## Mess, Camie

From: Sent: To: Cc: Subject: Mess, Camie Friday, March 22, 2019 4:20 PM Richard Wagner Werner, Jeffrey B February BAR Actions - 852-854 West Main Street

March 22, 2019

## **Certificate of Appropriateness**

BAR 19-02-02 852-854 West Main Street Tax Parcel 300003000 Madison Loft LLC, Owner/ T-Mobile Northeast LLC, Applicant Cell Antenna Installation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 13, 2019. The following action was taken:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed cell antenna installation satisfies the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the application as submitted for this particular case given

- Should the concealment start to fail it must be replaced
- Future antenna installation needs to be reviewed and the concealment plan updated
- The concealment works for this particular case, but may not work in future instances, therefore any additional antenna installations need to come back to the BAR for approval

Sarafin seconded. Approved (6-0.)

If you would like to hear the specifics of the discussion, the meeting video is on-line at: <u>http://charlottesville.granicus.com/MediaPlayer.php?view\_id=2&clip\_id=1352</u>

This certificate of appropriateness shall expire in 18 months (September 13, 2020), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause. (See City Code Section 34-280. Validity of certificates of appropriateness.)

If you have any questions, please contact me at 434-970-3998 or messc@charlottesville.org.

Sincerely, Camie Mess

Camie Mess Assistant Historic Preservation and Design Planner City of Charlottesville Phone: 434.970.3398 Email: messc@charlottesville.org

## CITY OF CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW STAFF REPORT February 20, 2019 snowed out; makeup date March 13, 2019

## **Certificate of Appropriateness** BAR 19-02-02 852-854 West Main Street

Tax Parcel 300003000 Madison Loft LLC, Owner/ T-Mobile Northeast LLC, Applicant Cell Antenna Installation



## Background

852-854 and 858-860 West Main Street is a non-contributing mixed use building in the West Main Street ADC District. The development was formerly known as the Plaza and is now called the Flats at West Village.

## Prior BAR Actions (See appendix)

## **Application**

Applicant submittal:

• T-Mobile Northeast LLC submittal dated January 29, 2019: T-Mobile antenna wrapping at 854 West Main Street, 3M product cutsheets, additional precedents, cover sheet (sheet A01), general notes (sheets GN01-GN02), plan (sheet C02), and section (sheet C02A).

Request to install three T-Mobile antennas on the rooftop of 852 West Main Street. Proposed antennas will extend above roof parapet approximately 7 feet, but will be wrapped with 3M Conceal Film. (Similar antennas and wrapping are installed on the rooftop of 854 West Main Street.)

## **Discussion and Recommendations**

Staff finds the proposed installation appropriate and recommends approval.

## **Suggested Motions**

## Approval:

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed cell antenna installation satisfies the BAR's criteria and are 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...).

... as submitted and with the following modifications/conditions:...

## Denial:

Having considered the standards set forth within the City Code, including ADC District Design Guidelines for New Construction and Additions, I move to find that the proposed cell antenna installation does not satisfy or

the BAR's criteria and guidelines and is not compatible with this property and other properties in the West Main Street ADC District, and 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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- 8) Any applicable provisions of the City's Design Guidelines.

## Pertinent Guidelines for New Construction and Additions

## G. ROOF

Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

## 3. Rooftop Screening

- a) If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
- *b)* The screening material and design should be consistent with the design, textures, materials, and colors of the building.
- *c)* The screening should not appear as an afterthought or addition the building.

## **Appendix Prior BAR Actions:**

<u>October 16, 2012</u> – BAR found (4-2 with Graves and Adams opposed) that the special use permit request would have an adverse impact on the West Main Street ADC district unless the applicant makes substantial revisions to the massing and architectural detailing of the project. The BAR supports increased density and increased building height in concept but is not willing to recommend increased density as the project currently stands.

(November 13, 2012 – Planning Commission recommended approval of the SUP with conditions.)

<u>November 20, 2012</u> – BAR recommended to City Council (7-1 with Adams against) that the proposed special use permit to allow increased density (from 43 units per acre to 98 units per acre) and additional building height (from 70 to 101 feet) for the redevelopment of 852-860 W Main Street into a mixed use development will not have an adverse impact on the West Main Street Architectural Design Control (ADC) District and the BAR recommended approval of the special use permit, subject to the usual BAR review.

In the discussion they were fairly unanimous that the building design was improved, but not there yet. They thought the design needed to be simplified, and beautifully detailed.

(December 3, 2012 – City Council approved Special Use Permit with conditions.)

<u>December 18, 2012</u> – BAR approved (6-1 with Adams opposed) the general mass, scale, footprint, and general architectural design of the building, with the requirements that:

- additional architectural details be submitted [to the BAR] for the main façade conditions found on both West Main Street, and the south and west facades;
- special attention given to possibility of using brick rather than stucco in spandrel panels;
- alternate material be considered for some or all of stucco on south side of site;
- special attention be given to parapet and cornice condition at 5<sup>th</sup> floor on West Main Street facade;
- color of aluminum storefronts be reconsidered as suggested;
- a substantial landscape planting including large native deciduous trees be installed within area between RR r/w and property;
- consideration of other material for the penthouse facades; these studies to include consideration for appropriate sizes and proportion of windows.

February 19, 2013 – BAR approved (7-1with Adams against) with the following modifications:

- 1. Revision to the balcony in the center bay on West Main Street so that the top floor is a solid parapet;
- 2. No stone sills or coping in the brick potions of the building;

3. Generally monochromatic paint scheme where it relates to the cornice coping and parapets in the hardiplank portions of the building;

4. Brick in recesses and stories in the base of the building;

5. On side and rear elevations, [use a] paint scheme where the recesses are painted in a slightly darker color than the body of the building, including the face of the balcony edge;

6. No white paint;

7. Preference for larger hardipanel cladding;

8. With the understanding that, because the City notions of the streetscape design are evolving, the design for the streetscape itself and the way the building meets the street will come back for review, including the lighting associated with streetscape improvements.

<u>September 17, 2013</u> – BAR approved (8-0) construction fence wrap as submitted. The BAR recommends that for future fence wraps, including this item, the wrap should have a 1-year timeline, after which time the wrap would be removed or the applicant would have to reapply for approval. The preferred style of wrap is banners featuring large photographs and renderings. The applicant may use text banners (including the name of building, contact information, and other information) only on banners on the corner or ends of the fence wrap.

<u>March 18, 2014</u> – BAR accepted (5-0) the World of Beer applicant's deferral request. Some issues are: curved retaining wall and wide stair; no pergola next to building; 5 Japanese Maple trees as shown on landscape plan, or 3 larger ones; need distressed wood sample; perhaps move blade sign to stair entrance; reduce sizes of wall and blade signs; accommodate street tree.

