

TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD PUBLIC HEARING AGENDA
MAY 18, 2022
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. April 6, 2022, Work Session *Cancellation*
4. April 20, 2022, Public Hearing Draft Minutes

COMMENTS

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

PUBLIC HEARING

8. **APPLICATION FOR BUILDING ALTERATION, ARB #22-001**, to consider an application for alteration to an existing structure located at 1201 Elden Street, Herndon Virginia, further identified as Fairfax County Tax Map 0161 02 0016D1 and located in the southeast quadrant of the Elden Street and Herndon Parkway intersection. This property is zoned CS (Commercial Services) and consists of 38,754 square feet of land. Owner: Chevy Chase Bank FSB. Applicant/Agent: Alan Su.
9. **APPLICATION FOR BUILDING ALTERATION, ARB #22-007**, to consider an application for alteration 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 Huntmar Park Drive and Spring Street intersection. This property is zoned O & LI (Office & Light Industrial District) and consists of 221,890 square feet of land. Owner: Brit-Beco Park Herndon LLC. Applicant/Agent: Cynthia Middlebrooks, Smartlink.
10. **APPLICATION FOR NEW SITE FEATURE, ARB #22-008**, to consider an application for an equipment screening fence on the site of an existing structure located at 231 Spring Street, Herndon Virginia, further identified as Fairfax County Tax Map 0162 02 0177C and located in the southwest quadrant of the Spring Street and Herndon Parkway intersection. This property is zoned O & LI (Office & Light Industrial) and consists of 432,166 square feet of land. Owner: 460 Herndon Parkway LLC. Owner Agent: Cushman & Wakefield. Applicant: Nelson Gault, FM Studios.

ADJOURNMENT



MEMORANDUM

To: Chair Blaker-Glass and Members of the Architectural Review Board

From: Tamsin Himes, Lead Planner / Design and Development 

Date: May 13, 2022

Subject: ARB #22-001, 1201 Elden Street, Building Alteration

Staff is providing this memo to the Board to notify them that there was an error in the draft resolution for the above-mentioned case which was provided to the board prior to the work session. Staff recommendation remains the same: approval of this application as submitted in accordance with the draft resolution. The updated resolution is attached to this memo.

Attachment:

1. Updated draft resolution

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

DRAFT RESOLUTION

May 18, 2022

Resolution- to approve ARB #22-001, alteration to an existing structure located at 1201 Elden Street, Fairfax County Tax Map Number 0161 02 0016D1.

WHEREAS, the applicant has submitted an application for a building alteration located at the above referenced address; and

WHEREAS, the proposed alteration 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 alteration 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 May 18, 2022.

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

Approves ARB #22-001, for a building alteration at 1201 Elden Street, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB.



MEMORANDUM

To: Chair Blaker-Glass and Members of the Architectural Review Board

From: Tamsin Himes, Lead Planner / Design and Development 

Date: May 13, 2022

Subject: ARB #22-007, 505 Huntmar Park Drive, Building Alteration

This staff memo provides an update to the board regarding the rooftop antenna screening project at the above-mentioned address and is an addendum to the staff report provided to the board prior to the work session.

At the work session the board requested that the applicant provide more information regarding two aspects of the project:

- 1) The design of the antenna screening enclosure
- 2) Information regarding the visibility of the equipment platform

Board requested a rendering of the rooftop antenna enclosure to illustrate that the enclosure will match the cladding of the existing building. The applicant has provided a rendering (see attachment #2) showing the faux red brick cladding with a coping band at the top, similar to the coping featured on the top of the parapet throughout the building. It appears that the existing rooftop parapet has an additional band on top of the coping resulting in a darker outline of the wall ridge.

The applicant has also provided updated drawings for the project and has stated that the equipment platform is situated behind the antenna enclosures in such a way as to limit or completely obscure its visibility from the ground.

Staff is recommending that the board approve this application with the following condition in accordance with the draft resolution:

- 1) The coping of the antenna screening enclosures shall match the look of the coping of the existing rooftop parapet.

Attachments:

1. Draft resolution
2. Antenna screening rendering
3. Updated drawings

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

DRAFT RESOLUTION

May 18, 2022

Resolution- to approve ARB #22-007, alteration to an existing structure located at 505 Huntmar Park Drive, Fairfax County Tax Map Number 0162 02 0156D.

WHEREAS, the applicant has submitted an application for a building alteration located at the above referenced address; and

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

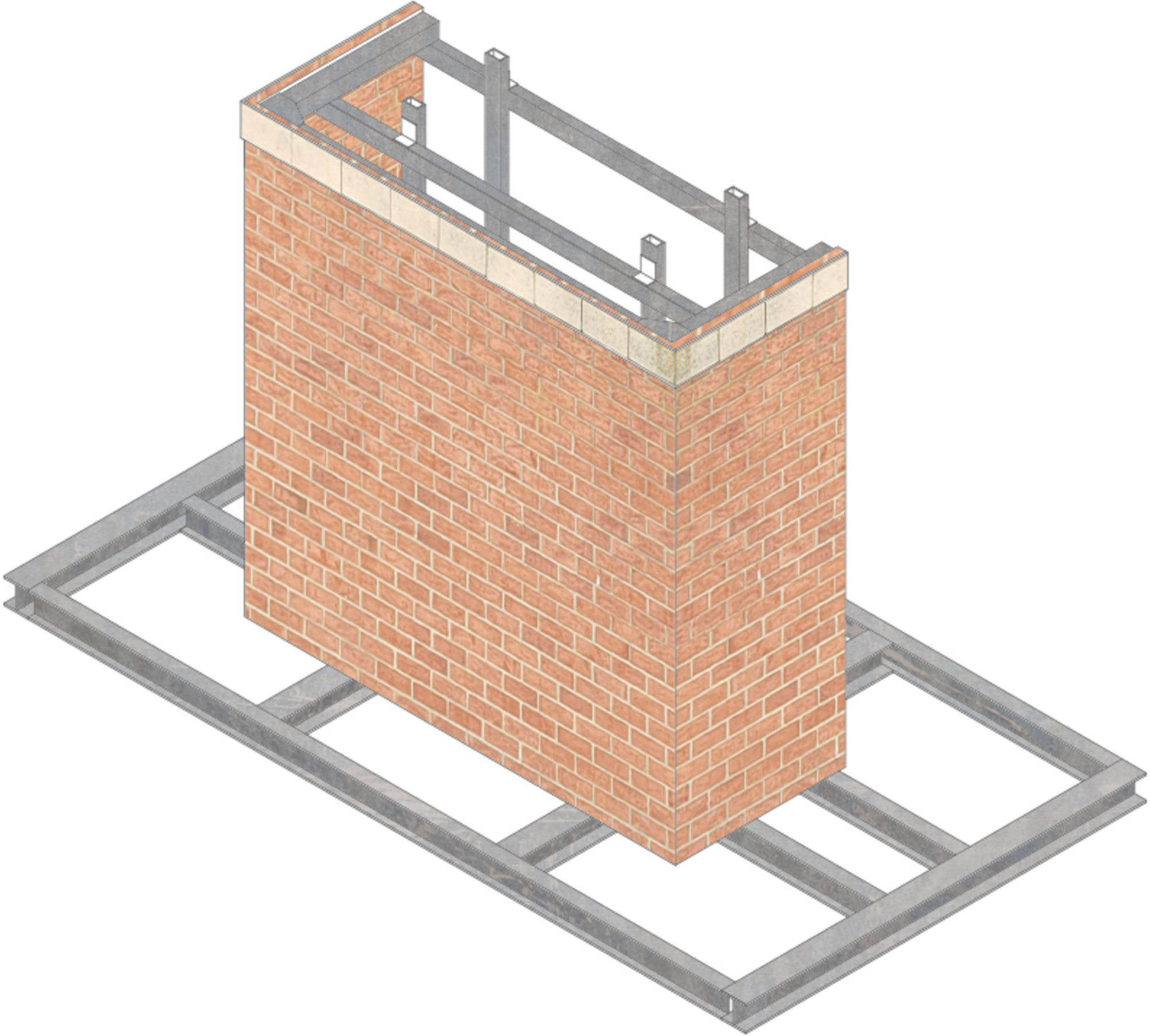
WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed alteration complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on May 18, 2022.

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

Approves ARB #22-007, for a building alteration at 505 Huntmar Park Drive, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following condition:

- 1) The coping and edge treatment of the antenna screening enclosures shall match the look of the coping on the existing rooftop parapet.



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

entrex
communication services, Inc.
6100 Executive BLVD, Suite 350
Rockville, MD 20852
PHONE: (202) 408-0960

smartlink
1362 MELLON RD, STE 140
HANOVER, MD 21076
PHONE: (410) 582-8043
FAX: (410) 221-2962

7WAC517A
NTM REPL FOR DC52XC007
505 HUNTMAR PARK DR
HERNDON, VA 20170

SEAL:
COMMONWEALTH OF VIRGINIA
CAMILLE SHABSHAB
Lic. No. 044026
PROFESSIONAL ENGINEER

SUBMITTALS		
DATE	DESCRIPTION	REV.
04-16-2021	CONSTRUCTION REVIEW	A
05-07-2021	CONSTRUCTION	0
06-25-2021	OWNER COMMENTS	1
09-09-2021	PER 7/27/21 RFDS	2
03-18-2022	ZONING -- NEW DESIGN	3
03-25-2022	FOR PERMIT -- NEW DESIGN	4
04-04-2022	REVIEW REDLINES	5

PROJECT NO: 1160.134
DESIGNER: J.P.
ENGINEER: C.S.
THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE AT 22"x34"
0 1/2 1
GRAPHIC SCALE IN INCHES
TITLE:
**ANTENNA SUPPORT
FRAME
ISOMETRIC VIEW**
SHEET NUMBER:
S-5A

Sprint



Attachment #3

SITE NUMBER: 7WAC517A
SITE NAME: NTM REPL FOR DC52XC007

505 HUNTMAR PARK DR
HERNDON, VA 20170

CONFIGURATION: 67E5998E 6160

T

Mobile

T-MOBILE NORTHEAST LLC
12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

entrex

communication services, inc.

6100 Executive BLVD, Suite 350
Rockville, MD 20852
PHONE: (202) 408-0960

smartlink

1362 MELLON RD, STE 140
HANOVER, MD 21076
PHONE: (410) 582-8043
FAX: (410) 221-2962

SITE INFORMATION

SCOPE OF WORK:

1. REMOVE EXISTING SPRINT ANTENNAS FROM EXISTING SLED MOUNTS
2. INSTALL (3) NEW FFV-65A-R2-V1 ANTENNAS ON NEW MOUNTING PIPES ON NEW SCREENED PLATFORM.
3. INSTALL (3) NEW AIR 6449 ANTENNAS ON NEW MOUNTING PIPES ON NEW SCREENED PLATFORM.
4. INSTALL (3) NEW RADIO 4460 B25+B66 ON NEW MOUNTING PIPES ON NEW SCREENED PLATFORM.
5. INSTALL (3) NEW RADIO 4480 B71+B85 ON NEW MOUNTING PIPES ON NEW SCREENED PLATFORM.
6. INSTALL (3) NEW HYBRID CABLES FROM EQUIPMENT ROOM IN PENTHOUSE TO NEW ANTENNAS ON ROOF
7. REMOVE EXISTING SPRINT EQUIPMENT CABINETS & EXISTING PLATFORM.
8. INSTALL (1) 6160 & (1) B160 ERICSSON EQUIPMENT CABINETS ON NEW SCREENED PLATFORM.
9. PROVIDE NEW POWER & TELCO SERVICES FROM DEMARCATION POINT TO NEW EQUIPMENT PLATFORM.
10. REMOVE EXISTING SPRINT CABLES, CONDUITS AND CABLE TRAYS.
11. REMOVE EXISTING SPRINT SLED MOUNTS.
12. INSTALL NEW TRANSFORMER.
13. INSTALL NEW SUBMETER.
14. INSTALL (3) NEW SCREENED PLATFORMS.
15. INSTALL PITCH POCKET FOR POWER/TELCO/GROUND CONDUIT.

JURISDICTION: FAIRFAX COUNTY/ CITY OF HERNDON

TAX MAP: 0162 02 0156D

BOOK/PAGE: 19113/1312

ZONING: O & LI (OFFICE AND LIGHT INDUST. DIST.)

PARCEL OWNER: BRIT-HERNDON SQUARE LLC.
MAILING ADDRESS: 5410 EDSON LA SUITE 200
ROCKVILLE, MD 20852

PARCEL AREA: ±221,890 SF

STRUCTURE TYPE: ROOFTOP

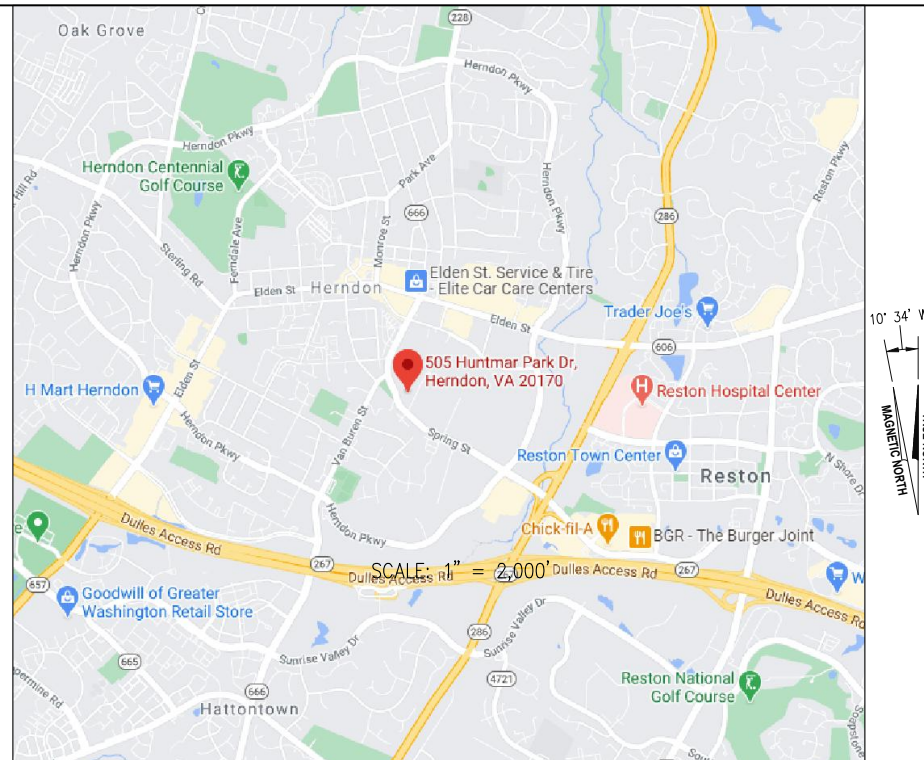
LATITUDE: 38.96357

LONGITUDE: -77.38144

NOTE TO GENERAL CONTRACTOR

NO WORK IS TO BE PERFORMED ON THIS SITE WITHOUT REVIEW OF THE APPROVED STRUCTURAL ANALYSIS. IF ANY DISCREPANCIES ARE FOUND THE GENERAL CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING. AT NO TIME WILL ANY ADDITIONAL ANTENNAS BE INSTALLED WITHOUT WRITTEN CONSENT FROM TOWER ENGINEER.

VICINITY MAP



SHEET INDEX

- T-1 TITLE SHEET
- N-1 GENERAL NOTES
- C-1 SITE PLAN
- A-1 ROOF AND EQUIPMENT LOCATION PLAN
- A-2 WEST AND EAST BUILDING ELEVATIONS
- A-3 ANTENNA LOCATION PLANS
- S-1 RF SCHEDULE & CABLING DIAGRAM
- S-2 ANTENNA AND RRU DETAILS
- S-3 ANTENNA SUPPORT FRAMING PLANS
- S-4 ANTENNA FRAME SECTION AND DETAILS
- S-5 ANTENNA ENCLOSURE DETAILS
- S-6 EQUIPMENT PLATFORM FRAMING AND LOCATION PLANS
- S-7 EQUIPMENT PLATFORM ELEVATIONS AND DETAILS
- S-8 EQUIPMENT AND STAIR DETAILS
- E-1 ELECTRICAL PLAN AND DETAILS
- E-2 ELECTRICAL DIAGRAMS AND PANEL SCHEDULES
- E-3 GROUNDING PLAN, DIAGRAM AND DETAILS

DIRECTIONS TO SITE

GET ON I-95 S FROM AMMENDALE RD AND MD-212 W (2.9 MI). TAKE I-495 W AND VA-267 W TO VA-286 N/FAIRFAX COUNTY PKWY IN RESTON. TAKE EXIT 11 FROM VA-267 W (30.0 MI). CONTINUE ON VA-286 N/FAIRFAX COUNTY PKWY TO DESTINATION IN HERNDON.

