

ISSUE: Certificate of Appropriateness for signage

APPLICANT: ACER Associates, LLC

LOCATION: 100-Year-Old Building
3610 Bishop Walker Circle

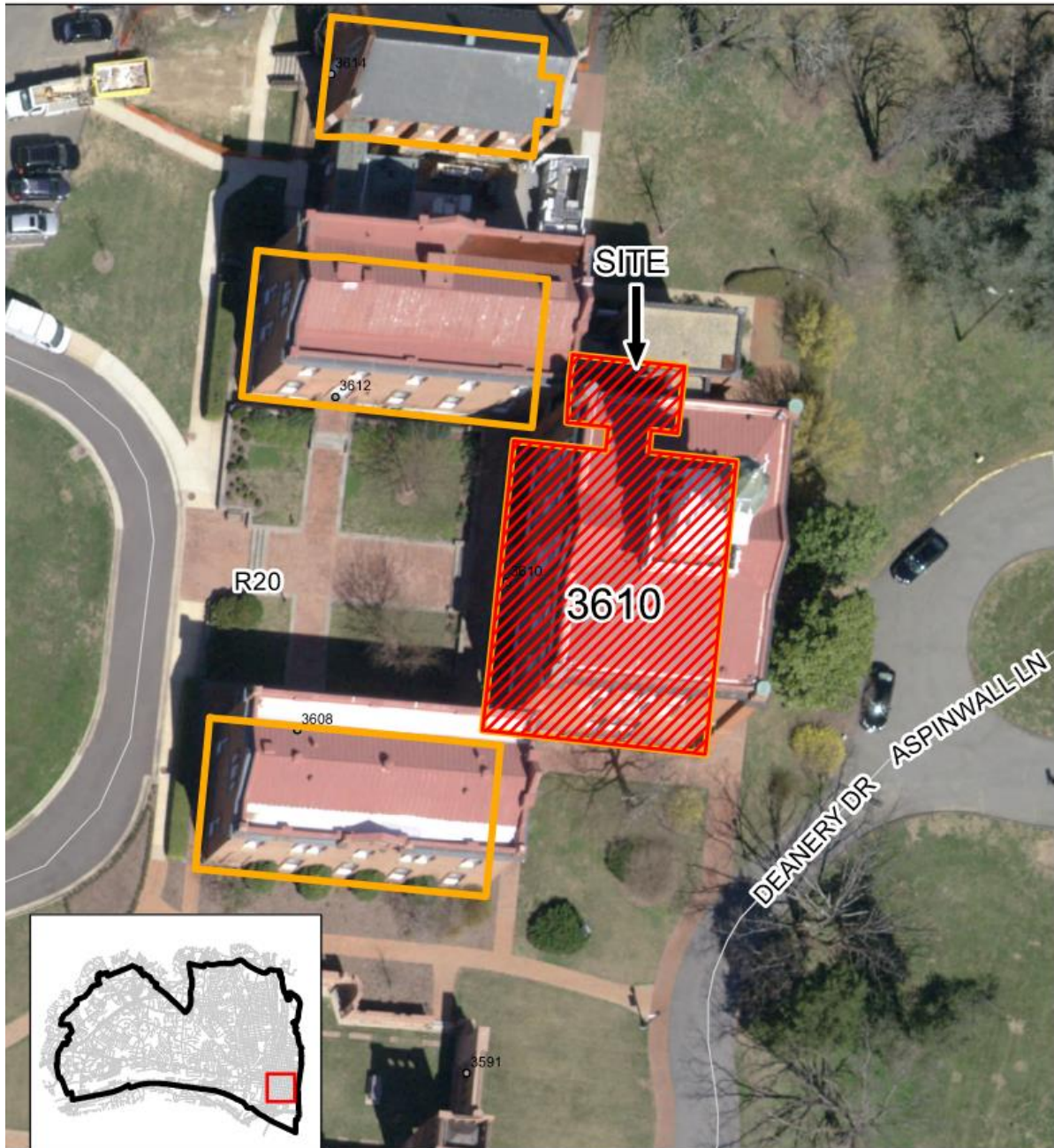
ZONE: R-20/Single-Family zone


STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as submitted.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR#2023-00361**
3610 Bishop Walker Circle

0 15 30 60 Feet

N

I. APPLICANT'S PROPOSAL

The applicant is requesting to replace the existing hatch on the building's cupola with a louvred panel of the same size to hide an exhaust fan to be installed to lessen the overheating of the equipment being installed inside the building's steeple.

Certificate of Appropriateness

The project consists of replacing an existing approximately 2' x 2' hatch door on the building cupola's northeast elevation with a PVC louvred panel of the same size to be painted to match the cupola's color. An exhaust fan will be installed behind the louvred panel and will not be visible from the exterior of the building, therefore, not under the BAR purview.

Site context

The building sits within the Virginia Theological Seminary complex. The main west elevation faces Bishop Walker Circle, and the secondary main east elevation faces Aspinwall Lane. The proposed louvred panel will be installed on the cupola's northeast side which doesn't face any pathway (Figure 1). The existing hatch to be replaced by a louvred panel is minimally visible from any pathway (Figure 2).



Figure 1 - Aerial image showing the proposed panel location.



Figure 2 - Existing hatch visibility

II. HISTORY

The Romanesque Revival academic building was built in **1858** as the main and most important building in the Virginia Theological Seminary complex. According to the Virginia Department of Historic Resources (VDHR) file ID # 100-0123-0002:

“1978 - The most prominent building in the early academic complex is Aspinwall Hall, built in 1858 and exhibiting both Norman and Italianate influences. The first building seen when approaching the campus from a circular drive off Quaker Lane, Aspinwall Hall is a rectangular three-story, brick building executed in common bond and set on a high foundation.

Architecture summary, 1984: This building is an example of the Romanesque Revival [sic. Italianate] style (1840-1900), and features: gabled nave, semi-circular arched windows and doors, arched-corbelled embellishments, corner buttresses, round-arched openings and archivolt trim, extremely handsome central tower (quite

possible meant to remain unpainted featuring a domed-cupola top). The top floor features elongated windows with balustrades.”¹

Previous BAR Approvals

Staff did not find any previous BAR approvals for the subject building.

III. ANALYSIS

The *Design Guidelines* state that “Exhaust and supply fans are an important functional element of many commercial properties and are particularly important for restaurants. A number of residential properties have installed attic fans which ventilate hot air from inside a building to the outside. While the Board recognizes the functional necessity of such mechanical equipment, at the same time, the Board has expressed concern that such equipment is incompatible with 18th and 19th century architecture. Therefore, it is the general policy of the Board that such mechanical equipment should create minimal visual disruption of the significant architectural features of 18th and 19th century buildings. This can be accomplished by locating supply and exhaust fans in visually inconspicuous areas of a building and by painting them a color that masks their visual intrusion to the greatest extent possible.”

Staff has no objection to the proposed louvred panel to be installed to hide the new exhaust fan inside the building’s cupola. The louvred panel will replace the existing hatch (Figure 3) on the cupola northeast face which is minimally visible from the ground and on the least visible elevation. The proposed louvred panel will be painted to match the building's cupola color. Therefore, staff recommends approval of the Certificate of Appropriateness for alterations as submitted.

¹ Copied from the 100-Year-Old nomination form, 1984.



Figure 3 - existing hatch door

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

C-1 Proposed cupola improvements will comply with zoning.

C-2 Not approved for changes to building height or addition.

