

From: Scala, Mary Joy
Sent: Thursday, October 22, 2015 4:57 PM
To: 'Roger Hughett'; 'Wilmer, Jessica'
Cc: Darrell Slomiany (djs@ajcpt.com)
Subject: BAR Action - 1309 W Main Street - October 20, 2015

October 22, 2015

Roger Hughett
15408 Abner Church Road
Glen Allen, VA 23059

RE: Certificate of Appropriateness Application

BAR 15-10-02
1309 West Main Street
Tax Parcel 100016000
RAAJ Charlottesville Owner, LLC, Owner/ Roger Hughett, Applicant
Upgrade antennas and relocate equipment on roof in new stealth enclosures

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 20, 2015. The following action was taken:

Graves moved to find that the plan to add five antennas and to screen all eight antennas and to screen the equipment on the roof satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted. Mohr seconded (7-0).

This certificate of appropriateness shall expire in 18 months (April 20, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 20, 2015**



Certificate of Appropriateness Application

BAR 15-10-02

1309 West Main Street

Tax Parcel 100016000

RAAJ Charlottesville Owner, LLC, Owner/ Roger Hughett, Applicant

Upgrade antennas and relocate equipment on roof in new stealth enclosures

Background

1309 West Main Street is a non-contributing building in the West Main Street ADC District. It was built in 1966 as a Howard Johnson Hotel and Restaurant. Sometime after 1996 and before 2004 the building was renovated, and the red brick was covered over. The most recent use was a Red Roof Inn.

November 18, 2014 - The BAR approved (8-0) the changes with the following modifications that will be submitted digitally for circulation to the BAR before staff approval:

1. Mechanical screen to be pulled back from West Main Street [to align with penthouse wall].
2. Provide windows on the [penthouse] West Main Street façade.
3. Provide internal spacer bars on the ground floor [SDL] windows.
4. The lower rail shall match the penthouse rail.

The BAR also made the following friendly suggestions:

1. The penthouse should be black or dark gray instead of bronze color.
2. The existing transformer to the west of Mellow Mushroom should be screened.

March 17, 2015 - The BAR approved (5-1 with Keesecker opposed) the exterior changes with the following modifications:

- the BAR wants to see the profile for window muntins;
- revised color scheme per discussion [no teal; use previous grays or grayed blues with darker color replacing light vertical bands] with physical samples of all colors mailed to staff for circulation;
- revised elevations to show where colors are going; penthouse shall be changed back to bronze color with windows reconfigured at east end;
- the Graduate sign may be located high up on the west side, if removed from other two elevations;
- and a monument sign is OK but the BAR wants to review it.

April 21, 2015 - The BAR approved (8-0) the application as submitted; with the specification that the color scheme is based on images in the gray colors that were submitted to Ms. Scala.

September 15, 2015 - The BAR approved the application for a painted mural on the west side as submitted (8-0).

Application

The applicant proposes to upgrade the existing telecommunications facility by adding five antennas for a total of eight within stealth enclosures on the roof of the Graduate Hotel, formerly the Red

Roof Inn, and Howard Johnson's. They also proposed to relocate existing equipment in a stealth enclosure on the roof.

Five antennas will be located at the SW corner. Three antennas and equipment will be located at the NE corner in a proposed equipment room.

The sections of the screen walls where the antennas are located will be made of a material that will not interfere with the antenna signal, and will be the same color as the Dark Brown metal penthouse walls previously approved by the BAR.

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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020, et seq. shall be applied; and*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Site Design and Elements

H. UTILITIES & 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.*

Discussion and Recommendations

The pertinent Telecommunication Facilities section of the zoning ordinance that was adopted in 2003 states:

Sec. 34-1073. Facilities by district.

(a) *Within the city's historic and entrance corridor overlay districts:*

- (1) The following shall be permitted uses: antennae or microcells mounted on existing communications towers established prior to February 20, 2001; attached communications facilities utilizing utility poles or other electric transmission facilities as the attachment structure; and **other attached communications facilities if such other attached communications facilities are not visible from any adjacent street or property.**
- (2) *The following shall be prohibited uses: attached communications facilities where such facilities are visible from any adjacent street or property, and communications facilities utilizing alternative tower, monopole tower, guyed tower, lattice tower and self-supporting tower support structures.*

There is no record of the City having approved the existing three antennas. The April 2015 approved drawings for the Graduate Hotel are attached. If the intent was to have an antenna screen of a different material than the metal penthouse walls, it was not made clear. The BAR should request a sample of the proposed screening material.

There appears to be a third area proposed for the screening material on the west side. The purpose for that area should be clarified.





Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design & Elements, I move to find that the plan to add five antennas and to screen all eight antennas and to screen the equipment on the roof satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



FRONT ELEVATION

FINISH LEGEND

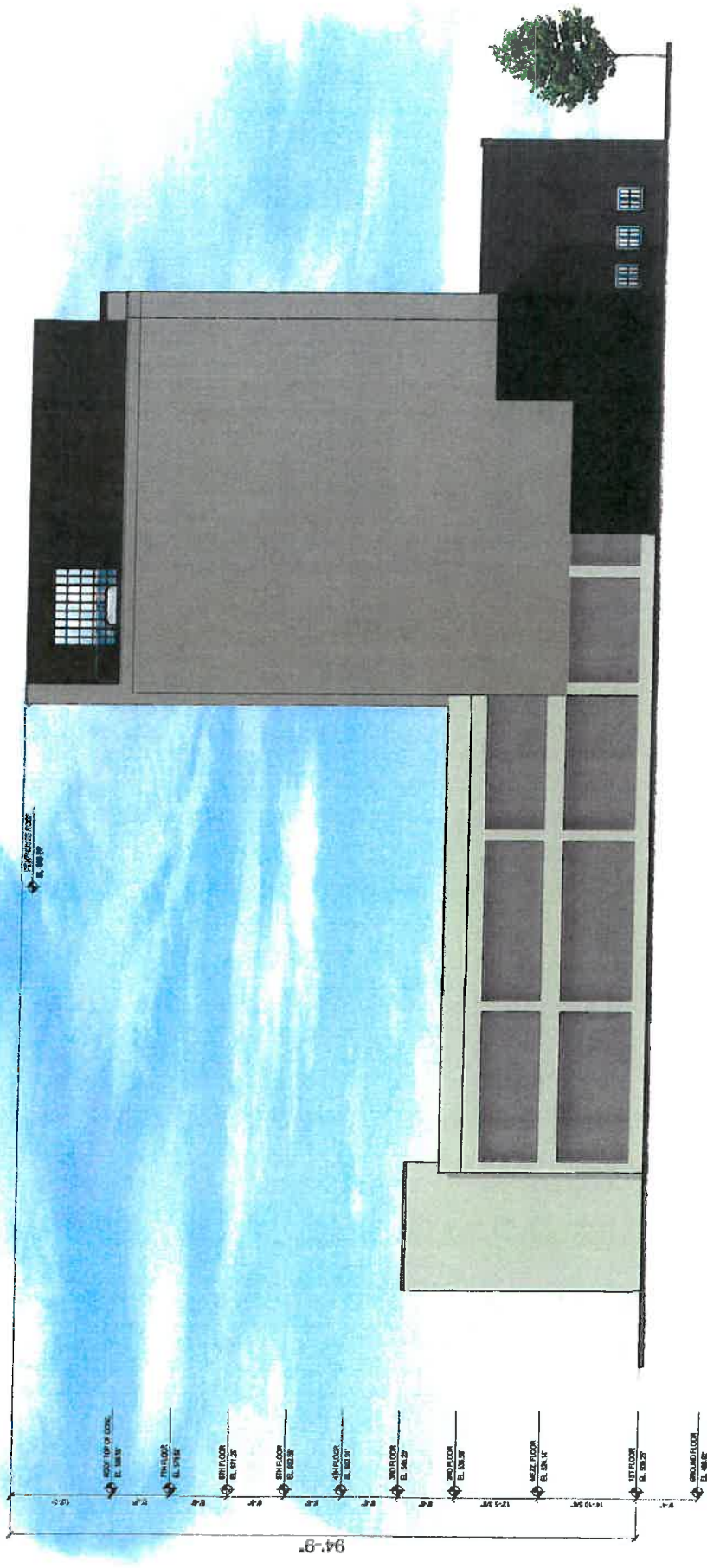
	BENJAMIN MOORE PAINT METROPOLITAN AF-690		GLEN GARY BRICK S-85 CHARCOAL
	BENJAMIN MOORE PAINT SPARROW AF-720		STANDING SEAM SIDING DARK BRONZE

Approved
4/2015

Graduate
HOTELS

RED ROOF INN RENOVATION









LEFT ELEVATION

Approved
4/2015

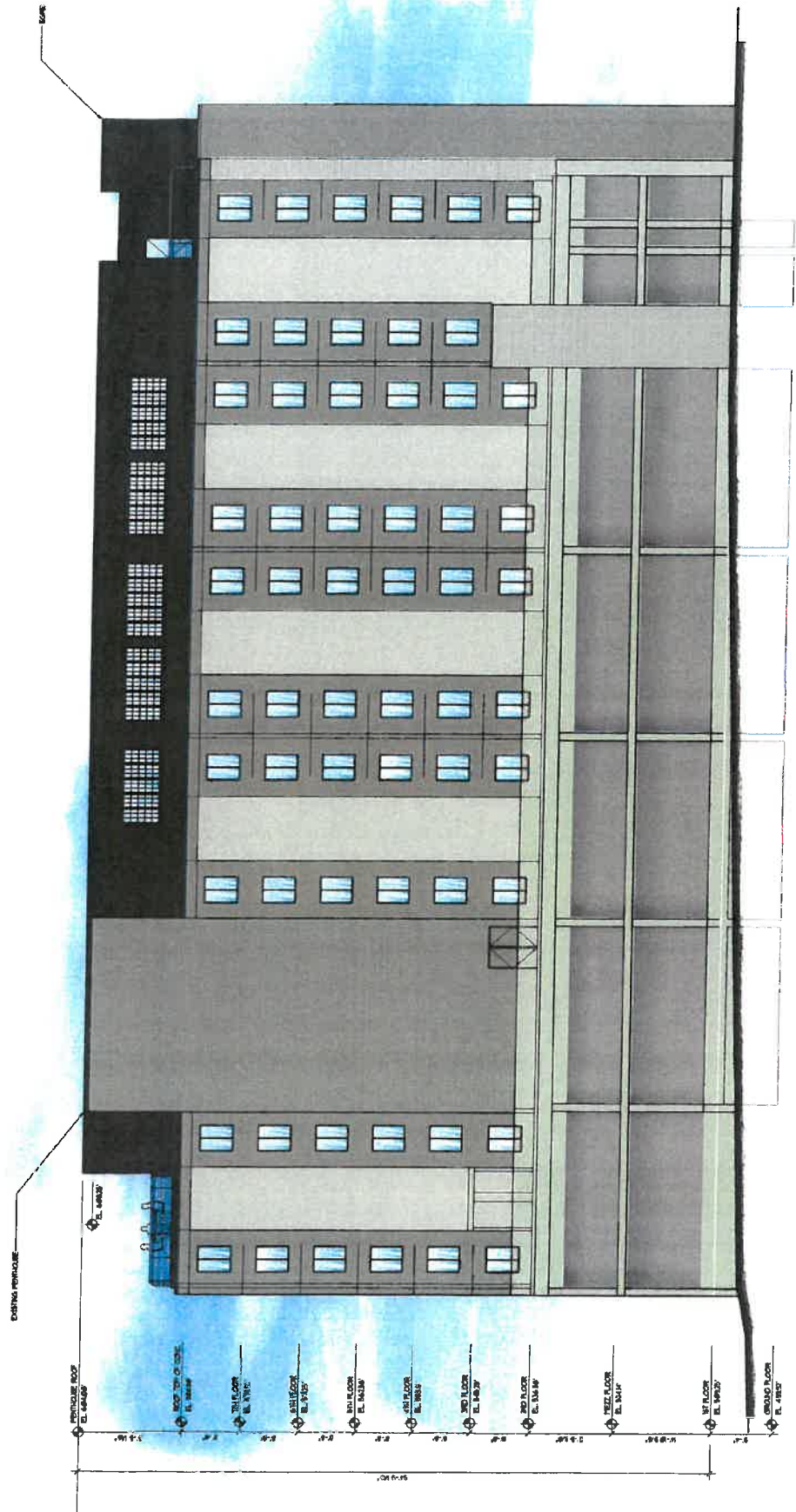
Graduate
HOTELS

RED ROOF INN RENOVATION

FINISH LEGEND

	BENJAMIN MOORE PAINT METROPOLITAN AF-690		GLEN GARY BRICK S-85 CHARCOAL
	BENJAMIN MOORE PAINT SPARROW AF-720		STANDING SEAM SIDING DARK BRONZE





FINISH LEGEND

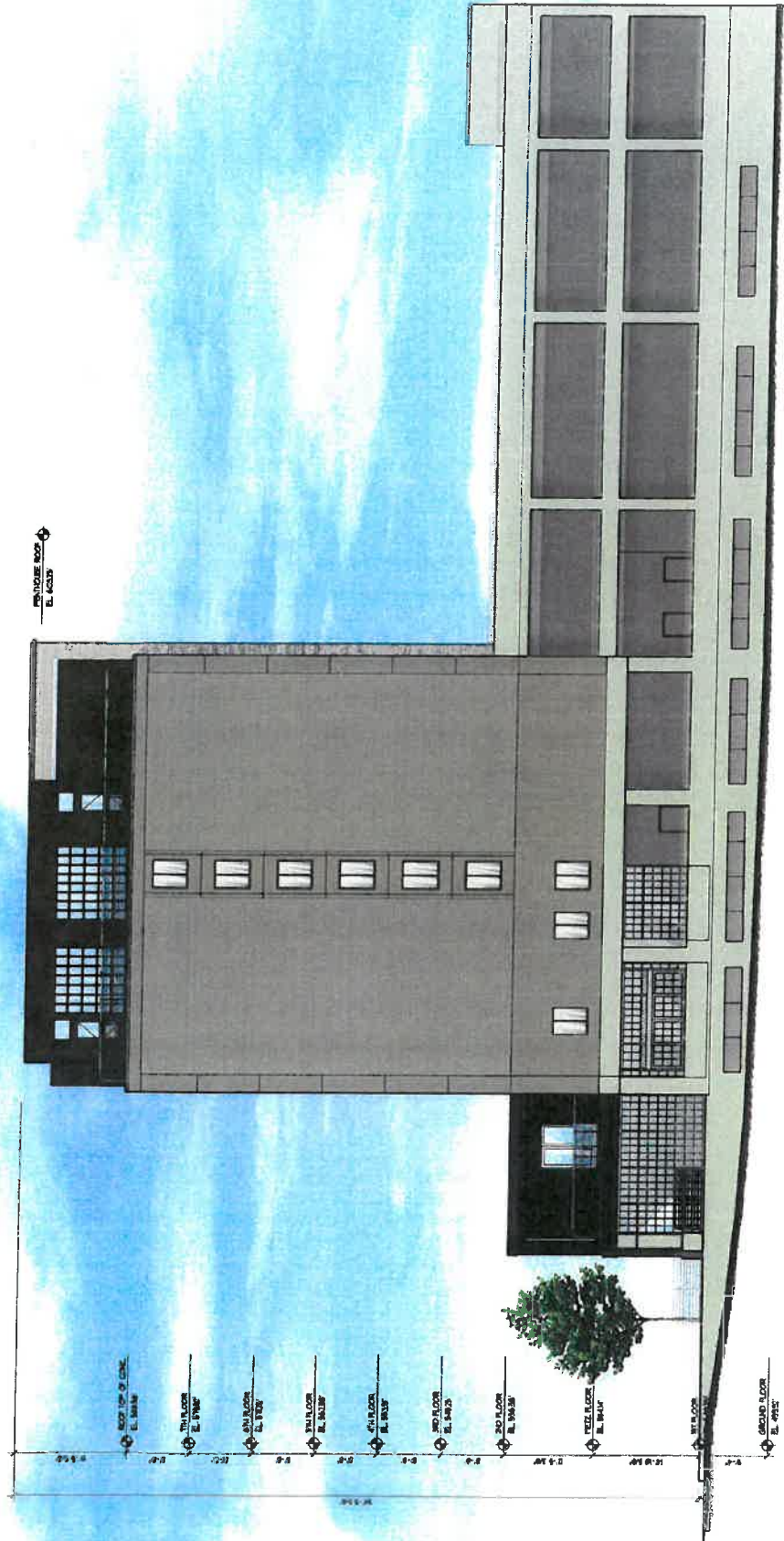
	BENJAMIN MOORE PAINT METROPOLITAN AF-690		GLEN GARY BRICK S-85 CHARCOAL
	BENJAMIN MOORE PAINT SPARROW AF-720		STANDING SEAM SIDING DARK BRONZE

BACK ELEVATION

*Approved
4/2015*

Graduate
HOTELS

RED ROOF INN RENOVATION



PENTHOUSE ROOF
EL. 400.00

ROOF TOP OF CORE
EL. 398.00

1ST FLOOR
EL. 397.00

2ND FLOOR
EL. 396.00

3RD FLOOR
EL. 395.00

4TH FLOOR
EL. 394.00

5TH FLOOR
EL. 393.00

6TH FLOOR
EL. 392.00

7TH FLOOR
EL. 391.00

8TH FLOOR
EL. 390.00

9TH FLOOR
EL. 389.00

10TH FLOOR
EL. 388.00

GROUND FLOOR
EL. 495.00

RIGHT ELEVATION

FINISH LEGEND

	BENJAMIN MOORE PAINT METROPOLITAN AF-690		GLEN GARY BRICK S-85 CHARCOAL
	BENJAMIN MOORE PAINT SPARROW AF-720		STANDING SEAM SIDING DARK BRONZE

Approved
4/2015

Graduate
HOTELS

RED ROOF INN RENOVATION



Board of Architectural Review (BAR) Certificate of Appropriateness

RECEIVED

SEP 24 2015

NEIGHBORHOOD
DEVELOPMENT SERVICES

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 RAAJ Charlottesville Applicant Name Roger Hughett
 Project Name/Description CV138 Red Roof Inn Parcel Number 1000160000
 (Graduate - new hotel name)
 Property Address 1309 West Main Street Charlottesville VA 22903

Applicant Information

Address: 15408 Abner Church Road
Glen Allen, VA 23059
Email: rhughett2@nbcellc.com
Phone: (W) (434) 9354352(H) 804-749-3173
FAX: -

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Roger Hughett 9-24-15
Signature Date

Property Owner Information (if not applicant)

Address: 621 W. Randolph St. Ste 4
Chicago, IL 60661
Email: dn9@icpt.com
Phone: (W) 312-660-3107(H) -
FAX: -

Roger Hughett 9-24-15
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 9/3/15
Signature Date
Benjamin J. Weppan 9/3/15
Print Name Date

