

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Network Building and Consulting (property owner is City of Alexandria)

**LOCATION:** Old and Historic Alexandria District  
105 North Union Street

**ZONE:** CD/Commercial Downtown Zone

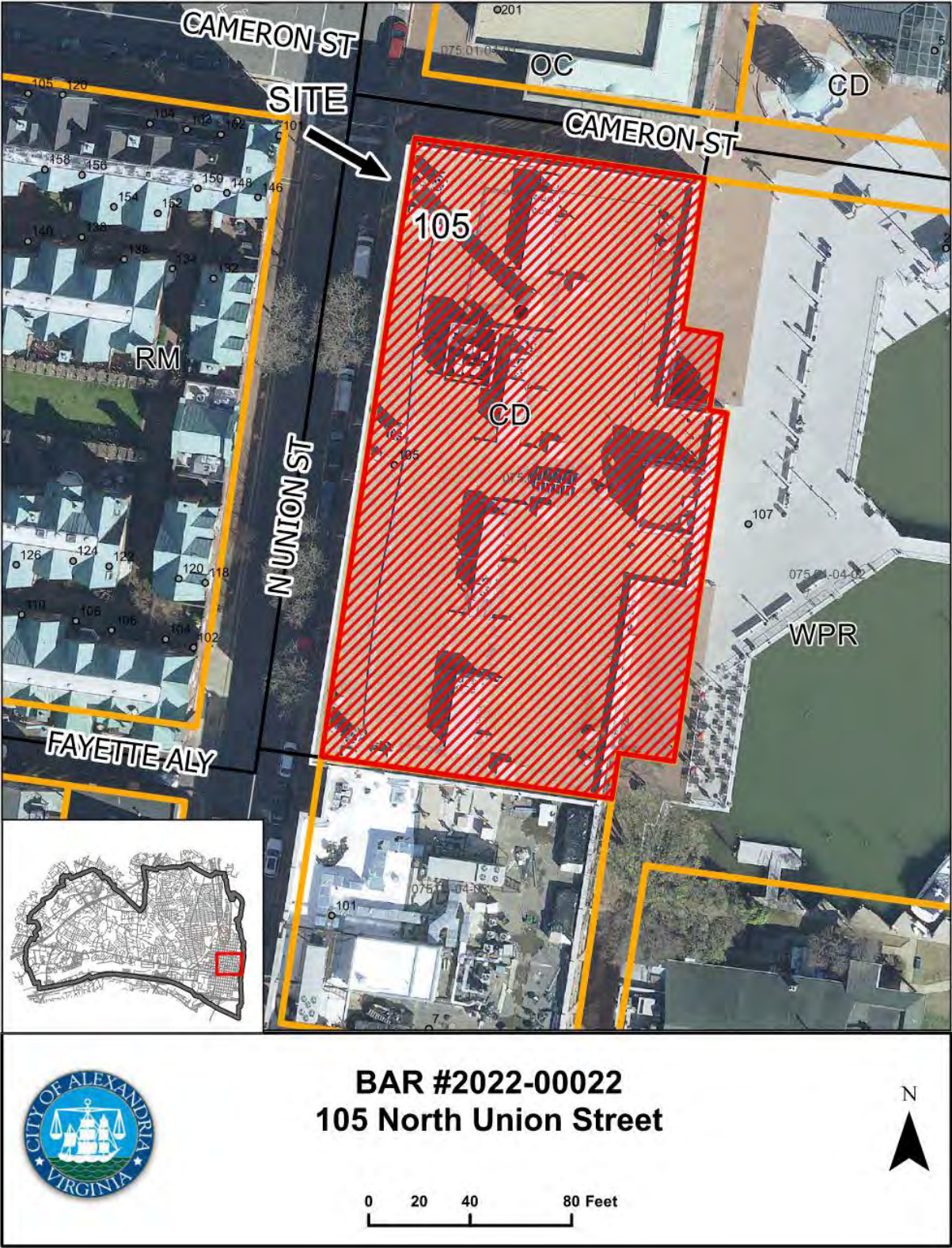
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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness with the condition that the applicant install the antennas on the north and south walls of the penthouse, one window bay back from the east elevation, in the area circled in Figure 3. The antennas must also be painted to match the walls.

**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](mailto: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.





## **I. APPLICANT'S PROPOSAL**

The applicant requests a Certificate of Appropriateness to remove two existing cell antennas and four existing remote radio heads from the rooftop penthouse of the Torpedo Factory and add eight new cell antennas and eight new remote radio heads, at 105 North Union Street.

### **Site context**

The Torpedo Factory is one of the most prominent buildings on the Alexandria Waterfront. On the east side of the 100 block of North Union Street, at the foot of King and Cameron streets, it faces the City Marina to the east, an active pedestrian area with restaurants and tour boats. Figures 1, 2.



Figure 1: East elevation as seen from north



Figure 2: East elevation as seen from south

## **II. HISTORY**

In September 1918, the Navy announced plans to build a torpedo plant along the waterfront at the foot of Cameron Street. Construction began on November 12, 1918 shortly before the war ended, but construction continued. The new torpedo plant offered jobs to hundreds of workers. The first torpedo was completed in November of 1920 and production ceased in mid-1923, although the building continued to employ a skeleton staff and to store numerous torpedoes. It even opened for tours on special occasions. The facility ultimately began manufacturing torpedoes again, expanding its facilities after the attack on Pearl Harbor.

During the 1960s, the facility stored museum collections and documents for the National Archives and the Smithsonian, including documents from the Nuremburg Trials. In 1969 Marian van Landingham proposed converting the building to a space for artist studios. The City purchased the Torpedo Factory from the federal government and undertook a massive restoration of the deteriorated structure. The building is a very early example of the successful adaptive reuse of a historic building.<sup>1</sup>

*Previous BAR Approvals*

BAR 1998-0011, 2/18/98 - Signage for North Elevation

BAR 1995-0022, 3/1/95 - Rear Signage

BAR 2002-0089, 5/15/02 – Signage

BAR 2007-0280, 2/6/08 – Signage, Lighting and Awnings

BAR 2010-00220, 9/1/10 – Administrative approval for installation of cellular antennas with canister covers, equipment cabinets and cabling

BAR 2011-00354, 1/4/12 - Approval for removal and installation of rooftop antennas

BAR 2014-00408, 12/4/14 - Administrative approval for removal and installation of rooftop antennas

BAR 2015-00231, 8/3/15 – Signage

BAR 2017-00256, 7/14/17 – Administrative approval for removal and installation of antennas on the property's rooftop.