PROJECT TEAM

APPLICANT:	SPRINT 12050 BALTIMORE AVE. BELTSVILLE, MD 20705 PHONE: (301) 264-8600
ARCHITECT/ENGINEER:	ENTREX COMMUNICATION SERVICES, INC. 6100 EXECUTIVE BLVD, SUITE 430 ROCKVILLE, MD 20852 CAMILLE SHABSHAB (202) 408-0960
PROJECT MANAGEMENT:	SMARTLINK LLC 1362 MELLON RD, SUITE 140 HANOVER, MD 21076 PHONE: (410) 582-8043

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 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 NFPA 101, LIFE SAFETY CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSI/TIA-222-H



APPROVAL BLOCK

		APPROVED	APPROVED AS NOTED	REVISE & RESUBMIT
OWNER REPRESENTATIVE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
ZONING	DATE	☐	☐	☐
RF ENGINEER	DATE	☐	☐	☐

7WAC517A
NTM REPL FOR DC52XC007
505 HUNTMAR PARK DR
HERNDON, VA 20170

SEAL:



SUBMITTALS

DATE	DESCRIPTION	REV.
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PROJECT NO: 1160.134
DESIGNER: A. J.
ENGINEER: C. S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"x34"
0 1/2 1
GRAPHIC SCALE IN INCHES

TITLE SHEET

SHEET NUMBER:
T-1

STRUCTURAL NOTES

1. THE STRUCTURAL STEEL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ANCHOR BOLT LOCATIONS, ELEVATIONS OF TOP OF CONCRETE AND BEARING PLATES, ALIGNMENT ETC. PRIOR 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, F = 36KSI |
| STRUCTURAL HSS RECT & SQUARE TUBING | A500, GRADE C, FY = 50 KSI |
| STRUCTURAL HSS ROUND TUBING | A500, GRADE C, FY = 46 KSI |
| HIGH STRENGTH BOLTS | A325 |
| THREADED RODS | A354, GRADE BC |
| ANCHOR BOLTS | A325 OR A354 BC |
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 IN 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. THE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED BY FIELD MEASUREMENT. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH CONSTRUCTION.
10. THE GENERAL CONTRACTOR AND HIS SUB CONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL BUILDING AND OR TRADE PERMITS AND INSPECTIONS THAT MAY BE REQUIRED FOR THE WORK.
11. STRUCTURAL THREADED FASTENERS FOR STEEL ANTENNA MOUNTING ASSEMBLIES SHALL CONFORM TO ASTM A307 OR ASTM A36. STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. STRUCTURAL FASTENERS SHALL BE 5/8" DIAMETER BEARING TYPE CONNECTIONS WITH THE THREADS EXCLUDED FROM THE SHEAR PLANE FOR ANGLES. STRUCTURAL FASTENERS SHALL BE 3/4" DIAMETER BEARING TYPE CONNECTIONS WITH THE THREADS EXCLUDED FROM THE SHEAR PLANE FOR ALL OTHER STRUCTURAL SHAPES. ALL EXPOSED STRUCTURAL FASTENERS, NUTS AND WASHERS SHALL BE HOT DIP GALVANIZED UNLESS OTHERWISE NOTED.
12. EXPANSION ANCHORS INSTALLED IN CONCRETE SHALL BE HILTI STAINLESS STEEL ANCHORS AS SPECIFIED ON THE PLANS. THE EXPANSIONS ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS.
13. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL SHALL VERIFY NORTH AND INFORM ARCHITECT/ENGINEER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
14. ROOF PROTECTION PADS UNDER THE CABLE BRIDGE SLEEPERS AND ROOF PAVERS SHALL BE 0.30" THICK RUBBER FIRESTONE PROTECTION PADS. THE ROOF PROTECTION PADS SHALL EXTEND A MINIMUM OF 2" BEYOND THE PERIMETER OF THE OF THE SLEEPERS. PROVIDE A 28 LB FELT SEPARATOR SHEET 2" LARGER THAN THE ROOF PROTECTION PAD DIRECTLY ON THE ROOF. REMOVE ALL LOOSE STONES PRIOR TO PLACING THE SEPARATOR SHEET. ROOF PROTECTION PADS SHALL NOT BE PLACED WITH IN 6" OF AN ADJACENT PAD OR OTHER ROOF OBSTRUCTION TO FACILITATE DRAINAGE.
15. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE BUILDING OWNER’S ROOF CONTRACTOR WHO WILL COMPLETE ALL WORK ASSOCIATED WITH THE ROOF. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE BUILDING OWNER’S ROOF CONTRACTOR BEFORE INSTALLATION OF ANY ROOF MOUNTED EQUIPMENT.
16. ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318 AND ACI 301, AND SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4,500 psi (U.O.N). CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
17. CONCRETE SHALL BE 6% AIR ENTRAINED.
18. ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 60. DEFORMED BILLET STEEL BARS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
19. FENCED AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE, TO FIRM SUBGRADE. FILL UNDER CUT AND COMPACT UP TO 6" BELOW FINISH GRADE. PLACE A MIRAFI 500X SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF AASHTO 57 STONE TO FINISH GRADE.
20. WHERE FILL IS REQUIRED, FILL IN LAYERS WHICH DO NOT EXCEED 8" BEFORE COMPACTION. SPREAD LAYER UNIFORMLY AND EVENLY. BLADE MIX EACH LAYER TO ENSURE MATERIAL UNIFORMITY. FILL MATERIAL SHALL NOT CONTAIN MATERIAL MORE THAN 3" IN DIAMETER. COMPACT EACH LAYER NOT LESS THAN 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 MODIFIED PROCTOR TEST OR (ASTM D698 STANDARD PROCTOR TEST). USE FILL MATERIAL WITH MOISTURE CONTENT AS REQUIRED TO ATTAIN THE SPECIFIED DEGREE OF COMPACTION. COMPACT USING MULTIPLE WHEEL PNEUMATIC TIRE ROLLED, VIBRATORY ROLLER, OR SHEEPS FOOT ROLLERS.
21. PRESUMPTIVE SOIL BEARING CAPACITY = 1,500 PSF.

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. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-G REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
13. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
14. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
15. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
16. NO SIGNIFICANT NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY.
17. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
18. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
19. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER UNLESS OTHERWISE NOTED IN THIS DRAWING SET.

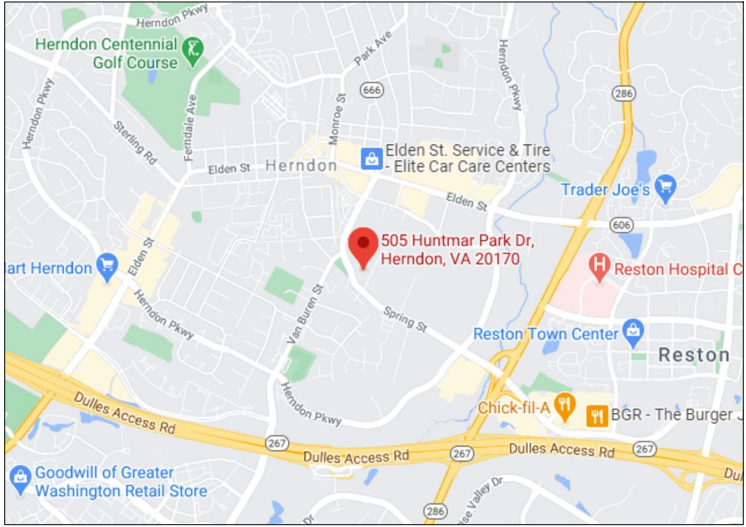
GROUNDING NOTES

1. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
2. ALL GROUNDING DEVICES SHALL BE U.L. APPROVED OR LISTED FOR THEIR INTENDED USE.
3. ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
4. GROUNDING CONNECTIONS TO GROUND RODS, GROUND RING WIRE, TOWER BASE AND FENCE POSTS SHALL BE EXOTHERMIC ("CADWELDS") UNLESS NOTES OTHERWISE. CLEAN SURFACES TO SHINY METAL WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACE, SPRAY CADWELD WITH GALVANIZING PAINT.
5. GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET) CLEAN GROUND BAR TO SHINY METAL. AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE ANTIOXIDANT COATING.
6. GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER’S GROUNDING KITS.
7. ROUTE GROUNDING CONDUCTORS THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 12" RADIUS.
8. INSTALL 2 AWG GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND 2 BARE TINNED COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
9. REFER TO GROUNDING PLAN FOR GROUND BAR LOCATIONS. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("CADWELDS") TO ANTENNA MOUNTS AND GROUND RING. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS. CONNECTION TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
10. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS POSITION ACCRUING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 5/8"x8"-0" COPPER CLAD STEEL INTERCONNECTED WITH 2 BARE TINNED COPPER WIRE BURIED 30" BELOW GRADE. BURY GROUND RODS A MAXIMUM OF 15' APART, AND A MINIMUM OF 8' APART.
11. IF ROCK IS ENCOUNTERED GROUND RODS SHALL BE PLACED AT AN OBLIQUE ANGLE NOT TO EXCEED 45°.
12. EXOTHERMIC WELDS SHALL BE MADE IN ACCORDANCE WITH ERICO PRODUCTS BULLETIN A-AT.
13. CONSTRUCTION OF GROUND RING AND CONNECTIONS TO EXISTING GROUND RING SYSTEM SHALL BE DOCUMENTED WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PROVIDE PHOTOS TO THE T-MOBILE CONSTRUCTION MANAGER.
14. GROUND RING & CONNECTIONS TO IT SHALL BE 2 AWG SOLID BARE TINNED COPPER WIRE. EQUIPMENT GROUND CONNECTIONS TO MGB SHALL BE 2 AWG STRANDED TO WIRE.
15. PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE INC.). PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR EQUAL.
16. ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED FIVE OHMS TO GROUND BY MEANS OF "FALL OF POTENTIAL TEST". TEST SHALL BE WITNESSED BY A T-MOBILE REPRESENTATIVE, AND RECORDED ON THE "GROUND RESISTANCE TEST" FORM.
17. WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO GROUND RING, INSTALL WIRE IN 3/4" PVC SLEEVE, FROM 1' BELOW GRADE AND SEAL TOP WITH SILICON MATERIAL.
18. PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTIONS, APPLY APPROPRIATE ANTI-OXIDIZATION PAINT.
19. ANY SITE WHERE THE EQUIPMENT (BTS, CABLE BRIDGE, PPC, GENERATOR, ETC.) IS LOCATED WITHIN 6 FEET OF METAL FENCING, THE GROUND RING SHALL BE BONDED TO THE NEAREST FENCE POST USING (3) RUNS OF 2 BARE TINNED COPPER WIRE.
20. TOWER BASE BUSS BAR REQUIRES (2) SOLID LEADS CADWELD TO THE BUSS BAR.
21. MAIN EQUIPMENT BUSS BAR REQUIRES (2) SOLID LEADS CADWELD TO IT AND TO THE GROUND RING.
22. ALL SOLID LEADS TERMINATED TO EITHER A BUSS BAR OR EQUIPMENT SHALL BE PROTECTED WITH CARFLEX.
23. ALL SOLID GROUND LEADS NOT BEING USED SHALL BE COILED UP (PIGTAILS) FOR FUTURE USE AS NEEDED.

ELECTRICAL NOTES

1. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATIONS, OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO ORDERING OF ANY EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. VERIFY HEIGHT WITH PROJECT MANAGER PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
5. CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN TRADES AND ALL OTHER SCHEDULING AND PROVISIONALLY CIRCUMSTANCES SURROUNDING THE PROJECT.
6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT INSTALLATION CONSTRUCTION TOOLS, TRANSPORTATION ETC., FOR COMPLETE AND FUNCTIONALLY OPERATING SYSTEMS ENERGIZED AND READY FOR USE THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
7. ALL MATERIAL AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. ELECTRICAL MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION OVER THE CONSTRUCTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH ALL CURRENT APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR THEIR INTENDED USE AND LOCATION.
8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE GOVERNING STATE, COUNTY AND CITY CODES AND OSHA, NFPA, NEC & ASHRAE REQUIREMENTS.
9. ENTIRE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE. ALL WORK, MATERIAL AND EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
10. PROPERLY SEAL ALL PENETRATIONS. PROVIDE UL LISTED FIRE-STOPS WHERE PENETRATIONS ARE MADE THROUGH FIRE-RATED ASSEMBLIES. WATER-TIGHT USING SILICONE SEALANT.
11. LOCATE ALL PENETRATIONS SUCH THAT ALL REINFORCEMENT CONTAINED WITHIN THE EXISTING BUILDING CONSTRUCTION REMAINS INTACT AND UNDISTURBED. SUBMIT LOCATING METHOD TO PROJECT MANAGER FOR APPROVAL PRIOR TO EXECUTION.
12. DELIVER ALL BROCHURES, OPERATING MANUALS, CATALOGS AND SHOP DRAWINGS TO THE PROJECT MANAGER AT JOB COMPLETION. PROVIDE MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT. AFFIX MAINTENANCE LABELS TO MECHANICAL EQUIPMENT.
13. ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE 12 AWG., UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE TYPE THW, RATED IN ACCORDANCE WITH NEC 110-14(C).
14. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM INTERRUPTING CURRENT TO WHICH THEY MAY BE SUBJECTED.
15. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE; ARTICLES 250 & 810 AND THE UTILITY COMPANY STANDARDS.
16. CONDUIT: ALL ABOVE GRADE CONDUITS SHALL BE RIGID & LFMC TO 6' AS STATED BELOW
- A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
 - B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
 - C. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE U.L. LISTED AND SHALL BE USED AT FINAL CONNECTIONS TO MECHANICAL EQUIPMENT & RECTIFIERS AND WHERE PERMITTED BY CODE. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL CONTAIN A FULL-SIZE GROUND CONDUCTOR.
 - D. CONDUIT RUNS SHALL BE SURFACE MOUNTED ON CEILINGS OR WALLS UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL RUN PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, CEILING, OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE PROJECT MANAGER PRIOR TO INSTALLING.
 - E. PVC CONDUIT MAY BE PROVIDED ONLY WHERE SHOWN, OR IN UNDERGROUND INSTALLATIONS. PROVIDE UV-RESISTANT CONDUIT WHERE EXPOSED TO THE ATMOSPHERE. PROVIDE GROUND CONDUCTOR IN ALL PVC RUNS; EXCEPT WHERE PERMITTED BY CODE TO OMIT.
17. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PHENOLIC PLASTIC NAMEPLATES. PPC, METER, DISCONNECT, RAC353, PBC05, AND HF JUNCTION BOX. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS; EXCEPT AS REQUIRED BY CODE TO FOLLOW A DIFFERENT SCHEME.
18. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO T-MOBILE PROJECT MANAGER. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE T-MOBILE PROJECT MANAGER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE.
19. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION. LEGALLY DISPOSE OF ALL REMOVED, UNUSED AND EXCESS MATERIAL GENERATED BY THE WORK OF THIS CONTRACT. DELIVER ITEMS INDICATED ON THE DRAWINGS TO THE OWNER IN GOOD CONDITION. OBTAIN SIGNED RECEIPT UPON DELIVERY.
20. COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY THE CONTRACTOR.
21. VERIFY ALL EXISTING CIRCUITRY PRIOR TO REMOVAL AND NEW WORK. MAINTAIN POWER TO ALL OTHER AREAS & CIRCUITS NOT SCHEDULED FOR REMOVAL.
22. RED LINED AS-BUILT PLANS SHALL BE PROVIDED TO THE T-MOBILE CONSTRUCTION MANAGER.

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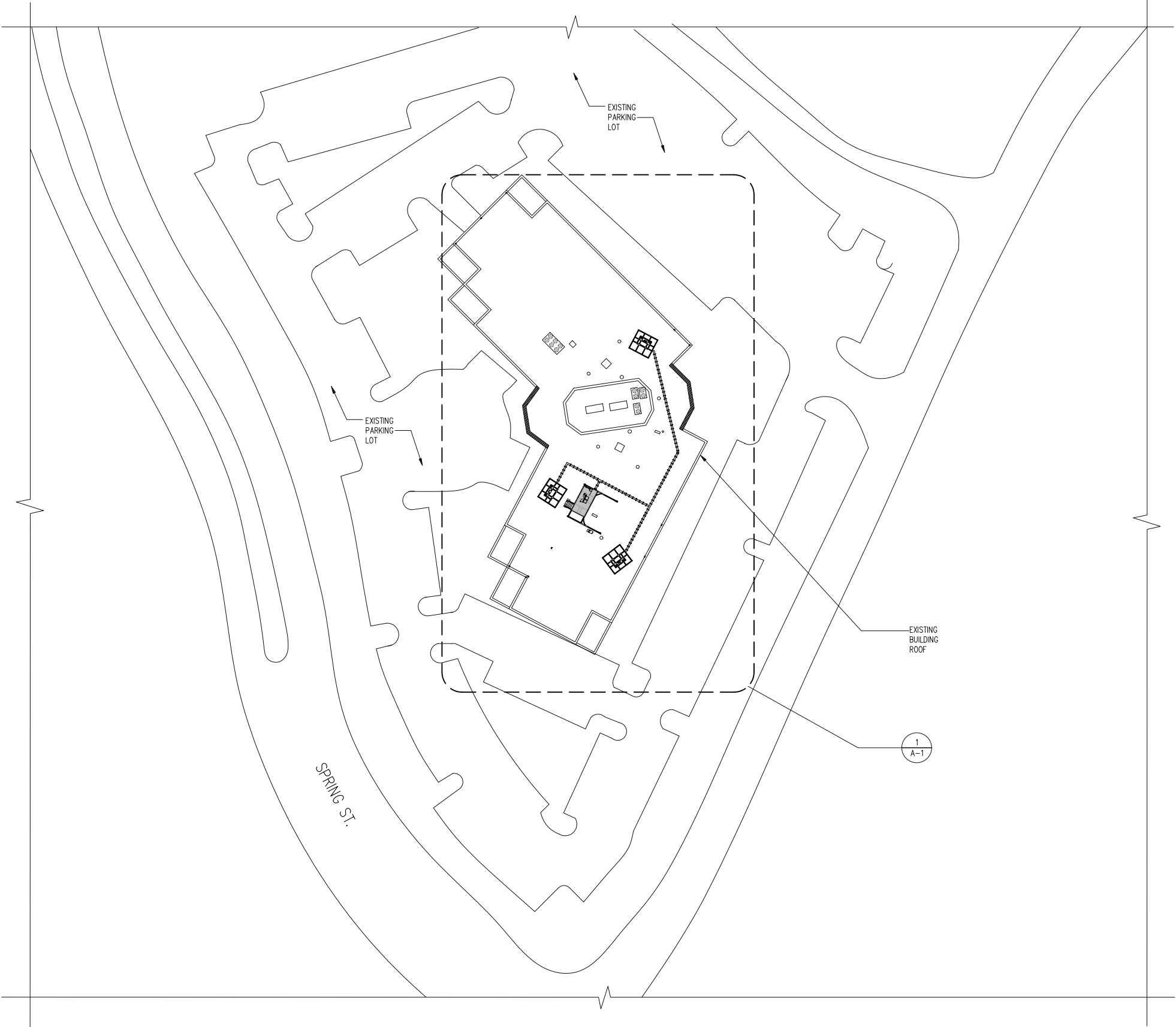


VICINITY MAP
SCALE: 1"= 2000'

TRUE NORTH

SITE PLAN NOTES

- 1.) SITE NAME: NTM REPL FOR DC52XC007
- 2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- 3.) THE SUBJECT PARCEL INFORMATION;
- OWNER: BRIT-HERNDON SQUARE LLC.
- PREMISES ADDRESS: 505 HUNTMAR PARK DR
HERNDON, VA 20170
- MAILING ADDRESS: 5410 EDSON LA SUITE 200
ROCKVILLE, MD 20852
- JURISDICTION: FAIRFAX COUNTY/ CITY OF HERNDON
TAX ACCOUNT NO.: 0162 02 0156D
BOOK/PAGE: 19113/1312
USE: COMMERCIAL
- PARCEL AREA: ±221,890 SF
- 4.) THE LOCATION OF THE PROPOSED MONOPOLE IS AS FOLLOWS BASED ON GOOGLE EARTH:
- LATITUDE: 38.96357
LONGITUDE: -77.38144



