

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, April 20, 2022 2:42 PM
To: Brannan Boze
Cc: Werner, Jeffrey B
Subject: April 2022 BAR Decision

Certificate of Appropriateness

BAR 22-04-02
500 Court Square, TMP 530096000
North Downtown ADC District
Owner: 500 Court Square
Applicant: Brannan Boze, Smartlink (for T-Mobile)
Project: Install gas pipe for roof-top generator

Dear Brannan,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 15, 2022. The following action was taken:

Ron Bailey moves: Having considered the standards set forth within the City Code, including the City's ADC Design Guidelines, I move to find that the proposed gas pipe at 500 Court Square satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted, with the condition that the pipe be mounted immediately next to the downspout on the south elevation and that the color will be submitted to staff for approval.

David Timmerman seconds motion. Motion passes (6-0).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezuuv3iclkx1a?b=odcssqp9fm4bq8sfjlp0>.

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a separate building permit.

(Complete text of Sec. 34-280:

https://library.municode.com/va/charlottesville/codes/code_of_ordinances?nodeId=CO_CH34ZO_ARTIIOVDI_DIV2HIPR_ARDECOOVDI_S34-280VACEAP)

If you have any questions, please contact me at watkinsro@charlottesville.gov.

Sincerely,
Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

City of Charlottesville
Board of Architectural Review
Staff Report
April 19, 2022



Certificate of Appropriateness Application

BAR 22-04-02

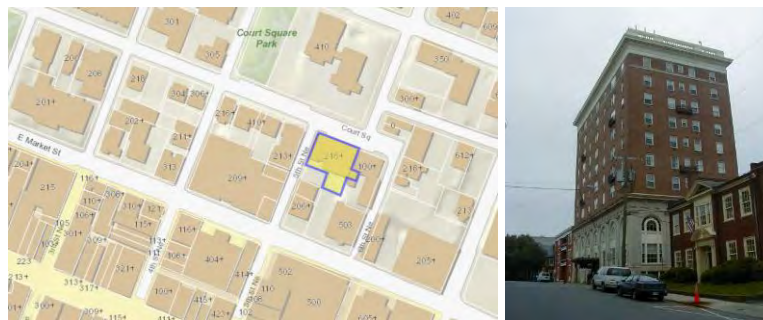
500 Court Square, TMP 530096000

North Downtown ADC District

Owner: 500 Court Square

Applicant: Brannan Boze, Smartlink (for T-Mobile)

Project: Install gas pipe for roof-top generator



Background:

Year Built: 1906, renovated 1936 (Originally the City's U.S. Post Office)

District: North Downtown ADC District

Status: Contributing

Prior BAR Reviews

(See *Appendix 2* for complete list.)

November 29, 2021 - Admin approval of rooftop generators for telecom equipment, gas pipe to be run inside the building.

Attachments

- Submittal: T-Mobile drawings for *Generator Add* at wireless site VA32349A, 500 Court Square. Sheets T-1, N-1, A-1, A-2, A-2.1, A-3, A-4, S-1, E-1, G-1 (dated 8/06/21) and Sheets P-1, P-2, and P-3 (dated 12/02/21). Also, photo in *Appendix 1* showing the proposed routing.

CoA to install exterior gas pipe to rooftop generators. (The November 2021 CoA approved the generators administratively, with gas service to be run inside the building. However, installing the gas pipe on the exterior requires BAR review.)

In *Appendix 1* are additional photographs of the building, which may be helpful. In the attachment are images of similar conditions elsewhere in the City.

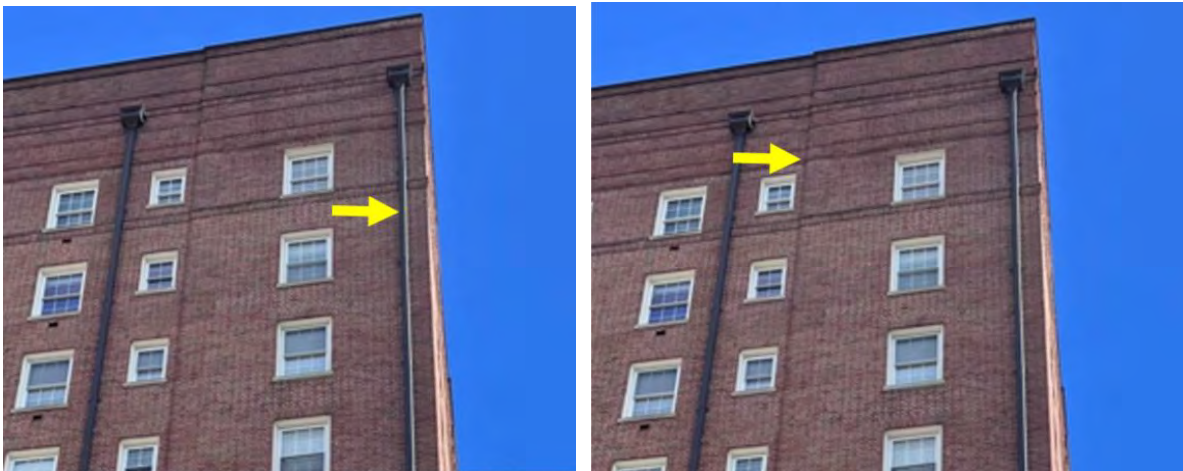
Discussion

The Design Guidelines do not specifically address conduits and piping; however, the guidance is generally to *consolidate and screen equipment and utilities* and to locate them where *least likely to detract from the character of the site*.

At the ground level, the service is in the rear parking area, where other mechanical equipment is located. Screening is not necessary.

Where installed vertically on the building—a span ten stories plus the parapet—screening or *fully concealing* the assembly would likely be more visible than a painted pipe installed at an appropriate location. Staff suggests two options:

- Mounting the pipe as close as possible adjacent to a downspout; specifying which, if not as proposed by the applicant, and on which side of the downspout, if there is a preference. (below, left)
- Mounting the pipe as close as possible into the vertical corner between the first and second downspouts. (below, right)



The rooftop and the generators are concealed behind the parapet.

Anchor details from P-3 of submittal.

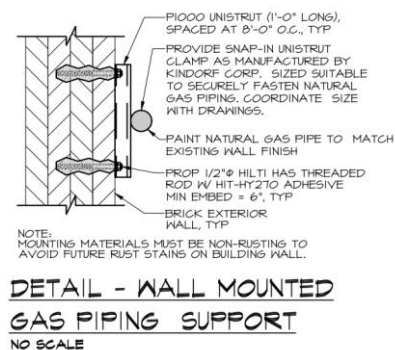
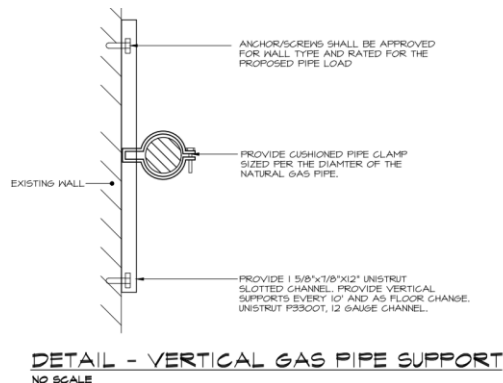


Photo showing conduits with similar installation brackets at the Main Library.



The intent is to paint the pipe and anchor brackets. The BAR should approve or recommend an appropriate color allow for staff to make a determination. (For the Main Library, the CoA included a condition that the conduits be painted a color close to the existing brick, to be approved by staff. For that, staff circulated color samples with a recommended selection, which the BAR informally expressed support for.)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the City’s ADC Design Guidelines, I move to find that the proposed gas pipe at 500 Court Square satisfies the BAR’s criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

[...as submitted with the following conditions:...]

Denial: Having considered the standards set forth within the City Code, including the City’s ADC Design Guidelines, I move to find that the proposed gas pipe at 500 Court Square does not satisfy the BAR’s criteria and is not compatible with this property and other properties in the North Downtown ADC District, and that for the following reasons the BAR denies the application as submitted.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec. 34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City’s Design Guidelines.

Pertinent ADC District Design Guidelines

Chapter II – *Site Design and Elements*

H. Utilities and Other Site Appurtenances

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life.

However, their placement may detract from the character of the site and building.

1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
2. Screen utilities and other site elements with fences, walls, or plantings.
3. Encourage the installation of utility services underground.
4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.
5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

Chapter IV – *Rehabilitation*

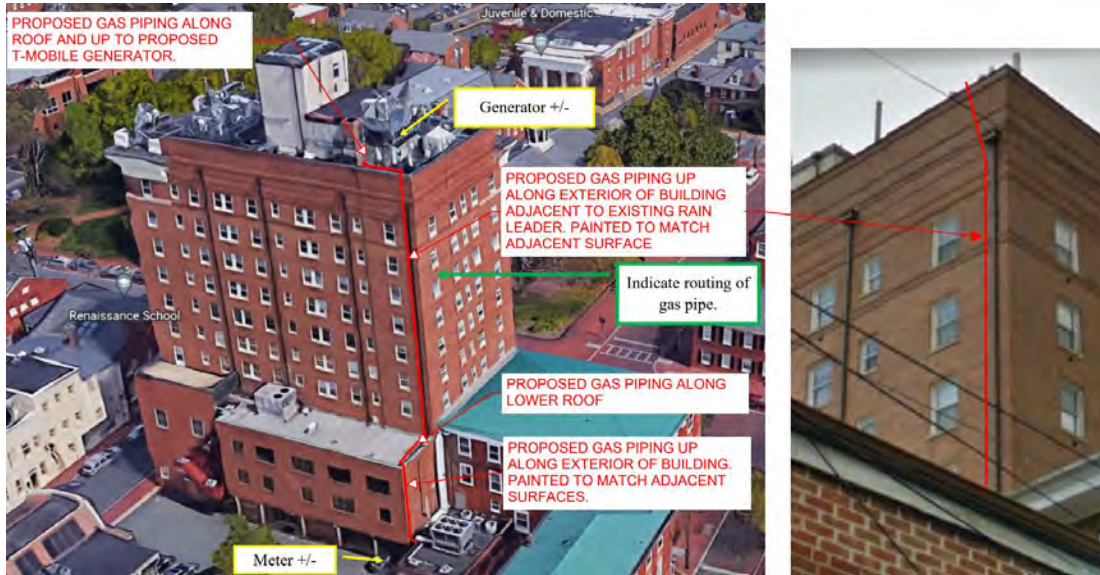
L. Rear of Buildings

...

2. Consolidate and screen mechanical and utility equipment in one location when possible.

Appendix 1

Top image is from applicant, showing the preferred routing. Additional images by staff









500 Court Square – (April 14, 2022)

Appendix 2

Previous BAR Reviews

February 28, 1989 - New windows in south wall façade and two to three outdoor mechanical units on fire stair

June 27, 1989 - Install railings on towers and two sets of stairs on roof

January 23, 1990 - Install six windows; close two fire door entrances; install vent; add two heat pump units on fire stairs

April 24, 1990 - Screening for rear heat pumps

June 21, 1994 - Replace new sliding doors

February 2001 – Admin approval: co-locate antenna on roof

April 2001 – Admin approval: replace two rooftop cabinets and upgrade telecom equipment.

July 2001- Admin approval: locate six to nine rooftop antennas with accessory telecom cabinets

October 2001 – Administrative approval: Remove three rooftop antennas and replace six.

June 17, 2003 – Approve Add two new rectangular windows in south elevation.

September 21, 2004 – Approve revolving door

June 21, 2011 – Approve replacement the balustrade with a painted terne-coated stainless-steel replica.

July 19, 2011 – Approve replacement of nine existing wood windows in a 6th floor unit facing Market Street with aluminum clad wood window sash kits with exterior applied 7/8” putty profile muntins. (This is the only approved window replacement at this time for the entire structure.)

March 19, 2013 – Approve re-roofing and replacement of painted galvanized steel balustrade with painted copper balustrade.

March 18, 2014 - Approve change in baluster material from painted copper to fiberglass as submitted.

August 19, 2014 – Admin approval to replace three antennas with three similar sized antennas.

April 21, 2015 - Approve replacement of six rooftop antennas and add one new cabinet on roof.

June 16, 2015 – BAR accepted applicant’s request for deferral re: proposed rooftop communications equipment. BAR recommended a master plan be developed that might include options for: locating the antennas behind the baluster; locating the antennas to the sides of the penthouse, and painting the antennas to match the penthouse; or adding screening to the penthouse area resulting in a wider penthouse.

January 2019 – Approve installation of two metal security gates, with the following conditions:

- Drawing #1 for the Porte Cochere (without the ovals)
- Drawing #3 for the Court Square Tavern (without the ovals)
- Request to look at the proportions for the Porte Cochere [height of gate relative to fixed panel above]
- Request the gates be set back and swing inward
- Submit the updated final drawings for the BAR Archive

July 22, 2020 – Admin approval of additional communications equipment.

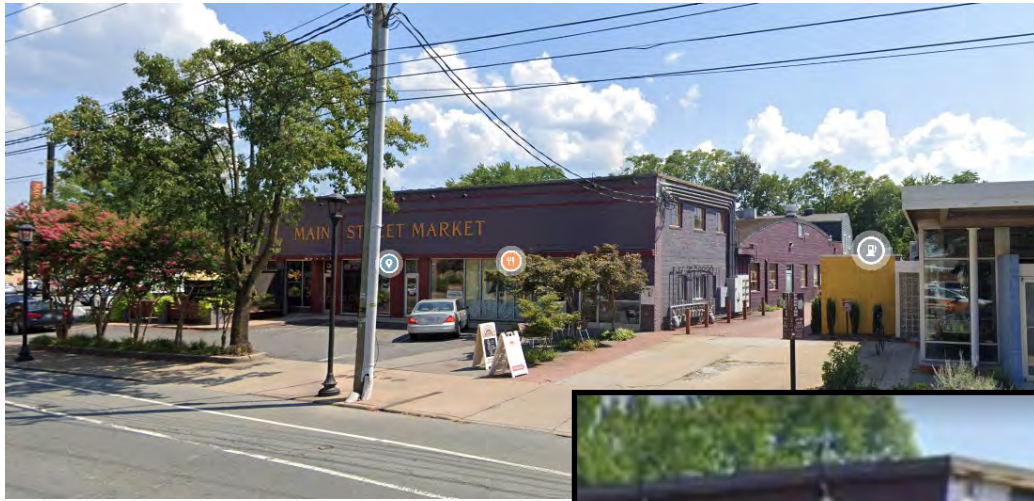


2205-09 Fontaine Avenue. (Entrance Corridor.)

BAR discussion: April 19, 2022 (2 of 7)

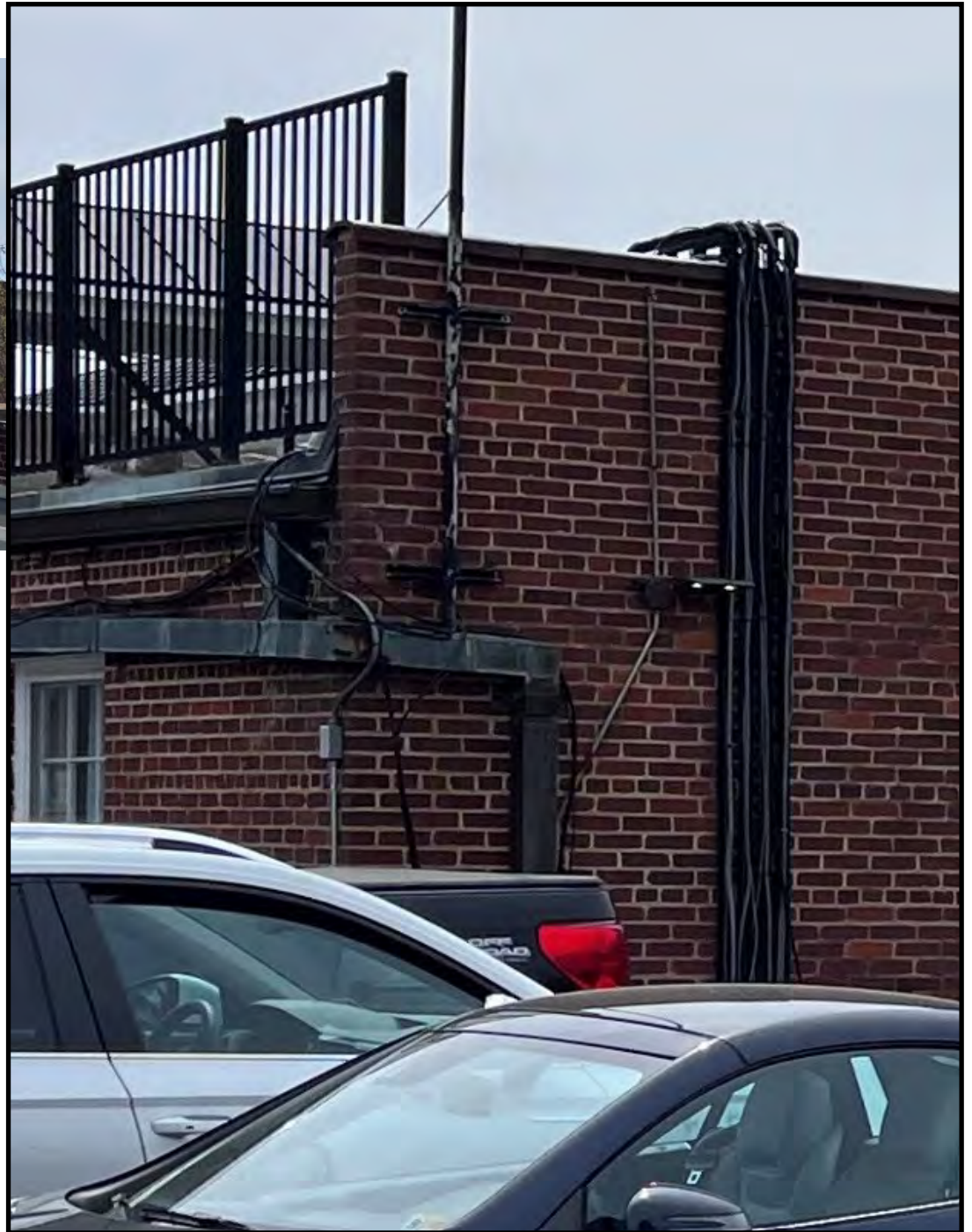
Exterior ductwork and conduits enclosed with prefinished metal panels.