BAR 2018-00340, 9/5/18 – Chimney demolition

BAR 2021-00066, 3/17/21 – Rooftop screening structures

### **III. ANALYSIS**

#### **Certificate of Appropriateness**

In a discussion of building accessories, the *Design Guidelines* note that: “When considered individually, many of these items may seem relatively minor in nature; however, the cumulative effect of inappropriate small-scale additions to buildings in the historic districts will erode the overall historic and architectural cohesiveness that make the districts significant.” Staff finds this particularly apt in this case, where two unobtrusive cell antennas will be multiplied by four, creating a very conspicuous modern feature on this historic waterfront building. See Figures 1, 2.

When this project came to staff and the Virginia Department of Historic Resources (VDHR) for a Section 106 review in July and August of 2020, staff and VDHR, after much discussion, ultimately determined that the project would not have an adverse effect. Staff's determination of no adverse effect was partially based on the mistaken belief that General Services had already approved the project. Staff has advised the applicant that a finding of no adverse effect does not ensure BAR approval, that the BAR will follow their set standards and guidelines. Staff is also working with General Services to ensure that they are aware of all BAR recommendations. Increasing the number of antennas will require a lease modification, which GSA will update incorporating BAR recommendations.

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<sup>1</sup> Bertsch, Amy; “Torpedo Factory was Foray into the Defense Industry,” Out of the Attic, *Alexandria Times*, September 1, 2011; and Bertsch, Amy; “A Vital Waterfront Property in Peace and War,” Out of the Attic, *Alexandria Times*, December 11, 2014.



Figure 1: Existing east elevation with 2 antennas



Figure 2: Proposed east elevation with 8 antennas

VDHR made several recommendations to decrease the adverse effect to the building, including:

- Relocating the antennas behind the windows on the inside of the penthouse and concealing them with stealth screening;
- Mount the antennas on the north and south walls of the penthouse house but set back so they are at least one window bay back from the east elevation – and have them painted to match the side walls of the penthouse (see Figure 3 for this location);
- Combine the previous two suggestions and mount some inside and some on the side walls of the penthouse.



Figure 3: VDHR proposed relocation of antennas circled in red.

Staff agrees with the VDHR suggestions and recommends that the applicant install the antennas on the north and south walls of the penthouse, one window bay back from the east elevation, in the area circled in Figure 3. The antennas must also be painted to match the walls.

With the conditions above, staff recommends approval of the project.

**STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

F-1 Per section 6-403(B), the antennas may be erected as a part of the main building to their required height; however, per section 6-403(B)(1), they “shall be concealed by or constructed of exterior architectural materials or features of the same type of quality used on the exterior walls of the main building in question”.

F-2 Per section 6-403(B)(2), “for buildings located within the Old and Historic Alexandria District... the board of architectural review may, after public hearing, waive or modify the screening requirement of subsection (B)(1) of this section, if the board finds such requirement to be architecturally inappropriate.”

F-2 The proposed replacement antennas comply with zoning.

**Code Administration**

F-1 No Code comment.

**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 The 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)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 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 archaeology oversight is necessary for this undertaking.

**V. ATTACHMENTS**

- 1 – Application Materials*  
*2 – Supplemental Materials*

ADDRESS OF PROJECT: 105 North Union Street Alexandria, VA 22314

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

TAX MAP AND PARCEL: 075.01-04 ZONING: CD

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: Network Building and Consulting

Address: 6095 Marshalee Drive

City: Elkridge State MD 21075

Phone: 408-550-5449 ☐ - ☐ ail ☐ amelbardis@nbcllc.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: Aleks Melbardis ☐ one ☐ 08-550-5 ☐ ☐ ☐

E-mail: amelbardis@nbcllc.com

Legal Property Owner: Name:

Address: City of Alexandria

City: 105 N Union Street

Phone: Alexandria State VA 22314

☐ - ☐ ail ☐ \_\_\_\_\_

- ☐ 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*

- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> NEW CONSTRUCTION  |   |   |                                   |
| <input checked="" type="checkbox"/> EXTERIOR ALTERATION: <i>Please check all that apply.</i> |   |   |                                   |
| <input type="checkbox"/> awning  | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors   | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting  | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other <u>Antenna Alterations</u>                                    |   |   |                                   |
| <input type="checkbox"/> ADDITION  |   |   |                                   |
| <input type="checkbox"/> DEMOLITION/ENCAPSULATION  |   |   |                                   |
| <input type="checkbox"/> SIGNAGE   |   |   |                                   |

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

This project consists of removing (2) existing antennas and installing (8). Additionally there will be (4) existing RRH's removed and (8) installed. All work will be done on an existing site. The proposed antennas will be flush mounted to the side of the penthouse that is located on the roof of the building. The elevations of the RAD centers for these proposed antennas are from 40'-6" to 50'-0".

**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.

Electronic copies of submission materials should be submitted whenever possible.

**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.*

- |  |   |
|--|---|
| <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <div style="margin-bottom: 5px;">N/A</div> <input type="checkbox"/> Survey plat showing the extent of the proposed demolition/encapsulation.<br><input type="checkbox"/> 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.<br><input type="checkbox"/> Description of the reason for demolition/encapsulation.<br><input type="checkbox"/> 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. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☐ <sup>N/A</sup> ☐ 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 3 sets of revised materials.

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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 Aleks Melbardis

Printed Name Aleks Melbardis

Date 1-18-2022

## 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. Aleks Melbardis	6095 Marshalee Dr.	100%
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 105 N Union Street (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. City of Alexandria	105 N Union Street	100%
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. n/a		
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.