SITE PLAN
SCALE: 1" = 40'-0"

1
C-1

TRUE NORTH

T-Mobile

T-MOBILE NORTHEAST LLC

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7WAC517A
NTM REPL FOR DC52XC007

505 HUNTMAR PARK DR
HERNDON, VA 20170

SEAL:

COMMONWEALTH OF VIRGINIA
CAMILLE SHABSHAB
Lic. No. 044026
PROFESSIONAL ENGINEER

SUBMITTALS		
DATE	DESCRIPTION	REV.
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06-25-2021	OWNER COMMENTS	1
09-09-2021	PER 7/27/21 RFDS	2
03-18-2022	ZONING - NEW DESIGN	3
03-25-2022	FOR PERMIT - NEW DESIGN	4
04-04-2022	REVIEW REDLINES	5

PROJECT NO: 1160.134
DESIGNER: A.J.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE AT 22"x34"

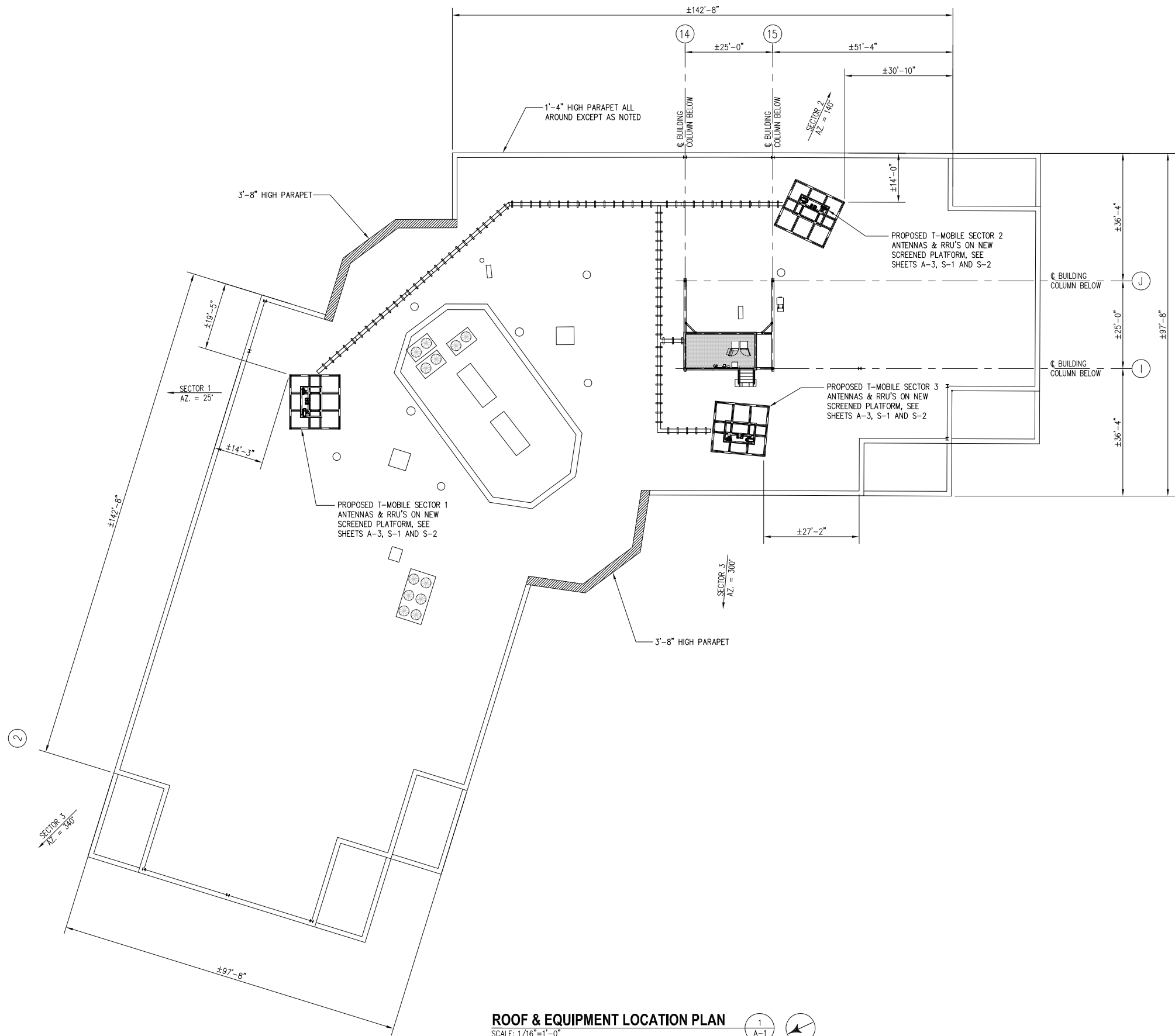
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GRAPHIC SCALE IN INCHES

TITLE:

SITE PLAN

SHEET NUMBER:

C-1



ROOF & EQUIPMENT LOCATION PLAN

SCALE: 1/16"=1'-0"

NOTES:

1. SEE NOTES ON SHEET N-1 FOR INFORMATION NOT NOTED.
2. SEE ELECTRICAL SHEET FOR GROUNDING AND UTILITY DETAILS.
3. ELEVATIONS ARE IN REFERENCE TO THE BASEMENT LEVEL OF THE BUILDING WHICH IS TAKEN AS REFERENCE ELEVATION 0'-0"
4. ROOF CONSTRUCTION: BUILT-UP ROOFING ON STEEL DECK ON STEEL JOISTS, BEAMS & COLUMNS.
5. THE ROOF HAS BEEN CHECKED FOR THE CAPACITY TO SUPPORT THE PROPOSED SPRINT ANTENNAS.
6. ALL ABANDONED EQUIPMENT SHALL BE COMPLETELY REMOVED.



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PROJECT NO: 1160.134

DESIGNER: J.P.

ENGINEER: C.S.

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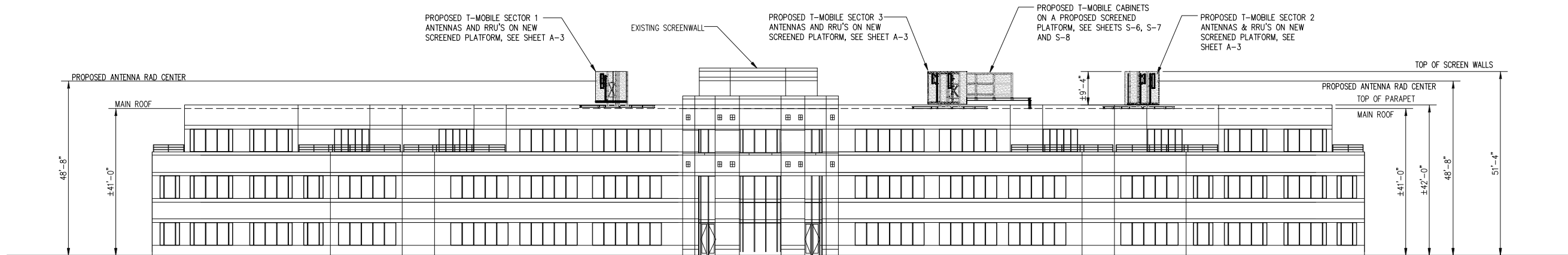


TITLE:

ROOF & EQUIPMENT
LOCATION PLAN

SHEET NUMBER:

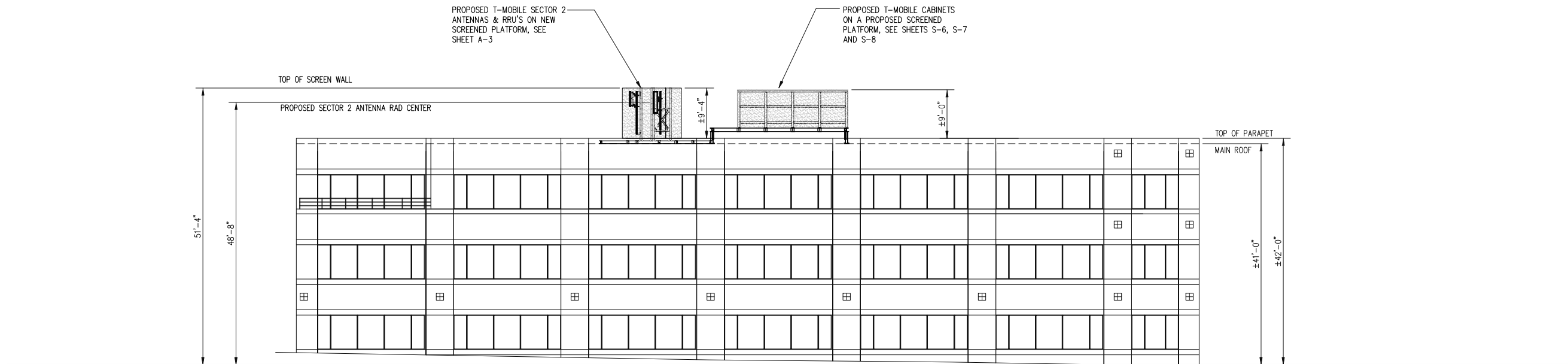
A-1



WEST BUILDING ELEVATION

SCALE: 1/16"=1'-0"

1
A-2



NOTE:
SECTOR 3 NOT SHOWN FOR CLARITY.

EAST BUILDING ELEVATION

SCALE: 3/32"=1'-0"

2
A-2

T-Mobile

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PROJECT NO: 1160.134
DESIGNER: TMF
ENGINEER: C.S.

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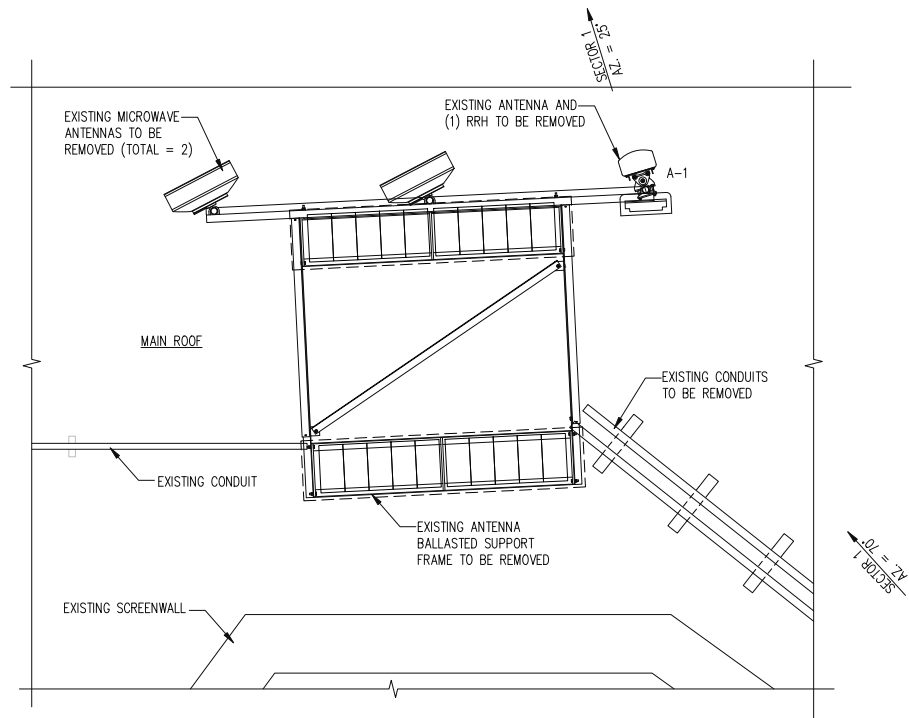
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GRAPHIC SCALE IN INCHES

TITLE:

**WEST AND EAST
BUILDING
ELEVATIONS**

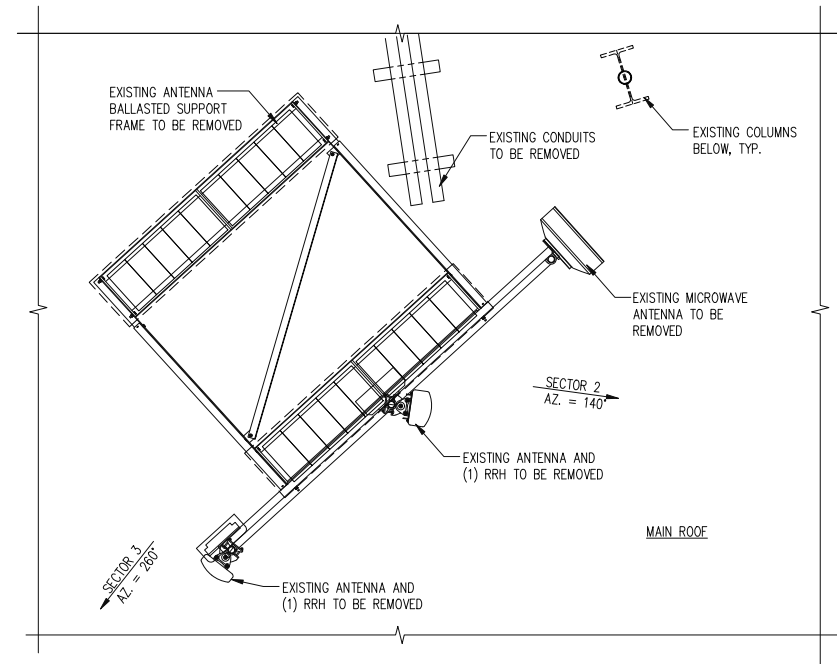
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A-2



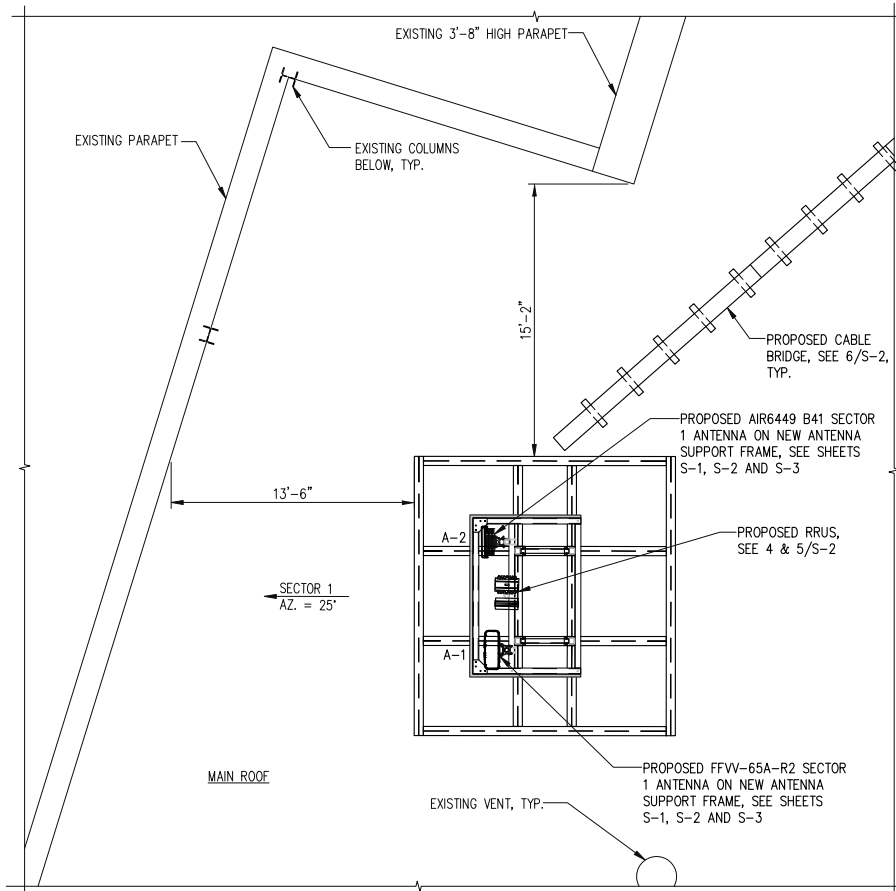
**EXISTING ANTENNA LOCATION PLAN
(SECTOR 1)**

SCALE: 3/8" = 1'-0"



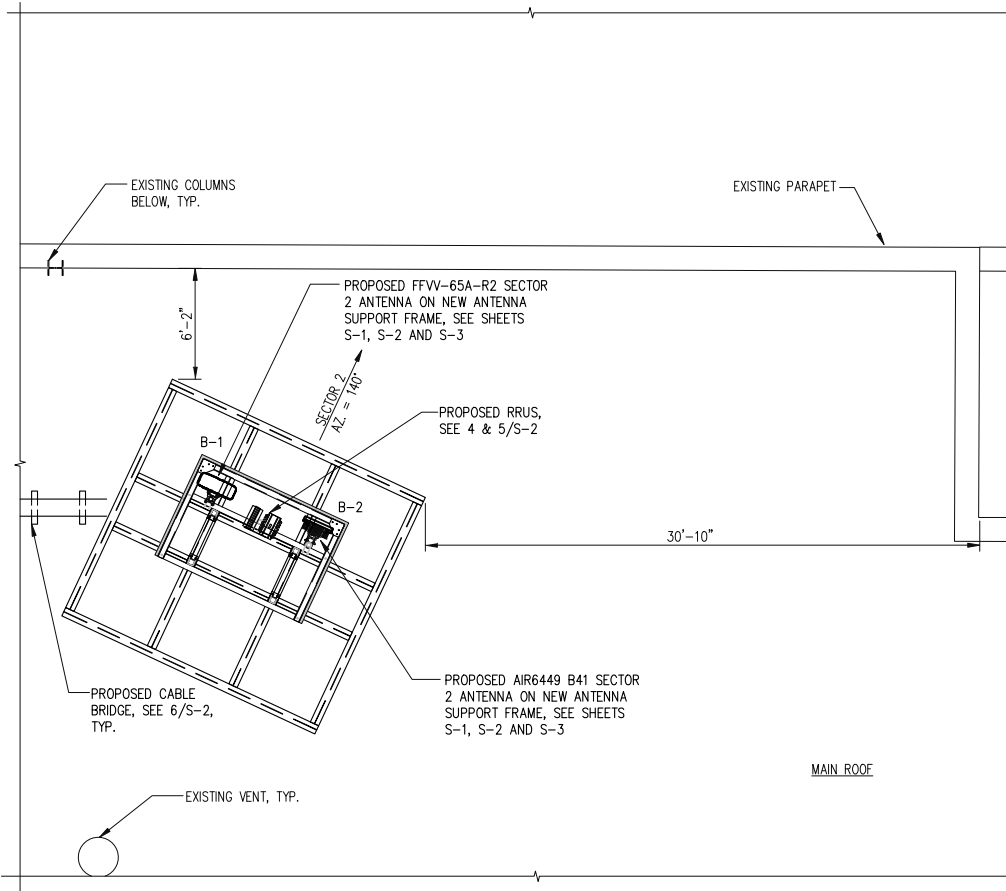
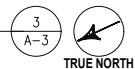
**EXISTING ANTENNA LOCATION PLAN
(SECTORS 2 & 3)**

