



## LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, October 6, 2022 at 5:00 P.M.  
 Second Floor Conference Room, Lexington City Hall  
 300 E. Washington Street, Lexington, VA

### AGENDA

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES:
  - A. September 15, 2022 Minutes\*
4. NEW BUSINESS:
  - A. **COA 2022-24: an application by Erin Cassilly for a Certificate of Appropriateness for the installation of several replacement windows in the second story apartment at 123 South Randolph Street, Tax Map #23-1-170, owned by 123 EC LLC.**
    - 1) Staff Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Board Discussion & Decision
  - B. **COA 2022-25: an application by Amie Phillips for a Certificate of Appropriateness for a new projecting sign for the Lex Bowl business at 123 W. Nelson Street, Tax Map #23-1-50, owned by Greentree Partners I, LLC.**
    - 1) Staff Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Board Discussion & Decision
  - C. **COA 2022-26: an application by Ruth Kitchen for a Certificate of Appropriateness for the installation of a memorial scatter garden at 147 S. Main Street, Tax Map #23-1-100#, owned by Trinity Methodist Church.**
    - 1) Staff Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Board Discussion & Decision

**D. COA 2022-27: an application by David Amory, NB+C agent for T-Mobile, for a Certificate of Appropriateness for the installation of a new concealment structure for cellular facilities on the roof of the Gin Hotel at 30 S. Main Street, Tax Map #23-1-188, owned by Ugo Benincasa.**

- 1) Staff Report\*
- 2) Applicant Statement
- 3) Public Comment
- 4) Board Discussion & Decision

**E. COA 2022-28: an application by Mohammed Melhi for a Certificate of Appropriateness for new signage for The Tobacco Bank business at 158 South Main Street, Tax Map #23-1-166, owned by Taylor Woody, Jr.**

- 1) Staff Report\*
- 2) Applicant Statement
- 3) Public Comment
- 4) Board Discussion & Decision

**F. COA 2022-29: an application by Cassandra Knick for a Certificate of Appropriateness for new signage for Healing Therapies & BodyWorks at 116 North Main Street, Tax Map #17-3-C, owned by Investment LLC.**

- 1) Staff Report\*
- 2) Applicant Statement
- 3) Public Comment
- 4) Board Discussion & Decision

5. OTHER BUSINESS

6. ADJOURN

\*indicates attachment

**Lexington Architectural Review Board  
Thursday, September 15, 2022 – 5:00 p.m.  
Second Floor Conference Room  
Lexington City Hall  
MINUTES**

**Architectural Review Board:**

Present: E. Teaff, Vice-Chair  
C. Alexander  
A. Bartenstein  
J. Taylor, Alternate A

Absent: R. LeBlanc, Chair  
J. Goyette  
B. Crawford, Alternate B

**City Staff:**

Arne Glaeser, Planning Director  
Kate Beard, Administrative Assistant

**CALL TO ORDER:**

Vice-Chair Teaff called the meeting to order at 5:00 p.m.

**AGENDA:**

The agenda was unanimously approved as presented. (C. Alexander / A. Bartenstein)

**MINUTES:**

The minutes from the September 1, 2022 meeting were unanimously approved as presented.  
(A. Bartenstein / C. Alexander)

**CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:**

None

**NEW BUSINESS:**

**A. COA 2022-17: an application by Trevania Cottrill for a Certificate of Appropriateness for the installation of a weather/traffic camera on the roof of the Bank of the James building at 45 South Main Street, Tax Map # 23-1-82, owned by Bank of the James.**

- 1) Staff Report – A. Glaeser reminded the Board of the history of the application which was initially reviewed on August 4, 2022, at which time the Board requested the applicant provide possible alternatives that would more closely comply with the design guidelines. He said the camera details/specs had not changed, but the placement of the camera on the roof had. The camera was moved farther back (to the west) on the roof to make it less visible from the public right-of-way. He provided the Board with photographs taken by the applicant and by staff of the new camera location from multiple, street level vantage points.
- 2) Applicant Statement – Applicant, Trevania Cottrill reported the camera has been moved as far back on the roof as possible without it being necessary to mount it to the building. She indicated the camera is no longer visible from the front of the building. She reported the camera's view is now more of the sky, VMI, mountains and rooftops, rather than its earlier view of the street.
- 3) Public Comment – None

- 4) Board Discussion & Decision – A. Bartenstein commented that he had checked the camera’s live feed, acknowledged the camera view had been compromised a bit and asked if that meant it would not be possible to lower the camera. Ms. Cottrill confirmed the camera could not be lowered and still have an adequate view. Responding to a question from A. Bartenstein, Ms. Cottrill stated that though a view of some of the downtown buildings was lost with the relocation, the Bank president was satisfied with the current view of the mountains and corridor. C. Alexander commented that the change was a distinct improvement. A. Bartenstein agreed and noted that while still visible, especially from the west, the camera appeared less like a surveillance apparatus than it had earlier and was more in keeping with the other antennas around town. C. Alexander and E. Teaff agreed. J. Taylor offered that she had never noticed the camera. **C. Alexander moved to approve the camera’s new location as presented. A. Bartenstein seconded and the motion passed unanimously. (4-0)**

**B. COA 2022-22: an application by Jimmie Zimmerly for a Certificate of Appropriateness for a new projecting sign for Blue Sky Bakery at 125 West Nelson Street, Tax Map #23-1-50, owned by Greentree Partners I, LLC.**

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign for Blue Sky Bakery at 125 W. Nelson Street. The proposed sign is 48” x 25” x 19 mm and made of double-sided, expanded PVC with laminated vinyl applied to both sides and painted, sealed edges. It will be hung from the existing bracket and will not be illuminated. A. Glaeser directed the Board’s attention to the sign details provided in the packet and reported that staff finds the proposal meets the zoning criteria.
- 2) Applicant Statement – Sign designer, Donelle DeWitt commented the artwork was by local artist, Claudia Cutler, who created the artwork for the new Sky Bar sign approved by the Board on September 1<sup>st</sup>.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **A. Bartenstein moved to approve the application as presented. C. Alexander seconded and the motion passed unanimously. (4-0)**

**C. COA 2022-23: an application by Sarah Littlefair for a Certificate of Appropriateness for a new projecting sign for the Appalachian Sage business at 9 East Washington Street, Tax Map #23-1-198B, owned by Woodlor LLC.**

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign for the Appalachian Sage business at 9 East Washington Street. The sign will be 42” x 46” x 0.75” and made of Komecel, with double-sided, laminated, high performance vinyl and laminate. It will be hung from the existing bracket and will not be illuminated. A. Glaeser directed the Board’s attention to the sign details provided in the packet and reported that staff finds the proposal meets the zoning criteria.
- 2) Applicant Statement – The applicant, Sarah Littlefair, was present to answer Board Members’ questions.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **C. Alexander moved to approve the application as presented. A. Bartenstein seconded and the motion passed unanimously. (4-0)**



**OTHER BUSINESS:**

Director Glaeser reported there were a number of applications on the agenda for the next Board meeting, including an application for a concealment structure for the T-Mobile antennas on the roof of the Gin Hotel.

**ADJOURN:**

The meeting adjourned unanimously at 5:22 p.m. (C. Alexander / A. Bartenstein)

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E. Teaff, Vice-Chair, Architectural Review Board

<b>Project Name</b>	Replacement Windows at 123 South Randolph Street
<b>Property Location</b>	123 South Randolph Street
<b>Zoning</b>	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
<b>Owner/Applicant</b>	123 EC, LLC / Erin Cassilly

### OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for the installation of several replacement windows in the second story apartment at 123 South Randolph Street.

#### *123 South Randolph Street existing conditions*



The applicant proposes replacing 6 second story windows with white, vinyl replacement windows from Atrium series 8300 as follows:

1. Two double-hung, 6 lite over 9 lite 34 1/2" x 65 1/2" windows on the front of the building over the porch.
2. Two double-hung, one lite over one lite windows on the side of the building facing the library. One will be 31 3/4" x 53 1/2" and the other will be 27 3/4" x 53 1/2".
3. Two double-hung, 6 lite over 9 lite windows on the side of the building facing the County administration building. One will be 34 1/2" x 65 1/4" and the second will be 34 3/4" x 65 3/4".

*Existing conditions – facing library*





*Existing conditions – facing County building*



### **ARB Considerations**

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the City's Design Guidelines.

(Applicable sections of the Lexington Design Guidelines are:

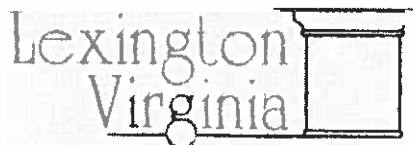
Section V.B Guidelines for Existing Buildings – Elements. Windows on pages V-2 -- V-4.)

<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

### **Staff Comment**

Staff finds the proposed improvements meet the zoning criteria.



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**Planning & Development Department**  
 300 East Washington Street  
 Lexington, Virginia 24450  
 Phone: (540) 462-3704 Fax: (540) 463-5310

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

### Applicant<sup>1</sup>

Name: Erin Cassilly Phone: 443-994-6941  
 Company: 123EC, LLC Fax: \_\_\_\_\_  
 Address: 123 S. Randolph St Lexington Email: erin.furabaugh@gmail.com  
 Applicant's Signature: [Signature] Date: 8/31/22

### Property Owner

Name: Erin Cassilly Phone: 443-994-6941  
 Address: 136 Mooreland Blvd Lexington Email: erin.furabaugh@gmail.com  
 Owner's Signature: [Signature] Date: 8/31/22

### Architect/Designer

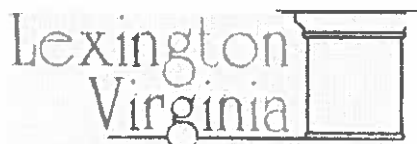
Name: Jeff Cash / Tim Hickman Phone: Jeff Cash 540-784-0037  
 Company: Spencer Home Center / Hickman Oliver Fax: \_\_\_\_\_  
 Address: 1398 N. Lee Hwy Lexington, VA Email: jeff.c@spencerhomecenter.com

### Administration

Application is hereby made to the Lexington Architectural Review Board for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Historic District in accordance with Chapter 28, Article XVII and Article XVIII of the Lexington City Code.

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.



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 Lexington, Virginia 24450  
 Phone: (540) 462-3704 Fax: (540) 463-5310

## Proposal Information<sup>2</sup> (attach list of properties if request includes multiple properties)

Address (or location description): 123 S. Randolph St Lexington VA 24450

Tax Map: 23-1-170 Deed Book and Page #: 192, 157

Acreage: .06 Zoning (attach any existing conditions or proffers): commercial

Property Doing Business As: rental apartment

Historical Name of Building: \_\_\_\_\_

Approximate Age of Building: 100yr Applicant seeking Federal Tax Credit: ☐ Yes ☒ No

**2. Any application deemed incomplete by staff will not be accepted.**

## Alteration Description (complete a City Sign Permit Application for sign alterations)

I. Please check action(s) for which this COA is requested:

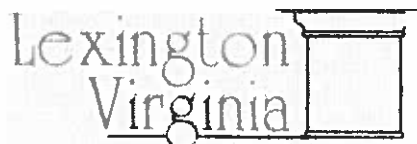
- ☒ Remodeling or renovation of the exterior of a building
  - ☐ Total restoration of the exterior of a building
  - ☐ Removal of any architectural element
  - ☐ Painting of any building exterior
  - ☐ Cleaning of wall surfaces or architectural elements
  - ☐ Repair of all surfaces or architectural elements
  - ☐ Any removal, alternation, repair, or construction of amenities such as fences or walls
  - ☐ Demolition of part or all of an existing building
  - ☐ Moving a building (complete Part III)
  - ☐ Construction of a new building (complete Part III)
  - ☐ Construction of any addition to an existing building (complete Part III)

II. For **ALL** projects, please attach the following:

- ☐ Photographs or drawings from the site showing adjoining structures, streets, and sidewalks
- ☐ Scale drawings of the improvements
- ☐ Detailed drawings of significant decorative or architectural elements
- ☐ Indication of exterior lighting adequate to determine its character and impact on the public and adjoining properties
- ☐ Samples of exterior materials and paint colors to be used

III. For **NEW CONSTRUCTION**, please provide the above attachments in addition to the following:

- ☐ Dimensions, orientation, and acreage of each lot or plot to be built upon
- ☐ Layout of the project and its relation to surrounding structures
- ☐ Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
- ☐ The size, shape, and location of existing and proposed construction on the parcel
- ☐ Location of walls, fences, and railings, and the indication of their height and the materials of their construction



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## THIS SECTION TO BE COMPLETED BY STAFF ONLY

**Application Fee: \$120 – Sign Permit Application Fee: \$60** Amount Paid: \_\_\_\_\_

Case Number: HD COA- \_\_\_\_\_ - \_\_\_\_\_

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

### Staff Review

☐ Applicant's project would meet all district requirements.

