



County of Fairfax, Virginia

MEMORANDUM

DATE: October 7, 2008

TO: David Marshall, Chief
Facilities Planning Branch, Planning Division, DPZ

FROM: Kevin Guinaw, Chief *K. Guinaw*
Special Projects/Applications Management Branch, Zoning Evaluation Division, DPZ

SUBJECT: Proposed Sprint Nextel Telecommunications Facility at 4035 Ridge Top Road;
Tax Map 56-2 ((1)) 36; 2232 Application FSA-S03-3-1

This is in response to a request for a determination as to whether the telecommunications facility proposed by Sprint Nextel at 4035 Ridge Top Road would be in substantial conformance with the proffers accepted by the Board of Supervisors in conjunction with the approval of Rezoning RZ 84-S-102. As described in the 2232 application dated September 18, 2008, from Robert Bright, agent for the applicant, one (1) dish antenna (13-inch diameter) is proposed to be mounted on an existing vacant pipe mount on the exterior wall of the rooftop penthouse. The application states the antenna will be finished to match the existing building exterior. In addition, one (1) equipment cabinet (35 inches wide x 25 inches long) is proposed for installation inside the existing rooftop equipment shelter. A copy of the 2232 application, including illustrations of the proposed locations of the telecommunications equipment, is attached.

The Zoning Administration Division has determined that a telecommunications facility, as described above, is a permitted use pursuant to the provisions of Sect. 2-514 of the Zoning Ordinance provided that it is determined to be in substantial conformance with any applicable rezoning. It is my determination that the proposed telecommunications facility would be in substantial conformance with RZ 84-S-102. Please note that this proposal is subject to 2232 review requirements and that Sprint Nextel's ability to proceed is dependent upon the pending 2232 being approved by the Fairfax County Planning Commission. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this memorandum, please call Carrie Lee at (703) 324-1290.

KG/CDL/O:\clee01\ActionAssignments\Antennas\4035 Ridge Top_SprintNextel_rooftop.doc

Attachments: A/S

cc: Pat Herryty, Supervisor, Springfield District
Peter F. Murphy, Jr., Planning Commissioner, Springfield District
Regina C. Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review, ZAD, DPZ
Ken Williams, Chief, Plan and Document Control, Land Development Services, DPWES
Robert Bright, Ejaad Telecom, 901 N. Washington Street, Suite 204, Alexandria, VA 22314
File: RZ 84-S-102, ANT 0809 065, Imaging, Reading File





MEMORANDUM

DATE: 9-18-08

RECEIVED Department of Planning & Zoning

SEP 26 2008

Zoning Evaluation Division

FAIRFAX COUNTY RECEIVED SEP 19 2008 2008-0575 DIVISION OF ZONING ADMINISTRATION

TO: Zoning Administration Division, DP&Z Technology Infrastructure Division, DIT Other:

FROM: David B. Marshall, Chief Facilities Planning Branch, DPZ

SUBJECT: Request for Review: 2232 Review Application

RE: Application Number: FSA-503-3-1 Tax Map: 56-2(12) 36

Attached for your review and comment is a 2232 Review application:

RECEIVED FROM: Sprint Nextel

PROPOSED USE: Rooftop collocation

LOCATION OF USE: 4035 Ridge Top Rd

Please send your comments to David Marshall by: 10/3/08 Additional comments:

ZAD COMMENTS:

Property is zoned C-4 Proposed use is permitted by Zoning Ordinance and meets all zoning requirements. Pursuant to Paul ob Proposed use does not meet all Zoning Ordinance requirements as follows: Sect 2-514

Referred to ZED for the following: Must be in substantial conformance with ZAD comments prepared by: LKIRST Date: 9-18-08 preferred condition associated with RZ 84-5102

ZED COMMENTS:

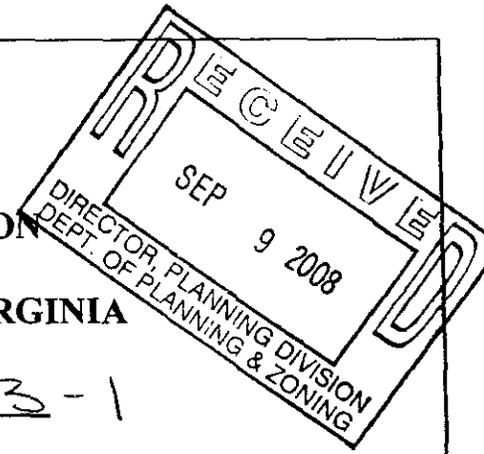
Proposed use is in substantial accord with all development conditions and/or proffers. Proposed use is not in substantial accord with development conditions and proffers.