SCALE: 3/8" = 1'-0"



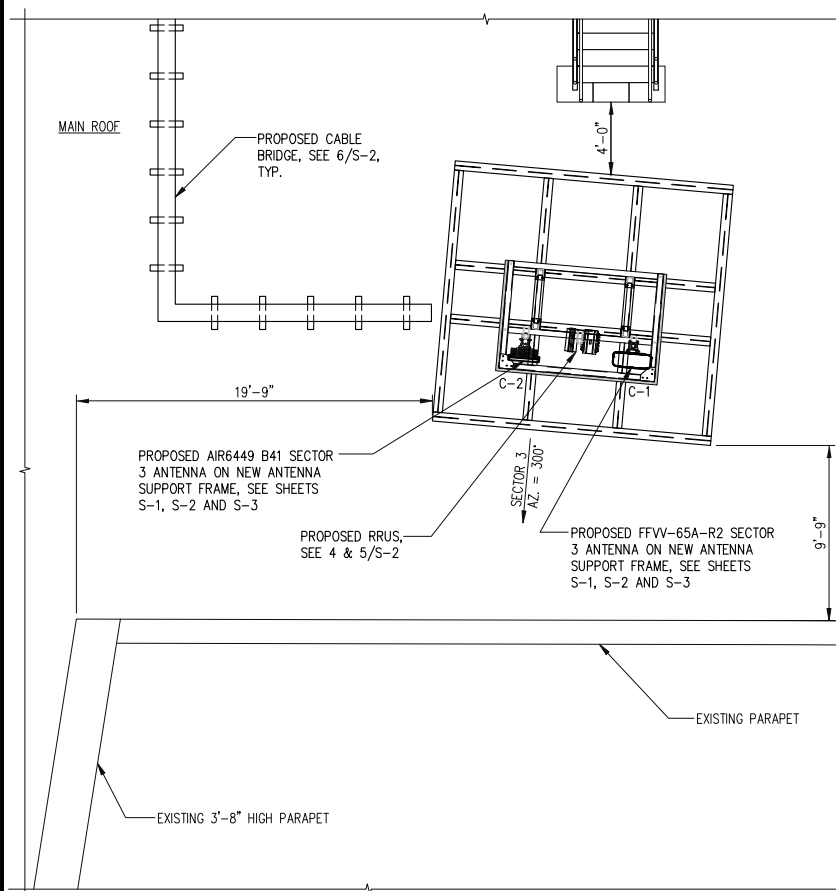
**PROPOSED ANTENNA LOCATION PLAN
(SECTOR 1)**

SCALE: 3/16" = 1'-0"



**PROPOSED ANTENNA LOCATION PLAN
(SECTOR 2)**

SCALE: 3/16" = 1'-0"



**PROPOSED ANTENNA LOCATION PLAN
(SECTOR 3)**

SCALE: 3/16" = 1'-0"



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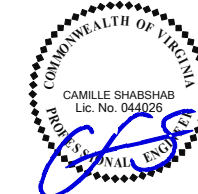
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**7WAC517A
NTM REPL FOR DC52XC007**
**505 HUNTMAR PARK DR
HERNDON, VA 20170**

SEAL:



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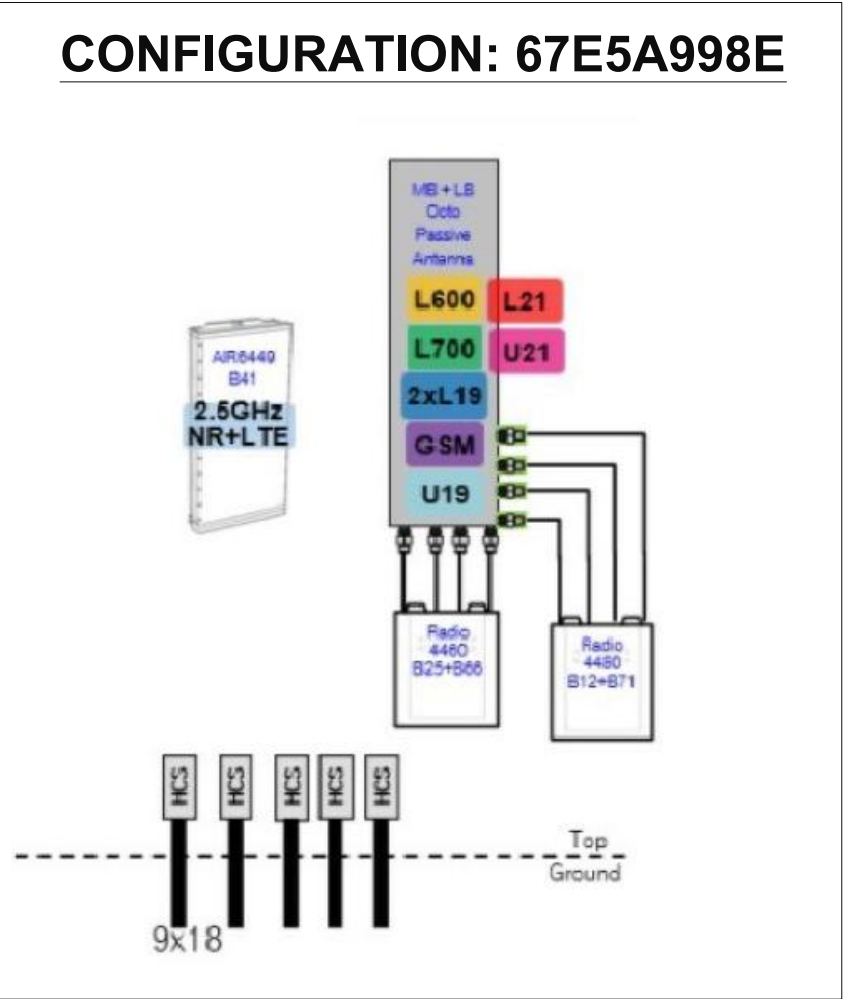
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**ANTENNA
LOCATION PLANS**

SHEET NUMBER:

A-3

RF SYSTEM SCHEDULE									
SECTOR	ANTENNA	TECHNOLOGY	ANTENNA MODEL	VENDOR	AZIMUTH	E-TILT	ANTENNA CENTERLINE	TMA/RRU MODEL	CABLE TYPE & LENGTH
1	A-1	L700/L600/N600	FFVW-65A-R2-V1 (OCTO)	COMMSCOPE	25°	2°	48°-8"	RADIO 4480 B71+B85	± 180' SHARED ERICSSON HYBRID TRUNK 6/24 4AWG CABLE
		L700/L600/N600				2°		RADIO 4460 B25+B66	
		G1900/L1900/L2100				2°			
		G1900/L1900/L2100				2°			
	A-2	N2500/L2500	AIR6449 B41 (MASSIVE MIMO)	ERICSSON	25°	2°	48°-8"	-	
		N2500/L2500				2°			
2	B-1	L700/L600/N600	FFVW-65A-R2-V1 (OCTO)	COMMSCOPE	140°	2°	48°-8"	RADIO 4480 B71+B85	± 100' SHARED ERICSSON HYBRID TRUNK 6/24 4AWG CABLE
		L700/L600/N600				2°		RADIO 4460 B25+B66	
		G1900/L1900/L2100				2°			
		G1900/L1900/L2100				2°			
	B-2	N2500/L2500	AIR6449 B41 (MASSIVE MIMO)	ERICSSON	140°	2°	48°-8"	-	
		N2500/L2500				2°			
3	C-1	L700/L600/N600	FFVW-65A-R2-V1 (OCTO)	COMMSCOPE	300°	2°	48°-8"	RADIO 4480 B71+B85	± 80' SHARED ERICSSON HYBRID TRUNK 6/24 4AWG CABLE
		L700/L600/N600				2°		RADIO 4460 B25+B66	
		G1900/L1900/L2100				2°			
		G1900/L1900/L2100				2°			
	C-2	N2500/L2500	AIR6449 B41 (MASSIVE MIMO)	ERICSSON	300°	2°	48°-8"	-	
		N2500/L2500				2°			



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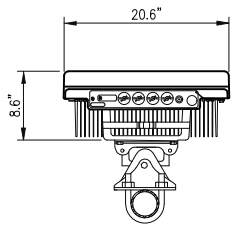
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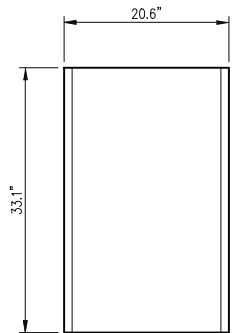
SEAL:

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PROJECT NO: 1160.134
DESIGNER: A. J.
ENGINEER: C. S.
THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE AT 22"x34"
0 1/2 1
GRAPHIC SCALE IN INCHES
TITLE:
**RF SCHEDULE
& CABLING
DIAGRAM**
SHEET NUMBER:
S-1

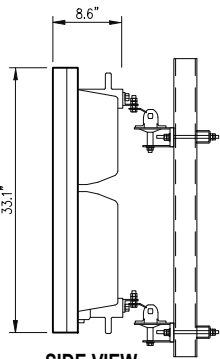


TOP VIEW



FRONT VIEW

ANTENNA MODEL:
ERICSSON AIR6449 B41
SIZE: 33.1" H x 20.6" W x 8.6" D
WEIGHT: 104 LBS
(W/O MOUNTING HARDWARE)

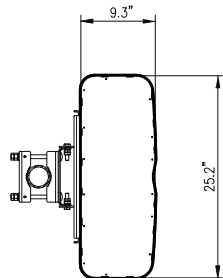


SIDE VIEW

ERICSSON AIR6449 B41 ANTENNA

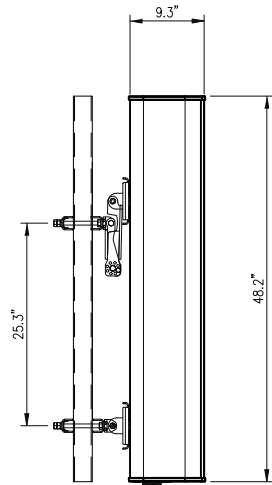
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1
S-2

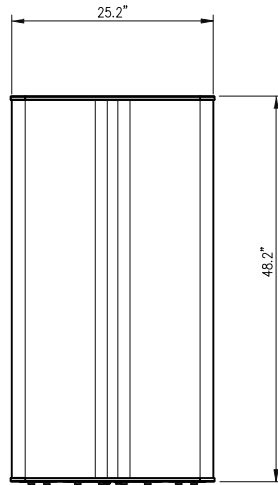


TOP VIEW

ANTENNA MODEL:
COMMSCOPE FFV-65A-R2-V1
SIZE: (48.2" H x 25.2" W x 9.3" D)
WEIGHT: 73.2 LBS.
MOUNTING BRACKET WEIGHT: 13.7 LBS.



SIDE VIEW

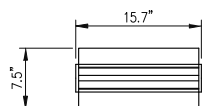


FRONT VIEW

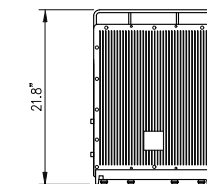
COMMSCOPE FFV-65A-R2-V1 ANTENNA DETAIL

SCALE: 1"=1'-0"

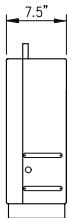
2
S-2



PLAN VIEW



FRONT VIEW



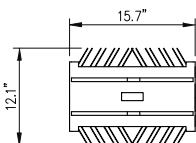
SIDE VIEW

RADIO INFORMATION:
WEIGHT: 84.0 LBS
(W/O MOUNTING HARDWARE)

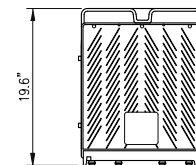
ERICSSON 4480 B71 B85 RRU DETAIL

SCALE: 1"=1'-0"

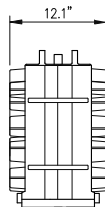
3
S-2



PLAN VIEW



FRONT VIEW



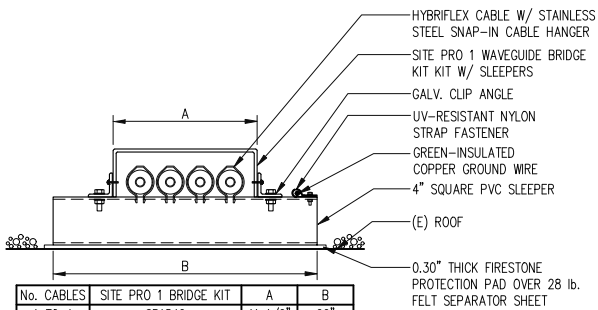
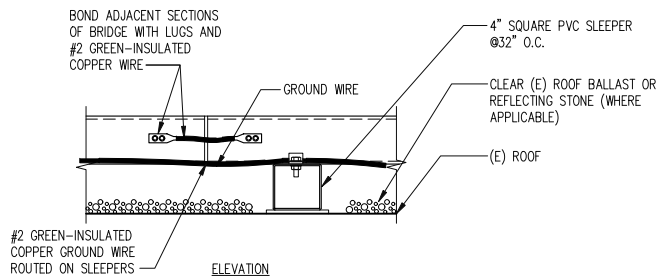
SIDE VIEW

RADIO INFORMATION:
WEIGHT: 109.0 LBS
(W/O MOUNTING HARDWARE)

ERICSSON 4460 B25 B66 RRU DETAIL

SCALE: 1"=1'-0"

4
S-2

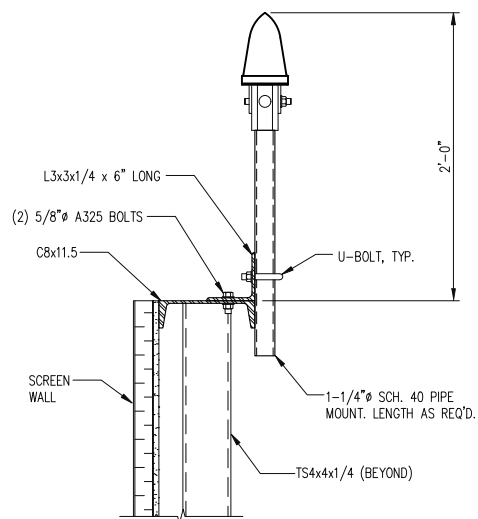


No. CABLES	SITE PRO 1 BRIDGE KIT	A	B
1 TO 4	SP1542	11 1/2"	22"
5 TO 8	SP1543	21 1/2"	32"
9 TO 12	SP1595	33"	43 3/8"

CABLE BRIDGE DETAIL

SCALE: 1-1/2"=1'-0"

5
S-2



GPS MOUNTING DETAIL

SCALE: 1-1/2"=1'-0"

6
S-2

T-Mobile

T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
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PHONE: (240) 264-8600

entrex
communication services, inc.