☐ Applicant fails to meet the district requirements.

Comments: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Planning and Development Director

\_\_\_\_\_  
 Date

### Action by Architectural Review Board

☐ Approved

☐ Denied

Comments: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Chairperson, Architectural Review Board

\_\_\_\_\_  
 Date



# Quote Information - Quote 13342844 - Buyer

13

**Company Name:** LBM ADVANTAGE,INC

**Sales Order:**

**Purchase Order:**

**Contractor:** LEX SMILES

**Job Name:**

**Account:** LB0015

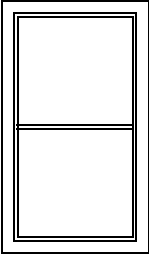
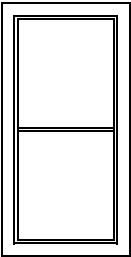
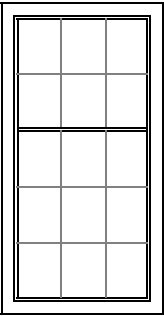
**Account Name:** SPENCER HOME CENTER (LEXINGTON VA)

**Entered By:** Jennie

**Status:** Quote

**Created On:** August 29, 2022

All prices subject to change without notice

Line	Qty.	Description	Size	Cost		Customers	
			(W x H)	Unit	Ext.	Unit	Ext.
1	1	Repl Series 8300 Double Hung - White - Clear - Standard Low-E - E Full Screen - Standard Mesh - 2 Locks (White) - Night Latch (Opening Size: 32 W x 53 3/4 H ) - DP35: Size Tested 36" x 74" - U Factor: 0.34, SHGC: 0.29 <b>KITCHEN</b> 	31 3/4" x 53 1/2" ES	206.01	206.01	298.57	298.57
2	1	Repl Series 8300 Double Hung - White - Clear - Standard Low-E - E Full Screen - Standard Mesh - 2 Locks (White) - Night Latch (Opening Size: 28 W x 53 3/4 H ) - DP35: Size Tested 36" x 74" - U Factor: 0.34, SHGC: 0.29 <b>KITCHEN</b> 	27 3/4" x 53 1/2" ES	206.01	206.01	298.57	298.57
3	1	Repl Series 8300 Double Hung - White - Clear - Standard Low-E - 5/8 Colonial - 1Hx2V-2Hx2V (White) - E Full Screen - Standard Mesh - 2 Locks (White) - Cottage - Night Latch - Nailing Fin (Opening Size: 35 W x 65 3/4 H ) - DP35: Size Tested 36" x 74" - U Factor: 0.34, SHGC: 0.26 <b>DEN FRONT</b> 	34 1/2" x 65 1/4" ES	297.01	297.01	430.45	430.45

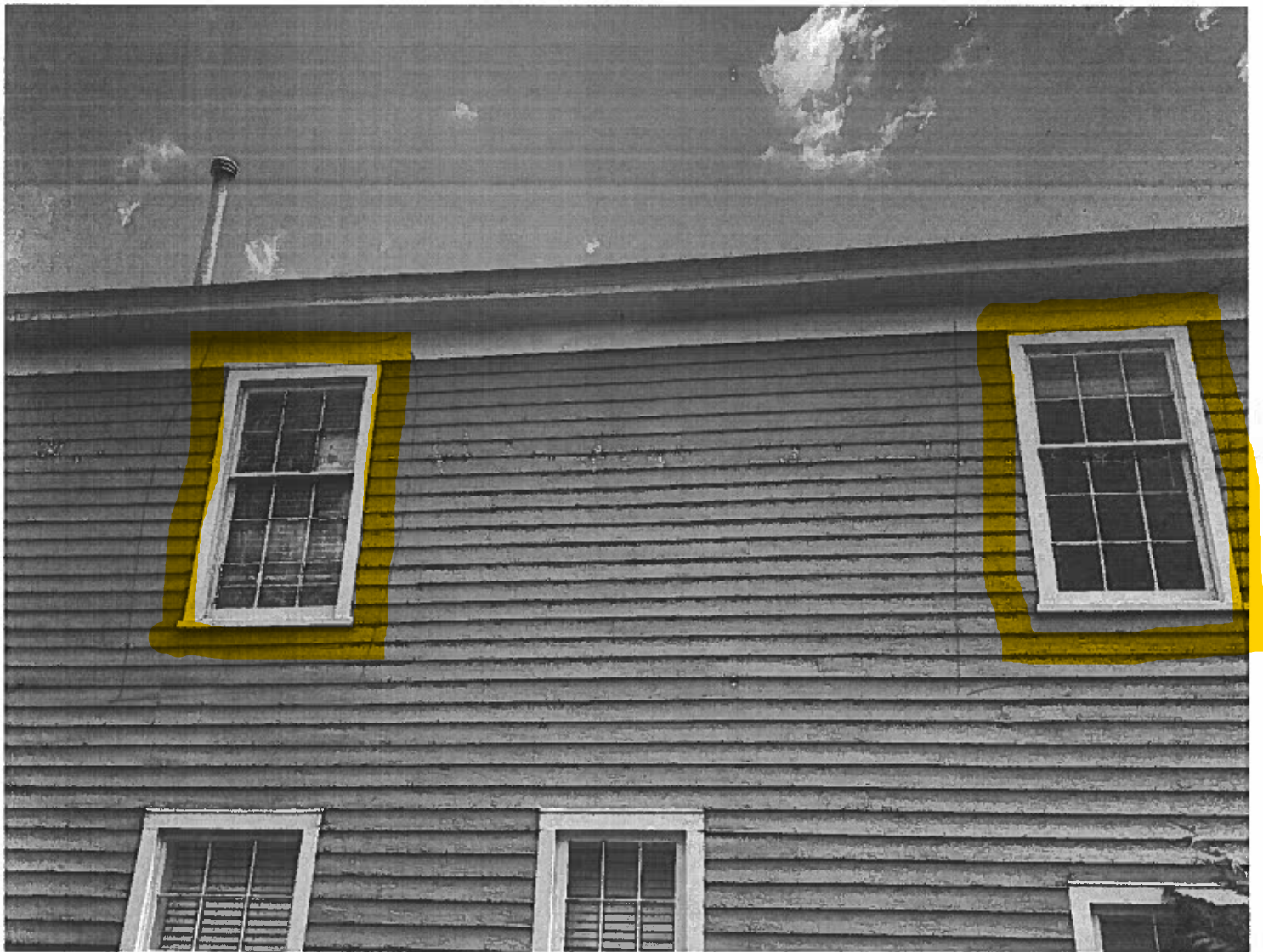
4	2	Repl Series 8300 Double Hung - White - Clear - Standard Low-E - 5/8 Colonial - 1Hx2V-2Hx2V (White) - E Full Screen - Standard Mesh - 2 Locks (White) - Cottage - Night Latch - Nailing Fin (Opening Size: 35 W x 66 H ) - DP35: Size Tested 36" x 74" - U Factor: 0.34, SHGC: 0.26 <b>BED</b>	34 1/2" x 65 1/2" ES	297.01	594.02	430.45	860.90
5	1	Repl Series 8300 Double Hung - White - Clear - Standard Low-E - 5/8 Colonial - 1Hx2V-2Hx2V (White) - E Full Screen - Standard Mesh - 2 Locks (White) - Cottage - Night Latch (Opening Size: 35 W x 66 H ) - DP35: Size Tested 36" x 74" - U Factor: 0.34, SHGC: 0.26 <b>BACK BED</b>	34 3/4" x 65 3/4" ES	263.64	263.64	382.09	382.09
Sub Totals				1566.69		2270.58	
Totals	6			1566.69		2270.58	

A blank price indicates that the price of an item has not yet been retrieved by the system.  
 Select **Price Quote** to retrieve prices for items which have not yet been priced by the system.

**Special Instructions:**



FRONT



County Administration Side





• Library Side



## SERIES 8300 DOUBLE HUNG

- + Series 8300 2- and 3-lite sliders and picture windows are available
- + Sashes tilt in for easy cleaning
- + Reinforced multi-cavity construction offers additional thermal protection and structural integrity
- + Positive-action cam lock enhances safety (2 locks standard at 27 1/4" or wider)
- + Insulated glass panels with optimum thermal air space featuring a warm-edge spacer system
- + Half screen comes standard\*
- + Integrated slim-line lift rail allows you to easily operate sash
- + Sloped sill reduces air infiltration and accommodates easy water run-off
- + Fusion-welded sashes and frame add strength and additional insulation
- + Constant force coil balance permits easy sash movement
- + Dual push-button night latches provide easy, secure ventilation
- + Interlocking sashes help block out drafts
- + Dual-fin weather stripping helps reduce air infiltration
- + Rubber bulb seal helps block air infiltration
- + Jamb depth: 3.25"
- + Transferable limited lifetime warranty

### CUSTOM Options

- + Low-E Glass
- + Low-E Glass + Argon Gas
- + Ultra Low-E Glass + Argon Gas
- + InsulKor™ multi-cavity foam-filled frame injections
- + Obscure glass
- + Double strength glass
- + Optional 5/8" or 3/4" flat, 5/8" or 1" contoured, 5/8" contoured valance grids available
- + Nine painted exterior colors (white interior only)
- + Charcoal aluminum, Clear View and heavy duty screens\*
- + Lifetime glass breakage warranty

#### + COLOR OPTIONS\*\*



Scan to watch a video about our Series 8300.



ENERGY STAR compliance available in all series. Verify product specifics before ordering.

Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement.

\* Screens are not meant to restrain a child from falling through an open window.

\*\* Printing process may affect color shown. Please refer to actual window sample when selecting colors.

\*\*\* Grid offering limited to 5/8" contoured or SDL on exterior painted windows. Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.



<b>Project Name</b>	New projecting sign for Lex Bowls
<b>Property Location</b>	123 W. Nelson Street
<b>Zoning</b>	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
<b>Owner/Applicant</b>	Greentree Partners I, LLC / Amie Phillips

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### OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign for the Lex Bowls business at 123 West Nelson Street.

#### *123 W. Nelson Street existing conditions*





The sign will be 47" x 27" x 0.5" (or 0.75") and made of Komacel (the same material used for the previous sign) with double-sided high performance vinyl and laminate. It will be hung from the existing bracket and will not be illuminated. Details regarding the proposed sign graphics are included in the application materials.

### **ARB Considerations**

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the City's Design Guidelines.

(Applicable sections of the Lexington Design Guidelines are:  
Section IX.A & B Guidelines for Signs. on page IX-1)

<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-151, without defeating the purpose for which such signs are intended.



The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

**Staff Comment**

Staff finds the proposed improvements meet the zoning criteria.



www.lexingtonva.gov

# Planning & Development Department

300 East Washington Street

Lexington, Virginia 24450

Phone: (540) 462-3704 Fax: (540) 463-5310

## SIGN PERMIT APPLICATION

### Applicant<sup>1</sup>

Name: Amie Phillips Phone: 914-462-8626

Company: Lex BOWLS LLC Fax: \_\_\_\_\_

Address: 502 Allen Ave., Lexington Email: lexbowlsva@gmail.com

Applicant's Signature: Amie Phillips Date: \_\_\_\_\_

### Property Owner

Name: Greentree Partners II, LLC Phone: Agent: 540-463-7157

Address: 2176 Lindsay Rd. Email: Agent: jeff@colonnassociates.com  
Gordonsville, VA 22942

Owner's Signature: Jeffery Z. Mason, Agent Date: 9/7/22

### Sign Contractor

Name: Melissa Hundley Phone: 540-620-1216

Company: Bear Mountain Signs Fax: \_\_\_\_\_

Address: 422 E. Ridgeway St., Clifton Forge Email: bearmountainva@gmail.com

### Proposal Information<sup>2</sup>

Address (or location description): 123 W Nelson St. Lexington

Tax Map: 23-1-50 Deed Book and Page #: \_\_\_\_\_

Acreage: \_\_\_\_\_ Zoning (attach any existing conditions or proffers): \_\_\_\_\_

Property Doing Business As: Specialty food (Smoothie + Acai Bowls)

Overlay District:

- ☒ Historic (requires Architectural Review Board review and approval)
- ☐ Entrance Corridor (requires Planning Commission review and approval)
- ☐ None (requires Planning and Development Department review and approval only)

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.
2. Any application deemed incomplete by staff will not be accepted.