LANDMARK



SURVEY

IDENTIFICATION

Street Address: 516 East Jefferson Street
Map and Parcel: 53-96
Census Track & Block: 1-112
Present Owner: Monticello Plaza Condominiums
Address: Box 591, City
Present Use: Hotel
Original Owner: Jackson Park Hotel Company
Original Use: Hotel

BASE DATA

Historic Name: The Monticello Hotel
Date/Period: 1924-26
Style: Neo-Classical Revival
Height to Cornice: 103.28
Height in Stories: 9
Present Zoning: B-3
Land Area (sq.ft.): Land: 24,600
Assessed Value (land + imp.): Building: 55,450

ARCHITECTURAL DESCRIPTION

The Monticello Hotel illustrates the return to classical architecture in the first part of this century. The architect, Stanhope Johnson of Lynchburg, was a leader in the Roman & neo-Classical revivals. The first two levels of this massive facade is treated with Doric pilasters supporting a horizontal entablature with triglyphs. Between the range of pilasters the architect placed tri-part windows with thermal windows above. The top of the hotel is capped by a hugh cornice and balustrade. The public dining room is designed with graceful Adamesque details including slender engaged columns, finely carved entablatures, and delicate carvings. The room is one of the finest revival spaces in the city.

HISTORICAL DESCRIPTION

In 1924 the Jackson Park Hotel Company purchased a row of Nineteenth century merchantile structures, from R. E. Yowell and razed them. The cornerstone was laid in 1925 and the building was opened to the public in 1929. In 1957, the Jackson Park Hotel Company sold the property to the Monticello Hotel Company for \$925,000. In 1973, the owners began to convert the hotel into condominiums. Deed references: (see Farish House for pre-1924 references) City DB 48-199, 340-360, 352-455.

GRAPHICS



CONDITIONS

Good

SOURCES

City Records



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name 500 Court Square Applicant Name Brannan Boze - Real Estate Project Manager, Smartli
Project Name/Description Install gas pipe for backup generator at rooftop cell comm. site Parcel Number 530096000
Project Property Address 500 Court Square

Applicant Information

Address: 1997 Annapolis Exchange Parkway, suite 200, Annapolis MD,
Email: brannan.boze@smartlinkgroup.com
Phone: (W) _____ (C) (804) 855-4763

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Brannan Boze 3/30/2022
Signature Date
Brannan Boze 3/30/2022
Print Name Date

Property Owner Information (if not applicant)

Address: 500 Court Square
Charlottesville, Va 22902
Email: _____
Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

[Signature] 4-1-22
Signature Date
THOMAS BOONE 4-1-22
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? No

Description of Proposed Work (attach separate narrative if necessary):

Modify admin CoA (approved Nov 29, 2021): Install gas service on exterior wall per revised drawings P-1, P-2, and P-3.

T-Mobile drawings for Site # VA32349A, 500 Court Square:
Sheets T-1, N-1, A-1, A-2, A-2.1, A-3, A-4, S-1, E-1, and G-1 (dated 08/06/21) and P-1, P-2, and P-3 (revised Dec 1, 2021 to modify routing of gas service).

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____
Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

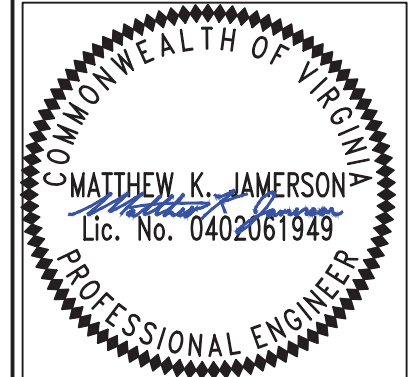


For:

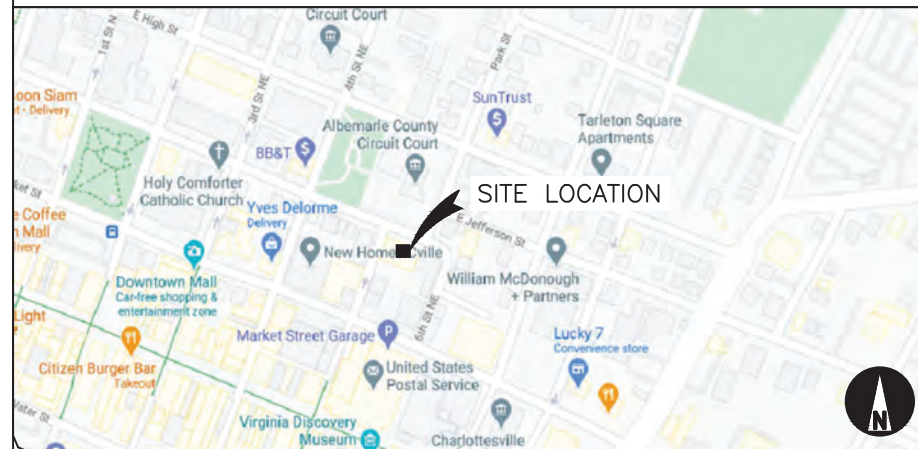
| | |
|---|--|
| T-Mobile® | |
| <p>PROJECT: GENERATOR ADD</p> <p>SITE NAME: RIDGE STREET</p> <p>SITE ID: VA32349A</p> <p>SITE ADDRESS: 500 COURT SQUARE CHARLOTTESVILLE, VA 22902</p> | <p>PROJECT TEAM</p> <p>APPLICANT: T-MOBILE 12055 BALTIMORE AVE BELTSVILLE, MD 20705</p> <p>SITE ACQUISITION: COMPANY: SMARTLINK GROUP 1362 MELLON RD HARRISBURG, MD 21756 CONTACT: HINSON WHITE HINSON.WHITE@SMARTLINKGROUP.COM</p> <p>ARCHITECTURAL & ENGINEERING: COMPANY: TRYLON TSP 1825 W. WALNUT HILL LANE, SUITE 120 DALLAS, TX 75238 ENGINEER: KATYA SERAVALLE 1 (855) 669-5422 EMAIL: KATYA.SERAVALLE@TRYLON.COM</p> |



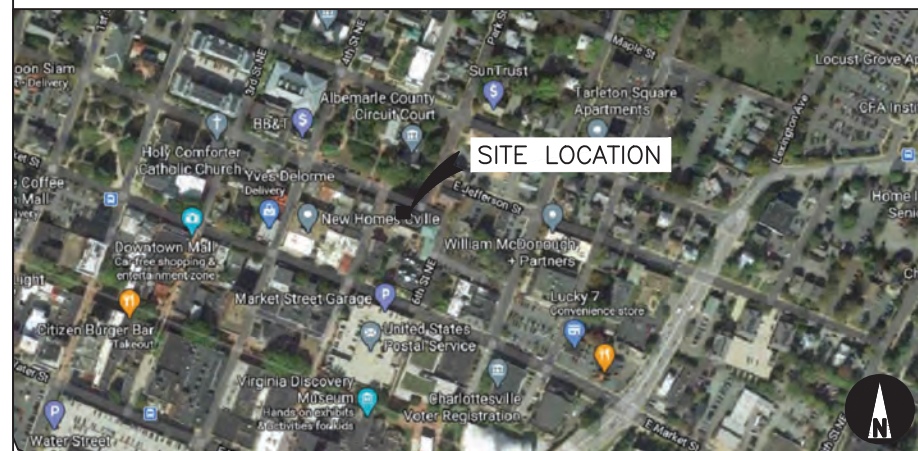
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421



VICINITY MAP



AERIAL MAP



**PROJECT:
GENERATOR ADD**

**SITE NAME:
RIDGE STREET**

**SITE ID:
VA32349A**

**SITE ADDRESS:
500 COURT SQUARE
CHARLOTTESVILLE, VA 22902**

PROJECT TEAM

APPLICANT: T-MOBILE
12050 BALTIMORE AVE
BELTSVILLE, MD 20705

SITE ACQUISITION:
COMPANY: SMARTLINK GROUP
ADDRESS: 1362 MELLON RD
HANOVER, MD 21076
CONTACT: HINSON WHITE
EMAIL: HINSON.WHITE@SMARTLINKGROUP.COM

ARCHITECTURAL & ENGINEERING:
COMPANY: TRYLON TSF
ADDRESS: 1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TX 75038
ENGINEER: KATYA SERAVALLE
PHONE: 1 (855) 669-5421
EMAIL: KATYA.SERAVALLE@TRYLON.COM

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF MODIFICATIONS TO AN EXISTING APPROVED WIRELESS FACILITY WITH FOLLOWING:

- EXISTING (1) 11'-0" x 13'-6" EQUIPMENT PLATFORM
- INSTALL (1) 25KW GENERAC NATURAL GAS GENERATOR (GENERAC RG025 AC)
- INSTALL (1) AUTOMATIC TRANSFER SWITCH

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & 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 THESE CODES:

1. 2015 INTERNATIONAL BUILDING CODE
2. 2015 INTERNATIONAL RESIDENTIAL CODE
3. 2015 INTERNATIONAL FIRE CODE
4. 2015 INTERNATIONAL PLUMBING CODE
5. 2015 INTERNATIONAL MECHANICAL CODE
6. 2015 INTERNATIONAL FUEL GAS CODE
7. 2017 NATIONAL ELECTRICAL CODE

SHEET INDEX

| SHEET # | DESCRIPTION |
|---------|--|
| T-1 | TITLE SHEET |
| N-1 | GENERAL NOTES |
| A-1 | EXISTING COMPOUND LAYOUT |
| A-2 | PROPOSED COMPOUND LAYOUT |
| A-2.1 | ENLARGED PROPOSED COMPOUND LAYOUT |
| A-3 | GENERATOR SPECIFICATIONS |
| A-4 | EQUIPMENT AND MOUNTING DETAILS |
| S-1 | ATTACHMENT DETAILS |
| E-1 | PANEL SCHEDULE & WIRING DETAILS |
| G-1 | GROUNDING DETAILS |
| P-1 | GAS PIPE ROUTING PLANS, AND NOTES |
| P-2 | GAS RISER DIAGRAM, SYMBOLS LIST, AND NOTES |
| P-3 | DETAILS |

DRIVING DIRECTIONS

FROM: 12050 BALTIMORE AVE, BELTSVILLE, MD 20705
TO: 500 COURT SQUARE, CHARLOTTESVILLE, VA 22902

START HEAD SOUTHEAST TOWARD US-1 S. FOLLOW I-495 W, I-66 W AND US-29 S TO PARK ST IN CHARLOTTESVILLE. TAKE THE PARK ST EXIT FROM US-250 E/US-250 BYP E, TURN RIGHT ONTO US-1 S, TURN RIGHT ONTO AMMENDALE RD. TURN LEFT ONTO MD-212 W/AMMENDALE RD, USE THE RIGHT LANE TO MERGE WITH I-95 S VIA THE RAMP TO WASHINGTONI, USE THE RIGHT 2 LANES TO TAKE EXIT 27 W FOR I-95/I-495 W TOWARD SILVER SPRING/BETHESDAI KEEP RIGHT AT THE Y JUNCTION AND MERGE WITH I-495 W, KEEP RIGHT TO CONTINUE ON I-495 S, KEEP RIGHT TO STAY ON I-495 S, USE THE RIGHT 2 LANES TO TAKE EXIT 49 TO MERGE WITH I-66 W TOWARD MANASSAS/FRONT ROYAL, USE THE RIGHT 2 LANES TO TAKE EXIT 43A TO MERGE WITH US-29 S/LEE HWY. TOWARD GAINESVILLE/WARRENTON, KEEP LEFT TO CONTINUE ON US-15 S/US-29 S, FOLLOW SIGNS FOR US-17 S/CULPEPER/FREDERICKSBURG, KEEP RIGHT TO STAY ON US-29 S, KEEP LEFT TO STAY ON US-29 S USE THE LEFT 2 LANES TO TURN LEFT ONTO HYDRAULIC RD USE THE LEFT 2 LANES TO TURN LEFT ONTO US-250 E/US-250 BYP E, TAKE THE PARK ST EXIT. FOLLOW PARK ST TO E JEFFERSON ST, TURN RIGHT ONTO PARK ST, TURN RIGHT ONTO E JEFFERSON ST, DESTINATION WILL BE ON THE LEFT



Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN VIRGINIA, CALL VIRGINIA 811
TOLL FREE: 1-800-552-7001 OR www.va811.com
VIRGINIA STATUTE REQUIRES MIN OF 2 WORKING DAY'S NOTICE BEFORE YOU EXCAVATE

PROJECT INFORMATION

| | |
|----------------------|--|
| SITE NAME: | RIDGE STREET |
| SITE ID: | VA32349A |
| COUNTY: | ALBEMARLE |
| JURISDICTION: | CITY OF CHARLOTTESVILLE |
| APN: | 53009600 |
| LATITUDE: | 38.031159° |
| LONGITUDE: | -78.47759° |
| GROUND ELEVATION: | ±501' (AMSL) |
| SITE ADDRESS: | 500 COURT SQUARE CHARLOTTESVILLE, VA 22902 |
| PROPERTY OWNER: | BROADCAST SERVICES INC. 4801 INDUSTRIAL PARKWAY INDIANAPOLIS, IL 46226 |
| TOWER OWNER: | UNKNOWN |
| TOWER OWNER SITE ID: | UNKNOWN |

SUBMITTALS

| REV | DATE | DESCRIPTION | BY |
|-----|----------|-----------------|-----|
| 0 | 03/01/21 | FINAL | MKJ |
| 1 | 08/06/21 | CLIENT COMMENTS | MKJ |

SITE INFORMATION

SITE ID:
VA32349A

SITE NAME:
RIDGE STREET

SITE ADDRESS:
500 COURT SQUARE
CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

T-1

GENERAL NOTES

1. GENERAL REQUIREMENTS

A. PURPOSE AND INTENT

- THE DRAWING AND SPECIFICATION ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY, HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE THE SAME AS IF DISCREPANCIES BETWEEN REQUIREMENTS SHOWN IN BOTH, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
- THE INTENTION OF THE DOCUMENT IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.

B. CONFLICTS

- VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIAL OR DOING ANY WORK, NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS OR DIMENSIONS SHOWN ON PLANS SUBMIT NOTICE OF ANY DISCREPANCY IN DIMENSIONS OR OTHERWISE TO T-MOBILE FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED, OR OF ANY OTHER RELEVANT MATTER CONCERNING THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS GOVERNING THE WORK.

C. CLEANING

- KEEP THE SITE FREE FROM ACCUMULATION OF WASTE AND RUBBISH CAUSED BY EMPLOYEES AT THE COMPLETION OF THE WORK, REMOVE ALL WASTE AND NON-CONSTRUCTION MATERIAL INCLUDING ALL CONTRACT TOOLS, SCAFFOLDING, AND SURPLUS MATERIAL AND LEAVE SITE CLEAN AND READY FOR USE.

D. CODES

- CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS, AND RULES PROMULGATED BY FEDERAL STATE AND LOCAL AUTHORITIES WITH JURISDICTION OVER THE SALTIER. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WEATHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THESE SPECIFICATIONS.

E. LICENSING

- CONTRACTOR SHALL HAVE AND MAINTAIN A VALID CONTRACTOR'S LICENSE FOR THE LOCATION IN WHICH THE WORK IS TO BE PERFORMED. FOR JURISDICTIONS THAT LICENSE INDIVIDUAL TRADES, THE TRADESMAN OR SUBCONTRACTOR PERFORMING THOSE SHALL BE LICENSED, RESEARCHED AND COMPLY WITH THE LICENSING LAWS, PAY LICENSE FEES, AND SELECT AND INFORM SUBCONTRACTORS REGARDING THESE LAWS.

F. OSHA

- FOLLOW ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS AND STATE LAWS BASED IN THE FEDERAL OCCUPATION SAFETY AND HEALTH ACT. THESE REGULATIONS INCLUDE, BUT ARE NOT LIMITED TO, REGULATIONS DEALING WITH TOWER CONSTRUCTION AND SAFETY, EXCAVATION AND TRENCHING, AND WORK IN CONFINED SPACES. ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES DURING CONSTRUCTION.

G. PHOTOS

- PROVIDE PHOTOGRAPHIC EVIDENCE OF ALL FOUNDATION INSTALLATIONS, GROUNDING, AND TRENCHING AFTER PLACEMENT OF UTILITIES PRIOR TO BACKFILL.

H. BUILDING PERMITS

- CONTRACTOR WILL SUBMIT CONSTRUCTION DOCUMENTS TO THE JURISDICTIONAL AUTHORITY FOR PLAN CHECK AND REVIEW. CONTRACTOR WILL SUBMIT LICENSING AND WORKMAN'S COMPENSATION INFORMATION TO THE JURISDICTION AS REQUIRED TO OBTAIN THE BUILDING PERMIT, CONTRACTOR SHALL COORDINATE AND SCHEDULE REQUIRED INSPECTIONS AND POST REQUIRED PERMITS AT THE JOB SITE COMPLY WITH SPECIFIC PROJECT RELATED REQUESTS AND SUGGESTIONS MADE BY BUILDING INSPECTOR, AND INFORM CONSTRUCTION MANAGER OF ANY SUCH WORK THAT MAY BE BEYOND THE SCOPE OF THE CONTRACT OR DEVIATE FROM THE CONSTRUCTION DOCUMENT. T-MOBILE WILL REIMBURSE THE CONTRACTOR FEES FOR PLAN REVIEW, BUILDING PERMIT, CONNECTIONS, AND INSPECTIONS. (INCLUDED IN THE BASE PROPOSAL).