6100 Executive BLVD, Suite 350
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1362 MELLON RD, STE 140
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PHONE: (410) 582-8043
FAX: (410) 221-2962

7WAC517A
NTM REPL FOR DC52XC007

505 HUNTMAR PARK DR
HERNDON, VA 20170

SEAL:

COMMONWEALTH OF VIRGINIA
CAMILLE SHABSHAB
Lic. No. 044026
PROFESSIONAL ENGINEER

SUBMITTALS		
DATE	DESCRIPTION	REV.
04-16-2021	CONSTRUCTION REVIEW	A
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03-25-2022	FOR PERMIT - NEW DESIGN	4
04-04-2022	REVIEW REDLINES	5

PROJECT NO: 1160.134
DESIGNER: TMF
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE AT 22"x34"

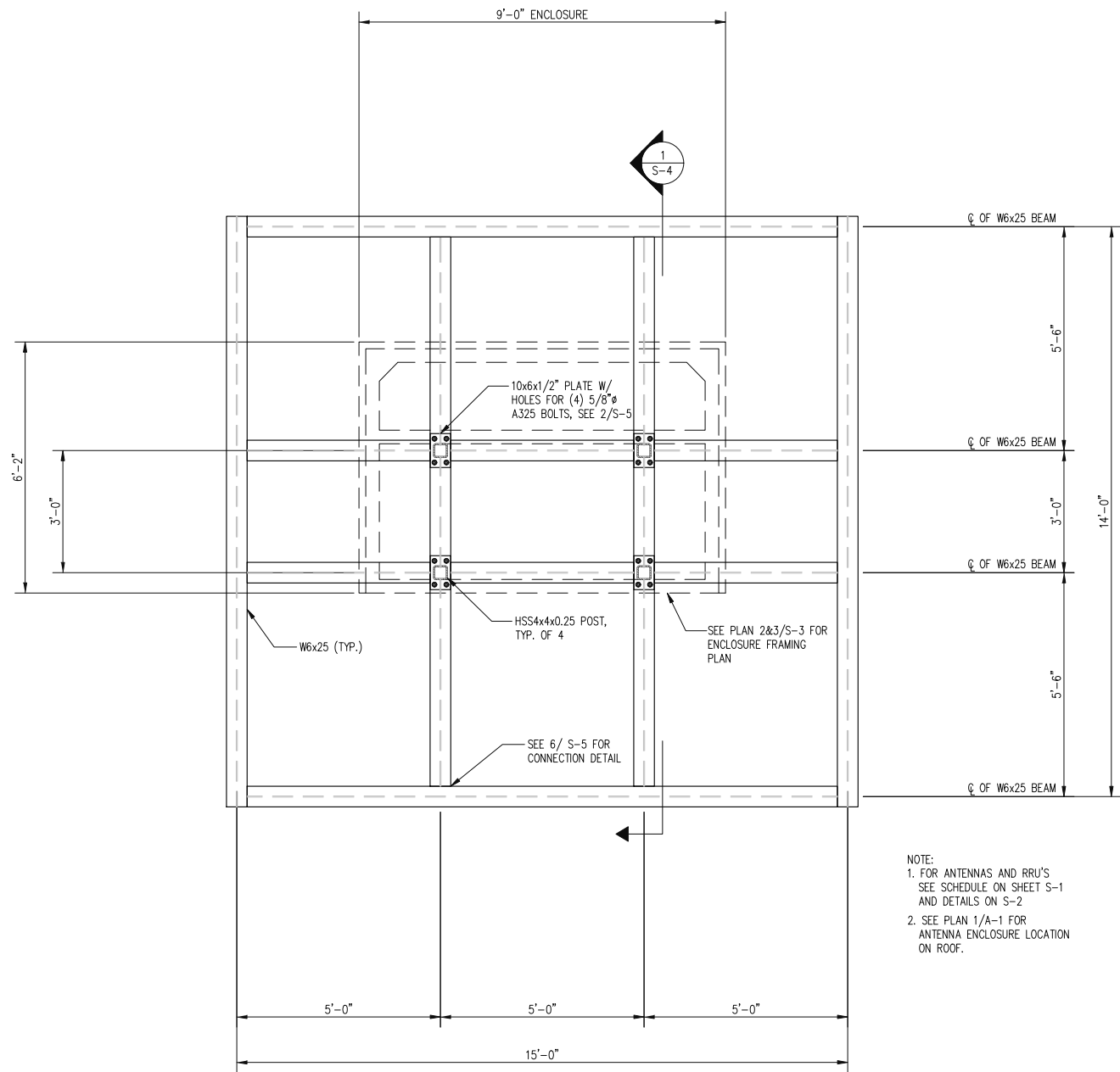
0 1/2 1
GRAPHIC SCALE IN INCHES

TITLE:

**ANTENNA AND
RRU DETAILS**

SHEET NUMBER:

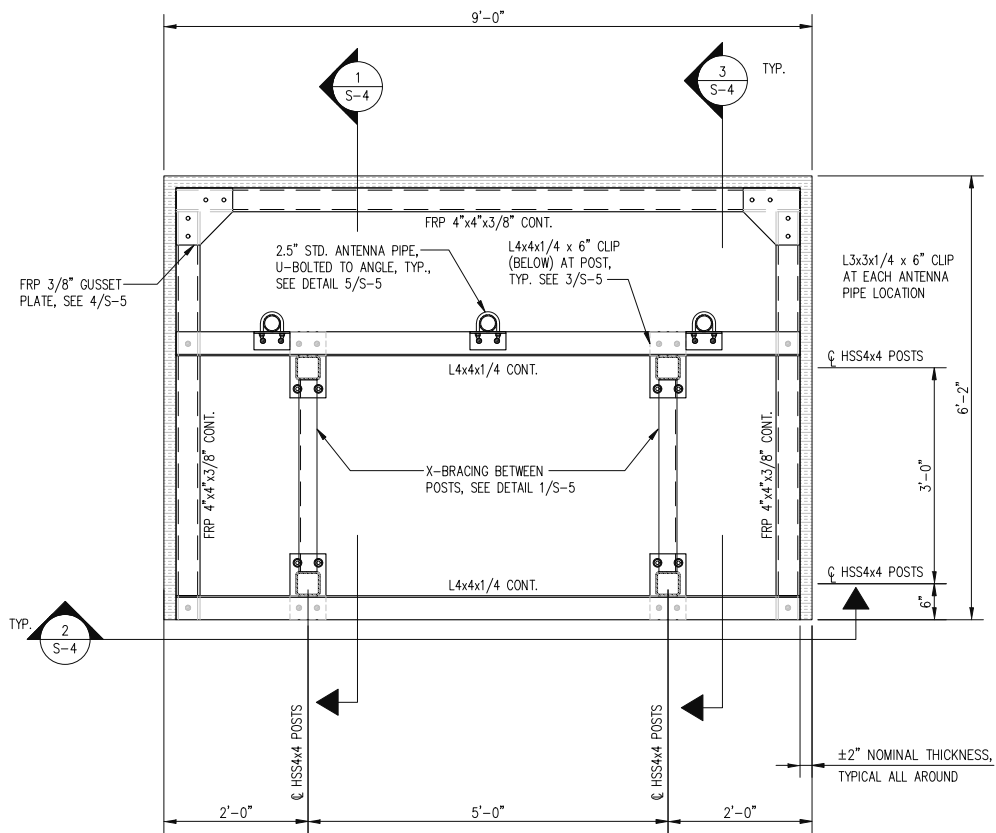
S-2



ANTENNA ENCLOSURE STEEL FRAMING PLAN
SCALE: 1/2" = 1'-0"

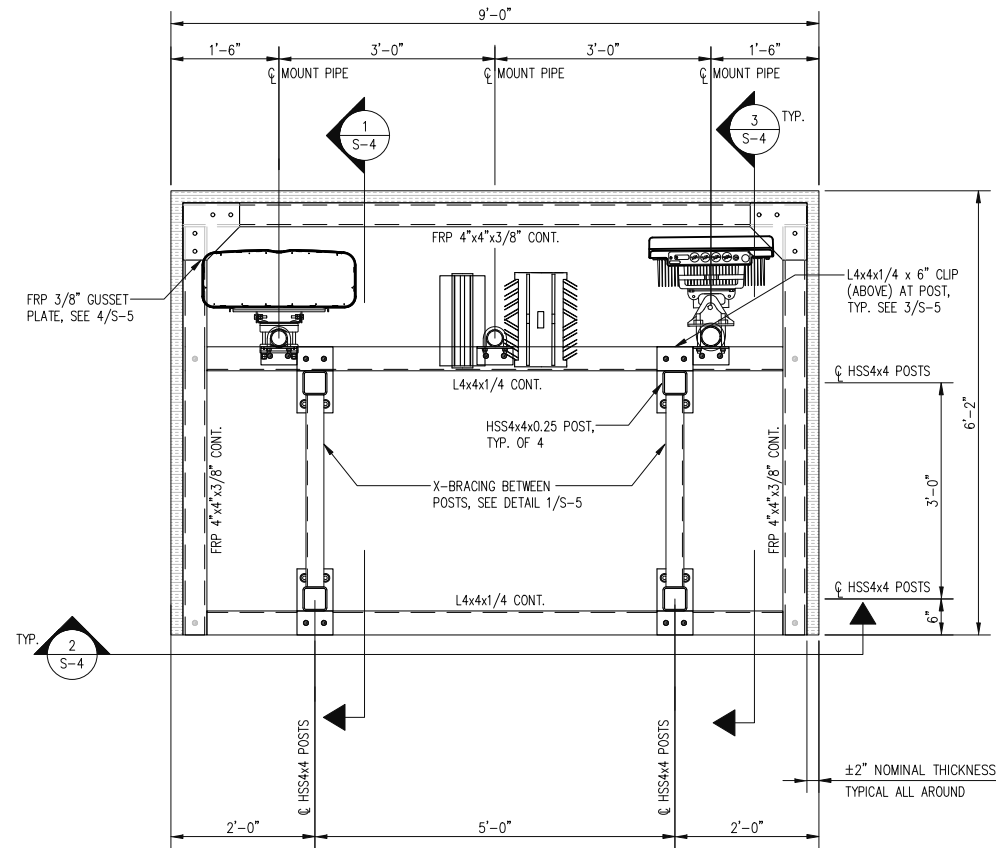
1
S-3

NOTE:
1. FOR ANTENNAS AND RRU'S
SEE SCHEDULE ON SHEET S-1
AND DETAILS ON S-2
2. SEE PLAN 1/A-1 FOR
ANTENNA ENCLOSURE LOCATION
ON ROOF.



**ANTENNA SUPPORT ENCLOSURE
BOTTOM FRAMING PLAN**
SCALE: 3/4" = 1'-0"

2
S-3



**ANTENNA SUPPORT ENCLOSURE
TOP FRAMING PLAN**
SCALE: 3/4" = 1'-0"

3
S-3

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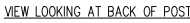
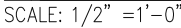
PROJECT NO: 1160.134
DESIGNER: J.P.
ENGINEER: C.S.

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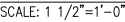
0 1/2 1
GRAPHIC SCALE IN INCHES

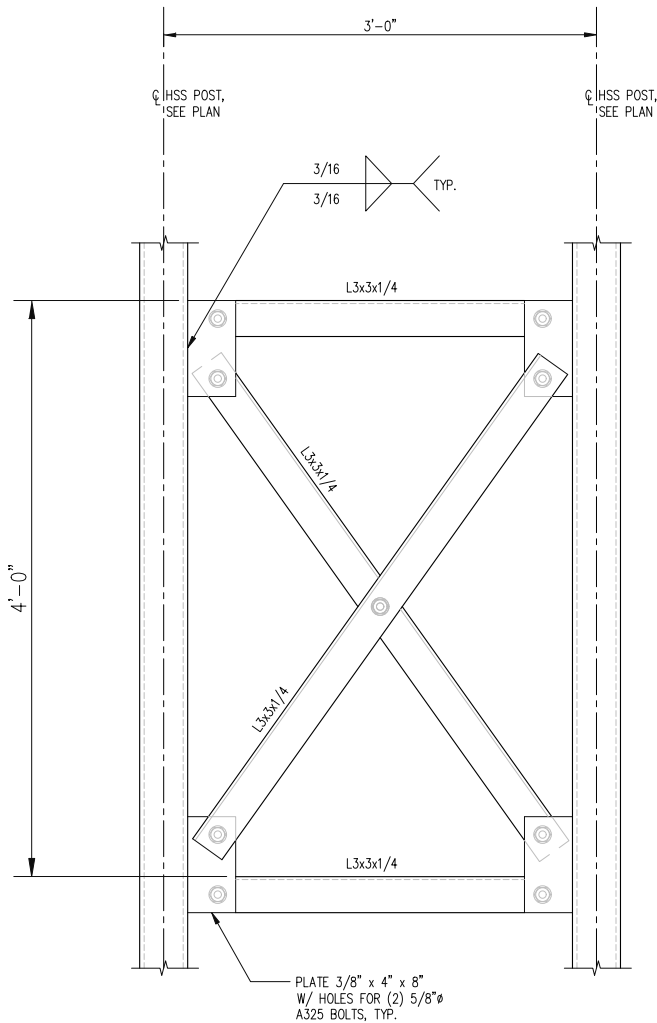
TITLE:
**ANTENNA SUPPORT
FRAMING
PLANS**

SHEET NUMBER:
S-3



SCALE: 1 1/2"=1'-0"

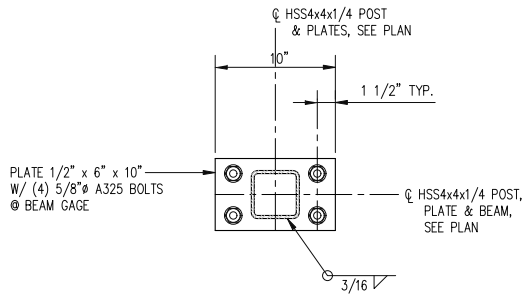




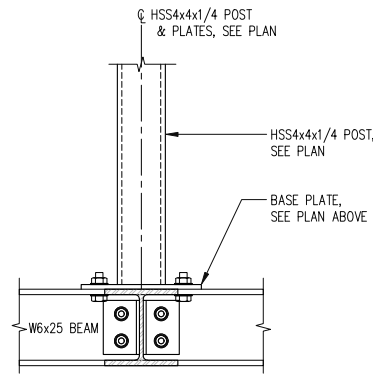
X-BRACE ELEVATION

SCALE: 1"=1'-0"

1
S-5



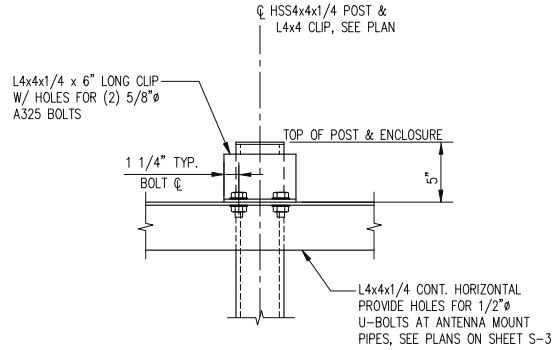
BASE PLATE PLAN



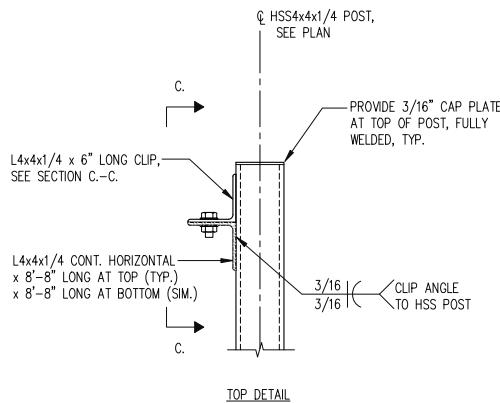
HSS4x4x1/4 POST TO BEAM

SCALE: 1 1/2"=1'-0"

2
S-5

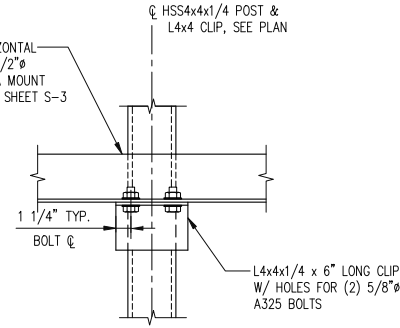


SECTION C.-C.

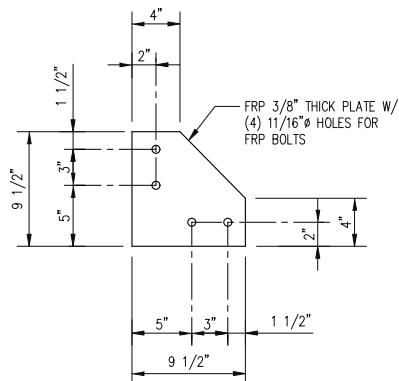
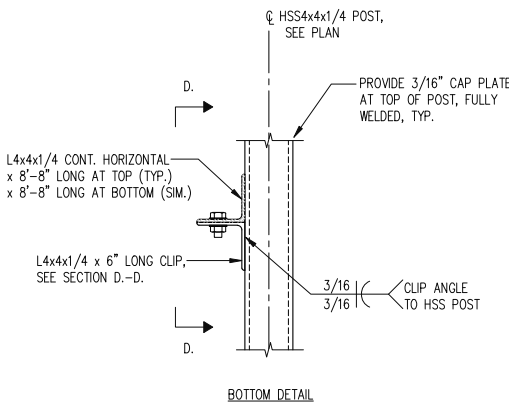


L4x4x1/4 HORIZONTAL TO BEAM

SCALE: 1 1/2"=1'-0"



SECTION D.-D.

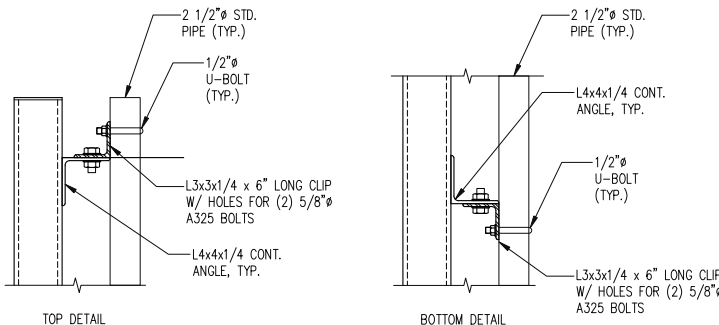


NOTE: (2) PLATES AT EACH CONNECTION

CONNECTION PLATE DETAIL

SCALE: 1 1/2"=1'-0"

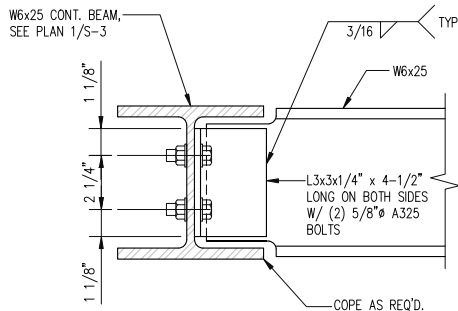
4
S-5



CONNECTION DETAIL

SCALE: 1-1/2"=1'-0"

5
S-5



W6 TO W6
CONNECTION DETAIL

SCALE: 3"=1'-0"

6
S-5

T-Mobile

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NTM REPL FOR DC52XC007

505 HUNTMAR PARK DR
HERNDON, VA 20170

SEAL:

COMMONWEALTH OF VIRGINIA
CAMILLE SHABSHAB
Lic. No. 044026
Professional Engineer

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PROJECT NO: 1160.134
DESIGNER: J.P.
ENGINEER: C.S.