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## Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	<u>Hanging (Komacel)</u>	<u>607.685 ft<sup>2</sup></u> <u>3987 in<sup>2</sup></u>	<u>47"</u>	<u>27"</u>
Sign 2	<u><del>Vinyl decal</del></u> <u><del>(window)</del></u>	<u><del>68.25 ft<sup>2</sup></del></u>	<u><del>55"</del></u>	<u><del>15"</del></u>
Sign 3	<u><del>* same as above for Sign 2</del></u>			

Street Frontage (width) of business space in feet 20'

Street Frontage (width) of building in feet 160'

Are other signs currently displayed on the same building? ☒ Yes ☐ No

If "Yes", please provide the size of each existing building sign that is to remain.

Width \_\_\_\_\_ Height \_\_\_\_\_

Width \_\_\_\_\_ Height \_\_\_\_\_

If a projecting sign, clearance from sidewalk: \_\_\_\_\_ feet

What materials will be used? Komacel (Outdoor PVC)

Will the sign be illuminated? ☐ Yes ☒ No

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
- Lettering style and size
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples
- Style of bracket, stand, and/or awning

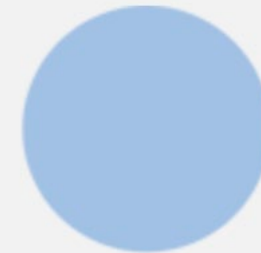


Double sided 1/2" or 3/4" thick Komacel (Outdoor PVC) with high performance vinyl print and laminate.  
Sign is 47" wide by 27" tall, (same as previous sign).



**Background  
color**

C: 100  
M: 70  
Y: 30  
K: 0



**Lettering  
color**

C: 35  
M: 15  
Y: 0  
K: 0



<b>Project Name</b>	Installation of memorial scatter garden at Trinity Methodist Church
<b>Property Location</b>	147 South Main Street
<b>Zoning</b>	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
<b>Applicant / Owner</b>	Ruth Kitchen / Trinity Methodist Church

---

### OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for the installation of a memorial scatter garden in front of Trinity Methodist Church located at 147 South Main Street.

#### *147 S. Main Street existing conditions*



The garden would be installed at the front, right side of the church, under the existing dogwood trees located between the porch and the sidewalk. The area would be regraded, planted with ground cover to include perennials, and bordered by a flush, three stone wide, Belgium block edging. In addition to the proposed hardscaping and planting, the proposal is to remove three interior railings on the porch to open the porch to the garden space. A garden plan and a photograph of a sample border block are included in the application.

### **ARB Considerations**

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the city's design guidelines.  
(Applicable sections of the Lexington Design Guidelines are:  
Section IV.B Site Design, Plantings & Trees. on page IV-3)  
<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

### **Staff Comment**

Staff finds the proposed improvements meet the zoning criteria.

Planning & Development Department  
300 East Washington Street  
Lexington, Virginia 24450  
Phone: (540) 462-3704 Fax: (540) 463-5310

www.lexingtonva.gov

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

### Applicant<sup>1</sup>

Name: Ruth Kitchen Phone: 540-460-1778  
Company: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: 2 Hamilton Drive Email: rtkitchen59@gmail.com  
Applicant's Signature: Ruth Kitchen Date: 9/8/22

### Property Owner

Name: Trinity Methodist Church Phone: (540) 463-4053  
Address: 147 S. Main St. Email: trinlex@yahoo.com  
Owner's Signature: Doug Remy Date: 9/11/2022

### Architect/Designer

Name: Arthur Portenstein Phone: (540) 464-3736  
Company: ABL Landscape Arch. Fax: \_\_\_\_\_  
Address: 104 White Street, Lex. Email: arthur@ablandscape.com

### Administration

Application is hereby made to the Lexington Architectural Review Board for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Historic District in accordance with Chapter 28, Article XVII and Article XVIII of the Lexington City Code.

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.



**Proposal Information<sup>2</sup>** (attach list of properties if request includes multiple properties)Address (or location description): 147 S. Main, fenced garden space N side front entryTax Map: 23 1 100# Deed Book and Page #: 0, 0

Acreage: \_\_\_\_\_ Zoning (attach any existing conditions or proffers): \_\_\_\_\_

Property Doing Business As: Trinity Methodist Church

Historical Name of Building: \_\_\_\_\_

Approximate Age of Building: \_\_\_\_\_ Applicant seeking Federal Tax Credit: ☐ Yes ☐ No**2. Any application deemed incomplete by staff will not be accepted.****Alteration Description** (complete a City Sign Permit Application for sign alterations)

I. Please check action(s) for which this COA is requested:

- ☐ Remodeling or renovation of the exterior of a building
- ☐ Total restoration of the exterior of a building
- ☐ Removal of any architectural element
- ☐ Painting of any building exterior
- ☒ Cleaning of wall surfaces or architectural elements
- ☐ Repair of all surfaces or architectural elements
- ☒ Any removal, alternation, repair, or construction of amenities such as fences or walls
- ☐ Demolition of part or all of an existing building
- ☐ Moving a building (complete Part III)
- ☐ Construction of a new building (complete Part III)
- ☐ Construction of any addition to an existing building (complete Part III)

II. For **ALL** projects, please attach the following:

- ☒ Photographs or drawings from the site showing adjoining structures, streets, and sidewalks
- ☒ Scale drawings of the improvements
- ☐ Detailed drawings of significant decorative or architectural elements
- ☐ Indication of exterior lighting adequate to determine its character and impact on the public and adjoining properties
- ☒ Samples of exterior materials and paint colors to be used

III. For **NEW CONSTRUCTION**, please provide the above attachments in addition to the following:

- ☐ Dimensions, orientation, and acreage of each lot or plot to be built upon
- ☐ Layout of the project and its relation to surrounding structures
- ☐ Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
- ☐ The size, shape, and location of existing and proposed construction on the parcel
- ☐ Location of walls, fences, and railings, and the indication of their height and the materials of their construction





www.lexingtonva.gov

**THIS SECTION TO BE COMPLETED BY STAFF ONLY**

**Application Fee: \$120 – Sign Permit Application Fee: \$60** Amount Paid: \$120

Case Number: HD COA- 2022 - 26

Date Received: 9/14/2022 Received By: Kate Beard

**Staff Review**

☐ Applicant's project would meet all district requirements.

☐ Applicant fails to meet the district requirements.

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Planning and Development Director

\_\_\_\_\_  
Date

**Action by Architectural Review Board**

☐ Approved

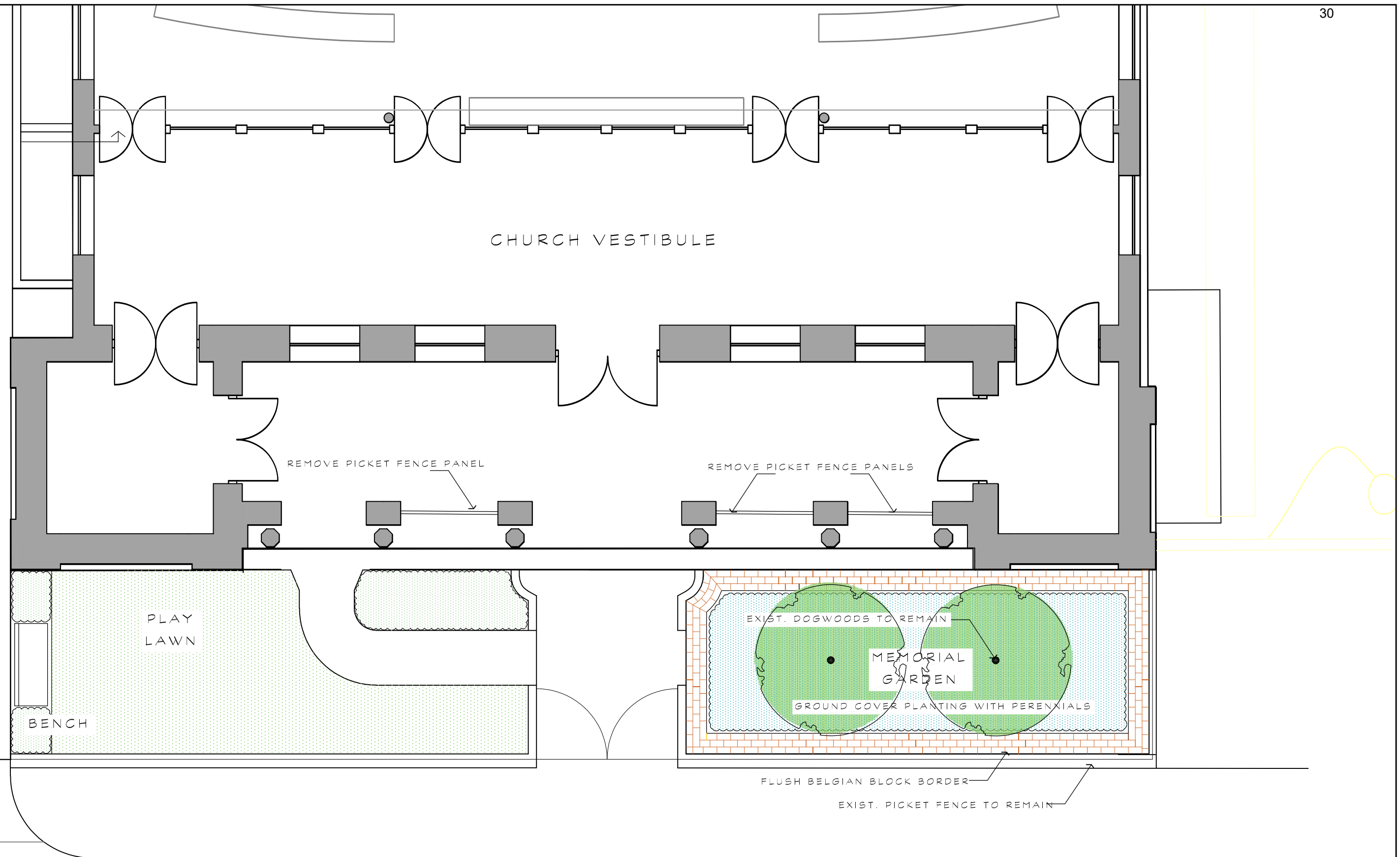
☐ Denied

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Chairperson, Architectural Review Board

\_\_\_\_\_  
Date



Memorial Scatter Garden  
Trinity United Methodist Church

This proposal is for the installation of a Memorial Scatter Garden at Trinity United Methodist Church. Arthur Bartenstein has designed the garden and Walter Garrett is scheduled for the installation.

The plan includes both functional and aesthetic improvement to the outside area at the front, right of the church. The soil level has eroded over time in this area which is causing some water run-off problems near the building. Walter plans to regrade this area and install a flush, three stone wide, Belgium block edging around the garden area which will be under the dogwood trees currently on the site. A picture of the block stone to be used is included in this ARB packet.

In addition to the hardscaping and planting under the trees, the proposal includes the removal of three interior railings on the porch of the church to open up the space. Bringing the soil back up to grade will provide easy stepping off the porch.







<b>Project Name</b>	Gin Hotel Antenna Installation
<b>Property Location</b>	30 South Main Street
<b>Zoning</b>	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
<b>Owner/Applicant</b>	Robert E. Lee Properties, LLC /David Amory, agent for T-Mobile

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### OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) to install a new concealment structure on the roof of the penthouse of the Gin Hotel at 30 South Main Street. The purpose of the structure is to conceal all existing and future T-Mobile telecommunication facilities.

#### *Gin Hotel existing conditions*



The proposed structure would be 13 feet wide, 21 feet deep, and extend 10 feet above the penthouse roof. It would be covered with concealment panels made of a  $\frac{3}{4}$ " to 1" foam material fashioned to mimic the Gin Hotel's existing molding, brick pattern and brick color. There would be an 8 inch gap between the penthouse roof and the bottom of the concealment panels to allow rainwater to escape to the existing roof drains. The applicant states that this gap would not be visible from the public right-of-way as the concealment box would sit back approximately 18 inches from the outside edge of the existing roof molding.

Detailed design drawings, as well as photo simulations of the completed project are included in the application materials.

*Gin Hotel existing conditions*



**ARB Considerations**

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the city's design guidelines.

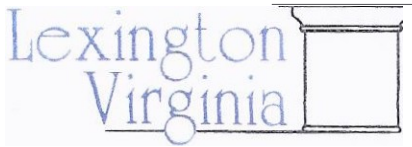
(Applicable sections of the Lexington Design Guidelines are:  
Section IV. F. Site Appurtenances on page IV-8.)

<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

#### **Staff Comment**

Staff finds the proposed improvements meet the zoning criteria.



## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

### Applicant<sup>1</sup>

Name: David Amory, NB+C agent for T-Mobile Phone: 704-517-1980

Company: T-Mobile Northeast LLC Fax: \_\_\_\_\_

Address: 120 Eastshore Drive, Suite 300, Glen Allen, VA 23059 Email: damory@nbcllc.com

Applicant's Signature: David Amory Date: 9/14/2022

### Property Owner

Name: Robert E. Lee Properties, LLC - Ugo Benincasa Phone: 540-460-0375

Address: 30 South Main Street, Lexington, NC 24450 Email: Lee Taylor (attorney for Ugo)  
lee@spencerand taylor.com

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Architect/Designer

Name: John Wood Phone: 919-610-8489

Company: NB+C Fax: \_\_\_\_\_

Address: 120 Eastshore Drive, Suite 300, Glen Allen, VA 23059 Email: jwood@nbcllc.com

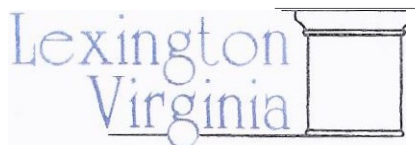
### Administration

Application is hereby made to the Lexington Architectural Review Board for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Historic District in accordance with Chapter 28, Article XVII and Article XVIII of the Lexington City Code.

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.





## Proposal Information<sup>2</sup> (attach list of properties if request includes multiple properties)

Address (or location description): 30 South Main Street, Lexington, NC 24450

Tax Map: 23 1 188

Deed Book and Page #: \_\_\_\_\_

Acreage: .261

Zoning (attach any existing conditions or proffers): \_\_\_\_\_

Property Doing Business As: Hotel

Historical Name of Building: The Gin Hotel

Approximate Age of Building: 1926

Applicant seeking Federal Tax Credit: ☐ Yes ☒ No

**2. Any application deemed incomplete by staff will not be accepted.**

## Alteration Description (complete a City Sign Permit Application for sign alterations)

I. Please check action(s) for which this COA is requested:

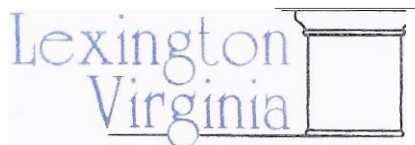
- ☒ Remodeling or renovation of the exterior of a building
- ☐ Total restoration of the exterior of a building
- ☐ Removal of any architectural element
- ☐ Painting of any building exterior
- ☐ Cleaning of wall surfaces or architectural elements
- ☐ Repair of all surfaces or architectural elements
- ☐ Any removal, alternation, repair, or construction of amenities such as fences or walls
- ☐ Demolition of part or all of an existing building
- ☐ Moving a building (complete Part III)
- ☐ Construction of a new building (complete Part III)
- ☐ Construction of any addition to an existing building (complete Part III)

II. For **ALL** projects, please attach the following:

- ☐ Photographs or drawings from the site showing adjoining structures, streets, and sidewalks
- ☐ Scale drawings of the improvements
- ☐ Detailed drawings of significant decorative or architectural elements
- ☐ Indication of exterior lighting adequate to determine its character and impact on the public and adjoining properties
- ☐ Samples of exterior materials and paint colors to be used

III. For **NEW CONSTRUCTION**, please provide the above attachments in addition to the following:

- ☐ Dimensions, orientation, and acreage of each lot or plot to be built upon
- ☐ Layout of the project and its relation to surrounding structures
- ☐ Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
- ☐ The size, shape, and location of existing and proposed construction on the parcel
- ☐ Location of walls, fences, and railings, and the indication of their height and the materials of their construction



## THIS SECTION TO BE COMPLETED BY STAFF ONLY

**Application Fee: \$100 – Sign Permit Application Fee: \$50** Amount Paid: \_\_\_\_\_

Case Number: ARB-COA-\_\_\_\_\_ - \_\_\_\_\_

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

### Staff Review

☐ Applicant's project would meet all district requirements.

☐ Applicant fails to meet the district requirements.

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Planning and Development Director

\_\_\_\_\_

Date

### Action by Architectural Review Board

☐ Approved

☐ Denied

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Chairperson, Architectural Review Board

\_\_\_\_\_

Date



NOTE TO GENERAL CONTRACTOR:  
NO WORK IS TO BE PERFORMED ON THIS SITE WITHOUT REVIEW OF THE APPROVED STRUCTURAL ANALYSIS. IF ANY DISCREPANCIES ARE FOUND, THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING. AT NO TIME WILL ANY ADDITIONAL ANTENNAS BE INSTALLED WITHOUT WRITTEN CONSENT FROM TOWER/BUILDING ENGINEER.



T-MOBILE NORTHEAST LLC

SITE NUMBER: VA74101B

SITE NAME: GIN HOTEL - LEXINGTON

T-MOBILE ANCHOR INSTALLATION, DESIGN 4SEC-67D5A998C 6160

30 S MAIN STREET  
LEXINGTON, VA 24450  
CITY OF LEXINGTON

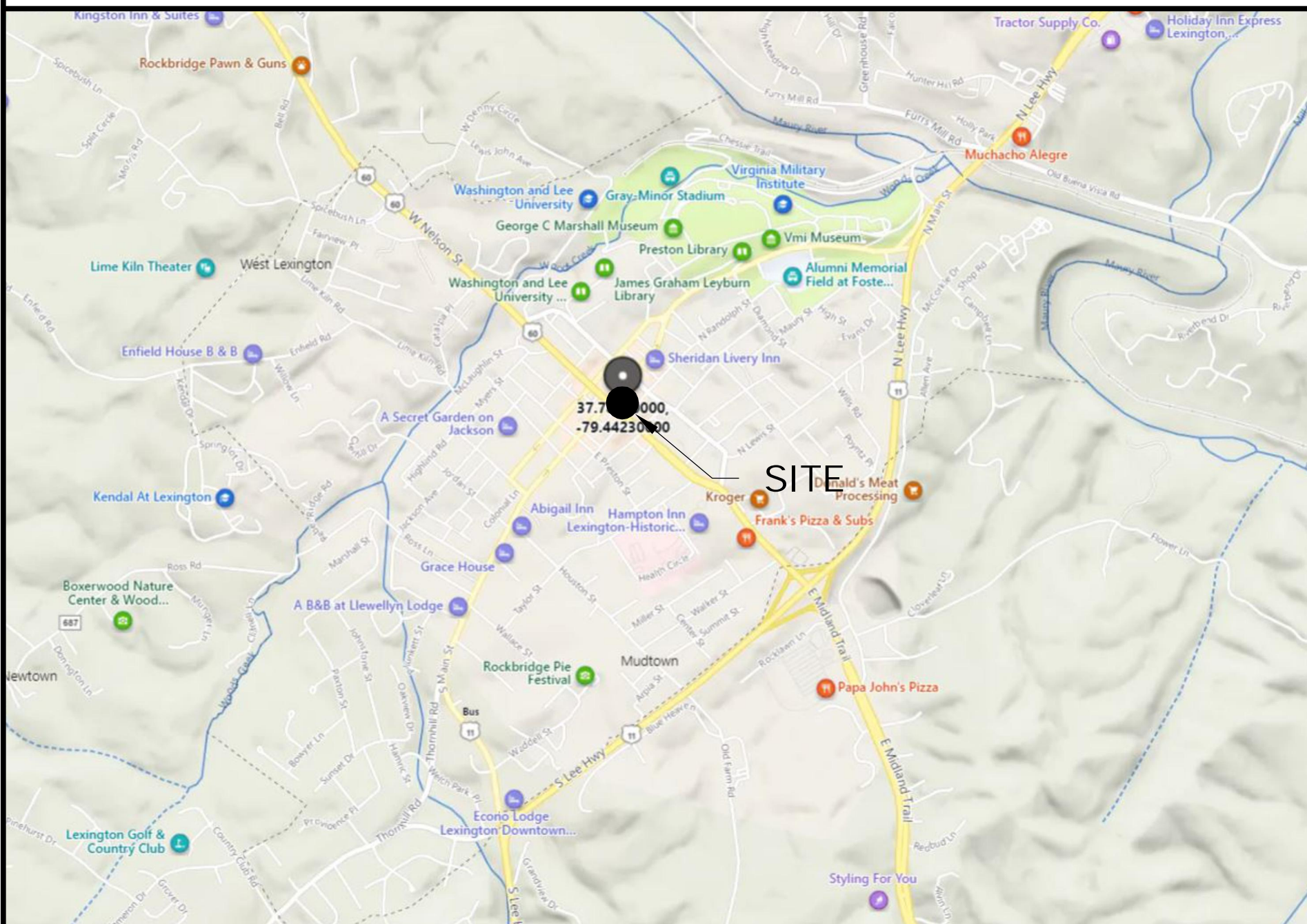
### SITE INFORMATION

LATITUDE (NAD 83): 37.78430000°  
LONGITUDE (NAD 83): -79.44230000°  
  
GROUND ELEVATION: 1054.20 FEET (AMSL)  
  
CONSTRUCTION TYPE: IIB  
USE GROUP: U  
  
TAX ACCOUNT NUMBER: 23 1 188  
  
PARCEL AREA: 0.26± ACRES  
  
PARCEL OWNER: ROBERT E LEE PROPERTIES, LLC  
C/O UGO BENINCASA  
30 S MAIN STREET, PENTHOUSE A  
LEXINGTON, VA 24450  
  
STRUCTURE TYPE: ROOFTOP  
  
STRUCTURE HEIGHT: 80.00'

### PROJECT TEAM

APPLICANT: T-MOBILE NORTHEAST LLC  
324 MADISON MEWS  
NORFOLK, VA 23510  
OFFICE: (757) 453-6907  
FAX: (757) 589-0904  
  
PROJECT MANAGEMENT FIRM: NETWORK BUILDING + CONSULTING, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079  
  
ENGINEERING FIRM: NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079  
jwood@nbcllc.com

### VICINITY MAP



### SCOPE OF WORK

PROJECT CONSISTS OF INSTALLING PROPOSED CONCEALMENT STRUCTURE (4) PROPOSED ANTENNAS, (4) PROPOSED 1-5/8"Ø (6X24) HYBRID CABLES, AND (1) ACCESS LADDER AND LANDING PAD TO AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY.

PROJECT CONSISTS OF REMOVING (8) EXISTING 2.5" SCH. 40 MOUNTING PIPES, ALL EXISTING ANTENNA WALL MOUNTS, EXISTING CABLE TRAY, AND EXISTING ACCESS LADDER FROM AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY

### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2018 BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 NFPA 101, LIFE SAFETY CODE
- 2018 INTERNATIONAL FIRE CODE (IFC)
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 15TH EDITION
- ANSI/TIA-222-H
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELCORDIA GR-1275
- ANSI/T 311
- 2018 VIRGINIA CONSTRUCTION CODE

### DRAWING INDEX

T-1 TITLE SHEET  
GN-1 GENERAL NOTES  
C-1 ROOFTOP PLAN  
C-2 ELEVATION  
A-1 ANTENNA SCHEDULE  
A-2 ANTENNA ORIENTATION PLANS  
A-3 ANTENNA SPECIFICATIONS & DETAILS  
A-4 CONSTRUCTION DETAILS  
A-5 CABLING DETAILS & RF PLUMBING DIAGRAM  
G-1 ELECTRICAL & GROUNDING DETAILS  
GN-1 POST MODIFICATION INSPECTION CHECKLIST  
GN-2 STRUCTURAL NOTES  
ST-1 STUB COLUMN AN DEMOLITION PLAN VIEW  
ST-2 STEEL DUNNAGE PLAN VIEW  
ST-3 CONCEALMENT PLAN VIEW  
ST-4 CONCEALMENT PLAN VIEW  
ST-5 CONCEALMENT DETAILS  
ST-6 CONCEALMENT DETAILS

### APPROVAL BLOCK

PROPERTY OWNER	DATE	<input type="checkbox"/>	APPROVED	<input type="checkbox"/>	APPROVED AS NOTED	<input type="checkbox"/>	DISAPPROVED/REVISE
SITE ACQUISITION	DATE	<input type="checkbox"/>		<input type="checkbox"/>			
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>		<input type="checkbox"/>			
ZONING	DATE	<input type="checkbox"/>		<input type="checkbox"/>			
RF ENGINEER	DATE	<input type="checkbox"/>		<input type="checkbox"/>			

ENGINEERING FIRM



NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

APPLICANT



T-MOBILE NORTHEAST LLC

324 MADISON MEWS  
NORFOLK, VA 23510  
OFFICE: (757) 453-6907  
FAX: (757) 589-0904

SITE INFORMATION

VA74101B  
GIN HOTEL - LEXINGTON  
NB+C PROJECT: 100592  
30 S MAIN STREET  
LEXINGTON, VA 24450  
CITY OF LEXINGTON

DESIGN RECORD

### REVISIONS

REV	DATE	DESCRIPTION	BY
4	09/02/22	REVISED	JQG
3	07/12/22	REVISED	JQG
2	04/22/22	FINAL	JQG
1	02/22/22	FINAL	LTA
0	01/17/22	PRELIMINARY	KG