<u>April 15, 2014</u> – BAR approved (7-0) World of Beer application with modifications: a fence as presented for World of Beer will be installed at the adjacent owner's parcel by the transformers and landscaping will be introduced between the transformers and City sidewalk to soften that; and the applicant will resubmit signage as part of a Comprehensive Signage Plan for the entire development.

May 20, 2014 - BAR recommended (7-1 with Schwarz opposed) to City Council that the Comprehensive Signage Plan should be approved as submitted.

<u>August 19, 2014</u> - BAR approved (7-0) the application as submitted, with a request to pay additional attention to detail on the punch list as the building is completed.



## 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

Department of Neighborhood Development Service P.O. Box 911, City Hall Charlottesville, Virginia 22902 Telephone (434) 970-3130

JAN 2 9 2019

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments. 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 5:30 p.m.

Owner Name Madison Lott LLC. Applicant Name T-Mobile Northeast LLC Project Name/Description\_\_\_\_\_\_Parcel Number 300003000 Project Property Address\_352-854 (1) Marin Street

Applicant Information Richard Wasner Address: 200 Westgate Postury, Switces Email: Rohard & Jussiel 897-Mearle Lorn Phone: (W) 12-536-9592 (C) 112-586-9575

## Property Owner Information (if not applicant)

Address 129 10. Putterson street Email: Phistor ( 9 459 270/45 Carp Lora Phone: (W) 7/3 - 282-5520 (C) 7/3-

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

## Signature of Applicant

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

Signature\*

hard Thank 5-20 2015 Name Date

Property Owner Permission (it not applicant) I have read this application and hereby give my consent to its submission.

Pat Postal Signature

Pat Postal Print Name 

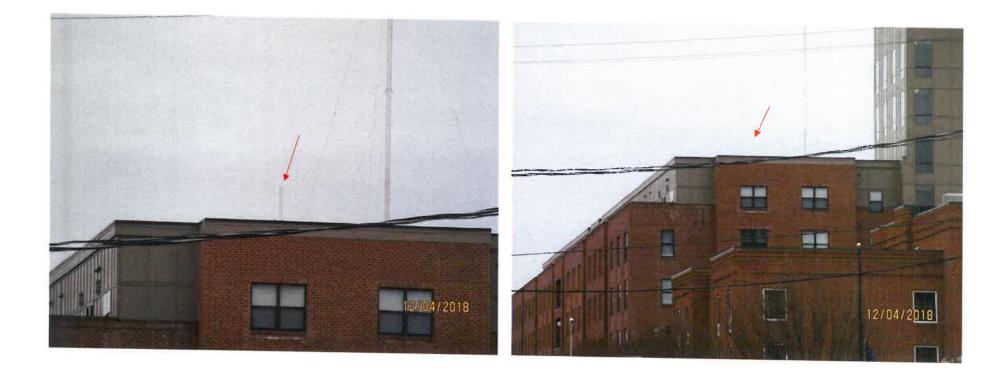
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For Office Use Only	Approved/Disapproved by:
Received by: O. Barnow	Date:
Гее paid: \$125°°_ Cash/Ck. # VISA_	Conditions of approval:
Date Received: 1 29 2019	
Revised 2016 P19-0009	

## T-Mobile VA72395C Antenna wrap at 854 W Main Street

All photos taking from W Main looking East toward the building

















## The less you see the better it looks

New 3M<sup>®</sup> Conceal Film makes it easier for you to say "yes" to carrier requests to place wireless infrastructure on your property and in your community. Can you spot the 3M Conceal Film?

Hint: Look directly beneath the headline.

New 3M<sup>™</sup> Conceal Film utilizes six unique 3M technologies including Light Management and Micro Replication to create a camouflage effect that reduces the visual impact of cellular antennas. So ugly wireless infrastructure is transformed, minimizing the aesthetic impact to buildings and communities.

Why is this important? Because new antenna installations enable provision of cellular service that meets or exceeds residents' needs, increasing the value of your property and the desirability of your community.

And because 3M Conceal Film is applied directly to wireless infrastructure, there is no need to alter existing structures like rooftop facades or construct elaborate new ones, like faux trees or poles, which make noise and create mess.

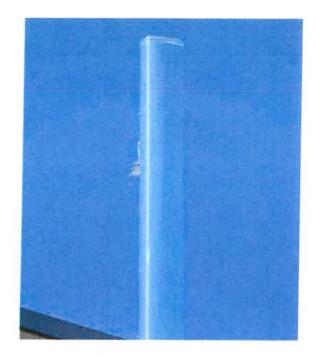
And unlike paint, 3M Conceal Film stands up to extreme weather conditions. For up to 10 years.

3M Conceal Film is available globally.





No more custom color matching. Whether the skies are clear, grey or partly cloudy, 3M<sup>™</sup> Conceal Film adapts to changing weather conditions. Wireless infrastructure simply fades into the background.



3M<sup>™</sup> Conceal Film helps reduce the intensity of reflected sun glare by scattering light and yet it still provides good color matching for a concealment effect.



3M<sup>™</sup> Conceal Film has long-term outdoor durability. It was designed to withstand extreme temperatures, UV exposure, wind, rain and ice.



3M<sup>™</sup> Conceal Film is commercially available and currently installed at multiple sites in 9 countries worldwide.

## Before 3M<sup>™</sup> Conceal Film



After 3M<sup>™</sup> Conceal Film



3M<sup>™</sup> Conceal Film works by reflecting an antenna's surroundings into the viewer's line of sight. So instead of seeing an antenna, the viewer sees an image of its surroundings.

3M is a trademark of 3M Company.

## **Important Notice**

All statements, technical information, and recommendations related to 3M's products are based on information believed to be reliable, but the accuracy or completeness is not guaranteed. Before using this product, you must evaluate it and determine if it is suitable for your intended application. You assume all risks and liability associated with such use. Any statements related to the product which are not contained in 3M's current publications, or any contrary statements contained on your purchase order shall have no force or effect unless expressly agreed upon, in writing, by an authorized officer of 3M.

## Warranty; Limited Remedy; Limited Liability.

This product will be free from defects in material and manufacture for a period of 12 months from the time of purchase. **3M MAKES NO OTHER WARRANTIES INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** If this product is defective within the warranty period stated above, your exclusive remedy shall be, at 3M's option, to replace or repair the 3M product or refund the purchase price of the 3M product. Except where prohibited by law, 3M will not be liable for any loss or damage arising from this 3M product, whether direct, indirect, special, incidental or consequential regardless of the legal theory asserted.



