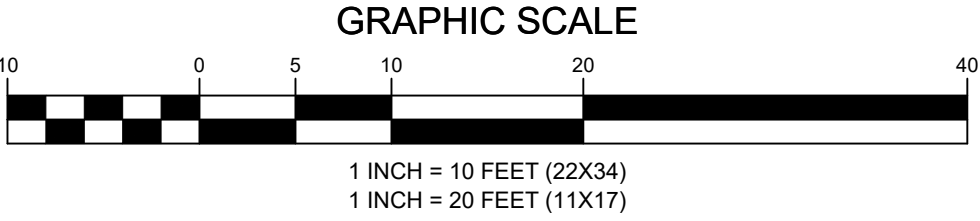




GENERAL ANTENNA NOTES

1. ALL ANTENNAS TO BE FURNISHED WITH DOWNTILT BRACKETS. CONTRACTOR IS TO COORDINATE AND VERIFY THE PROPOSED DOWNTILTS WITH T-MOBILE MANAGER PRIOR TO CONSTRUCTION.
2. ANTENNA CENTERLINE HEIGHT IS IN REFERENCE TO ELEVATION 0.0'. (EXISTING GRADE)
3. CHECK WITH RF ENGINEER FOR LATEST ANTENNA TYPE & AZIMUTH.
4. CONTRACTOR SHALL VERIFY ANTENNA TYPE AND AZIMUTH WITH CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
5. ALL CABLE LENGTHS ARE ESTIMATED AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
6. COLOR TAPE MARKINGS MUST BE 3/4" WIDE AND UV RESISTANT, SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE.
7. CONTRACTOR SHALL COORDINATE COLOR CODINGS IN THE FIELD WITH T-MOBILE REPRESENTATIVE.

1 ELEVATION
C-3
SCALE: 1" = 10' (22X34)
SCALE: 1" = 20' (11X17)



APPLICANT	 T-MOBILE NORTHEAST LLC 12050 BALTIMORE AVENUE BELTSVILLE, MD 20705 OFFICE: (240) 264-8600 FAX: (240) 264-8610
	 TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELKRIDGE, MD 21075 (410) 712-7002
ENGINEER	
SITE INFORMATION	7WAC530B REPL FOR WA73XC189 220 SPRING STREET HERNDON, VA 20170 FAIRFAX COUNTY
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DESIGN RECORD	
PROFESSIONAL STAMP	
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ENGINEER	TRENT TRAVIS SNARR, P.E. MARYLAND PROFESSIONAL ENGINEER LICENSE #55491
SHEET TITLE	ELEVATION
SHEET NUMBER	C-3

APPLICANT

T-Mobile

T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
OFFICE: (240) 264-8600
FAX: (240) 264-8610

ENGINEER

NB+C

TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7002

SITE INFORMATION

7WAC530B
REPL FOR WA73XC189
220 SPRING STREET
HERNDON, VA 20170
FAIRFAX COUNTY

DESIGN RECORD

REVISIONS

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ENGINEER

TRENT TRAVIS SNARR, P.E.
MARYLAND PROFESSIONAL ENGINEER
LICENSE #55491

SHEET TITLE

ANTENNA SCHEDULE

SHEET NUMBER

A-1

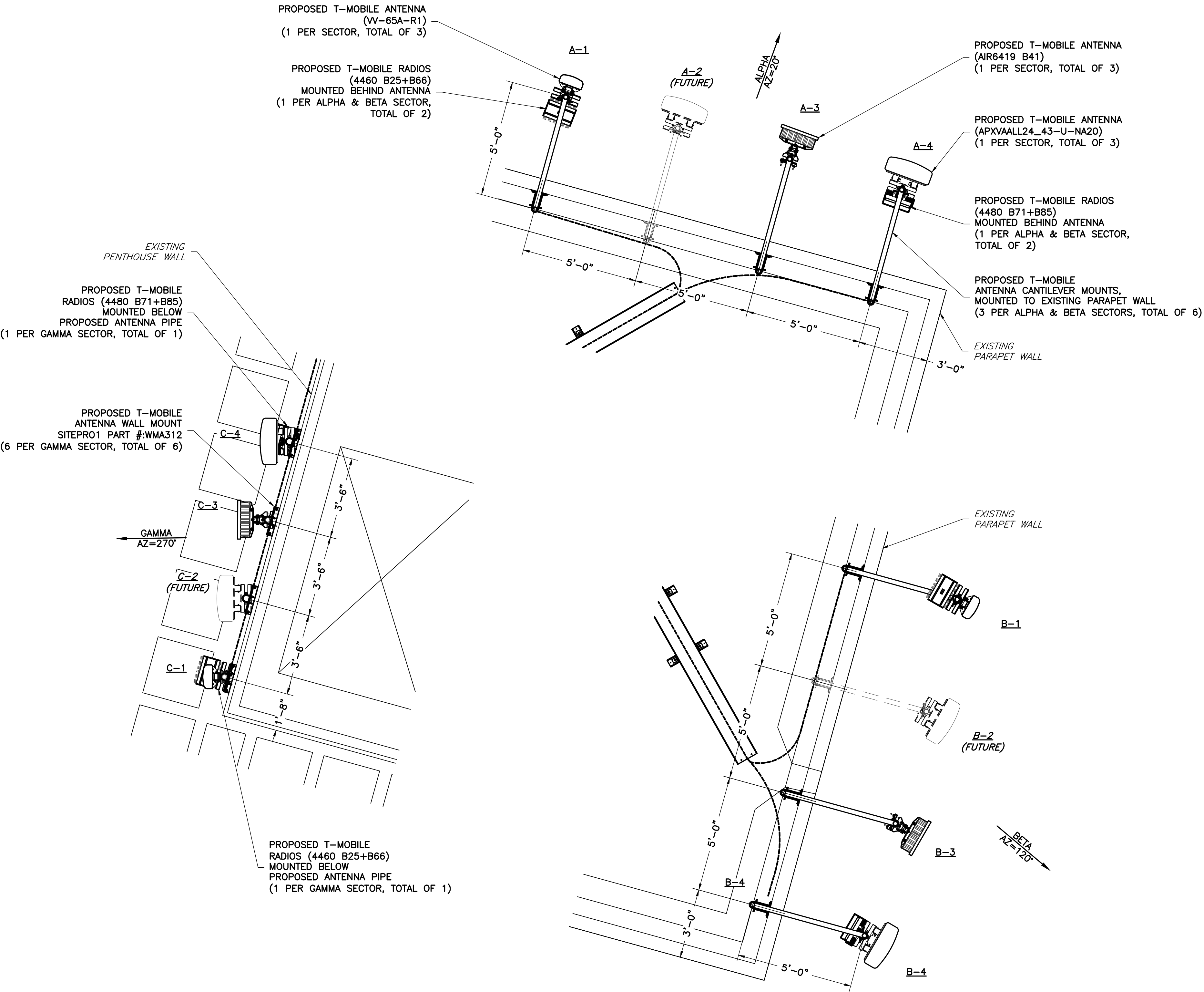
ANTENNA SCHEDULE

ANTENNA SCHEDULE												
SECTOR	STATUS	ANTENNA MANUFACTURER	ANTENNA MODEL	ANTENNA DIMENSIONS (HxWxD)	RAD CENTER	AZIMUTH	ELEC DOWNTILT	MECH DOWNTILT	RRU QUANTITY & MODEL	TMA/DIPLEXER QUANTITY & MODEL	CABLE QUANTITY & TYPE	CABLE LENGTH
A1	PROPOSED	COMMSCOPE	VV-65A-R1	54.72"x12.01"x4.65"	69'-0"	20°	-	0°	(1) PROPOSED RADIO 4460 B25+B66	-	(1) PROPOSED 6x24 HYBRID CABLES	±160.00'
A2	FUTURE	-	-	-	-	-	-	-	-	-		
A3	PROPOSED	ERICSSON	AIR6419 B41	34.50"x20.00"x8.00"	70'-0°	20°	-	0°	-	-		
A4	PROPOSED	RFS	APXVAALL24_43-U-NA20	95.90"x24.00"x8.50"	67'-6"	20°	-	0°	(1) PROPOSED RADIO 4480 B71+B85	-		
B1	PROPOSED	COMMSCOPE	VV-65A-R1	54.72"x12.01"x4.65"	69'-0"	120°	-	0°	(1) PROPOSED RADIO 4460 B25+B66	-	(1) PROPOSED 6x24 HYBRID CABLES	±240.00'
B2	FUTURE	-	-	-	-	-	-	-	-	-		
B3	PROPOSED	ERICSSON	AIR6419 B41	34.50"x20.00"x8.00"	70'-0°	120°	-	0°	-	-		
B4	PROPOSED	RFS	APXVAALL24_43-U-NA20	95.90"x24.00"x8.50"	67'-6"	120°	-	0°	(1) PROPOSED RADIO 4480 B71+B85	-		
C1	PROPOSED	COMMSCOPE	VV-65A-R1	54.72"x12.01"x4.65"	77'-6"	270°	-	0°	(1) PROPOSED RADIO 4460 B25+B66	-	(1) PROPOSED 6x24 HYBRID CABLES	±135.00'
C2	FUTURE	-	-	-	-	270°	-	-	-	-		
C3	PROPOSED	ERICSSON	AIR6419 B41	34.50"x20.00"x8.00"	78'-6"	270°	-	0°	-	-		
C4	PROPOSED	RFS	APXVAALL24_43-U-NA20	95.90"x24.00"x8.50"	76'-0"	270°	-	0°	(1) PROPOSED RADIO 4480 B71+B85	-		

- NOTES:
1. CONTRACTOR TO VERIFY PROPOSED ANTENNA INFORMATION IS THE MOST CURRENT DATA AT TIME OF CONSTRUCTION.
2. CONTRACTOR TO CONFIRM CABLE LENGTHS PRIOR TO CONSTRUCTION.

1
A-1

ANTENNA CONFIGURATION SCHEDULE
NOT TO SCALE



1
A-2

PROPOSED ANTENNA ORIENTATION PLAN

NOT TO SCALE

APPLICANT	T-Mobile T-MOBILE NORTHEAST LLC 12050 BALTIMORE AVENUE BELTSVILLE, MD 20705 OFFICE: (240) 264-8600 FAX: (240) 264-8610																																				
ENGINEER	NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELKRIDGE, MD 21075 (410) 712-7002																																				
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SHEET TITLE	ANTENNA PLAN																																				
SHEET NUMBER	A-2																																				

T-Mobile

T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
OFFICE: (240) 264-8600
FAX: (240) 264-8610

NB+C

TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7002

7WAC530B
REPL FOR WA73XC189
220 SPRING STREET
HERNDON, VA 20170
FAIRFAX COUNTY

REVISIONS

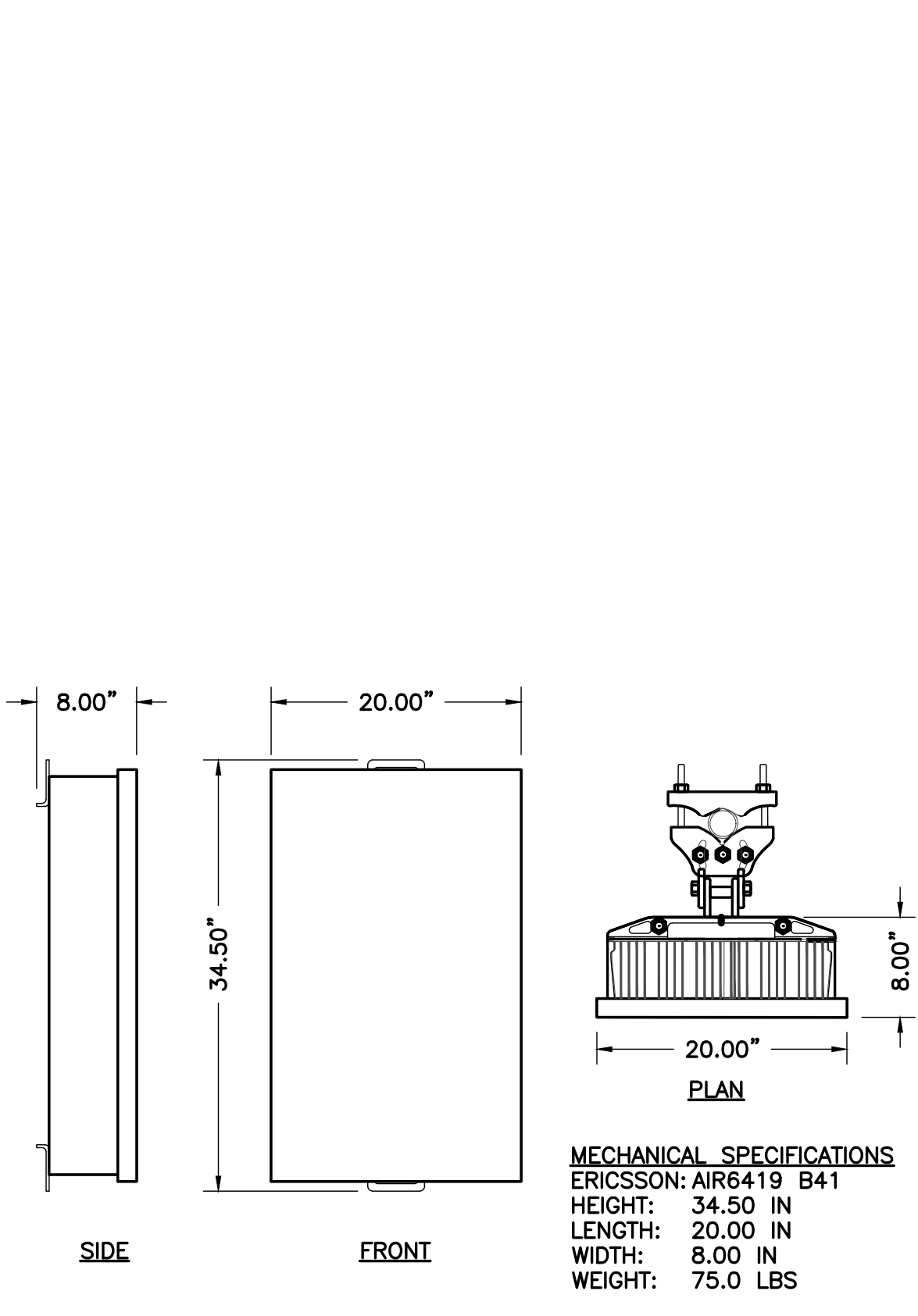
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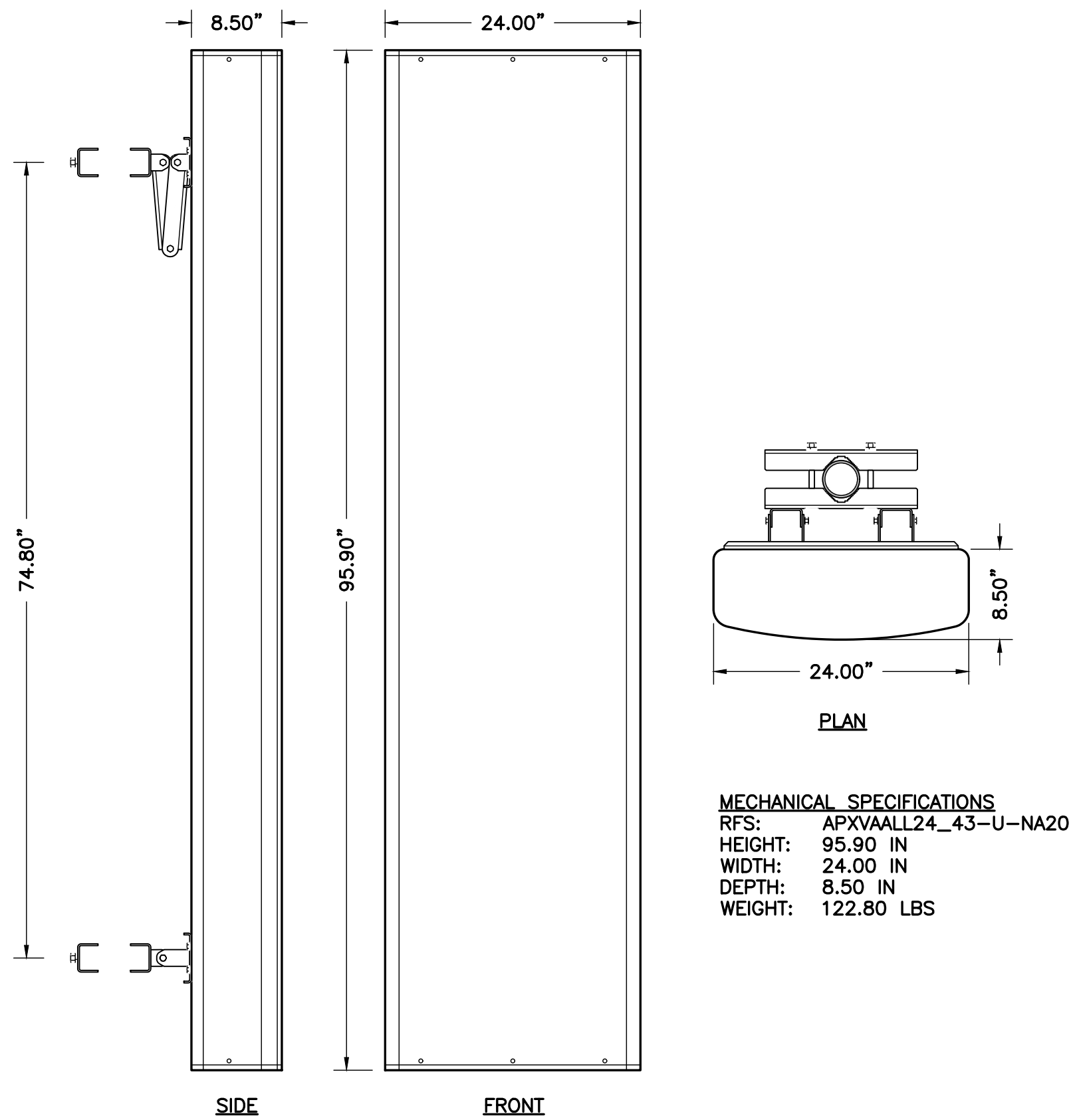
TRENT TRAVIS SNARR, P.E.
MARYLAND PROFESSIONAL ENGINEER
LICENSE #55491

ANTENNA
SPECIFICATIONS
& DETAILS

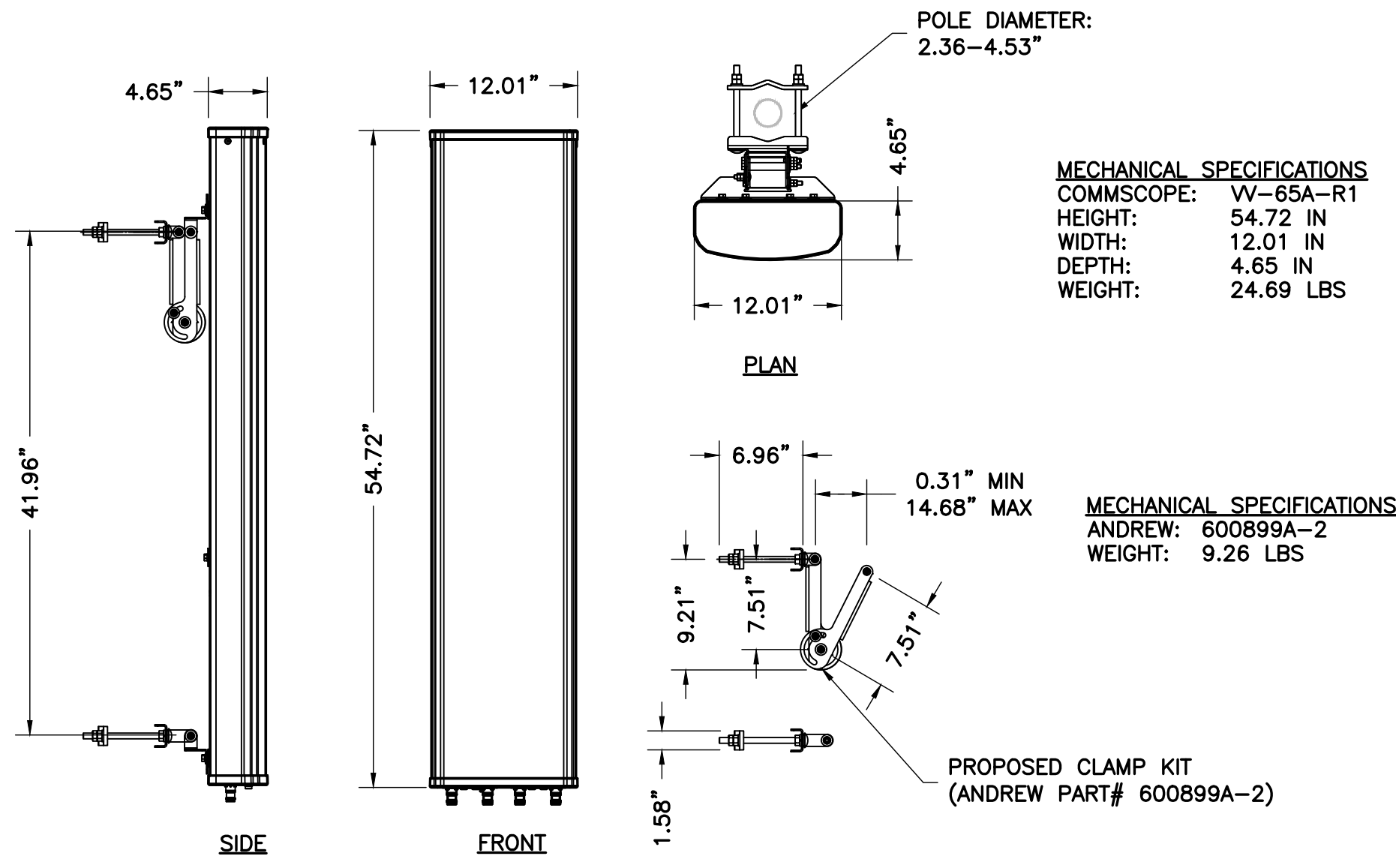
A-3



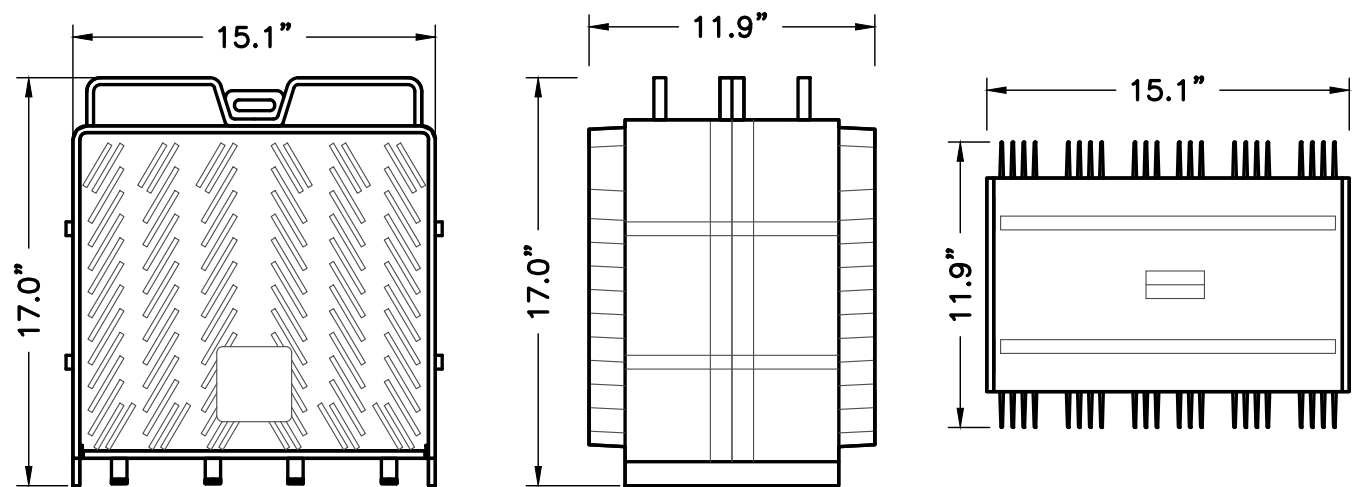
1 ERICSSON PANEL ANTENNA
A-3 NOT TO SCALE