I. ZONING REGULATIONS AND CONDITIONAL USE PERMITS

- CONTRACTOR WILL SUBMIT ALL ZONING AND CONDITIONAL USE PERMITS. SOME USE PERMITS MAY HAVE SPECIFIC REQUIREMENTS FOR THE SITE RELATED TO CONSTRUCTION, SUCH AS NOISE REGULATIONS, HOURS OF WORK, ACCESS LIMITATIONS, ETC. THE CONSTRUCTION MANAGER WILL INFORM THE CONTRACTOR OF THESE REQUIREMENTS AT THE PRE-BID MEETING OR AS SHOWN IN THE CONSTRUCTION DOCUMENTS.

J. FAA PERMIT AND TOWER LIGHTING

- REFER TO CONSTRUCTION DOCUMENTS AND CONSTRUCTION MANAGER FOR FAA AND STATE LIGHTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE TEMPORARY FM APPROVED LIGHTING UNTIL PERMANENT LIGHTING IS OPERATIONAL.

K. TOWER SECURITY

- IF REQUIRED, TOWER MUST BE FENCED, TEMPORARILY OR PERMANENTLY WITHIN 24 HOURS OF ERECTION. DO NOT ALLOW THE GATE ACCESSING THE TOWER AREA TO REMAIN OPEN OR UNATTENDED ANY TIME FOR ANY REASON. KEEP THE GATE CLOSED AND LOCKED WHEN NOT IN USE.

L. SITE CONTROL

- THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION AT THE SITE. ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO T-MOBILE.
 - THE CONTRACTOR IS TO MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.
 - ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY CONSTRUCTION MANAGER AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.
- M. LIVESTOCK PROTECTION
- PROTECT AND SECURE LIVESTOCK. MAINTAIN AND SECURE EXISTING PERIMETER FENCE AND/OR GATE ENCLOSURES.

2. SITE PREPARATION

A. SCOPE OF WORK INCLUDES

- PROTECTION OF EXISTING TREES, VEGETATION AND LANDSCAPING MATERIALS WHICH MIGHT BE DAMAGED BY CONSTRUCTION ACTIVITIES.
- TRIMMING OF EXISTING TREES AND VEGETATION AS REQUIRED FOR PROTECTION DURING CONSTRUCTION ACTIVITIES.
- CLEANING AND GRUBBING OF STUMPS, VEGETATION, DEBRIS, RUBBISH, DESIGNATED TREES AND SITE IMPROVEMENTS.
- TOPSOIL STRIPPING AND STOCKPILING.
- TEMPORARY EROSION CONTROL, SILTATION CONTROL, AND DUST CONTROL CONFORMING TO LOCAL REQUIREMENTS AS APPLICABLE.
- TEMPORARY PROTECTION OF ADJACENT PROPERTY, STRUCTURES, BENCHMARKS, AND MONUMENTS.
- PROTECTION AND TEMPORARY RELOCATION, STORAGE AND RE-INSTALLATION OF EXISTING FENCE AND OTHER SITE IMPROVEMENTS SCHEDULED FOR RE-USE.
- REMOVAL AND DISPOSAL OF CLEARED MATERIALS.

B. PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS NOTED IN CONSTRUCTION DOCUMENTS)

- MATERIALS USED FOR TREE PROTECTION, EROSION CONTROL, SILTATION CONTROL, AND DUST CONTROL.

3. EARTHWORK

A. SCOPE OF WORK INCLUDES

- EXCAVATION, TRENCHING, FILLING, COMPACTION, AND GRADING FOR STRUCTURES, SITE IMPROVEMENTS AND UTILITIES.
- MATERIALS FOR SUB-BASE, DRAINAGE, BACKFILL AND GRAVEL FOR SLABS, PAVEMENT AND IMPROVEMENTS.
- ROCK EXCAVATION WITHOUT BLASTING.
- SUPPLY OF ADDITIONAL MATERIALS FOR OFFSITE AS REQUIRED.
- REMOVAL AND LEGDK DISPOSAL OF EXCAVATED MATERIAL AS REQUIRED.

B. QUALITY ASSURANCE

- COMPACTION
 - UNDER STRUCTURES, BUILDING SLABS, PAVEMENTS AND WALKWAYS WILL OBTAIN A 95% COMPACTION AT A MINIMUM DRY DENSITY AS DETERMINED BY ASTM 0-1557 OR WITH PLUS OR MINUS 3% OF THE MOISTURE CONTENT.
 - GRADING TOLERANCES OUTSIDE BUILDING LINES
 - LAWNS, UNPAVED AREAS AND WALKS PLUS OR MINUS 1 INCH.
 - UNDER PAVEMENTS PLUS OR MINUS ½ INCH.
 - GRADING TOLERANCES FOR FILL UNDER CONCRETE APPLICATIONS
 - PLUS OR MINUS ½ INCH MEASURED WITH 10 FOOT STRAIGHT EDGE.

C. PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS NOTED IN CONSTRUCTION DOCUMENTS)

- SUB-BASE MATERIAL: GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE OR SLAG, AND NATURAL SAND.
- WASHED MATERIAL, EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL WITH 95% PASSING A 1-1/2 INCH SIEVE.
- GRADING MATERIAL WILL CONSIST OF SATISFACTORY NATIVE OR IMPORTED SOIL MATERIALS FREE OF CLAY, ROCK OR GRAVEL NOT LARGER THAN 2 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS AND OTHER UNSUITABLE MATERIALS WILL NOT BE ALLOWED FOR USE. IMPORTED MATERIALS SHALL HAVE A CLAY CONTENT OF NO MORE THAN 5%.
- GRAVEL MATERIAL: EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL WITH 95% PASSING A 1-1/2 INCH SIEVE.
- GEOTEXTILE FABRIC: AS PER CONSTRUCTION DOCUMENTS.

D. CLEARING AND GRUBBING

- REMOVE ALL VEGETATION AND MATERIALS AS REQUIRED. REMOVE STUMPS COMPLETELY UNDER FOUNDATIONS AND ROADWAYS. DISPOSE OF CLEARING AND GRUBBING OFF-SITE OR IN AN ON-SITE LOCATION APPROVED BY CONSTRUCTION MANAGER.

E. STRIPPING

- STRIP NOT LESS 3 INCHES OF SOD AND TOPSOIL FROM AREAS THAT WILL UNDERLAY GRAVEL, PAVEMENT, NEW STRUCTURES OR EMBANKMENTS. STOCKPILE STRIPPING ON-SITE FOR RE-USE AND FINAL LANDSCAPING.

F. EMBANKMENT

- CONSTRUCT EMBANKMENT TO THE LINES AND GRADES SHOWN ON THE DRAWING.
- CONSTRUCT EMBANKMENT FROM ON-SITE EXCAVATION MATERIAL WHEN SUITABLE. USE IMPORTED BACKFILL ONLY AFTER AVAILABLE ON-SITE EXCAVATION MATERIAL HAS BEEN USED.
- CONSTRUCT IN LIFTS OF NOT MORE THAN 12 INCHES IN LOOSE DEPTH. THE FULL WIDTH OF THE CROSS SECTION SHALL BE BROUGHT UP UNIFORMLY.
- MATERIAL SHALL BE PLACED IN LAYERS AND SHALL BE NEAR OPTIMUM MOISTURE CONTENT BEFORE ROLLING TO OBTAIN THE PRESCRIBED COMPACTION. WETTING OR DRYING OF THE MATERIAL AND MANIPULATION TO SECURE A UNIFORM MOISTURE CONTENT THROUGHOUT THE LAYERS MAY BE REQUIRED. SUCH OPERATIONS SHALL BE INCLUDED IN THE APPROPRIATE BID ITEM. SHOULD THE MATERIAL BE TOO WET TO PERMIT PROPER COMPACTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO UTILIZE MATERIAL WITH AN ACCEPTABLE MOISTURE CONTENT.
- DO NOT PLACE FROZEN MATERIAL IN THE EMBANKMENT AND DO NOT PLACE EMBANKMENT MATERIAL UPON FROZEN MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND THE REPLACEMENT OF ANY PORTION WHICH HAS BECOME DISPLACED DUE TO CONTRACTOR'S OPERATIONS.
- START LAYERS IN THE DEEPEST PORTION OF THE FILL AND AS PLACEMENT PROGRESSES, CONSTRUCT LAYERS APPROXIMATELY PARALLEL TO THE FINISH GRADE LINE.
- ROUTE EQUIPMENT BOTH LOADED AND EMPTY, OVER THE FULL WIDTH OF THE EMBANKMENT TO ENSURE UNIFORMITY OF MATERIAL PLACEMENT.
- COMPACT EMBANKMENT UNDERLYING NEW GRAVEL PAVING, FLOOR SLABS AND STRUCTURES TO BE 95% COMPACTION AT A MINIMUM DRY DENSITY AS DETERMINED BY ASTM 0-1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT. COMPACT NON-STRUCTURAL AREA EMBANKMENTS TO A MINIMUM OF 90% OF ASTM 0-1557.

G. SITE GRADING

- USING ON-SITE EXCAVATION MATERIAL, SHAPE, TRIM, FINISH AND COMPACT SURFACE AREAS TO CONFORM TO THE LINES. GRADES AND CROSS SECTIONS SHOWN ON THE DRAWING OR AS DESIGNATED BY THE CONSTRUCTION MANAGER.
- GRADE SURFACES TO DRAIN AND ELIMINATE ANY PONDING OR EROSION. ELIMINATE WHEEL RUTS BY REGRADING.
- COMPACT AREAS OF UNDERLYING NEW GRAVEL, PAVING, FLOOR SLABS AND STRUCTURES TO BE AT 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM 0-1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
- CONSTRUCT FINISH SURFACE OF SITE GRADING AREAS WITHIN 1 INCH FROM SPECIFIED GRADE.

H. SUBGRADE PREPARATION

- SHAPE TOP OF SUBGRADE TO THE LINES AND GRADES SHOWN ON THE DRAWINGS.
- MAINTAIN TOP OF SUBGRADE IN A FREE-DRAINING CONDITION.
- DO NOT STOCK PILE MATERIAL ON TOP OF SUBGRADE UNLESS AUTHORIZED BY CONSTRUCTION MANAGER.
- COMPACT THE TOP 12 INCHES OF SUBGRADE TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM 0-1557 OR WITHIN PLUS OR MINUS 3% OF THE OPTIMUM MOISTURE CONTENT.
- CONSTRUCT TOP OF SUBGRADE WITHIN 1 INCH OF ESTABLISHED GRADE AND CROSS SECTION.

I. GEOTEXTILE FABRIC

- LAY GEOTEXTILE FABRIC OVER COMPACTED SUBGRADE IN THE COMPOUND AREA AND UNDER LENGTH OF ROAD (WHEN REQUIRED). LAP ALL JOINTS TO A MINIMUM OF 36 INCHES.

J. GRAVEL SURFACING

- CONSTRUCT GRAVEL SURFACING AREAS USING CRUSHED AGGREGATE BASE AND FINISH COURSES AS SPECIFIED BY CONSTRUCTION MANAGER. SPREAD GRAVEL AND RAKE TO OBTAIN A UNIFORM SURFACE AREA.

K. LANDSCAPING

- FURNISH, INSTALL AND MAINTAIN LANDSCAPE WORK AS SHOWN AND/OR REQUIRED WITHIN THE CONSTRUCTION DOCUMENTS OR AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

L. CONCRETE FORM WORK

- FORMS: SMOOTH AND FREE OF SURFACE IRREGULARITIES. UTILIZE FORM RELEASE AGENTS.
- CHAMFER EXPOSED EDGES OF ALL TOWER FOUNDATION SHALL RECEIVE A ¼ INCH BY ¼ INCH 45 DEGREE CHAMFER. OTHER EXPOSED EDGES SHALL RECEIVE A TOOLED RADIUS FINISH.
- UPON COMPLETION, REMOVE ALL FORMS INCLUDING THOSE CONCEALED OR BURIED.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

4. GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS AND COORDINATE HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY SITE, YARD AND GROUNDS. CONTRACTOR SHALL REMOVE AND DISPOSE OFF SITE ALL RUBBISH, WASTE MATERIAL, LITTER AND ALL FOREIGN SUBSTANCES. REMOVE PETROCHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUND TO A SMOOTH EVEN-TEXTURED SURFACE.
- THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURE ABOVE GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATION INDICATED. IN PARTICULAR THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN 48 HOURS BEFORE YOU DIG, DRILL OR BLAST CALL LOCAL UTILITIES LOCATOR COMPANY. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THE SITE DURING THE PERFORMANCE OF THIS CONTRACT.
- THE CONTRACTOR SHALL RESTORE ALL DAMAGED, PUBLIC OR PRIVATE PROPERTY TO AT LEAST AS GOOD OF CONDITION AS BEFORE DISTURBED AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE OWNER OR OWNER'S REPRESENTATIVE, SHALL BE REPLACED.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES
- ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS AS DEFINED BY THE OWNER OF OWNER'S REPRESENTATIVE ON THE DRAWINGS OR GEOTECHNICAL REPORT RECOMMENDATIONS.
- CONTRACTOR TO GRADE ALL AREAS OF THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING OR EQUIPMENT PAD AND THE TOWER.
- IF NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND REGRADING ROADWAY AND ANY DISTURBED AREAS FOLLOWING INSTALLATION OF UTILITIES.
- NO COMMERCIAL MESSAGES TO BE DISPLAYED ON TOWER
- WATER AND SEWER SERVICES ARE NOT REQUIRED FOR THE DEVELOPMENT
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL UNLESS OTHERWISE NOTED.
- ELECTRICAL DRAWINGS HAVE BEEN REVIEWED AND SEALED FOR STRUCTURAL PURPOSES ONLY.

SITE LEGENDS

- --- --- --- CENTERLINE
- - - - --- PROPERTY/LEASE LINE
- · · - · - · - GROUND CONDUCTOR
- · · - A - · · - COAXIAL CABLE
- · · - X - · · - CHAIN LINK FENCING
- OHT --- OVERHEAD TELEPHONE LINE
- OHP --- OVERHEAD POWER LINE
- E --- POWER RUN
- F/P --- FIBER/POWER RUN
- · - · - · - TELCO RUN
- T/E --- POWER/TELCO RUN
- · - · - · - GROUNDING CONDUCTOR
- · - - - - - SPARK ZONE AND WORKING CLEARANCE

SYMBOLS & MATERIAL

 DETAIL REFERENCE

 ELEVATION REFERENCE

 SECTION REFERENCE



| SUBMITTALS | | | |
|------------|----------|-----------------|-----|
| REV | DATE | DESCRIPTION | BY |
| 0 | 03/01/21 | FINAL | MKJ |
| 1 | 08/06/21 | CLIENT COMMENTS | MKJ |
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SITE INFORMATION

SITE ID:
VA32349A

SITE NAME:
RIDGE STREET

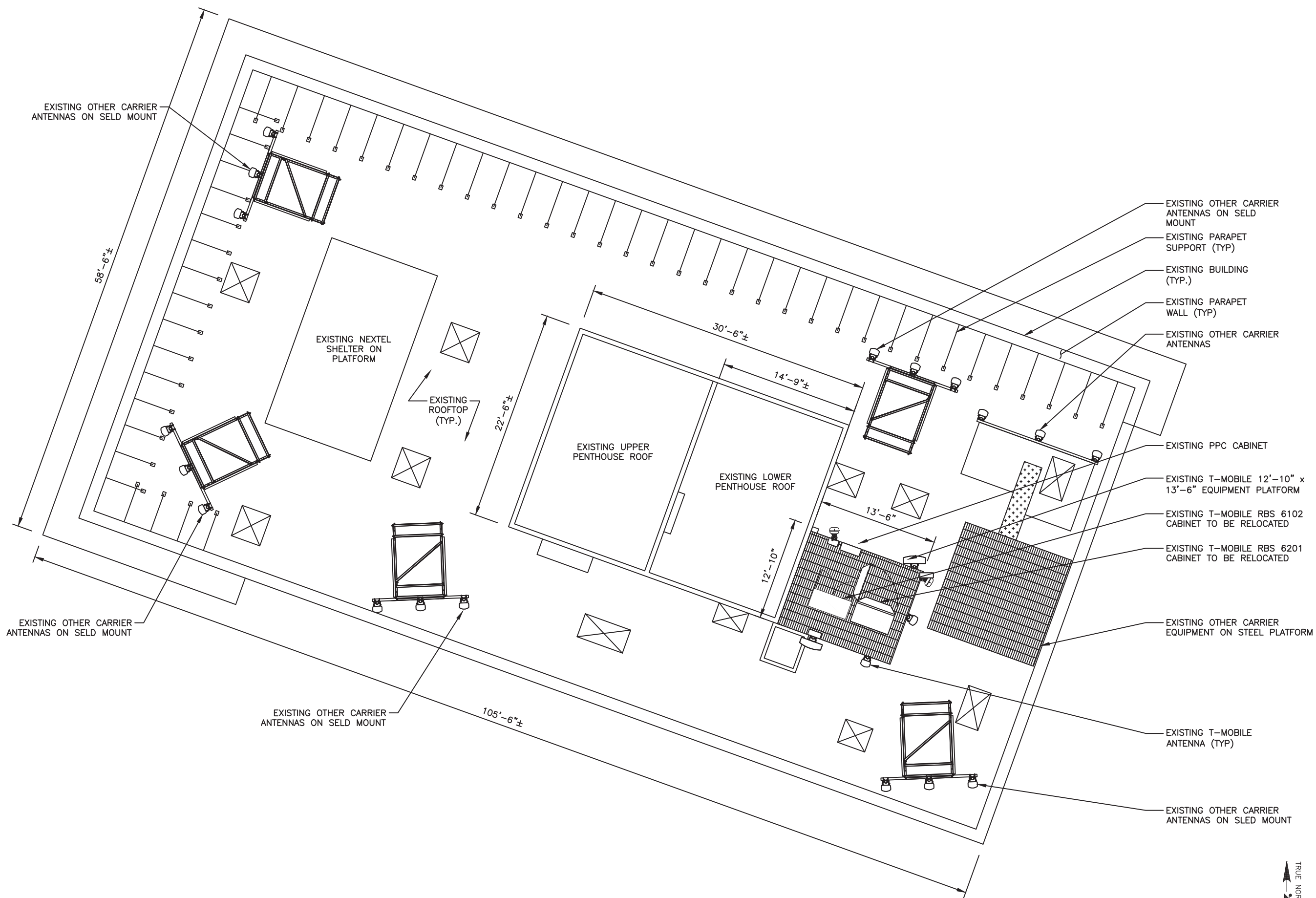
SITE ADDRESS:
500 COURT SQUARE
CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION

GENERAL NOTES

SHEET NO.

