



# Town of Vienna

127 Center Street South  
Vienna, Virginia 22180  
p: 703.255.6341  
TTY 7111

## Meeting Agenda Planning Commission

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Wednesday, June 24, 2026

7:30 PM

Charles Robinson Jr. Town Hall, 127 Center St.  
South

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### Roll Call

[26-5665](#) Election of Chair for June 24, 2026, Planning Commission Meeting

### Communication from Citizens and/or Commissioners

### Public Hearings - None

### Regular Business

[PC26-302](#) Recommendation to Town Council for a Modification of Requirements for height of rooftop architectural features for co-location of a telecommunications wireless facility on an existing building roof, located at 527 Maple Avenue East.

**Attachments:** [01 - PC Staff Report - 527 Maple Ave E - Modification of Requirements](#)  
[02 - 527 Maple Ave E - Application + Authorization](#)  
[03 - 527 Maple Ave E - Statement of Justification](#)  
[04 - 527 Maple Ave E - Telecommunication Plans](#)  
[05 - 527 Maple Ave E - AT&T Coverage Plots](#)  
[06 - 527 Maple Ave E - Photo Simulations](#)  
[07 - 527 Maple Ave E - Previous Variance & CUP Orders](#)  
[08 - Relevant Code Sections](#)  
[09 - Public Notification Affidavit](#)  
[10 - Staff Presentation](#)

### Planning Director Comments

### Approval of the Minutes

[26-5666](#) Acceptance of Meeting Minutes

**Attachments:** [PC - May 13, 2026 Draft Meeting Minutes](#)

### Meeting Adjournment

*THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.*



# Town of Vienna

Charles A. Robinson Jr.  
Town Hall  
127 Center Street South  
Vienna VA, 22180

## Agenda Item Report

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**File #:** 26-5665, **Version:** 1

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**Subject:**

ELECTION OF CHAIR FOR JUNE 24, 2026, PLANNING COMMISSION MEETING

**OVERVIEW:**

As the elected Chair normally opens the meeting, the question was raised as to who would be eligible to open the meeting. Staff consulted with the Town Clerk, who reviewed Roberts' Rules of Order and responded that there are two options for the person who would open the meeting: 1) the Commission member with the longest tenure, or 2) the Clerk to the Commission.

Staff therefore spoke with Commissioner Miller, who has the longest tenure among current Planning Commissioners. Commissioner Miller indicated that he would be willing to open the meeting and facilitate a vote to elect a Chair for the meeting.

**RECOMMENDATION:**

**PROPOSED SUGGESTED MOTION:**

"I move that {Commissioner in Attendance} serve as Chair of the June 24, 2026, Planning Commission meeting.



## Agenda Item Report

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**File #:** PC26-302, **Version:** 1

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**Subject:**

Recommendation to Town Council for a Modification of Requirements for height of rooftop architectural features for co-location of a telecommunications wireless facility on an existing building roof, located at 527 Maple Avenue East.

Attachment 1 is the Staff Report, which provides a description of the request, project background, site context, applicable regulations, and staff evaluation. The other attachments, which are enumerated in Attachment 1, provide supporting materials including the formal application, statement of justification, project plans, coverage plots, photo simulations, previous Variance and Conditional Use Permit orders, and relevant regulatory provisions for this application.

**PROPOSED/SUGGESTED MOTION**

"I move to approve the requested Modification of Requirements to allow the west platform screen wall to be built to 9'-8" above the roof level and the north screen wall to be built to 10'-10" above the roof level at 527 Maple Ave E, in the AE Avenue East zoning district, described as tax map parcel 0382 09 0100."

Or

"I move to approve the requested Modification of Requirements to allow the west platform screen wall to be built to 9'-8" above the roof level and the north screen wall to be built to 10'-10" above the roof level at 527 Maple Ave E, in the AE Avenue East zoning district, described as tax map parcel 0382 09 0100, with the following conditions:

(Planning Commission to list conditions individually)."

Or

"I move to deny the requested Modification of Requirements to allow the west platform screen wall to be built to 9'-8" above the roof level and the north screen wall to be built to 10'-10" above the roof level at 527 Maple Ave E, in the AE Avenue East zoning district, described as tax map parcel 0382 09 0100."

Or

Other action deemed necessary by the Planning Commission.



**STAFF REPORT COVER SHEET**  
June 24, 2026

**ATTACHMENT 01**

<b>Address:</b>	527 Maple Ave E	<b>Case Number:</b>	PF-2118130										
<b>Meeting Date:</b>	6/24/2026	<b>Applicant:</b>	Doug Sampson of Saul Ewing LLP										
<b>Board/Commission:</b>	Planning Commission	<b>Owners:</b>	Dukas Properties, LLC										
<b>Existing Zoning:</b>	AE Avenue East	<b>Existing Land Use:</b>	Commercial										
<b>Brief Summary of Request:</b>	Recommendation to Town Council for a Modification of Requirements for height of rooftop architectural features for colocation of a telecommunications wireless facility on an existing building roof.												
<b>Proposed Site Improvements:</b>	Proposed improvements include rooftop-mounted telecommunications antennas, screened rooftop equipment enclosures, parapet-wall extensions, associated utility equipment, and related screening designed to match the existing building façade.												
<b>Size of Property:</b>	26,342 square feet / 0.6 acres												
<b>Public Notice Requirements:</b>	<ul style="list-style-type: none"> <li>• Advertisement of meeting for two successive weeks in a newspaper having paid general circulation in the Town prior to Town Council’s hearing.</li> <li>• Letters were sent on June 17, 2026, to adjacent, abutting and immediately-across-the-street property owners/agents/occupants and the subject property owners notifying them of the Planning Commission meeting.</li> <li>• Two signs were posted in front of the lot along Maple Ave E on June 9, 2026, with the date of Planning Commission meeting and Town Council hearing.</li> </ul>												
<b>Attachments:</b>	<table border="0"> <tr> <td>01 – Staff Report</td> <td>06 – Photo Simulations</td> </tr> <tr> <td>02 – Application and Authorization</td> <td>07 – Previous Variance &amp; CUP Orders</td> </tr> <tr> <td>03 – Statement of Justification</td> <td>08 – Relevant Regulations</td> </tr> <tr> <td>04 – Telecommunications Plans</td> <td>09 – Public Notification Affidavit</td> </tr> <tr> <td>05 – AT&amp;T Coverage Plots</td> <td>10 – Staff Presentation</td> </tr> </table>			01 – Staff Report	06 – Photo Simulations	02 – Application and Authorization	07 – Previous Variance & CUP Orders	03 – Statement of Justification	08 – Relevant Regulations	04 – Telecommunications Plans	09 – Public Notification Affidavit	05 – AT&T Coverage Plots	10 – Staff Presentation
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<b>Author:</b>	Kelly O’Brien, AICP, Deputy Director of Planning and Zoning												

**Planning & Zoning Staff Report to the Planning Commission**  
**Meeting of June 24, 2026 - 527 Maple Ave E - Modification of Requirements**  
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***Introduction***

The applicant is Douglas Sampson of Saul Ewing LLP, on behalf of New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, who has submitted an application for a modification of requirements pursuant to Sections 18-212.1.c and 18-830 of the Town of Vienna Zoning and Subdivision Ordinance. The request is to permit a rooftop telecommunications wireless facility on the existing commercial building located at 527 Maple Avenue East in the AE (Avenue East Gateway) zoning district.

The Planning Commission’s role is to review the application and provide a recommendation to the Town Council, which will make the final decision on the request.

***Background***

The subject property is located at 527 Maple Avenue East and is developed with an existing multi-tenant commercial office building commonly known as “Valley Park.” The existing building is two stories tall along Maple Ave E and three stories tall at the rear of the property and facing East St SE. The building was originally constructed in 1963, with the three-story addition constructed in 1990.

As shown in Figure 1, the property is zoned AE (Avenue East Gateway District) and is designated for mixed-use and commercial activity along the Maple Avenue corridor.

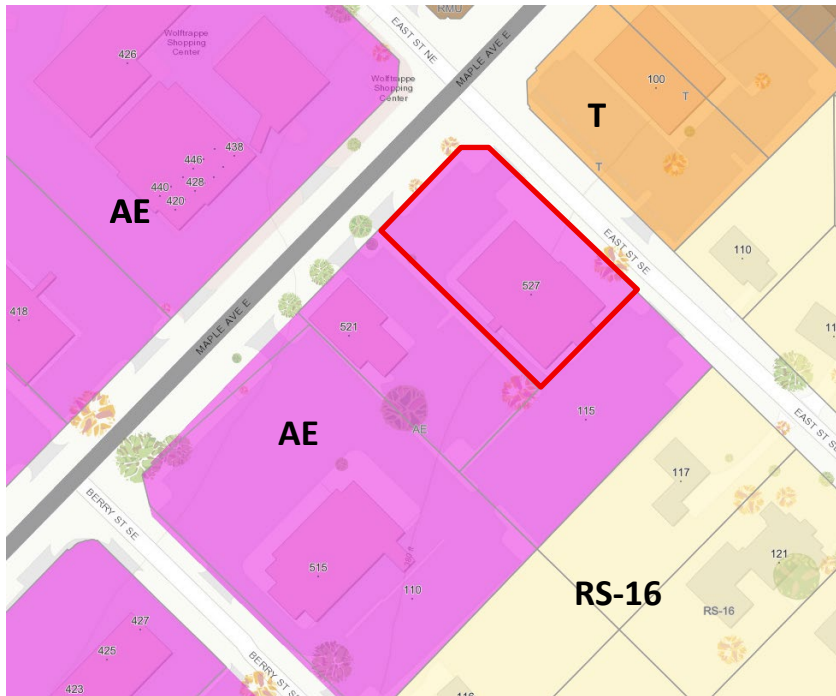


Figure 1 - Zoning map with 527 Maple Ave E identified with a red boundary.

As shown in Figure 2, the Future Land Use Map of the Town of Vienna Comprehensive Plan designates the subject property (outlined in red) as Mixed Use. This designation supports a range of commercial and service-oriented uses along the Maple Avenue corridor.

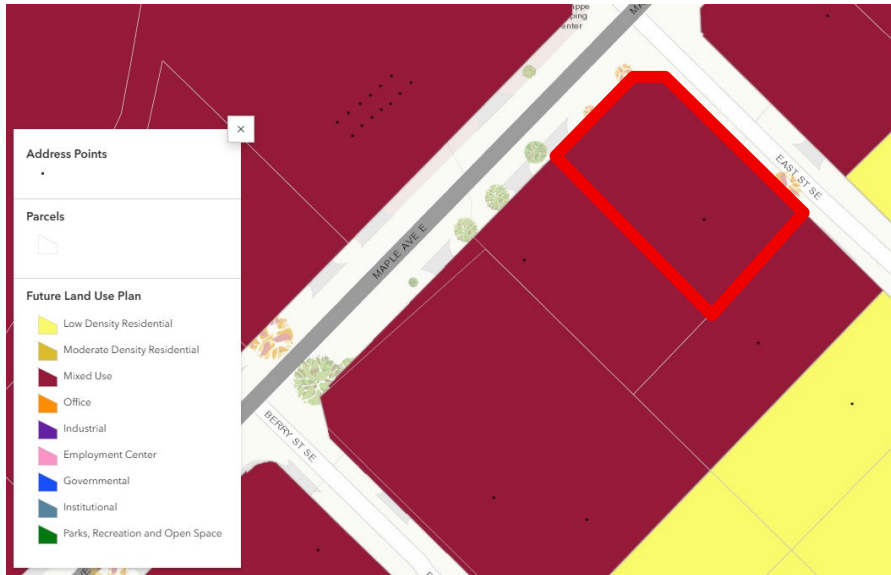


Figure 2 – Future Land Use Plan with 527 Maple Ave E identified with red boundary.

The property has long functioned as a commercial office building within the Maple Avenue corridor. Existing rooftop telecommunications equipment associated with Verizon Wireless and T-Mobile is already installed on the building pursuant to previously approved Conditional Use Permits granted in 2010 and 2016.

In 2010, a CUP and variance were approved for the establishment of a telecommunications facility on the roof. The approved facility included nine panel antennas and an approximately 11 ft. by 24 ft. screened enclosure with simulated brick on the rear portion of the building. The enclosure resulted in a total height of approximately 48 feet, measured from ground level to the top of the screen. At that time, a height variance was required because the proposed rooftop enclosure exceeded the rooftop structure allowances permitted by the Zoning Ordinance and did not qualify as a permitted penthouse or similar rooftop structure under the Code then in effect. Three panel antennas and associated equipment cabinets were located on the exterior of the enclosure.

In 2016, a CUP was approved for the installation of 12 antennas, appurtenant equipment, and a visual screen next to the existing T-Mobile telecommunications facilities (2010 CUP). The added screen was designed to match the existing wall. The top of the enclosure is approximately 47 feet from the ground level and provides space for four groups of panel antennas.

In 2023, Smartlink Group applied for a CUP to install 16 antennas and 458 square feet of screened equipment space to include a 35 kw natural gas generator and 4 cabinets; however, the applicant ultimately withdrew the proposal prior to public hearing action.

### ***Proposal***

The proposed facility consists of rooftop-mounted telecommunications equipment, including screened equipment enclosures and antenna arrays mounted on the rooftop parapet and within screened rooftop structures designed to blend with the existing building façade. The proposal includes associated utility and support equipment necessary for operation of the wireless facility. The application materials indicate that the rooftop screening and parapet extensions are proposed to match the color and materials of the existing building façade.

**Planning & Zoning Staff Report to the Planning Commission**  
**Meeting of June 24, 2026 - 527 Maple Ave E - Modification of Requirements**  
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The facility would be unmanned and accessed periodically for routine inspection and maintenance purposes only. The application materials state that the facility would generate minimal traffic and no regular public activity.

According to the applicant, the proposed AT&T facility and the additional height requested in this application is intended to improve wireless coverage and network capacity within the Town of Vienna, including portions of the Maple Avenue corridor and surrounding residential, commercial, and institutional areas. The applicant states that the facility is intended to address existing coverage gaps and overloaded network demand in this portion of the Town.

The applicant also states that the facility would support FirstNet emergency communications infrastructure, a nationwide broadband network dedicated to first responders and emergency personnel.

Because this proposal is for a co-location on an existing structure of a wireless facility that is not a small cell facility, it qualifies as an administrative review-eligible project per Code of Virginia Section 15.1-2316.3. Accordingly, under Code of Virginia Section 15.2-2316.4:1.A, the application shall not require a Conditional Use Permit for installation. Only a Modification of Requirements is necessary for the proposed increase height over the roof level.

***Staff Analysis***

The proposed facility is located on an existing commercial building that already supports rooftop telecommunications infrastructure.

*Visual Compatibility*

The proposed rooftop facility is designed as a co-location on an existing commercial building that already contains rooftop telecommunications infrastructure. The proposed screening and parapet extensions are intended to minimize visibility from surrounding properties and public rights-of-way through the use of materials and colors intended to match the existing building façade. Photo simulations submitted by the applicant indicate that portions of the proposed equipment would be integrated into existing rooftop massing and screening elements.

*Height*

Portions of the proposed rooftop screening and parapet extensions would extend above the existing roof parapet elevations. The proposed rooftop elements would generally remain below or comparable to the height of existing rooftop telecommunications screening and equipment already located on the building that received a variance for height. However, Section 18-212 of the Zoning Ordinance permits certain rooftop structures and equipment associated with building operations to extend above the maximum of nine (9) feet above the roof level with recommendation by the Board of Architectural Review and approval by Town Council. Accordingly, the applicant is requesting approval of a Modification of Requirements for height per this code section.

*Operational Impacts*

The facility would be unmanned and accessed only periodically for maintenance activities. Based on the application materials, staff does not anticipate significant impacts related to traffic, parking, noise, lighting, or public activity associated with operation of the facility.

**Planning & Zoning Staff Report to the Planning Commission**  
**Meeting of June 24, 2026 - 527 Maple Ave E - Modification of Requirements**  
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Compliance with the Zoning Ordinance

The property is zoned AE (Avenue East Gateway). Telecommunications wireless facilities are permitted as an accessory use within this zoning district with approval of a Conditional Use Permit by the Board of Zoning Appeals. The Town’s zoning ordinance currently reserves Section 18-353 (Wireless Facility) for future standards; therefore, wireless telecommunications facilities are presently reviewed primarily through the Conditional Use Permit process and the general standards of Section 18-824.

The proposal also remains subject to review and approval by the Board of Architectural Review for exterior modifications to the building. Town practice has historically included BAR review of rooftop screening and equipment visibility for telecommunications facilities. The proposed rooftop structures appear to remain within the rooftop equipment allowances permitted under Section 18-212 of the Zoning Ordinance, which allows certain rooftop structures and equipment to extend above building height limits.

Consistency with the Comprehensive Plan

The subject property is located within the Maple Avenue commercial corridor and is designated as Mixed Use in the Comprehensive Plan. This designation supports commercial and service-oriented uses in a corridor setting.

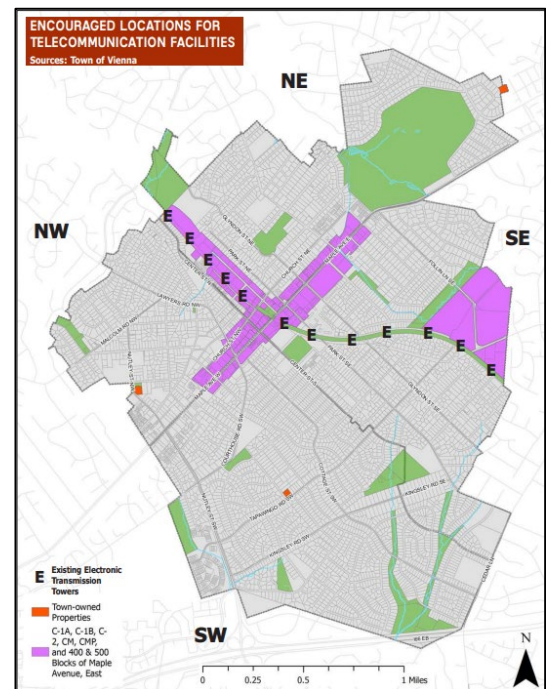
The proposed location falls within the “Encouraged Locations for Telecommunication Facilities” map shown on page A35 of the Comprehensive Plan and included as Figure 3 in this staff report. The Encouraged Locations map specifically identifies the 400 and 500 blocks of Maple Avenue East as locations to be encouraged. Therefore, the general location is consistent with the Comprehensive Plan.

Page 109 of the Comprehensive Plan, with a section entitled Community Facilities and Services under Implementation Strategies, provides further guidance by stating:

- (Bullet point number 3) Service providers should collocate their facilities to the maximum extent possible.
- (Bullet point number 2) The visual impacts of above ground facilities and any related structures should be minimized through the use of architecturally compatible design and materials, landscape plans, screening and siting.

This proposal would place telecommunications equipment in the general location where there is already such equipment, which is generally consistent with the guidance to collocate facilities. This building has two other companies who have already placed telecommunications equipment on the roof per the CUPs issued in 2010 and 2016, which aligns with Implementation Strategy bullet point 3 in the Comprehensive Plan.

State Code Considerations



**Figure 3:** Encouraged Locations for Telecommunication Facilities Map

**Planning & Zoning Staff Report to the Planning Commission**  
**Meeting of June 24, 2026 - 527 Maple Ave E - Modification of Requirements**  
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Wireless telecommunications facilities are regulated by a combination of federal law, the Code of Virginia, and local zoning regulations.

Both state and local policy have historically encouraged the co-location of wireless telecommunications equipment on existing commercial buildings as a means of reducing the need for new standalone telecommunications towers and minimizing visual impacts associated with wireless infrastructure.

The Town reviews wireless telecommunications facilities through the Conditional Use Permit process established in Section 18-824 of the Town Code, unless otherwise exempted or subject to administrative review under applicable law.

***Required Commission/Board Approvals***

Per the Telecommunications Act of 1996, the Town must make a reasonable accommodation to allow telecommunication facilities. The Town has done so through defining clearly where such facilities may be installed and by not presenting undue obstacles. The Town requires all wireless services providers to obtain a conditional use permit (CUP), as long as they are not considered “administrative review-eligible projects,” as defined by the Code of Virginia.

After initial staff review, the Planning Commission reviews the application in order to make a recommendation to the Town Council, per Section 18-830.2.C. Per Section 18-212.1.C, the Board of Architectural Review must also make a recommendation on modifications of requirements related to height of architectural features. The Town Council, per Section 18-820.2.D and 18-212.1.C, reviews the application, along with the Planning Commission recommendation and public testimony, and makes the final decision.

Before the use may be installed, the project must receive a Certificate of Appropriateness from the Board of Architectural Review (BAR). Chapter 4 of the Vienna Town code requires the approval of all exterior improvements by the BAR prior to the issuance of any building permits associated with the proposal.

***Recommendation***

Staff recommend that the Planning Commission recommend approval of the Modification of Requirements application for a rooftop telecommunications wireless facility at 527 Maple Avenue East to the Town Council.



TOWN OF  
**VIENNA**  
since 1890

## Conditional Use Permit

**GeoCivix, LLC**

9420 E. Golf Links Rd. Suite 108, #296 |

Tucson, AZ 85730

P: 520 319-0988 | E: (520) 319-1430 | E:

jace.coleman@geocivix.com

### Project Overview

**#2118130**

**Project Title:** 527 Maple Ave. East, Vienna, VA 22180

**Jurisdiction:** Town of Vienna

**Application Type:** Conditional Use Permit

**State:** VA

**Workflow:** 1. Application Completeness Review

**County:** Fairfax

### Project Contacts

#### Contact Information: Applicant

Doug Sampson

Saul Ewing LLP

121 Regester Avenue

Baltimore, MD 21212-1539

[REDACTED]

[REDACTED].com

#### Contact Information: Owner

Maris Angola

Dukas Properties

527 Maple Ave. East

Vienna, VA 22180

[REDACTED]

[REDACTED]

**Indicate which of the following additional project contacts are to be included on project correspondences.:** Developer

### Project Address

**Project Address:** 527 MAPLE AVE E

**Suite:**

**Parcel (PIN): Address/Parcel**

**Town Limits: Address/Parcel**

- 527 MAPLE AVE E: 0382 09 0100

- 527 MAPLE AVE E: IN TOWN OF VIENNA

**Current Zoning: Address/Parcel**

- 527 MAPLE AVE E: C-1

### Project Description

#### Project Description:

The Applicant is seeking a conditional use permit for a rooftop telecommunications facility on the building located at 527 Maple Avenue East, Vienna, Virginia 22180. A rooftop telecommunications wireless facility is permitted in the AE Avenue East Gateway Zoning District with a Conditional Use. There is a significant need for new and improved wireless and broadband services in this portion of the Town of Vienna. AT&T intends to locate its antennas

on the rooftop of the existing building on the Property. Verizon Wireless and T-Mobile each already have antennas located on the rooftop of the building. Each received prior conditional use permits for substantively similar rooftop facilities as those now proposed by AT&T.