2 RFS PANEL ANTENNA
A-3 NOT TO SCALE



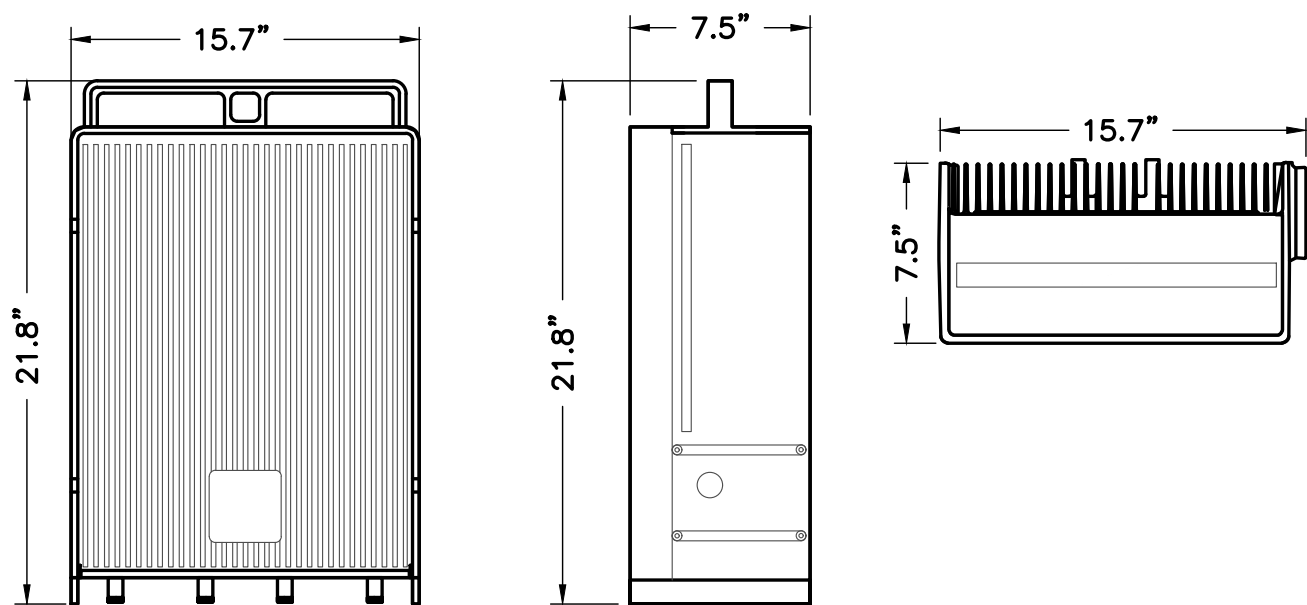
3 COMMSCOPE PANEL ANTENNA
A-3 NOT TO SCALE



RRU	HEIGHT	WIDTH	DEPTH	WEIGHT W/O BRACKET
RADIO 4460 B25+B66	17.0"	15.1"	11.9"	~109.0 LBS.

- NOTES:
- DO NOT PAINT THE RRU. RRU SOLAR SHIELD CAN BE PAINTED PER MANUFACTURER'S METHOD OF PROCEDURE.

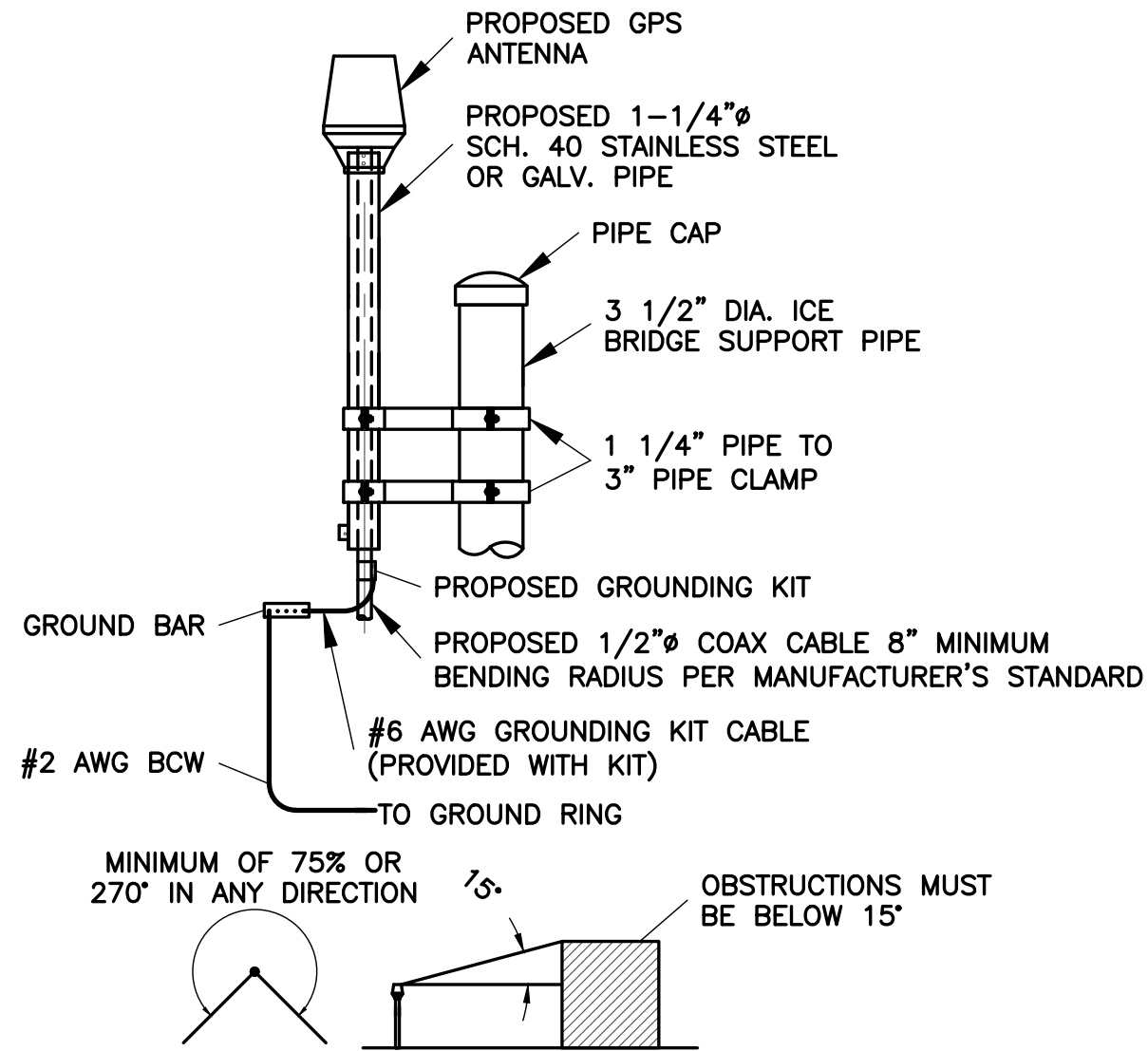
4 ERICSSON REMOTE RADIO UNIT (RRU)
A-3 NTS



RRU	HEIGHT	WIDTH	DEPTH	WEIGHT W/O BRACKET
RADIO 4480 B71+B85	21.8"	15.7"	7.5"	~83.3 LBS.

- NOTES:
- DO NOT PAINT THE RRU. RRU SOLAR SHIELD CAN BE PAINTED PER MANUFACTURER'S METHOD OF PROCEDURE.

5 ERICSSON REMOTE RADIO UNIT (RRU)
A-3 NTS



- NOTES: GPS MINIMUM SKY VIEW REQUIREMENTS
- THE ELEVATION AND LOCATION OF THE GPS ANTENNA SHALL BE IN ACCORDANCE WITH THE FINAL RF REPORT.
 - THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1-1/4" DIAMETER, SCHEDULE 40, GALVANIZED STEEL OR STAINLESS STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MINIMUM OF 18 INCHES) USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE DEBURRED AND SMOOTH IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNA MOUNT.
 - IT IS CRITICAL THAT THE GPS ANTENNA IS MOUNTED SUCH THAT IT IS WITHIN 2 DEGREES OF VERTICAL AND THE BASE OF THE ANTENNA IS WITHIN 2 DEGREES OF LEVEL.
 - DO NOT SWEEP TEST GPS ANTENNA.

6 GPS MOUNTING DETAIL
A-3 NTS

T-Mobile

T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
OFFICE: (240) 264-8600
FAX: (240) 264-8610

NB+C

TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHLEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7002

7WAC530B
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FAIRFAX COUNTY

REVISIONS

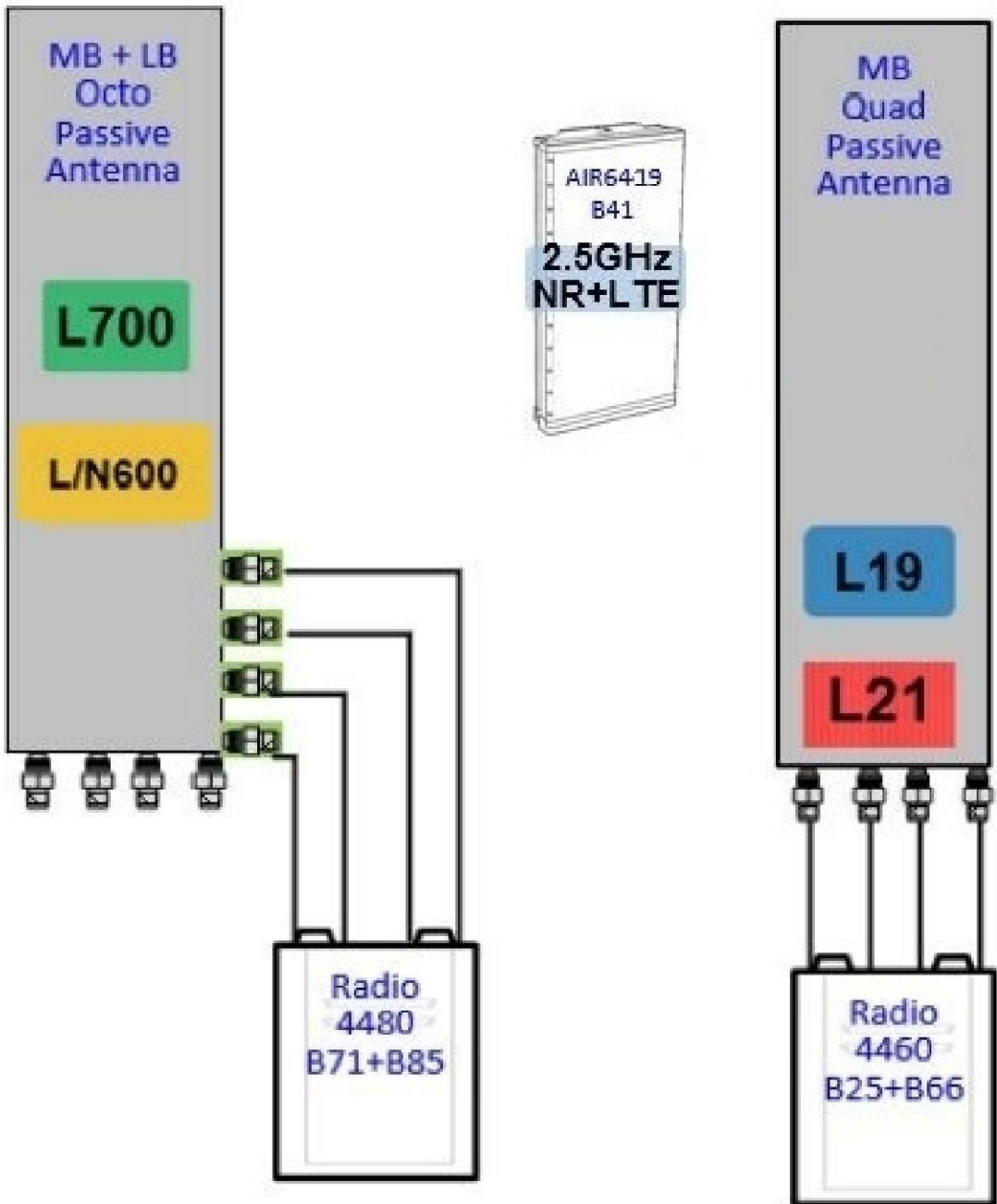
REV	DATE	DESCRIPTION	BY
B	09/28/22	REV. PER COMMENTS	AMM
A	09/26/22	PRELIMINARY CD'S	AMM

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WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 55491, EXPIRATION DATE 01/08/2024

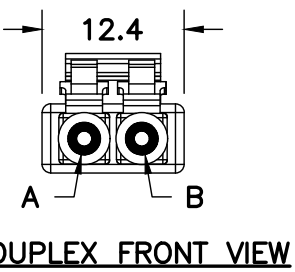
TRENT TRAVIS SNARR, P.E.
MARYLAND PROFESSIONAL ENGINEER
LICENSE #55491

PLUMBING
DIAGRAM &
CABLING DETAILS

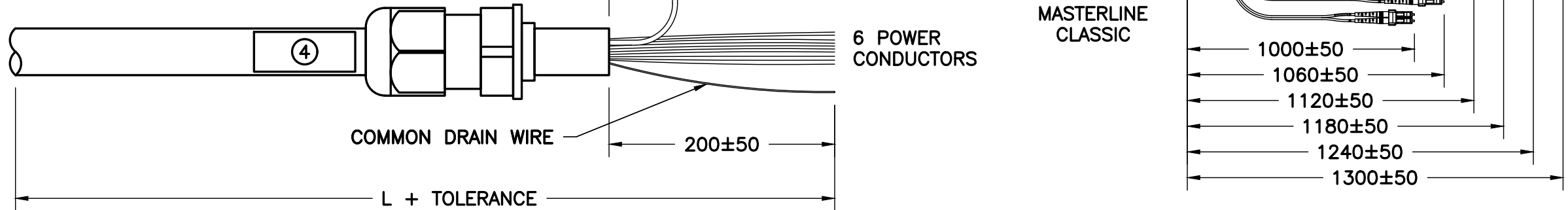
A-4



1 67E5D998E 6160 ANTENNA AND CABLING SCHEMATIC
NOT TO SCALE



- ③ STANDARD LABEL 84002345
④ ATTENTION DO NOT TWIST PULLING TUBE STANDARD LABEL 84087128



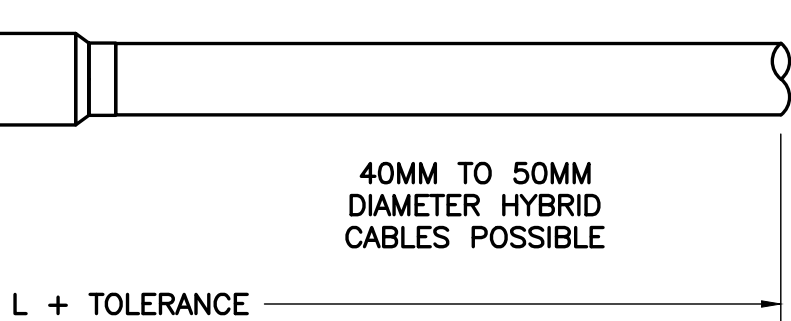
FIBER OPTIC						
RRH NO.	ODC PLUG	PIN	PIN	COLOR LCD BOOTS	LENGTH SIDE B	RUBBER GROMMETS
1	ODC-2 RED	1	B	RED (SHORT BREAKOUT)	1000 ± 50	1
2	ODC-2 GREEN	2	A	GREEN	1060 ± 50	
3	ODC-2 BLUE	1	B	BLUE	1120 ± 50	1
4	ODC-2 YELLOW	2	A	YELLOW	1180 ± 50	
5	ODC-2 WHITE	1	B	WHITE	1240 ± 50	1
6	ODC-2 BLACK	2	A	BLACK	1300 ± 50	

POWER				
RRH NO.	REF HOOK UP	SIDE A WIRE COLOR	SIDE A CABLE DESIGNATOR	SIDE B WIRE COLOR
1	-48V	BLACK		RED
	0V	GREY	RED	BLACK
	GROUND	DRAIN		COMMON DRAIN
2	-48V	BLACK	GREEN	GREEN
	0V	GREY		WHITE
	GROUND	DRAIN		COMMON DRAIN
3	-48V	BLACK	BLUE	BLUE
	0V	GREY		ORANGE
	GROUND	DRAIN		COMMON DRAIN

POWER				
RRH NO.	REF HOOK UP	SIDE A WIRE COLOR	SIDE A CABLE DESIGNATOR	SIDE B WIRE COLOR
4	-48V	BLACK		RED
	0V	GREY	YELLOW	BLACK
	GROUND	DRAIN		COMMON DRAIN
5	-48V	BLACK	WHITE	GREEN
	0V	GREY		WHITE
	GROUND	DRAIN		COMMON DRAIN
6	-48V	BLACK	BLACK	BLUE
	0V	GREY		ORANGE
	GROUND	DRAIN		COMMON DRAIN

2 MLE HYBRID CABLE (6 POWER/24 FIBER)
NOT TO SCALE

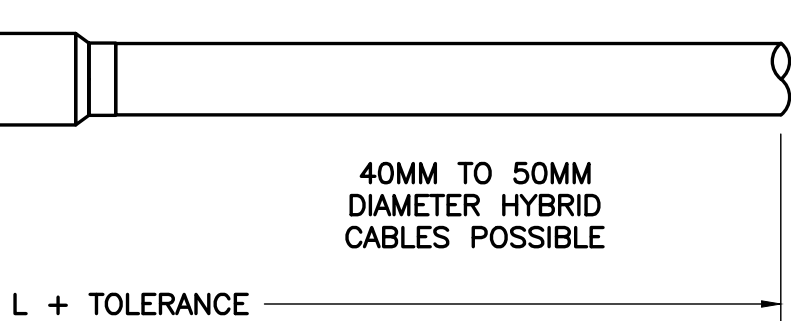
HYBRID CABLE WEIGHT			
12/C #4	2.66LB/FT	3.95KG/M	



