



# County of Fairfax, Virginia

## MEMORANDUM

DATE: August 21, 2012

**TO:** Chris B. Caperton, Chief  
Facilities Planning Branch, Planning Division, DPZ

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

**SUBJECT:** Proposed New Cingular Wireless Telecommunications Facility at 11191 Waples Mill Road;  
Tax Map 56-2 ((1)) 37C; 2232 Application FS-B12-15

This is in response to a request for a determination as to whether the telecommunications facility proposed by New Cingular Wireless PCS (AT&T Mobility) at 11191 Waples Mill Road would be in substantial conformance with the proffers accepted by the Board of Supervisors in conjunction with the approval of Rezoning RZ 2005-SP-019 and the development conditions approved by the Planning Commission in conjunction with the approval of FDP 2005-SP-019. As described in the 2232 application dated as received May 15, 2012, revised August 16, 2012, from Steven Kinley, agent for the applicant, twelve (12) panel antennas (75.5" tall x 11.8" wide x 6.0" deep) are proposed to be mounted on the existing hotel building. In addition, one (1) equipment shelter (10.5' tall x 11.5' wide x 20' deep) will be installed on the rooftop. The panel antennas will be mounted as follows: four (4) panel antennas will be flush-mounted on the proposed equipment shelter, four (4) panel antennas will be flush-mounted on the proposed screen wall adjacent to the equipment shelter, and four (4) panel antennas will be flush-mounted onto the building exterior just below the rooftop. According to the revised application, you propose to provide stealth screen over the flush-mounted antennas on the building façade. The antennas, equipment shelter, rooftop screen wall, and stealth screen cover will be finished to match the color of the building exterior, as required by the proffers. 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 2005-SP-019 and FDP 2005-SP-019. Please note that this proposal is subject to 2232 review requirements and that the applicant's ability to proceed is dependent upon approval of the pending 2232 by the Fairfax County Planning Commission. Upon approval, the applicant shall obtain a Non-Residential Use Permit (Non-RUP) prior to commencement of operation of the telecommunications equipment. 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/N:Antennas\11191 Waples Mill Rd\_rooftop\New Cingular.doc*

Attachments: A/S

cc: John C. Cook, Supervisor, Braddock District  
Ellen J. Hurley, Planning Commissioner, Braddock District  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch, ZAD, DPZ  
Ken Williams, Chief, Plan and Document Control, Land Development Services, DPWES  
Steven Kinley, ACO Property Advisors, 184 Edie Road, Saratoga Springs, NY 12866  
File: RZ 2005-SP-019, FDP 2005-SP-019, ANT 12 06 044, Imaging, Reading File



# County of Fairfax, Virginia

## MEMORANDUM

**TO:** Distribution below

**FROM:** Chris B. Caperton, Chief *CB Caperton*  
Facilities Planning Branch, Planning Division, DPZ

**SUBJECT:** 2232 Review Application

**RE:** Application Number: FS-B12-15 Tax Map: 0562 01 0037C

**DATE:** June 21, 2012

**RECEIVED**  
Dept. of Planning & Zoning

**JUN 22 2012**  
*2012-0812*  
Zoning Administration Div.

**RECEIVED**  
Department of Planning & Zoning

**JUN 29 2012**

Zoning Evaluation Division

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

**RECEIVED FROM:** New Cingular Wireless PCS (AT&T Mobility)

**PROPOSED USE:** Installation of rooftop antennas, equipment shelter, and screened wall

**LOCATION OF USE:** 11191 Waples Mill Road

**ADDITIONAL COMMENTS:**

### DEADLINE

Please send your comments to **Doug Hansen** by: July 5, 2012

**Phone:** (703)-324-1249

**Email:** doug.hansen@fairfaxcounty.gov

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### Distribution:

- |  |  |
|--|--|
| <input type="checkbox"/> <b>DPWES/</b>                             | <input type="checkbox"/> <b>FCDOT /</b> Transportation Planning Div.   |
| <input type="checkbox"/> LDS - Site Development & Inspections Div. | <input type="checkbox"/> <b>Fire &amp; Rescue /</b> Strategic Planning |
| <input type="checkbox"/> LDS - Urban Forestry                      | <input type="checkbox"/> <b>Police</b>                                 |
| <input type="checkbox"/> WM - Wastewater Plan. & Monitoring Div.   | <input type="checkbox"/> <b>VDOT /</b> District Land Development Mgr.  |
| <input type="checkbox"/> <b>DPZ /</b>                              | <input type="checkbox"/> <b>Other/</b>                                 |
| <input type="checkbox"/> Planning Div. - Env. & Dev. Review        | <input type="checkbox"/> _____   |
| <input type="checkbox"/> Planning Div. - Historic Preservation     | <input type="checkbox"/> _____   |
| <input checked="" type="checkbox"/> ZAD - Ordinance Administration |  |
| <input type="checkbox"/> ZED <i>See Attached</i>                   |  |
| <input type="checkbox"/> <b>FCPA /</b> Planning & Development Div. |  |
| <input type="checkbox"/> <b>FW /</b> Planning & Engineering Div.   |  |
| <input type="checkbox"/> <b>FCPS /</b>                             |  |
| <input type="checkbox"/> Property Management.                      |  |
| <input type="checkbox"/> Facilities Planning                       |  |

### FOR INFORMATION/

- Planning Commission \_\_\_\_\_
- Board of Supervisors \_\_\_\_\_

**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/



**DEPARTMENT OF  
PLANNING  
& ZONING**

**Kirst, Lorrie**

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**To:** Hansen, Doug  
**Cc:** Marcy, Roger  
**Subject:** FS-B12-15, New Cingular Wireless PCS (AT&T Mobility), 11191 Waples Mill Road

FS-B12-15

**New Cingular Wireless PCS (AT&T Mobility) – Rooftop collocation**

11191 Waples Mill Road

Tax Map Ref.: 56-2 ((1)) 37C

Zoning District: PRM

The proposed use meets the zoning requirements of Par. 1 of Sect. 2-514 of the Zoning Ordinance.

Refer to ZED: Must be in substantial conformance with the proffers associated with RZ 2005-SP-019 and Final Development Plan FDP 2005-SP-019.

Prepared by Roger Marcy on 6-28-12

Roger Marcy  
Assistant to the Zoning Administrator  
Ordinance Administration Branch  
Zoning Administration Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 807  
Fairfax, Virginia 22035  
Phone: 703-324-1396  
Fax: 703-803-6372

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

**Application Number:** FS-B12-15  
(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.*

*(Please Type or Print All Requested Information)*

**PART I: APPLICATION SUMMARY**

RECEIVED  
AUG 16 2012  
Department of Planning & Zoning  
AUG 17 2012  
Zoning Evaluation Division

**ADDRESS OF PROPOSED USE**

Street Address 11191 Waples Mill Road  
City/Town Fairfax Zip Code 22030

**APPLICANT(S)**

Name of Applicant New Cingular Wireless PCS, LLC (AT&T Mobility)  
Street Address 9200 Berger Road  
City/Town Columbia State MD Zip Code 21046  
Telephone Number: Work (518) 461-4485 Fax (518) 584-9967  
E-mail Address Steve@ACOPROPERTYADVISORS.COM  
Name of Applicant's Agent/Contact (if applicable) Steven Kinley  
Agent's Street Address ACO Property Advisors, 184 Edle Road  
City/Town Saratoga Springs State NY Zip Code 12866  
Telephone: Work (518) 461-4485 Fax (518) 584-9967

**PROPOSED USE**

Street Address 11191 Waples Mills Rd., Fairfax, Virginia 22030

Fairfax Co. Tax Map and Parcel Number(s) 0562-01-0037C

Brief Description of Proposed Use \_\_\_\_\_

AT&T Mobility proposes to add up to twelve (12) antennas with ancillary equipment including an 11'-5" x 20' shelter to the rooftop of the Springhill Suites by Marriott to strengthen and increase the service of their wireless network in Fairfax.

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Total Area of Subject Parcel(s) 82,519 square feet (acres or square feet)

Portion of Site Occupied by Proposed Use 240 square feet (acres or square feet)

Fairfax County Supervisor District Braddock

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)  
Hotel without restaurant and other commercial.