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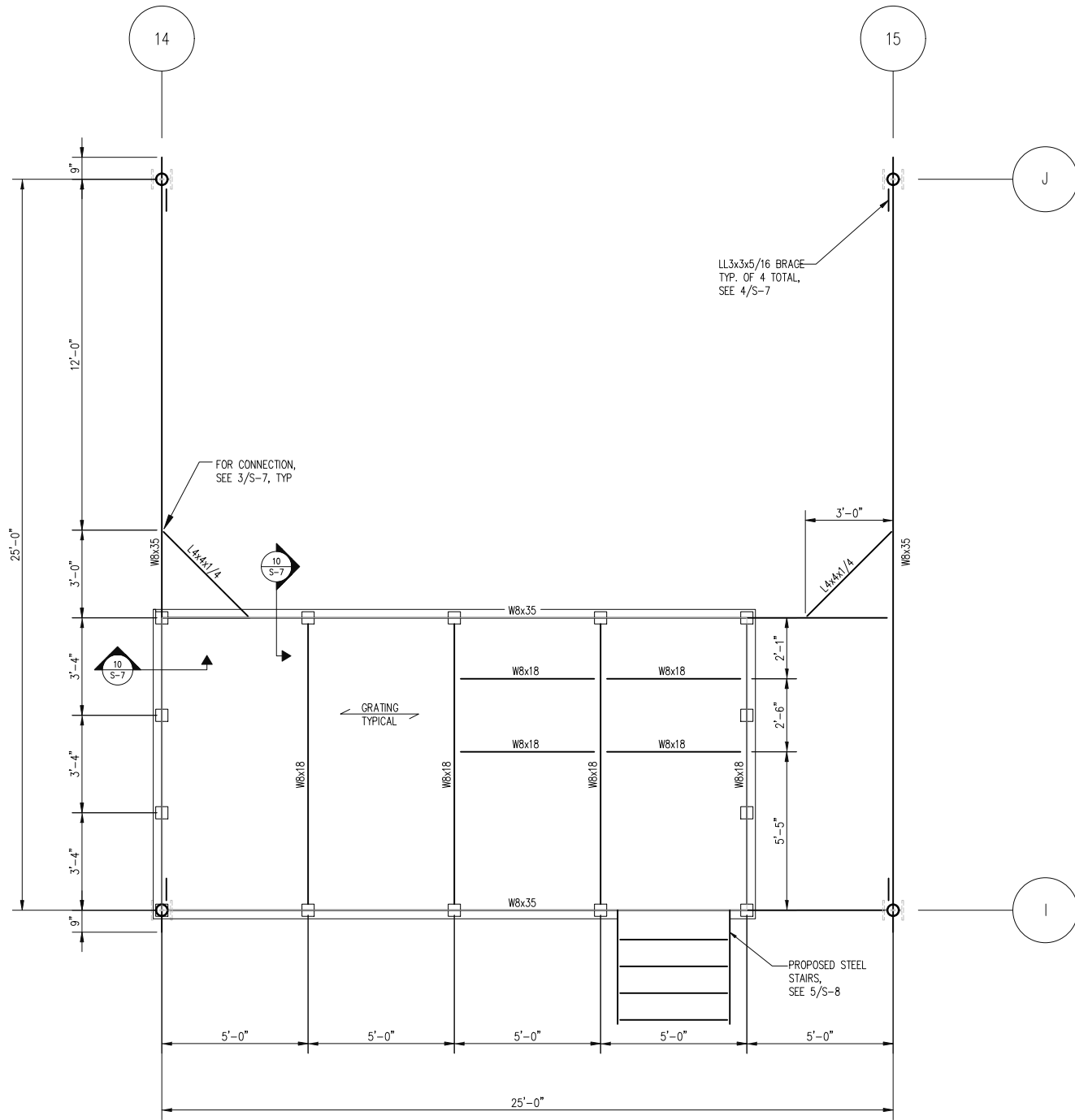
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GRAPHIC SCALE IN INCHES

TITLE:

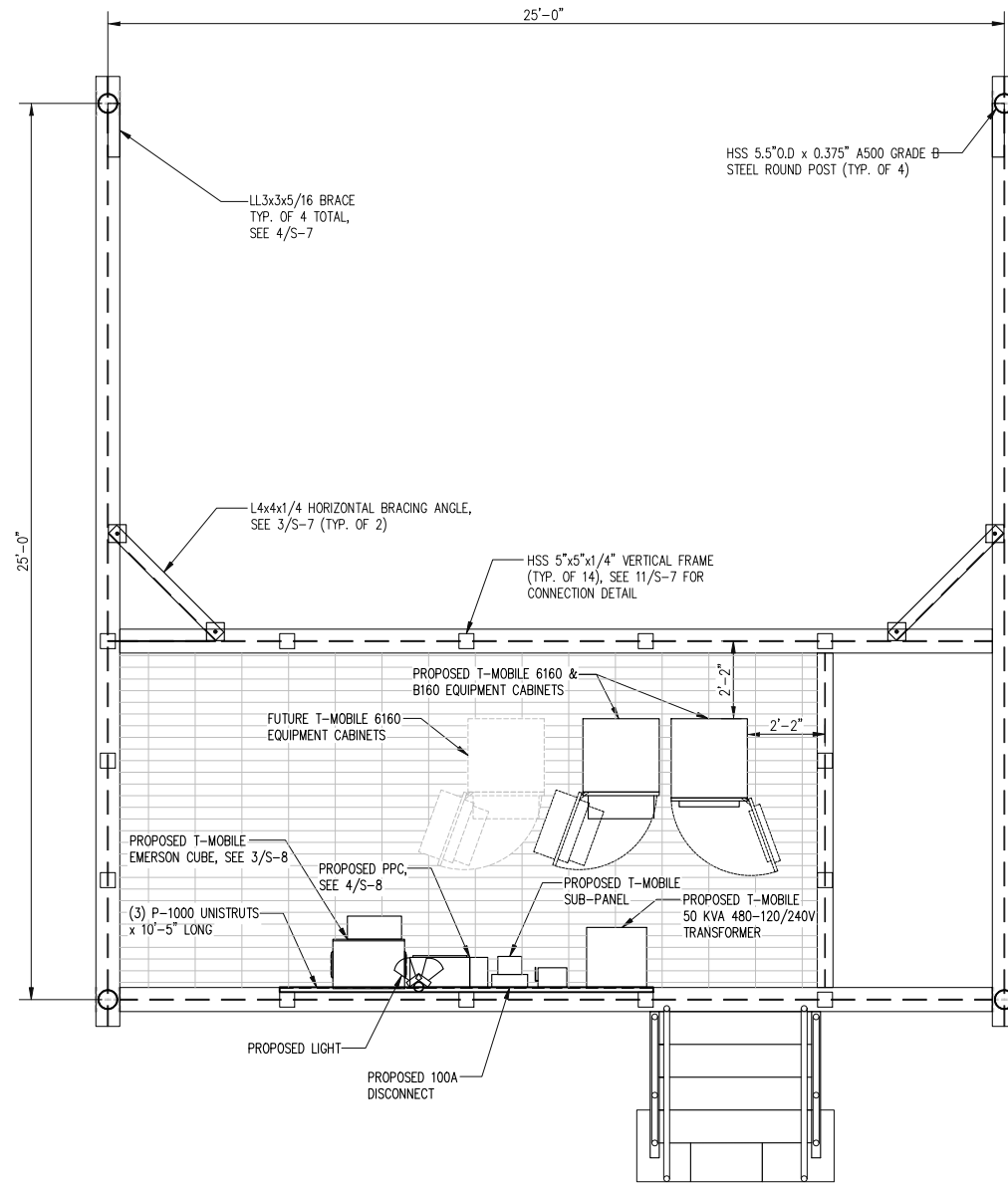
**ANTENNA
ENCLOSURE
DETAILS**

SHEET NUMBER:

S-5



EQUIPMENT PLATFORM
FRAMING PLAN
SCALE: 3/8"=1'-0"



EQUIPMENT LOCATION
PLAN
SCALE: 3/8"=1'-0"



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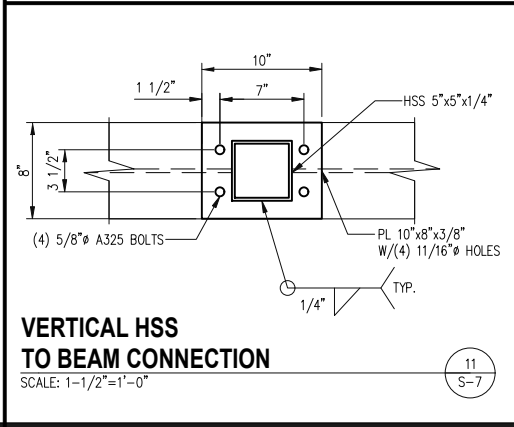
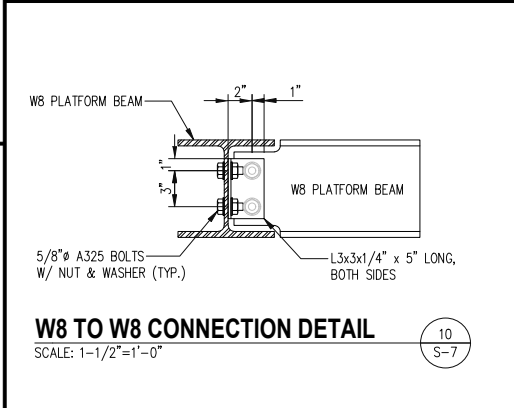
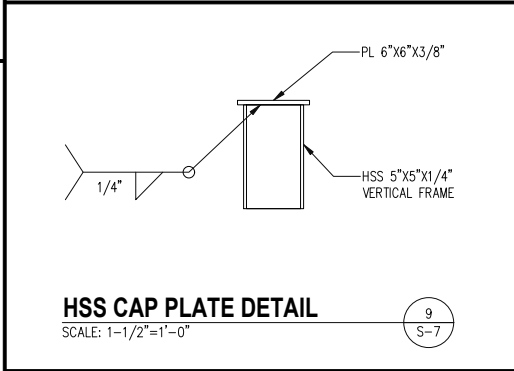
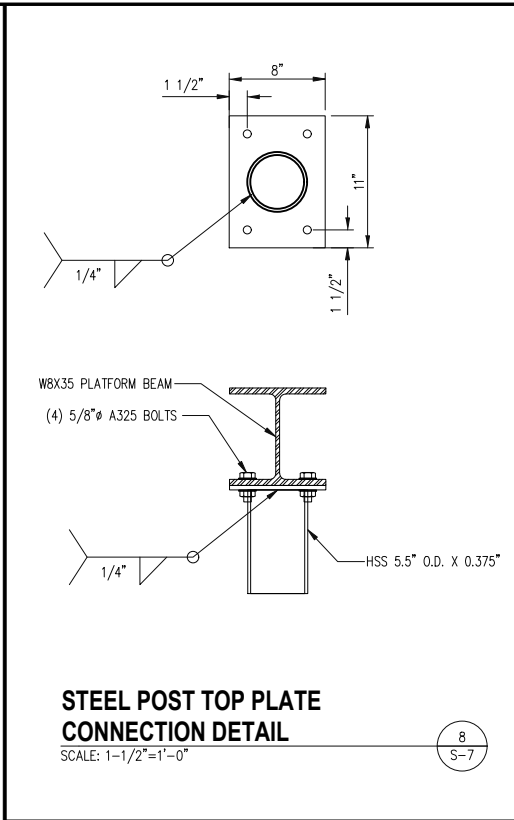
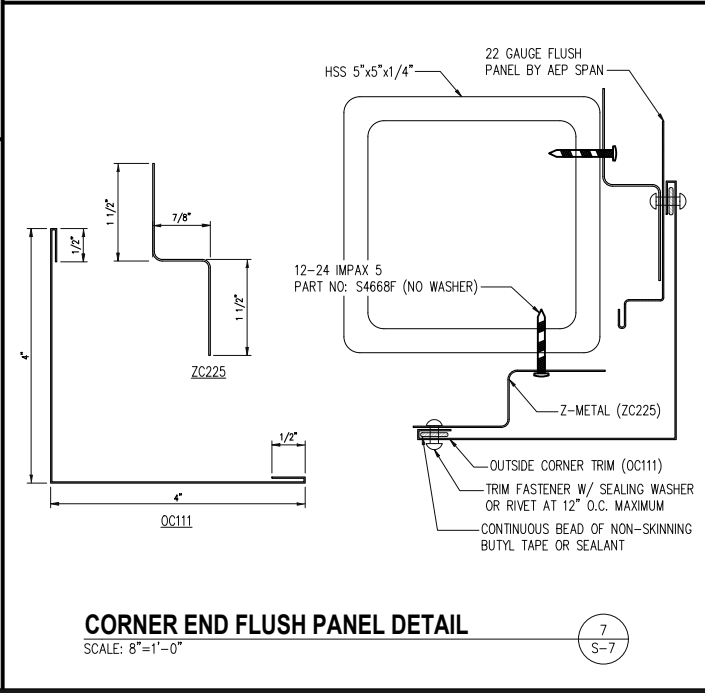
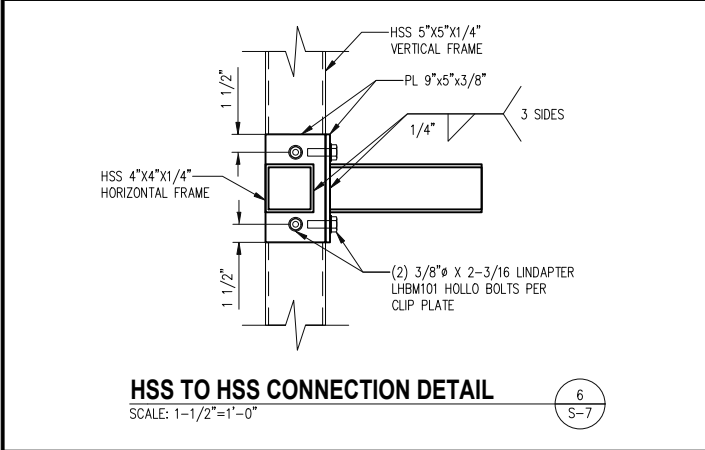
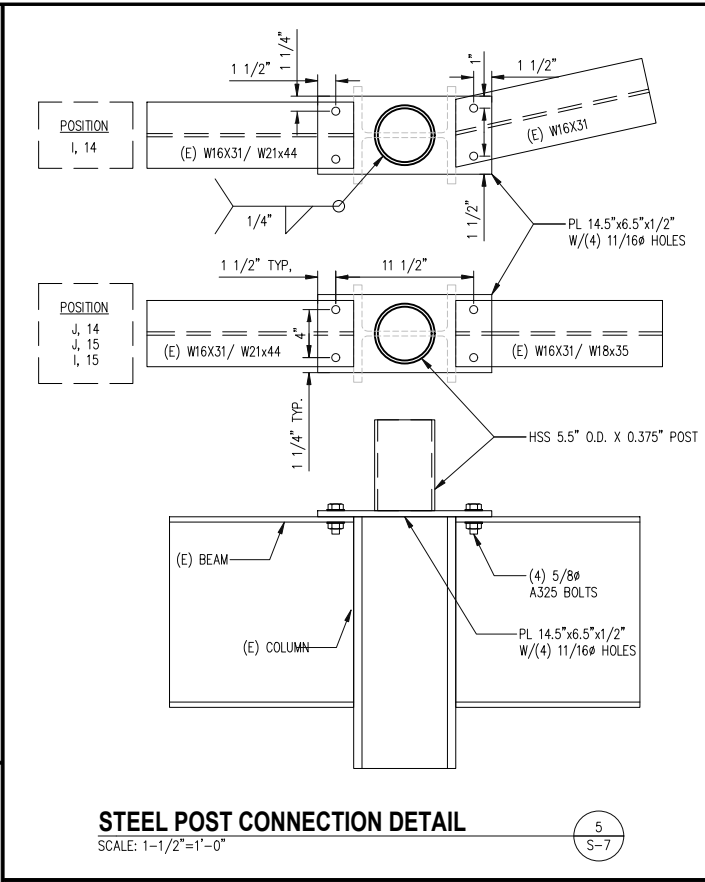
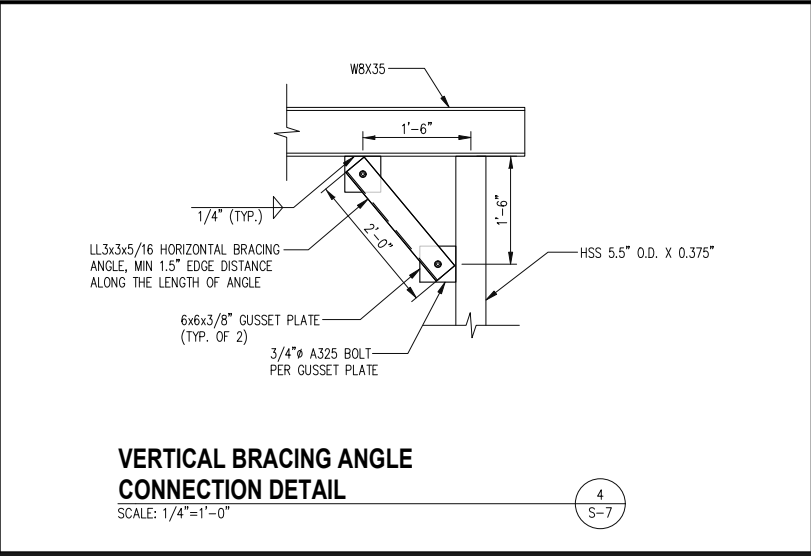
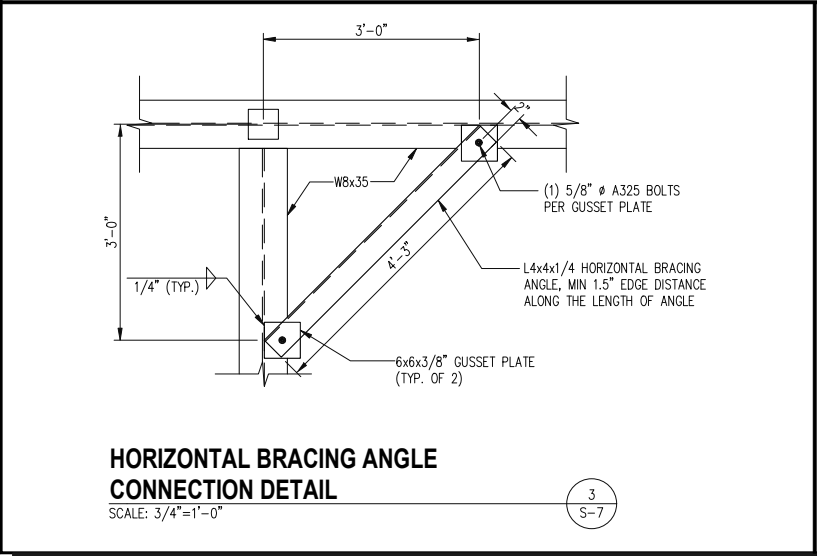
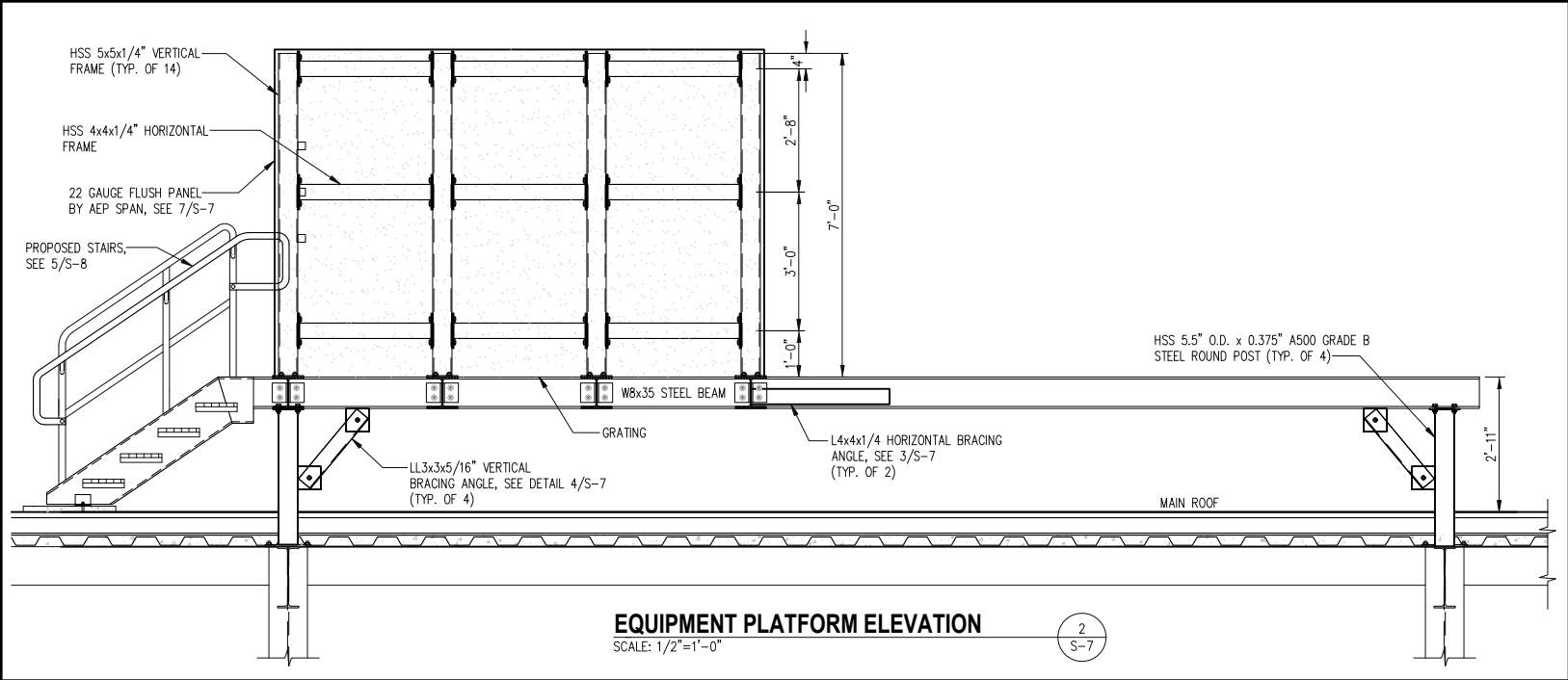
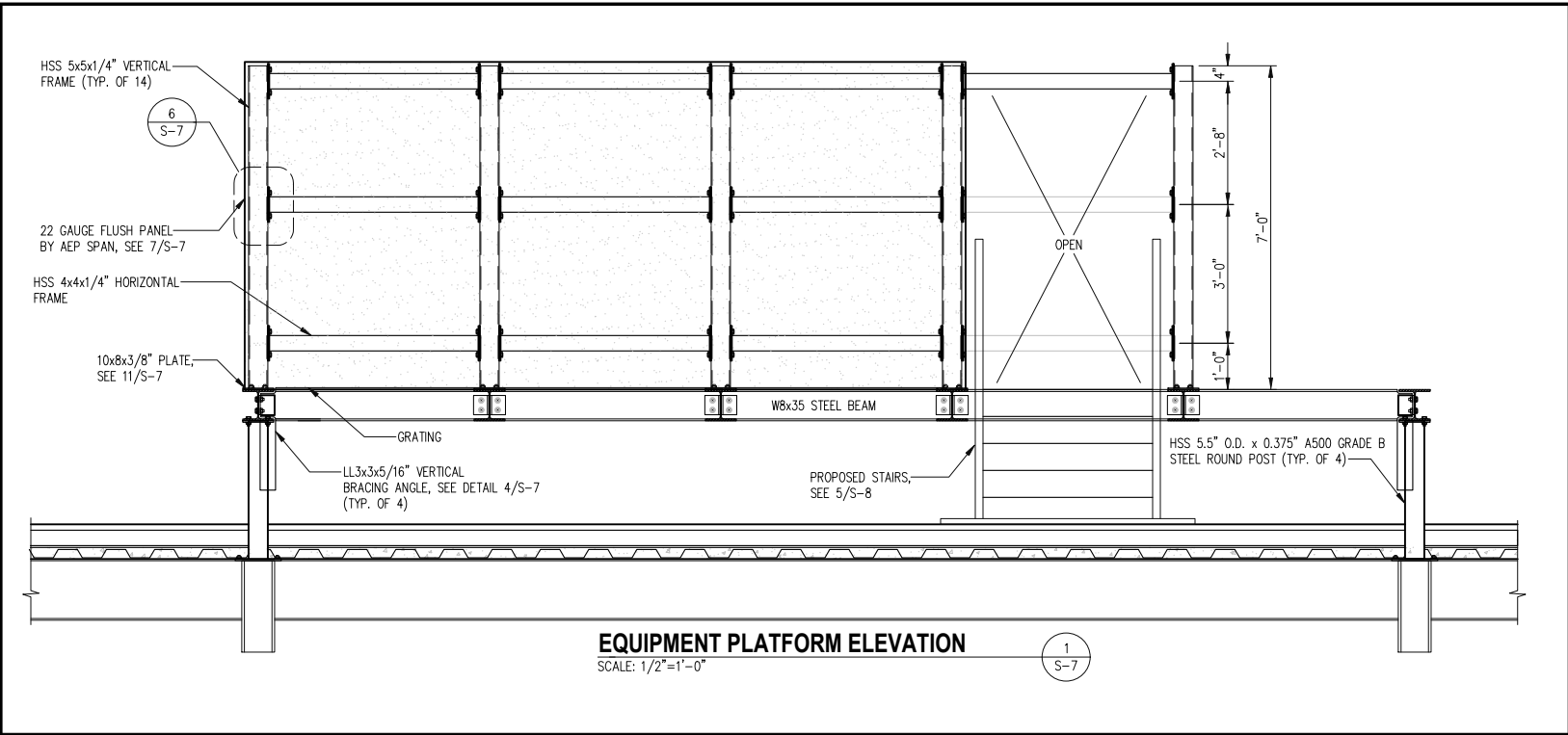
PROJECT NO: 1160.134
DESIGNER: TMF
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE AT 22"x34"