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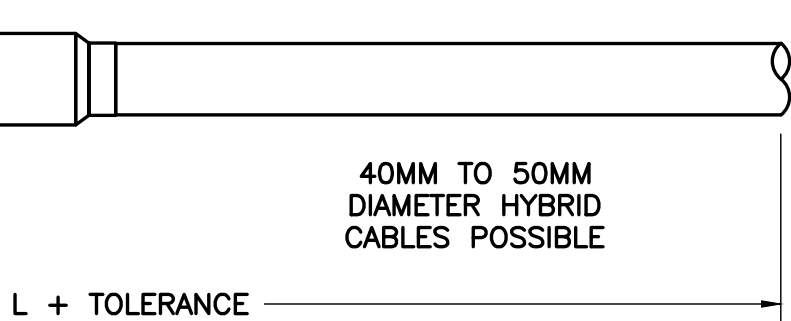
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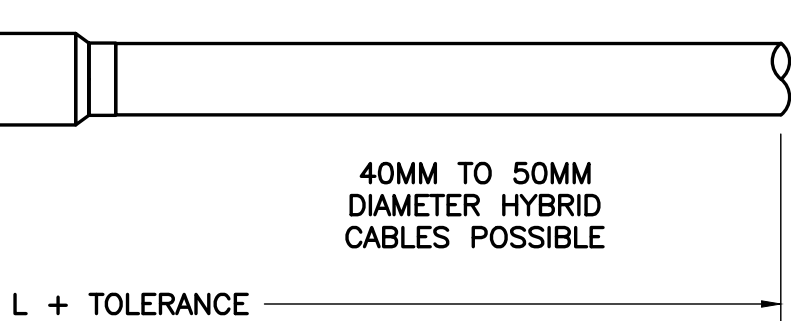
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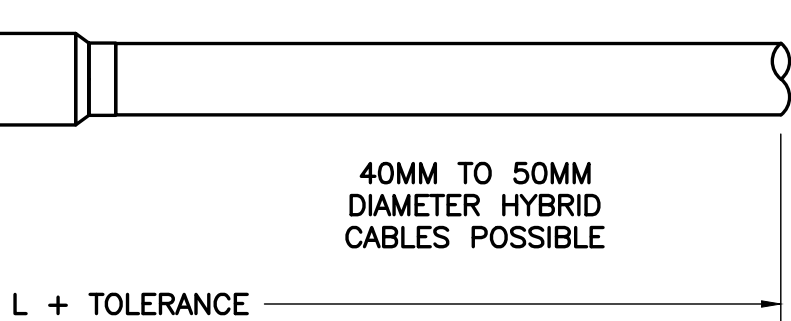
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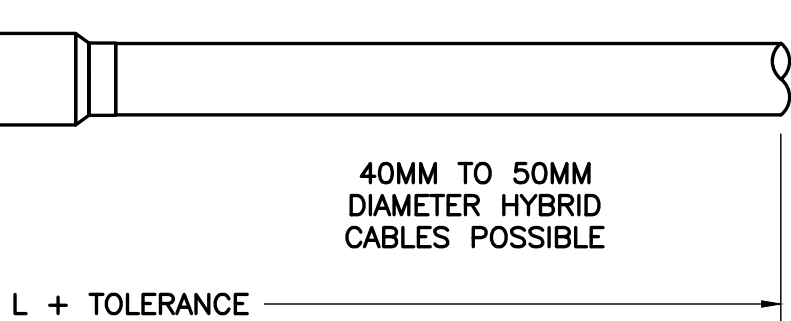
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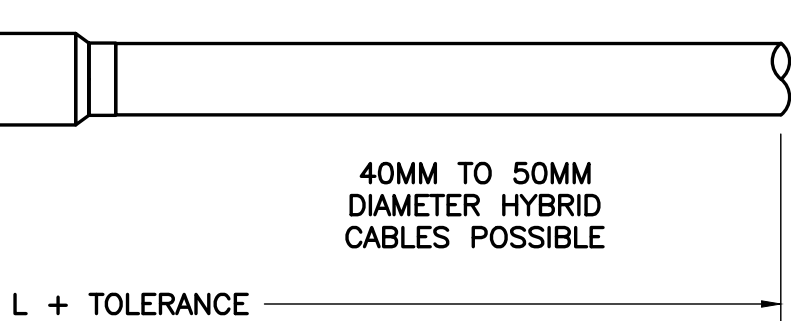
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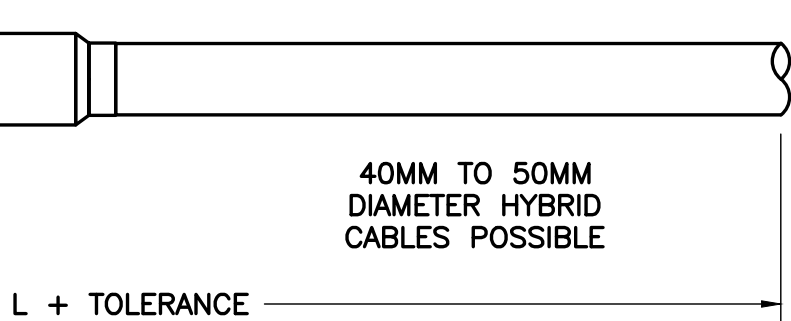
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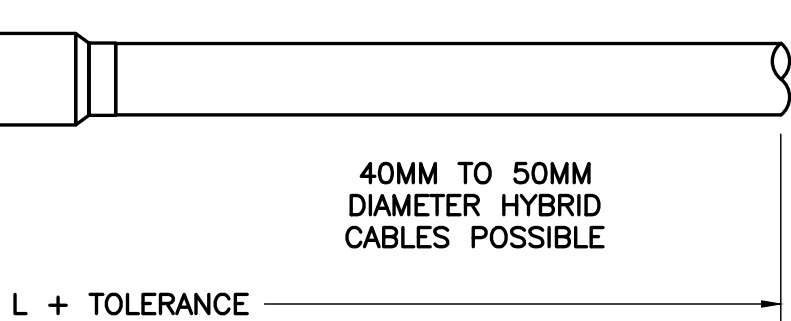
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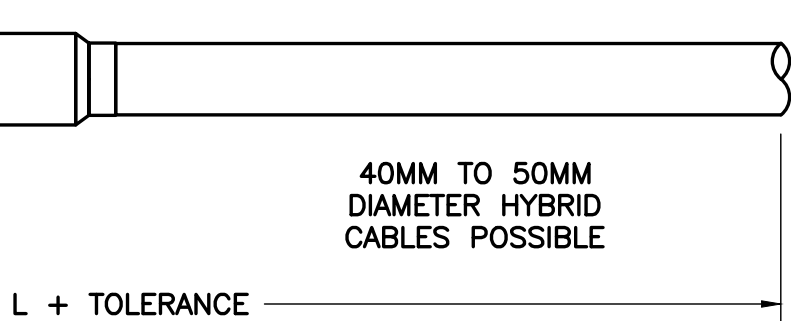
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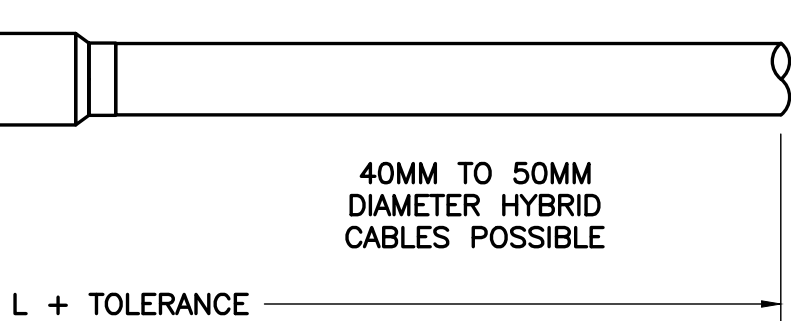
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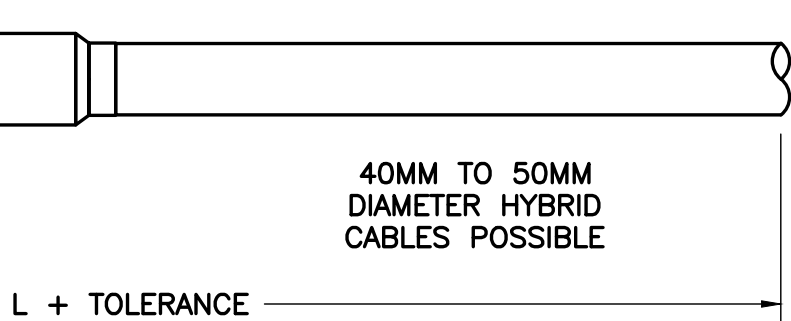
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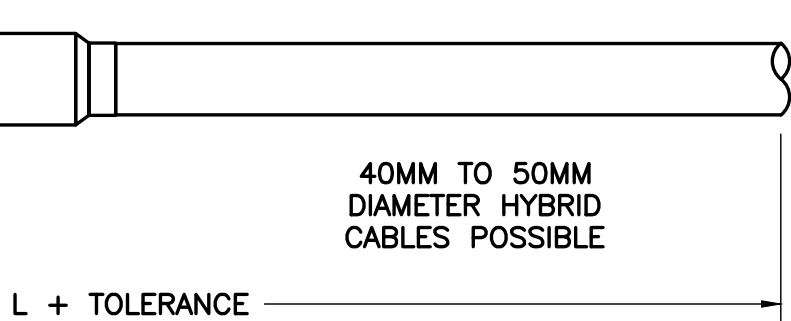
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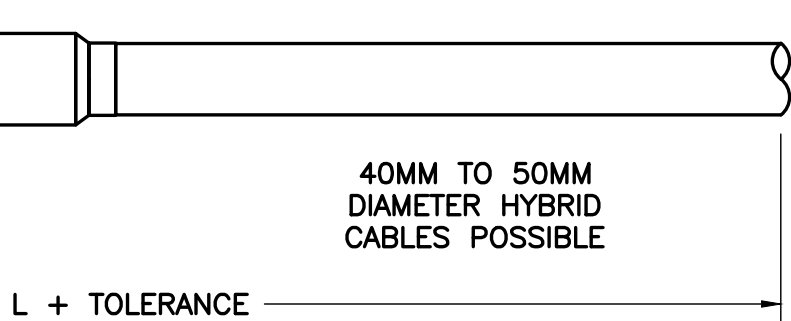
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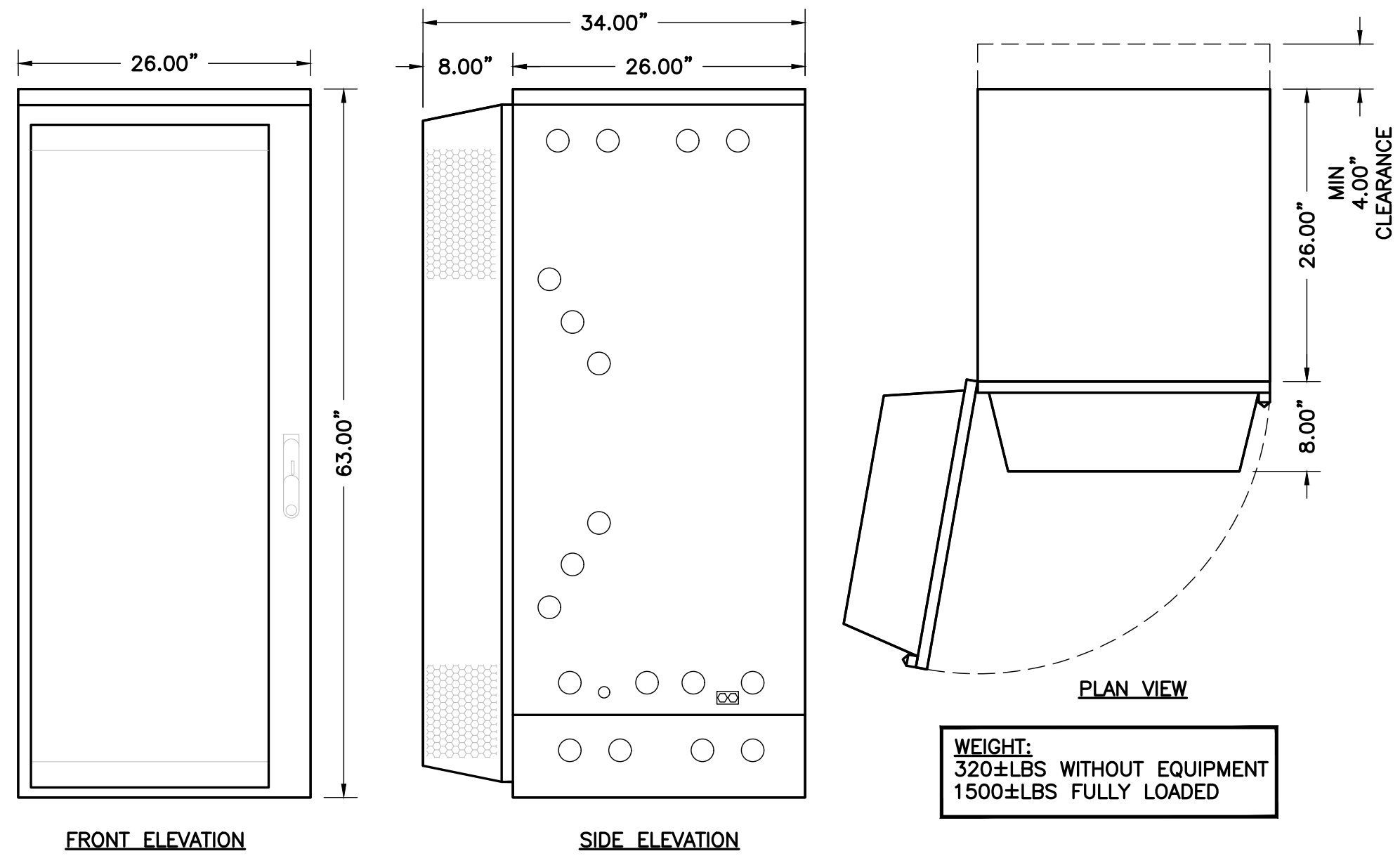


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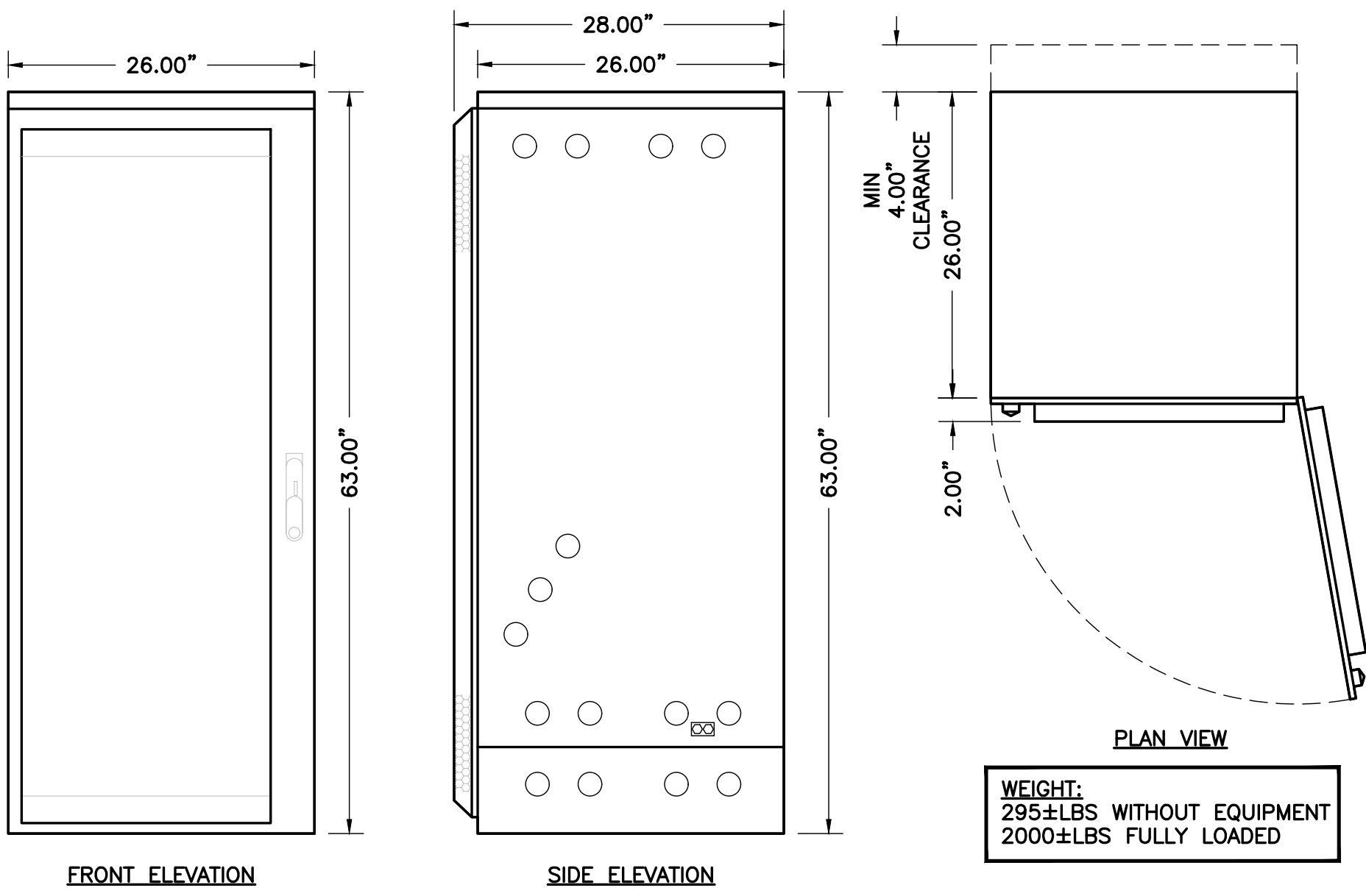
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HYBRID CABLE WEIGHT			
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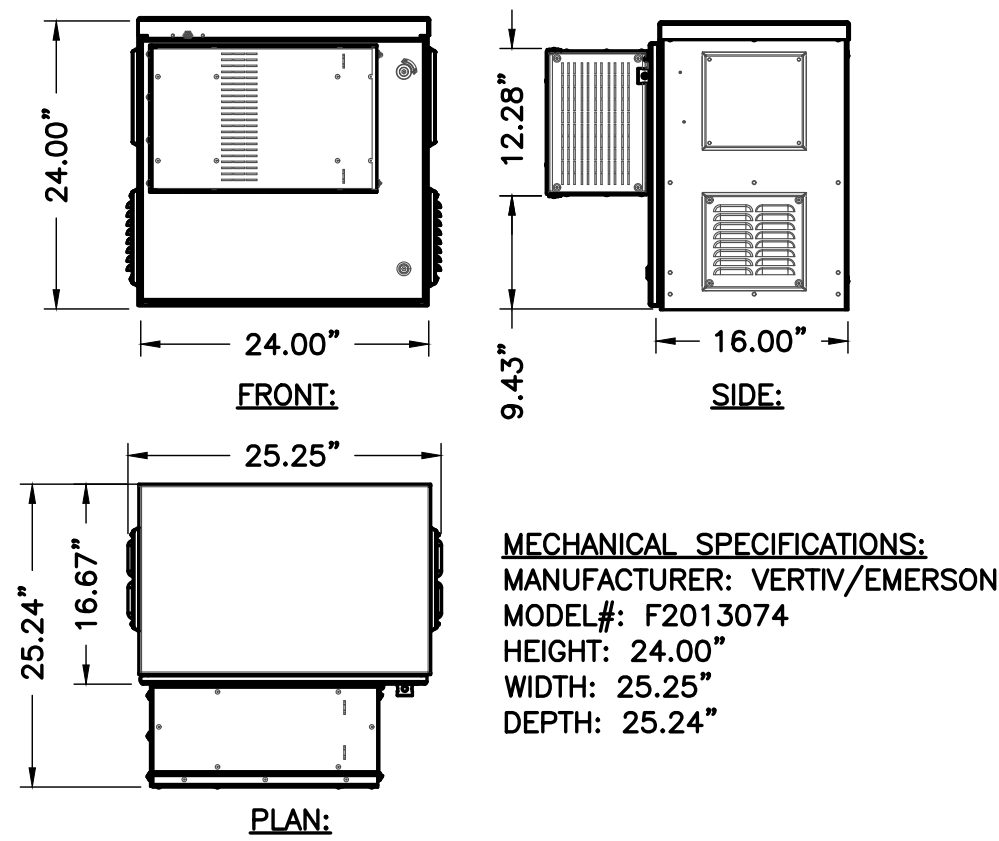




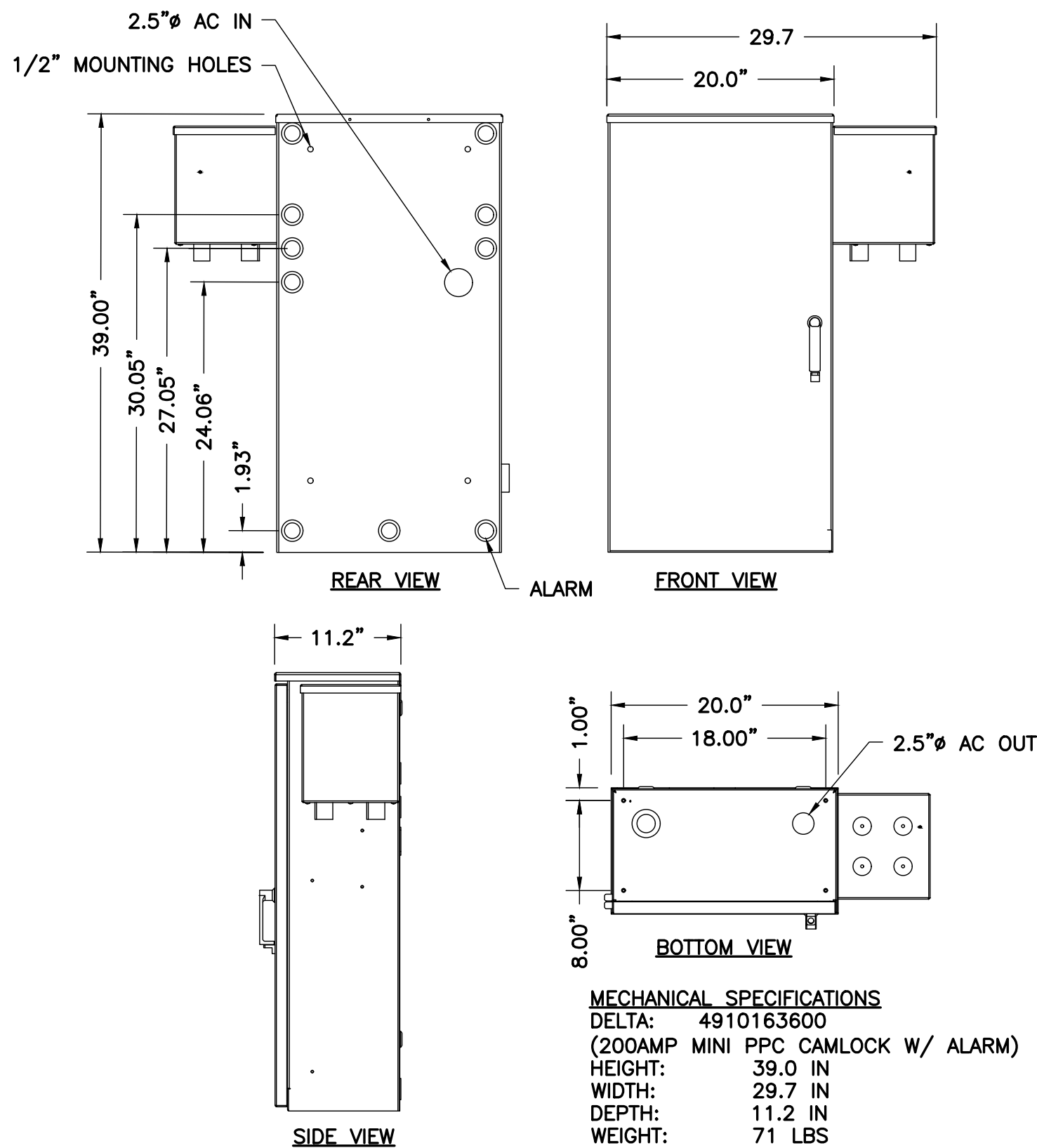
1 6160 ENCLOSURE CABINET
D-2 NOT TO SCALE



2 B160 BATTERY CABINET
D-2 NOT TO SCALE



3 AAV CABINET DETAIL
D-2 NTS



4 DELTA 200AMP MINI PPC CAMLOCK W/ ALARM
D-2 NOT TO SCALE

NOTE:
MAKE SURE LIGHT IS POSITIONED
IN A LOCATION THAT PROVIDES
ILLUMINATION INSIDE THE CABINET.