Zoning of Subject Property PRM - Planned Residential Mixed Use

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

N/A

**PROPERTY OWNER(S) OF RECORD**

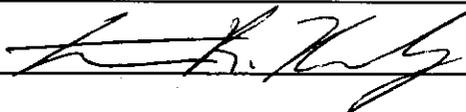
Owner Palmetto Hospitality of Fairfax SHS I LLC

Street Address 340 East Main Street, Suite 300

City/Town Spartanburg State SC Zip Code 29302

**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 Steven R. Kinley

Signature of Applicant or Agent 

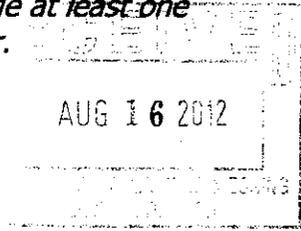
Date August 15, 2012

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*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.*

**Submit completed application to:**

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



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Department of Planning & Zoning**

**AUG 17 2012**

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**FOR STAFF USE ONLY**

Date application received: \_\_\_/\_\_\_/\_\_\_

By: \_\_\_\_\_

Additional information requested to complete application:

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

Date application accepted: \_\_\_/\_\_\_/\_\_\_

By: \_\_\_\_\_

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**PART II: STATEMENT OF JUSTIFICATION**

*Please provide a separate written statement of justification describing the proposed use, its requirements and any potential impacts as set forth in items 1 through 8 of this section. For telecommunication uses, please also complete Application PART III, "Telecommunication Proposal Details," pages 7 through 9. Information in the Statement of Justification shall include, but need not be limited to, the following listed items:*

**1. DESCRIPTION OF PROPOSED USE**

Describe the nature of the proposed facility and provide information related to the character and extent of the use such as:

- Type of operation or facility
- Dimensions of all buildings and structures including maximum building and structure heights
- Materials, color, or finish of buildings or structures
- Hours and days of operation
- Estimated number of employees and facility users (patrons, visitors, students etc.) expected daily
- Service area of the proposed use
- Maintenance requirements and frequency

**2. REQUIREMENT FOR PROPOSED USE**

Describe the requirements for the use at the location selected:

- Why the new or expanded facility is needed
- Why the proposed location is the best location for the proposed use
- Why the proposed location and type of facility is the least disruptive alternative
- Relevant standards/criteria supporting the facility and location
- Vicinity or general area to be served by proposed use

**3. ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON- AND OFF-SITE ENVIRONMENTAL FEATURES**

Describe any anticipated impacts the proposed use will have on adjoining properties and environmental and transportation features as may relate to the following:

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- Traffic impacts, including maximum expected trip generation, and its distribution by mode and time of day
- Noise and light impacts
- Impacts on environmental features of site
- Impacts on air and water quality
- Visual impacts

**4. ALTERNATIVE SITES CONSIDERED FOR THE PROPOSAL**

Provide information on other sites evaluated and considered for the proposed use. Please describe the sites and highlight the following:

- Other publicly-owned properties in vicinity
- Other privately-owned properties in vicinity
- Other locations on the subject property
- Applicants reasons for rejecting each alternative site

**5. PROPERTY IDENTIFICATION MAP(S) AT A SCALE OF 1"=500'  
IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE**

- Highlight subject property and center on Fairfax County Tax Map or equivalent

**6. PROPOSED FACILITY PLAN (AT A SCALE OF 1"= NOT MORE THAN 50')**

Provide a plan to show, as relevant to the specific application, 1) the plan view and 2) the elevation of the proposed use showing its relation to existing site features and existing or proposed facilities. Include the following information as appropriate for the proposed use and activity:

- Subject and adjoining property boundaries
- Public right(s)-of-way and names
- Countywide trails required by the Comprehensive Plan
- Scale and north arrow
- Zoning district
- Locations, dimensions, and maximum heights of all existing and proposed structures
- All required minimum yards (front, rear, side) and transitional yards
- Distance of proposed structures to lot lines
- Proposed access from a public street to the proposed use
- Location and number of existing and proposed parking spaces
- Notation stating area of subject property, area of disturbed site, area of existing and proposed structures
- Notation stating whether the property is served by public water and sewer and other public utilities

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- Existing topography with a maximum contour interval of five (5) feet
- Existing vegetation, proposed limits of clearing, and proposed landscaping and screening as required by the Fairfax County Zoning Ordinance
- Delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, and delineation of any Resource Protection Areas
- Location and width of all existing overhead or underground utility easements
- Any features of the proposed use, such as emergency access, fencing, exterior lighting, loudspeakers, etc., as may be applicable or requested

The plan shall be reproduced as a blueprint (maximum 24"x36") with a measurable scale. A minimum of three (3) copies of the plan shall be submitted by the applicant to the 2232 Review coordinator.

**7. REDUCED COPY OF PLANS**

- 8-1/2" x 11" black-and-white reduction (1 copy)

**8. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATOR**

At the request of the staff coordinator, other information may be requested, such as:

- Photos of subject property showing existing structures, terrain, and vegetation
- Photo- or computer-simulation of proposed use and relationship to existing structures
- Perspective rendering of proposed use
- Statement from property owner, if other than applicant, confirming that applicant has or will have the right to use the property as proposed
- On-site height test (such as a balloon test) to simulate the extent of the proposed structure's visibility from surrounding properties

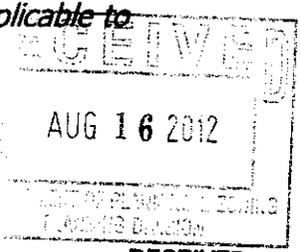
### PART III: TELECOMMUNICATION PROPOSAL DETAILS

Please complete and provide all requested information. If question is not applicable to the proposed use, please 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 facade
- 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: \_\_\_\_\_  
Date of Planning Commission approval: \_\_\_\_\_



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#### PROJECT DETAILS

##### **1. ANTENNA**

Number and Type: 12 Kathrein Panel Antennas Model # 800 10765  
 Dimensions: height 75.5" width 11.8" depth 6.0" diameter \_\_\_\_\_  
 Location / Placement: Mounted on shelter, screen wall and building facade  
 Wattage: 300 watts  
 Material and Color: Painted Tan to match the building exterior color  
 Material and Color of the Antenna Mounting: Paint Tan to match building color  
 Height Above Ground: Sectors 1&3 are 73' and sector 2 is 68'9"

##### **2. EQUIPMENT**

Number and Type of Cabinets or Structures: (1) Shelter on steel platform  
 Cabinet / Structure Dimensions: height 10'5" width 11'5" depth 20'  
 Height of equipment platforms, if any: 3'-5" platform is steel mounted  
 Material and Color: Painted Tan to match building exterior color  
 Location: Steel Platform on the Rooftop  
 Method of Screening: Middle roof/Painted Tan to match building exterior color

##### **3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED**

Maximum Height: Building height is 74'10", Proposed Structure Height 76'10"  
 Material: Masonry block/steel  
 Color: Tan/Grey  
 If structure is within a utility right-of-way, state right-of-way width:  
N/A

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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

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;

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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



# ACO PROPERTY ADVISORS, INC.

**NEW YORK OFFICE**  
184 EDIE ROAD  
SARATOGA SPRINGS, NY 12866  
FAX (518) 584-9967

**MARYLAND OFFICE**  
7050 OAKLAND MILLS RD., STE 130  
COLUMBIA, MD 21046  
FAX (443) 864-5773

## PART II: STATEMENT OF JUSTIFICATION

Applicant: New Cingular Wireless PCS (AT&T Mobility)  
Site Name: Random Hills  
Property Address: 11191 Waples Mill Road  
Fairfax, VA 22030  
Tax ID #: 0562 01 0037C  
Book/Page: 19692/1568  
Zoning Designation: PRM(Planned Res Mixed Use)  
Land Use Code: Hotel without restaurant and other commercial  
District: Braddock Transportation  
Application: FS-B12-15  
Date: August 10, 2012

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### **Zoning Evaluation Division**

Pursuant to Section 15.2-2232 of the Code of Virginia, New Cingular Wireless PCS, LLC (AT&T Mobility), by and through their agent, ACO Property Advisors, Inc. (ACO), hereby request a determination that the proposed wireless telecommunications co-location application described herein is in substantial accord with the Fairfax County Comprehensive Plan.

AT&T Mobility requests review and approval of the application for a proposed placement on an existing hotel rooftop, owned by Palmetto Hospitality of Fairfax SHS I LLC, having a mailing address of 340 East Main Street, Suite 300, Spartanburg, SC 29302.

The requested facility will include the placement of twelve (12) panel antennas, an initial installation of nine (9) antennas and three (3) future antennas. The initial installation will be three (3) antennas mounted to the proposed equipment shelter wall 73' above ground level, painted to match, three (3) antennas mounted on an exterior building wall stealth screened and painted to match at 68'-9" above ground level, and three (3) antennas mounted on a proposed screen wall off of the equipment platform at 73' above ground level. The future antennas would be one (1) antenna per sector for a total of three(3).

On the rooftop of the building there will be an 11'-5" x 26' steel platform with an 11'5" x 20' equipment shelter. The shelter will be located near the center of the roof to minimize the visual impact. Also the texture of the shelter will be painted to match the existing building color.

This facility will be unmanned and will be operational 24 hours per day, 7 days per week. Maintenance on the requested facility typically consists of a visit to the site once every four to six weeks by one or two people in a sport utility vehicle. During the construction

period, this site will have five to seven contractors working during normal business hours until completion.

The proposed facility will function as a base transmission station for AT&T's wireless telecommunications network. This digital network operates with a transmitting frequency between 851-866 megahertz and a receiving frequency between 806-821 megahertz.

The proposed use is passive and will not generate noise, dust, light, glare, vibrations, traffic or odors. It will pose no threat to public health, safety or welfare and will not affect area telephone, radio or television reception. It will have no impact on the air and water quality nor will it affect any existing environmental features currently existing on the site.