0 1/2 1
GRAPHIC SCALE IN INCHES

TITLE:
**EQUIPMENT
PLATFORM
FRAMING &
LOCATION PLANS**

SHEET NUMBER:
S-6



T-Mobile

T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
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NTM REPL FOR DC52XC007

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SEAL:

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Professional Engineer

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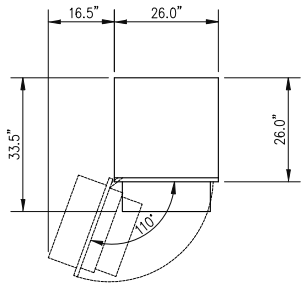
PROJECT NO: 1160.134
DESIGNER: TMF
ENGINEER: C.S.

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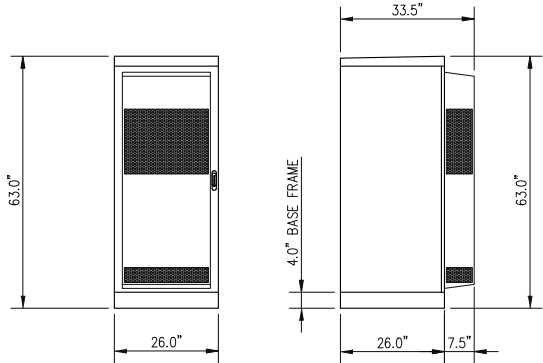
0 1/2 1
GRAPHIC SCALE IN INCHES

TITLE:
EQUIPMENT PLATFORM ELEVATIONS & DETAILS

SHEET NUMBER:
S-7



FRONT
TOP VIEW



FRONT VIEW

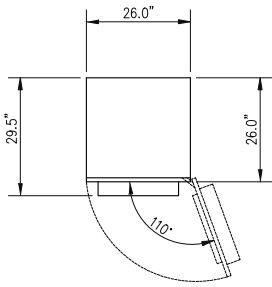
SIDE VIEW

NOTE: CABINET WEIGHT: 320 LBS (EMPTY)
CABINET WEIGHT: 1,500 LBS (FULLY LOADED)

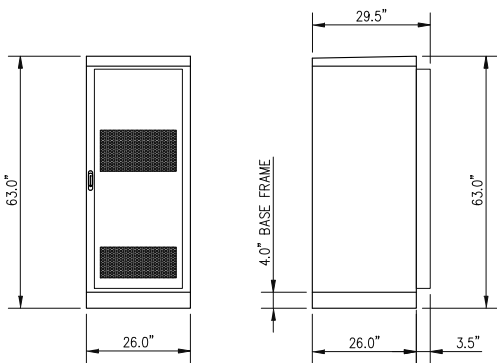
ERICSSON 6160 CABINET DETAIL

SCALE: 1/2"=1'-0"

1
S-8



FRONT
TOP VIEW



FRONT VIEW

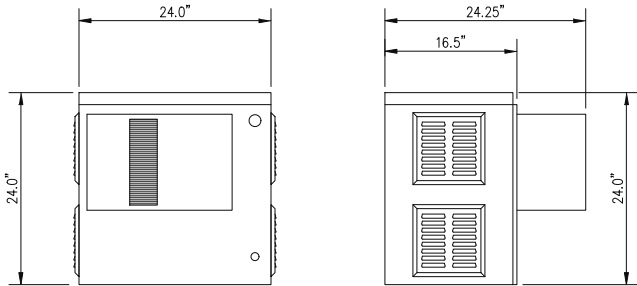
SIDE VIEW

NOTE: CABINET WEIGHT: 295 LBS (EMPTY)
CABINET WEIGHT: 2,000 LBS (FULLY LOADED)

ERICSSON B160 CABINET DETAIL

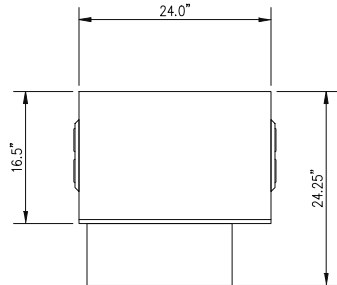
SCALE: 1/2"=1'-0"

2
S-8



FRONT VIEW

SIDE VIEW

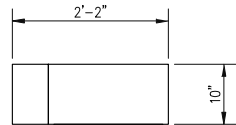


TOP VIEW

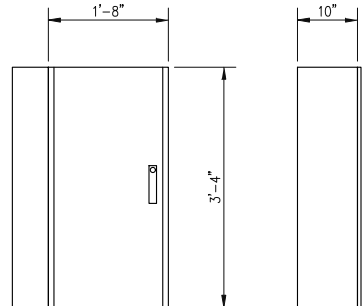
VERTIV XTE 401 NXC2416AAV1H05883
ENCLOSURE DETAIL

SCALE: 1"=1'-0"

3
S-8



TOP VIEW



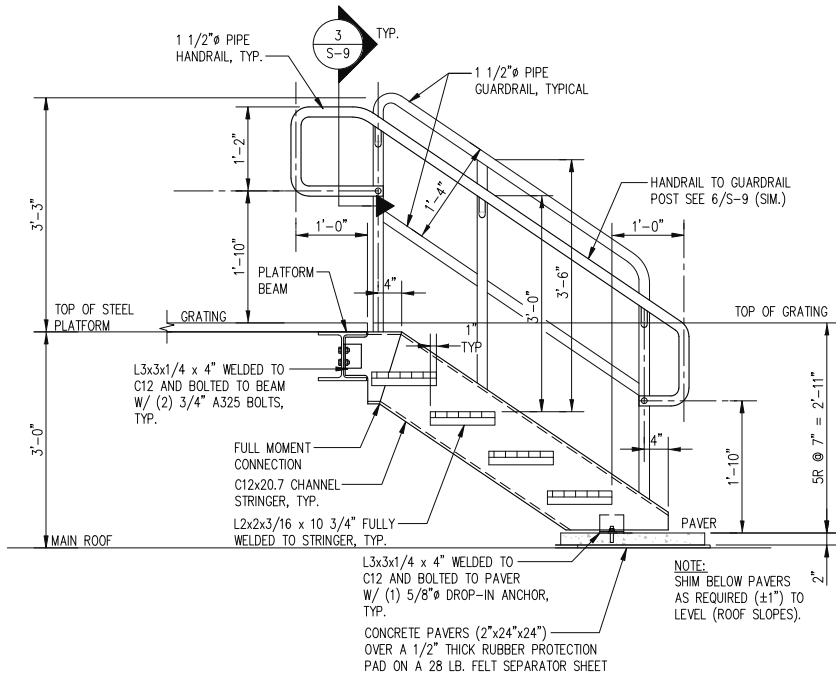
FRONT VIEW

SIDE VIEW

PPC DETAIL

SCALE: 3/4"=1'-0"

4
S-8



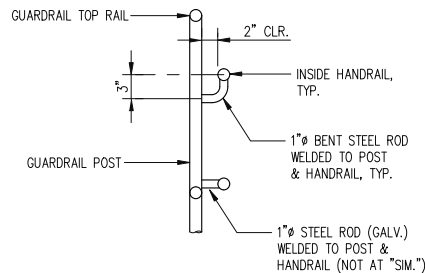
TYPICAL STEEL STAIR NOTES:

1. ALL RAILS AND POSTS ARE 1 1/2" SCHED. 40 GALV. STEEL PIPE. POSTS TO BE CENTERED ON THE TOP FLANGE OF CHANNEL OR STRINGER, TYP.
2. ALL RAIL TO POST INTERSECTIONS AND POST TO STRINGER TO BE FULLY WELDED 3/16" FILLET WELD ALL AROUND, GROUND SMOOTH. RAIL ENDS WHERE EXPOSED, TO BE CAPPED AND FULLY WELDED.
3. CLEAN WELDED AREAS WITH POWER TOOL AND PAINT WITH 2 LAYERS OF GALVANIC PAINT, TYP.

STEEL STAIR DETAIL

SCALE: 3/4"=1'-0"

5
S-8

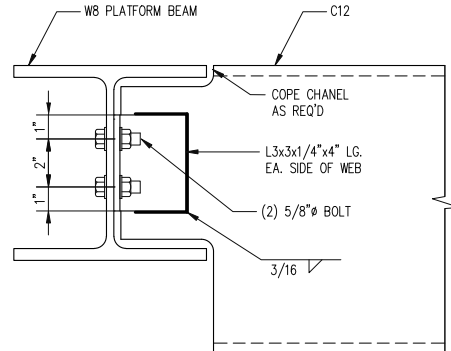


SEE 2/S-12 FOR DIMENSIONS NOT NOTED.

STAIR HANDRAIL DETAIL

SCALE: 1"=1'-0"

6
S-8



TYPICAL C12 TO W8
CONNECTION DETAIL

SCALE: 3"=1'-0"

7
S-8



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PROJECT NO: 1160.134

DESIGNER: A.J.

ENGINEER: C.S.