ZED comments prepared by: Date:

Department of Planning and Zoning Planning Division 12055 Government Center Parkway, Suite 730 Fairfax, Virginia 22035-5509 Phone 703-324-1380 Fax 703-324-3056 www.fairfaxcounty.gov/dpz/

COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA

Application Number: FSA-503-3-1
(assigned by staff)



The application contains three parts: I. Application Summary; II. Statement of Justification; and III. Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

4035 Ridge Top Road

City/Town Fairfax, VA Zip Code: 22030

APPLICANT(S)

Name of Applicant Nextel Communications of the Mid-Atlantic Inc. d/b/a Sprint

Nextel Communications

Street Address 7055 Samuel Morse Drive; Suite 210

City/Town State Columbia, MD Zip Code 21046

E-mail Address Robert.Bright@ejaadtelecom.net

Name of Applicant's Agent/Contact (if applicable) Robert Bright

Agent's Street Address 901 N Washington St, Suite 204

City/Town Alexandria State VA Zip Code 22314

Telephone: Work (540)578-1041 Fax (703)683-7402

PROPOSED USE

Street Address: 4035 Ridge Top Road, Fairfax, VA 22030

Fairfax Co. Tax Map and Parcel Number(s) 0562 01 0036

Brief Description of Proposed Use Sprint Nextel requests review and approval of a modification to an existing facility. The proposed modification includes the addition of one (1) dish antenna and related equipment to its existing facility on the rooftop of the above referenced site. The proposed antenna type HPCPE-23RS measuring 13 inches in diameter will be located on an existing pipe mount on the face of the building at a height of approximately 105'AGL centerline. The related equipment will be located in the existing shelter as reflected in the attached plans.

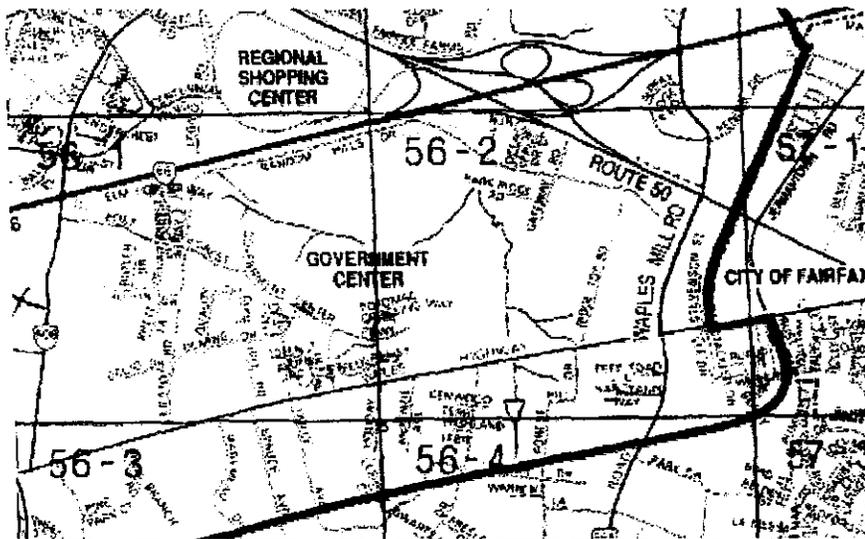
Total Area of Subject Parcel(s) 295,169 SF (acres or square feet)

Portion of Site Occupied by Proposed Use Proposed antenna & equipment to be located within existing Sprint footprint, no additional space will be required. (acres or square feet)

Fairfax County Supervisor District Springfield Transportation District

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)

The subject property is zoned C-4, High Density Office. According to the Comprehensive Plan, the site is located in the Fairfax Center Area. The planned use is office building.



Zoning of Subject Property C-4 (High Density Office)

List all applicable Proffer Conditions, Development Plans, Special Exceptions, Special Permits or Variances previously approved and related to this site

1. Zoning Applications: FS-S03-3

2. Subdivision and Site Plans: 006573-EP -003-1, 006573-EP -005-3, 006573-EP -009-1, 006573-PI -001-3, 006573-PI -002-4, 006573-PIB -001-1, 006573-PIB -002-1, 006573-PIBF -001-01-1, 006573-PIBF -002-01-1, 006573-PIC -001-1, 006573-PIC -002-1, 006573-PICF -001-01-1, 006573-PICF -002-01-1, 006573-RGP -001-1, 006573-RGP -001-2, 006573-RGP -002-2, 006573-RP -003-2, 006573-SP -001-1, 006573-SP -001-2, 006573-SP -001-3, 006573-SPB -001-1, 006573-SPBAN -001-01-1, 006573-SPBD -001-01-1, 006573-SPBX -001-01-1, 006573-SPBX -001-02-1, 006573-SPC -001-1, 006573-SPV -001-A -1, 006573-SPV -001-B -1, 006573-SPV -001-C -1, 006573-SPV -001-D -1, 006573-SR -001-1, 006573-SR -002-1, 019032-WPFM -001-1

PROPERTY OWNER(s) OF RECORD

Owner: CRP-2 Crown Ridge, LLC

Street Address: 2 International PL, Ste 2500 ATTN: Scott D Freeman

City/Town: Boston State MA Zip Code 02110

PART II, entitled "Statement of Justification," pages 4 through 6, shall be completed by all applicants and included as part of the application. *PART III*, entitled "Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.

Name of Applicant or Agent Robert Bright

Signature of Applicant or Agent _____

Date _____

FOR STAFF USE ONLY

Date application received: <u>9/9/08</u>
By: <u>SMS</u>
Additional information requested to complete application: _____ _____ _____
Date application accepted: <u>9/18/08</u>
By: <u>SMS</u>

PART III: TELECOMMUNICATION PROPOSAL DETAILS

lease complete and provide all requested information. If question is not applicable to the proposed use, lease indicate with N/A.

