

BOARD OF ARCHITECTURAL REVIEW
AGENDA
April 17, 2014 - 4:00 PM
Council Chambers - Rouss City Hall

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – April 3, 2014

2. CONSENT AGENDA

3. NEW BUSINESS

- A. **BAR-14-201** Request of Bonnie Blue Partners, LC for a Certificate of Appropriateness for exterior elements including tables, planters, display racks and smokers at 334 West Boscawen Street.
- B. **BAR-14-215** Request of Oakcrest Properties, LLC for a Certificate of Appropriateness for a new two-family dwelling at 314 South Kent Street.
- C. **BAR-14-216** Request of Steve Muscarella on behalf of Verizon Wireless for a Certificate of Appropriateness for a rooftop telecommunications facility, including 12 panel antennas and an equipment platform, and removal of abandoned equipment at 103 East Piccadilly Street.
- D. **BAR-14-217** Request of Chop Stick Cafe, LLC for a Certificate of Appropriateness to repair a shed addition, repair and enclose a two-story porch, and construct a new addition at 207 North Kent Street.

4. OLD BUSINESS

5. OTHER DISCUSSION

6. ADJOURN

*****APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING*****

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, April 3, 2014, at 4:01p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Mr. Walker, Mr. Serafin, Mr. Bandyke, Ms. Jackson

ABSENT: None

STAFF: Will Moore, Carolyn Barrett

VISITORS: Monty Rhodes, Fran Ricketts, John Behnke, Brandon Rippner, John Chesson, Hugh Sager, Allen Baldwin, John Scully IV, John Scully V, Sandra Bosley

APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of March 20, 2014.

Ms. Jackson moved to approve the minutes as presented. Mr. Walker seconded the motion. Motion passed 5-0.

CONSENT AGENDA:

None.

PUBLIC HEARINGS:

None.

NEW BUSINESS:

BAR-14-163 Request of Brewbaker's Restaurant for a Certificate of Appropriateness for planters at 168 N. Loudoun Street.

Monty Rhodes gave his proposal for planters at his restaurant. Instead of changing the existing planters on the fence, they decided to use the money for other improvements. The length of the fence is held together by the planters. Chairman Rockwood asked if everything was existing right now and if he was proposing any changes. Mr. Rhodes said the café planters are all existing. The proposal was submitted by his wife for planters in the windows. Ms. Jackson asked for an example of what the window box was going to look like. Mr. Rhodes said he did not have any. Chairman Rockwood said it would be useful if they had the specifications for the planter boxes. Mr. Rhodes said they were planning on painting the front of the building and wanted to wait to see what that looked like. Chairman Rockwood suggested they defer the part about the second story planters and Mr. Rhodes return with the information for them.

Chairman Rockwood asked Mr. Moore if they were under obligation to remove the street level fencing and planters. Mr. Moore said the fencing was not before them for action as it meets the OTDB guidelines. The guidelines for planters are for them to be metal or stone; because these are wood, the consideration is just for the existing planters. There was some discussion among the board members and Mr. Moore about the existing planters as compared to other restaurants and the new guidelines.

*Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-14-163** to maintain the present fence and planters as they are. Mr. Serafin seconded the motion. Motion passed 5-0.*

Chairman Rockwood asked Mr. Rhodes to bring back the information after they had decided on the particular design for the window planters.

BAR 14-177 Request of CCAP for a Certificate of Appropriateness for removal of a window, installation of a door, installation of a vertical platform let and associated landing deck, screening fence and bollards at 106 S. Kent Street.

Ms. Ricketts spoke about moving the clothing boutique to 106 S. Kent Street for people and their families to come and get clothing. The chair lift would be in the back of the building. There was some discussion among the board members about the location of the lift and if it was visible from the street. Mr. Moore confirmed that the rear parking lot connects through to Sharp St and that it would be visible from there. Chairman Rockwood said it was a much better solution than what was previously proposed at the front of the building.

Mr. Bandyke asked if they were taking out a window and replacing it with a door. Ms. Ricketts' contractor said that was correct. There was some discussion among the board about materials for the siding, deck, and door. Mr. Walker asked about the bollards and what they were made of. The contractor stated that they would be steel, but they could also use concrete wheel stops if that was preferable.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR 14-177** as submitted with the following conditions:*

- *Elimination of steel bollards and inclusion of concrete wheel stops.*
- *Pressure treated lumber to be stained to fit the standard colors guidelines.*
- *A wood door in place of a steel door.*

Mr. Walker seconded the motion. Motion passed 5-0.

BAR-14-179 Request of Prime Tower Development, LLC for a Certificate of Appropriateness to install a wireless telecommunications facility, including a 75 foot monopole tower, at 17 West Monmouth Street.

Mr. Behnke presented the proposal for a monopole cell tower at South End Fire Company. Mr. Bandyke asked if they intended to have a flag on the pole. Mr. Behnke said it was either/or. If that is what they wanted, they could put one up. If they wanted it plain, they could do that too. Mr. Bandyke asked if there would be any cell panels or equipment visible on the outside of the pole and if any would be added to the outside in the future. Mr. Behnke said it was all internal even though that was very expensive to do. Their preference is to have a traditional platform on the top, but they are going under

the assumption that that would be difficult to get approved. They are willing to go to the extra expense. Mr. Bandyke said he believed there was a similar structure on Berryville Avenue. Mr. Moore said it was a taller structure than this one, but the concept is the same with internal equipment and flagpole hardware.

Mr. Walker asked if the renderings were an accurate depiction of the height of the structure. Mr. Behnke said they were very accurate. If they approved a Certificate of Appropriateness, they would do a wind test for the City Council. They would fly balloons so they can see the height. Mr. Serafin asked if there were going to be any lights. Mr. Behnke said they will get a statement from the FAA if there needs to be a light at the top. Historically, he has never seen them lit below 200 feet. If there are military personnel who feel strongly that the flag needed to be lit, they could do that with spot lights.

Mr. Rockwood asked to make sure he understood the proposal. It is a cell phone tower designed to provide cell service to everyone's cell phone; it is not a dedicated separate network for emergency communications. Mr. Behnke said that is correct, thus the term cellular. Their engineers find ideal spots and make sure everything is working together. Mr. Rockwood asked if the tower was able to add additional tenants if somebody would want to. Mr. Behnke said yes and everything would be internal. He directed the members to one of the drawings that showed additional internal spaces. Mr. Bandyke asked if the original tenant was on top. Mr. Behnke said yes, the top was the best spot and this was the shortest pole he had ever done.

Mr. Rockwood asked to confirm that it was not a part of a dedicated emergency communications system for the fire company. Mr. Behnke said it becomes a part of it, because by definition the E911 service components merge into the whole 911 system. In addition, if the South End Fire Company, the City of Winchester Fire Department or EMS needed some sort of communication antennas separate from theirs, they would allow it, but it would be an exterior mount. Chairman Rockwood said, as he understands it, that is not the purpose of installing this; it is a revenue item for the fire department. Mr. Behnke said that was correct. It provides cellular service to the general public.

Mr. Walker asked Mr. Behnke to describe the enclosure at the base. Mr. Behnke said the base of the tower is about eight feet in diameter and would have cabinets around the base. There would be a fence around the equipment with a lock on it. There is computer switching equipment inside, which is the "magic" of the system. There is nothing fancy about the antennas or the pole. Mr. Walker asked what type of fence it would be. Mr. Behnke said it is usually chain link with three strands of barbed wire at the top. Ms. Jackson asked how high it would be. Mr. Behnke said typically six feet and then the three strands of barbed wire on top of that.

Mr. Rockwood asked if it was Mr. Behnke's contention that cell service in this area is currently inadequate. Mr. Behnke said no, but that that was no longer the standard. The standard is to be ahead of the curve. Historically, most people in the room remember when cell phones were much bigger. All the new cell towers could not provide coverage and you could not get a signal. This is driven by capacity. If you picture schoolchildren getting on a bus to go along a route, the bus is coverage. Capacity is if the school bus is full. All the current facilities being built are at 98% capacity because no one is going to accept a dropped call. Mr. Rockwood asked if he was aware of any current difficulty with capacity in the City of Winchester for cell phone reception. Mr. Behnke said he was not.

Mr. Bandyke said he would like to go on record saying he would like to see a flag on the pole. He thinks it diminishes the fact that it is a monopole. Chairman Rockwood said he was not sure he agreed with that. Mr. Behnke said that was an internal choice. From an architectural standpoint, he felt they had approached the spirit of the ordinance. Mr. Serafin said the only way it was not within the guidelines was the size, which was too large. Chairman Rockwood said that was a difficult thing to get around. His personal view was that in the absence of any demonstrated need or integration with a dedicated public safety communication, he had a great deal of difficulty approving the installation of a tower of that size and location in the Historic District. He did not see any principle which would limit the application of this to anyone else in the Historic District who might later want to put up a cell phone tower. He understood the fire company's reasoning, that they would like a revenue stream from the lease payments which accrue from the tower, but their charge is to consider the aesthetics and view sheds of the Historic District with the appropriateness of these structures. He did not see a way for it to fit under the guidelines through which they were working.

Mr. Behnke said he came there today only prepared to address the aesthetics and visual cue based on how he understood the Ordinance on how it affects architecture. They are perfectly prepared to provide propagation maps, but he had been told that was beyond the purview of the board. Mr. Rockwood said the maps probably would not help, as he already told them there was not any problem with cell phone service, and that is certainly his own personal experience in the Historic District.

Brandon Rippner, President of the South End Fire Company, asked to address the Board. He stated that just as the Board's charge is to preserve the Historic District, it is part of their charge too. South End is not out just to make money. They are a volunteer organization. The majority of their income is from charitable gaming - Bingo games - but that revenue has been going down. They are trying to do anything they can to continue. \$1500 may not sound like a lot of money, but it is to them. They need every option available to them.

Mr. Walker said, speaking architecturally, the issue of scale is a relevant one. A 75 foot pole is out of scale with the neighborhood and most things seen in the Historic District and it was a big concern for him. Ms. Jackson asked if the pole were dropped in size, would there still be the same effective service. Mr. Behnke said no, you have to have something sticking out in order to draw the radio waves. It is not a telephone, it is a walkie-talkie. The cap for the Ordinance for the conditional use permit is 75 feet and they can be made shorter, but the effectiveness goes down because of the buildings. The Board spent some time talking about the consequences of setting precedent if they were to approve the Certificate. They discussed how important the volunteer firefighters are and sympathized with their need for revenue.

Mr. Bandyke asked about the diameter of the pole at its base. Mr. Behnke said it was eight feet at the base and at the top it was two to two-and-a-half feet. It tapers upward very gradually. Mr. Bandyke said he was not a fan of monopoles in the Historic District. Where it is located is more of an industrial footprint. Where it is located in proximity to the building is probably the best place it could go. He understood the need for, now or in the future, the services and the financial aspect for the South End Fire Company. He stated that he did not have an issue with it in this particular case, but he would in another case.

*Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-14-179** for a monopole on the South End Fire Company's property as depicted. Ms. Jackson seconded the motion. The motion was defeated 2-3 (with Mr. Serafin, Mr. Walker and Chairman Rockwood in the negative).*

Chairman Rockwood asked if the Board then needed a motion to deny. Mr. Moore stated that, per the Ordinance, the Board should include the reason for a denial, so a motion to deny stating such reason would be helpful.

*Mr. Serafin made a motion to deny granting a Certificate of Appropriateness to **BAR-14-179** because the proposed tower is out of scale with the surrounding properties in the neighborhood and the Historic District, in general. Mr. Walker seconded the motion. The motion to deny passed 3-2 (with Mr. Bandyke and Ms. Jackson in the negative).*

OLD BUSINESS:

BAR-13-499 Request of John P. Chesson, MD for a Certificate of Appropriateness to construct a shed, install a condenser surround, gate, gated enclosure and fence at 101 W. Cork Street.

Mr. Walker announced that he is abstaining from the case.

Dr. Chesson presented his proposal with revised design and materials list. The remaining items for consideration were the finish of the gate and condenser surround, plus the details for the shed. There was limited discussion about the gate and condenser surround. Dr. Chesson stated that they had previously considered a rusted metal finish, but decided against it. Chairman Rockwood stated that he like the revised design of the shed. There was discussion about the proposed colors for the shed and fence. Mr. Bandyke stated any of the color options included would be fine.

*Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-13-499** for the architectural renderings and colors as submitted. Ms. Jackson seconded the motion. Motion passed 4-0-1 (with Mr. Walker abstaining).*

BAR-14-130 Request of Joe's Steakhouse for a Certificate of Appropriateness for an outside patio area at 25 W. Piccadilly Street.

Hugh Sager reviewed the project for the patio and the information he had brought. The remaining items for consideration were the metal fence, the wood privacy fence, the deck, and the planter pots.

Mr. Walker asked if the fence would be at the same height as the wrought iron. Mr. Sager said it would be close. The wrought iron fence was an odd height - about 38 inches. He could make the new fence two inches shorter or a little bit taller, whichever the Board preferred.

Mr. Walker asked what sort of finish would be used on the wood fence. Mr. Sager said he would like to keep it stained to keep it natural. However, he is open to suggestions from the Board. Mr. Bandyke said black or white would be more appropriate and in keeping with the rest of the property and the trim on the main building. Mr. Sager said that would be fine.

Mr. Bandyke asked about the height of the band deck and if would be painted. Mr. Sager said it would be pressured treated wood and you have to wait six months or so before painting or staining. GHe

would then paint or stain it opaque. Mr. Walker asked if there would be a skirt board on the Indian Alley side also. Mr. Sager said yes.

Chairman Rockwood asked for clarification on the number of planter pots. Mr. Sager stated that the plan shows 15 or sixteen, but he would prefer to have fewer - about ten - and space them out more. There was discussion about potential materials for the planter pots. Mr. Sager stated that he would prefer plastic for ease of movement when necessary, but he understood if a different material was needed to meet guidelines.

*Mr. Serafin made a motion to approve **BAR-14-130** as submitted with the following conditions:*

- *The planters to be ceramic or stone, the designs as submitted are approved.*
- *The stage deck to be painted black.*
- *The proposed wood fence to be painted white or black.*
- *The proposed black aluminum fence to be 36 inches in height.*

Mr. Bandyke seconded the motion. Motion passed 5-0.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 5:21pm.

DRAFT

CERTIFICATE #: BAR- 14-201
 DATE SUBMITTED: 3/28/14



Rouss City Hall
 15 North Cameron Street
 Winchester, VA 22601

Telephone: (540) 667-1815
 FAX: (540) 722-3618
 TDD: (540) 722-0782
 Web: www.winchesterva.gov

**APPLICATION
 BOARD OF ARCHITECTURAL REVIEW
 CERTIFICATE OF APPROPRIATENESS**

Please print or type all information:

<u>540-686-6519</u> Telephone	<u>Bonnie Blue Partners L.C.</u> Applicant
<u>baPELLatt@gmail.com</u> E-mail address	<u>334 W. Boscawa St</u> Street Address
	<u>Winchester VA 22601</u> City / State / Zip

<u>Allison Crosby</u> Property Owner's Signature	<u>Crosby Properties LLC.</u> Property Owner (Name as appears in Land Records)
_____ Telephone	_____ Street Address
_____ E-mail address	_____ City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 334 W. Boscawa St 22601 Use: Farm Mkt/Bakery/Food Bev. operation
 Zoning: C (HW) Year Constructed: 1921 Historic Plaque? Y() N() Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify) <u>Confirm existing schema</u>		

*****SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION*****

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review











Rouss City Hall
 15 North Cameron Street
 Winchester, VA 22601

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 FAX: (540) 722-3618
 TDD: (540) 722-0782
 Website: www.winchesterva.gov

**APPLICATION
 BOARD OF ARCHITECTURAL REVIEW
 CERTIFICATE OF APPROPRIATENESS**

Please print or type all information		<u>OakCrest Properties LLC</u>	
Telephone: <u>540-722-4100</u>		Applicant (use reverse to list additional applicants) Street Address: <u>126 North Kent Street</u>	
E-mail address: <u>elowman@oakcrestco.com</u>		City: <u>Winchester</u>	State: <u>VA</u> Zip: <u>22601</u>
Owner's Signature: <u>[Signature]</u>		Owner Name (as appears in Land Records): <u>K.S.R., LLC</u>	
Telephone: <u>540-722-4100</u>		Street Address: <u>126 North Kent Street</u>	
E-mail address: <u>elowman@oakcrestco.com</u>		City: <u>Winchester</u>	State: <u>VA</u> Zip: <u>22601</u>

PROPERTY LOCATION
 Current Street Address(es) 314 South Kent Street Use _____
 Zoning: HR-1 Year Constructed: 1869 Historic Plaque? Y() N() Number: _____

TYPE OF REQUEST - Submit TEN(10) copies of all materials needed for each request, and any additional information with this form.

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specific type) and # _____	<input type="checkbox"/> Exterior Change
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> Wall	<input type="checkbox"/> Other (specify) _____	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify) _____		<input type="checkbox"/> Other (specify) _____

FOR OFFICIAL USE ONLY

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS IS: ___ APPROVED ___ DISAPPROVED ___ TABLED ___ WITHDRAWN

SIGNATURE _____ DATE _____
 Secretary, Board of Architectural Review



April 1, 2014

RE: Board of Architectural Review – Certificate of Appropriateness for 314 South Kent Street Winchester, VA.

Board of Architectural Review

Rouss City Hall
15 North Cameron Street
Winchester, Virginia 22601

Please find enclosed 10 copies of the Board of Architectural Review – Certificate of Appropriateness application along with 10 copies of the following:

1. Detailed Architectural renderings and construction plans
2. Sample descriptive details of all materials
3. Scaled site plan

We had applied previously for the Certificate of Appropriateness for the same property (314 South Kent Street) and it was approved. Due to the nature of the economic downturn we had to place this project on hold until now. Since we did not renew the BAR certification we are going through the process again therefore please find enclosed copies of the last approval letter dated December 23, 2009.

Should you have any other questions or require any other information please feel free to contact me at 540-722-4100.

Regards,

A handwritten signature in blue ink that reads 'Eric Lowman'.

Eric Lowman
OakCrest Properties, LLC.



CITY OF WINCHESTER, VIRGINIA

Rouss City Hall
15 North Cameron Street
Winchester, Virginia 22601
www.winchesterva.gov

TEL: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782

December 23, 2009

DFC Architects, PC
Attn: Don Crigler
116 S Stewart Street 2nd Floor
Winchester, VA 22601

Dear Mr. Crigler,

On Thursday, December 17, 2009 the Board of Architectural Review acted on the following request:

BAR 09-431 Request of DFC Architects, on behalf of Oakcrest Companies, to get final approval of materials and colors at 314 S Kent St.

On a vote of 7-0, the Board approved 09-431 with the following comments:

1. Under porch lattice to be horizontal/vertical rather than diagonal;
2. 6 1/4" width siding boards with 5" exposure be used; and,
3. Decorative trim be retained/replaced in 2nd story reverse gable.

The decision of the Board may be appealed to the Common Council of the City of Winchester within 30 days of the Board's decision. Please do not hesitate to contact me should you have any questions at 667-1815, ext. 1420.

Sincerely yours,

A handwritten signature in black ink, appearing to read "V. Diem", is written over a faint, illegible stamp.

Vincent P. Diem, CZA
Zoning & Inspections Administrator

1

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- Standard white cam-action sash locks and matching white jambliner; optional bronzestone cam-action sash locks and matching beige jambliner available
- Routed finger lift-in bottom sash rail for easy operation
- Foam-filled weatherstripping on sash for air-tight performance and smooth operation



OPTIONS

GLASS OPTIONS:

Low-E, HP glass, tinted, obscure and tempered

GRILLE OPTIONS:

Grilles-between-the-glass (GBG) in 5/8" and 7/8" flat, 5/8" sculptured, 1" contoured styles; 7/8" and 1 1/4" simulated-divided-lite (SDL); 5/8" and 1 1/16" removable grilles

PRODUCT CONFIGURATION:

Singles, twins, combinations, 30° and 45° angle bays, side lites, stationaries and a wide selection of architectural shapes

COLOR OPTIONS:



THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Value	SHGC	VT
5/8" IGU Clear	2.08	0.48	0.58	0.61
5/8" IGU Low-E	2.78	0.36	0.28	0.52
5/8" IGU HP Glass	3.13	0.32	0.27	0.52

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R VALUE: Restrictive ambient air flow; U VALUE: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

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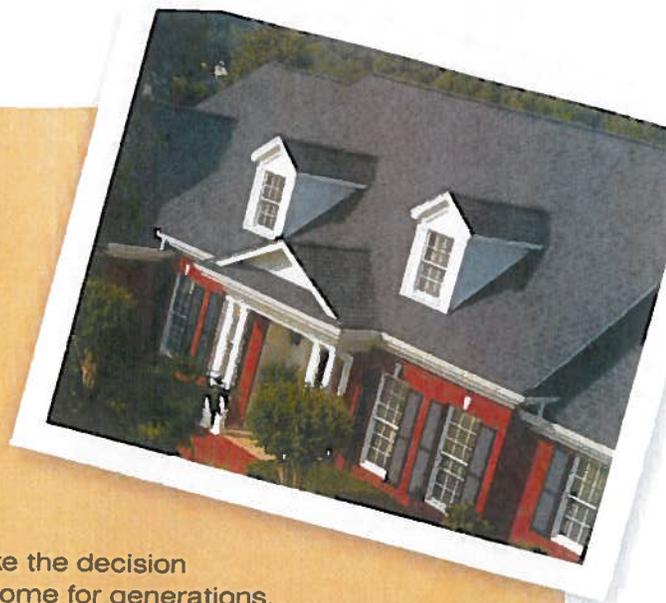
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and your peace-of-mind intact for years to come with a transferable warranty
that's a leader in the industry.



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Moire Black

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the shingle, the more depth, thickness
and dimension it offers. All four
offer the exceptional value of the
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streaking that can be caused by
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- Lifetime limited warranty

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Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance

Quality Standards:

- ICC-ES-ESR-1389

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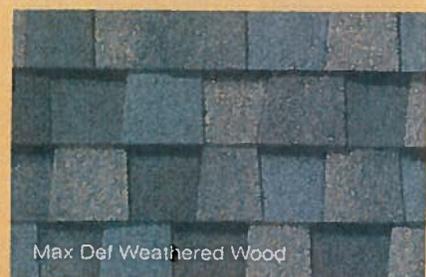
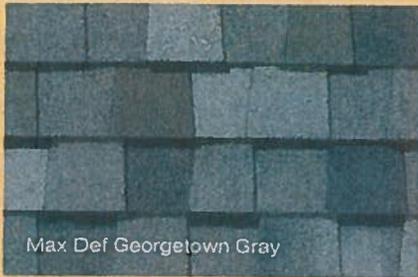
warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter™ warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

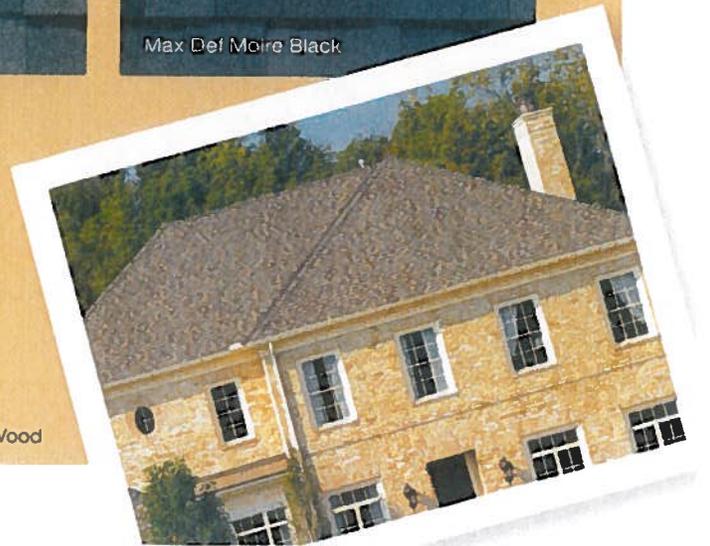
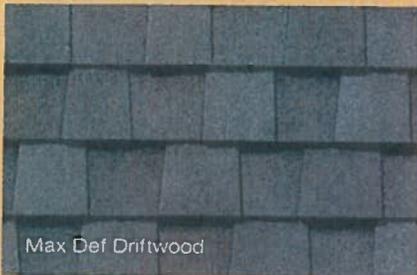
See actual warranty for specific details and limitations.

LANDMARK PRO color palette

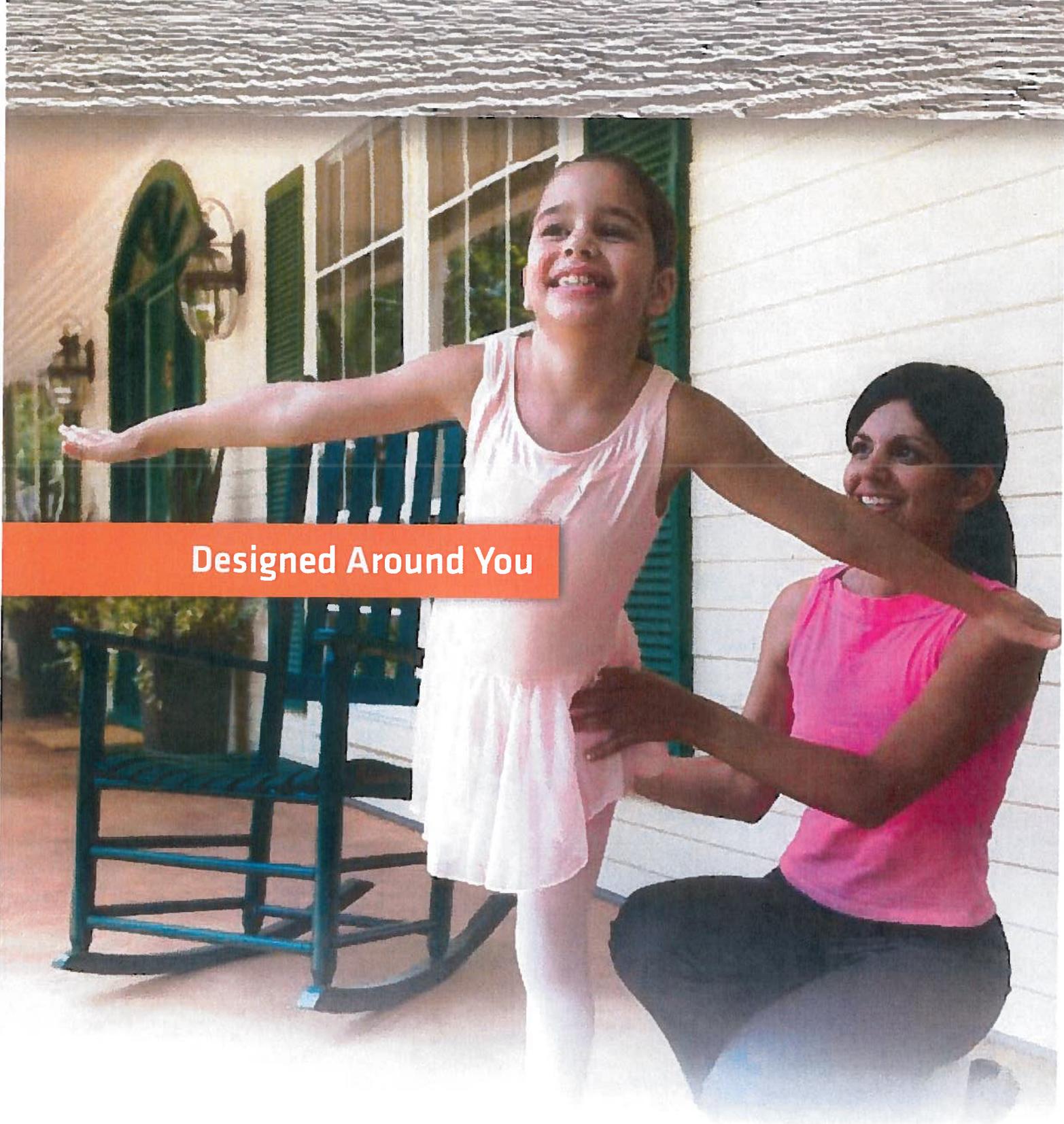
max def colors - Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.



X



Shown In Max Def Weathered Wood



Designed Around You

SIDING



SMARTSIDE[®]
TRIM & SIDING

LP® SmartSide® trim and siding products are made from premium engineered wood for exceptional durability and beauty. Unlike wood siding, LP SmartSide products provide the protection you need from the elements. Smart homeowners know LP SmartSide trim and siding products are the right choice for lasting beauty and curb appeal.



FACT:

LP SmartSide products have been installed on nearly 3 million homes since 1996 without a single documented claim of rot or decay!



Defining A Beautiful Home

LP SmartSide trim and siding help give your home the warm, natural look of real cedar without the worries. It's an upgrade from vinyl siding and a beautiful, durable alternative to fiber cement. Plus, LP SmartSide products are the perfect accent to brick, stone or stucco homes. With an extensive array of siding profiles, available in either cedar wood grain or smooth textures, you can make your home the ultimate reflection of your unique style.



Tough From The Inside Out

Every LP SmartSide product is manufactured with our proprietary SmartGuard® process to help resist decay, fungi and termites in even the harshest environments. To prove it, LP SmartSide products are subjected to intense performance testing in Hilo, Hawaii. Our samples are still performing after experiencing conditions comparable to decades of harsh exposure.



UNTREATED WOOD VS. LP® SMARTSIDE®



A Warranty That Protects Peace Of Mind

All LP SmartSide products come backed with an industry-leading, transferable, limited warranty.* It's the kind of warranty that protects your investment and peace of mind.

- 5-Year 100% Labor & Replacement on LP SmartSide Trim and Siding
- 50-Year Prorated Limited Warranty on LP SmartSide Trim and Siding Substrate



*See www.lpcorp.com for complete warranty details.

Simply A Smarter Choice

- Made of an engineered wood substrate, a renewable resource with a reduced environmental impact.
- LP® uses SFI(R) certified forest management and procurement systems, which help ensure wood comes from well managed forests.
- A cleaner, more efficient installation process with no silica dust, unlike fiber cement products.



There are so many reasons to have LP SmartSide trim and siding installed on your home. It's a beautiful choice that helps add true craftsmanship and warm appeal to any style of home.

For more information on LP SmartSide trim and siding, please visit www.lpcorp.com/smartside or call **888.820.0325**.

LP SMARTSIDE®
BUILDING PRODUCTS TRIM & SIDING

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BUILD WITH US.

LPZB0531



SMARTSIDE®

TRIM & SIDING

FLOORS | WALLS | ROOFS | NON-RESIDENTIAL STRUCTURES | SPECIALTY PRODUCTS | DESIGN SOFTWARE

LSL | LVL | OSB Sheathing | FlameBlock Fire-Rated OSB | LongLength OSB | SmartSide Trim & Siding | CanExel Siding | CarraraFinishes™ Built On LP SmartSide

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The LP SmartSide product line features a variety of lap siding solutions, all available in 16-foot lengths for fewer seams and faster installation. Lap offerings are available in three of our product collections. Each grouping offers a variety of unique styles and profiles.

Architectural Collection

Treated Fiber Substrate

- Colonial beaded lap
- Bold Profiles: 11-7/8" (double 5 and triple 4) and 15-7/8" (quad 4, triple 5, and double 8)
- Self-Aligning Lap Siding

Treated Strand Substrate

- Vented Soffit*

Precision Series

- Available in various widths: 5-7/8", 7-7/8", 11-7/8"
- 16' length results in faster installation
- Made of treated strand substrate
- Unique beveled edge for water shedding
- Cedar wood grain finish

Foundations

- Available in various widths: 5-7/8", 7-7/8", 11-7/8"
- 16' length results in faster installation
- Square edge
- Cedar and smooth finishes
- Made of treated fiber substrate

[Why Choose LP SmartSide Instead Of Fiber Cement?](#)

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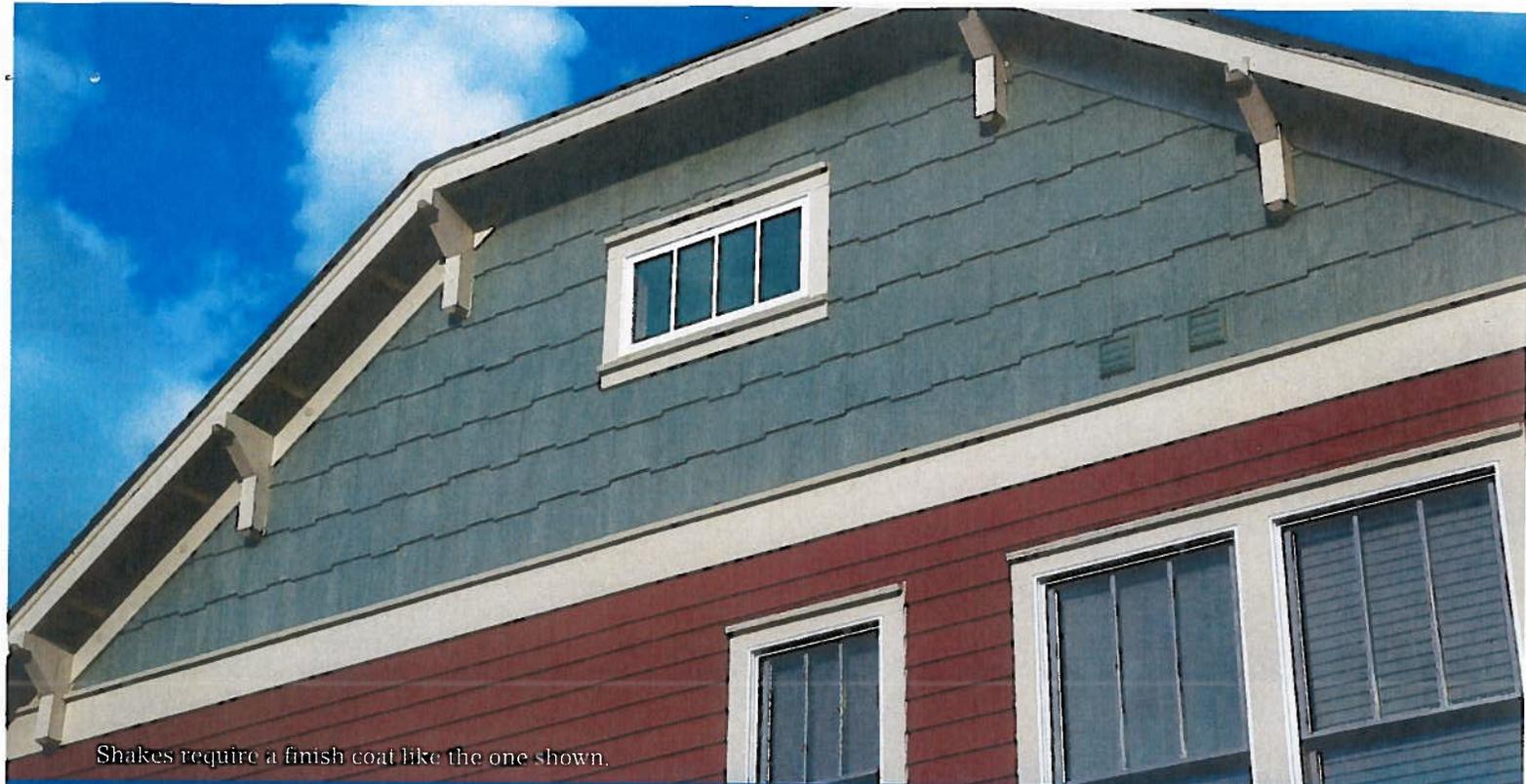
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Introducing Prefinish Solutions from LP Preferred Prefinishers



Shakes require a finish coat like the one shown.



SMARTSIDE®

TRIM & SIDING

Gable MATERIAL

- A truly Reversible shake offers superior design flexibility. The same panel can be used as a staggered edge or a straight edge.
- Fewer pieces per square than fiber cement shakes = less labor and easier to install.
- A 5-year, 100% labor and replacement feature and a 50-year prorated, limited warranty on the substrate.
- Durable - Made of treated engineered wood, LP SmartSide® products can withstand almost anything Mother Nature throws at them.
- Treated with our proprietary SmartGuard® process to help prevent fungal decay and termite damage.
- Pre-primed for exceptional paint adhesion.

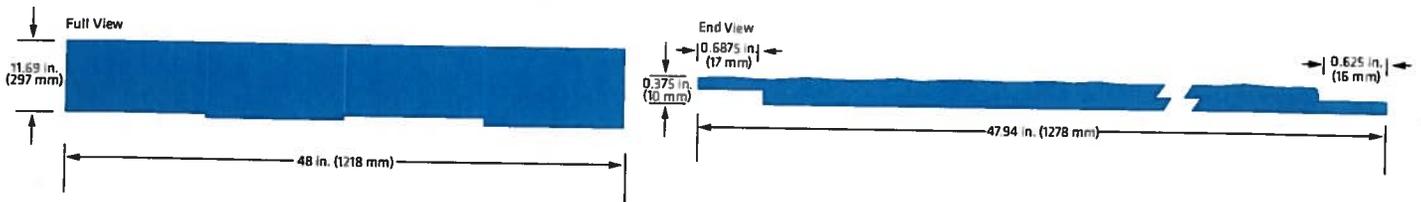




SMARTSIDE®

TRIM & SIDING

CEDAR SHAKES SPECS



TEXTURE	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS
TEXTURED	47.94 IN. (1218 MM)	11.69 IN. (297 MM)	0.375 IN. (10 MM)



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LP SmartSide Cedar Shakes are among the best-selling products within our distinctive [Architectural Collection](#). They offer an easy and affordable way to achieve the look of authentic cedar shakes, and they can be used on the entire home or as a decorative accent with any siding.

- Pre-primed for exceptional paint adhesion
- Available in 4' lengths for easy installation
- Less maintenance than traditional cedar
- Staggered and straight edges offer design flexibility

[Why Choose LP SmartSide Instead Of Fiber Cement?](#)

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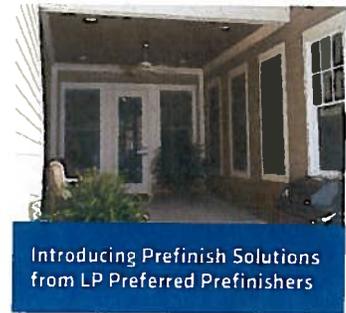
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Gable MATERIAL



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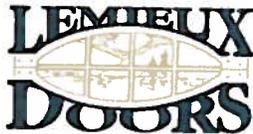
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Le Chateau doors

INTERIOR & EXTERIOR LE CHATEAU

Le Chateau lets you transform the ordinary into the extraordinary with a multitude of panel designs in a variety of beautiful stain grade wood species or primed.

This stunning collection of panel doors is available in almost an endless range of design combinations that will accentuate any room with its elegance. Our veneered MDF panels add strength and stability to our doors. These panels are resistant to cracks and leaks caused by thermal expansion and contraction. Advanced engineering of the stiles and rails results in a door that is not only lighter but requires no special screws for installation.

Le Chateau like all of our door categories is available in 17 species of wood with standard stave core, LVL core or Torrefied lumber up to 4/0 wide and 8/0 tall. Matching bifold doors are also available.

wood species

torrefied wood

mouldings & panels

LVL technology

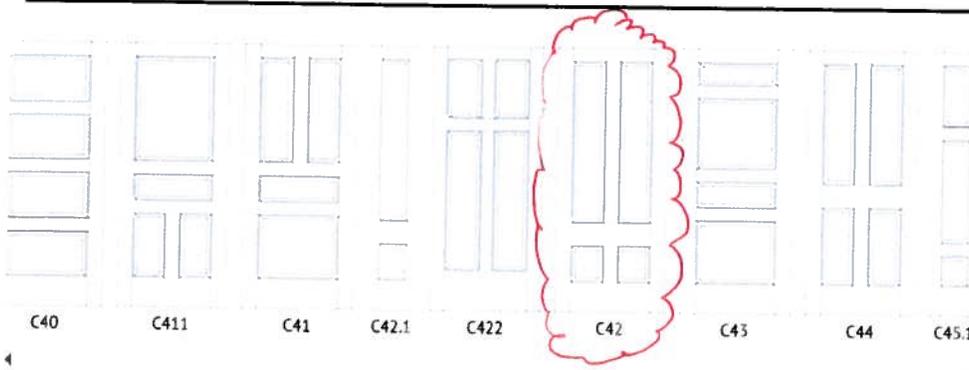
glass selection



Custom orders

Do you like the looks of a design but want to make it uniquely yours? We can do that! Choose the basic door design and tell us what to do...arch that panel, curve that rail, add some glass, make that panel smaller and that panel bigger. It all can be done to your satisfaction. Dress up any door by adding one of our 4 raised moulding patterns to your door. You tell us what you want.

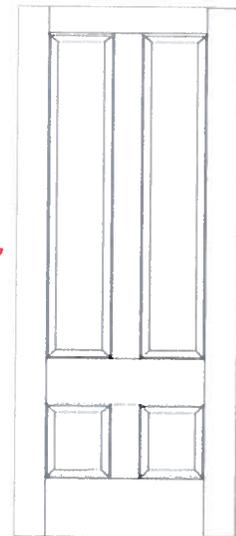
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Available species



FRONT &
REAR DOOR
SPECIES →
ASH



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TURN CRAFT

Wood Porch Posts

WPP

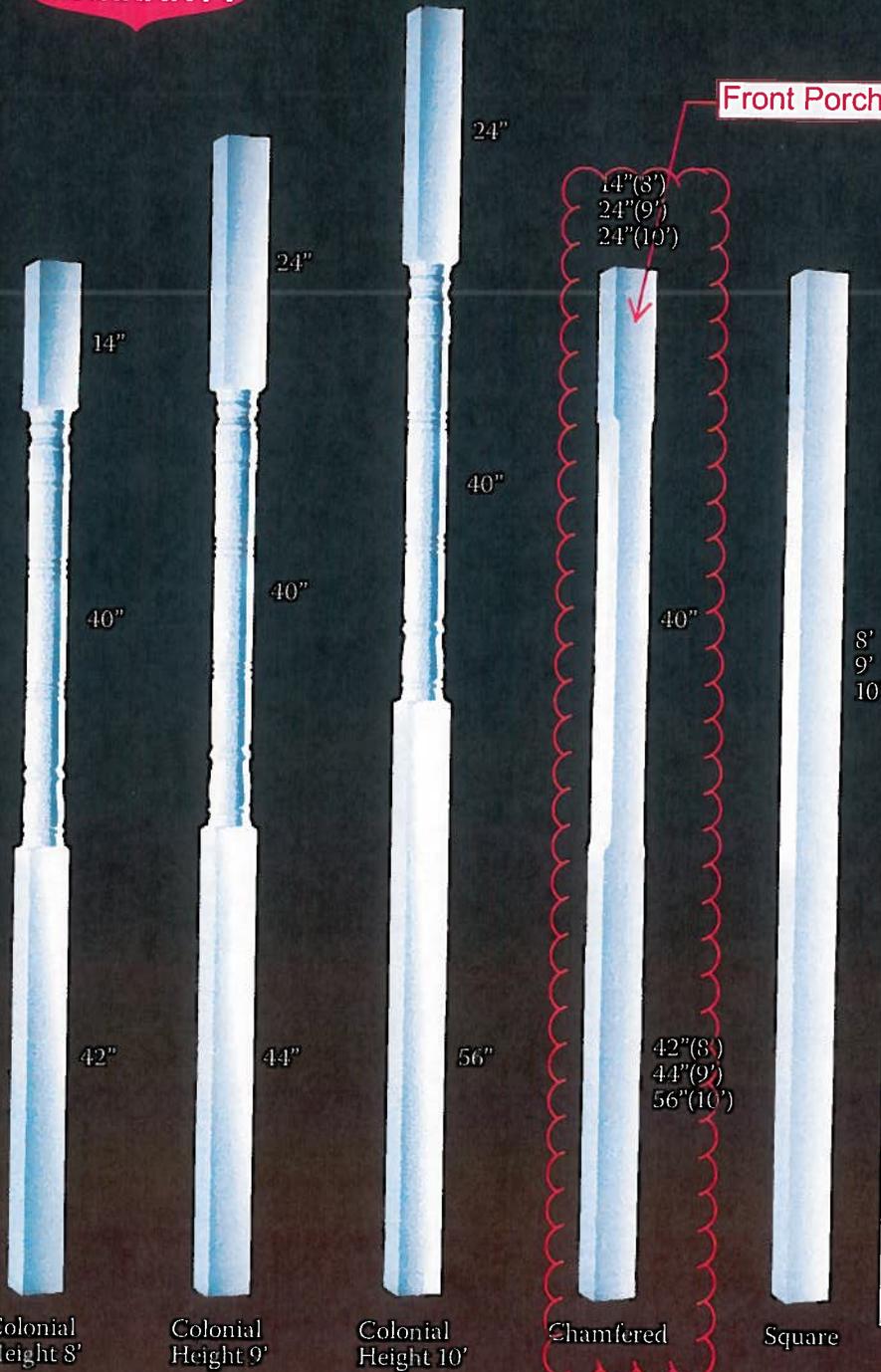
- REAL WOOD TURNINGS
- SANDED AND PRIMED FOR EASY FINISHING
- SPECIAL SEALER APPLIED TO BOTTOM OF POSTS
- QUICK-MOUNT FASTENERS
- POST DEFENSE LIMITED LIFETIME WARRANTY
- READY TO PAINT
- 4", 5" AND 6" SIZES
- 8', 9' AND 10' LENGTHS

LIMITED
LIFETIME
**POST
DEFENSE™**
WARRANTY

WPP

CHART KEY

- A: Item Number
- B: Width
- C: Overall Height
- D: Base Height



Front Porch Post

Colonial Porch Post			
A	B	C	D
D3148A	4"	8'	42"
D3049A	4"	9'	44"
D3410A	4"	10'	56"
D3158A	5"	8'	42"
D3059A	5"	9'	44"
D3510A	5"	10'	56"
D3168A	6"	8'	42"
D3069A	6"	9'	44"
D3610A	6"	10'	56"

Chamfered Post			
A	B	C	D
D8258AC	5"	8'	42"
D8259AC	5"	9'	44"
D8375AC	5"	10'	56"
D8268AC	6"	8'	42"
D8269AC	6"	9'	44"
D8380AC	6"	10'	56"

Square Porch Post			
A	B	C	D
D8248A	4"	8'	n/a
D8249A	4"	9'	n/a
D8370A	4"	10'	n/a
D8258A	5"	8'	n/a
D8259A	5"	9'	n/a
D8375A	5"	10'	n/a
D8268A	6"	8'	n/a
D8269A	6"	9'	n/a
D8380A	6"	10'	n/a

Load-Bearing Capacities	
Size	Lb.
4"	1,000
5"	3,000
6"	5,800

**POST SAVER™
MOUNTING BLOCKS**

Patent pending design.

Available in 3 sizes
(4", 5" and 6").

Works perfectly with Turncraft's
wood porch
posts.