Code Administration

Code Administration has no comments.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Supplemental Materials

ADDRESS OF PROJECT: _____

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION FOR: *(Please check all that apply)*

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business *(Please provide business name & contact person)*

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Authorized Agent *(if applicable):* Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- Yes** **No** Is there an historic preservation easement on this property?
- Yes** **No** If yes, has the easement holder agreed to the proposed alterations?
- Yes** **No** Is there a homeowner’s association for this property?
- Yes** **No** If yes, has the homeowner’s association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____ *Stephen Kuchling* _____

Printed Name: _____

Date: _____



Department of Planning and Zoning
 Floor Area Ratio and Open Space Calculations
 as of 12/20/18

B

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid black; height: 60px; margin-top: 5px;"></div>
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other** <input type="text"/>	Other** <input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>	B2. <u>Total Exclusions</u> <input type="text"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/>	C2. <u>Total Exclusions</u> <input type="text"/>	

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____ Date: _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

_____ _____ Stephen Kucharsky
 Date Printed Name Signature

Raycap

7555-A PALMETTO COMMERCE PARKWAY

NORTH CHARLESTON, SC 29420 USA

P: (800)-755-0689 / F: (843)-207-0207

WWW.RAYCAP.COM

PROJECT MANAGER: AUSTIN BELL ; 843-473-6631

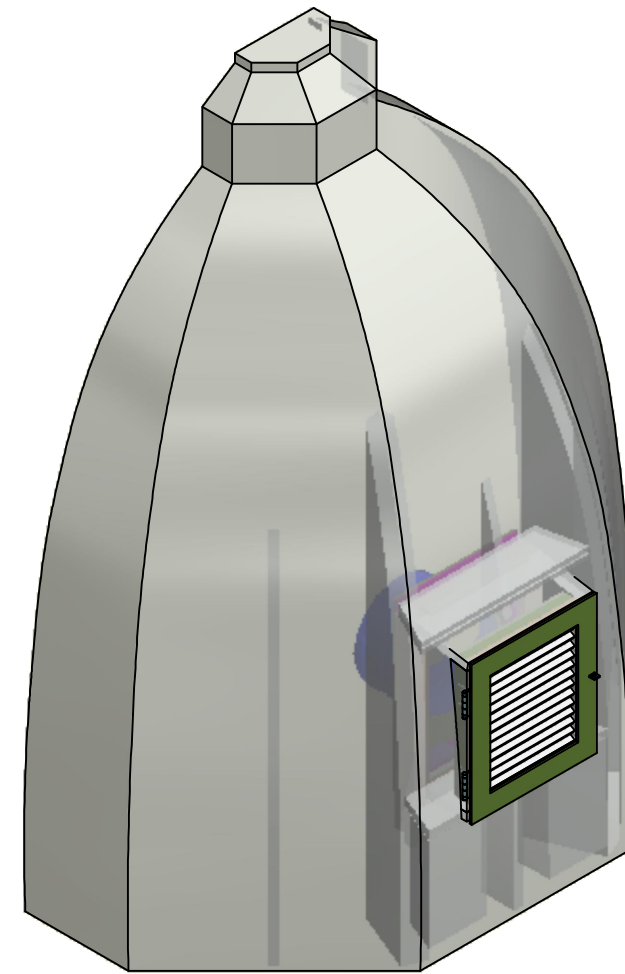
CUSTOMER REVIEW DRAWINGS PRELIMINARY

SMARTLINK LLC
FORT WORTH III
3737 SEMINARY RD
ALEXANDRIA, VA 22304

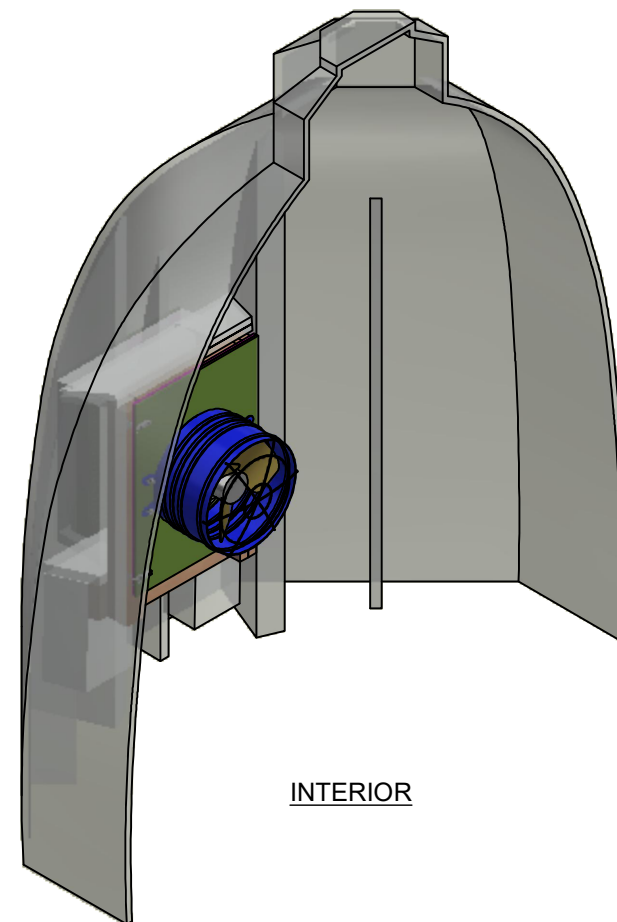
RAYCAP #: AT22-01141W-17R1

DRAWING INDEX

T1	TITLE SHEET
N1-N2	NOTES & SPECIFICATIONS
S1-S5	ASSEMBLY - ELEVATIONS



EXTERIOR



INTERIOR

T1

REVISION

2

06/14/23

GENERAL

- THIS PRODUCT IS SOLD PURSUANT TO RAYCAP, INC. TERMS AND CONDITIONS, WHICH ARE INCORPORATED HEREIN BY REFERENCE.
- THESE SHALL APPLY FOR ALL CASES UNLESS NOTED OTHERWISE (U.N.O.).
- ANY ITEMS REFERENCED AS BEING ON "HOLD" ARE TO BE INCLUDED IN THE WORK AS SHOWN. HOWEVER, CONSTRUCTION OR FABRICATION IS NOT TO BEGIN UNTIL THE "HOLD" REFERENCE IS REMOVED.
- IN THE CASE WHERE DIMENSIONS CONTAINED WITHIN ARE LABELED TO BE VERIFIED IN FIELD (V.I.F.), THEY MUST BE FIELD VERIFIED AND/OR CUSTOMER APPROVED PRIOR TO FABRICATION OF MATERIALS.
- IN THE CASE THAT THE PROPOSED IS TO BE PLACED ON AN EXISTING STRUCTURE, THE MODIFICATIONS DEPICTED IN THESE DRAWINGS ARE INTENDED TO PROVIDE STRUCTURAL SUPPORT FOR THE ADDITION OF THE TELECOM STRUCTURE OUTLINED WITHIN. THE EXISTING STRUCTURE, WHETHER IT BE A FOUNDATION, POLE, OR BUILDING (IF APPLICABLE) SHALL BE ANALYZED AND RETROFITTED AS REQUIRED, BY OTHERS, TO WITHSTAND THE LOADS IMPOSED BY THE NEW RAYCAP STRUCTURE SHOWN ON THE DRAWINGS.
- TELECOM PRODUCTS SHALL BE INSTALLED BY A CONTRACTOR EXPERIENCED IN SIMILAR WORK. CARE SHALL BE TAKEN IN THE INSTALLATION OF ANY AND ALL MEMBERS IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS AND PROCEDURES. ALL APPLICABLE OSHA SAFETY GUIDELINES ARE TO BE FOLLOWED. RAYCAP IS NOT PROVIDING FIELD INSTALLATION SUPERVISION.
- NOTES FOR CONTRACTOR/INSTALLER: ALL BIDS FOR THE INSTALLATION/ERECTION OF THIS PRODUCT SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING MINIMUM REQUIRED TRADES: RIGGING, STEEL ERECTION, STEEL FABRICATION/MODIFICATION, WELDING, ELECTRICAL, CONCRETE, EXCAVATION AND WATERPROOFING. CONTRACTOR MAY, IN CONTRACTOR'S SOLE AND ABSOLUTE DISCRETION, DETERMINE ADDITIONAL TRADES ARE NECESSARY TO INSTALL/ERECT THE PRODUCT.
- THESE DRAWINGS INDICATE THE MAJOR OPERATIONS TO BE PERFORMED, BUT DO NOT SHOW EVERY FIELD CONDITION THAT MAY BE ENCOUNTERED. THEREFORE, PRIOR TO BEGINNING OF WORK THE CONTRACTOR SHOULD SURVEY THE JOB SITE THOROUGHLY TO MINIMIZE FIELD PROBLEMS.
- PROTECTION OF EXISTING STRUCTURES DURING THE COURSE OF THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS DESIGNED TO BE ATTAINED IN ITS COMPLETED STATE. WHILE UNDER CONSTRUCTION ANY TEMPORARY BRACING OR SHORING WHICH MAY BE REQUIRED TO MAINTAIN STABILITY PRIOR TO COMPLETION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE PLANS AND DETAILS WITHIN DO NOT INCLUDE DETAILS OR DESIGN FOR DRAINAGE FROM OR WATERPROOFING OF EXTERIOR OR INTERIOR SURFACES OF THE STRUCTURE. THESE DETAILS MUST BE COMPLETED BY OTHERS.
- CONTRACTOR TO SHIM BASE PLATES AND MATING FLANGES AS REQUIRED TO ENSURE LEVEL SURFACE.