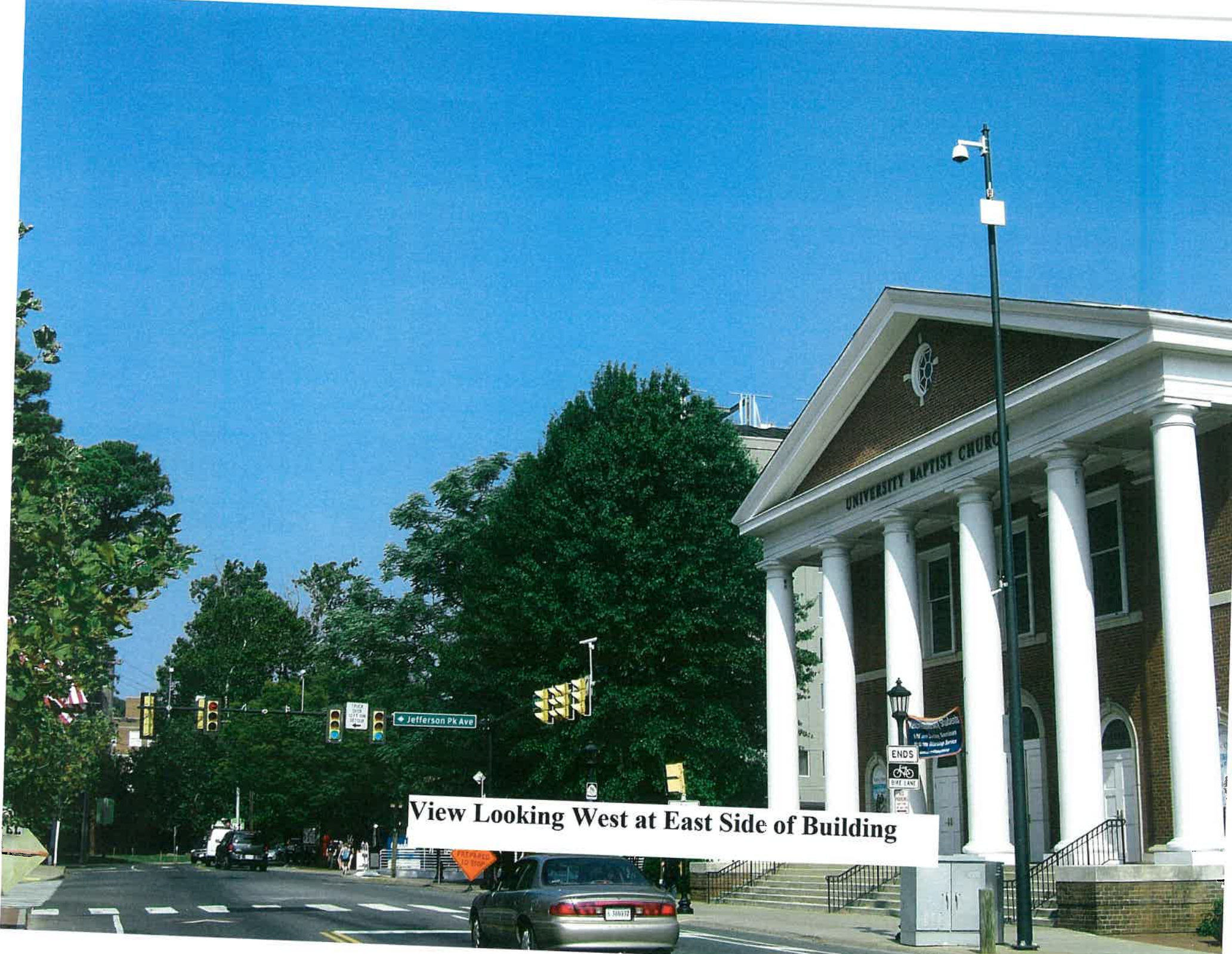
Do you intend to apply for Federal or State Tax Credits for this project? NA

Description of Proposed Work (attach separate narrative if necessary): Upgrade existing telecommu- nications facility to LTE/4G by adding five antennas (for a total of eight) within stealth enclosure on roof. Relocate existing equipment on roof which will also be within stealth enclosure.
List All Attachments (see reverse side for submittal requirements):
- Drawings
- Photos Note: Hotel is currently remodeling and is under construction
- Structural letter

For Office Use Only Received by: <u>W. Eubank</u> Fee paid: <u>125.00</u> Cash/Ck. # <u>608792</u> Date Received: <u>9/24/15</u>	Approved/Disapproved by: _____ Date: _____ Conditions of approval: _____ _____ _____
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View Looking Northwest at Front of Building



UNIVERSITY BAPTIST CHURCH

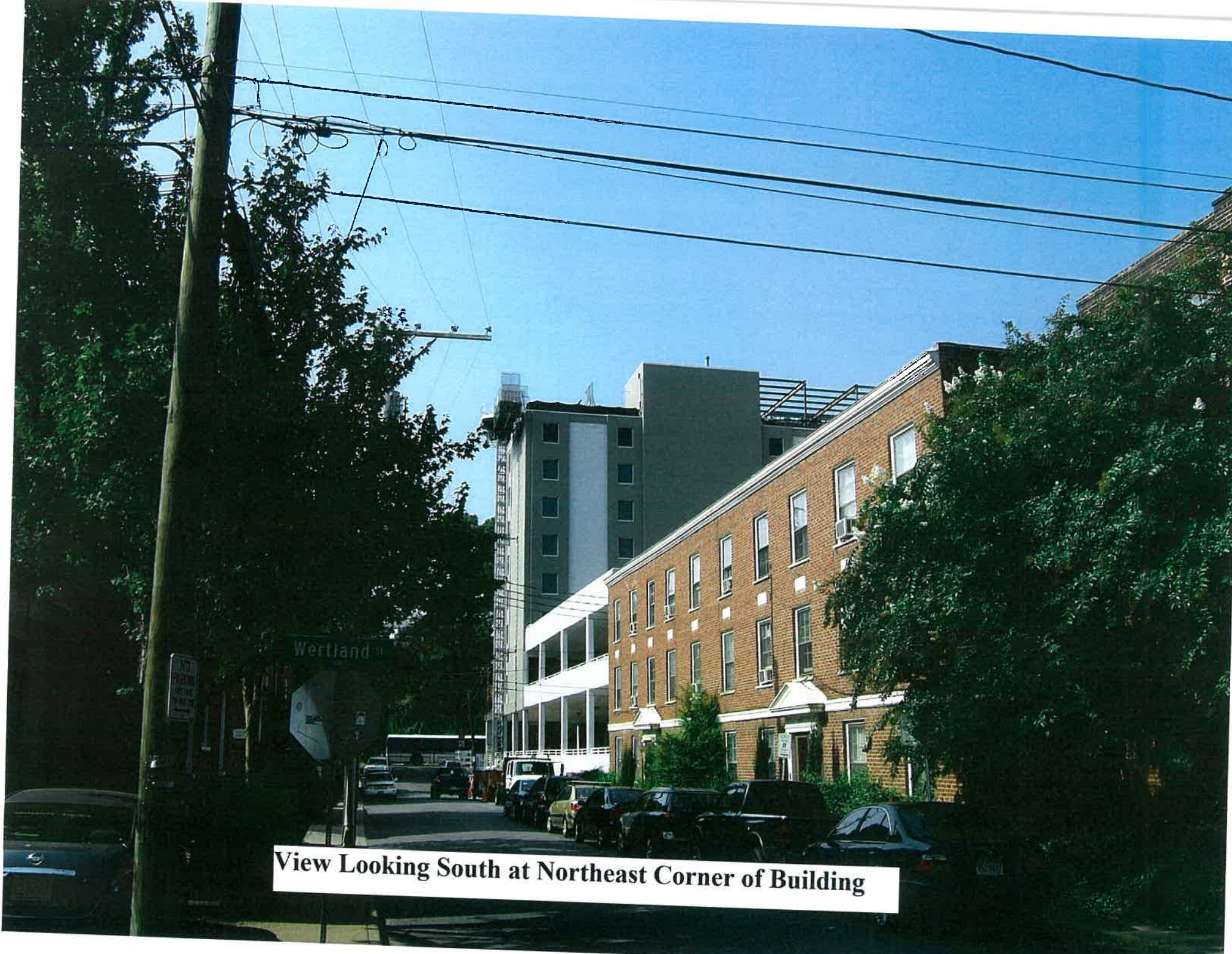
View Looking West at East Side of Building

Jefferson Pk Ave

ENDS
BICYCLE
LANE

Supporting Students
of Mission and Outreach
at the University Baptist
Church





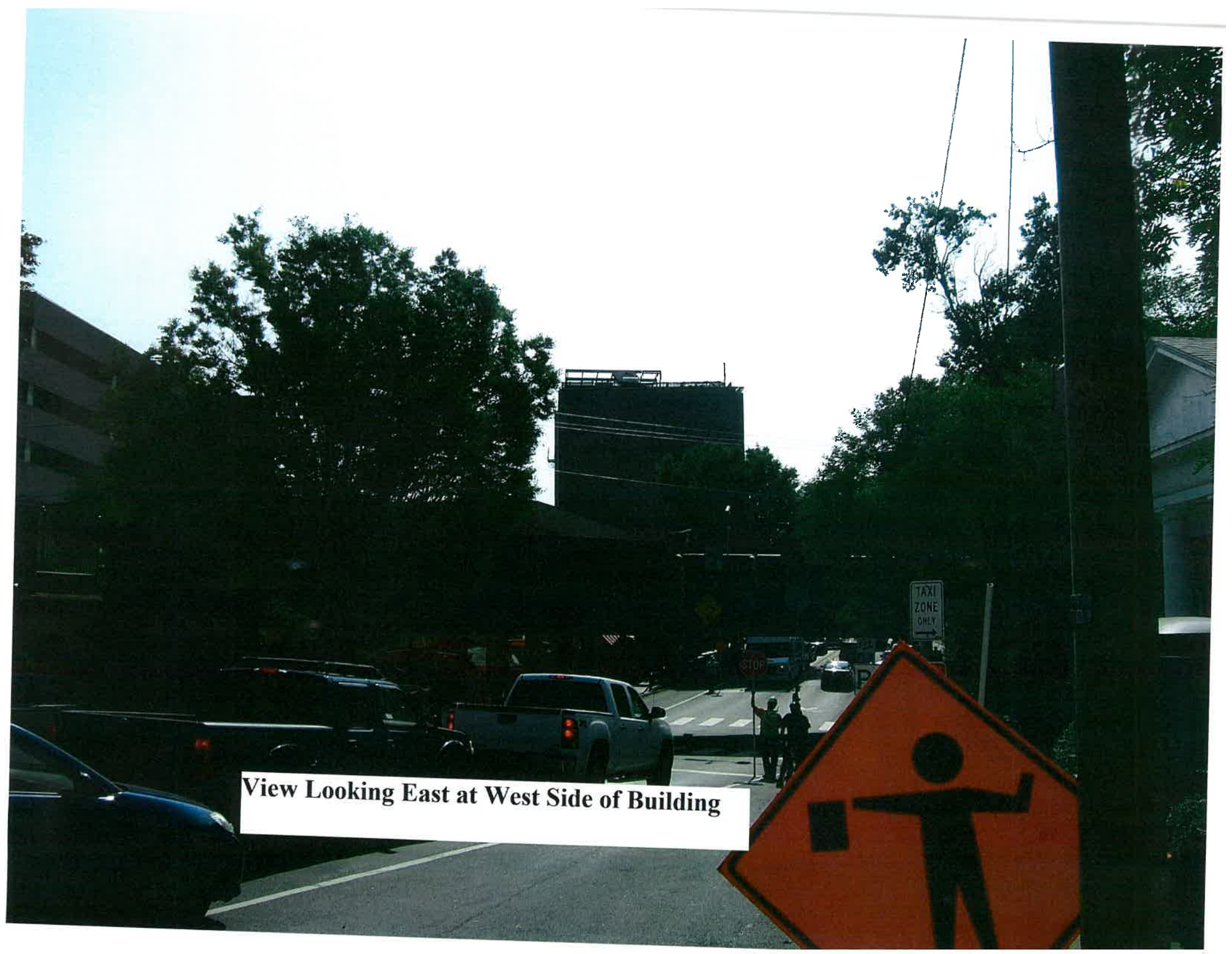
View Looking South at Northeast Corner of Building

View Looking East at West Side of Building



TAXI
ZONE
ONLY
→

STOP





1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

**RED ROOF INN
CV138**

**(NEW HOTEL NAME - GRADUATE CHARLOTTESVILLE)
PROPOSED LTE EQUIPMENT UPGRADE
ON EXISTING BUILDING**



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

SITE NAME:
RED ROOF INN
(NEW HOTEL NAME -
GRADUATE CHARLOTTESVILLE)

SITE NUMBER:
CV138

SITE ADDRESS:
1309 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903
PIN #1000160000

AREA:
LEASE AREA = 309 SQ. FT.

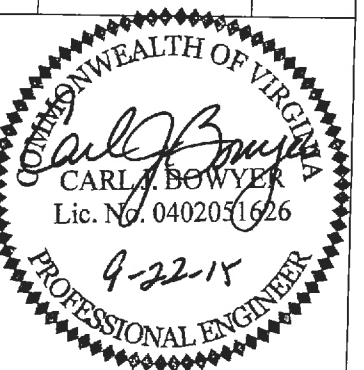
BUILDING OWNER:
RAAJ CHARLOTTESVILLE
OWNER, LLC

COUNTY: ALBEMARLE

LATITUDE: N38° 02' 01.54"

LONGITUDE: W78° 29' 54.76"

NO.	REVISION/ISSUE	DATE
1	ISSUE FOR COMMENT	09/10/15
2	ISSUE FOR CONSTRUCTION	09/16/15
3	REISSUE FOR CONSTRUCTION	09/22/15

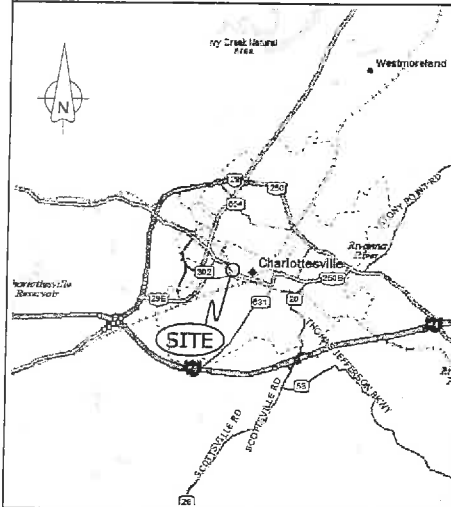


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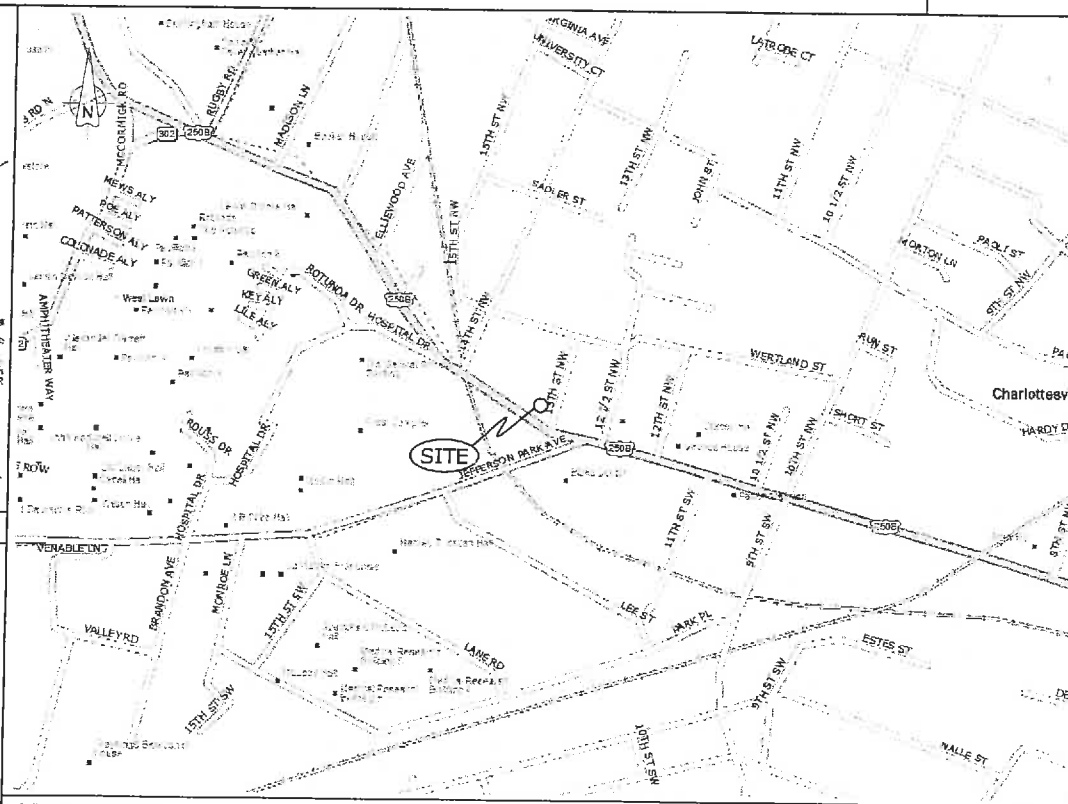
9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

TITLE SHEET	SHEET
	T-1



AREA MAP



VICINITY MAP

SITE DIRECTIONS

FROM WAYNESBORO, VA: HEAD EAST ON I-64. TAKE EXIT 118-B FOR US 29 NORTH TOWARD CHARLOTTESVILLE / CULPEPPER. TURN RIGHT ONTO US 29 BUSINESS NORTH / FONTAINE AVE. EXT. CONTINUE STRAIGHT ONTO JEFFERSON PARK AVE. FOR 0.6 MILES. TURN RIGHT ONTO JEFFERSON PARK AVE. FOLLOW FOR 0.5 MILES TO W. MAIN ST. TURN LEFT ONTO WEST MAIN ST. RED ROOF INN IS ON THE IMMEDIATE RIGHT.

DESIGN ENGINEER

**Mead
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400 TRACY WAY, SUITE 200
CHARLESTON, WV 25311
(304) 345-6712 PHONE
(304) 345-6714 FAX

CONSULTANT TEAM

DIRECTIONS TO SITE

SITE NAME
RED ROOF INN
(NEW HOTEL NAME -
GRADUATE CHARLOTTESVILLE)

SITE NUMBER
CV138

SITE ADDRESS
1309 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903
PIN #1000160000

BUILDING OWNER
RAAJ CHARLOTTESVILLE
OWNER, LLC

SITE DATA
NAD 83 LATITUDE - N38° 02' 01.54"
NAD 83 LONGITUDE - W78° 29' 54.76"

LEASE AREA
309 SQUARE FEET

PROJECT DESCRIPTION

RELOCATION OF EXISTING EQUIPMENT CABINETS TO NEW EQUIPMENT ROOM. REMOVAL OF EXISTING EQUIPMENT PLATFORM, CABLE TRAYS, AND ANTENNA MOUNTS. INSTALLATION OF NEW LTE EQUIPMENT IN EQUIPMENT ROOM. INSTALLATION OF LTE ANTENNAS BEHIND STEALTH ANTENNA WALLS.