PROFESSIONAL STAMP



ENGINEER

TRENT T. SNARR, P.E.  
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



ELECTRICAL & GROUNDING NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.
2. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
3. THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATION INCLUDING INCIDENTAL WORK TO PROVIDE COMPLETE OPERATING AND APPROVED ELECTRICAL SYSTEM.
4. GENERAL CONTRACTOR SHALL PAY FEES FOR PERMITS, AND IS RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.
5. ELECTRICAL AND TELCO WIRING AT EXPOSED INDOOR LOCATIONS SHALL BE IN ELECTRICAL METALLIC TUBING OR RIGID NONMETALLIC TUBING (RIGID SCHEDULE 40 PVC OR RIGID SCHEDULE 80 PVC FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) (AS PERMITTED BY CODE).
6. ELECTRICAL AND TELCO WIRING AT CONCEALED INDOOR LOCATIONS SHALL BE IN ELECTRICAL METALLIC TUBING, ELECTRICAL NONMETALLIC TUBING, OR RIGID NONMETALLIC TUBING (RIGID SCHEDULE 40 PVC AS PERMITTED BY CODE).
7. ELECTRICAL AND TELCO WIRING OUTSIDE A BUILDING, ABOVE GRADE AND EXPOSED TO WEATHER SHALL BE IN WATER TIGHT GALVANIZED RIGID STEEL CONDUITS (RGS) AND WHERE REQUIRED IN LIQUID TIGHT FLEXIBLE METAL OR NONMETALLIC CONDUITS.
8. BURIED CONDUIT SHALL BE RIGID NONMETALLIC CONDUIT (RIGID SCHEDULE 40 PVC); DIRECT BURIED IN AREAS OF OCCASIONAL LIGHT TRAFFIC, ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY TRAFFIC.
9. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED INDOORS AND OUTDOORS IN AREAS WHERE VIBRATION OCCURS AND FLEXIBILITY IS NEEDED.
10. ELECTRICAL WIRING SHALL BE COPPER WITH TYPE THHN, THWN-2, OR THIN INSULATION.
11. RUN ELECTRICAL CONDUIT OR CABLE BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE PPC AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE. COORDINATE INSTALLATION WITH UTILITY COMPANY.
12. RUN TELCO CONDUIT OR CABLE BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE TELCO CABINET AND BTS CABINET AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE IN INSTALLED TELCO CONDUIT. PROVIDE GREENLEE CONDUIT MEASURING TAPE AT EACH END.
13. ALL EQUIPMENT LOCATED OUTSIDE SHALL HAVE NEMA 3R ENCLOSURE.
14. GROUNDING SHALL COMPLY WITH NEC ART. 250. ADDITIONALLY, GROUNDING, BONDING AND LIGHTING PROTECTION SHALL BE DONE IN ACCORDANCE WITH T-MOBILE CELL SITE GROUNDING STANDARDS.
15. GROUND CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURERS CABLE GROUNDING KITS SUPPLIED BY PROJECT OWNER.
16. INSTALL #2 AWG GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 BARE TINNED COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
17. ALL POWER AND GROUND CONNECTIONS TO BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY HARGER (OR APPROVED EQUAL) RATED FOR OPERATION AT NO LESS THAN 75°C OR CADWELD EXOTHERMIC WELD. DO NOT ALLOW BARE COPPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.
18. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLE. ALWAYS MAKE AT LEAST 12" RADIUS BENDS. #6 WIRE CAN BE BENT AT 6" RADIUS WHEN NECESSARY. BOND ANY METAL OBJECTS WITHIN 6 FEET OF PROJECT OWNER EQUIPMENT OR CABINET TO MASTER GROUND BAR OR GROUNDING RING.
19. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS. APPLY OXIDE INHIBITING COMPOUND TO ALL LOCATIONS.
20. APPLY OXIDE INHIBITING COMPOUND TO ALL MECHANICAL GROUND CONNECTIONS.
21. CONTRACTOR SHALL PROVIDE AND INSTALL OMNI DIRECTIONAL ELECTRONIC MARKER SYSTEM (EMS) BALLS OVER EACH GROUND ROD AND BONDING POINT BETWEEN EXISTING TOWER/ MONOPOLE GROUNDING RING AND EQUIPMENT GROUNDING RING.
22. CONTRACTOR SHALL TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION. 5 OHMS MINIMUM RESISTANCE REQUIRED.
23. CONTRACTOR SHALL CONDUCT ANTENNA, CABLE, AND LNA RETURN-LOSS AND DISTANCE-TO-FAULT MEASUREMENTS (SWEEP TESTS) AND RECORD RESULTS FOR PROJECT CLOSE OUT.
24. THE T-MOBILE ELECTRICAL EQUIPMENT INCLUDING PANEL, SWITCH GEAR AND DISCONNECT ARE TO BE LABELED WITH ENGRAVED BAKELITE LABELS.

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
9. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
10. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
11. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
12. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
13. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
14. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
15. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
16. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
17. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
18. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.

STRUCTURAL NOTES

1. THE STRUCTURAL STEEL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ANCHOR BOLT LOCATIONS, ELEVATION OF TOP OF CONCRETE AND BEARING PLATES, ALIGNMENT ETC. PRIOR TO START OF STEEL ERECTION.
2. THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS SHALL GOVERN:

A. AISC - "ALLOWABLE STRESS DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".

B. AISC - "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".

C. AWS - "D1.1 STRUCTURAL WELDING CODE - STEEL".
3. MATERIAL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

STRUCTURAL WIDE FLANGE & M SHAPES

A992 OR A572

FY = 50KSI

OTHER STRUCTURAL SHAPES AND PLATES

A36, FY = 36 KSI

A500, GRADE B

FY = 46 KSI

HIGH STRENGTH BOLTS

A325

A354, GRADE BC

A325 OR A354 BC

SCH 40 PIPE
4. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70XX ELECTRODES. UNLESS OTHERWISE NOTED PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS PER AISC REQUIREMENTS.
5. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED. ALL HOLES IN BEARING PLATES SHALL BE DRILLED.
6. ALL STEEL TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123.
7. EPOXY ANCHORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. ALL BOLTS SHALL BE TIGHTENED USING TURN-OF-THE-NUT METHOD PER AISC SPECIFICATIONS USING STANDARD HOLES.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND FIT PRIOR TO FABRICATION.

ENGINEERING FIRM

NB+C

TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

APPLICANT

T-Mobile

T-MOBILE NORTHEAST LLC

324 MADISON MEWS  
NORFOLK, VA 23510  
OFFICE: (757) 453-6907  
FAX: (757) 589-0904

SITE INFORMATION

VA74101B

GIN HOTEL - LEXINGTON

NB+C PROJECT: 100592

30 S MAIN STREET

LEXINGTON, VA 24450

CITY OF LEXINGTON

DESIGN RECORD

REVISIONS				
4	09/02/22	REVISED	JOG	
3	07/12/22	REVISED	JOG	
2	04/22/22	FINAL	JOG	
1	02/22/22	FINAL	LTA	
0	01/17/22	PRELIMINARY	KG	
REV	DATE	DESCRIPTION	BY	

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA

TRENT T. SNARR

Lic. No. 049978

DATE 09/02/22

PROFESSIONAL ENGINEER

ENGINEER

TRENT T. SNARR, P.E.

VA PROFESSIONAL ENGINEER LIC. #49978

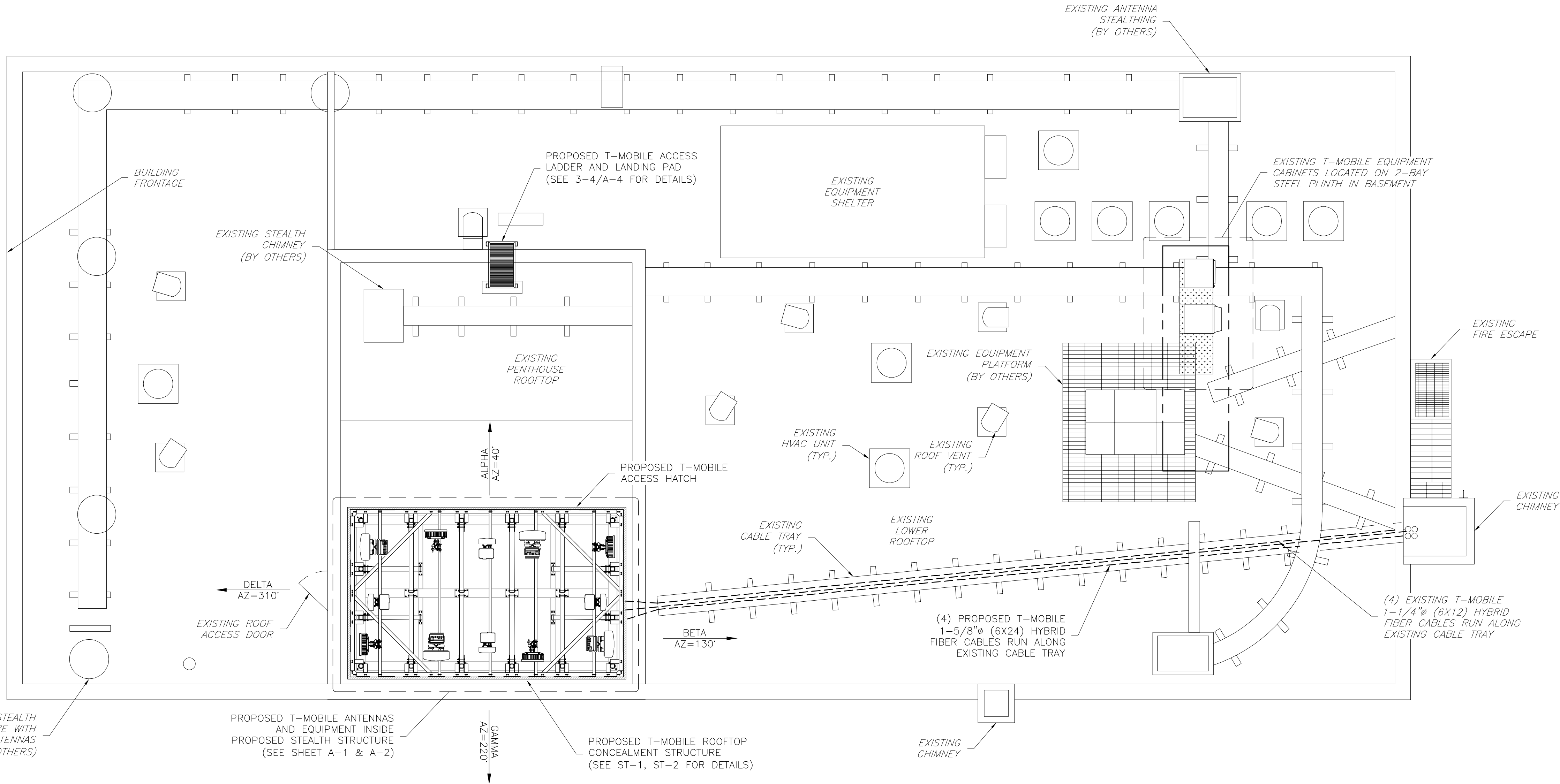
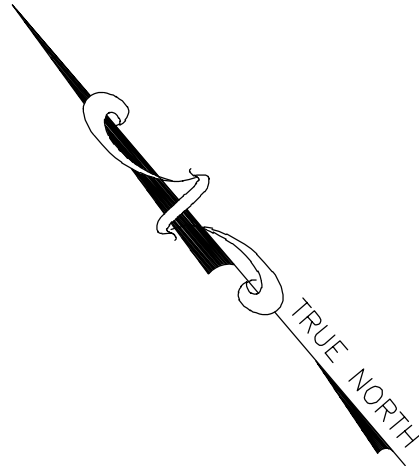
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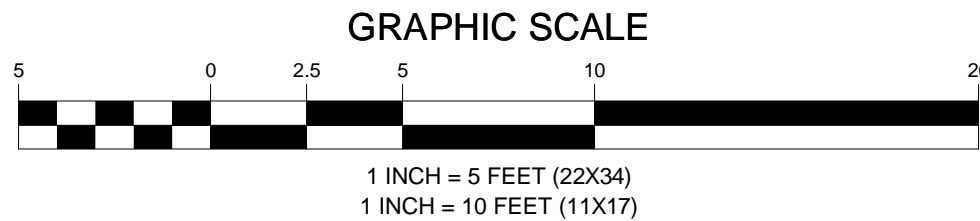
NOTES