**Communication Markets Division** 6801 River Place Blvd. Austin, TX 78726-9000 USA

 Phone
 1-800-426-8688

 Fax
 1-800-626-0329

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# obscuretech

Infrastructure concealment

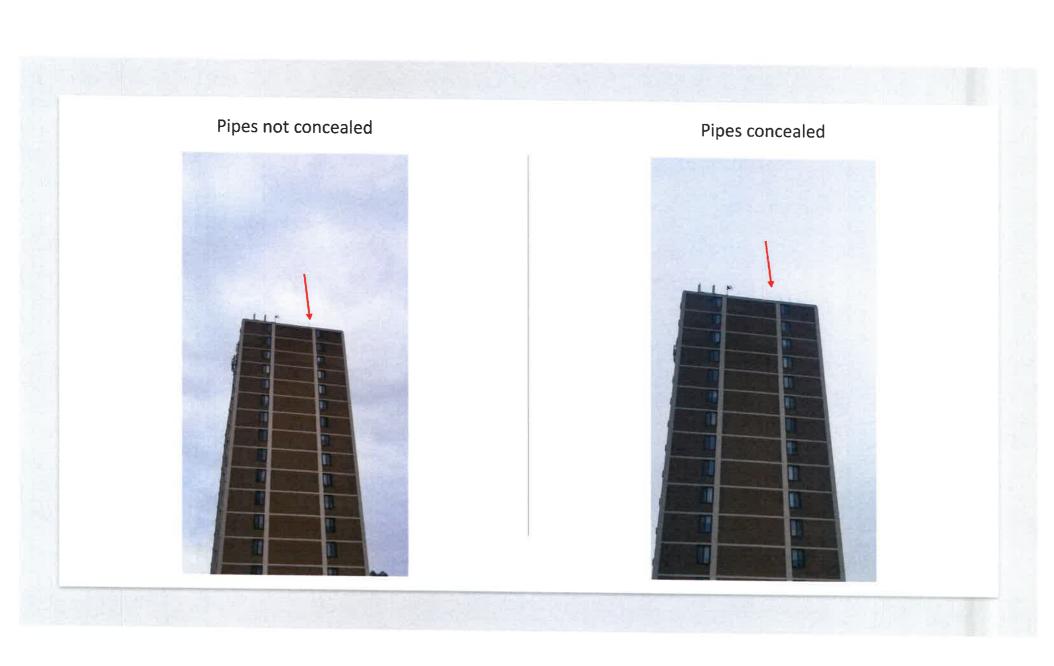


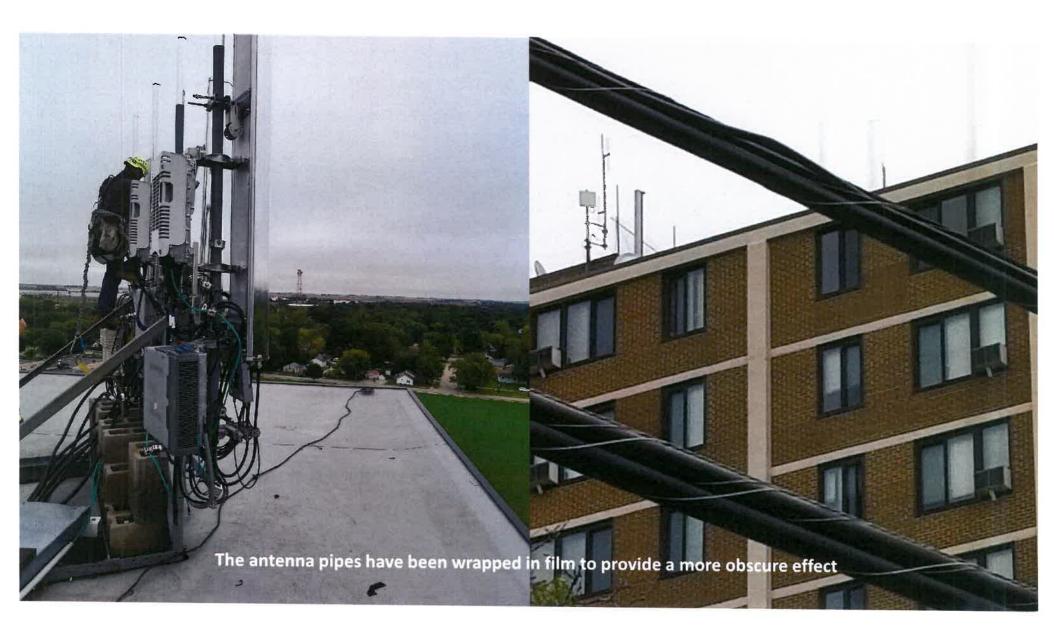
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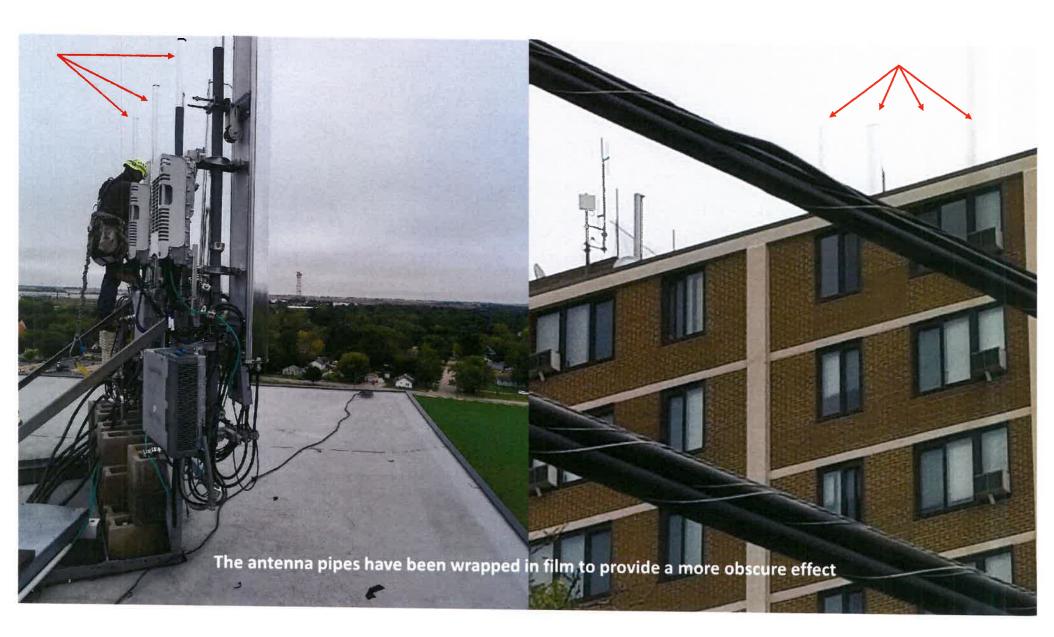