N-1



SUBMITTALS

| REV | DATE | DESCRIPTION | BY |
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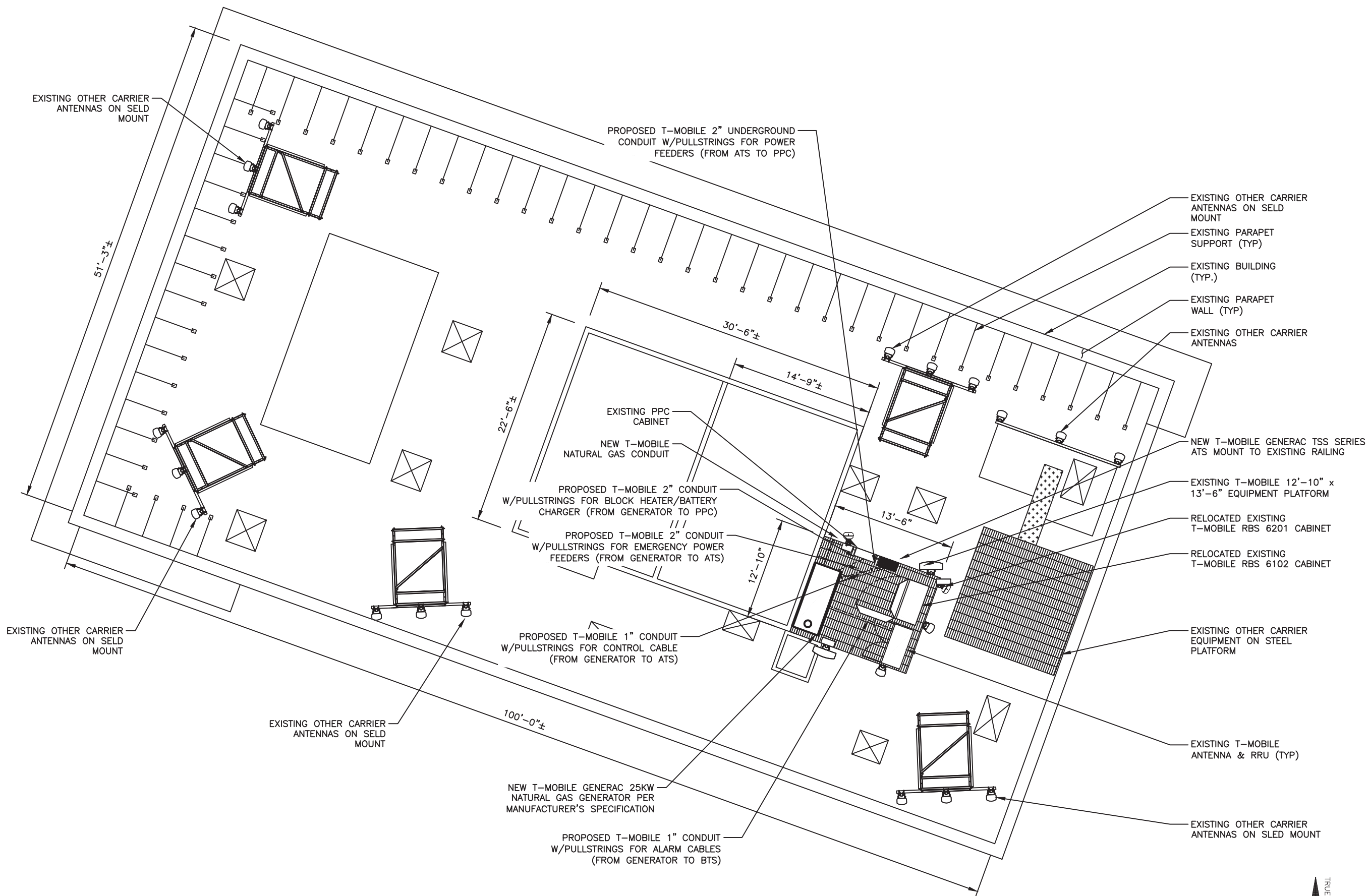
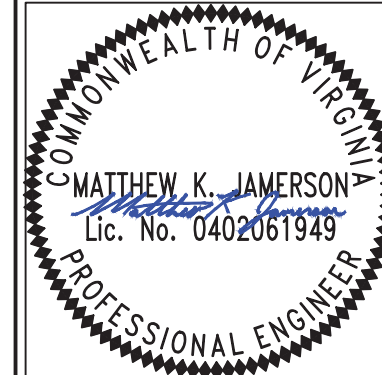
SHEET DESCRIPTION

EXISTING COMPOUND LAYOUT

SHEET NO.

A-1





SUBMITTALS

| REV | DATE | DESCRIPTION | BY |
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| 0 | 03/01/21 | FINAL | MKJ |
| 1 | 08/06/21 | CLIENT COMMENTS | MKJ |

SITE INFORMATION

SITE ID:
VA32349A

SITE NAME:
RIDGE STREET

SITE ADDRESS:
500 COURT SQUARE
CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION

PROPOSED COMPOUND LAYOUT

SHEET NO.

A-2





1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421



SUBMITTALS

| REV | DATE | DESCRIPTION | BY |
|-----|----------|-----------------|-----|
| 0 | 03/01/21 | FINAL | MKJ |
| 1 | 08/06/21 | CLIENT COMMENTS | MKJ |
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SITE INFORMATION

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VA32349A

SITE NAME:
RIDGE STREET

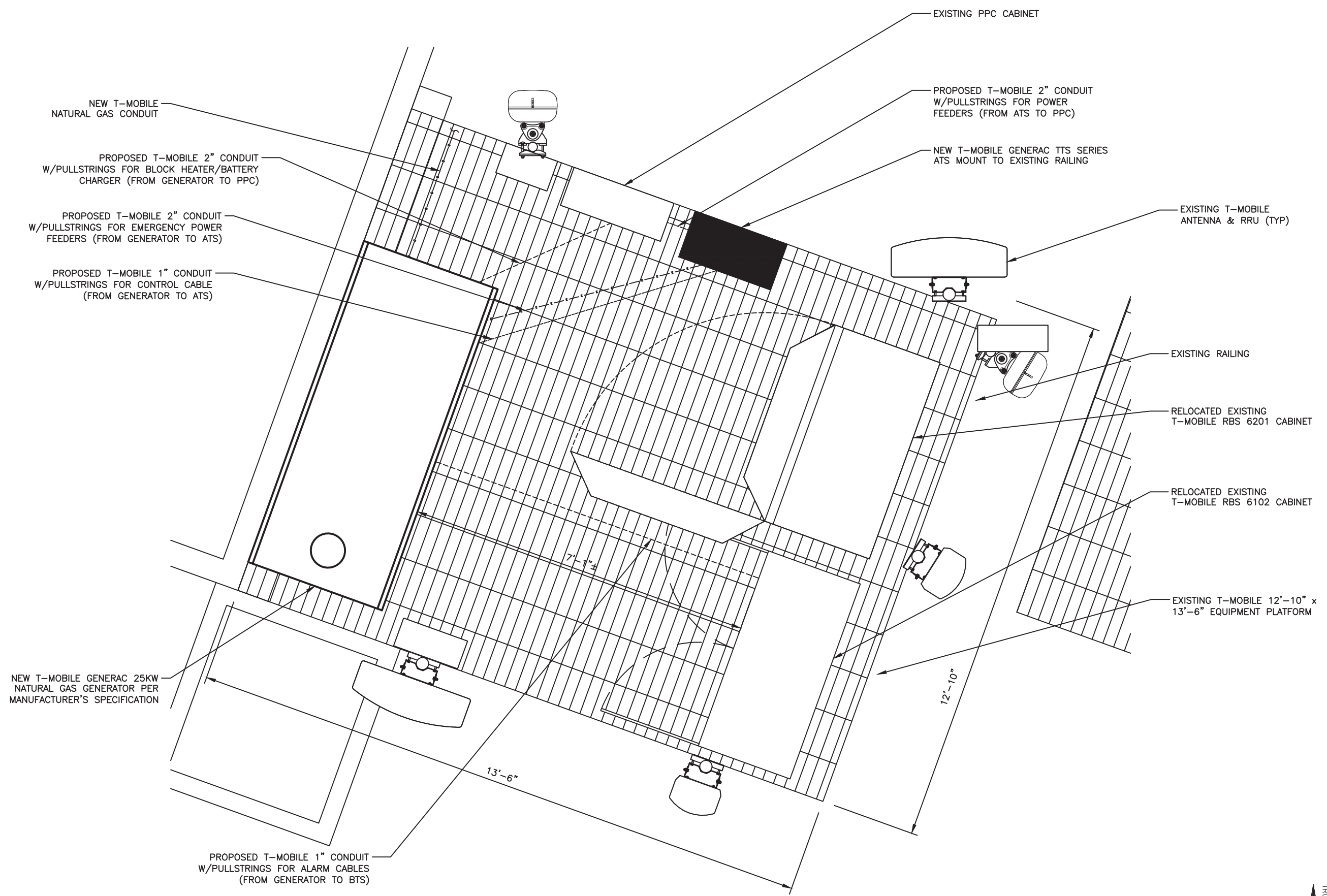
SITE ADDRESS:
500 COURT SQUARE
CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION

ENLARGED PROPOSED COMPOUND LAYOUT

SHEET NO.

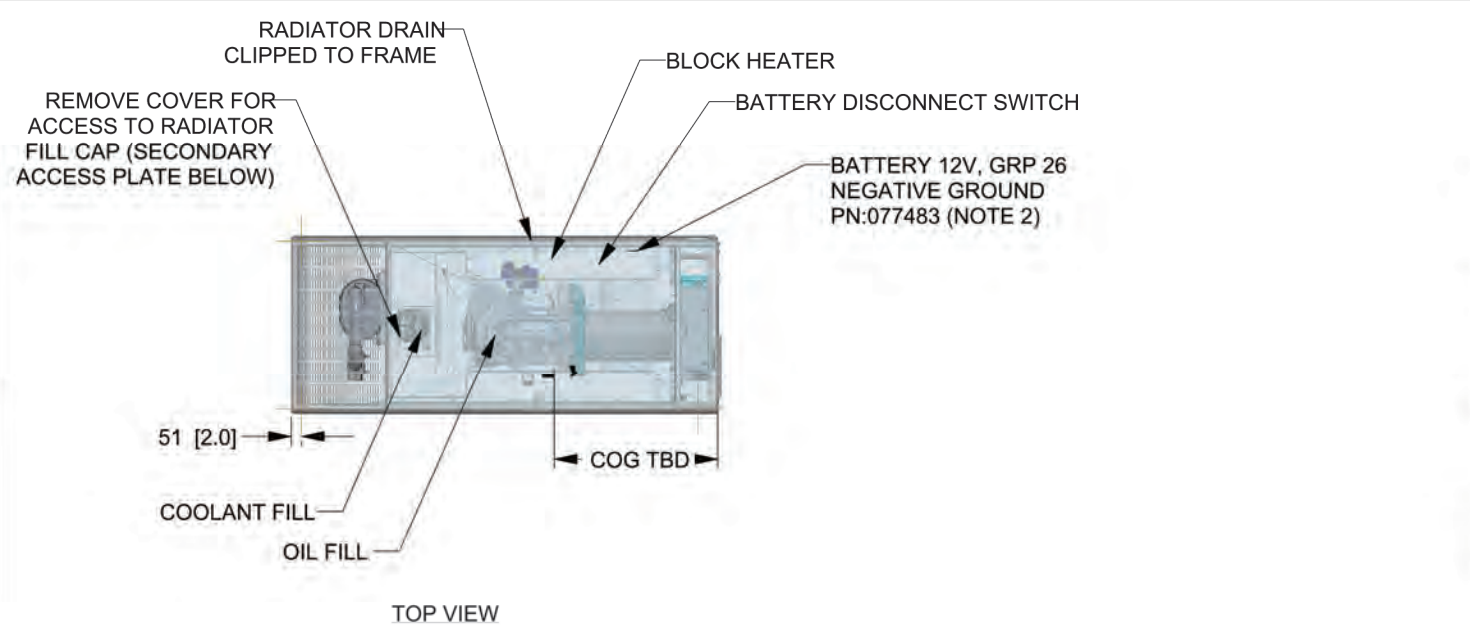
A-2.1



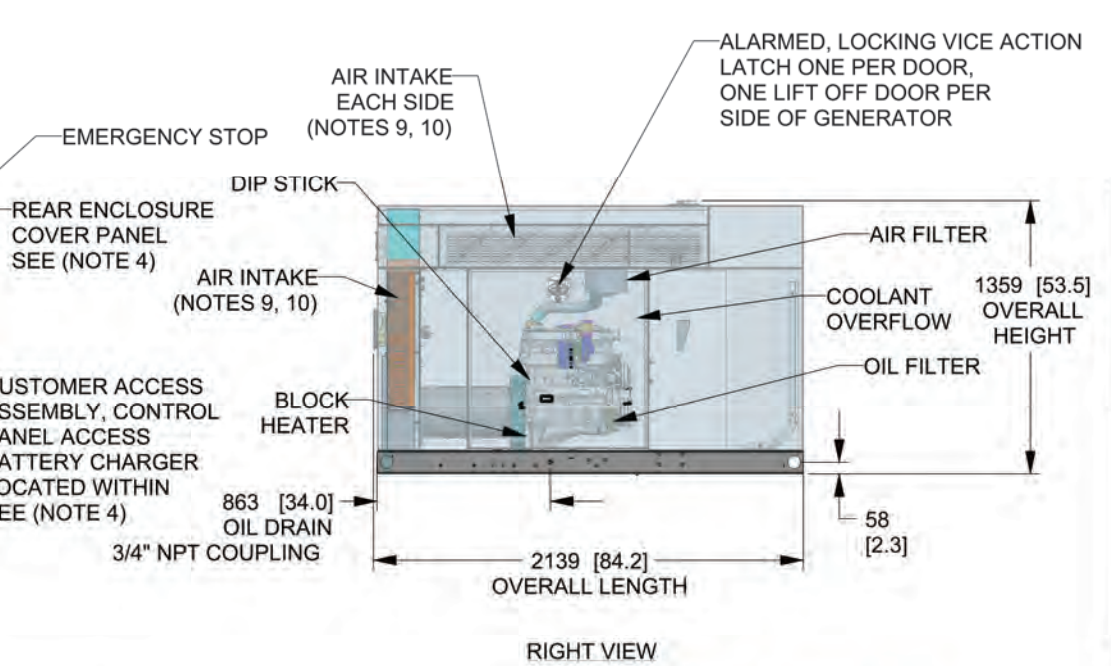
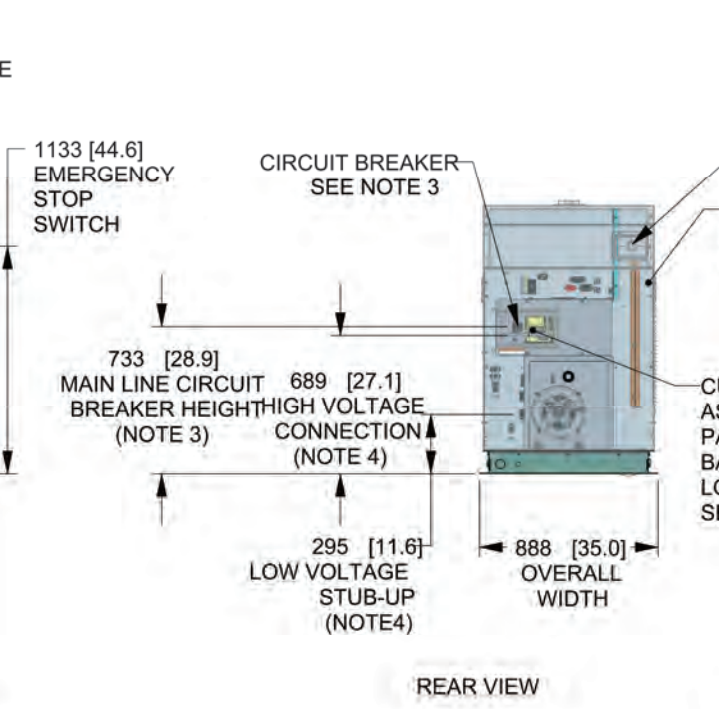
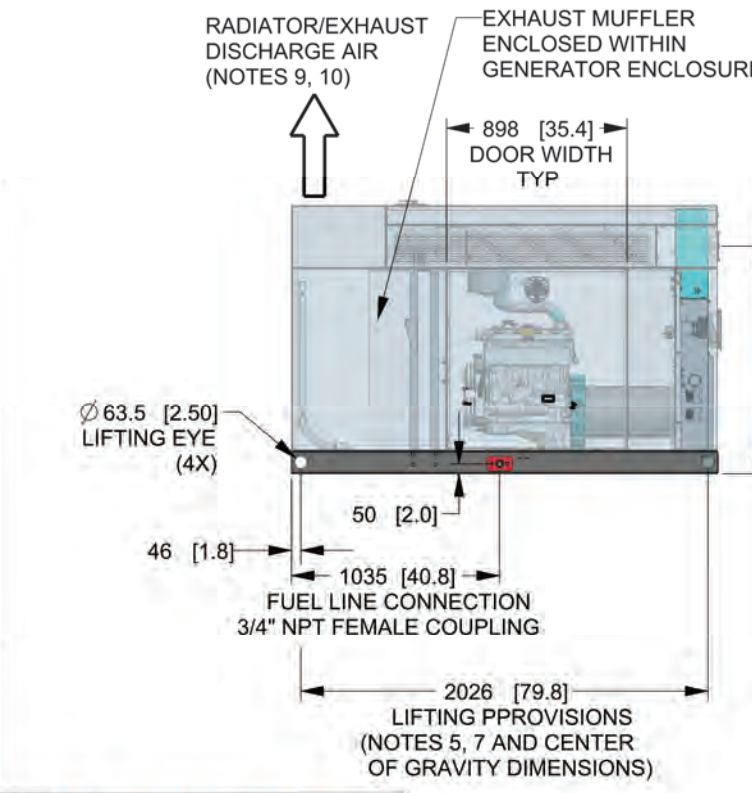
SCALE: 1/2"=1'-0" (11x17)
(OR) 1"=1'-0" (22x34)



| | | | | | |
|----|-----|-----|---|-------------------|------|
| SH | 1/2 | REV | 1 | WINDCHILL VERSION | 1.10 |
|----|-----|-----|---|-------------------|------|