**Trade Name of Business (DBA):** New Cingular Wireless PCS, LLC d/b/a AT&T Mobility

**Business Hours:** 24/7, unmanned facility

**Type of Conditional Use Requested:** Telecommunications Wireless Rooftop Facility

**Number of Proposed Employees:** 0

**Project Narrative:**

There is a significant need for new and improved wireless and broadband services in this portion of the Town of Vienna. AT&T intends to locate its antennas on the rooftop of the existing building on the Property. Verizon Wireless and T-Mobile each already have antennas located on the rooftop of the building. AT&T has a significant need to bring both coverage and capacity to the Town of Vienna, including along the Maple Avenue corridor, bringing new and improved wireless services to areas including James Madison High School, Cunningham Park Elementary School, and several area parks and recreation facilities.

**Are you amending an existing conditional use permit?:** No

The Facility will include one screened platform for equipment structures; and two antenna arrays on the parapet of the building. The screened platform will be 15-4 x 19-1 will be located on the southwest corner of the rooftop. The platform will be designed to blend into the existing parapet, and will have antennas, matching the building attached to the outside of the screen wall and building parapet. The screen wall will be of a color and material to match the current building faade.

An antenna array will be mounted on the northside of the rooftop, inside of a parapet screen wall that will match the existing faade and appear to be an extension of the existing building by a little less than 11 feet. The parapet screen wall will be even with the top of the existing Verizon enclosure on the rooftop, and will not increase the height of the existing building. A third antenna array will be mounted on the west side of the building, on

the existing parapet wall, with no structure required to blend into the existing faade.



## Department of Planning and Zoning

Town of Vienna, Virginia

127 Center Street S

Vienna, Virginia 22180

Phone: 703-255-6341 | Email: DPZ@viennava.gov

Hours: Monday – Friday, 8:00 am - 4:30 pm

### APPLICANT AUTHORIZATION FORM

I hereby certify that I am the property owner or I have authority of the property owner to make this application, that the information is complete, and that if a permit or certificate is issued, the construction and/or use will conform to the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. This form must be submitted prior to issuance of any permit or certificate.

I understand that the permits or certificates obtained pursuant to this permit authorization form will be in my name. I accept full responsibility for the work performed.

Check one box below:

I am the property owner

I am an applicant who has the authority of the property owner (owner will still need to sign)

Description of permits or certificates being applied for:

Proposed AT&T installation of 12 antennas (painted to match), 12 RRHs, 4 DC9s, with approximately 293 square feet of concealment screened in equipment space. Equipment space to include a battery cabinet, combo cabinet, and radio cabinet.

at the following address: 527 Maple Ave E, Vienna, VA 22180

Applicant Name (fill out if owner is not applicant): Samantha Twinam

Signature of Applicant: Samantha Twinam Date: 9/8/2025

Property Owner's Name: MARIS P ANGOLIA, President Dukas Properties

Signature of Property Owner: Maris P Angolia Date: 9-9-25

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# SAUL EWING

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LLP

Douglas A. Sampson

Phone: [REDACTED]

Fax: [REDACTED]

[REDACTED]  
www.saul.com

June 15, 2026

**VIA Electronic Mail**

Kelly O'Brien  
 Lyndsey Cloutre  
 Town of Vienna Planning & Zoning  
 127 Center Street, South  
 Vienna, Virginia 22180-5719  
[kelly.obrien@viennava.gov](mailto:kelly.obrien@viennava.gov)  
[Lyndsey.Cloutre@viennava.gov](mailto:Lyndsey.Cloutre@viennava.gov)

**RE:     New Cingular Wireless PCS, LLC's  
 Request for Modification of Requirements  
 Rooftop Telecommunications Facility at 527 Maple Ave East**

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Dear Ms. O'Brien:

I represent New Cingular Wireless PCS, LLC d/b/a AT&T Mobility ("Applicant") in an application to build a rooftop wireless facility (the "Facility") at 527 Maple Avenue East, Vienna, Virginia 22180, Pacel ID# 0382 09 0100 (the "Property"). As part of the application, the Applicant is proposing rooftop screening and antenna mounting structures that will extend beyond the nine-foot rooftop extension permitted by the "Structure Dimensions" in Sections 18-212.1.B and 18-212.1.C of the Town Code. Pursuant to Town Code Section 18-830.E, the Applicant respectfully requests that the Vienna Planning Commission and Town Council approve the requested modification of requirements.

**I.     PROPERTY INFORMATION**

Address:	527 Maple Ave. East, Vienna, VA 22180
Property Owner:	Dukas Properties
Pacel ID #:	0382 09 0100
Deed Reference:	09226-1775
Jurisdiction:	Town of Vienna, Virginia
Zoning:	AE (Avenue East Gateway District) Commercial

Harbor East ♦ 1001 Fleet Street, 9th Floor ♦ Baltimore, MD 21202-4359  
 Phone: (410) 332-8600 ♦ Fax: (410) 332-8862

CALIFORNIA DELAWARE FLORIDA ILLINOIS MARYLAND MASSACHUSETTS MINNESOTA NEW JERSEY NEW YORK PENNSYLVANIA WASHINGTON, DC

A DELAWARE LIMITED LIABILITY PARTNERSHIP

## **II. AT&T'S NEED FOR IMPROVED WIRELESS SERVICES**

AT&T intends to locate its antennas on the rooftop of the existing building on the Property. Verizon Wireless and T-Mobile already have antennas located on the rooftop of the building. AT&T has a significant need to bring both coverage and capacity to its network in the Town of Vienna. (*See AT&T Current and Proposed Radio Frequency Coverage Maps attached as **Exhibit 1***). The rooftop Facility will bring new and improved emergency and non-emergency wireless coverage to this area of Vienna. (*See Ex. 1*). The proposed Facility will also provide FirstNet services. FirstNet is a nationwide high-speed broadband communications platform dedicated solely to America's first responders and emergency personnel. The federal government entered into an exclusive contract with AT&T to provide FirstNet services, and FirstNet is only available where AT&T has sufficient wireless coverage.

## **III. THE PROPOSED TELECOMMUNICATIONS FACILITY**

The Property contains a commercial building that is home to several local businesses. There have been two prior applications to install telecommunications equipment and enclosures on the rooftop by Verizon Wireless and T-Mobile, which were approved in 2010 and 2016, respectively. Those rooftop facilities remain in place today. The Applicant will build a substantively similar Facility. The Property is an ideal location for the Facility because it is a commercial property – which is a preferred location for telecommunications antennas under the Comprehensive Plan (*See 2015 Comp. Plan at 109*) – and already has two existing telecommunications rooftop facilities on the building.

The Facility will include one screened platform for equipment structures; and two antenna arrays on the parapet of the building. (*See Facility Site Plans in 8.5" x 11" attached as **Exhibit 2, at A-1***). The screened platform will be 15'-4" x 19'-1" will be located on the west corner of the rooftop (closest to Maple Ave E). (*See Ex. 2 at A-1; S-5*). The platform will be designed to blend into the existing parapet, and will have antennas, matching the building attached to the outside of the screen wall and building parapet. The screen wall will be of a color and material to match the current building façade. (*See Photo Simulations attached as **Exhibit 3***). The proposed screen wall will extend 9'-8" above the existing rooftop, eight inches in excess of the nine (9) feet allowed to add roof structures under Town Code Sections 18-212.1.B and 18-212.1.C.

An antenna array will be mounted on the northside of the rooftop (closest to East Street SE), inside of a parapet screen wall that will match the existing façade and appear to be an extension of the existing rooftop by 10'-10". (*See Ex. 2 at A-1, A-3; S-17*). This requested extension is caused by the length of the antennas, and is 22 inches more than the allowed the nine (9) feet to add roof structures, such as parapets or antennas, under Town Code Sections 18-212.1.B and 18-212.1.C. However, the parapet screen wall will be even with the top of the existing Verizon and T-Mobile enclosures, and will not increase the height of the existing building and its current roof structures. A third antenna array will be mounted on the west side of the building, on the

existing parapet wall, with no structure required to blend into the existing façade and no increase in height of the rooftop. (See Ex. 2 at A-1, A-2; S-21).

The antennas and equipment platform will be screened and colored to match the existing building façade. (See Ex. 3, Photo Simulations). They are designed to mimic the existing Verizon and T-Mobile rooftop facilities from Verizon and T-Mobile. (See Ex. 3). The Facility will provide new and improved emergency and non-emergency wireless services in the Town of Vienna, without any adverse impacts to the surrounding area.

#### **IV. REQUESTED MODIFICATION OF CODE’S REQUIREMENTS**

Pursuant to Code Section 18-830, the Applicant is seeking minor relief from Code Sections 18-212.1.B and 18-212.1.C:

<b>Structure</b>	<b>Allowed Extension</b>	<b>Requested Extension</b>
West Platform Screen Wall	9’-0”	9’-8”
North Screen Wall	9’-0”	10’-10”

The proposed West Platform Screen Wall requires a height of 9’-8” above the existing rooftop. The top of the lower west side rooftop is 25’-2” – the requested extension would extend to 34’-10” above ground level. However, this extension will still be below the higher rooftop to the east, which extends to 37’-10”. The proposed North Screen Wall will extend 10’-10” above the existing, higher eastern rooftop. However, it will be level with the existing Verizon Wireless and T-Mobile screen walls that already exist on the rooftop. The proposed extensions will not extend above the current height of the building and previously approved structures.

The Applicant looked extensively at reducing the height of the structures to avoid the modification request. However, the proposed antennas needed to bring adequate wireless service to this area cannot be accommodated without the requested height. The CCI TPA-45R-KU8A antennas to be mounted on the stealth structures each exceed eight feet in length. (See Ex. 2 Site Plans at S-3). In order to flush mount the antennas and provide space to accommodate the existing parapet, the screen walls must be the requested height in order to build the Facility and flush mount the antennas. If the requested modification is not granted, then the Facility cannot be installed to match the existing building façade. The proposed antennas and screen walls are nearly identical to the antennas and screen walls already installed in the rooftop by Verizon and T-Mobile.

The 2015 Comprehensive Plan supports there being “adequate telecommunications facilities” in Vienna. *See* 2015 Comp. Plan at 107. “These wireless telecommunications . . . should primarily be located in commercial and industrial zones and are discouraged in residential zones.” *See* 2015 Comp. Plan at 107. The Comprehensive Plan indicates that the 400 and 500 blocks of Maple Avenue are encouraged locations for the location of telecommunications facilities. *See* 2015 Comp. Plan at Map A35.

Page 109 of the Comprehensive Plan states:


- The visual impacts of above ground facilities and any related structures should be minimized through the use of architecturally compatible design and materials, landscape plans, screening, and siting;
- Service providers should collocate their facilities to the maximum extent possible; and
- The construction of new telecommunications facilities in the form of monopoles or towers is strongly discouraged and should be considered only as a last resort.

The proposed Facility complies with these implementation standards. The Facility is designed to minimize its visual impact through the use of architecturally compatible design and materials, landscape plans, screening, and siting. The Property was chosen specifically because it is already home to two other rooftop telecommunications facilities. The proposed Facility will co-locate on the existing telecommunications Property in order to avoid the need to encumber an additional property or to build a new monopole or tower. Therefore, the proposed Facility is consistent with the goals and long-term planning set forth in the Comprehensive Plan.

The requested modification complies with the spirit and purpose of the Town Code. It allows the Applicant to co-locate its antennas on a building already being used for telecommunications facilities – preventing a new site from being necessary. Additionally, allowing the height modifications of just 8 and 22 inches will allow the Applicant to blend the Facility into the existing architecture to minimize visual impact to the extent possible. In short, the requested modifications are the minimum modifications necessary to achieve the Applicant's goal to bring new and improved emergency and non-emergency wireless services to Vienna, without a new facility, and with a minimal impact on the local community.

Please let me know if you require any additional information. I look forward to presenting our application at an upcoming public hearing. Please contact me directly with any questions or concerns. I can be reached at [REDACTED] or [REDACTED]

Sincerely,



Douglas A. Sampson

DAS  
w/ enclosures



at&t

FA NUMBER: 10087362  
SITE NAME: VALLEY PARK

527 EAST MAPLE AVE  
VIENNA, VA 22180



**SITE INFORMATION**

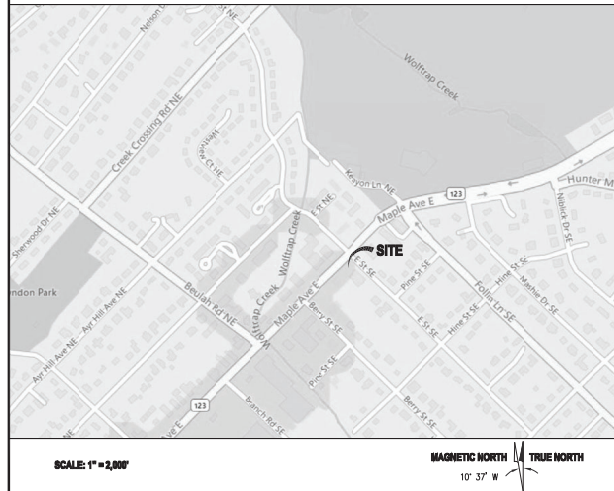
**SCOPE OF WORK:**

1. INSTALL NEW SCREENED EQUIPMENT PLATFORM, NEW SCREEN WALL ABOVE EXISTING ROOF PARAPET FOR NEW ANTENNA SUPPORTS, AND ANTENNA MOUNTS ON BUILDING WALLS.
2. INSTALL (12) NEW AT&T ANTENNAS ON NEW EQUIPMENT PLATFORM SCREEN WALLS, NEW PARAPET SCREEN WALL AND EXTERIOR FACE OF EXISTING ROOF PARAPET
3. INSTALL (12) NEW RRH UNITS AND (4) DC'S ON UNISTRUTS SUPPORTS IN NEW EQUIPMENT PLATFORM AND ON INSIDE FACE OF EXISTING ROOF PARAPET.
4. INSTALL NEW EQUIPMENT CABINETS ON NEW EQUIPMENT PLATFORM
5. PROVIDE TELCO & POWER SERVICE TO AT&T EQUIPMENT FROM DEMARCATION POINTS IN THE BUILDING.
6. INSTALL EMERGENCY GENERATOR RECEPTACLE AT GRADE LEVEL.

**PROPERTY INFORMATION:**

PARCEL ID # (MAP #): 0382 09 0100  
 JURISDICTION: TOWN OF VIENNA  
 ZONING: AE (AVENUE EAST)  
 DEED REFERENCE: 09226-1775  
 USE: COMMERCIAL LOW RISE OFFICE  
 PARCEL AREA: N/A (26,342 SQ. FT.)  
 PARCEL OWNER: DUKAS PROPERTIES  
 PREMISES ADDRESS: 527 MAPLE AVE. EAST, VIENNA, VA 22180  
 STRUCTURE TYPE: EXISTING ROOFTOP  
 GROUND ELEVATION: ±378.5' AMSL  
 LATITUDE: N 38° 54' 31.511" (NAD83)  
 LONGITUDE: W 77° 15' 19.383" (NAD83)

**VICINITY MAP**



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S-8 EQUIPMENT PLATFORM ELEVATIONS	E-1 ELECTRICAL PLAN AND PANEL SCHEDULES
	E-2 UTILITY RISER DIAGRAM AND DETAILS
	E-3 GROUNDING PLAN, DIAGRAM AND DETAILS

FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180

SEAL:



**SUBMITTALS**

DATE	DESCRIPTION	REV.
11-22-2022	CONSTRUCTION REVIEW	A
01-30-2023	CONSTRUCTION	0
12-09-2024	REV. PER 03/12/2024 RFDS	1
12-18-2024	REMOVE FUTURE ANTENNA	2
02-28-2025	ADD GAS DESIGN	3
04-16-2025	REVIEW REDLINES	4
06-09-2025	REMOVE GENERATOR	5
03-04-2026	UPDATE ZONING	6

**PROJECT TEAM**

APPLICANT:	AT&T MOBILITY 9000 MENDENHALL CT, COLUMBIA, MD 21045
ARCHITECT/ENGINEER:	ENTREX COMMUNICATION SERVICES, INC. 6100 EXECUTIVE BLVD, SUITE 430, ROCKVILLE, MD 20852 CAMILLE SHAHSHAB (202) 408-0960
PROJECT MANAGEMENT:	SMARTLINK LLC 10 CHURCH CIRCLE, ANNAPOLIS, MD 21401 PHONE: (410) 582-8043

**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.

- 2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 NFPA 101, LIFE SAFETY CODE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- AISI/TIA-222-H

**DRAWING APPROVALS**

	SIGNATURE	DATE
OWNER REPRESENTATIVE		
SITE ACQUISITION		
CONSTRUCTION MANAGER		
ZONING		
RF ENGINEER		

CALL UTILITIES NOTIFICATION MISS UTILITY 1-800-257-7777 3 WORKING DAYS PRIOR TO DIGGING

PROJECT NO: 1152.443
DESIGNER: M.A.
ENGINEER: C.S.
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"X34"
GRAPHIC SCALE IN INCHES
SHEET TITLE:
<b>TITLE SHEET</b>
SHEET NUMBER:
<b>T-1</b>

**STRUCTURAL NOTES**

1. THE STRUCTURAL STEEL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ANCHOR BOLT LOCATIONS, ELEVATIONS OF TOP OF CONCRETE AND BEARING PLATES, ALIGNMENT ETC. PRIOR OF STEEL ERECTION.
2. THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS SHALL COVER:
  - A. AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS"
  - B. AISC 303 "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 = 50 KSI
OTHER STRUCTURAL SHAPES AND PLATES	A36, F = 36 KSI
STRUCTURAL HSS RECT & SQUARE TUBING	A500, GRADE C, FY = 50 KSI
STRUCTURAL HSS ROUND TUBING	A500, GRADE C, FY = 50 KSI
STANDARD PIPES (SCH40)	A53 GRADE B, FY = 35 KSI
HIGH STRENGTH BOLTS	A325
THREADED ROSS ANCHOR BOLTS	A354, GRADE BC A325 OR A354 BC
4. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D11 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. THE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED BY FIELD MEASUREMENT, THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH CONSTRUCTION.
10. THE GENERAL CONTRACTOR AND HIS SUB CONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL BUILDING AND OR TRADE PERMITS AND INSPECTIONS THAT MAY BE REQUIRED FOR THE WORK.
11. STRUCTURAL THREADED FASTENERS FOR STEEL ANTENNA MOUNTING ASSEMBLIES SHALL CONFORM TO ASTM A307 OR ASTM A36. STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. STRUCTURAL FASTENERS SHALL BE 5/8" DIAMETER BEARING TYPE CONNECTIONS WITH THE THREADS EXCLUDED FROM THE SHEAR PLANE FOR ANGLES. STRUCTURAL FASTENERS SHALL BE 3/4" DIAMETER BEARING TYPE CONNECTIONS WITH THE THREADS EXCLUDED FROM THE SHEAR PLANE FOR ALL OTHER STRUCTURAL SHAPES. ALL EXPOSD STRUCTURAL FASTENERS, NUTS AND WASHERS SHALL BE HOT DIP GALVANIZED UNLESS OTHERWISE NOTED.
12. EXPANSION ANCHORS INSTALLED IN CONCRETE SHALL BE HILT STAINLESS STEEL ANCHORS AS SPECIFIED ON THE PLANS. THE EXPANSIONS ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS.
13. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM ARCHITECT/ENGINEER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
14. ROOF PROTECTION PADS UNDER THE CABLE BRIDGE SLEEPERS AND ROOF PAVERS SHALL BE 0.30" THICK RUBBER PRESTIGE PROTECTION PADS. THE ROOF PROTECTION PADS SHALL EXTEND A MINIMUM OF 2" BEYOND THE PERIMETER OF THE OF THE SLEEPERS. PROVIDE A 28 LB FELT SEPARATOR SHEET 2" LARGER THAN THE ROOF PROTECTION PAD DIRECTLY ON THE ROOF. REMOVE ALL PLACED STONES PRIOR TO PLACING THE SEPARATOR SHEET. ROOF PROTECTION PADS SHALL NOT BE PLACED WITHIN 6" OF AN ADJACENT PAD OR OTHER ROOF OBSTRUCTION TO FACILITATE DRAINAGE.
15. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE BUILDING OWNER'S ROOF CONTRACTOR WHO WILL COMPLETE ALL WORK ASSOCIATED WITH THE ROOF. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE BUILDING OWNER'S ROOF CONTRACTOR BEFORE INSTALLATION OF ANY ROOF MOUNTED EQUIPMENT.
16. ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318 AND ACI 301, AND SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI (U.O.C.). CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
17. CONCRETE SHALL BE 6% AIR ENTRAINED.
18. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. DEFORMED BILLET STEEL BARS, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A785.
19. FENCED AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE, TO FIRM SUBGRADE. FILL UNDER CUT AND COMPACT UP TO 6" BELOW FINISH GRADE. PLACE A MIRAFI 500K SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF ASHSTO 57 STONE TO FINISH GRADE.
20. WHERE FILL IS REQUIRED, FILL IN LAYERS WHICH DO NOT EXCEED 8" BEFORE COMPACTION. SPREAD LAYER UNIFORMLY AND EVENLY, OR USE EACH LAYER TO ENSURE MATERIAL UNIFORMITY. FILL MATERIAL SHALL NOT CONTAIN MATERIAL MORE THAN 3" IN DIAMETER. COMPACT EACH LAYER NOT LESS THAN 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 MODIFIED PROCTOR TEST OR (ASTM D698 STANDARD PROCTOR TEST). USE FILL MATERIAL WITH MOISTURE CONTENT AS REQUIRED TO ATTAIN THE SPECIFIED DEGREE OF COMPACTION. COMPACT USING MULTIPLE WHEEL PNEUMATIC TIRE ROLLED, VIBRATORY ROLLER, OR SHEEPS FOOT ROLLERS.
21. UNLESS A SOIL BEARING CAPACITY IS INDICATED ON THIS DRAWING SET OR IN THE PROJECT GEOTECHNICAL REPORT, THE PRESUMPTIVE SOIL BEARING CAPACITY = 1,500 PSF.