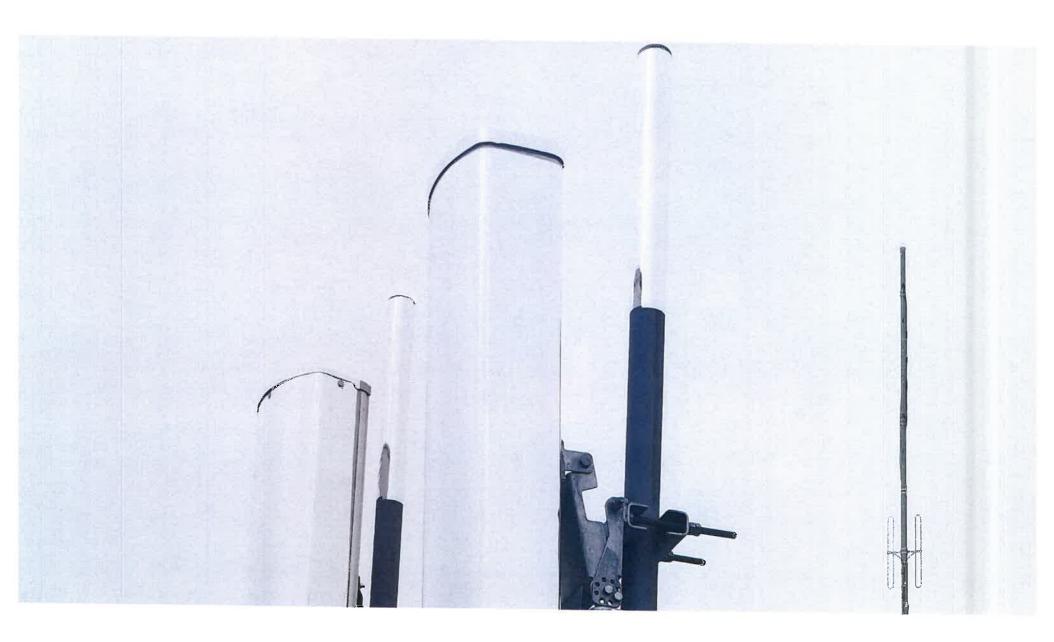
After













**3M** concealment film adheres directly onto any wireless infrastructure.

Film comes with a 10 warranty to match the life span of the antenna. Glare resistant surface. Reflects full spectrum of color. Flame retardancy. Water, dust, wind driven rain, freeze/thaw, corrosion, chemical, extreme high/low temperature & mold resistant.

Zero maintenance.

Also the leading product for concealing 5G technology. Has been tested up to 26 GHz with zero interference.

For more information on 3M's concealment film please Visit their website at:

www.3m.com/3Mi/en\_US/company-us/

Short video: <u>www.youtube.com/watch?v=b3okOFBjNuE</u>



## **Obscure Tech**

## **3M Concealment Reflective Concealment Film**

3M concealment film started development in 2014 and was released to the public late 2016. The film is designed to assist wireless carriers to conceal their infrastructure, specifically the antenna on rooftop installations and other applications such as small cell structures. While the film his accepted by all national carriers in the United States, the acceptance is even larger outside of the country. Due to its non-conductive 100% polymeric features, it doesn't interfere with radio frequency signal nor PIM (Passive Inter-Modulation) like paint and other stealth structures.

## Installation

The first step in installation is to start with a clean surface, which ensures a long-lasting adhesion. Once the surface is prepped, the film is cut to size and applied, using specific tools, directly on to the infrastructure (antennas, radio remote units (RRU's), electronic enclosures and infrastructure pipes). Once the equipment is at its destination, there's a protective layer of film that's removed to reveal the reflective surface.

## Maintenance

Unlike paint and other designed stealth structures, concealment film requires little to no maintenance.

## Guarantee

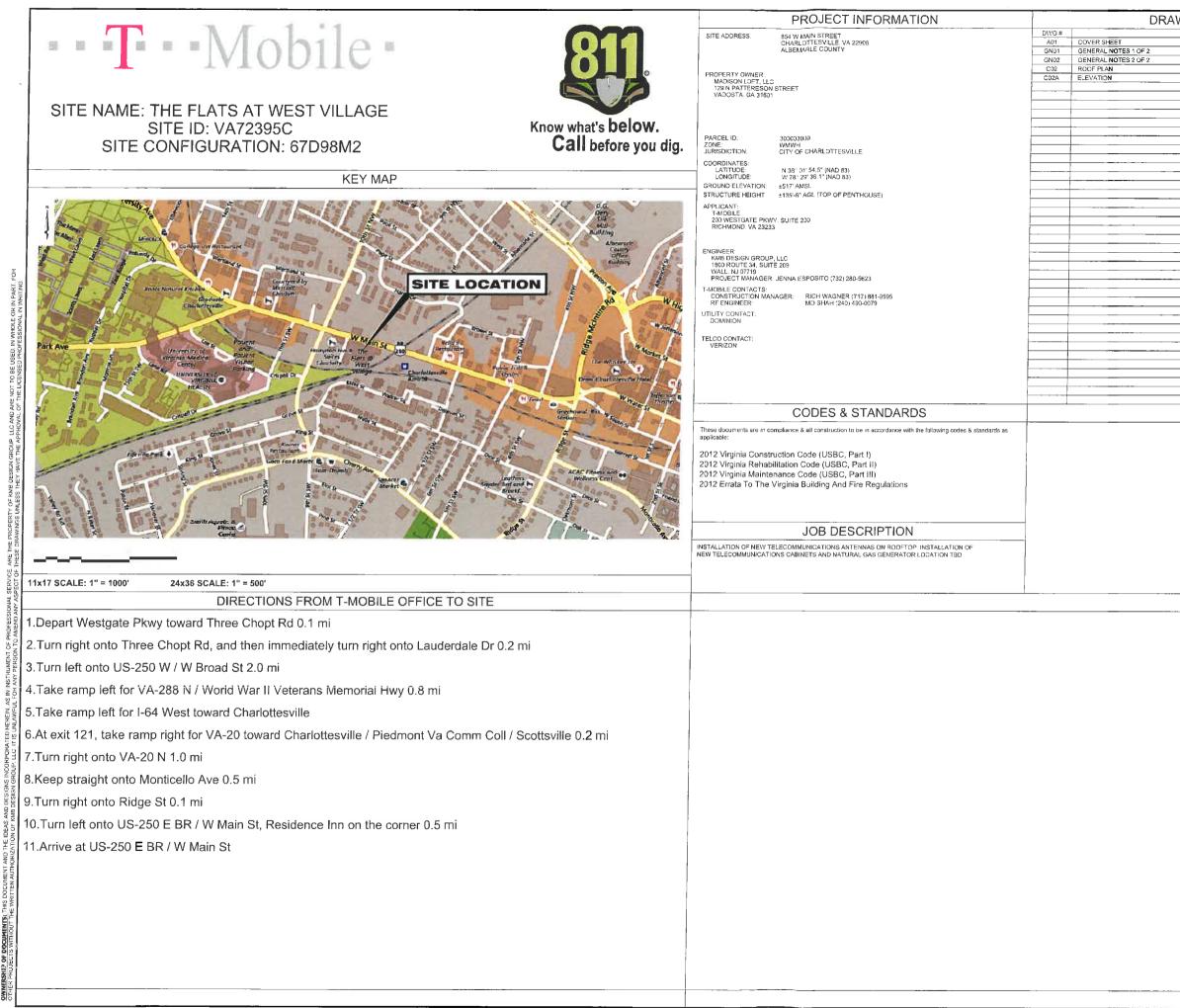
Per the manufacture, the film is designed to last the life span of a cellular antenna, which is 10 years. With its abrasion-resistant coating, it reduces mechanical erosion and breakdown. In order to ensure the maximum lifespan, 3M recommends using only certified technicians, specifically trained on this film, to perform the installation.