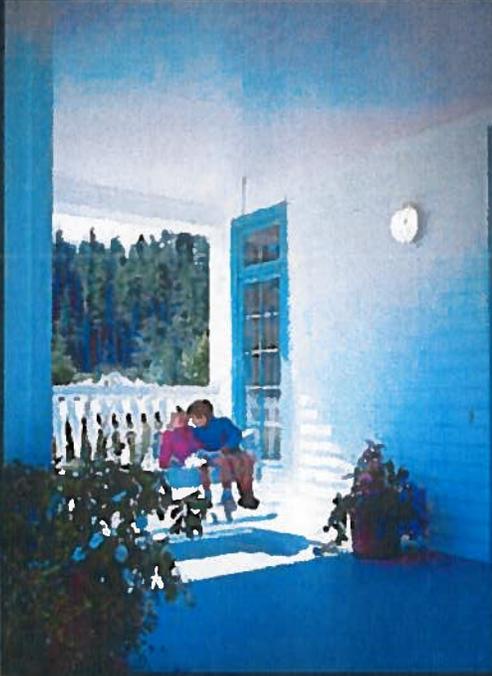


* Actual width is 1/8" less than nominal widths.

* Post can not be trimmed from the bottom and must be installed on a Post Saver™ or other elevated platform for limited lifetime warranty.

Porch FLOORING

STORMGUARD II *plus*



- C&Btr Southern Pine
- Treated with MCCQ* (Micronized Copper Quat)
- KDAT (kiln dried after treatment)
- 0.25 pcf retention
- Available in 1 5/16 x 3 1/8 face (8-16 foot long)
- Primed with a high quality mildew resistant oilbased primer. Ready for field topcoat
- Better corrosion protection for exterior code-approved fasteners and hardware
- Approved for aluminum contact

The porch has withstood the test of time as an icon of American architecture, adding comfort, distinction and value. Today's home designs incorporate the porch as a natural extension of the family's living space. Southern Pine flooring has enjoyed a long history in porch construction. The effects of moisture in contact with wood is a top concern when designing and building a porch. For more information on this subject please visit the Southern Pine Council Website

www.southernpine.com/flooringguide10.htm.



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New Duplex @ 314 S. Kent Street

BUILDER/OWNER

KSR, LLC & OakCrest Builders

DIVISION 1 - GENERAL NOTES

A.All construction shall be in compliance with the following code: "International Residential Code - 2006" and the 2006 Virginia USBC and in accordance with all local codes in which this project is built. The Use Group is R-5.

B.Design Loads:

- 1.Roof - 30 PSF (live load) plus 17 PSF (dead load) = 47 PSF.
- 2.First Floor - 40 PSF (live load) plus 10 PSF (dead load) = 50 PSF.
- 3.Second Floor - 30 PSF (live load) plus 10 PSF (dead load) = 40 PSF.
- 4.Decks - 40 PSF (live load) plus 10 PSF (dead load).
- 5.Slab on Grade - 50 PSF

C.Mechanical, Electrical, and Plumbing: All work shall be in compliance with local mechanical and plumbing codes. These systems shall be designed, drawn, submitted, and fully coordinated by the respective contractors with the architectural drawings. HVAC and plumbing contractor shall coordinate all openings in joist, trusses, etc., with general contractor before proceeding with any work.

D.Dimensions: Written dimensions on these drawings shall have precedence over scaled dimensions. Do not scale drawings. All window heads and cased openings shall be set at 6'-8" above finished floor unless otherwise noted. Shop drawings must be submitted to the Owner before proceeding with fabrication. All interior dimensions are taken from face of stud to face of stud unless otherwise noted. All partitions with no dimension width noted shall be considered as 3-1/2" actual (2x4 nom. wood studs). Minimum 3/4" air space between inside face of brick and face of sheathing on brick veneer construction. Exterior studs shall align with exterior face of foundation wall, unless otherwise detailed.

1.Dimensions given for doors, windows, transoms, sidelites, etc. are nominal. General Contractor and manufacturer's to coordinate all dimensions concerning doors/windows and their openings prior to fabrication and construction.

2.The Contractor shall verify all dimensions, grades, boundaries and construction before proceeding with the work and he shall immediately report any discrepancies to the Architect and/or Owner.

E.Where drawings are in conflict with other drawings, specifications, or details, the Contractor shall notify the Architect for clarifications prior to fabrication or installation.

F.Provide transition strips at all changes in floor finish.

G.All closets to have same finish as in the adjoining room.

H.Provide 22"x30" attic access with pull chain light in attic.

I.Provide plumbing fixture access panel at each tub and shower enclosure.

J.Provide handrails 32" above stair nosing or per plans.

K.Provide nominal 2x fire blocking at eight foot intervals.

L.Provide overflow pans and drains with washer and/or water heater when located above a finished space.

M.Provide a minimum of 6'-9" head clearance for all stairs.

N.Provide soffit vents and ridge vent or gable end vents as shown on drawings.

O.All receptacles at kitchen counters, vanities, and refrigerator to be 42" AFF.

P.Provide G.F.L. receptacle for bathrooms in accordance with N.E.C.

Q.Provide freeze-proof hose bibs in front and rear or in locations shown on the plans.

R.Provide 1-1/2" condensate line from water heater and air handler under slab to positive outfall or sump pit.

S.Provide smoke detectors at each floor level: Detector shall be integrated with electrical system to respond simultaneously on all floors.

T.Mechanical, plumbing, and electrical contractors shall be required to seal all horizontal and vertical penetrations in floors and exterior wall caused by their trades.

U.Sheathing penetration caused by erection shall be patched and repaired according to manufacturer's specifications.

V.All steel angles in masonry wall to be painted and flashed with 20 MIL PVC.

W.All wood less than 8" above grade shall be pressure treated. All wood in contact with concrete to be pressure treated.

X.Any walks or stoops with over three (3) risers or 30" above finished grade must have a handrail and/or guardrail (32" above nosing).

Y.Slope all stoops/porches/walks and garage slabs 1/8" per foot away from house to drain or as noted on plans.

Z.All headers to be 2x12 with 1/2" plywood shim between unless noted otherwise.

AA. Exterior stairs (concrete) are based on 7 3/4" risers and 10" treads.

DIVISION 2 - SITEWORK

These requirements may be superseded by more stringent information contained in the site plan drawings. The more stringent requirement shall be followed.

A.Soil Bearing Capacity: Minimum assumed 1500 PSF, field verify under all footings and unreinforced slabs. Owner shall verify that this bearing capacity is available for each residence.

B.Water Table: 2'-0" below bottom of all concrete slabs and footings(min.).

C.Soils: Footings, foundations, walls, and slabs shall not be placed on or in marine clay, peat, or other organic materials.

D.Backfilling:

1.Do not backfill against foundation walls until first floor subfloor is in place. Take all necessary precautions to brace and protect foundation walls when backfilling. Backfill material shall be clean earth, free from trash and debris. All precautions should be taken for adequate drainage prior to and after such backfilling (All floor decking must be in place prior to backfilling).

2.Freeze-drainage backfill shall be used against foundation walls. Equivalent fluid pressure of backfill not to exceed 30 PSF. If backfill pressure exceeds 30 PSF, then walls shall be designed for actual pressures by structural engineer. All foundation wall backfill under slabs where distance from edge of wall to edge of undisturbed soil exceeds 16", but is less than 48" shall be clean, porous soil compacted in 8" layers to 95% density per ASTM 1557, or provide #4 rebars @ 24" o.c., 12" beyond edge of undisturbed soil and 12" into foundation wall. Use of compacted fill must be inspected and verified by an independent testing laboratory approved by the local jurisdiction.

E.Drain Tile: Provide 4" continuous drain tile around perimeter of foundation. Location to be determined by local codes for inside or outside of foundation.

F.Radon Preventative Construction: Any reference to radon preventative construction shown on these plans has been indicated at the Owner's direction and therefore the Architect does not warrant the effectiveness nor certify its design adequacy of said construction.

DIVISION 3 - CONCRETE/FOUNDATIONS

A.Concrete:

- 1.Minimum Compressive Strength of Concrete shall be 3,000 PSF at 28 days. All exterior concrete shall be air entrained.
- 2.Reinforcing steel -- ASTM A-615, grade 60.
- 3.WWF/WWM -- ASTM 185.
- 4.Maximum slump -- 5".
- 5.All concrete work shall conform to ACI-318.

B.Footings:

1.Bottom of all footings shall extend below frost line of the locality, no less than 2'-6" below the finished grade, and minimum 12" below existing grade.

2.Footings for the following walls are the minimum required:

a.8" masonry or concrete wall -- 18"x8" deep.

b.10" masonry or concrete wall -- 22"x10" deep.

c.12" masonry or concrete wall -- 24"x12" deep.

d.Masonry piers and chimneys -- footings shall have 6" projections x 12" depth. Where the drawings indicate a greater footing size, the greater size shall be used.

C.Concrete Slabs: All concrete slab-on-grade construction shall be 4" thick on 6 mil polyethylene film with 6"x6" - W14 welded wire mesh lapped 6" over 4" gravel bed. Fill under slabs shall be of approved materials and shall be compacted in 8" layers to 95% maximum density.

D.Concrete Foundation Walls: Shall be reinforced with #4 rebars @ 24" o.c. horizontally or per local codes. Equivalent fluid pressure equals 30 pcf (Maximum unbalanced fill height = 7'-0" from top of slab).

DIVISION 4 - MASONRY

A.Materials:

1.Mortar: Type "S", ASTM C270.

2.Hollow CMU: ASTM C90.

3.Face Brick: ASTM C216.

4.Color of mortar and brick type as selected by Owner.

5.Hollow masonry walls shall have 1 solid course under bearing of joists or lintels. Bond all masonry with metal joint reinforcement every 16" vertically. Walls with unbalanced fill height = 4'-0" or less shall be 8" thick masonry; walls with unbalanced fill height greater than 4'-0" and less than 7'-0" shall be 12" thick masonry; 7'-0" shall be 12" thick masonry reinforced with #4's @ 24" o.c. into the footing to the top of wall with cells or voids filled with pea gravel concrete. Tie all brick veneer to wood stud back-up with 16 gauge galvanized corrugated metal ties at 16 o.c. vertically and 24 o.c. horizontally (maximum). All masonry shall be protected from freezing for not less than 48 hours after installation, and shall not be constructed below 35° F without taking necessary precautions to prevent freezing. No anti-freeze shall be added to the mortar.

6.Concrete masonry unit shall meet ASTM C-90 Grade A solid block ASTM C-145 Grade B. Shapes as required 28 days old before installation, minimum net compressive strength of block to be 2000 PSI.

a.Parging -- not less than 3/8" Portland cement parging from footing to finish grade. Parging shall be covered with a coat of approved bituminous material applied at the recommended rate below grade.

b.Extreme care and proper measures shall be used so as not to damage, bulge, or tip wall due to any superimposed pressure; shoring, bracing, etc. shall be employed until the full dead load of the building is on the walls, and all floor diaphragms are in place.

c.Masonry Lintels: Provide one 4"x8" lintel for each four inches of wall thickness of 8" wall. Reinforce each lintel unit with two #4 bars at top and bottom with #2 ties spaced 9" o.c., unless otherwise noted. Precast lintel to have minimum 8" bearing at each end (maximum deflection = L/600).

d.Use type "M" mortar for masonry below grade in contact with earth.

B.Masonry Fireplaces: Shall be constructed of solid masonry units or of reinforced concrete with walls not less than 4" thick. Chimneys shall be lined with fireclay flue liners set in mortar not less than 5/8" thick to resist a temperature of 1800° F without cracking or softening. For a fireplace opening less than 6 square feet, the hearth extension shall extend not less than 16" in front of and at least 8" beyond both sides of the fireplace opening. For a fireplace opening equal to or greater than 6 square feet, the hearth extension shall extend not less than 20" in front of and at least 12" beyond both sides of the fireplace opening. Termination of the chimney shall extend at least 3'-0" above the highest point where the chimney passes through the roof, and at least 2'-0" higher than any portion of the building within 10'-0".

DIVISION 5 - METALS

A.All structural steel shall conform to ASTM A 572 Grade 50. No holes are permitted in steel beams unless approved by a certified structural engineer.

B.All welds shall comply with AWS D1.1-80.

C.All required steel anchor straps and joist hangers shall be constructed of code approved galvanized steel.

D.All connections shall be AISC standard.

E.Adjustable steel columns shall be minimum 11 gauge galv., 34 KSI yield and an ultimate strength of 45 KSI, manufactured in accordance with BOCA Legacy report No. 88-73 and have a minimum 8"x4"x1/4" bearing and cap plate unless otherwise noted. Screw jack should be incased in concrete or tack welded after installation. Capacity rating should be designated on column.

F.Lintels for brick veneer walls: Provide minimum 4" bearing at each end as follows:

Up to 4'-0": 3"x3x1/4" 3" Horizontal

4'-0" to 5'-6": 4"x3-1/2"x5/16" 3-1/2" Horizontal

5'-6" to 7'-6": 5"x3-1/2"x5/16" 3-1/2" Horizontal

7'-6" to 9'-0": 6"x3-1/2"x5/16" 3-1/2" Horizontal

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A6	BUILDING SECTION & WALL SECT.
A7	ELECTRICAL PLANS

G.Flitch beam shall be sized as indicated on drawings, using #2 Hem-Fir minimum and A-36 steel plate. Use two rows of 1/2" DIA. through bolts 2" from top and bottom; space 16" o.c. at top and 32" o.c. at bottom. Begin bolt rows at 6" from ends.

DIVISION 6 - WOOD

A.Wood Framing: All framing lumber (joists, headers, and trimmers) shall be #2 - HEM Fir, 19% M.C., Fb = 1150; Fv = 75; E = 1,400,000 PSI. Wall studs shall be SPF stud grade lumber or better. Structural joists shall be in accordance with NDS and NFOPA. All 4x4 or 4x6 (NOM) wood posts shall be SYP Grade 2 or better. Laminated beams (LVL): Fb = 2800 PSI/E=2,000,000 PSI/Fv = 285 PSI.

B.1.Open-Web Trusses: Premanufactured wood trusses shall be designed and fabricated in accordance with TPI recommendations to carry all dead and live loads as noted above. Live load deflection shall not exceed L/480 for floor trusses and L/360 for roof trusses. The supplier shall provide all required hangers, hold-down clips, shear panels, and other special hardware as indicated by truss manufacturer. The Contractor shall submit erection drawings and shop drawings to the engineer or Architect prior to fabrication. All shop drawings shall be signed and sealed by a Professional Engineer registered in the State where the job is to be built. All trusses shall be installed and braced in accordance with the manufacturer's instruction and TPI recommendations. When a 2x ribbon rather than a full-height solid band is used at bearing walls, studs shall align vertically and solid blocking (2x4 cripples) or a ladder truss must be used to transfer loads from floor to floor. Provide additional cripples to match jacks above under all window and door openings.

2.Prefabricated Floor Joists: Prefabricated floor joists shall meet IBC and IRC requirements and shall be approved by a recognized testing agency. They shall be designed to carry all dead and live loads as noted above. Live load deflection shall not exceed L/480. Manufacturer's erection drawings shall show all required hangers, shear reinforcement, blocking panels, and any other special details to be used with their product. Erection drawings shall be submitted to the engineer for approval prior to erection. All prefabricated floor joists shall be installed and braced in accordance with the manufacturer's instructions.

C.1.All structural wood exposed to outside, unprotected or bearing directly on concrete, shall be pressure treated with approved materials to resist decay and infestation by termites and moisture or shall be painted or wrapped in vinyl/aluminum. All pressure treated wood shall meet A.W.P.I. standards. All exterior deck fasteners shall be triple galvanized or per the wood manufacturer's recommendations.

2.All wall sill plates shall be minimum 2x4 pressure treated and shall be anchored into foundation walls with 1/2" diameter anchor bolts w/ a 10" imbedment in the poured-in-place concrete foundation wall or 15" into grouted CMU. Minimum 3 anchors per 8' section of plate. Maximum spacing of anchors 6'-0", and anchors placed 12" from end of each plate maximum or per manufacturer's recommendations.

3.All exterior wood framework supported on approved foundation walls shall be minimum 8" above finish grade.

4.All wood framed exterior corners shall be laterally braced 4'-0" each direction from the corner with nominal 1/2" exterior plywood or other approved structural membrane or approved galvanized steel corner bracing and shall comply with R 602.10 Wall Bracing.

5.Provide continuous double top plates at all bearing wall studs. All splices shall occur over studs. Use (2) 2x4 SPF #2 or better for all bearing walls, and under floor joists unless otherwise noted. Use SYP #2 KD-15 top plates for floor joists spaced 19.2" o.c. or 24" o.c. with spans greater than 18'-0" and at all roof trusses with spans up to 32'-0". For roof truss spans greater than 32'-0", use (3) 2x4 top plates SYP #2 KD-15 or add stud under each truss.

CONT'D. SHEET "S"

Cover Sheet,
Index, &
Spec's

New Duplex at
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December 2009

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6. Provide blocking between all joists, 2x12 or greater, at intervals not to exceed 8'-0".

7. See Typical Jack Schedule on the Framing Plans.

8. All bearing partitions shall be 2x4 studs at 16" o.c. or as noted.

9. All framing shall be detailed and installed in accordance with NFOPA Manual for House Framing, Dec., 1979.

10. All wood posts labeled "continuous" (cont.) shall be continuous from under side of beam to concrete or steel bearing.

11. Where joists run parallel with a basement wall, use joist tee anchors at center span of joist, and engage at least three (3) joists. Provide solid blocking at 4'-0" o.c. between rim joist and first interior parallel joist.

12. Where plumbing lines penetrate any element of a bearing wall (double top plate, sole plate, or stud) such penetration shall be properly braced with 20 gage metal.

13. Plywood: All plywood used structurally shall meet the performance standards and all other requirements of American Plywood Association standards for that type, grade, and species of plywood and shall be so identified by an approved testing agency.

14. Frame Chimneys: Frame chimneys shall be constructed of minimum #2 SPF studs, maximum 16" o.c. Use 2x4's if chimney extends less than 8' above roof; otherwise use 2x6's. Sheath with nominal 1/2" APA rated sheathing continuous across plates and joists; glue and nail with 8d nails at 6" o.c. Secure to roof. Studs must be continuous across roof intersection.

15. Fire stops: Fire stop all duct chases, bulkheads, laundry chutes, metal flues, and all shafts at each floor. All partitions over 8' shall have fire block installed at the sheathing break. Blocking: All joist ends shall be blocked either with continuous band or cut blocks.

16. Scissor trusses shall be anchored to double top plates with Simpson #TC24 truss connectors or equivalent.

17. Add joist under full height walls where wall extends more than half the span of the joist.

D. Sub-Floor/Underlayment: Plywood subfloor shall be glued and nailed to floor framing with APA approved elastomeric structural adhesive and 8d ring shank or spiral thread nails spaced at 6" o.c. at panel edge and 10" o.c. at intermediate support. Add joist under full height walls where wall extends more than half the span of the joist. All sheathing shall be installed per APA recommendations.

1. Sub-floor shall be 5/8" T & G Plywood ("Sturdi-floor") for 16" o.c. spans, or approved equal and 3/4" T & G Plywood ("Sturdi-floor") for 19.2" and 24" o.c. spans, or approved equal.

E. Roof Sheathing: APA rated Sheathing Exposure 1 or 2). All sheathing shall be installed per APA recommendations.

1. Roof sheathing shall be 1/2" T&G Plywood or 3/8" Plywood with leveling clips at 24" O.C.

F. Exterior Deck Railings: All protective railings at platforms, landings, or retaining walls greater than 30" above the floor or grade below shall be 36" minimum above the floor level. Vertical bars shall not be over 4" clear opening between bars. They shall be designed to comply with IRC SECTION R312 GUARDS.

G. Interior Railings: All protective railings at platforms, landings, and stairs shall be 36" above the base. Vertical bars shall not be over 4" clear opening between bars. Railing heights shall be 36" high at platforms and 34" at stairs. They shall be designed to comply with IRC SECTIONS R311.5.6 Handrails and SECTION R312 GUARDS.

H. Linen Closets: Shall have 3 wood shelves 1'-0" deep (unless otherwise noted). First and second shelf shall be installed 18" and 36" A/PF respectively. Shelves 3, 4, 5 installed @ 12" o.c.

I. Stair Design Live Load: Stairs shall be designed for 40 lb./sq. ft. live load and a concentrated load of 300 lbs applied over 4 square inches.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

A. Insulation:

1. Roof (Attic)	*R-56	Batt or Blown (Class III Flame Spread 76-200).
2. Walls (Exterior)	*R-13	3-5/8" Batts with Integrated Vapor Barrier at 2x4 Stud Walls, (Vapor Barrier on Interior Side).
	*R-19	6" Batts with Integrated Vapor Barrier at 2x6 Stud Walls, (Vapor Barrier on Interior Side).
3. Floor and Soffit (Cantilevered Floors and Garage Ceilings)	*R-27	9" Batt Insulation.
4. Perimeter (Slab)	*R-7	Extruded Polystyrene Closed Cell Rigid Exterior Grade. To Extend 2'-0" Vertically and 2'-0" Horizontally.
5. Foundation Wall	*R-11	Batt Insulation to Extend 2'-0" Below Finished Grade.
6. Sill Plate		1/2" Thick Fiberglass Between Sill and Foundation.
7. Crawl Space	*R-19	6" Batt Insulation Between Joists.
8. Cathedral Ceilings	*R-27	9" Batts Between Trusses or Rafters.

*Insulation values (R) noted above are minimum only.

B. Roofing: Cedar Shakes 1/2" medium "Certi-Split" with 10" exposure over 30# felt or 330# fiberglass based asphalt shingle over 15 lb. felt. Provide eave flashing to a point 12 inches inside of interior face of wall line.

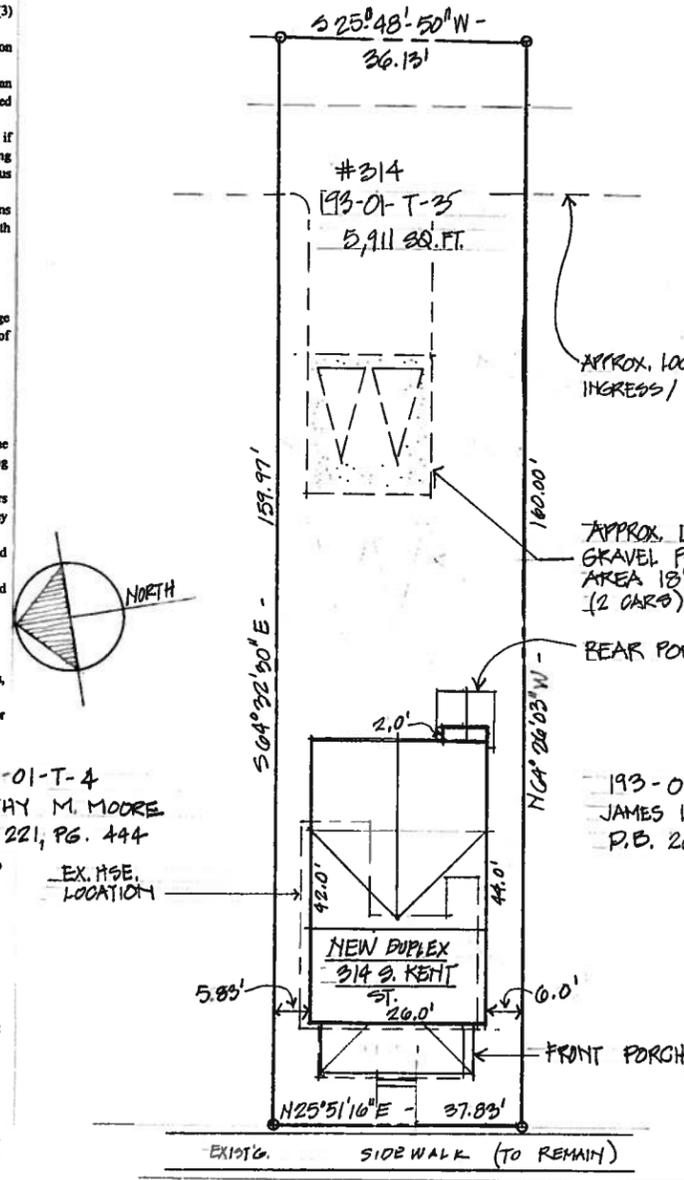
C. Wall Sheathing: 5/8" Gypsum Exterior Sheathing or 5/16" OSB/Plywood Structural Sheathing.

D. Siding: Color as selected by Owner.

E. Gutters: .032" prefinished aluminum.

Leaders: .024" prefinished aluminum to concrete splash block.

F. Dampproofing: Apply one coat of asphalt emulsion to exterior of all below grade walls at basement conditions. When habitable space occurs below grade provide additional minimum 6 mil poly moisture retarder on exterior. Lap joints 6" minimum.



Site Plan
1/16" = 1'-0"

DIVISION 8 - DOORS AND WINDOWS

A. Sizes as indicated on plans and as selected by Owner.

B. Screens: Every window opening to an outdoor space used for ventilation shall be supplied with insect screens. No screens required on doors when house is air conditioned.

C. Garage Access Doors: All doors between the house and garage shall be 1-3/8" solid core wood, 1 3/8" steel solid or honeycomb core or shall be 20 minute fire-rated.

DIVISION 9 - FINISHES

A. Drywall: 1/2" tapered edge gypsum board, applied, taped and finished in accordance with gypsum association GA-216 and ASTM C840.

B. The garage shall be completely separated from the residence and its attic by means of 5/8" type "X" gypsum board applied to the garage side.

C. Paint: Interior.

1. Ceilings - latex flat, 1 coat primer/sealer, 1 coat finish.

2. Walls - latex flat, 1 coat primer/sealer, 1 finish coat.

3. Trim - latex semi-gloss enamel, 2nd coat brush applied over one coat flat primer.

D. Paint: Exterior.

1. Trim - (1) coat primer (1) coat finish, exterior latex semi-gloss enamel. Color as selected by Builder.

E. Ceramic Tile:

1. All ceramic tile shall be installed per Tile Council of America specifications.

2. Baths - 4-1/4"x4-1/4" glazed tile unless otherwise noted, thin set application on 1/2" glass mesh mortar board. Provide base and miscellaneous trim. Tile color as selected by Owner. Provide marble threshold for transition between ceramic floor tile and other floor finishes or as selected by Builder.

3. Grout - commercial waterproof grout cement.

F. Resilient Floors: "no-wax" sheet vinyl resilient sheet flooring as selected by Owner.

G. Carpet and padding as selected by Owner.

DIVISION 10 - SPECIALTIES

A. Fireplaces: Pro-built U.L. approved selected by Owner, installed according to code and manufacturer's recommendations. Hearth extension shall not be less than 3/8" thick approved noncombustible material.

DIVISIONS 11 THROUGH 14 - NOT USED

DIVISION 15 - MECHANICAL

A. Kitchens and Bathroom Ventilation: All kitchens and bathrooms shall be vented to exterior. Mechanical ventilation may be omitted in bathrooms with operable windows.

DIVISION 16 - ELECTRICAL

A. Electrical Layout for Unfinished Basement: The electrical layout for the unfinished basement shall be as follows: Provide one (1) overhead fixture switched from the top of the first floor stair and three (3) overhead fixtures on pull chains as the Standard Unfinished Basement or Crawl Space Layout.

GENERAL NOTES:

- 1) Property boundary from survey done by Montgomery Engineering Group, Inc. dated March 20, 2006.
- 2) The property is zoned HR-1, Limited High Density Residential District, within the Historic Winchester Overlay (HW).
- 3) Use is proposed as a Two-Family Dwelling, pending a Conditional Use Permit approval.

Site Plan

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 Winchester, Virginia 22601

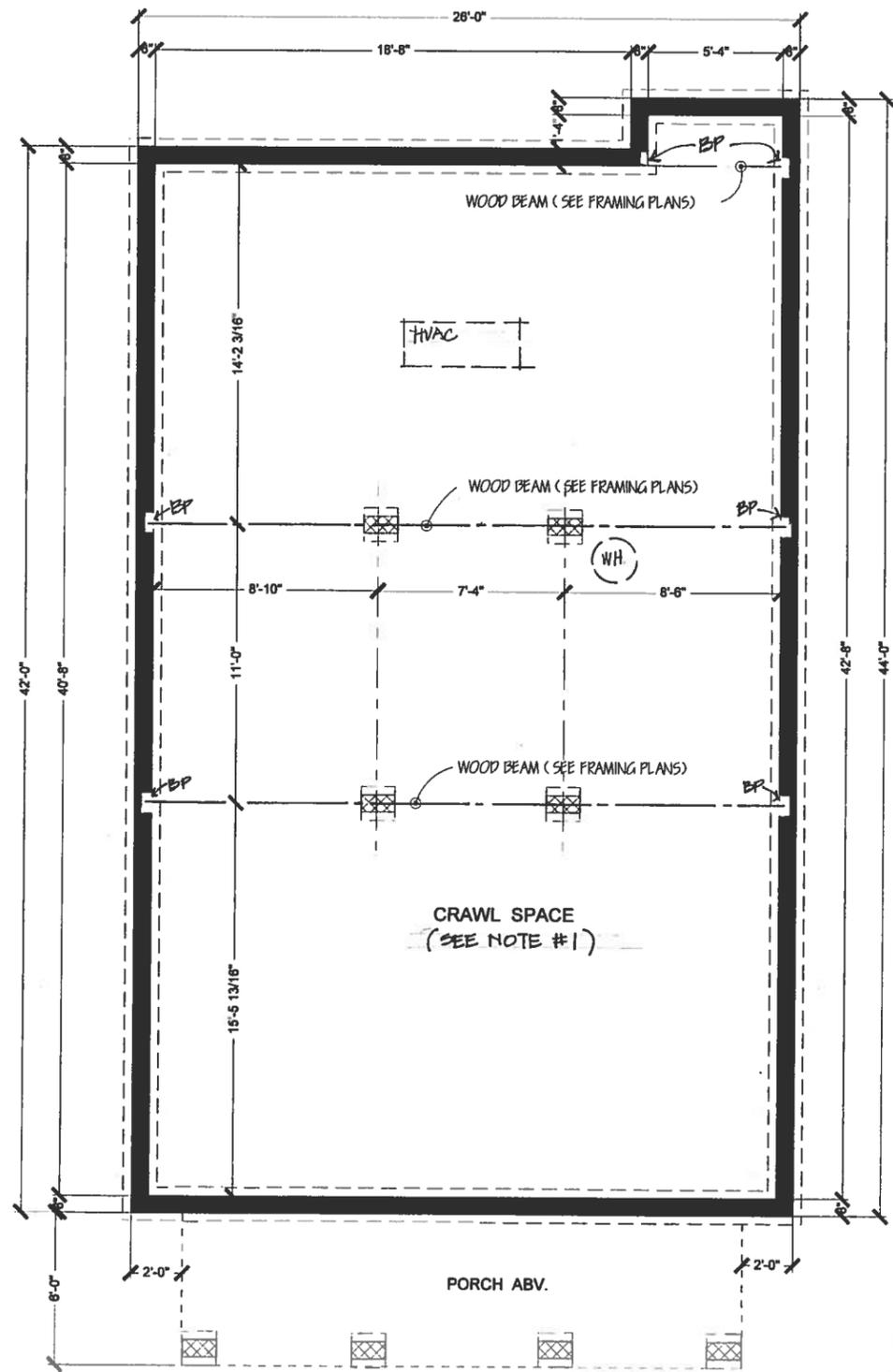
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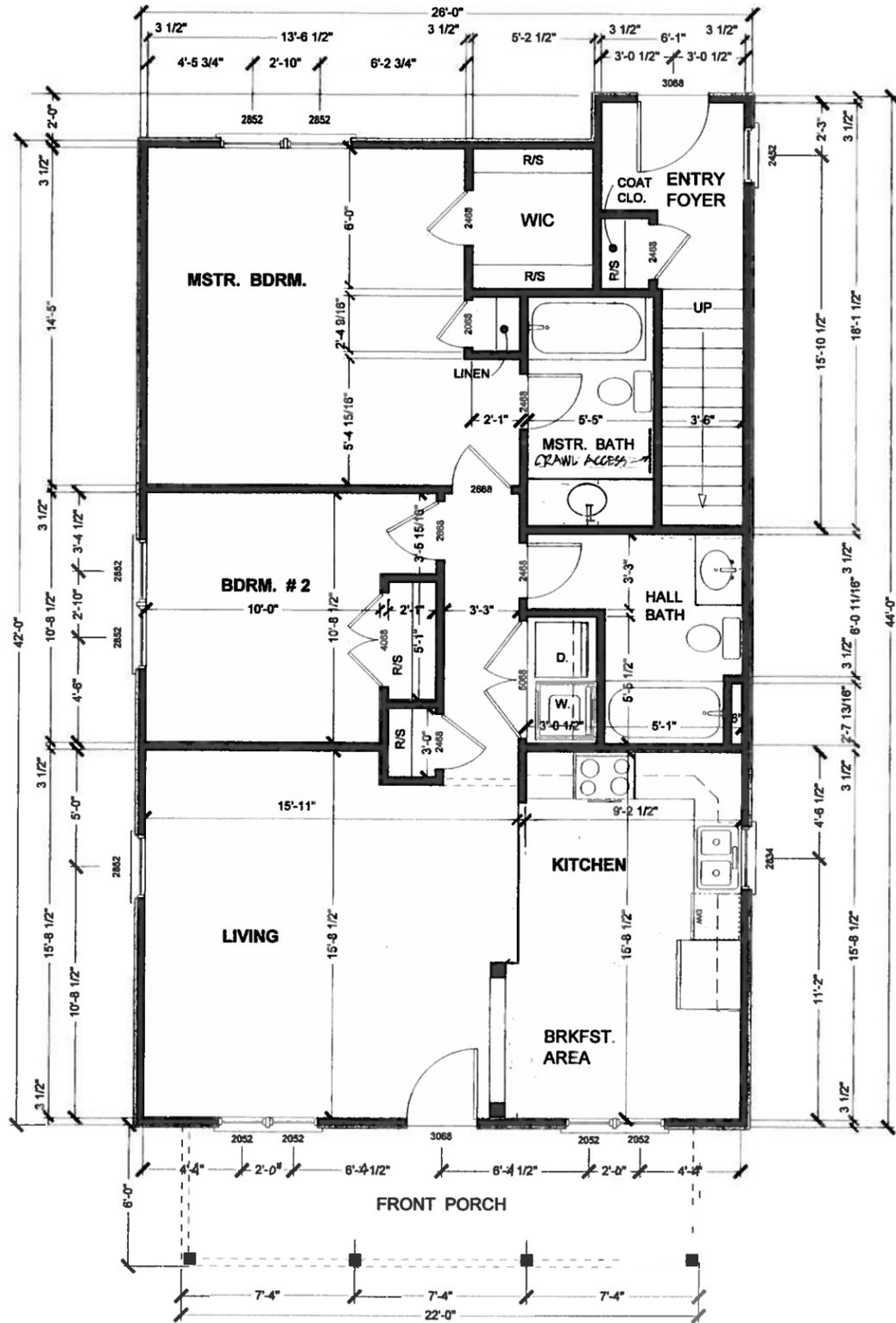
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Crawl Space Plan
1/4" = 1'-0"

NOTES:
1. CRAWL SPACE TO HAVE 6" BATT INSUL. FULL HGT. ON ALL EXT. WALLS



First Floor Plan
1/4" = 1'-0"

Crawl & First Floor Plans

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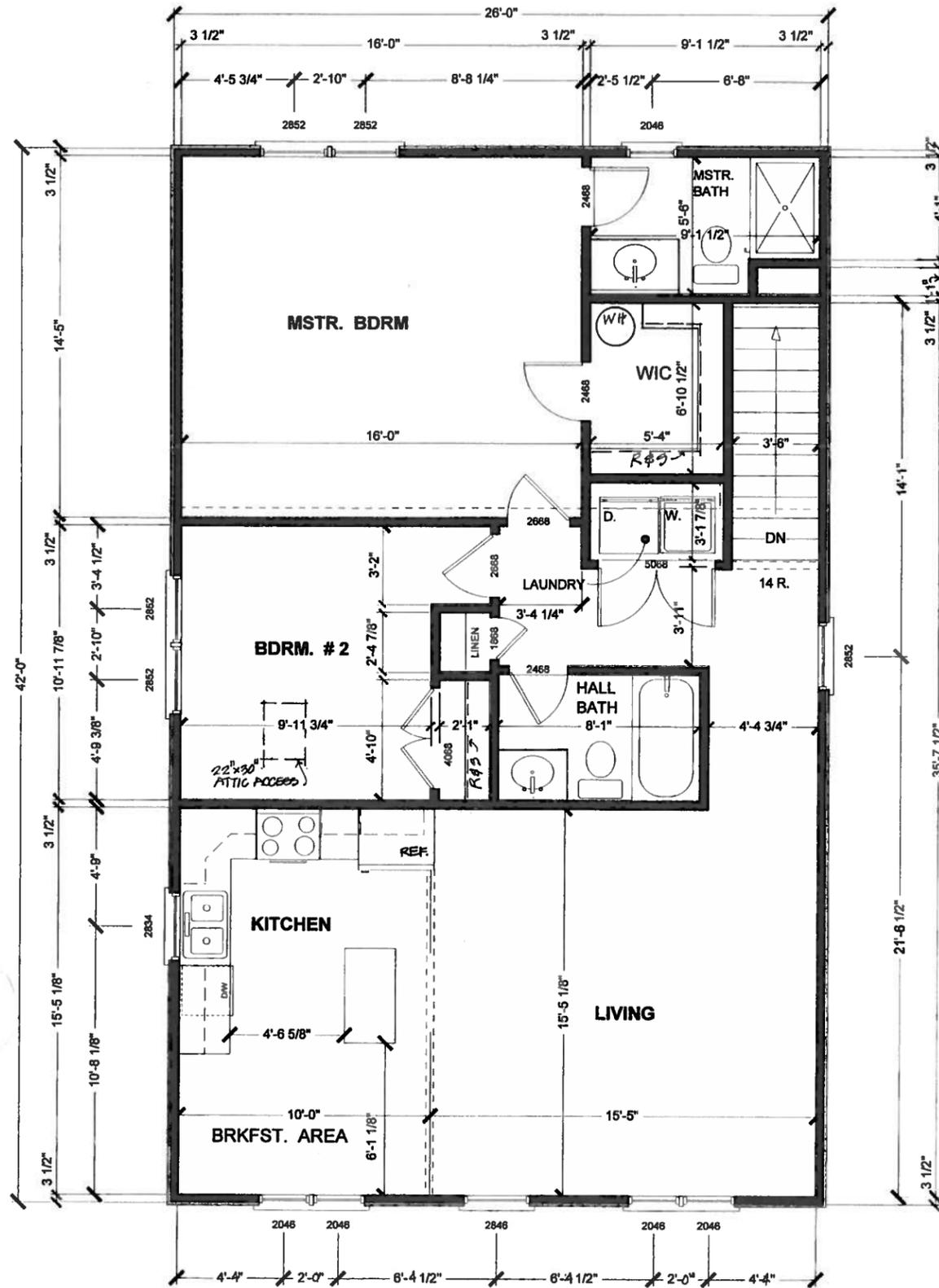
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Second Floor Plan
 1/4" = 1'-0"

**Second
 Floor Plan**

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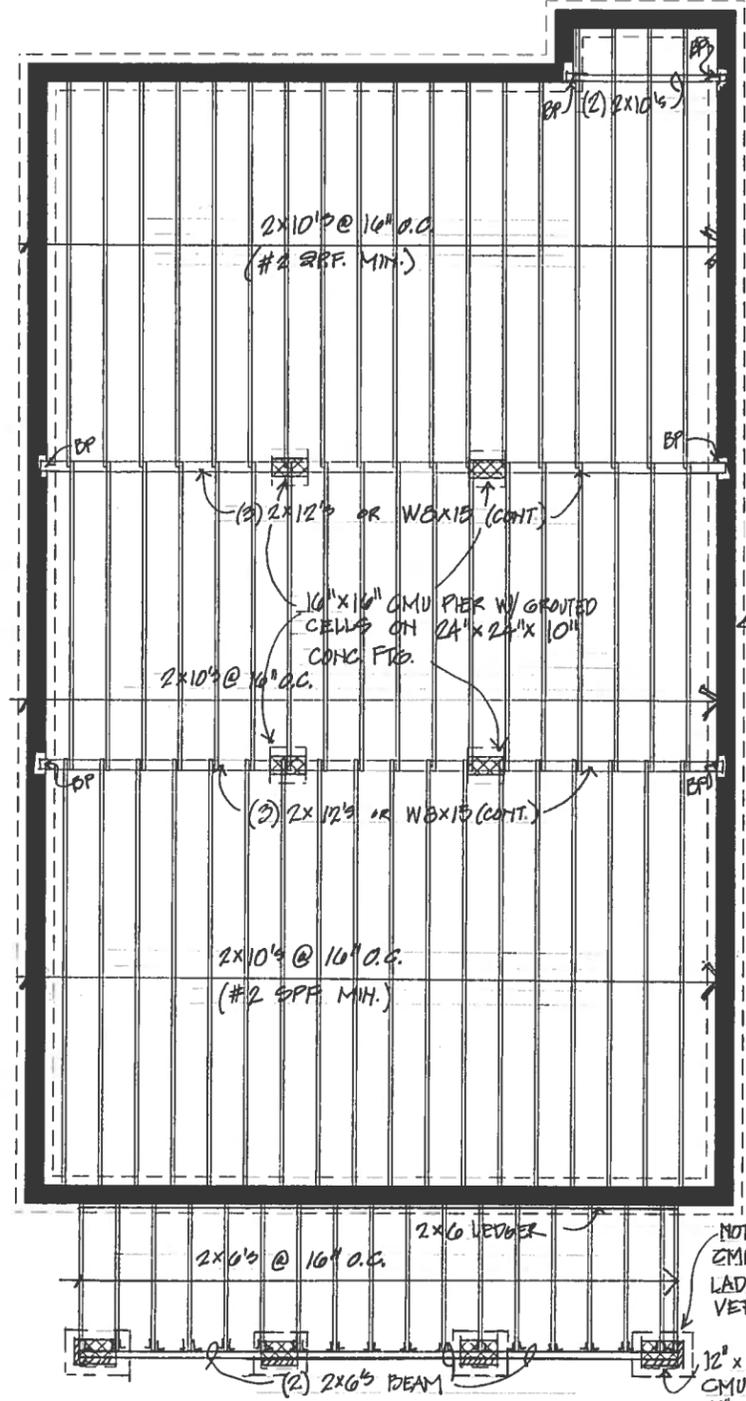
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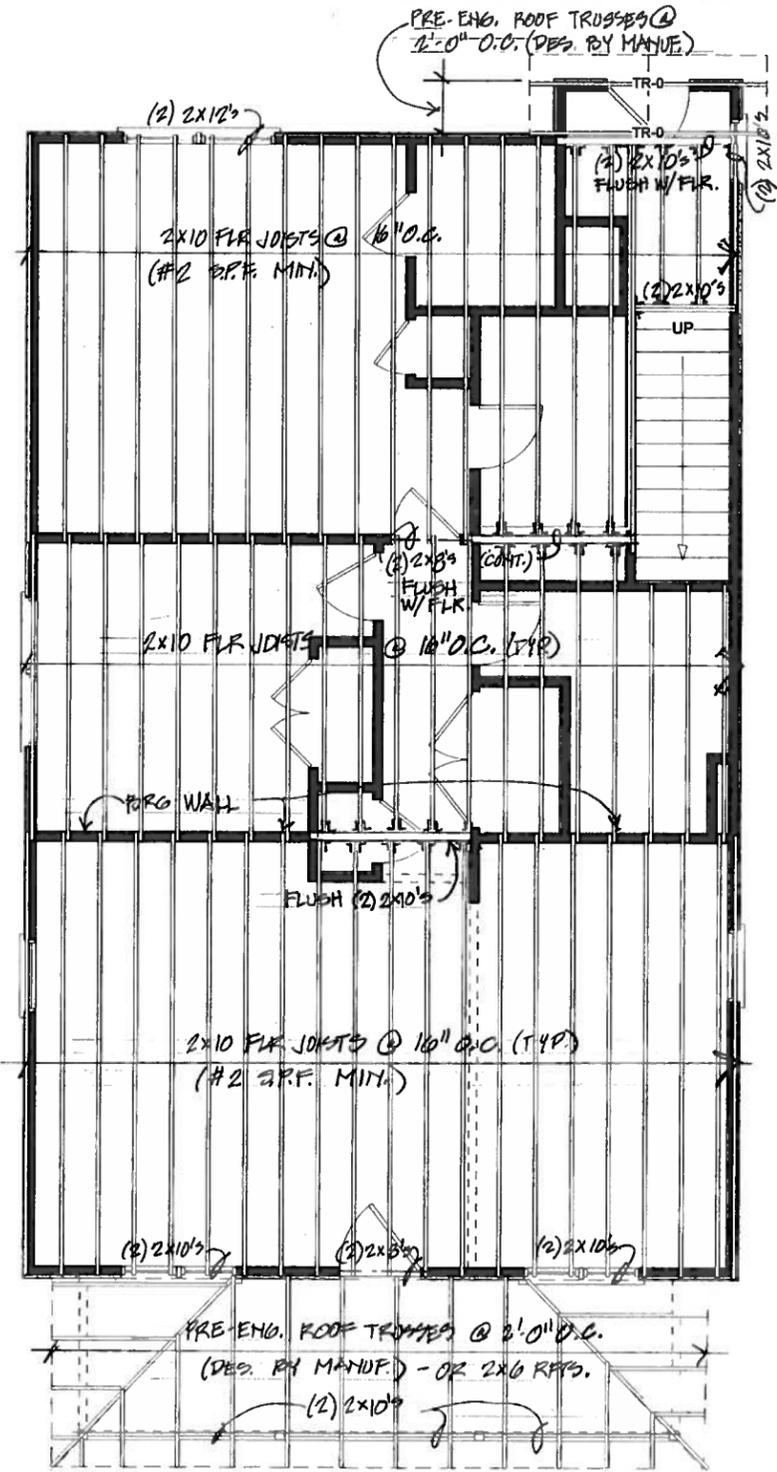
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8" FOUND. WALLS Poured IN PLACE CONC. OR 8" CMU PARCHED SMOOTH ON 16" W X 8" D CONT. FTG'S.