STRUCTURAL STEEL AND ALUMINUM

- STEEL FABRICATION AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL AND SPECIFICATIONS.
- STEEL I-SHAPE, ANGLE, CHANNEL, AND MISCELLANEOUS MEMBERS SHALL CONFORM TO ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
- STEEL PLATE MEMBERS SHALL CONFORM TO MINIMUM ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS U.N.O.
- STEEL PIPE AND ROUND TUBE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B (42 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
- STEEL RECTANGULAR AND SQUARE TUBE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B (46 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
- STEEL WIDEFLANGE MEMBERS SHALL CONFORM TO ASTM A992 (50 KSI MIN, YIELD STRENGTH) STEEL SPECIFICATIONS U.N.O.
- STEEL TAPERED POLES SHALL CONFORM TO ASTM A572 GR50 FOR 11 GA AND ASTM A572 GR65 FOR .188" and .25" WALL THICKNESS.
- ALUMINUM PLATE MEMBERS SHALL BE GRADE 5052-H34. EXCEPTION FOR 3/8" OR THICKER UNBENT MEMBERS TO BE GRADE 6061-T6.
- ALUMINUM PIPE TO BE GRADE 6061-T6.
- ALUMINUM TAPERED POLES TO BE GRADE 6063-T6.
- ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM F3125 GRADE A325 SPECIFICATIONS, U.N.O. A325N AND A325X ALLOWED. ALL BOLTS ARE RECOMMENDED TO BE ORIENTED WITH THREADS UP AND OUT UNLESS SITE SPECIFIC CONDITIONS WARRANT OTHERWISE.
- STRUCTURAL BOLTS SHALL BE TIGHTENED PER THE "TURN OF THE NUT" METHOD.
- STRUCTURAL BOLT HOLE EDGE DISTANCES SHALL BE PER AISC SECTION J3
- ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND PROCEDURES OF THE AMERICAN WELDING SOCIETY (AWS) BY CERTIFIED WELDERS PER AWS D1.1 FOR STEEL, AWS D1.2 FOR ALUMINUM AND AWS D1.6 FOR STAINLESS STEEL. STEEL WELDS SHALL BE BY E70XX, LOW HYDROGEN ELECTRODE. ALUMINUM WELDS SHALL UTILIZE 4043 FILLER OR APPROVED ALTERNATIVES. VERIFY FILLER MATERIAL IS COMPATIBLE WITH BASE METAL FOR EACH WELDED JOINT.
- UNCOATED STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123 SPECIFICATIONS AFTER FABRICATION OR PAINTED WITH RUST INHIBITIVE PRIMER.
- STEEL HARDWARE SHALL BE HOT DIP GALVANIZED PER ASTM F2329, U.N.O.
- AFTER ANY FIELD HOLE PUNCHING / DRILLING OR CUTTING HAS BEEN COMPLETED, OR FOR ANY DAMAGED STRUCTURAL MEMBER, THE GALVANIZING MUST BE REPAIRED ACCORDING TO ASTM A780.
- ALL WELDED STEEL ASSEMBLIES AND INDIVIDUAL STEEL PARTS SHOULD HAVE THE PART NUMBER WELDED OR TAGGED ONTO THE PART OR ASSEMBLY. IF WELDED, THE PART NUMBERS SHOULD BE LOCATED CONSISTENTLY AND AWAY FROM ANY CONNECTION POINT TO AVOID ANY INTERFERENCE ISSUES WITH THE WELD.
- DISSIMILAR METALS IN CONTACT SHALL BE INSULATED WITH PAINT OR OTHER APPROVED COATING TO PREVENT GALVANIC CORROSION.

STEALTHSKIN PANELS:

- FASTENER HOLES IN STEALTHSKIN FOAM COMPOSITE PANELS ARE NOT FACTORY DRILLED AND MUST BE DRILLED IN THE FIELD.
- PANEL FASTENERS TO BE SPACED 12" O.C. MAX. AND LOCATED 6" MAX. HORIZONTALLY FROM EACH EDGE AT TOP AND BOTTOM OF PANEL, UNLESS NOTED OTHERWISE. MAINTAIN 1 1/2" MIN. EDGE DISTANCE FROM ALL EDGES. 4' WIDE PANELS REQUIRE (4) FASTENERS TOP AND BOTTOM. 5' WIDE PANELS REQUIRE (5) FASTENERS TOP AND BOTTOM.
- WHEN FASTENER BOLT HEAD OR NUT BEARS DIRECTLY ON SURFACE OF STEALTHSKIN PANEL, TIGHTEN PANEL BOLTS ONLY 1/2 TURN PAST SNUG. APPLY THREAD LOCK COMPOUND TO THE THREADS OF METAL BOLTS. USE THIN BEAD OF EPOXY TO LOCK THE NUTS OF FRP BOLTS AND STEALTH; STAINLESS STEEL PANEL BOLTS. USE WASHER OR FLANGED HEAD BOLT, OR FASTENER WITH LARGE BEARING SURFACE.
- PANELS WILL EXPAND AND CONTRACT DUE TO TEMPERATURE. WHEN INSTALLING PANELS IN COLD TEMPERATURES, EVENLY SPACE PANELS ALONG LENGTH OF SCREEN WALL WITH EQUAL GAPS BETWEEN PANELS TO ALLOW FOR EXPANSION DURING WARM TEMPERATURES.
- ADJACENT FLAT PANELS ARE JOINED BY A VERTICAL FOAM SPLINE THAT IS INSERTED INTO GROOVES CUT INTO THE SIDE OF EACH PANEL. DO NOT LIFT PANELS BY GROOVES. PANELS MUST BE LIFTED WITH FORCE DIRECTED ONTO PANEL SURFACE.
- ADJACENT RADIUS PANELS ARE JOINED BY A VERTICAL H-CHANNEL. INSERT PANELS INTO EACH SIDE OF H-CHANNEL.
- RADIUS PANELS MUST BE EVENLY SPACED ALONG RADIUS SUPPORT. CONTRACTOR TO MEASURE LENGTH OF RADIUS SUPPORT AND DIVIDE BY THE NUMBER OF RADIUS PANELS TO DETERMINE PROPER SPACING. H-CHANNEL CONNECTORS ARE USED TO COVER THE GAP BETWEEN PANELS AND TO ALLOW FOR PANEL EXPANSION AND CONTRACTION.
- SURFACES OF PANELS SHALL BE COATED WITH SUITABLE PAINT FOR UV PROTECTION. TOP EDGE OF PANEL MUST BE COVERED TO PREVENT WATER TRAVEL BETWEEN PANELS. USE SHERWIN WILLIAMS "COROTHANE II" OR PRE APPROVED EQUIVALENT.
- EXPOSED TOP AND SIDE FOAM EDGES OF PANELS MUST BE COVERED OR COATED FOR UV PROTECTION. RAYCAP, INC. WILL PROVIDE PANEL EDGE CAPS (VERTICAL AND HORIZONTAL) TO BE FIELD APPLIED FOR THIS PURPOSE FOR MOST APPLICATIONS. HORIZONTAL AND VERTICAL PANEL EDGE CAPS TO BE SECURED TO THE EXPOSED EDGES OF THE PANELS WITH PROVIDED TEK SCREWS INSTALLED @ 12" MAXIMUM SPACING ON THE INSIDE FACE OF THE PANEL. IN RF SENSITIVE LOCATIONS, CONTRACTOR WILL APPLY (2) BEADS OF ADHESIVE TO EACH INSIDE CORNER OF THE EDGE CAP AND SECURE CAP TO PANEL WITH TAPE WHILE ADHESIVE CURES.
- AT CORNER APPLICATIONS, VERTICAL PANEL EDGE CAPS ARE TO BE USED TO CAP BOTH EXPOSED EDGES (1 PER CUT EDGE OF PANELS). THESE EDGE CAPS ARE TO BE CUT 1" SHORTER THAN THE PANEL AND LEAVE 1" GAP AT THE TOP TO ALLOW ROOM FOR THE THE HORIZONTAL PANEL EDGE CAP AT THE TOP. CONTRACTOR TO APPLY (2) BEADS OF ADHESIVE TO EACH EDGE CAP (INSIDE CORNERS OF CAP), AND SECURE WITH TAPE AND/OR PROVIDED SCREWS (16 TOTAL PER CORNER) WHILE THE ADHESIVE CURES. IF CORNERS ARE IN NON-RF AREAS, EDGE CAP SCREWS CAN BE LEFT IN PLACE.
- AT CORNER APPLICATIONS WITH SSV PANEL ONLY, CORNER CHANNELS ARE TO BE USED TO JOIN PANELS TOGETHER. BOTH ADJOINING PANELS WILL BE INSERTED INTO THE CORNER CHANNEL AND SECURED USING PROVIDED NYLON PUSHPINS. THE PUSHPINS ARE TO BE PLACED ON THE INSIDE OF ONE OF THE PANELS ONLY @ 12" MAXIMUM SPACING.