The proposed site is located near the intersection of Waples Mill Road and Government Center Parkway, between Random Hills Road and Lee Highway. The surrounding area is heavily populated with Residential and Commercial uses and carries an increasing level of traffic from Lee Highway and Lee Jackson Memorial Highway. The installation and operation of this site will provide additional network coverage relief while improving surrounding coverage quality. The proposed site's specific objectives are:

- Enhance AT&T Coverage along US-29/Lee Highway, SR-655/Waples Mill Road, US-50/Lee Jackson Memorial Highway, Random Hills Road, Government Center Parkway, Ridge Top Road and surrounding communities and shopping centers.
- Provide good overlapping coverage and good handoff with existing AT&T sites NRA Building, VA1604Grnwayhl, Dixie Hill, Boulevard Estates and Massey Building in Fairfax, VA.

Please refer to the attached RF Statement of Justification for full description of the RF coverage objectives of this project. In addition, please find the RF Coverage Plots attached. The first attached plot, entitled Existing AT&T Coverage without Random Hills, illustrates the current coverage in and around the area of the proposed site. The second attached plot, entitled Proposed AT&T Coverage with Random Hills shows the coverage from this proposed site with the existing coverage in the area.

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**Fairfax County Comprehensive Plan, 2003 Edition**  
**Policy Plan**  
**Mobile and Land-Based Telecommunication Services**

**General Guidelines**

**Objective 42:** In order to provide for the mobile and land based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and in order to achieve opportunities for the co-location of related facilities and the reduction of their visual impact, locate the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings in accordance with the following policies.

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.

*As described above, AT&T Mobility will be installing on a Rooftop, thus avoiding the construction of a new structure.*

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.

*AT&T Mobility's use of the existing building/rooftop as well as the proposed design/location of the equipment within the roof as opposed to on the edge and painting the equipment/antennas to match the existing building provides the greatest opportunity to minimize the visual impact of the facility.*

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.

*A new structure isn't being considered as existing buildings are available. There are no publicly owned buildings in the immediate area.*

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.

*N/A, Site is not on public property.*

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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 co-location structure for multiple service providers is not desirable or feasible due to site limitations or visual impact concerns.

***AT & T Mobility will be installing on an existing rooftop, there will be adequate additional space for other telecommunications service providers to install on the rooftop.***

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 co-location, when visually appropriate.

***N/A, no tower or monopole is proposed.***

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

***N/A, public property is not in use for this proposal.***

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.

***The placement of AT&T Mobility antennas on the existing building is the most appropriate site for the proposed facility and will not impact the character of the property or surrounding areas. The attached photo simulations and plans reflect the design details and appropriateness of the proposed facility.***

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.

***AT&T Mobility's use of an existing building provides the best opportunity to minimize the visual impact on residential areas and the public way. The photo simulations included in this package illustrate the appropriateness of the site.***

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:

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AUG 17 2012

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- 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 prospective 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, tree cover 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 proposed telecommunication facility is an installation on an existing building. The antennas are to be wall mounted and painted to match, and the equipment shelter will be located on a steel platform back away from the edge of the roof.***

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

***AT&T Mobility's proposed placement will not affect any historically significant landscapes or any views and vistas from architecturally or historically significant structures.***

Policy L: Site proposed facilities to avoid areas of environmental sensitivity.

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

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

***AT&T Mobility is not proposing to build a new structure; however there will be sufficient antenna space for future installations on the building rooftop.***

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 located on an existing building, and meets all required setbacks.***

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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 antennas will be used for the purpose of mobile and land-based telecommunication services in accordance with the established guidelines.*

**Objective 43:** Design telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area.

Policy A: Disguise and camouflage the appearance of telecommunications facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers and trees) that are typically found in similar context and belong to the setting where placed.

*AT&T Mobility’s proposed facility has been sited on a compatible existing structure and designed to blend with the existing building use.*

Policy B: Design telecommunications facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected.

*The proposed facility makes appropriate use of an existing feature that is most compatible with the proposed use.*

Policy C: Use appropriately other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunication facility and supports its design, location and appearance.

*The proposed use utilizes a compatible existing structure.*

**Objective 44:** With Planning Commission approval, consider mobile and land-based telecommunication facilities to be located on existing or replacement structures a “feature shown” of the Comprehensive Plan to be processed without a public hearing when placed in conformance with the following policies:

Policy A: Locate telecommunication facilities on existing buildings and structures at the following properties:

- publicly owned property (as defined under Sect. 2-514 of the Zoning Ordinance);

*N/A, public property is not in use for this proposal.*

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- commercial and industrial zoned property and in the commercial areas of PDH, PDC, PRM and PRC zoning districts;

***The existing building rooftop being used for this placement is zoned PRM.***

- residential properties zoned for and developed with multiple family dwellings 35 feet or greater in height;

***N/A, the existing building rooftop being used for this placement is zoned PRM.***

- institutional and quasi-public property (as defined under Section 2-514 of the Zoning Ordinance).

***N/A, the existing building rooftop being used for this placement is zoned PRM.***

**Policy B:** Utilize the following types of existing poles and towers for telecommunication facilities to avoid the construction of new monopoles and towers:

***N/A, this placement is on an existing building rooftop not a tower or monopole.***

**Policy C:** In determining that proposed telecommunication facilities are a feature shown of the Comprehensive Plan, ensure that the following general factors are met:

- the proposed installation has no material adverse impact on the visual quality or character of the general area in which it is to be placed including any surrounding residential properties;

***AT&T Mobility's use of the existing building/rooftop as well as the proposed design/location of the equipment within the roof as opposed to on the edge and painting the equipment/antennas to match the existing building provides no material adverse impact on the visual quality or character of the general area including any surrounding residential properties. Please see the attached photo simulations.***

- the proposed installation is located and designed to blend with the structure on which it is placed such as flush-mounting antennas or screening the antennas and equipment as appropriate to the site;

***AT&T's proposed design/location of the equipment within the roof as opposed to on the edge makes the placement the least visible as possible on the rooftop. In addition to this screening, flush mounting and painting the equipment/antennas to match the existing building are all being used on this installation. Please see the attached photo simulations.***

- the proposed installation, when in a grouping of other similar structures, is consistent with the pattern of those surrounding structures;

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***AT&T's proposed design/location of the equipment within the roof will not affect the look of the building and will remain consistent with the other commercial buildings in the area.***

- related equipment cabinets or shelters located on the ground or on a rooftop should be appropriately screened or placed to obscure their visibility from surrounding properties;

***AT&T's proposed design/location of the equipment within the roof as opposed to on the edge makes the placement the least visible as possible on the rooftop. In addition to this, screening and painting the equipment to match the existing building are all being used on this installation. Please see the attached photo simulations.***

- building rooftop antennas should be either flush mounted to surface walls, screened or placed to not be visible from the surrounding area.

***AT&T's proposed antennas will be screened, flush mounted and/or painted to match the existing building. Please see the attached photo simulations.***

- access to the proposed installation for purposes of maintenance has no material adverse impact on adjoining properties.

***AT&T's proposed installation for purposes of maintenance will not have any material adverse impact on adjoining properties.***

Policy D: Consider new monopoles or towers to be located in major utility transmission easements or rights-of-way, which are at least 100 feet in width and not used for underground gas transmission lines, to be a feature shown of the Comprehensive Plan if it is demonstrated that the telecommunication facilities cannot be accommodated on existing utility structures and the following guidelines are met.