- NOTES:
1. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
 2. BATTERY (12 VOLT NEGATIVE GROUND SYSTEM).
 3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
 - MAIN LINE CIRCUIT BREAKER 125 AMPS
 - SEE SPECIFICATION SHEET OR OWNERS MANUAL
 - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.
 4. REMOVE THE REAR STUB-UP AND REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
 - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION, -NEUTRAL CONNECTION, AND BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION.
 - LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
 5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
 6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
 7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
 8. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
 9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
 10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED. RECOMMENDED MINIMUM PERIMETER (3FT) AND VERTICAL OVER EXHAUST (5FT) CLEARANCE FOR SITE LOCATION.
 11. GENERATOR MUST BE GROUNDED.



WEIGHT DATA:
GENERATOR: TBD
GENERATOR WITH SHIPPING SKID: TBD
WEIGHT: KG (LBS)
DIMENSIONS: MM (INCHES)

| | | | |
|--|----------------|-----------------------|----------|
| GENERAC | | | |
| TITLE INSTALL G2.4L 25KW CPL Y06 | | | |
| ISSUE DATE: | | | |
| SIZE B | CAGE NO N/A | DWG NO 10000037512 | REV 1 |
| SCALE | 0.031 | WT-KG | 0.575 |
| SHEET | | 1 of 2 | |

INSTALLATION DRAWING

DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

| SUBMITTALS | | | |
|------------|----------|-----------------|-----|
| REV | DATE | DESCRIPTION | BY |
| 0 | 03/01/21 | FINAL | MKJ |
| 1 | 08/06/21 | CLIENT COMMENTS | MKJ |

SITE INFORMATION

SITE ID:
VA32349A

SITE NAME:
RIDGE STREET

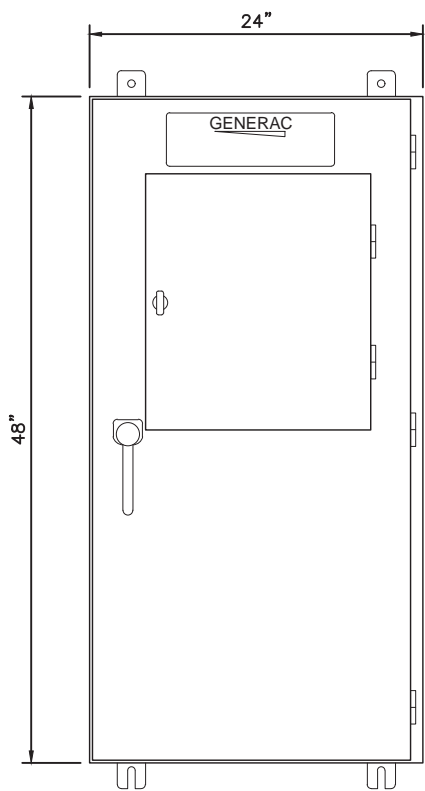
SITE ADDRESS:
500 COURT SQUARE
CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION
GENERATOR SPECIFICATIONS

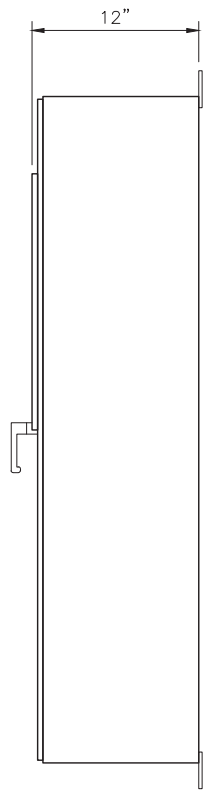
SHEET NO.
A-3

MANUFACTURER: GENERAC
 MODEL: TTS SERIES
 RATING: 120/240V, 100-400A, 600VCA, 1P
 DIMENSIONS: 48" H x 24" W x 12" D
 WEIGHT: 210 LBS

NOTE: ATS INCLUDES CAMLOCK



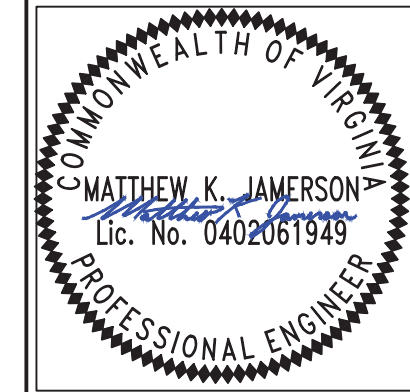
FRONT VIEW



SIDE VIEW



1825 W. WALNUT HILL LANE, SUITE 120
 IRVING, TEXAS 75038
 1-855-669-5421



ATS CABINET SPECIFICATION

1 NOT USED

2 NOT USED

3

SUBMITTALS

| REV | DATE | DESCRIPTION | BY |
|-----|----------|-----------------|-----|
| 0 | 03/01/21 | FINAL | MKJ |
| 1 | 08/06/21 | CLIENT COMMENTS | MKJ |
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SITE NAME:
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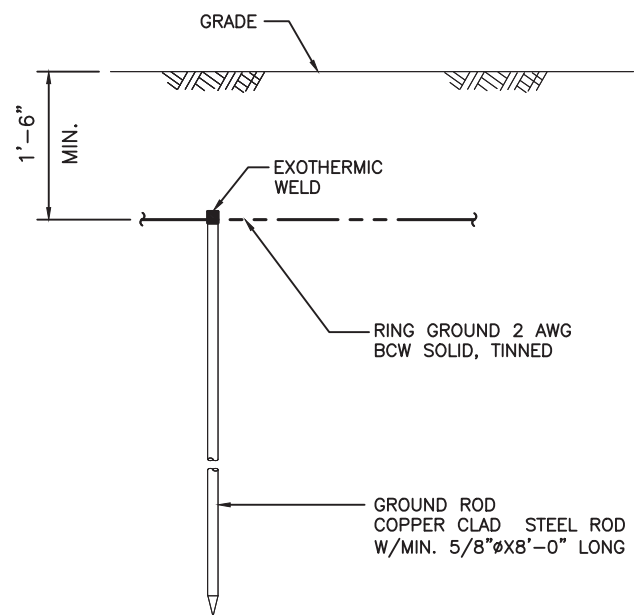
SITE ADDRESS:
500 COURT SQUARE
CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION

EQUIPMENT AND MOUNTING
DETAILS

SHEET NO.

A-4



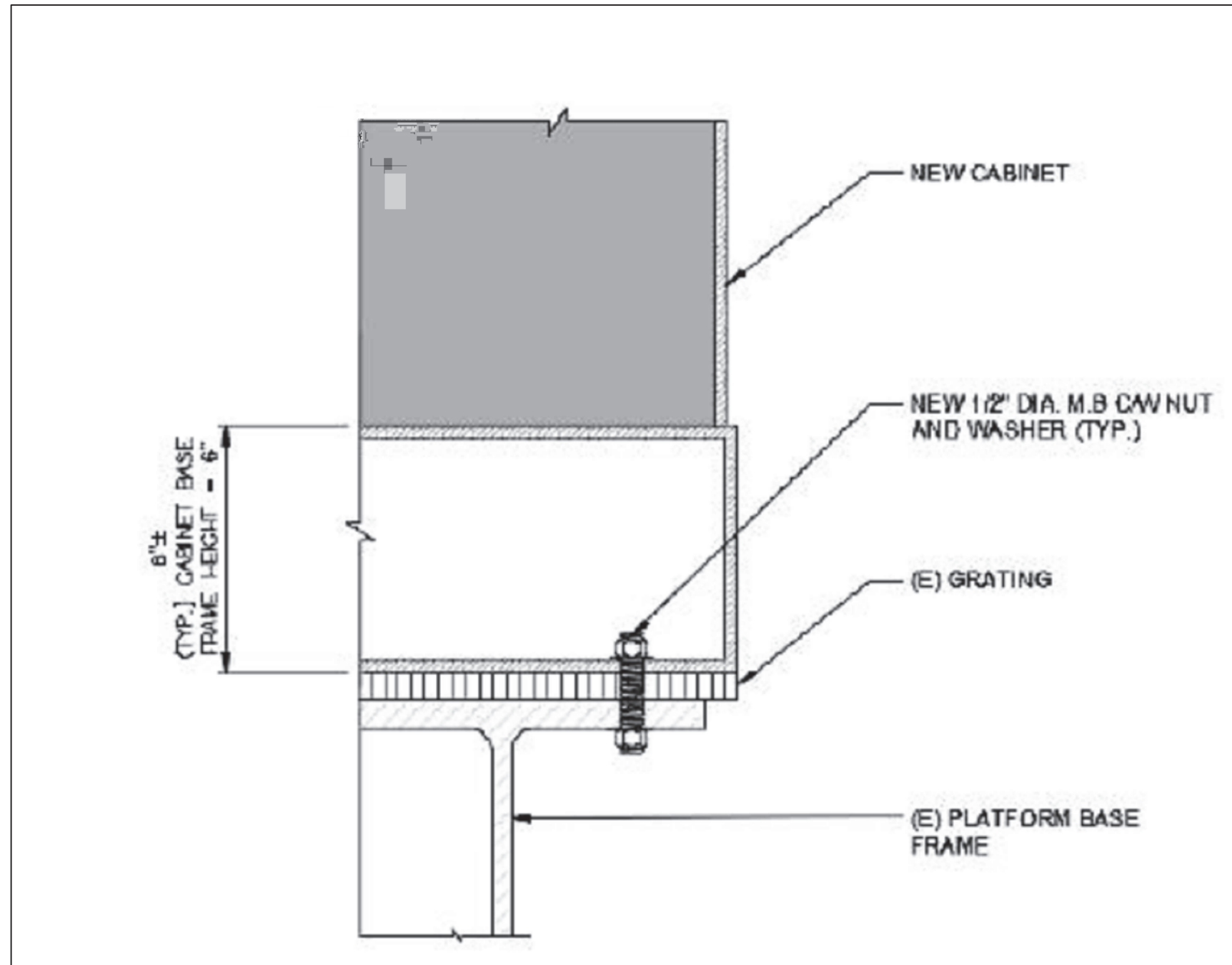
NOTES:

- GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.

GROUND ROD DETAIL

4 NOT USED

5



SUBMITTALS

| REV | DATE | DESCRIPTION | BY |
|-----|----------|-----------------|-----|
| 0 | 03/01/21 | FINAL | MKJ |
| 1 | 08/06/21 | CLIENT COMMENTS | MKJ |
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SITE INFORMATION

SITE ID:
VA32349A

SITE NAME:
RIDGE STREET

SITE ADDRESS:
500 COURT SQUARE
CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION

ATTACHMENT DETAILS

SHEET NO.

S-1



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421



| DIAGRAM CIRCUIT SCHEDULE | | | | | | |
|--------------------------|---------------------------|--------------------------------------|---------|---------|--------------|--------------------------------------|
| NO. | FROM | TO | WIRES | GROUND | CONDUIT SIZE | FUNCTION |
| 1 | NORMAL POWER SOURCE | PANEL WITH AUTOMATIC TRANSFER SWITCH | (3) 3/0 | (1) #4 | 2" | NORMAL POWER FEEDER TO PANEL AND ATS |
| 2 | GENERATOR | PANEL WITH AUTOMATIC TRANSFER SWITCH | (3) 1/0 | (1) #6 | 2" | EMERGENCY POWER FEEDER TO ATS |
| 3 | AUTOMATIC TRANSFER SWITCH | GENERATOR | (3) 1/0 | (1) #6 | 2" | FUNCTION |
| 4 | PANEL | GENERATOR | (4) #12 | (1) #6 | 1" | HEATER AND BATTERY CHARGER |
| 5 | PANEL | AUTOMATIC TRANSFER SWITCH | (2) #12 | (1) #12 | 1" | ATS CONTROLLER |
| 6 | ATS | GENERATOR | (2) #14 | N/A | 1" | NO VOLTAGE ON THESE JUST A CONTACT |
| 7 | GENERATOR | TELCO BOARD | (2) #14 | N/A | 1" | NO VOLTAGE ON THESE JUST A CONTACT |
| 8 | AUTOMATIC TRANSFER SWITCH | TELCO BOARD | (2) #14 | N/A | 1" | NO VOLTAGE ON THESE JUST A CONTACT |

| DIAGRAM CIRCUIT SCHEDULE | |
|--------------------------|---------------------------|
| GENERATOR ALARM WIRING | ATS ALARM WIRING |
| 66 BLOCK | GENERATOR |
| GEN RUN | GEN RUNNING |
| GEN FAIL | GEN SHUT DOWN |
| GEN MAJOR | GEN COMMON ALARM |
| LOW FUEL | LOW FUEL |
| FUEL LEAK | RUPTURED BASIN |
| | 66 BLOCK & ATS NAMED SAME |
| | COMMERCIAL POWER FAIL |
| | TVSS |
| | ATS ENABLE |

NOTE: CONTRACTOR TO LABEL WIRES WITH P-TOUCH OR SIMILAR LABELS ONLY. ABSOLUTELY NO HANDWRITTEN LABELS.

NOTE: ALL ALARMS NEED TO BE TERMINATED INSIDE OF GENERATOR BY GC. ALL ALARMS NEED TO BE TO EXISTING ACTIVE 66 BLOCK.

CIRCUIT DETAIL

1 ALARM WIRING IDENTIFICATION CHART

2

| SUBMITTALS | | | |
|------------|----------|-----------------|-----|
| REV | DATE | DESCRIPTION | BY |
| 0 | 03/01/21 | FINAL | MKJ |
| 1 | 08/06/21 | CLIENT COMMENTS | MKJ |

SITE INFORMATION

SITE ID:
VA32349A

SITE NAME:
RIDGE STREET

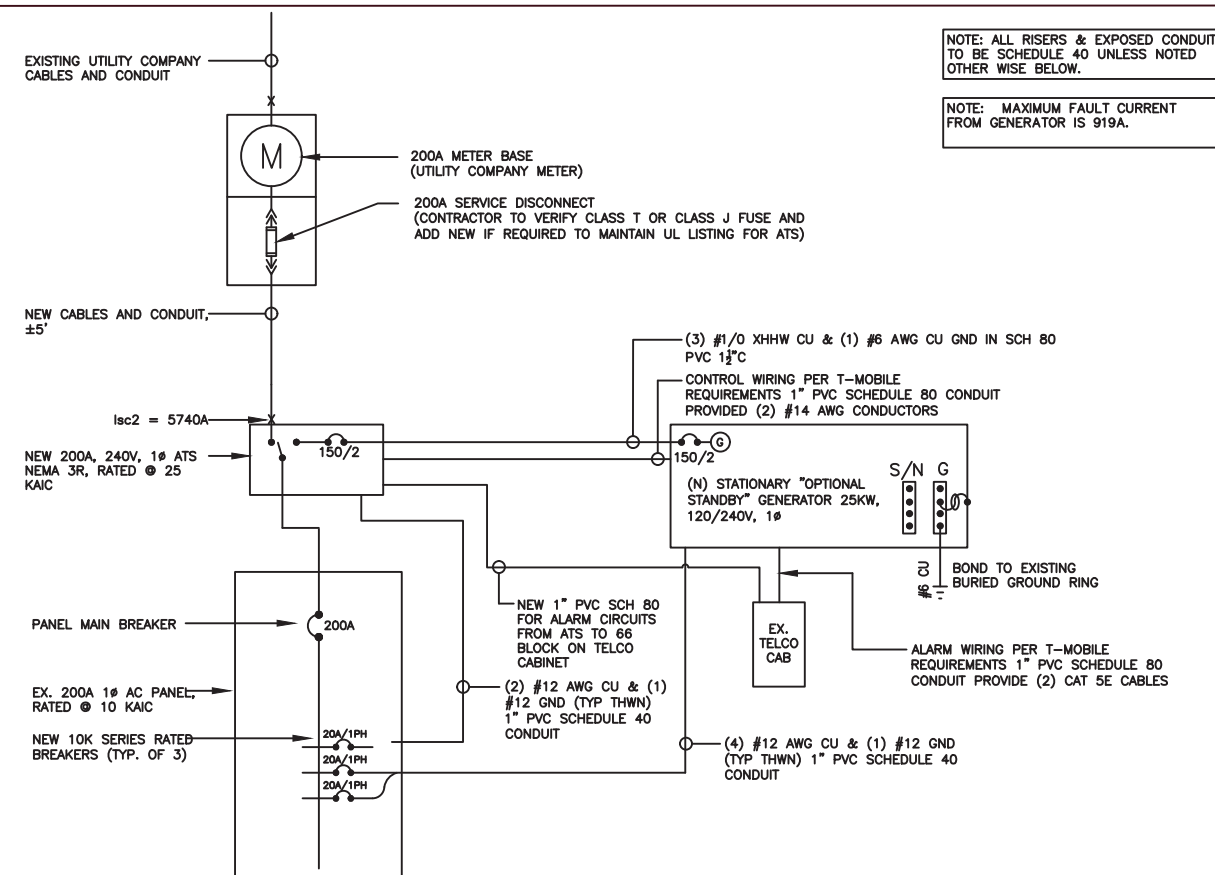
SITE ADDRESS:
500 COURT SQUARE
CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION

PANEL SCHEDULE & WIRING
DETAILS

SHEET NO.