PROPOSED TELECOMMUNICATION USE

Use is (check one):

- New structure (monopole, tower or camouflaged facility)
 Replacement of existing pole or tower at same location with another pole or tower
 Antenna placement on building or penthouse façade
 Antenna placement on building or penthouse rooftop
 Collocation on other existing telecommunications structure (monopole or tower)
 Collocation on other non-telecommunications structure (such as an electric transmission tower/pole, utility pole, water tower, etc.)
 Modification to telecommunications facility previously approved for same applicant:
Prior 2232 Review application number: FS-S03-03
Date of Planning Commission approval: 04/30/03

PROJECT DETAILS

1. ANTENNA

Number and Type: 1 HPCPE23-RS Dish antenna

Dimensions: height ___" width ___" depth ___" diameter 13"

Dimensions: height ___" width ___" depth ___" diameter N/A

Location / Placement: Proposed location is on an existing pipe mount on the face of the building at a height of 105' centerline below the top of the façade.

Wattage: Maximum ERP (Effective Radiating Power) 200w

Material and Color: Painted to match existing façade

Material and Color of the Antenna Mounting: Painted to match existing façade

Height Above Ground: 105" AGL

2. EQUIPMENT

Number and Type of Cabinets or Structures: 1 Magnetek Minicabinet

Shelter Dimensions: height ___" width 35" length 25"

Height of equipment platforms, if any: N/A

Material and Color: .125" Aluminum Gray

Location: Inside the existing equipment shelter

Method of Screening: Inside the existing equipment shelter

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 107'1"

Material: N/A

Color: Red

If structure is within a utility right-of-way, state right-of-way width: N/A

If the proposed structure will replace an existing pole or tower, provide dimensions of the existing structure:

Height of Structure to be Replaced: N/A

Fairfax County
Department of Planning and Zoning, Planning Division
Herrity Building
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Attn: James P. Zook, Director

RE: *Statement of Justification for determination of compliance with Fairfax County Comprehensive Plan pursuant to §15.2-2232 of the Code of Virginia for a proposed wireless telecommunications facility to be located at the Lincolnia Park Recreation Club, 6501 Montrose Street, Alexandria*

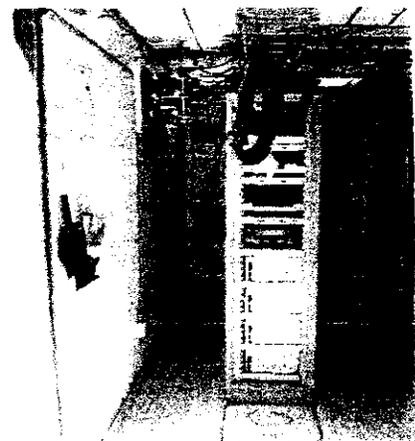
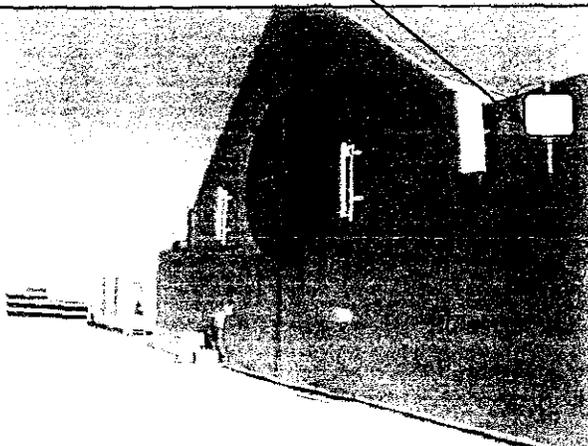
Applicant: Nextel Communications of the Mid-Atlantic, Inc.
Site Name: DC01YC807
Property Address: 4035 Ridgetop Road
Fairfax, VA 22030
Tax ID #: 0562 01 0036
Book/Page: 19379/0863
Zoning Designation: C-4
Land Use Code: High Density Office
District: Springfield Transportation

Dear Mr. Zook:

Pursuant to Section 15.2-2232 of the Code of Virginia, Sprint/Nextel, hereby requests a determination that the proposed wireless telecommunication collocation application described herein is in substantial accord with the Fairfax County Comprehensive Plan.

Sprint/Nextel requests review and approval of this application for modification of its existing facility at the above referenced site for the purpose of providing backhaul service. The requested facility upgrade includes the addition a single dish antenna measuring thirteen inches in diameter to be located on an existing pipe mount on the face of the existing building at a height of 105' centerline, and related equipment to be located inside existing equipment area.

Proposed 13" dish antenna to be located on existing mount.



Related equipment to be located within existing equipment room.

The proposed use is passive and will not generate noise, dust, light, glare, vibrations, traffic or odors. The proposed facility will pose no threat to public health, safety or welfare and will not affect area telephone, radio or television reception.

print/Nextel's proposed facility has been sited and designed in accordance with the goals of the Fairfax County Land Use Plan and the applicable objectives as defined in the General Guidelines:

Policy a. *Avoid the construction of new structures by locating mobile and land-based telecommunication facilities on available existing structures such as building rooftops, telecommunication and broadcast poles and towers, electrical utility poles and towers, and water storage facilities when the telecommunication facilities can be placed inconspicuously to blend with such existing structures.*

The proposed installation is a modification to an existing facility on an existing structure. The single antenna addition will blend with the existing antennas on the structure, thus minimizing impact to the surrounding area. The related equipment will be mounted to an interior wall where it will be concealed from view.