## **Jurisdiction & SHPO approvals**

Currently Obscure Tech has active projects in Colorado, New Jersey, New York, Connecticut, Texas, Ohio, Maryland, Tennessee and in Canada. While working with wireless carriers, we've received site approvals in Pennsylvania, New Jersey and Maryland SHPO offices. New sites are currently in review for Connecticut and the District of Columbia.

V1:12.1.2018

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## GENERAL CONSTRUCTION NOTES:

 This set of plans has been prepared for the purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all drawings have been revised to indicate "ISSUED FOR CONSTRUCTION." The Contractor shall e-mail plans@kmbdg.com to ensure that they have the latest set of construction drawings prior to commencing any work whatsoever.

2. ADA compliance: The facility is a normally unoccupied mobile radio facility.

- These plans are intended to be used to direct the proposed layout. Drawings should not be scaled unless otherwise noted. Plans, elevations and details are intended to show the end result of design. Minor modifications may be required to suit job dimensions or conditions.
- The contractor shall verify all dimensions and conditions and notify the Project Manager of any discrepancies before starting any work.
- 5. These plans are designed to reflect observed field conditions. Certain conditions are assumed to comply with general standard construction design methods and principles, and the Contractor shall note that not all areas of structural attachment have been opened or specifically verified. The Contractor is therefore requested to notify the Engineer immediately should encountered field conditions vary from those depicted on the drawings. KMB Design Group, LLC will issue field change direction if required. The Project Manager is referenced on the cover sheet.
- All equipment and materials shall be installed in accordance with the manufacturer's recommendations unless otherwise noted by the Engineer of Record.

7. The Contractor shall be responsible for all work performed and materials installed to be in strict conformance, as a minimum standard, with all applicable codes, regulations and ordinances having jurisdiction. Electrical systems shall be installed in conformance with the National Electrical Code, and all other local and state jurisdictional codes, ordinances, and with local utility company specifications, whichever is more stringent.

- 8. The Contractor shall keep contract area clean, hazard free and dispose of all dirt, stumps, stones, rubbish or debris in accordance with all local and environmental laws. No materials or equipment shall be placed anywhere on or in the structure without making adequate provisions to protect existing property. Upon completion, repair any damage that may have occurred during construction. Repair all existing wall surfaces damaged during construction such that they match and blend with adjacent surfaces.
- 9. The Contractor shall be solely responsible and have control over construction means, methods, techniques, sequences, and procedures.

## SITE WORK GENERAL NOTES:

The Contractor shall call utilities prior to the start of construction.

2. All existing active sewer, water, gas, electric, and other utilities where encountered in the work, shall be protected at all times, and where required for the proper execution of the work, shall be relocated as directed by engineers. Extreme caution should be used by the contractor when excavating or pier drilling around or near utilities. Contractor shall provide safety training for the working crew. This will include but not limited to:
A. Fall protection

- B. Confined space
- C. Electrical safety
- D. Trenching & excavation

All site work shall be as indicated on the drawing.

- The areas of the Owners property disturbed by the work and not covered by the building or driveway, shall be graded to a uniform slope, fertilized, seeded, and covered with mulch.
- The Contractor shall minimize disturbance to existing site during construction. Erosion control measures, if required during construction, shall be in conformance with the local guidelines for erosion and sediment control.

## SPECIFICATIONS FOR SIKA TOP 123 PLUS NON SHRINK GENERAL PURPOSE GROUT:

- 1. All non-shrink general-purpose grout shall be installed in accordance with the manufacturer's recommendations.
- The non-shrink general-purpose grout shall be mechanically mixed for a minimum of ten minutes.
- 3. Mix no more grout then can be placed in 10 to 15 minutes.
- 4. Surfaces to receive the grout shall be free of any type of foreign material and bond inhibiting materials. Be sure repair area is not less than 1/8" in depth.
- The substrate shall be saturated surface dry with no standing water. Mortar must be scrubbed into substrate filling all pores and voids.
- Typical properties of the grout shall be as follows:
- Compressive strength (ASTM C-109 modified)
- 1 day: 3500 psi min (24.1 mpa)
- 7 day: 6000 psi min (44.8 mpa)
  28 day: 7000 psi min (48.3 mpa)
- Flexural strength (ASTM C-293) @ 28 days: 2000 psi (13.8 mpa)
- Splitting tensile strength (ASTM C-496) @ 28 days: 900 psi (6.2 mpa)
- Bond strength (ASTM C-882 modified) @ 28 days: 2200 psi (15.2 mpa)
- The Portland cement mortar shall not produce a vapor barrier
- Density (wet mix): 132 lbs/cu ft (2.2 kg/l)
- Permeability AASHTO T-277 @ 28 days: approximately 500 coulombs
- All steel bearing plates and main support steel shall be installed once the grout has been leveled and has been cured for a minimum of 24 hours. The full design equipment load shall be installed after the grout has cured for 48 hours.
- Should the contractor wish to propose an alternative grout and method of working outside these parameters, this must be presented to the Engineer in writing with a full method statement, material data sheet and installation instructions for his/her approval.
- 9. Failure to comply with this specification could seriously affect the stability of the installation.