APPLICANT	T Mobile T-MOBILE NORTHEAST LLC 12050 BALTIMORE AVENUE BELTSVILLE, MD 20705 OFFICE: (240) 264-8600 FAX: (240) 264-8610																																								
ENGINEER	NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELKRIDGE, MD 21075 (410) 712-7002																																								
SITE INFORMATION	7WAC530B REPL FOR WA73XC189 220 SPRING STREET HERNDON, VA 20170 FAIRFAX COUNTY																																								
DESIGN RECORD	REVISIONS <table><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td>B</td><td>09/28/22</td><td>REV. PER COMMENTS</td><td>AMM</td></tr><tr><td>A</td><td>09/26/22</td><td>PRELIMINARY CD'S</td><td>AMM</td></tr><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td></tr></table>																													B	09/28/22	REV. PER COMMENTS	AMM	A	09/26/22	PRELIMINARY CD'S	AMM	REV	DATE	DESCRIPTION	BY
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T-Mobile
T-MOBILE NORTHEAST LLC
12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
OFFICE: (240) 264-8600
FAX: (240) 264-8610

NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELKRIDGE, MD 21075
(410) 712-7002

7WAC530B
REPL FOR WA73XC189
220 SPRING STREET
HERNDON, VA 20170
FAIRFAX COUNTY

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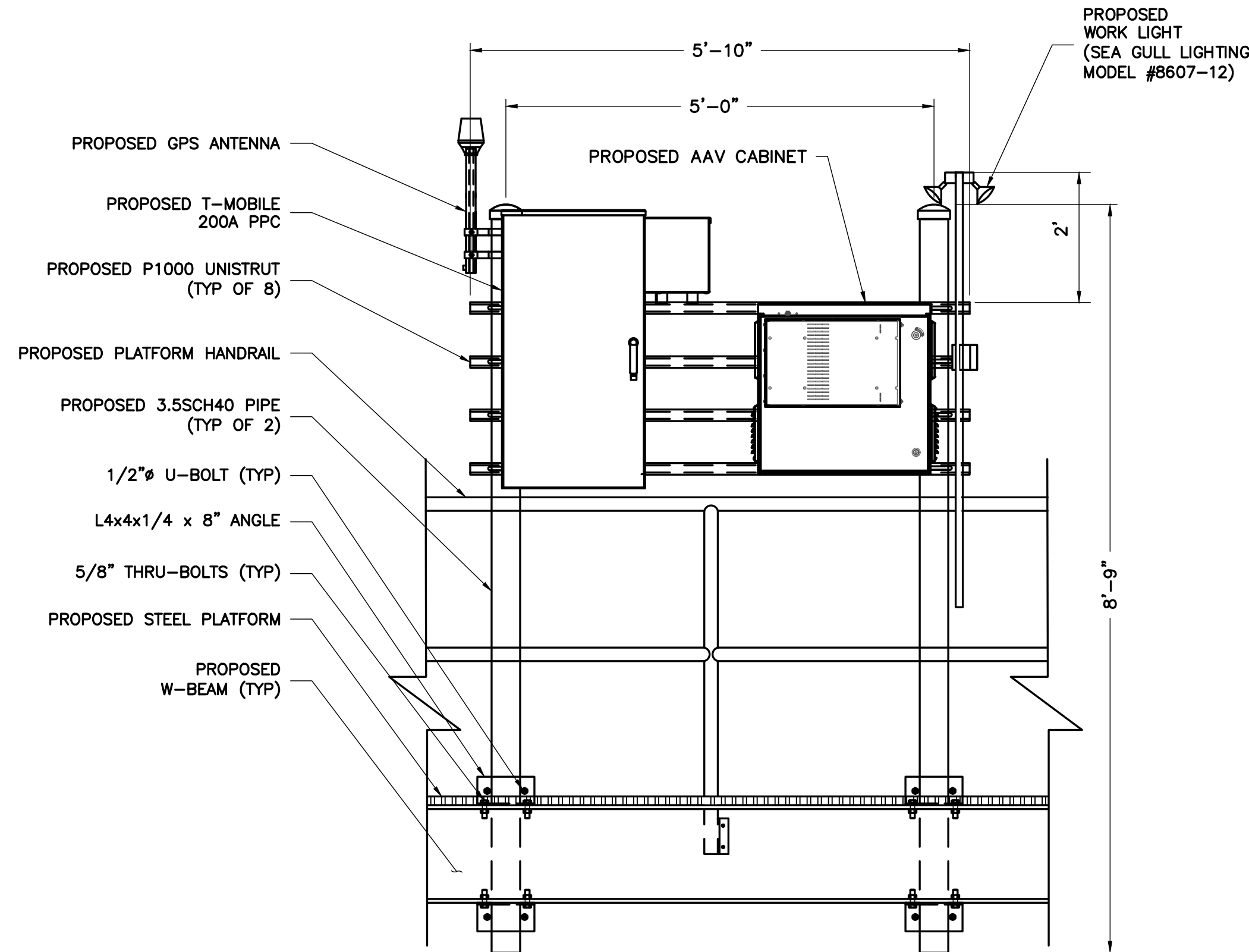
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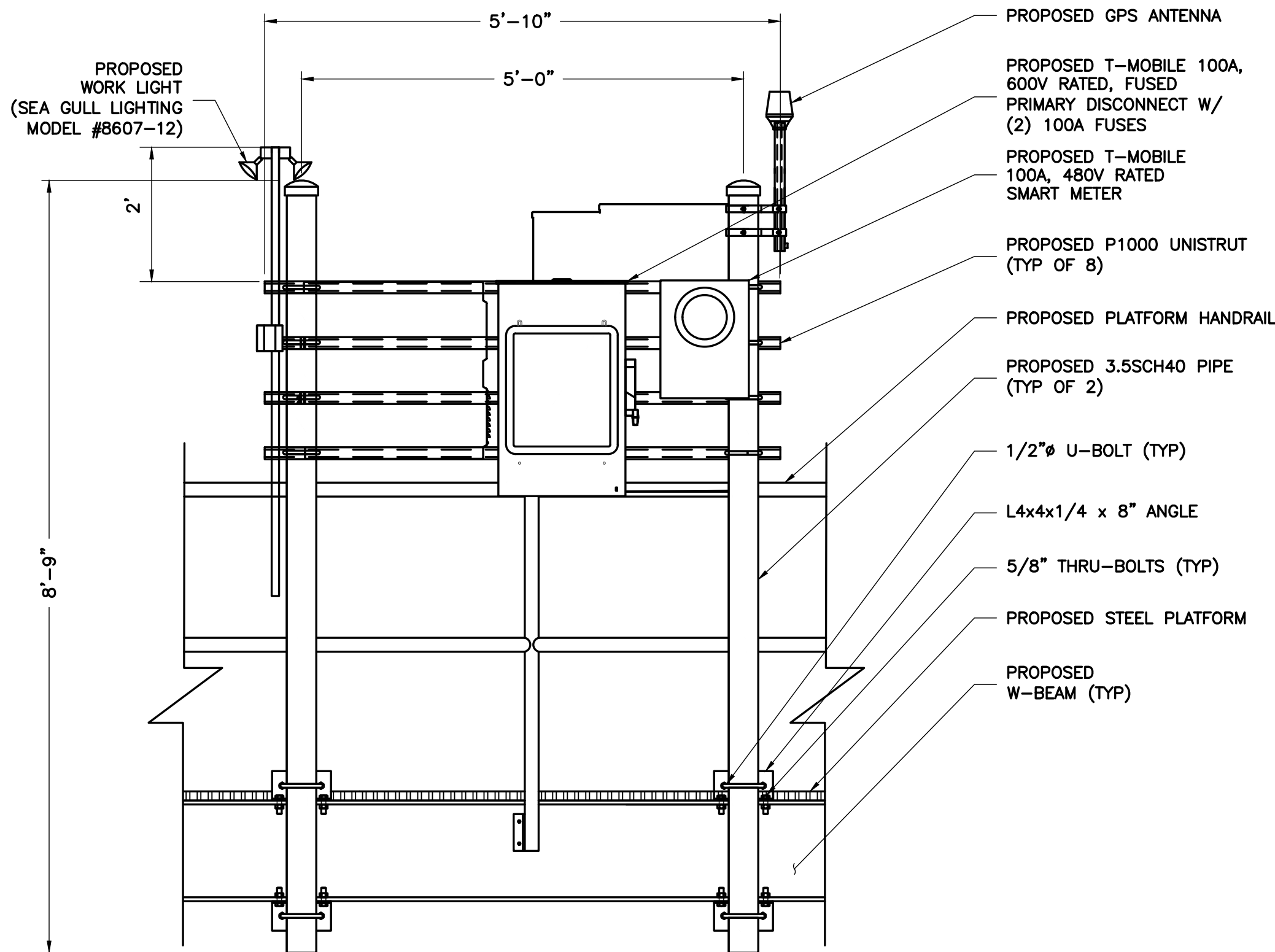
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EQUIPMENT
SPECIFICATIONS
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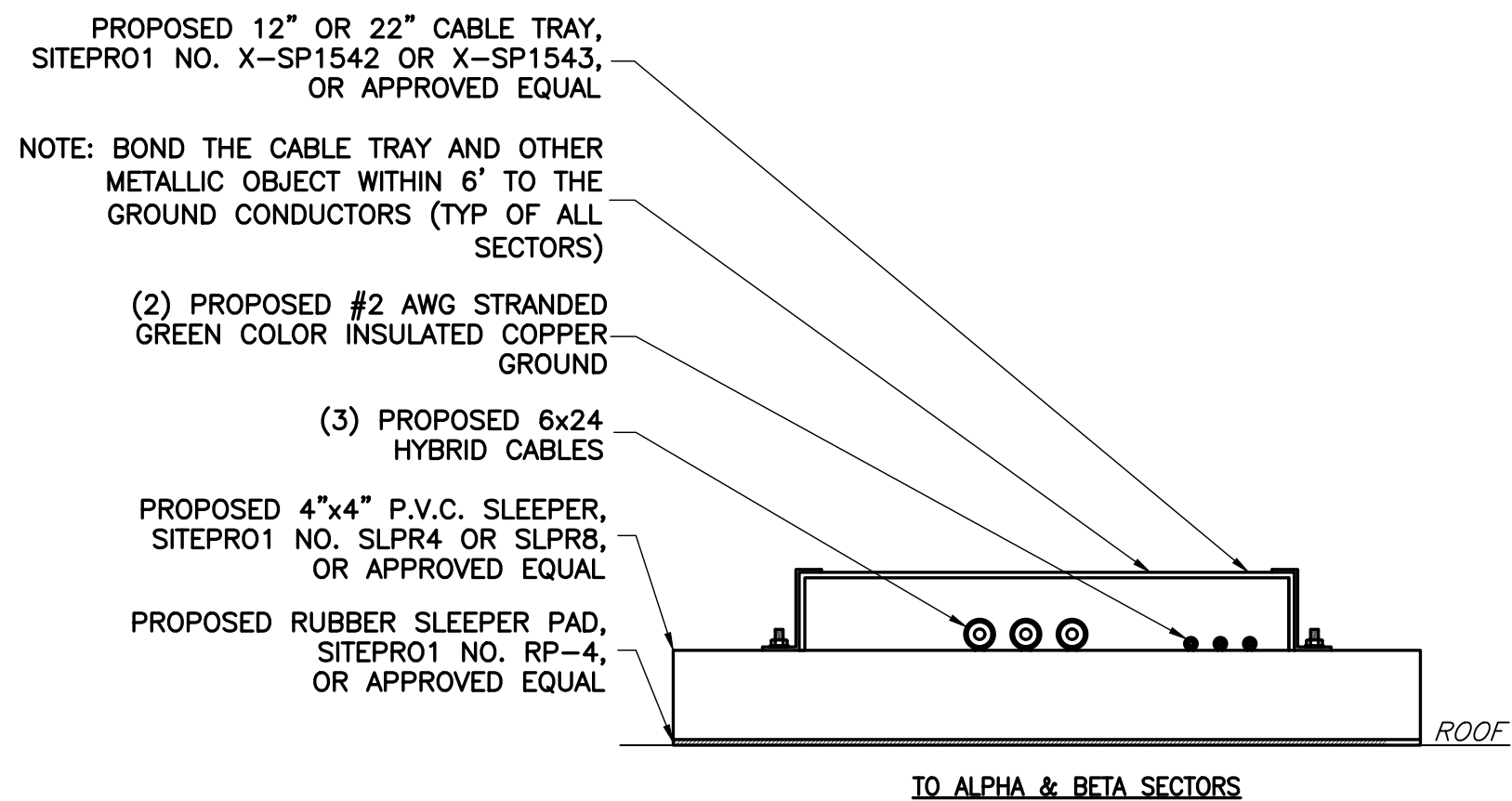
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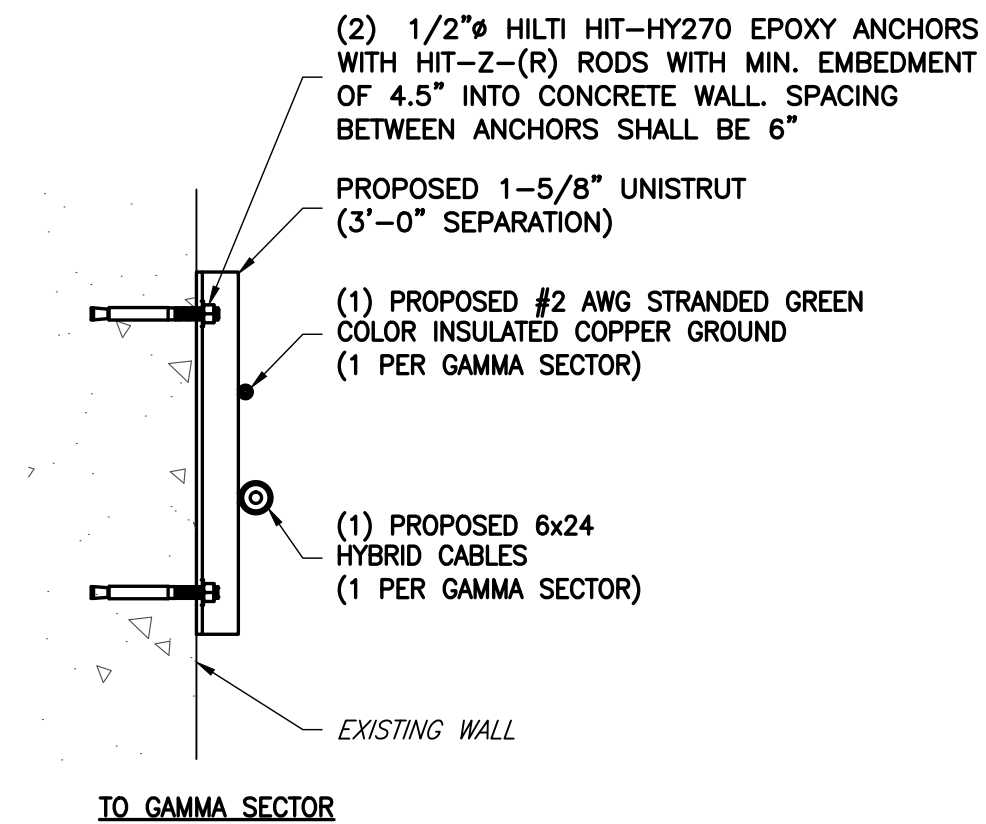
1 EQUIPMENT H-FRAME DETAIL (FRONT)
D-2 NTS



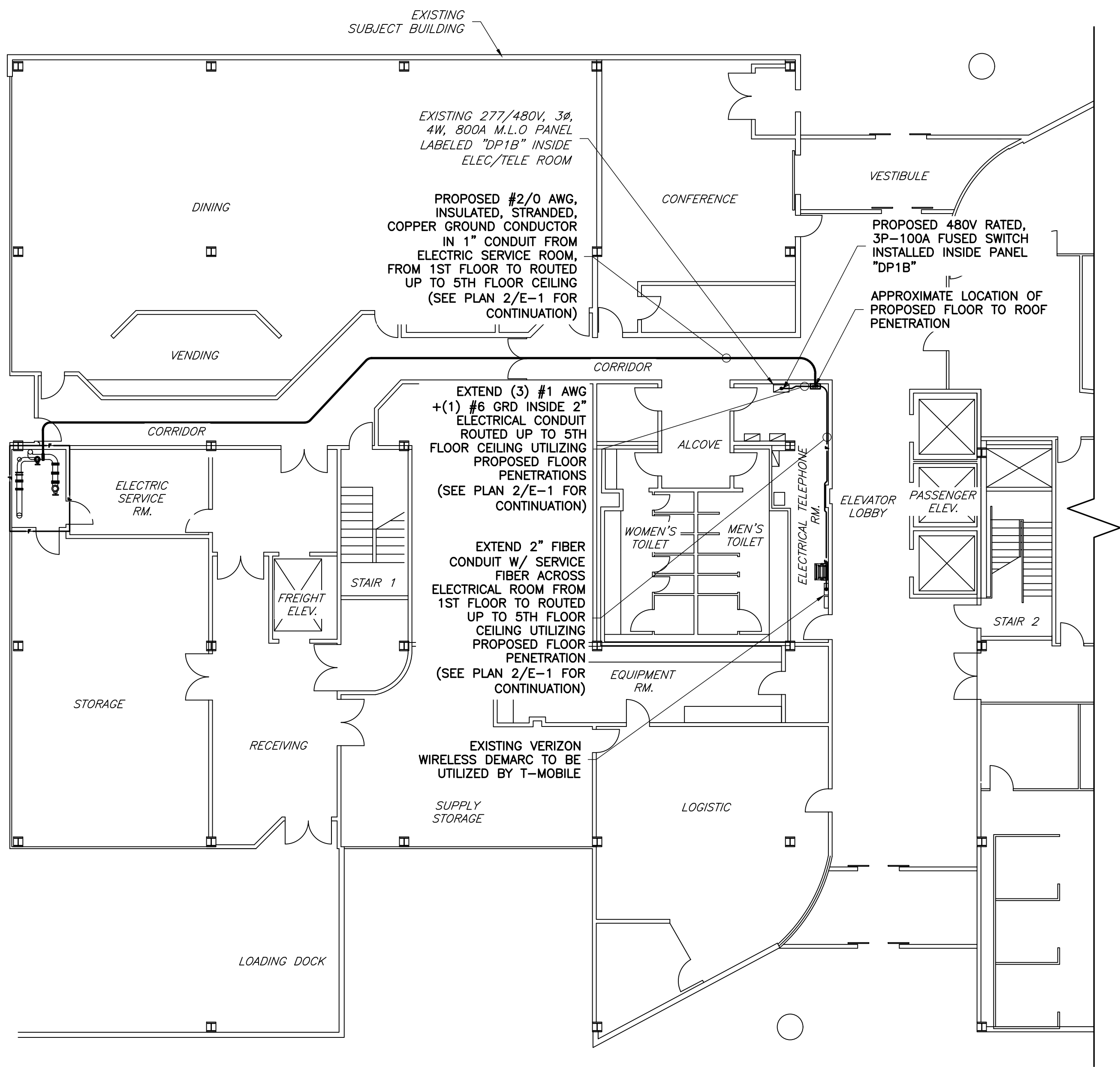
2 EQUIPMENT H-FRAME DETAIL (REAR)
D-2 NTS



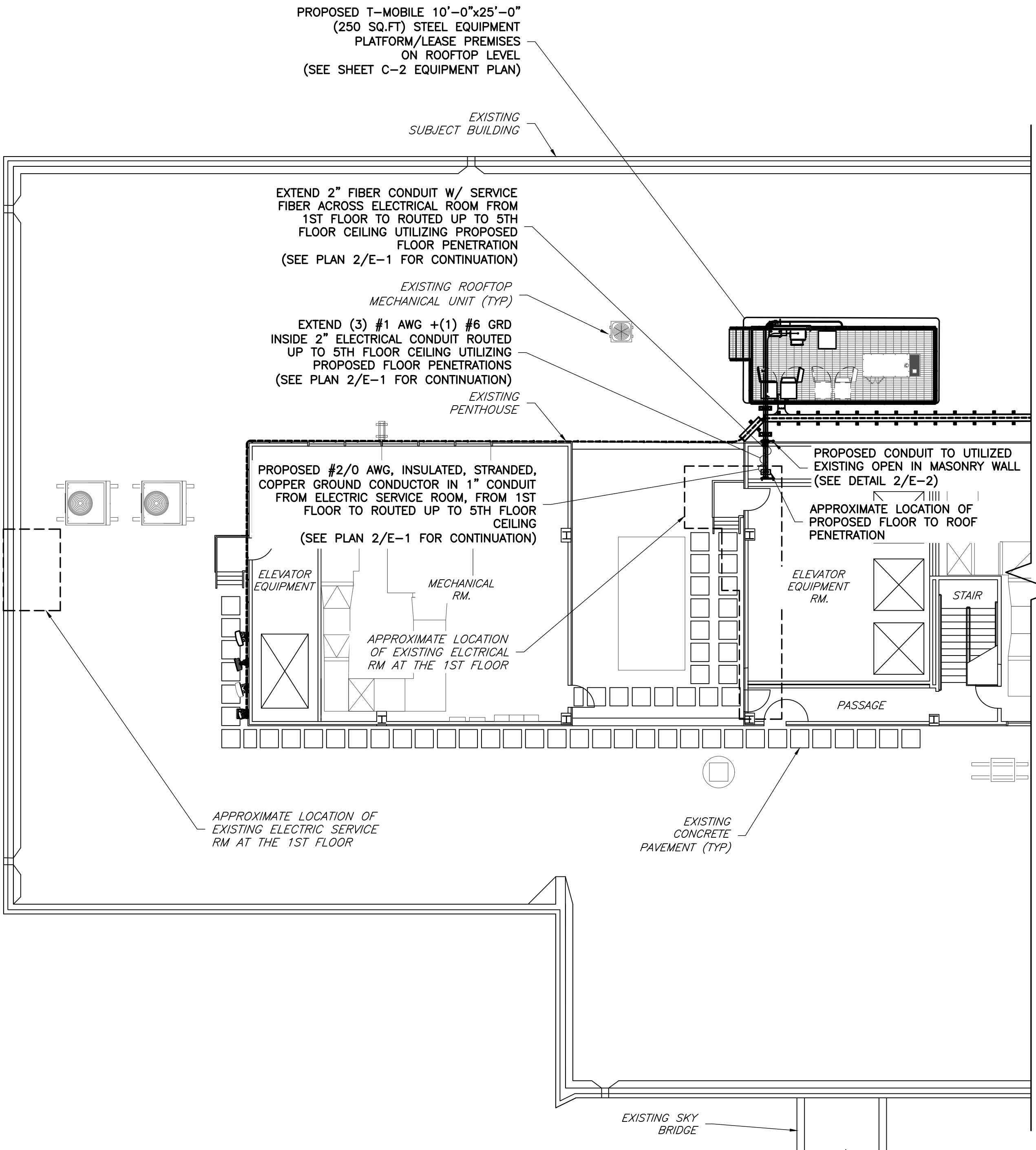
3 CABLE TRAY DETAIL
D-2 NTS



4 HYBRID CABLE ROUTING DETAILS
D-2 NTS



1
E-1
UTILITY PLAN (1ST FLOOR)
SCALE: 3/32" = 1' (22X34)
SCALE: 3/64" = 1' (11X17)
GRAPHIC SCALE
3/32 INCH = 1 FOOT (22X34)
3/64 INCH = 1 FOOT (11X17)