JURISDICTION

CITY OF CHARLOTTESVILLE

CONTACTS

nTELOS (CONSTRUCTION)
BEN PIERCE
(804) 218-5474 - PHONE
7501 BOULDERS VIEW DR., SUITE 600
RICHMOND, VA 23225

nTELOS (LEASING)
DEBBIE BALSER
(540) 941-4220 x3071 - PHONE
(540) 941-4106 - FAX

MEAD & HUNT
CURTIS PAXTON
(304) 553-8103 - PHONE
400 TRACY WAY, SUITE 200
CHARLESTON, WV 25311

PROJECT INFORMATION

SHEET	TITLE SHEET
SHEET T-1	EXISTING CONDITIONS
SHEET C-1	PROPOSED SITE PLAN
SHEET C-2	EQUIPMENT LAYOUT
SHEET C-3	HYBRIFLEX CABLE DIAGRAM
SHEET C-4	PLATFORM DETAILS
SHEET C-5	NORTH ELEVATION
SHEET C-6	EAST ELEVATION
SHEET C-7	SOUTH ELEVATION
SHEET C-8	WEST ELEVATION
SHEET C-9	ANTENNA DETAILS
SHEET C-10	UTILITY SERVICE PLAN
SHEET E-1	GROUNDING PLAN
SHEET G-1	MISCELLANEOUS DETAILS
SHEET D-1	MISCELLANEOUS DETAILS
SHEET D-2	MISCELLANEOUS DETAILS
SHEET D-3	MISCELLANEOUS DETAILS
SHEET D-4	PPC CABINET DETAILS
SHEET D-5	ELECTRICAL NOTES
SHEET D-6	GENERAL NOTES

SHEET INDEX

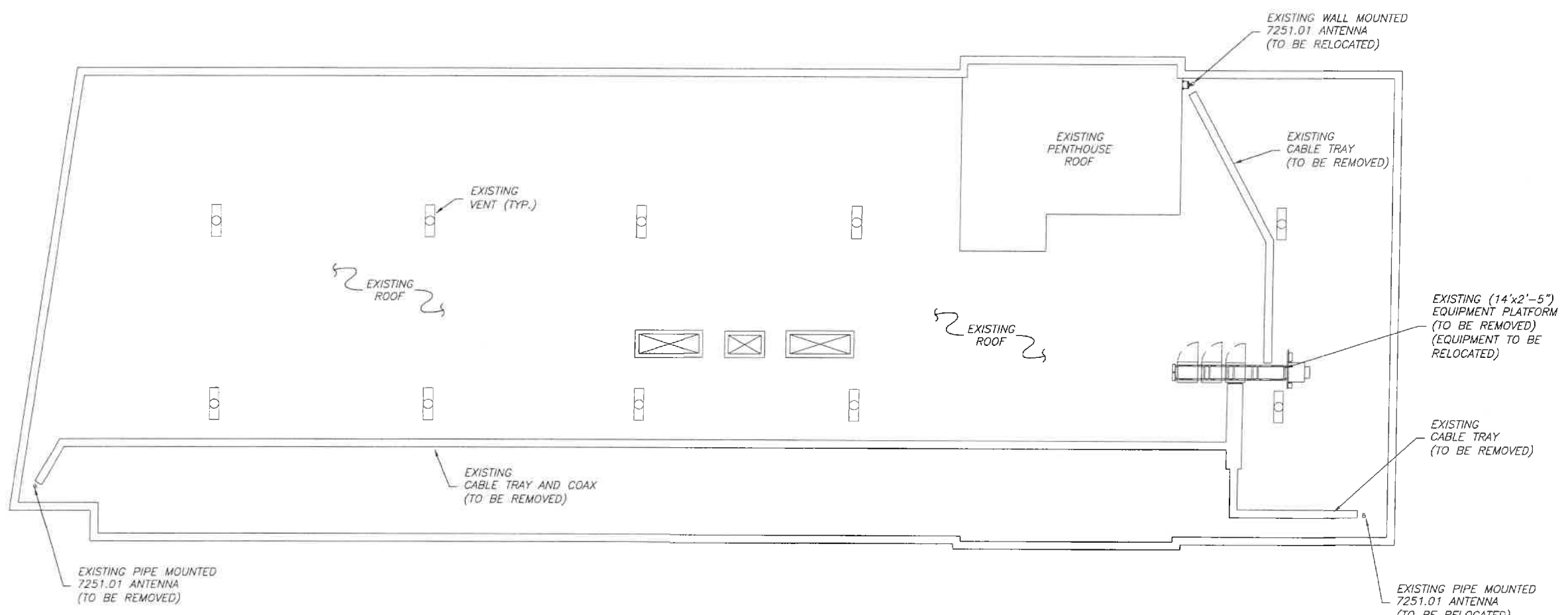
POLICE/FIRE/RESCUE
911

ELECTRIC POWER
DOMINION POWER
CONTACT: CUSTOMER SERVICE
PHONE#: 888-667-3000

TELEPHONE
LUMOS
CONTACT: CUSTOMER SERVICE
PHONE#: 800-320-6144

nTELOS NOC
(800) 566-9568 - PHONE

EMERGENCY AND UTILITY CONTACTS



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



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

SITE NAME: RED ROOF INN
(NEW HOTEL NAME -
GRADUATE CHARLOTTESVILLE)

SITE NUMBER: CV138

SITE ADDRESS:
1309 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903
PIN #1000160000

AREA:
LEASE AREA = 309 SQ. FT.

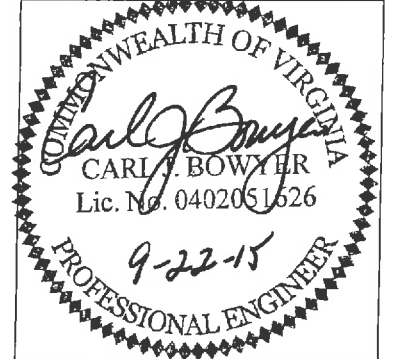
BUILDING OWNER:
RAAJ CHARLOTTESVILLE
OWNER, LLC

COUNTY: ALBEMARLE

LATITUDE: N38° 02' 01.54"

LONGITUDE: W78° 29' 54.76"

NO.	REVISION/ISSUE	DATE
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9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

EXISTING CONDITIONS	SHEET
	C-1



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

SITE NAME:
RED ROOF INN
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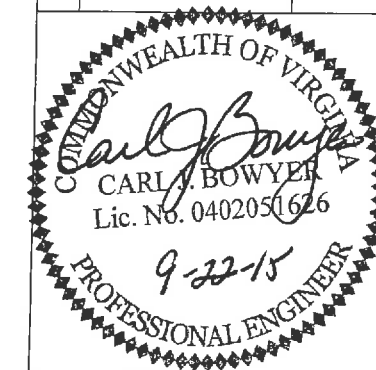
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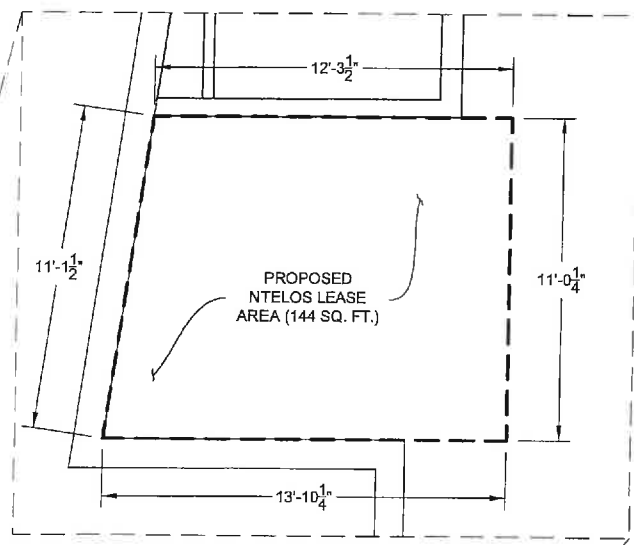


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9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

PROPOSED SITE PLAN SHEET
C-2



ENLARGED SCALE
NOT TO SCALE

THREE (3) ANTENNAS TO BE
CONCEALED BEHIND
EXISTING SCREENING WALL
AND WITHIN ENCLOSED
NTELOS EQUIPMENT AREA
(FACING NORTH)

SECTOR 1
ALPHA
AZ = 00°

(1) 7251.01 ANTENNA
(1) SBNHH-1D65A ANTENNA WITH (1)
4x45 RRH AND (1) 2x50 RRH BOTH
ATTACHED ON ANTENNA POLE UNDER
SBNHH-1D65A ANTENNA
(1) TTTT65AP-1XR ANTENNA WITH (1)
8x20 RRH ATTACHED TO ANTENNA POLE
UNDER TTTT65AP-1XR ANTENNA

PROPOSED
NTELOS EQUIPMENT ROOM
AND 9'-11 1/2" x 16'-6 1/2" LEASE
AREA (165 SQ. FT.)

NOTE:
SCREENING WALL TO BE PAINTED EFCO Ultralok Dark
Bronze Class 1 ULTCL1DKB Dark Extreme BY OWNER.

(4) NEW 1 1/8" COAX FOR
BETA AND GAMMA
SECTORS (TO RUN UNDER
NEW FLOOR IN CONDUIT)
(2) HYBRIFLEX CABLE (NOT
SHOWN FOR CLARITY)

TWO (2) ANTENNAS TO BE
CONCEALED BEHIND
EXISTING SCREENING WALL
(FACING WEST)
(1) CV3PX310R1 ANTENNA WITH (1) 4x45 RRH
AND (1) 2x50 RRH BOTH ATTACHED ON
ANTENNA POLE UNDER CV3PX310R1 ANTENNA
(1) TTTT65AP-1XR ANTENNA WITH (1) 8x20 RRH
ATTACHED TO ANTENNA POLE UNDER
TTTT65AP-1XR ANTENNA

THREE (3) ANTENNAS TO BE CONCEALED
BEHIND EXISTING SCREENING WALL
(FACING SOUTH)

(1) 7251.01 ANTENNA
(1) SBNHH-1D65A ANTENNA WITH (1) 4x45 RRH
AND (1) 2x50 RRH BOTH ATTACHED ON
ANTENNA POLE UNDER SBNHH-1D65A ANTENNA
(1) TTTT65AP-1XR ANTENNA WITH (1) 8x20 RRH
ATTACHED TO ANTENNA POLE UNDER
TTTT65AP-1XR ANTENNA

(4) NEW 1 1/8" COAX
FOR BETA AND GAMMA
SECTORS (TO RUN ALONG
SCREENING WALL)
(2) HYBRIFLEX CABLE (NOT
SHOWN FOR CLARITY)

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

SECTOR 3
GAMMA
AZ = 320°

SECTOR 2
BETA
AZ = 190°

PROPOSED
NTELOS LEASE
AREA (144 SQ. FT.)
(SEE INSET FOR
DIMENSIONS)

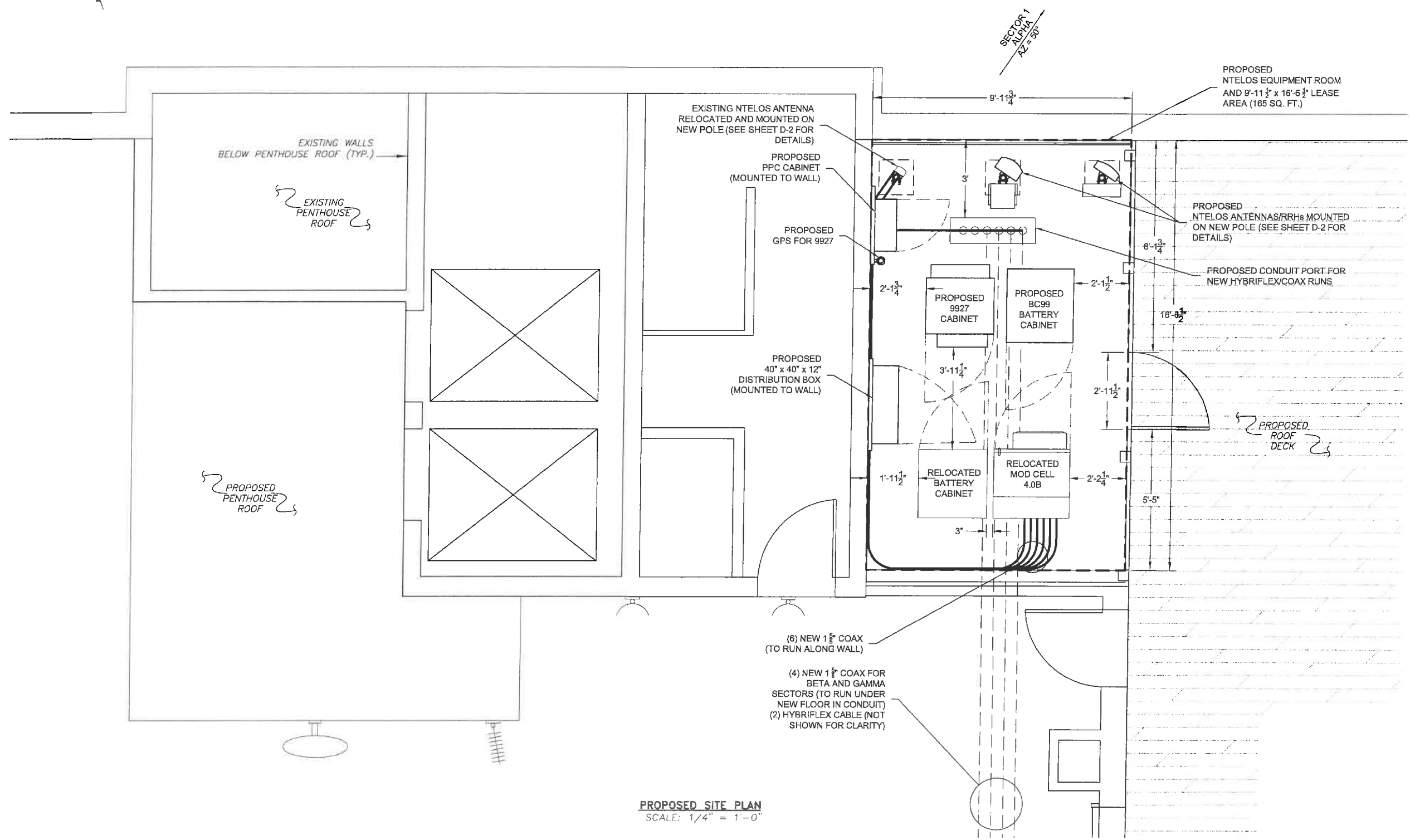
PROPOSED
ROOF
DECK

PROPOSED
PENTHOUSE
ROOF

PROPOSED
ROOF
DECK



NOTE:
SCREENING WALL TO BE PAINTED EFCO UltraIok Dark
Bronze Class 1 ULTCL1DKB Dark Extreme BY OWNER.



PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

SITE NAME: RED ROOF INN
(NEW HOTEL NAME -
GRADUATE CHARLOTTESVILLE)

SITE NUMBER: CV138

SITE ADDRESS:
1309 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903
PIN #1000160000

AREA:
LEASE AREA = 309 SQ. FT.

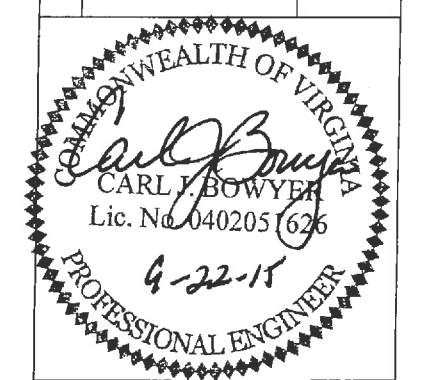
BUILDING OWNER:
RAAJ CHARLOTTESVILLE
OWNER, LLC

COUNTY: ALBEMARLE

LATITUDE: N38° 02' 01.54"

LONGITUDE: W78° 29' 54.76"

NO.	REVISION/ISSUE	DATE
1	ISSUE FOR COMMENT	09/10/15
2	ISSUE FOR CONSTRUCTION	09/16/15
3	REISSUE FOR CONSTRUCTION	09/22/15



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9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

EQUIPMENT LAYOUT	SHEET
	C-3



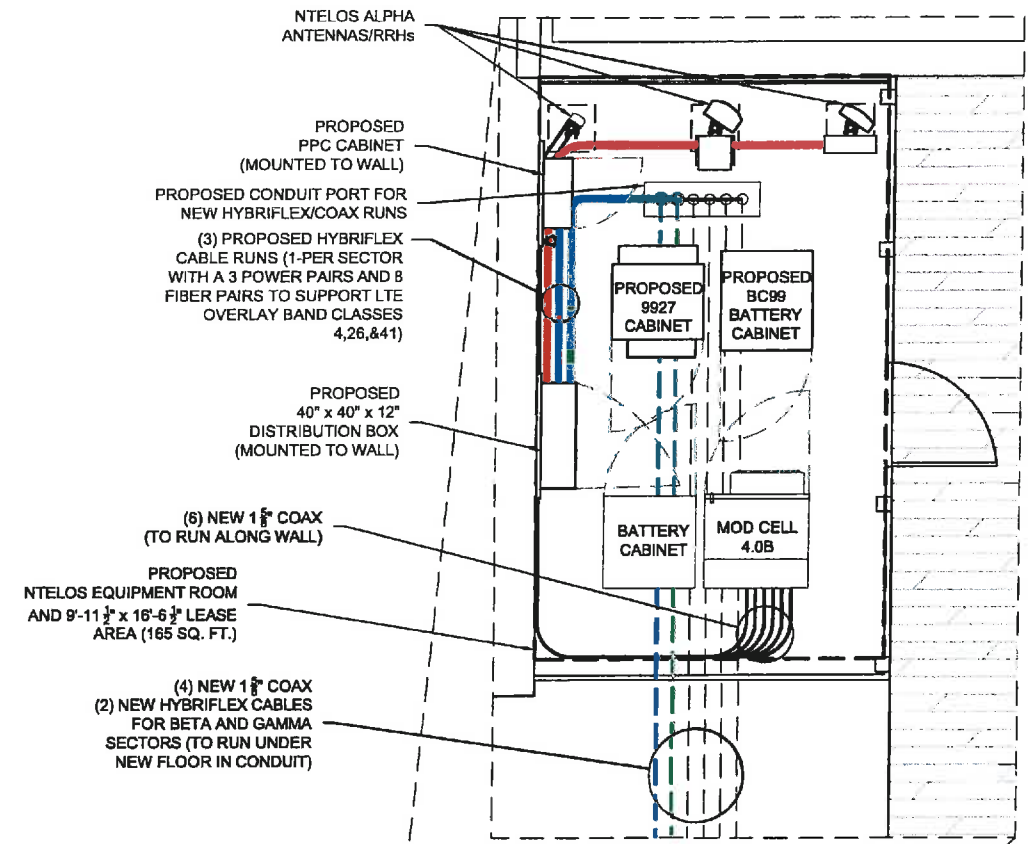
CABLES	
(6) NEW 1/2" COAX CABLES - 2 PER SECTOR	
(3) HYBRIFLEX CABLES - 1 PER SECTOR	
(24 SM FIBER/10x10 AWG CABLE) ALPHA	
(24 SM FIBER/10x8 AWG CABLE) BETA	
(24 SM FIBER/10x6 AWG CABLE) GAMMA	

COAX CABLE LENGTHS	
COAX LENGTH OF ALPHA SECTOR	27'
COAX LENGTH OF BETA SECTOR	227'
COAX LENGTH OF GAMMA SECTOR	243'