NOTE: BP = BEAM PKT. 2" H X 4" DEEP TYPICAL

First Floor Framing Plan
1/4" = 1'-0"



Second Floor Framing Plan
1/4" = 1'-0"

**1st & 2nd
Floor Framing
Plan**

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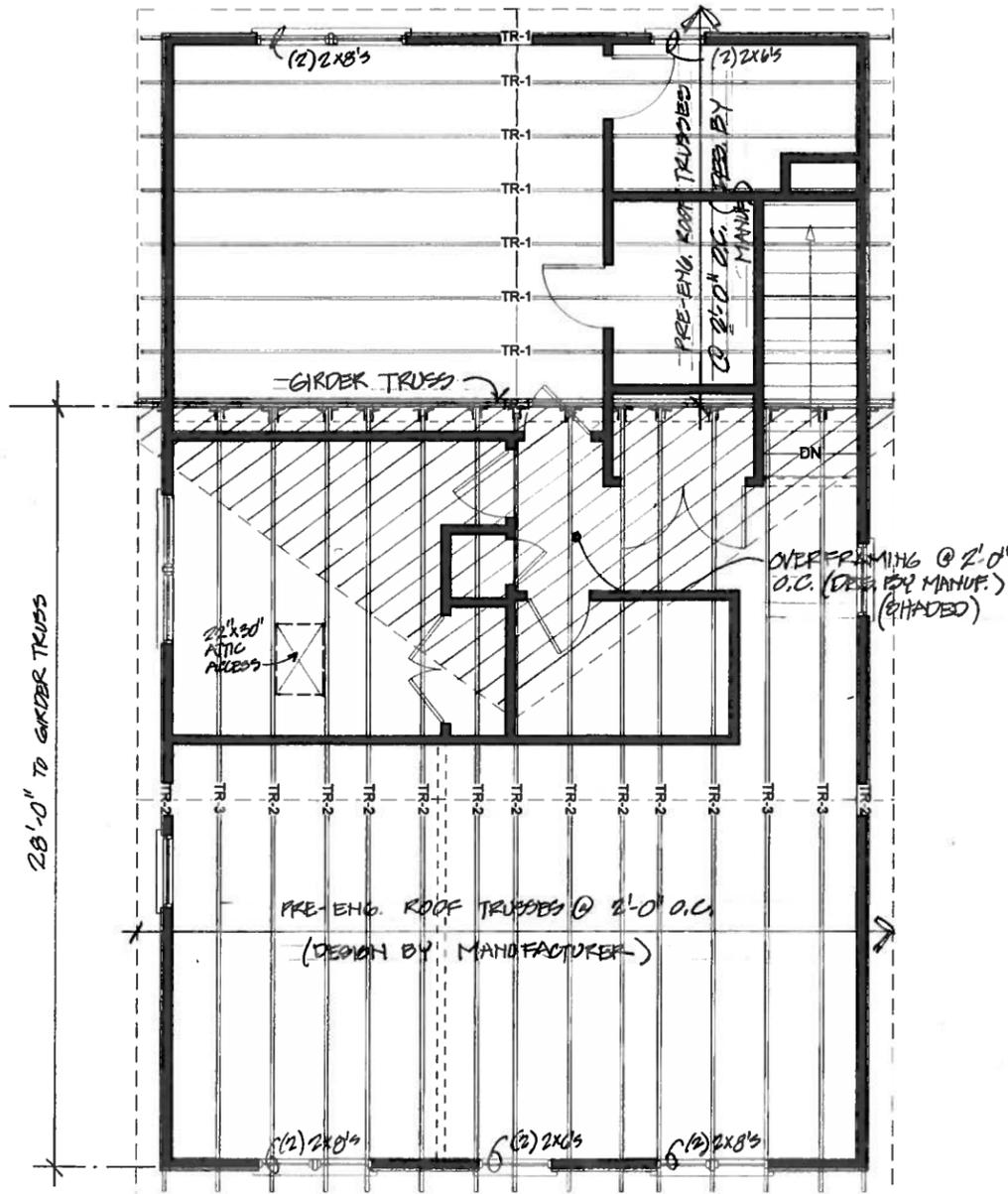
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Roof Framing Plan

1/4" = 1'-0"

Roof Framing
Plan

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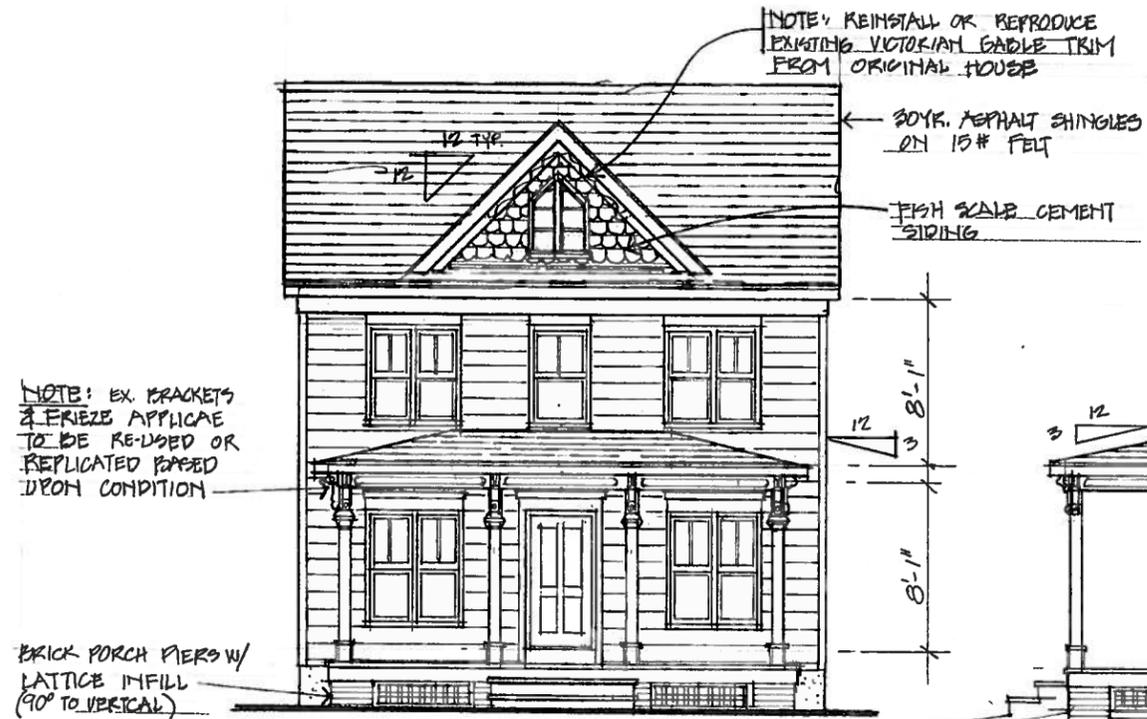
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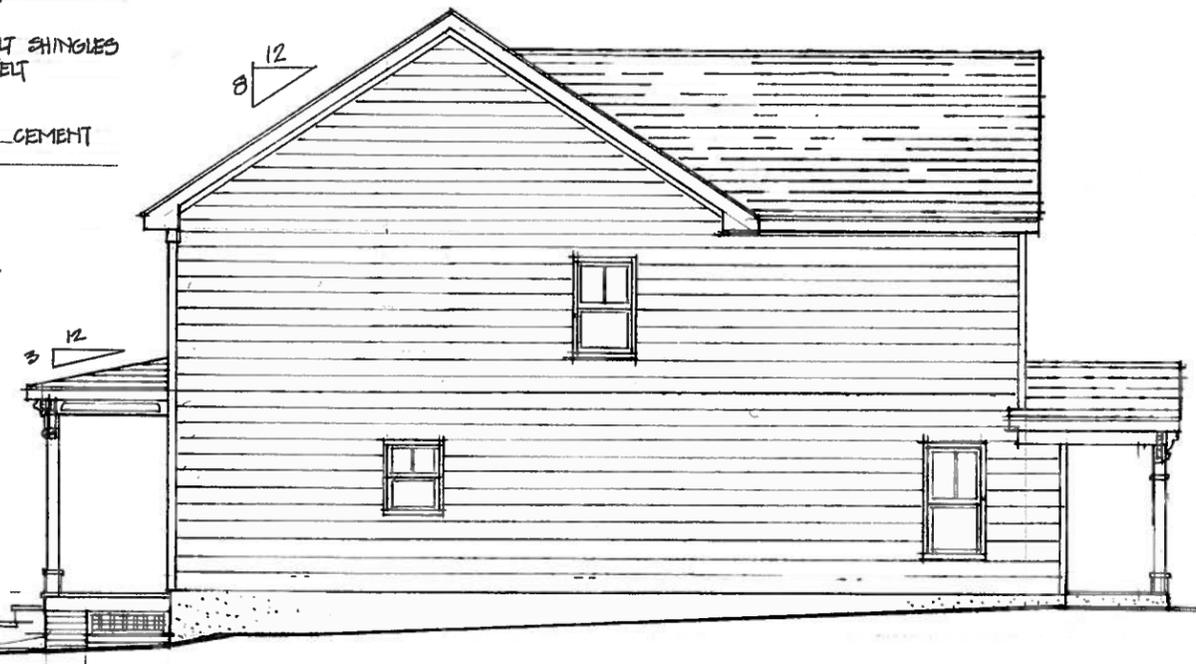
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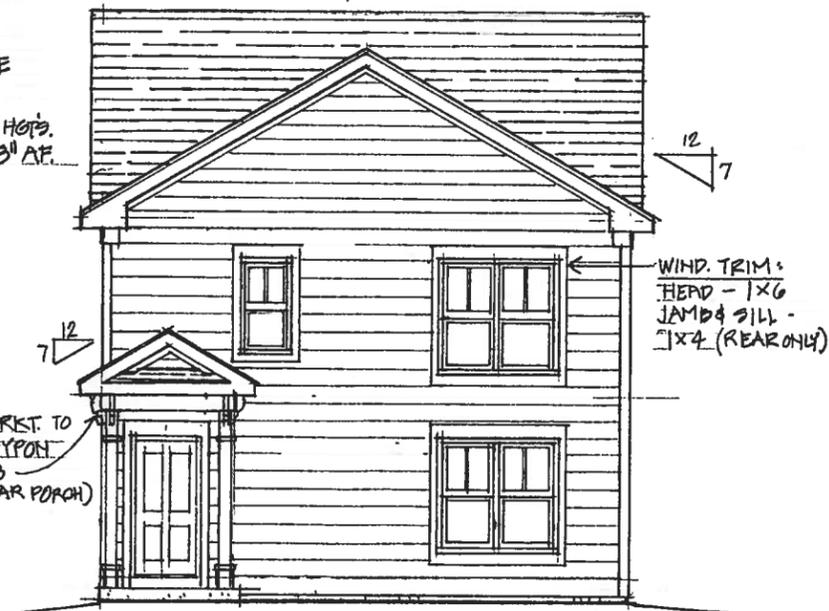
Front Elevation
3/16" = 1'-0"



Right Side Elevation
3/16" = 1'-0"



Left Side Elevation
3/16" = 1'-0"



Rear Elevation
3/16" = 1'-0"

Exterior Elevations

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**Color Selection and Exterior Materials
For New Duplex at 314 S. Kent Street**

Architect
DFC Architects, PC

Owner
KSR, LLC

Exterior Materials*

Siding - 6 1/2" Lap FiberCement Siding by Hardiplank or Certainteed, Smooth, Pre-finished

Roof Shingles- Certainteed Landmark 30 Yr. Shingles

Porch Lights- will be recessed in porch ceilings front & back

Gutters and downspouts - Seamless Anodized Aluminum "Square"

Colors*

Siding - Pre-Finished Color - "Sail Cloth"

Trim - (BEHR) Daisy Field ECC-11-2 (White)

Entry Door Front & Rear-(BEHR) Deep Cherry Wood ECC-42-2

Porch Floor-(Sherwin Williams) Pewter Tankard SW 0023

Gutters and Dnspouts- to match trim color

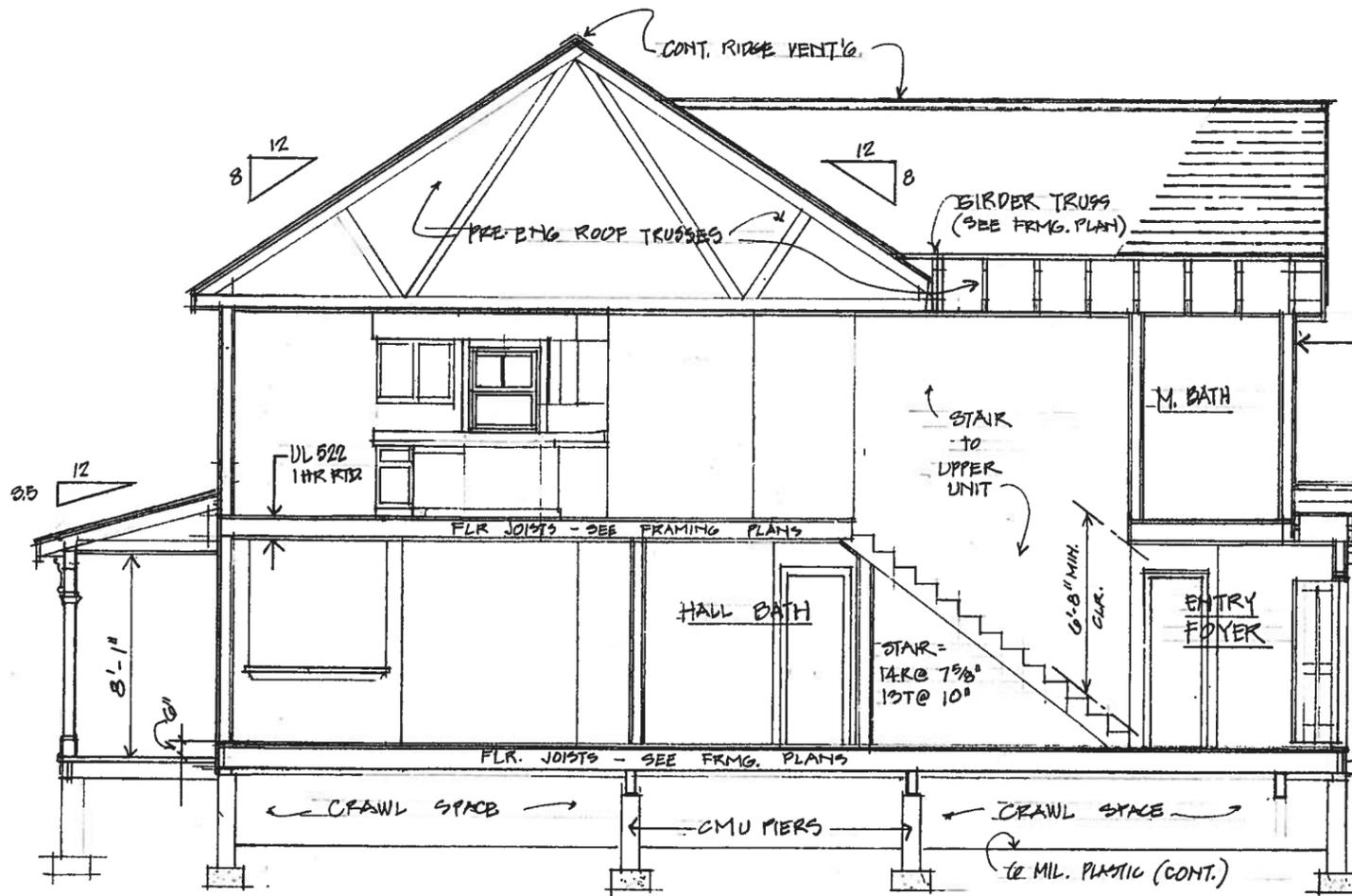
Main Roof- Certainteed Landmark Shingles - Driftwood

* Manufacturer may vary but color will match these submitted.

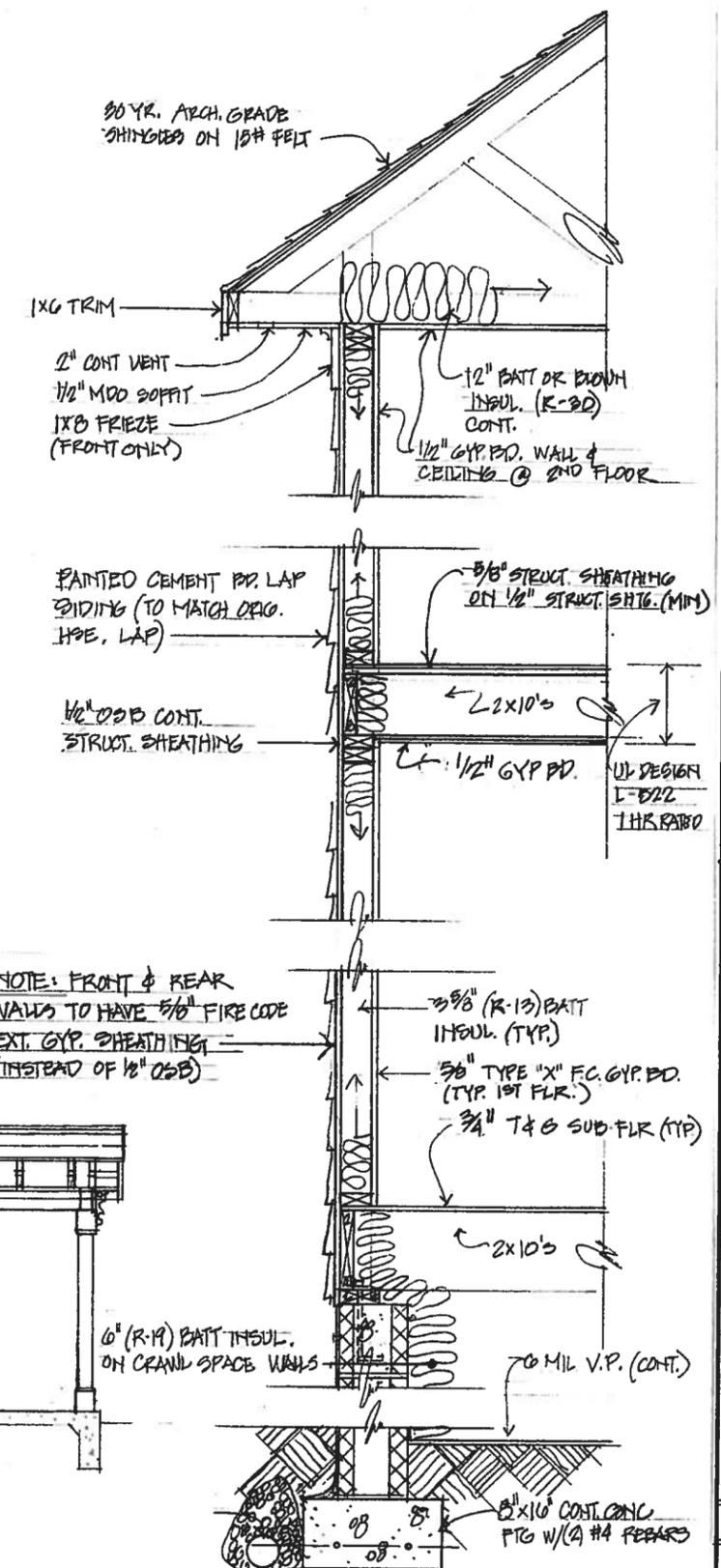
UL Design No. L522 Floor Ceiling Assembly

1. Subflooring - 15/32" thick wood structural panels, minimum grade "C-D" or sheathing. Face grain of plywood or strength axis of panel to be perpendicular to joists w/ staggered joints.
2. Upper layer - 19/32" thick wood structural panels, minimum grade "underlayment" or "single floor". Face grain of plywood or strength axis of panel to be perpendicular to joists w/ staggered joints.
3. Wood Joists to be 2 x 10", spaced at 16" o.c. and effectively fire blocked in accordance with local codes.
4. Cross bridging - Min. 1 x 3 or min. 2 x 10" solid blocking.
5. Gypsum Board - Nominal 1/2" thick, 48" wide gypsum board, installed with the long dimension perpendicular to joists. Gypsum board secured with 1 3/4" long 5d nails spaced at 6" o.c. Nails located 1/2" and 1" from butted ends and side joints, respectively. End joints of gypsum board in adjacent courses staggered.
6. Finishing Systems - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads. Nominal 2" wide paper tape embedded in first layer of compound over joints. As an alternate, nominal 3/32" thick veneer plaster may be applied to the entire surface.

Note: All first floor bearing walls to be UL design U-305 (2 x 4 studs at 16" o.c. with 5/8" Fire-Shield gypsum board on each side. Use Fire-Shield gypsum sheathing on exterior walls.)



Building Section
1/4" = 1'-0"



Wall Section
1" = 1'-0"

Bldg. Section & Wall Section

New Duplex at 314 S. Kent St.
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 Winchester, Virginia 22601

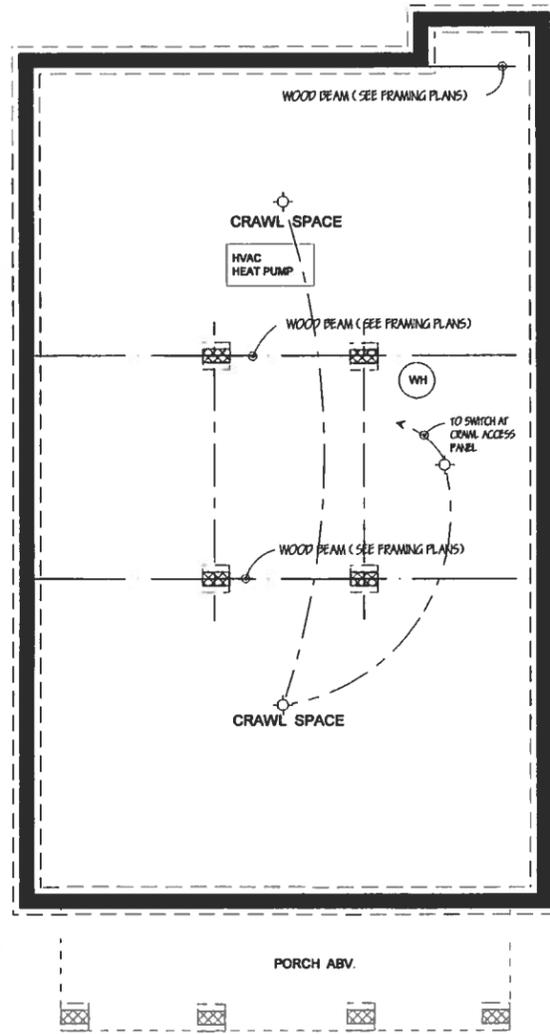
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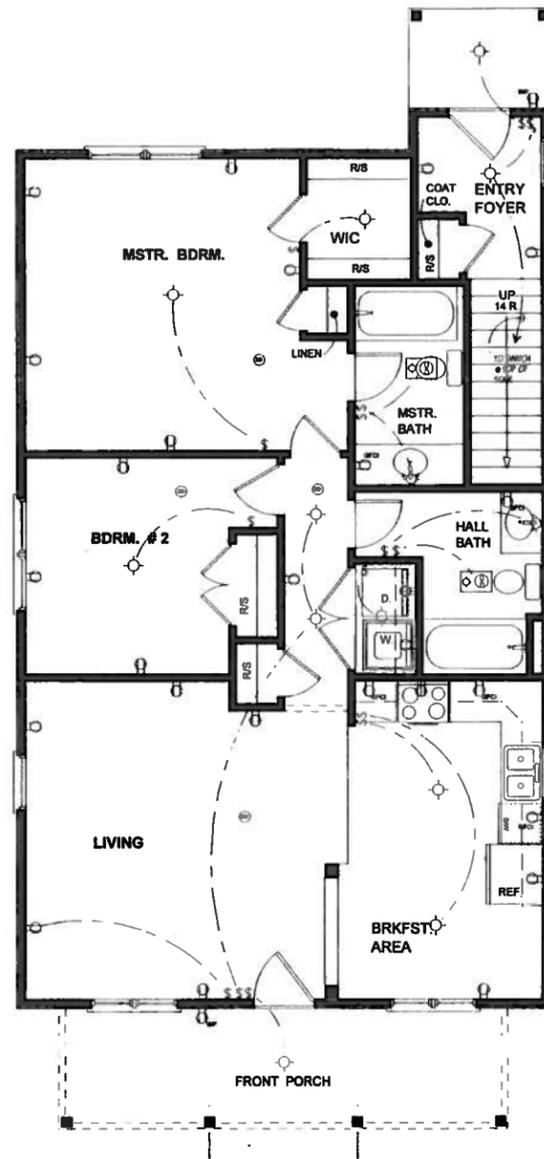
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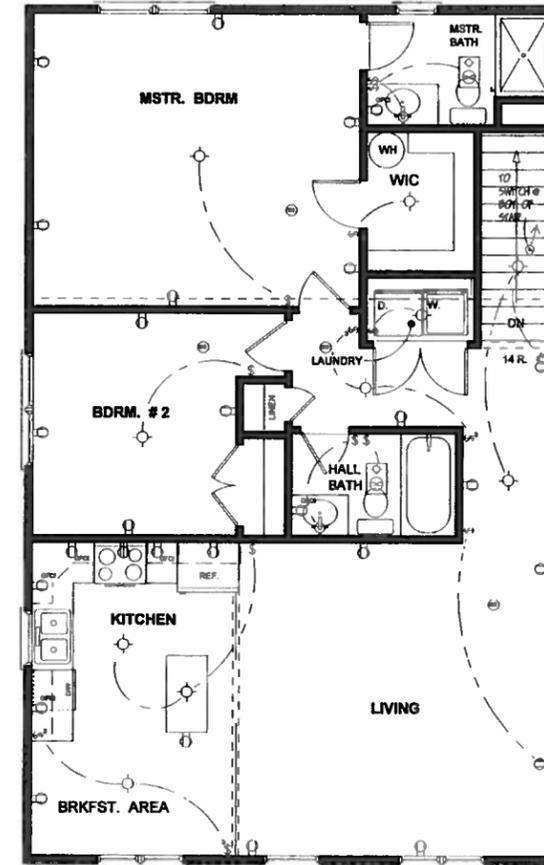
Crawl Space Elec. Plan

3/16" = 1'-0"



First Floor Elec. Plan

3/16" = 1'-0"



Second Floor Elec. Plan

3/16" = 1'-0"

**Electrical
Plans**

**New Duplex at
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CERTIFICATE #: BAR- 14-216
 DATE SUBMITTED: 04-07-14



Rouss City Hall
 15 North Cameron Street
 Winchester, VA 22601

Telephone: (540) 667-1815
 FAX: (540) 722-3618
 TDD: (540) 722-0782
 Web: www.winchesterva.gov

**APPLICATION
 BOARD OF ARCHITECTURAL REVIEW
 CERTIFICATE OF APPROPRIATENESS**

Please print or type all information:

804-615-2737 Telephone
SMUSCARELLA@SCEENG.COM E-mail address

VERIZON WIRELESS / by STEVE MUSCARELLA Applicant
9000 JUNCTION DRIVE Street Address
ANNAPOLIS JUNCTION, MD 20701 City / State / Zip

*Per
 owner
 Burke*

[Signature] Property Owner's Signature
540-771-2725 Telephone
DAVID@WYNCHAMWINCHESTER.COM E-mail address

GW DEVELOPMENT LLC Property Owner (Name as appears in Land Records)
103 E PICCADILLY ST Street Address
WINCHESTER, VA 22601 City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 103 E PICCADILLY ST, WINCHESTER, VA Use: HOTEL
 Zoning: B1 (HW) Year Constructed: 1926 Historic Plaque? Y() N() Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify) <u>TELECOMMUNICATIONS FACILITY WITH PANEL ANTENNA</u>		

*****SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION*****

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review



City of Winchester

103 East Piccadilly Street

Tax Map Number: 173-1-P-6-

DHR Resource Number: 138-0042-0919

Resources: 1 hotel

Date/Period: 1924/1929

Style: Colonial Revival

Sources: Sanborn Fire Insurance Company Maps



Architectural Description

Site Description: This hotel is located on the southeast corner of the intersection of East Piccadilly Street and North Cameron Street and has a minimal setback from the brick sidewalk. The building is sited on a level lot that features landscaping. A wrought-iron fence lines the façade and protects the foundation-level windows. Paved parking is located south of the building, as is a concrete sidewalk. A sunken bricked patio is adjacent to the west (side) elevation of the building and serves as a dining area. The patio is enclosed by a brick retaining wall topped with a metal fence.

Secondary Resource Summary: There are no secondary resources associated with this property.

Primary Resource Description: This five-story, nine-bay Colonial Revival-style hotel, known as the George Washington Hotel, was constructed in 1924. A five-story, two-bay addition was constructed on the east (side) elevation in 1929. The masonry building is faced with stretcher-bond brick and is set on a solid raised masonry foundation which is also faced in brick. A flat roof caps the building. The roof is finished with a modillioned cornice with dentil molding, which is topped by a brick parapet inlaid with stone panels with swag molding. A stone cartouche, sited on the parapet over the central bay, completes the roof. A one-story stairwell projects from the roof and is constructed of brick. A molded cornice completes the flat roof. The stairwell is fenestrated with 6/6, double-hung, wood-sash windows. The centrally-placed primary entrance opening on the façade (north elevation) contains automatic sliding metal-frame glass doors. A large canopy shelters the entrance. The doors and a large, centered round-arched multi-light wood fixed window are set within a monumental stone surround composed of paired fluted stone pilasters, which support a plain entablature topped with a wrought-iron balconet. The first story window openings on the façade contain tripartite windows composed of 6/6, double-hung, wood-sash windows flanked by 4/4, double-hung, wood-sash windows. The tripartite windows have wood lintels with swag molding and a stone sill course. The molded lintels also serve as a sill for tripartite windows composed of six-light fixed wood lintels flanked by four-light wood fixed windows with stone lintels. A stone frieze and cornice runs above the first story windows of the façade and side (west) elevation and features dentil molding and pateras. The window openings on the second-fifth stories contain 6/6, double, hung, wood-sash windows with stone sills and splayed stone lintels with keystones and 4/4, double-hung, wood-sash windows with rowlock brick sills. A stone sill course runs below the second and fifth story windows. The west (side) elevation has fenestration that is consistent with that of the façade. The exception to the fenestration on the west elevation is a fifteen-light fixed wood window with a multi-light transom. This window has a stone surround with pilasters supporting a plain entablature with a pediment. The rear (south) elevation of the west wing of the hotel has fenestration that is consistent with the façade. The segmental window openings on the east elevation of the west wing contain 4/4 and 6/6, double-hung, wood-sash windows with soldier brick segmental arches and stone sills. Two exterior-side brick chimneys rise from this elevation and have plain caps. The rear (south) elevation of the main block of the hotel has segmental window openings that contain 4/4 and 6/6, double-hung, wood-sash windows with soldier brick segmental arches with stone sills. A one-story wing, original to the main block and originally the kitchen, is sited on the east elevation of the west wing and the south elevation of the main block. The kitchen has the same material treatment as the main block and has a flat roof. The south elevation of the kitchen is pierced by five-light fixed wood windows and are composed of multi panes of fixed glass. A covered staircase is sited on the roof of the kitchen and attaches to the east elevation of the west wing. An interior courtyard adjacent to the kitchen is enclosed with a brick wall. The south elevation of the wall is pierced by two large openings with stone lintels. The openings contain metal gates.

A five-story, two-bay addition was constructed on the east elevation of the main block in 1929 and creates an eastern wing to match the original west wing. The addition has the same material treatment as the main block, though the first story was used for commercial purposes. The first story of the addition contained two identical business fronts. The westernmost bay of the additional originally was a bus terminal while the easternmost bay was a store. Each storefront features a single-leaf wood-frame glass door with a one-light transom and flanked by a large plate glass window. A spandrel divides the storefront from a tripartite window composed of multi-light leaded glass. The east (side) elevation of the addition has segmental openings containing 6/6, double-hung, wood-sash windows as well as rectangular windows containing 4/4 and 6/6, double-hung, wood-sash windows. The rear elevation has segmental window openings that contain 6/6, double-hung, wood-sash windows with soldier brick segmental arches and stone sills.

Significance Statement: This hotel is a distinctive example of Colonial Revival-style architecture in the City of Winchester and is one of the tallest buildings in the city. The George Washington Hotel was built in 1924 with an addition in 1929; it was remodeled in 1950/1951 and again in the mid-1970s, and underwent a complete rehabilitation from 2003-2008. The George Washington Hotel retains integrity of materials, workmanship, and design, as well as setting and location. All of these aspects contribute to integrity of feeling and association. The George Washington Hotel is a contributing resource to the Winchester Historic District under Criteria A and C. This property has been individually listed in the National Register of Historic Places.

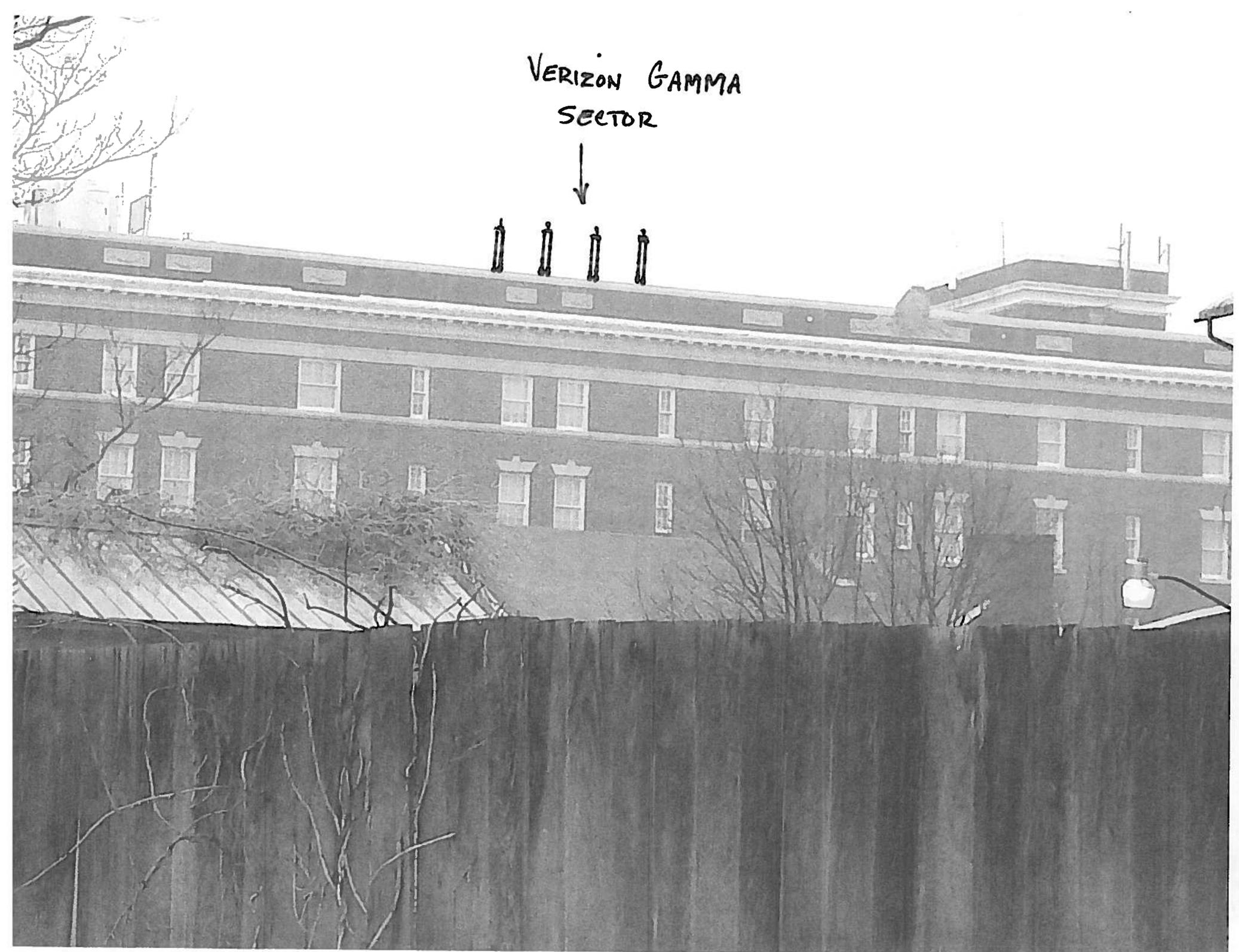
VERIZON BETA
SECTOR

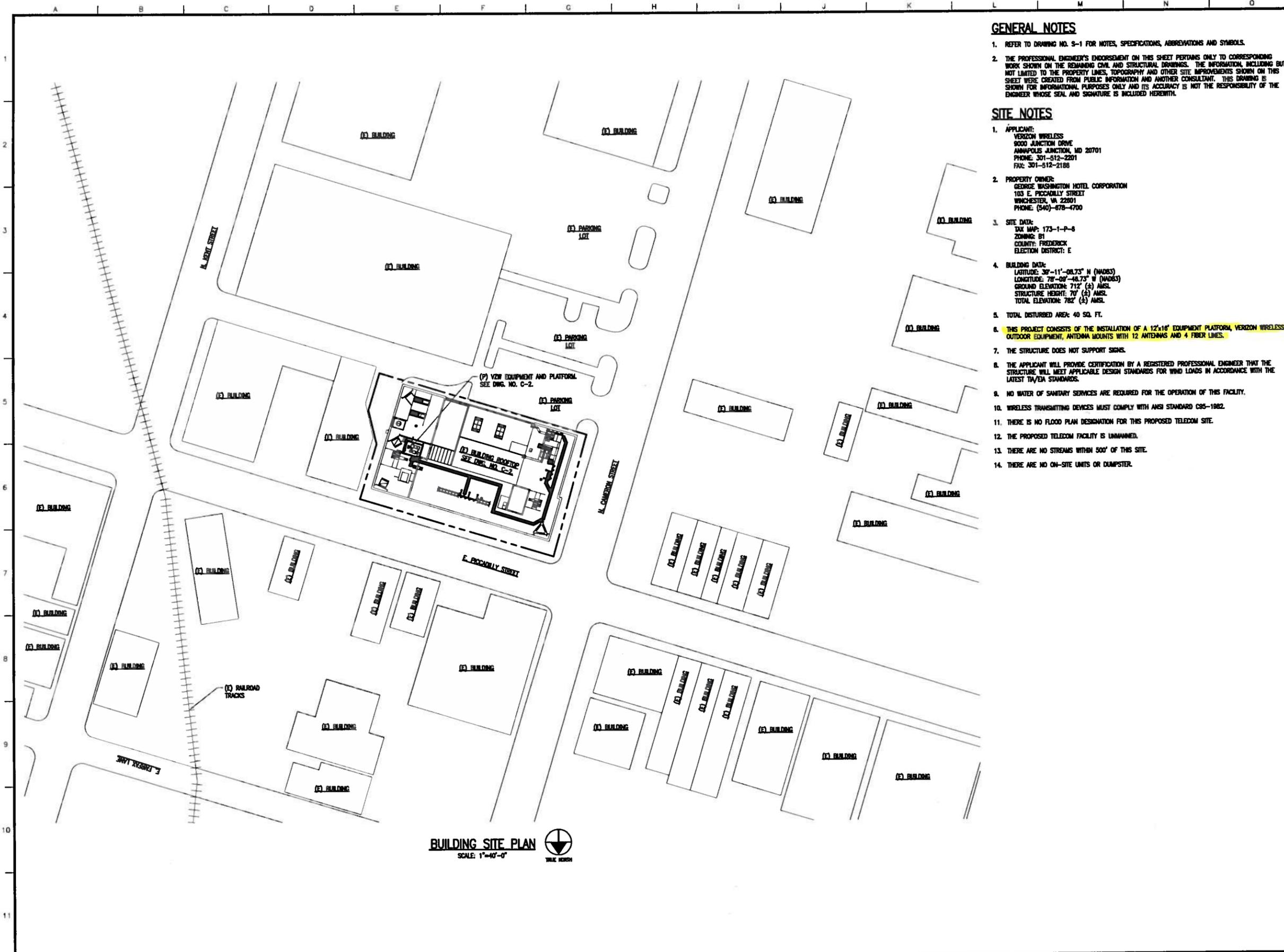


VERIZON Alpha
SECTOR



VERIZON GAMMA
SECTOR





BUILDING SITE PLAN
SCALE: 1"=40'-0"
TRUE NORTH

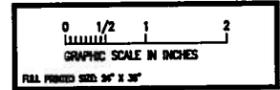
GENERAL NOTES

1. REFER TO DRAWING NO. S-1 FOR NOTES, SPECIFICATIONS, ABBREVIATIONS AND SYMBOLS.
2. THE PROFESSIONAL ENGINEER'S ENDORSEMENT ON THIS SHEET PERTAINS ONLY TO CORRESPONDING WORK SHOWN ON THE REMAINING CIVIL AND STRUCTURAL DRAWINGS. THE INFORMATION, INCLUDING BUT NOT LIMITED TO THE PROPERTY LINES, TOPOGRAPHY AND OTHER SITE IMPROVEMENTS SHOWN ON THIS SHEET WERE CREATED FROM PUBLIC INFORMATION AND ANOTHER CONSULTANT. THIS DRAWING IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ITS ACCURACY IS NOT THE RESPONSIBILITY OF THE ENGINEER WHOSE SEAL AND SIGNATURE IS INCLUDED HEREWITH.

SITE NOTES

1. APPLICANT:
VERIZON WIRELESS
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701
PHONE: 301-512-2201
FAX: 301-512-2188
2. PROPERTY OWNER:
GEORGE WASHINGTON HOTEL CORPORATION
103 E. PICCADILLY STREET
WINCHESTER, VA 22801
PHONE: (540)-678-4700
3. SITE DATA:
TAX MAP: 173-1-P-8
ZONING: B1
COUNTY: FREDERICK
ELECTION DISTRICT: E
4. BUILDING DATA:
LATITUDE: 39°-11'-08.73" N (NAD83)
LONGITUDE: 78°-09'-48.73" W (NAD83)
GROUND ELEVATION: 712' (±) AMSL
STRUCTURE HEIGHT: 70' (±) AMSL
TOTAL ELEVATION: 782' (±) AMSL
5. TOTAL DISTURBED AREA: 40 SQ. FT.
6. THIS PROJECT CONSISTS OF THE INSTALLATION OF A 12'x16' EQUIPMENT PLATFORM, VERIZON WIRELESS OUTDOOR EQUIPMENT, ANTENNA MOUNTS WITH 12 ANTENNAS AND 4 FIBER LINES.
7. THE STRUCTURE DOES NOT SUPPORT SIGNS.
8. THE APPLICANT WILL PROVIDE CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER THAT THE STRUCTURE WILL MEET APPLICABLE DESIGN STANDARDS FOR WIND LOADS IN ACCORDANCE WITH THE LATEST TIA/EIA STANDARDS.
9. NO WATER OF SANITARY SERVICES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
10. WIRELESS TRANSMITTING DEVICES MUST COMPLY WITH ANSI STANDARD C95-1982.
11. THERE IS NO FLOOD PLAIN DESIGNATION FOR THIS PROPOSED TELECOM SITE.
12. THE PROPOSED TELECOM FACILITY IS UNMANNED.
13. THERE ARE NO STREAMS WITHIN 500' OF THIS SITE.
14. THERE ARE NO ON-SITE UNITS OR DUMPSTER.

REV.	DESCRIPTION	DATE
D	BUILDING PERMIT	03/24/14
C	REVIEW COMMENTS ADDRESSED	03/21/14
B	ISSUED FOR REVIEW	02/21/14
A	ISSUED FOR APPROVAL	01/08/14



"PICCADILLY"
GEORGE WASHINGTON HOTEL CORPORATION
TM. 173-1-P-8
ELECTION DISTRICT: E
WINCHESTER, VA

TELECOMMUNICATIONS

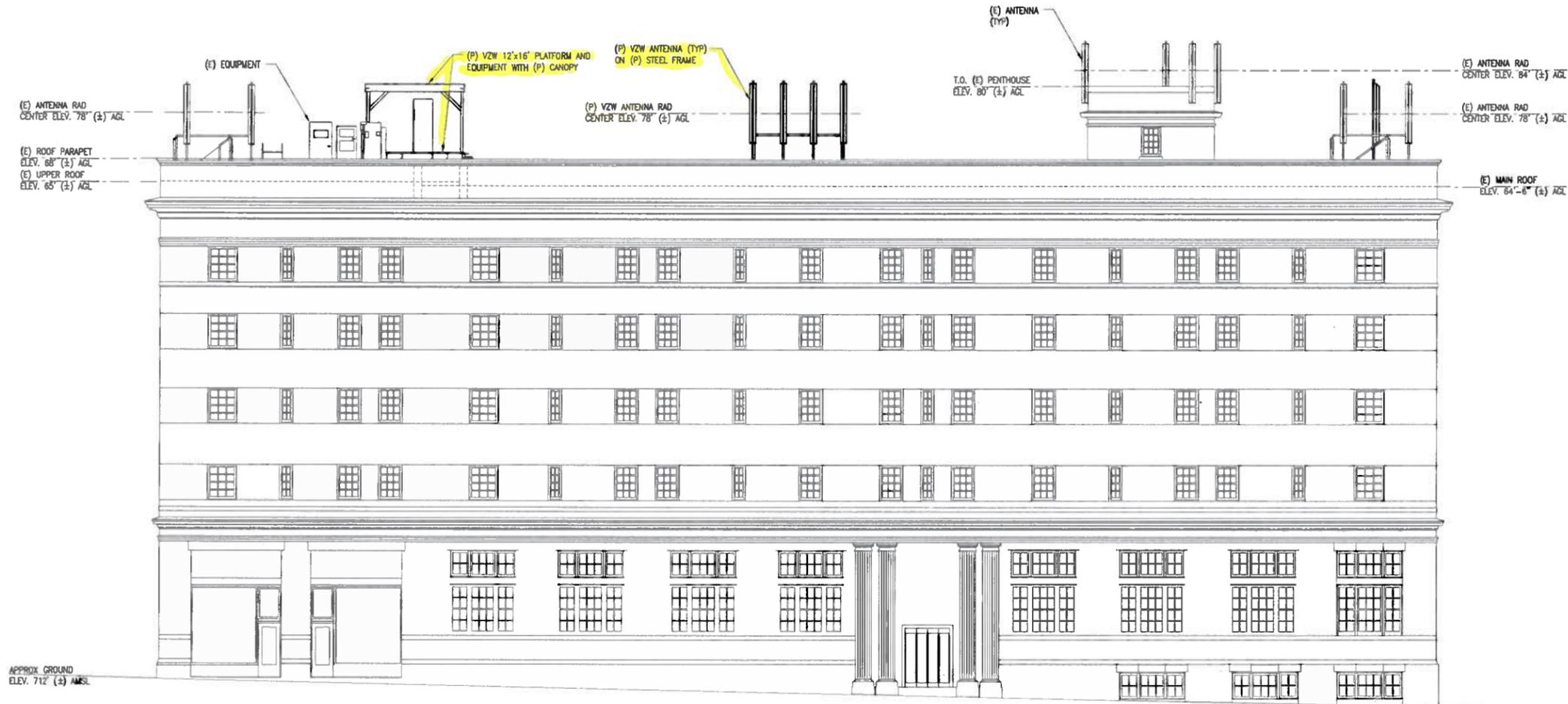
BUILDING SITE PLAN
AND SITE NOTES

SCALE:	AS SHOWN	DATE:	2001
DRAWN BY:	CLB	PROJECT NO.:	13-0822
CHECKED BY:	TLD	CLIENT NO.:	2001

DRAWING NUMBER
C-1

GENERAL NOTES

1. REFER TO DRAWING NO. C-1 FOR NOTES, SPECIFICATIONS, ABBREVIATIONS AND SYMBOLS.

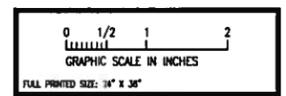


NORTH BUILDING ELEVATION
SCALE: 1/8"=1'-0"

REV.	DESCRIPTION	DATE
D	BUILDING PERMIT	03/24/14
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A	ISSUED FOR APPROVAL	01/06/14



LAVELLE & ASSOCIATES
INCORPORATED
PLANNERS - SURVEYORS
3732 Industry Lane
Petersburg, Virginia 23704
TEL (804) 985-8722
FAX (804) 985-8726



"PICCADILLY"
GEORGE WASHINGTON HOTEL
CORPORATION
TEL. 173-1-P-6
ELECTION DISTRICT: E
WINCHESTER, VA

TELECOMMUNICATIONS

**PROPOSED NORTH
BUILDING ELEVATION**

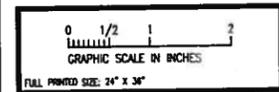
SCALE:	AS SHOWN	XXX
DRAWN BY:	CLS	PROJECT NO. 13-0822
ENGINEER:	TLD	ELEV. NO. XXX

DRAWING NUMBER
C-3

GENERAL NOTES

1. REFER TO DRAWING NO. C-1 FOR NOTES, SPECIFICATIONS, ABBREVIATIONS AND SYMBOLS.
2. CONTRACTOR MUST VERIFY LOCATION OF EXISTING BUILDING COLUMNS IN AREA OF PROPOSED VZW EQUIPMENT PLATFORM AND SUPPORT POSTS PRIOR TO CONSTRUCTION.