DISCLAIMERS:

- ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
- SOME TELECOMMUNICATION STRUCTURES ARE SUSCEPTIBLE TO WIND-INDUCED OSCILLATIONS. OSCILLATIONS MAY OCCUR AT LOW OR MODERATE WIND SPEEDS AND MAY CAUSE STRUCTURAL DAMAGE. TIA PROVIDES NO PRACTICAL ANALYTICAL METHOD TO PREDICT AND PREVENT WIND-INDUCED STRUCTURAL OSCILLATIONS. RAYCAP, INC. RECOMMENDS FREQUENT MONITORING TO IDENTIFY WIND-INDUCED OSCILLATION AND REGULAR CONDITION ASSESSMENTS TO IDENTIFY FATIGUE CRACKING, LOOSE OR MISSING BOLTS, AND ANY OTHER STRUCTURAL DEFECTS. ANY OSCILLATION OR DEFECTS OBSERVED SHALL BE IMMEDIATELY REPORTED TO RAYCAP, INC. FOR FURTHER EVALUATION AND POSSIBLE REPAIRS OR MODIFICATIONS WHICH MAY BE REQUIRED AT THE OWNERS EXPENSE.
- WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.

SPECIAL INSPECTIONS & STRUCTURAL OBSERVATION:

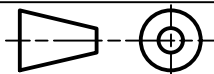
- STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED AS REQUIRED BY THE BUILDING CODE TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. ALTERNATIVELY, SPECIAL INSPECTION OF MATERIALS, WELDING, AND FABRICATION PROCEDURES SHALL BE REQUIRED FOR FABRICATION BY AN UNAPPROVED FABRICATOR.
- NO FIELD WELDING SHALL BE PERMITTED.
- THE FOLLOWING SPECIAL INSPECTIONS (WHERE APPLICABLE) SHALL BE REQUIRED PER CHAPTER 17 OF THE BUILDING CODE.
 - SPECIAL INSPECTION OF HIGH-STRENGTH BOLTING (WHEN APPLICABLE):
 - PERIODIC SPECIAL INSPECTION IF BOLTS ARE PRETENSIONED WITH MATCH-MARKING TECHNIQUES.
 - CONTINUOUS SPECIAL INSPECTION OF ALL OTHER HIGH-STRENGTH BOLTING.
- SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.
- NO STRUCTURAL OBSERVATION IS REQUIRED.

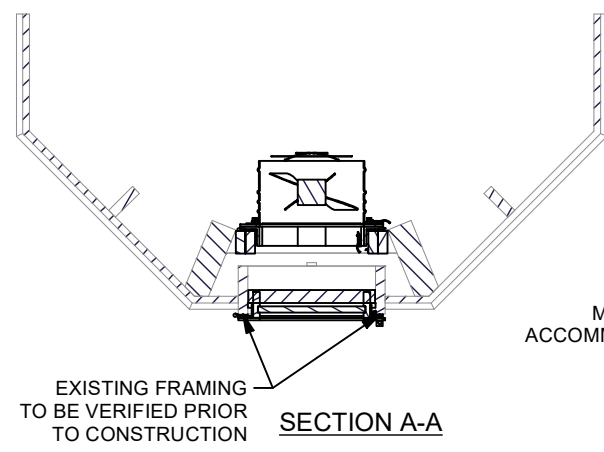
FRP

- FRP STRUCTURAL SHAPES SHALL BE BEDFORD FRP SERIES 1525, MANUFACTURED USING THE PULTRUSION PROCESS
- IF PREFABRICATED MEMBERS DO NOT ASSEMBLE PER PLAN, CONTACT RAYCAP, INC. BEFORE CUTTING OR ALTERING FABRICATED MEMBERS.
- FRP STRUCTURAL MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.
- FRP BOLTS SHOULD BE TIGHTENED 1/2 TURN PAST SNUG AND LOCKED WITH EPOXY.
- FRP OR STEEL BOLTS THROUGH FRP MEMBERS SHALL MEET THE FOLLOWING SPACING AND EDGE DISTANCE REQUIREMENTS, MEASURED FROM BOLT CENTERS:
 - MIN. BOLT SPACING = 4 TIMES BOLT DIA
 - MIN. EDGE DIST = 3 TIMES BOLT DIA. IN DIRECTION OF PULTRUSION
 - MIN. EDGE DIST = 2 TIMES BOLT DIA. PERPENDICULAR TO DIRECTION OF PULTRUSION

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REVISED	AD			
DRAWING NOT TO SCALE. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED		SMARTLINK LLC FORT WORTH III 3737 SEMINARY RD ALEXANDRIA, VA 22304		
TOLERANCES: DECIMAL: .X ± 0.1 .XX ± 0.03 .XXX ± 0.01 FRACTIONAL: X/X ± 1/16 ANGLES ± 5°		NOTES & SPECIFICATIONS		
ALL BENDING TOLERANCES: ± 1.0°				
THIRD ANGLE PROJECTION 		N1	2	SHEET #
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		DATE: 06/14/23		

REVISION TABLE			
REVISION	DESIGNER	DATE	SCOPE OF REVISION
0	AD	11/16/2022	PRELIMINARY DRAWINGS ISSUED
1	AD	05/25/2023	DESIGN CHANGE PER PRE-SALE REQUEST
2	AD	06/14/2023	DESIGN CHANGE PER CUSTOMER COMMENTS 06/05

DRAWN	AD	Raycap 7555-A PALMETTO COMMERCE PARKWAY NORTH CHARLESTON, SC 29420 USA				
DESIGNED	AD					
REVISED	AD					
<small>DRAWING NOT TO SCALE. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED</small>		SMARTLINK LLC FORT WORTH III 3737 SEMINARY RD ALEXANDRIA, VA 22304				
<small>TOLERANCES: DECIMAL: FRACTIONAL: .X ±0.1 X/X ± 1/16 .XX ±0.03 .XXX ±0.01 ANGLES ±.5°</small>						
<small>ALL BENDING TOLERANCES: ± 1.0°</small>		NOTES & SPECIFICATIONS				
<small>THIRD ANGLE PROJECTION</small> 						
<small>PROPRIETARY INFORMATION: THE INFORMATION CONTAINED WITHIN THIS DRAWING SET IS PROPRIETARY & CONFIDENTIAL BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO RAYCAP, INC. IS STRICTLY PROHIBITED. COPYRIGHT 2022 RAYCAP INC. ALL RIGHTS RESERVED</small>		<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">SHEET #</td> <td style="width: 50%; text-align: center;">REVISION</td> </tr> <tr> <td style="text-align: center; font-size: 24pt;">N2</td> <td style="text-align: center; font-size: 24pt;">2</td> </tr> </table>	SHEET #	REVISION	N2	2
SHEET #	REVISION					
N2	2					
RAYCAP #AT22-01141W-17R1		DATE: 06/14/23				



WOOD NAILER TO BE MODIFIED AS NECESSARY TO ACCOMMODATE NEW LOUVER VENT

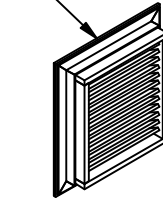
EXISTING FRAMING TO BE VERIFIED PRIOR TO CONSTRUCTION

NEW WOOD NAILER AS NECESSARY TO REMAIN FLUSH WITH EXISTING SILL AND HEADER, ATTACHMENT TO SPAN BETWEEN EXISTING COLUMN JOIST