***N/A, this placement is on an existing building rooftop not a new tower or monopole.***

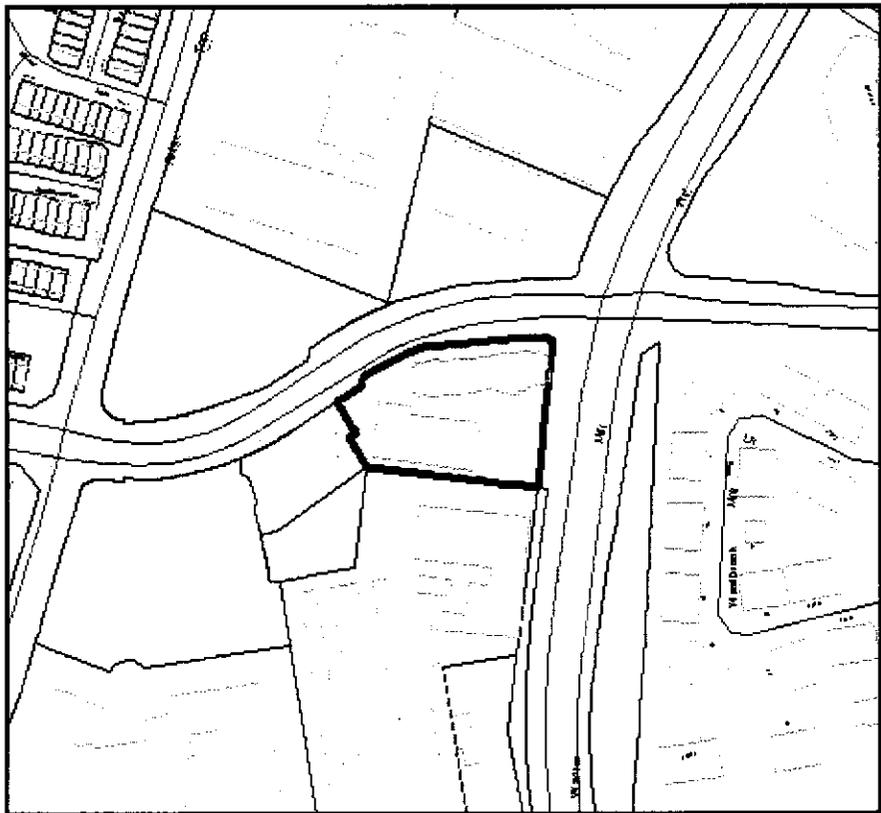
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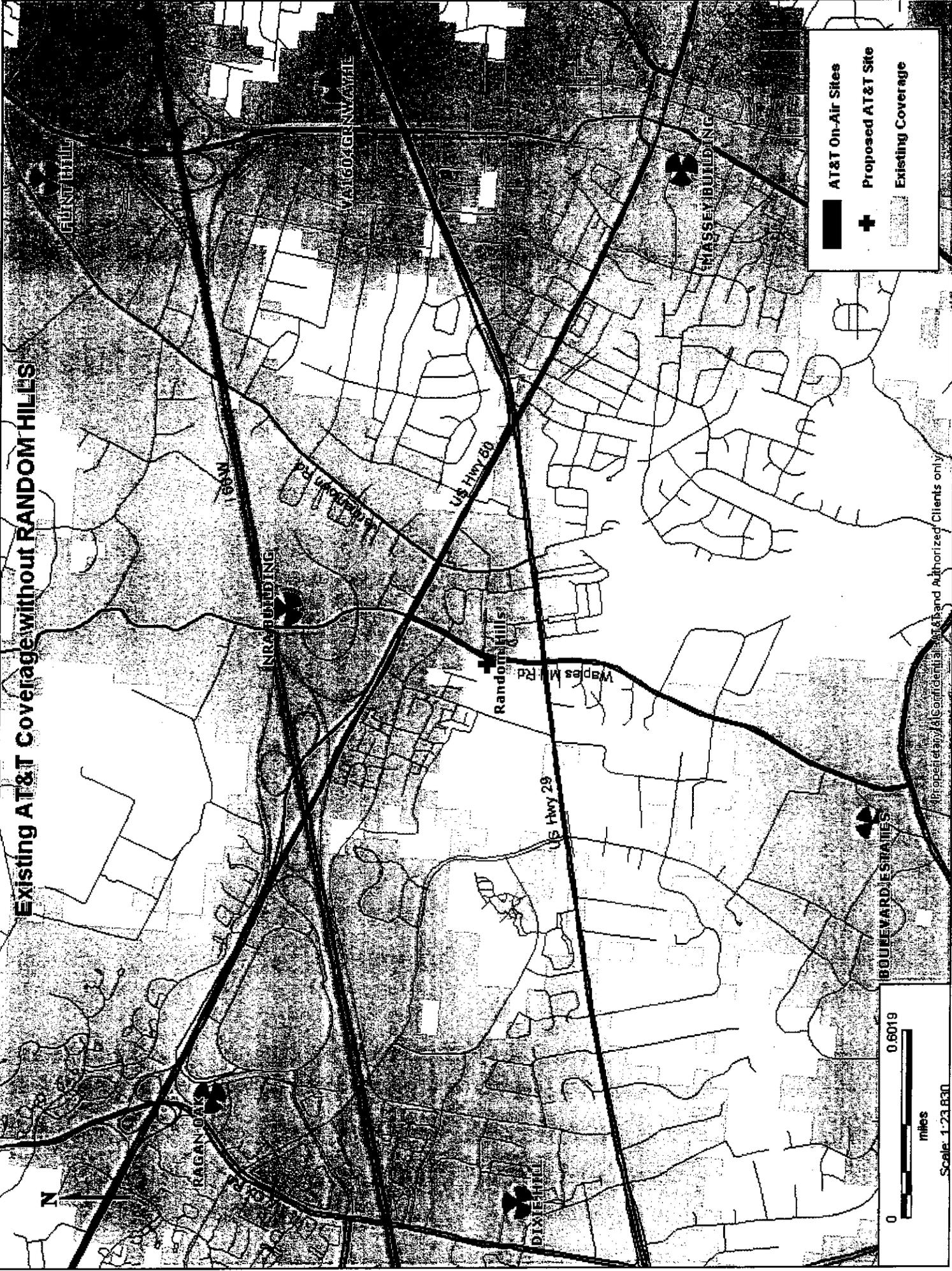
The proposed location, as depicted in the map below, is on an existing building, eliminating the need to build a new tower and thus minimizing the visual impact on the surrounding area in accordance with §2-514 and Objective 42, Policy A of the Future Shown Guidelines.

**MAP #: 0562 01 0037C**  
**PALMETTO HOSPITALITY OF** **11191 WAPLES MILL RD**



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**Zoning Evaluation Division**

Existing AT&T Coverage without RANDOM HILLS



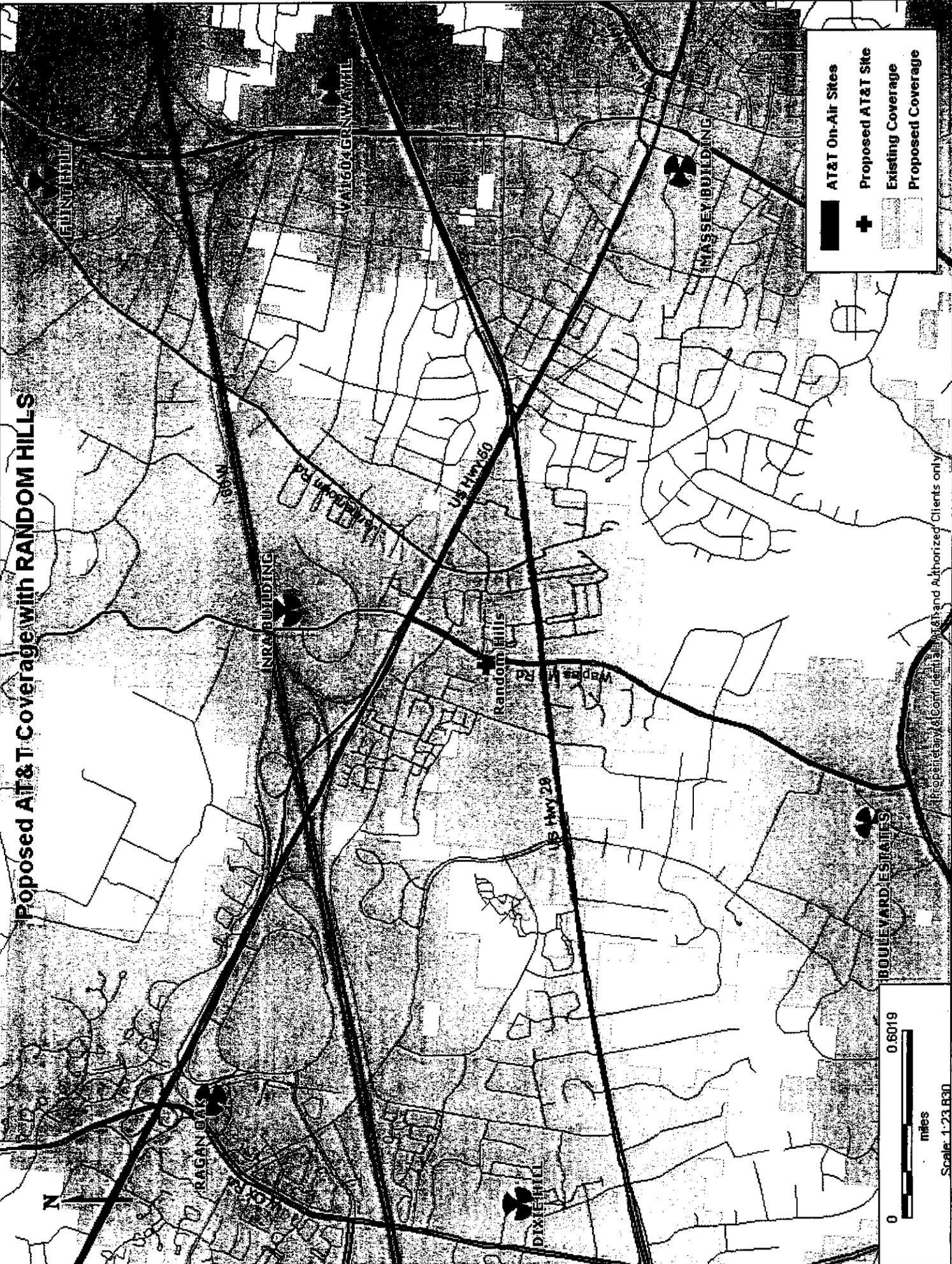
AT&T On-Air Sites  
Proposed AT&T Site  
Existing Coverage



Scale: 1:23,830

Proprietary & Confidential AT&T and Authorized Clients only.