REV.	DESCRIPTION	DATE
D	BUILDING PERMIT	03/24/14
C	REVIEW COMMENTS ADDRESSED	03/21/14
B	ISSUED FOR REVIEW	02/21/14
A	ISSUED FOR APPROVAL	01/06/14
REV.	DESCRIPTION	DATE

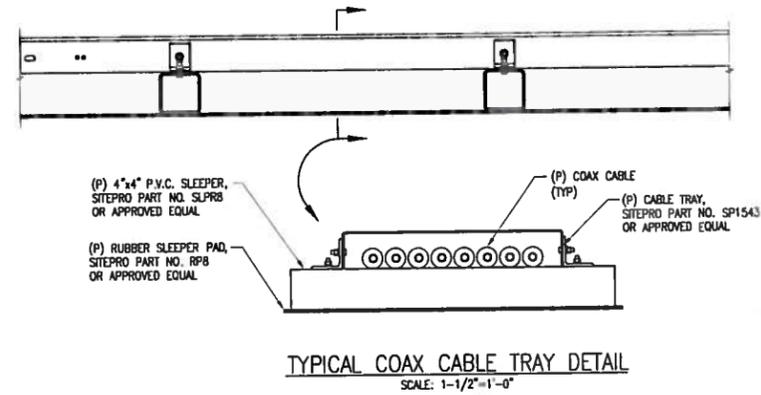
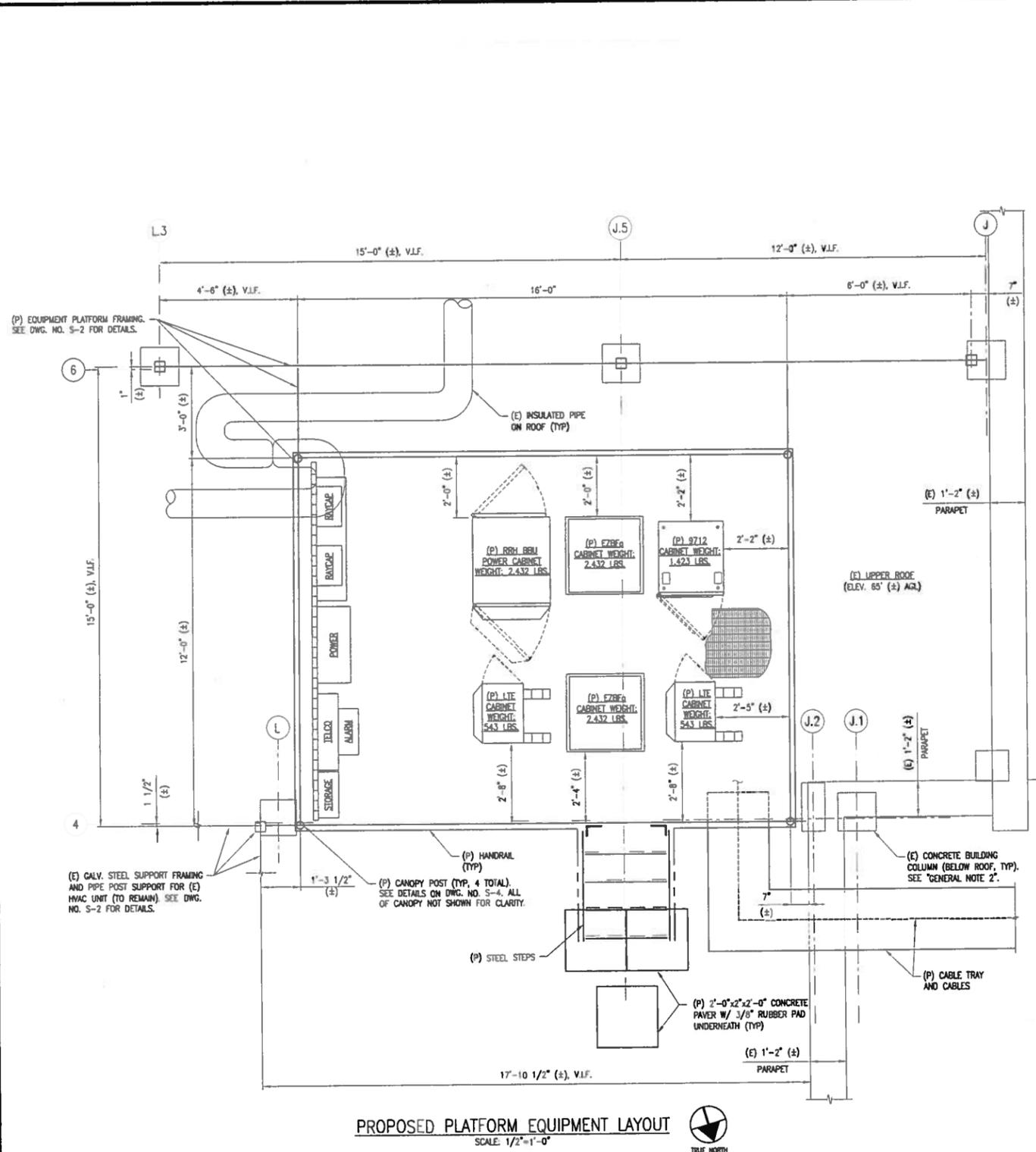


"PICCADILLY"
 GEORGE WASHINGTON HOTEL
 CORPORATION
 TM 173-1-P-6
 ELECTION DISTRICT: E
 WINCHESTER, VA

TELECOMMUNICATIONS
PROPOSED EQUIPMENT LAYOUT PLAN AND DETAILS

SCALE:	AS SHOWN	PROJECT NO.:	XXXX
DRAWN BY:	CLS	DRAWING NO.:	13-0822
ENGINEER:	TLS	DATE:	XXXX

DRAWING NUMBER
C-4

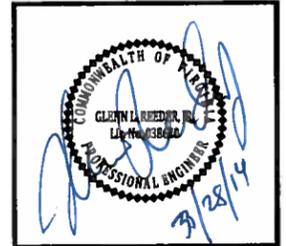


GENERAL NOTES

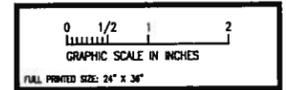
1. REFER TO DRAWING NO. C-1 FOR NOTES, SPECIFICATIONS, ABBREVIATIONS AND SYMBOLS.

REV.	DESCRIPTION	DATE
D	BUILDING PERMIT	03/24/14
C	REVIEW COMMENTS ADDRESSED	03/21/14
B	ISSUED FOR REVIEW	02/21/14
A	ISSUED FOR APPROVAL	01/06/14

REVISIONS



LAVELLE & ASSOCIATES INCORPORATED
 PLANNERS - SURVEYORS
 8732 Industry Lane
 Fredericksburg, VA 22404
 Tel: (541) 400-5770
 Fax: (541) 400-0700



"PICCADILLY"
 GEORGE WASHINGTON HOTEL CORPORATION
 TRM. 173-1-P-6
 ELECTION DISTRICT: E
 WINCHESTER, VA

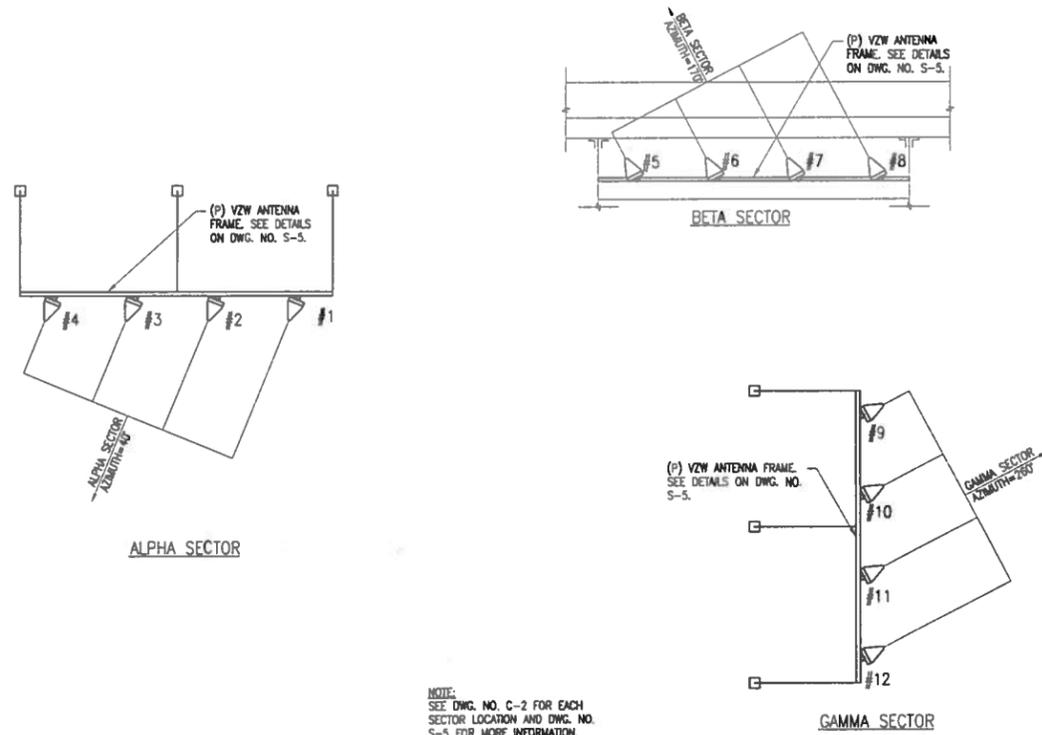
TELECOMMUNICATIONS

ANTENNA PLAN AND DETAILS

TAI Telecommunications Associates, Inc.
 11135 Guilford Boulevard, Suite 210
 Fairfax, VA 22030
 Tel: 703-261-1000 Fax: 703-261-2100

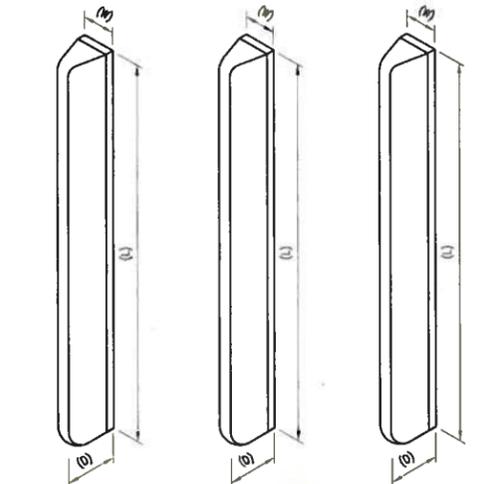
DATE: AS SHOWN PROJECT NO: XXXX
 DRAWN BY: CLS PROJECT NO: 13-0822
 ENGINEER: TLR CLIENT NO: XXXX

DRAWING NUMBER
C-5



NOTE:
 SEE DWG. NO. C-2 FOR EACH SECTOR LOCATION AND DWG. NO. S-5 FOR MORE INFORMATION.

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

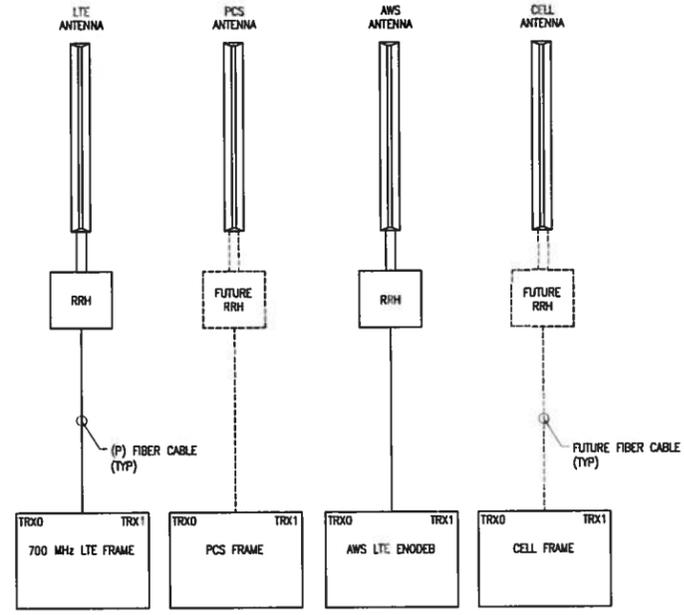


ANTENNA DETAILS
 SCALE: N.T.S.

ANTENNA AND COAX CABLE SCHEDULE									
ANTENNA MARK	ANTENNA SECTOR	TYPE OF ANTENNA	ANTENNA FREQUENCY	ANTENNA AZIMUTH	ANTENNA RAD CENTER	ESTIMATED CABLE LENGTH	CABLE TYPE	COAX CABLE SIZE	ADDITIONAL EQUIPMENT
#1	ALPHA	ANTENNA DETAIL "A"	CELL	40°	78°-0"	100'-0"	SHARED FIBER	1 5/8" DIA.	(1) 40 WATT RRH (1) 60 WATT RRH
#2	ALPHA	ANTENNA DETAIL "C"	AWS	40°	78°-0"	100'-0"	SHARED FIBER	1 5/8" DIA.	(1) FUTURE CELL RRH (1) FUTURE PCS RRH
#3	ALPHA	ANTENNA DETAIL "C"	PCS	40°	78°-0"	100'-0"	SHARED FIBER	1 5/8" DIA.	
#4	ALPHA	ANTENNA DETAIL "A"	LTE	40°	78°-0"	100'-0"	SHARED FIBER	1 5/8" DIA.	
#5	BETA	ANTENNA DETAIL "B"	CELL	170°	78°-0"	300'-0"	SHARED FIBER	1 5/8" DIA.	(1) 40 WATT RRH (1) 60 WATT RRH
#6	BETA	ANTENNA DETAIL "C"	AWS	170°	78°-0"	300'-0"	SHARED FIBER	1 5/8" DIA.	(1) FUTURE CELL RRH (1) FUTURE PCS RRH
#7	BETA	ANTENNA DETAIL "C"	PCS	170°	78°-0"	300'-0"	SHARED FIBER	1 5/8" DIA.	
#8	BETA	ANTENNA DETAIL "B"	LTE	170°	78°-0"	300'-0"	SHARED FIBER	1 5/8" DIA.	
#9	GAMMA	ANTENNA DETAIL "B"	CELL	260°	78°-0"	250'-0"	SHARED FIBER	1 5/8" DIA.	(1) 40 WATT RRH (1) 60 WATT RRH
#10	GAMMA	ANTENNA DETAIL "C"	AWS	260°	78°-0"	250'-0"	SHARED FIBER	1 5/8" DIA.	(1) FUTURE CELL RRH (1) FUTURE PCS RRH
#11	GAMMA	ANTENNA DETAIL "C"	PCS	260°	78°-0"	250'-0"	SHARED FIBER	1 5/8" DIA.	
#12	GAMMA	ANTENNA DETAIL "B"	LTE	260°	78°-0"	250'-0"	SHARED FIBER	1 5/8" DIA.	

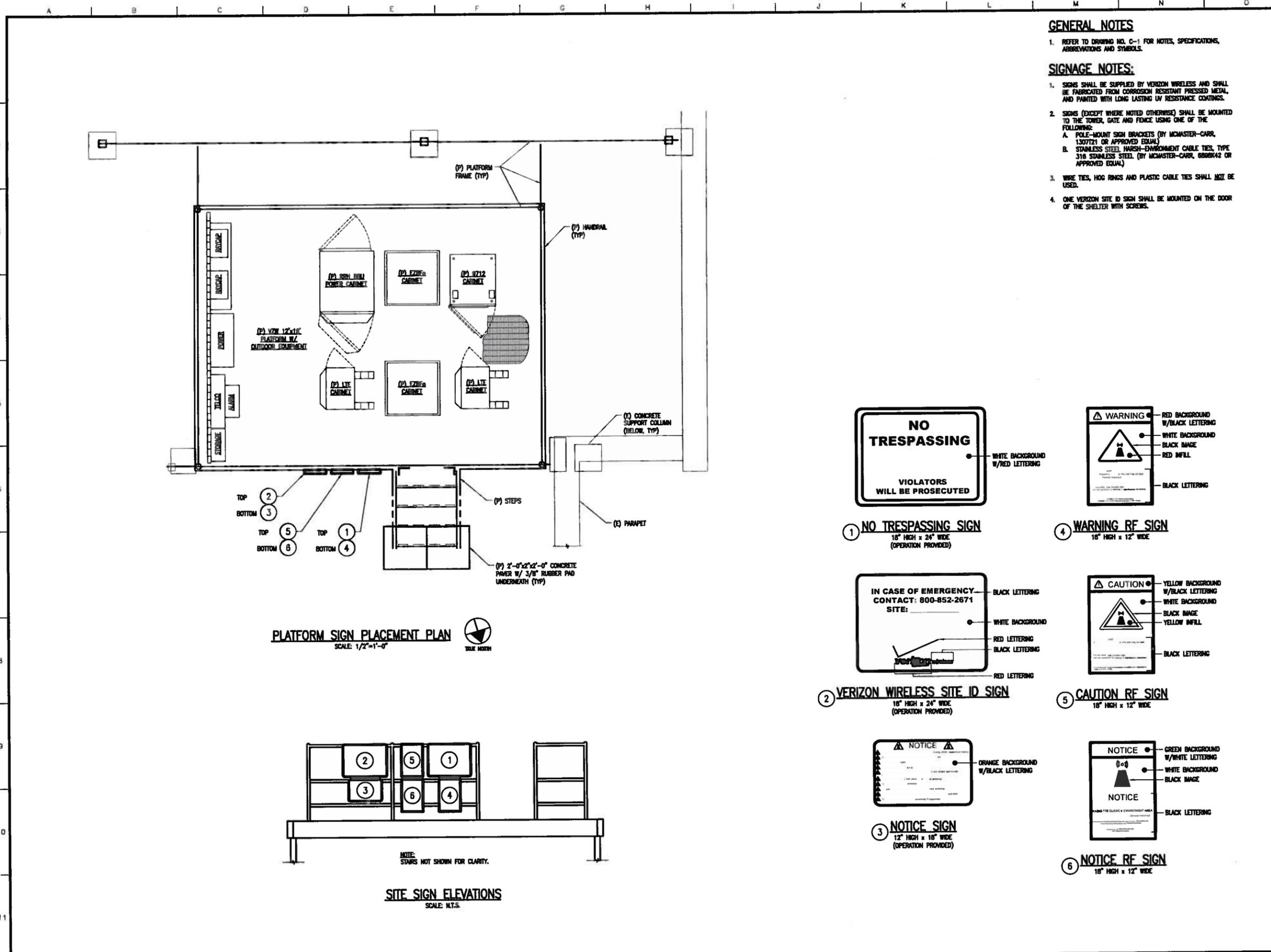
HYBRIFLEX CABLE MINIMUM BEND RADIUS	
	MINIMUM BEND RADIUS
SINGLE BENDING RADIUS	8"
MULTIPLE BENDING RADIUS	20"

(1) MAIN DISTRIBUTION BOX
(1) FUTURE DISTRIBUTION BOX



NOTE: SEE ELECTRICAL DRAWINGS BY OTHERS FOR DETAILS.

TYPICAL SECTOR CABLE RISER DIAGRAM
 SCALE: NONE



GENERAL NOTES

1. REFER TO DRAWING NO. C-1 FOR NOTES, SPECIFICATIONS, ABBREVIATIONS AND SYMBOLS.

SIGNAGE NOTES:

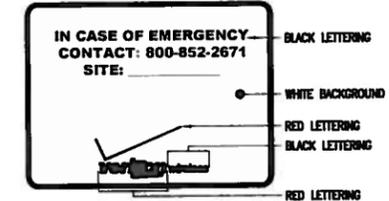
- SIGNS SHALL BE SUPPLIED BY VERIZON WIRELESS AND SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANCE COATINGS.
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING ONE OF THE FOLLOWING:
 - POLE-MOUNT SIGN BRACKETS (BY MCMASTER-CARR, 1307721 OR APPROVED EQUAL)
 - STAINLESS STEEL HARSH-ENVIRONMENT CABLE TIES, TYPE 316 STAINLESS STEEL (BY MCMASTER-CARR, 6888K42 OR APPROVED EQUAL)
- WIRE TIES, HOG RINGS AND PLASTIC CABLE TIES SHALL NOT BE USED.
- ONE VERIZON SITE ID SIGN SHALL BE MOUNTED ON THE DOOR OF THE SHELTER WITH SCREENS.



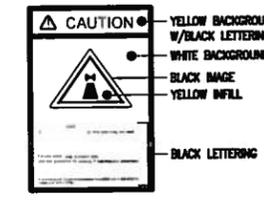
1 NO TRESPASSING SIGN
18" HIGH x 24" WIDE
(OPERATION PROVIDED)



4 WARNING RF SIGN
18" HIGH x 12" WIDE



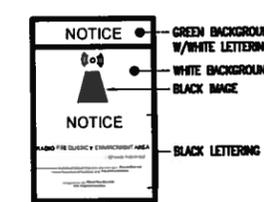
2 VERIZON WIRELESS SITE ID SIGN
18" HIGH x 24" WIDE
(OPERATION PROVIDED)



5 CAUTION RF SIGN
18" HIGH x 12" WIDE

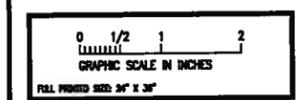
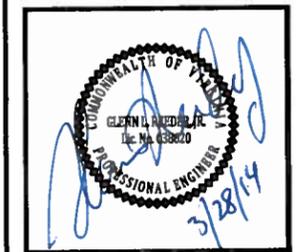


3 NOTICE SIGN
12" HIGH x 18" WIDE
(OPERATION PROVIDED)



6 NOTICE RF SIGN
18" HIGH x 12" WIDE

REV.	DESCRIPTION	DATE
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"PICCADILLY"
GEORGE WASHINGTON HOTEL CORPORATION
TM, 173-1-P-6
ELECTION DISTRICT: E
WINCHESTER, VA

TELECOMMUNICATIONS

PLATFORM SIGN PLACEMENT PLAN AND DETAILS

DATE:	AS SHOWN	PROJECT NO.:	1001
DRAWN BY:	CLS	CLIENT NO.:	13-0822
ENGINEER:	TLS	CLIENT NO.:	1001

DRAWING NUMBER
C-6

GENERAL NOTES

1. THE ENGINEER WHOSE STAMP AND SIGNATURE ARE INCLUDED HEREMITH DID NOT ANALYZE THE EXISTING BUILDING FOR THE PROPOSED ANTENNA LOADS AND, THEREFORE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE STRUCTURAL ABILITY OF THE EXISTING BUILDING TO SUPPORT THE PROPOSED ANTENNA LOADS. THE STRUCTURAL ADEQUACY OF THE EXISTING BUILDING IS THE RESPONSIBILITY OF THE OWNER.
2. CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO BEGINNING ANY WORK. ANY DISCREPANCIES OR INTERFERENCES SHALL BE REPORTED TO OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL PREPARE AND SUBMIT TO OWNER AS-BUILT, MARKED-UP DRAWINGS FOR ALL APPLICABLE CHANGES OR DEVIATIONS FROM THESE CONSTRUCTION DRAWINGS.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL ESTABLISH A DATUM ELEVATION OF 0'-0". IT SHALL BE THE TOP OF THE BUILDING ROOF.
5. CONTRACTOR SHALL NOT DISCONNECT ANY MECHANICAL OR ELECTRICAL SYSTEMS WITHOUT WRITTEN APPROVAL FROM THE OWNER. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH SITE PERSONNEL TO MINIMIZE OPERATIONAL DISRUPTIONS.
6. UPON COMPLETION OF WORK, CONTRACTOR SHALL RESTORE THE SITE TO ORIGINAL CONDITION PRIOR TO START OF CONSTRUCTION.
7. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED BY FIELD MEASUREMENT AND FROM PREVIOUS DESIGN DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH CONSTRUCTION.
8. THE CONTRACTOR AND HIS SUBCONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK.
9. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM ENGINEER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.

DESIGN NOTES

1. SITE LOCATION: WINCHESTER, VA
2. BUILDING CODES:
 - A. 2009 INTERNATIONAL BUILDING CODE (IBC 2009)
 - B. OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION, OSHA REGULATIONS (STANDARDS - 29 CFR)
3. RISK CATEGORY FOR FLOOD, WIND, SNOW, EARTHQUAKE AND ICE LOADS: II
4. LIVE LOADS:
 - A. PLATFORM = 75 PSF
 - B. ROOF = 30 PSF (MIN.) PER CITY OF WINCHESTER
5. SNOW LOAD:
 - A. GROUND SNOW, $P_g = 35$ PSF ASSUMED
 - B. EXPOSURE FACTOR, $C_e = 0.9$
 - C. IMPORTANCE FACTOR, $I = 1.0$
 - D. THERMAL FACTOR, $\tau = 1.2$
6. WIND DATA:
 - A. NOMINAL DESIGN WIND SPEED, $V(ASD) = 90$ MPH
 - B. EXPOSURE CATEGORY: B
 - C. $GCF = 0$, OPEN STRUCTURE
 - D. $K_z = 0.98$
7. EARTHQUAKE SEISMIC DATA:
 - A. IMPORTANCE FACTOR, $I = 1.0$
 - B. MAPPED SPECTRAL ACCELERATION, $S_s = 0.167$ g
 - C. MAPPED SPECTRAL ACCELERATION, $S_1 = 0.054$ g
 - D. SITE CLASS: D (ASSUMED)
 - E. SEISMIC DESIGN CATEGORY: B
 - F. RESPONSE MODIFICATION COEFFICIENT, $R = 3$
 - G. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
8. EQUIPMENT LOADS:
 - A. PER PLAN
9. PLATFORM REACTIONS: (D+L ASD)
 - A. COLUMN J-8 = 2.3 KIPS
 - B. COLUMN J-9 = 0.2 KIPS
 - C. COLUMN L-3 = 4.3 KIPS
 - D. COLUMN J-2 = 0.8 KIPS
 - E. COLUMN L-4 = 11.5 KIPS + UNKNOWN REACTION FROM HVAC UNIT FRAME

WOOD FRAMING NOTES

1. ALL STRUCTURAL FRAMING LUMBER SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH THE "AMERICAN FOREST AND PAPER ASSOCIATION" (AF&PA) OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION. ALL TIMBER SIZES USED ON THESE DRAWINGS ARE NOMINAL.
2. THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOAD BEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 2" (NOMINAL) LOAD BEARING FRAMING SHALL BE LIMITED TO LESS THAN 1/2 OF THE WIDE FACE DIMENSION. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO 1/2 OF THE NARROW FACE DIMENSION.
3. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS. WHERE POSSIBLE, ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER ANPA STD. 144).
4. STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A36 SPECIFICATIONS AND BE 1/4" THICK UNLESS OTHERWISE INDICATED. BOLTS CONNECTING WOOD MEMBERS SHALL BE PER ASTM A307 AND BE 3/4" DIAMETER UNLESS OTHERWISE INDICATED. PROVIDE WASHERS FOR ALL BOLT HEADS AND NUTS IN CONTACT WITH WOOD SURFACES.
5. BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUGGLED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHER.
6. PREFABRICATED METAL JOINT HANGERS, HURRICANE CLIPS, HOLD DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY", TEL. 800-999-5099, OR APPROVED EQUAL. INSTALL ALL ACCESSORIES PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446, GRADE A) AND BE GALVANIZED (COATING G60).
7. HOLES OR NOTCHES DRILLED OR CUT INTO WOOD FRAMING SHALL NOT EXCEED THE REQUIREMENTS OF IBC 2012.
8. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER MISCELLANEOUS HARDWARE SHALL BE HOT DIPPED GALVANIZED.

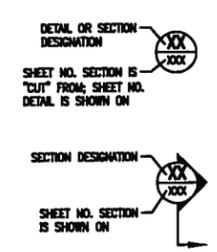
STRUCTURAL STEEL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK. ANY DISCREPANCIES OR INTERFERENCES SHALL BE REPORTED TO THE PROJECT ENGINEER.
2. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH THE "AMERICAN INSTITUTE OF STEEL CONSTRUCTION" (AISC) SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, LATEST EDITION.
3. PRIOR TO ANY FABRICATION OF STRUCTURAL STEEL, CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE ENGINEER. SUBMIT THREE SETS OF DRAWINGS FOR REVIEW.
4. ALL EXTERIOR STRUCTURAL STEEL, PLATES AND SHAPES SHALL BE HOT-DIPPED GALVANIZED. L SHAPES SHALL BE AS FOLLOWS:
 - A. ALL STRUCTURAL W, WT, AND HP SHAPES SHALL BE ASTM A992 ($F_y=50$ ksi).
 - B. ALL STRUCTURAL S, M, AND CHANNELS SHALL BE ASTM A36.
 - C. ALL STRUCTURAL ANGLES AND PLATES SHALL BE ASTM A36.
 - D. ALL STRUCTURAL HSS SHALL BE ASTM A500, GRADE B.
 - E. ALL PIPE SHALL BE ASTM A53, GRADE B.
5. SHOP CONNECTIONS SHALL BE WELDED AND FIELD CONNECTIONS SHALL BE BOLTED, UNLESS NOTED OTHERWISE. ALL BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF 2 BOLTS AND SHALL BE DESIGNED IN ACCORDANCE WITH AISC REQUIREMENTS.
6. BEAM CONNECTIONS SHALL BE AISC BEARING TYPE (SHEAR ONLY), DOUBLE CLIP ANGLE CONNECTIONS, UNLESS OTHERWISE NOTED. FRAMED BEAM CONNECTIONS SHALL BE CAPABLE OF SUPPORTING ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY SHOWN IN THE MAXIMUM TOTAL UNIFORM LOAD TABLES IN PART 3 OF THE AISC "MANUAL OF STEEL CONSTRUCTION", ALLOWABLE STRESS DESIGN, LATEST EDITION.
7. FOR BOLTED CONNECTIONS, THE LENGTH OF CLIP ANGLES SHALL BE THE GREATEST PERMITTED BY THE DEPTH OF THE BEAM AND THE CONNECTIONS THEN SHALL BE SELECTED FOR THAT LENGTH IN ACCORDANCE WITH PART 10, TABLE 10-1 OF THE AISC "MANUAL OF STEEL CONSTRUCTION", USED IN CONJUNCTION WITH HIGH STRENGTH BOLTS SHALL CONFORM TO THE AISC "MANUAL OF STEEL CONSTRUCTION", PART 10, TABLE 10-2, AND MUST BE EQUIVALENT IN VALUE TO THE BOLTED CONNECTION DESCRIBED ABOVE.
8. ALL STRUCTURAL BOLTS, NUTS AND WASHERS SHALL BE 3/4" DIAMETER HIGH STRENGTH ASTM A325-N, BEARING TYPE CONNECTION WITH THREADS INCLUDED IN SHEAR PLANE, UNLESS NOTED OTHERWISE. ALL BOLTS, NUTS & WASHERS SHALL BE TIGHTENED ACCORDING TO THE AISC TURN-OF-THE-NUT METHOD OR BY A CALIBRATED TORQUE WRENCH. A HARDENED WASHER SHALL BE PROVIDED UNDER THE ELEMENT TURNED IN TIGHTENING, REGARDLESS OF THE TIGHTENING METHOD USED.
9. ALL GUSSET PLATES SHALL BE MINIMUM 3/8" THICK, UNL.O.
10. ALL BOLTS SHALL BE ON GAUGE, UNLESS OTHERWISE NOTED.
11. THE STEEL FABRICATOR AND ERECTOR SHALL BE RESPONSIBLE FOR THE CERTIFICATION OF WELDERS IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN WELDING SOCIETY (AWS) AND SUBJECT TO THE APPROVAL OF THE ENGINEER.
12. ALL WELDING SHALL CONFORM TO THE LATEST STANDARDS FOR ARC AND GAS WELDING AS SET FORTH BY THE AMERICAN WELDING SOCIETY. WELDING ELECTRODES SHALL CONFORM TO AWS AS.1, AWS D1.1 E70XX SERIES.
13. ALL SHOP OR FIELD SPLICES OF STRUCTURAL TUBES AND WIDE FLANGES SHALL HAVE COMPLETE PENETRATION WELDS.
14. FIELD WELDING OF GALVANIZED STEEL IS ONLY PERMITTED WHERE SHOWN ON THE DRAWINGS OR WITH THE APPROVAL OF THE FIELD ENGINEER.
15. CONTRACTOR IS NOT ALLOWED TO BURN ANY NEW OR EXISTING STRUCTURAL STEEL, UNLESS APPROVED BY THE PROJECT ENGINEER.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL TEMPORARY BRACING OR SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF STEEL FRAMING DURING ERECTION.
17. THE CENTROID OF BRACING AND/OR COLLUMS SHALL INTERSECT AT A COMMON POINT UNLESS SHOWN OTHERWISE ON THE DETAIL DRAWINGS.
18. ALL HANDRAIL SHALL BE FABRICATED FROM 1 1/2" DIA. SCH. 40 PIPE HANDRAILS, MOORALS AND SCH. 80 POSTS WITH A 4" x 1/4" TOE PLATE. MAXIMUM POST SPACING SHALL BE 6'-0" O.C. ALL HANDRAIL SHALL BE SHOP WELDED CONSTRUCTION WITH ALL ROUGH EDGES, BURNS AND WELDS GROUND SMOOTH. HANDRAIL CORNERS SHALL BE STANDARD RADIUS ELBOWS.
19. GRATING:
 - A. ALL GRATING SHALL BE BY MONICHOOLS OR AN APPROVED EQUAL WITH 100 PSF UNIFORM OR 1000 LBS. CONCENTRATED LOAD CAPACITY, WHICH EVER IS GREATER.
 - B. ALL LANDING GRATING SHALL BE TYPE OR GALVANIZED STEEL WITH 1 1/4" x 3/16" BEARING BARS AT 1 3/16" ON CENTER WITH PLAIN SURFACE OR AN APPROVED EQUAL.
 - C. ALL STAIR TREADS SHALL BE GALVANIZED PLAIN STEEL WITH 1 1/4" x 3/16" BEARING BARS, MINIMUM 1'-0" WIDE WITH CHECKERED PLATE FINISH.
 - D. ALL GRATING ATTACHMENTS TO STRUCTURAL STEEL SHALL BE AS RECOMMENDED BY GRATING MANUFACTURER.
 - E. ALL GRATING CUT OUTS AND NOTCHES SHALL BE Banded.

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	MH/M.H.	MANHOLE
A.B.	ANCHOR BOLT	MFR.	MANUFACTURER
ANG./L.	ANGLE	M.G.	MASONRY OPENING
APPROX. (A)	APPROXIMATE, APPROXIMATELY	MAT'L.	MATERIAL
BRC./BRSS.	BASELINE	MAX.	MAXIMUM
BT.	BEARING/ BEARINGS	MECH.	MECHANICAL
B.D.G.	BOTTOM	M.P.H./M.P.H.	MILES PER HOUR
C.S.	CARBON STEEL	MIN.	MINIMUM
C/C	CENTER-TO-CENTER	N.S.	NEAR SIDE
CL/CLR.	CLEAR	(N)	NEW
C.J./CONST. JT.	CONSTRUCTION JOINT	N.A.	NEUTRAL AXIS
COL.	COLLUM	NOM.	NOMINAL
CONC.	CONCRETE	N.S.	NEAR SIDE
CONN.	CONNECTION	N/A	NOT APPLICABLE
CONSTR./CONST.	CONCRETE MASONRY UNIT	N.C.	NOT-IN-CONTRACT
CONT.	CONSTRUCTION	N.T.S.	NOT TO SCALE, NO SCALE
DET.	DETAIL	NO./#	NUMBER
DIA.	DIAMETER	O.C.	ON CENTER
DIMS.	DIMENSION	OPN.	OPENING
DRG.	DRAWING	O/O	OUT-TO-OUT
E.A.	EACH	O.H.	OVERHEAD
E.F.	EACH FACE	PLC'S	PLACES
E.S.	EACH SIDE	P/PL	PLATE
E.R.	EACH WAY	PCC	PORTLAND CEMENT CONCRETE
EL./ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE
EQBD.	EQUIPMENT	PSF	POUNDS PER SQUARE FOOT
EQ.	EQUAL	PSI	POUNDS PER SQUARE INCH
EQUIP.	EQUIPMENT	PT.	PRESSURE TREATED
(E), EXIST., EX	EXISTING	RAD./R	RADIUS
EXP.	EXPANSION	REQD./REQ'D.	REQUIRED
E.J./EXP.JT.	EXPANSION JOINT	REF.	REFERENCE
EXT.	EXTERIOR	REIN.	REINFORCEMENT
F.S.	FAR SIDE	R.M.	ROOM
FT.	FEET	R.O.	ROUGH OPENING
FIN.	FINISH	SCH.	SCHEDULE
F.F.	FINISH FLOOR	SECT.	SECTION
FL.	FLOOR	SHT./SHTS.	SHEET/SHEETS
F.S.	FAR SIDE	SIL.	SIMLAR
GALV.	GALVANIZED	SPA/SPC'G	SPACES, SPACING
GAGE	GAGE	SQ.	SQUARE/SQUARES
H.P.	HIGH POINT	S.S.	STAINLESS STEEL
H.S.	HIGH STRENGTH	STD	STANDARD
HT.	HEIGHT	STR.	SECTION
HORIZ.	HORIZONTAL	SYL.	SYMMETRICAL
HRL	HOUR	TEMP.	TEMPORARY
IN.	INCH	THK.	THICK
INT.	INTERIOR	THRU	THROUGH
INTERM.	INTERMEDIATE	T&B	TOP AND BOTTOM
INV.	INVERT	T.O.	TOP OF
K.	KIPS	T.O.C.	TOP OF CONCRETE
K.B.	KIPS PER SQUARE INCH	T.O.S.	TOP OF STEEL
K.S.	KNOCK BRACE	TYP/TYP	TYPICAL
LBS.	POUNDS	UNL.O.	UNLESS NOTED OTHERWISE
L.C.	LONG	V.F.	VERIFY IN FIELD
L.H.	LONG LEG HORIZONTAL	VERT.	VERTICAL
L.V.	LONG LEG VERTICAL	W.	WELDED WIRE FABRIC
LONG.	LONGITUDINAL	W/W.F./W/WF	WIDE
L.P.	LOW POINT	W	WITH
		W/D	WITHOUT
		W.A.	WORK POINT

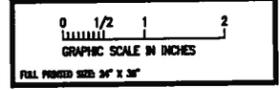
SYMBOLS



LEGEND

--- (solid line)	DEMOLITION
--- (dashed line)	EXISTING
--- (dotted line)	EXISTING WORK (HIDDEN)
--- (long dashed line)	NEW WORK
--- (short dashed line)	NEW WORK (HIDDEN)
--- (dash-dot line)	HANDRAIL OR PROPERTY LINE

REV.	DESCRIPTION	DATE
D	BUILDING PERMIT	03/24/14
C	REVIEW COMMENTS ADDRESSED	03/21/14
B	ISSUED FOR REVIEW	02/21/14
A	ISSUED FOR APPROVAL	01/06/14



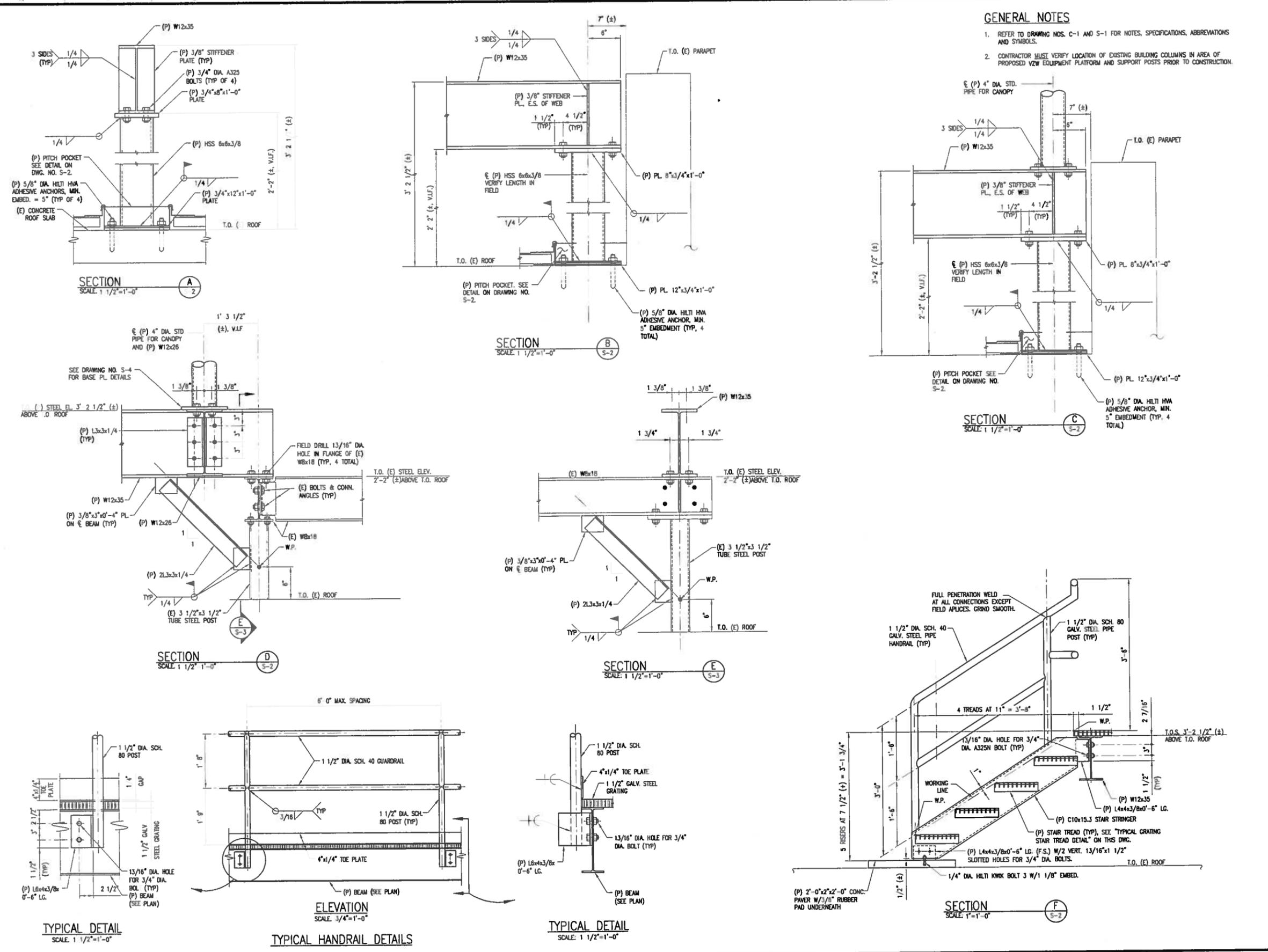
"PICCADILLY"
 GEORGE WASHINGTON HOTEL CORPORATION
 TM. 173-1-P-6
 ELECTION DISTRICT: E
 WINCHESTER, VA

STRUCTURAL

STRUCTURAL NOTES AND SPECIFICATIONS

SCALE:	AS SHOWN	DATE:	2014
DRAWN BY:	CLS	PROJECT NO.:	13-0822
CHECKED BY:	TLB	CUSTOMER NO.:	1001

DRAWING NUMBER
S-1

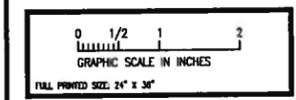


REV.	DESCRIPTION	DATE
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LAVELLE & ASSOCIATES INCORPORATED
PLANNERS - SURVEYORS

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FAX: (804) 288-0700



"PICCADILLY"
GEORGE WASHINGTON HOTEL CORPORATION
TM. 173-1-P-8
ELECTION DISTRICT: E
WINCHESTER, VA

STRUCTURAL

PLATFORM DETAILS

DATE:	AS SHOWN	XXXX
DRAWN BY:	CLS	PROJECT NO.: 13-0822
ENGINEER:	TLD	DATE: XXXX

DRAWING NUMBER

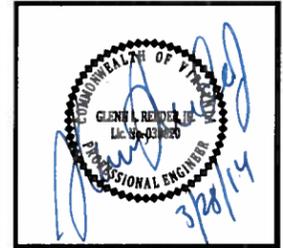
S-3

GENERAL NOTES

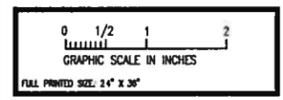
1. REFER TO DRAWING NOS. C-1 AND S-1 FOR NOTES, SPECIFICATIONS, ABBREVIATIONS AND SYMBOLS.
2. CONTRACTOR MUST VERIFY LOCATION OF EXISTING BUILDING COLUMNS IN AREA OF PROPOSED VZW EQUIPMENT PLATFORM AND SUPPORT POSTS PRIOR TO CONSTRUCTION.