**GENERAL NOTES**

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

**SYMBOLS AND ABBREVIATIONS**

ADJ	ADJUSTABLE	CC	ON CENTER
APPROX	APPROXIMATE	OPP	OPPOSITE
CAB	CABINET	SF	SQUARE FOOT
CLE	CEILING	SHT	SHEET
CONC	CONCRETE	SM	SIMILAR
CONT	CONTINUOUS	SS	STAINLESS STEEL
CJ	CONSTRUCTION JOINT	STL	STEEL
DN	DIAMETER	TOC	TOP OF CONCRETE
DWG	DRAWING	TM	TOP OF MASONRY
EGB	EQUIPMENT GROUND BAR	TYP	TYPICAL
EA	EACH	VF	VERIFY IN FIELD
ELEC	ELECTRICAL	UN	UNLESS OTHERWISE NOTED
EL	ELEVATION	WWF	WELDED WIRE FABRIC
EQ	EQUAL	W/	WITH
EQUIP	EQUIPMENT	AND	AND
(E)	EXISTING	@	AT
EXT	EXTERIOR		
FF	FINISHED FLOOR	⊕	SPOT ELEVATION
G	GAGE		
GALV	GALVANIZED	⊖	CENTERLINE
GB	GROUND BAR		
GC	GENERAL CONTRACTOR	R	PLATE
GRND	GROUND		
LG	LONG	(No.)	DIAL NUMBER
LH	LONG LEG HORIZONTAL	(SHT)	SHEET NUMBER
MAX	MAXIMUM		
MECH	MECHANICAL		
MFR	MANUFACTURER	—G—	GROUND WIRE
MGB	MAIN GROUND BAR		COAXIAL CABLE
MN	GENERAL CONTRACTOR		
MTL	METAL		
NC	NOT IN CONTRACT		
NTS	NOT TO SCALE		ANTENNA

**GROUNDING NOTES**

1. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
2. ALL GROUNDING DEVICES SHALL BE U.L. APPROVED OR LISTED FOR THEIR INTENDED USE.
3. ALL WRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
4. GROUNDING CONNECTIONS TO GROUND BARS, GROUND RING WIRE, TOWER BASE AND FENCE POSTS SHALL BE EXOTHERMIC ("CADWELDS") UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACE, SPRAY CADWELDED WITH GALVANIZING PAINT.
5. GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET) CLEAN GROUND BAR TO SHINY METAL. AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE ANODIZING COATING.
6. GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
7. ROUTE GROUNDING CONDUCTORS THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BOND GROUNDING LEADS WITH A MINIMUM 12" BENDS.
8. INSTALL 2 AWG GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND 2 BARE TINNED COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
9. REFER TO GROUNDING PLAN FOR GROUND BAR LOCATIONS. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("CADWELDS") TO ANTENNA MOUNTS AND GROUND RING. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS. CONNECTION TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
10. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS POSITION ACCORDING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 5/8"x8"-0" COPPER CLAD STEEL, INTERCONNECTED WITH 2 BARE TINNED COPPER WIRE BURIED 30" BELOW GRADE. BURY GROUND RODS A MAXIMUM OF 15' APART, AND A MINIMUM OF 8' APART TO ACHIEVE CONE OF PROTECTION.
11. IF ROCK IS ENCOUNTERED GROUND RODS SHALL BE PLACED AT AN OBlique ANGLE NOT TO EXCEED 45°.
12. EXOTHERMIC WELDS SHALL BE MADE IN ACCORDANCE WITH ERIC PRODUCTS BULLETIN A-AT.
13. CONSTRUCTION OF GROUND RING AND CONNECTIONS TO EXISTING GROUND RING SYSTEM SHALL BE DOCUMENTED WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PROVIDE PHOTOS TO THE AT&T CONSTRUCTION MANAGER.
14. GROUND RING & CONNECTIONS TO IT SHALL BE 2 AWG SOLID BARE TINNED COPPER WIRE. EQUIPMENT GROUND CONNECTIONS TO MGB SHALL BE 2 AWG STRANDED TO WIRE.
15. PRIOR TO INSTALLING LUGS ON GROUND BARS, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE INC.), PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR EQUIV.
16. ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED FIVE OHMS TO GROUND BY MEANS OF "FALL OF POTENTIAL TEST". TEST SHALL BE WITNESSED BY A AT&T REPRESENTATIVE, AND RECORDED ON THE "GROUND RESISTANCE TEST" FORM.
17. WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO GROUND RING, INSTALL WIRE IN 3/4" PVC SLEEVE, FROM 1' BELOW GRADE AND SEAL TOP WITH SILICONE MATERIAL.
18. PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTIONS, APPLY APPROPRIATE ANTI-OXIDIZANT PAST.
19. WHERE METALLIC ENCLOSURES AND OBJECTS ARE LOCATED WITHIN 6 FEET OF METAL FENCING, THE GROUND RING SHALL BE BONDED TO THE NEAREST FENCE POST.
20. TOWER BASE GROUND BAR REQUIRES (2) SOLID LEADS EXOTHERMICALLY WELDED TO THE GROUND BAR.
21. OUTDOOR SITES: MAIN GROUND BAR REQUIRES (2) SOLID LEADS EXOTHERMICALLY WELDED TO IT AND TO THE GROUND RING.
22. INDOOR/ROOF/TOP SITES: MAIN GROUND BAR SHALL BE BONDED TO BUILDING PRINCIPAL GROUND AS SHOWN ON PLAN.
23. ALL SOLID LEADS TERMINATED TO GROUND BARS SHALL BE PROTECTED WITH CARFLEX.
24. ALL SOLID GROUND LEADS NOT BEING USED SHALL BE COILED (PISTALS) FOR FUTURE USE AS NEEDED.
25. DO NOT ROUTE GROUNDING CONDUCTORS THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR. CLIPS AND FASTENERS USED TO SECURE ANY GROUND WIRE SHALL BE NON-METALLIC TO PREVENT "GRODE EFFECT".

**ELECTRICAL ABBREVIATIONS**

A	AMPERE	MGB	MAIN GROUND BREAKER
AI	ALTERNATING INTERRUPT CURRENT	MU	MAIN LUGS ONLY
AWG	AMERICAN WIRE GAUGE	NCS	NATIONAL ELECTRICAL CODE
C	CONDUIT	NTS	NOT TO SCALE
CSC	CELL SITE CABINET	NFSS	NON-FUSIBLE SAFETY SWITCH
FSS	FUSIBLE SAFETY SWITCH	PVC	POLYVINYL CHLORIDE
GF	GROUND FAULT INTERRUPTING	P	POLE
G	GROUND	Φ	PHASE
kVA	KILOVOLT-AMPERE	RMC	RIGID METAL CONDUIT
kW	KILOWATT	V	VOLT
LFLNC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT	W	WIRE
LFLNC	LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT		

**ELECTRICAL NOTES**

1. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATIONS, OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO ORDERING OF ANY EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. VERIFY HEIGHT WITH PROJECT MANAGER PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
5. CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN TRADES AND ALL OTHER SCHEDULING AND PROVISIONALLY CIRCUMSTANCES SURROUNDING THE PROJECT.
6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT INSTALLATION CONSTRUCTION TOOLS, TRANSPORTATION ETC. FOR COMPLETE AND FUNCTIONALLY OPERATING SYSTEMS ENERGIZED AND READY FOR USE THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
7. ALL MATERIAL AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. ELECTRICAL MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE "INSPECTION LABEL" "I" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION OVER THE CONSTRUCTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH ALL CURRENT APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NETA. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR THEIR INTENDED USE AND LOCATION.
8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE GOVERNING STATE, COUNTY AND CITY CODES AND OSHA, NFPA, NEC & ASHRAE REQUIREMENTS.
9. ENTRE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE. ALL WORK, MATERIAL AND EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
10. PROPERLY SEAL ALL PENETRATIONS. PROVIDE UL LISTED FIRE-STOPES WHERE PENETRATIONS ARE MADE THROUGH FIRE-RATED ASSEMBLIES. WATER-TIGHT USING SILICONE SEALANT.
11. LOCATE ALL PENETRATIONS SUCH THAT ALL REINFORCEMENT CONTAINED WITHIN THE EXISTING BUILDING CONSTRUCTION REMAINS INTACT AND UNDISTURBED. SUBMIT LOCATING METHOD TO PROJECT MANAGER FOR APPROVAL PRIOR TO EXECUTION.
12. DELIVER ALL BROCHURES, OPERATING MANUALS, CATALOGS AND SHOP DRAWINGS TO THE PROJECT MANAGER AT JOB COMPLETION. PROVIDE MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT. AFFIX MAINTENANCE LABELS TO MECHANICAL EQUIPMENT.
13. ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE 12 AWG, UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE TYPE THWN, RATED IN ACCORDANCE WITH NEC 110-14(C).
14. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM INTERRUPTING CURRENT TO WHICH THEY MAY BE SUBJECTED.
15. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE: ARTICLES 250 & 810 AND THE UTILITY COMPANY STANDARDS.
16. CONDUIT: ALL ABOVE GRADE CONDUITS SHALL BE RIGID & LFMC TO 6" AS STATED BELOW
  - A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LINED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
  - B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL. FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
  - C. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE U.L. LISTED AND SHALL BE USED AT FINAL CONNECTIONS TO MECHANICAL EQUIPMENT & RECEIVERS AND WHERE PERMITTED BY CODE. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL CONTAIN A FULL-SIZE GROUND CONDUCTOR.
  - D. CONDUIT RUNS SHALL BE SURFACE MOUNTED ON CEILINGS OR WALLS UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL RUN PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, CEILING, OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE PROJECT MANAGER PRIOR TO INSTALLING.
  - E. PVC CONDUIT MAY BE PROVIDED ONLY WHERE SHOWN, OR IN UNDERGROUND INSTALLATIONS. PROVIDE UV-RESISTANT CONDUIT WHERE EXPOSED TO THE ATMOSPHERE. PROVIDE GROUND CONDUCTOR IN ALL PVC RUNS, EXCEPT WHERE PERMITTED BY CODE TO OMIT.
  - F. THE TOTAL RADII OF BENDS IN A CONDUIT SHALL NOT EXCEED 360°.
17. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PNEUMATIC NAMEPLATES. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS, EXCEPT AS REQUIRED BY CODE TO FOLLOW A DIFFERENT SCHEME.
18. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO AT&T PROJECT MANAGER. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE AT&T PROJECT MANAGER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE.
19. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION. LEGALLY DISPOSE OF ALL REMOVED, UNUSED AND EXCESS MATERIAL GENERATED BY THE WORK OF THIS CONTRACT. DELIVER ITEMS INDICATED ON THE DRAWINGS TO THE OWNER IN GOOD CONDITION. OBTAIN SIGNED RECEIPT UPON DELIVERY.
20. COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOPUP COSTS SHALL BE PAID BY THE CONTRACTOR.
21. VERIFY ALL EXISTING CIRCUITRY PRIOR TO REMOVAL AND NEW WORK. MAINTAIN POWER TO ALL OTHER AREAS AND CIRCUITS NOT SCHEDULED FOR REMOVAL.
22. RED LINED AS-BUILT PLANS SHALL BE PROVIDED TO THE AT&T CONSTRUCTION MANAGER.



FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



**SUBMITTALS**

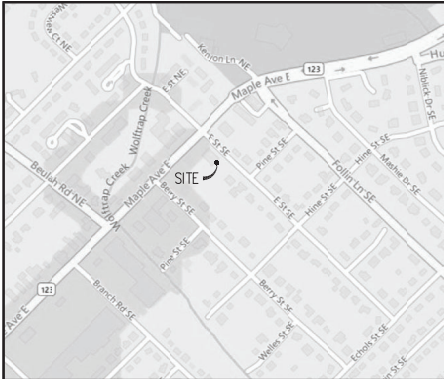
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11-22-2022	CONSTRUCTION REVIEW	A
01-30-2023	CONSTRUCTION	0
12-09-2024	REV PER 03/12/2024 REFS	1
12-18-2024	REMOVE FUTURE ANTENNA	2
12-28-2025	AOD GAS DESIGN	3
04-16-2025	REVIEW REDLINES	4
06-09-2025	REVIEW GENERATOR	5

PROJECT NO: 1152.443  
DESIGNER: K.M.  
ENGINEER: C.S.  
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"X36"  
GRAPHIC SCALE IN INCHES

**GENERAL NOTES**

SHEET NUMBER:

**N-1**



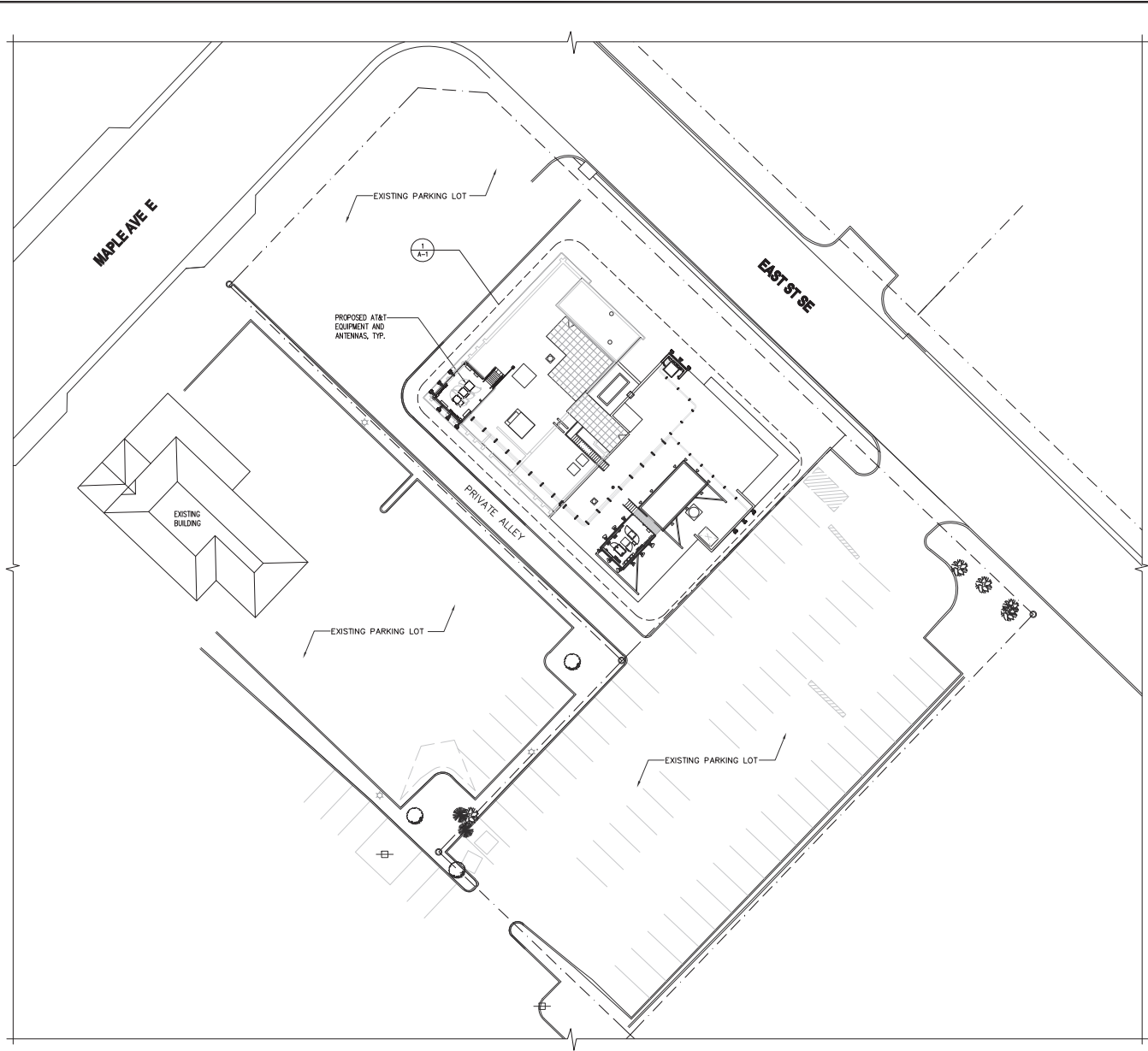
**VICINITY MAP**  
SCALE: 1"=2000'-0"  
TRUE NORTH

**SITE NOTES:**

PARCEL ID # (MAP #): 0382 09 0100  
 JURISDICTION: TOWN OF VIENNA  
 ZONING: AE (AVENUE EAST)  
 DEED REFERENCE: 09226-1775  
 USE: COMMERCIAL LOW RISE OFFICE  
 PARCEL AREA: 26,342 SQ. FT.  
 PARCEL OWNER: DUKAS PROPERTIES  
 PREMISES ADDRESS: 527 MAPLE AVE. EAST, VIENNA, VA 22180  
 STRUCTURE TYPE: EXISTING ROOFTOP  
 GROUND ELEVATION: ±378.5' AMSL  
 LATITUDE: N 38° 54' 31.511" (NAD83)  
 LONGITUDE: W 77° 15' 19.383" (NAD83)

**LINE TYPES**

- BOUNDARY LINE - PARENT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJOINERS
- CENTER LINE
- CONSERVATION EASEMENT
- BUILDING SET BACK
- EDGE OF ASPHALT
- OVERHEAD UTILITY LINE
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- TREE OR VEGETATION LINE
- FENCE LINE-CHAIN



**SITE PLAN**  
SCALE: 1"= 20'-0"  
TRUE NORTH

**at&t**  
9000 MENDENHALL CT  
COLUMBIA, MD 21045

**entrex**  
communication services, inc.  
6100 EXECUTIVE BLVD, SUITE 430  
ROCKVILLE, MD 20852  
PHONE: (202) 408-0960

**smartlink**  
10 CHURCH CIRCLE  
ANNAPOLIS, MD 21401  
PHONE: (410) 562-6643

**FA NUMBER: 10087362**  
**VALLEY PARK**  
**527 E MAPLE AVE**  
**VIENNA, VA 22180**

SEAL:  

 CAMILLE SHABBASH  
Lic. No. 046026  
PROFESSIONAL ENGINEER

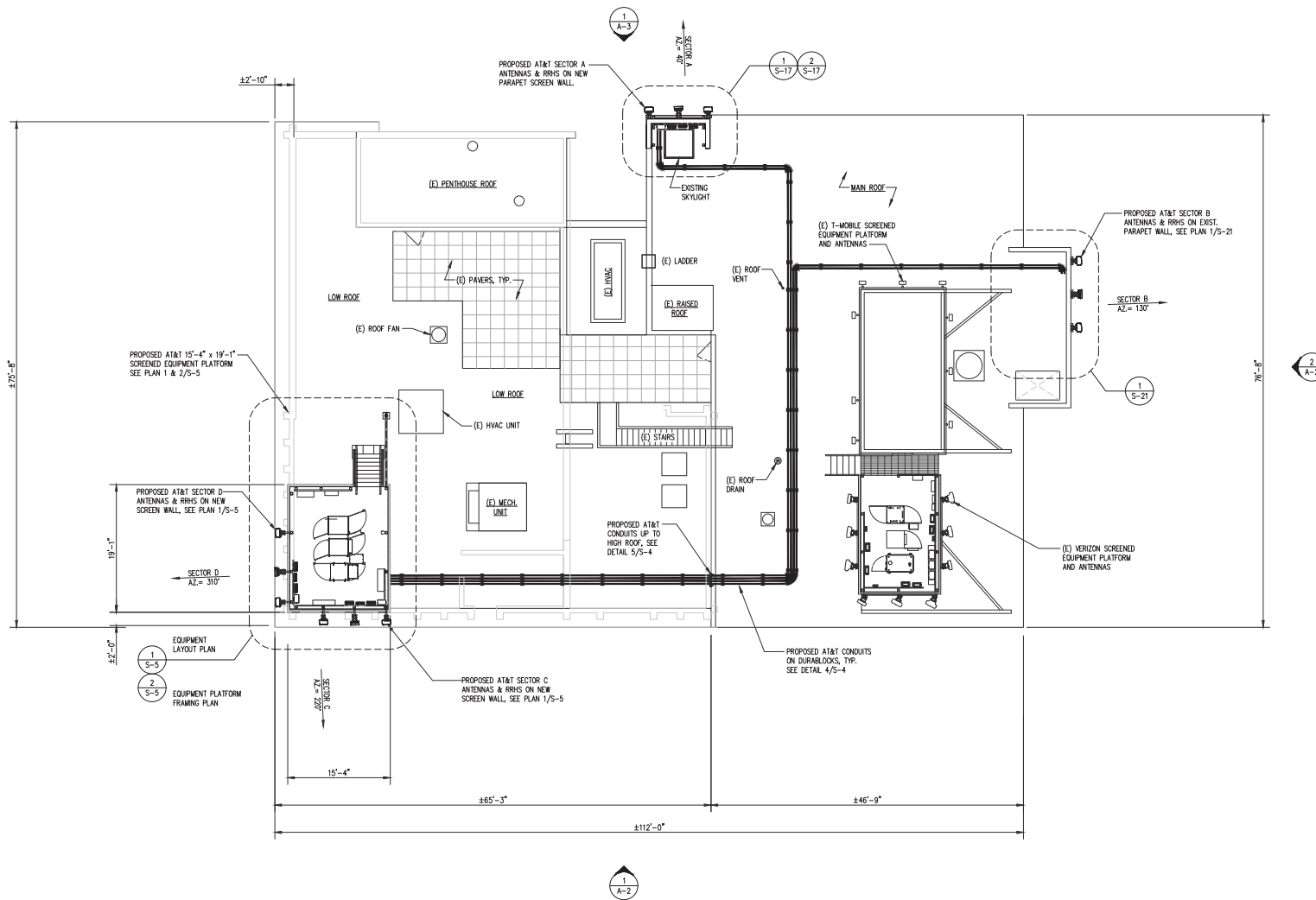
**SUBMITTALS**

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02-28-2025	ADD GAS DESIGN	3
04-16-2025	REVIEW REDLINES	4
06-09-2025	REVIEW GENERATOR	5
03-04-2026	UPDATE ZONING	6

PROJECT NO: 1152.443  
 DESIGNER: M.A.  
 ENGINEER: C.S.  
 THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"X34"  
 0 1/2 1  
 GRAPHIC SCALE IN INCHES  
 SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:  
**C-1**



**ROOF AND EQUIPMENT LOCATION PLAN**

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



- NOTES:**
1. ROOF CONSTRUCTION: BALLASTED ROOFING MEMBRANE ON ROOF DECK, STEEL JOISTS & BEAMS, ON STEEL COLUMNS & MASONRY BEARING WALLS.
  2. ELEVATIONS ARE IN REFERENCE TO THE GROUND FLOOR LEVEL WHICH IS TAKEN AS REFERENCE ELEV. 0.0'
  3. SEE SHEETS E-1 THRU E-3 FOR UTILITY AND GROUNDING DETAILS
  4. SEE NOTES ON SHEET N-1 FOR INFO NOT NOTED.