# Proposed AT&T Coverage with RANDOM HILLS



AT&T On-Air Sites  
Proposed AT&T Site  
Existing Coverage  
Proposed Coverage



Scale: 1:23,830

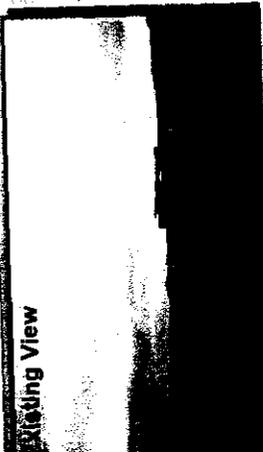
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AUG 16 2012



PROPOSED ANTENNAS

PROPOSED SCREEN WALL

PROPOSED SHELTER



Random Hills\_Springfield  
Suites Marriott 10134946\_4022  
11191 Waples Mill Rd., Fairfax, VA 22030

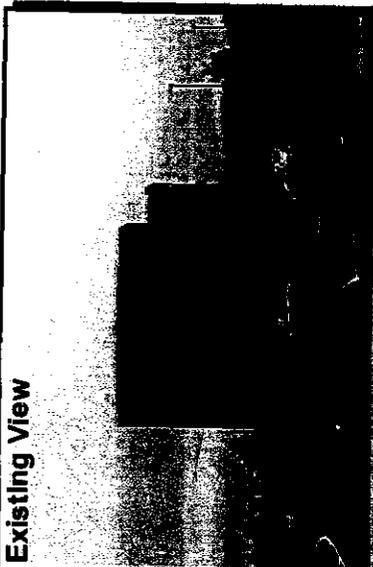
**Rooftop Co-location**

**Simulation**

View from Spring-Hall Marriott rooftop  
looking northeast

GOULD DIGITAL IMAGING

Existing View



PROPOSED SHELTER  
PROPOSED SCREEN WALL  
PROPOSED ANTENNAS



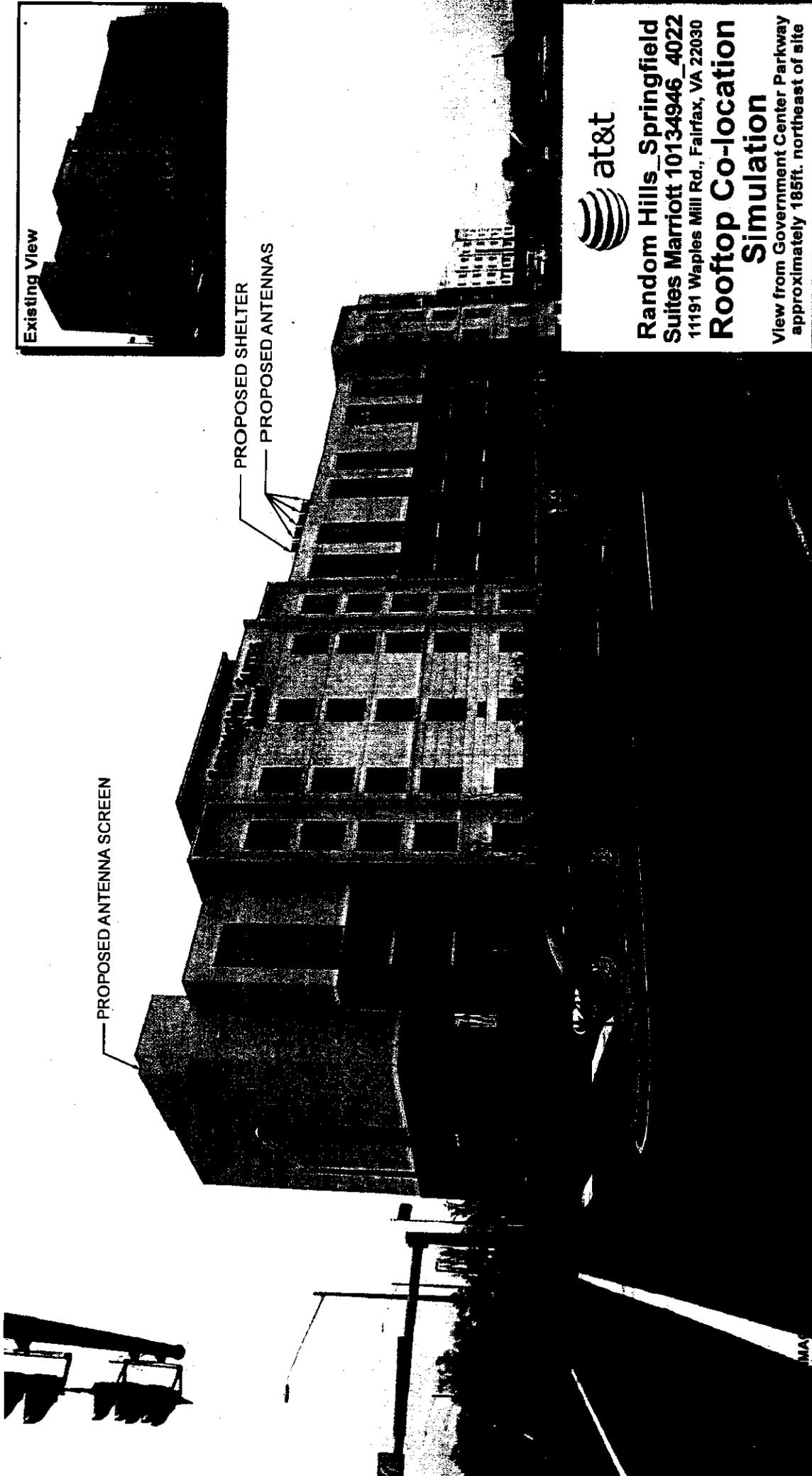
Random Hills\_Springfield  
Suites Marriott 10134946\_4022  
11191 Waples Mill Rd., Fairfax, VA 22030

### Rooftop Co-location Simulation

View from Government Center Pkwy.  
approximately 700ft. west of site

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Existing View

PROPOSED ANTENNA SCREEN

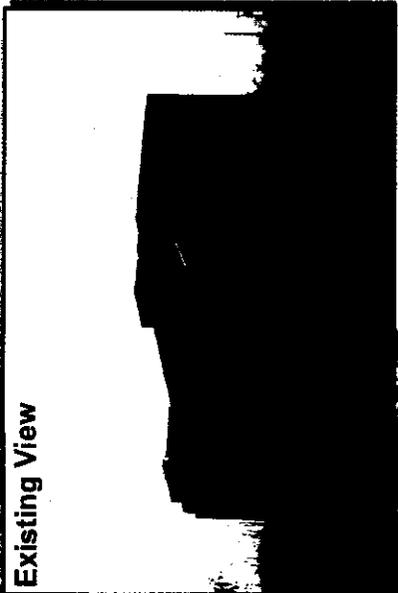
PROPOSED SHELTER  
PROPOSED ANTENNAS



Random Hills Springfield  
Suites Marriott 10134946\_4022  
11191 Waples Mill Rd., Fairfax, VA 22030  
**Rooftop Co-location  
Simulation**

View from Government Center Parkway  
approximately 185ft. northeast of site

Existing View



PROPOSED SHELTER

PROPOSED ANTENNAS



**Random Hills\_Springfield  
Suites Marriott 10134946\_4022**

11191 Waples Mill Rd., Fairfax, VA 22030

## **Rooftop Co-location Simulation**

View from Ridge Top Road  
approximately 720ft. northwest of site

# PROJECT INFORMATION

SCOPE OF WORK: INSTALLATION OF WIRELESS COMMUNICATION ANTENNAS ON THE ROOF TOP OF AN EXISTING BUILDING. SITE IS AN UNZONED TELECOMMUNICATIONS FACILITY.

SITE ADDRESS: 11181 WAPLES MILL RD FAIRFAX, VA 22030

LOCATION: N 36° 51' 13.16" W 77° 20' 10.30"

GROUND ELEVATION: 487' ASH.

JURISDICTION: FAIRFAX COUNTY

PK: 0602 01 007C

TAX DISTRICT: 31000

PROPERTY TYPE: COMMERCIAL

BOOK / PAGE #: 1982/1568

ZONING: PM (PLANNED RESIDENTIAL MIXED USE)

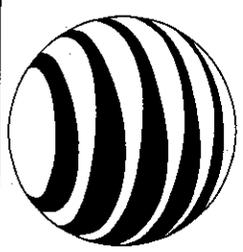
USE CODE: HOTEL W/O RESTAURANT

PROPERTY OWNER: PALMETO HOSPITALITY OF, FAIRFAX SIS I LLC

MAILING ADDRESS: 3401 E MAIN ST, STE 300 SPRINGFIELD, SC 29382

NAME OF APPLICANT: NET DIGITAL WIRELESS PCS LLC

# 2232 SUBMISSION



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AUG 17 2012  
Zoning Evaluation Division

# RANDOM HILLS\_SPRINGHILL SUITES MARRIOTT 10134946\_4022

# UTILITY INFORMATION

POWER: COMMON (949) 967-3000

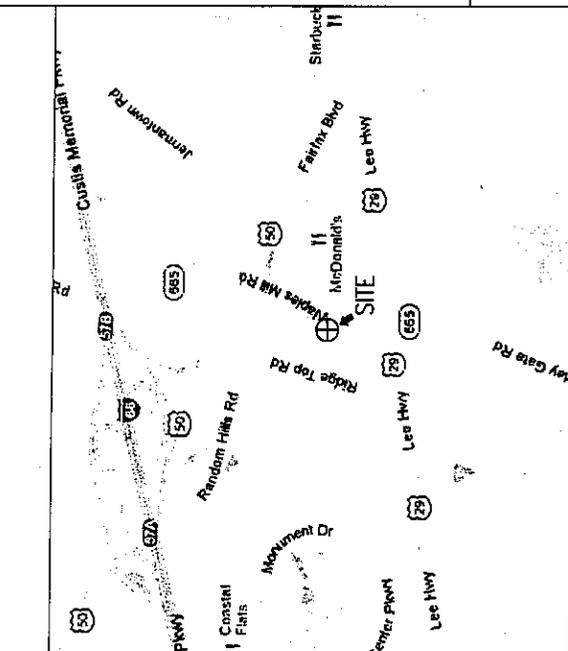
TELECOM: VERIZON (800) 463-5000

# DRAWING INDEX

REV	DESCRIPTION
3	TITLE SHEET
3	A-0 SITE PLAN
3	A-1 ROOF PLAN
3	A-2 NORTH ELEVATION
3	A-3 EAST & WEST ELEVATIONS
3	A-4 UTILITY ROUTING