SHEET NUMBER

GN-1



1 ROOFTOP PLAN  
C-1  
SCALE: 1" = 5' (22X34)  
SCALE: 1" = 10' (11X17)



ENGINEERING FIRM

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PROFESSIONAL STAMP



ENGINEER

TRENT T. SNARR, P.E.  
VA PROFESSIONAL ENGINEER LIC. #49978

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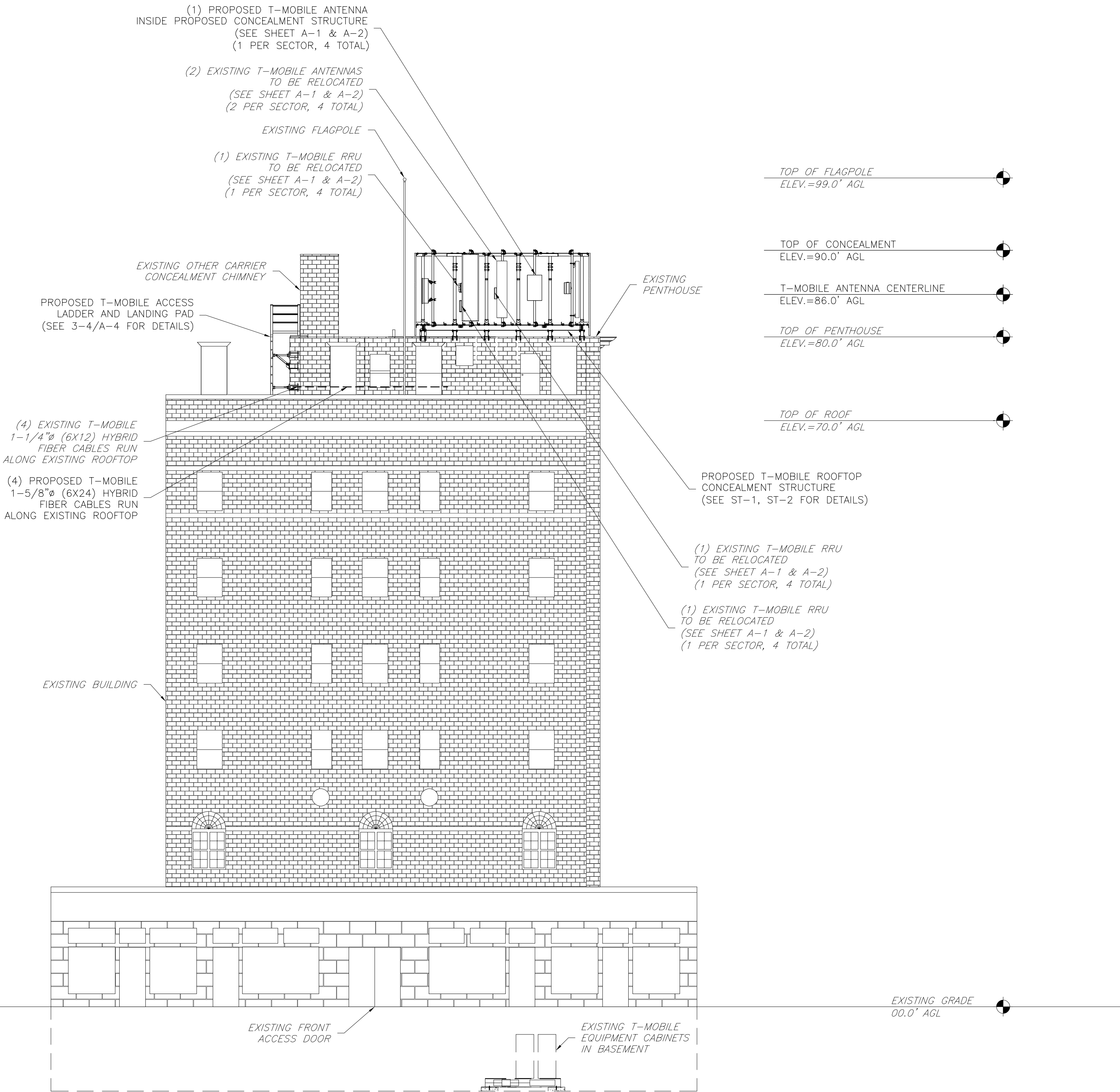
ROOFTOP  
PLAN

SHEET NUMBER

C-1



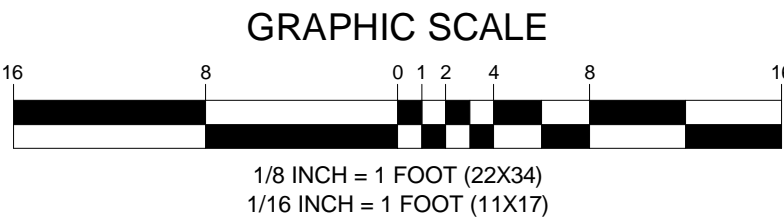
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GENERAL ANTENNA NOTES

1. ALL ANTENNAS TO BE FURNISHED WITH DOWNTILT BRACKETS. CONTRACTOR IS TO COORDINATE AND VERIFY THE PROPOSED DOWNTILTS WITH T-MOBILE MANAGER PRIOR TO CONSTRUCTION.
2. ANTENNA CENTERLINE HEIGHT IS IN REFERENCE TO ELEVATION 0.0'. (EXISTING GRADE)
3. CHECK WITH RF ENGINEER FOR LATEST ANTENNA TYPE & AZIMUTH.
4. CONTRACTOR SHALL VERIFY ANTENNA TYPE AND AZIMUTH WITH CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
5. ALL CABLE LENGTHS ARE ESTIMATED AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
6. COLOR TAPE MARKINGS MUST BE 3/4" WIDE AND UV RESISTANT, SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE.
7. CONTRACTOR SHALL COORDINATE COLOR CODINGS IN THE FIELD WITH T-MOBILE REPRESENTATIVE.
8. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL & MOUNT ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES. THE OWNER'S AGENT SHALL FURNISH A CERTIFICATION LETTER SEALED BY A REGISTERED PROFESSIONAL ENGINEER STATING THAT THIS STRUCTURAL ANALYSIS WAS PREPARED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

1 ELEVATION  
C-2  
SCALE: 1/8" = 1' (22X34)  
SCALE: 1/16" = 1' (11X17)



ENGINEERING FIRM

**NB+C**  
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.  
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GLEN ALLEN, VA 23059  
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APPLICANT

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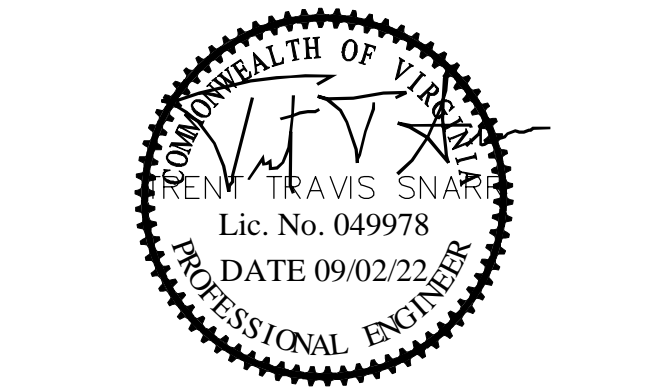
SITE INFORMATION

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GIN HOTEL - LEXINGTON  
NB+C PROJECT: 100592  
30 S MAIN STREET  
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PROFESSIONAL STAMP



ENGINEER

TRENT T. SNARR, P.E.  
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

ELEVATION

SHEET NUMBER

C-2



STRUCTURAL NOTES

STRUCTURAL DESIGN CRITERIA:

STRUCTURAL DESIGN IS BASED ON THE 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ASCE 7-16.

LOCATION: CITY OF LEXINGTON, VA

CONSTRUCTION MATERIAL SELF WEIGHT PER ASCE 7-16

ROOF DEAD LOAD ALLOWANCE: 5 PSF  
ROOF LIVE LOAD: 20 PSF  
GROUND SNOW LOAD: 30 PSF  
ULTIMATE WIND SPEED: 109 MPH  
OCCUPANCY CATEGORY: II  
EXPOSURE CATEGORY: B  
TOPOGRAPHIC CATEGORY: 1

1. THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS SHALL GOVERN:  
A. AISC - "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".  
B. AISC - "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".  
C. AWS - "D1.1 STRUCTURAL WELDING CODE - STEEL".

2. MATERIAL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

STRUCTURAL WIDE FLANGE & M SHAPES	A992 OR A572, Fy = 50KSI
OTHER STRUCTURAL SHAPES AND PLATES	A36, Fy = 36 KSI
STRUCTURAL TUBING	A500 GRADE C, Fy = 46KSI (ROUND), 50KSI (RECTANGULAR)
HIGH STRENGTH BOLTS	A325
THREADED RODS	A354, GRADE BC
ANCHOR BOLTS	A325 OR A354 BC
PIPE MOUNT PIPE	A53 Gr. B, Fy=35 KSI

3. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70XX ELECTRODES. UNLESS OTHERWISE NOTED PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS PER AISC REQUIREMENTS.

4. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED. ALL HOLES IN BEARING PLATES SHALL BE DRILLED.

5. ALL STEEL TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123.

6. EPOXY ANCHORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, SEE ADDITIONAL NOTES BELOW.

7. ALL BOLTS SHALL BE TIGHTENED USING TURN-OF-THE-NUT METHOD PER AISC SPECIFICATIONS USING STANDARD HOLES.

8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND FIT PRIOR TO FABRICATION.

9. THE FABRICATOR SHALL FURNISH CHECKED SHOP AND ERECTION DRAWINGS TO THE ENGINEER, AND OBTAIN APPROVAL PRIOR TO FABRICATING ANY STRUCTURAL STEEL. SHOP DRAWINGS SHALL CONFORM TO AISC "DETAILING FOR STEEL CONSTRUCTION".

10. THE STRUCTURAL STEEL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ANCHOR BOLT LOCATIONS, ELEVATION OF TOP OF CONCRETE AND BEARING PLATES, ALIGNMENT, ETC., PRIOR TO START OF STEEL ERECTION.

FRP STRUCTURAL MEMBERS

1. FRP STRUCTURAL SHAPES SHALL BE BEDFORD FRP SERIES 1525, MANUFACTURED USING THE PULTRUSION PROCESS.
2. IF PREFABRICATED MEMBERS DO NOT ASSEMBLE PER PLAN, CONTACT ENGINEER BEFORE CUTTING OR ALTERING FABRICATED MEMBERS.
3. FRP STRUCTURAL MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.
4. THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.
5. FRP BOLTS SHOULD BE TIGHTENED 1/2 TURN PAST SNUG AND LOCKED WITH EPOXY.

EPOXY ADHESIVE ANCHOR NOTES:

1. THE EXISTING BUILDING WALLS ARE ASSUMED TO BE LOAD BEARING MASONRY OR CONCRETE FOR THE PURPOSES OF ANCHOR DESIGN. THE CONTRACTOR SHALL VERIFY THE EXISTING WALL CONSTRUCTION PRIOR TO BEGINNING WORK AND SHALL NOTIFY THE ENGINEER IN WRITING IF DIFFERENT FIELD CONDITIONS ARE ENCOUNTERED.
2. HILTI ADHESIVE IS THE BASIS OF DESIGN.
3. CONTRACTOR SHALL REFER TO ALL MANUFACTURER'S INSTRUCTIONS FOR PROPER ANCHOR INSTALLATION AS SPECIFIED IN THIS DRAWING SET.
4. THE PROPOSED ANCHORS SHALL BE SPACED AS SHOWN ON SHEET ST-5. NOTIFY ENGINEER IN WRITING PRIOR TO BEGINNING WORK, IF THIS MINIMUM SPECIFIED ANCHOR SPACING CANNOT BE ACHIEVED.
5. WHEN INSTALLING ANCHORS IN EXISTING MASONRY OR CONCRETE, EXERCISE CAUTION AND AVOID CUTTING OR DAMAGING THE EXISTING REINFORCEMENT.
6. PROPOSED HILTI ANCHORS SHALL BE INSTALLED AT THE CENTER OF EXISTING BRICK UNITS WHERE APPLICABLE

JOB SITE SAFETY & NOTES:

1. NEITHER THE PROFESSIONAL ACTIVITIES OF NB+C ENGINEERING SERVICES, LLC NOR THE PRESENCE OF NB+C ENGINEERING SERVICES, LLC OR EMPLOYEES AND SUB-CONSULTANT AT THE CONSTRUCTION SITE, SHALL BELIEVE THE GENERAL CONTRACTOR AND OR SUBCONTRACTORS AND ANY OTHER ENTITY OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THE GENERAL CONTRACTOR AND OR SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY, AND WARRANTS THAT THIS INTENT IS EVIDENT BY ACCEPTING THIS WORK.