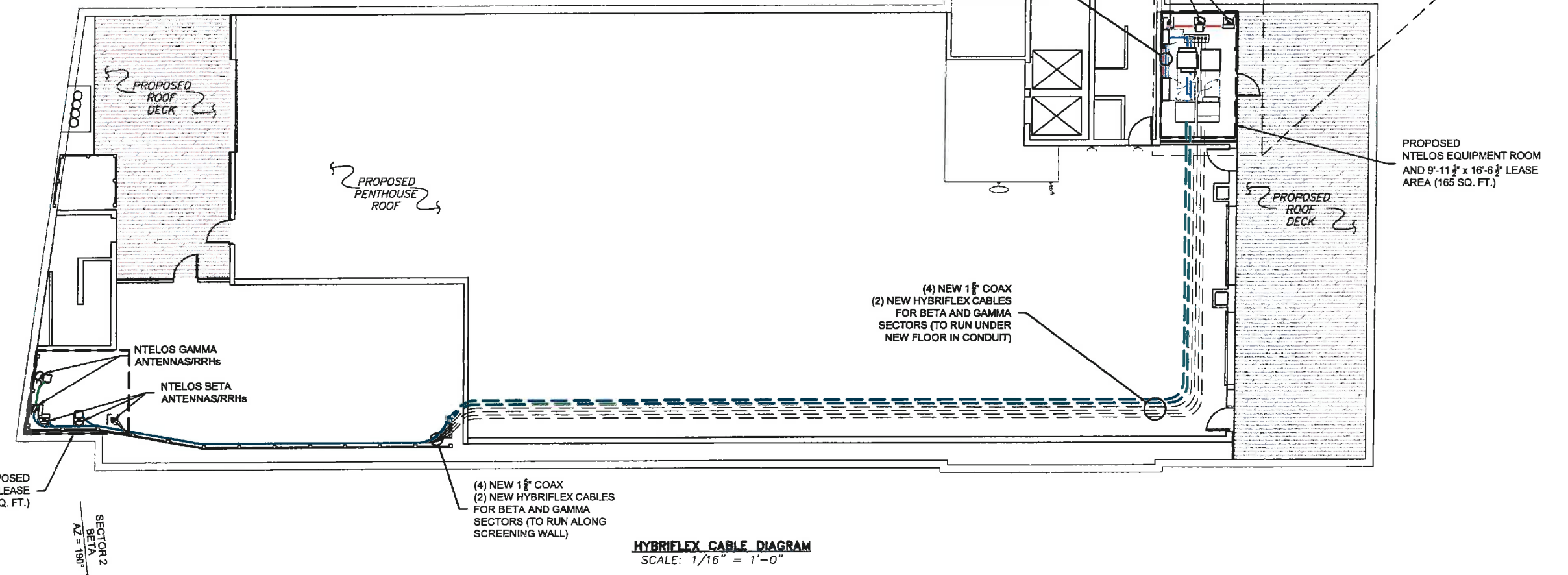
SECTOR	ILLUSTRATED ON DRAWING AS	FIELD COLOR CODING
ALPHA	RED	RED
BETA	BLUE	BLUE
GAMMA	GREEN	YELLOW

HYBRIFLEX CABLE LENGTHS	
TOTAL CABLE LENGTH OF ALPHA SECTOR	21'
TOTAL CABLE LENGTH OF BETA SECTOR	218'
TOTAL CABLE LENGTH OF GAMMA SECTOR	226'

NOTE:
THE CONTRACTOR SHALL VERIFY RF CONFIGURATION WITH NTELOS 48 HOURS PRIOR TO INSTALLATION.



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



HYBRIFLEX CABLE DIAGRAM
SCALE: 1/16" = 1'-0"



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

SITE NAME: RED ROOF INN
(NEW HOTEL NAME -
GRADUATE CHARLOTTESVILLE)

SITE NUMBER: CV138

SITE ADDRESS:
1309 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903
PIN #1000160000

AREA: LEASE AREA = 309 SQ. FT.

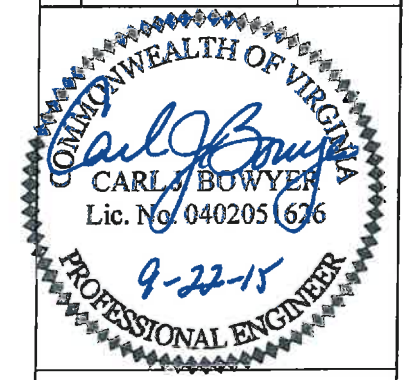
BUILDING OWNER:
RAAJ CHARLOTTESVILLE
OWNER, LLC

COUNTY: ALBEMARLE

LATITUDE: N38° 02' 01.54"

LONGITUDE: W78° 29' 54.76"

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9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

HYBRIFLEX CABLE DIAGRAM	SHEET C-4
----------------------------	--------------



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

SITE NAME: RED ROOF INN
(NEW HOTEL NAME -
GRADUATE CHARLOTTESVILLE)

SITE NUMBER: CV138

SITE ADDRESS:
1309 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903
PIN #1000160000

AREA:
LEASE AREA = 309 SQ. FT.

BUILDING OWNER:
RAAJ CHARLOTTESVILLE
OWNER, LLC

COUNTY: ALBEMARLE

LATITUDE: N38° 02' 01.54"

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FOR GENERAL
INFORMATION ONLY
SEE
ARCHITECTURAL
PLANS PREPARED
BY NBJ
ARCHITECTURE

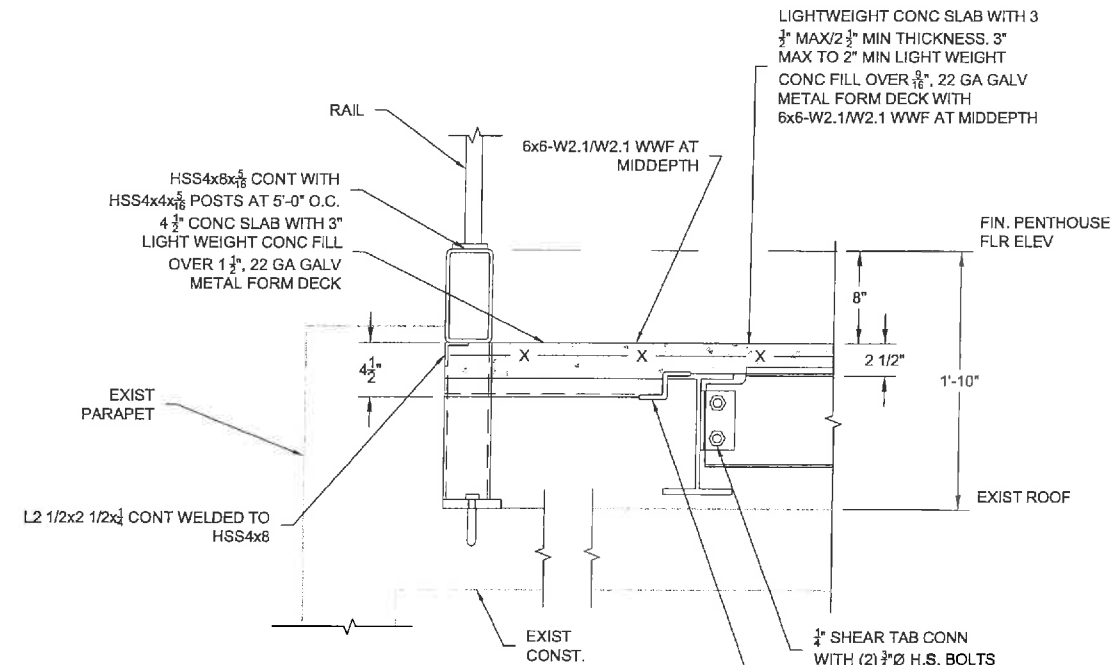
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9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

PLATFORM DETAILS SHEET
C-5

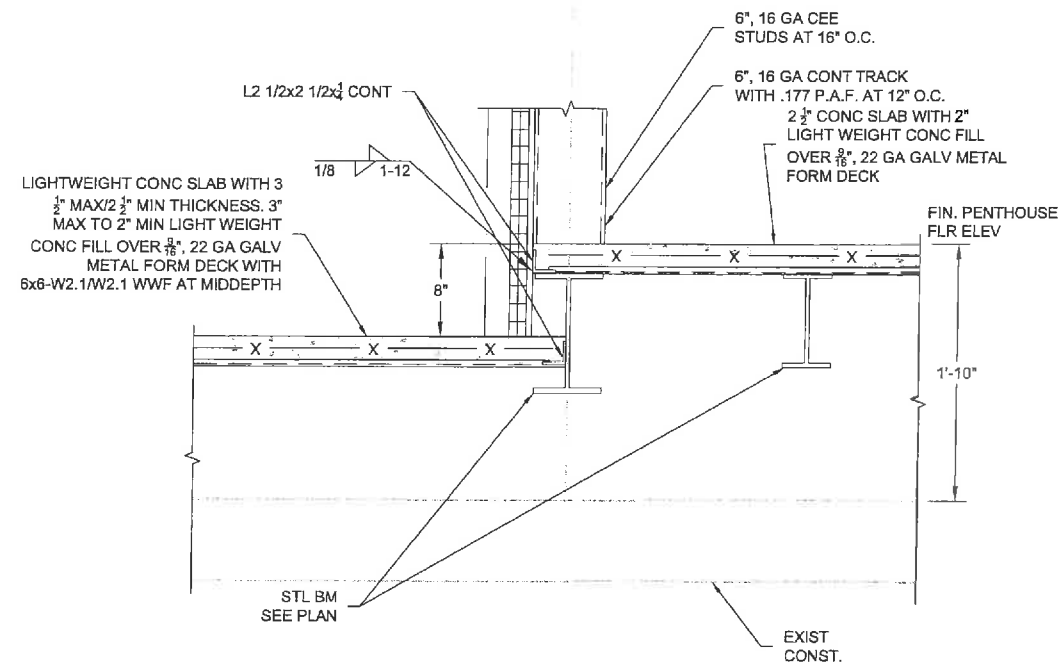
NOTE:
THE INFORMATION AS SHOWN ON THIS SHEET HAS BEEN
PROVIDED AND WAS DESIGNED BY NBJ ARCHITECTURE, 2201
WEST BROAD STREET SUITE 108, RICHMOND, VA 23220; THIS
SHEET IS FOR GENERAL INFORMATION ONLY.



12
S3.1

EXISTING SECTION VIEW

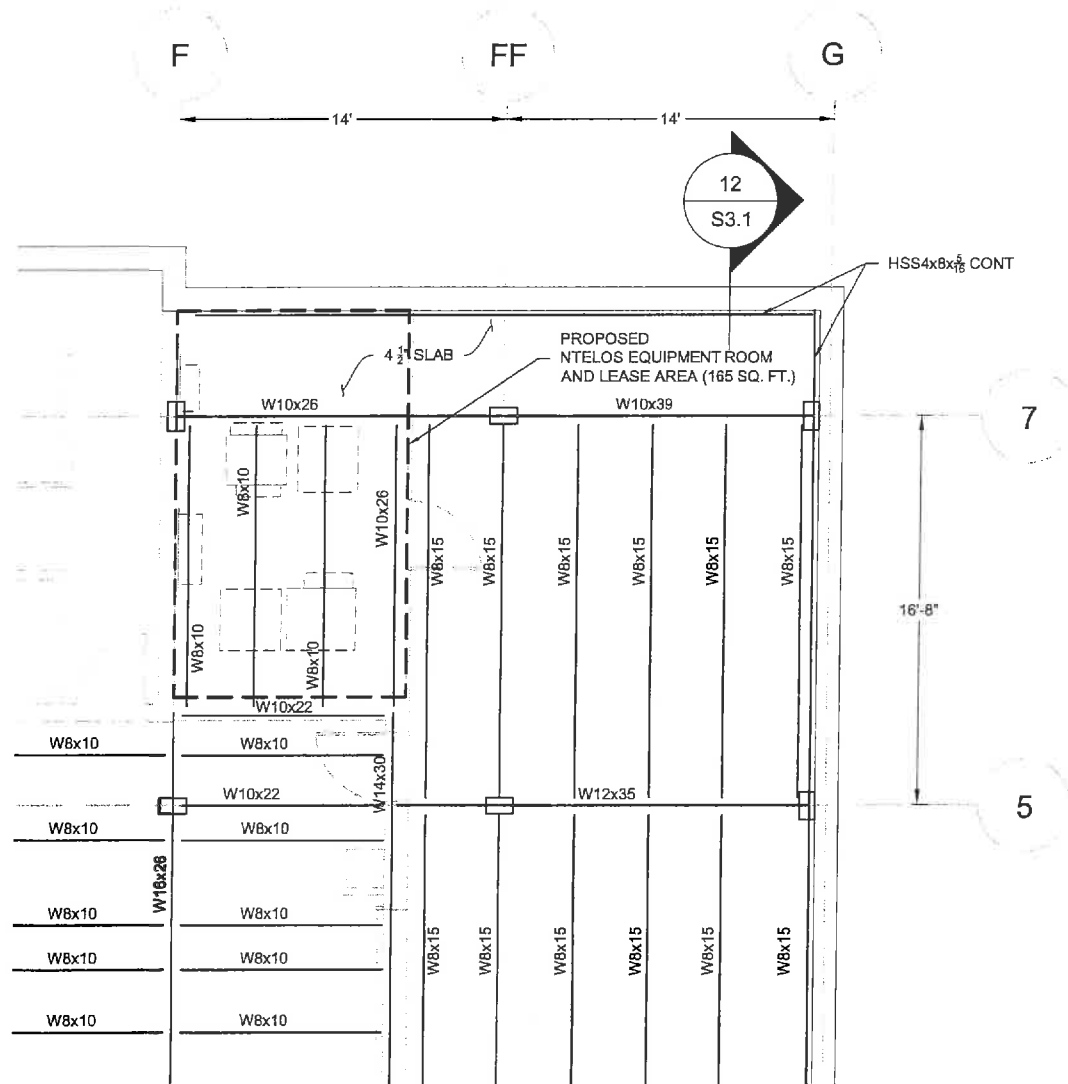
SCALE: 3/4" = 1'-0"



16
S3.1

EXISTING SECTION VIEW

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



PARTIAL ROOF FRAMING PLAN

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



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

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GRADUATE CHARLOTTESVILLE)

SITE NUMBER: CV138

SITE ADDRESS:
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CHARLOTTESVILLE, VA 22903
PIN #1000160000

AREA:
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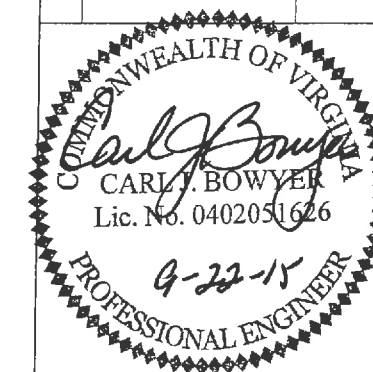
BUILDING OWNER:
RAAJ CHARLOTTESVILLE
OWNER, LLC

COUNTY: ALBEMARLE

LATITUDE: N38° 02' 01.54"

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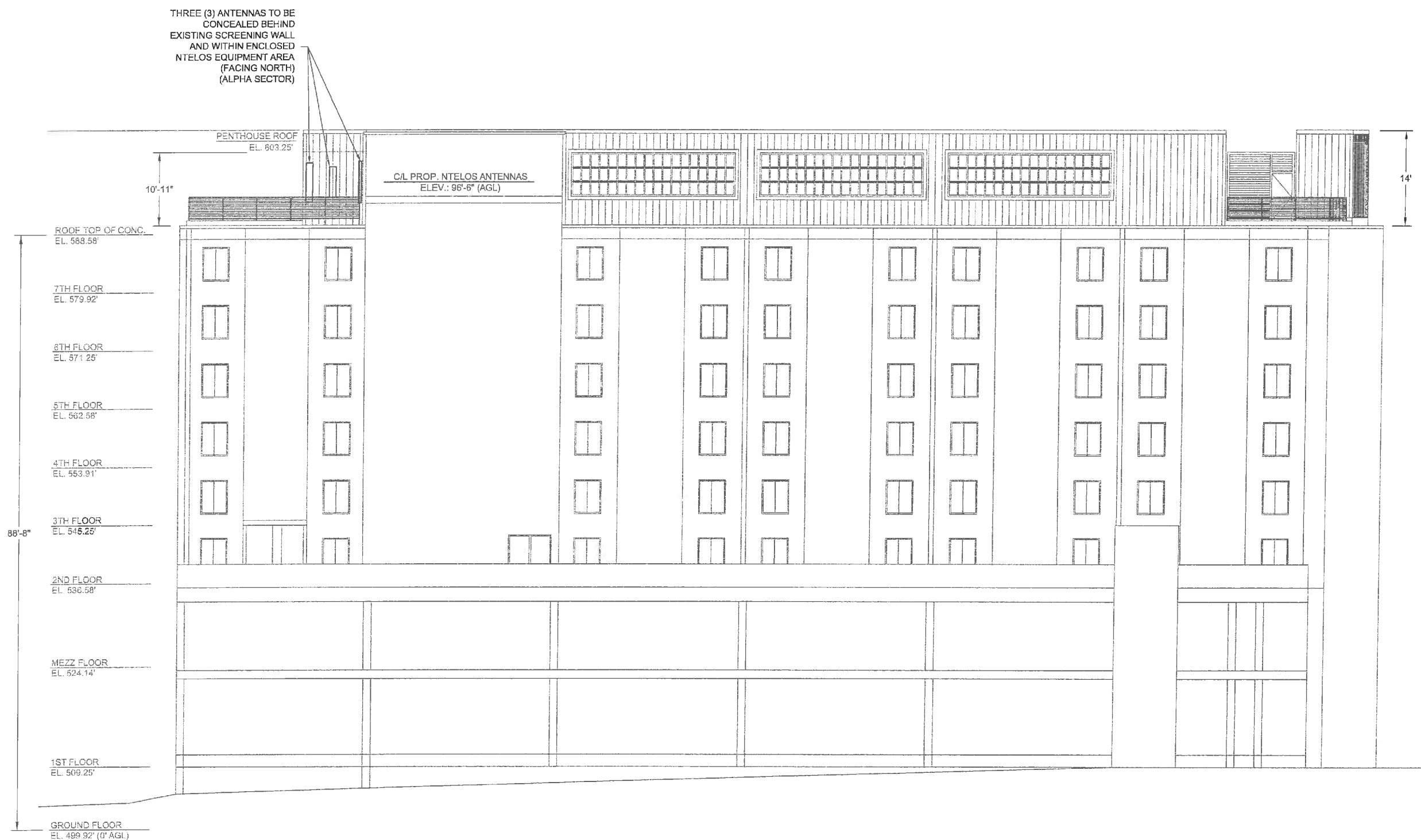


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9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

NORTH ELEVATION	SHEET
	C-6



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



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

SITE NAME: RED ROOF INN
(NEW HOTEL NAME -
GRADUATE CHARLOTTESVILLE)

SITE NUMBER: CV138

SITE ADDRESS:
1309 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903
PIN #1000160000

AREA:
LEASE AREA = 309 SQ. FT.