# VICINITY MAP

DIRECTION:  
HEAD SOUTHWEST ON STANDARD OR TOWARD PARKWAY OR 0.4 M. TURN LEFT ONTO PARKWAY OR 75 FT. TAKE THE 1ST RIGHT ONTO ROAD INTO COCA COLA DR. 0.3 M. MERGE ONTO MD-100 W. WA THE RAMP TO ELUDOTT CITY 1.7 M. TAKE EXIT 4A-40 FOR I-495 TOWARD SILVER SPRING. 0.9 M. MERGE ONTO I-495 S 16.0 M. TAKE EXIT 27 FOR I-495 N TOWARD SILVER SPRING. 0.9 M. MERGE ONTO I-495 N. TAKE THE 1ST RIGHT ONTO I-495 W TOWARD MANASSAS/PARTIAL ROYAL. 7.3 M. TAKE EXIT 57A TO MERGE ONTO US-30 LEAVE JACKSON MEMORIAL HWY. TAKE 1.8 M. TURN RIGHT ONTO VA-462/WAPLES MILL RD. 0.2 M. TURN RIGHT ONTO GOVERNMENT CENTER PKWY 0.2 M. MAKE A U-TURN AT RIDGE TOP RD. DESTINATION WILL BE ON THE RIGHT 0.2 M.



# APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (LAW) FOR THE LOCATION. THE ENTIRETY OF THE ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: IRC 2009

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE (NEC 2009)

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION.
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) TIA 222-F, STRUCTURAL STANDARDS FOR STEEL, ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
- TIA 487, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) IEEE 6185, TESTING PROCEDURES FOR THE MEASUREMENT OF THE SURFACE POTENTIALS OF A GROUND SYSTEM.
- IEEE 1100 (IEEE 1583), SAFETY RELATED TO THE DESIGN AND GROUNDING OF ELECTRONIC EQUIPMENT.
- IEEE C92.41, RECOMMENDED PRACTICES FOR SURGE PROTECTION IN LOW VOLTAGE AC POWER CIRCUITS FOR LOCATION CATEGORY "C3" AND "M3" SYSTEM EXPOSURE.
- TELEPHONE, 68-1275, GENERAL INSTALLATION REQUIREMENTS.
- TELEPHONE, 68-1503, COAXIAL CABLE CONNECTIONS.
- ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM ENVIRONMENTAL PROTECTION.

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR INSTALLATION, THE MOST STRINGENT REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

AT&T CONSTRUCTION

AT&T COMPLIANCE:

AT&T PROJECT NO. 08.08.12

DATE: 08.08.12

PROJECT: RANDOM HILLS SPRINGHILL SUITES MARRIOTT

DESIGNER: BC ARCHITECTS ENGINEERS FALLS CHURCH, VA

TITLE SHEET

DRAWING NUMBER

# NOTES

NOTE: MAGNETIC DECLINATION - 10' 36" W CHANGING BY 0' 0" W PER YEAR AS OF 04/17/12

TECHNICAL DOCUMENT 24782-432-A3-EF-00001 "COMPANION PACKAGE DETAIL", DATED 11/23/09 FOR USE IN THE BWA MARKET ONLY (NSB)

at&t THE SHIELD OF THE SHIRAZI

BC ARCHITECTS ENGINEERS

RANDOM HILLS\_SPRINGHILL SUITES MARRIOTT  
10134946\_4022

SITE ADDRESS:  
11181 WAPLES MILL RD  
FAIRFAX, VA 22030

11181 WAPLES MILL RD  
FAIRFAX, VA 22030

11181 WAPLES MILL RD  
FAIRFAX, VA 22030

2232

**SITE PLAN NOTES**

1. THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHTS OF WAY.
2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THERE ARE NO UTILITIES ON THE PROPERTY.
4. THERE ARE NO EXISTING OR PROPOSED STRUCTURES ON THE PROPERTY.
5. THERE ARE NO CHANGES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL ON THE PROPERTY PER THE FAIRFAX COUNTY CEMETERY MAP.
6. THERE ARE NO UNKNOWN TRAILS ON TO THE SUBJECT PROPERTY.
7. THERE ARE NO UNKNOWN TRAILS ON TO THE SUBJECT PROPERTY.
8. PROPOSED STORM WATER MANAGEMENT FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE FAIRFAX COUNTY STORM WATER MANAGEMENT DESIGN CRITERIA.
9. NO EXISTING TREES WILL BE REMOVED FOR CONSTRUCTION PURPOSES.
10. THERE ARE NO PROPOSED SIGNS FOR THIS PROJECT.
11. THERE ARE NO UNKNOWN UTILITY EASEMENTS ON THE SUBJECT PROPERTY.

**ORDINANCE DATA**

**PARCEL DATA**  
 MAP # 0562 01 0037C  
 PROPERTY OWNER PALMETTO HOSPITALITY OF FAIRFAX SRS 1, LLC  
 ZONING DISTRICT PHM (PLANNED RES)  
 SUB-STRUCTURAL STEEL BEAMS  
 AREA OF EXISTING PARCEL 62,110.0 SF  
 AREA OF DISTURBANCE 0 SF  
 AREA OF PROPOSED STRUCTURES ON SUBJECT PARCEL 34,872 SF  
 AREA OF PROPOSED STRUCTURES 0 SF

**BUILDING DATA**

**YEAR BUILT:** 2009  
**EXISTING GROSS BUILDING FLOOR AREA:** 80,879 SF  
**TOTAL PROPOSED GROSS AREA:** 80,879 SF  
**TOTAL AREA:** 80,879 SF  
**WAGNAM F.A.R. PER 6-408:** 3.000  
**ACTUAL F.A.R.:** 1.07

**SETBACKS**

NORTH PROPERTY LINE TO TELECOMMUNICATIONS ANTENNAS = 20'-6"  
 EAST PROPERTY LINE TO TELECOMMUNICATIONS ANTENNAS = 5'-3"  
 WEST PROPERTY LINE TO TELECOMMUNICATIONS ANTENNAS = 172'-4"  
 WEST PROPERTY LINE TO TELECOMMUNICATIONS ANTENNAS = 108'-7"  
 NORTH PROPERTY LINE TO TELECOMMUNICATIONS EQUIPMENT = 44'-2"  
 EAST PROPERTY LINE TO TELECOMMUNICATIONS EQUIPMENT = 132'-2"  
 SOUTH PROPERTY LINE TO TELECOMMUNICATIONS EQUIPMENT = 153'-2"  
 WEST PROPERTY LINE TO TELECOMMUNICATIONS EQUIPMENT = 108'-6"

**PARKING TABULATION**

EXISTING PARKING LOTS: 2  
 EXISTING PARKING SPACES: 264  
 PROPOSED PARKING SPACES: 764  
 TOTAL PARKING SPACES: 1028  
 NOTE: THE TELECOMMUNICATIONS FACILITY GENERATES APPROXIMATELY (1) TRIP PER MONTH PER CARRIER. NO DEDICATED PARKING IS REQUIRED.

**FLOOD ZONE**

MAP # ST00000000 - SEPTEMBER 17, 2010  
 THIS PROJECT IS NOT LOCATED IN A FLOOD PLAIN (ZONE X)

**STRUCTURAL COMPONENTS ANALYSIS**

REFERS TO THE STRUCTURAL ANALYSIS REPORT  
 PREPARED BY THE STRUCTURAL ENGINEER. ALL ASSIGNED COMPONENTS HAVE BEEN ANALYZED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA UNIFORM BUILDING CODE (VUBC) AND VIRGINIA UNIFORM CONSTRUCTION CODE (VUCC) (2009 IBC) BASED UPON A WIND SPEED OF 90 MPH, 3 SECOND DUST