Policy b. *Locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.*

No new structure is proposed. The proposed antenna to be located on the existing facility will have minimal visual impact on the surrounding areas as it will blend with the existing antennas. The related equipment will be completely concealed as reflected in the attached plans.

Policy c. *Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures.*

In order to effectively support Sprints/Nextel's network, the proposed antenna must be integrated within an existing Sprint facility. The proposed upgrade is a modification to an existing facility.

Policy d. *Locate mobile and land based telecommunication facilities on public property only after a lease agreement between the County, or related board or authority, and service provider has been established.*

The subject site is not a public property. A lease agreement has been established with the property owner.

Policy e. *Locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property when a collocation structure for multiple service providers is not desirable or feasible due to site limitations or visual impact concerns.*

Sprint/Nextel has selected a location that is appropriate for its network requirements. The facility has been designed in accordance with regulations and guidelines established by Fairfax County for the siting of such facilities. Nextel allows other service providers to share its facilities wherever feasible.

Policy f. *Ensure that the height of towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate.*

The requested modification includes a 13" dish antenna, offering minimal visual impact. The overall height of the structure will not be extended.

Policy g. *Ensure that the use of public property by mobile and land based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use.*

The proposed use will not interfere with any existing or planned operational requirements of the property or any surrounding uses.

Policy h. *Design, site and/or landscape mobile and land-based telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.*

We find the proposed design to be the most appropriate location and design for the area. The proposed antenna will blend with the existing antennas and the related equipment will be completely concealed, thus minimizing impact to the character of the property and surrounding areas. The proposed addition of a single dish antenna will add negligible impact.

Policy i. *Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.*

Because the requested modification includes the addition of a single small antenna, the impact will be negligible. The proposed alteration will not present an adverse visual impact from any view.

Policy j. *Mitigate the visual impact of proposed telecommunication structures, and their antennas and ancillary equipment, using effective design options appropriate to the site such as:*

- locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;*
- blending facilities with an existing pattern of tall structures;*
- obscuring or blocking the views of facilities with other existing structures, vegetation, treecover, or topographic features to the maximum extent feasible;*
- increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.*

The visual impact of the proposed telecommunication facility has been mitigated by bringing fiber into the Sprint network via a small dish antennas. This backhaul solution minimizes the size and number of additional antennas that are required. The proposed antenna will blend with the existing antennas on the structure, further minimizing impact.

Policy k. *Locate telecommunication facilities to ensure the protection of historically significant landscapes. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.*

The location for the proposed facility will have no negative impact on any historically significant structures. Per the Comprehensive Plan as amended through 8/6/2007, the historic sites in the Fairfax Center Planning District are:

Name	Address	Parcel Number	Date
Ox Hill Memorial Markers	Monument Drive Fairfax	46-3((1))32	c.1915
Woodaman House	12816 Westbrook Fairfax	55-2((3))E2	c.1790 - 1880

Policy l. Site proposed facilities to avoid areas of environmental sensitivity.

Areas of environmental sensitivity have been avoided in the siting of the proposed facility.

Policy m. Site proposed facilities to allow for future expansion and maintain levels of screening to accommodate expansion.

Sprint will provide reasonable cooperation with the property owner and other service providers in the event of future co-location on the site.

Policy n. Design and site proposed facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.

As reflected in the attached drawings, the proposed facility is reasonably set back from the roadways, thus preserving any such areas.

Policy o. Locate and construct antennas used for purposes other than mobile and land-based telecommunication services in accordance with the same guidelines established in this "Mobile and Land-Based Telecommunications Services" section.

The proposed facility has been located in accordance with these guidelines and will be constructed accordingly.



Diameter or Overall Footprint of Structure to be Replaced: N/A

4. ADDITIONAL INFORMATION

The following information, as relevant to the proposal, shall be included:

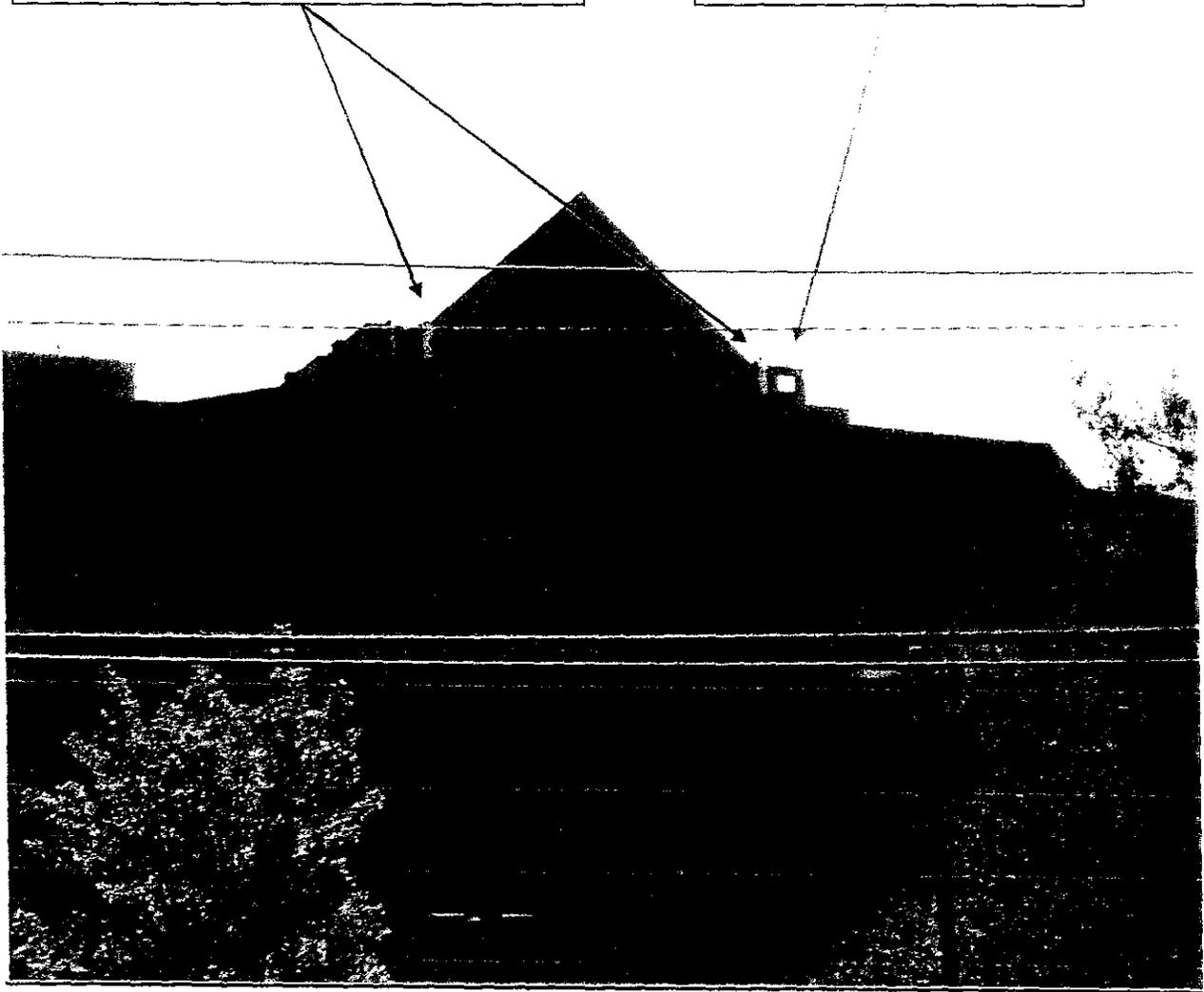
- A. ELEVATIONS: Structural elevation drawings showing the placement of the antenna and the related equipment on the existing or proposed structure;
- B. ANTENNA: Details showing the antenna and antenna mountings and the location of the antenna on the building or structure;
- C. BUILDING ROOF PLAN AND CALCULATION: If located on a building rooftop, provide a roof plan at a scale of 1"= not more than 20' showing all existing penthouses, structures and mechanical equipment on the roof and the location of the proposed antenna and related telecommunications equipment. Include a calculation stating 1) the percentage of the roof which is covered by all existing structures, and 2) the percentage that will be covered by all existing structures plus the proposed antennas, equipment cabinets and shelters;
- D. SCREENING: Details of screening for the equipment structure and/or antenna structure showing type of screening material, dimensions and placement; if landscaping is provided, list the height of the landscaping at time of planting and the ultimate height;
- E. PROPERTY PLAT: A plat of the property prepared by a certified engineer showing the location of the proposed ground equipment structure and antenna, the relationship to other structures on site, with measured distances from all property boundaries or easement lines if the structure or antenna is placed in an easement;
- F. PHOTOGRAPHS: For collocations on existing buildings or other structures such as power poles or towers, provide photographs of the building or structure showing the proposed placement of the antenna and related equipment;
- G. PHOTOGRAPHIC SURVEY: For proposed structures, provide a photographic survey of the project site. Photographs should be taken from the subject property boundaries at four or more locations to show on- and off-site views of the subject property and to identify the proposed location of the facility on the site. The number of photos submitted will vary according to site size but should be adequate to view the entire site;
- H. PHOTO SIMULATIONS: Provide photo simulations illustrating the proposed facility, antennas and equipment. Include enough photo simulations to accurately depict the proposed facility. For new structures, the photo simulations should depict the appearance of all proposed structures and equipment as viewed from the subject site and adjoining properties and show the relationship to existing site features such as building, trees and other physical features. For rooftop or structure installations, the photo simulations should depict the appearance of the antennas and equipment when installed. Photo simulations may be submitted to Fairfax County as part of the application. For new structures the simulations may be submitted following completion of an on-site height test.
- I. On-site Height Test: For proposed poles or towers, the applicant should conduct an on-site height demonstration, such as a balloon or crane test, to simulate the extent of the proposed structure's visibility from surrounding properties. Such test should be coordinated with the staff coordinator.

END OF APPLICATION

Existing Antennas

Existing Antennas to be painted to match.