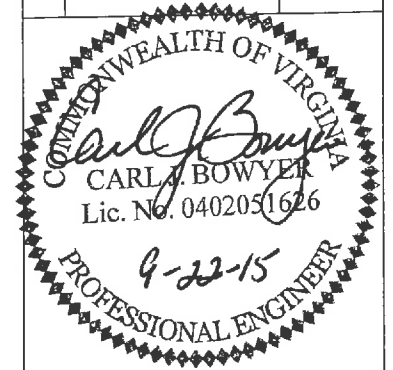
BUILDING OWNER:
RAAJ CHARLOTTESVILLE
OWNER, LLC

COUNTY: ALBEMARLE

LATITUDE: N38° 02' 01.54"

LONGITUDE: W78° 29' 54.76"

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9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

EAST ELEVATION	SHEET C-7
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THREE (3) ANTENNAS TO BE
CONCEALED BEHIND
EXISTING SCREENING WALL
AND WITHIN ENCLOSED
NTELOS EQUIPMENT AREA
(FACING NORTH)
(ALPHA SECTOR)

PENTHOUSE ROOF
EL. 603.25'

C/L PROP. NTELOS ANTENNAS ELEV.: 96'-6" (AGL)

10'-11"

ROOF TOP OF CONC.
EL. 588.58'

7TH FLOOR
EL. 579.92'

6TH FLOOR
EL. 571.25'

5TH FLOOR
EL. 562.58'

4TH FLOOR
EL. 553.91'

3TH FLOOR
EL. 545.25'

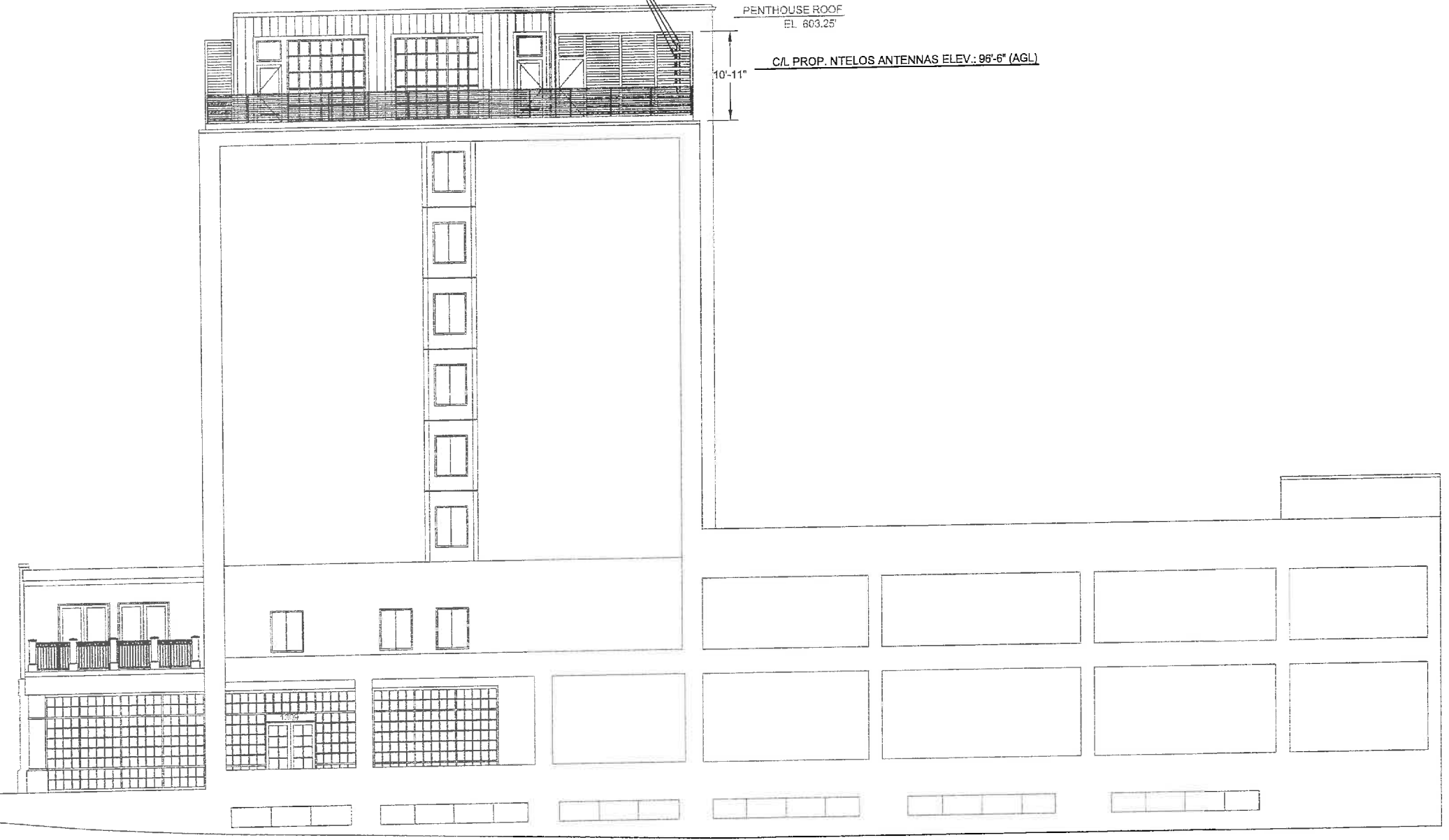
2ND FLOOR
EL. 538.58'

MEZZ FLOOR
EL. 524.14'

1ST FLOOR
EL. 609.25'

GROUND FLOOR
EL. 499.92' (0' AGL)

88'-8"



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



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

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(NEW HOTEL NAME -
GRADUATE CHARLOTTESVILLE)

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CHARLOTTESVILLE, VA 22903
PIN #1000160000

AREA:
LEASE AREA = 309 SQ. FT.

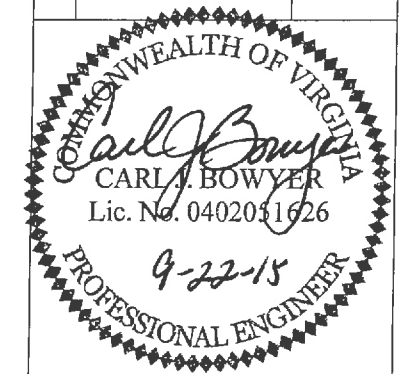
BUILDING OWNER:
RAAJ CHARLOTTESVILLE
OWNER, LLC

COUNTY: ALBEMARLE

LATITUDE: N38° 02' 01.54"

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9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

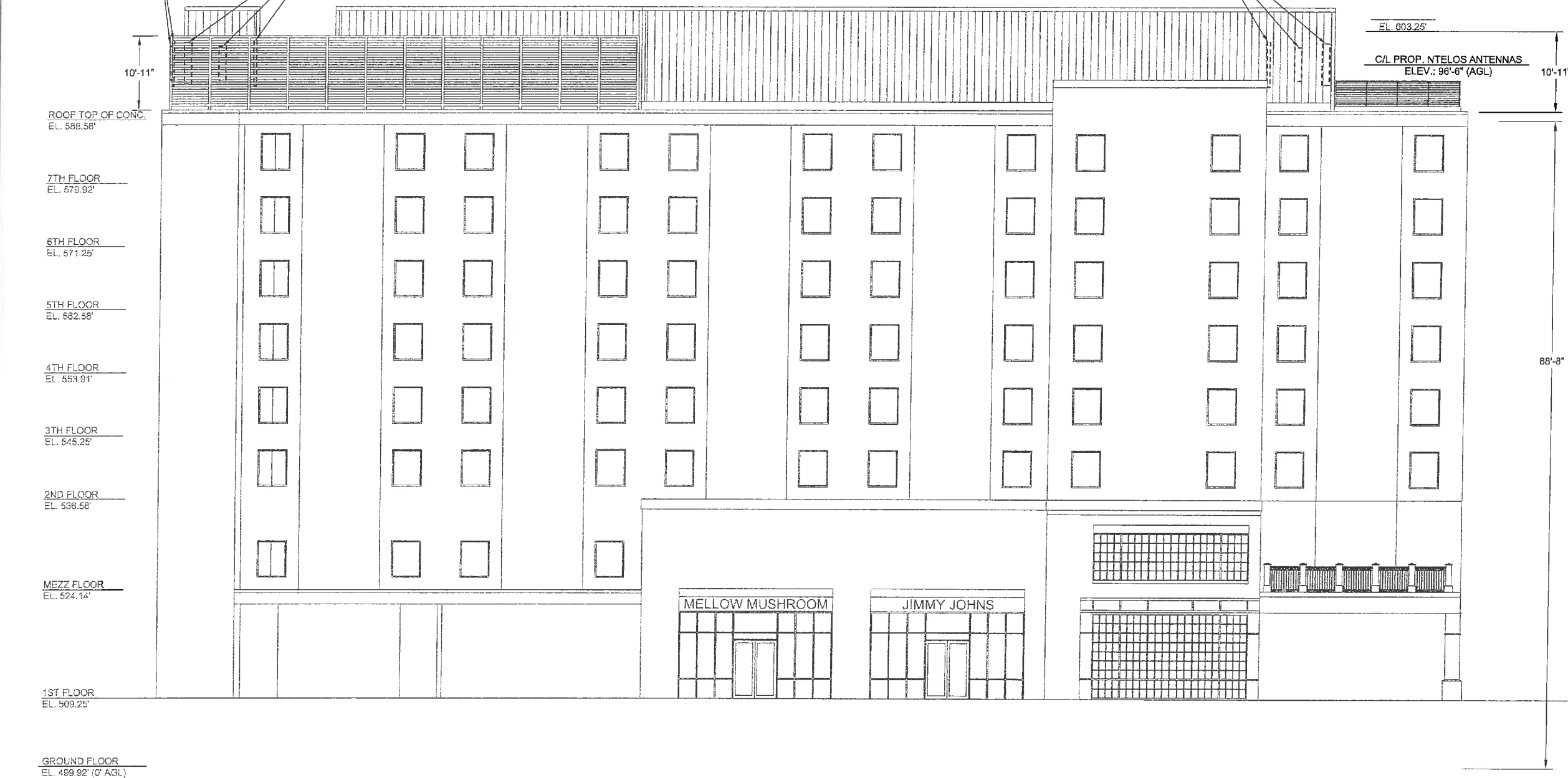
PROJECT # R4022100-141663.01

SOUTH ELEVATION	SHEET
	C-8

TWO (2) ANTENNAS TO BE
CONCEALED BEHIND
EXISTING SCREENING WALL
(FACING WEST)
(GAMMA SECTOR)

THREE (3) ANTENNAS TO BE
CONCEALED BEHIND
EXISTING SCREENING WALL
(FACING SOUTH)
(BETA SECTOR)

(3) PROPOSED ANTENNAS
ATTACHED TO PENTHOUSE WALL
(BEHIND SCREENING WALL)
(FACING NORTH)
(ALPHA SECTOR)



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



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

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(NEW HOTEL NAME -
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CHARLOTTESVILLE, VA 22903
PIN #1000160000

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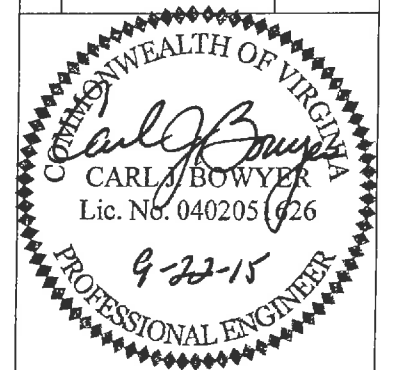
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COUNTY: ALBEMARLE

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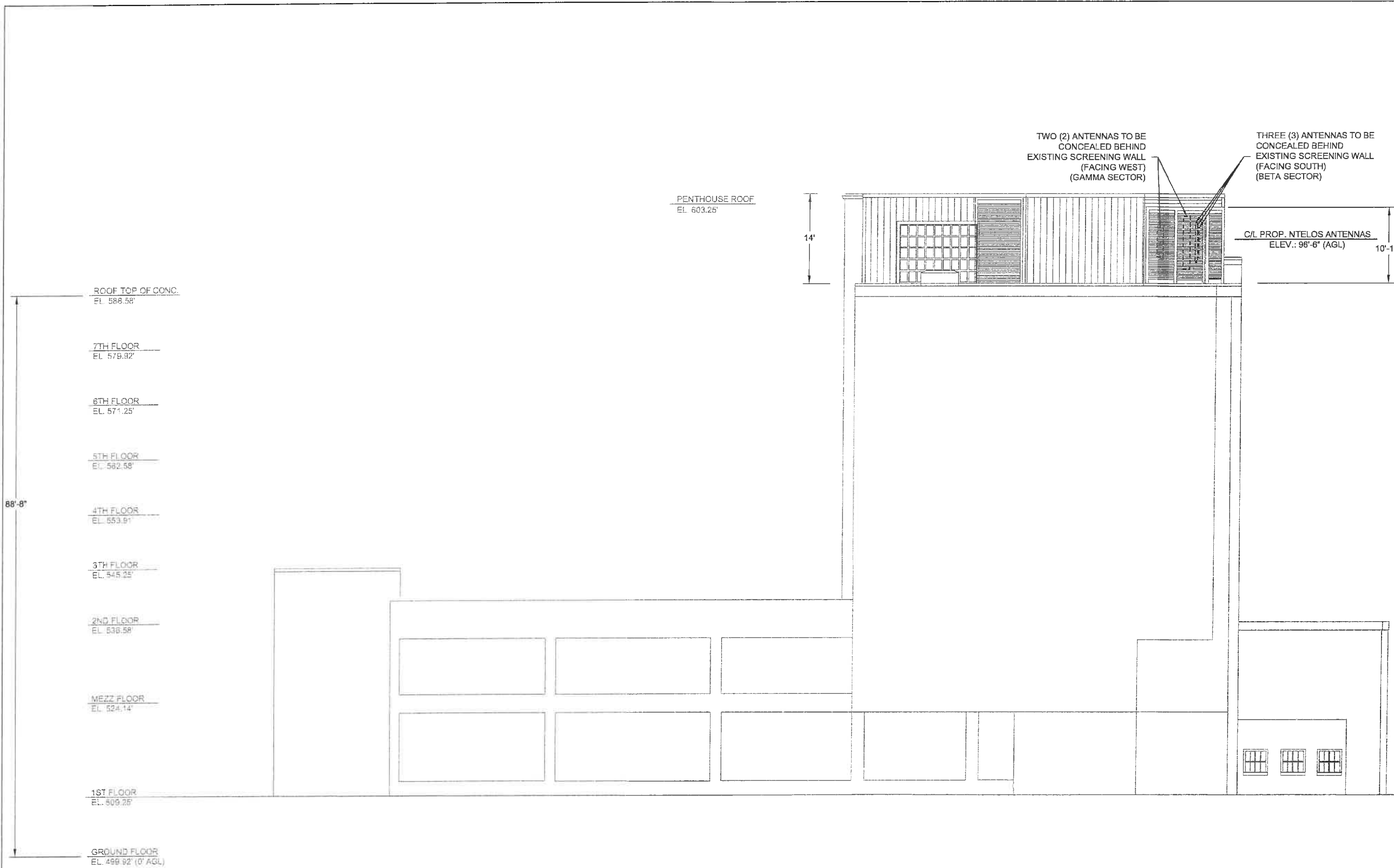


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9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

WEST ELEVATION	SHEET C-9
----------------	--------------



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



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

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(NEW HOTEL NAME -
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FOR
ILLUSTRATIVE
PURPOSES
ONLY

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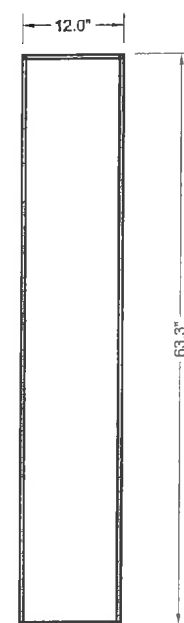
9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

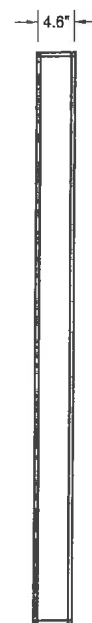
ANTENNA DETAILS SHEET
C-10



BOTTOM VIEW

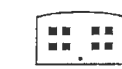


FRONT VIEW

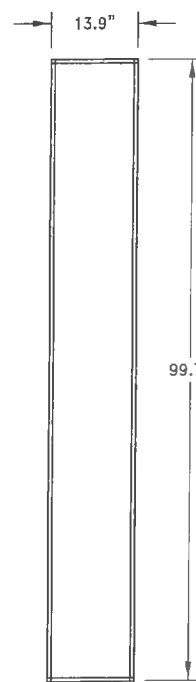


SIDE VIEW

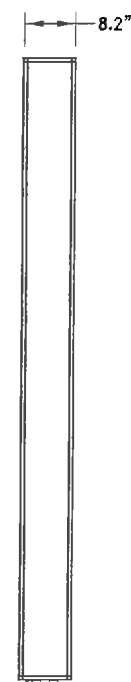
TTTT65AP-1XR
NOT TO SCALE
63.3"Lx12.0"Wx4.6"D
(759.6 SQ. IN.)
33.0 LBS



BOTTOM VIEW



FRONT VIEW

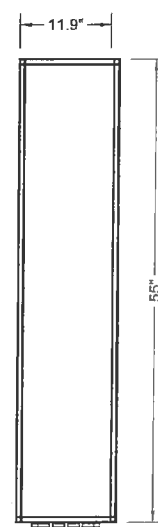


SIDE VIEW

CV3PX310R1
NOT TO SCALE
99.7"Lx13.9"Wx8.2"D
(1385.83 SQ. IN.)
79.4 LBS
COMMSCOPE



BOTTOM VIEW

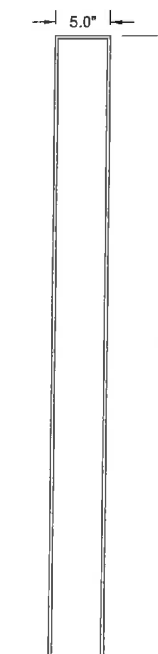


FRONT VIEW

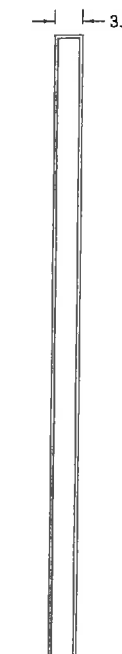


SIDE VIEW

SBNHH-1D65A
NOT TO SCALE
55"Lx11.9"Wx7.1"D
33.5 LBS



FRONT VIEW



SIDE VIEW

7251.01
NOT TO SCALE
74.8"Lx5.0"Wx3.2"D
25.4 LBS



EXISTING NTELOS ANTENNA
RELOCATED AND MOUNTED ON
NEW POLE (SEE SHEET D-2 FOR
DETAILS)

PROPOSED
PPC CABINET
(MOUNTED TO WALL)

PROPOSED
GPS FOR 9927

PROPOSED
40" x 40" x 12"
DISTRIBUTION BOX
(MOUNTED TO WALL)

PROPOSED
NTELOS ANTENNAS/RRHs MOUNTED
ON NEW POLE (SEE SHEET D-2 FOR
DETAILS)

PROPOSED CONDUIT
PORT FOR NEW
HYBRIFLEX/COAX
RUNS

1-1/2" LIQUID-TIGHT
FLEXIBLE METALLIC
CONDUITS

PROPOSED
GPS CABLE

PROPOSED
9927
CABINET

PROPOSED
BC99
BATTERY
CABINET

RELOCATED
BATTERY
CABINET

RELOCATED
MOD CELL
4.0B

PROPOSED
NTELOS EQUIPMENT ROOM
AND 9'-11 1/2" x 16'-6 1/2" LEASE
AREA (165 SQ. FT.)