REV.	DESCRIPTION	DATE
D	BUILDING PERMIT	03/24/14
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B	ISSUED FOR REVIEW	02/21/14
A	ISSUED FOR APPROVAL	01/06/14

REVISIONS



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2522 Industry Lane
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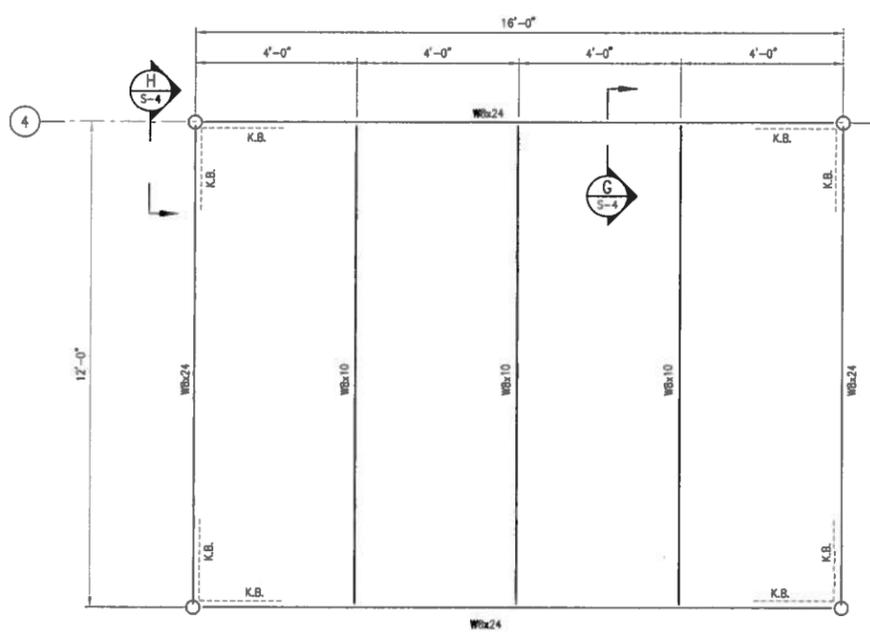


"PICCADILLY"
 GEORGE WASHINGTON HOTEL CORPORATION
 TM. 173-1-P-6
 ELECTION DISTRICT: E
 WINCHESTER, VA

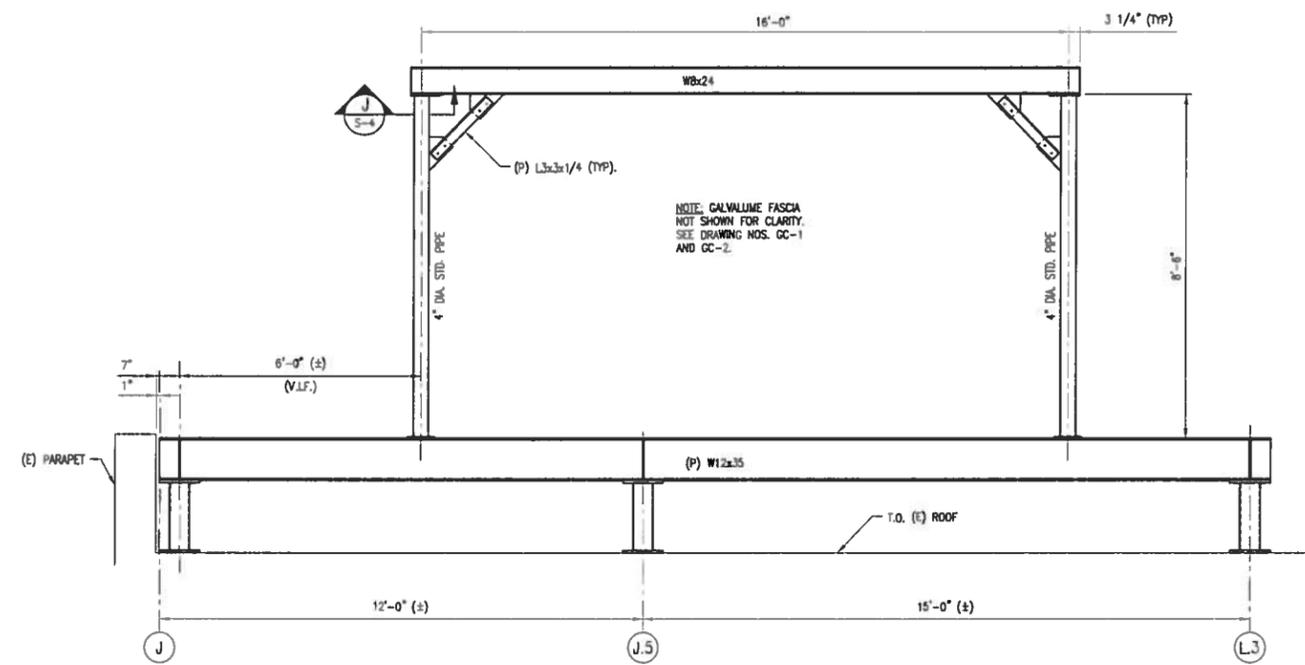
STRUCTURAL
CANOPY FRAMING PLAN AND DETAILS

SCALE:	AS SHOWN	XXX
DRAWN BY:	CLS	PROJECT NO.: 13-0822
ENGINEER:	TLD	CHECK NO.:

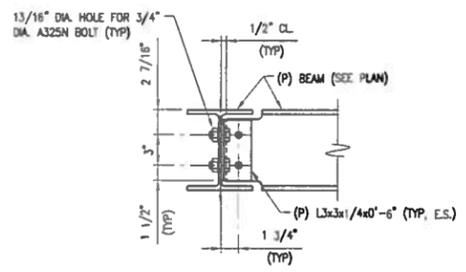
DRAWING NUMBER
S-4



CANOPY FRAMING PLAN
 SCALE: 1/2"=1'-0"

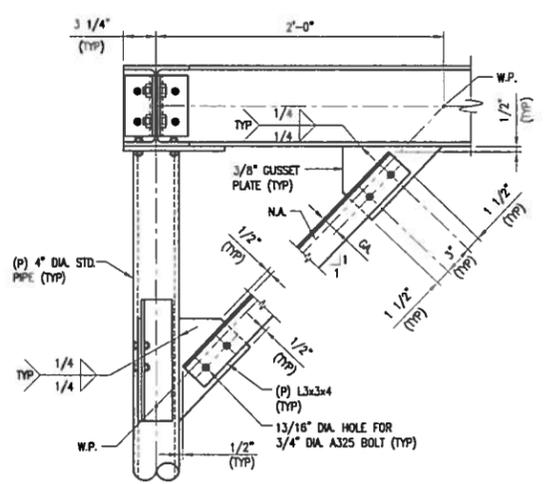


CANOPY ELEVATION LOOKING NORTH
 SCALE: 1/2"=1'-0"

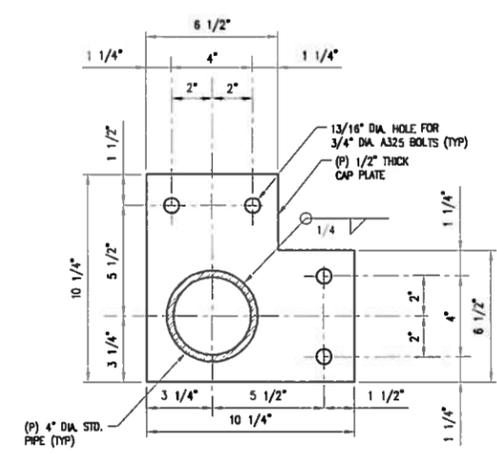


TYPICAL CONNECTION DETAIL

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

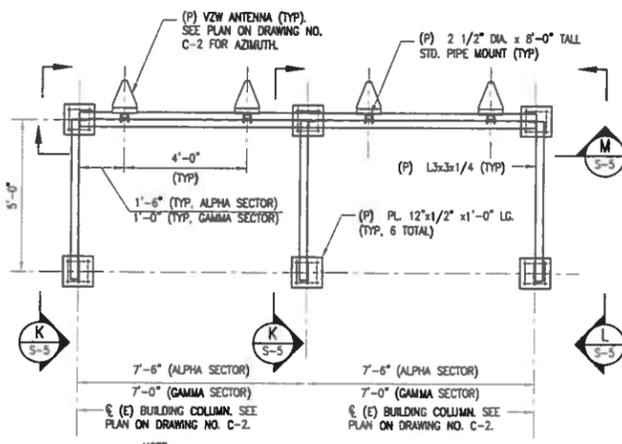


SECTION H
 SCALE: 1 1/2"=1'-0"

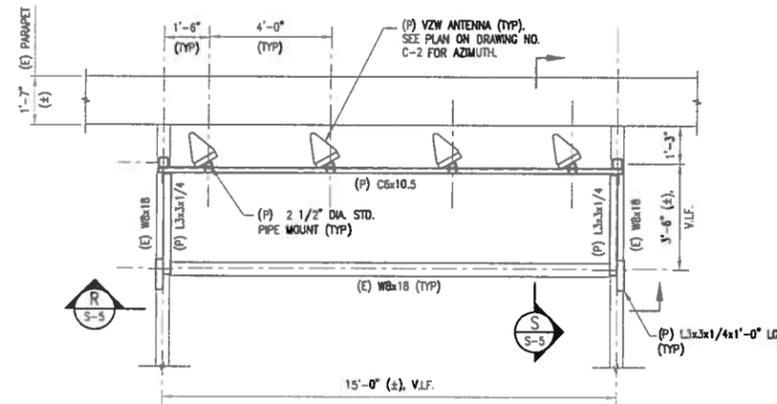


TYPICAL CAP AND BASE PL. DETAIL

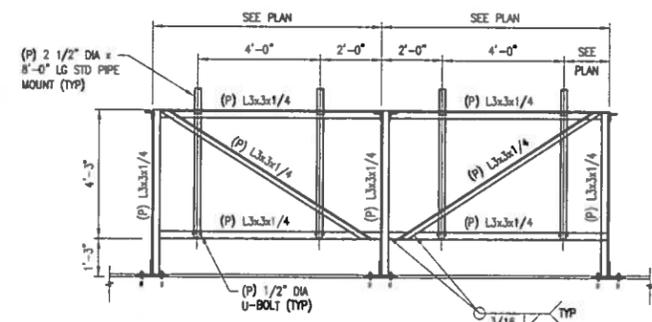
SECTION J
 SCALE: 3"=1'-0"



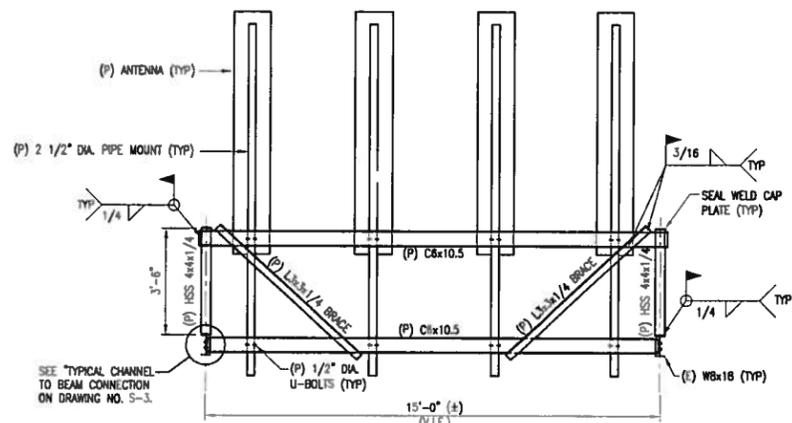
ALPHA AND GAMMA SECTOR ANTENNA SUPPORT PLAN
SCALE: 3/8"=1'-0"



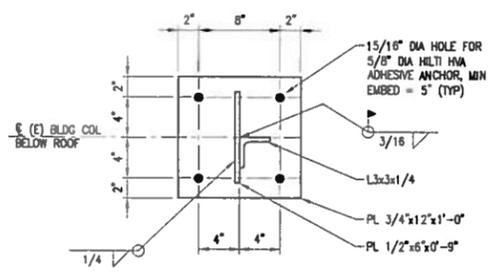
BETA SECTOR ANTENNA SUPPORT PLAN
SCALE: 3/8"=1'-0"



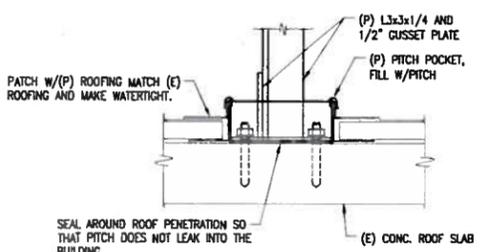
SECTION M
SCALE: 3/4"=1'-0"



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



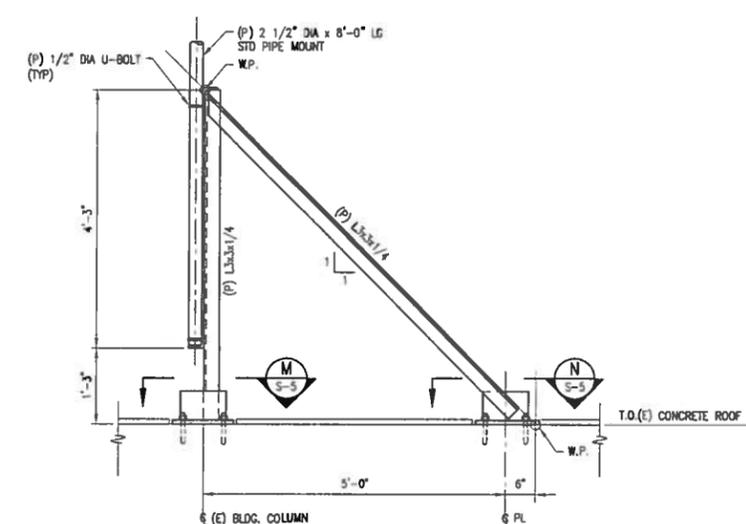
SECTION N
SCALE: 1 1/2"=1'-0"
SECTION P
SCALE: 1 1/2"=1'-0"



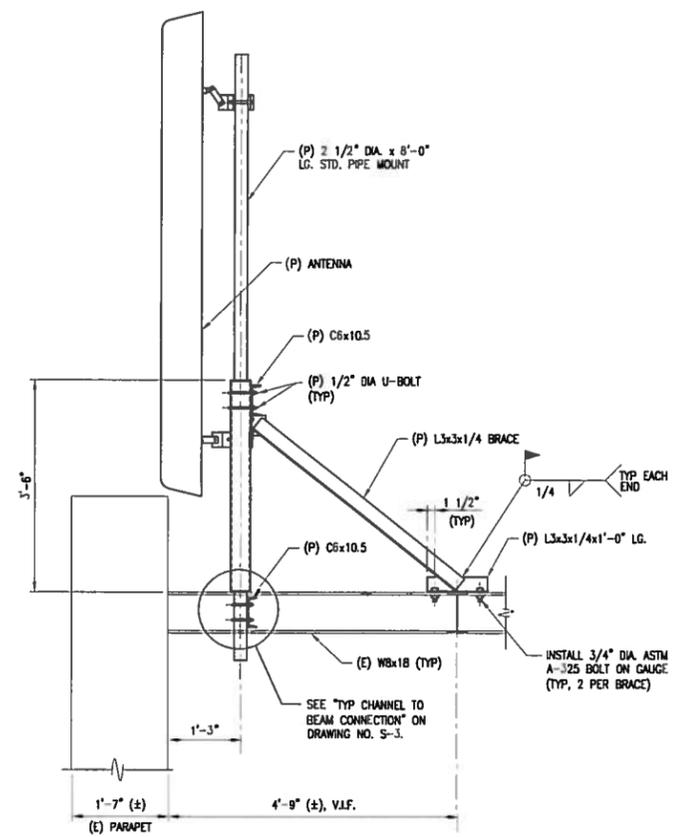
TYPICAL PITCH POCKET DETAIL
SCALE: 1 1/2"=1'-0"

GENERAL NOTES

- REFER TO DRAWING NOS. C-1 AND S-1 FOR NOTES, SPECIFICATIONS, ABBREVIATIONS AND SYMBOLS.
- CONTRACTOR MUST VERIFY LOCATION OF EXISTING BUILDING COLUMNS IN AREA OF PROPOSED VZW EQUIPMENT PLATFORM AND SUPPORT POSTS PRIOR TO CONSTRUCTION.
- PROVIDE "TYPICAL PITCH POCKET DETAIL" AT ALL ANTENNA FRAME ROOF ANCHORAGES.

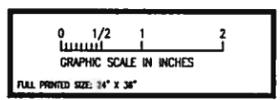
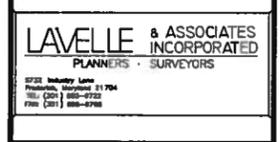


SECTION S
SCALE: 3/4"=1'-0"



SECTION T
SCALE: 3/4"=1'-0"

REV.	DESCRIPTION	DATE
D	BUILDING PERMIT	03/24/14
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"PICCADILLY"
GEORGE WASHINGTON HOTEL CORPORATION
TM 173-1-P-8
ELECTION DISTRICT: E
WINCHESTER, VA

STRUCTURAL
ANTENNA MOUNTING DETAILS

SCALE: AS SHOWN	PROJECT NO: 13-0822
DATE: 3/28/14	DESIGNER: TLD

DRAWING NUMBER
S-5

METAL CANOPY NOTES

PART 1 - GENERAL

1. SUBMITTALS

- A. PRODUCT DATA: INCLUDE CONSTRUCTION DETAILS, MATERIAL DESCRIPTIONS, DIMENSIONS OF INDIVIDUAL COMPONENTS AND PROFILES, AND FINISHES FOR EACH TYPE OF METAL FASCIA AND SOFFIT PANEL AND ACCESSORY.
- B. SHOP DRAWINGS: SHOW FABRICATION AND INSTALLATION LAYOUTS OF METAL FASCIA AND SOFFIT PANELS DETAILS OF EDGE CONDITIONS, JOINTS, PANEL PROFILES, CORNERS, ANCHORAGES, TRIM, FLASHINGS, CLOSURES, AND ACCESSORIES, AND SPECIAL DETAILS. DISTINGUISH BETWEEN FACTORY AND FIELD-ASSEMBLED WORK.
- C. SAMPLES FOR VERIFICATION: FOR EACH TYPE OF EXPOSED FINISH REQUIRED.

2. QUALITY ASSURANCE

- A. INSTALLER QUALIFICATIONS: AN EMPLOYER OF WORKERS TRAINED AND APPROVED BY MANUFACTURER.
 - 1. INSTALLERS RESPONSIBILITIES INCLUDE FABRICATING AND INSTALLING METAL FASCIA AND SOFFIT PANEL ASSEMBLIES AND PROVIDING PROFESSIONAL ENGINEERING SERVICES NEEDED TO ASSUME ENGINEERING RESPONSIBILITY.
- B. SOURCE LIMITATIONS: OBTAIN EACH TYPE OF METAL FASCIA AND SOFFIT PANELS THROUGH ONE SOURCE FROM A SINGLE MANUFACTURER.
- C. DELIVERY, STORAGE AND HANDLING
 - A. DELIVER COMPONENTS, SHEETS, METAL FASCIA AND SOFFIT PANEL, AND OTHER MANUFACTURED ITEMS SO AS NOT TO BE DAMAGED OR DEFORMED. PACKAGE METAL FASCIA AND SOFFIT PANELS FOR PROTECTION DURING TRANSPORTATION AND HANDLING.
 - B. UNLOAD, STORE AND ERECT METAL FASCIA AND SOFFIT PANELS IN A MANNER TO PREVENT BENDING, WARPING, TWISTING AND SURFACE DAMAGE.
 - C. STACK METAL FASCIA AND SOFFIT PANELS ON PLATFORMS OR PALLETS COVERED WITH SUITABLE WEATHERTIGHT AND VENTILATED COVERING. STORE METAL FASCIA AND SOFFIT PANELS TO ENSURE DRYNESS. DO NOT STORE METAL FASCIA AND SOFFIT PANELS IN CONTACT WITH OTHER MATERIALS THAT MIGHT CAUSE STAINING, BENTING OR OTHER SURFACE DAMAGE.
 - D. PROTECT STRIPPABLE PROTECTIVE COVERING ON METAL FASCIA AND SOFFIT PANELS FROM EXPOSURE TO SUNLIGHT AND HIGH HUMIDITY, EXCEPT TO EXTENT NECESSARY FOR PERIOD OF METAL FASCIA AND SOFFIT PANEL INSTALLATION.

4. COORDINATION

- A. COORDINATE METAL PANEL ROOF ASSEMBLIES WITH RAIN DRAINAGE WORK, FLASHING, TRIM, AND CONSTRUCTION OF DECKS SUPPORTING WALLS AND OTHER ADJOINING WORK TO PROVIDE A LEAKPROOF, SECURE AND NON-CORROSIVE INSTALLATION.

PART 2 - PRODUCTS

1. PANEL MATERIALS

- A. MATERIAL: 24 GAUGE GALVALUME WITH A KYNAR 500 FINISH.
 - 1. CONCEALED FINISH: APPLY PRETREATMENT AND MANUFACTURER'S STANDARD WHITE OR LIGHT-COLORED ACRYLIC OR POLYESTER BACKER FINISH, CONSISTING OF PRIME COAT AND WASH COAT WITH A MINIMUM TOTAL DRY FILM THICKNESS OF 0.5 MIL.
- B. MATERIALS:
 - 1. FASCIA AND SOFFIT: METAB FLUSH PANEL SYSTEM WITH 12" WIDTH.

2. MISCELLANEOUS METAL FRAMING

- A. GENERAL: COMPLY WITH ASTM C 754 FR CONDITIONS INDICATED.
 - 1. STEEL SHEET COMPONENTS: COMPLYING WITH ASTM C 645 REQUIREMENTS FOR METAL AND WITH MANUFACTURER'S STANDARD CORROSION-RESISTANT ZINC COATING.
- B. FASTENERS FOR METAL FRAMING: OF TYPE, MATERIAL, SIZE, CORROSION RESISTANCE, HOLDING POWER, AND OTHER PROPERTIES REQUIRED TO FASTEN STEEL MEMBERS TO SUBSTRATES.

3. MISCELLANEOUS MATERIALS

- A. FASTENERS: SELF-TAPPING SCREWS, BOLTS, NUTS, SELF-LOCKING RIVETS AND BOLTS, END-WELDED STUDS, AND OTHER SUITABLE FASTENERS (DESIGNED TO WITHSTAND DESIGN LOADS. PROVIDE EXPOSED FASTENERS WITH HEADS MATCHING COLOR OF METAL FASCIA AND SOFFIT PANELS BY MEANS OF PLASTIC CAPS OR FACTORY-APPLIED COATING.
 - 1. FASTENERS FOR ROOF, FASCIA, AND SOFFIT PANELS: SELF-DRILLING OF SELF-TAPPING 210 STAINLESS OR ZINC-ALLOY STEEL HEX WASHER HEAD, WITH EPDM OR PVC WASHER UNDER HEADS OF FASTENERS BEARING ON WEATHER SIDE OF METAL ROOF, FASCIA, AND SOFFIT PANELS.
 - 2. FASTENERS FOR FLASHING AND TRIM: BLIND FASTENERS OR SELF-DRILLING SCREWS WITH HEX WASHER HEAD.
 - 3. BLIND FASTENERS: HIGH-STRENGTH ALUMINUM OR STAINLESS-STEEL RIVETS.

4. ACCESSORIES

- A. ROOF PANEL ACCESSORIES: PROVIDE COMPONENTS REQUIRED FOR A COMPLETE METAL ROOF, FASCIA, AND SOFFIT PANEL ASSEMBLY INCLUDING TRIM, COPINGS, FASCIAE, CORNER UNITS, RIDGE CLOSURES, CLIPS, FLASHINGS, SEALANTS, GASKETS, FILLERS, CLOSURE STRIPS, AND SIMILAR ITEMS. MATCH MATERIAL AND FINISH OF METAL FASCIA AND SOFFIT PANELS, UNLESS OTHERWISE INDICATED.
 - 1. CLOSURES: PROVIDE CLOSURES AT EAVES AND RIDGES, FABRICATED OF SAME METAL AS METAL FASCIA AND SOFFIT PANELS.
 - 2. BACKING PLATES: PROVIDE METAL BACKING PLATES AT PANEL END SPLICES, FABRICATED FROM MATERIAL RECOMMENDED BY MANUFACTURER.
 - 3. CLOSURE STRIPS: CLOSED-CELL, EXPANDED, CELLULAR RUBBER OR CROSSLINKED, POLYURETHAN-FOAM OR CLOSED-CELL LAMINATED POLYETHYLENE; MINIMUM 1-INCH THICK, FLEXIBLE CLOSURE STRIPS, CUT OR PRE-MOLDED TO MATCH METAL FASCIA AND SOFFIT PANEL PROFILE. PROVIDE CLOSURE STRIPS WHERE INDICATED OR NECESSARY TO ENSURE WEATHERTIGHT CONSTRUCTION.
- B. FLASHING AND TRIM: PROVIDE FLASHING AND TRIM AS REQUIRED TO SEAL AGAINST WEATHER AND TO PROVIDE FINISHED APPEARANCE. LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO, EAVES, RAKES, CORNERS, BASES, FRAMED OPENINGS, RIDGES, FASCIAE, AND FILLERS. FINISH FLASHING AND TRIM WITH SAME FINISH SYSTEMS ADJACENT METAL FASCIA AND SOFFIT PANELS.

5. FABRICATION

- A. GENERAL: FABRICATE AND FINISH METAL FASCIA AND SOFFIT PANELS AND ACCESSORIES AT THE FACTORY TO GREATEST EXTENT POSSIBLE, BY MANUFACTURER'S STANDARD PROCEDURES AND PROCESSES, AS NECESSARY TO FULFILL INDICATED PERFORMANCE REQUIREMENTS DEMONSTRATED BY LABORATORY TESTING, COMPLY WITH INDICATED PROFILES AND WITH DIMENSIONAL AND STRUCTURAL REQUIREMENTS.
- B. PROVIDE PANEL PROFILE, INCLUDING MAJOR RIBS AND INTERMEDIATE STIFFENING RIBS, IF ANY, FOR FULL LENGTH OF PANEL.
- C. WHERE INDICATED, FABRICATE METAL FASCIA AND SOFFIT PANEL JOINTS WITH FACTORY-INSTALLED CAPTIVE GASKETS OR SEPARATOR STRIPS THAT PROVIDE A TIGHT SEAL AND PREVENT METAL-TO-METAL CONTACT, IN A MANNER THAT WILL MINIMIZE NOISE FROM MOVEMENTS WITH PANEL ASSEMBLY.
- D. SHEET METAL ACCESSORIES: FABRICATED FLASHING AND TRIM TO COMPLY WITH RECOMMENDATIONS IN SMACNA'S ARCHITECTURAL SHEET METAL MANUAL THAT APPLY TO THE DESIGN, DIMENSIONS, METAL, AN OTHER CHARACTERISTICS OF ITEM INDICATED.
 - 1. FORM EXPOSED SHEET METAL ACCESSORIES THAT ARE WITHOUT EXCESSIVE OIL CANNING, BUCKLING, AND TOOL MARKS AND THAT ARE RU TO LINE AND LEVELS INDICATED, WITH EXPOSED EDGES FOLDED BACK TO FORM HEIMS.
 - 2. SEALED JOINTS: FORM NON-EXPANSION BUT MOVABLE JOINTS IN METAL TO ACCOMMODATE ELASTOMERIC SEALANT TO COMPLY WITH SMACNA STANDARDS.
 - 3. CONCEAL FASTENERS AND EXPANSION PROVISIONS WHERE POSSIBLE. EXPOSED FASTENERS ARE NOT ALLOWED ON FACES OF ACCESSORIES EXPOSED TO VIEW.
 - 4. FABRICATE CLEATS AND ATTACHMENT DEVICES FROM SAME MATERIAL AS ACCESSORY BEING ANCHORED OR FROM COMPATIBLE NON-CORROSIVE METAL RECOMMENDED BY METAL FASCIA AND SOFFIT PANEL MANUFACTURER.
 - E. SIZE: AS RECOMMENDED BY SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL" OR METAL FASCIA AND SOFFIT PANEL MANUFACTURER FOR APPLICATION BUT NOT LESS THAN THICKNESS OF METAL BEING SECURED.

PART 3 - EXECUTION

1. EXAMINATION

- A. EXAMINE SUBSTRATES, AREAS, AND CONDITIONS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES, METAL FASCIA AND SOFFIT PANEL SUPPORTS, AND OTHER CONDITIONS AFFECTING PERFORMANCE OF WORK.
- B. EXAMINE ROUGHING-IN FOR COMPONENTS AND SYSTEMS PENETRATING METAL FASCIA AND SOFFIT PANELS TO VERIFY ACTUAL LOCATIONS OF PENETRATIONS RELATIVE TO SEAM LOCATIONS OF METAL FASCIA AND SOFFIT PANELS BEFORE METAL FASCIA AND SOFFIT PANEL INSTALLATION.
- C. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITION HAVE BEEN CORRECTED.

2. METAL FASCIA AND SOFFIT PANEL INSTALLATION, GENERAL

- A. GENERAL: PROVIDE METAL FASCIA AND SOFFIT PANELS OF FULL LENGTH FROM EAVE TO RIDGE, UNLESS OTHER WISE INDICATED OR RESTRICTED BY SHIPPING LIMITATIONS. ANCHOR METAL FASCIA AND SOFFIT PANELS AND OTHER COMPONENTS OF THE WORK SECURELY IN PLACE WITH PROVISIONS FOR THERMAL AND STRUCTURAL MOVEMENT.
- B. FASTENERS:
 - 1. ROOF, FASCIA, AND SOFFIT PANELS: USE STAINLESS-STEEL FASTENERS FOR SURFACES EXPOSED TO THE EXTERIOR AND ALUMINUM OR GALVANIZED STEEL FASTENERS FOR SURFACES EXPOSED TO THE INTERIOR.
- C. METAL PROTECTION: WHERE DISSIMILAR METALS WILL CONTACT EACH OTHER OR CORROSIVE SUBSTRATES, PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES WITH BITUMINOUS COATING, BY APPLYING RUBBERIZED-ASPHAL UNDERLAYMENT TO EACH CONTACT SURFACE, OR BY OTHER PERMANENT SEPARATION AS RECOMMENDED BY METAL FASCIA AND SOFFIT PANEL MANUFACTURER.

3. FIELD-ASSEMBLED METAL FASCIA AND SOFFIT PANEL INSTALLATION

- A. STANDING-SEAM METAL FASCIA AND SOFFIT PANELS: FASTEN METAL FASCIA AND SOFFIT PANELS TO SUPPORTS WITH CONCEALED CLIPS AT EACH STANDING-SEAM JOINT AT LOCATION, SPACING, AND WITH FASTENERS RECOMMENDED BY MANUFACTURER.

4. ACCESSORY INSTALLATION

- A. GENERAL: INSTALL ACCESSORIES WITH POSITIVE ANCHORAGE TO BUILDING AND WEATHERTIGHT MOUNTING AND PROVIDE FOR THERMAL EXPANSION COORDINATE INSTALLATION WITH FLASHINGS AND OTHER COMPONENTS.
- B. FLASHING AND TRIM: COMPLY WITH PERFORMANCE REQUIREMENTS MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL." PROVIDE CONCEALED FASTENERS WHERE POSSIBLE AND SET UNITS TRUE TO LINE AND LEVEL AS INDICATED. INSTALL WORK WITH LAPS, JOINTS, AND SEAMS THAT WILL BE PERMANENTLY WEATHER-RESISTANT AND WEATHER RESISTANT.
 - 1. INSTALL EXPOSED FLASHING AND TRIM THAT IS WITHOUT EXCESSIVE OIL CANNING, BUCKLING, AND TOOL MARKS AND THAT IS TRUE TO LINE AND LEVELS INDICATED, WITH EXPOSED EDGES FOLDED BACK TO FORM HEIMS. INSTALL SHEET METAL FLASHING AND TRIM TO FIT SUBSTRATES AND TO RESULT IN WATER PROOF AND WEATHER-RESISTANT PERFORMANCE.
 - 2. EXPANSION PROVISIONS: PROVIDE FOR THERMAL EXPANSION OF EXPOSED FLASHING AND TRIM. SPACE MOVEMENT JOINTS AT A MAXIMUM OF 10 FEET WITH NO JOINTS ALLOWED WITHIN 24 INCHES OF CORNER OR INTERSECTION. WHERE LAPPED OR BAYONET-TYPE EXPANSION PROVISIONS CANNOT BE USED OR WOULD NOT BE SUFFICIENTLY WEATHER RESISTANT AND WATERPROOF, FORM EXPANSION JOINTS OF INTERMESHING HOOKED FLANGES, NOT LESS THAN 1 INCH DEEP, FILLED WITH MASTIC SEALANT (CONCEALED WITHIN JOINTS).

5. ERECTION TOLERANCES

- A. INSTALLATION TOLERANCES: SHIM AND ALIGN METAL FASCIA AND SOFFIT PANEL UNITS WITHIN INSTALLED TOLERANCE OF 1/4 INCH IN 20 FEET ON SLOPE AND LOCATION LINES AS INDICATED AND WITHIN 1/8 INCH OFFSET OF ADJOINING FACES AND OF ALIGNMENT OF MATCHING PROFILES.

6. CLEANING AND PROTECTION

- A. REMOVE TEMPORARY PROTECTIVE COVERINGS AND STRIPPABLE FILMS, IF ANY, AS METAL ROOF, FASCIA AND SOFFIT PANELS ARE INSTALLED, UNLESS OTHERWISE INDICATED IN MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. ON COMPLETION OF METAL ROOF, FASCIA, AND SOFFIT PANEL INSTALLATION, CLEAN FINISHED SURFACES AS RECOMMENDED BY METAL FASCIA AND SOFFIT PANEL MANUFACTURER. MAINTAIN IN A CLEAN CONDITION DURING CONSTRUCTION.
- B. REPLACE METAL FASCIA AND SOFFIT PANELS THAT HAVE BEEN DAMAGED OR HAVE DETERIORATED BEYOND SUCCESSFUL REPAIR BY FINISH TOUCHUP OR SIMILAR MINOR REPAIR PROCEDURES.

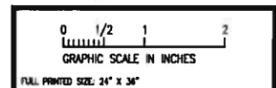
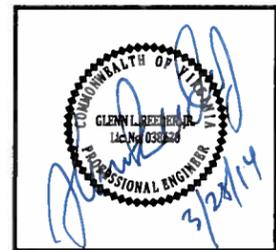
ROUGH CARPENTRY NOTES

- 1. MISCELLANEOUS WOOD NAILERS USED IN ROOF CONSTRUCTION AND TRIM SHALL COMPLY WITH BOCA 2310.0 AND SHALL BE SUITABLE FOR EXTERIOR USE.
- 2. FASTENERS: WHERE ROUGH CARPENTRY IS EXPOSED TO WEATHER, IN GROUND CONTACT, OR IN AREAS OF HIGH RELATIVE HUMIDITY, PROVIDE HOT-DIP ZINC-COATED FASTENERS PER ASTM A 153.
- 3. WOOD SHALL BE PRESSURE TREATED.
- 4. DESIGN OF ALL FASTENINGS SHALL CONFORM TO AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, "TIMBER CONSTRUCTION MANUAL" AND CABO ONE AND TWO FAMILY DWELLING CODE.
- 5. FIRE-RETARDANT TREATED WOOD SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AMPA C20 FOR LUMBER AND AMPA C27 FOR PLYWOOD. FIRE RETARDANT TREATED WOOD IS IDENTIFIED ON THE DRAWINGS AS EITHER "FRT", "FIRE RETARDANT TREATED", OR "FIRE TREATED" WOOD.
- 6. LUMBER FOR MISCELLANEOUS USES: UNLESS OTHERWISE INDICATED, PROVIDE "STANDARD" GRADE LIGHT-FRAMING-SIZE LUMBER OF ANY SPECIES FOR SUPPORT OF OTHER CONSTRUCTION, INCLUDING NAILERS, BLOCKING, FURRING, GROUNDS, STROPPING AND SIMILAR MEMBERS.

FLASHING, SHEET METAL NOTES

- 1. PREPARATION, INSTALLATION AND WORKMANSHIP STANDARDS SHALL BE IN ACCORDANCE WITH SMACNA "ARCHITECTURAL SHEET METAL MANUAL."
- 2. FORMED ALUMINUM TRIM: FASCIA TRIM/GRAVEL STOP AND OTHER PRE-FINISHED ALUMINUM ITEMS SHALL COMPLY WITH ANMA 1402. SHALL BE FABRICATED FROM ALUMINUM SHEET IN ALLOY RECOMMENDED BY MANUFACTURER, 0.019 INCH NOMINAL THICKNESS, AND SHALL HAVE MANUFACTURER'S STANDARD PRIMER WITH A BAKED-ON TOPCOAT. FASCIA SHALL BE PRESS-LOG GRAVEL STOP SYSTEM AS MANUFACTURED BY SOUTHERN ALUMINUM FINISHING COMPANY OR APPROVED EQUAL.
- 3. FASTENERS: NON-CORROSIVE NAILS, IN SUFFICIENT LENGTH TO PENETRATE MINIMUM OF 1 INCH INTO SUBSTRATE. PROVIDE PRE-FINISHED FASTENERS IN COLOR TO MATCH RM WHERE FACE NAILING IS UNAVOIDABLE, COMPLY WITH ALUMINUM TRIM MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. ISOLATE DISSIMILAR METALS. ALL ALUMINUM FASCIA/GRAVEL STOP, TRIM, GUTTER, AND DOWNSPOUTS SHALL BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD COLORS.
- 4. ANCHOR WORK IN PLACE WITH NON-CORROSIVE FASTENERS, ADHESIVES, SETTING COMPOUNDS, TAPES AND OTHER MATERIAL AND DEVICES AS RECOMMENDED BY MANUFACTURER OF EACH MATERIALS OR SYSTEM. PROVIDE FOR THERMAL EXPANSION AND BUILDING MOVEMENTS. COMPLY WITH RECOMMENDATIONS OF "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA.

REV	DESCRIPTION	DATE
D	BUILDING PERMIT	03/24/14
C	REVIEW COMMENTS ADDRESSED	03/21/14
B	ISSUED FOR REVIEW	02/21/14
A	ISSUED FOR APPROVAL	01/06/14



"PICCADILLY"
 GEORGE WASHINGTON HOTEL CORPORATION
 TEL: 173-1-P-6
 ELECTION DISTRICT: E
 WINCHESTER, VA

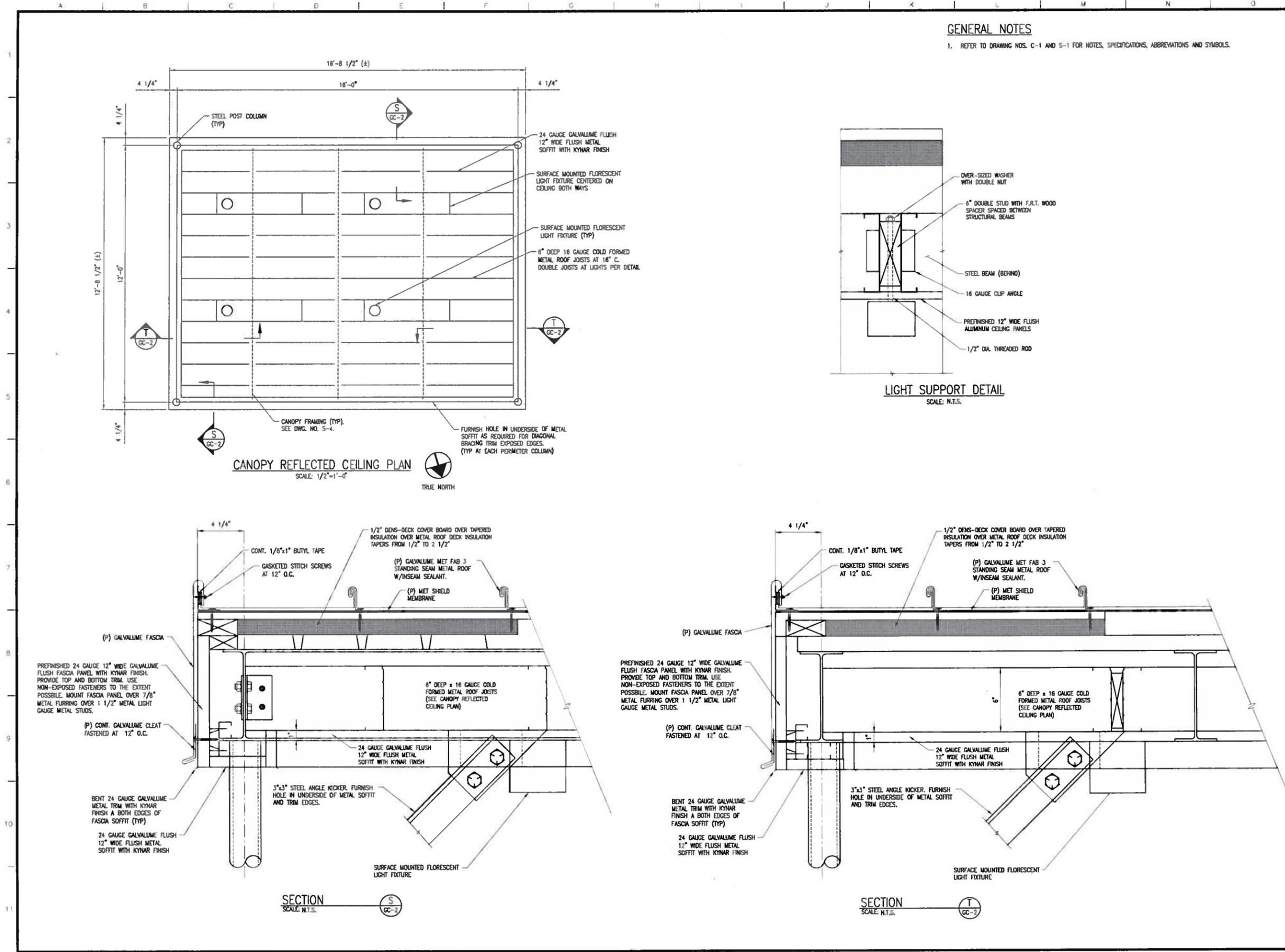
CANOPY

CANOPY NOTES

SCALE:	AS SHOWN	XXX
DRAWN BY:	CLS	PROJECT NO: 13-0822
DATE:	TLD	CLIENT NO: XXX

DRAWING NUMBER

GC-1



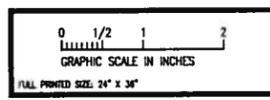
GENERAL NOTES

1. REFER TO DRAWING NOS. C-1 AND S-1 FOR NOTES, SPECIFICATIONS, ABBREVIATIONS AND SYMBOLS.

REV.	DESCRIPTION	DATE
D	BUILDING PERMIT	03/24/14
C	REVIEW COMMENTS ADDRESSED	03/21/14
B	ISSUED FOR REVIEW	02/21/14
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CANOPY
CANOPY CEILING PLAN AND DETAILS

SCALE:	AS SHOWN	XXX
DESIGNER:	CLS	PROJECT NO.: 13-0822
ENGINEER:	TLD	CLIENT NO.: XXX

DRAWING NUMBER
GC-2

ELECTRICAL SPECIFICATION

- I. SECTION 16010 - BASIC ELECTRICAL REQUIREMENTS**
- THE WORK INCLUDES FURNISHING AND INSTALLING THE MATERIAL, EQUIPMENT AND SYSTEMS AS SPECIFIED AND/OR INDICATED ON THE DRAWINGS. THE ELECTRICAL INSTALLATIONS, WHEN FINISHED, SHALL BE COMPLETE AND COORDINATED AND READY FOR SATISFACTORY SERVICE.
 - ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, LOCAL AND ELECTRICAL CODES THAT GOVERN EACH PARTICULAR TRADE AND THE 2008 NATIONAL ELECTRICAL CODE.
 - THE CONTRACTOR SHALL COORDINATE THE ELECTRICAL EQUIPMENT INSTALLATION WITH ALL TRADES.
 - THE CONTRACTOR SHALL MAKE APPLICATION AND PAY ALL CHARGES FOR ALL NECESSARY PERMITS, LICENSES AND INSPECTIONS AS REQUIRED UNDER THE ABOVE CODES. UPON COMPLETION OF THE WORK, THE CUSTOMARY CERTIFICATIONS OF APPROVAL SHALL BE FURNISHED.
 - NO MATERIALS OR EQUIPMENT SHALL BE USED IN THE WORK UNTIL APPROVED. ALL MATERIALS SHALL BE U.L. LISTED.
 - THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS AND SPECIFICATIONS AND SHALL INSPECT THE EXISTING CONDITIONS OF THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR COMPLYING WITH THE CONTRACT DOCUMENTS.
 - THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL INSTALLATIONS. DETAILS OF PROPOSED DEPARTURES DUE TO ACTUAL FIELD CONDITIONS OR OTHER CAUSES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. REWORK OF COMPLETED ITEMS DUE TO IMPROPER FIELD COORDINATION SHALL BE AT THE CONTRACTOR'S EXPENSE.
 - PROVIDE SUFFICIENT ACCESS AND CLEARANCE FOR ALL ITEMS OF EQUIPMENT REQUIRING SERVICING AND MAINTENANCE.
 - THE CONTRACTOR SHALL PERFORM ALL NECESSARY CUTTING AND PATCHING AS REQUIRED TO COMPLETE THE INSTALLATIONS, PATCHING OF WALLS, FLOORS, CEILING, ETC. SHALL MATCH THE ADJACENT SURFACES.
 - THE CONTRACTOR SHALL PREPARE THREE (3) COPIES OF A RECORD AND INFORMATION BOOKLET. THE BOOKLET SHALL BE BOUND IN A THREE RING LOOSE-LEAF BINDER AND INCLUDE ALL ITEMS OF ELECTRICAL EQUIPMENT (I.E. PANELBOARDS, LIGHTING FIXTURES, LAMPS, ETC.).
 - UPON COMPLETION OF THE ELECTRICAL INSTALLATION, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF PRINTS OF THE ELECTRICAL CONTRACT DRAWINGS WHICH SHALL BE LEGIBLY MARKED IN RED TO SHOW ALL CHANGES AND DEPARTURES OF THE INSTALLATIONS COMPARED WITH THE ORIGINAL DESIGN. THEY SHALL BE SUITABLE FOR USE IN PREPARATION OF RECORD DRAWINGS. AS A MINIMUM, THE CONTRACTOR SHALL ADDRESS THE FOLLOWING:
 - SOURCE, ORIGIN, AND/OR ROUTING OF VERIZON FEEDER.
 - CIRCUIT NUMBERS, CONTRACTOR SHALL ATTACH TO THE AS-BUILT A COPY OF THE FINAL TYPED-WRITTEN PANEL SCHEDULE AS LEFT IN EACH PANELBOARD.
 - LOCATION OF MAJOR PIECES OF DISTRIBUTION EQUIPMENT SUCH AS KILOWATT HOUR METER AND VERIZON FEEDER OVERCURRENT DEVICES.
 - LOCATION OF THE EMERGENCY GENERATOR AND AUTOMATIC TRANSFER SWITCH.
 - GUARANTEE. ALL NEW ELECTRICAL INSTALLATIONS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR BEGINNING THE DAY OF THE FINAL ACCEPTANCE OF THE WORK OR BENEFICIAL OCCUPANCY OF THE OWNER, WHICHEVER OCCURS FIRST. THE ABOVE SHALL NOT IN ANY WAY VOID OR ADOBEQUATE EQUIPMENT MANUFACTURER'S GUARANTEE OR WARRANTY. CERTIFICATES OF GUARANTEE SHALL BE DELIVERED TO THE OWNER UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE ELECTRICAL INSTALLATION DURING THE GUARANTEE PERIOD. NEW REPLACEMENT PARTS SHALL BE FURNISHED AND INSTALLED PROMPTLY AND AT NO COST TO VERIZON.
 - ANY ELECTRICAL WORK WHICH WILL INTERFERE WITH THE NORMAL USE OF THE BUILDING IN ANY MANNER SHALL BE DONE AT SUCH THE OR TIMES AS SHALL BE MUTUALLY AGREED UPON BETWEEN THE CONTRACTOR AND THE VERIZON REPRESENTATIVE.
 - ALL EXISTING ELECTRICAL SYSTEMS IN OCCUPIED AREAS SHALL BE KEPT IN OPERATION DURING THE PROGRESS OF WORK. TEMPORARY ELECTRICAL CONNECTIONS SHALL BE PROVIDED TO ALL SYSTEMS OR EQUIPMENT, WHERE NECESSARY TO MAINTAIN CONTINUOUS OPERATION UNTIL THE NEW SYSTEMS AND EQUIPMENT ARE READY FOR OPERATION.
 - WHEN THE WORK SPECIFIED HEREINAFTER CONNECTS TO ANY EXISTING CONDUIT, WIRING OR OTHER EQUIPMENT, THE CONTRACTOR SHALL PERFORM ALL NECESSARY ALTERATIONS, CUTTING, AND FITTING OF THE EXISTING WORK AS MAY BE NECESSARY OR REQUIRED TO MAKE SATISFACTORY CONNECTIONS BETWEEN THE NEW AND EXISTING WORK AND SHALL LEAVE COMPLETED WORK IN A FINISHED AND WORKMANLIKE CONDITION, TO THE ENTIRE SATISFACTION OF THE ENGINEER.
 - SUPPORTS, HANGERS, AND FOUNDATIONS. PROVIDE ALL SUPPORTS, HANGERS, BRACES, ATTACHMENTS, AND FOUNDATIONS REQUIRED FOR THE WORK. SUPPORT AND SET THE WORK IN A THOROUGHLY SUBSTANTIAL AND WORKMANLIKE MANNER WITHOUT PLACING STRAINS ON THE MATERIALS, EQUIPMENT, OR THE BUILDING STRUCTURE. SUPPORTS, HANGERS, BRACES AND ATTACHMENTS SHALL BE STANDARD MANUFACTURED ITEMS OR FABRICATED STRUCTURAL STEEL SHAPES.
 - THERE SHALL BE NO INTERRUPTION OF POWER TO EXISTING ELECTRICAL SYSTEMS WITHOUT PRIOR CONSENT OF THE BUILDING OWNER. SUCH INTERRUPTIONS SHALL BE KEPT TO A MINIMUM AND SHALL BE SCHEDULED WITH THE OWNER AT LEAST THREE BUSINESS DAYS IN ADVANCE OF THE OUTAGE. ANY COST FOR WORK THAT MUST BE DONE ON AN OVERTIME BASIS SHALL BE INCLUDED IN THE BID.
 - MOUNTING AND SUPPORTING OF ALL EQUIPMENT PROVIDED BY THIS CONTRACTOR SHALL BE COORDINATED WITH VERIZON IN THE FIELD.
 - PREPARE AND SUBMIT TO VERIZON CATALOG CUTS FOR THE FOLLOWING:
 - PANELBOARDS
 - LIGHTING FIXTURES
 - KILOWATT HOUR METER
 - PROVIDE ALL CUTTING AND PATCHING NECESSARY FOR THE INSTALLATION OF THE ELECTRICAL WORK. ANY DAMAGE DONE TO THE WORK ALREADY IN PLACE BY REASON OF THIS WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BY A QUALIFIED MECHANIC EXPERIENCED IN SUCH WORK. PATCHING SHALL BE UNIFORM IN APPEARANCE AND SHALL MATCH THE SURROUNDING SURFACE. DO NOT CUT STRUCTURAL MEMBERS WITHOUT APPROVAL BY VERIZON. ALL PENETRATIONS THROUGH WALLS OF NEW ROOM SHALL BE SEALED TO PREVENT PASSAGE OF F-3000 AGENT. WHERE PENETRATIONS ARE NECESSARY THROUGH THE ROOF, PROVIDE ALL NECESSARY CURBS, SLEEVES, SHIELDS, FLASHING, FITTINGS, AND CALKING TO MAKE THE PENETRATIONS ABSOLUTELY WEATHERTIGHT.
 - IN GENERAL, POWER WIRING AND MOTOR STARTING EQUIPMENT FOR SYSTEMS ARE INCLUDED UNDER THIS SPECIFICATION. CONTROL AND INTERLOCK WIRING FOR HVAC SYSTEMS IS INCLUDED UNDER MECHANICAL. CAREFULLY REVIEW ALL CONTRACT DOCUMENTS AND COORDINATE THE ELECTRICAL WORK UNDER THE VARIOUS DIVISIONS.
- 2. SECTION 16020 - BASIC ELECTRICAL MATERIALS & METHODS**
- A. CONDUIT & BOXES**
- INSTALL ALL WIRING IN CONDUIT (EXCEPT AS OTHERWISE INDICATED - SEE PART B HEREIN) AND PROVIDE EMPTY CONDUIT FOR SPECIAL SYSTEMS DESCRIBED ELSEWHERE. MINIMUM CONDUIT SIZE SHALL BE 3/4". INSTALL ALL CONDUIT CONCEALED UNLESS OTHERWISE INDICATED. SUPPORT ALL CONDUIT SO THAT STRAIN IS NOT TRANSMITTED TO OUTLET BOXES AND PULL BOXES, ETC. SUPPORTS SHALL BE SUFFICIENTLY RIGID TO PREVENT DISTORTION OF CONDUITS DURING WIRE PULLING.
 - SUPPORT SINGLE RUNS OF SUSPENDED FEEDER CONDUIT WITH KINDFOR C-141 OR C-150 ADJUSTABLE HANGERS USING 5/8" RODS FOR CONDUITS UP TO 2" AND 1/2" RODS FOR CONDUITS GREATER THAN 2". SUPPORT SURFACE RUNS OF CONDUIT USING ONE OR TWO HOLE PIPE STRAPS. STRAP SPACING @ FOOT ON CENTERS, MAXIMUM.
 - FASTEN CONDUIT STRAPS TO CONCRETE USING INSERTS OR EXPANSION BOLTS AND TO HOLLOW MASONRY USING TOGGLE BOLTS. HOOKS PLUGS ARE UNACCEPTABLE.