EPOXY ANCHOR MOUNTING CHART		
WALL TYPE	METHOD OF ATTACHMENT	
CONCRETE	HILTI HIT HY200, MINIMUM EMBEDMENT 5" SPACED 15" ON CENTER UNLESS NOTED OTHERWISE	
MASONRY (CMU AND BRICK)	HILTI HIT HY73 WITH SCREEN TUBE. MINIMUM EMBEDMENT 6" SPACED 16" ON CENTER UNLESS NOTED OTHERWISE	

DIVISION 1 - GENERAL REQUIREMENTS SECTION 01010 SUMMARY OF WORK:

- The Contractor shall review and become familiar with specifications contained in the bid package prepared by KMB Design Group, LLC and the client. The Contractor shall e-mail plans@kmbdg.com to ensure that they have the latest set of construction drawings prior to commencing any work whatsoever.
- In the event of a conflict between the bid package specifications and these notes, the provisions of the clients specifications shall take precedence.
- 3. The Contractor shall visit the site of the proposed work and fully acquaint themselves with the conditions as they exist in order that any restrictions pertaining to the work are understood. All areas and dimensions are indicated on the drawings as accurately as possible, but all conditions shall be verified by each contractor and/or subcontractor at the site. The failure of the contractor to examine or receive any form, instrument or document, or to visit the site shall not relieve the Contractor from any obligation with respect to their quoted price. The submission of a quotation shall acknowledge that the existing conditions and have made provisions for operating under the conditions as they exist at the site and have included all necessary items.
- The General Contractor's responsibilities shall include, but not be limited to, construction of the equipment foundation, including electrical service, telephone conduits, grounding system and coordination with local utility companies.
- 5. The antenna installers responsibilities shall include, but not be limited to, cable tray installation, routing of cables from radio equipment to antennas, associated hardware for securing antenna cables, antenna mounts, determining supplier of antennas, grounding of antennas to grounding system, installing antennas and verifying with Radio Frequency Engineers, the alignment, location, and proper orientation of antennas.
- The Contractors shall coordinate construction activities with the building Landlord in order to avoid conflicts with current use of the site.
- The Owner may have work performed under separate contracts, concurrently, with the work of this contract.
- The General Contractor shall permit access to the project to these contractors to perform their work.
- 9. The Contractor shall conform to all applicable local, county, state, and federal codes, laws and requirements, including OSHA.
- The Contractor shall apply and pay for the construction permit, certificate of occupancy and all other required permits or licenses. The Contractor is responsible for obtaining all inspections.
- 11. Care shall be exercised in protecting the building occupants during the demolition and construction periods of this project. Every effort shall be made to maintain a clean operation. Debris shall not accumulate. All debris will be deposited in a suitable container on a daily basis and shall be emptied on a regular schedule. The location of the container shall be coordinated with the Building Manager.
- 12. Safety procedures: Attention is directed to federal, state, and local laws, rules and regulations concerning construction safety and health standards. The construction company awarded this project shall ensure all working surroundings and conditions are sanitary, and are not hazardous or dangerous to the health or safety of the work crews or building occupants. Precaution shall be exercised at all times for the protection of persons and property. It is mandatory that the safety provisions of applicable local laws, OSHA regulations and building and construction codes, be observed for all contractors and antenna riggers.
- 13. The General Contractor must coordinate all roof related work with the Landlord's pre-approved roofer. The General Contractor must confirm the compatibility of all materials and ensure that all existing roof warranties, if any, remain in effect.

SECTION 01613 - DELIVERY, STORAGE AND HANDLING:

- The Contractor shall be responsible for all procedures and scheduling associated with hoisting, staging, and erecting of materials and equipment to and/or upon the site.
- All elements of the existing site, i.e. structures, site plantings, etc. shall be protected as necessary from said actions. This work must be done in a safe, secure nondestructive manner for protecting personnel and property.

SECTION 01740 WARRANTIES AND BONDS:

- The Contractor shall guarantee all labor and materials used in this project for a minimum period of one (1) year commencing from the date of final acceptance by the client. The Contractor is not required to guarantee material supplied by the Owner.
- Final date of acceptance is deemed as the date that all required state and federal approval have been obtained including, but not limited to:
   A. Final inspection
   B. Certificate of Occupancy
- Any deficiencies that come evident during this one (1) year period shall be corrected by the Contractor at the Contractor's expense.

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## DIVISION 4 - MASONRY

SECTION 04520 - MASONRY RESTORATION - TUCK POINTING:

- General: This section specifies requirements for the cleaning, restoration of mortar joints, replacement of masonry, and masonry repair
- 2 All work shall be completed in accordance with these specifications in addition
  - ASTM International: Α
    - ASTM C91 standard specification for masonry cement.
    - · ASTM C144 standard specification for aggregate for masonry mortar.
    - ASTM C150 standard specification for Portland cement.
    - ASTM C207 standard specification for hydrated lime for masonry
    - nurnoses
    - ASTM C270 standard specification for mortar for unit masonry.
    - ASTM C476 standard specification for grout for masonry.
    - ASTM C780 standard test method for pre-construction and construction evaluation of mortars for plain and reinforced unit
    - masonry ASTM C979 standard specification for pigments for integrally colored
    - ASTM C1329 standard specification for mortar cement.
    - ASTM C1384 standard specification for admixtures for masonn mortars
    - ASTM E514 standard test method for water penetration and leakage through masonry.
- В. International Masonry Industry All-Weather Council (IMIAC): · Recommended practices and guide specification for cold weather
- nasonry construction · Recommended practices and guide specification for hot weather
- masonry construction. C. National Concrete Masonry Association (NCMA):
- NCMA TEK BULLETIN #8-2A removal of stains from concrete
  - masonn
  - NCMA TEK BULLETIN #8-3A control and removal of efflorescence.
- Material delivery, storage and handling shall comply with DIVISION 1
- A. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- B. Storage and protection:
- Store materials protected from exposure to harmful environmental. conditions and at temperature and humidity conditions recommended by the manufacturer
- · Store materials in a dry location, covered with a tarp or other suitable covering.
- The Contractor shall install a mercury thermometer at the site to monitor external temperatures. The thermometer location should be continually monitored and under no circumstances should the positioning of a mercury thermometer be as such to allow sunlight to ever strike it
- The Contractor shall not perform work when the air temperature reaches 40° F on a falling thermometer, except when the contractor conform with the IMIAC recommended practices and guide specification for cold weather masonry construction" as approved by the Eengineer
- The Contractor shall protect all masonry work areas from direct sunlight when the air temperature reaches 99° F on a rising thermometer with less than 50% relative humidity.
- Use mortar within two hours after mixing at temperatures above 50° F and for 2-1/2 hours at temperatures under 50° F
- Re-temper mortar to maintain workability
- Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C270 and C780 to provide uniformity of mix
- 0. Do not use antifreeze compounds to lower the freezing point of mortar unless expressly approved by the engineer in writing.
- 11. If water is lost by evaporation, re-temper only within two hours of mixing.
- 12. Preparation:
- Establish lines, levels, and coursing. Protect from disturbance. B
- Wet clay masonry units and all adjacent existing masonry prior to laying if the temperature is above 70° E to reduce excessive absorption of mortar moisture by the unit. Do not wet concrete masonry units.
- 13. Coursing:
- A. Place masonry to lines and levels indicated or to blend into the existing lines and levels of adjacent masonry.
- Maintain masonry joints to uniform width of 3/8". Make vertical and В. horizontal joints equal, of uniform thickness, tightly tucked.
- C. Lay concrete masonry units in running bond. Course one block unit and one mortar joint to equal 8". Form concave mortar joints on exposed work and flush joints on work to receive subsequent wall coating.
- Lay clay brick and concrete brick in a bond pattern in accordance with the D. drawings. If the drawings do not stipulate a particular bonding pattern the bond pattern shall match and be keyed into the existing. All mortar joints shall concave and shall not protrude past the edges of masonry units. Bonding pattern is generic. Brick work shown shall conform with existing pattern and shall have full penetration bonding courses at 24" max horizontally and vertically. These can either be through masonry bonding or reinforcement