SURFACE PREPARATION:

1. PREPARE SURFACE TO BE WELDED BY REMOVING PAINT OR GALVANIZATION TO BARE METAL USING POWER WIRE BRUSHING IN ACCORDANCE WITH SSPC-SP11, (STEEL STRUCTURES PAINTING COUNCIL). FOLLOWING POWER WIRE BRUSHING CONTRACTOR SHALL POLISH METAL SURFACE WITH HIGH SPEED GRINDER WITH 400+ GRIT SANDPAPER.
2. AFTER NEW STEEL INSTALLATION CONTRACTOR TO BRUSH PAINT (2) COATS OF ZRC OR ZINGA COLD GALVANIZATION COMPOUND PER MANUFACTURER'S SPECIFICATIONS.

WELDING NOTES:

1. ALL WELDING TO THE EXISTING TOWER SHALL BE PERFORMED BY CERTIFIED WELDERS UTILIZING PROCEDURES QUALIFIED IN ACCORDANCE WITH AWS D1.1 AND AWS C5.4.
2. CONTRACTOR SHALL COMPLY WITH AWS D1.1 FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS AND FOR METHODS USED IN CORRECTING WELDING. ALL WELDERS AND WELDING PROCESSES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURES". CONTRACTOR SHALL SUBMIT CERTIFICATION OF WELDERS TO THE PMI INSPECTOR PRIOR TO COMMENCEMENT OF THE WORK.
3. CONTRACTOR RESPONSIBLE FOR TEMPORARY HEAT SHIELDING AS REQUIRED DURING WELDING.
4. CONTRACTOR RESPONSIBLE FOR VIEWING EXISTING TOWER FOR LOOSE AND FLAMMABLE MATERIAL PRIOR TO WELDING.
5. ALL WELDS TO BE VISUALLY INSPECTED BY A CERTIFIED WELD INSPECTOR PER AWS D1.1.

FABRICATION NOTES:

1. ALL DIMENSIONS ARE PRELIMINARY UNTIL FIELD VERIFIED BY CONTRACTOR. ANY CHANGES MUST BE APPROVED BY ENGINEER OF RECORD IN WRITING PRIOR TO FABRICATION AND INSTALLATION.
2. NEW STEEL MEMBERS MUST HAVE SINGLE DRILLED HOLES. SLOTTED AND DOUBLE DRILLED HOLES ARE NOT ACCEPTABLE MEANS OF FABRICATION.

SPECIAL INSPECTION NOTES:

1. ALL WORK SHOWN IS SUBJECT TO THE SPECIAL INSPECTION REQUIREMENTS OF CHAPTER 17 OF THE 2018 VIRGINIA CONSTRUCTION CODE.

POST INSTALLED ANCHORS:

1. EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI, INC. CONTACT HILTI AT (800) 879-8000 FOR PRODUCT RELATED QUESTIONS. (1) HAS-V-36 (ASTM F1554 GR. 36) THREADED RODS WITH HILTI-HY 200-R V3 ADHESIVE, AND SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS PER ICC ESR-4868.
2. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS THAT HAVE BEEN SEALED BY ANOTHER LICENSED ENGINEER DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF MEETING THE PERFORMANCE OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE, INSTALLATION TEMPERATURE, MOISTURE CONDITION OF CONCRETE, AND DRILLING METHODS.
3. INSTALL ANCHORS PER THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.
4. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL ANCHOR PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF ANCHOR INSTALLATION.
5. ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.
6. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS BY HILTI PS 1000 OR OTHER GPR, X-RAY, CHIPPING OR OTHER APPROVED MEANS

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
9. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
10. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
11. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
12. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

ENGINEERING FIRM



APPLICANT



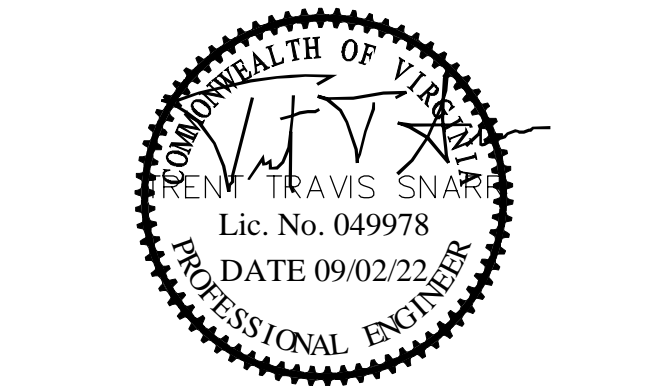
SITE INFORMATION

VA74101B  
GIN HOTEL - LEXINGTON  
NB+C PROJECT: 100592  
30 S MAIN STREET  
LEXINGTON, VA 24450  
CITY OF LEXINGTON

DESIGN RECORD

REVISIONS			
4	09/02/22	REVISED	JQG
3	07/12/22	REVISED	JQG
2	04/22/22	FINAL	JQG
1	02/22/22	FINAL	LTA
0	01/17/22	PRELIMINARY	KG
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP



ENGINEER

TRENT T. SNARR, P.E.  
VA PROFESSIONAL ENGINEER LIC. #49978

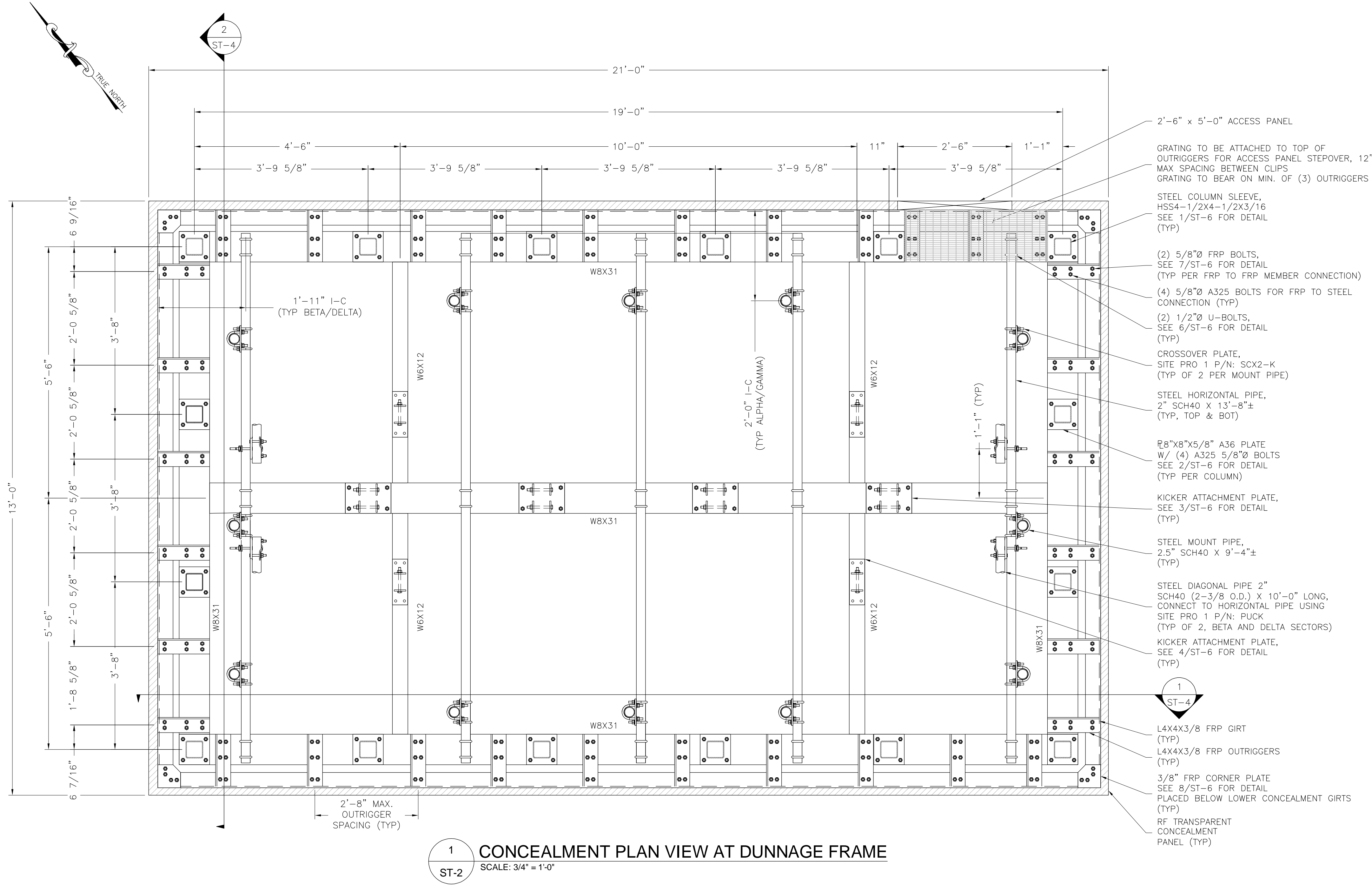
SHEET TITLE

STRUCTURAL  
NOTES

SHEET NUMBER

GN-2





ENGINEERING FIRM

**NB+C**  
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

APPLICANT

**T-Mobile**  
T-MOBILE NORTHEAST LLC

324 MADISON MEWS  
NORFOLK, VA 23510  
OFFICE: (757) 453-6907  
FAX: (757) 589-0904

SITE INFORMATION

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GIN HOTEL - LEXINGTON  
NB+C PROJECT: 100592  
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PROFESSIONAL STAMP



ENGINEER

TRENT T. SNARR, P.E.  
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

STEEL DUNNAGE  
PLAN VIEW

SHEET NUMBER

ST-2

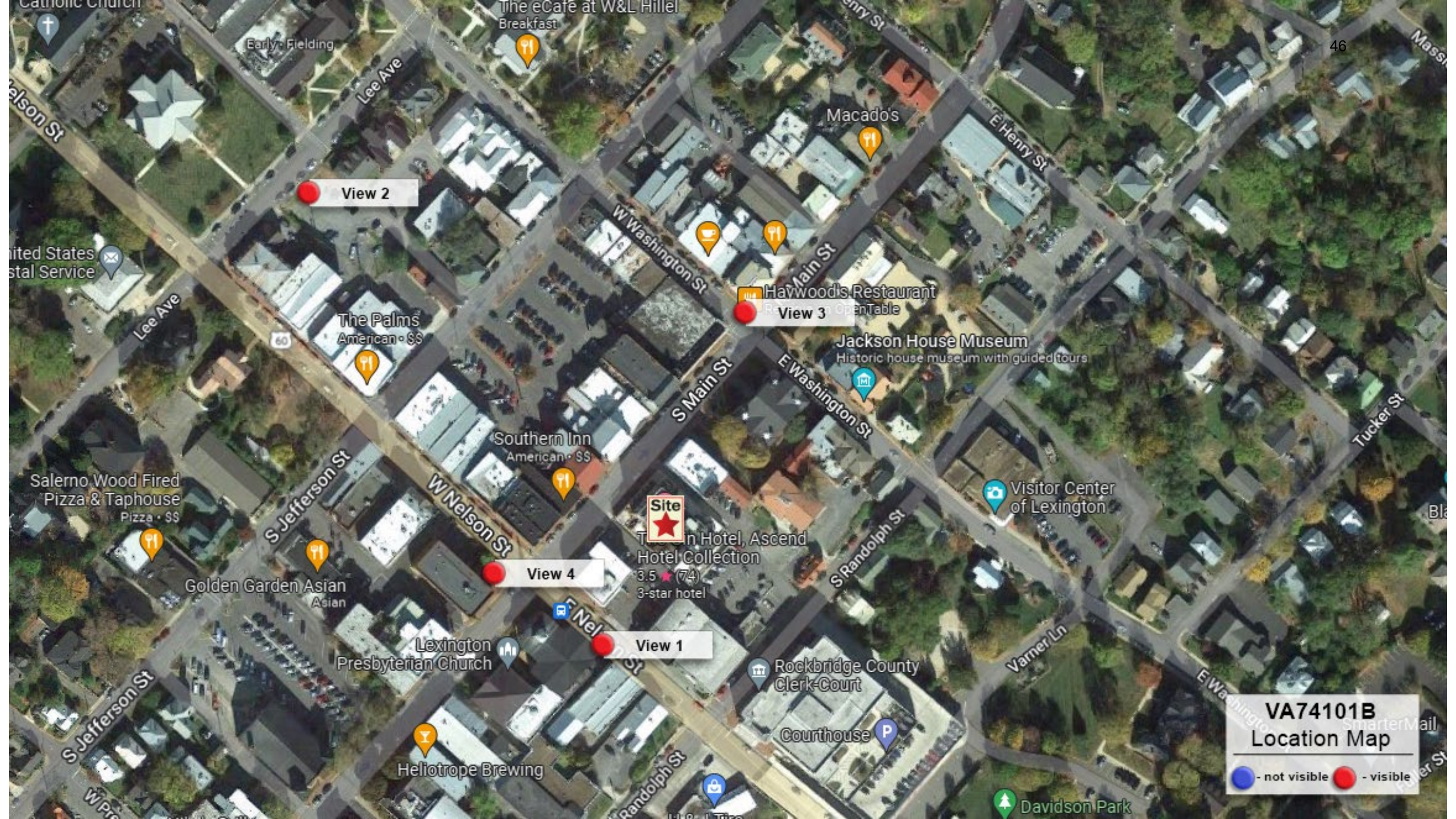


Proposed Antenna Modification

Photo Simulations

The Gin Hotel





46

View 2

View 3

View 4

View 1



Hotel, Ascend  
Hotel Collection  
3.5 (74)  
3-star hotel

VA74101B  
Location Map

● - not visible ● - visible





**Site Name: VA74101B**  
Wireless Communication Facility  
30 S Main Street  
Lexington, VA 24450

*Photograph Information:*  
View 1-E Nelson Street  
View from the Southwest  
**Showing the Existing Site**