E-1



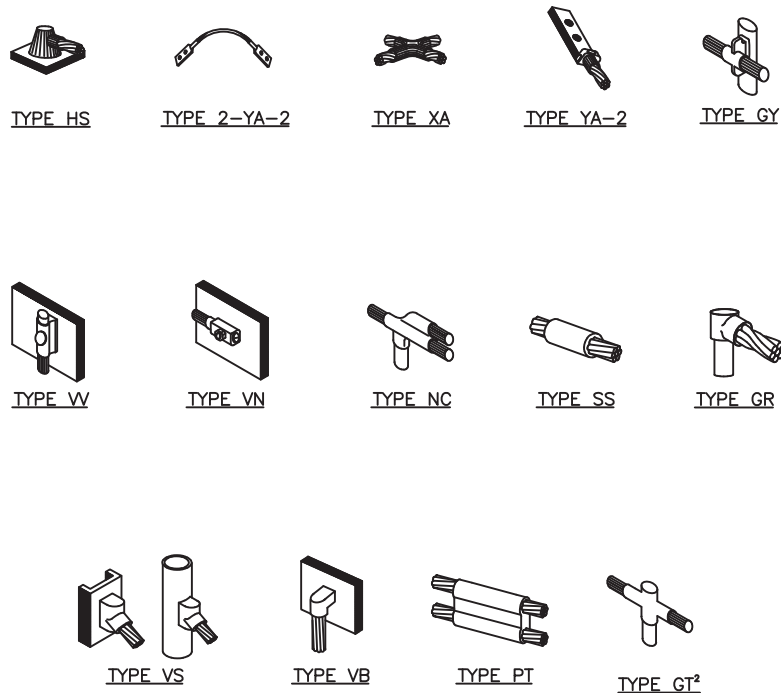
NOTE: ALL RISERS & EXPOSED CONDUIT TO BE SCHEDULE 40 UNLESS NOTED OTHERWISE BELOW.

NOTE: MAXIMUM FAULT CURRENT FROM GENERATOR IS 919A.

NOT USED

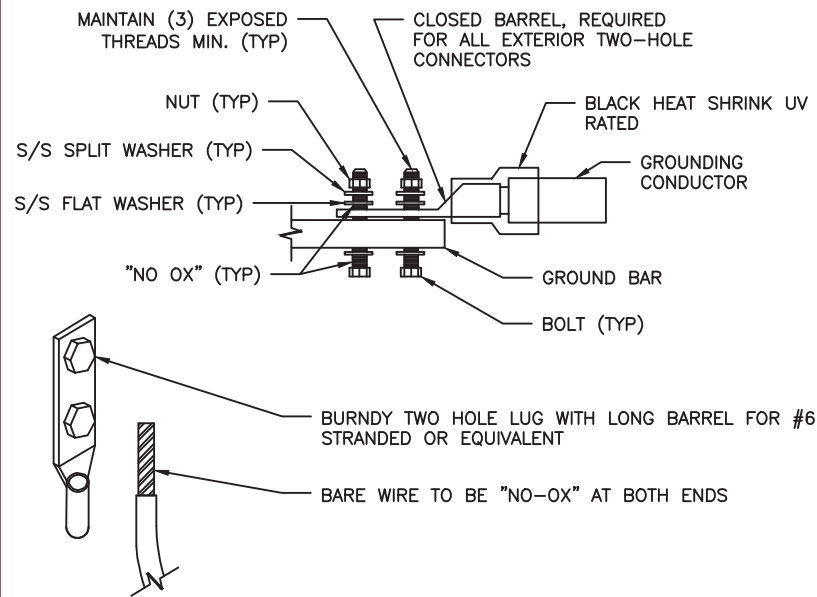
3 SINGLE-LINE WIRING DIAGRAM

4



NOTE:

1. ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH CONSTRUCTION MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.
2. MOLD TYPE ONLY TO BE USED BELOW GRADE WHEN CONNECTING GROUND RING TO GROUND ROD.



- NOTES:**
1. ALL HARDWARE SHALL BE 18-8 STAINLESS STEEL.
 2. COAT ALL SURFACES WITH ANTIOXIDANT COMPOUND BEFORE MATING.
 3. ALL EXPOSED EASILY ACCESSIBLE GROUND BARS SHALL BE TAGGED "DO NOT DISCONNECT".
 4. COAT ALL BARRELS WITH ANTIOXIDANT BEFORE CRIMPING.

NOTES:

1. BOND PPC AND EQUIPMENT ENCLOSURES TO BURIED GROUNDING CONDUCTOR. USE A NEMA DRILLING, TWO-HOLE CONNECTOR FOR BONDS TO EQUIPMENT ENCLOSURES; USE AN APPROVED CONDUIT CLAMP FOR CONNECTIONS TO SERVICE CONDUITS. EXOTHERMICALLY WELD CONNECTIONS TO GROUNDING CONDUCTOR.
2. BOND ALL EXTERIOR CONDUITS, PIPES, AND CYLINDRICAL METALLIC OBJECTS WITH A PENN-UNION GT SERIES CLAMP, BLACKBURN GUV SERIES CLAMP, OR A BURNDY GAR 3900BU SERIES CLAMP ONLY. NO SUBSTITUTES ACCEPTED.
3. AFTER INSTALLATION IS COMPLETED IN CONFORMANCE WITH THESE DRAWINGS AND THE STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL CONFIRM THE IMPEDANCE (GROUND RESISTANCE) TO EARTH AND BETWEEN GROUNDING CIRCUITS. THE GROUNDING SYSTEM IS EXPECTED TO PROVIDE FOR A MAXIMUM EARTH RESISTANCE OF 6 OHMS. THE CONTRACTOR SHALL NOTIFY T-MOBILE PRIOR TO ALL TESTING AND SHALL FURTHER NOTIFY T-MOBILE IN THE EVENT THE EARTH RESISTANCE IS GREATER THAN 5 OHMS.
4. ALL GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE T-MOBILE WIRELESS STANDARDS AND SUPPLEMENTS PROVIDED BY THE PROJECT MANAGER.
5. ALL BENDS ON THE GROUND CONDUCTOR TO BE MADE WITH A MINIMUM 24" RADIUS.
6. ALL GROUND LEADS MUST TERMINATE AT MGB, NOT HALO.
7. MUST USE INSPECTION HOLE LUGS FOR GROUNDING.
8. NO OVERLAPPING GROUND HARDWARE.
9. WHERE MECHANICAL CONNECTIONS ARE USED (TWO HOLE OR CRIMP), APPLY A LIBERAL PROTECTIVE COATING OF A CONDUCTIVE ANTI-OXIDE COMPOUND ON ALL CONNECTORS SUCH AS NO-OX OR APPROVED EQUAL.



1825 W. WALNUT HILL LANE, SUITE 120
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CADWELD GROUNDING CONNECTIONS

1 EXTERIOR GROUND BAR LUG

2 GENERAL GROUNDING NOTES

3

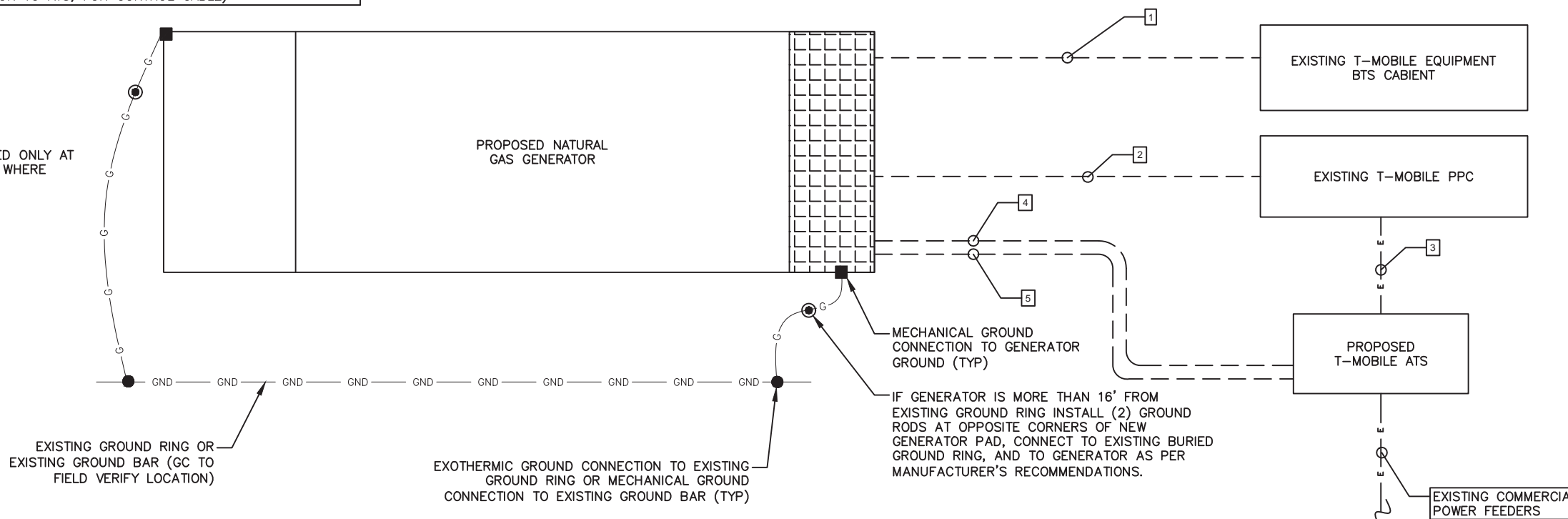
CONDUIT SCHEDULE

| KEY | DESCRIPTION |
|-----|---|
| 1 | 1" CONDUIT W/PULLSTRINGS FOR ALARM CABLES (FROM GENERATOR TO BTS) |
| 2 | 2" CONDUIT W/PULLSTRING (FROM GENERATOR TO PPC FOR BLOCK HEATER/BATTERY CHARGER)) |
| 3 | 2" CONDUIT W/ PULLSTRING (FROM ATS TO PPC, FOR POWER FEEDERS) |
| 4 | 2" CONDUIT W/ PULLSTRING (FROM GENERATOR TO ATS FOR EMERGENCY POWER FEEDERS) |
| 5 | 1" CONDUIT W/ PULLSTRING (FROM GENERATOR TO ATS, FOR CONTROL CABLE) |

NOTES:

1. CONDUITS SHALL BE SWEEPS. 90° TURNS ALLOWED ONLY AT INACCESSIBLE LOCATIONS. GC TO PROVIDE AN LD WHERE POSSIBLE AT ALL 90° TURNS.
2. CONDUIT TYPES SHALL BE AS FOLLOWS:
 - EXTERIOR ABOVE GRADE CONDUITS: RGS
 - INTERIOR CONDUITS: IMC

| GROUNDING LEGEND | |
|------------------|-----------------------|
| | GROUND ROD |
| | MECHANICAL CONNECTION |
| | EXOTHERMIC CONNECTION |
| | GROUND WIRE |



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| 1 | 08/06/21 | CLIENT COMMENTS | MKJ |

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VA32349A

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RIDGE STREET

SITE ADDRESS:
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CHARLOTTESVILLE, VA 22902

SHEET DESCRIPTION

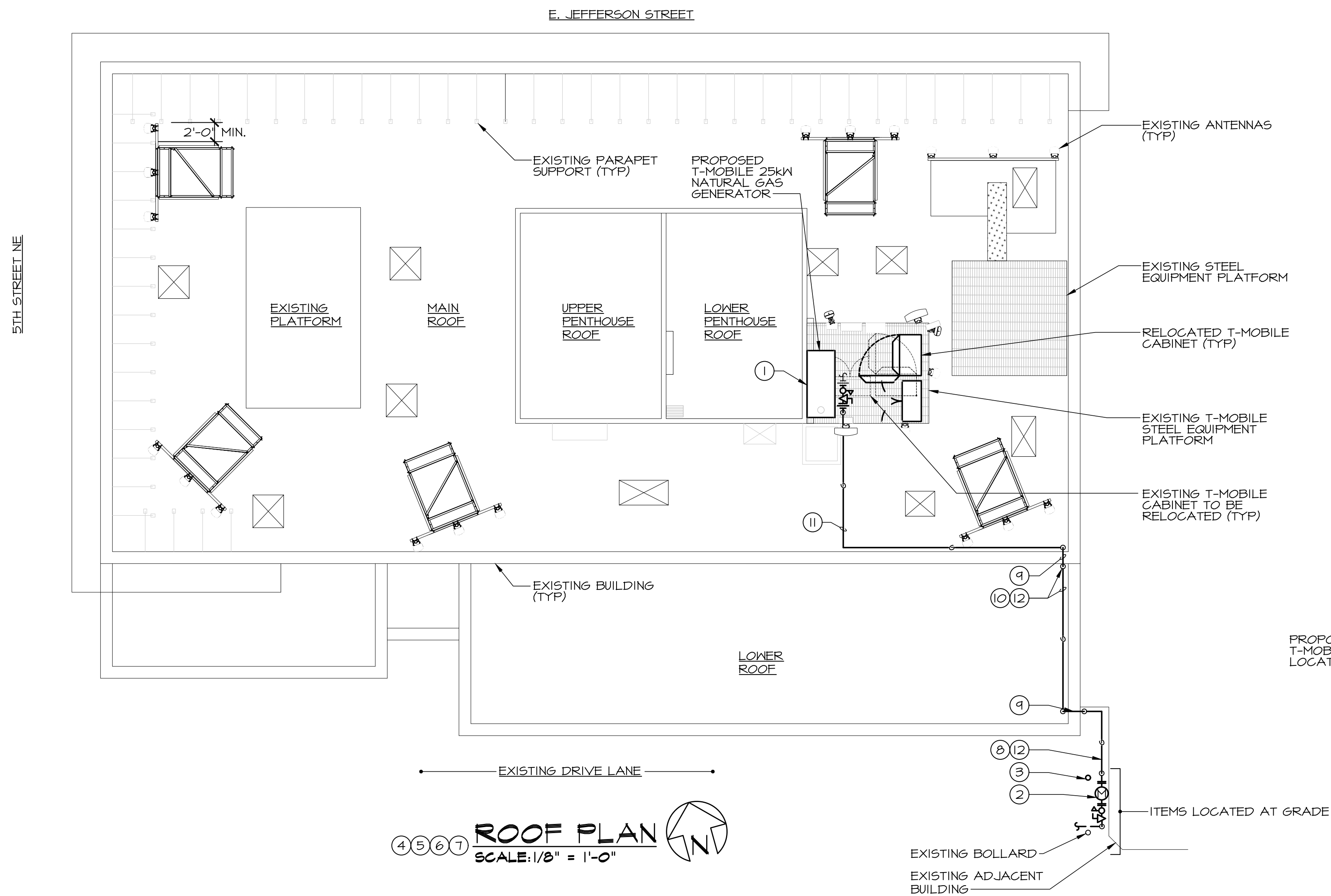
GROUNDING DETAILS

SHEET NO.