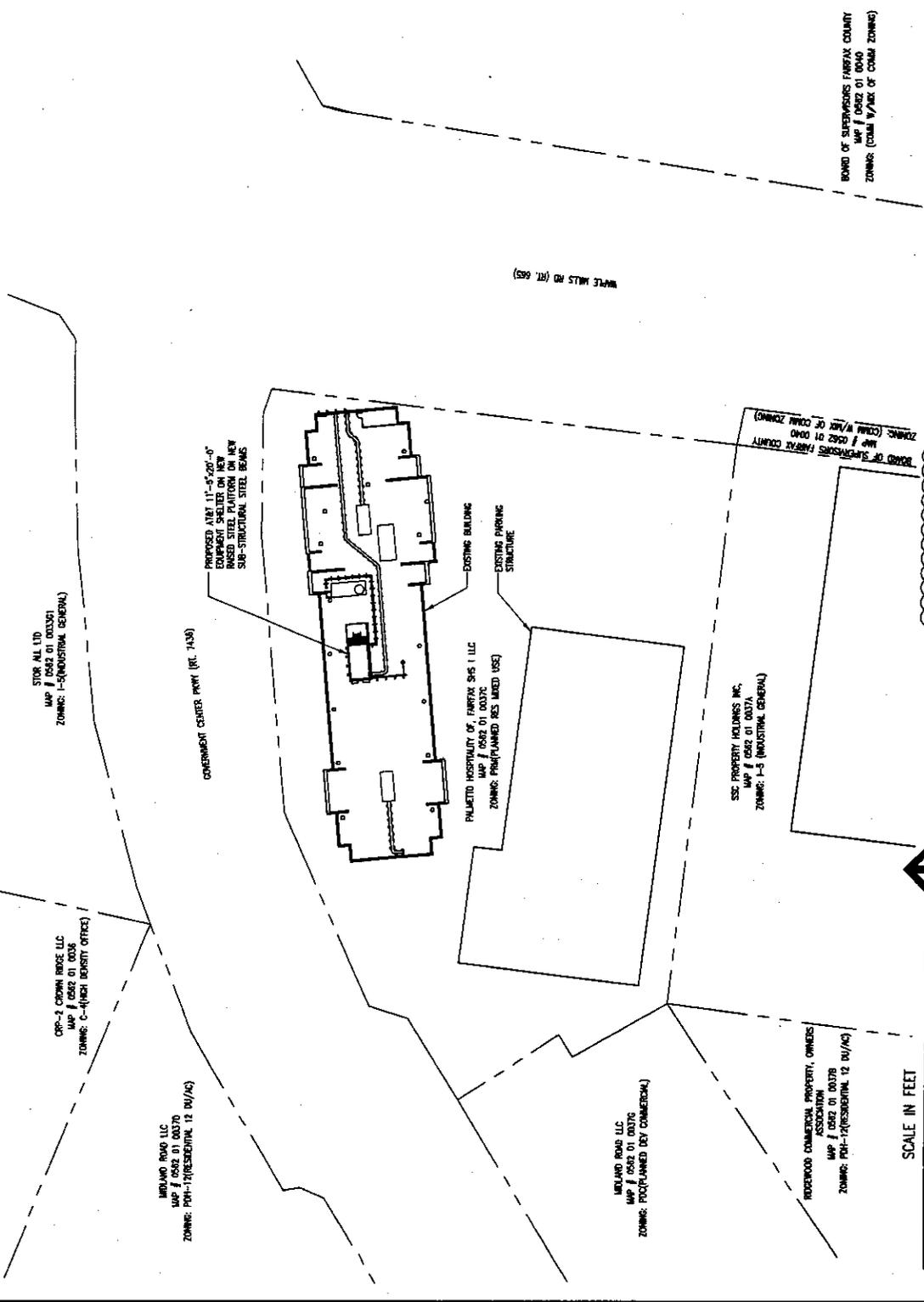
**ROOFTOP CALCULATIONS**

PERIMETER ROOF = (335.97)  
 MAIN ROOF = (14,188.97)  
 TOTAL ROOF = (14,524.94)  
 PERIMETER ROOF EQUIPMENT = (21.97)  
 MAIN ROOF EQUIPMENT = (1197.97)  
 (AT&T'S PORTION = 682.97)  
 CLUTTER PERCENTAGE (TOTAL ROOFS)  
 PERIMETER ROOF = 21  
 TOTAL ROOF = 35  
 EQUIPMENT = 1218  
 TOTAL = 1326



NO.	DATE	DESCRIPTION
3	06-05-12	REVISED ZONING DRAWINGS
2	07-23-12	REVISED ZONING DRAWINGS
1	06-08-12	REVISED ZONING DRAWINGS
0	06-07-12	ZONING DRAWINGS
A	04-17-12	PRELIMINARY ZONING DRAWINGS

BC ARCHITECTS ENGINEERS  
 FALLS CHURCH, VA  
 No. 035984  
 08.08.12  
 SITE PLAN  
 DRAWING NUMBER  
 REV



**SITE PLAN**  
 SCALE: 1"=120'  
 SCALE: 1"=30'  
 SCALE: 1"=30'

TRUE NORTH



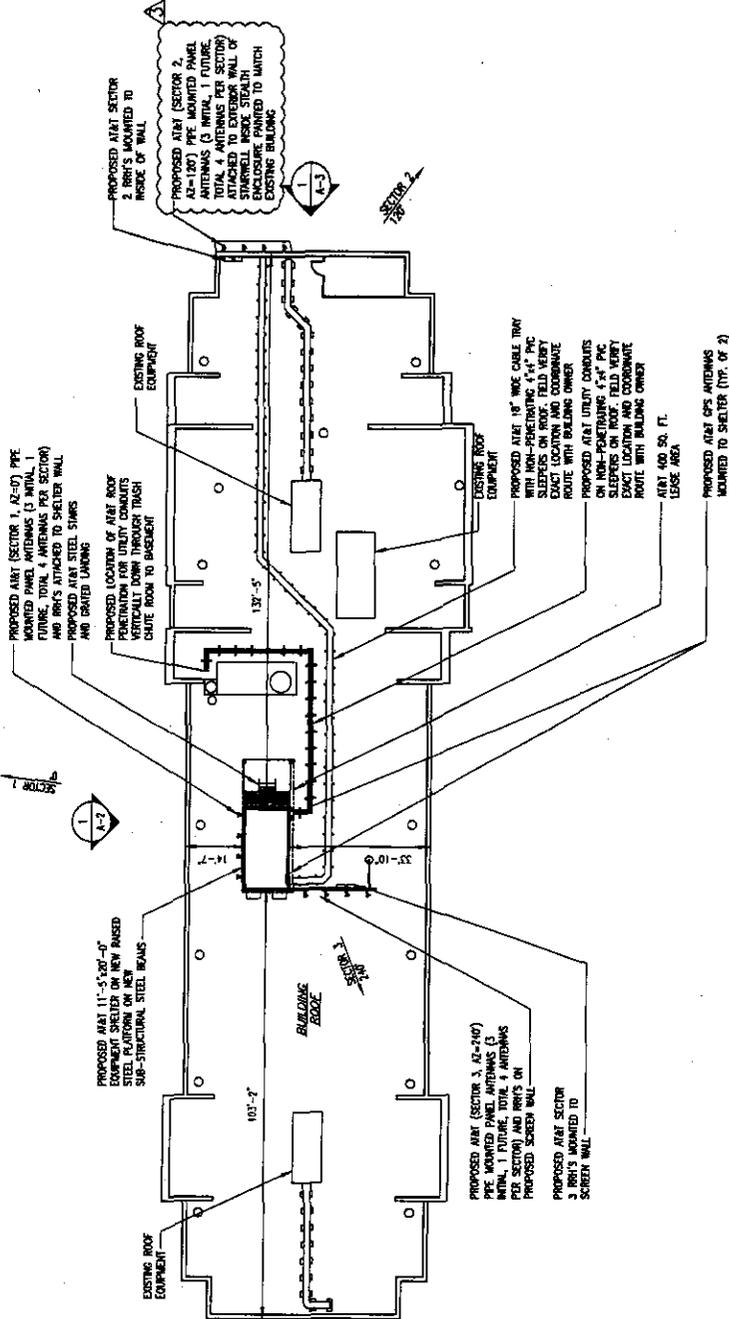
**RANDOM HILLS SPRINGHILL SUITES MARRIOTT**  
 10134946\_4022  
 SITE ADDRESS:  
 11191 WATLES MILL RD  
 FAIRFAX, VA 22030

**BC**  
 architects  
 engineers



3001 COLUMBIA PIKE, SUITE 200  
 FALLS CHURCH, VA 22031-0006  
 TEL: (703) 871-0000  
 FAX: (703) 871-0000

ANTENNAS & EXTERIOR PANELS  
WILL BE PAINTED TO MATCH  
EXISTING EXTERIOR BUILDING WALLS



ROOF PLAN  
DATE: 01/21/11  
SCALE: 1/8" = 1'-0"  
SCALE: 1/16" = 1'-0"

TRUE NORTH

SCALE IN FEET  
0 15 30 60 90

**BC**  
architects  
engineers

**RANDOM HILLS SPRINCHILL SUITES MARRIOTT**  
10134946\_4022  
SITE ADDRESS:  
11191 WIPLES MILL RD  
FAIRFAX, VA 22030



COMMONWEALTH OF VIRGINIA  
*Christopher D. Morin*  
CHRISTOPHER D. MORIN  
No. 032984  
08.08.12  
REGISTERED PROFESSIONAL ENGINEER