900 MENDENHALL CT  
COLUMBIA, MD 21045

6100 EXECUTIVE BLVD, SUITE 430  
ROCKVILLE, MD 20852  
PHONE: (202) 468-0960

10 CHURCH CIRCLE  
ANNAPOLIS, MD 21401  
PHONE: (410) 582-8843

FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180

SEAL:

**SUBMITTALS**

DATE	DESCRIPTION	REV.
11-22-2022	CONSTRUCTION REVIEW	A
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02-28-2025	ADD GAS DESIGN	3
04-16-2025	REVIEW REDLINES	4
06-09-2025	REMOVE GENERATOR	5

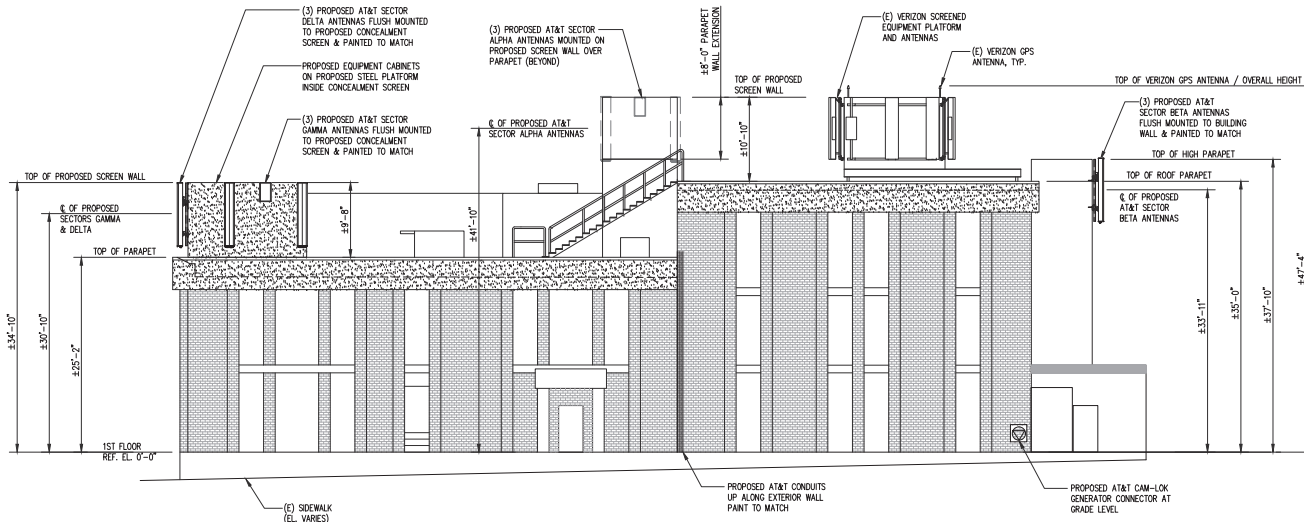
PROJECT NO: 1152.443  
DESIGNER: M.A.  
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE PLOTTED AT 22/54  
GRAPHIC SCALE IN INCHES

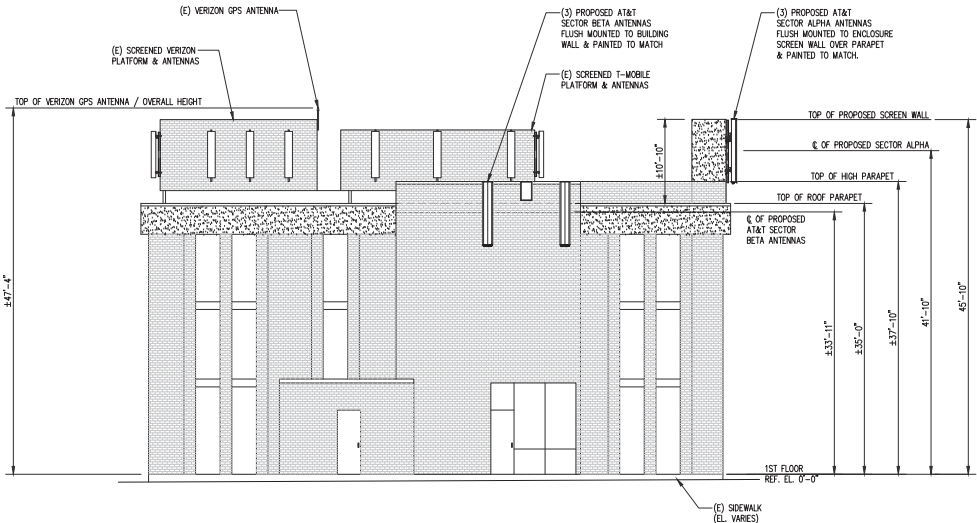
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**ROOF & EQUIPMENT LOCATION PLAN**

SHEET NUMBER:

**A-1**



**SOUTH WEST BUILDING ELEVATION** 1  
SCALE: 1/16"=1'-0" A-2



**SOUTH EAST BUILDING ELEVATION** 2  
SCALE: 1/16"=1'-0" A-2



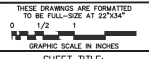
FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



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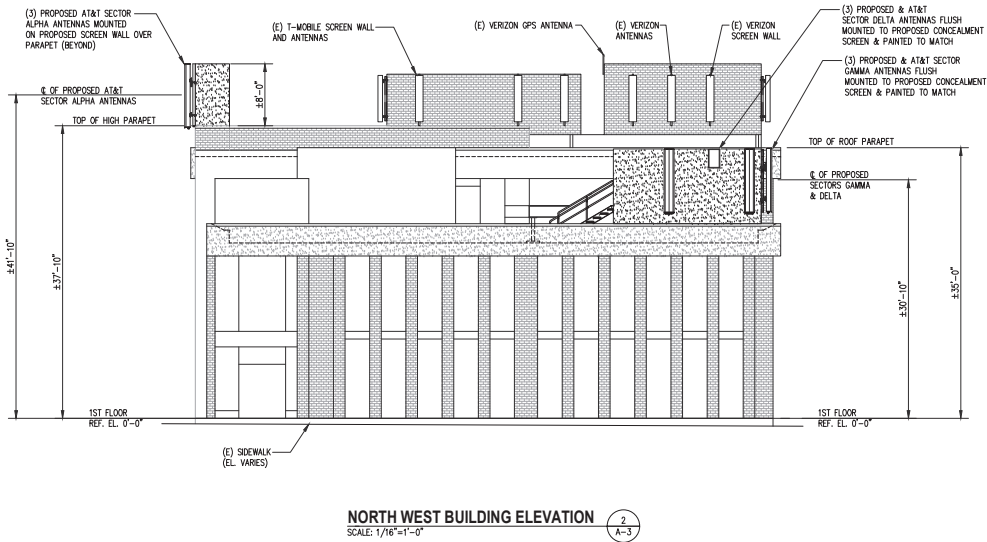
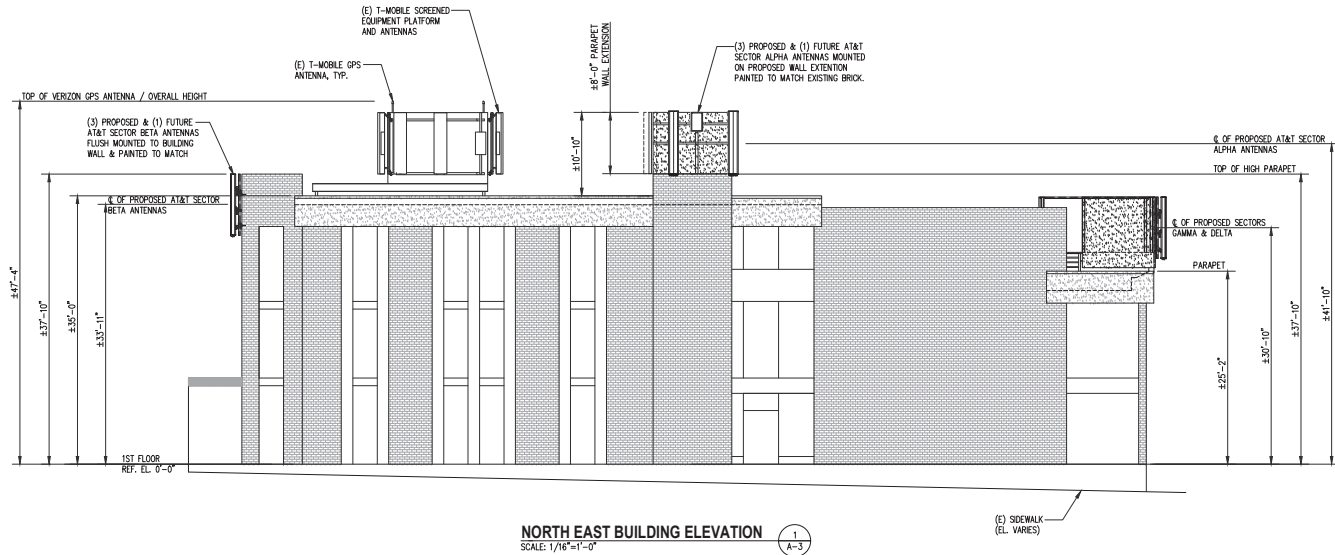
PROJECT NO: 1152.443  
DESIGNER: M.A.  
ENGINEER: C.S.



**SOUTHWEST & SOUTHEAST BLDG. ELEVATIONS**

SHEET NUMBER:

**A-2**



FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



SUBMITTALS		
DATE	DESCRIPTION	REV.
11-22-2022	CONSTRUCTION REVIEW	A
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06-09-2025	REMOVE GENERATOR	5

PROJECT NO: 1152.443  
DESIGNER: M.A.  
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22.5x34  
GRAPHIC SCALE IN INCHES

SHEET TITLE:  
**NORTHWEST & NORTHEAST BLDG. ELEVATIONS**

SHEET NUMBER:

**A-3**

CABLE SCHEDULE AND RF SYSTEM DESIGN PLAN

SECTOR	ANTENNA POSITION	ANTENNA STATUS	TECHNOLOGY/FREQUENCY	MAKE	MODEL	RAD CTR. FT. AGL	AZMUTH	RRH/TMA QUANTITY AND MODEL	TRANSMISSION CABLE			
									LENGTH	STATUS	QUANTITY	TYPE
ALPHA	#1	PROPOSED	LTE 700 LTE 850 LTE WCS	CCI	TPA45R-KUBA	41'-10"	40°	(1) PROPOSED 4490 B5/B12A	±160'	PROPOSED PROPOSED	1 3	0.4" FIBER 0.92" DC POWER
	#2	PROPOSED	5G CBAND 5G DOD	ERICSSON	AIR6472 B77G B77M	44'-4"	40°	(1) PROPOSED INTEGRATED WITHIN: AIR6472 B77G B77M				
	#3	PROPOSED	LTE 700 LTE 1900 LTE AWS	CCI	TPA45R-KUBA	41'-10"	40°	(1) PROPOSED 4494 B14/B29 (1) PROPOSED 4890 B25/B66				
BETA	#4	PROPOSED	LTE 700 LTE 850 LTE WCS	CCI	TPA45R-KUBA	33'-11"	130°	(1) PROPOSED 4490 B5/B12A	±180'	PROPOSED PROPOSED	1 3	0.4" FIBER 0.92" DC POWER
	#5	PROPOSED	5G CBAND 5G DOD	ERICSSON	AIR6472 B77G B77M	36'-5"	130°	(1) PROPOSED INTEGRATED WITHIN: AIR6472 B77G B77M				
	#6	PROPOSED	LTE 700 LTE 1900 LTE AWS	CCI	TPA45R-KUBA	33'-11"	130°	(1) PROPOSED 4494 B14/B29 (1) PROPOSED 4890 B25/B66				
GAMMA	#7	PROPOSED	LTE 700 LTE 850 LTE WCS	CCI	TPA45R-KUBA	30'-10"	220°	(1) PROPOSED 4490 B5/B12A	±15'	PROPOSED PROPOSED	1 3	0.4" FIBER 0.92" DC POWER
	#8	PROPOSED	5G CBAND 5G DOD	ERICSSON	AIR6472 B77G B77M	33'-4"	220°	(1) PROPOSED INTEGRATED WITHIN: AIR6472 B77G B77M				
	#9	PROPOSED	LTE 700 LTE 1900 LTE AWS	CCI	TPA45R-KUBA	30'-10"	220°	(1) PROPOSED 4494 B14/B29 (1) PROPOSED 4890 B25/B66				
DELTA	#10	PROPOSED	LTE 700 LTE 850 LTE WCS	CCI	TPA45R-KUBA	30'-10"	310°	(1) PROPOSED 4490 B5/B12A	±15'	PROPOSED PROPOSED	1 3	0.4" FIBER 0.92" DC POWER
	#11	PROPOSED	5G CBAND 5G DOD	ERICSSON	AIR6472 B77G B77M	33'-4"	310°	(1) PROPOSED INTEGRATED WITHIN: AIR6472 B77G B77M				
	#12	PROPOSED	LTE 700 LTE 1900 LTE AWS	CCI	TPA45R-KUBA	30'-10"	310°	(1) PROPOSED 4494 B14/B29 (1) PROPOSED 4890 B25/B66				
GPS									PROPOSED 1			
TOTAL # OF ANTENNAS: 12				PROPOSED BRH'S				PROPOSED DC9				
(8) PROPOSED TPA45R-KUBA ANTENNAS (2 PER SECTOR)				(4) PROPOSED 4494 B14/B29 (1 PER SECTOR)				(4) PROPOSED RAYCAP DC9-48-60-24-PC16-EV				
(4) PROPOSED AIR6472 B77G B77M ANTENNA (1 PER SECTOR)				(4) PROPOSED 4890 B25/B66 (1 PER SECTOR)				(4) PROPOSED 4490 B5/B12A (1 PER SECTOR)				
NEW EQUIPMENT: YES		EQUIPMENT SHELTER SIZE: N/A										

NOTES:

- SUBCONTRACTOR SHALL COORDINATE COLOR CODING WITH THE MASTER COLOR CODE DOCUMENT.
- INSTALL SURGE ARRESTORS ON NEW MAIN COAXIAL CABLES. GROUND TO NEAREST GROUND BAR.
- SUB CONTRACTOR SHALL INSTALL A BRASS IDENTIFICATION TAG (1 1/2" IN DIAMETER WITH 1/4" STAMPED LETTERS AND NUMBERS, ONE AT THE ANTENNA PORT CONNECTION NEAR THE END OF THE JUMPER AND ONE ON EACH END OF THE JUMPER SERVING THE RADIO EQUIPMENT. EACH TAG WILL BE STAMPED WITH "ATT" AND THE ANTENNA PORT IDENTIFICATION NUMBER. TAGS SHALL BE ATTACHED WITH CORROSION PROOF UV RESISTANT WIRE OR CABLE-TY.

RF DESIGN NOTE:

This Antenna and Coax Cable schedule has been created using the RFDS ID 14541 PRELIMINARY dated 03/12/2024.  
All antenna design, zoning, structural analysis, permits and compliance submissions are coordinated with the fore mentioned document.



900 MENDENHALL CT  
COLUMBIA, MD 21045



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ANNAPOLIS, MD 21401  
PHONE: (410) 582-8043

FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180

SEAL:



SUBMITTALS

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06-09-2025	REMOVE GENERATOR	5

PROJECT NO: 1152.443

DESIGNER: M.A.

ENGINEER: C.S.

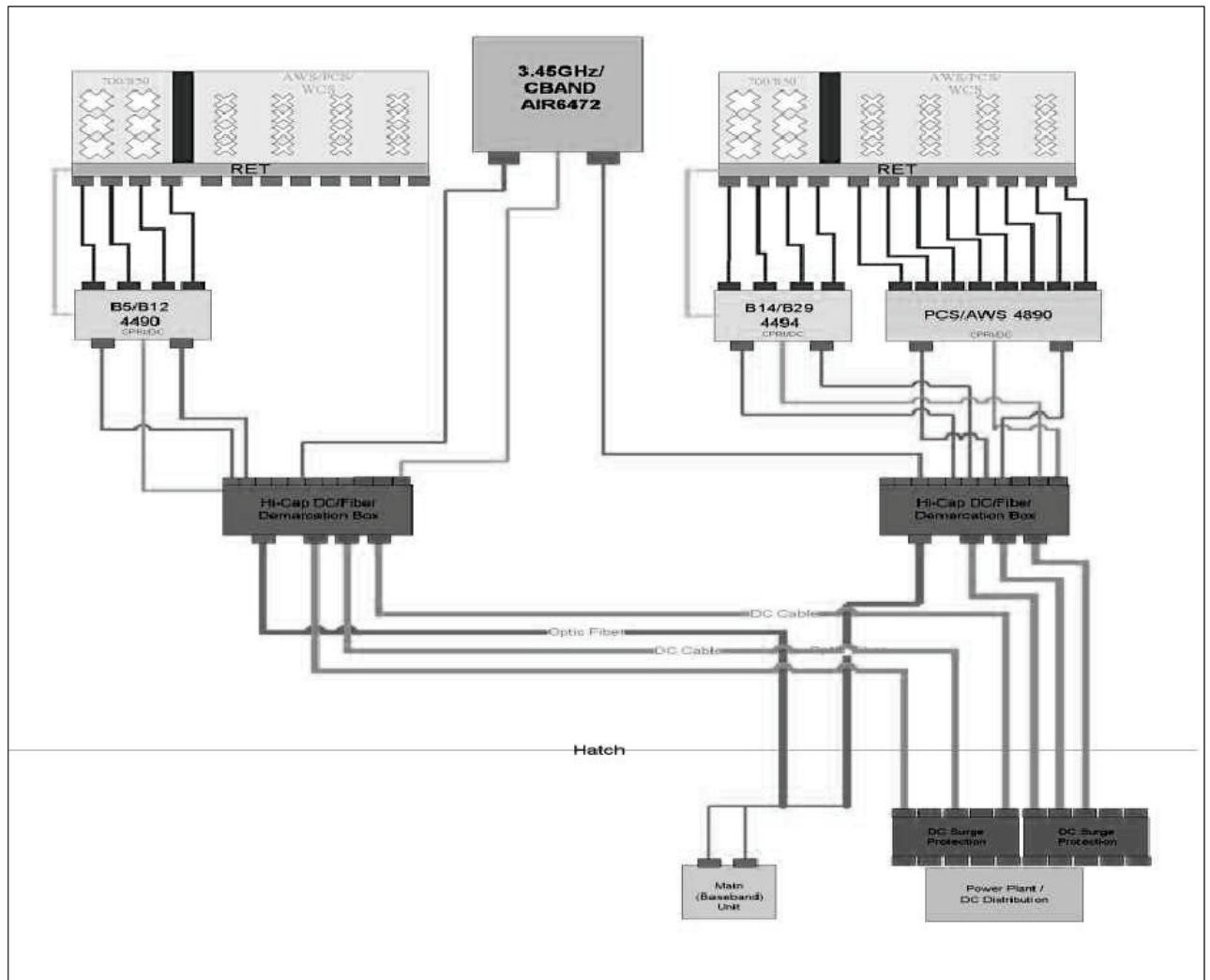
THESE DRAWINGS ARE FORMATTED TO BE PLOTTED AT 22/54  
0 1/2 1  
GRAPHIC SCALE IN INCHES

SHEET TITLE:

ANTENNA SCHEDULE

SHEET NUMBER:

S-1



ANTENNA & RF SYSTEM DIAGRAM  
SCALE: N.T.S.

1  
S-2



FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



SUBMITTALS

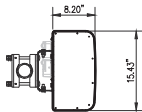
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01-30-2023	CONSTRUCTION	0
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PROJECT NO: 1152.443  
DESIGNER: M.A.  
ENGINEER: C.S.  
THESE DRAWINGS ARE FORMATTED TO BE PLOTTED AT 22754  
GRAPHIC SCALE IN INCHES  
SHEET TITLE:

ANTENNA & RF SYSTEM DIAGRAM

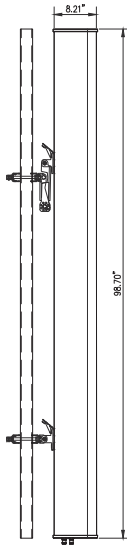
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S-2

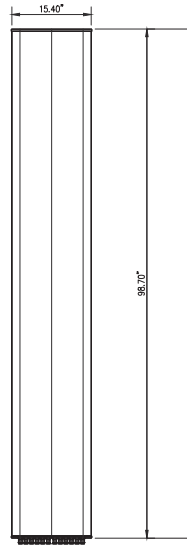


ANTENNA MODEL:  
CCI TPA-45R-KU8A  
SIZE: 36.7" H x 15.4" W x 8.2" D  
WEIGHT: 79.4 LBS  
(W/O MOUNTING HARDWARE)

TOP VIEW



SIDE VIEW

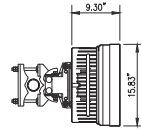


FRONT VIEW

CCI TPA-45R-KU8A ANTENNA DETAIL

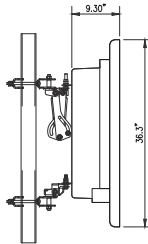
SCALE: 1" = 1'-0"

1  
S-3

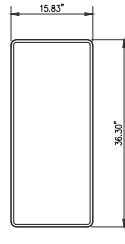


ANTENNA MODEL:  
ERICSSON AIR6472 B77G & B77M  
SIZE: 36.3" H x 15.83" W x 9.3" D  
WEIGHT: 77.16 LBS (MOUNTING KIT 11.46 LBS)  
(W/ PROTRUDING)

TOP VIEW



SIDE VIEW

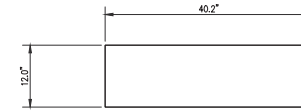


FRONT VIEW

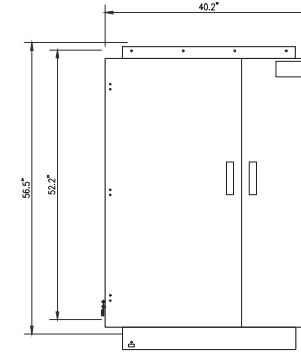
ERICSSON  
AIR6472 B77G & B77M ANTENNA

SCALE: 1" = 1'-0"

2  
S-3



TOP VIEW



FRONT VIEW  
WEIGHT : 165 LBS

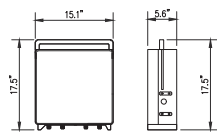
OVERVOLTAGE PROTECTION & POWER  
MANAGEMENT JUNCTION BOX DC50-48-60-96-50F

SCALE: 1" = 1'-0"

3  
S-3



PLAN VIEW



FRONT VIEW

SIDE VIEW

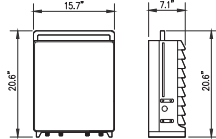
RRH 4494 B14/B29 DETAIL

SCALE: 1" = 1'-0"

4  
S-3



PLAN VIEW



FRONT VIEW

SIDE VIEW

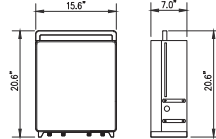
RRH 4890 B25/B66 DETAIL

SCALE: 1" = 1'-0"

5  
S-3



PLAN VIEW



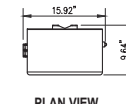
FRONT VIEW

SIDE VIEW

RRH 4490 B5/B12A DETAIL

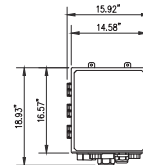
SCALE: 1" = 1'-0"

6  
S-3



PLAN VIEW

WEIGHT : 34.9 LBS



FRONT VIEW



SIDE VIEW

RAYCAP DC9-48-60-24-PC16-EV

SCALE: 1" = 1'-0"

7  
S-3



9000 MENDENHALL CT  
COLUMBIA, MD 21045



6100 EXECUTIVE BLVD, SUITE 430  
ROCKVILLE, MD 20852  
PHONE: (202) 468-0960



10 CHURCH CIRCLE  
ANNAPOLIS, MD 21401  
PHONE: (410) 582-8843

FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180

SEAL:



SUBMITTALS

DATE	DESCRIPTION	REV.
11-22-2022	CONSTRUCTION REVIEW	A
01-30-2023	CONSTRUCTION	0
12-09-2024	REV. PER 03/12/2024 RFDS	1
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06-09-2025	REMOVE GENERATOR	5

PROJECT NO: 1152.443

DESIGNER: M.A.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED  
TO BE FULL-SIZE AT 2275x4  
GRAPHIC SCALE IN INCHES

SHEET TITLE:

ANTENNA &  
RRH DETAILS

SHEET NUMBER:

S-3



9000 MENDENHALL CT  
COLUMBIA, MD 21045



FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180

SEAL:



**SUBMITTALS**

DATE	DESCRIPTION	REV.
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PROJECT NO: 1152.443  
DESIGNER: M. A.  
ENGINEER: C. S.