- PROVIDE HOT-DIP GALVANIZED, RIGID STEEL CONDUIT FOR WORK EXPOSED TO WEATHER. PROVIDE ELECTRICAL METALLIC TUBING (EMT) FOR CONCEALED WORK ABOVE SUSPENDED CEILINGS AND WITHIN INTERIOR PARTITIONS. PROVIDE FLEXIBLE METAL CONDUIT (GREENFIELD) IN SHORT LENGTHS FOR THE CONNECTION OF RECESSED LIGHTING FIXTURES, MOTORS, AND ANY VIBRATING EQUIPMENT. PROVIDE FULL SIZE EQUIPMENT GROUND WIRE WHERE LENGTHS EXCEED SIX (6) FEET. ALUMINUM CONDUIT IS PROHIBITED. SET SCREW TYPE CONDUIT FITTINGS ARE PROHIBITED.
- ALL OUTLET, SWITCH AND JUNCTION BOXES, ETC., SHALL BE SHERARDIZED OR GALVANIZED STAMPED STEEL AS MANUFACTURED BY STEEL CITY, RAGO, APPLETON OR GENERAL ELECTRICAL. PROVIDE BOX AT EACH OUTLET SWITCH, ETC. ALL BOXES SHALL BE CONSTRUCTED OF #12 GAUGE USS GALVANIZED SHEET STEEL. MINIMUM UNLESS OTHERWISE SPECIFIED OR INDICATED AND PROVIDED WITH MOUNTING BRACKETS AND PLAT SCREW COVERS, SECURED IN POSITION BY ROUND HEAD BRASS OR STAINLESS STEEL 300 GRADE MACHINE SCREWS. GASKETED COVER PLATES SHALL BE FURNISHED FOR OUTDOOR INSTALLATIONS.
- JUNCTION AND PULL BOXES SHALL BE FURNISHED AND INSTALLED AS SHOWN OR WHERE REQUIRED TO FACILITATE PULLING OF WIRES OR CABLES. SUCH BOXES SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS. ALL BOXES FOR CONCEALED WORK SHALL BE CONSTRUCTED OF #12 GAUGE USS GALVANIZED SHEET STEEL. MINIMUM UNLESS OTHERWISE SPECIFIED OR INDICATED AND PROVIDED WITH MOUNTING BRACKETS AND PLAT SCREW COVERS, SECURED IN POSITION BY ROUND HEAD BRASS OR STAINLESS STEEL 300 GRADE MACHINE SCREWS. GASKETED COVER PLATES SHALL BE FURNISHED FOR OUTDOOR INSTALLATIONS.
- ALL OUTLET BOXES USED FOR SUPPORTING FIXTURES SHALL BE FURNISHED WITH MALLEABLE IRON FIXTURE STUDS OF "NO-BOLT" TYPE SECURED BY LOCKNUTS.
- ALL BOXES, WHETHER OUTLET, JUNCTION, PULL, OR EQUIPMENT SHALL BE FURNISHED WITH APPROPRIATE COVERS.
- NO SECTIONALIZED BOXES SHALL BE USED.
- OUTLET, JUNCTION, AND PULL BOXES SHALL BE SHEET STEEL, WHERE REQUIRED TO FACILITATE PULLING OF WIRES OR CABLES, SUCH BOXES SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS.
- CONDUIT SHALL BE COMPRESSION FITTING TYPE ONLY.

- B. WIRING & CABLE**
- BUILDING WIRE, UNLESS OTHERWISE INDICATED, SHALL BE 600 VOLT, TYPE THIN INSULATION FOR INTERIOR AND EXTERIOR USE. CONDUCTORS SHALL BE SOFT DRAWN COPPER OF NOT LESS THAN 95% CONDUCTIVITY. FOR BRANCH CIRCUITS (UNDER 30 AMPS) INSTALLED ABOVE DROPPED CEILINGS AND WITHIN DRYWALL PARTITION, TYPE MC CABLE (RUSTIC CLAD) MAY BE USED WHERE PERMITTED BY THE NEC AND LOCAL CODES. NO REXX OR AG (BX) CABLE WILL BE ALLOWED ON THE PROJECT.
 - NO WIRE SMALLER THAN NO. TWELVE (12) AWG SHALL BE USED UNLESS OTHERWISE INDICATED. CONDUCTORS SHALL BE CONTINUED FROM OUTLET TO OUTLET AND FROM TERMINAL BOARD TO POINT OF FINAL CONNECTION AND NO SPLICE SHALL BE MADE EXCEPT WITHIN OUTLET OR JUNCTION BOXES. ALL CONDUCTORS SHALL BE OF THE SIZES AS INDICATED. ALL WIRES NO. EIGHT (8) AWG AND LARGER SHALL BE STRANDED. THE CONTRACTOR SHALL MAKE WIRING CONNECTIONS OF ALL ELECTRICAL EQUIPMENT REQUIRING ELECTRICAL SERVICE. WIRES AND CABLES SHALL BE AS MANUFACTURED BY PRELITE, ROTAL, AND TRIANGLE OR EQUIVALENT.
 - ALL WIRING SHALL BE COLOR CODED. MATCH EXISTING SYSTEM COLOR CODING WHERE APPLICABLE.
 - WIRING FOR GENERAL 20 AMP BRANCH CIRCUIT WORK SHALL BE AS FOLLOWS UNLESS OTHERWISE INDICATED:

WIRE RUN LENGTH AND WIRE SIZE	CIRCUIT LENGTH AND WIRE SIZE
0' - 60'... #12	0' - 100'... #12
60' - 100'... #10	100' AND UP... #10

- C. DISCONNECTS**
- FURNISH AND INSTALL SAFETY SWITCHES WHERE INDICATED AND AS REQUIRED FOR MOTOR, OUTLETS OR OTHER EQUIPMENT. SWITCHES SHALL BE OF SIZE, NUMBER OF POLES AND FUSED OR NON-FUSED, AS REQUIRED FOR JOB CONDITIONS AND THE NATIONAL ELECTRICAL CODE.
- D. WIRING DEVICES**
- THE FOLLOWING WIRING DEVICES SHALL BE FURNISHED AND INSTALLED WHERE CALLED FOR ON THE DRAWINGS. MISCELLANEOUS ITEMS NOT INCLUDED BELOW SHALL BE UNDERWRITERS' LABORATORIES STANDARD CONFORMING TO THE NEC. ALL DEVICES SHALL BE OF THE SAME MANUFACTURER. DEVICES SHALL BE ARROW HART, BRYANT, PASS & SEYMOUR, OR HUBBELL AND EQUAL TO THE ARROW HART NUMBERS LISTED BELOW.
 - WALL SWITCHES, TOGGLE SWITCHES SHALL BE OF THE SILENT MECHANICAL TYPE RATED 20 AMPERE, 120/277 VOLT A.C. SINGLE POLE SWITCHES SHALL BE ARROW HART #191 FOR 20 AMPERES. THREE-WAY SWITCHES SHALL BE OF THE SAME MANUFACTURER AND GRADE. ALL DEVICES SHALL BE WHITE.
 - RECEPTACLES: RECEPTACLES FOR WALL OUTLETS SHALL BE RATED 20 AMPERE, 125 VOLTS, DUPLEX, THREE-WIRE WITH THIRD POLE GROUNDED. OUTLETS SHALL BE ARROW HART #3624 FOR 20 AMPERE. GFCI SHALL BE #6F520 RATED 15 AMPERE, 120 VOLT. ALL DEVICES SHALL BE WHITE.

(EXISTING)

PANEL MDP (SECTION #2)					
120/208 VOLTS 3Ø 4 WIRE 4000 AMP					
DESCRIPTION	B	C	K	T	DESCRIPTION
VERIZON WIRELESS	200	1	2	225	PIA
NEXTEL	200	3	4	225	P4A
INTELOS	200	5	6	225	P4B
AIT	200	7	8	225	PSA
PID	225	1	10	225	PSB
P6	225	3		225	K2
PP	225	5		225	K3
PP	400	7		400	PB

- 3. SECTION 16000 - SERVICE & DISTRIBUTION**
- A. ELECTRICAL SERVICE**
- ELECTRICAL SERVICE TO THE NEW VERIZON WIRELESS ROOFTOP EQUIPMENT PLATFORM SHALL BE EXTENDED FROM EXISTING DISTRIBUTION PANEL IN THE LOBBY LEVEL ELECTRICAL ROOM.
- B. PANELBOARDS**
- THE CONTRACTOR SHALL BALANCE THE LOADS ON ALL PANELBOARDS AS CLOSELY AS POSSIBLE AND TO THE SATISFACTION OF THE ENGINEER.
 - FURNISH AND INSTALL, WHERE INDICATED ON THE DRAWINGS, AUTOMATIC CIRCUIT BREAKER PANELBOARDS COMPLETE WITH ENCLOSING CABINETS. ENCLOSURES SHALL BE NEMA 1 FOR RECESSED OR SURFACE MOUNTING AS INDICATED. PANELBOARDS AND ENCLOSING CABINETS SHALL CONFORM TO STANDARDS ESTABLISHED BY UNDERWRITERS' LABORATORIES, INC. AND REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
 - ALL PANELBOARD INTERIORS SHALL BE FACTORY ASSEMBLED, COMPLETE WITH CIRCUIT BREAKERS AS SCHEDULED ON THE DRAWINGS. INTERIORS SHALL BE DESIGNED AND ASSEMBLED SO THAT ANY INDIVIDUAL BREAKER CAN BE REPLACED WITHOUT DISTURBING ADJACENT UNITS, WITHOUT REMOVING MAIN BUS, AND SHALL EMPLOY SEQUENCE BUSSES, MAIN BUSES AND BACK PANELS OF DISTRIBUTION AND POWER PANELBOARDS SHALL BE OF SUCH DESIGN THAT BRANCH CIRCUITS MAY BE CHANGED WITHOUT ADDITIONAL DRILLING, MACHINING, OR TAPPING. ALL CIRCUIT BREAKERS SHALL BE QUICK-MAKE AND SHALL BE TRIP INDICATING.

PANEL MDP (SECTION #2)					
120/208 VOLTS 3Ø 4 WIRE 4000 AMP					
DESCRIPTION	B	C	K	T	DESCRIPTION
VERIZON WIRELESS	200	1	2	225	PIA
NEXTEL	200	3	4	225	P4A
INTELOS	200	5	6	225	P4B
AIT	200	7	8	225	PSA
PID	225	1	10	225	PSB
P6	225	3		225	K2
PP	225	5		225	K3
PP	400	7		400	PB

EXISTING LOAD: 899.07 KVA x 125% = 1,123.84 KVA
 PROPOSED VERIZON WIRELESS LOAD: 18.88 KVA
 TOTAL LOAD: 1,142.72 KVA
 = 3,665.43A @ 120/208V, 3Ø, 4W

PROVIDE NEH 3 POLE CIRCUIT BREAKER TO MATCH EXISTING IN TYPE, STYLE, AND A.I.C. RATINGS

(NEMA 3R)

CHARLES RF CABINET					
120/208 VOLTS 1Ø 3 WIRE 125 AMP MAIN C.B.					
DESCRIPTION	B	C	K	T	DESCRIPTION
RECTIFIER #1	40	1	2	40	RECTIFIER #3
RECTIFIER #2	40	3	4	40	RECTIFIER #4
SPACE	-	4	10	-	SPACE
RECEPTACLE	20	11	12	20	HEATER PAD
SPACE	-	13	14	-	SPACE
SPACE	-	15	16	-	SPACE

RECEPTACLE LOAD: 0.18 KVA
 POWER LOAD: 15.52 KVA
 TOTAL LOAD: 15.7 KVA = 75.5A @ 120/208V, 3Ø, 4W

ELECTRICAL SYMBOLS LIST

NOTE: ALL MOUNTING HEIGHTS ARE TO CENTER LINE OF THE OUTLET BOX UNLESS OTHERWISE INDICATED.

- Q FIXTURE-POST MOUNTED
- Q FIXTURE-SURFACE MOUNTED
- \$T SWITCH-SINGLE POLE, TIMER, SUBSCRIPT DENOTES FIXTURE CONTROLLED
- ⊕ RECEPTACLE-20A-125 VOLTS DUPLEX M.H. 1'-8"
- JUNCTION BOX
- PANELBOARD 120/208 VOLTS-M.H. 6'-6" TO TOP
- ⋯ TELEPHONE TERMINAL BACKBOARD
- Ⓢ DRAWING NOTE
- BRANCH CIRCUIT-EXPOSED IN CEILING OR WALLS
- G GROUND CONDUCTOR
- E ELECTRIC FEEDER CONDUIT
- T TELEPHONE CONDUIT
- C CONTROL WIRING CONDUIT
- A ALARM WIRING CONDUIT
- ⤴ HOMERUN TO PANEL-LETTER AND NO. INDICATES CIRCUIT NUMBER. NO. OF CROSSLINES INDICATES NO. OF CONDUCTORS WHEN MORE THAN 3.
- ⊠ DISCONNECT SWITCH-UNFUSED, FUSED M.H. 5'-6" TO TOP
- Ⓜ METER
- T DRY TYPE TRANSFORMER
- GROUND CONNECTION
- GROUND BAR PLATE
- ▶ FRONT OF EQUIPMENT
- Ⓛ ENCLOSED CIRCUIT BREAKER

ABBREVIATIONS

- GRD - GROUND
- M.H. - MOUNTING HEIGHT
- AFP - ABOVE FINISHED FLOOR
- WP - WEATHERPROOF
- C, CDT - CONDUIT
- DWS - DRAWING
- MTD - MOUNTED
- MCA - MINIMUM CIRCUIT AMPS
- GB - GROUND BAR
- GFI - GROUND FAULT INTERRUPTER
- ATS - AUTOMATIC TRANSFER SWITCH

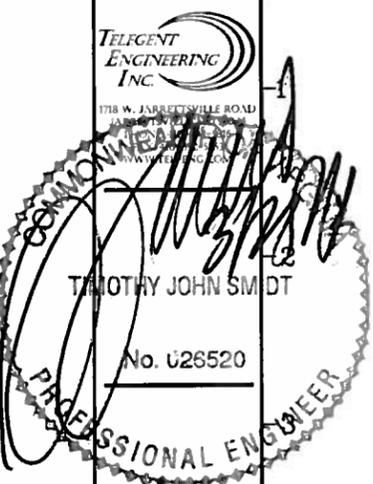
(PROPOSED) PANEL PPI (NEMA 3R)

120/208 VOLTS 3Ø 4 WIRE 200 AMP MAIN C.B.

DESCRIPTION	B	C	K	T	DESCRIPTION
CHARLES RF CABINET	25	1	2		
GFI RECEPTACLE	20	5	6	20	TELCO RECEPTACLE
PLATFORM LIGHTING	20	7	8	20	TELCO RECEPTACLE
ROOF LIGHTING	20	9	10	20	SPACE
SPACE	-	11	12	-	SPACE
SPACE	-	13	14	-	SPACE
SPACE	-	15	16	-	SPACE
SPACE	-	17	18	-	SPACE
SPACE	-	19	20	-	SPACE
SPACE	-	21	22	-	SPACE
SPACE	-	23	24	-	SPACE
SPACE	-	25	26	-	SPACE
SPACE	-	27	28	-	SPACE
SPACE	-	29	30	-	SPACE
SPACE	-	31	32	-	SPACE
SPACE	-	33	34	-	SPACE
SPACE	-	35	36	-	SPACE
SPACE	-	37	38	-	SPACE
SPACE	-	39	40	-	SPACE
SPACE	-	41	42	-	SPACE

LIGHTING LOAD: 1.05 KVA x 125% = 1.31 KVA
 RECEPTACLE LOAD: 0.18 KVA
 MISC. LOAD: 1.69 KVA
 CHARLES RF CABINET LOAD CENTER: 15.7 KVA
 TOTAL LOAD: 18.88 KVA = 52.3 A @ 120/208V, 3Ø, 4W

CONTRACTOR SHALL FIELD COORDINATE OVERCURRENT PROTECTION WITH MANUFACTURER'S RECOMMENDATIONS.



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 FREDERICK COUNTY, VIRGINIA 22601

REVISIONS:

NO.	DESCRIPTION	DATE

PERMIT DWG# 03/28/14
 LAST REV.:
 PROJECT NO: 13095N
 DATE: MARCH 28, 2014
 SCALE: AS NOTED

TITLE:
 ELECTRICAL SPECIFICATIONS, SYMBOLS LIST, AND SCHEDULE

SHEET:
 E-1

DRAWING NOTES

- 1 EXISTING 120/208V, 3Ø, 4W, 4000A DISTRIBUTION PANEL IN LOBBY LEVEL ELECTRIC ROOM.
- 2 CONTRACTOR SHALL PROVIDE AND INSTALL NEW 208V, 3P200 AMP CIRCUIT BREAKER IN AVAILABLE SPACE IN SECTION #2 IN SWITCHBOARD NEW BREAKER SHALL MATCH EXISTING IN TYPE, STYLE AND A.I.C. RATINGS. PROVIDE PHENOLIC NAMEPLATE READING "VERIZON WIRELESS ROOFTOP EQUIPMENT".
- 3 PROVIDE 120/208 VOLT, 3Ø SHARK TENANT SUB-METER (MODEL #2005-60-10-V33-WIFI) WITH METERING CT'S (MODEL #E1-15P-200-00). EXTEND WIRING AS DIRECTED BY MANUFACTURER'S SPECIFICATIONS. PROVIDE PHENOLIC NAMEPLATE READING "VERIZON WIRELESS ROOFTOP EQUIPMENT". COORDINATE VOLTAGE NEEDED WITH ELECTRO INDUSTRIES REPRESENTATIVE PRIOR TO ORDERING.
- 4 EXTEND 3/4" CONDUIT FOR LOW VOLTAGE METER WIRING.
- 5 EXTEND 4#3/0 AWG + #6GRD IN 2" CONDUIT.
- 6 PROVIDE AND INSTALL NEW 12"x12"x6" JUNCTION BOX MOUNTED ON ELECTRIC/ TELCO ROOM INTERIOR WALL.
- 7 PROVIDE AND INSTALL TWO (2) NEW DEDICATED RECEPTACLES (NEMA L5-20R) FOR CONNECTION TO NEW FIBER MIX CABINET BY UTILITY COMPANY. COORDINATE EXACT MOUNTING LOCATION IN THE FIELD.
- 8 EXTEND 2#12 AWG + #12 GRD - 3/4" C.
- 9 EXTEND 4#6AWG + 2#6GRD - 1 1/4" C. FROM TWO (2) NEW 1P20A CIRCUIT BREAKERS IN NEW VERIZON WIRELESS PANEL "PPI" TO NEW MIX RECEPTACLES. PROVIDE AND INSTALL NEW 12"x12"x6" JUNCTION BOX ON BUILDING INTERIOR WALL FOR BRANCH CIRCUIT DISTRIBUTION TO EACH NEW MIX RECEPTACLE.
- 10 CONTRACTOR SHALL EXTEND ONE (1) - 2" CONDUIT AND FULLSTRING FROM EXISTING BUILDING MAIN TELEPHONE DEMARC LOCATED IN LOBBY LEVEL ELECTRIC/TELCO ROOM TO VERIZON WIRELESS EQUIPMENT PLATFORM ON BUILDING ROOF. VERIZON WIRELESS APPROVED VENDOR SHALL COORDINATE INSTALLATION OF FIBER WITH VERIZON WIRELESS CONSTRUCTION MANAGER. COORDINATE EXACT TERMINATION LOCATION WITH VERIZON WIRELESS/BUILDING REPRESENTATIVE IN THE FIELD. ENTIRE TELEPHONE CONDUIT ROUTING SHALL NOT CONTAIN ANY LB FITTINGS. ALL BENDS SHALL BE OF LONG SWEEPS OR MADE BY USING JUNCTION BOXES. REFER TO DETAIL, SHEET E-6.
- 11 PROVIDE AND INSTALL NEW WEATHERPROOF, INTERSECT IC66-3P (120/208V, 3Ø, 200AMP) CAN LOCK GENERATOR CONNECTOR ENCLOSURE WITH UL TYPE 3R "LIFT OFF" HINGES. MOUNT ON BUILDING EXTERIOR WALL ADJACENT TO LOBBY LEVEL ELECTRIC ROOM. COORDINATE FINAL MOUNTING LOCATION IN THE FIELD. REFER TO DETAIL, SHEET E-6.
- 12 EXTEND 4#3/0 + #6GRD - 2" CONDUIT.
- 13 EXTEND ONE (1) PAIR OF ALARMS WIRING SHALL BE CONNECTED TO START/STOP CIRCUIT IN THE ATS TO SHUT DOWN GENERATOR WHEN UTILITY IS RESTORED.

- 14 EXTEND BELDEN, #506 MULTI-CONDUCTOR COMPUTER CABLE (6 PAIR, 24AWG, STRANDED, TINNED COPPER CONDUCTORS) IN 3/4" CONDUIT FROM ALARM LEADS IN INTEGRATED LOAD CENTER (INTERSECT PANEL "PPI") AND TERMINATE AT ALARMS JUNCTION BOX. COORDINATE TERMINATIONS WITH VERIZON WIRELESS REPRESENTATIVE IN THE FIELD.
- 15 PROVIDE AND INSTALL WEATHERPROOF 120/208 VOLT, 3Ø, 4W, 200 AMP MCB PANEL WITH INTEGRATED AUTOMATIC TRANSFER SWITCH AND SURGE PROTECTION. MOUNT PANEL ON NEW BACKBOARD ON EQUIPMENT PLATFORM. REFER TO PANEL SCHEDULE AND SPECIFICATIONS, SHEET E-1 FOR ADDITIONAL INFORMATION. COORDINATE ALL REQUIREMENTS WITH VERIZON WIRELESS REPRESENTATIVE PRIOR TO ORDERING.
- 16 PROVIDE AND INSTALL 24"x4"x1/4" THICK GALVANIZED STEEL GROUND BAR MOUNTED ON INSULATED STANDOFFS ON NEW EQUIPMENT BACKBOARD. REFER TO SHEET E-5 FOR ADDITIONAL INFORMATION.
- 17 EXTEND #500 KCMIL GREEN INSULATED, STRANDED COPPER CONDUCTOR FROM EXTERIOR GROUND BAR AND BOND TO EXISTING INCOMING COLD WATER SERVICE IN BASEMENT LEVEL MECHANICAL ROOM. REFER TO GROUNDING PLAN, SHEET E-5 FOR ADDITIONAL INFORMATION.
- 18 PROVIDE NEW 12"-Ø" KINDORF BACKBOARD MOUNTED ON NEW VERIZON WIRELESS EQUIPMENT PLATFORM. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
- 19 PROVIDE AND INSTALL 6FI, 120 VOLT, 20 AMP WEATHERPROOF DUPLEX RECEPTACLE MOUNTED ON KINDORF BACKBOARD FOR EQUIPMENT SERVICING. EXTEND 2#12AWG + #12GRD - 3/4" RIGID CONDUIT FROM NEW 1P20A CB IN PANEL PPI.
- 20 PROVIDE AND INSTALL 30"x30"x8" WEATHERPROOF HOFFMAN BOX FOR TERMINATION OF TELEPHONE CONDUIT/CABLES. JUNCTION BOX SHALL BE FURNISHED WITH PLYWOOD BACKBOARD AND LOCKABLE (OR SHALL BE PROVIDED WITH A LATCH TO ACCEPT A LOCK). CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING TWO (2) 66MI-50 BLOCKS WITH PLASTIC PROTECTIVE COVER, #48 BRACKET, FIFTY (50) BRIDGING CLIPS, AND RJ45 JACKS (COORDINATE QUANTITY WITH VERIZON WIRELESS REPRESENTATIVE IN THE FIELD). CLIPS SHALL BE INSTALLED INTO 66 BLOCK. BRIDGING CLIPS SHALL BE LEVITON PART #4006T-BG. PROVIDE PHENOLIC NAMEPLATE READING "TELCO" ON FRONT COVER OF BOX.
- 21 PROVIDE AND INSTALL EMPTY WEATHERPROOF 18"x18"x8" HINGED WEATHERPROOF JUNCTION BOX (HOFFMAN) FOR STORAGE OF LOG BOOKS AND OR TOOLS, ETC. JUNCTION BOX SHALL BE LOCKABLE OR SHALL BE FURNISHED WITH A LATCH TO ACCEPT A LOCK. PROVIDE PHENOLIC NAMEPLATE READING "STORAGE" ON FRONT COVER OF BOX.
- 22 CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING 18"x18"x8" WEATHERPROOF HOFFMAN BOX TO HOUSE ALARM LEADS PUNCHDOWN BLOCK. JUNCTION BOX SHALL BE LOCKABLE OR SHALL BE FURNISHED WITH A LATCH TO ACCEPT A LOCK. COORDINATE ALL ALARM REQUIREMENTS WITH VERIZON WIRELESS REPRESENTATIVE IN THE FIELD. PROVIDE PHENOLIC NAMEPLATE READING "ALARMS" ON FRONT COVER OF BOX. REFER TO ALARM LEADS TERMINAL DETAIL, SHEET E-6.

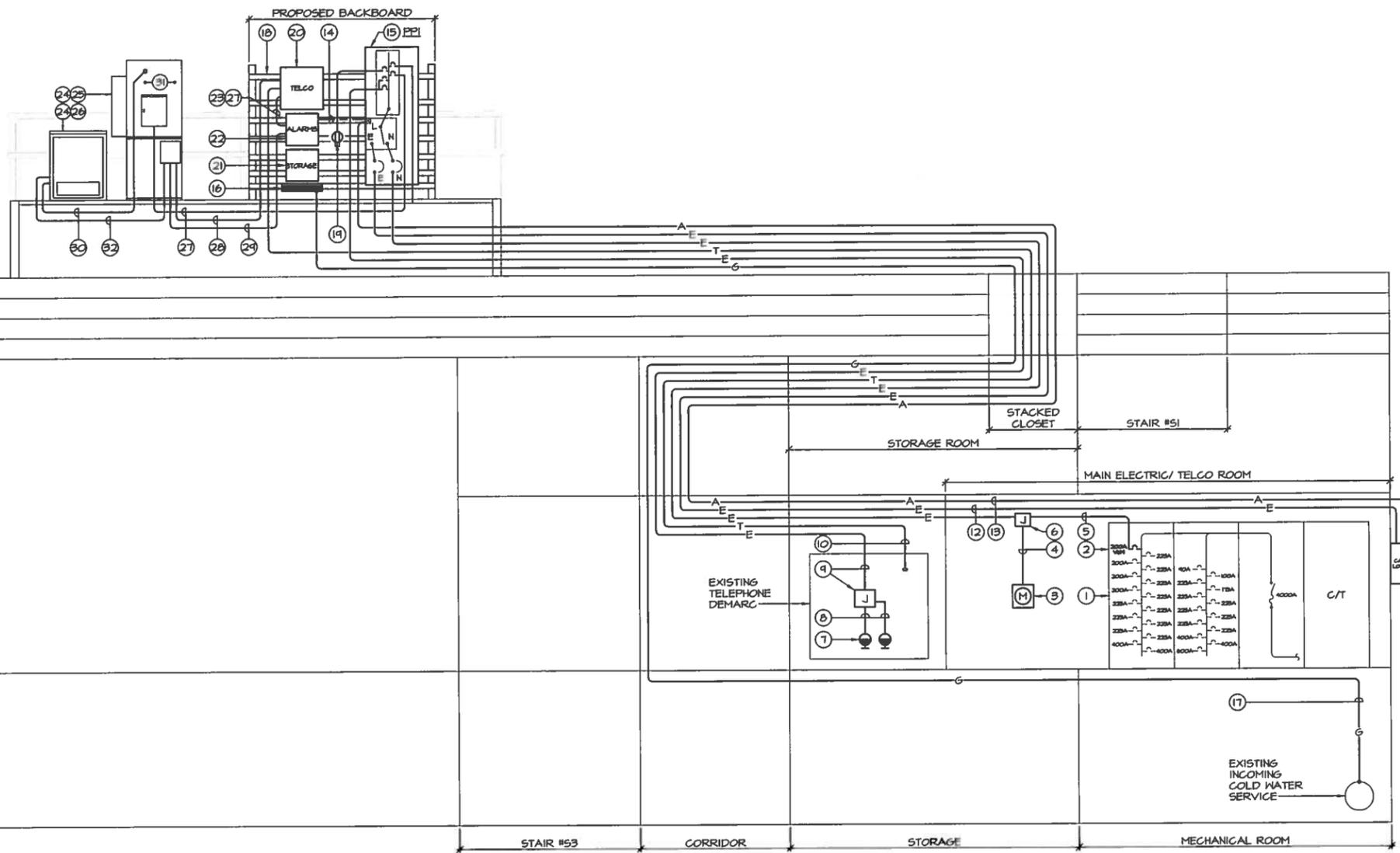
- 23 EXTEND ONE (1)-1" EMPTY RIGID STEEL CONDUIT FROM ALARMS JUNCTION BOX TO TELEPHONE JUNCTION BOX. PROVIDE NYLON FULL STRING. COORDINATE WIRING REQUIREMENTS WITH VERIZON WIRELESS CONSTRUCTION MANAGER IN THE FIELD.
- 24 CONTRACTOR SHALL CHANGE THE EXISTING DOOR CONTACTS (TWO ON THE CHARLES CABINET, FRONT AND REAR, AND TWO ON THE BATTERY CABINET) ORIENTATION FROM NORMALLY OPEN TO NORMALLY CLOSED. CONNECT THE FOUR (4) DOOR CONTACTS IN SERIES AND EXTEND 2#18 AWG TO CABINET DOOR ALARMS PUNCH DOWN POINT IN ALARMS JUNCTION BOX.
- 25 CONTRACTOR SHALL CHANGE THE ORIENTATION OF THE EXISTING CONTACTS FROM NORMALLY OPEN TO NORMALLY CLOSED. EXTEND 2#18 AWG TO HEAT EXCHANGER PUNCH DOWN POINT IN THE ALARMS JUNCTION BOX.
- 26 CONTRACTOR SHALL REMOVE EXISTING BATTERY CABINET NORMALLY OPEN HIGH TEMPERATURE SENSOR (STANGOR MODEL #51C-140 N.O.) AND REPLACE WITH A NORMALLY CLOSED HIGH TEMPERATURE SENSOR (STANGOR MODEL #51C-140 N.C.). SENSOR SHALL HAVE THE SAME TEMPERATURE SET POINT RATINGS. EXTEND 2#18 AWG TO BATTERY HIGH TEMP PUNCH DOWN POINT IN THE ALARMS LEAD JUNCTION BOX.
- 27 EXTEND 3#1/0 + #6GRD - 1 1/2" CONDUIT FROM NEW 2P125A CIRCUIT BREAKER IN PANEL "PPI" AND CONNECT TO NEW 120/208V, 1Ø, 3W 125A M.C.B. LOAD CENTER PANEL PROVIDED WITH CHARLES RF CABINET.
- 28 EXTEND 1-1/2" RIGID GALVANIZED CONDUIT FROM TELEPHONE JUNCTION BOX AND CONNECT TO VERIZON WIRELESS PROVIDED CHARLES RF CABINET. CONTRACTOR SHALL TRANSITION FROM RIGID GALVANIZED CONDUIT TO SEALTIGHT FOR FINAL CONNECTION TO CABINET. COORDINATE TERMINATIONS WITH VERIZON WIRELESS REPRESENTATIVE IN THE FIELD.
- 29 EXTEND 4 PAIR, 16 GAUGE, THIN COPPER CONDUCTORS WITH FULL ROPE IN 1-1/2" ALARMS CONDUIT FROM CHARLES RF CABINET TO ALARMS JUNCTION BOX. CABLE PAIRS SHALL BE USED FOR CONTROL/ALARM WIRING.
- 30 EXTEND ONE (1) - 2-1/2" RIGID GALVANIZED CONDUIT FROM CHARLES RF CABINET TO ADJOINING BATTERY CABINET. CONTRACTOR SHALL PROVIDE AND INSTALL #2 DLO CABLE (6 RUNS). CONNECTIONS TO BE MADE BY LICENT.
- 31 CONTRACTOR SHALL USE CONDUCTORS PREWIRED ON HEAT EXCHANGER (RED AND BLACK) AND CONNECT TO 5 AMP BULLET BREAKER ON INFINITY POWER PLANT.
- 32 EXTEND 3/4" CONDUIT FROM JUNCTION BOX MOUNTED TO SIDE OF CHARLES RF CABINET TO BATTERY CABINET FOR EXTENSION OF BATTERY ALARMS WIRING.
- 33 CONTRACTOR SHALL CLEARLY LABEL ALL VERIZON WIRELESS CONDUITS USING STENCIL OR STICKERS WITH BLOCK STYLE LETTERING READING "VERIZON WIRELESS". CONDUIT SHALL BE LABELED EVERY 20'-Ø" OR AT EVERY LEVEL FOR VERTICAL RUNS.
- 34 ALL CONDUIT ROUTING INDOORS SHALL BE ENT. ALL CONDUIT ROUTING OUTDOORS AND EXPOSED TO WEATHER SHALL BE RIGID GALVANIZED STEEL.
- 35 REFER TO ROUTING PLANS, SHEET E-3 FOR ADDITIONAL INFORMATION.

MAIN ROOF
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR

MEZZANINE LEVEL

LOBBY LEVEL

BASEMENT LEVEL



POWER RISER DIAGRAM
NO SCALE

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REVISIONS:

NO.	DESCRIPTION	DATE

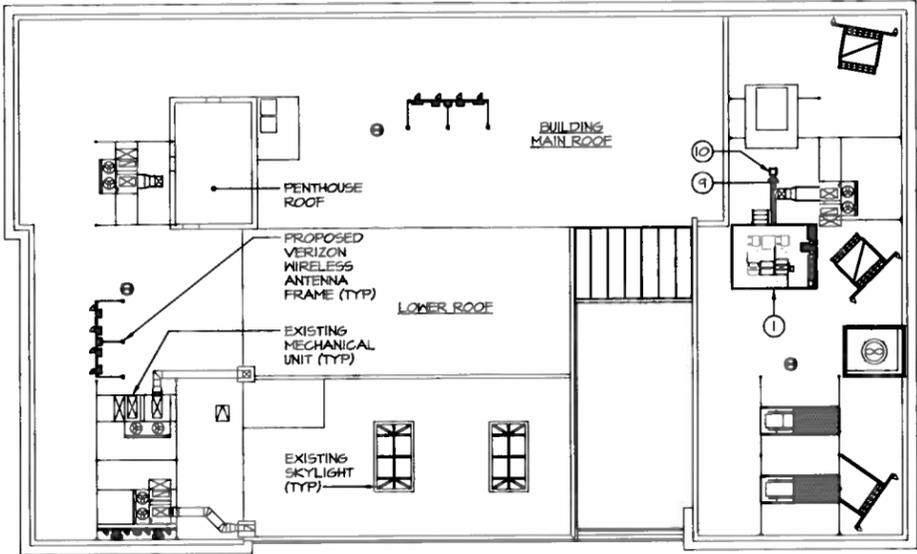
PERMIT DWG5.03/2014

LAST REV.:
PROJECT NO: 13045N
DATE: MARCH 28, 2014
SCALE: AS NOTED

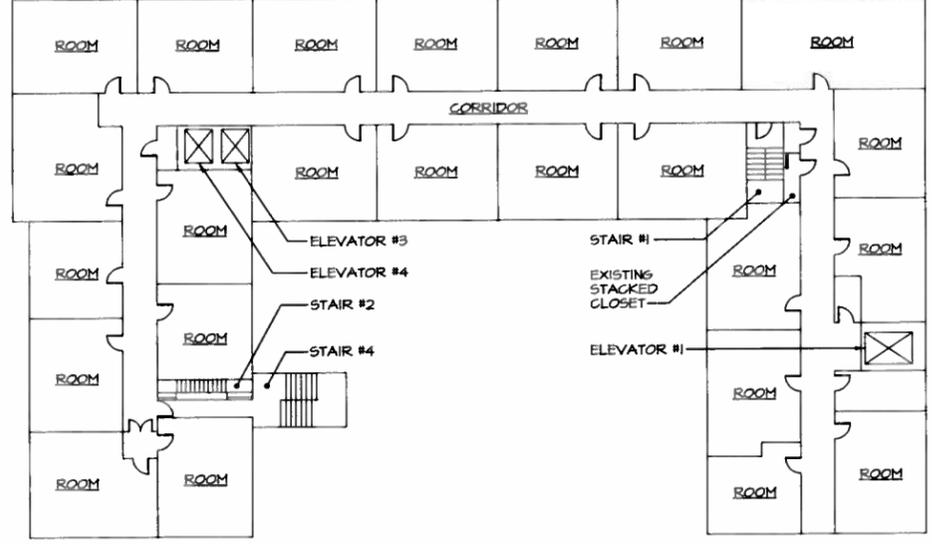
TITLE:
**POWER RISER
DIAGRAM AND
NOTES**

SHEET:
E-2

A B C D E F G H J K L M N P Q R



12 13 14 MAIN ROOF ROUTING PLAN
SCALE: 1/16"=1'-0"



12 13 14 2ND-5TH FLOOR ROUTING PLAN
SCALE: 1/16"=1'-0"

DRAWING NOTES

- 1 PROPOSED LOCATION OF VERIZON WIRELESS ELEVATED EQUIPMENT PLATFORM ON BUILDING MAIN ROOF. REFER TO SHEET E-4 FOR ADDITIONAL INFORMATION.
- 2 EXTEND NEW GROUND CONDUCTOR FROM EXISTING BUILDING INCOMING COLD WATER SERVICE PIPE IN BASEMENT LEVEL MECHANICAL ROOM, ACROSS CEILING, AND TURN UP OUTSIDE STAIR #53 TO LOBBY LEVEL ABOVE. COORDINATE FINAL ROUTING WITH EXISTING CONDITIONS IN THE FIELD.
- 3 ROUTE NEW TELCO AND BRANCH CIRCUIT CONDUITS FROM ROOM ADJACENT TO ELEVATOR #1 TO TELCO ROOM ON LOBBY LEVEL, ACROSS CEILING, TO TURN UP LOCATION OUTSIDE STAIR #53. COORDINATE FINAL ROUTING WITH EXISTING CONDITIONS IN THE FIELD.
- 4 EXTEND NEW CONDUIT FROM NEW CAM LOCK CONNECTOR MOUNTED ON BUILDING EXTERIOR WALL AND PENETRATE HIGH INTO LOBBY LEVEL ELECTRICAL ROOM. CONTINUE NEW CONDUIT ACROSS BUILDING CEILING TO TURN UP LOCATION OUTSIDE STAIR #53. COORDINATE FINAL ROUTING WITH EXISTING CONDITIONS IN THE FIELD.
- 5 ROUTE NEW POWER CONDUIT FROM LOBBY LEVEL ELECTRICAL/ TELCO ROOM, ACROSS CEILING, TO TURN UP LOCATION OUTSIDE STAIR #53. COORDINATE FINAL ROUTING WITH EXISTING CONDITIONS IN THE FIELD.
- 6 EXTEND NEW CONDUITS VERTICALLY UP OUTSIDE STAIR #53 TO MEZZANINE LEVEL ABOVE. COORDINATE FINAL TURN UP LOCATION WITH EXISTING CONDITIONS ON MEZZANINE LEVEL.
- 7 ON MEZZANINE LEVEL, TURN CONDUITS ACROSS BUILDING CEILING TO TURN UP LOCATION IN THE EXISTING STORAGE ROOM. COORDINATE FINAL ROUTING WITH EXISTING CONDITIONS IN THE FIELD.
- 8 ROUTE NEW CONDUITS VERTICALLY UP INTO EXISTING STACKED CLOSET ON 2ND FLOOR ABOVE. CONTINUE CONDUITS VERTICALLY UP IN STACKED CLOSET TO BUILDING MAIN ROOF. COORDINATE EXACT LOCATION OF STACKED CLOSET ON EACH FLOOR PRIOR TO START OF WORK.
- 9 ON MAIN ROOF, TURN ALL NEW CONDUITS HORIZONTALLY ACROSS BUILDING MAIN ROOF TO NEW VERIZON WIRELESS EQUIPMENT PLATFORM. COORDINATE FINAL ROUTING WITH EXISTING CONDITIONS IN THE FIELD.
- 10 GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL PATE ROOF PENETRATION CURB FOR EXTENSION OF CONDUITS/CONDUCTOR FROM FLOOR BELOW. REFER TO ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- 11 SECURE ALL CONDUITS ROUTING HORIZONTALLY TIGHT TO CEILING STRUCTURE USING KINDORF SUPPORTS SPACED EVERY 10'-0" ON CENTER. COORDINATE ROUTING WITH EXISTING CONDITIONS IN THE FIELD. SEAL ALL INTERIOR PENETRATIONS WITH U.L. APPROVED FIRE STOP MATERIAL.
- 12 SECURE ALL CONDUITS ROUTING VERTICALLY TIGHT TO WALL USING KINDORF CHANNELS SPACED EVERY 10'-0" ON CENTER. COORDINATE ROUTING WITH EXISTING CONDITIONS IN THE FIELD. SEAL ALL INTERIOR PENETRATIONS WITH U.L. APPROVED FIRE STOP MATERIAL.
- 13 CONTRACTOR SHALL CLEARLY LABEL ALL VERIZON WIRELESS CONDUITS USING STENCIL OR STICKERS WITH BLOCK STYLE LETTERING READING "VERIZON WIRELESS". CONDUIT SHALL BE LABELED EVERY 20'-0" OR AT EVERY LEVEL FOR VERTICAL RUNS.
- 14 CONTRACTOR SHALL COORDINATE CORE DRILL REQUIREMENTS WITH OWNERS REPRESENTATIVE PRIOR TO START OF WORK.