WOOD BLOCKING TO BE MODIFIED AS NECESSARY TO ACCOMMODATE NEW FAN MOUNT

DETAIL 1

LOUVER VENT ASSEMBLY, SEE S2



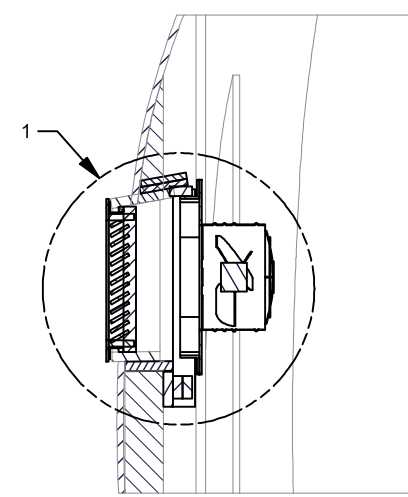
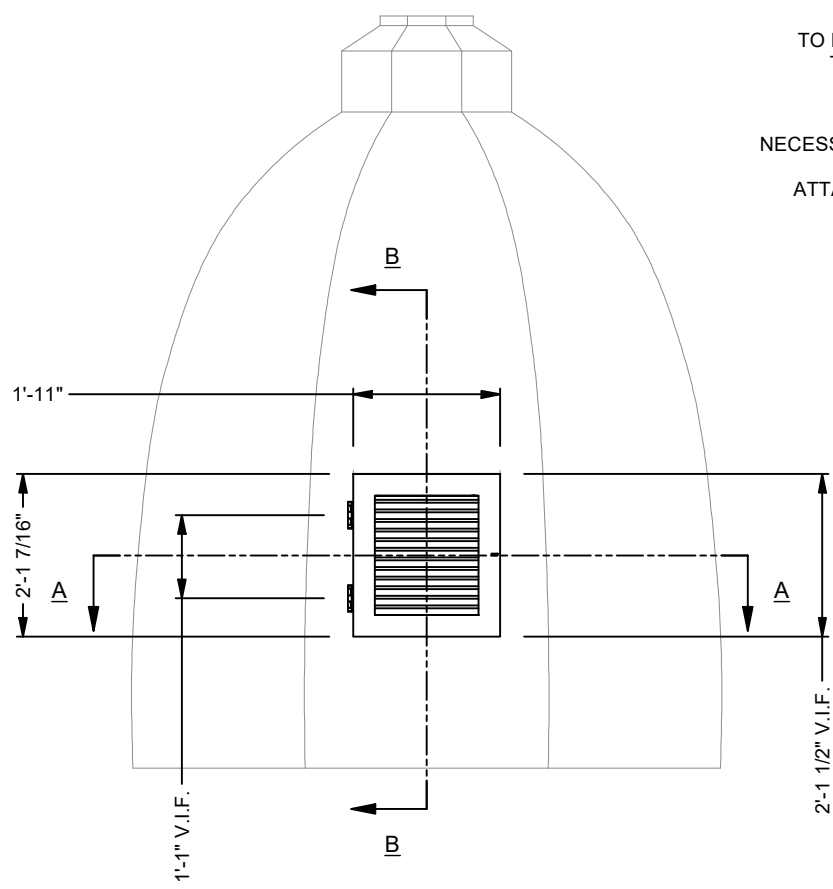
FAN MOUNT ASSEMBLY, SEE S4

FAN

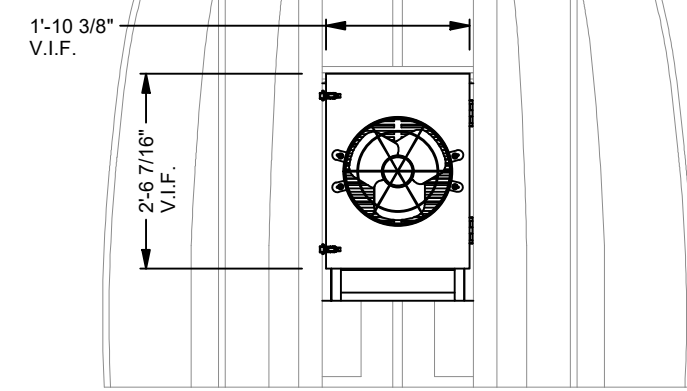
A325 BOLTS w/ FW, LW AND NUT CUSTOMER TO DETERMINE SIZE PRIOR TO FABRICATION

WOOD NAILER FOR FAN MOUNTING, TO BE FIELD FABRICATED TO ENSURE PROPER FITMENT

WOOD NAILER FOR SUPPORT



SECTION B-B



DIMENSION CRITICAL DESIGN

THE DIMENSIONS OF EXISTING CONDITIONS REFERENCED IN THESE DRAWINGS ARE CRITICAL TO THE SUCCESS OF THE PROJECT. PLEASE VERIFY THAT THE DIMENSIONS LISTED ARE ACCURATE BEFORE APPROVING.

- NOTES:**
1. THE INTEGRITY OF THE EXISTING STRUCTURE MUST BE VERIFIED BY OTHERS.
 2. THE DIMENSIONS OF THE EXISTING STRUCTURE ARE BASED UPON RAYCAP SITE WALK DATED 08/31/22.
 3. THE ATTACHMENT TO EXISTING (DESIGN AND FASTENERS) MUST BE PROVIDED BY OTHERS. RAYCAP WILL ONLY SUPPLY FASTENER SIZE AND QUANTITY REQUIRED, FOR ATTACHMENT TO EXISTING.
 4. THE PANELS ARE TO BE PAINTED / TEXTURED ACCORDING TO THE CUSTOMER APPROVED SAMPLE(S).
 5. THIS CONCEALMENT WAS DESIGNED TO ACCEPT THE FOLLOWING ANTENNA (INSERT MODEL #). IT IS THE CUSTOMERS RESPONSIBILITY TO ENSURE THE FIT OF THE ANTENNA AND COAX WITH THEIR SPECIFIC MOUNTING EQUIPMENT.
 6. SINCE ANTENNA SPECIFICATIONS HAVE NOT BEEN PROVIDED, IT IS THE RESPONSIBILITY OF THE CUSTOMER TO VERIFY ANTENNA FIT AND COAX CLEARANCE.
 7. IT IS STRONGLY RECOMMENDED THAT THE CUSTOMER REVIEWS THE RF CONSIDERATIONS IN THIS DESIGN.
 8. DUE TO THE USE OF NON-CONVENTIONAL MATERIALS FOR RF PERFORMANCE, THIS CONCEALMENT WAS NOT DESIGNED TO BE WATERPROOF. A WATERPROOF MEMBRANE OR CONNECTION METHOD MUST BE INSTALLED BELOW CONCEALMENT BY CONTRACTOR TO PREVENT WATER INTRUSION TO THE EXISTING STRUCTURE IS REQUIRED.
 9. FINAL CAULKING AND SEALING OF THE CONCEALMENT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PREVENT WATER INTRUSION.

ALL CUPOLA AND STEEPLE UNITS ARE DESIGNED TO BE ERECTED ON A COMPLETED ROOFING SYSTEM AND ARE NOT GUARANTEED TO BE LEAK PROOF.