G-1

GENERATOR GROUNDING DETAIL

4



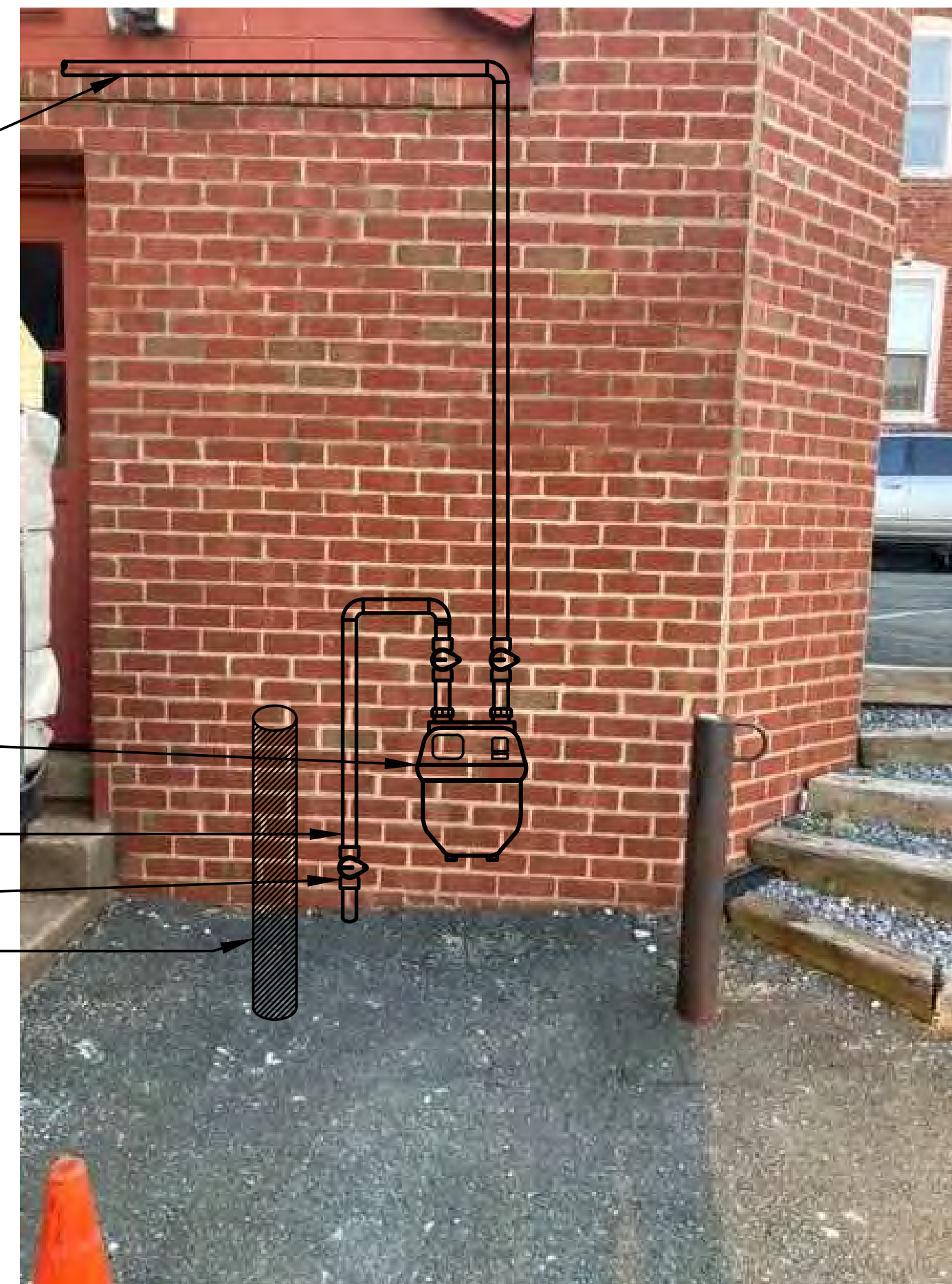
4 5 6 7 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

DRAWING NOTES

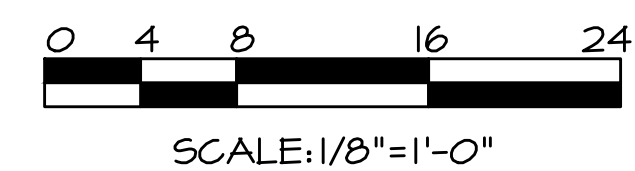
- 1 PROPOSED LOCATION OF T-MOBILE 25 KW NATURAL GAS GENERATOR MOUNTED ON EXISTING ELEVATED PLATFORM ON EXISTING BUILDING ROOF. REFER TO STRUCTURAL FOR DETAILS.
- 2 COORDINATE LOCATION OF NEW T-MOBILE GAS METER WITH LOCAL UTILITY PROVIDER (CITY OF CHARLOTTEVILLE GAS COMPANY) MOUNTED AT GRADE ON EXTERIOR OF BUILDING. PROVIDE PHENOLIC NAMEPLATE READING "T-MOBILE ROOF TOP GENERATOR". METER MUST BE MINIMUM 3'-0" FROM ANY BUILDING OPENINGS.
- 3 PROVIDE (1) 4" BOLLARD IN FRONT OF GAS METER. REFER TO DETAIL, SHEET P-3, FOR ADDITIONAL INFORMATION.
- 4 CONTRACTOR SHALL CLEARLY LABEL ALL T-MOBILE GAS PIPING USING STENCIL OR STICKERS WITH BLOCK STYLE LETTERING READING "T-MOBILE". PIPING SHALL BE LABELED EVERY 20'-0", AT EACH SIDE OF WALL PENETRATION, OR AT EVERY LEVEL FOR VERTICAL RUNS.
- 5 SECURE ALL BLACK STEEL PIPING ROUTING HORIZONTALLY TIGHT TO BUILDING USING KINDORF SUPPORTS SPACED EVERY 8'-0" ON CENTER. COORDINATE ROUTING WITH EXISTING CONDITIONS IN THE FIELD. SEAL ALL EXTERIOR WALL PENETRATIONS WEATHERTIGHT.
- 6 COORDINATE NATURAL GAS PIPE ROUTING WITH EXISTING CONDITIONS.
- 7 SECURE ALL BLACK STEEL PIPING ROUTING VERTICALLY TIGHT TO WALL USING KINDORF CHANNELS SPACED EVERY 10'-0" ON CENTER. COORDINATE ROUTING WITH EXISTING CONDITIONS IN THE FIELD. SEAL ALL EXTERIOR WALL PENETRATIONS WEATHERTIGHT. (IF APPLICABLE)
- 8 EXTEND GAS PIPE FROM METER, ACROSS EXTERIOR OF BUILDING, TURN UP ALONG EXTERIOR OF BUILDING AND EXTEND TO LOWER ROOF. COORDINATE EXACT ROUTING IN THE FIELD.
- 9 EXTEND GAS PIPE OVER PARAPET WALL. COORDINATE EXACT ROUTING IN THE FIELD.
- 10 EXTEND GAS PIPE ACROSS LOW ROOF ON ROOF SUPPORTS, TURN UP AND EXTEND PIPE UP ALONG EXTERIOR OF BUILDING TO MAIN ROOF.
- 11 EXTEND GAS PIPE ALONG MAIN ROOF ON ROOF SUPPORTS, AND EXTEND TO EXISTING T-MOBILE EQUIPMENT PLATFORM FOR FINAL CONNECTION TO GENERATOR. REFER TO RISER SHEET P-2, FOR ADDITIONAL INFORMATION.
- 12 GAS PIPING SUPPORTED FROM EXTERIOR OF BUILDING SHALL BE PROPERLY PREPARED (PER PIPE MANUFACTURER'S AND PAINT MANUFACTURER'S RECOMMENDATIONS) AND PAINTED TO MATCH ADJACENT SURFACES.

PROPOSED GAS TO T-MOBILE GENERATOR LOCATED ON ROOF

PROPOSED GAS METER LOCATION
 PROPOSED INCOMING GAS SERVICE BY UTILITY PROVIDER
 SHUT-OFF GAS VALVE (TYP)
 PROPOSED BOLLARD



PROPOSED METER LOCATION
NO SCALE



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VA32349A
 RIDGE STREET
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 CHARLOTTEVILLE, VA 22902

SEAL:

 TIMOTHY JOHN SMIDT
 No. 006620
 PROFESSIONAL ENGINEER

SUBMITTALS

| DATE | DESCRIPTION | REV. |
|----------|---------------------|------|
| 10-12-21 | CONSTRUCTION REVIEW | A |
| 12-01-21 | PERMIT | 0 |
| | | |
| | | |
| | | |

PROJECT NO: 21107Q
 DESIGNER: MWH
 ENGINEER: TJS
 THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"x34"
 0 1/2 1
 GRAPHIC SCALE IN INCHES

TITLE:
GAS PIPE ROUTING PLANS, AND NOTES

SHEET NUMBER:
P-1

GENERAL NOTES

- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH LOCAL CODES AND LANDLORD'S LEASING SPECIFICATION AND DRAWINGS.
- MECHANICAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
- EXISTING CONDITIONS CLARIFICATION: ALL EXISTING CONDITION FLOOR PLANS, EXISTING EQUIPMENT/DEVICE LOCATIONS AND SIZES, ETC. SHOWN ON THE CONTRACT DOCUMENTS INDICATE EXISTING CONDITIONS AS KNOWN. THE EXISTING CONDITIONS ARE NOT INTENDED TO BE "AS BUILT" AND MAY DIFFER FROM THOSE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, PARTICULARLY WHERE THEY MAY IMPACT THE PROPOSED WORK PRIOR TO STARTING CONSTRUCTION. MINOR VARIATIONS CAN BE EXPECTED. ANY REQUIRED DEVIATION FROM THE CONTRACT DOCUMENTS AS A RESULT OF DIFFERING SITE CONDITIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ALL PIPING SHALL BE PROPERLY SUPPORTED FROM THE BUILDING STRUCTURE.
- COORDINATE ALL NEW INSTALLATIONS WITH EXISTING PIPING, EQUIPMENT, DUCTWORK, CONDUIT, ETC. ADJUST NEW WORK AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS. EXISTING CONDITIONS HAVE BEEN OBTAINED FROM RECENT FIELD SURVEY.
- CLARIFICATION: IF THE CONTRACT DOCUMENTS ARE FOUND TO BE UNCLEAR, AMBIGUOUS, OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- THE ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT IN ACCORDANCE WITH THE INTENT OF THESE DRAWINGS.
- ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL AND SHALL BE SUPPORTED AS REQUIRED BY LOCAL CODES.
- ALL EXTERIOR PIPING SHALL BE BLACK STEEL PIPING. ALL FERROUS GAS PIPING EXPOSED TO THE ATMOSPHERE OR OTHERWISE SUSCEPTIBLE TO CORROSION SHALL BE PROTECTED WITH A CORROSION RESISTANT YELLOW COATING WITH "NATURAL GAS" IDENTIFICATION EVERY 25 FEET.
- ALL COSTS ASSOCIATED WITH GAS UTILITY COMPANY INSTALLING THE NEW GAS SERVICE SHALL BE PAID BY T-MOBILE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COORDINATION AND METER INSTALLATION WITH THE LOCAL NATURAL GAS UTILITY SUPPLIER REPRESENTATIVE. AVAILABLE GUARANTEED GAS PRESSURE SHALL BE CONFIRMED PRIOR TO ORDERING OF ALL GAS MATERIALS (IE. PIPING, FITTINGS, ETC.). THE CONTRACTOR SHALL BEAR THE SOLE RESPONSIBILITY FOR REPLACEMENT AND CONSTRUCTION COST OVERAGES DUE TO A LACK OF COORDINATION.

SYMBOLS LIST & ABBREVIATIONS

| | | | |
|--|----------------------------|------|---------------------------------|
| | CONNECT TO EXISTING SYMBOL | MBH | 1000 BRITISH THERMAL UNITS/HOUR |
| | UNION | PSIG | POUNDS PER SQUARE INCH GAUGE |
| | GAS COCK | CFH | CUBIC FEET PER HOUR |
| | PRESSURE REDUCING VALVE | GPR | GROUND PENETRATING RADAR |
| | NATURAL GAS PIPE (G) | | GAS METER |

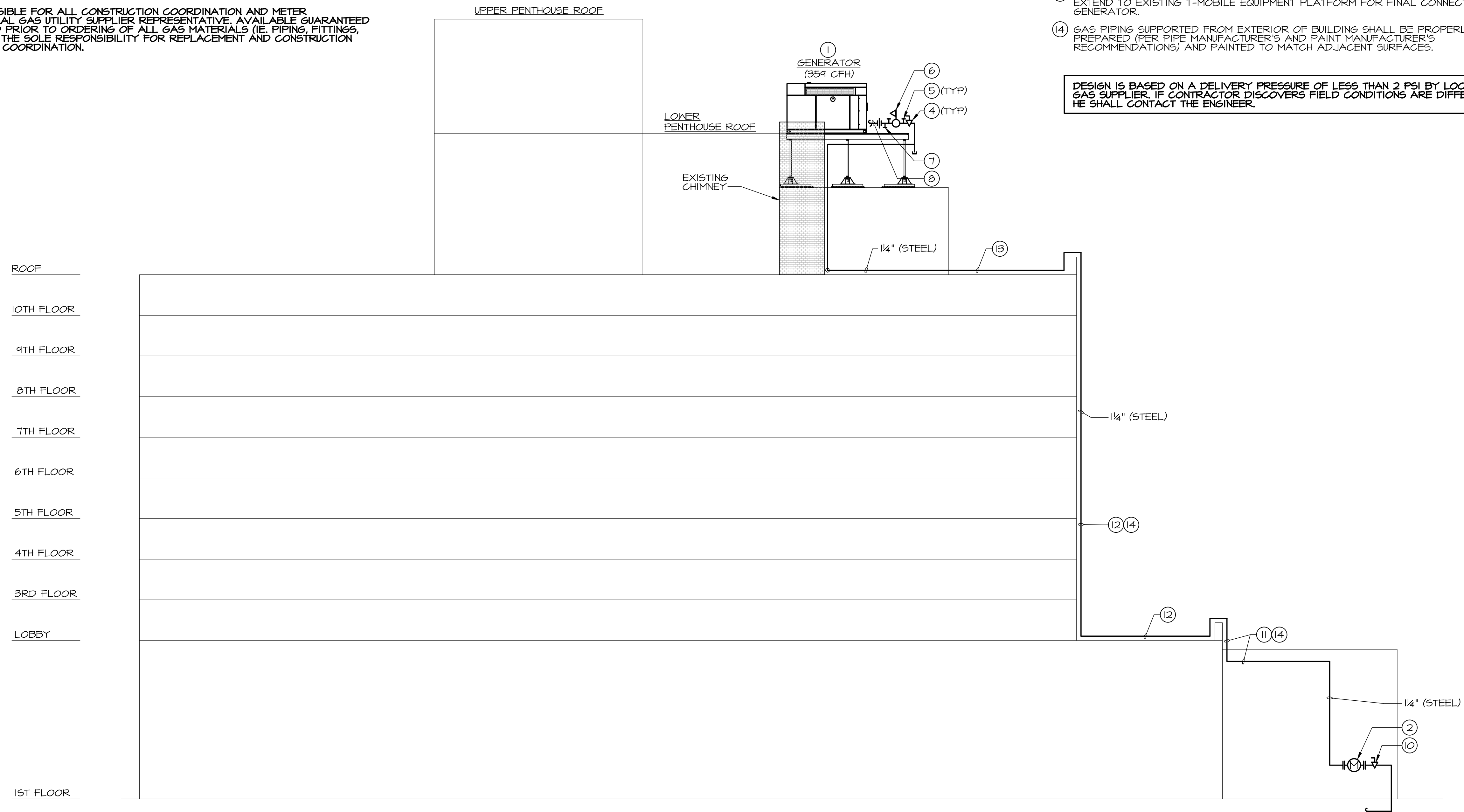
GAS RISER NOTES

- PROPOSED GAS METER BASED ON 354 CFH.
- TOTAL DEVELOPED LENGTH = 500 L.F. INCLUDING 50% FOR FITTINGS.
- INITIAL INCOMING UNREGULATED DELIVERY PRESSURE PER INFORMATION LABELED ON EXISTING SERVICE. CONFIRM EXACT DELIVERY PRESSURE WITH LOCAL NATURAL GAS UTILITY PROVIDER PRIOR TO START OF WORK.
- ALL GAS PIPING AND ACCESSORIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH IFGC 2018 AND LOCAL CODES.
- ALL GAS PIPING SIZED IN ACCORDANCE WITH IFGC 2018, CHAPTER 4, ASSUMING LESS THAN 2 PSI (11" W.C.) INLET PRESSURE AND 3" W.C. PRESSURE DROP OVER ENTIRE LENGTH OF PIPING. USING TABLE 402.4(3) FOR METALLIC PIPING.
- GAS PIPING SIZES LISTED ARE BASED ON THE ENGINEER'S UNDERSTANDING OF THE PROPOSED ROUTING FROM THE GAS METER TO GENERATOR. CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR RECALCULATING GAS PIPE SIZE BASED ON ACTUAL ROUTING. UNDER NO CIRCUMSTANCES SHALL CONTRACTOR ASSUME THAT SIZES LISTED REFLECT EXACT PIPE LENGTHS AND NUMBER OF BENDS.