1718 W. JARRETTVILLE ROAD
FREDERICK COUNTY, VIRGINIA 22601



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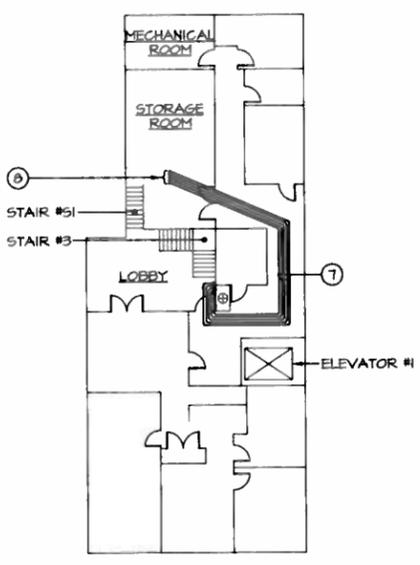
REVISIONS:

NO.	DESCRIPTION	DATE

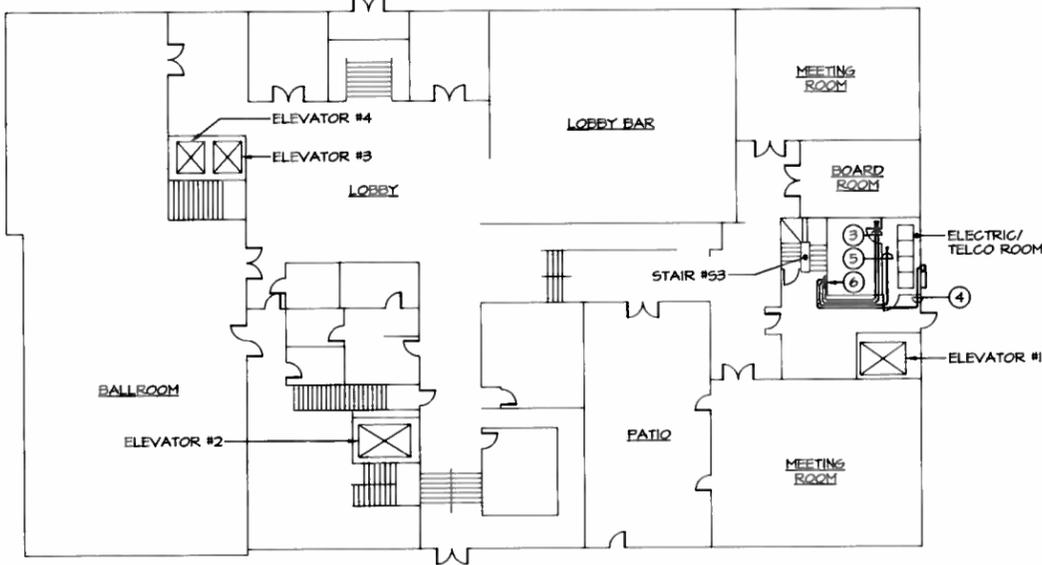
PERMIT DWG# 03/28/14
 LAST REV.:
 PROJECT NO: 130495N
 DATE: MARCH 28, 2014
 SCALE: AS NOTED

TITLE:
 ROUTING PLANS
 AND NOTES

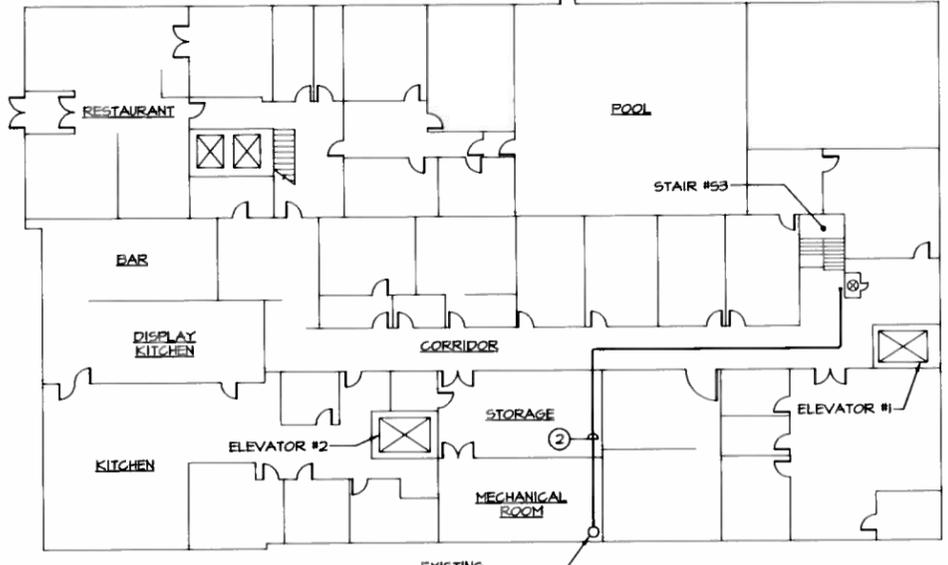
SHEET:
E-3



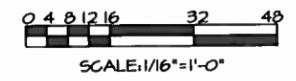
11 12 13 14 MEZZANINE ROUTING PLAN
SCALE: 1/16"=1'-0"



11 12 13 14 LOBBY LEVEL ROUTING PLAN
SCALE: 1/16"=1'-0"



11 12 13 14 BASEMENT LEVEL ROUTING PLAN
SCALE: 1/16"=1'-0"



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

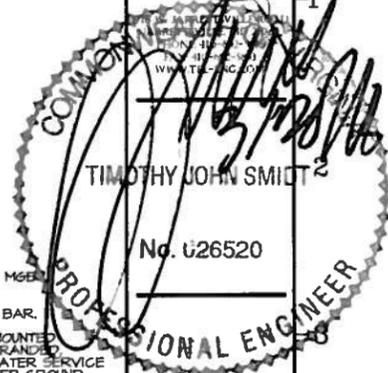
GENERAL NOTES

- 1 ALL BENDS SHALL BE MADE WITH THE GREATEST PRACTICAL RADIUS AND SHALL NOT BE LESS THAN ONE (1) FOOT.
- 2 USE OF 90° BENDS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
- 3 PROVIDE ANDREW 36° GROUNDING CABLE REQUIRING FIELD ATTACHABLE CRIMP-ON LUG. DO NOT USE THE LUGS PROVIDED WITH THE GROUNDING KIT; PROVIDE TWO HOLE LUGS. GROUNDING CABLE SHALL BE CUT TO SHORTEST LENGTH POSSIBLE. ALL BONDING CONNECTIONS TO THE EXTERIOR GROUND BAR PLATE SHALL BE MADE USING STAINLESS STEEL NUTS AND BOLTS. CORROSION INHIBITOR SHALL BE APPLIED BETWEEN NUTS AND BOLTS AND GROUND BAR PLATE.
- 4 ALL EXTERIOR GROUND CONDUCTORS SHALL BE #2 AWG, INSULATED, STRANDED COPPER, UNLESS NOTED OTHERWISE.
- 5 ALL GROUND CONNECTIONS ABOVE GRADE SHALL BE TWO-HOLE COPPER COMPRESSION TYPE WITH STANDARD LENGTH BARREL (BURNDY # YA2CL- 2TG14E) UNLESS OTHERWISE SPECIFIED. SINGLE HOLE LUGS ARE NOT ACCEPTABLE.
- 6 ALL GROUNDING SHALL BE IN ACCORDANCE WITH VERIZON BALTIMORE/WASHINGTON REGION GROUNDING STANDARDS.
- 7 ALL MOUNTING HARDWARE FOR EXTERIOR LOCATIONS SHALL BE STAINLESS STEEL INCLUDING NUTS, BOLTS, FLAT AND LOCK WASHERS.
- 8 ALL EXTERIOR MECHANICAL CONNECTIONS SHALL BE MADE USING OXIDE-INHIBITING JOINT COMPOUND. THE COMPOUND SHALL BE APPLIED TO ALL SURFACES OF BOLTS, WASHERS, NUTS AND CONNECTING SURFACES OF GROUND BAR PLATES. ALL BARE COPPER SURFACES OF CONDUCTORS SHALL BE COATED PRIOR TO LUGGING. JOINT COMPOUND SHALL BE BURNDY ELECTRICAL FENTREX E, OR EQUIVALENT.
- 9 TYPICAL SPECIFIED DIRECTIONAL/BI-DIRECTIONAL BONDING CONNECTIONS SHALL BE MADE USING DOUBLE CRIMP TYPE "C" TAP CONNECTORS.
- 10 ALL EXOTHERMIC WELD CONNECTIONS AND FIELD CUTS OF METALLIC OBJECTS EXPOSED TO WEATHER SHALL BE FIRST SPRAYED WITH COLD GALVANIZING (AFTER COOL DOWN) THEN BE TOPPED WITH BRUSH ON MARINE GRADE GALVANIZING.
- 11 ALL CONDUIT USED AS SLEEVES FOR GROUNDING OR BONDING CONDUCTORS SHALL BE PVC.
- 12 PRIOR TO START OF GROUNDING WORK, THE CONTRACTOR SHALL OBTAIN THE LATEST COPY OF THE VERIZON BALTIMORE/WASHINGTON REGION GROUNDING STANDARDS. ANY OMISSION OF INFORMATION ON THIS DOCUMENT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY. ALL VERIZON GROUNDING REQUIREMENTS SHALL BE MET AS OUTLINED IN VERIZON'S GROUNDING STANDARDS.
- 13 ALL EXTERIOR GROUND BARS SHALL BE GALVANIZED STEEL, SIZE AS NOTED ON PLANS, AND MANUFACTURED BY ELECTRIC MOTIONS COMPANY, INC. (WWW.ELECTRICMOTIONS.COM).

DRAWING NOTES

- 1 PROVIDE AND INSTALL 24"x4"x1/4" GALVANIZED STEEL, GROUND BAR MOUNTED ON INSULATED STANDOFFS (MASTER GROUND BAR) ON NEW EQUIPMENT BACKBOARD.
- 2 PROVIDE BONDING CONNECTION FROM ENCLOSURE OF PANEL BOARD TO MASTER GROUND BAR.
- 3 EXTEND GROUND CONDUCTOR FROM METAL ENCLOSURE OF EQUIPMENT JUNCTION BOXES MOUNTED ON BACKBOARD AND CONNECT TO MASTER GROUND BAR.
- 4 EXTEND #500 KCMIL, INSULATED, STRANDED, COPPER CONDUCTOR FROM EXTERIOR GROUND BAR AND BOND TO EXISTING INCOMING COLD WATER SERVICE IN MECHANICAL ROOM ON THE BASEMENT LEVEL USING TWO-HOLE LONG BARREL COMPRESSION LUG. ROUTE GROUND CONDUCTOR WITH NEW TELEPHONE/ELECTRIC CONDUITS TO FURTHEST EXTENT POSSIBLE. REFER TO ROUTING PLAN, SHEET E-3.
- 5 EXTEND #12 AWG, GREEN, INSULATED, STRANDED COPPER GROUND CONDUCTOR FROM BATTERY CABINET (PER MANUFACTURER'S REQUIREMENTS) TO EQUIPMENT GROUND CONDUCTOR BACK TO MGB. CONDUCTORS SHALL BE RAN IN 3/4" SEALTIGHT CONDUIT AND CONCEALED IN STEEL FRAMING AS BEST AS POSSIBLE.
- 6 EXTEND #12 AWG, GREEN, INSULATED, STRANDED COPPER GROUND CONDUCTOR FROM EQUIPMENT CABINETS (PER MANUFACTURER'S REQUIREMENTS) TO EQUIPMENT GROUND CONDUCTOR BACK TO MGB. CONDUCTORS SHALL BE RAN IN 3/4" SEALTIGHT CONDUIT AND CONCEALED IN STEEL FRAMING AS BEST AS POSSIBLE.
- 7 EXTEND #12 AWG, GREEN, INSULATED, STRANDED COPPER GROUND CONDUCTOR FROM MGB TO PROPOSED STEEL PLATFORM FRAMING.
- 8 PROVIDE BONDING CONNECTION FROM EQUIPMENT BACKBOARD TO MASTER GROUND BAR.
- 9 PROVIDE AND INSTALL 24"x4"x1/4" THICK, GALVANIZED STEEL, COAX GROUND BAR MOUNTED ON CABLETRAY FOR HYBRIFLEX CABLE GROUNDING. EXTEND #12 AWG, INSULATED, STRANDED COPPER CONDUCTOR FROM GROUND BAR AND BOND TO EXISTING INCOMING COLD WATER SERVICE ON BASEMENT LEVEL VIA VERIZON WIRELESS MAIN GROUND CONDUCTOR FROM MASTER GROUND BAR. CONNECTION TO GROUND BAR SHALL BE DIRECTIONALLY AWAY FROM NEW CABLETRAY.
- 10 EXTEND #12 AWG, GREEN INSULATED, STRANDED COPPER GROUND CONDUCTOR (ROOF GROUND RING) FOR GROUNDING OF NEW VERIZON WIRELESS ANTENNAS AND COAX CABLES. EXTEND GROUND CONDUCTOR WITH ANTENNA CABLES AND BOND TO EACH COAX GROUND BAR AT CABLETRAY.
- 11 PROVIDE BONDING CONNECTION BETWEEN ANTENNA MAST AND ROOF GROUND CONDUCTOR.
- 12 PROVIDE BONDING CONNECTION TO OUTER CONDUCTOR OF COAX CABLE VIA COAX GROUNDING KIT (NOT SHOWN).
- 13 PROVIDE BONDING CONNECTION TO GPS ANTENNA MAST (TYP OF 2). COORDINATE EXACT LOCATION WITH THE VERIZON WIRELESS CONSTRUCTION MANAGER IN THE FIELD.
- 14 PROVIDE BONDING CONNECTION FROM CABLETRAY TO EQUIPMENT GROUND CONDUCTOR.
- 15 PROVIDE BONDING CONNECTION TO PROPOSED RF EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
- 16 EXTEND #12 AWG, GREEN, INSULATED, STRANDED COPPER GROUND CONDUCTOR FROM PROPOSED MAIN DISTRIBUTION BOX/TROUGH MOUNTED ON PLATFORM HANDRAIL TO MASTER GROUND BAR ON EQUIPMENT BACKBOARD.

TELEGENT ENGINEERING INC.



verizon wireless
PICCADILLY
105 EAST PICCADILLY STREET, WINCHESTER,
FREDERICK COUNTY, VIRGINIA 22601

REVISIONS:

NO.	DESCRIPTION	DATE

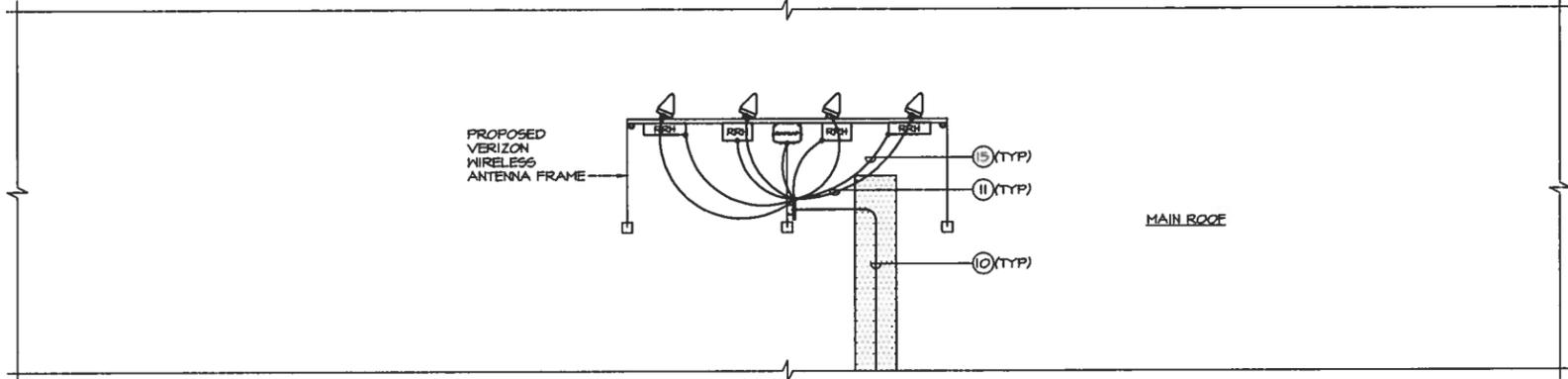
PERMIT DWG5.03/2014

LAST REV.:
PROJECT NO: 13095N
DATE: MARCH 28, 2014
SCALE: AS NOTED

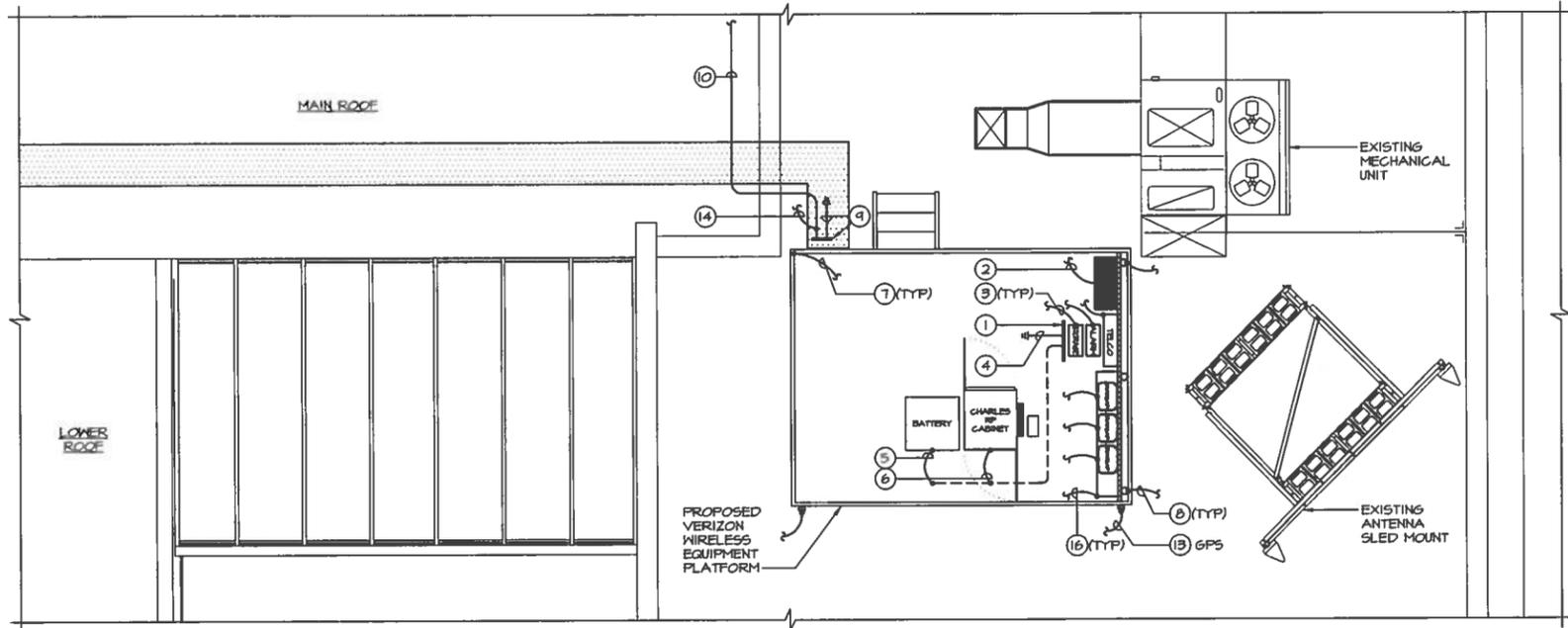
TITLE:
GROUNDING PLANS, DETAIL, AND NOTES

SHEET:
E-5

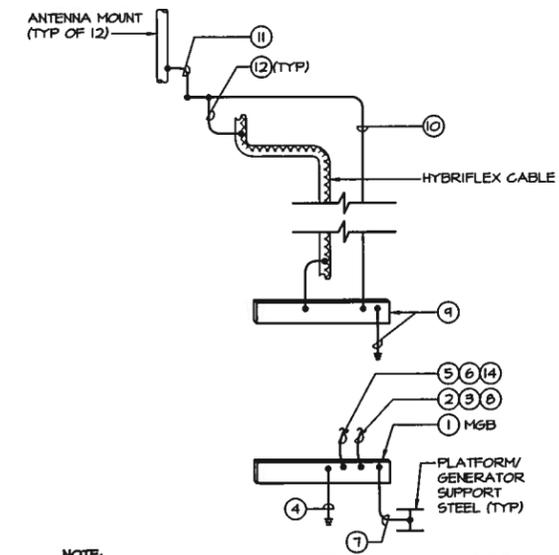
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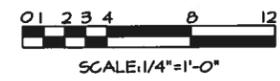
TYPICAL ANTENNA GROUNDING PLAN
SCALE: 1/4"=1'-0"

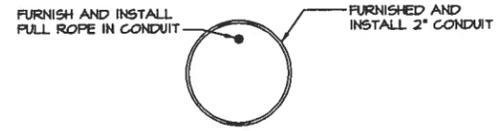


ROOF GROUNDING PLAN
SCALE: 1/4"=1'-0"



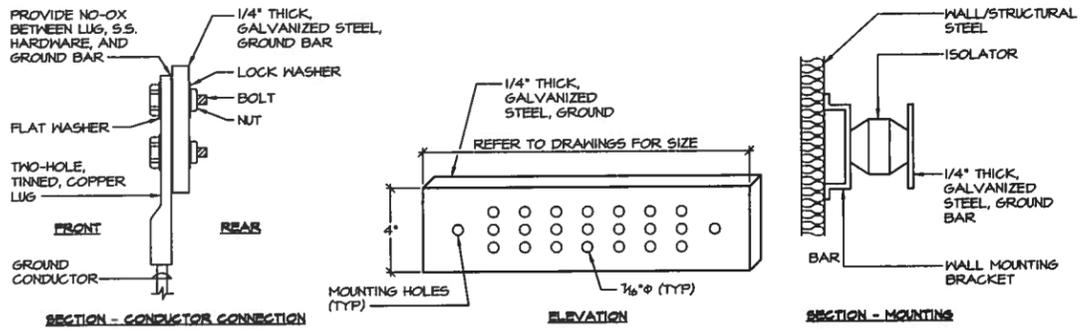
NOTE:
ALL GROUND CONDUCTORS SHALL BE #2 AWG COPPER UNLESS OTHERWISE STATED.
GROUNDING SYSTEM DIAGRAM
NO SCALE





DETAIL- 2" TELCO CONDUIT

NO SCALE
 NOTE:
 1. ENTIRE TELCO CONDUIT PATHWAY SHALL NOT CONTAIN ANY LB FITTINGS. ALL BENDS SHALL BE OF LONG SWEEPS OR MADE BY USING JUNCTION BOXES.



DETAIL - EXTERIOR GROUND BAR (EGB)

NO SCALE

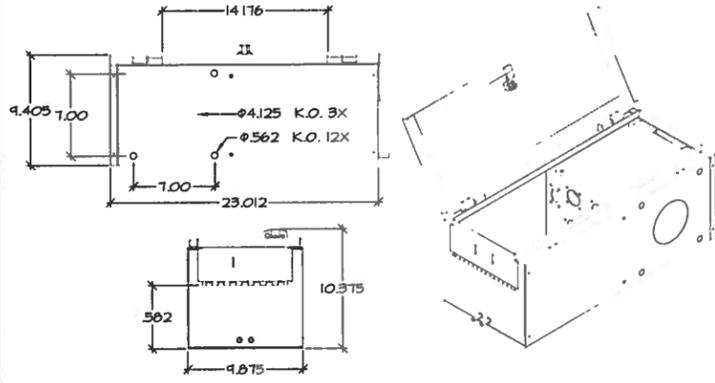
GROUND BAR AND ALL ASSOCIATED "ANTI-THEFT" MOUNTING HARDWARE, ISOLATORS, ETC. ARE INCLUDED WITH GROUND BAR KIT BY ELECTRIC MOTION COMPANY (EMC), INC.

GROUND BAR MANUFACTURER: ELECTRIC MOTION COMPANY, INC.
 CONTACT: RANDY AULAIR
 PHONE: 860.379.8515
 WEB ADDRESS: WWW.ELECTRICMOTIONCOMPANY.COM

VERIZON WIRELESS GROUND BAR ORDERING INFORMATION		
PART #	SIZE (T/H/L)	MATERIAL
EM 566 412-VZH *	1/4" x 4" x 12"	GALVANIZED
EM 566 424-VZH *	1/4" x 4" x 24"	GALVANIZED
EM 566 412-VZH *	1/4" x 4" x 12"	COPPER
EM 566 424-VZH *	1/4" x 4" x 24"	COPPER

* GROUND BAR OPTIONS (ADDED TO SUFFIX OF ABOVE PART #S)	
SUFFIX	KIT DESCRIPTION
BIB	CONSISTS OF GROUND BAR, ISOLATORS, AND BEAM CLAMP
BIM	CONSISTS OF GROUND BAR, ISOLATORS, AND WALL MOUNTING BRACKET
NR	CONSISTS OF GROUND BAR ONLY AND ANTI-THEFT/ NON-REMOVABLE HARDWARE.

(EXAMPLE PART #: EM-566-424-VZH-BIM)



DETAIL - CAM LOCK CONNECTOR

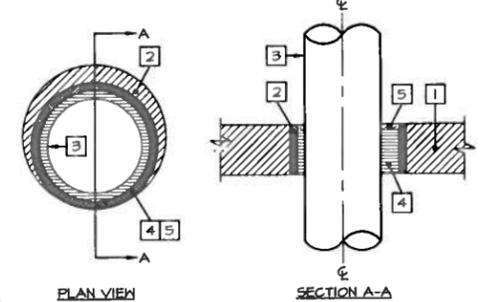
NO SCALE

NOTE:
 PROVIDE PHENOLIC NAMEPLATE READING "VERIZON WIRELESS - GENERATOR CONNECT" ON FACE OF CAM BOX.

DETAIL - VZH GROUND BAR PART #'S

NO SCALE

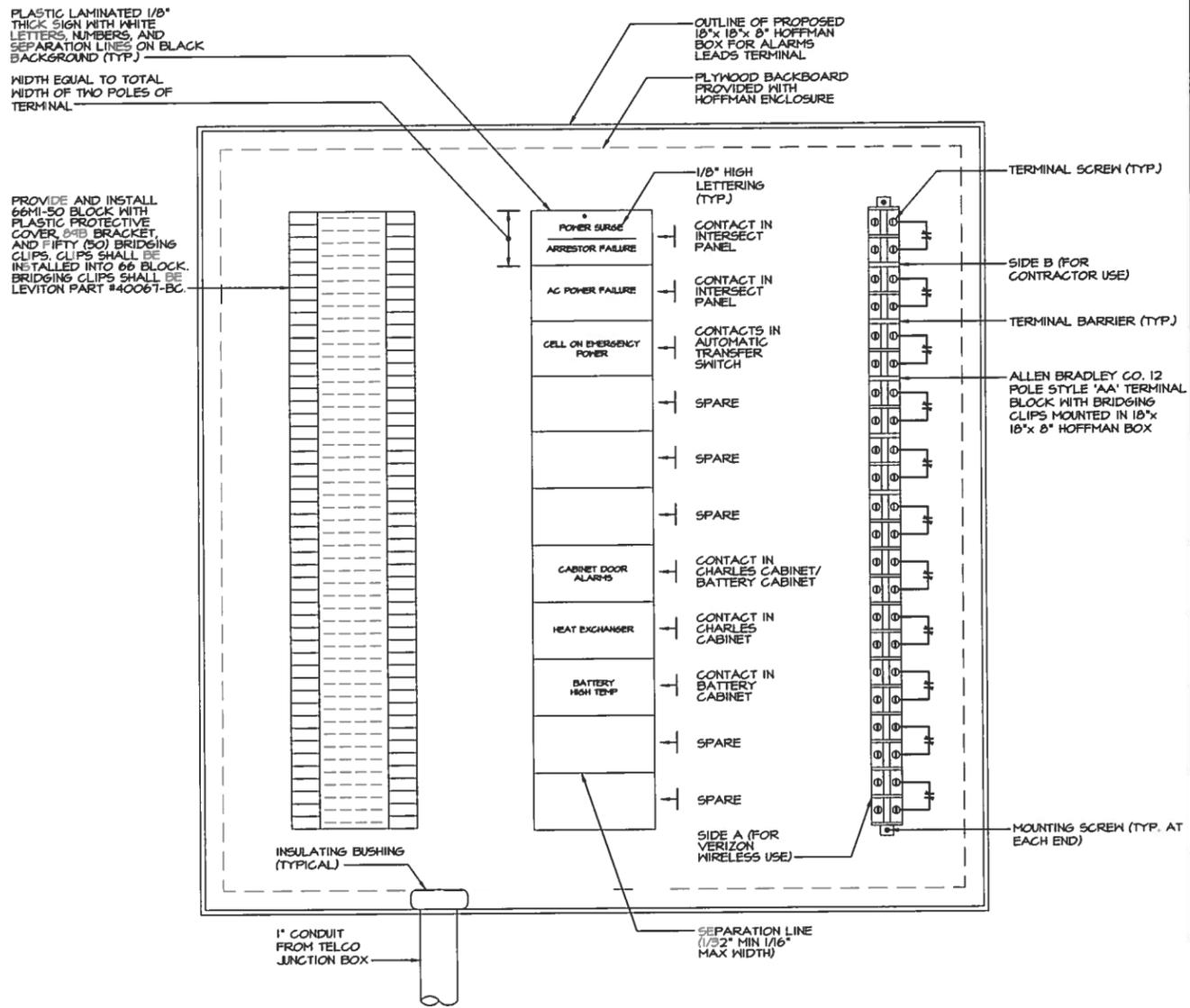
(ELECTRIC MOTION COMPANY, INC.)



- NOTES:
- FLOOR OR WALL ASSEMBLY - MINIMUM 3-3/4" (2-HR RATING) OR MINIMUM 4-1/2" (3-HR RATING) THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE FLOOR, OR 4-3/4" (2-HR RATING) OR MINIMUM 5" (3-HR RATING) THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) WALL. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAXIMUM DIAMETER OF OPENING IS 16".
 - METAL SLEEVE - (OPTIONAL) NOMINAL 16" DIAMETER (OR SMALLER) STEEL PIPE, CONDUIT OR STEEL EMT CAST OR GROUTED INTO FLOOR OR WALL ASSEMBLY, FLUSH WITH FLOOR OR WALL SURFACES.
 - THROUGH PENETRATIONS - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUIT OR TUBING MAY BE USED: (STEEL PIPE, CONDUIT, COPPER TUBE).
 - FORMING MATERIAL* - MINIMUM 2-3/4" (2-HR RATING) OR MINIMUM 3" (3-HR RATING) THICKNESS OF MINIMUM 3.5 PCF MINERAL FIBER INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. FORMING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
 - FILL VOID OR CAVITY MATERIAL* - SEALANT - MINIMUM 1" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR WITH BOTH SURFACES OF WALL. DRY MIX MATERIAL MIXED WITH WATER AT A RATE OF 2.1 PARTS DRY MIX TO 1 PART WATER BY WEIGHT IN ACCORDANCE WITH THE ACCOMPANYING INSTALLATIONS INSTRUCTIONS.
 - FILL VOID OR CAVITY MATERIAL* - NOT SHOWN - TWO COMPONENT FILL MATERIAL USED AS AN ALTERNATE TO ITEM 5. MIN. MINIMUM 1" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR WITH BOTH SURFACES OF WALL. READY-MIXED COMPONENT MIXED WITH ACCELERATOR COMPONENT AT A RATE OF 66 PARTS OF READY-MIXED COMPONENT TO 1 PART ACCELERATOR COMPONENT BY WEIGHT IN ACCORDANCE WITH ACCOMPANYING INSTALLATION INSTRUCTIONS.
- * BEARING THE UL CLASSIFICATION MARKING

DETAIL - PIPE/CONDUIT PENETRATION THROUGH RATED WALL/FLOOR ASSEMBLY

NO SCALE (U.L. THROUGH-PENETRATION FIRESTOP SYSTEM #C-AJ-1081)



DETAIL - ALARM LEADS TERMINAL

NO SCALE

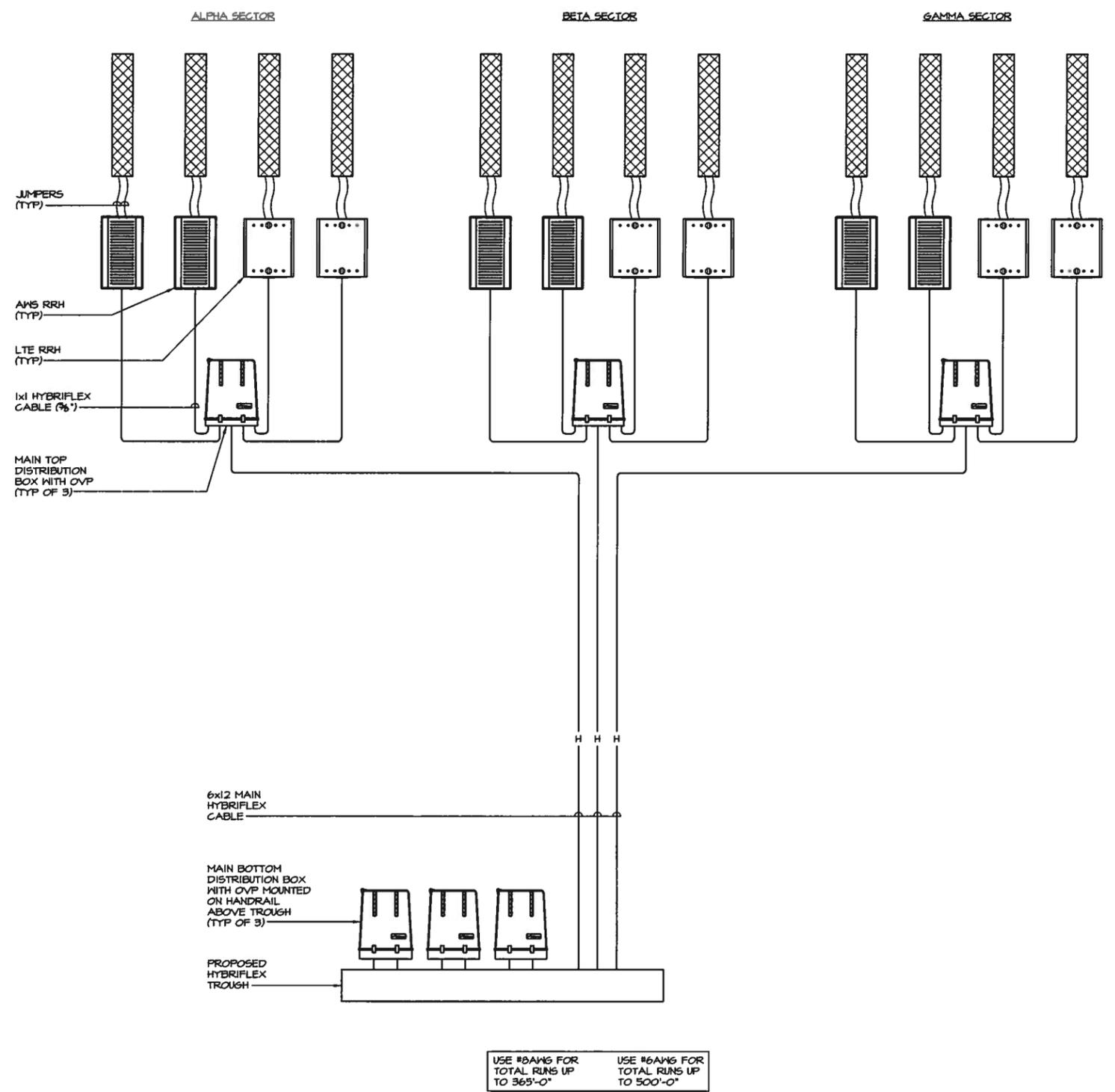


REVISIONS:

NO.	DESCRIPTION	DATE

PERMIT DWG 5.03/28/14
 LAST REV.:
 PROJECT NO: 13095N
 DATE: MARCH 28, 2014
 SCALE: AS NOTED
 TITLE:
 DETAILS
 SHEET:
 E-6

A B C D E F G H J K L M N P Q R



DETAIL - ROOFTOP HYBRIFLEX DIAGRAM
NO SCALE

TELECENT ENGINEERING INC.

COMMUNICATIONS ENGINEER

TIMOTHY JOHN SMITH

No. 026520

PROFESSIONAL ENGINEER

verizon wireless

PICCADILLY

108 EAST PICCADILLY STREET, WINCHESTER, VIRGINIA 22601

REVISIONS:

NO.	DESCRIPTION	DATE

PERMIT DW65, 03/20/14

LAST REV.:

PROJECT NO: 13045N

DATE: MARCH 28, 2014

SCALE: AS NOTED

TITLE: HYBRIFLEX DIAGRAM

SHEET: E-8

CERTIFICATE #: BAR- 14-217
DATE SUBMITTED: 04-07-14



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:	<u>Chop Stick Café LLC</u>
<u>(540) 336-3226</u>	<u>Applicant</u>
<u>tjfrerotte@gmail.com</u>	<u>202 East Piccadilly Street</u>
<u>E-mail address</u>	<u>Street Address</u>
	<u>Winchester, VA 22601</u>
	<u>City / State / Zip</u>

<u></u>	<u>Thomas and Jaruvan Frerotte</u>
<u>Property Owner's Signature</u>	<u>Property Owner (Name as appears in Land Records)</u>
<u>(540) 336-3226</u>	<u>207 N. Kent Street</u>
<u>tjfrerotte@gmail.com</u>	<u>Street Address</u>
<u>E-mail address</u>	<u>Winchester, VA 22601</u>
	<u>City / State / Zip</u>

PROPERTY LOCATION
Current Street Address(es) 207 North Kent Street Use: Business
Zoning: B-1 (HW) Year Constructed: C. 1850, 1910, 1920 Historic Plaque? Y() N(X) Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input checked="" type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input checked="" type="checkbox"/> Siding
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input checked="" type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify) _____	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify) _____		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

Project Narrative
Chopstick Café
April 7, 2014

The original Federal style structure at 207 N. Kent St. was constructed circa 1850, with additions and modifications made intermittently during the 19th Century. Sanborn Fire Insurance maps indicate an addition on the south elevation that has since been removed, and by 1903 the two-story porch addition on the west elevation had been completed along with a one-story shed addition in German wood siding. By 1927, the two-story porch had been replaced or enclosed to create a two-story wood frame addition on the southwest corner, and is the current configuration of the building. The one-story porch addition has collapsed and is currently in a state of disrepair.

The scope of this project includes repairing the collapsed one-story shed addition, repairing and enclosing the two-story porch, and constructing an addition on the south elevation. The existing structure will house the kitchen and dining space, and the addition will house the main dining area. The material selection of the new addition complements the existing structure. Brick piers will visually connect the addition to the existing, and no alterations will be made to the existing front façade other than a fabric black awning. While not following the original Federal style, the addition follows the rhythm of the existing façade.

The enclosed documents show areas to be repaired, additions, and materials to be used.

Thank you to Preservation of Historic Winchester for providing historic documentation of the existing structure.

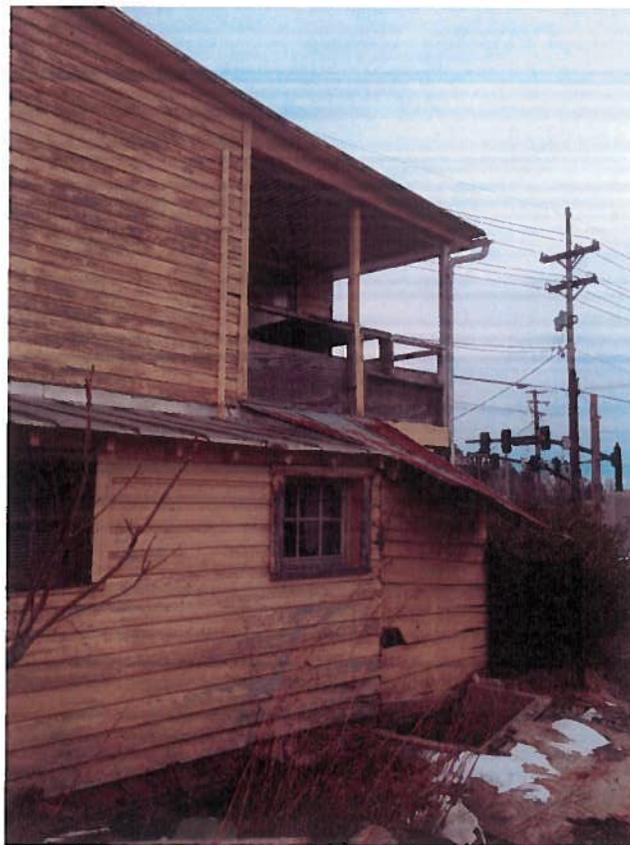
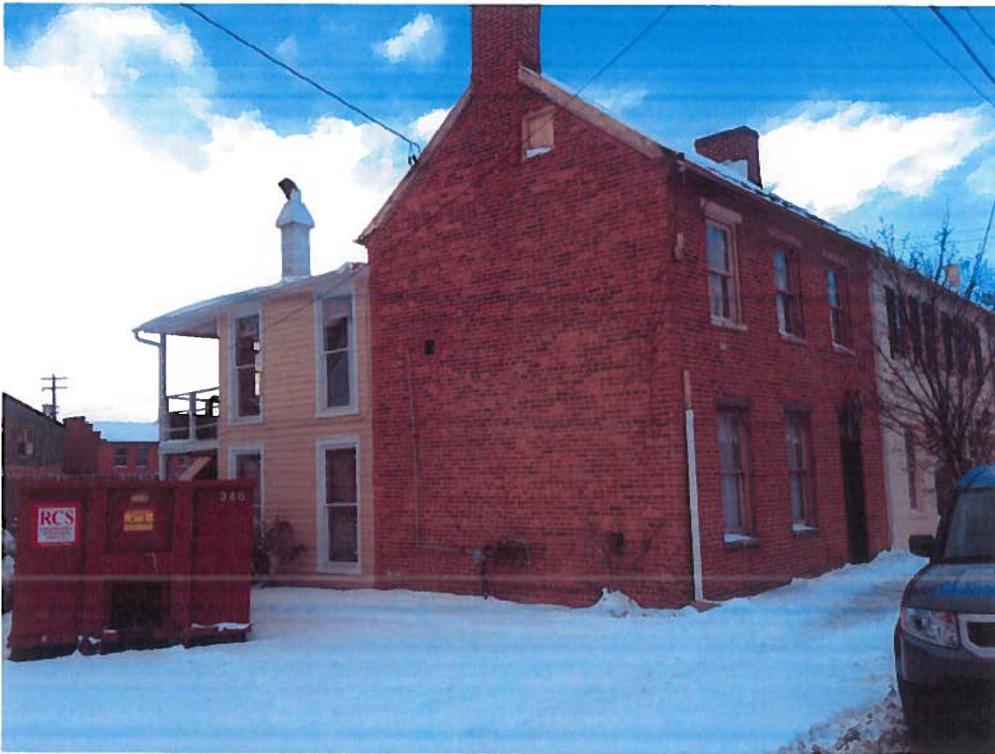




CHOPSTICK CAFE
207 N. KENT ST.
APRIL 7, 2014



129 - 131 South Loudoun Street
Winchester, VA 22801
tel (540) 722-7247 fax (540) 722-7248
architect@1designconcepts.com



CHOPSTICK CAFE
207 N. KENT ST.
APRIL 7, 2014



129 - 131 South Loudoun Street
Winchester, VA 22601
tel. (540) 722-7247, fax. (540) 722-7248
architect@1designconcepts.com

PREFINISHED METAL COPING

STAINED CEDAR BRACKETS

STAINED CEDAR POSTS

FIRE-RATED GLASS BLOCK

BRICK ROWLOCK SILL

ACCENT BRICK

CHOPSTICK CAFE
APRIL 7, 2014

PREFINISHED BREAK METAL CAP

STAINED EXTERIOR GRADE
PLYWOOD PANELS

BRICK PIERS
TO MATCH EXISTING

BRONZE ALUMINUM
STOREFRONT



120 - 131 South Loudoun Street
Winchester, VA 22091
tel. (540) 722-7247 • fax. (540) 722-7248
architect@designconcepts.com





CEMENT BOARD LAP SIDING

BRICK TO MATCH EXISTING

CEMENT BOARD AND BATTEN

CHOPSTICK CAFE
APRIL 7, 2014



129 - 131 South Loudoun Street
Winchester, VA 22601
tel. (540) 722-7247, fax. (540) 722-7248
architect@designconcepts.com

CITY OF WINCHESTER
ARCHITECTURAL INVENTORY

1976

Address: 207 N. Kent Street Present Use: Residential
Map & Parcel: 173 - (1) Assessed Value: \$6,680
Tract & Block: R-8 Historic Name: _____
Present Owner: Arbelia Zorbanas Original Owner: _____
Address: _____ Original Use: _____

Date: 17__ 80 90 1800 10 20 ^{Pre-1874} 30 40 50 60 70 80 90 1900 19__
Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.
B.Arts None+ None- Federal Style

Stories: B 1 1½ 2 2½ 3 3½ 4 _____ Painted
Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. Common Bond
Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:
Outstanding Excellent Good Average None
Architectural Description

The features of this 3 bay house are very similar to the brick houses across the street. It has a corbeled brick cornice (2 rows), a left end chimney, wood lintels with corner blocks and 6 over 6 lights (2 over 2 first floor). The door has a 3 pane transom light; there is no porch and a frame addition has been built onto the rear. Painted seamed tin roof.

Historical Significance:
National State/Regional Local None
Historical Description

References:

CASE
75-73





City of Winchester

207 North Kent Street

Tax Map Number: 173-1-R-8-

DHR Resource Number: 138-0042-0512

Resources: 1 single dwelling

Date/Period: ca. 1850

Style: Federal

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



Architectural Description

Site Description: This single dwelling is located on the west side of North Kent Street and fronts the concrete sidewalk, with no setback. Sited on a paved asphalt lot, this property features foundation plantings and immature shrubs. A metal chain-link fence bounds the property to the south and west, while railroad tracks pass by the dwelling at the rear of the property, beyond the wood privacy fence.

Secondary Resource Summary: There are no secondary resources associated with this property.

Primary Resource Description: The original main block of this two-story, single dwelling, reflective of the Federal style, has a rectangular form that is three bays wide and one bay deep. It was augmented by a two-story ell with a two-story porch on the south elevation. The building, set on a solid brick foundation, is constructed of five-course, American-bond brick. It is capped by a side-gabled roof of standing-seam metal that is finished with a corbeled brick cornice and a raking wood cornice. A large interior-end chimney of all-stretcher-bond brick is located on the side (south) elevation. The building shares a firewall and interior chimney of brick with the dwelling at 209 North Kent Street. Fenestration on the facade includes 2/2, double-hung, wood-sash windows on the first story and 6/6, double-hung, wood-sash windows on the second story. The openings on the first story are elongated. All windows have wood lintels, sills and narrow molded surrounds. A single-leaf, paneled wood door pierces the northern end bay of the facade. It has a two-light, wood transom with a wood lintel. A small, square window in the upper gable of the side (south) elevation has been blocked with plywood from the interior. The Sanborn Fire Insurance maps show a one-bay-wide porch, one story in height, sheltered the main entry on the facade by 1927; the porch was not extant in 1947. The maps also indicate a one-story addition was constructed on the south elevation of the building by 1903. The addition is no longer extant and there is no visible ghosting of its location or infilled entry openings.

A two-story ell projects from the northern end bays of the rear (west) elevation. Constructed of wood frame, the ell is believed to be an addition dating from the late nineteenth century. According to the Sanborn maps, by 1903, the ell has a two-story porch running the full depth of the south elevation. A one-story extension, possibly an addition, extended the full width of the west elevation of the ell and porch. Between 1912 and 1927, as documented by the maps, the two-story porch was replaced (or enlarged and enclosed) by a two-story, wood-frame addition that projected to the southwest corner of the building. A two-story, inset porch and a one-story porch were located at the southwest corner. The building currently presents this configuration, although the one-story porch on the southwest corner has collapsed. The ell is set on a solid concrete foundation and is clad with German wood siding. The flat (sloping slightly to the south) roof of standing-seam metal is pierced by an interior-side chimney covered in metal sheets to look like rock-faced, concrete blocks on the side (south) elevation and an interior-rear brick chimney on the west elevation. A third chimney, constructed of brick, is located on the north elevation of the ell (it is possibly shared with the former dwelling at 209 North Kent Street). It is pierced by 6/6, double-hung, wood-sash windows with square-edged surrounds. Plywood covers a window opening on the second story of the west elevation. The two-story, inset porch is accessed by a wood stair. The one-story addition on the west elevation has a shed roof of standing-seam metal and exposed rafter ends. The two, square windows have six-light, wood sash.