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

SITE NAME:
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(NEW HOTEL NAME -
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SITE NUMBER:
CV138

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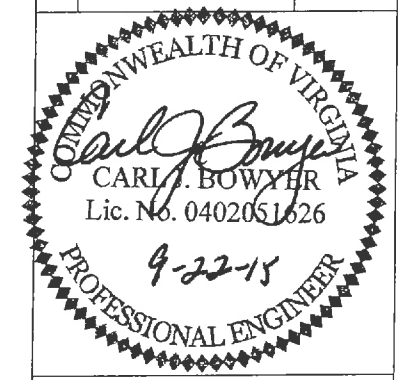
BUILDING OWNER:
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OWNER, LLC

COUNTY: ALBEMARLE

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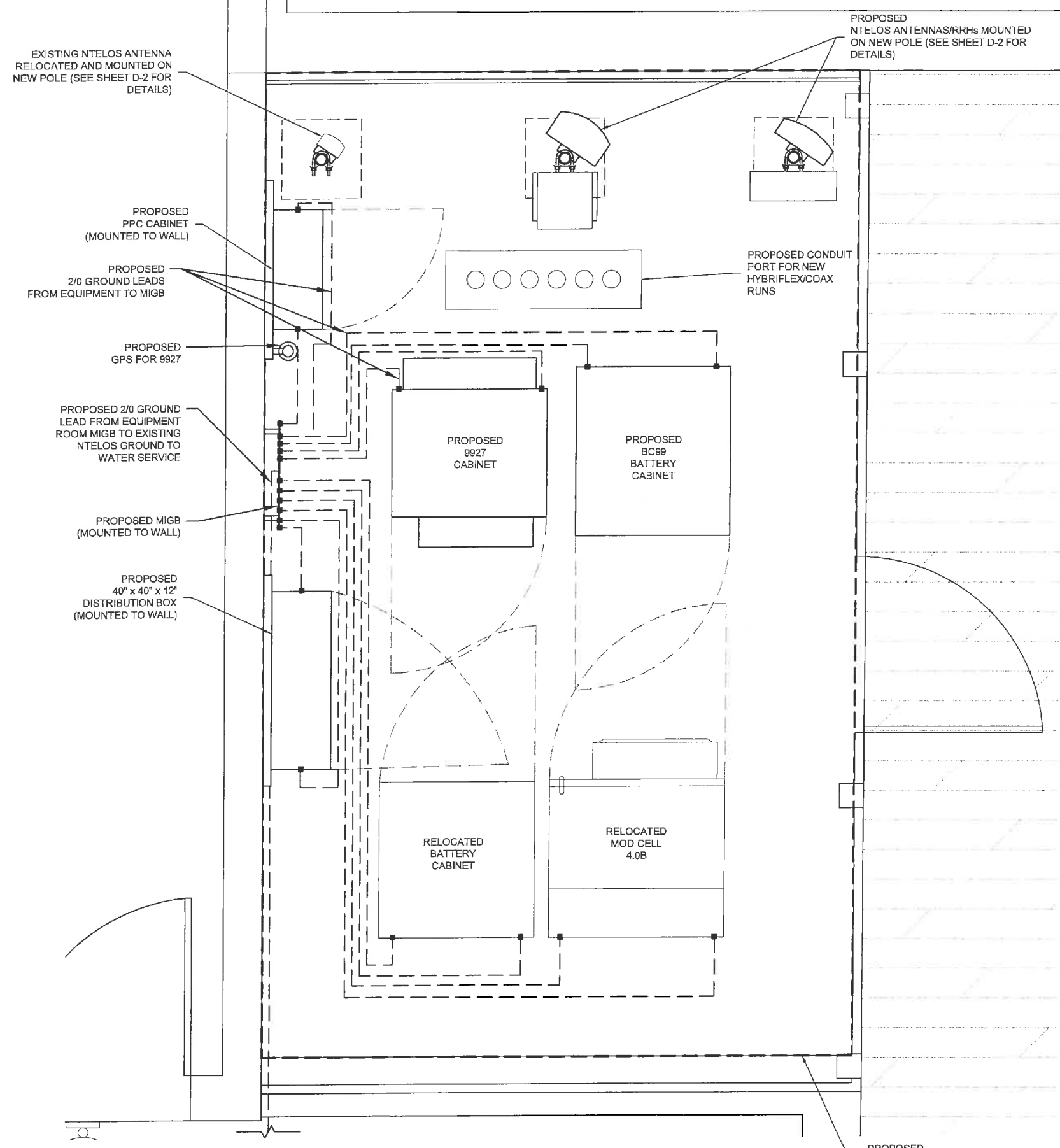
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9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

UTILITY SERVICE PLAN	SHEET E-1
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UTILITY SERVICE PLAN
SCALE: 1/2" = 1'-0"



PROPOSED NTELOS ANTENNAS/RRHS MOUNTED ON NEW POLE (SEE SHEET D-2 FOR DETAILS)

EXISTING NTELOS ANTENNA RELOCATED AND MOUNTED ON NEW POLE (SEE SHEET D-2 FOR DETAILS)

PROPOSED PPC CABINET (MOUNTED TO WALL)

PROPOSED 2/0 GROUND LEADS FROM EQUIPMENT TO MIGB

PROPOSED GPS FOR 9927

PROPOSED 2/0 GROUND LEAD FROM EQUIPMENT ROOM MIGB TO EXISTING NTELOS GROUND TO WATER SERVICE

PROPOSED MIGB (MOUNTED TO WALL)

PROPOSED 40" x 40" x 12" DISTRIBUTION BOX (MOUNTED TO WALL)

PROPOSED CONDUIT PORT FOR NEW HYBRIFLEX/COAX RUNS

PROPOSED 9927 CABINET

PROPOSED BC99 BATTERY CABINET

RELOCATED BATTERY CABINET

RELOCATED MOD CELL 4.0B

PROPOSED NTELOS EQUIPMENT ROOM AND 9'-11 1/2" x 16'-6 1/2" LEASE AREA (165 SQ. FT.)

UTILITY SERVICE PLAN
SCALE: 1/2" = 1'-0"

NOTE:
CONTRACTOR TO GROUND ALL NEW/ADDED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS AND NEC REQUIREMENTS.



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

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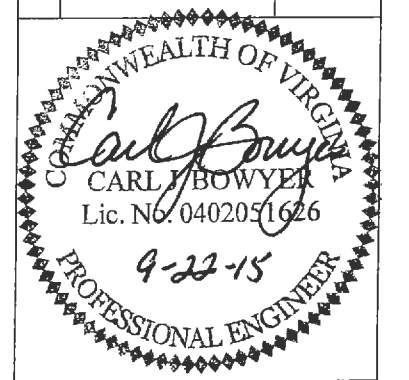
BUILDING OWNER:
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COUNTY: ALBEMARLE

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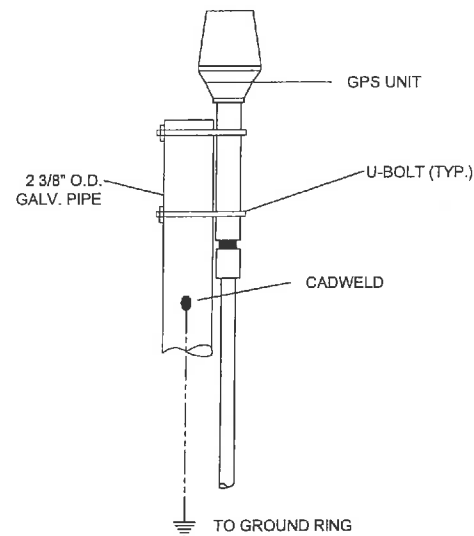
9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

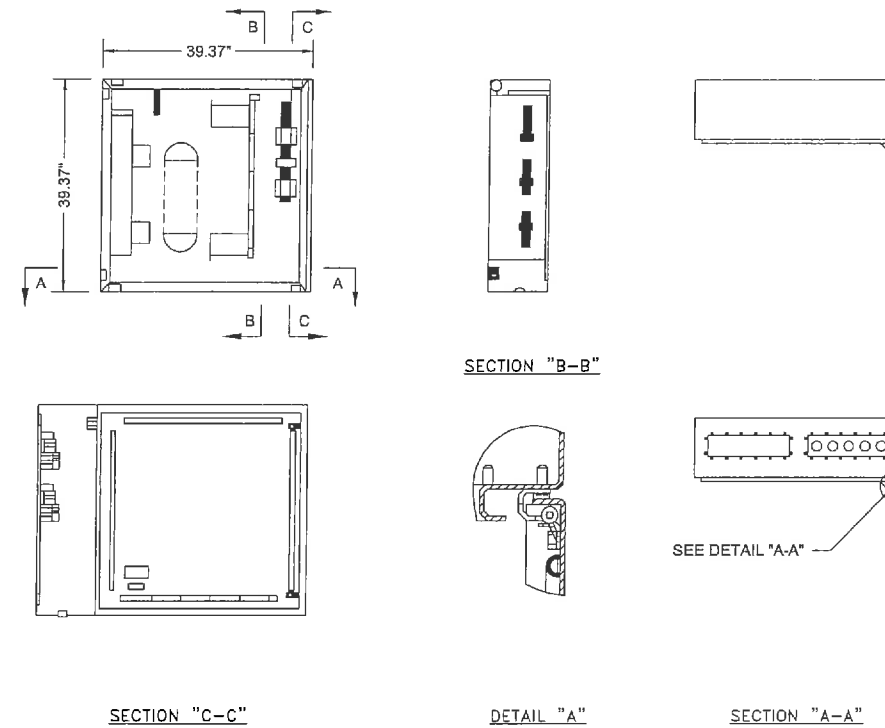
GROUNDING PLAN SHEET
G-1

PROPOSED EQUIPMENT DATA								
COMPONENT	MANUFACTURER	MODEL	WIDTH (INCH)	DEPTH (INCH)	HEIGHT (INCH)	QTY	WT. EACH (LBS)	TOTAL WT. (LBS)
BTS CABINET	ALCATEL LUCENT	9927	32	38	63.6	1	634	634
BATTERY CABINET	ALCATEL LUCENT	99BC	31.5	31.2	63.6	1	2640	2640
RADIO HEADS	COMMSCOPE	ALU 4x45	11.1	11.4	25.0	3	59.5	178.5
RADIO HEADS	COMMSCOPE	ALU 2x50	13	9.8	15.7	3	52	156
RADIO HEADS	COMMSCOPE	ALU 8x20	17.5	5.9	25.4	3	66	198
ANTENNA	COMMSCOPE	SBNHH-1D65A	11.9	7.1	55	2	33.5	67.0
ANTENNA	COMMSCOPE	TTTT65AP-1XR	12.0	4.6	63.3	3	33.0	99.0
ANTENNA	COMMSCOPE	CV3PX310R1	13.9	8.2	99.7	1	79.4	79.4

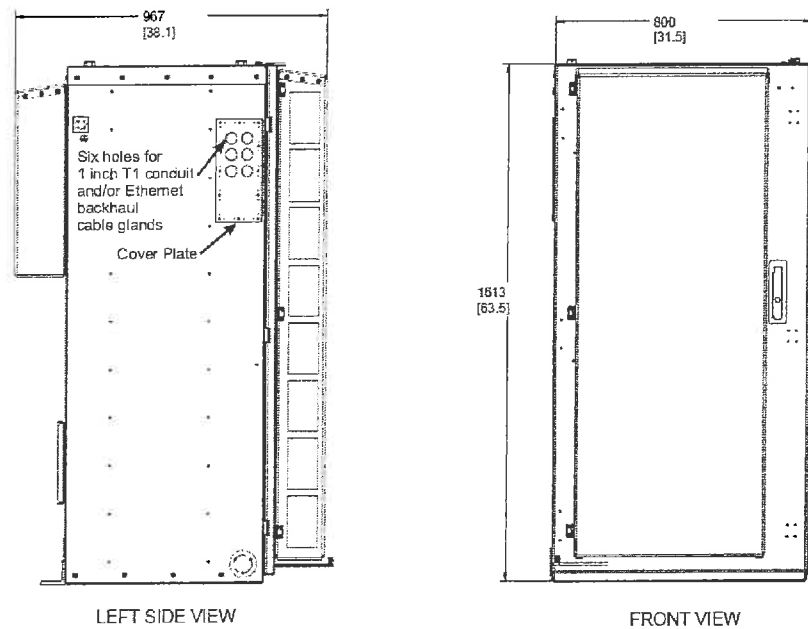
EXISTING ANTENNA DATA								
COMPONENT	MANUFACTURER	MODEL	WIDTH (INCH)	DEPTH (INCH)	HEIGHT (INCH)	QTY	WT. EACH (LBS)	TOTAL WT. (LBS)
ANTENNA	ALLGON	7251.01	5.0	3.2	74.8	2	25.4	50.8



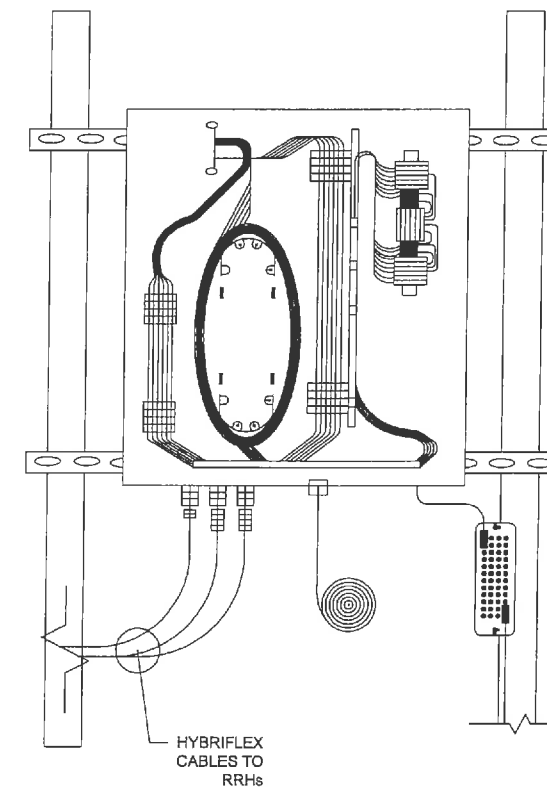
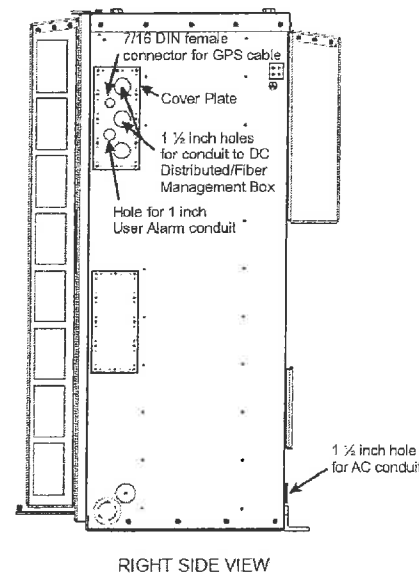
GPS UNIT DETAIL
NOT TO SCALE



DISTRIBUTION BOX PLAN VIEW
NO SCALE



9927 LTE CABINET DETAIL
NOT TO SCALE



DISTRIBUTION BOX ELEVATION VIEW
NO SCALE



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

SITE NAME: RED ROOF INN
(NEW HOTEL NAME -
GRADUATE CHARLOTTESVILLE)

SITE NUMBER: CV138

SITE ADDRESS: 1309 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903
PIN #1000160000

AREA: LEASE AREA = 309 SQ. FT.

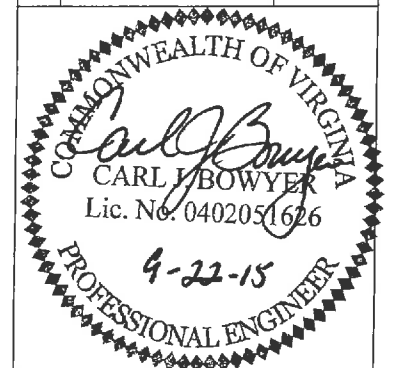
BUILDING OWNER: RAAJ CHARLOTTESVILLE
OWNER, LLC

COUNTY: ALBEMARLE

LATITUDE: N38° 02' 01.54"

LONGITUDE: W78° 29' 54.76"

NO.	REVISION/ISSUE	DATE
1	ISSUE FOR COMMENT	09/10/15
2	ISSUE FOR CONSTRUCTION	09/16/15
3	REISSUE FOR CONSTRUCTION	09/22/15



**Mead
Lunt**

9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

MISCELLANEOUS
DETAILS

SHEET
D-1



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

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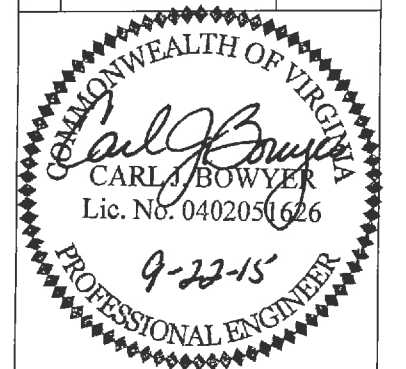
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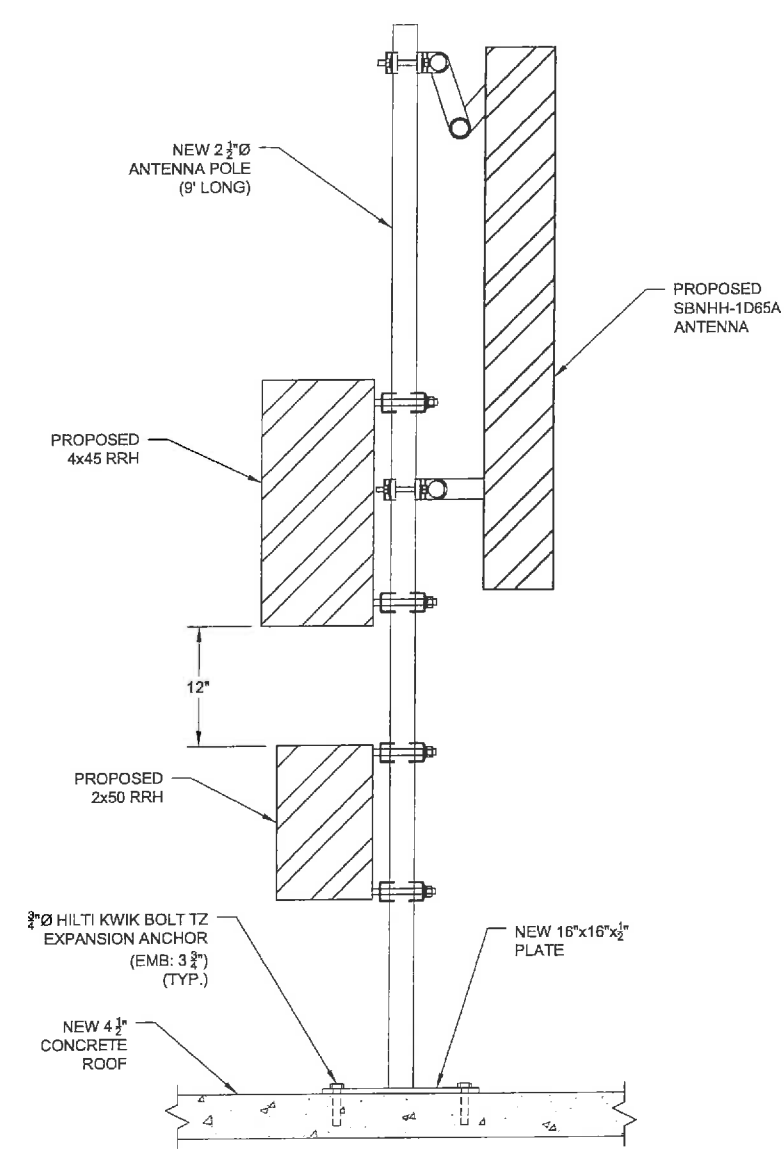
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i lunt**