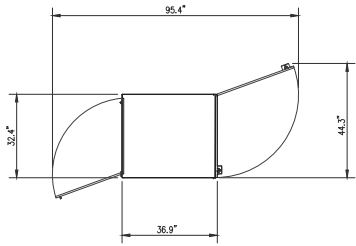
THESE DRAWINGS ARE FORMATTED TO BE FINAL-SIZE AT 22"X34"  
GRAPHIC SCALE IN INCHES

SHEET TITLE:

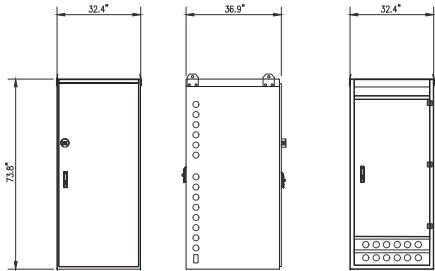
**EQUIPMENT DETAILS**

SHEET NUMBER:

**S-4**



TOP VIEW



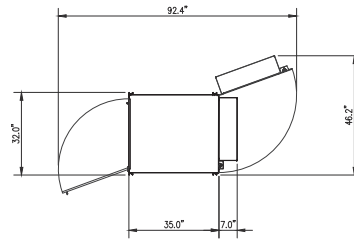
FRONT VIEW SIDE VIEW BACK VIEW

MODEL NUMBER 7285-P1-A00010-BH  
EMPTY CABINET WEIGHT: 810 LBS  
FULLY LOADED CABINET WEIGHT: 3,630 LBS

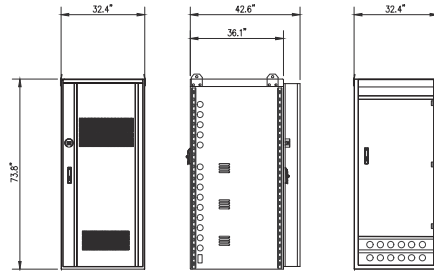
**OMNION VRLA CMC72-32B BATTERY CABINET DETAIL**

SCALE: 1/2"=1'-0"

1  
S-4



TOP VIEW



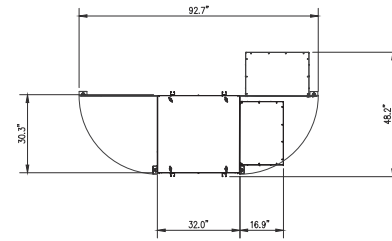
FRONT VIEW SIDE VIEW BACK VIEW

MODEL NUMBER 7283-T7-A00028-BH  
EMPTY CABINET WEIGHT: 890 LBS  
FULLY LOADED CABINET WEIGHT: 3,018 LBS

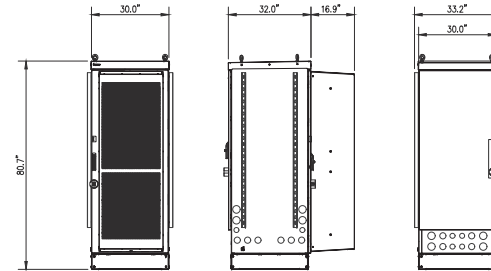
**OMNION VRLA CMC72-32C COMBO CABINET DETAIL**

SCALE: 1/2"=1'-0"

2  
S-4



TOP VIEW



FRONT VIEW SIDE VIEW BACK VIEW

MODEL NUMBER RRY0C-38023-800HEX  
EMPTY CABINET WEIGHT: 728 LBS  
FULLY LOADED CABINET WEIGHT: --- LBS

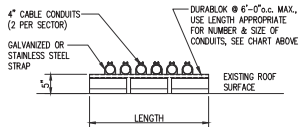
**RAYCAP RAY-38 RADIO CABINET DETAIL**

SCALE: 1/2"=1'-0"

3  
S-4

DURABLOK DB SERIES LENGTH CHART

PART NUMBER	LENGTH
DB5	4.8"
DB10	9.6"
DB20	20.2"
DB30	30.8"
DB40	41.4"



**CABLE CONDUIT SUPPORT DETAIL**

SCALE: 3/4"=1'-0"

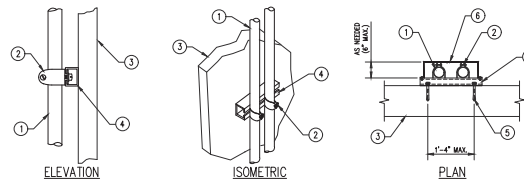
4  
S-4

- NOTES:
1. USE STANDARD STAINLESS STEEL HARDWARE FOR WALL CONNECTIONS.
  2. SPACE SUPPORTS @ 4'-0" ON CENTER MAXIMUM.
  3. DETAIL APPLIES TO BOTH VERTICAL AND HORIZONTAL CONDUIT RUNS.
  4. COVER NOT SHOWN IN ELEVATION & ISOMETRIC VIEWS FOR CLARITY

UNISTRUT MOUNTING CHART

WALL CONSTRUCTION TYPE	USE
HOLLOW	3/8" TOGGLE BOLT
HOLLOW, AT STUD	3/8" LAG SCREW
CONCRETE BLOCK (HOLLOW)	3/8" HLTI HY-70 (MIN. EMBEDMENT 2-1/2")
CONCRETE (SOLID)	3/8" HLTI HY-200 (MIN. EMBEDMENT 2-1/2")

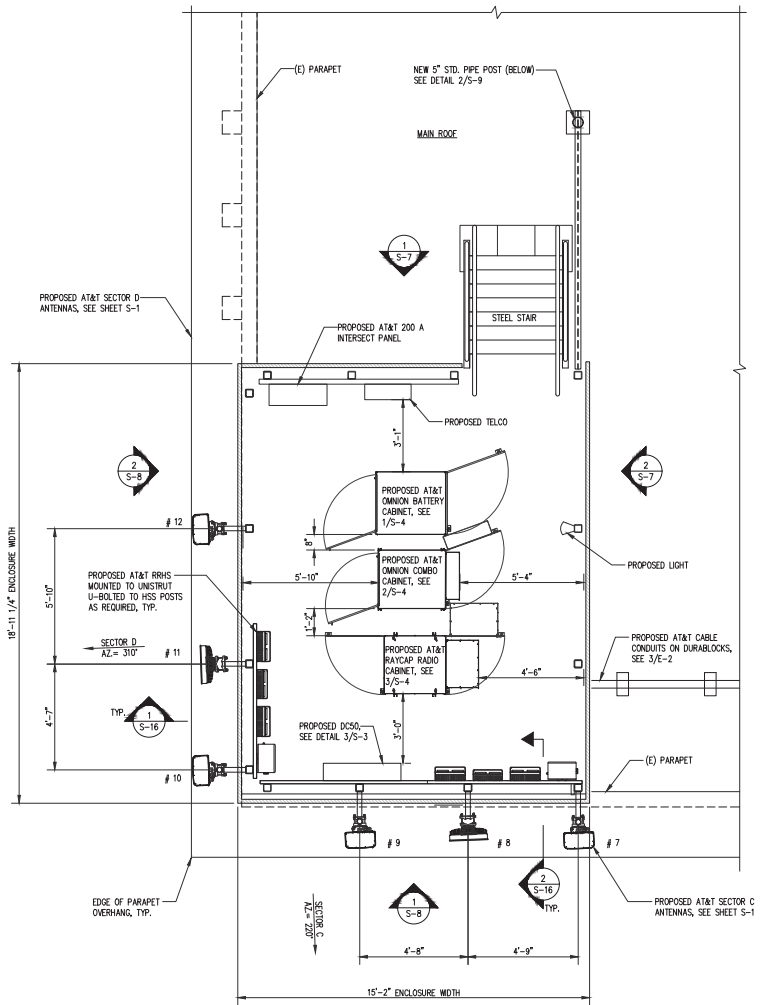
- 1 CONDUIT OR PIPE
- 2 BUTTERFLY CLAMP AS REQUIRED
- 3 EXISTING WALL ASSEMBLY
- 4 UNISTRUT P1000 "I" SERIES LENGTH BASED ON NUMBER OF CONDUIT TO BE MOUNTED
- 5 ANCHOR, SEE TABLE ABOVE
- 6 20 GA. SHEET METAL COVER PAINTED TO MATCH WALL COLOR & BOLTED TO UNISTRUTS



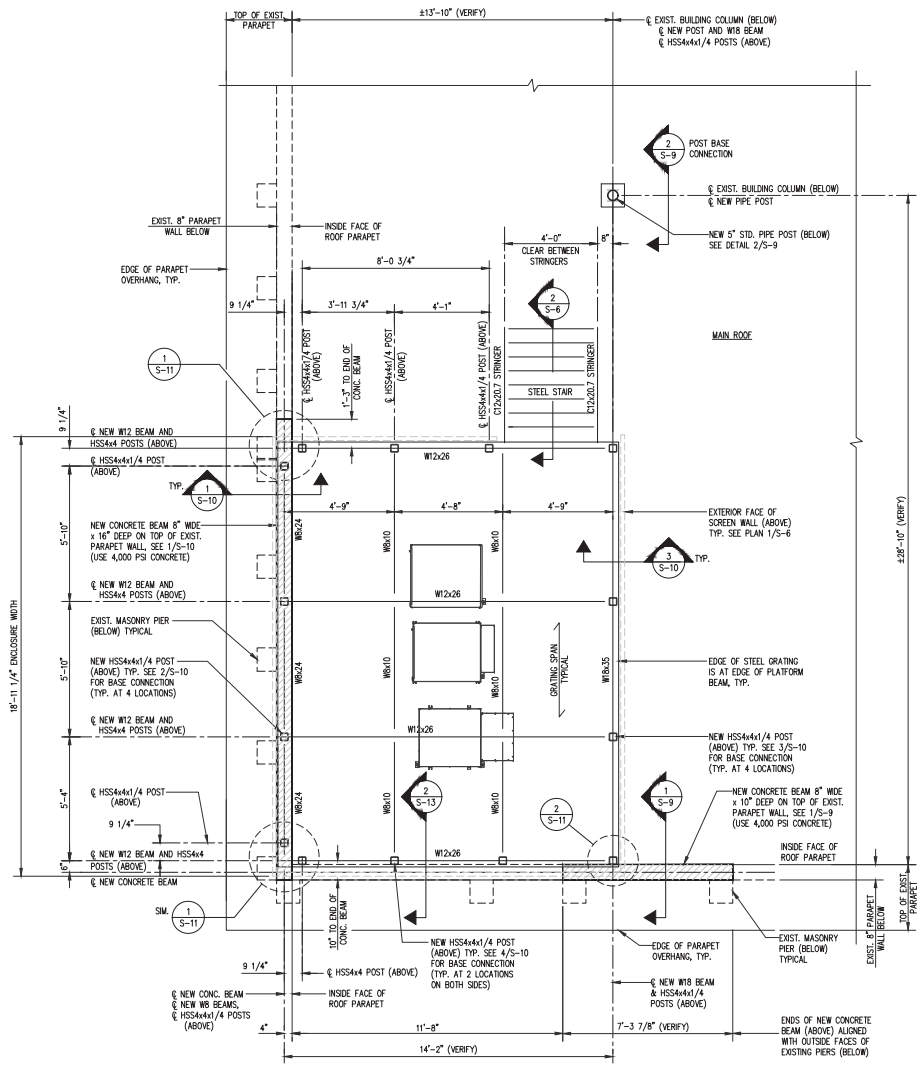
**COVERED CONDUIT OR CONDUIT ON WALL DETAIL**

SCALE: 3/4"=1'-0"

5  
S-4



**EQUIPMENT LAYOUT PLAN**  
SCALE: 3/8"=1'-0"  
TRUE NORTH



NOTE: SCREEN WALL FRAMING ABOVE POSTS NOT SHOWN, SEE PLAN 1/S-6  
**EQUIPMENT PLATFORM FRAMING PLAN**  
SCALE: 3/8"=1'-0"  
TRUE NORTH



FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



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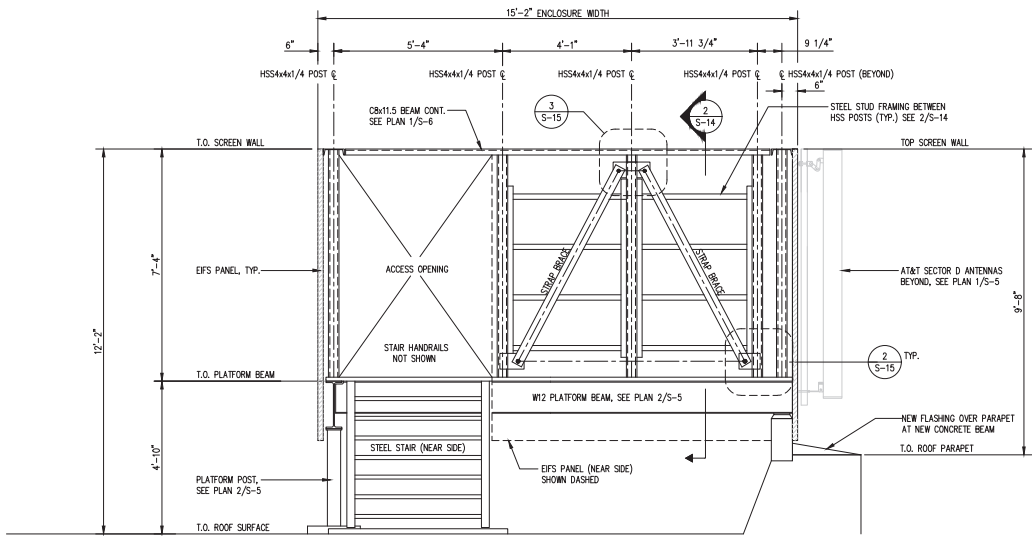
PROJECT NO: 1152.443  
DESIGNER: C.S.  
ENGINEER: C.S.  
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22/54"  
GRAPHIC SCALE IN INCHES

**EQUIPMENT PLATFORM PLANS**

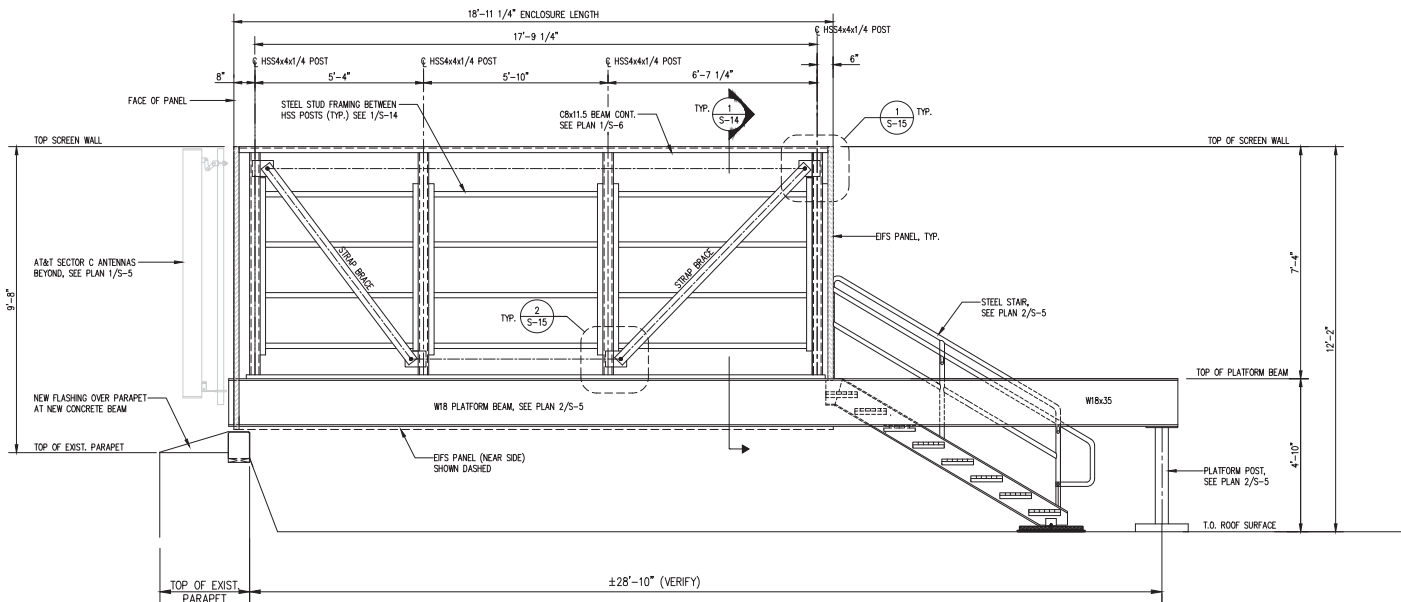
SHEET NUMBER:

**S-5**





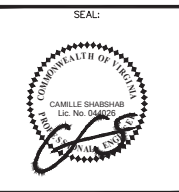
**EQUIPMENT PLATFORM ELEVATION** 1  
SCALE: 1/2"=1'-0"



**EQUIPMENT PLATFORM ELEVATION** 2  
SCALE: 1/2"=1'-0"



FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



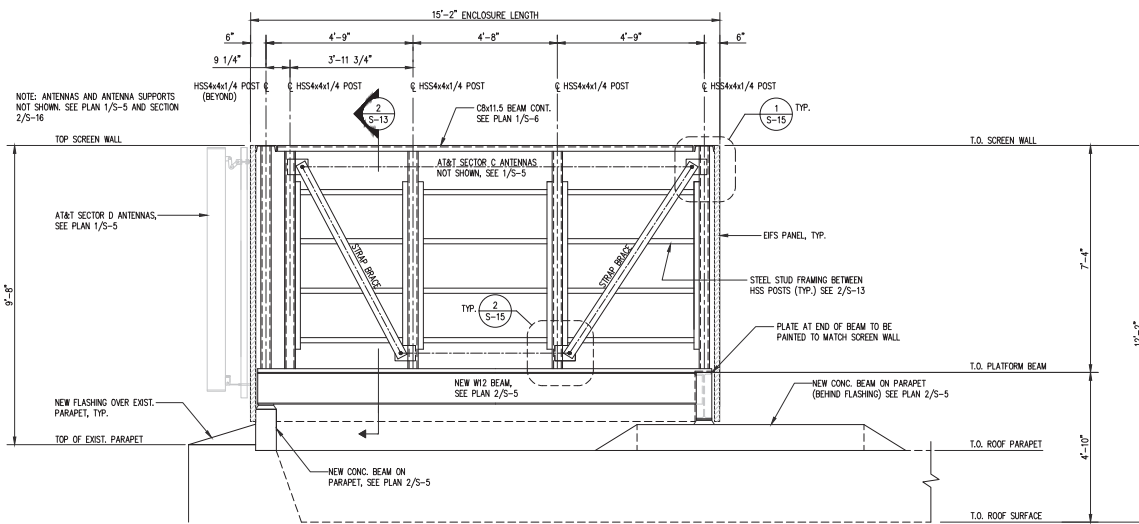
**SUBMITTALS**

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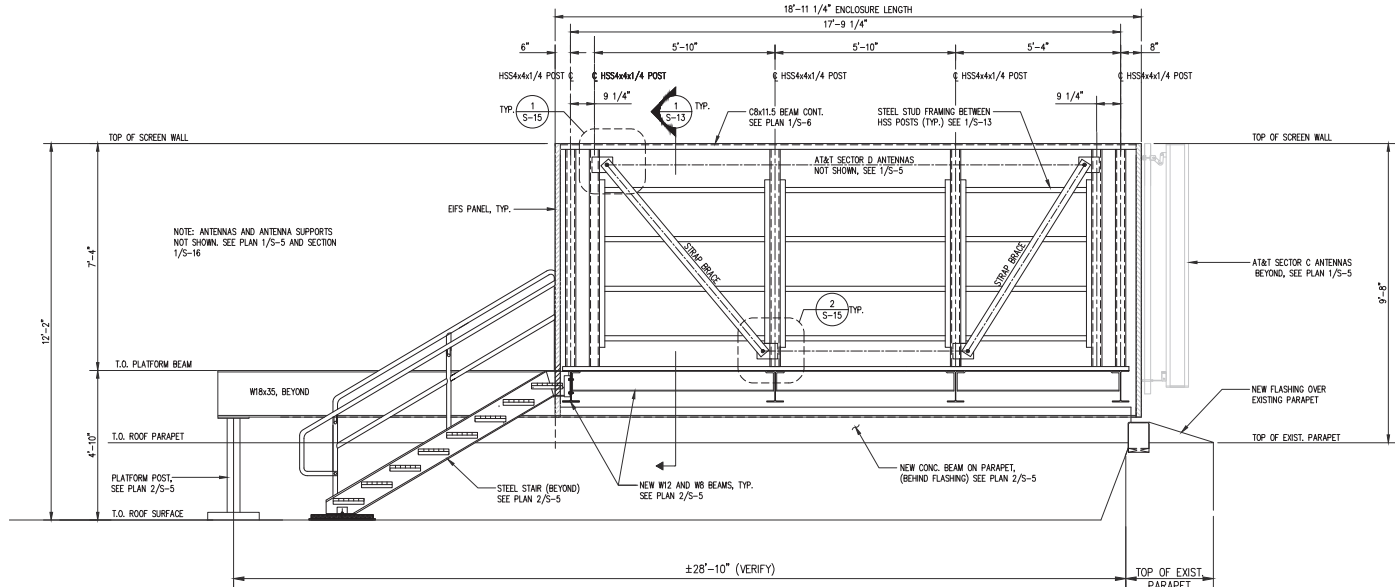
PROJECT NO: 1152.443  
DESIGNER: C.S.  
ENGINEER: C.S.  
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"x34" 1/2"  
GRAPHIC SCALE IN INCHES

SHEET TITLE:  
**EQUIPMENT PLATFORM ELEVATIONS**

SHEET NUMBER:  
**S-7**



EQUIPMENT PLATFORM ELEVATION 1  
SCALE: 1/2"=1'-0"



EQUIPMENT PLATFORM ELEVATION 2  
SCALE: 1/2"=1'-0"

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COLUMBIA, MD 21045

communication services, inc.  
6100 EXECUTIVE BLVD, SUITE 430  
ROCKVILLE, MD 20852  
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10 CHURCH CIRCLE  
ANNAPOLIS, MD 21401  
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FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180