1-18-2022

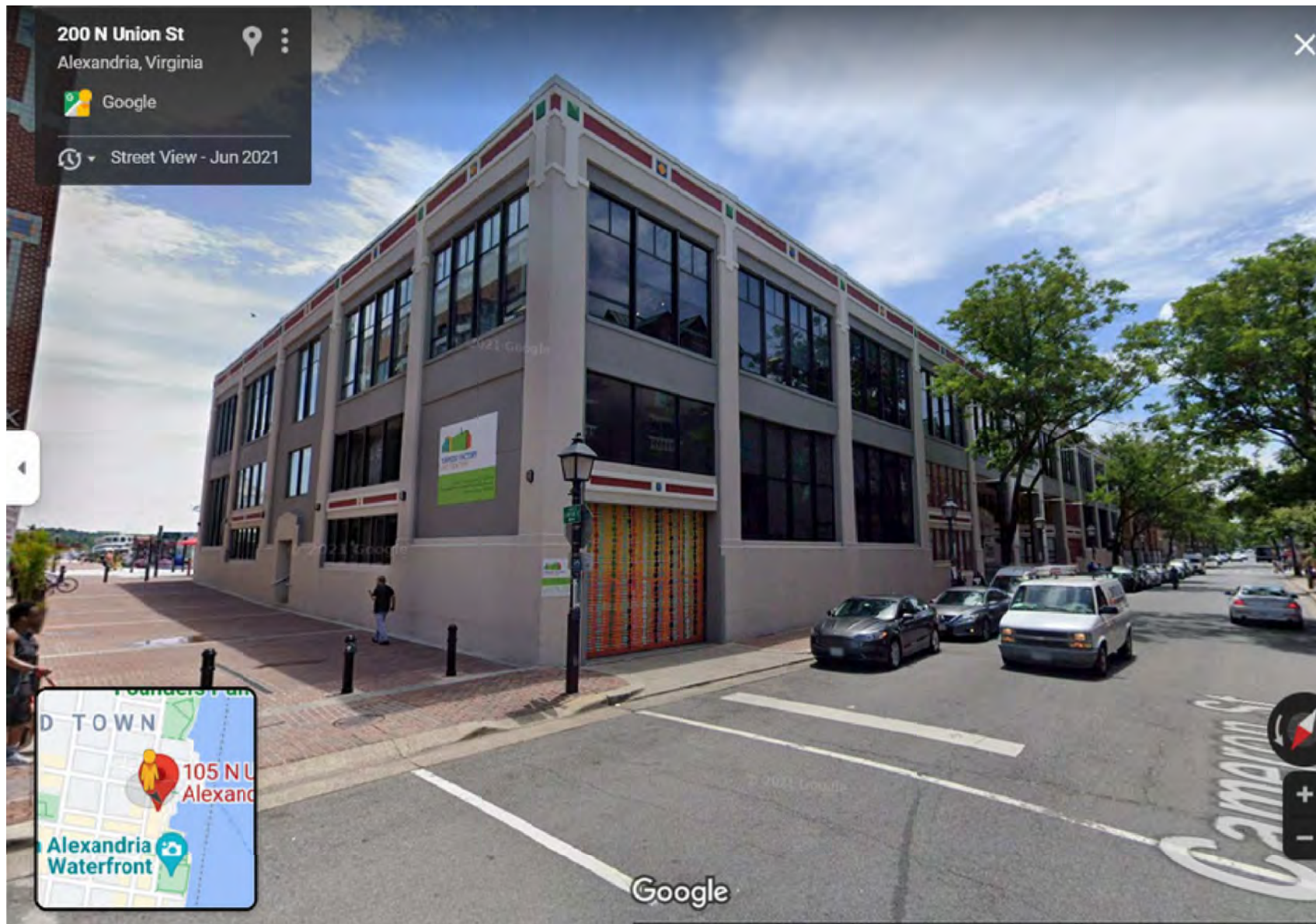
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Aleks Melbardis