9100 ARBORETUM PKWY
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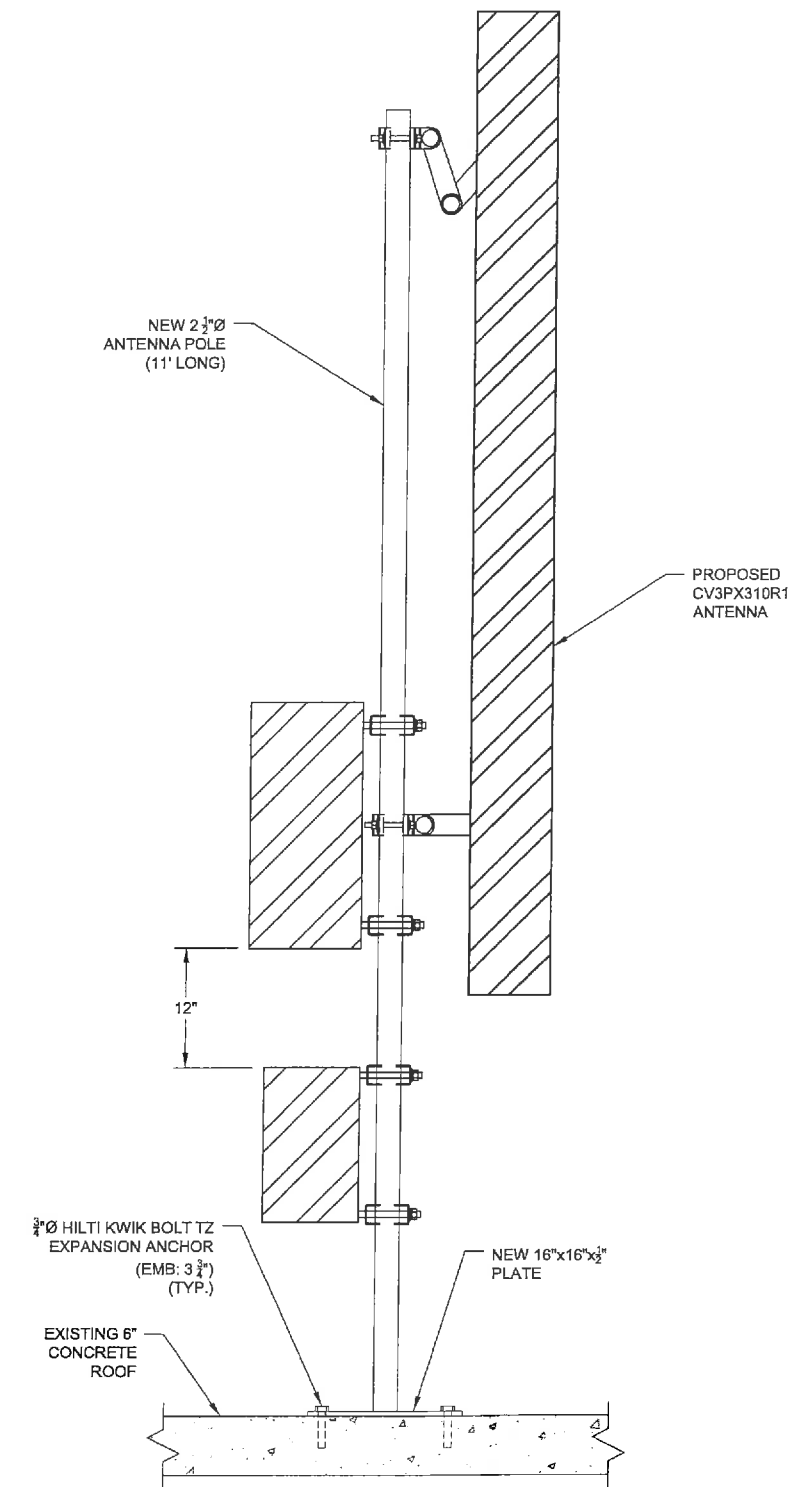
PROJECT # R4022100-141663.01

MISCELLANEOUS
DETAILS

SHEET
D-2



ALPHA ANTENNA MOUNT DETAIL
NOT TO SCALE



BETA/GAMMA ANTENNA MOUNT DETAIL
NOT TO SCALE

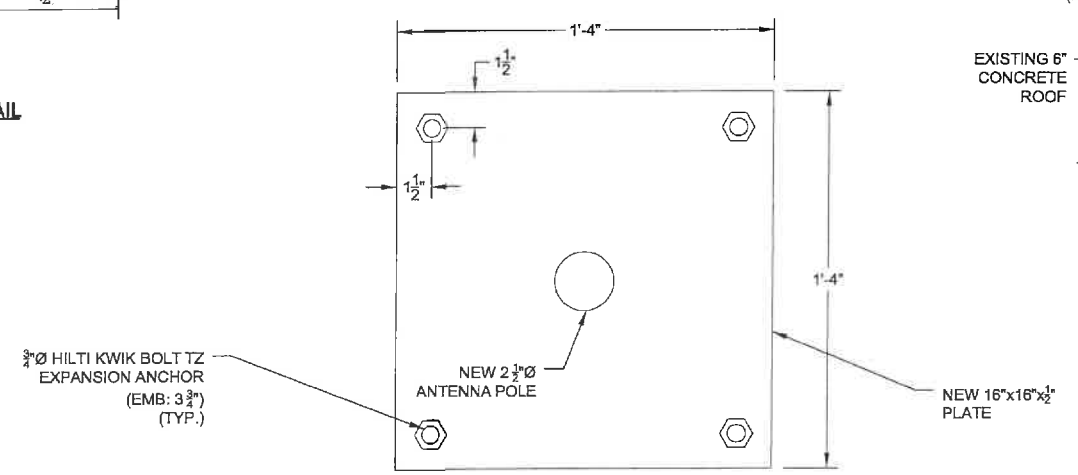


PLATE DETAIL
NOT TO SCALE



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

SITE NAME: RED ROOF INN
(NEW HOTEL NAME -
GRADUATE CHARLOTTESVILLE)

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CHARLOTTESVILLE, VA 22903
PIN #1000160000

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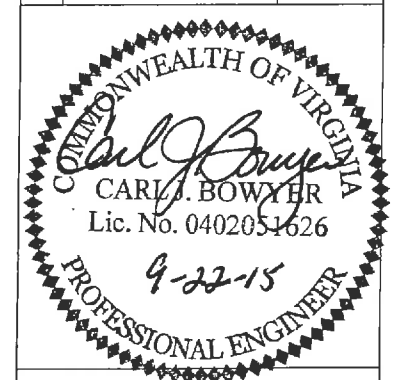
BUILDING OWNER:
RAAJ CHARLOTTESVILLE
OWNER, LLC

COUNTY: ALBEMARLE

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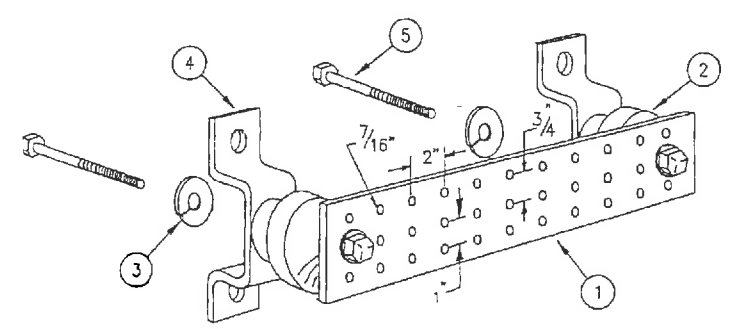


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9100 ARBORETUM PKWY
SUITE 350
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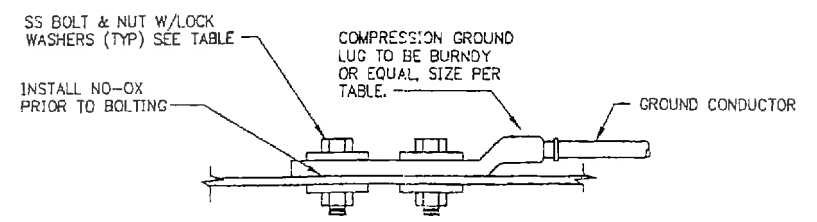
PROJECT # R4022100-141663.01

MISCELLANEOUS SHEET
DETAILS D-3

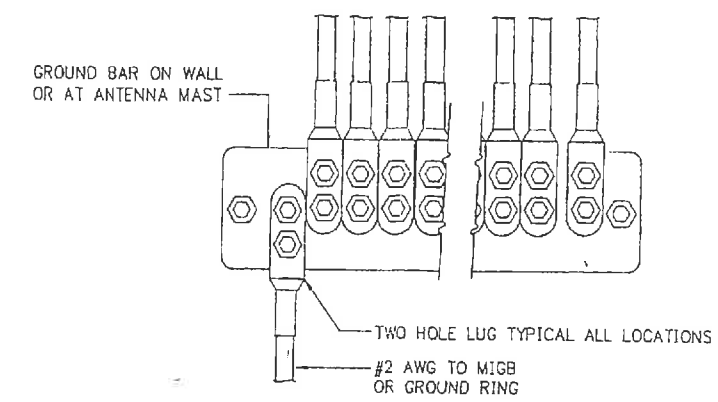


LEGEND

- 1 - COPPER GROUND BAR, 1/4" x 4" x 20" MIN., NEWTON INSTRUMENT CO. CAT. No. B-6142 OR EQUIVALENT. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.
- 2 - INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR EQUIVALENT.
- 3 - 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8 OR EQUIVALENT.
- 4 - WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT. NO. A-6056 OR EQUIVALENT
- 5 - 5/8-11 X 1" H.H.C.S.BOLTS, NEWTON INSTRUMENT CO. CAT. NO. 3012-1 OR EQUIVALENT.
- 6 - GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED PLUS PROVIDE 50% SPARE CAPACITY

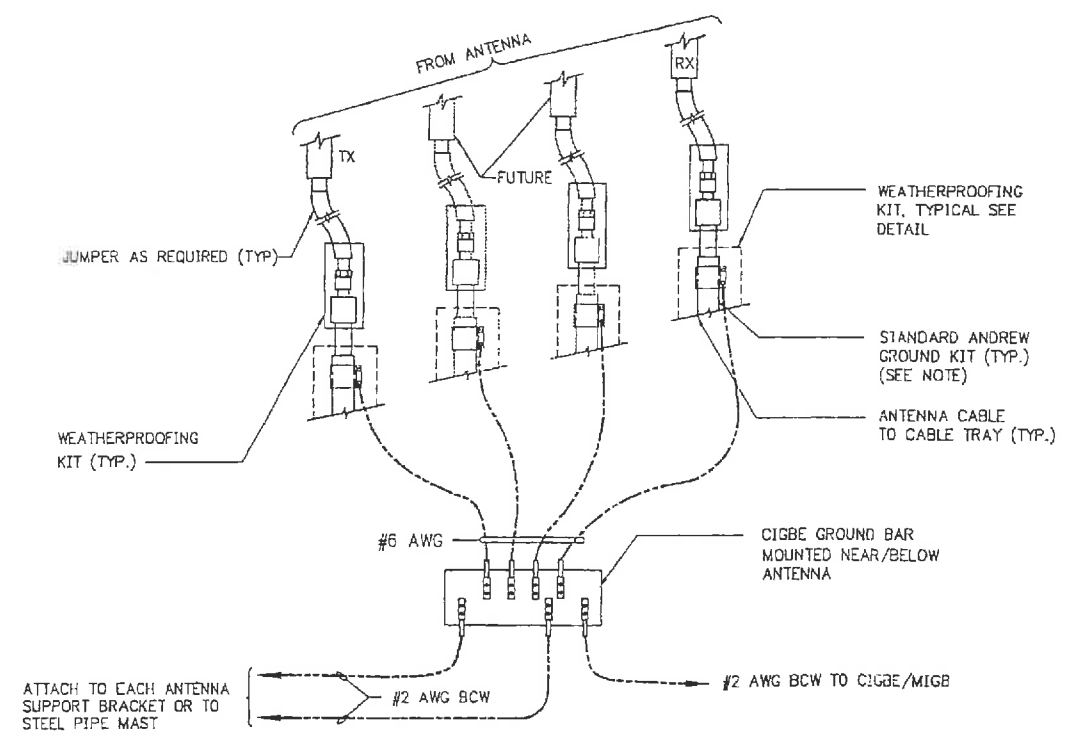


WIRE SIZE	LUG #	BOLT DIA.
#6	YAV-6CL	1/4"
#2	YA2C-2N	1/2"
#2/0	YA26-2N	1/2"



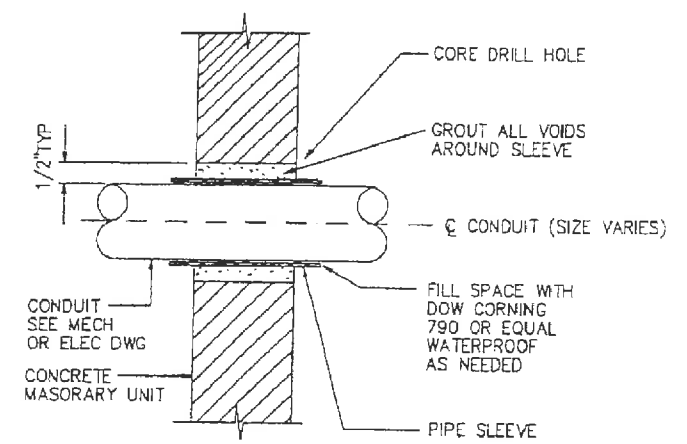
**GROUND WIRE INSTALLATION
TO GROUND BAR**
SCALE: NOT TO SCALE

GROUND BAR (MIGB)
SCALE: NOT TO SCALE



NOTE: DO NOT INSTALL CABLE GROUND KIT AT A BEND. ALWAYS DIRECT GROUND WIRE DOWN TO CIGBE

**CONNECTION OF GROUND WIRES TO
GROUNDING BAR @ ANTENNAS**
SCALE: NOT TO SCALE



NOTE: PIPE ANCHORAGE IS REQUIRED NEARBY TO PREVENT PIPE MOVEMENT THRU PENETRATION

**PIPE PENETRATION @ CMU WALL
(BRICK WALL SIMILAR)**
NO SCALE



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

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RED ROOF INN
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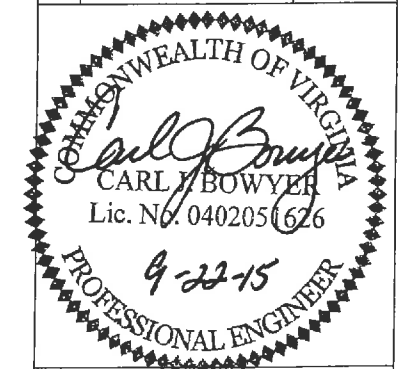
BUILDING OWNER:
RAAJ CHARLOTTESVILLE
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COUNTY: ALBEMARLE

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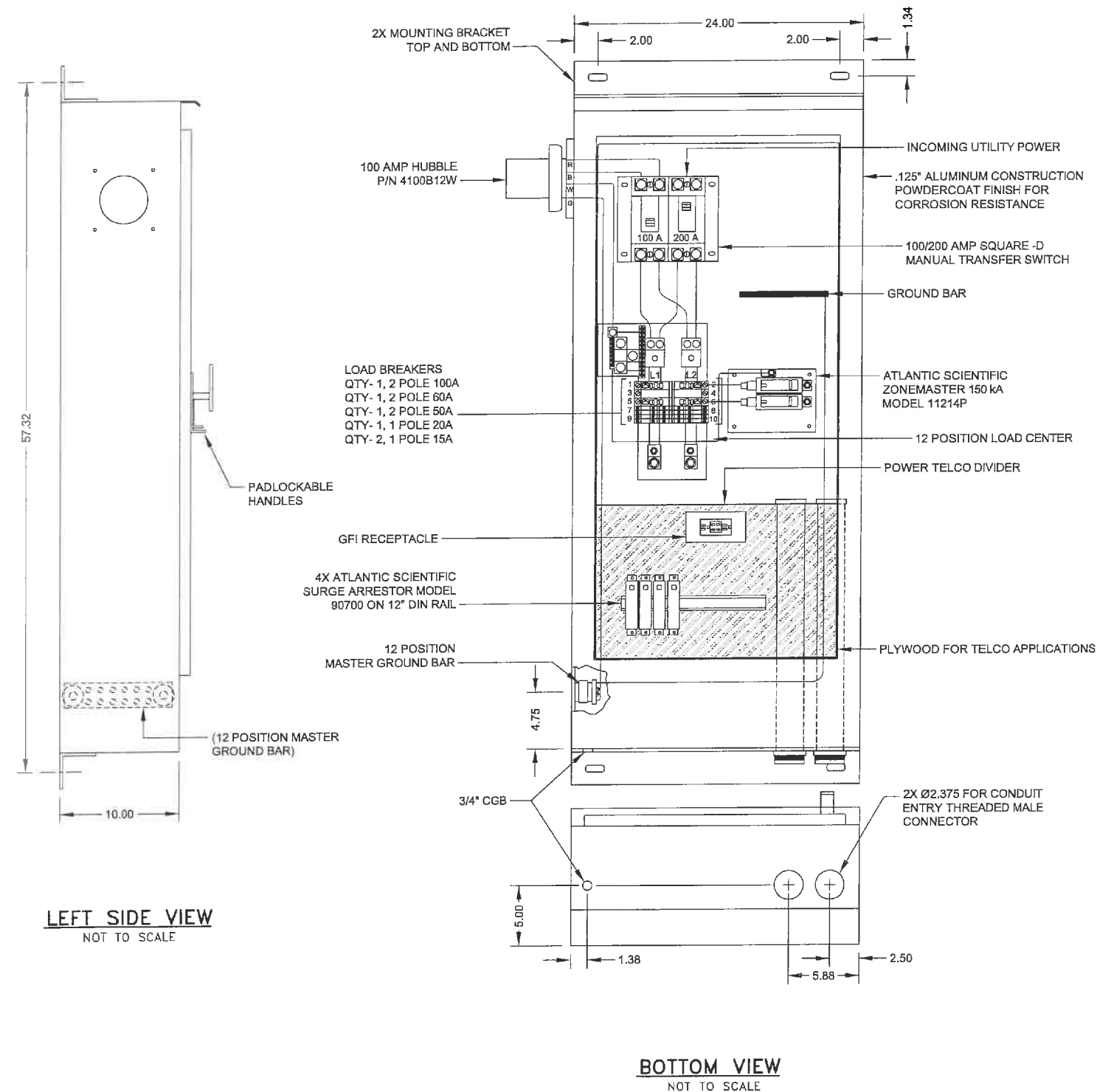
Mead Hunt

9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

PPC CABINET
DETAILS

SHEET
D-4



NOTE:
DIAGRAM PROVIDED FOR GENERAL ILLUSTRATIVE PURPOSES ONLY. PPC CABINET
AS PER MANUFACTURER'S SPECIFICATIONS BASED ON ELECTRICAL REQUIREMENT
FOR THE PROJECT.