Significance Statement: This single-family dwelling is representative of the domestic architecture constructed in the City of Winchester in the mid-nineteenth century, with additions reflecting the form and fenestration from the late nineteenth century. Walter Kidney, a local historian, records in his book (*Winchester: Limestone, Sycamores and Architecture*) that this dwelling was constructed circa 1850. The form, detailing, and brickwork support this date of construction. It is a good example of a vernacular Federal-style dwelling, extending three bays wide with interior-end chimney, lintels, and elongated first-story windows. The addition of the ell with two-story side porch is indicative of domestic architecture constructed throughout the City of Winchester during the Victorian era. The alterations to the ell and side porch, which are located on the rear and thus do not detract from the main block, took place before 1927 and have achieved architectural significance. Thus, the dwelling has integrity of materials, design, and workmanship as a mid-nineteenth-century dwelling with a late-twentieth-century ell that was altered in the early twentieth century. Further, the integrity of setting and location has been maintained. All of these aspects contribute to the integrity of feeling and association. Therefore, this property thus qualifies under Criteria A and C as a contributing resource to the Winchester Historic District.



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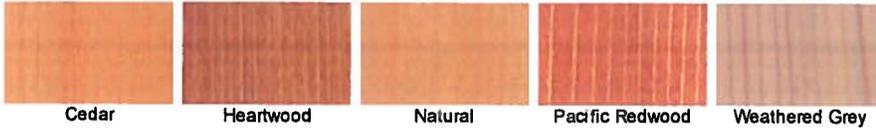
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Façades __ Fachadas

Natural wood for exteriors
Madera natural para exterior



London Waldron Building, London, U.K.
Arch.: Buschow Hanley
Product __ Producto: Façade

Façade

Façade is a ventilated façade system. Manufactured from kraft paper treated with thermoset resins, pressed under high pressure and temperature and finished with natural timber veneers highly resistant to UV radiation and atmospheric agents. Façade includes Everlook®, a protection system that dramatically increases the normal life of the panel, improving UV resistance and colour stability. It also allows for the development of new panels with an extensive range of finishes. __ Façade es un sistema de fachada ventilada. Está constituido interiormente por fibras de papel tratadas con resinas termoendurecidas, comprimidas a altas presiones y temperaturas, y un revestimiento exterior de alta resistencia a la radiación UV y a los agentes atmosféricos. Incorpora Everlook®, un sistema de protección que aporta una mayor longevidad a la madera frente a cualquier condición climática, mejora la estabilidad de los colores y permite disponer de nuevos acabados.

Panel dimensions __ Dimensiones paneles
2440 x 1220 mm.

Standard thicknesses __ Espesores
6, 8, 10, 12, 14, 18, 20, 22 mm.

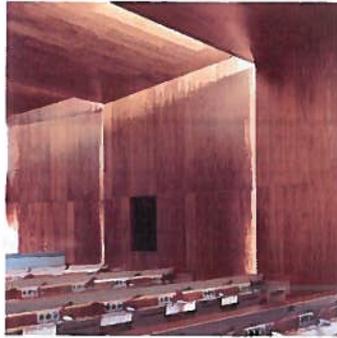
(Other thicknesses may be available upon request __ Otros espesores a consultar)

Resistance

The European Standard EN 438-8:2005 specifies that exterior-grade compact laminates such as Façade should provide specific resistance to weather conditions according to the Resistance to Artificial Weathering Test. After 3,000 hours of exposure, the material should have a rating variation of ± 4 in appearance and a rating of ± 3 in contrast. Façade attains these values following exposure of up to 6 times those required by the standard. __ La norma europea EN 438-8:2005 especifica que los revestimientos exteriores compactos como Façade deben ofrecer una determinada resistencia a la intemperie según el Ensayo de Resistencia a la Intemperie Artificial. Tras 3.000 horas, el material tiene que tener una variación de grado ± 4 en aspecto y grado ± 3 en contrastes. Façade consigue estos valores tras una exposición de hasta 6 veces lo requerido por la norma.

Walls and ceilings __ Paredes y techos

Natural wood for internal cladding
Madera natural para revestimientos de interior



Press Room from the Government of Navarre __ Sala de prensa del Gobierno de Navarra.
Arch.: Javier Barcos, Manolo Enriquez
Product __ Producto: P 500

P 500 (Dry zones __ Zonas secas)

Due to its resistance and strength, P 500 is the ideal wall and ceiling covering for heavy traffic areas: conference rooms, auditoriums, offices, hotels, etc. The Woodskin® finish allows you to feel the nuances and grain of natural wood. P 500 meets the most stringent fire safety and formaldehyde emission requirements (class E1, according to standard EN 717-2). __ Por resistencia y dureza, P 500 es el revestimiento de paredes y techos idóneo para zonas de mucho tránsito: salas de conferencias, auditorios, oficinas, hoteles, etc. El tacto de su acabado superficial Woodskin® permite percibir los matices y relieves de la madera natural. P 500 cumple los requisitos más estrictos de seguridad frente a incendios y de emisión de formaldehído (clase E1, según norma EN 717-2).

Panel dimensions __ Dimensiones paneles
2440 x 1220 mm.
2700 x 1220 mm.*

* (Depending on the finish. Upon request. __ Dependiendo del acabado. Consultar)

Standard thicknesses __ Espesores
8, 11, 14, 17, 20, 26 mm.

Fire safety

The basic safety requirements reduce the risk of damage caused by accidental fire due to the characteristics of the project, construction, use and maintenance of the building to acceptable limits. In this sense, P 500 reports the best possible results for organic materials, according to the European Standard EN 13501: Reaction to fire. __ Las exigencias básicas de seguridad reducen a límites aceptables el riesgo de sufrir daños derivados de un incendio accidental como consecuencia de las características del proyecto, construcción, uso y mantenimiento del edificio. En este sentido, P 500 registra los mejores resultados posibles para materiales orgánicos, según la normativa europea EN 13501 de Reacción al fuego.



Sezz Hotel, Saint-Tropez, France.
Arch.: AWEN
Product __ Producto: P 700

P 700 (Wet zones __ Zonas húmedas)

Bathrooms, gyms, saunas, swimming pools, porches are interiors with great personality and special requirements as far as resistance to moisture and maintenance. In walls and ceilings, P 700 provides the necessary protection and contributes to a pleasant, intimate atmosphere. Its Bakelite core is enveloped on either side by layers of timber and protector film. __ Baños, gimnasios, saunas, piscinas, porches son interiores de una gran personalidad y con unos especiales requisitos de conservación y resistencia a la humedad. En paredes y techos, P 700 aporta la protección necesaria y contribuye a una atmósfera agradable, intimista. Su alma de baquelita se arropa por ambos lados de sendas capas de madera y film protector.

Panel dimensions __ Dimensiones paneles
2440 x 1220 mm.
2700 x 1220 mm.*

* (Depending on the finish. Upon request. __ Dependiendo del acabado. Consultar)

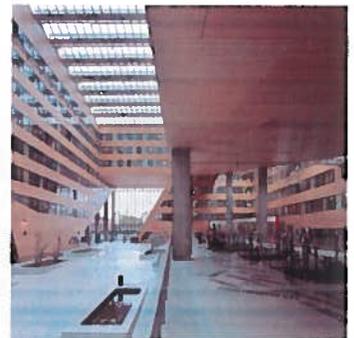
Smooth & Woodskin® thicknesses __ Espesor Liso y Woodskin®
6, 8, 10, 12, 14, 18, 22 mm.

Chequerplate thickness __ Espesor estriado
10, 12, 14, 18, 22 mm.

Unchanged properties

P 700 is a compact material with a surface and core made of special thermoset resins. This composition avoids variations of the physical and chemical properties after prolonged exposure to moisture. Resistance of materials is assessed by different specific tests according to the EN 438 norm, such as immersion in boiling water, dimensional stability at high temperature or water vapour permeability. __ P 700 es un material compacto con superficie y alma de resinas especiales termoendurecibles. Esta composición evita que las propiedades físicas y químicas varíen tras una exposición prolongada a la humedad. La resistencia de los materiales se evalúa mediante diferentes ensayos determinados por la norma EN 438, como la inmersión en agua hirviendo, la estabilidad dimensional a temperatura elevada o la permeabilidad a vapor de agua.

The Parklex Walls and Ceilings range of products can be supplied with antibacterial surface (tested in accordance with ISO 22196:2007) upon request. __ Los productos Parklex Paredes y techos se pueden suministrar con superficie antibacteriana (ensayado según norma ISO 22196:2007) bajo pedido.



Hôtel des Régions, Lyon, France.
Arch.: Christian de Portzamparc
Product __ Producto: Acoustic

Acoustic (Special sonority __ Sonoridad especial)

For projects which may require a determined sonority, Parklex provides boards that combine a MDF-composed core and the traditional natural wood surface with different types of perforations, depending on the necessary acoustic absorption. __ Para proyectos que puedan necesitar una acústica determinada, Parklex ofrece tableros con alma, compuestos por un panel de MDF y superficie de madera natural con diferentes tipos de perforaciones, en función de la absorción acústica necesaria.

Panel dimensions __ Dimensiones paneles
2440 x 1220 mm.
2700 x 1220 mm.*

* (Depending on the finish. Upon request. __ Dependiendo del acabado. Consultar)

Standard thicknesses __ Espesores
12, 18 mm.

Acoustic properties according to UNE-EN ISO 354

The measurement of sound absorption in a reverberation room has been tested, in conformity with the standard UNE-EN ISO 354:2004. It was made with samples made with the different slot/perforation patterns made on Parklex Acoustic. The test consists of comparing the reverberation times in the room with and without samples, obtaining results of weighted average absorption coefficient between 0.2 and 0.6. __ Se probó la medición de la absorción sonora en cámara reverberante, según norma UNE-EN ISO 354:2004. Se hizo con muestras de paneles perforados/ranurados con diferentes formatos de Parklex Acoustic. El ensayo consiste en comparar los tiempos de reverberación de la sala con y sin muestras, obteniendo resultados de coeficiente de absorción sonora ponderada entre 0.2 y 0.6.

Products and finishes guide __Guía de productos y acabados

Facade / Natural wood for exteriors __Madera natural para exterior / **Walls and ceilings** __**Paredes y techos** / Natural wood for internal cladding __Madera natural para revestimiento de interior / **Floors** __**Suelos** / Natural wood composite floors __Suelos de composite de madera natural / **Skin** / Natural wood skin for exteriors and interiors __Piel de madera natural para exterior e interior

Timber in architecture __Madera y arquitectura

www.parklex.com

Application Aplicación	Product Producto	Surface characteristics Características superficiales	Special finishes Acabados especiales	Finish range Acabados
---------------------------	---------------------	--	---	--------------------------

Façades Fachadas

Facade

Smooth
The traditional Parklex finish. Reveals the simple and natural richness of the veneer, with variations in tone and grain to be expected with differing species.

Liso
Acabado tradicional de Parklex. Revela la riqueza sencilla y natural de la madera, así como las variaciones de tonalidad y vetado que pueden esperarse entre diferentes especies.



Amber

Auro

Gold

Quartz

Rubi



Copper

Oak

Silver

These finishes are identical for Facade and Skin External, these are the only finishes that both products can offer. These are also available throughout the whole Walls and ceiling range, in Hy Tek (including Gold and Copper finish) and in Skin Internal / Floor (including Copper), although in these cases there is a noticeable color variation from the same finish between different products.

Estos acabados son idénticos en Facade y Skin External, son los únicos acabados de los que ambos productos disponen. Asimismo, están disponibles en la gama entera de Paredes y techos, en Hy Tek (incluyendo los acabados Gold y Copper) y en Skin Internal / Floor (incluyendo Copper), aunque en estos casos se presentan variaciones notables de color de un mismo acabado entre productos distintos.

Skin

Skin External

Smooth
The traditional Parklex finish. Reveals the simple and natural richness of the veneer, with variations in tone and grain to be expected with differing species.

Liso
Acabado tradicional de Parklex. Revela la riqueza sencilla y natural de la madera, así como las variaciones de tonalidad y vetado que pueden esperarse entre diferentes especies.

Skin Internal

Woodskin*
A surface characteristic that expresses the feel, nuances and highlights of natural wood.

Woodskin*
Acabado que permite percibir con el tacto los matices y relieves de la madera natural.

Skin Floor

Smooth
The traditional Parklex finish. Reveals the simple and natural richness of the veneer, with variations in tone and grain to be expected with differing species.

Liso
Acabado tradicional de Parklex. Revela la riqueza sencilla y natural de la madera, así como las variaciones de tonalidad y vetado que pueden esperarse entre diferentes especies.



Black

Caramel Bamboo

Cherry

Eucalyptus

Graphite



Maple

Mosam Ash

Natural Auro

Natural Bamboo

Natural Beech



Natural Oak

Natural Zebrawood

Reconstituted Oak

Sapelli

Teak



Walnut

Wenge

Golden Auro

French Oak

Reconstituted Grey Oak

Walls and ceilings Paredes y techos

P 500 Dry zones Zonas secas

Woodskin*
A surface characteristic that expresses the feel, nuances and highlights of natural wood.

Woodskin*
Acabado que permite percibir con el tacto los matices y relieves de la madera natural.

P 700 Wet zones Zonas húmedas

Woodskin*
A surface characteristic that expresses the feel, nuances and highlights of natural wood.

Woodskin*
Acabado que permite percibir con el tacto los matices y relieves de la madera natural.



Chessboard
Estrada

Smooth
The traditional Parklex finish. Reveals the simple and natural richness of the veneer, with variations in tone and grain to be expected with differing species.

Liso
Acabado tradicional de Parklex. Revela la riqueza sencilla y natural de la madera, así como las variaciones de tonalidad y vetado que pueden esperarse entre diferentes especies.

Acoustic Special sonority Sonoridad especial

Woodskin*
A surface characteristic that expresses the feel, nuances and highlights of natural wood.

Woodskin*
Acabado que permite percibir con el tacto los matices y relieves de la madera natural.



Slats
Ranuras



Perforated
Perforado

Floors Suelos

Hy Tek

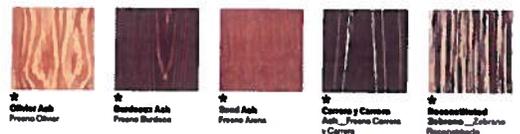
Smooth
The traditional Parklex finish. Reveals the simple and natural richness of the veneer, with variations in tone and grain to be expected with differing species.

Liso
Acabado tradicional de Parklex. Revela la riqueza sencilla y natural de la madera, así como las variaciones de tonalidad y vetado que pueden esperarse entre diferentes especies.

Naturtek

Woodskin*
A surface characteristic that expresses the feel, nuances and highlights of natural wood.

Woodskin*
Acabado que permite percibir con el tacto los matices y relieves de la madera natural.



Olive Ash

Bamboo Ash

Sand Ash

Curves

Reconstituted Zebrawood

Naturtek only displays these finishes, which are manufactured exclusively for this product.

Naturtek sólo dispone de estos acabados, que se fabrican únicamente para este producto.

* Panels manufactured from joined timber veneers.

* Tableros formados por chapas de madera juntas.



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Core Colors



Colonial Red^{ΔΔ}
SR: .34 IE: .86 SRI: 35



Terra Cotta^{ΔΔ}
SR: .39 IE: .84 SRI: 41



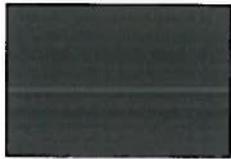
Banner Red^{ΔΔ}
SR: .42 IE: .84 SRI: 45



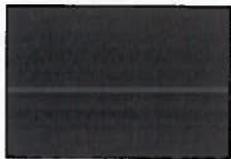
Brandywine^{*}
SR: .26 IE: .85 SRI: 24



Patina Green^{ΔΔ}
SR: .29 IE: .87 SRI: 29



Classic Green^{*}
SR: .26 IE: .84 SRI: 24



Hartford Green
SR: .10 IE: .82 SRI: 2



Regal Blue^{*}
SR: .28 IE: .86 SRI: 27



Slate Blue^{*}
SR: .26 IE: .85 SRI: 24



Stone Gray^{ΔΔ}
SR: .36 IE: .84 SRI: 37



Slate Gray^{ΔΔ}
SR: .37 IE: .86 SRI: 39



Charcoal^{ΔΔ}
SR: .32 IE: .85 SRI: 32



Matte Black^{*}
SR: .27 IE: .86 SRI: 26



Dark Bronze^{*}
SR: .26 IE: .84 SRI: 24



Mansard Brown^{ΔΔ}
SR: .29 IE: .86 SRI: 29



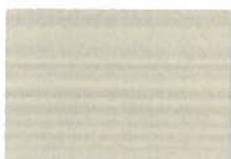
Medium Bronze^{ΔΔ}
SR: .30 IE: .87 SRI: 31



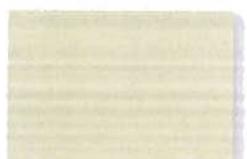
Sierra Tan^{ΔΔ}
SR: .35 IE: .86 SRI: 37



Surrey Beige^{ΔΔ}
SR: .40 IE: .86 SRI: 43



Sandstone^{ΔΔ}
SR: .54 IE: .86 SRI: 63



Almond^{ΔΔ}
SR: .63 IE: .86 SRI: 75



Bone White^{ΔΔ}
SR: .72 IE: .84 SRI: 87



Regal White^{ΔΔ}
SR: .68 IE: .86 SRI: 82



Stone White^{ΔΔ}
SR: .61 IE: .85 SRI: 72

SR = Solar Reflectivity
IE = Initial Emissivity
SRI = Solar Reflective Index

Metallic Colors[†]



Pewter^{ΔΔ}
SR: .36 IE: .85 SRI: 38



Bright Silver^{ΔΔ}
SR: .60 IE: .77 SRI: 68



Silversmith^Δ
SR: .53 IE: .78 SRI: 59



Champagne^{ΔΔ}
SR: .37 IE: .83 SRI: 38



Bright Copper^{ΔΔ}
SR: .49 IE: .85 SRI: 55

[†] Featuring a pearlescent appearance mica finish; subject to premium pricing.
Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available.
Colors may appear different when viewed at different angles and under different lighting conditions.
Due to product improvements, changes and other factors, we reserve the right to change or delete information herein without prior notice.



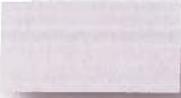
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□ LEED[®] compliant.
Δ LEED[®] compliant for steep slope only.



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	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C22A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C22A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C22A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C22A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C22A44	Architectural Class I (.7 mils minimum)

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Aluminum/Wood
- Ultra
Extruded
Aluminum/Wood
- Heritage
All Wood
- Classic
Roll-Formed
Aluminum/Wood
- Windquest®
All Vinyl
- Latitude®
All Vinyl

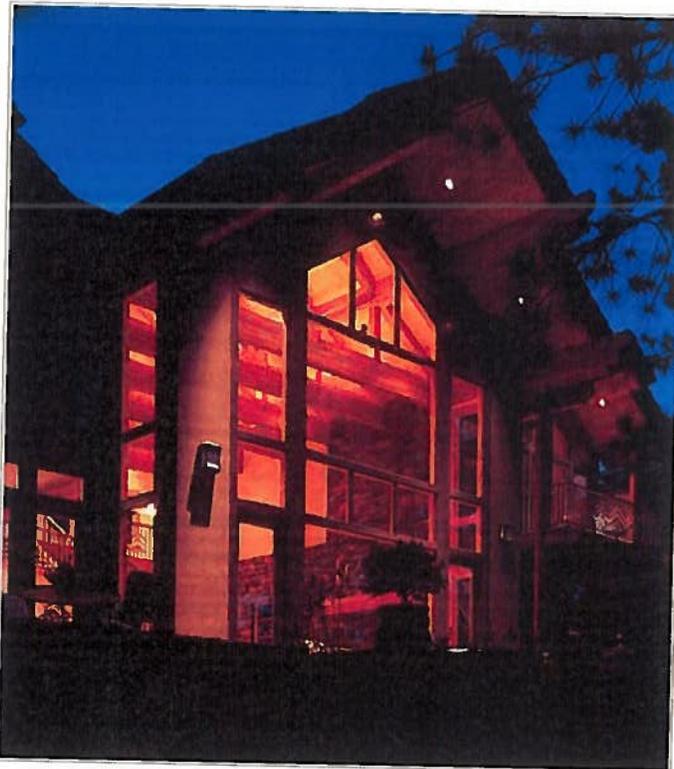
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Windows

- Casements
- Awnings
- Double Hungs
- Sliders
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Doors

Heritage Series



The Heritage Series are traditional wood windows & doors with beautiful wood accessory options. Many product types, models & options make Heritage Series products ideal for both commercial & residential projects, whether new construction or renovation. Architectural craftsmanship, functionality, & energy efficiency are built into these premium quality windows and doors.

Interior

- Pine or Other Wood Species
- 10+ Finish Options

Exterior

- Primer or K-Kron II on Wood
- 30+ Exterior Colors
- 10-Yr Exterior Finish Warranty

Glass

- Double Pane Glass
- Triple Pane on Select Units
- LoE Coating + Argon Gas
- Nearly Unlimited Options

Also Available:

- FSC-COC Certified Wood
- K-FORCE Impact Upgrades
- [View Heritage Series product photos](#)

PRODUCTS

EXTERIOR

INTERIOR

GLASS

DIVIDED LITES

Exterior

Options Overview

The options shown below are just an overview of what's available. Please review the product pages to learn what options are available for each model. Limitations may apply.

On-screen images of finishes and colors may vary slightly from actual colors. Selections should be made based on actual color samples. Prices may vary depending on the color or finish chosen.

Wood Species

- Pine, standard
- Other species may be available upon request



Pine (standard)



Alder



Fir



Maple



Cherry

Kolbe Heritage Series windows & doors with wood interiors & exteriors



Oak

Walnut

Mahogany

Bamboo*

NOTE: Because wood varies by nature, the actual wood used in our products may vary in grain and color from that shown here.

NOTE: Because wood varies by nature, the actual wood used in our products may vary in grain and color from that shown here. Selections should be made based on actual samples.

K-Kron II Exterior Finish

K-Kron II colors are available for most Heritage Series wood products and the panels of Fiberglass doors. It is a three-step process: 1) Wood pieces are immersed in a preservative for protection from water, insects and fungus, 2) A high performance urethane primer is applied to help seal the wood and provide a tough bonding surface, 3) the topcoat finish is applied using an airless, control-spray system that ensures complete, consistent coverage. ([Learn more](#)). Kolbe offers an extensive array of colors, as well as custom colors.

- Highest quality warranted finish for exterior wood substrates in the industry
- Resists ultraviolet deterioration and chalking, chemical attack, as well as damage from salt, wind, sleet and snow
- 10-year film integrity warranty extended directly to the homeowner (view [Warranties](#))

Ultra Pure White	White	Abalone	Alabaster	Rustic
Sand	Mudpie	Beige	Spiced Vinegar	Camel
Natural Cotton	Gingersnap	Truffle	Slate	Frosted Jade
Kiwi	Bayleaf	Pumpkin Spice	Butterscotch	Hartford Green
Mystic Ivy	Green Tea Leaf	Basil	Manchester	Chutney
Antique Red	Merlot	Patriotic Blue	Cape Cod	Waterford
Timberwolf				

NOTE: Actual finish colors may vary from on-screen images. Please make selections using color samples from your local dealer. For custom colors, please provide a sample to your dealer.



Residential



Institutional



Commercial

FIRE RATED

GLASS BLOCK

BY PITTSBURGH CORNING

▶ INTRODUCING THICKSET® 60, OUR NEWEST ADDITION TO THE U.L. FIRE RATED GLASS BLOCK FAMILY. THIS GLASS BLOCK PROVIDES A 60-MINUTE FIRE RATING IN A WINDOW ASSEMBLY WITHOUT SACRIFICING AESTHETICS, DESIGN FLEXIBILITY, LIGHT TRANSMISSION AND PRIVACY.

NEW! THICKSET® 60
U.L. FIRE RATED
GLASS BLOCK



PREMIERE SERIES



THICKSET® 60



THICKSET® 90



VISTABRIK®

James Hardie® ColorPlus® Palette

NORTH

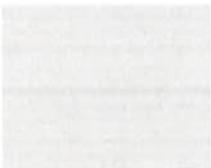
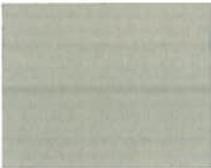
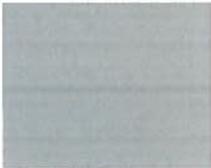
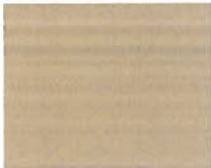
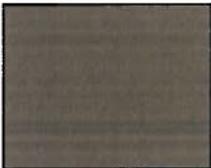
Effective: November 2012



* US Markets: Midwest, Northeast and Mid Atlantic

* Canada Markets: Ontario, Quebec

The following James Hardie® Siding products are available in these ColorPlus® Colors: HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding, HardieTrim® Batten Boards and Artisan® Lap Siding.

					
Arctic White JH10-20	Navajo Beige JH30-10	Cobble Stone JH40-10	Soft Green JH60-10	Light Mist JH70-10	
					
Tuscan Gold JH80-20	Sail Cloth JH20-10	Sandstone Beige JH30-20	Monterey Taupe JH40-20	Heathered Moss JH50-20	Boothbay Blue JH70-20
					
Chestnut Brown JH80-30	Woodland Cream JH10-30	Autumn Tan JH20-30	Woodstock Brown JH30-30	Mountain Sage JH50-30	Evening Blue JH70-30
					
Countrylane Red JH90-20	Harris Cream JH80-10	Khaki Brown JH20-30	Timber Bark JH40-30	Parkside Pine JH60-30	Iron Gray JH90-30

The following James Hardie® Products are available in these ColorPlus® Colors: HardieTrim® Boards, HardieSoffit® Panels and Artisan® Accent Trim.

				
Arctic White JH10-20	Sail Cloth JH20-10	Navajo Beige JH30-10	Autumn Tan JH20-20	Sandstone Beige JH30-20
				
Cobble Stone JH40-10	Monterey Taupe JH40-20	Khaki Brown JH20-30	Woodstock Brown JH30-30	Timber Bark JH40-30

Note: Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color. Product and color availability vary by region and are subject to change.



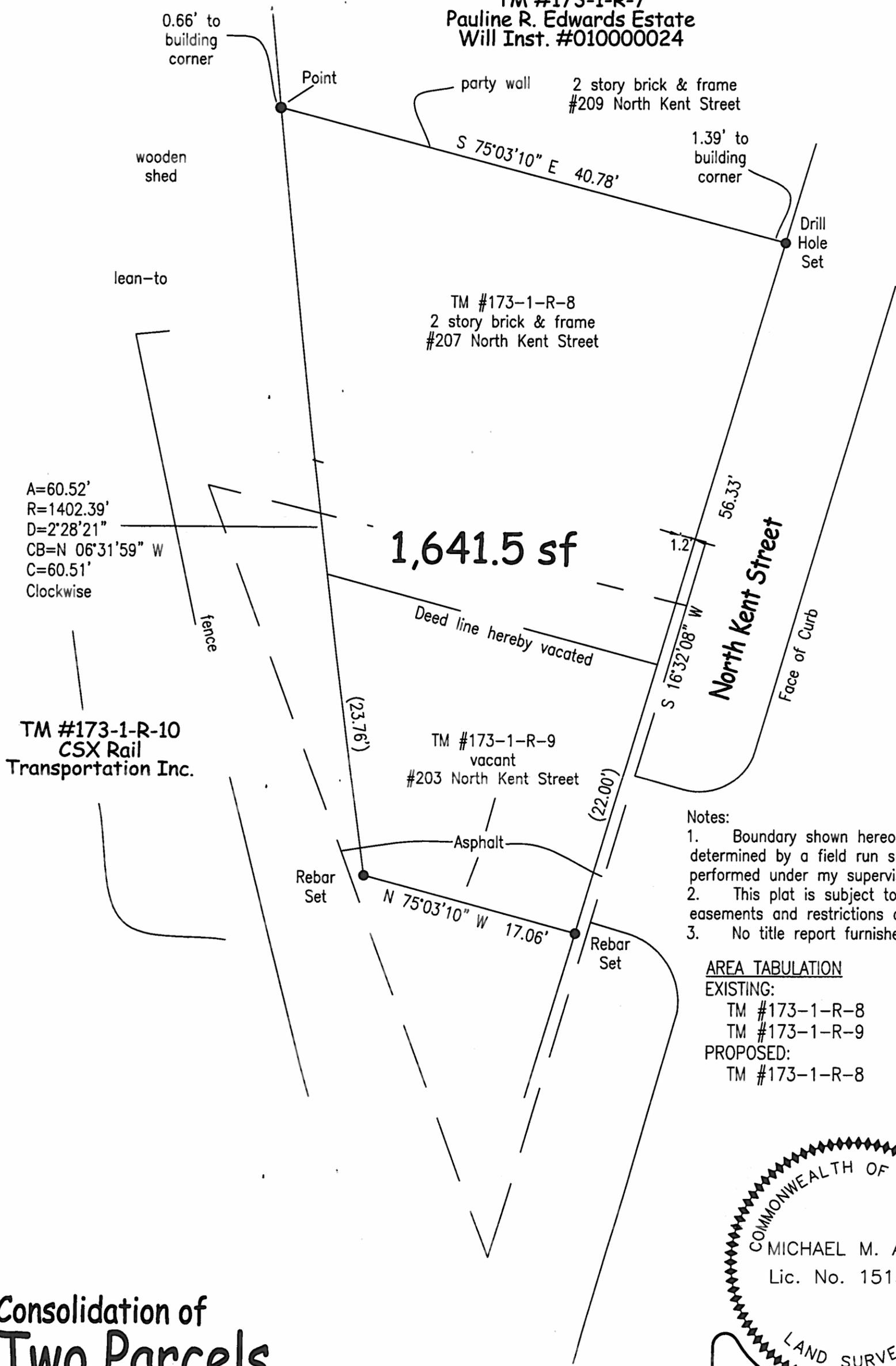
JamesHardie

1.866.442.7343 | www.jameshardie.com

ColorPlus® Technology

TM #173-1-R-7
 Pauline R. Edwards Estate
 Will Inst. #010000024

Virginia NAD 83,
 North Zone



Notes:

1. Boundary shown hereon was determined by a field run survey performed under my supervision.
2. This plat is subject to easements and restrictions of record.
3. No title report furnished.

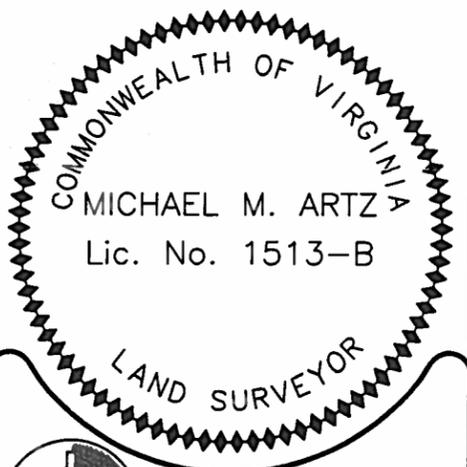
AREA TABULATION

EXISTING:

TM #173-1-R-8	1,160.1 sf
TM #173-1-R-9	481.4 sf

PROPOSED:

TM #173-1-R-8	1,641.5 sf
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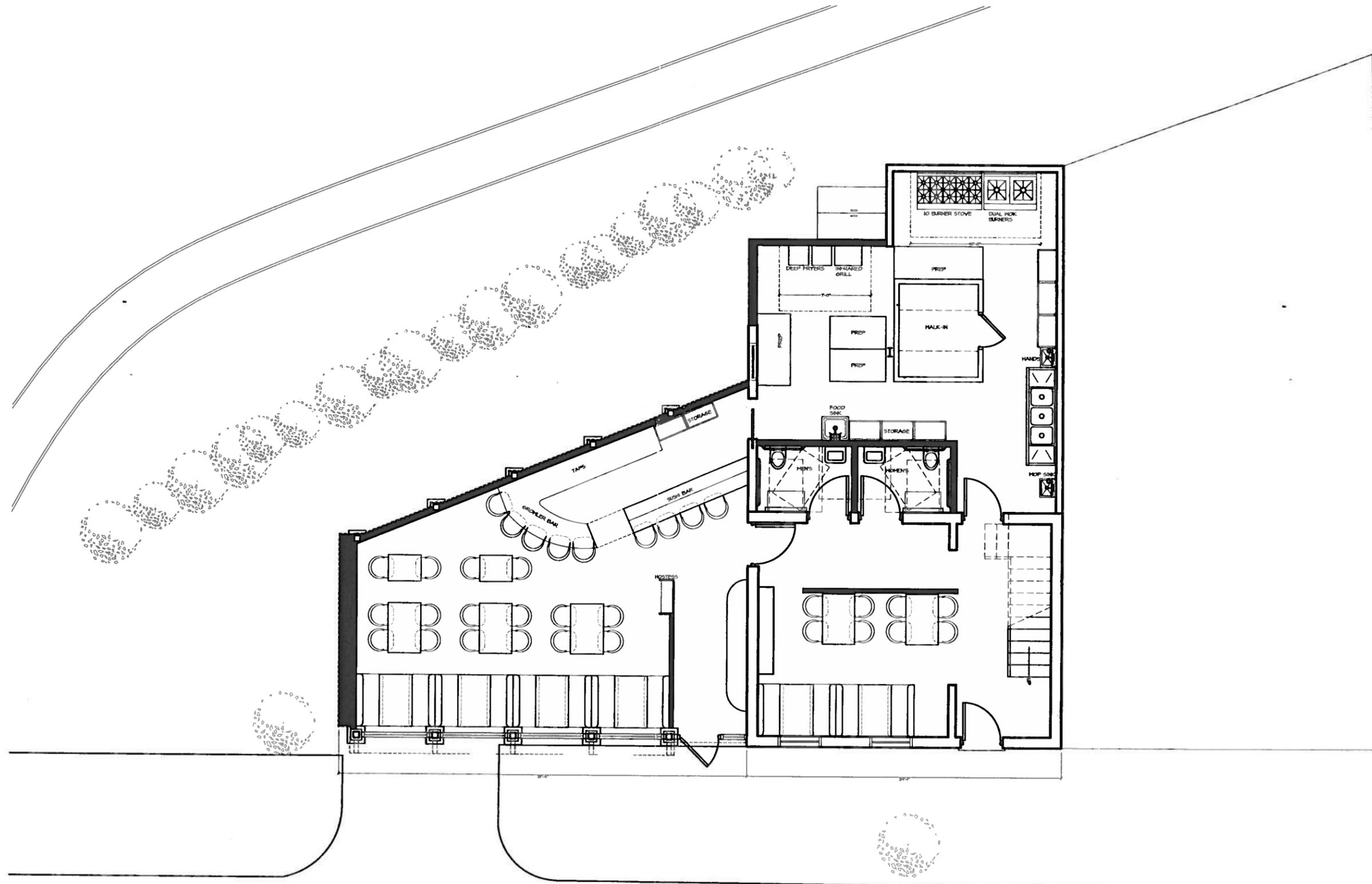
**Marsh & Legge
 Land Surveyors, P.L.C.**

560 North Loudoun Street
 Winchester, VA 22601
 Phone (540) 667-0468
 FAX (540) 667-0469
 EMAIL office@marshandlegge.com

Consolidation of Two Parcels

City of Winchester, Virginia
 Scale: 1/8" = 1'-0" Date: December 26, 2013

Present Owner:
 Thomas R. Frerotte & Jaruvan S. Frerotte
 TM #173-1-R-8, 9 Inst. #130003197

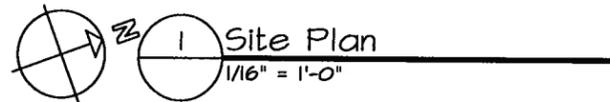


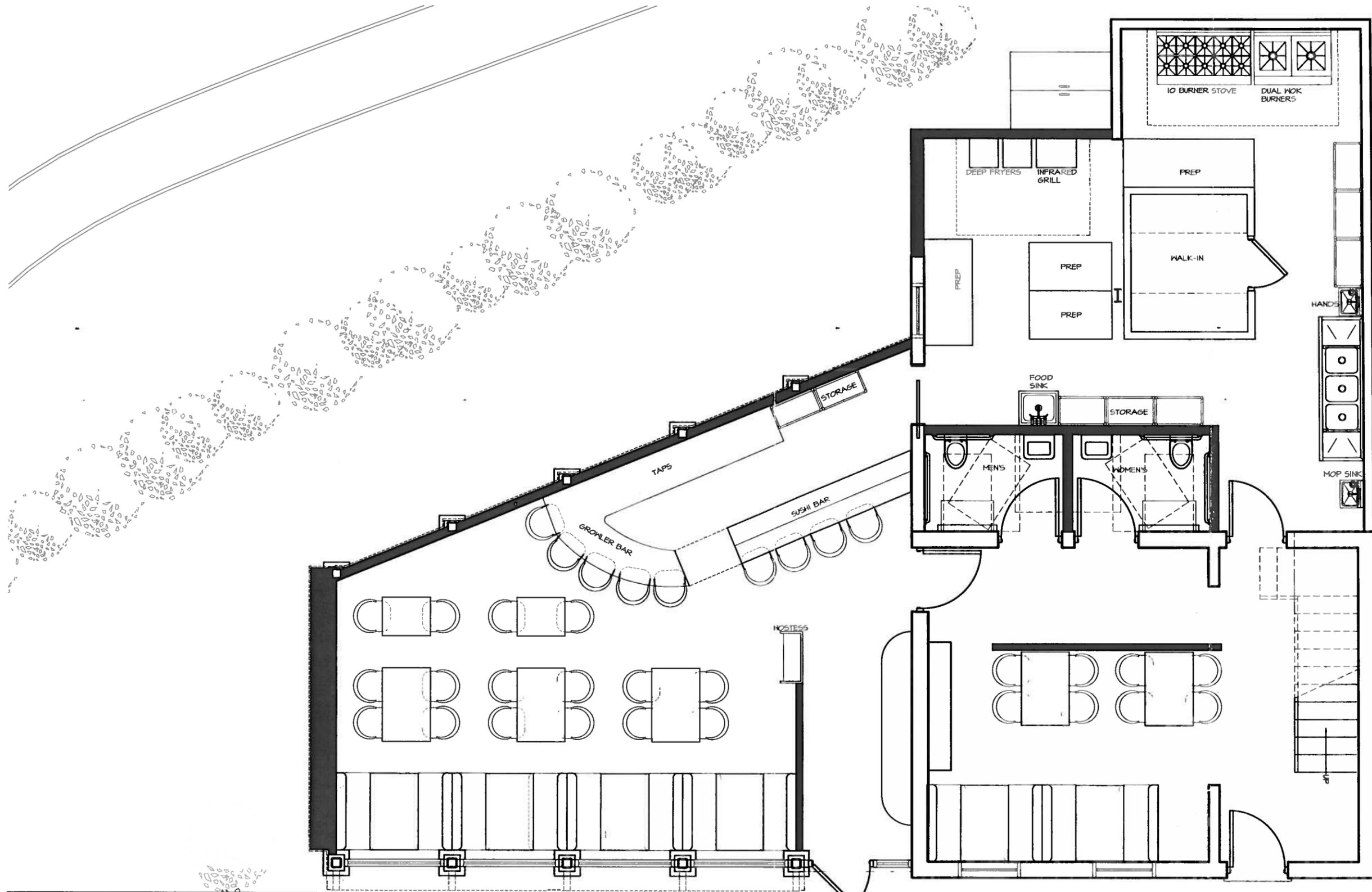
North Kent Street

CHOPSTICK CAFE
APRIL 7, 2014



129 - 131 South Loudoun Street
Winchester, VA 22801
tel. (540) 722-7247; fax. (540) 722-7248
architect@designconcepts.com



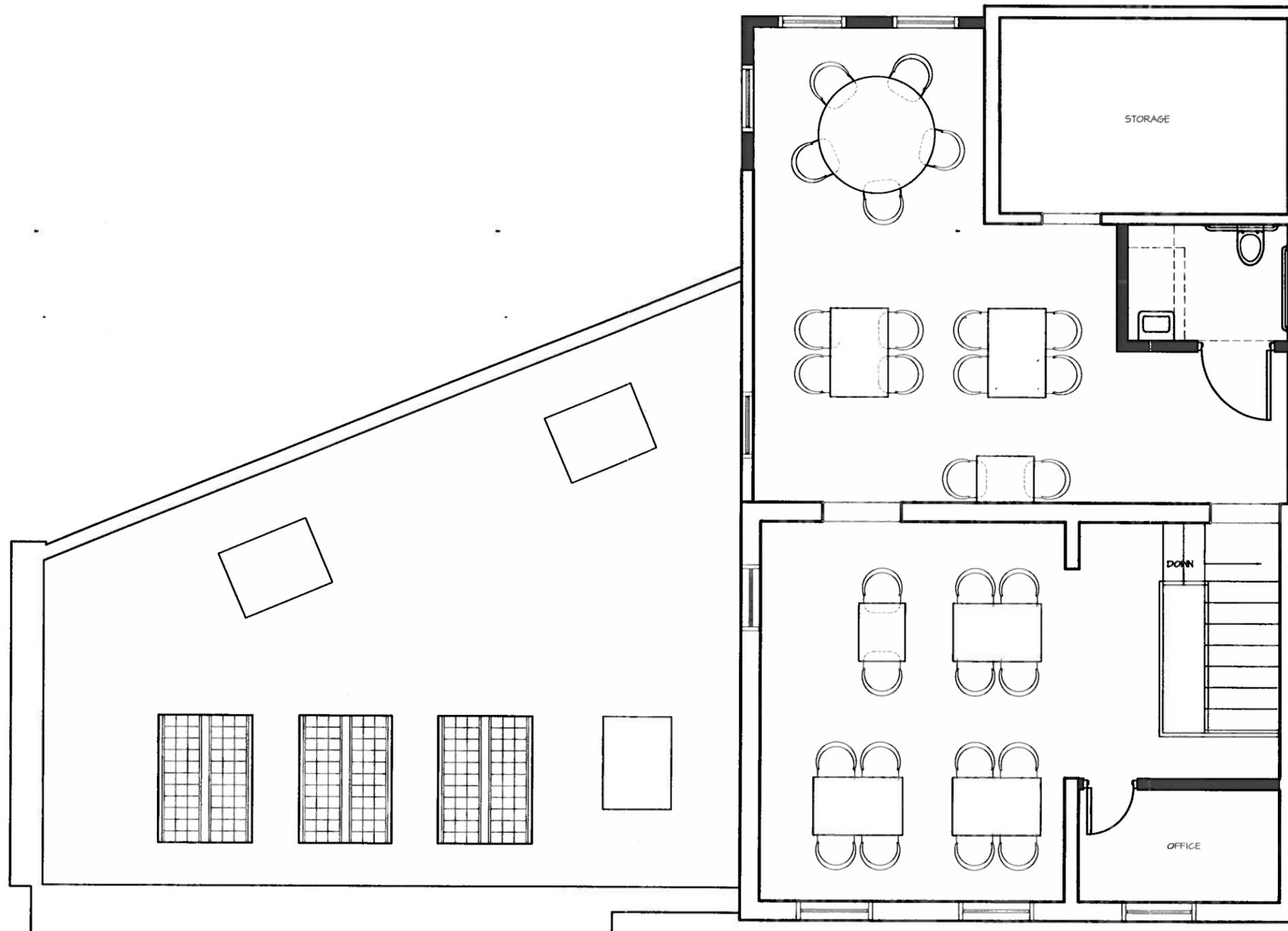


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 APRIL 7, 2014



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 tel. (540) 722-7247; fax. (540) 722-7248
 architect@1designconcepts.com

1 First Floor Plan
 3/16" = 1'-0"





 Second Floor Plan
 3/16" = 1'-0"

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 APRIL 7, 2014



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 architect@1designconcepts.com

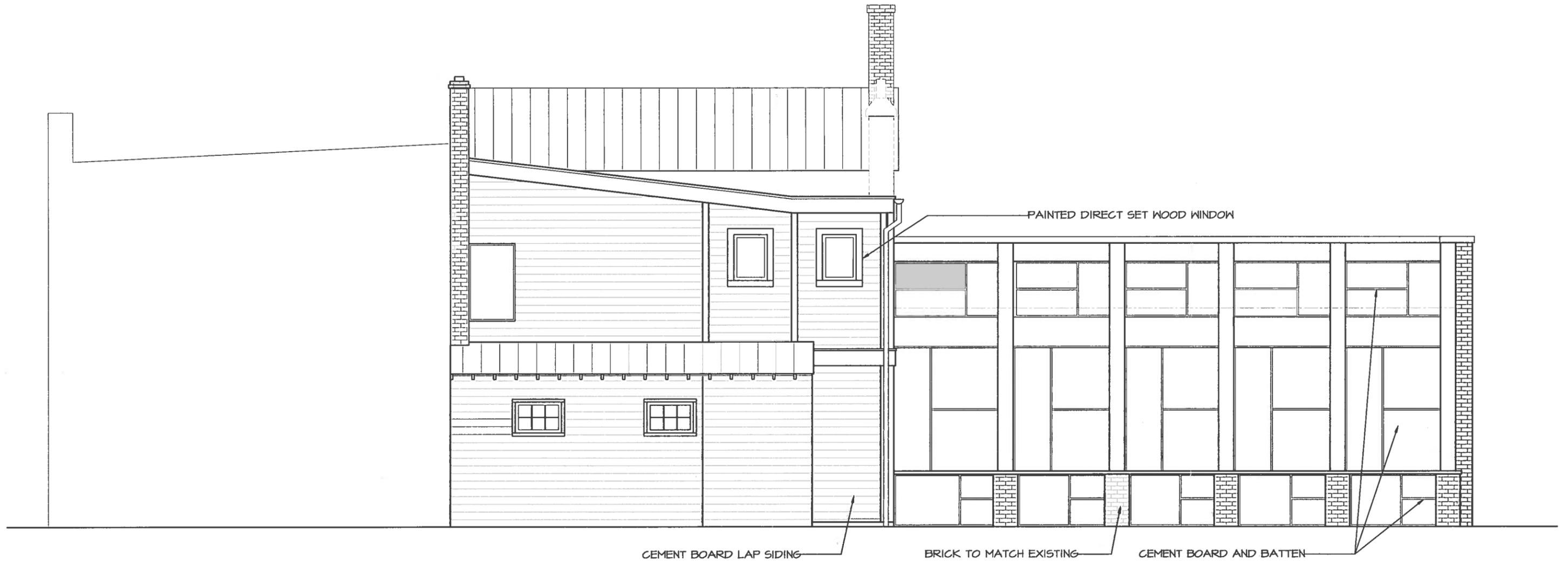


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1 Front Elevation
 3/16" = 1'-0"



CHOPSTICK CAFE
 APRIL 7, 2014



3 Rear Elevation
 3/16" = 1'-0"