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TOLERANCES:
 DECIMAL: .X ± 0.1 .XX ± 0.03 .XXX ± 0.01
 FRACTIONAL: X/X ± 1/16

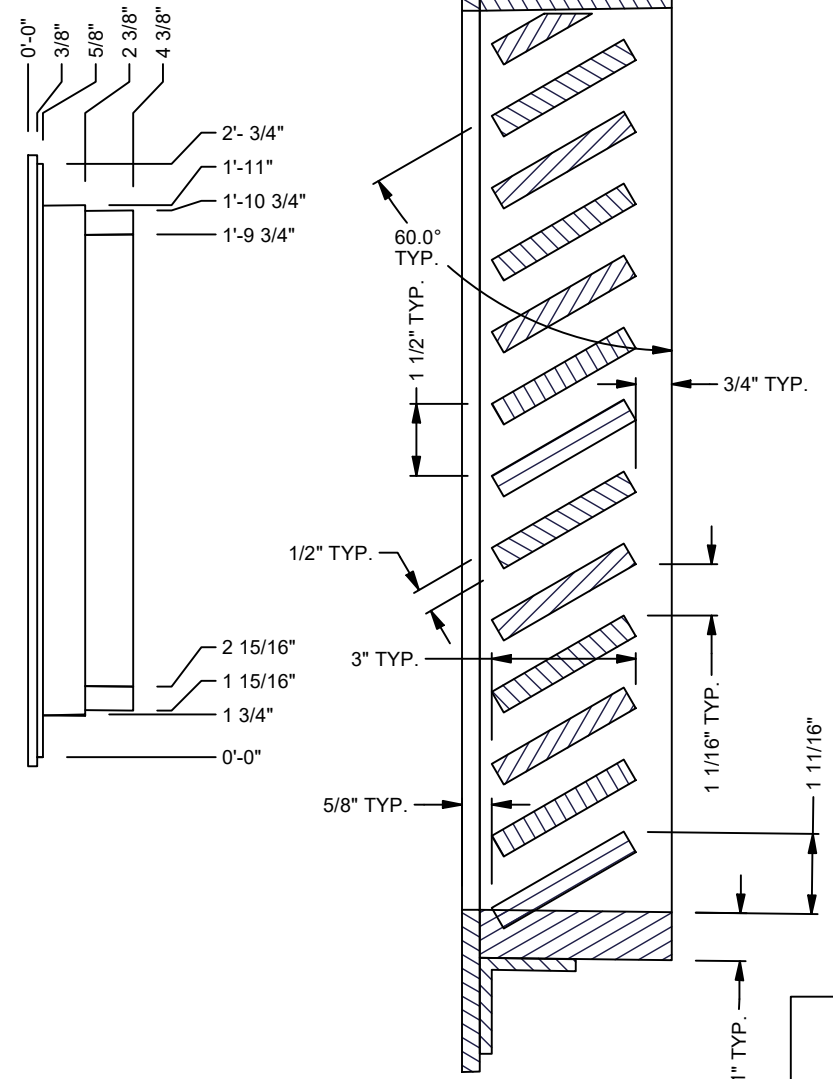
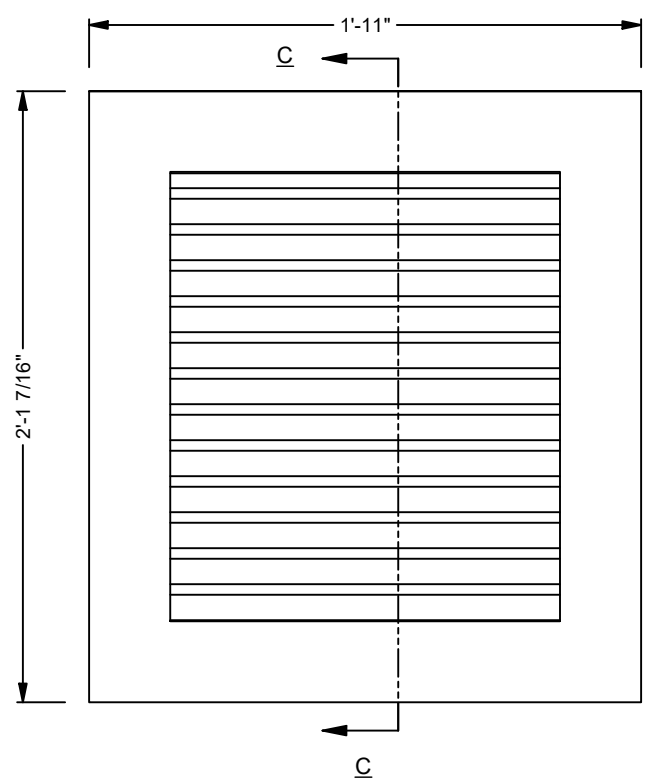
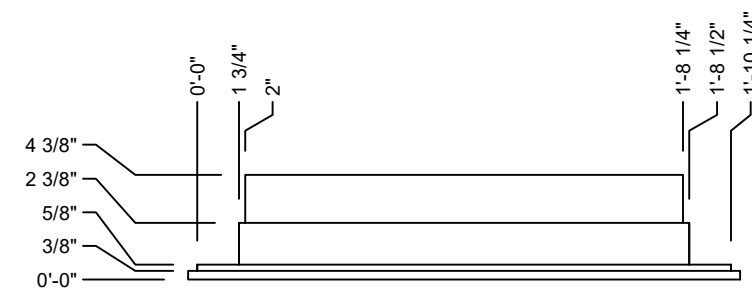
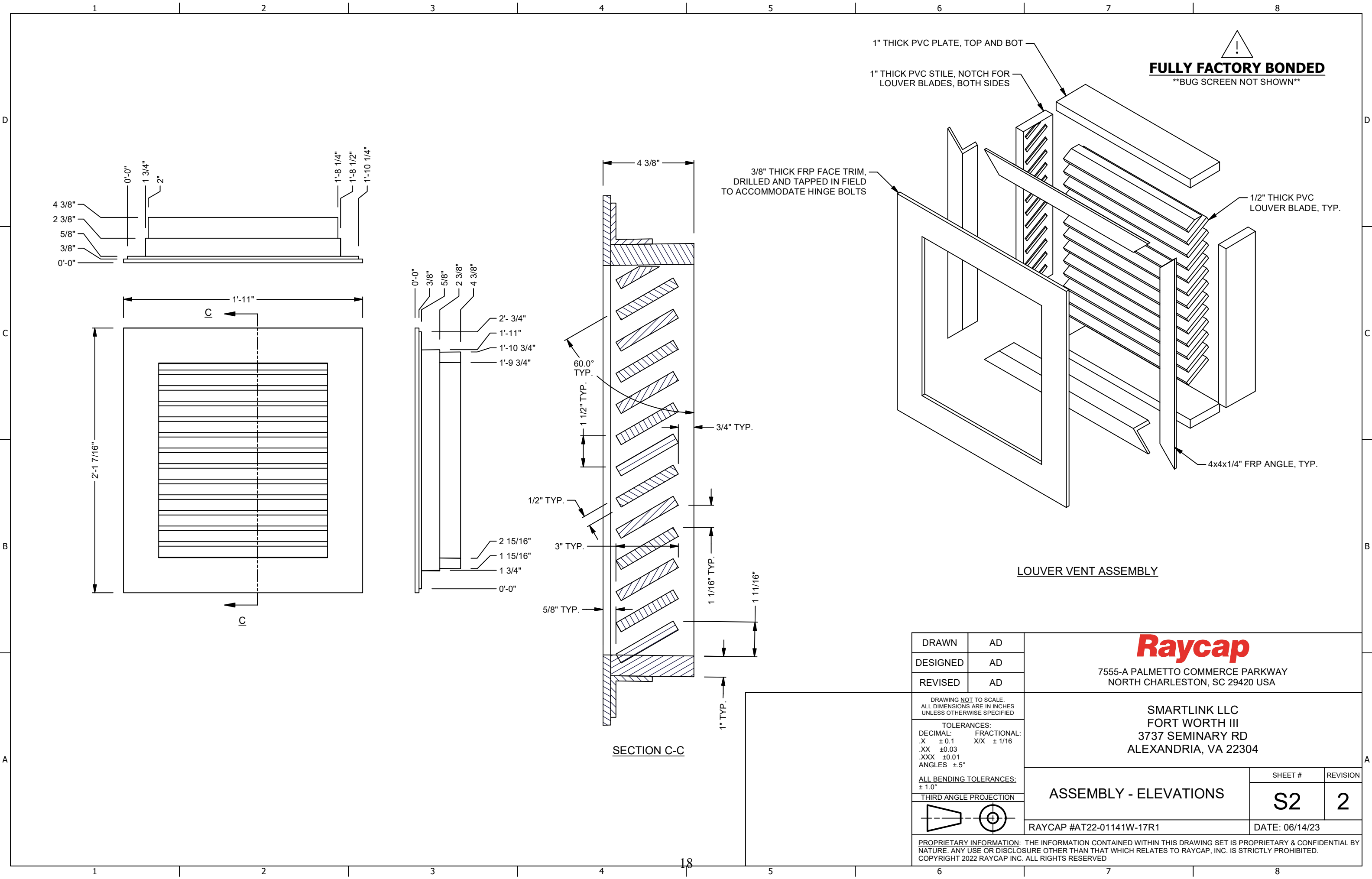
ANGLES ± 5°