Proposed 13 "Dish Antenna



Overall Site View



SPIN
 Together with HERTTEL

7885 SAKWEL MOORE DR.
 COLUMBIA, MD 21046



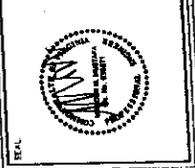
EIAAD TELECOM
 881 NORTH WASHINGTON ST.
 SUITE 204
 ALEXANDRIA, VA 22304

DOUGHTY - WASHINGTON
SPECTRASTE
 4625 RIDGETOP ROAD
 FAIRFAC, VA 22030

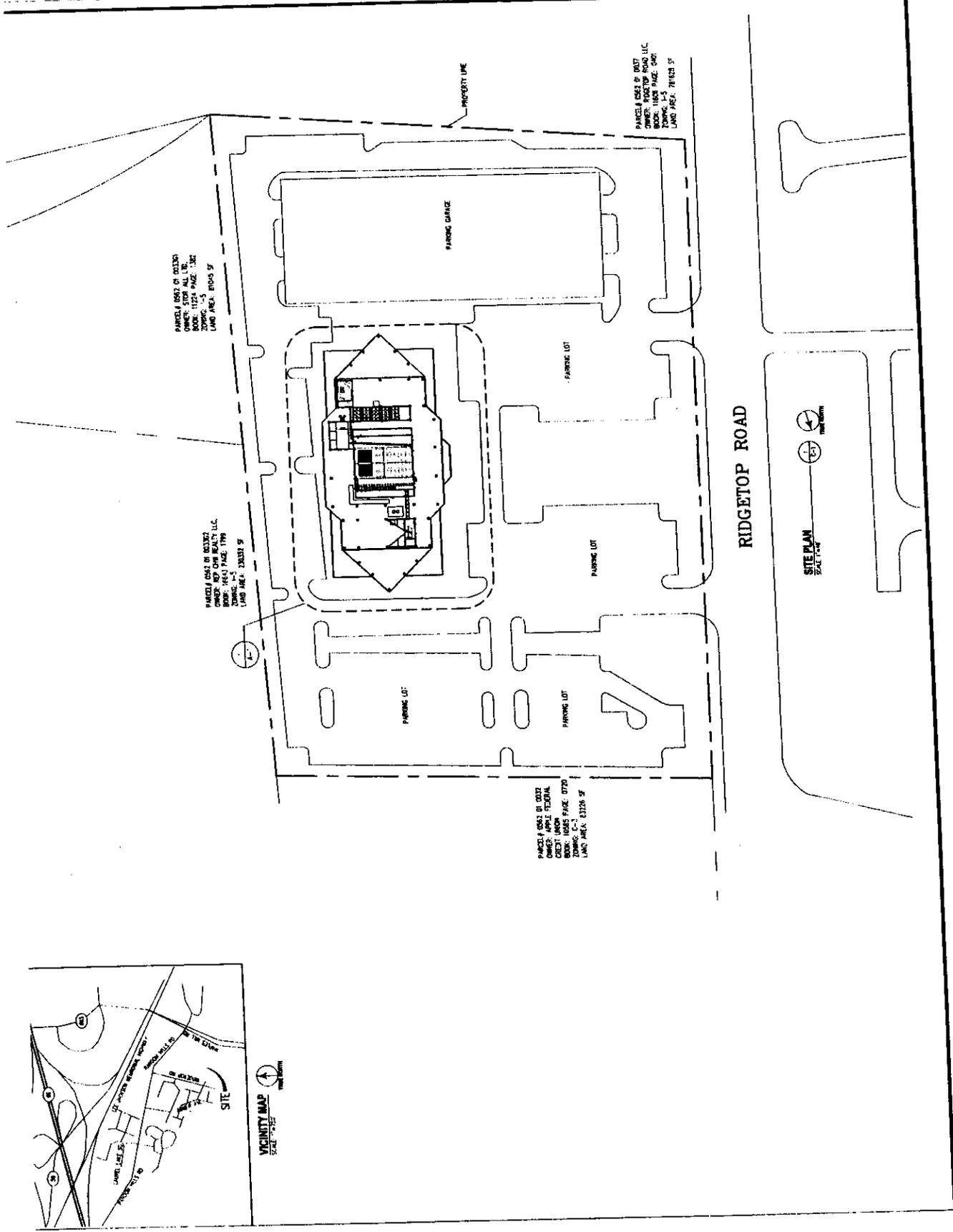
PROJECT NUMBER	0714-08
DATE	07/14/03
CONSTRUCTION METHOD	RECEIVING
CONTRACT NUMBER	
CONTRACT DATE	
CONTRACT VALUE	
CONTRACT TYPE	
CONTRACTOR	
CONTRACTOR PHONE	
CONTRACTOR FAX	
CONTRACTOR E-MAIL	
CONTRACTOR WEBSITE	

entrex
 communications services, Inc.
 1875 Sky Drive, N.E. Suite 200
 Atlanta, GA 30329
 PHONE: (404) 488-8888
 FAX: (404) 488-8881

PROJECT NO.: 17261013
 DRAWN BY: J.M.
 CHECKED BY: J.M.
 DATE: 07/14/03



SITE PLAN
 SHEET NUMBER: C-1



PARCELS 0521 & 0522
 OWNER: STON HILL, LLC
 BOOK: 11224 PAGE: 136
 ZONING: L-5
 LAND AREA: 81003 SF

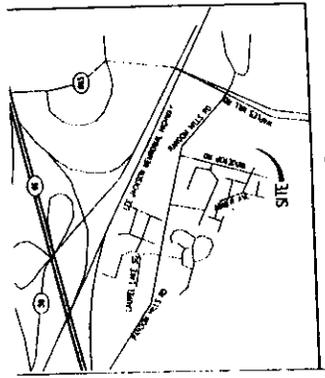
PARCELS 0521 & 0522
 OWNER: STON HILL, LLC
 BOOK: 11224 PAGE: 136
 ZONING: L-5
 LAND AREA: 81003 SF