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PROJECT NO: 1152.443  
DESIGNER: C.S.  
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22/34"

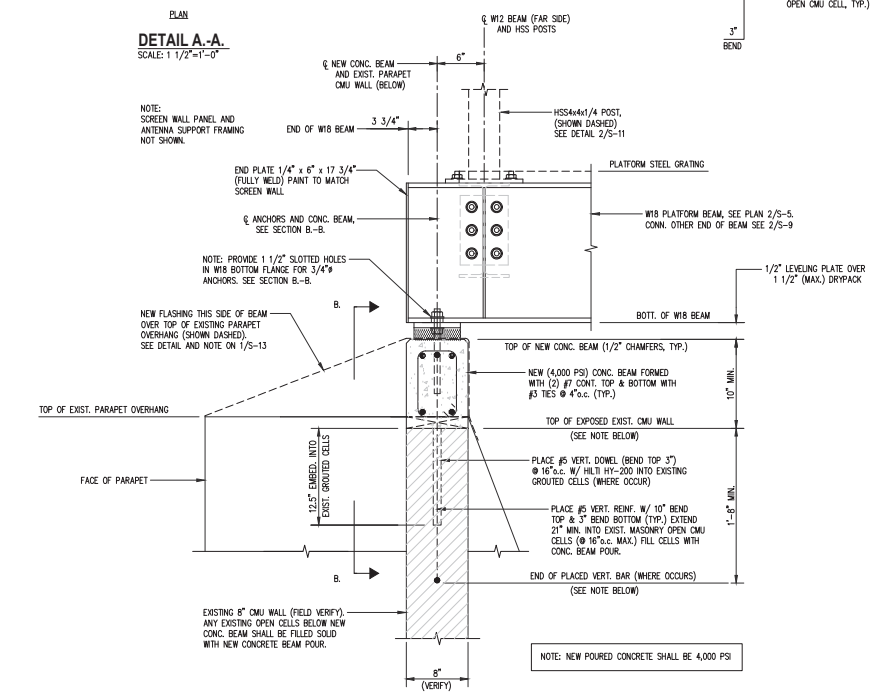
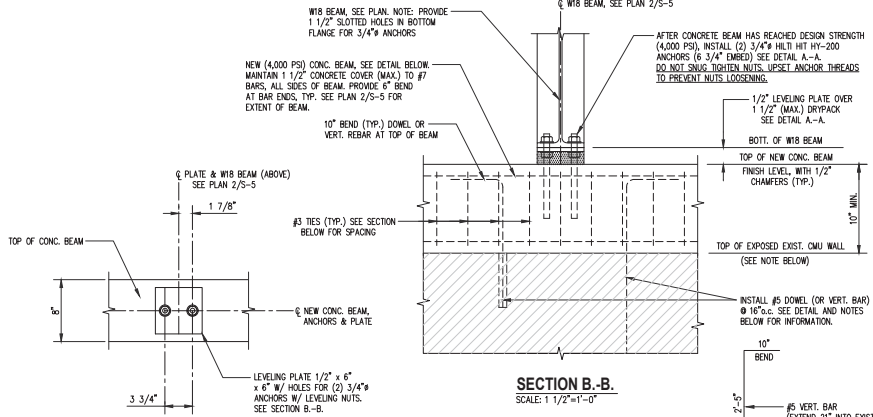
GRAPHIC SCALE IN INCHES

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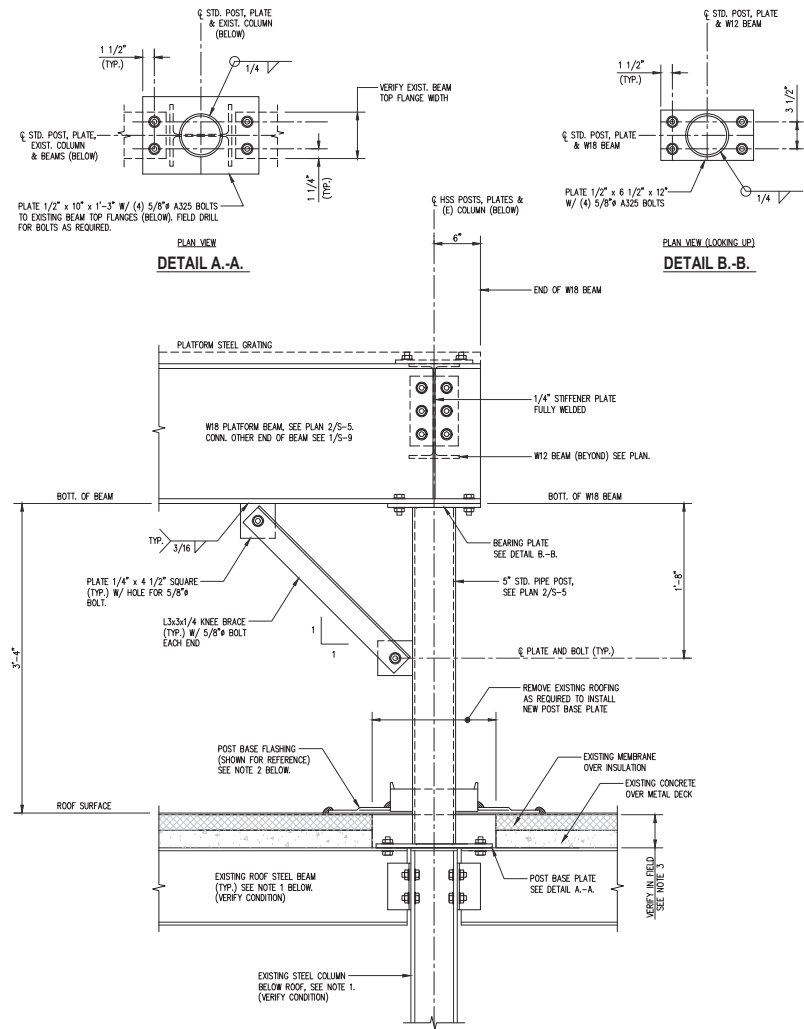
EQUIPMENT PLATFORM ELEVATIONS

SHEET NUMBER:

S-8



W18 PLATFORM BEAM TO PARAPET WALL CONNECTION DETAILS  
SCALE: 1 1/2"=1'-0"



PLATFORM POST BASE CONNECTION DETAILS  
SCALE: 1 1/2"=1'-0"



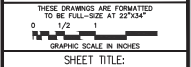
FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



SUBMITTALS

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11-22-2022	CONSTRUCTION REVIEW	A
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PROJECT NO: 1152.443  
DESIGNER: M.A.  
ENGINEER: C.S.

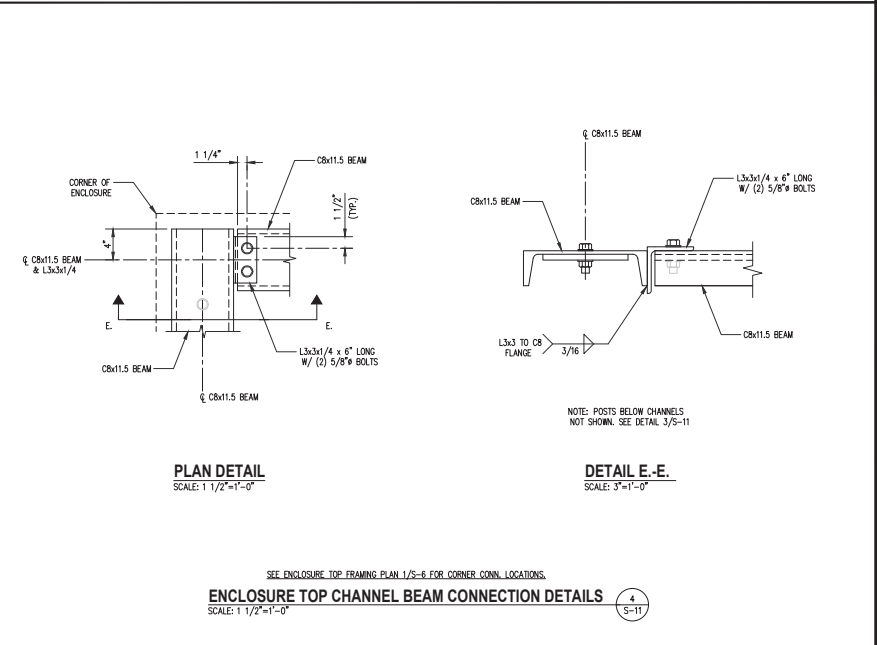
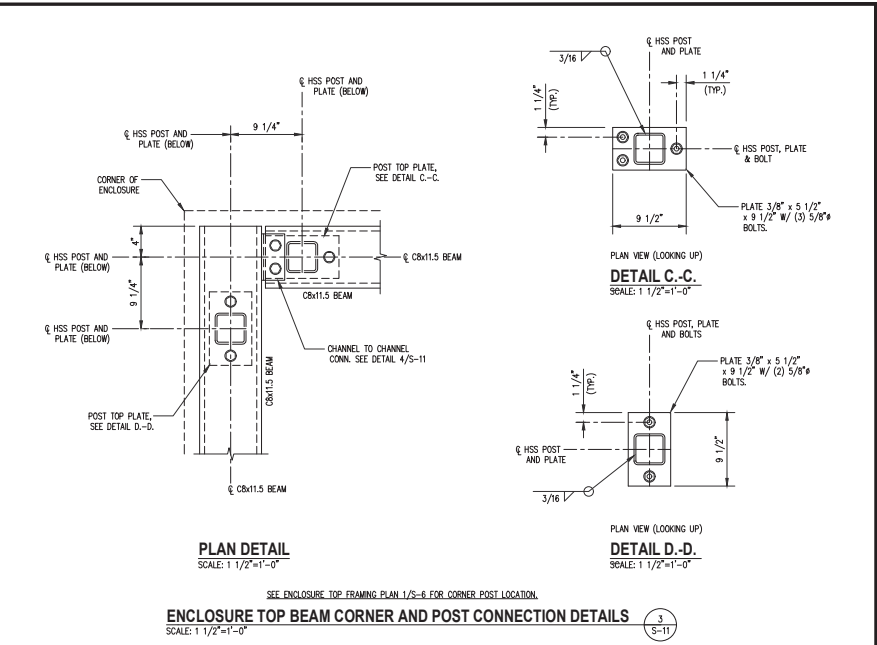
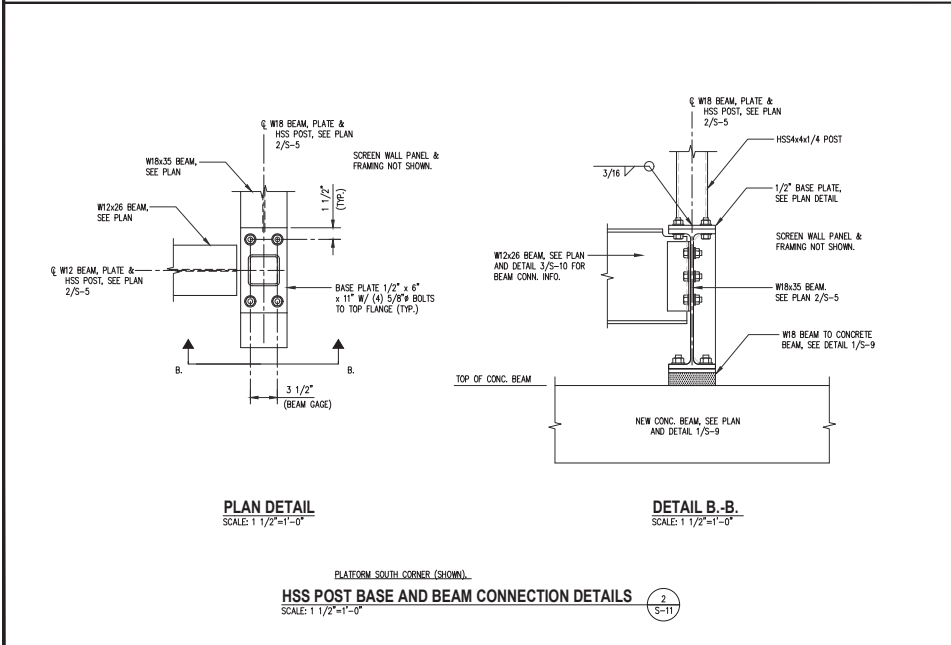
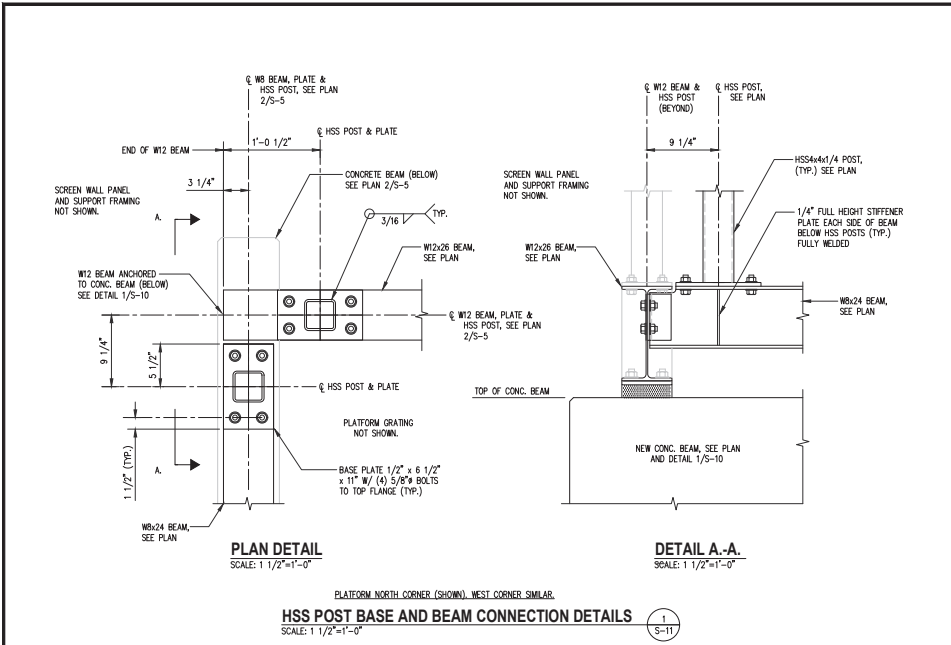


SHEET TITLE:  
**EQUIPMENT PLATFORM STRUCTURAL DETAILS**

SHEET NUMBER:

S-9





FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



**SUBMITTALS**

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PROJECT NO: 1152.443  
DESIGNER: TMF  
ENGINEER: C.S.

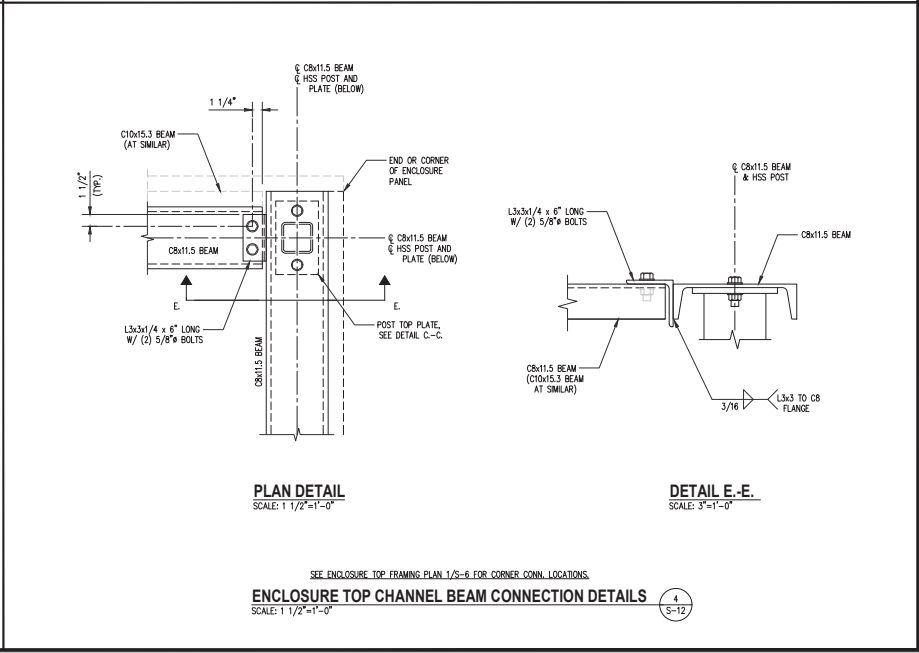
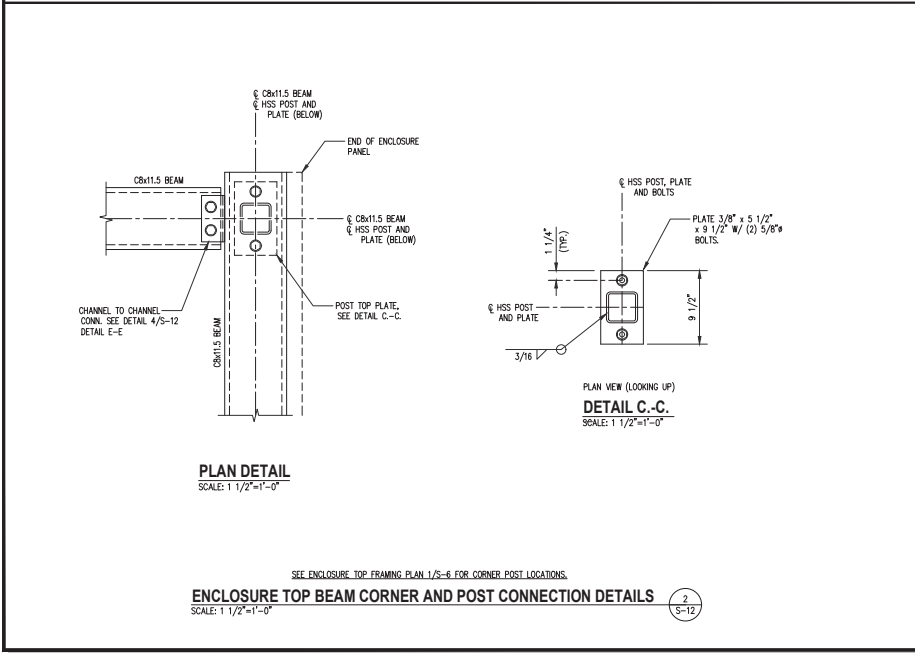
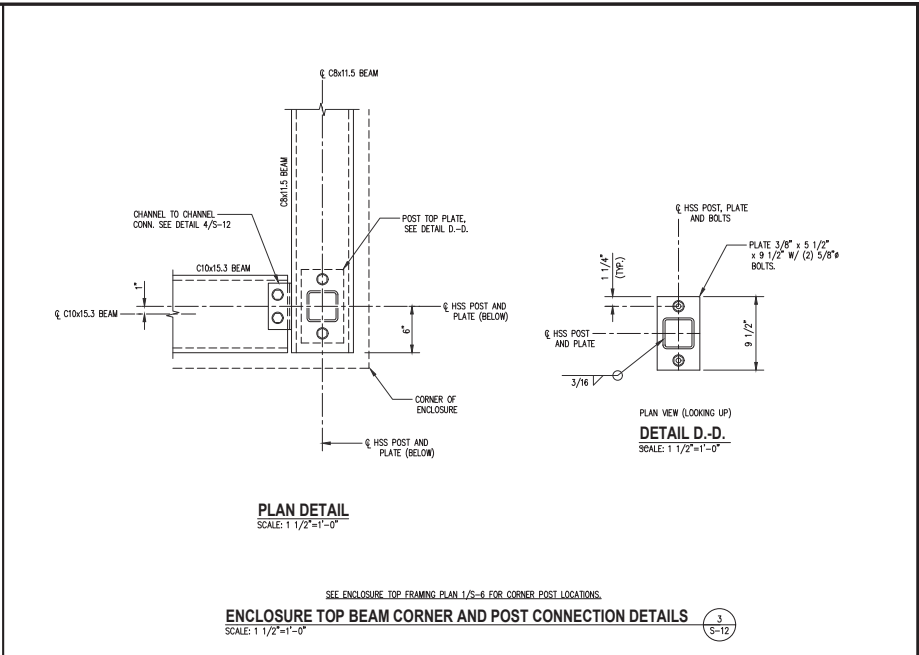
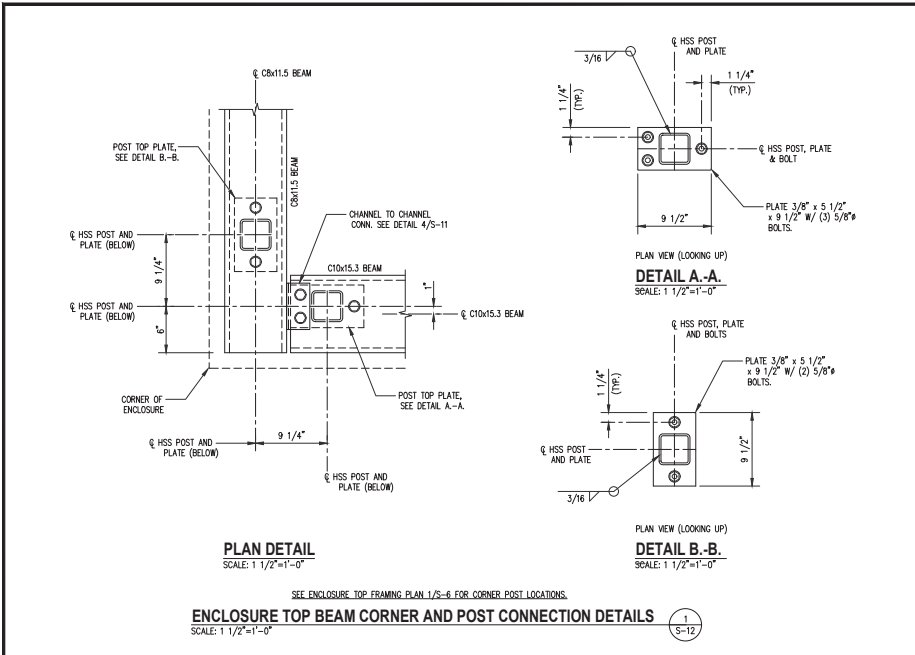
THESE DRAWINGS ARE FORMATED TO BE FILED PER #1227544

GRAPHIC SCALE IN INCHES

SHEET TITLE:  
**EQUIPMENT PLATFORM STRUCTURAL DETAILS**

SHEET NUMBER:

S-11



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COLUMBIA, MD 21045

communication services, inc.  
6100 EXECUTIVE BLVD, SUITE 430  
ROCKVILLE, MD 20852  
PHONE: (202) 468-0960

10 CHURCH CIRCLE  
ANNAPOLIS, MD 21401  
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FA NUMBER: 10087362  
VALLEY PARK  
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VIENNA, VA 22180

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PROJECT NO: 1152.443  
DESIGNER: M.A.  
ENGINEER: C.S.