ALL BENDING TOLERANCES: ± 1.0°

THIRD ANGLE PROJECTION

SMARTLINK LLC FORT WORTH III 3737 SEMINARY RD ALEXANDRIA, VA 22304	
ASSEMBLY - ELEVATIONS	SHEET # S1
RAYCAP #AT22-01141W-17R1	REVISION 2
DATE: 06/14/23	

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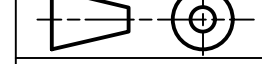
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ALEXANDRIA, VA 22304

TOLERANCES:
DECIMAL: FRACTIONAL:
.X ±0.1 X/X ± 1/16
.XX ±0.03
.XXX ±0.01
ANGLES ±5°

ALL BENDING TOLERANCES:
± 1.0°

THIRD ANGLE PROJECTION



ASSEMBLY - ELEVATIONS	SHEET #	REVISION
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RAYCAP #AT22-01141W-17R1		DATE: 06/14/23

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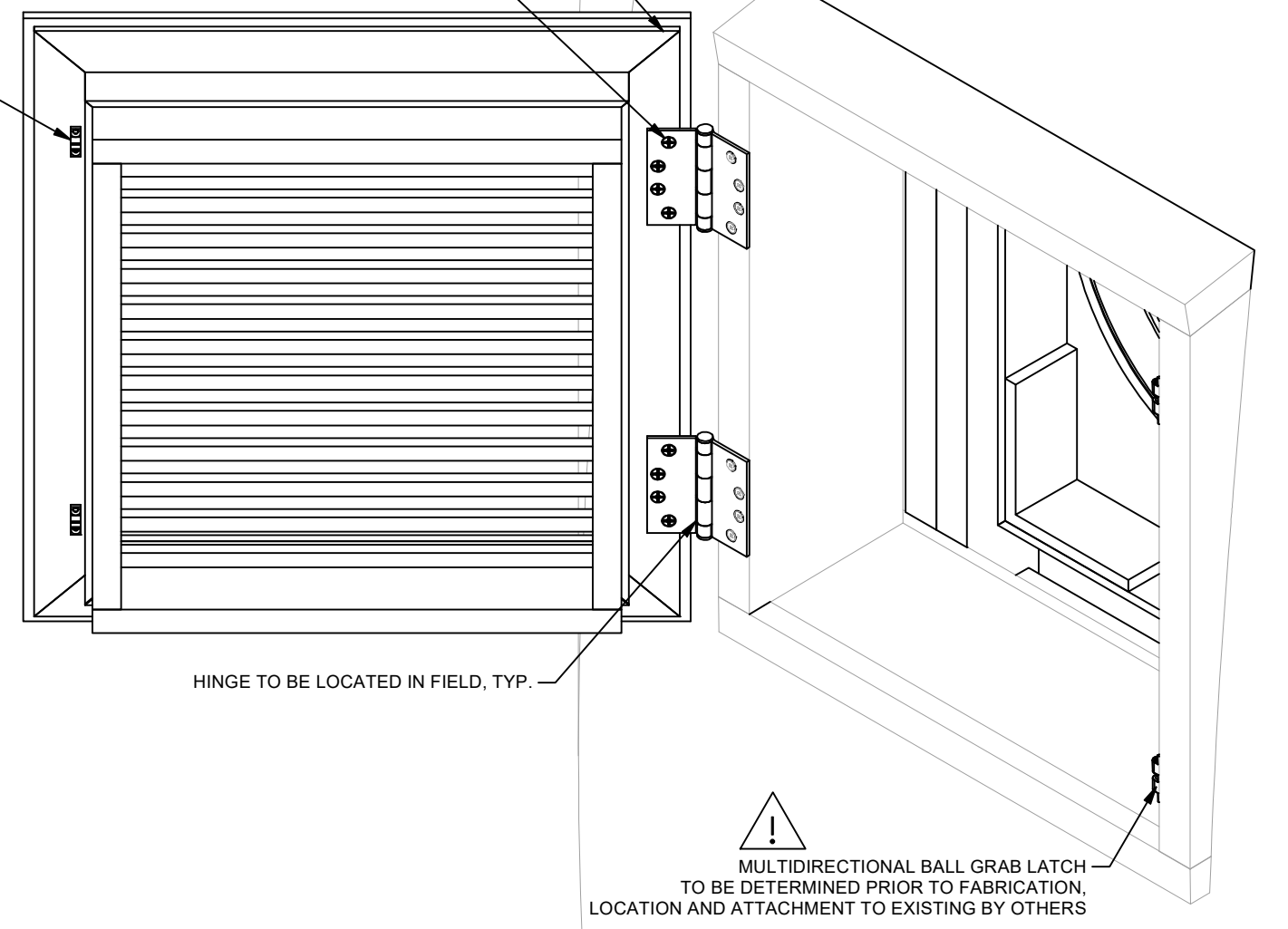
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FRAME TO BE DRILLED AND TAPPED IN FIELD, AS REQUIRED

1/4" CS BOLT, TYP.

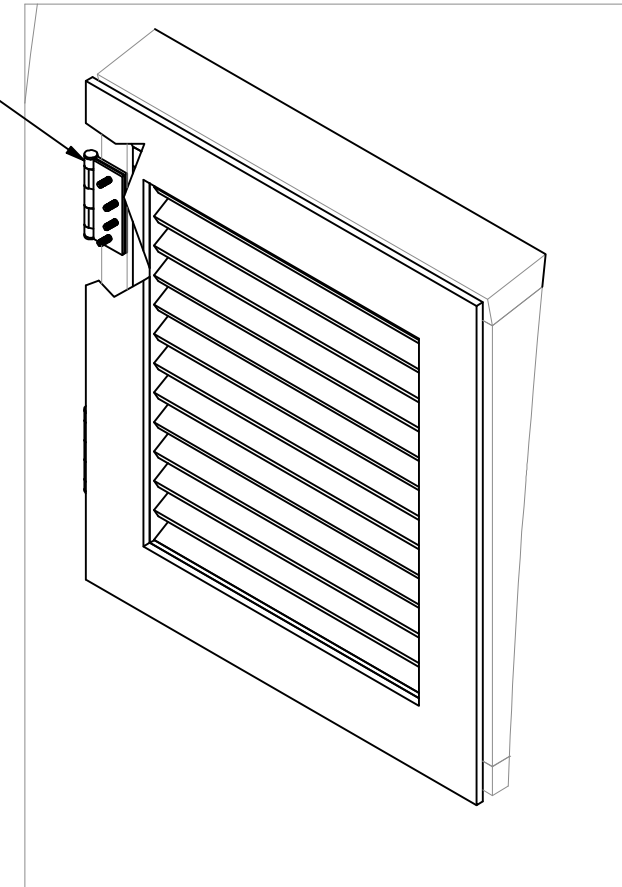
 BALL LATCH TO BE DETERMINED PRIOR TO FABRICATION, ATTACHED IN FIELD, TYP.



HINGE TO BE LOCATED IN FIELD, TYP.

 MULTIDIRECTIONAL BALL GRAB LATCH TO BE DETERMINED PRIOR TO FABRICATION, LOCATION AND ATTACHMENT TO EXISTING BY OTHERS

(2) HINGE TO BE DETERMINED PRIOR TO FABRICATION, ATTACHMENT TO EXISTING BY OTHERS



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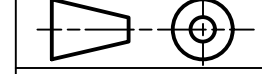
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ANGLES ± 5°