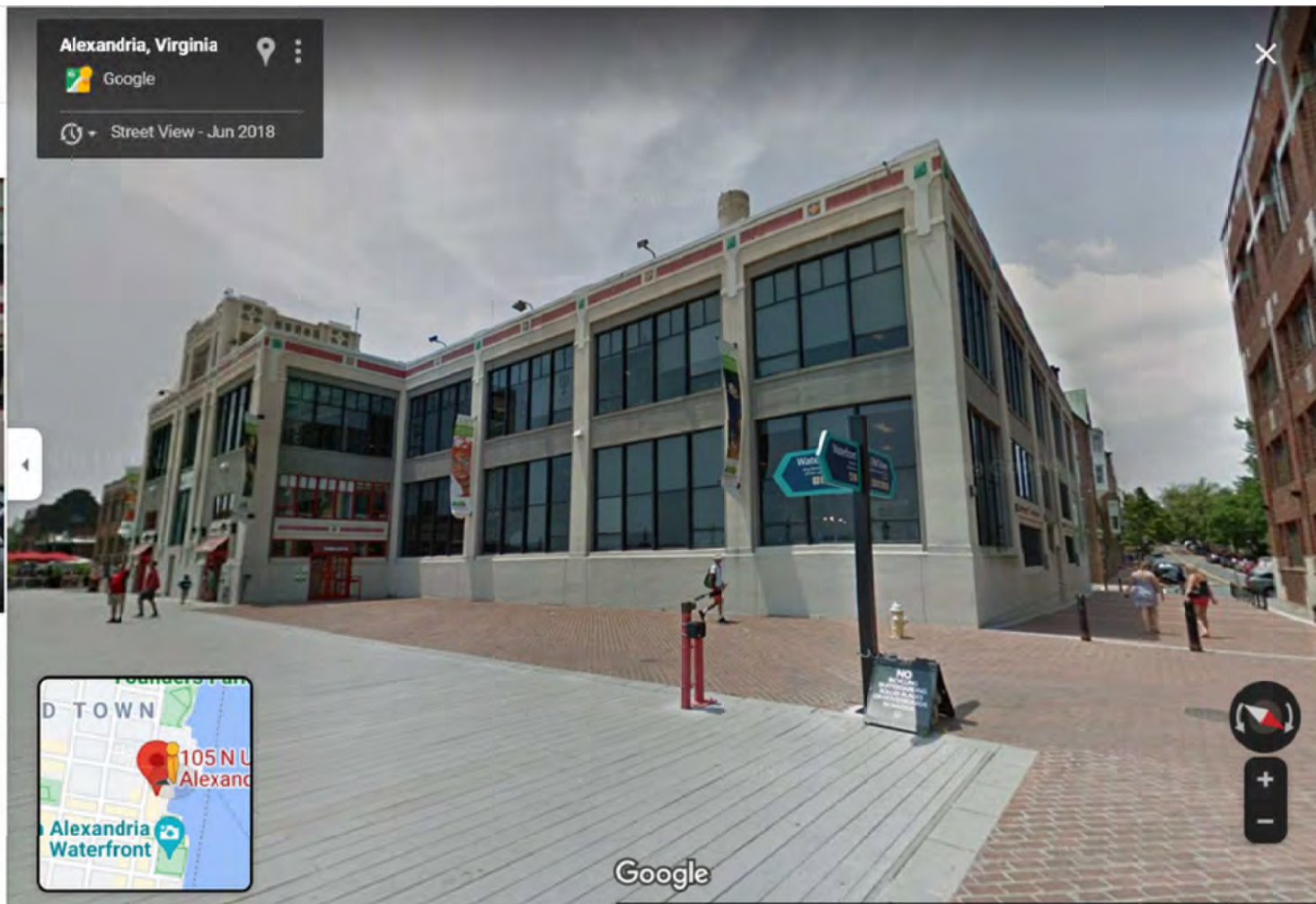
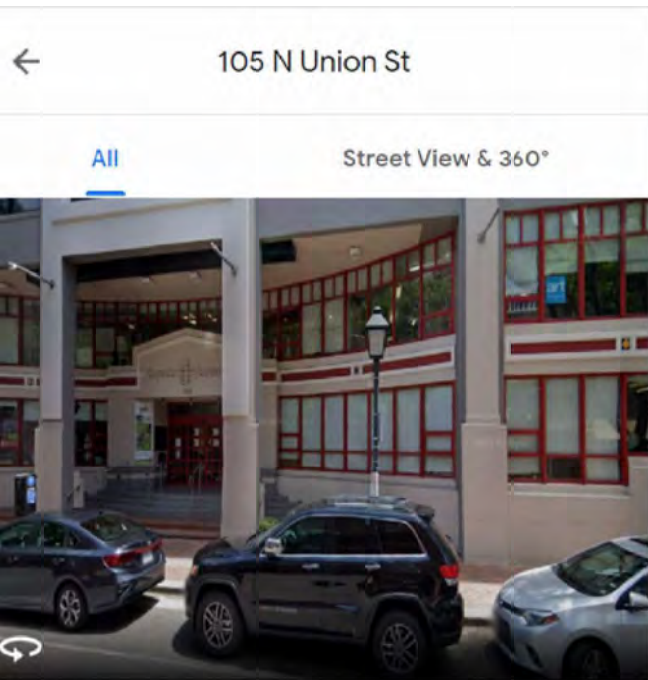
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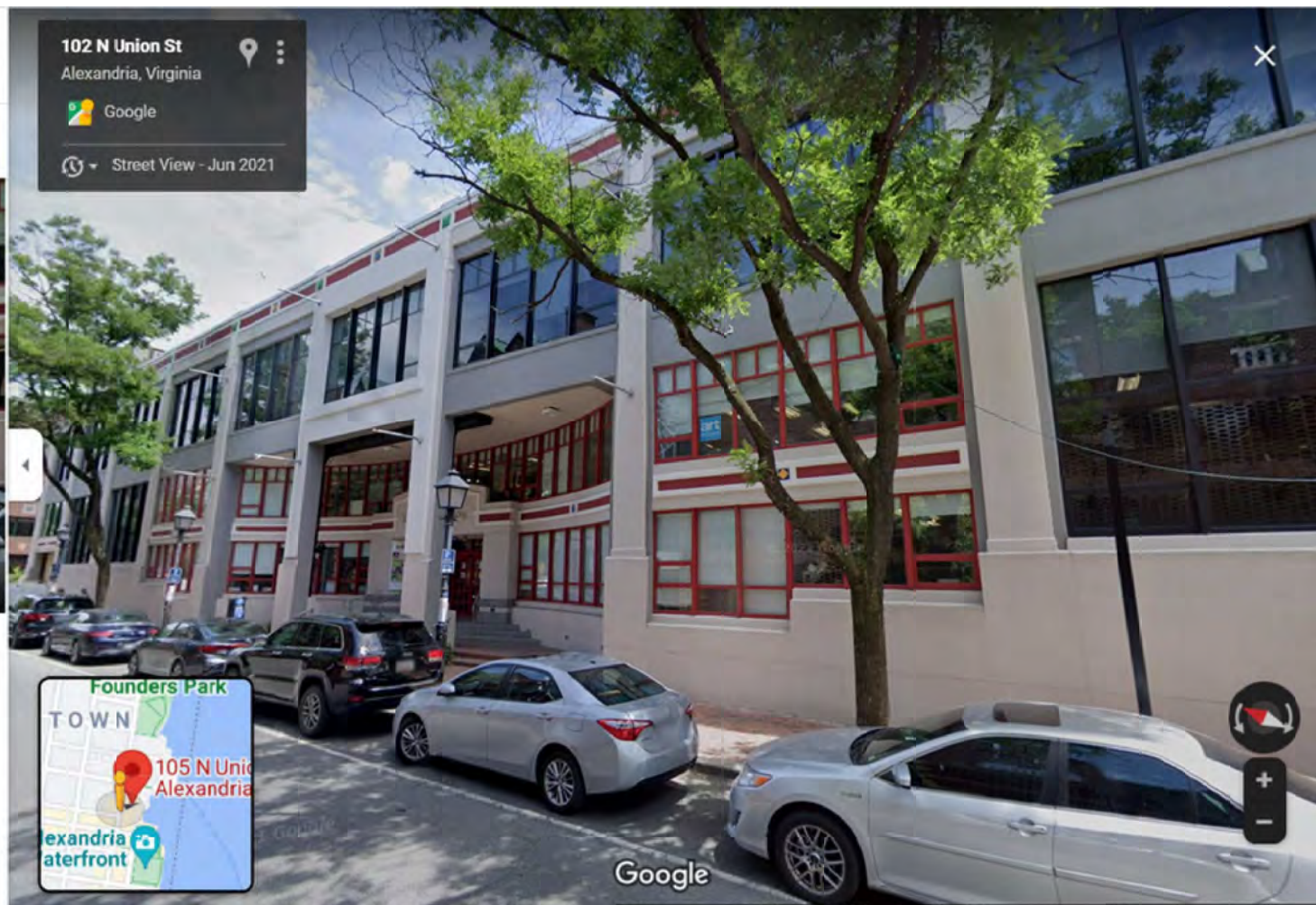
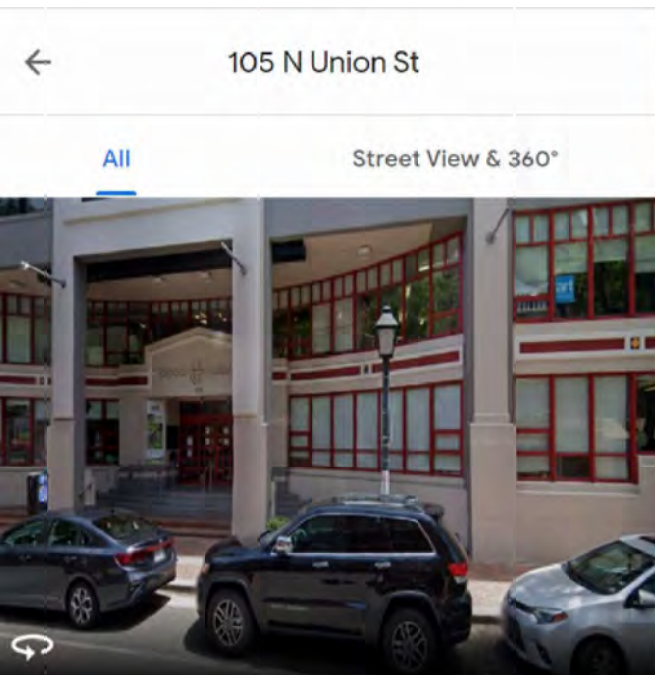
Aleks Melbardis