GENERAL NOTES - ELECTRIC WORK

A. WORK INCLUDED:

THIS SPECIFICATION AND ACCOMPANYING DRAWINGS CONTEMPLATES THE PROVISIONS AND INSTALLATION REQUIRED BY THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE THE INSTALLATION OF THE ELECTRICAL WORK IN CONNECTION WITH NTELOS' TOWER SITE AND SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:

1. THE PROVISIONS FOR THE INSTALLATION AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A EQUIPMENT CABINET AND SECONDARY GROUNDING, EXISTING TOWER GROUNDING, AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISIONS FOR THE INSTALLATION OF AN ELECTRICAL SERVICE AND ALL ASSOCIATED CONDUIT AND WIRING AS REQUIRED.
3. ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC. (UNLESS OTHERWISE NOTED)
4. ALL SPARE CONDUITS SHALL BE LEFT WITH A PULL WIRE FOR FUTURE USE. STUB BOTH ENDS OF SPARE CONDUIT 12 INCHES ABOVE FINISHED GRADE AND INSTALL PLUGS AT BOTH ENDS.
5. THE CONTRACTOR SHALL FURNISH AND INSTALL THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS AND CONDUIT, AND MAKE THE CONNECTION TO THE SERVICE EQUIPMENT WITHIN THE EQUIPMENT CABINET.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL A 200 lb TEST PULL LINE IN ALL SPARE CONDUIT.
7. THE CONTRACTOR SHALL NOTIFY THE ELECTRICAL AND TELEPHONE SERVICE CONTACTS AT THE START OF CONSTRUCTION.
8. THE ABOVE GRADE CONDUIT RISERS SHALL BE GALVANIZED STEEL WITH MATCHING FITTINGS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK SHOWN ON THE EQUIPMENT DRAWINGS, NOTED FIELD WORK, AND/OR AS OTHERWISE NOTED TO BE COMPLETED IN THE FIELD.
10. ALL WIRE SHALL BE (COPPER, 600V THHW, 90°C) UNLESS NOTED OTHERWISE.
11. THE CONTRACTOR SHALL MAINTAIN A DISTANCE OF 12 INCHES BETWEEN EXISTING/NEW TELCO & ELECTRICAL CONDUITS UNLESS NOTED OTHERWISE.
12. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE PROPOSED GROUNDING SYSTEM PRIOR TO TRENCHING.

B. CODES, PERMITS AND FEES:

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL ASSOCIATED FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL STATE, LOCAL, AND NATIONAL APPLICABLE CODES AND ORDINANCES RELATIVE TO THE DESIGN.
3. PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT, SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARDS SPECIFICATIONS OF THE FOLLOWING RECOGNIZED AUTHORITIES:
 A.N.S.I. - AMERICAN NATIONAL STANDARDS INSTITUTE
 I.E.E.E. - INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS
 N.E.C. - NATIONAL ELECTRIC CODE
 N.E.M.A. - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
 N.F.P.A. - NATIONAL FIRE PROTECTION ASSOCIATION
 U.L. - UNDERWRITERS LABORATORIES, INC.
4. THE CONTRACTOR SHALL BE LICENSED TO PERFORM WORK IN THE STATE, CITY, OR COUNTY IN WHICH THE WORK IS TO BE PERFORMED.

C. GROUNDING ELECTRODE SYSTEM

1. CONNECTIONS

ALL GROUNDING CONNECTIONS SHALL BE MADE UTILIZING AN EXOTHERMIC WELDED PROCESS (CADWELD OR APPROVED EQUAL), UNLESS OTHERWISE SHOWN. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, X'S, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES, AND LIGHTING PROTECTION SYSTEM AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE CADWELDED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.

2. GROUND RODS

ALL GROUND RODS SHALL BE 5/8" INCH STAINLESS STEEL OR COPPER CLAD STEEL COPPERWELD OR APPROVED EQUAL. THE MINIMUM NUMBER OF GROUNDING RODS REQUIRED SHALL BE THE NUMBER AS SHOWN AND AT THE LOCATIONS AS INDICATED ON THE PLANS. GROUNDING RODS SHALL BE DRIVEN VERTICALLY IN UNDISTURBED EARTH FOR ITS FULL LENGTH SO THAT THE TOP IS 24 INCHES BELOW FINISHED GRADE. ALL GROUND RODS SHALL BE AT LEAST 8 FEET APART UNLESS OTHERWISE NOTED.

3. GROUNDING LEADS

ALL GROUND LEADS CONNECTED TO BURIED GROUND RINGS SHALL BE #2 AWG TINNED SOLID COPPER. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 6 FEET OF #2 AWG TINNED SOLID COPPER COILED AT EACH EQUIPMENT CABINET, COAX ENTRY GROUND BAR, PIPE BRIDGE SUPPORT FOUNDATIONS, AND TOWER FOUNDATIONS FOR TERMINATION BY THE ELECTRICAL CONTRACTOR. AFTER CABINET INSTALLATION, THE ELECTRICAL CONTRACTOR SHALL SPLICE GROUND RING LEAD TO #2 AWG INSULATED STRANDED COPPER WIRE SUPPLIED WITH CABINET.

4. GROUND RING

THE GROUND RING REQUIRED TO GROUND THE EQUIPMENT FRAME SHALL BE #2 AWG TINNED SOLID COPPER CABLE IN DIRECT CONTACT WITH THE EARTH AT A DEPTH OF NOT LESS THAN 24 INCHES. CONDUCTOR BENDS SHALL HAVE A MINIMUM RADIUS OF 12 INCHES. A 2 FOOT CLEARANCE FROM ANY FOUNDATION OR SIDEWALK SHALL BE MAINTAINED.

5. BACKFILL

BACK FILL MATERIAL SHALL BE NON-CORROSIVE, LOW RESISTIVITY MATERIAL, FREE OF STONE, DEBRIS, ETC. AND TAMPED DOWN THOROUGHLY IN LAYERS NOT EXCEEDING SIX (6) INCHES IN DEPTH, AND COMPACTED TO AT LEAST 95% OF ITS ORIGINAL DENSITY BEFORE EXCAVATION.

6. MISCELLANEOUS

ALL EXTERIOR METAL SHALL BE CONNECTED TO THE GROUNDING SYSTEM WITH HIGH PRESSURE 2-BOLD LUG BY BURNDY OR BY THE EXOTHERMIC WELDED PROCESS (CADWELD OR APPROVED EQUAL) AS APPLICABLE. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC WELDED PROCESS (CADWELD OR APPROVED EQUAL) AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL MECHANICAL FASTENER CONNECTIONS CONNECTED TO GROUND BARS SHALL BE LUBRICATED WITH A CORROSION INHIBITOR; THOMAS AND BETTS KOPR - SHIELD.

7. UTILITY COMPANY COORDINATION

ELECTRICAL CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE RULES AND GUIDELINES OF THE LOCAL UTILITY COMPANY. BEFORE SUBMITTING HIS BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THE PROJECT AND SHALL DETERMINE ALL REQUIRED EQUIPMENT AND SERVICE CHARGES AND SHALL INCLUDE IT IN HIS BID COST.

8. GROUND TEST

GROUND TESTS SHALL BE PERFORMED UTILIZING A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS MAY BE USED AS DESCRIBED IN I.E.E.E. STANDARD No. 550, PARAGRAPH 3.42. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE AT A SUFFICIENT DISTANCE AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCATED DOES NOT OVERLAP. THE CONTRACTOR SHALL MAINTAIN CONTINUITY OF ANY EXISTING GROUND RING BY SPLICING (VIA CADWELD) ANY CUT OR BROKEN SECTIONS WITH #2 SOLID TINNED COPPER TO THE EXISTING OR NEW GROUNDING SYSTEM.

D. TESTING

1. ALL TEST SHALL BE PERFORMED BY AUTHORIZED AND QUALIFIED PERSONNEL.
2. THE CONTRACTOR SHALL CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS: TESTS SHALL BE PERFORMED UNDER DRY SOIL CONDITIONS WITH THE GROUND RODS CONNECTED AND WHEN NO STANDING OR GROUND WATER HAS BEEN PRESENT FOR THE PAST TEN DAYS. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.
3. THE CONTRACTOR SHALL CALL AN NTELOS REPRESENTATIVE FOR INSPECTION OF THE GROUNDING SYSTEM 48 HOURS PRIOR TO ITS COMPLETION. THE SYSTEM SHALL BE LEFT UNCOVERED UNTIL APPROVED.
4. UPON COMPLETION OF THE GROUNDING SYSTEM, THE ELECTRICAL CONTRACTOR SHALL MEGGER TEST THE GROUND SYSTEM. THE TEST IS TO BE PERFORMED BEFORE CONNECTING IT TO THE TOWER RING AND THEN AGAIN THEREAFTER. MAXIMUM RESISTANCE LEVEL IS 5 OHMS. THE LOCATION, DATE, TIME, WEATHER CONDITIONS, AND SOIL MOISTURE CONTENT SHALL BE RECORDED. IF 5 OHMS IS EXCEEDED WITHIN THE CURRENT CONFIGURATION, THE ELECTRICAL CONTRACTOR SHALL SUBMIT A QUOTE TO THE OWNER TO LOWER THE RESISTANCE TO 5 OHMS OR LESS.

E. ELECTRICAL LOADS

1. THE EQUIPMENT IS SET UP FOR A 200 AMP, 120/240 VOLT, SINGLE PHASE, THREE WIRE ELECTRICAL SERVICE. THE TOTAL CONNECTED LOAD IS 10.1 KILOVOLT-AMPERES (KVA).

SPECIAL CONTRACTOR NOTES

NOTE 1:

1. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ANY EXISTING GROUNDING GRID PRIOR TO TRENCHING.
2. CONTRACTOR SHALL MAINTAIN CONTINUITY OF EXISTING GROUND RING BY SPLICING (VIA CADWELD) ANY CUT OR BROKEN SECTIONS WITH #2 SOLID TINNED COPPER TO THE EXISTING OR NEW GROUNDING SYSTEM.

NOTE 2:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL HAND DIG IN THE VICINITY OF ALL EXISTING LINES.

F. TELCO

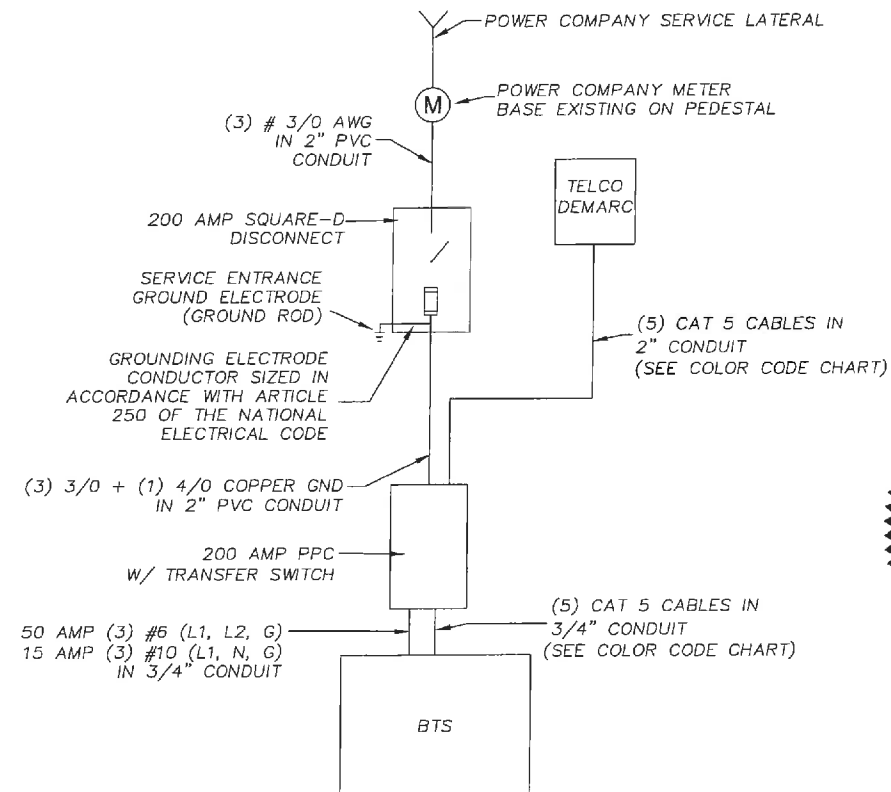
1. PULL BOX (12" x 12") TO BE INSTALLED ON THE END OF THE TELCO CONDUIT AT METERBOARD AND PPC CABINET.

NOTES:

1. THE SUBCONTRACTOR SHALL VERIFY 200 AMP, SINGLE PHASE, 120/240 VAC 60HZ SERVICE IS AVAILABLE AT THE SITE.
2. THE SUBCONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY BEFORE THE START OF CONSTRUCTION. POWER AND TELEPHONE CONDUIT SHALL BE PROVIDED AND INSTALLED PER UTILITY REQUIREMENTS.
3. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO DRAWINGS PROVIDED BY PANEL MANUFACTURER.
4. THE SUBCONTRACTOR SHALL INSTALL SUFFICIENT LENGTHS OF CONDUIT INCLUDING ALL CONDUIT FITTINGS (NUTS, REDUCING BUSHINGS, ELBOWS, COUPLINGS, ETC.) NECESSARY FOR CONNECTING FROM CONDUIT TO THE INTERIOR OF THE BTS CABINET.
5. THE SUBCONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE EQUIPMENT WITH FAULT CURRENT RATINGS GREATER THAN THE AVAILABLE FAULT CURRENT FROM THE POWER UTILITY.
6. AT THE END OF THE CONDUIT, CUT COIL AND TAPE A 10' FOOT PIGTAIL FOR TERMINATING BY BTS EQUIPMENT MANUFACTURER.
7. THE SUBCONTRACTOR SHALL VERIFY THAT THE MAIN BONDING JUMPER AND GROUNDING ELECTRODE CONDUCTOR IS INSTALLED PROPERLY WHEN PANEL SERVICE ENTRANCE EQUIPMENT IS INSTALLED.
8. THE CONTRACTOR SHALL VERIFY THAT THE INSTALLATION PERFORMED BY HIS SUBCONTRACTOR CONFORMS TO THE CURRENT NATIONAL CODE.

CABLE COLOR CODE CHART

CAT -5 CABLE COLOR CODE CHART (CABLE JACKET NEEDS TO BE APPROPRIATE COLOR, NOT COLORED TAPE)
 1) YELLOW
 2) WHITE
 3) BLUE
 4) GREEN
 5) YELLOW WITH ONE STRIPE BLACK TAPE
 6) WHITE WITH ONE STRIPE BLACK TAPE
 7) BLUE WITH ONE STRIPE BLACK TAPE
 8) GREEN WITH ONE STRIPE BLACK TAPE
 9) RED



**ONE-LINE DIAGRAM
 UNDERGROUND SERVICE TO PEDESTAL
 NOT TO SCALE**

NOTE:
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1150 SHENANDOAH VILLAGE DRIVE
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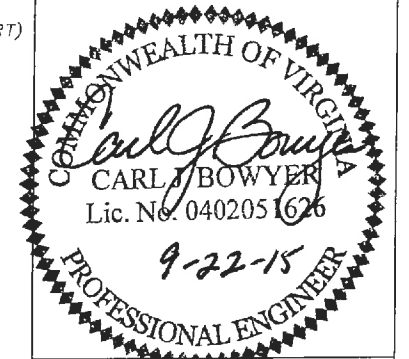
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 Hunt**

9100 ARBORETUM PKWY
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 RICHMOND, VA 23236
 (804) 323-1949 PHONE

PROJECT # R4022100-141663.01

ELECTRICAL NOTES	SHEET D-5
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GENERAL NOTES

1. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENT AGENCIES.
2. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND AT HIS EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
3. CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. LOCATION OF EXISTING SEWER, WATER OR GAS LINES, CONDUITS OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN, ARE ONLY APPROXIMATELY CORRECT. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES (INCLUDING TEST PITS BY HAND IF NECESSARY) IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE OWNER'S ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLANS. IF THERE APPEARS TO BE A CONFLICT, OR UPON THE DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS, CALL "MISS UTILITY" FOR ASSISTANCE.
5. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY THE CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED OR REPLACED IN-KIND.
6. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
7. THE CONTRACTOR SHALL COORDINATE THE REQUIREMENTS FOR AND LIMITS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE WITH NTELOS.
8. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE.
9. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE CHARGED EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY COUNTY INSPECTORS.
10. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE IN WHICH THE WORK IS TO BE PERFORMED. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
11. ALL MANUFACTURER'S HARDWARE ASSEMBLY INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
12. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND ANY FIELD MODIFICATIONS THERETO, TO INSURE THE SAFETY OF THE STRUCTURE'S COMPONENT PARTS, AND EMPLOYEES DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
13. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK PERFORMED ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE OWNER'S ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
14. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD WORKING QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND THE OWNER'S ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
16. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL BUILDING CODE.
17. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
18. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
19. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
20. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
21. THE ELECTRICAL AND RF STANDARDS AND SPECIFICATIONS SHOWN ON THESE PLANS HAVE BEEN PROVIDED BY THE CLIENT. MEAD & HUNT, INC. HAS NOT DESIGNED NOR PREPARED ANY OF THE ELECTRICAL AND RF STANDARDS AND SPECIFICATIONS. THEY HAVE BEEN PROVIDED FOR INFORMATION ONLY.
22. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.
23. COORDINATE THE CONSTRUCTION STAGING AREA WITH THE PROPERTY OWNER AND THE PROPERTY MANAGER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.
24. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PLAN DIMENSIONS, AND NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
25. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE WORK SITE ON A DAILY BASIS.



1150 SHENANDOAH VILLAGE DRIVE
WAYNESBORO, VA 22980

SITE NAME: RED ROOF INN
(NEW HOTEL NAME -
GRADUATE CHARLOTTESVILLE)

SITE NUMBER: CV138

SITE ADDRESS:
1309 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903
PIN #1000160000

AREA:
LEASE AREA = 309 SQ. FT.

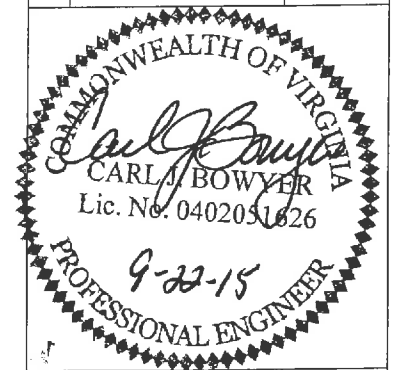
BUILDING OWNER:
RAAJ CHARLOTTESVILLE
OWNER, LLC

COUNTY: ALBEMARLE

LATITUDE: N38° 02' 01.54"

LONGITUDE: W78° 29' 54.76"

NO.	REVISION/ISSUE	DATE
1	ISSUE FOR COMMENT	09/10/15
2	ISSUE FOR CONSTRUCTION	09/16/15
3	REISSUE FOR CONSTRUCTION	09/22/15



**Mead
& Hunt**

9100 ARBORETUM PKWY
SUITE 350
RICHMOND, VA 23236
(804) 323-1949 PHONE

PROJECT # R4022100-141663.01

GENERAL NOTES SHEET
D-6