ALL BENDING TOLERANCES:
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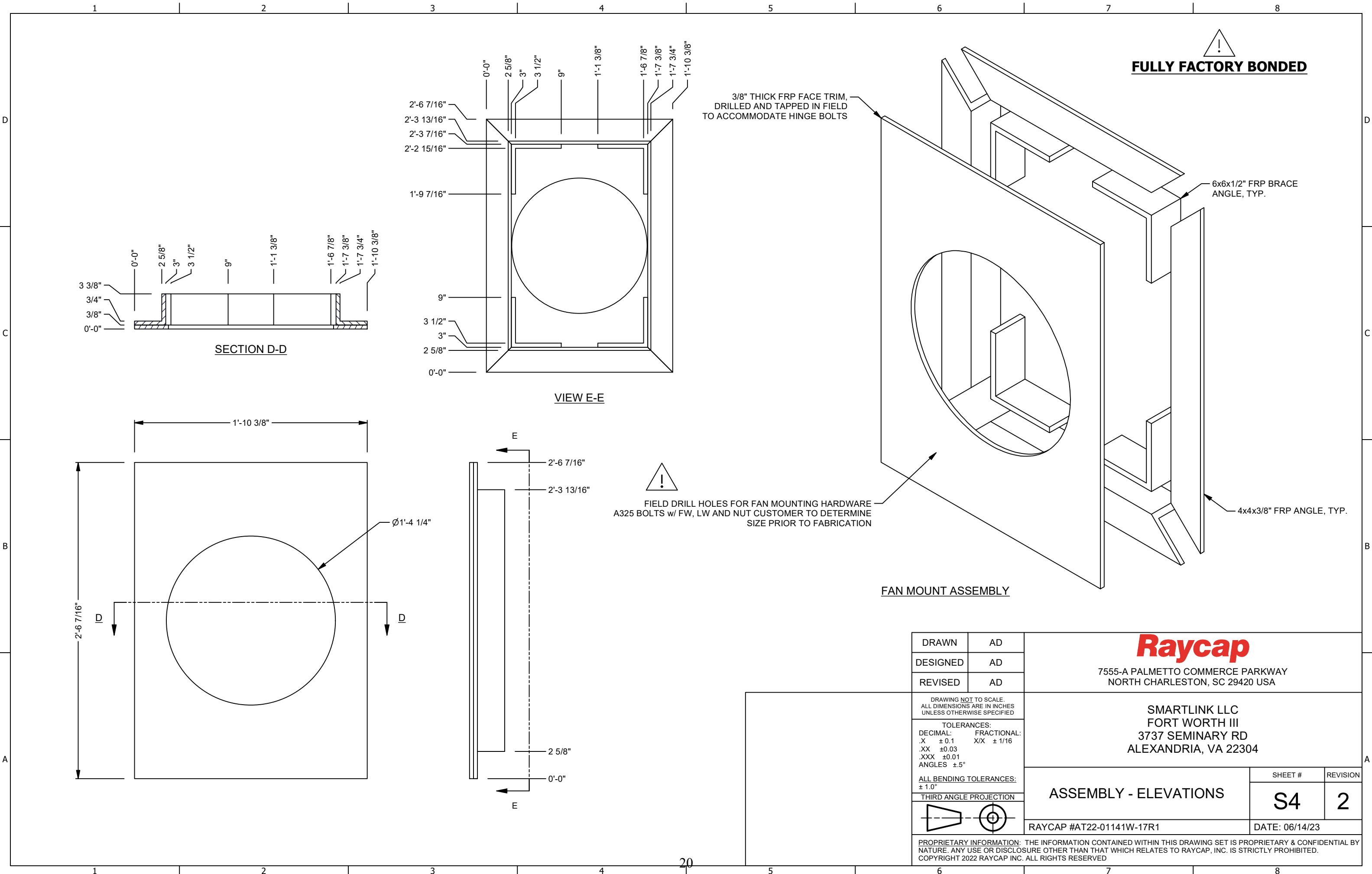
THIRD ANGLE PROJECTION



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	S3	2
RAYCAP #AT22-01141W-17R1	DATE: 06/14/23	



FULLY FACTORY BONDED

3/8" THICK FRP FACE TRIM,
DRILLED AND TAPPED IN FIELD
TO ACCOMMODATE HINGE BOLTS

6x6x1/2" FRP BRACE
ANGLE, TYP.

4x4x3/8" FRP ANGLE, TYP.

!
FIELD DRILL HOLES FOR FAN MOUNTING HARDWARE
A325 BOLTS w/ FW, LW AND NUT CUSTOMER TO DETERMINE
SIZE PRIOR TO FABRICATION

FAN MOUNT ASSEMBLY

DRAWN	AD
DESIGNED	AD
REVISED	AD

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.X ±0.1 X/X ±1/16
.XX ±0.03
.XXX ±0.01
ANGLES ±5°

ALL BENDING TOLERANCES:
± 1.0°

THIRD ANGLE PROJECTION

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ASSEMBLY - ELEVATIONS	SHEET #	REVISION
	S4	2
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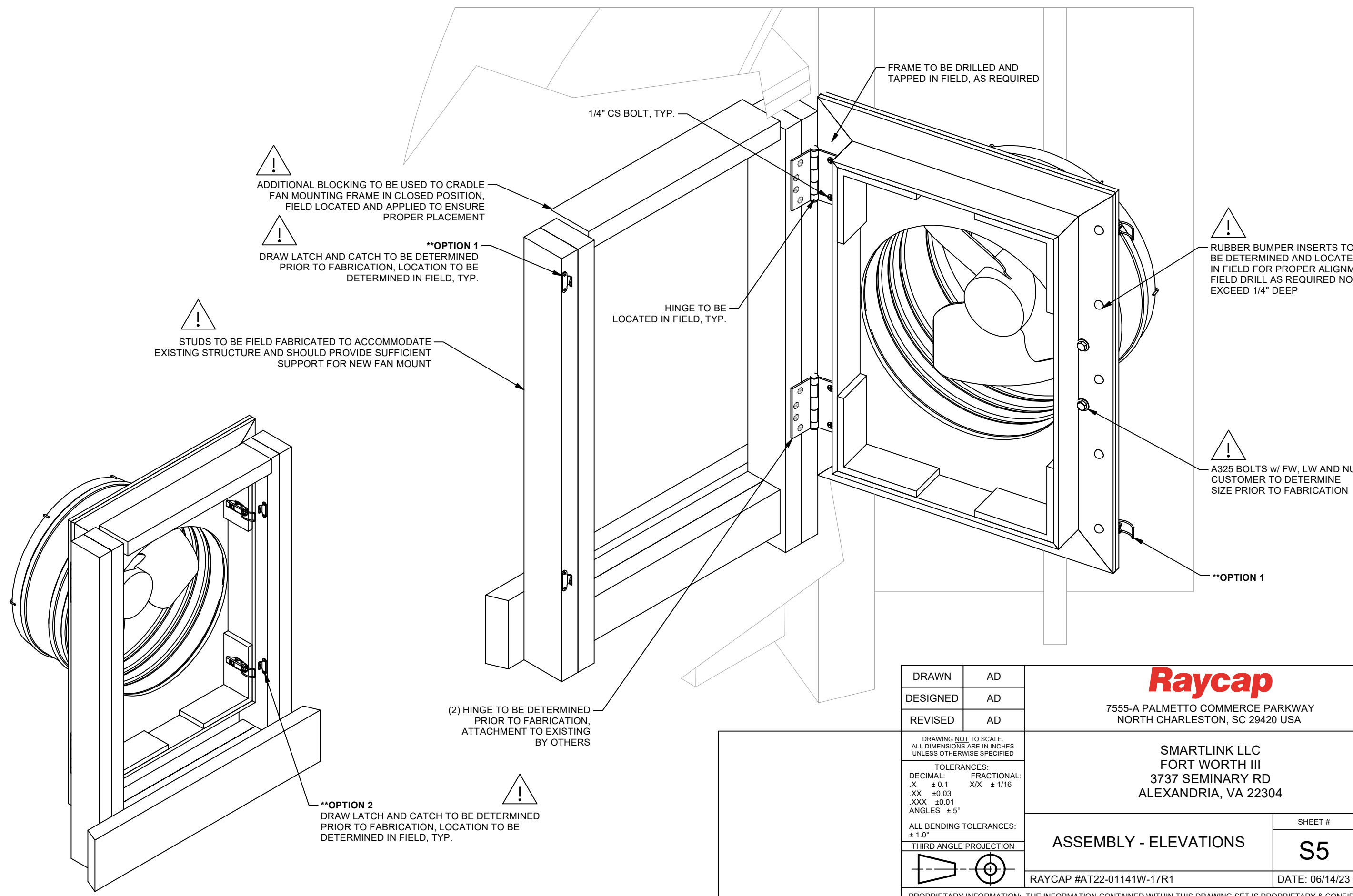
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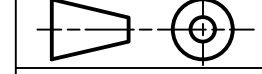
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THIRD ANGLE PROJECTION



ASSEMBLY - ELEVATIONS	SHEET #	REVISION
	S5	2
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1 2 3 4 5 6 7 8