Signature











## GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE VERIZON REPRESENTATIVE OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY, OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVEMENTS, CURBS, ETC. DURING CONSTRUCTION UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL MAINTAIN THE GENERAL WORK AREA AS CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE VERIZON REPRESENTATIVE PRIOR TO ANY CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ALTER, DELETE, OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY THE VERIZON REPRESENTATIVE.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR ALL EQUIPMENT/MATERIALS AS DIRECTED IN THESE DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED FOR ARCHITECTURAL FINISHES, HARDWARE, ETC., STRUCTURAL COMPONENTS, AND SERVICE EQUIPMENT ETC.

## INDEX OF DRAWINGS

CS-1	COVER SHEET
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C-3	BUILDING ELEVATIONS
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E-3	ANTENNA GROUNDING SYSTEM DIAGRAM AND DETAIL
E-4	DETAILS

## ANTENNA ANALYSIS

EXISTING ANTENNAS:	TWO (2) ONE (1) PER SECTOR
ANTENNAS TO BE REMOVED:	TWO (2) ONE (1) PER SECTOR
ANTENNAS TO BE INSTALLED:	EIGHT (8) FOUR (4) PER SECTOR
TOTAL ANTENNAS: (PROPOSED & EXISTING)	EIGHT (8) FOUR (4) PER SECTOR

## CODE ANALYSIS

APPLICABLE BUILDING CODE:	VA USBC 2015, IBC 2015
USE GROUP:	BUSINESS (B)
CONSTRUCTION TYPE:	THREE (3) - PENTHOUSE
NUMBER OF STORIES:	FULLY SPRINKLERED
FIRE PROTECTION:	40,000 SQ FT (APPROX)
BUILDING AREA:	NO
HIGH RISE REQUIREMENTS:	

## VERIZON REVIEW

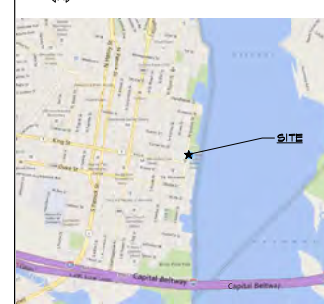
BUILDING OWNER	DATE
ENGINEERING	DATE
OPERATIONS	DATE
CONSTRUCTION	DATE

# verizon

## ALEXANDRIA MARINA

ANTENNA MODIFICATION  
105 NORTH UNION STREET  
ALEXANDRIA, VIRGINIA 22314

## VICINITY PLAN



## PROJECT DESCRIPTION

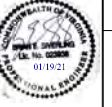
THIS PROJECT CONSISTS OF REMOVING TWO (2) EXISTING ANTENNAS, ONE (1) FROM EACH SECTOR AND INSTALLING EIGHT (8) PROPOSED ANTENNAS, FOUR (4) AT EACH SECTOR. ADDITIONALLY, REMOVE FOUR (4) EXISTING REMOTE RADIO HEADS (RRH), TWO (2) FROM EACH SECTOR AND INSTALL EIGHT (8) RRH, FOUR (4) AT EACH SECTOR.

## DIRECTIONS TO SITE

1. FROM 1010 JUNCTION DRIVE, ANNAPOLIS JUNCTION, MD.
2. TURN LEFT TOWARD HENKELS LN
3. SLIGHT LEFT TO STAY ON HENKELS LN
4. TAKE THE RAMP ONTO MD-32 E
5. TAKE EXIT 10C FOR BALTIMORE-WASHINGTON PARKWAY S TOWARD WASHINGTON
6. MERGE ONTO BALTIMORE-WASHINGTON PKWY
7. TAKE THE EXIT ONTO I-495 S/I-495 S TOWARD RICHMOND
8. KEEP RIGHT AT THE FORK TO STAY ON I-495 S/I-495 S
9. USE THE MIDDLE LANE TO TURN RIGHT ONTO PRINCE ST
10. MERGE ONTO US-1 N/S PATRICK ST TOWARD ALEXANDRIA
11. TURN LEFT AT THE 3RD CROSS STREET ONTO GEORGE WASHINGTON MEMORIAL PKWY/S WASHINGTON ST
12. TURN RIGHT ONTO CAMERON ST
13. TURN RIGHT ONTO N UNION ST
14. DESTINATION WILL BE ON THE LEFT