2
E-1
UTILITY PLAN (5TH FLOOR)
SCALE: 3/32" = 1' (22X34)
SCALE: 3/64" = 1' (11X17)
GRAPHIC SCALE
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ENGINEER

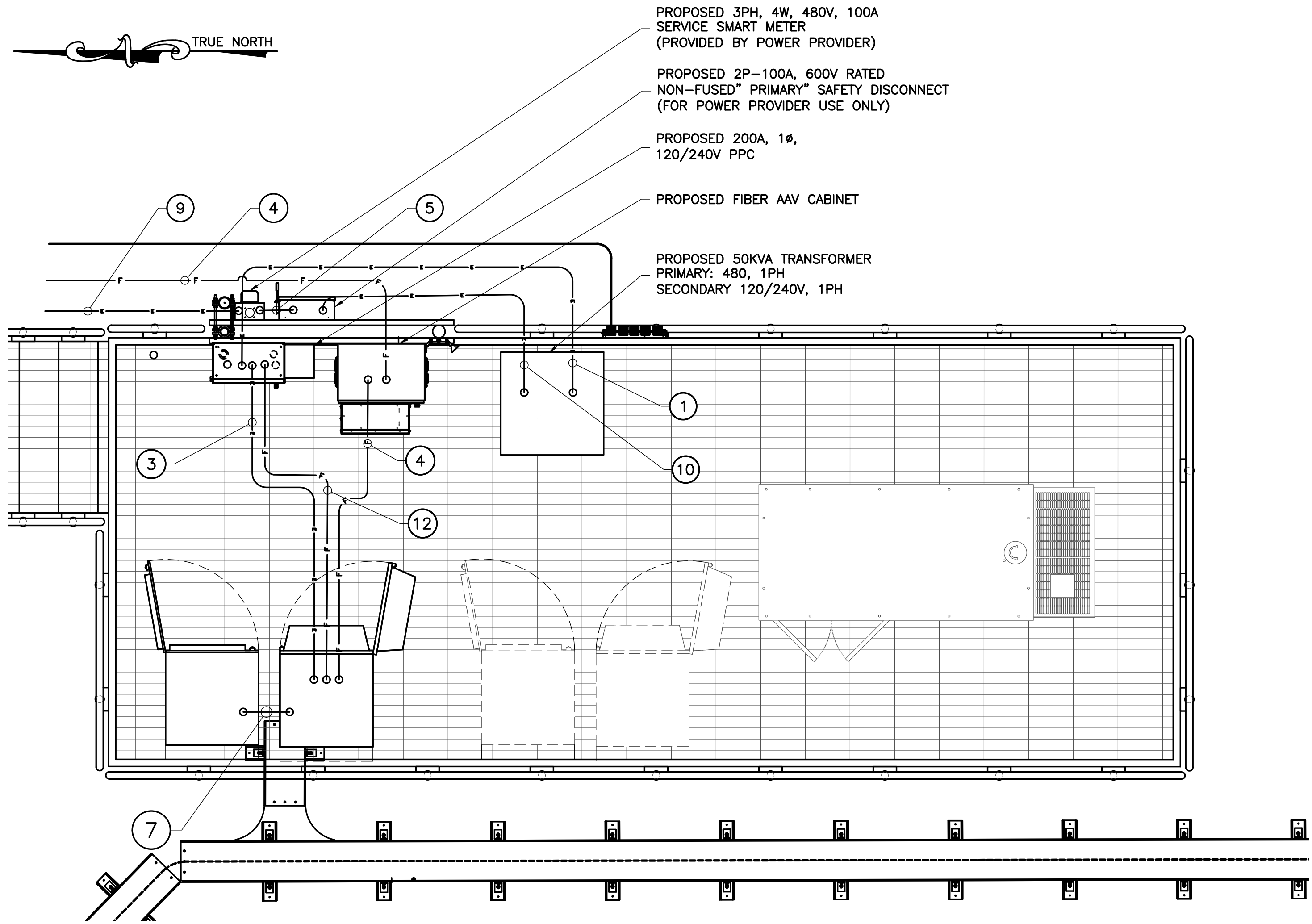
TRENT TRAVIS SNARR, P.E.
MARYLAND PROFESSIONAL ENGINEER
LICENSE #55491

SHEET TITLE

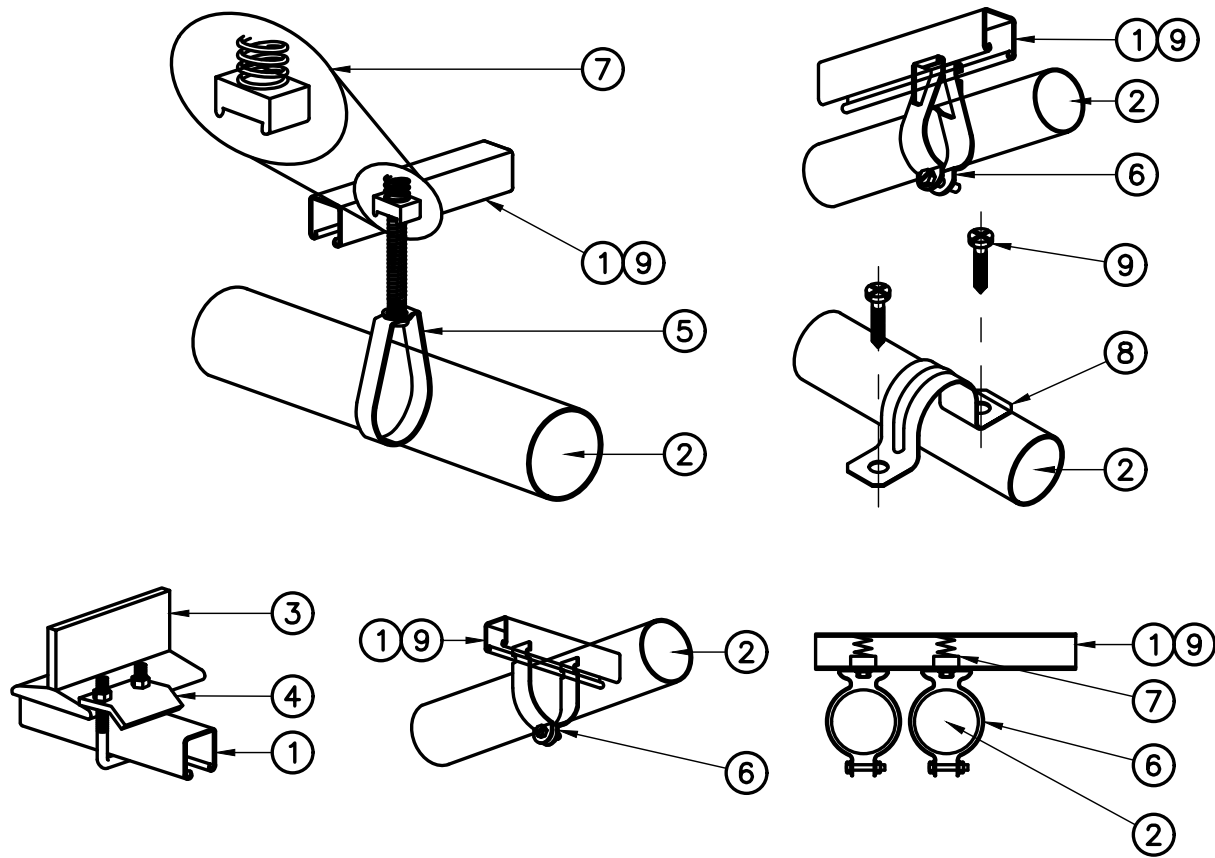
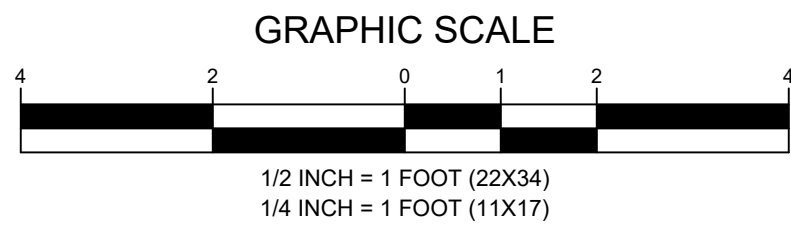
**ELECTRICAL/UTILITY
ROUTING PLANS**

SHEET NUMBER

E-1



1 EQUIPMENT ROOM ROUTING PLAN
SCALE: 1/2" = 1' (22X34)
SCALE: 1/4" = 1' (11X17)



CONDUIT SCHEDULE		FROM	TO
①	(P) 2" RGS CONDUIT W/ (3) #3/0 AWG + (1) #4 GND	DISCONNECT	TRANSFORMER
②	(N/A)	ATS	PPC
③	(P) 2" PVC CONDUIT W/ (3) #1/0 AWG & (1) #6 AWG GND + (2) #10 AWG & (1) #10 AWG GND	PPC	6160
④	(P) 2" PVC CONDUIT W/ PULL STRING AND TRACER WIRE FOR FIBER	AAV	6160 & MESA
⑤	(P) 1-1/2" PVC CONDUIT W/ (3) #1 AWG + (1) #6 GND	METER	DISCONNECT
⑥	(N/A)	GENERATOR	PPC
⑦	(P) 2" LIQUIDTIGHT CONDUIT FROM TOP OF PROPOSED 6160 CABINET TO TOP OF PROPOSED B160 BATTERY CABINET	6160	B160
⑧	(N/A)	GENERATOR	ATS/6160
⑨	(P) 1-1/2" PVC CONDUIT W/ (3) #1 AWG + (1) #6 GND	SOURCE	METER
⑩	(P) 1-1/2" RGS CONDUIT W/ (3) #1 AWG & (1) #8 AWG GND	TRANSFORMER	PPC
⑪	(N/A)	ATS	PPC
⑫	(P) 1" LIQUIDTIGHT CONDUIT BOTTOM OF 6160 TO PPC FOR AC ALARMS	6160	PPC

KEY NOTE LEGEND:

- STEEL CHANNEL STRUT, 1-5/8" X 1-5/8"
- NEW RGS CONDUIT, PVC CONDUIT, OR STEEL PIPE, TYPE AND SIZE ACCORDING TO PLANS
- STEEL STRUCTURAL MEMBER.
- NEW METAL BEAM CLAMP, TO BE SIZED IN RELATION TO NEW CONDUIT DIAMETER. (HEX NUTS AND "U" BOLT INCLUDED)
- NEW METAL CONDUIT HANGER W/ THREADED ROD, DIAMETER TO BE SIZED IN RELATION TO NEW CONDUIT DIAMETER.
- NEW METAL CONDUIT CLAMP, DIAMETER TO BE SIZED IN RELATION TO NEW CONDUIT DIAMETER.
- SPRING NUT FOR STEEL CHANNEL STRUT
- NEW METAL CONDUIT STRAP, DIAMETER TO BE SIZED IN RELATION TO NEW CONDUIT DIAMETER
- FOR FASTENER TYPES, REFER TO NOTES 2 AND 3 BELOW.

NOTES:

- CONDUIT/PIPE TO BE SUPPORTED 3' O.C. MIN. AND WITHIN 3' OF ANY JUNCTION BOX.
- FASTENER TYPES FOR STRAPS
 - FOR WOOD: 3/16" STAINLESS STEEL WOOD SCREW W/ MIN. 1" EMBEDMENT
 - FOR CONCRETE: 3/16" TAPCON CONCRETE SCREW W/ MIN. 1" EMBEDMENT
 - FOR METAL: 3/16" STAINLESS STEEL SELF-TAPPING SCREW
- FASTENER TYPES FOR STEEL CHANNEL STRUT, 1(3) 1-1/2" O.C., MIN. OF 2
 - FOR WOOD: 3/16" STAINLESS STEEL WOOD SCREW W/ MIN. 1 1/(3) 1-1/2" EMBEDMENT
 - SOLID CONCRETE: 1/(3) 1-1/2" HILTI HIT HY150 EPOXY ANCHOR W/ MIN. (3) 1-1/2" EMBEDMENT
 - NON-GROUTED CMU: 1/(3) 1-1/2" HILTI HIT HY20 EPOXY ANCHOR W/ MIN. (3) 1-1/2" EMBEDMENT
 - FOR METAL: 3/16" STAINLESS STEEL SELF-TAPPING SCREW

2 CONDUIT AND PIPE ROUTING DETAILS
E-2 NOT TO SCALE

APPLICANT

T-Mobile
T-MOBILE NORTHEAST LLC
12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
OFFICE: (240) 264-8600
FAX: (240) 264-8610

ENGINEER

NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7002

SITE INFORMATION

7WAC530B
REPL FOR WA73XC189
220 SPRING STREET
HERNDON, VA 20170
FAIRFAX COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
B	09/28/22	REV. PER COMMENTS	AMM
A	09/26/22	PRELIMINARY CD'S	AMM

PROFESSIONAL STAMP

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ENGINEER

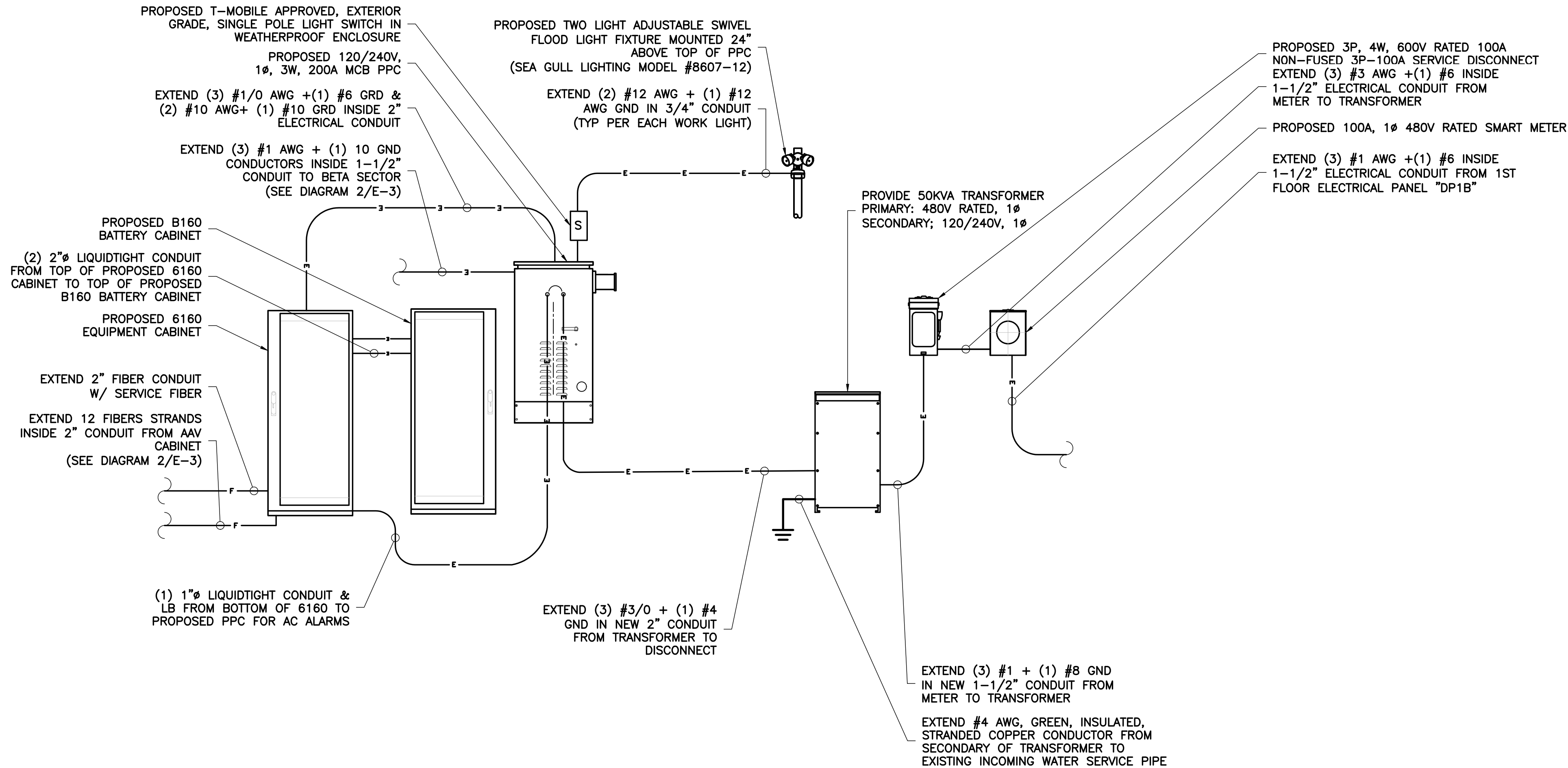
TRENT TRAVIS SNARR, P.E.
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SHEET TITLE

PLATFORM UTILITY
ROUTING

SHEET NUMBER

E-2



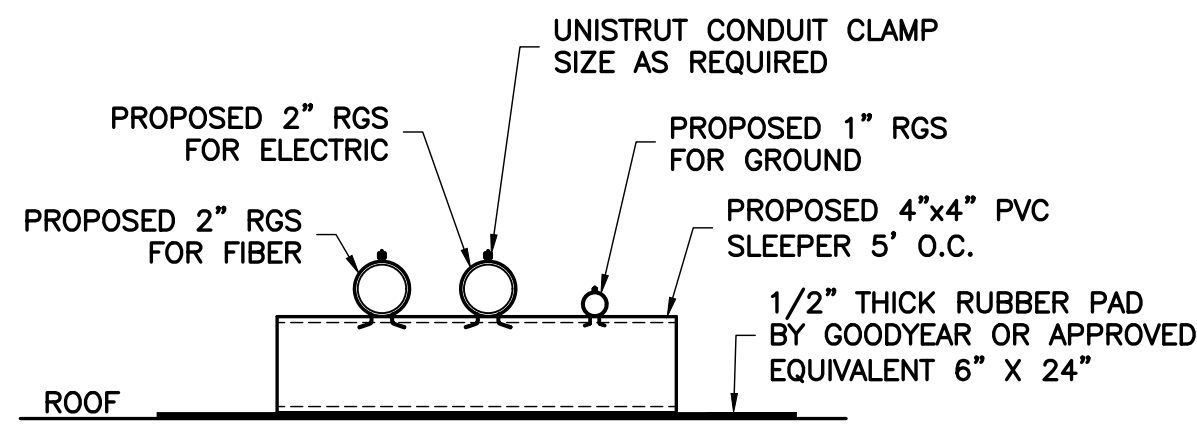
NOTE:
PROVIDE WARNING SHOCK HAZARD STICKER AT EACH T-MOBILE ELECTRICAL EQUIPMENT WITH YELLOW BACKGROUND AND BLACK BLOCK STYLE LETTERING.

WARNING
SHOCK HAZARD EXIST IF GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER CONNECTION IN THIS EQUIPMENT IS REMOVED WHILE ALTERNATE SOURCE IS ENERGIZED

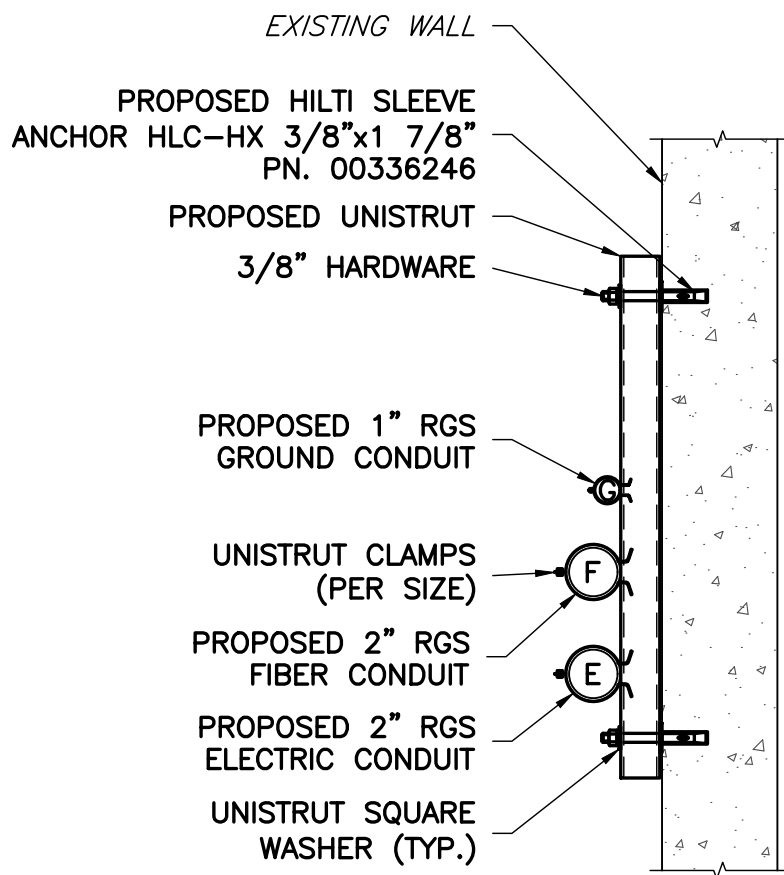
MSF SMART METER NOTES:

1. TO BE PROVIDED BY T-MOBILE
2. CONTRACTOR RESPONSIBLE FOR PROVIDING COMPLETED COMMISSIONING SHEET TO CONSTRUCTION MANAGER.