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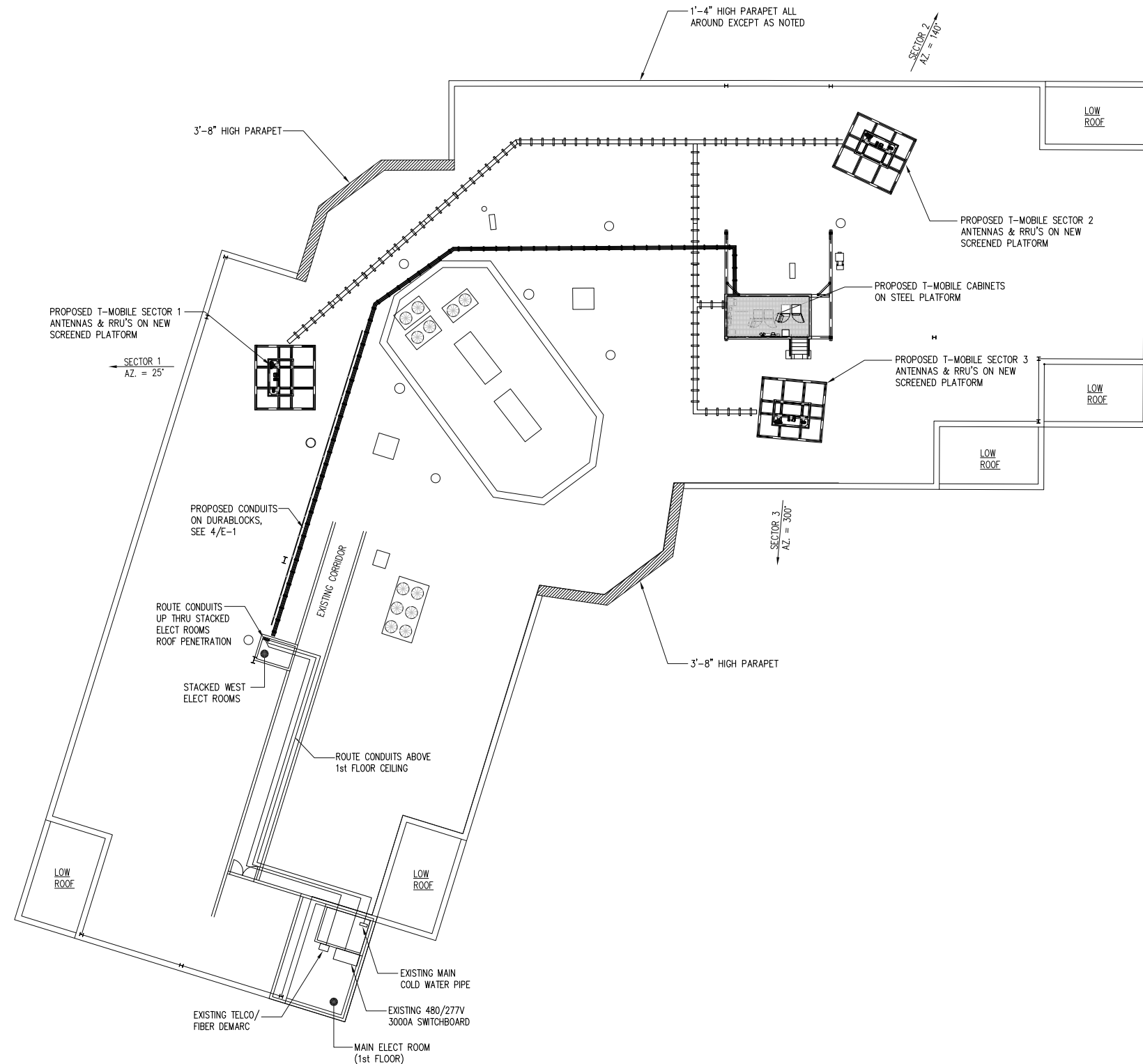


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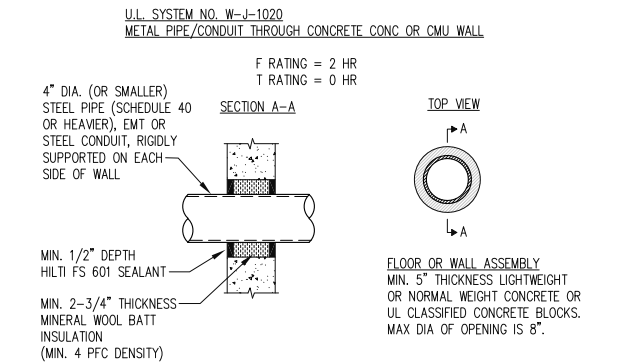
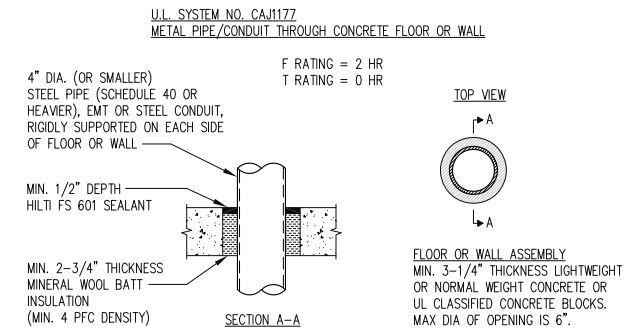
EQUIPMENT
AND STAIR
DETAILS

SHEET NUMBER:

S-8

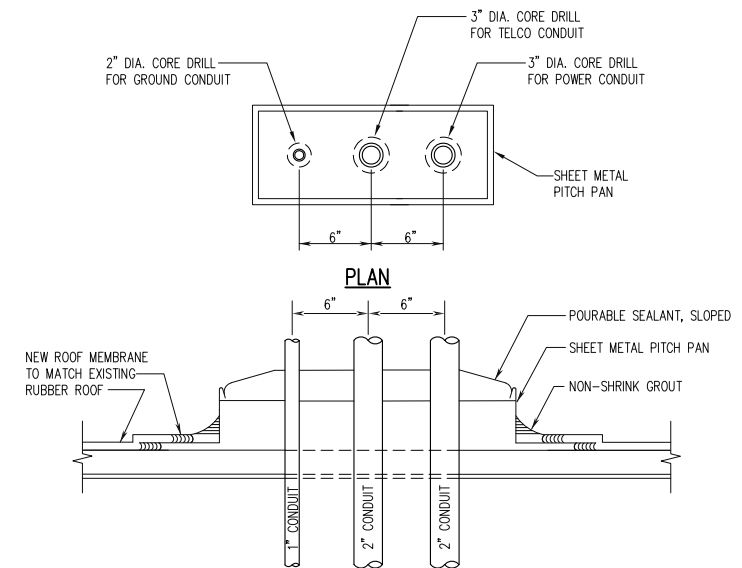


ELECTRICAL PLAN
SCALE: 1/16" = 1'-0"



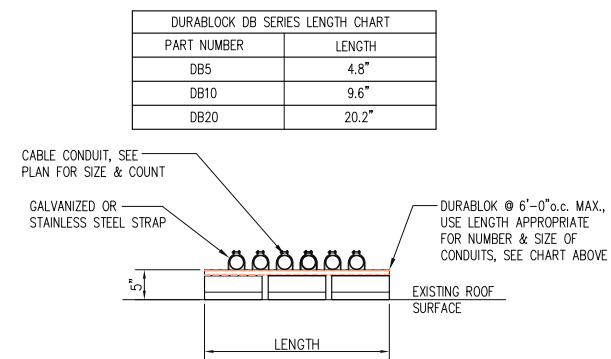
FLOOR/WALL PENETRATION DETAIL (TYPICAL)
SCALE: N.T.S.

2
E-1



SECTION
ROOF PENETRATION DETAIL
SCALE: 1 1/2" = 1'-0"

3
E-1



CABLE CONDUIT SUPPORT DETAIL
SCALE: 3/4" = 1'-0"

4
E-1

T-Mobile

T-MOBILE NORTHEAST LLC

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7WAC517A
NTM REPL FOR DC52XC007

505 HUNTMAR PARK DR
HERNDON, VA 20170

SEAL:

COMMONWEALTH OF VIRGINIA

CAMILLE SHABSHAB
Lic. No. 044026

PROFESSIONAL ENGINEER

SUBMITTALS		
DATE	DESCRIPTION	REV.
04-16-2021	CONSTRUCTION REVIEW	A
05-07-2021	CONSTRUCTION	0
06-25-2021	OWNER COMMENTS	1
09-09-2021	PER 7/27/21 RFDS	2
03-18-2022	ZONING - NEW DESIGN	3
03-25-2022	FOR PERMIT - NEW DESIGN	4
04-04-2022	REVIEW REDLINES	5

PROJECT NO: 1160.134
DESIGNER: N.B.
ENGINEER: C.S.

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0 1/2 1
GRAPHIC SCALE IN INCHES

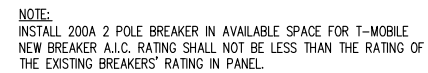
TITLE:

ELECTRICAL PLAN AND DETAILS

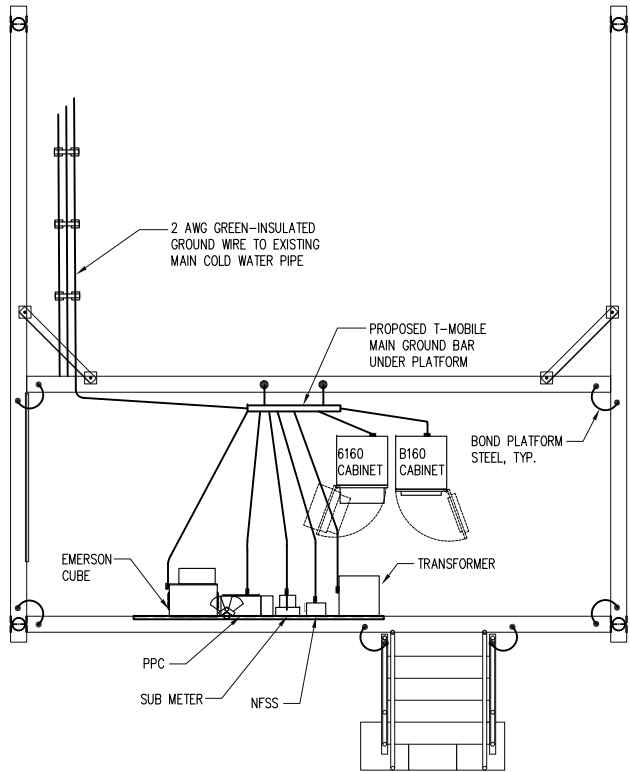
SHEET NUMBER:

E-1

1. PROVIDE TRANSMITTING BILLING METER. OBTAIN BUILDING OWNER APPROVAL FOR METER. MANUFACTURER: MSFDS, 1 (800) 890-6889 CAT. No. VLTE44 AND ENCLOSURE PANEL.
2. INSTALL GROUND WIRE IN 1" CONDUIT FROM VALVE TO MAIN ELECT. ROOM. GROUND WIRE IS ROUTED UNDER TELCO CONDUIT, SECURE GROUND WIRE TO TELCO CONDUIT WITH NYLON TIE-WRAPS.
WHERE GROUND WIRE IS INSTALLED IN CONDUIT, BOND EACH END WITH GREEN 2 AWG. AND BONDING BUSHINGS PER N.E.C. ARTICLES 250.64(E) AND 250.102(C).
3. BOND TRANSFORMER TO T-MOBILE GROUND BAR WITH GREEN 4 AWG.



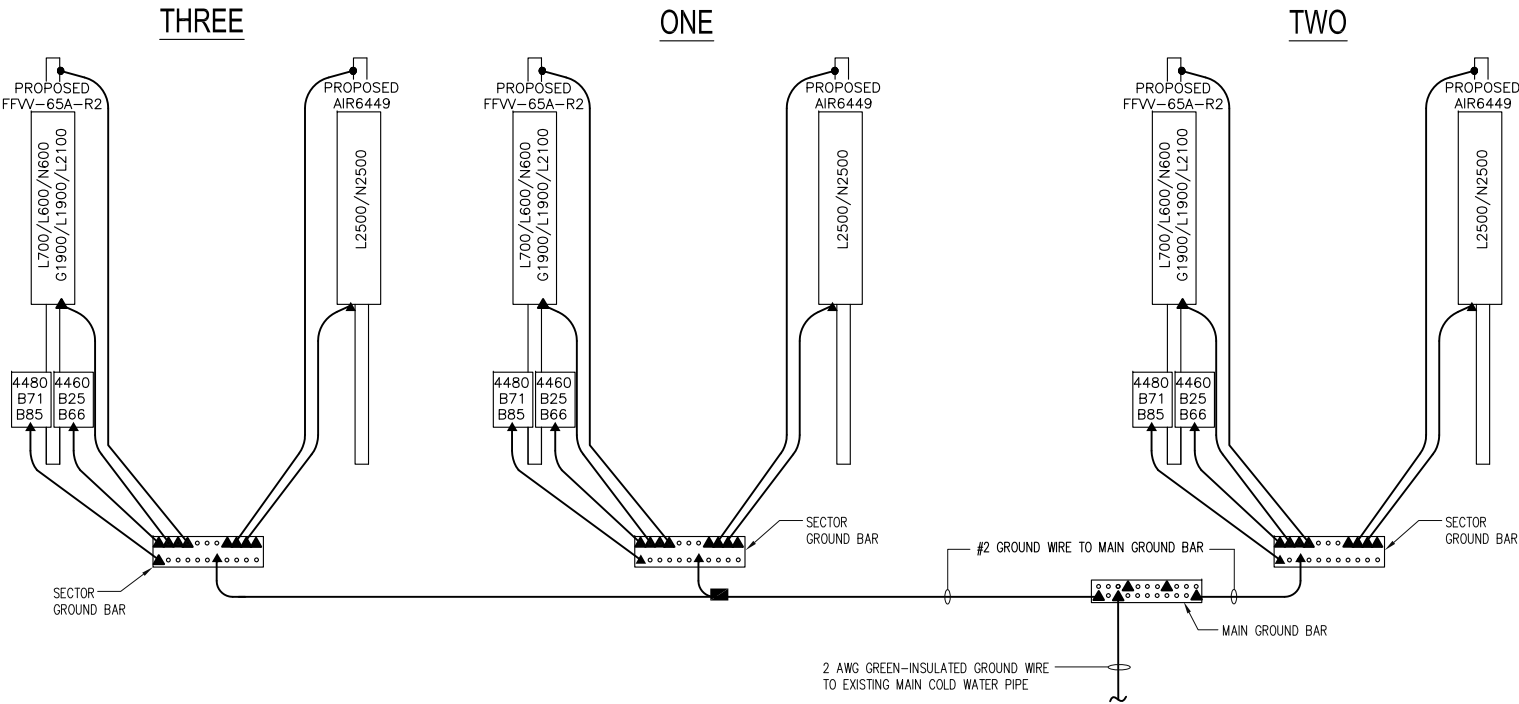
PPC PANEL CAPACITY: 48 kVA; PANEL PPC CONNECTED LOAD: 20.0 kVA
 $20.0 \text{ kVA} \times 1.25 = \underline{25.0 \text{ kVA}}$
 THE CONNECTED LOAD DOES NOT EXCEED THE PANEL'S CAPACITY.



NOTE: ALL GROUND WRES SHALL BE 2 AWG GREEN-INSULATED UNLESS NOTED OTHERWISE

GROUNDING PLAN

SCALE: 1/4"=1'-0"



GROUNDING LEGEND

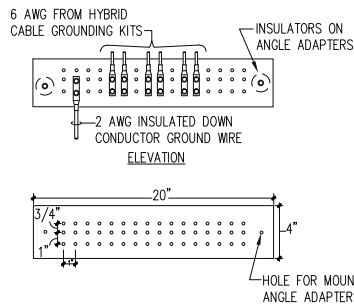
- ▲ COMPRESSION FITTING CONNECTION
- EXOTHERMIC WELD CONNECTION
- PROPOSED GROUND WIRING

NOTES:

- ALL GROUND WIRES SHALL BE 2 AWG GREEN-INSULATED UNLESS NOTED OTHERWISE.

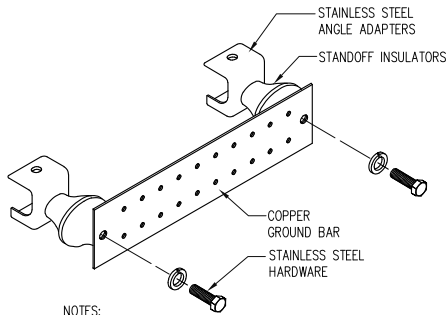
ANTENNA GROUNDING DIAGRAM

SCALE: N.T.S.



MAIN GROUND BAR DETAILS

SCALE: N.T.S.

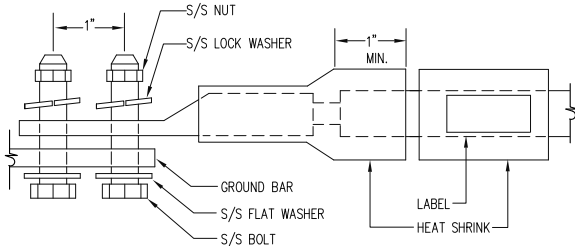


NOTES:

- COPPER GROUND BAR, 1/4"X 4"X 20", HARGER CAT.NO. GB14420C
- 7/16" DIAMETER HOLE CENTERS SPACED 1" APART.
- ANTENNA AND EQUIPMENT GROUND BARS SHALL BE HARGER CAT.NO. GB1A14420C.
- INSULATORS BETWEEN ANGLE ADAPTERS AND GROUND BAR INCLUDED WITH GBI SERIES
- HARGER LIGHTNING PROTECTION: TELEPHONE 800-842-7434

GROUND BAR ISOMETRIC

SCALE: N.T.S.

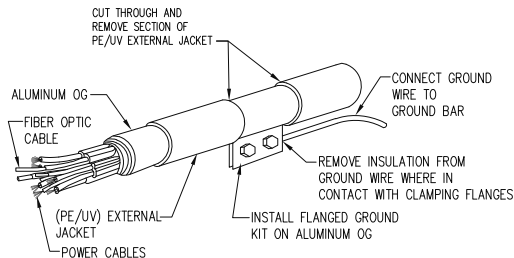


LUG NOTES:

- ALL HARDWARE IS 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS.
- ALL HARDWARE SHALL BE S/S 3/8-INCH DIAMETER OR LARGER.
- FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON-TOOTH WASHER BETWEEN LUG AND STEEL AND COAT ALL SURFACES WITH ANTI-OXIDIZATION COMPOUND PRIOR TO MATING.

LUG DETAIL

SCALE: TO SCALE

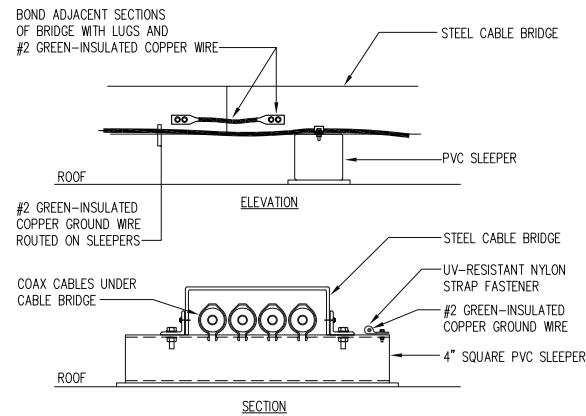


NOTES:

- CLAMP #6 GROUND WIRE BETWEEN FLANGES AND FORM BOND WITH COMPRESSION HARDWARE PROVIDED WITH KIT.
- FOLLOWING INSTALLATION OF GROUND KIT, WATERPROOF ASSEMBLY WITH WATERPROOFING KIT AND TAPE.

HYBRID GROUNDING KIT DETAIL

SCALE: N.T.S.



CABLE BRIDGE GROUNDING

SCALE: N.T.S.

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0 1/2 1
GRAPHIC SCALE IN INCHES

TITLE:

GROUNDING
PLAN, DIAGRAM
AND DETAILS

SHEET NUMBER:

E-3



MEMORANDUM

To: Chair Blaker-Glass and Members of the Architectural Review Board

From: Tamsin Himes, Lead Planner / Design and Development 

Date: May 13, 2022

Subject: ARB #22-008, 231 Spring Street, Building Alteration

This memo serves as an addendum to the staff report provided to the board prior to the ARB work session held on May 4th 2022.

At the work session, staff mentioned that the project would require an administrative adjustment to the height of the fencing in order to meet screen the equipment completely. In addition to this, the board asked the applicant to consider ways to address the massive size of the fence including use of landscaping and altering the design of the fence.

The administrative adjustment has not been approved or applied for at the time of this memo. In addition to this, the applicant has mentioned that changes to the design of the fence and its location are being considered still. Staff recommends this item be continued until the June ARB work session. This will allow more time for the submission and approval of an administrative adjustment and time for finding an appropriate design solution for the fence.