PARCELS 0521 & 0522
 OWNER: APPLE FEDERAL
 CREDIT UNION
 BOOK: 10625 PAGE: 0720
 ZONING: L-5
 LAND AREA: 23128 SF

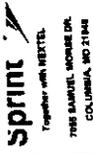
PARCELS 0521 & 0522
 OWNER: RIDGETOP ROAD, LLC
 BOOK: 11224 PAGE: 136
 ZONING: L-5
 LAND AREA: 78120 SF

RIDGETOP ROAD

SITE PLAN
 SCALE: 1"=40'



VICINITY MAP
 SCALE: 1"=200'



Together with VERTEL
798 BARTEL MOBILE DR.
COLUMBIA, MO 65106

ELIAD TELECOM
841 NORTH WASHINGTON ST.
SUITE 304
ALEXANDRIA, VA 22314

PROJECT: SPECTRASTE
SPECTRASTE
4428 RIDGETOP ROAD
FAIRFAX, VA 22030

PROJECT USE CASE: 07-16-08
DESIGN: 07-16-08
CONSTRUCTION REVIEW: 07-16-08
REVISIONS: 07-16-08

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07-16-08
2	ISSUED FOR PERMIT	07-16-08
3	ISSUED FOR PERMIT	07-16-08



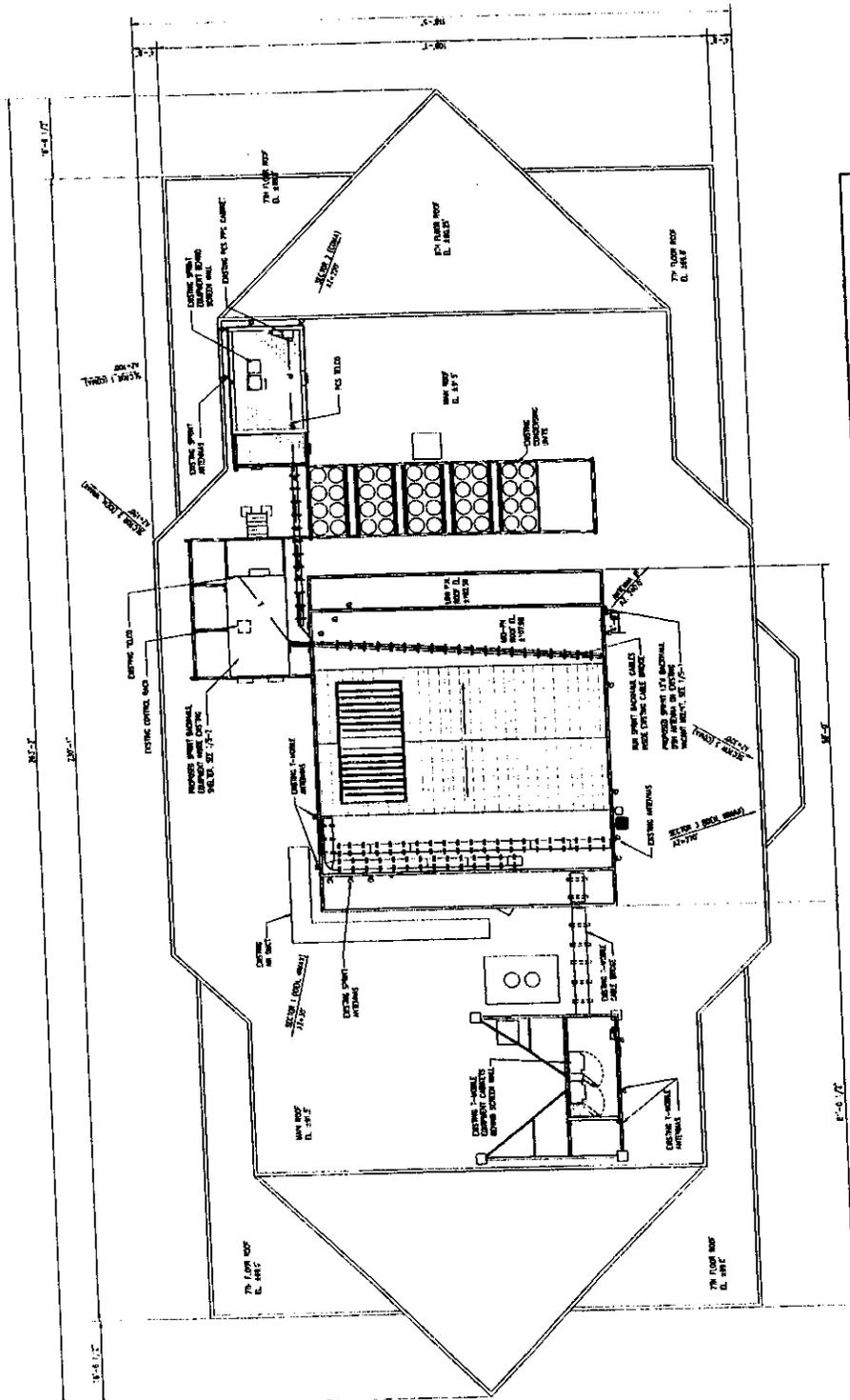
entrex
communications services, inc.
1878 Sky Branch, AVE., Suite 200
Tyngsboro, MA 01462
PHONE: (978) 250-2000
FAX: (978) 250-2001