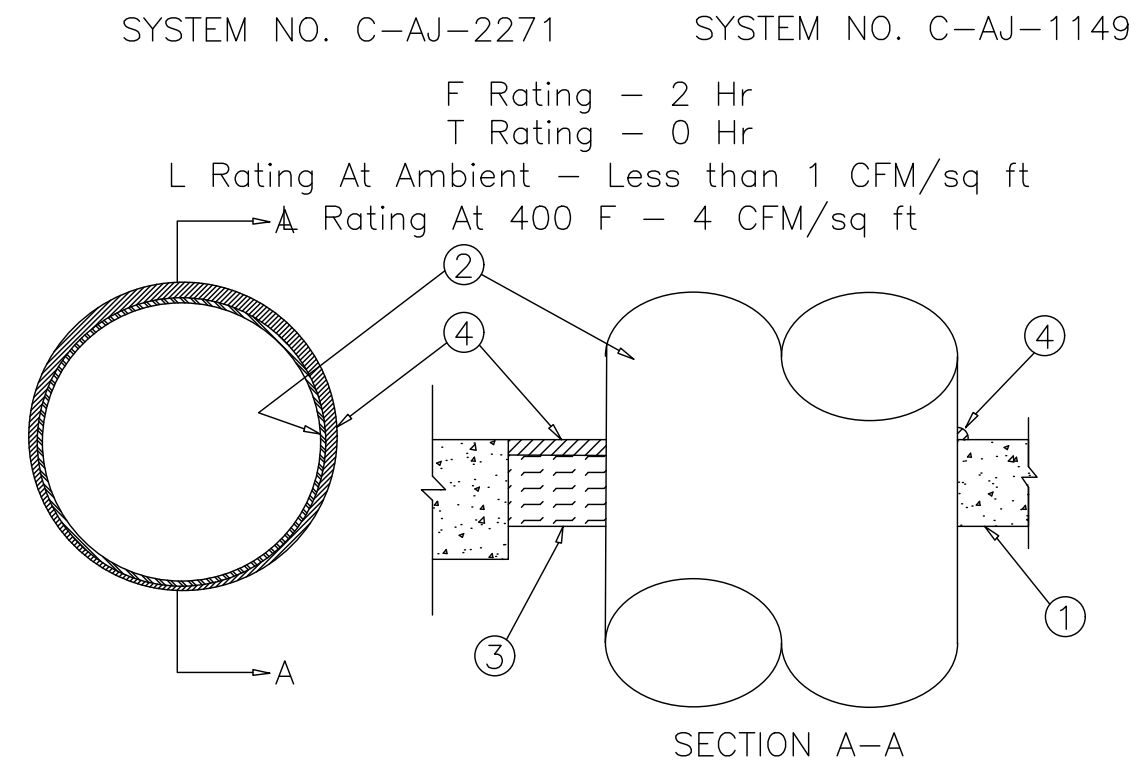
1 ELECTRICAL PLUMBING DIAGRAM
NOT TO SCALE



2 SUPPORT CONDUIT DETAIL
SCALE: 1 1/2" = 1'



3 CONDUIT ROUTING DETAIL
NTS



1. Floor or Wall Assembly - Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks *. Max diameter of opening is 12 in.
2. Through Penetrants - One thickness of min 4 pcf mineral wool batt insulation for nom 4 in. diam (and smaller) pipes, conduits or tubings and a min 4 in. thickness of min 4 pcf mineral wool batt insulation for pipe greater than nom 4 in. diam, firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material.
3. Packing Material - Min 3 in. thickness of min 4 pcf mineral wool batt insulation for nom 4 in. diam (and smaller) pipes, conduits or tubings and a min 4 in. thickness of min 4 pcf mineral wool batt insulation for pipe greater than nom 4 in. diam, firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material.
4. Fill, Void or Cavity Material* - Sealant - Min 1/2 in. thickness of fill material applied within the annulus, flush with the top surface of floor or both surfaces of wall. At the point of contact location between pipe and concrete, a min 1/2 in. diam bead of fill material shall be applied at the concrete/pipe interface on the top surface of floor and on both surfaces of wall.

*Bearing the UL Classification Marking.

4 CORE DRILL DETAIL
NTS

APPLICANT	T-Mobile T-MOBILE NORTHEAST LLC 12050 BALTIMORE AVENUE BELTSVILLE, MD 20705 OFFICE: (240) 264-8600 FAX: (240) 264-8610													
	NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELKBRIDGE, MD 21075 (410) 712-7092													
ENGINEER														
SITE INFORMATION	7WAC530B REPL FOR WA73XC189 220 SPRING STREET HERNDON, VA 20170 FAIRFAX COUNTY													
DESIGN RECORD	REVISIONS													
	<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td>B</td><td>09/28/22</td><td>REV. PER COMMENTS</td><td>AMM</td></tr><tr><td>A</td><td>09/26/22</td><td>PRELIMINARY CD'S</td><td>AMM</td></tr></table>			REV	DATE	DESCRIPTION	BY	B	09/28/22	REV. PER COMMENTS	AMM	A	09/26/22	PRELIMINARY CD'S
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	TRENT TRAVIS SNARR, P.E. MARYLAND PROFESSIONAL ENGINEER LICENSE #55491													
ENGINEER														
SHEET TITLE	POWER PLUMBING DIAGRAMS & ROUTING DETAILS													
SHEET NUMBER	E-3													

ELECTRICAL NOTES

1) GC IS REQUIRED TO COORDINATE WITH UTILITY PROVIDER/COMPANY FOR INCREASED SERVICE SIZE.

APPLICANT

T-Mobile

T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
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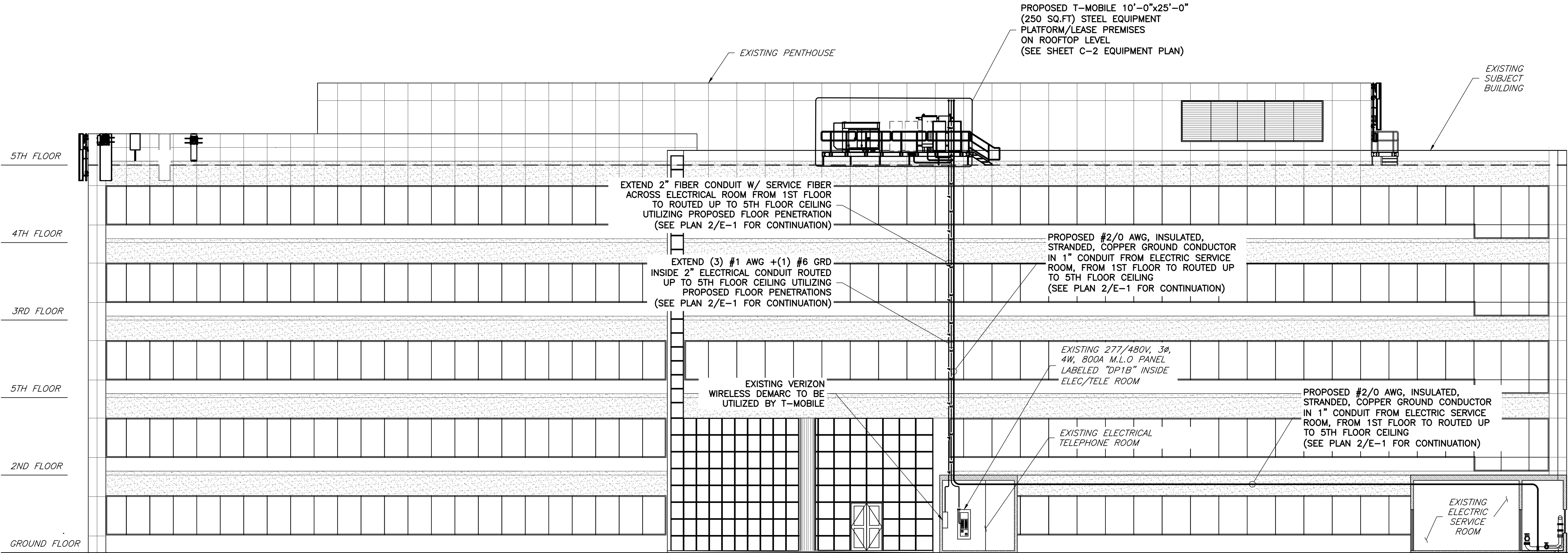
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MARYLAND PROFESSIONAL ENGINEER
LICENSE #55491

SHEET TITLE

RISER DIAGRAM
& DETAILS

SHEET NUMBER

E-4



1 RISER DIAGRAM
E-4 NOT TO SCALE

PROPOSED DELTA PPC PANEL (PN:4910163600)														
MAIN BREAKER RATING (A):			200		SYSTEM VOLTAGE (V):			240		PHASE: 1 WIRE: 3 BRANCH CB: 24				
C K T	CIRCUIT DESCRIPTION	WATTAGE		POLE	B R K	LOAD PER PHASE		B R K	POLE	WATTAGE		CIRCUIT DESCRIPTION	C K T	
		C	NC			A	B			NC	C			
1	SURGE ARRESTER	0	0	2	30	600		20	1	600	0	AAV CABINET	2	
3		0	0				240			20	1	240	0	WORK LIGHT
5	6160 EQUIPMENT CABINET	0	6125	2	150	6125				0	0	SPACE	6	
7		0	6125				6125			0	0	SPACE	8	
9		0	6125			6125				0	0	SPACE	10	
11		0	6125				6125			0	0	SPACE	12	
13	6160 GFCI OUTLET	0	360	1	20	360				0	0	SPACE	14	
15	SPACE	0	0				0			0	0	SPACE	16	
17	SPACE	0	0			0				0	0	SPACE	18	
19	SPACE	0	0				0			0	0	SPACE	20	
21	SPACE	0	0			0				0	0	SPACE	22	
23	SPACE	0	0				0			0	0	SPACE	24	
						TOTAL LOADS PER PHASE								
						13210	12490							
						SUBTOTAL CONTINUOUS		125% TOTAL CONTINUOUS (VA)		0				
						0		100% TOTAL NON-CONTINUOUS (VA)		25700				
						SUBTOTAL NON-CONTINUOUS		TOTAL AMPS		107.08				
						25700		TOTAL CONNECTED LOAD (KVA)		25.70				
								SPARE CAPACITY (A)		92.92				
INSTALL (1) NEW 2P-150A BREAKER FOR PROPOSED 6160 INSTALL (1) NEW 1P-20A BREAKER FOR PROPOSED 6160 GFCI. INSTALL (1) NEW 1P-20A BREAKER FOR AAV CABINET.														

REVISIONS

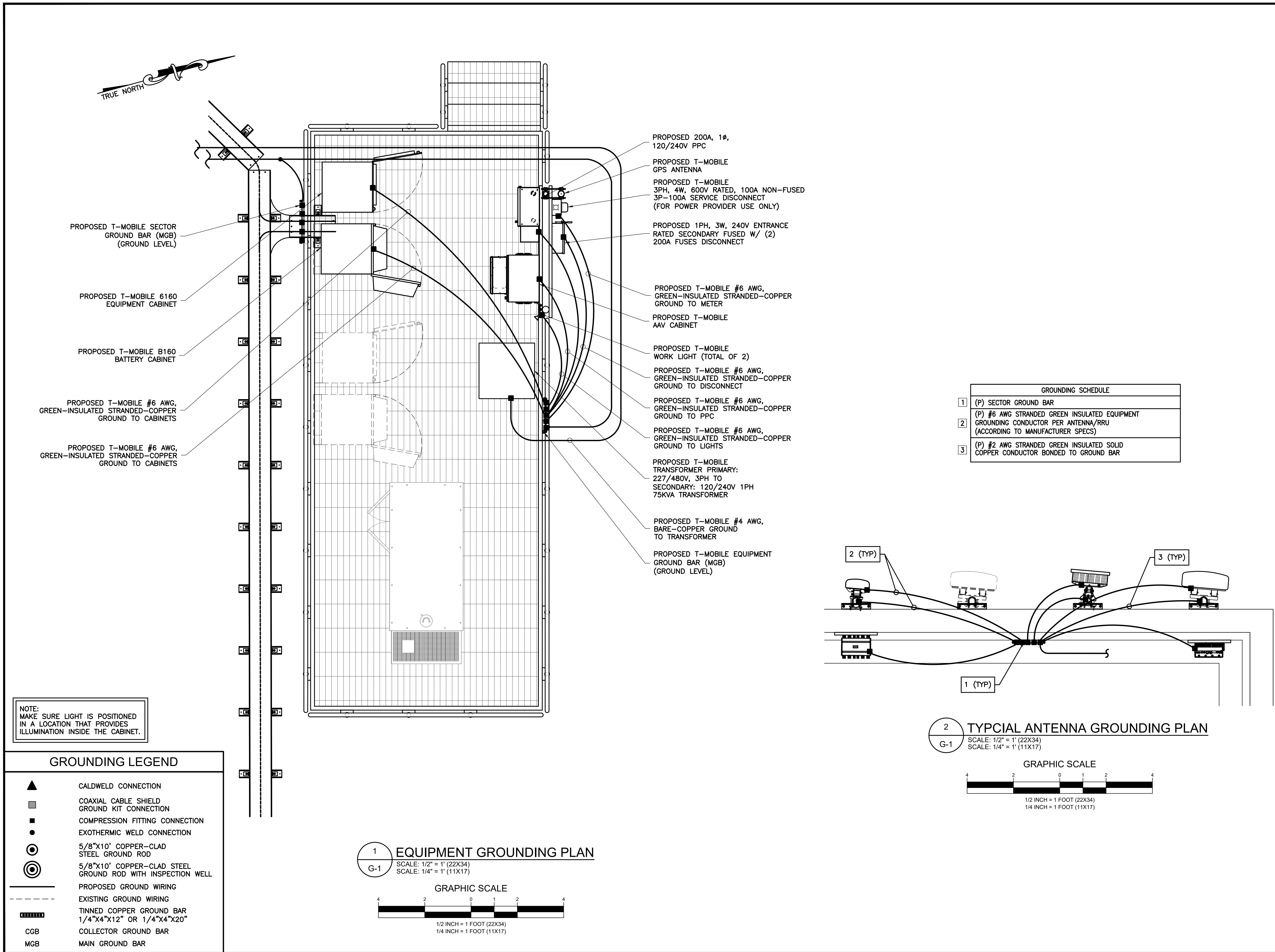
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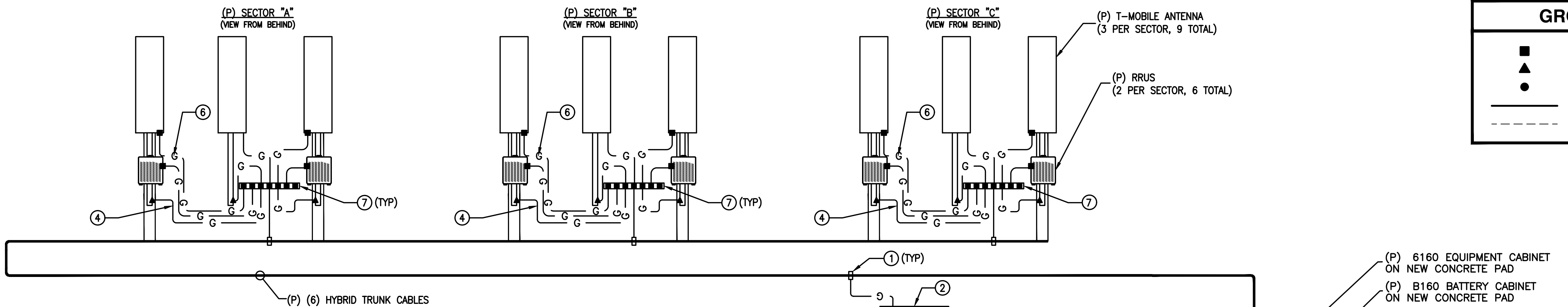
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LICENSE #55491

GROUNDING PLANS

G-1





GROUNDING LEGEND	
■	MECHANICAL COMPRESSION CONNECTION
▲	CADWELD CONNECTION
●	EXOTHERMIC WELD CONNECTION
—	PROPOSED GROUND WIRING
---	EXISTING GROUND WIRING

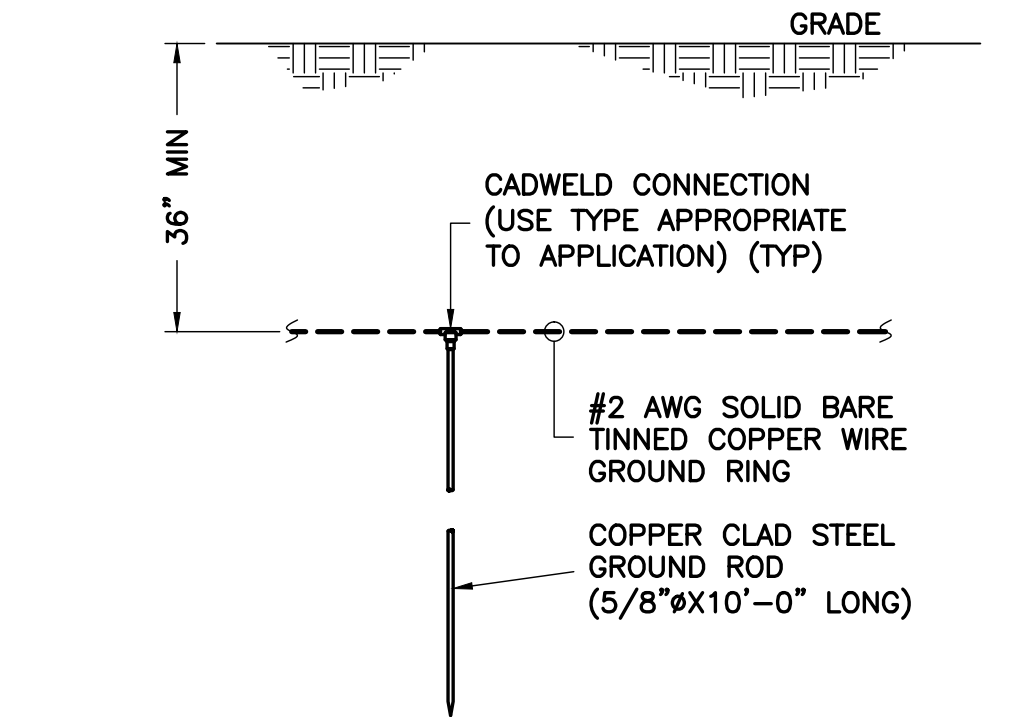
GROUNDING SCHEDULE	
①	(P) STANDARD GROUNDING KIT (COMMSCOPE PART #UG12158-15B4-T OR EQUIV.)
②	(P) MGB - (P) TOWER GROUND BAR @ TOWER LEG
③	(P) MGB - (P) MASTER GROUND BAR @ PROPOSED EQUIPMENT
④	(P) EQUIPMENT GROUNDING (SEE 1/G-1 FOR DETAILS)
⑤	(P) #2 BARE TINNED SOLID COPPER CONDUCTOR BONDED TO GROUND RING
⑥	(P) #6 AWG STRANDED GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR PER ANTENNA/RADIO (ACCORDING TO MANU. SPECS)
⑦	(P) CGB - SECTOR GROUND BAR (TYP)
⑧	(P) BARE-SOLID COPPER #4 AWG GROUNDING CONDUCTOR FOR TRANSFORMER FROM GROUND ROD (BOND TO FRAME PER MANU. SPECS)

NOTES:
A. PROVIDE #2AWG GROUNDING CONDUCTOR, U.O.N.
B. DO NOT INSTALL GROUND KIT AT BEND. DIRECT GROUND WIRE DOWN TO ANTENNA BUSSBAR.

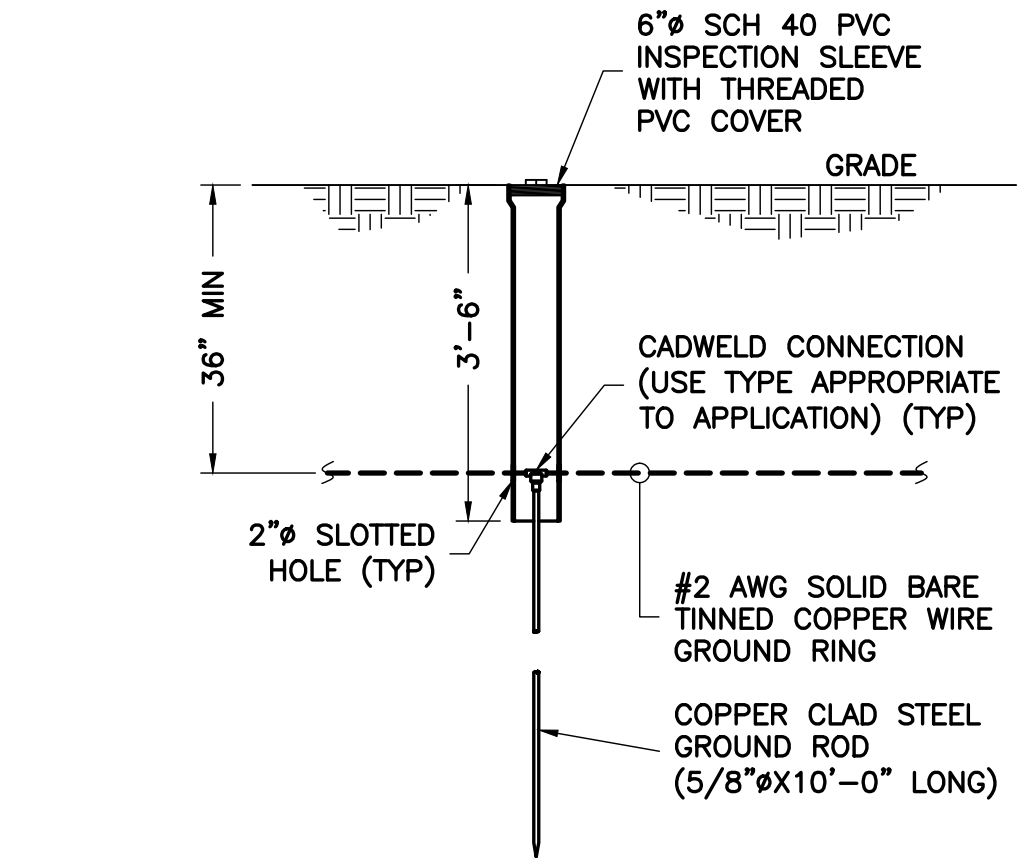
NOTE: ALL ANTENNA PIPE MASTS ARE TO BE CADWELDED WITH #2 AWG STRANDED

NOTE: ALL TOWER TOP GROUNDS ARE STRANDED ONLY. ALL BELOW GRADE GROUNDS ARE SOLID.