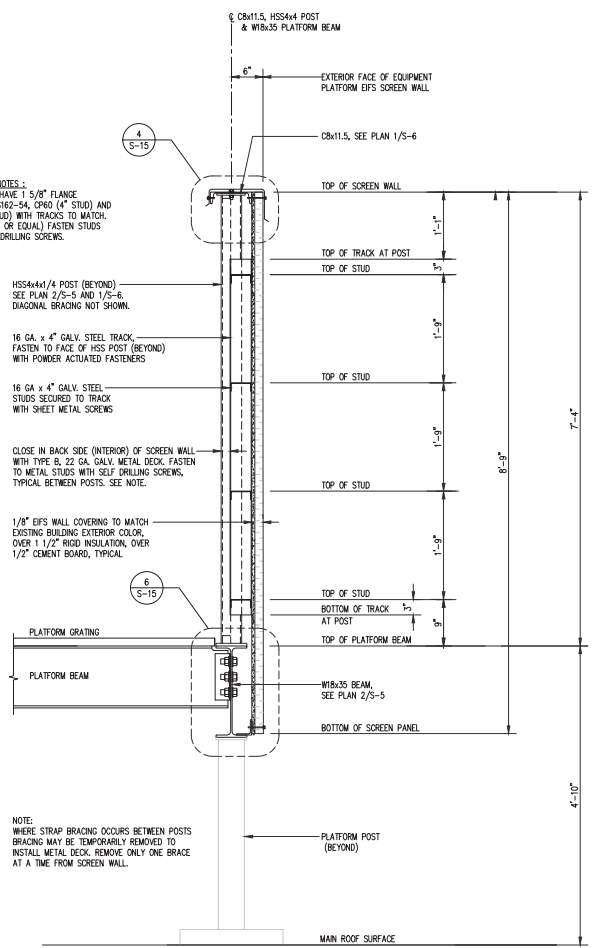
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22/54"

SHEET TITLE:  
**EQUIPMENT PLATFORM STRUCTURAL DETAILS**

SHEET NUMBER:  
4

S-12





**METAL STUD AND TRACK NOTES:**  
 METAL STUDS (4") SHALL HAVE 1 5/8" FLANGE (F<sub>y</sub> = 50 KSI STEEL) 400S162-54, CP60 (4" STUD) AND 600S162-54, CP60 (6" STUD) WITH TRACKS TO MATCH. (USE CLARK DETRICT MFR. OR EQUAL) FASTEN STUDS WITH RECOMMENDED SELF-DRILLING SCREWS. SPACE STUDS EQUALLY.

HSS4x4/4 POST (BEYOND) SEE PLAN 2/S-5 AND 1/S-6. DIAGONAL BRACING NOT SHOWN.

16 GA. x 4" GALV. STEEL TRACK FASTEN TO FACE OF HSS POST (BEYOND) WITH POWDER ACTUATED FASTENERS

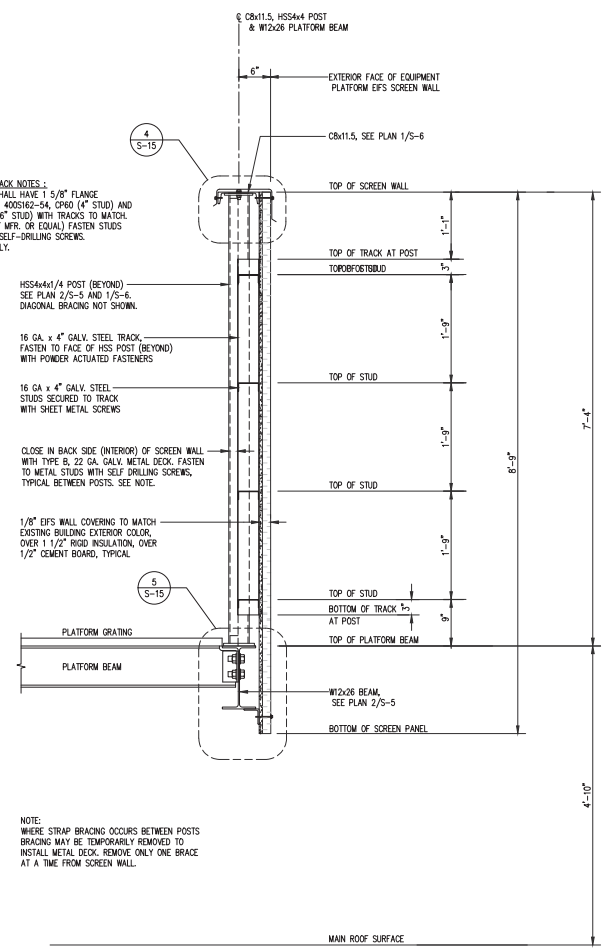
16 GA. x 4" GALV. STEEL STUDS SECURED TO TRACK WITH SHEET METAL SCREWS

CLOSE IN BACK SIDE (INTERIOR) OF SCREEN WALL WITH TYPE B, 22 GA. GALV. METAL DECK. FASTEN TO METAL STUDS WITH SELF DRILLING SCREWS. TYPICAL BETWEEN POSTS. SEE NOTE.

1/8" EPS WALL COVERING TO MATCH EXISTING BUILDING EXTERIOR COLOR, OVER 1 1/2" RIGID INSULATION, OVER 1/2" CEMENT BOARD, TYPICAL.

NOTE: WHERE STRAP BRACING OCCURS BETWEEN POSTS BRACING MAY BE TEMPORARILY REMOVED TO INSTALL METAL DECK. REMOVE ONLY ONE BRACE AT A TIME FROM SCREEN WALL.

**EQUIPMENT PLATFORM SCREEN WALL SECTION**  
 SCALE: 1"=1'-0"  
 1 S-14



**METAL STUD AND TRACK NOTES:**  
 METAL STUDS (4") SHALL HAVE 1 5/8" FLANGE (F<sub>y</sub> = 50 KSI STEEL) 400S162-54, CP60 (4" STUD) AND 600S162-54, CP60 (6" STUD) WITH TRACKS TO MATCH. (USE CLARK DETRICT MFR. OR EQUAL) FASTEN STUDS WITH RECOMMENDED SELF-DRILLING SCREWS. SPACE STUDS EQUALLY.

HSS4x4/4 POST (BEYOND) SEE PLAN 2/S-5 AND 1/S-6. DIAGONAL BRACING NOT SHOWN.

16 GA. x 4" GALV. STEEL TRACK FASTEN TO FACE OF HSS POST (BEYOND) WITH POWDER ACTUATED FASTENERS

16 GA. x 4" GALV. STEEL STUDS SECURED TO TRACK WITH SHEET METAL SCREWS

CLOSE IN BACK SIDE (INTERIOR) OF SCREEN WALL WITH TYPE B, 22 GA. GALV. METAL DECK. FASTEN TO METAL STUDS WITH SELF DRILLING SCREWS. TYPICAL BETWEEN POSTS. SEE NOTE.

1/8" EPS WALL COVERING TO MATCH EXISTING BUILDING EXTERIOR COLOR, OVER 1 1/2" RIGID INSULATION, OVER 1/2" CEMENT BOARD, TYPICAL.

NOTE: WHERE STRAP BRACING OCCURS BETWEEN POSTS BRACING MAY BE TEMPORARILY REMOVED TO INSTALL METAL DECK. REMOVE ONLY ONE BRACE AT A TIME FROM SCREEN WALL.

**EQUIPMENT PLATFORM SCREEN WALL SECTION**  
 SCALE: 1"=1'-0"  
 2 S-14



**FA NUMBER: 10087362**  
**VALLEY PARK**  
**527 E MAPLE AVE**  
**VIENNA, VA 22180**



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PROJECT NO: 1152.443  
 DESIGNER: M.A.  
 ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FILED PER #122754

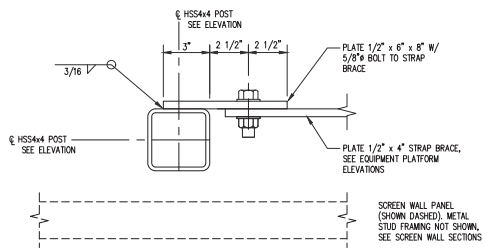
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GRAPHIC SCALE IN INCHES

SHEET TITLE:  
**EQUIPMENT PLATFORM SCREEN WALL DETAILS**

SHEET NUMBER:

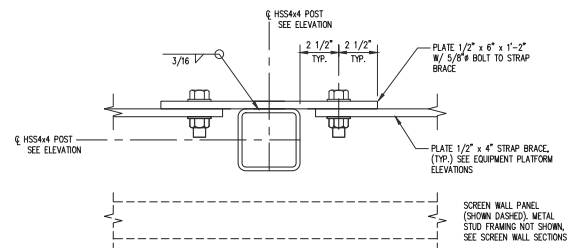
**S-14**



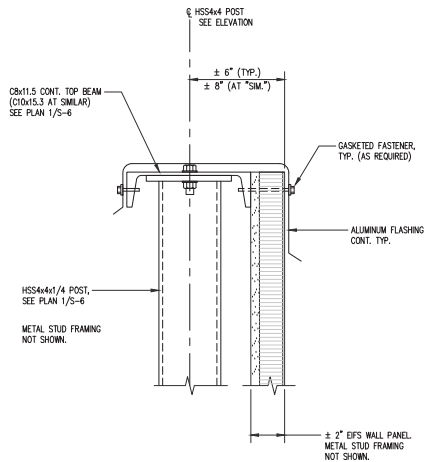
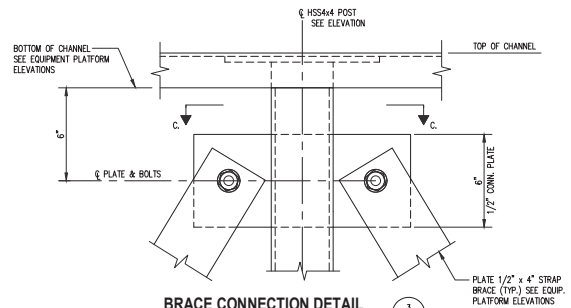
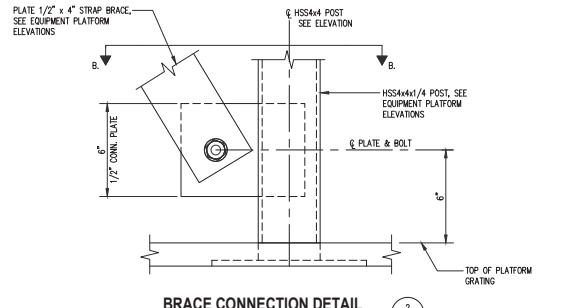
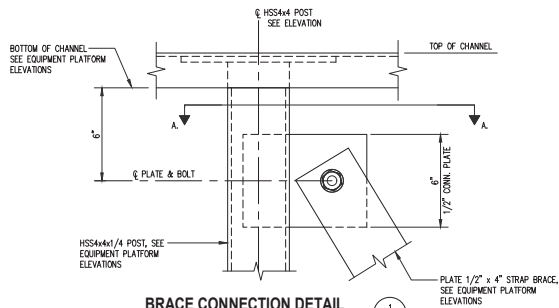
PLAN A.-A.



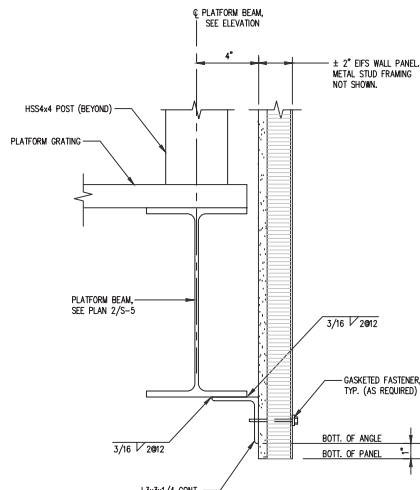
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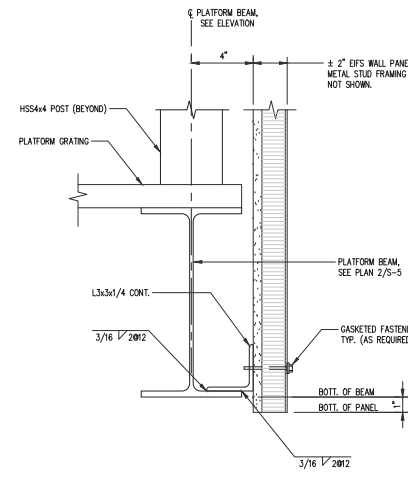
PLAN C.-C.



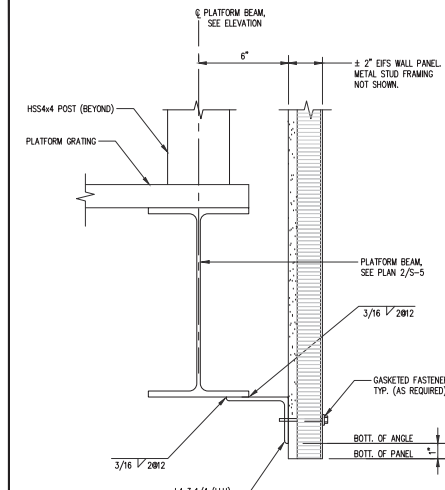
TOP OF SCREEN WALL DETAIL



BOTTOM OF SCREEN WALL DETAIL



BOTTOM OF SCREEN WALL DETAIL



BOTTOM OF SCREEN WALL DETAIL

9000 MENDEHALL CT  
COLUMBIA, MD 21045

communication services, inc.  
6100 EXECUTIVE BLVD, SUITE 430  
ROCKVILLE, MD 20852  
PHONE: (202) 468-0960

10 CHURCH CIRCLE  
ANNAPOLIS, MD 21401  
PHONE: (410) 582-8043

FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180

SEAL:

CHAMILLE SHASHIDHAR  
Lic. No. 046626  
COMMUNICATIONS ENGINEER

SUBMITTALS

DATE	DESCRIPTION	REV.
11-22-2022	CONSTRUCTION REVIEW	A
01-30-2023	CONSTRUCTION	0
12-09-2024	REV. PER 03/12/2024 RFDS	1
12-18-2024	REMOVE FUTURE ANTENNA	2
02-28-2025	ADD GAS DESIGN	3
04-16-2025	REVIEW REDLINES	4
06-09-2025	REMOVE GENERATOR	5

PROJECT NO: 1152.443  
DESIGNER: M.A.  
ENGINEER: C.S.

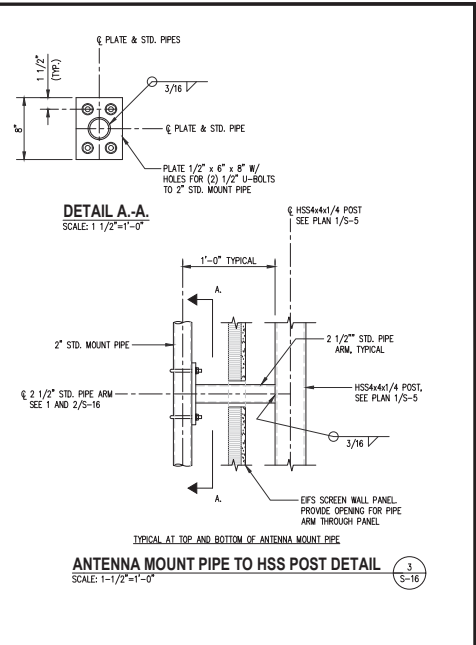
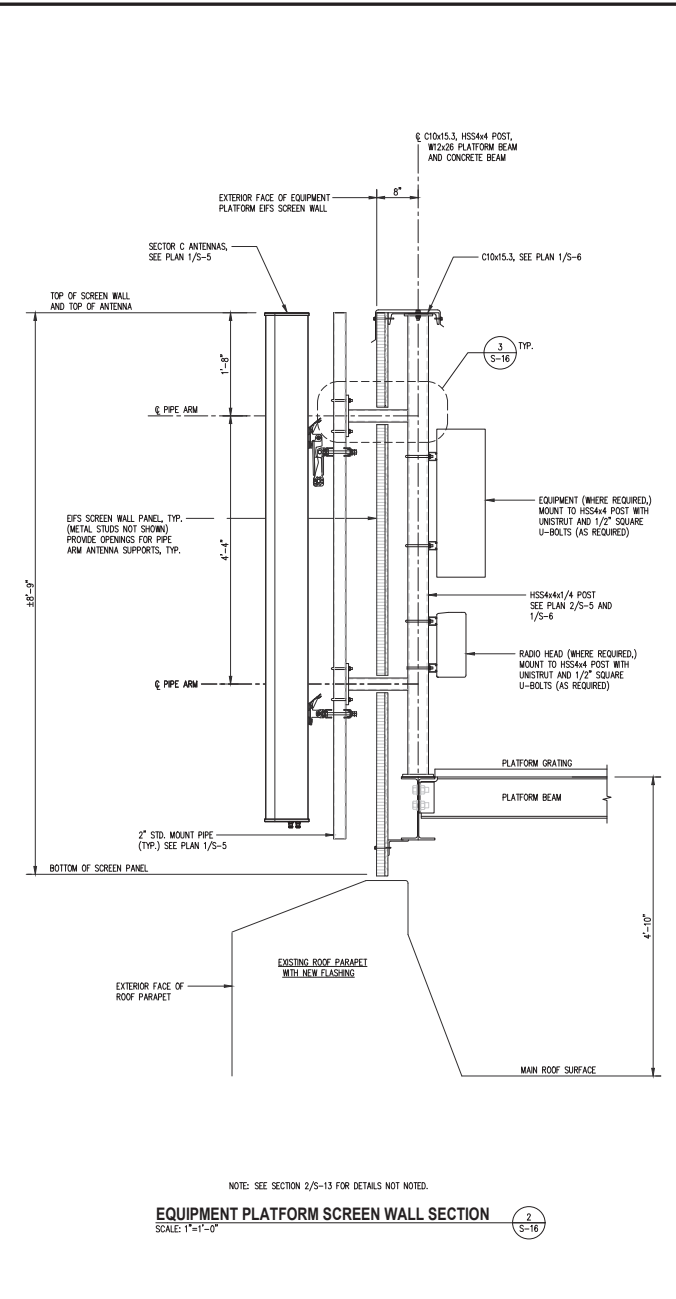
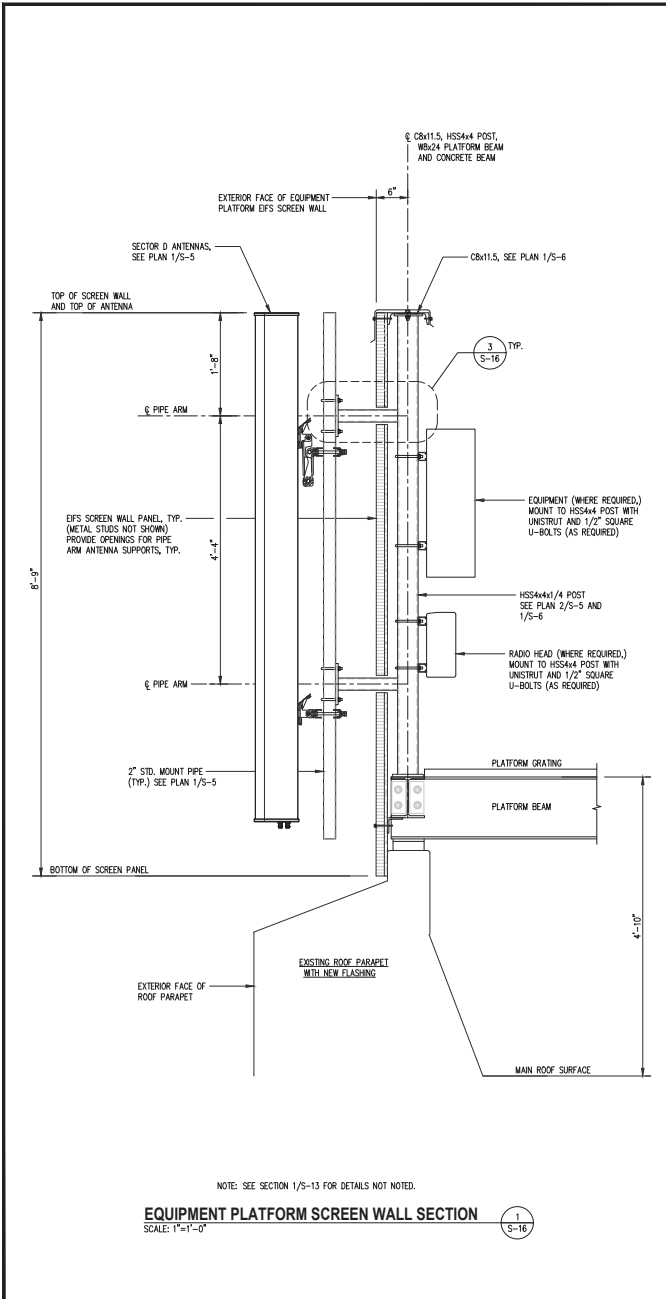
THESE DRAWINGS ARE FORMATED TO BE FILED-SEE AT 227524

GRAPHIC SCALE IN INCHES

SHEET TITLE:  
**EQUIPMENT PLATFORM SCREEN WALL DETAILS**

SHEET NUMBER:

S-15



PROJECT NO: 1152.443  
 DESIGNER: TMF  
 ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FILED PER AT 22754

GRAPHIC SCALE IN INCHES

SHEET TITLE:  
**ANTENNA SECTORS C AND D SUPPORT DETAILS**

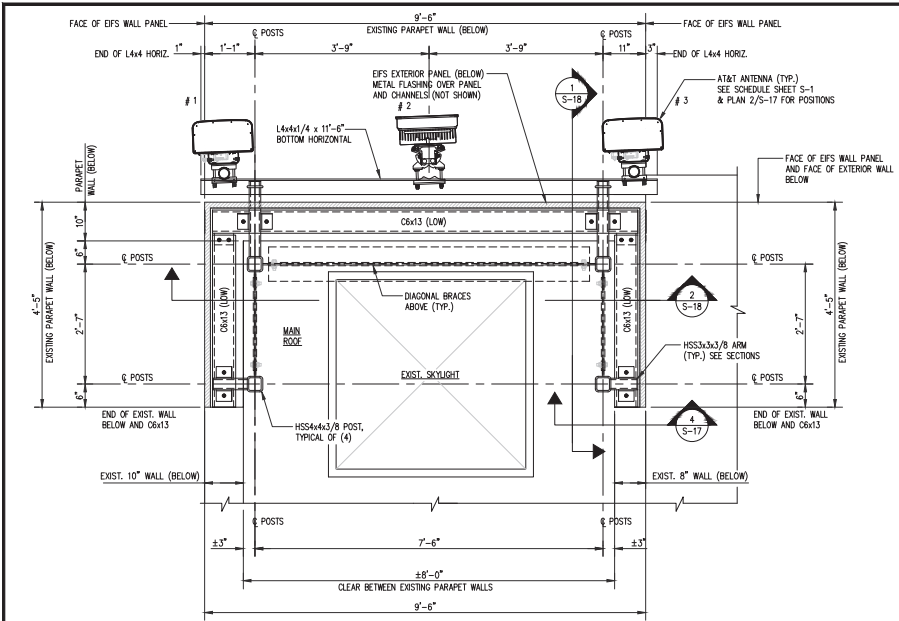
SHEET NUMBER:  
**S-16**

DATE	DESCRIPTION	REV.
11-22-2022	CONSTRUCTION REVIEW	A
01-30-2023	CONSTRUCTION	0
12-09-2024	REV. PER 03/12/2024 RFDS	1
12-18-2024	REMOVE FUTURE ANTENNA	2
02-28-2025	ADD GAS DESIGN	3
04-16-2025	REVIEW REDLINES	4
06-09-2025	REMOVE GENERATOR	5