PROJECT NO.: 1720 D-3
SHEET NO.: 01.01
DATE: 07-16-08



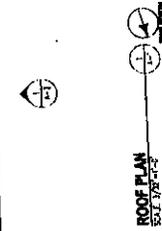
SCALE: AS SHOWN

ROOF PLAN
SHEET NUMBER: **A-1**



AREA TABULATION

4015 SF	7TH FLOOR ROOF AREA =
4015 SF	8TH FLOOR ROOF AREA =
4015 SF	MECHANICAL EQUIPMENT AREA =
4015 SF	TOTAL TELECOMMUNICATIONS EQUIPMENT AREA =
4015 SF	TOTAL MAIN ROOF AREA =
211.4	PERCENTAGE OF USED ROOF AREA =



ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED



EJAAAD TELECOM
 7815 SARGENT SQUARE DR.
 COLUMBIA, MD 21046

811-448
 87-19-48
 4833 BROADTOP ROAD
 FAIRFAX, VA 22039

CONSTRUCTION REVIEW

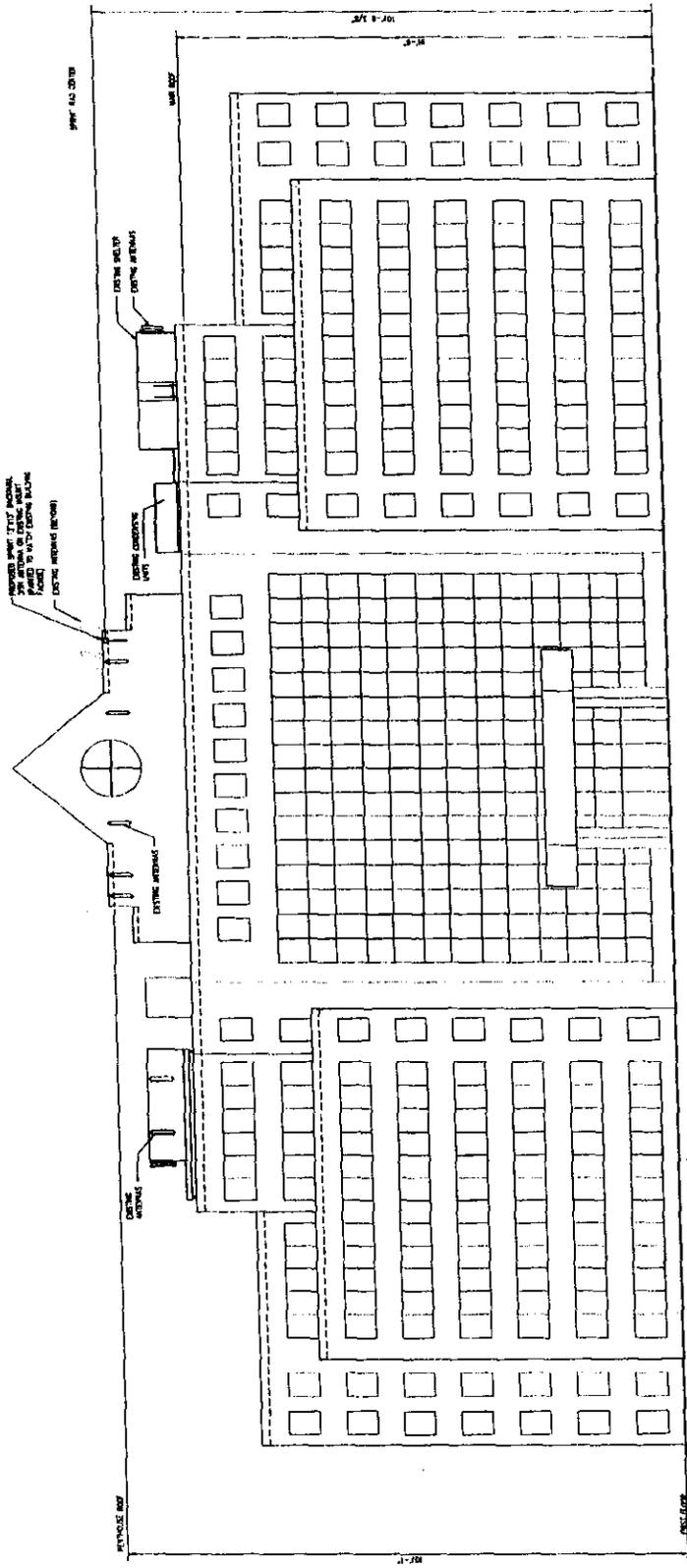
1	10-1-08	CONSTRUCTION REVIEW
2	10-1-08	CONSTRUCTION REVIEW

entrex
 COMMUNICATIONS SERVICES, INC.
 1478 City Square, A.P.C., Suite 200
 11111 Sunrise Valley Drive
 Fairfax, VA 22031
 PHONE: (703) 444-8888
 FAX: (703) 444-8881

PROJECT NO. 1128.0.3
 DRAWN: O.M. CHECKED: M.L.M.



WEST ELEVATION
 SHEET NUMBER: A-2



WEST ELEVATION
 SCALE: 1/8" = 1'-0"