**NBC**  
TOTALLY COMMITTED.





**Site Name: VA74101B**  
Wireless Communication Facility  
30 S Main Street  
Lexington, VA 24450

*Photograph Information:*  
View 1-E Nelson Street  
View from the Southwest  
**Showing the Proposed Site**

**NBC**  
TOTALLY COMMITTED.





**Site Name: VA74101B**  
Wireless Communication Facility  
30 S Main Street  
Lexington, VA 24450

*Photograph Information:*  
View 2-Lee Avenue-Parking Lot  
View from the Northwest  
**Showing the Existing Site**

**NBC**  
TOTALLY COMMITTED.





**Site Name: VA74101B**  
Wireless Communication Facility  
30 S Main Street  
Lexington, VA 24450

*Photograph Information:*  
View 2-Lee Avenue-Parking Lot  
View from the Northwest  
**Showing the Proposed Site**

**NBC**  
TOTALLY COMMITTED.





**Site Name: VA74101B**  
Wireless Communication Facility  
30 S Main Street  
Lexington, VA 24450

*Photograph Information:*  
View 3-W Washington Street &  
N Main Street  
View from the Northeast  
**Showing the Existing Site**

**NB+C**  
TOTALLY COMMITTED.



**Site Name: VA74101B**

Wireless Communication Facility  
30 S Main Street  
Lexington, VA 24450

**Photograph Information:**

View 3-W Washington Street &  
N Main Street  
View from the Northeast  
**Showing the Proposed Site**

**NB+C**<sup>TM</sup>  
TOTALLY COMMITTED.





**Site Name: VA74101B**  
Wireless Communication Facility  
30 S Main Street  
Lexington, VA 24450

*Photograph Information:*  
View 4-W Nelson Street &  
S Main Street  
View from the Southwest  
**Showing the Existing Site**

**NBC**  
TOTALLY COMMITTED.





**Site Name: VA74101B**  
Wireless Communication Facility  
30 S Main Street  
Lexington, VA 24450

*Photograph Information:*  
View 4-W Nelson Street &  
S Main Street  
View from the Southwest  
**Showing the Proposed Site**

**NBC**  
TOTALLY COMMITTED.



<b>Project Name</b>	New signage for The Tobacco Bank
<b>Property Location</b>	158 South Main Street
<b>Zoning</b>	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
<b>Owner/Applicant</b>	Taylor Woody, Jr. / Mohammed Melhi

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### OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new signage for The Tobacco Bank business at 158 South Main Street. The applicant is requesting a new projecting sign and three new wall signs.

#### *158 S. Main Street existing conditions*



The projecting sign will be 47" x 19" x 19mm and made of double-sided, expanded PVC with vinyl decals applied to both sides and painted, sealed edges. It will be hung from the existing bracket and will not be illuminated. The wall signs will consist of 2.5" tall, vinyl lettering to be applied to three, framed areas above the entry door. The lettering will be metallic gold with a black outline and will spell out the words *Vape/ Delta, Cigars* and *CBD*, which will be 16", 10" and 7" wide. Additional sign details are included in the application materials.



### **ARB Considerations**

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the City's Design Guidelines.

(Applicable sections of the Lexington Design Guidelines are:

Section IX.A & B Guidelines for Signs. on page IX-1)

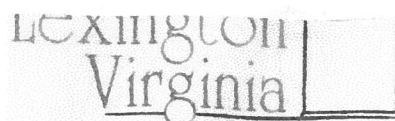
<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-151, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

### **Staff Comment**

Staff finds the proposed improvements meet the zoning criteria.



www.lexingtonva.gov

Planning & Development Department

300 East Washington Street

Lexington, Virginia 24450

Phone: (540) 462-3704 Fax: (540) 463-5310

## SIGN PERMIT APPLICATION

### Applicant<sup>1</sup>

Name: Mohammed Melhi Phone: 540 688 7495  
 Company: The Tobacco Bank Fax: \_\_\_\_\_  
 Address: 158 S Main St Email: kiki.tobacco@gmail.com  
 Applicant's Signature: [Signature] Date: 09-22-2022

### Property Owner

Name: Taylor Woody Jr Phone: 817-5981  
 Address: Woody Building Email: tgwoody2@gmail.com  
 Owner's Signature: Tay Woody Date: 9-22-22

### Sign Contractor

Name: Donelle DeWitt Phone: 540-460-2045  
 Company: DDG&T, LLC Fax: \_\_\_\_\_  
 Address: 94 Little House Ln., Lex Email: donelle888@mac.com

### Proposal Information<sup>2</sup>

Address (or location description): \_\_\_\_\_

Tax Map: \_\_\_\_\_ Deed Book and Page #: \_\_\_\_\_

Acreage: \_\_\_\_\_ Zoning (attach any existing conditions or proffers): \_\_\_\_\_

Property Doing Business As: The Tobacco Bank

Overlay District:

- ☒ Historic (requires Architectural Review Board review and approval)  
☐ Entrance Corridor (requires Planning Commission review and approval)  
☐ None (requires Planning and Development Department review and approval only)

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.
2. Any application deemed incomplete by staff will not be accepted.



www.lexingtonva.gov

**Planning & Development Department**

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

Phone: (540) 462-3704 Fax: (540) 463-5310

## Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	<u>Projecting/Suspended</u>	<u>6.2<sup>sq</sup></u>	<u>47"</u>	<u>19"</u>
Sign 2	<u>Applied Vinyl</u>	<u>.116<sup>sq</sup>/.3<sup>sq</sup>/.09<sup>sq</sup></u>	<u>9"/17.3"/5"</u>	<u>2.5"</u>
Sign 3	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

Street Frontage (width) of business space in feet 94'

Street Frontage (width) of building in feet                     

Are other signs currently displayed on the same building? ☒ Yes ☐ No

If "Yes", please provide the size of each existing building sign that is to remain.

Width 20" Height 30" Habitat  
 Width 20"/12" Height 22"/36" RASS proj/wall mount

If a projecting sign, clearance from sidewalk: >8' feet

What materials will be used? #1: PVC w/vinyl decals, sealed, painted edges. #2: Metallic Gold w/black edges

Will the sign be illuminated? ☐ Yes ☒ No

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
- Lettering style and size
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples
- Style of bracket, stand, and/or awning



**Colors:**

white, black, variations of grey,  
metallic gold vinyl applied to  
19mm expanded PVC

**Colors:**

black, metallic gold vinyl applied  
directly to painted surface above door

**Prepared by**

**Donelle DeWitt**  
Graphic Arts &  
Illustration, LLC  
A Local Professional  
Design Studio

*Logo Design, Desktop Publishing,  
Signs, Banners & more*

**Cell: 540-460-2045**  
**donelle888@mac.com**

<b>Project Name</b>	New signage for Healing Therapies & BodyWorks
<b>Property Location</b>	116 North Main Street
<b>Zoning</b>	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
<b>Owner/Applicant</b>	Investment LLC / Cassandra Knick

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### OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign and window sign for Healing Therapies & BodyWorks at 116 North Main Street.

#### *116 N. Main Street existing conditions*



The projecting sign will be 30.5" x 42" x 19mm and made of double-sided, expanded PVC with vinyl digital decals and UV sealant applied to both sides and painted edges. It will be hung from the existing bracket and will not be illuminated. It will feature white and black lettering on a blue grey (PMS4529) and green grey (PMS 624) background. The window sign will be a 25" x 34.4" adhesive-backed vinyl window graphic to be applied to the center window. It will feature white lettering and a blue grey (PMS4529) and green grey (PMS 624) graphic on a transparent background. Additional sign details are included in the application materials.





### **ARB Considerations**

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the City's Design Guidelines.  
(Applicable sections of the Lexington Design Guidelines are:  
Section IX.A & B Guidelines for Signs. on page IX-1)

<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-151, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

**Staff Comment**

Staff finds the proposed improvements meet the zoning criteria.



## SIGN PERMIT APPLICATION

### Applicant<sup>1</sup>

Name: Cassandra Knick Phone: 540-460-1559  
Company: Healing Therapies & Bodyworks  
Address: 116 N main st Lexington Email: cknick.sts@gmail.com  
Applicant's Signature: CKnick Date: 9/21/22

### Property Owner

Name: Jay Landman Investment LLC Phone: 540-460-9706  
Address: 620 Galloping Path NB 24578 Email: iamlaura58@gmail.com  
Owner's Signature: Laura W. Bennett, Prop. Mgr. Date: 9-21-22

### Sign Contractor

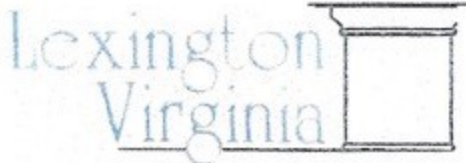
Name: Donelle DeWitt Phone: 540-460-2045  
Company: DDGA & I, LLC Fax: \_\_\_\_\_  
Address: 94 Little House Ln., Lex Email: donelle888@mac.com

### Proposal Information<sup>2</sup>

Address (or location description): \_\_\_\_\_  
Tax Map: \_\_\_\_\_ Deed Book and Page #: \_\_\_\_\_  
Acreage: \_\_\_\_\_ Zoning (attach any existing conditions or proffers): \_\_\_\_\_  
Property Doing Business As: Healing Therapies  
Overlay District:

- ☒ Historic (requires Architectural Review Board review and approval)  
☐ Entrance Corridor (requires Planning Commission review and approval)  
☐ None (requires Planning and Development Department review and approval only)

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.
2. Any application deemed incomplete by staff will not be accepted.



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**Planning & Development Department**

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

Phone: (540) 462-3704 Fax: (540) 463-5310

## Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	<u>projecting</u>	<u>8.8<sup>sq</sup></u>	<u>30.5"</u>	<u>42"</u>
Sign 2	<u>window vinyl</u>	<u>6<sup>sq</sup></u>	<u>25"</u>	<u>34.4"</u>
Sign 3	_____	_____	_____	_____

Street Frontage (width) of business space in feet 85'

Street Frontage (width) of building in feet \_\_\_\_\_

140.4<sup>sq</sup>  
of glass

Are other signs currently displayed on the same building? ☒ Yes ☐ No

If "Yes", please provide the size of each existing building sign that is to remain.

Next Level Width 26"/24"

Height 26"/28"

under overhang,  
mostly hidden from view

JDSolar Width 26"/17.5"

Height 26"/49"

(proj/window)

If a projecting sign, clearance from sidewalk: =/ > 8' feet

What materials will be used? Expanded PVC, Digital Decals, Vinyl, Painted and sealed edges,

adhesive-backed vinyl for display window

Will the sign be illuminated? ☐ Yes ☒ No

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
- Lettering style and size
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples
- Style of bracket, stand, and/or awning



Prepared by



**Donelle DeWitt**  
**Graphic Arts &**  
**Illustration, LLC**  
 A Local Professional  
 Design Studio

*Logo Design, Desktop Publishing,*  
*Signs, Banners & more*

**Cell: 540-460-2045**  
**donelle888@mac.com**

**Colors:**

white, black.

PMS 4529

(blue grey),

PMS 624

(green grey)

and gradients

between

42"

25"

34.4"

Existing Armature