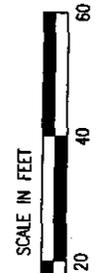
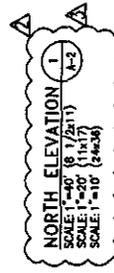
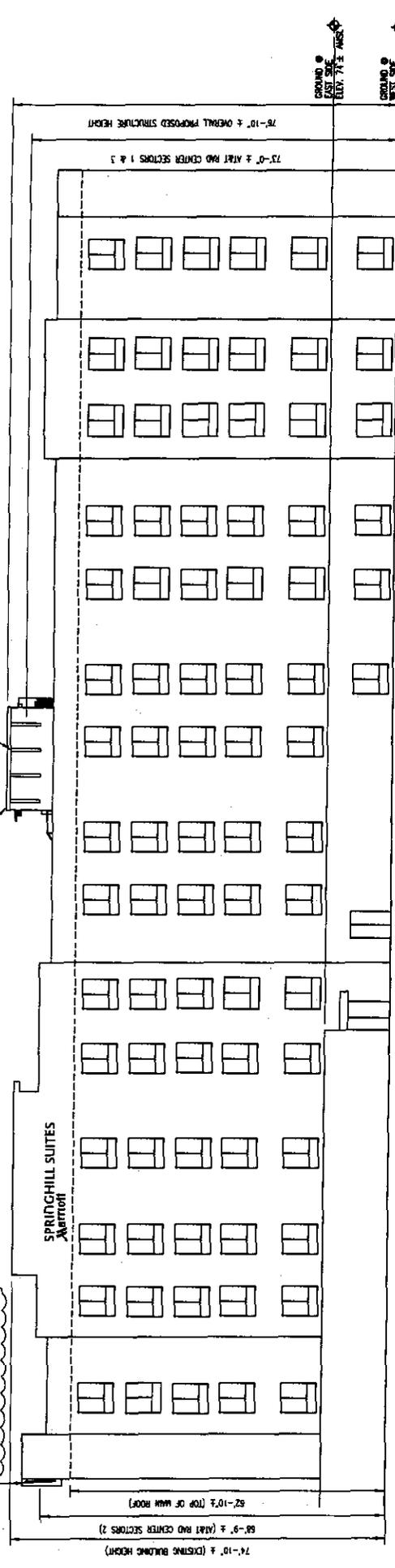
NO.	DATE	REVISIONS
3	06-08-12	REVISED ZONING DRAWINGS
2	07-23-12	REVISED ZONING DRAWINGS
1	08-08-12	REVISED ZONING DRAWINGS
0	08-07-12	ZONING DRAWINGS
4	08-17-12	PRELIMINARY ZONING DRAWINGS

BC ARCHITECTS ENGINEERS  
FALLS CHURCH, VA  
ROOF PLAN  
DRAWING NUMBER  
A-1

PROPOSED AIR AT (SECTOR 2, AREA=120) PRE MOUNTED PANEL ANTENNAS (3 INITIAL, 1 FUTURE, TOTAL 4 ANTENNAS PER SECTOR) TO BE INSTALLED ON THE ROOF OF THE BLDG. THESE DETAILS ENCLOSED HEREIN TO MATCH EXISTING BUILDING.

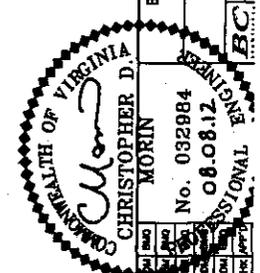
PROPOSED AIR AT (1'-1.5"X1'-5"X1'-5") EQUIPMENT SHELTER MOUNTED ON PARSED STEEL PLATFORM

PROPOSED AIR AT (SECTOR 1, AREA=10) PRE MOUNTED PANEL ANTENNAS (3 INITIAL, 1 FUTURE, TOTAL 4 ANTENNAS PER SECTOR) AND TRYS ATTACHED TO SHELTER WALL



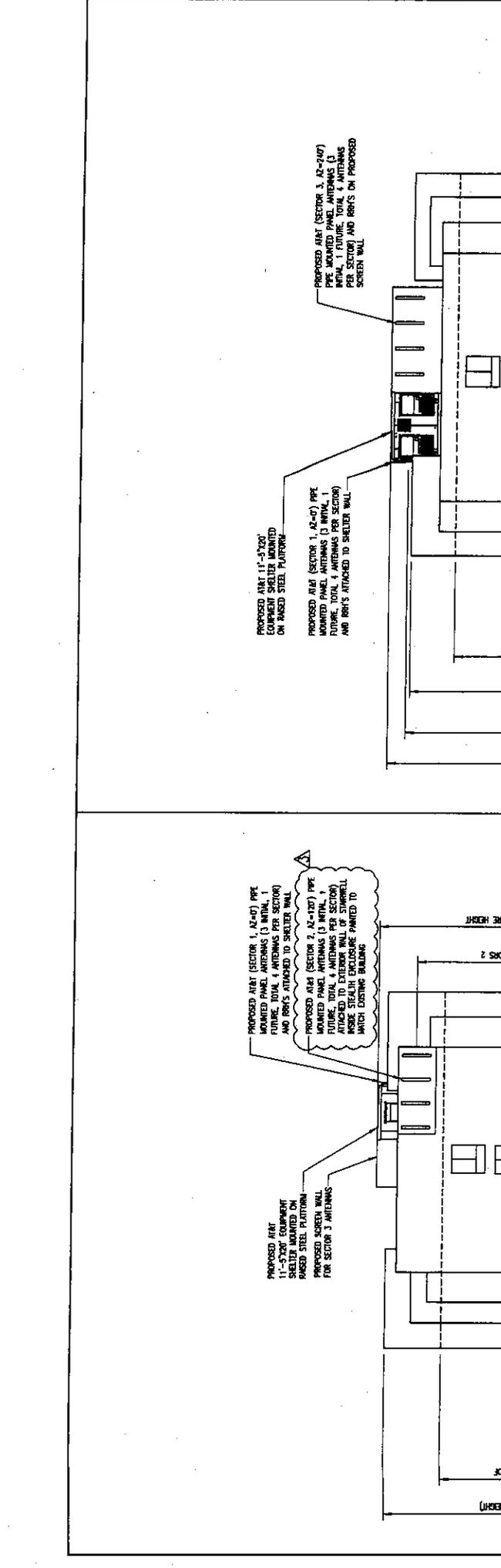
**BC**  
 architects  
 engineers

**RANDOM HILLS, SPRINGHILL SUITES MARRIOTT**  
 10134046\_4022  
 SITE ADDRESS:  
 11191 WAPLES HILL RD  
 FARRAX, VA 22030



NO.	DATE	REVISIONS
3	08-08-12	REVISED ZONING DRAWINGS
2	07-23-12	REVISED ZONING DRAWINGS
1	06-08-12	REVISED ZONING DRAWINGS
0	05-07-12	ZONING DRAWINGS
A	04-17-12	PRELIMINARY ZONING DRAWINGS

DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 PROJECT NO. 032984  
 NORTH ELEVATION  
 DRAWING NUMBER  
 BC ARCHITECTS ENGINEERS FALLS CHURCH, VA



**PROPOSED ANTENNA (SECTOR 1, A2-A4) PIPE MOUNTED PANEL ANTENNAS (3 INITIAL, 1 FUTURE, TOTAL 4 ANTENNAS PER SECTOR) AND RR'S ATTACHED TO SHELTER WALL**

**PROPOSED ANTENNA (SECTOR 2, A2-A4) PIPE MOUNTED PANEL ANTENNAS (3 INITIAL, 1 FUTURE, TOTAL 4 ANTENNAS PER SECTOR) AND RR'S ATTACHED TO SHELTER WALL**

**PROPOSED ANTENNA (SECTOR 3, A2-A4) PIPE MOUNTED PANEL ANTENNAS (3 INITIAL, 1 FUTURE, TOTAL 4 ANTENNAS PER SECTOR) AND RR'S ATTACHED TO SHELTER WALL**

**PROPOSED ANTENNA (SECTOR 4, A2-A4) PIPE MOUNTED PANEL ANTENNAS (3 INITIAL, 1 FUTURE, TOTAL 4 ANTENNAS PER SECTOR) AND RR'S ATTACHED TO SHELTER WALL**

**PROPOSED ANTENNA (SECTOR 1, A2-A4) PIPE MOUNTED PANEL ANTENNAS (3 INITIAL, 1 FUTURE, TOTAL 4 ANTENNAS PER SECTOR) AND RR'S ATTACHED TO SHELTER WALL**

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**at&t**  
 7200 SHOWN IN  
 WORKSHEET 10 2100

**BC**  
 architects  
 engineers

**RANDOM HILLS, SPRINGHILL SUITES MARRIOTT**  
 10134848\_4022  
 SITE ADDRESS:  
 11191 WAPLES MILL RD  
 FARMAX, VA 22030

**REVISED ZONING DRAWINGS**

NO.	DATE	BY	CHK	APP	REVISIONS
3	08-08-12				REVISED ZONING DRAWINGS
2	07-23-12				REVISED ZONING DRAWINGS
1	06-08-12				REVISED ZONING DRAWINGS
0	05-07-12				ZONING DRAWINGS
A	04-17-12				PRELIMINARY ZONING DRAWINGS

**BC ARCHITECTS ENGINEERS**  
 FALLS CHURCH, VA

**EAST & WEST ELEVATIONS**

**CRDWG NUMBER**  
 BC

**REVISIONS**

**NO. 032984**  
 08.08.12

**CHRISTOPHER D. MORIN**  
 REGISTERED PROFESSIONAL ENGINEER

**COMMONWEALTH OF VIRGINIA**