- 14. Tolerances:
- A. Variation from unit to adjacent unit: 1/32" maximum unless existing conditions do not permit
- Variation from plane of wall: 1/4" in 10' and 1/2" in 20' or more, unless В. existing conditions do not permit.
- Variation from level coursing: 1/8" in 3'; 1/4" in 10'; 1/2" maximum unless C existing conditions do not permit
- Variation of joint thickness: 1/8" in 3'.
- Maximum variation from cross sectional thickness of walls: plus or minus
- 15. Do not permit mortar to drop or accumulate into cavity air space or to plug ween holes
- 16. Cleaning:
  - Remove excess mortar and smears. Α.
- Replace defective mortar. Match adjacent work.
- Clean soiled surfaces with a non-acidic solution which will not harm masonry or adjacent materials. Consult masonry manufacturer for acceptable cleaners. Leave surfaces thoroughly clean and free of all mortar and other soiling.
- D. Use non-metallic tools in cleaning operations.
- During work progress and at the completion of work, clean wall, sill, ledge and other surfaces with stiff nylon bristle brushes and water to leave all surfaces clean and free of mortar daubs. Do not use metal scrapers or
- 17. Area of masonry:
- A. During the contractors "BID-WALK" the contractor shall review all existing masonry locations which are to accommodate attachments. The contractor shall evaluate these areas giving full consideration to his proposed method of working procedures to evaluate whether the area is satisfactory, requires repointing or requires re-building.
- The contractor shall include within their tendered bid price to repoint all masonry within 2'-6" from any proposed bolt attachment into the masonry.
- C. The contractor shall include within their tendered bid price for the complete rebuild of masonry to the full depth of existing construction within 2'-6" of any beam pocket or masonry encased attachment.
- D Where solid masonry is not found, the contractor shall include within their tendered bid price for the complete rebuild of masonry wall to the full depth of existing construction, or as found to be required per existing field
- The contractor shall include within their tendered bid price to repoint all masonry within 2'-6" minimum below any newly constructed wall, or as noted by engineer
- The contractor shall include within their tendered bid price to grout solid any CMU wall minimum 3 courses below and 2'-6" in each direction from anv attachment points.
- G. All rebuilt masonry shall conform with the existing masonry with regard to color, texture, and bond pattern
- н The contractor shall apply ultra clear Pro-Seal Weather Master in accordance with the manufacturers' instructions
  - Pro-Seal Weather Master shall be applied to all surfaces affected by the proposed installation within a radius of 2'-6" from any attachment point. For all epoxy anchors attachments the contractor shall locate the anchors, set the anchors and apply the coating prior to setting any attachment steel against the brickwork surface.
  - Pro-Seal Weather Master shall be applied to all re-build sections of brickwork and to all faces.
  - Pro-Seal Weather Master shall be applied to the top of all brickwork surfaces prior to the installation of any coping
  - · The contractor shall provide photographic evidence that Pro-Seal Weather Master has been applied at all required locations.

18 Masonry units shall conform to ASTM C62 and shall have a compressive strength no less than 4500 psi. Mortar shall be type N, unless otherwise specifically noted on within the drawings, and shall have a compressive strength no less than 1800 psi.

- 19. The Contractor shall notify the Engineer in writing as to the extent of any loose or recessed mortar encountered during the works that exceeds 2'-6" from the attachment point to enable the Engineer to inspect the areas and advise repair.
- 20. All areas of brick repair shall be photographed before, during and upon completion of construction. The Contractor shall label and date each photograph and submit to the owner and engineer as per the schedule below:
- Bid walk photographs of all equipment masonry attachment locations.
- В. Areas of brickwork showing the depth of removed mortar prior to
- repointing.
- C Finished areas of repointing. Areas of brickwork prior to removal.
- Areas of brick following removal, cleaning and preparation prior to F re-building. Photographs should clearly indicate the existing bonding. pattern and display how the new masonry will "KEY" and bond into the existing to maintain structural integrity.
- 21. As a minimum and unless specified otherwise, all brickwork penetrations shall be faced with 4" minimum thickness of matching brickwork, tied to existing. At least one metal tie "Z" should be used for each 3 sq. ft. of wall surface. Ties in alternate courses should be staggered. The distance between adjacent ties should not exceed 24" vertically nor 24" horizontally. Ties shall not be less than 3/16" diameter

## 22. Water shall be clean and potable

- 23. Defective joints, "DEFECTIVE JOINTS" shall mean joints which have eroded 1/8" or more, or have loose, powdered or broken mortar. Joints with airline cracks (1/64") that are otherwise sound shall not be considered defective.
- 24. Joint preparation. Defective mortar joints shall be raked using a tuck point. rake with a working tip n0 greater than 5/16" to expose unweathered mortan The minimum depth for repointing shall be 1/4". Reveals with square backs. Furrowed or shallow joints are prohibited. Brush, vacuum, air jet or water stream joints to remove all loose debris.
- 25. Dampen surfaces prior to tuck pointing. Apply pointing mortar by means of a trowel narrower than the mortar joints to be filled. Spread mortar into joint in layers, firmly pressing to form a completely filled fully packed joint without voids. Joint tooling - when mortar is thumborint hard, tool to match original appearance of adjacent joints. Brush excess mortar from edge of joint

**DIVISION 5 - METALS** SECTION 05120 - STRUCTURAL STEEL

- 1 Codes and specifications:
- - The local building code.