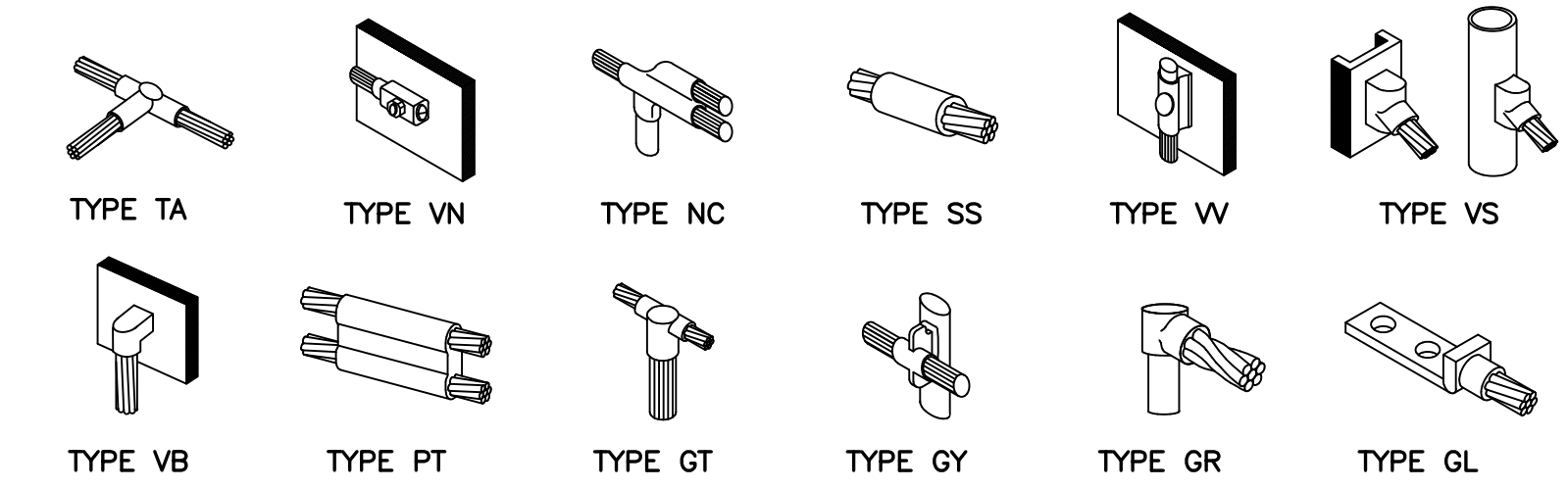
1 GROUNDING RISER DIAGRAM
G-2 NTS



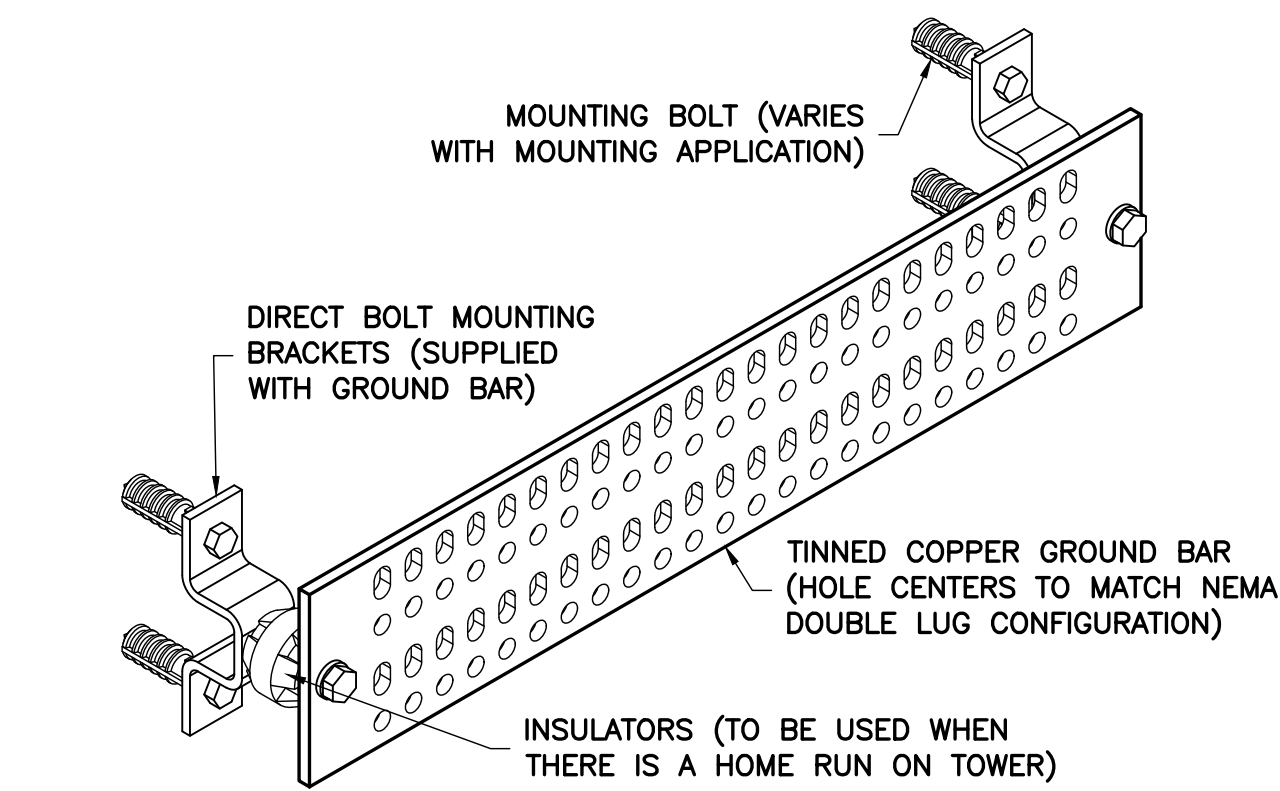
2 TYPICAL GROUND ROD DETAIL
G-2 NTS



3 GROUNDING ROD INSPECTION WELL
G-2 NTS

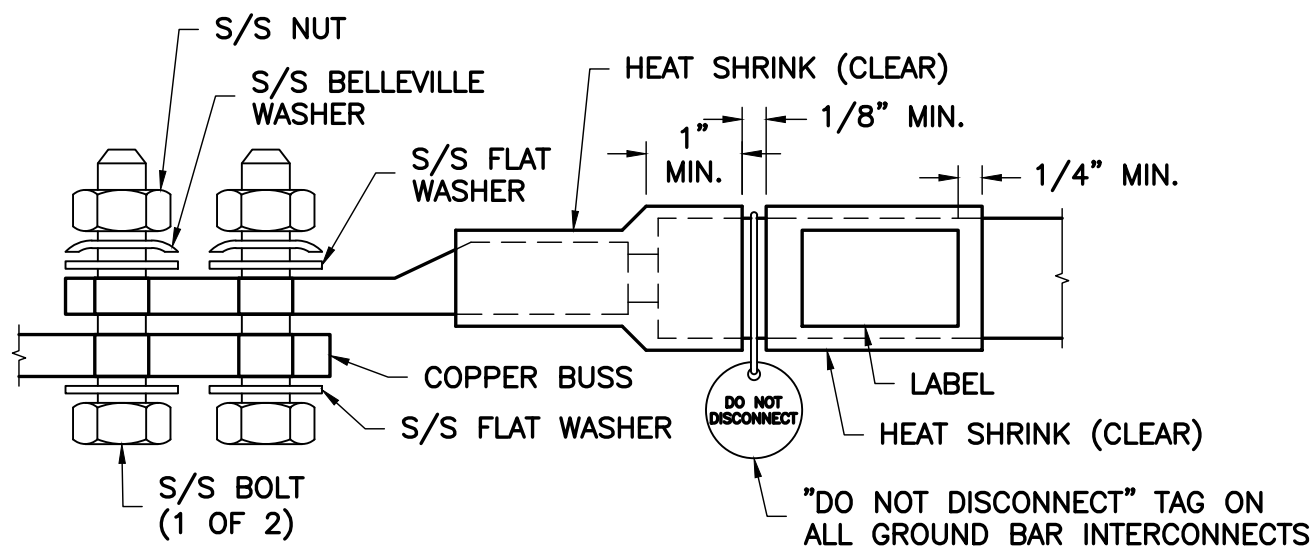


4 CADWELD GROUNDING CONNECTION DETAILS
G-2 NTS



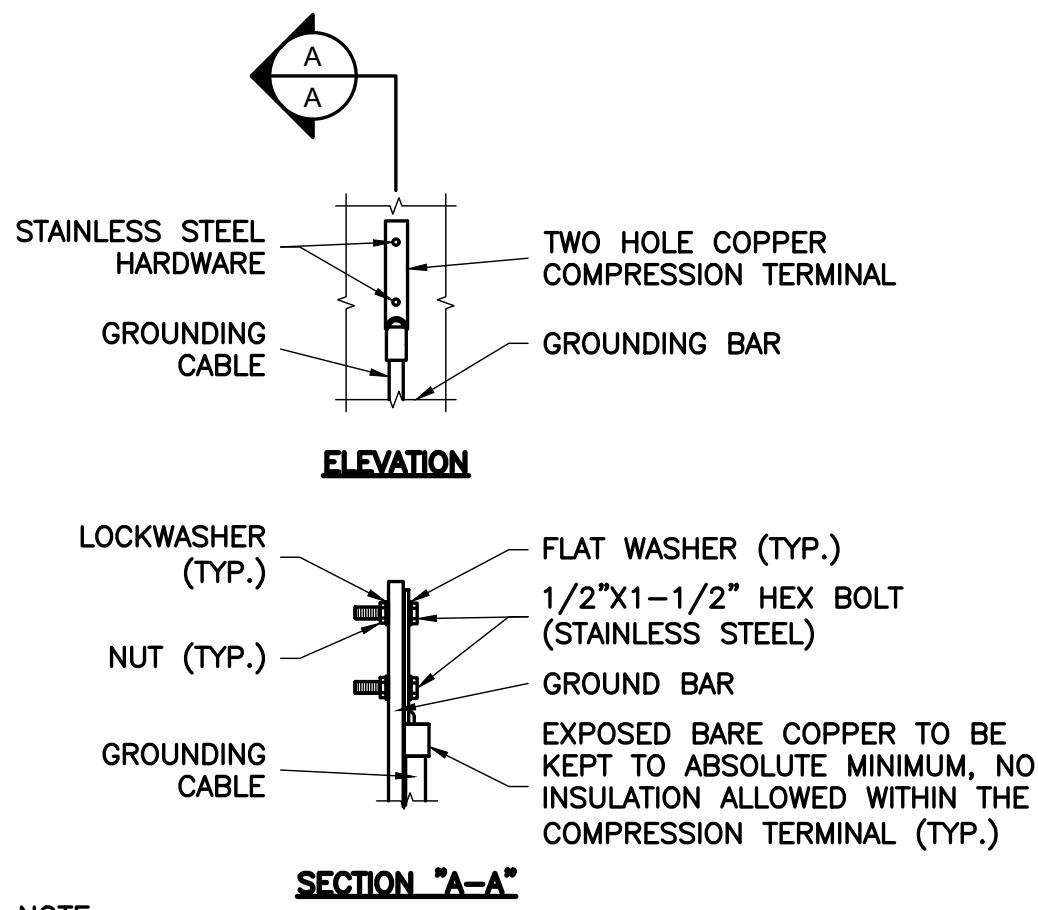
GROUND BAR SCHEDULE				
TYPE	QTY	MANUFACTURER	PART NO.	REMARKS
MGB	2	ANDREW	UGBKIT-0420-T	OR EQUAL
CBG	3	ANDREW	UGBKIT-0412	OR EQUAL

5 GROUND BAR DETAIL
G-2 NTS



- NOTES:
- ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH ANTI-OXIDATION COMPOUND BEFORE MATING.
 - FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH ANTI-OXIDATION COMPOUND.
 - COAT ALL BARRELS WITH ANTI-OXIDATION COMPOUND BEFORE CRIMPING.

6 GENERAL LUG DETAIL
G-2 NTS



- NOTE:
- "DOUBLING UP" OR "STACKING" OF CONNECTIONS IS NOT PERMITTED.
 - OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.

7 TYPICAL GROUND BAR CONNECTION DETAIL
G-2 NTS

APPLICANT

T-Mobile
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12050 BALTIMORE AVENUE
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6096 MARSHALEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 715-7092

SITE INFORMATION

7WAC530B
REPL FOR WA73XC189
220 SPRING STREET
HERNDON, VA 20170
FAIRFAX COUNTY

DESIGN RECORD

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ENGINEER

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MARYLAND PROFESSIONAL ENGINEER
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SHEET TITLE

GROUNDING DETAILS

SHEET NUMBER

G-2

STRUCTURAL NOTES

STRUCTURAL DESIGN CRITERIA:

STRUCTURAL DESIGN IS BASED ON THE 2018 VIRGINIA STATEWIDE UNIFORM BUILDING CODE.

LOCATION: FAIRFAX COUNTY, VA.

CONSTRUCTION MATERIAL SELF WEIGHT PER ASCE 7-16

ROOF DEAD LOAD ALLOWANCE: 15 PSF
ROOF LIVE LOAD: 30 PSF
ROOF SNOW LOAD: 30 PSF
ULTIMATE WIND SPEED: 112 MPH
RISK CATEGORY: II
EXPOSURE CATEGORY: B
TOPOGRAPHIC CATEGORY: 1

1. THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS SHALL GOVERN:
- A. AISC – "ALLOWABLE STRESS DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
- B. AISC – "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
- C. AWS – "D1.1 STRUCTURAL WELDING CODE – STEEL".

2. MATERIAL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

STRUCTURAL WIDE FLANGE & M SHAPES A992 OR A572
Fy = 50KSI

OTHER STRUCTURAL SHAPES AND PLATES A36
Fy = 36 KSI
A500, GRADE B
Fy = 46 KSI

STRUCTURAL TUBING A325
Fy = 46 KSI

HIGH STRENGTH BOLTS A354, GRADE BC
THREAD RODS A325 OR A354 BC
ANCHOR BOLTS SCH 40 PIPE
PIPE (HANDRAIL)

3. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70XX ELECTRODES. UNLESS OTHERWISE NOTED PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS PER AISC REQUIREMENTS.

4. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED. ALL HOLES IN BEARING PLATES SHALL BE DRILLED.

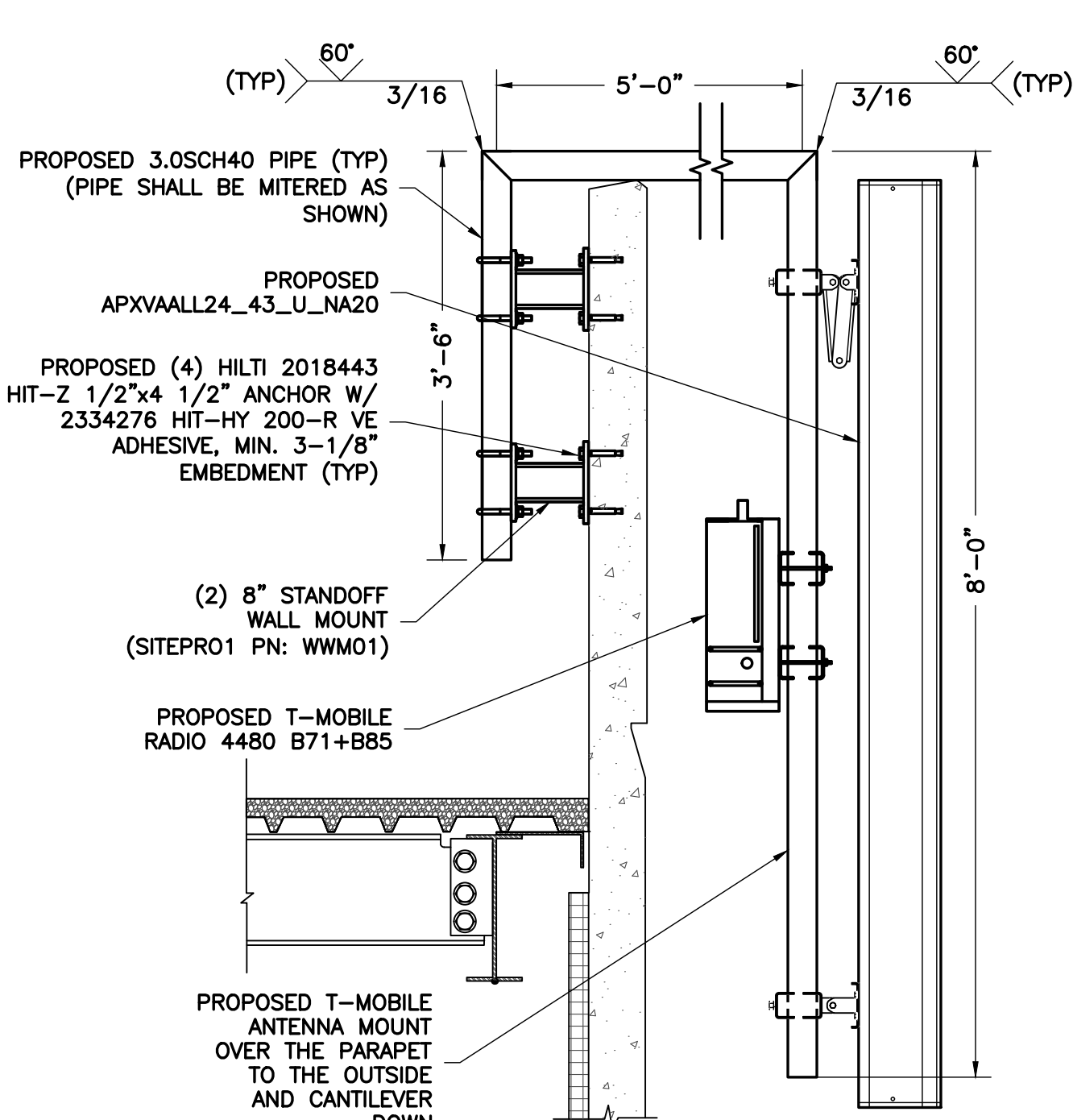
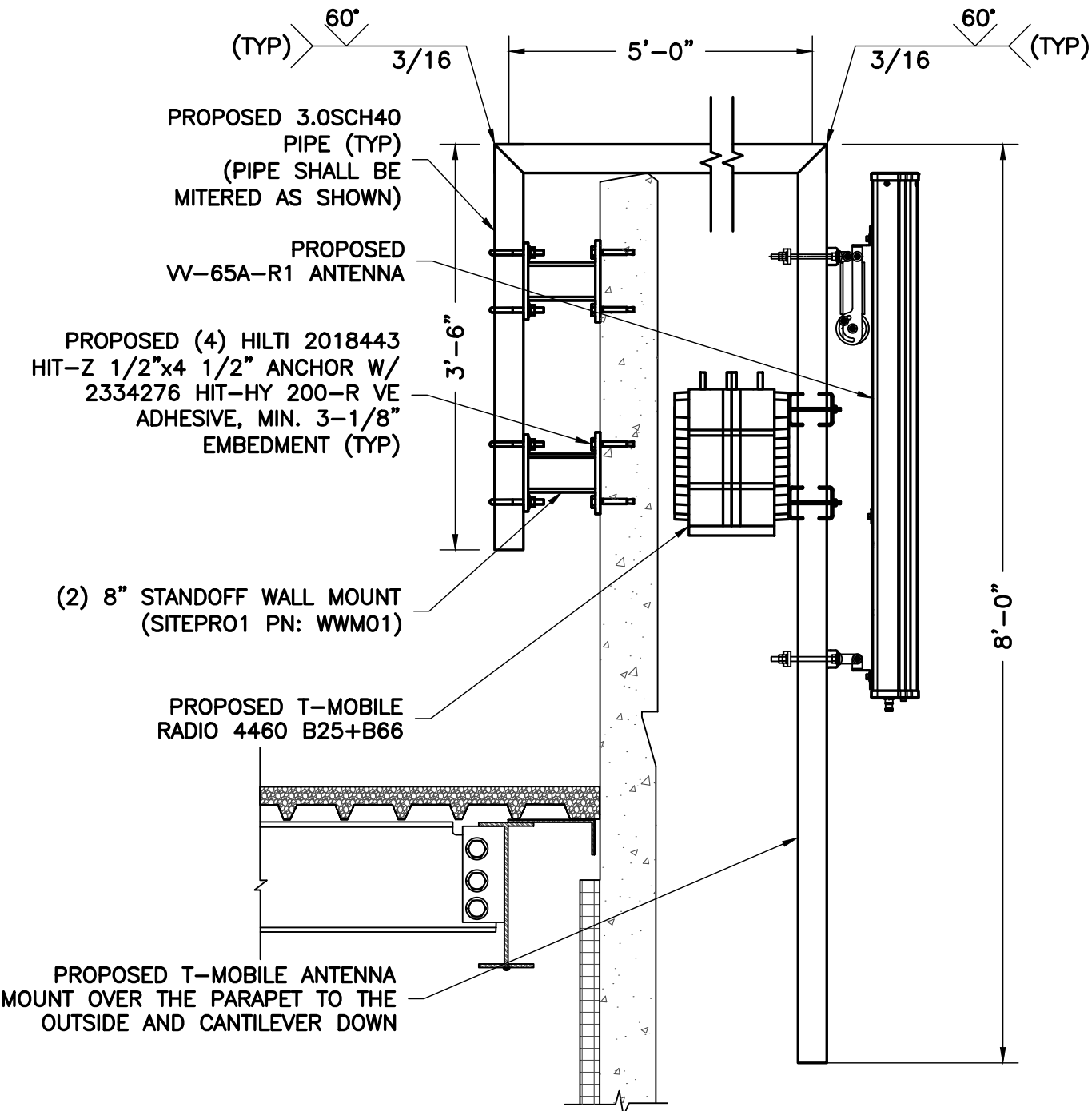
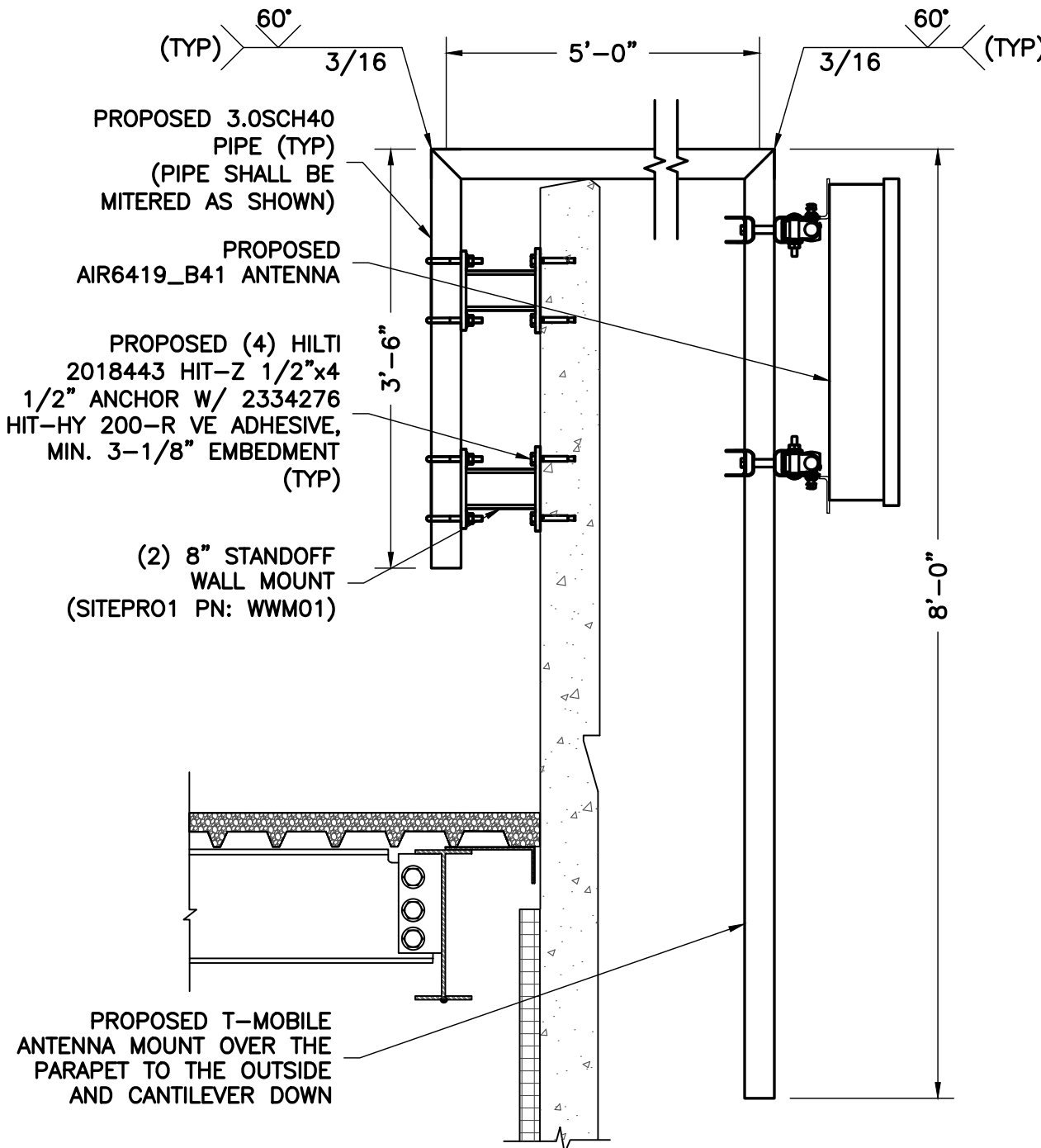
5. ALL STEEL TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123.