DRAWING NOTES

- PROPOSED LOCATION OF T-MOBILE 25 KW NATURAL GAS GENERATOR MOUNTED ON EXISTING ELEVATED PLATFORM ON EXISTING BUILDING ROOF. REFER TO STRUCTURAL FOR DETAILS.
- COORDINATE LOCATION OF NEW T-MOBILE GAS METER WITH LOCAL UTILITY (CITY OF CHARLOTTESVILLE GAS COMPANY. GAS COMPANY REPRESENTATIVE IS CHRISTIAN CHIRICO - 434.970.3811. CHIRICOC@CHARLOTTESVILLE.GOV) MOUNTED AT BUILDING EXTERIOR. PROVIDE PHENOLIC NAMEPLATE READING "T-MOBILE ROOF TOP GENERATOR".
- COORDINATE FINAL GAS PIPE ROUTING WITH EXISTING FIELD CONDITIONS.
- PROVIDE GAS COCK SHUT-OFF VALVE PRIOR TO CONNECTION TO GENERATOR.
- PROVIDE CAPPED OR PLUGGED TEE FOR CONNECTION OF PRESSURE MEASURING DEVICE.
- PROVIDE PRESSURE REGULATOR SET PER MANUFACTURERS RECOMMENDATIONS.
- PROVIDE CAPPED OR PLUGGED TEE TO SERVICE AS A SEDIMENT TRAP.
- FLEXIBLE TUBING FOR FINAL CONNECTION TO GENERATOR IS PROVIDED BY GENERATOR MANUFACTURER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING EXACT NATURAL GAS PIPE LENGTH TO ENGINEER ONCE THE NATURAL GAS METER HAS BEEN DEFINED. GAS PIPING SIZED ON A DISTANCE OF 500' INCLUDING 50% FOR FITTINGS.
- GAS COCK SHUT-OFF VALVE TO BE INSTALLED BY OTHERS. CONTRACTOR SHALL PROVIDE SIGNAGE READING "T-MOBILE ROOF-TOP GENERATOR SHUT-OFF."
- EXTEND GAS PIPE FROM METER UP ALONG EXTERIOR WALL, TURN HORIZONTALLY ALONG EXTERIOR WALL, THEN TURN UP OVER PARAPET OF LOWER ROOF. COORDINATE EXACT ROUTING IN THE FIELD.
- EXTEND GAS PIPE HORIZONTALLY ALONG LOWER ROOF ON ROOF PIPE SUPPORTS, TURN VERTICALLY UP ALONG EXTERIOR WALL. COORDINATE EXACT ROUTING IN THE FIELD.
- EXTEND GAS PIPE HORIZONTALLY ALONG MAIN ROOF ON ROOF PIPE SUPPORTS AND EXTEND TO EXISTING T-MOBILE EQUIPMENT PLATFORM FOR FINAL CONNECTION TO GENERATOR.
- GAS PIPING SUPPORTED FROM EXTERIOR OF BUILDING SHALL BE PROPERLY PREPARED (PER PIPE MANUFACTURER'S AND PAINT MANUFACTURER'S RECOMMENDATIONS) AND PAINTED TO MATCH ADJACENT SURFACES.

DESIGN IS BASED ON A DELIVERY PRESSURE OF LESS THAN 2 PSI BY LOCAL GAS SUPPLIER. IF CONTRACTOR DISCOVERS FIELD CONDITIONS ARE DIFFERENT, HE SHALL CONTACT THE ENGINEER.



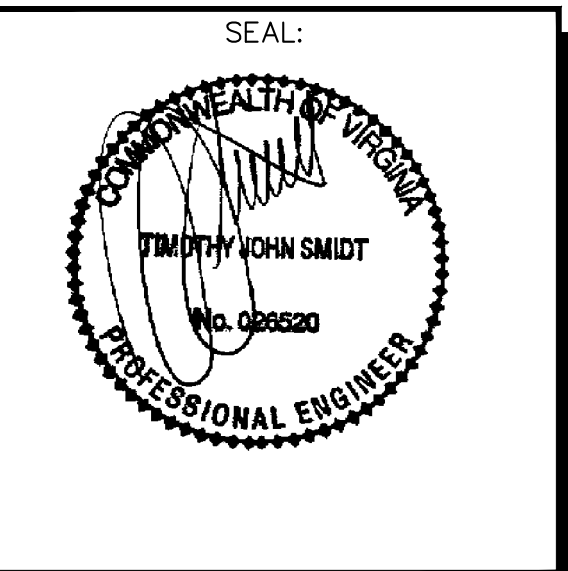
③① GAS RISER DIAGRAM

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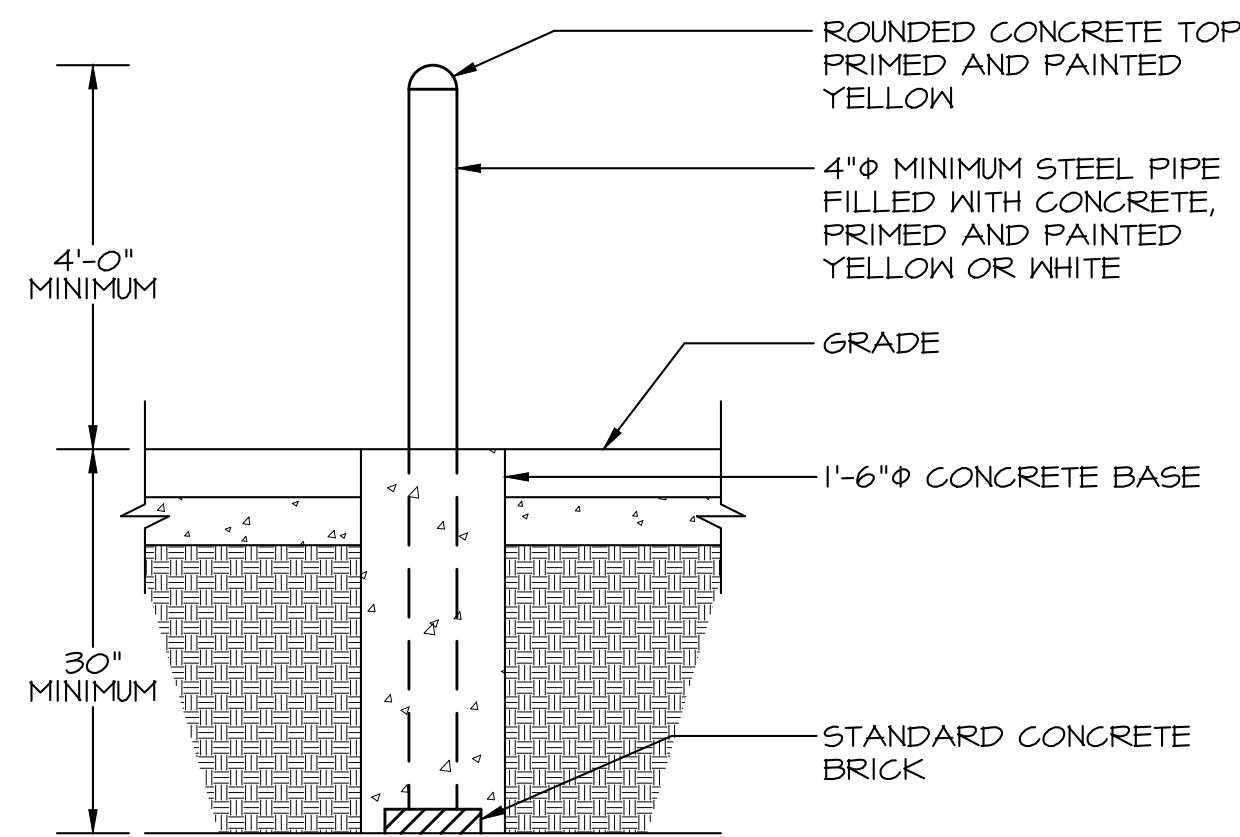


| SUBMITTALS | | |
|------------|---------------------|------|
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| 10-12-21 | CONSTRUCTION REVIEW | A |
| 12-01-21 | PERMIT | 0 |
| | | |
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| | | |

PROJECT NO: 21107Q
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ENGINEER: TJS
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0 1/2 1
GRAPHIC SCALE IN INCHES

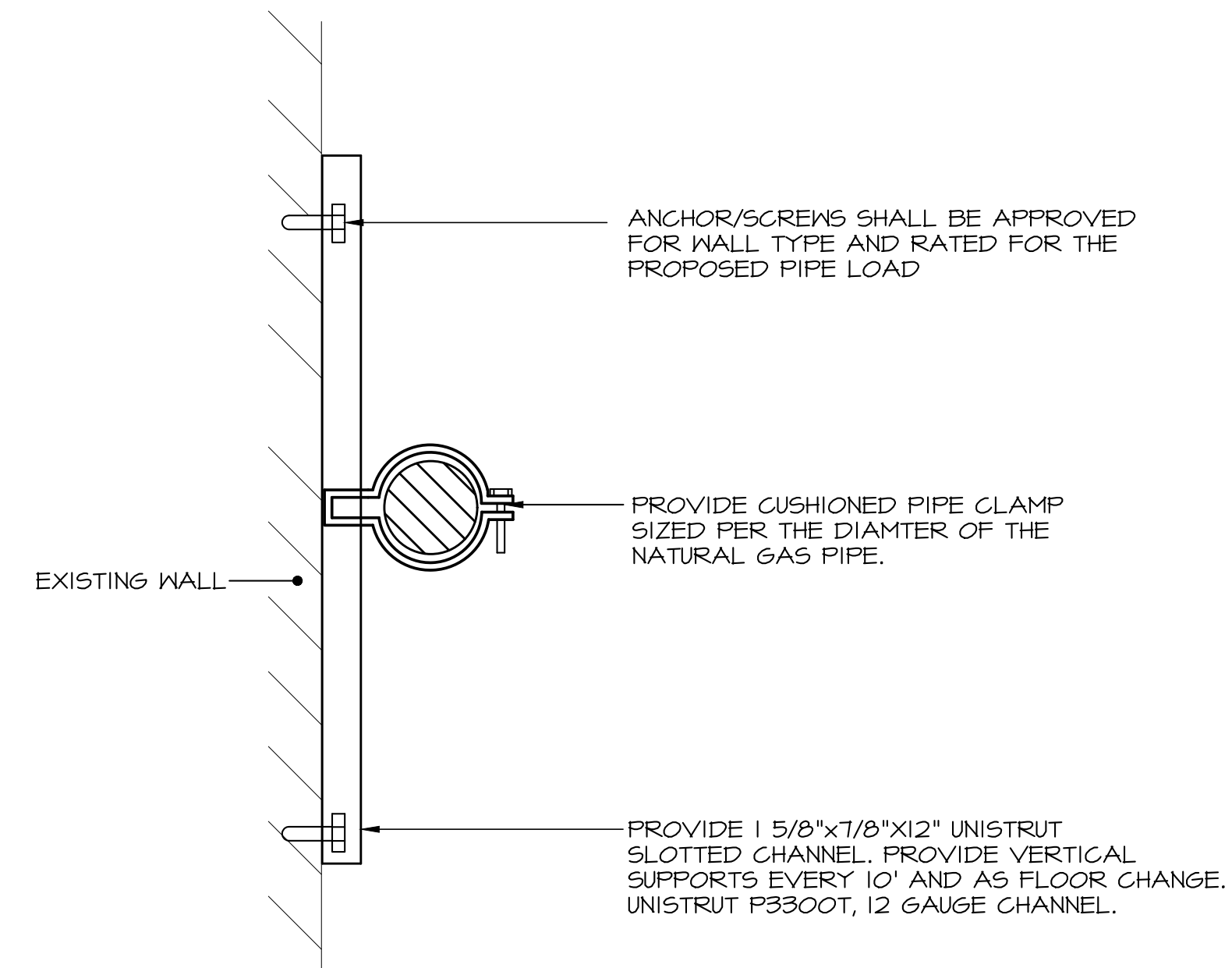
TITLE:
**GAS RISER DIAGRAM,
SYMBOLS LIST,
AND NOTES**

SHEET NUMBER:
P-2

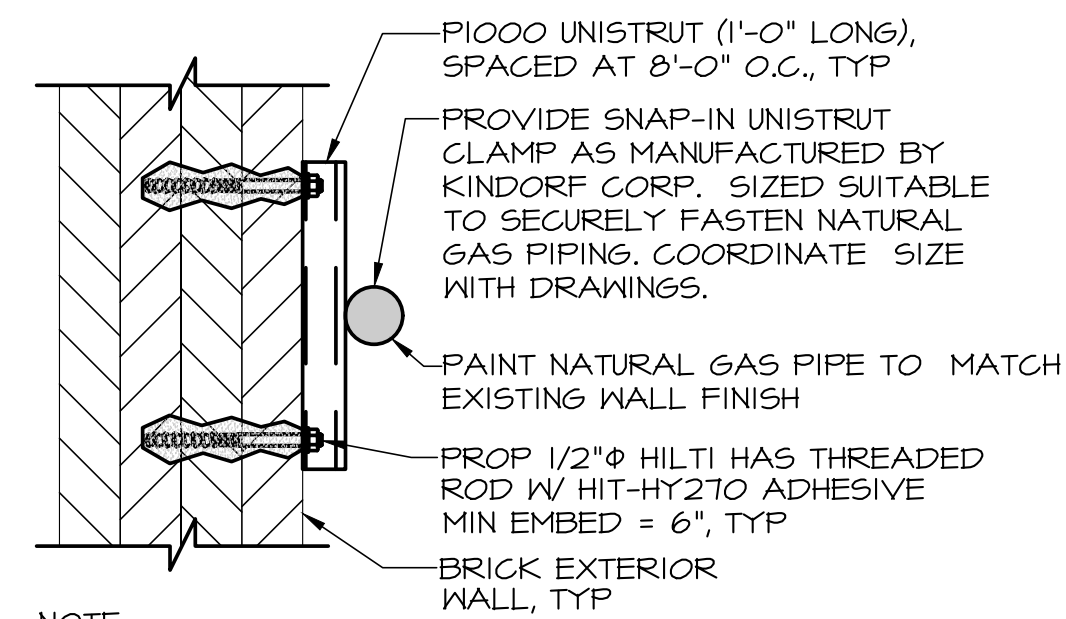


- NOTES:
1. BOLLARDS SHALL BE INSTALLED AROUND GAS PIPING/METER THAT IS EXPOSED TO VEHICULAR TRAFFIC.
 2. ALL BOLLARD LOCATIONS SHALL BE APPROVED BY BUILDING OWNER/LOCAL NATURAL GAS UTILITY SUPPLIER PRIOR TO INSTALLATION.

DETAIL - BOLLARD
NO SCALE

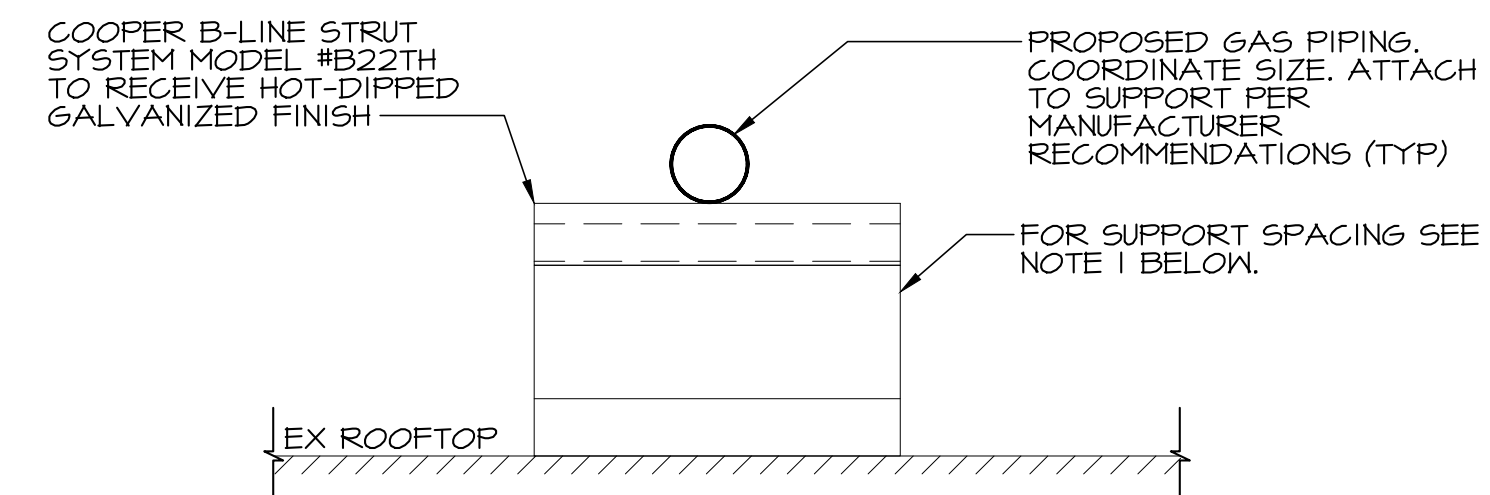


DETAIL - VERTICAL GAS PIPE SUPPORT
NO SCALE



NOTE:
MOUNTING MATERIALS MUST BE NON-RUSTING TO AVOID FUTURE RUST STAINS ON BUILDING WALL.

DETAIL - WALL MOUNTED GAS PIPING SUPPORT
NO SCALE



DETAIL - GAS PIPING SUPPORT
NO SCALE

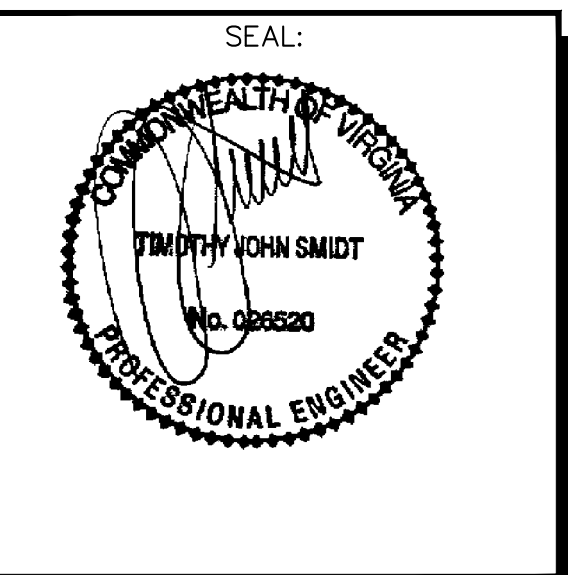
- NOTES:
1. SUPPORT SPACING SHALL BE AS FOLLOWS (PER IFGC 2018):
 $\frac{1}{2}$ " PIPING SHALL BE SPACED 6' ON CENTER.
 $\frac{3}{4}$ " PIPING SHALL BE SPACED 8' ON CENTER.
 $1\frac{1}{4}$ " OR GREATER PIPING SHALL BE SPACED 10' ON CENTER.

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