**MRA**

**MORRIS & MITCHELL ASSOCIATES, INC.**  
Civil/Structural Engineers  
2800 East Avenue Road, Suite 100  
Falls Church, Virginia 22041  
703.281.1000  
410.481.0000  
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**verizon**  
ALEXANDRIA MARINA - ANTENNA MODIFICATION  
105 NORTH UNION STREET  
ALEXANDRIA, VIRGINIA 22314 (CITY OF ALEXANDRIA)

## REVISIONS:

NO.	DESCRIPTION	DATE

PERMIT DWGS 1/19/21

DESIGNED BY: BES

DRAWN BY: MB

PROJECT NO: 14214.329

DATE: 12/02/2020

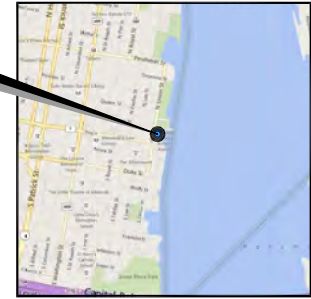
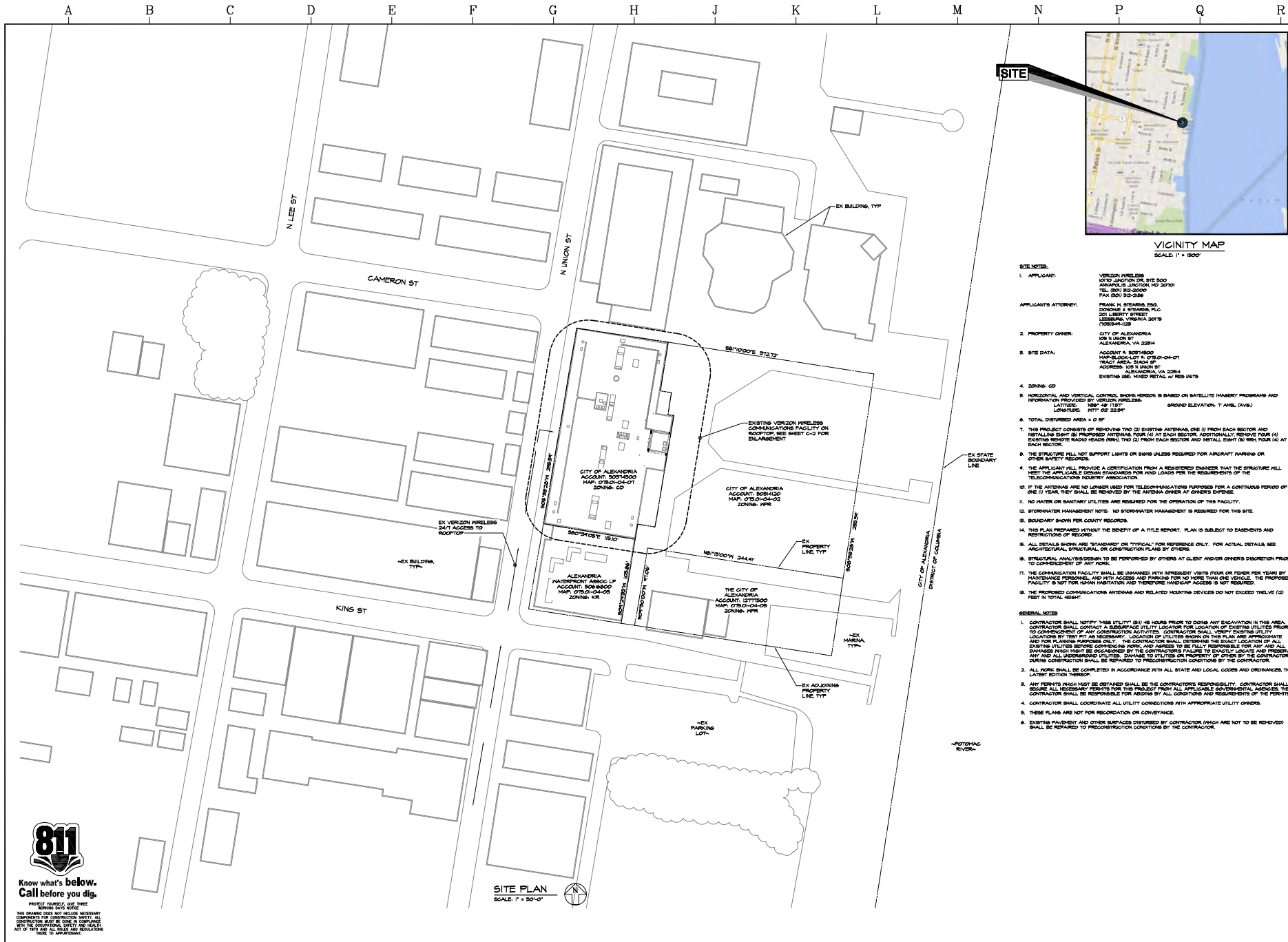
SCALE: AS NOTED

TITLE:

Cover Sheet

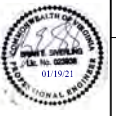
SHEET:

CS-1



#### SITE NOTES:

1. APPLICANT: VERIZON WIRELESS  
1070 JUNCTION DR. SUITE 800  
ANNAPOLIS JUNCTION, MD 20701  
TEL: (800) 832-3000  
FAX: (800) 832-3088
  2. APPLICANT'S ATTORNEY: FRANK H. STEINBERG, ESQ.  
CONVENE & STEINBERG, PLLC  
220 LIBERTY AVENUE  
LEESBURG, VIRGINIA 20189  
703-864-2239
  3. PROPERTY OWNER: CITY OF ALEXANDRIA  
105 N UNION ST  
ALEXANDRIA, VA 22304
  4. SITE DATA: ACCOUNT # 8084800  
MAP: 07501-04-07  
TRACT AREA: 51,004 SF  
ADDRESS: 105 N UNION ST  
ALEXANDRIA, VA 22304  
EXISTING USE: MIXED RETAIL W/ FIBER UNITS
  5. ZONING: CD
  6. HORIZONTAL AND VERTICAL CONTROL, SHOWN HEREIN IS BASED ON SATELLITE IMAGERY PROGRAMS AND INFORMATION PROVIDED BY VERIZON WIRELESS.  
LATITUDE: N29° 48' 13.91"  
LONGITUDE: W77° 02' 22.89"
  7. TOTAL DISTURBED AREA = 0 SF
  8. THIS PROJECT CONSISTS OF REMOVING TWO (2) EXISTING ANTENNAS, ONE (1) FROM EACH SECTOR AND INSTALLING EIGHT (8) PROPOSED ANTENNAS, FOUR (4) AT EACH SECTOR. ADDITIONALLY REMOVE FOUR (4) EXISTING RESIDENTIAL RADIO HEADS (RHS), TWO (2) FROM EACH SECTOR AND INSTALL EIGHT (8) RHS, FOUR (4) AT EACH SECTOR.
  9. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR ADEQUATE PARKING OR OTHER SAFETY REASONS.
  10. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS PER THE REQUIREMENTS OF THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.
  11. IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNERS EXPENSE.
  12. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
  13. STORMWATER MANAGEMENT NOTES: NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.
  14. BOUNDARY SHOWN PER COUNTY RECORDS.
  15. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
  16. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
  17. STRUCTURAL ANALYSES/DESIGNS TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNERS DISCRETION PRIOR TO CONSTRUCTION OF ANY WORK.
  18. THE COMMUNICATION FACILITY SHALL BE UNMANNED, WITH INTERMITTENT VISITS FOUR OR FEWER PER YEAR BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
  19. THE PROPOSED COMMUNICATIONS ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.
- GENERAL NOTES**
1. CONTRACTOR SHALL NOTIFY "USE UTILITY" (BU) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXCAVATE AND REPAIR ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHERS BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
  2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
  3. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
  4. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
  5. THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
  6. EXISTING IMPAVEMENT AND OTHER SURFACES SHOWN BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.



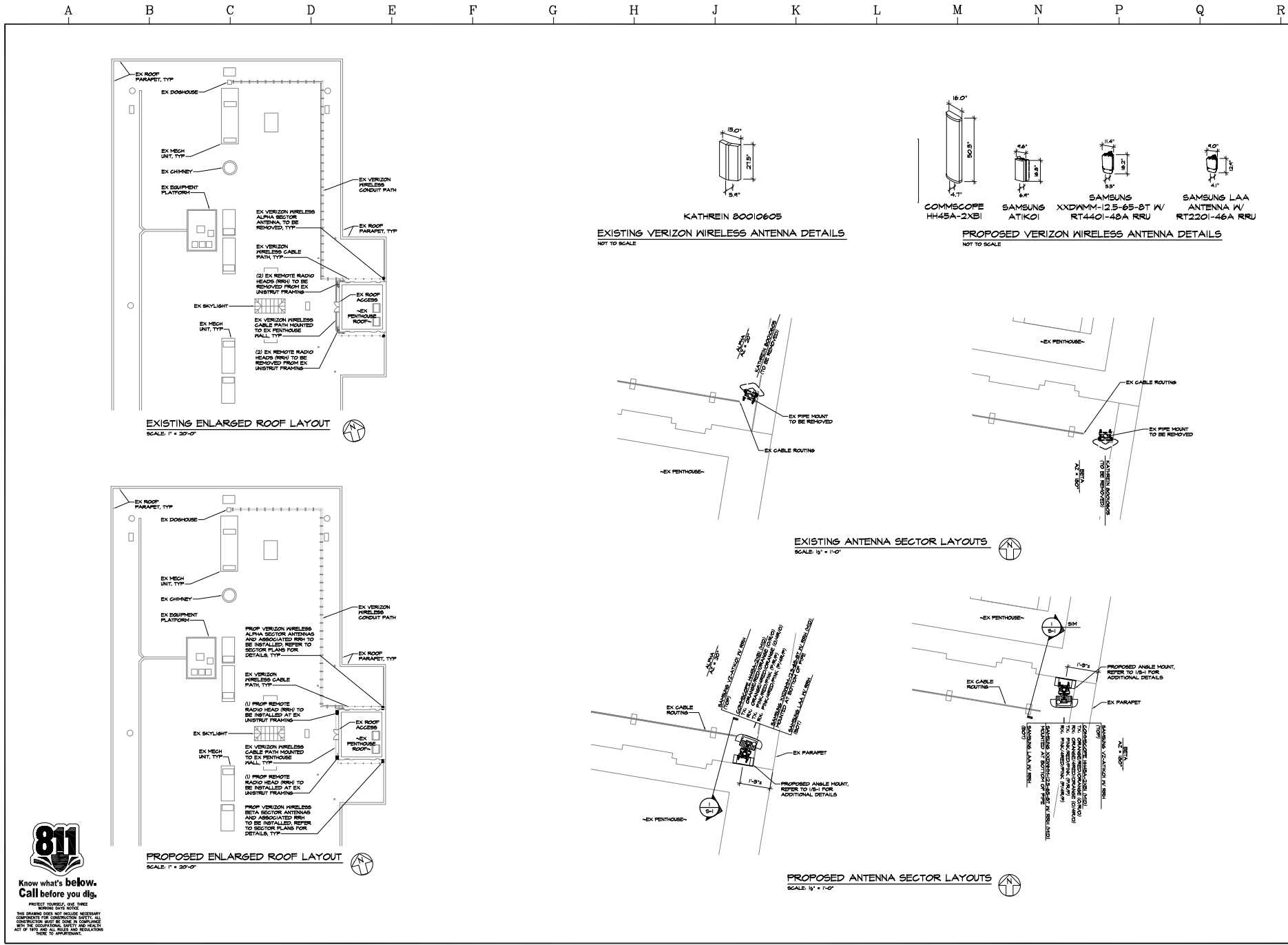
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ALEXANDRIA MARINA - ANTENNA MODIFICATION  
105 NORTH UNION STREET  
ALEXANDRIA, VIRGINIA 22304 (CITY OF ALEXANDRIA)

REVISIONS:		
NO.	DESCRIPTION	DATE

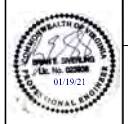
PERMIT DWGS 1/10/21  
DESIGNED BY: BES  
DRAWN BY: MB  
PROJECT NO: 14214.329  
DATE: 12/02/2020  
SCALE: AS NOTED  
TITLE: Site Plan  
SHEET: C-1



Know what's below.  
Call before you dig.  
PROTECT YOURSELF, ONE DANCE  
BEFORE YOU DIG.  
THIS DRAWING DOES NOT INCLUDE NECESSARY  
COMPONENTS FOR CONSTRUCTION SAFETY. ALL  
CONSTRUCTION MUST BE DONE IN COMPLIANCE  
WITH THE OSHA SAFETY AND HEALTH  
ACT OF 1970 AND ALL OTHER APPLICABLE  
REGULATIONS.  
SHOWN TO APPROPRIATE.