  - - products
  - AWS D1.1 structural welding code.
  - antenna supporting structures.
- 2. Design parameters:
- antennas

## 3. Fabrication and installation requirements:

4. Inspections:

Structural Steel Notes:

ASTM A325.

codes and ordinances.

the type of work required

- constructed plumb, level and true. B. All structural elements and fasteners shall be galvanized in accordance with ASTM A123 and A153.
- C. Welds should be shop made wherever possible, conforming to AISC specification and AWS requirements. All welds are to be of the size and type indicated. Contractor shall employ a licensed welder and shall provide the engineer with their name and a copy of their license prior to commencing any field welding.
- D. Contractor shall provide fire watch during all welding operations, brazing and soldering and other work requiring the use of an open flame. Two (2) hand held 30 lb. fire extinguishers and adequate water supply shall be maintained on site. Fire watch plan shall be submitted to the client for approval prior to welding. E. All bolted connections shall be A325 high strength bolts 5/8" diameter

A. The fabrication/erection shall conform to the requirements of the following codes and specifications, latest edition, unless otherwise noted

- AISC 360 specification for structural steel buildings.
- ASTM A992 structural steel (for all W sections only).
- ASTM A36 structural steel (all other sections).
- ASTM A53, type E, grade B, electric resistance welded steel pipe. · ASTM 123 zinc (hot-dip galvanized) coatings on iron and steel
- ASTM 153 zinc coated (hot-dip) iron and steel hardware.
- EIA/TIA-222 structural standards for steel antenna towers and

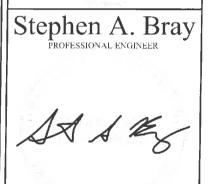
A. The structural steel antenna mounting frames are designed to provide support for antennas and all hardware and accessories associated with

A. The antenna supports, antennas and mounting hardware shall be

- minimum size unless otherwise noted. Bolts shall be supplied with flat washers. Bolts shall be tightened in accordance with the AISC snug tight condition, unless otherwise noted.
- F. Protective galvanized coatings which were damaged or removed during erection or transportation shall be restored by painting with zinc-rich
- G. All threaded rods shall be 1/2" diameter A36 steel unless otherwise noted Temporary structures for staging and construction shall be capable of with standing forces specified by the local building code current edition.
- A. All structural steel antenna frames, and connections shall be inspected prior to installation of antennas
- All antenna cable travs, supports, channels, and clamps shall be inspected prior to installation of antenna cables
- C. Coordinate all inspections with the Client's Construction Manager.
- 1. All work shall be done in accordance with all applicable federal, state and local
- For material specifications, see general notes.
- 3. All connections of structural steel members shall be made using specified welds with welding electrodes E-70xx or specified high strength bolts to be
- 4. All steel exposed to moisture, shall be hot dipped galvanized after fabrication per ASTM A-123. All damaged surfaces, welded areas and authorized non-galvanized members or parts (existing or new) shall be painted with 2 coats of ZRC cold galvanizing compound manufactured by ZRC Chemical Products Co. Quincy, MA or use thermal spraying with Plattzinc 85/15 as manufactured by Platt Brothers & Company Waterbury.CT.
- All shop and field welding shall be done by welders qualified as described in the "American Welding Society's Standard Qualification Procedure" to perform
- All pipe sizes are nominal diameter.
- Contractor shall measure and verify all existing conditions and measurements in field. Any unusual conditions shall be brought to the attention of the enginee prior to the nurchase, fabrication and erection of any material.
- Incorrectly fabricated, damaged, otherwise misfitting, or non-conforming materials and conditions shall be reported to the owner, engineer, and
- construction manager prior to any remedial or corrective action. All actions shall require approval from the owner.
- Contractor shall promptly remove any & all debris from site.
- 10. All steel to be erected plumb and level
- 11. Where detailed grating support angles run the full length of the main beam.

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SITE INFORMATION 854 W MAIN STREET CHARLOTTESVILLE, VA 22906 CITY OF CHALOTTESVILLE ALBEMARLE COUNTY VA72395C

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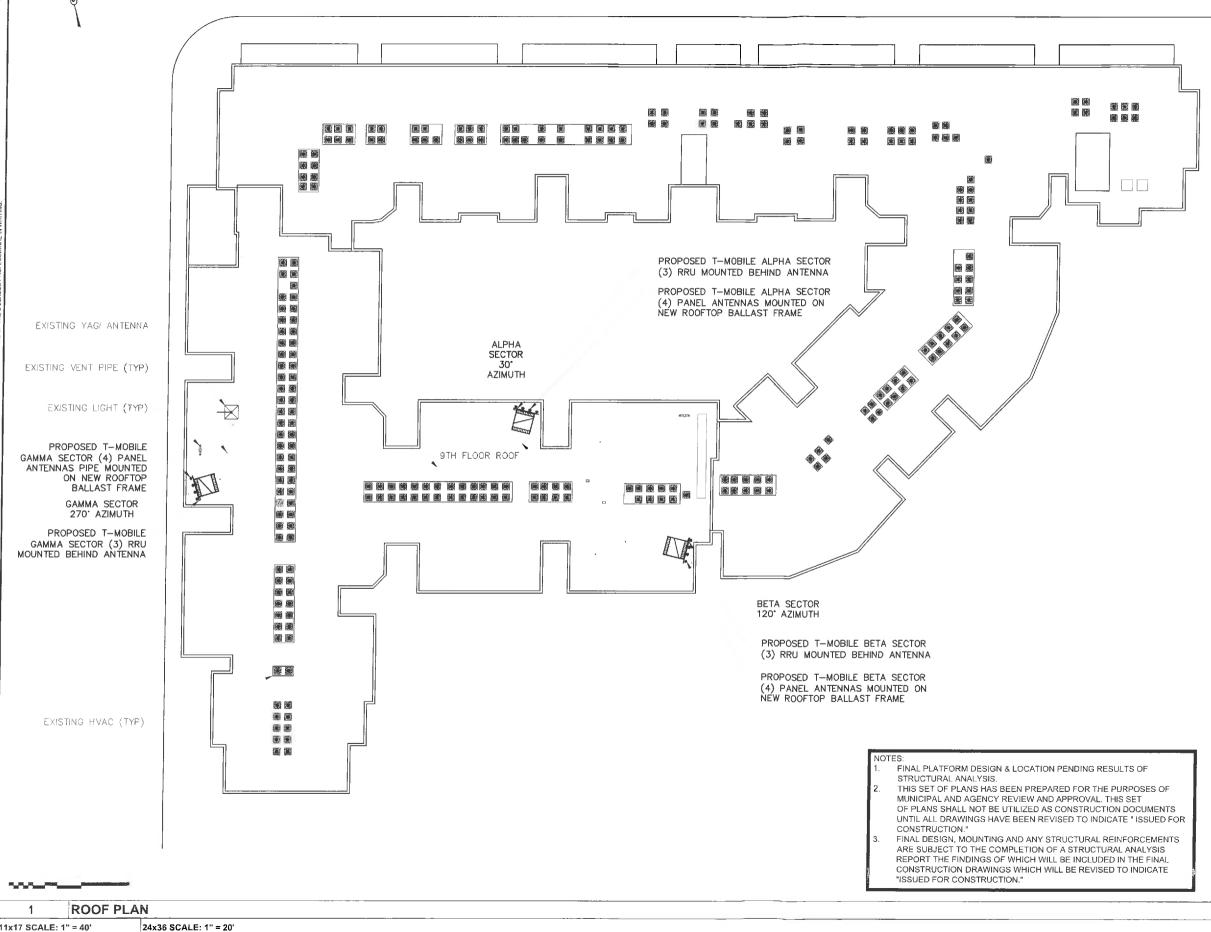
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