6. EPOXY ANCHORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

7. ALL BOLTS SHALL BE TIGHTENED USING TURN-OF-THE-NUT METHOD PER AISC SPECIFICATIONS USING STANDARD HOLES.

8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND FIT PRIOR TO FABRICATION.

10. THE FABRICATOR SHALL FURNISH CHECKED SHOP AND ERECTION DRAWINGS TO THE ENGINEER, AND OBTAIN APPROVAL PRIOR TO FABRICATING ANY STRUCTURAL STEEL. SHOP DRAWINGS SHALL CONFORM TO AISC "DETAILING FOR STEEL CONSTRUCTION".



1 ERICSSON MOUNTING DETAIL
ST-1 NOT TO SCALE

2 COMMSCOPE MOUNTING DETAIL
ST-1 NOT TO SCALE

3 RFS MOUNTING DETAIL
ST-1 NOT TO SCALE

NOTE:
NB+C OFFERS PMI (POST MOD INSPECTION) SERVICES. IF AUTHORIZED, NB+C WILL COORDINATE THE PMI WITH THE GC.

APPLICANT

T-Mobile
T-MOBILE NORTHEAST LLC
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REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 55491, EXPIRATION DATE 01/08/2024

ENGINEER

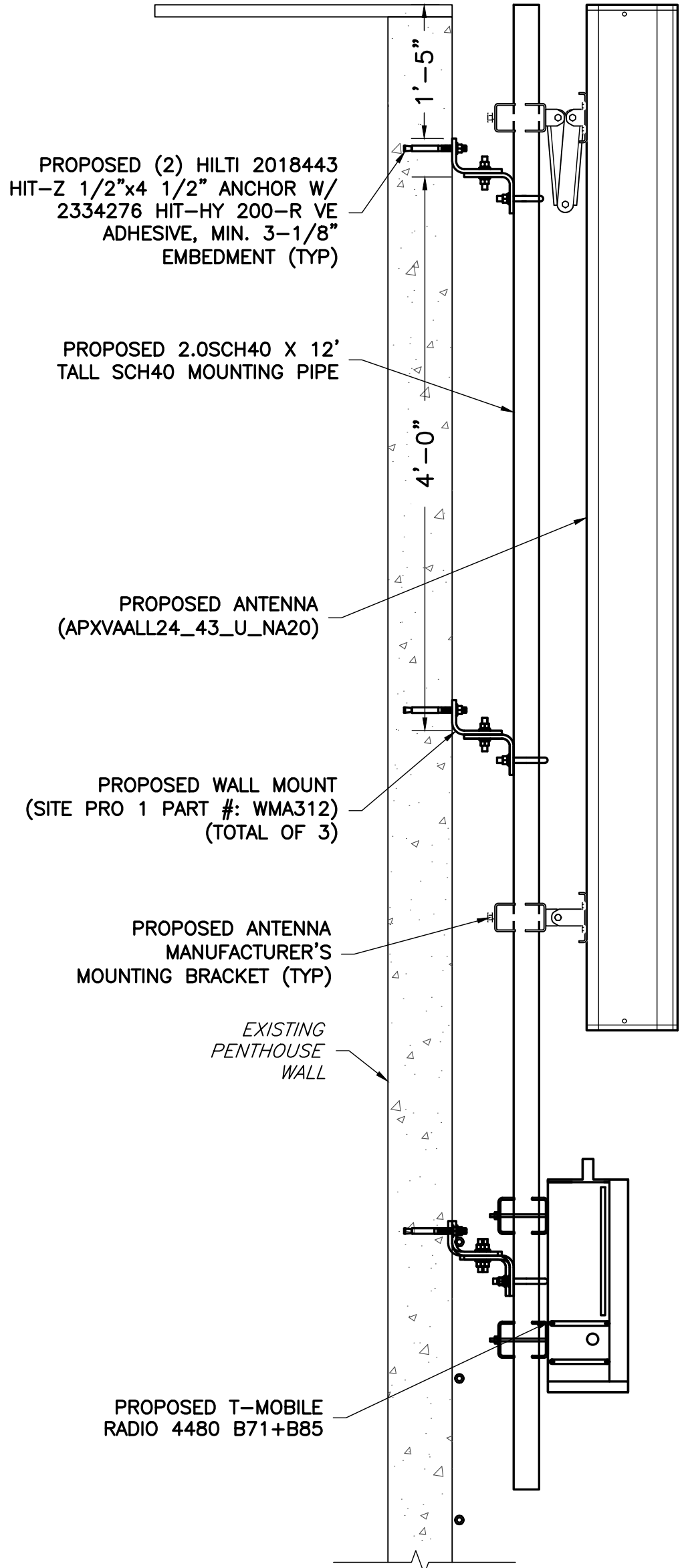
TRENT TRAVIS SNARR, P.E.
MARYLAND PROFESSIONAL ENGINEER
LICENSE #55491

SHEET TITLE

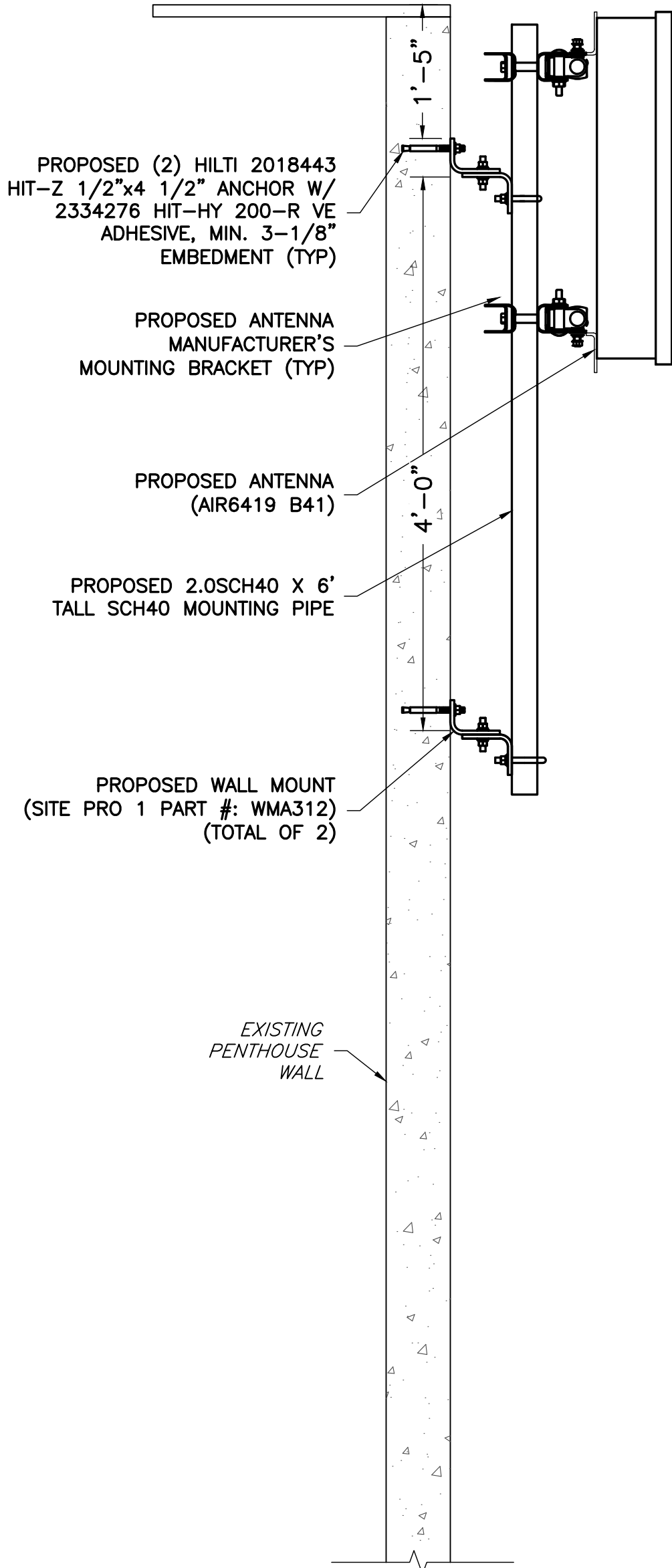
ANTENNA
MOUNTING
DETAILS

SHEET NUMBER

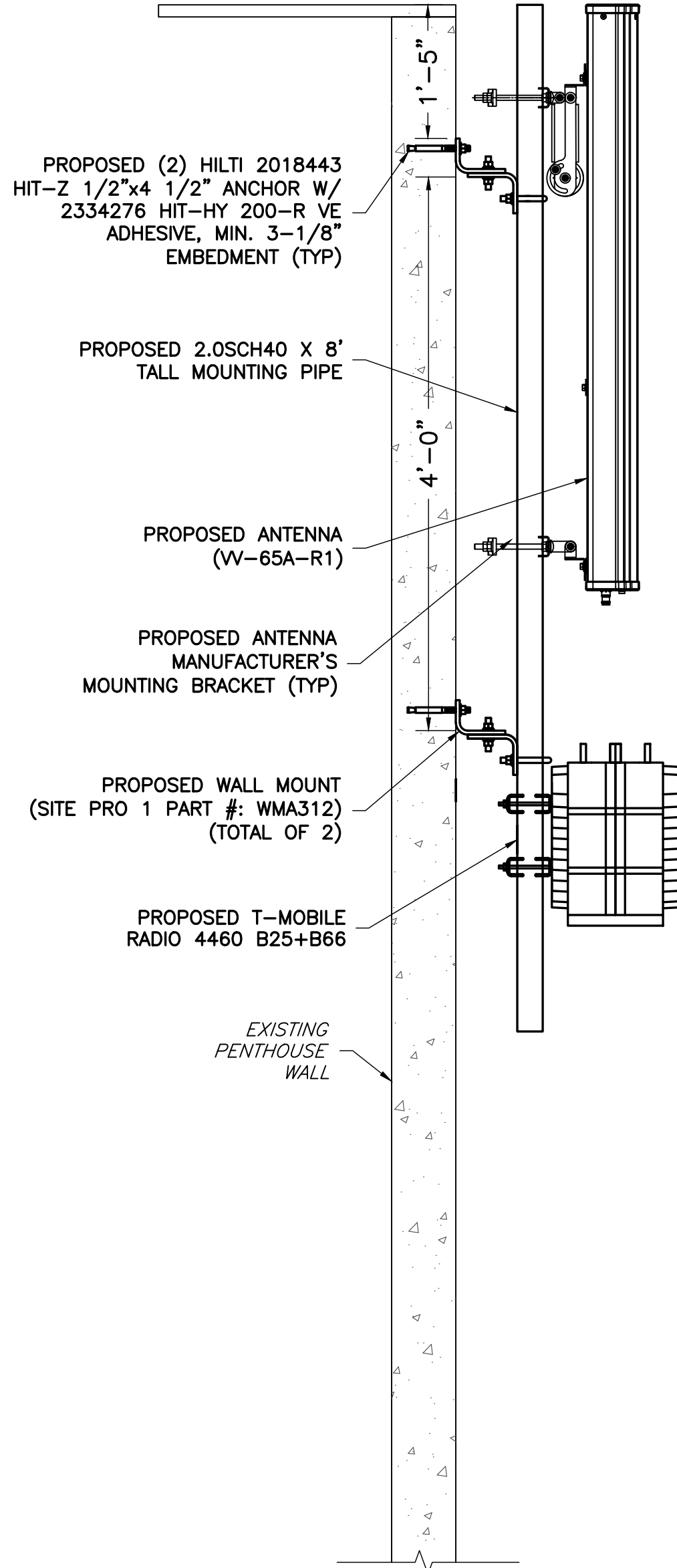
ST-1



1 RFS MOUNTING DETAIL (GAMMA)
ST-2 NOT TO SCALE



2 ERICSSON MOUNTING DETAIL (GAMMA)
ST-2 NOT TO SCALE



3 COMMSCOPE MOUNTING DETAIL (GAMMA)
ST-2 NOT TO SCALE

NOTE:
NB+C OFFERS PMI (POST MOD INSPECTION) SERVICES. IF AUTHORIZED, NB+C WILL COORDINATE THE PMI WITH THE GC.

APPLICANT

T-Mobile
T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
OFFICE: (240) 264-8600
FAX: (240) 264-8610

ENGINEER

NB+C
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7002

SITE INFORMATION

7WAC530B
REPL FOR WA73XC189
220 SPRING STREET
HERNDON, VA 20170
FAIRFAX COUNTY

DESIGN RECORD

REVISIONS			
B	09/28/22	REV. PER COMMENTS	AMM
A	09/26/22	PRELIMINARY CD'S	AMM
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP

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ENGINEER

TRENT TRAVIS SNARR, P.E.
MARYLAND PROFESSIONAL ENGINEER
LICENSE #55491

SHEET TITLE

ANTENNA
MOUNTING
DETAILS

SHEET NUMBER

ST-2

Title: ARB #22-026; New Signage; 366 Victory Drive

Staff Contact: Tamsin Himes
Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
(571) 612-0537

Summary Information

Applicant Request	Wall sign		
Address	366 Victory Drive		
Fairfax County Tax Map Number	0164 02 0010D		
Owner	Herndon-Reston Industrial LLC		
Applicant	Chelsey Bashorun, Signarama		
Business/Organization	Beauty Salon		
Property Use	Commercial business		
Zoning District	PD-B, Planned Development-Business		
Adjacent Zoning	North: PD-B, Planned Development-Business South: PD-B, Planned Development-Business East: O & LI, Office and Light Industrial West: PD-R, Planned Development - Residential		
Building Type(s)	Multi-tenant commercial building	Date of Construction:	1975
Architectural Style(s)	Modern strip mall		
Exterior Material(s)	Tile, precast concrete, aluminum and glass storefronts		
Neighborhood Design Profile	Primarily commercial, office and industrial buildings.		
Comprehensive Plan Land Use Designation	Office Parks & Flexible Space		

Staff Recommendation	Staff is recommending approval of this application.
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Case Details

Proposal:

This application is for the installation of a new wall sign at 366 Victory Drive. The sign is comprised of one line of internally illuminated channel letters reading “Salon de Muse”. The first two words are black and the third word, “Muse” has white letter faces, internally illuminated. The proposed sign sits in a designated sign area above the primary entrance for this tenant space.

Site Description:

The building at 305 Spring Street is a multi-tenant commercial building. The tenant space that is the subject of this application is one of ten tenant spaces along the façade of the building that faces Spring Street. The building façade consists of paneling, tile, precast concrete and aluminum and glass storefront systems with a gray and mint color scheme. Directly in front of the building is a parking area, with trees and light landscaping between the parking lot and Spring Street.

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria*

Staff Analysis

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances.
2. With the findings expressed below, staff believes the proposed signage generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
 - a. The proposed wall sign in its design and construction is suitable for a good suburban community and promotes the use and improvement of the surrounding buildings.
 - b. The proposed wall sign clearly and legibly represents the intended business.
 - c. The proposed wall sign is constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.

3. Staff believes that the design choices are appropriate for this area and are congruent with the existing signs in this area.

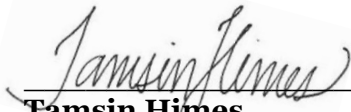
Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing.
Staff Recommendation:	Staff is recommending approval of this application as submitted in accordance with the draft resolution.

Report Attachments

1.	Draft Resolution
2.	Wall Sign Drawings

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

November 16, 2022

Resolution- to approve ARB #22-026, for signage on a building at 366 Victory Drive, Herndon, Virginia, further identified as Fairfax County Tax Map 0164 02 0010D.

WHEREAS, the applicant has submitted an application to install signage at the above referenced address; and

WHEREAS, the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on November 16, 2022.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-026, for signage on a building at 366 Victory Drive, Herndon, Virginia, in substantial conformance with the design shown in the case materials reviewed by the ARB.

Proposed Sign
W/Measurements

Attachment #2



Scale: 3/8" = 1'

PROJECT ADDRESS:
Salon de Muse
366 Victory Drive
Herndon, VA 20170

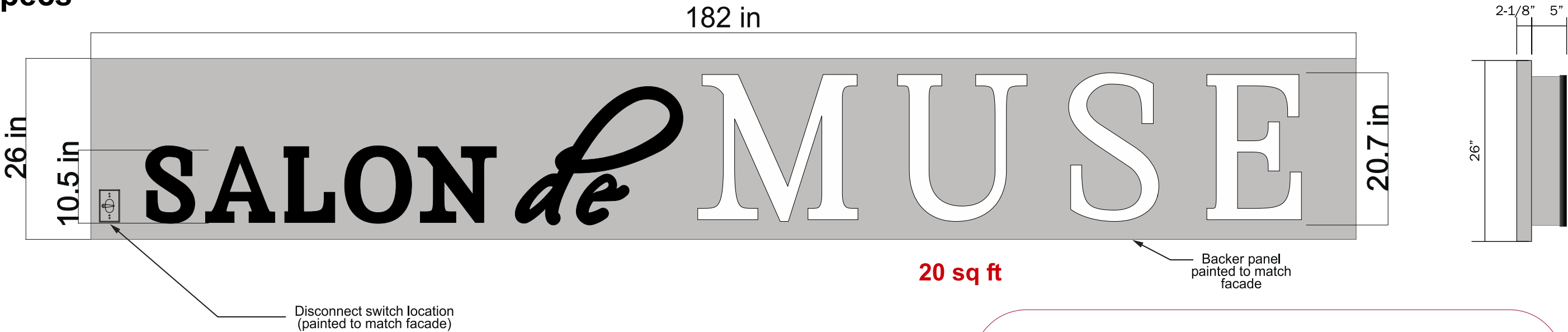
SALON de MUSE

Town of Herndon
ARB Permit Drawings

Proposed Sign
With Measurements

10.10.2022

 **Signarama**
Sign and Branding Experts



FACE LIT CHANNEL LETTERS:

- Return Finish:** silver to match #359-A1 base coat satin clear
- Face Color:** 3/16" white acrylic
"Salon de" to have black day/night perforated vinyl.
- **Letters to shine white at night and appear black during the day****
- Backer color:** painted to match silver #359-A1 base coat satin clear
- Trim:** 1" black

Front Lit Channel Letters