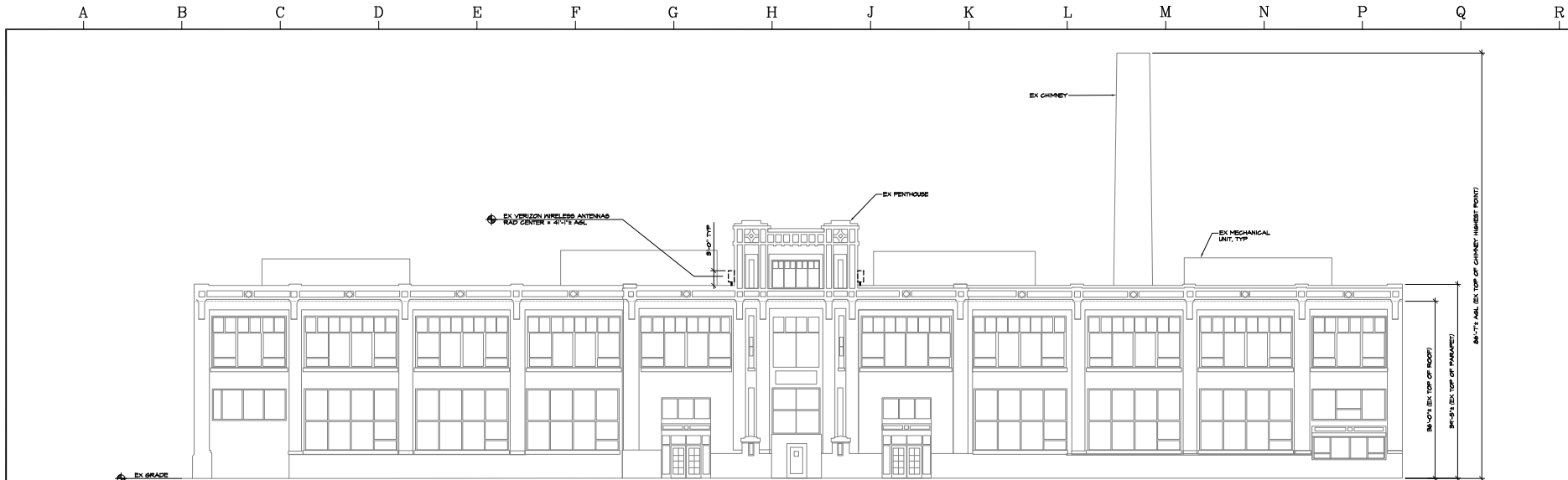


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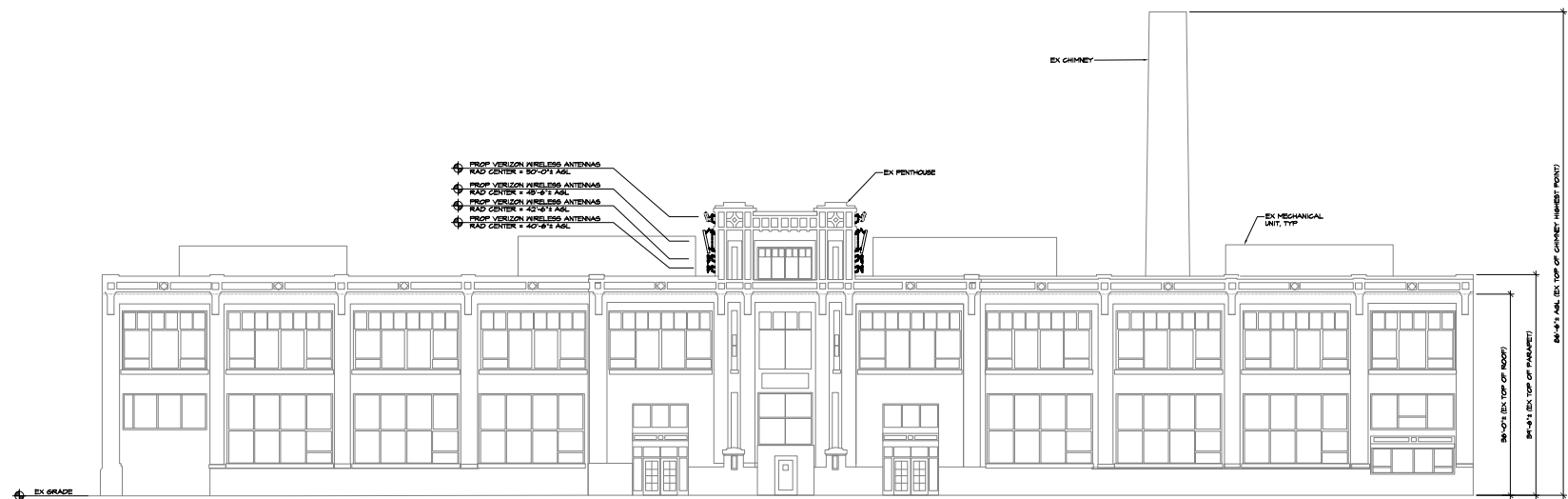


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**EXISTING EAST BUILDING ELEVATION**  
SCALE: 1" = 10'-0"



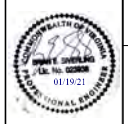
**PROPOSED EAST BUILDING ELEVATION**  
SCALE: 1" = 10'-0"



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PROTECT YOURSELF, ONE 811 CALL AT A TIME.  
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ALEXANDRIA MARINA - ANTENNA MODIFICATION  
105 NORTH UNION STREET  
ALEXANDRIA, VIRGINIA 22314 (CITY OF ALEXANDRIA)

REVISIONS:	NO.	DESCRIPTION	DATE

PERMIT DWGS: 1/18/21  
DESIGNED BY: BEB  
DRAWN BY: MB  
PROJECT NO: 14214.329  
DATE: 12/02/2020  
SCALE: AS NOTED

TITLE:  
**Building Elevations**

SHEET:  
**C-3**