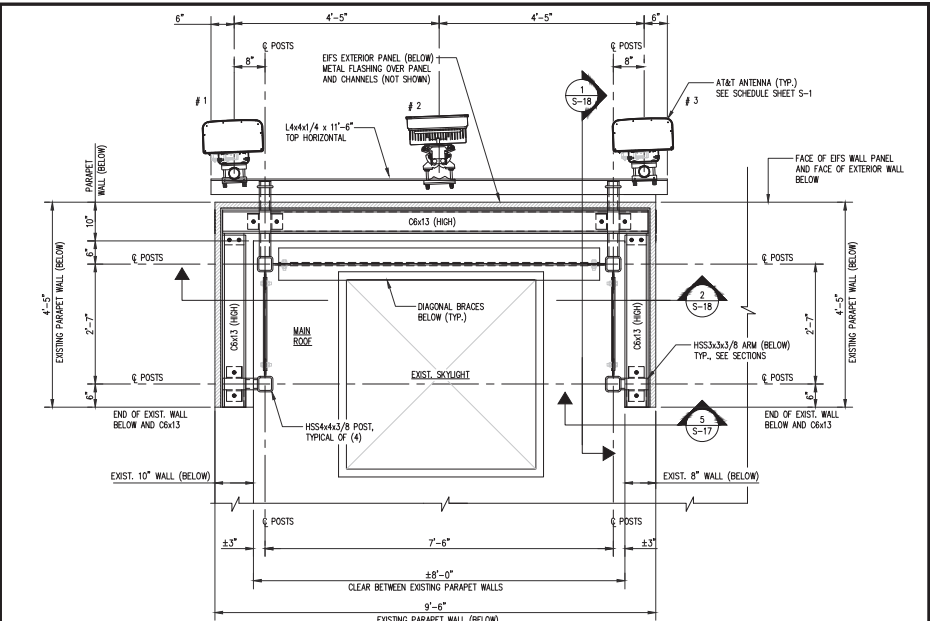


FA NUMBER: 10087362  
 VALLEY PARK  
 527 E MAPLE AVE  
 VIENNA, VA 22180

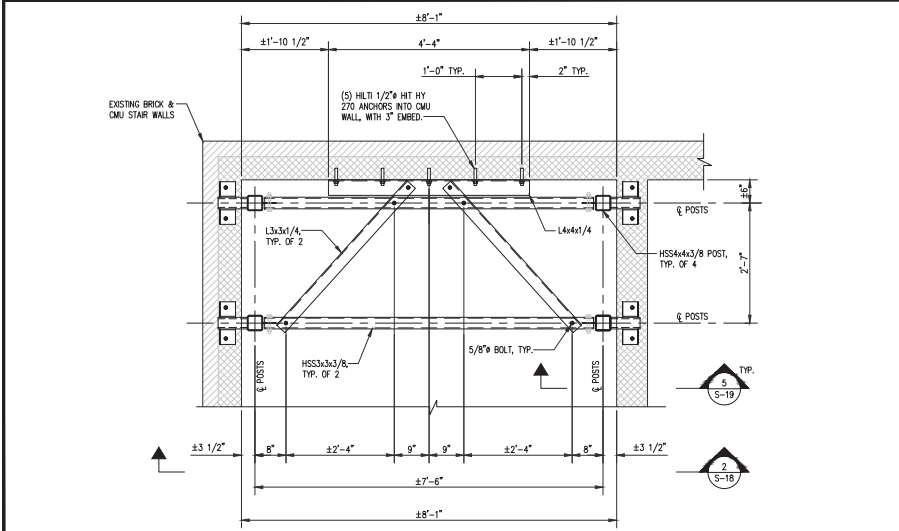




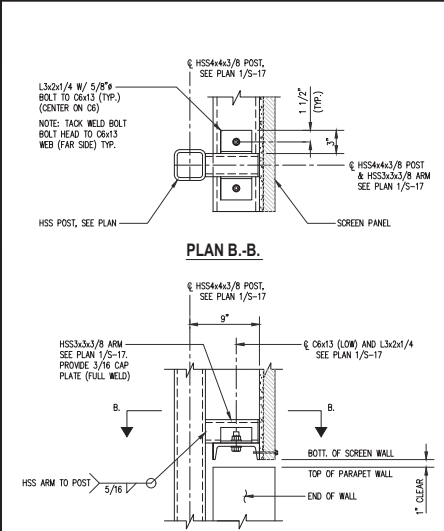
**SECTOR A - SCREEN WALL BOTTOM FRAMING PLAN**  
 SCALE: 3/4" = 1'-0"  
 TRUE NORTH



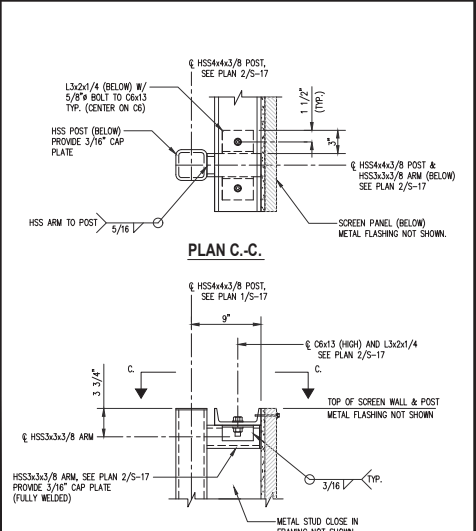
**SECTOR A - SCREEN WALL TOP FRAMING PLAN**  
 SCALE: 3/4" = 1'-0"  
 TRUE NORTH



**SECTOR A - SCREEN WALL POST PLAN INSIDE STAIRWELL**  
 SCALE: 3/4" = 1'-0"  
 TRUE NORTH



**SECTOR A - SCREEN BOTTOM SUPPORT DETAILS**  
 SCALE: 1 1/2" = 1'-0"  
 TRUE NORTH



**SECTOR A - SCREEN TOP SUPPORT DETAILS**  
 SCALE: 1 1/2" = 1'-0"  
 TRUE NORTH



FA NUMBER: 10087362  
 VALLEY PARK  
 527 E MAPLE AVE  
 VIENNA, VA 22180

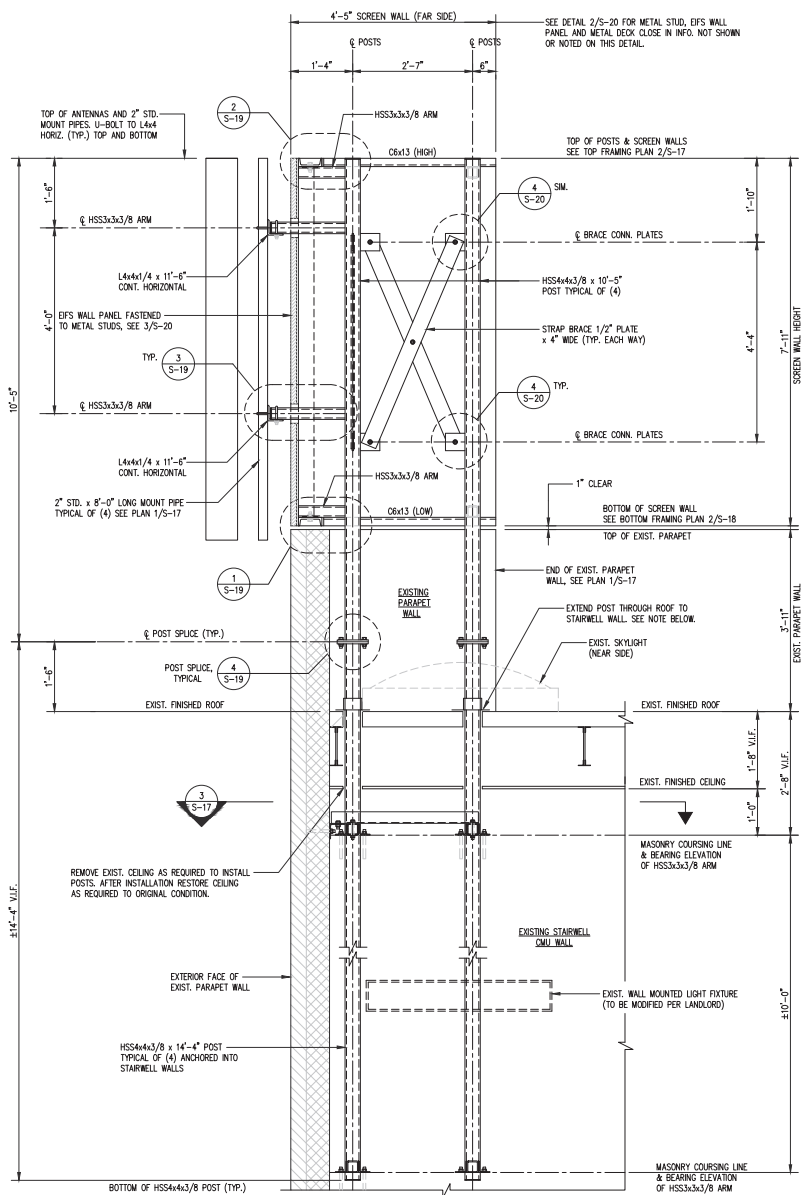


**SUBMITTALS**

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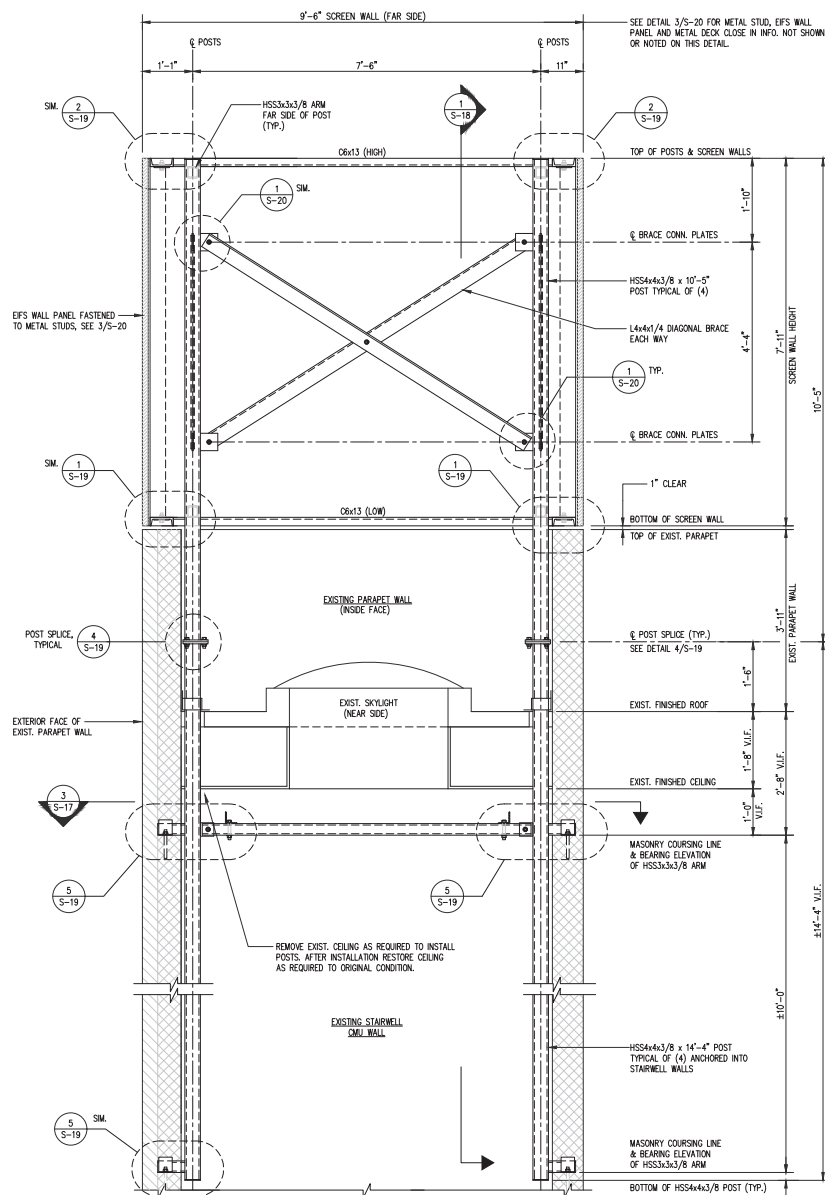
PROJECT NO: 1152.443  
 DESIGNER: M.A.  
 ENGINEER: C.S.  
 THESE DRAWINGS ARE FORMATTED TO BE FILED PER AT 22754  
 0 1/2 1  
 GRAPHIC SCALE IN INCHES  
 SHEET TITLE:  
**ANTENNA SECTOR A SUPPORT PLANS AND DETAILS**  
 SHEET NUMBER:

**S-17**



**ANTENNA MOUNT SUPPORT SECTION**  
SCALE: 3/4" = 1'-0"

NOTE: REMOVE ROOFING TO PROVIDE OPENING FOR EACH NEW POST TO BE EXTENDED TO STAIRWELL WALL BELOW. OPENING THROUGH ROOF FOR EACH POST SHOULD NOT EXCEED A 4' x 4' AREA. POST BASE SHALL BE FLASHED AS REQUIRED TO PROVIDE A WATERPROOF SEAL AROUND POST AND WITH EXISTING ROOF SURFACE.



**ANTENNA MOUNT SUPPORT SECTION**  
SCALE: 3/4" = 1'-0"

NOTE: REMOVE ROOFING TO PROVIDE OPENING FOR EACH NEW POST TO BE EXTENDED TO STAIRWELL WALL BELOW. OPENING THROUGH ROOF FOR EACH POST SHOULD NOT EXCEED A 4' x 4' AREA. POST BASE SHALL BE FLASHED AS REQUIRED TO PROVIDE A WATERPROOF SEAL AROUND POST AND WITH EXISTING ROOF SURFACE.



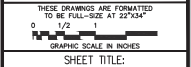
FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



**SUBMITTALS**

DATE	DESCRIPTION	REV.
11-22-2022	CONSTRUCTION REVIEW	A
01-30-2023	CONSTRUCTION	0
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02-28-2025	ADD GAS DESIGN	3
04-16-2025	REVIEW REDLINES	4
06-09-2025	REMOVE GENERATOR	5

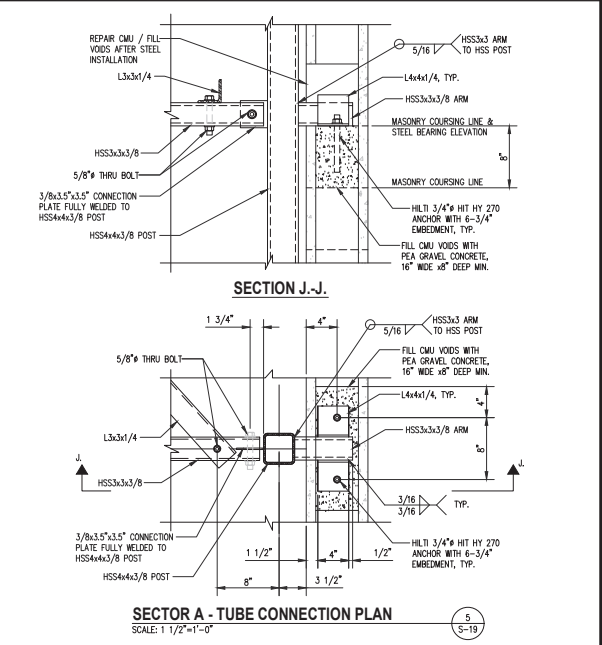
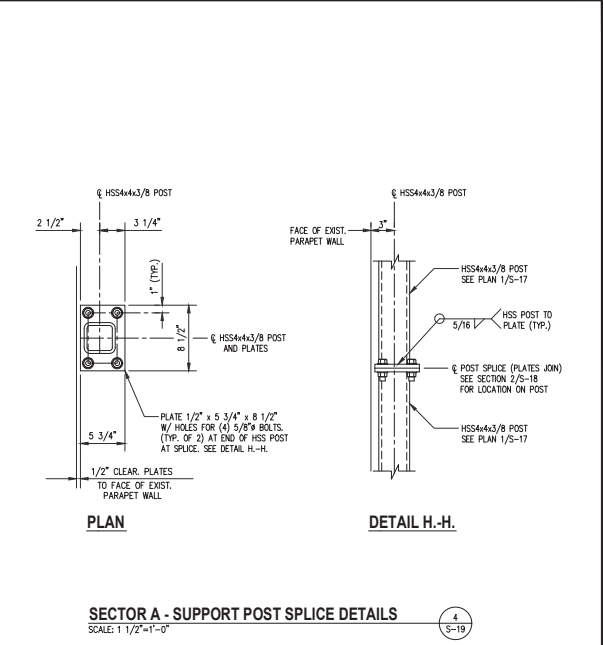
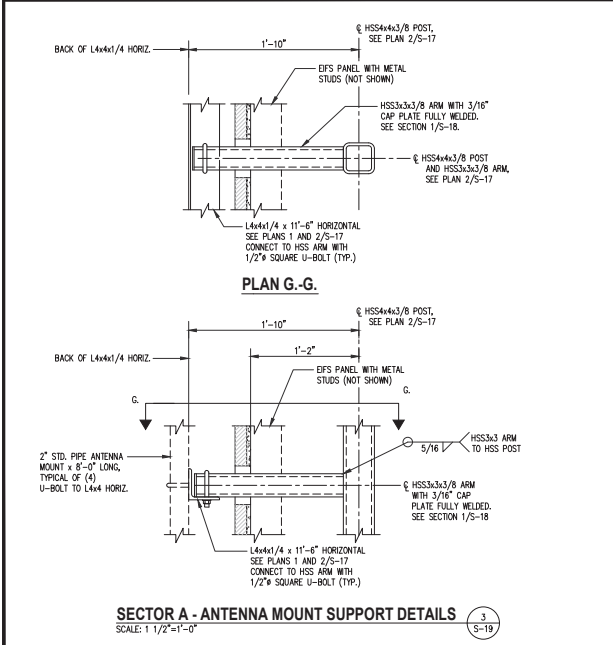
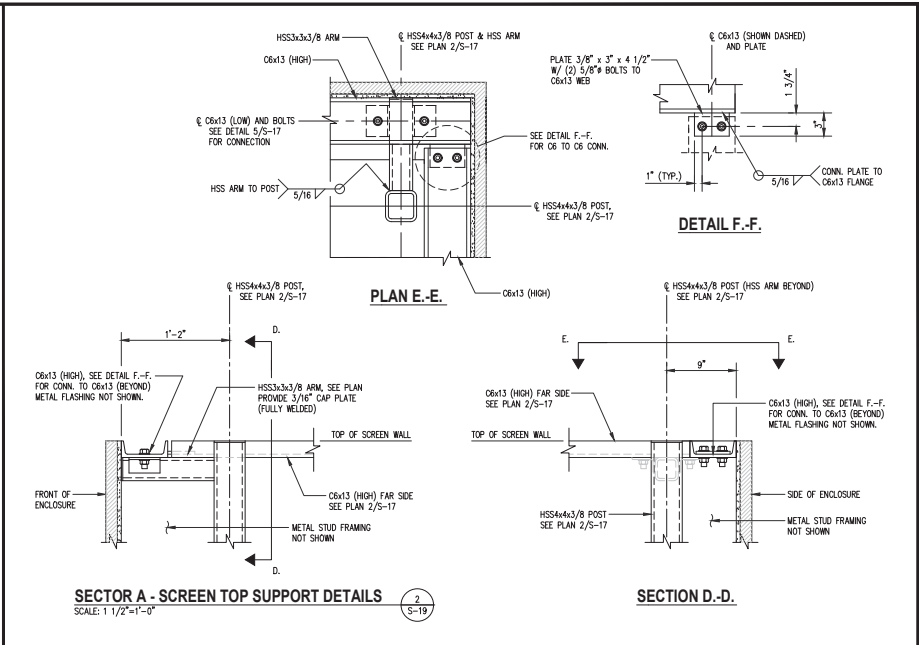
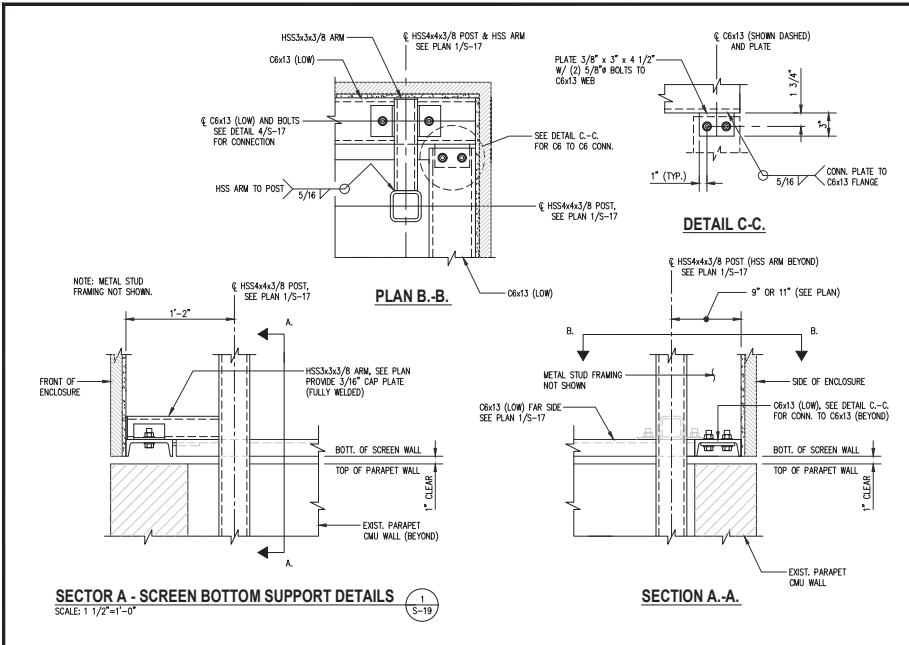
PROJECT NO: 1152.443  
DESIGNER: TMF  
ENGINEER: C.S.



**ANTENNA SECTOR A SUPPORT DETAILS**

SHEET NUMBER:

S-18



**at&t**  
 9000 MENDENHALL CT  
 COLUMBIA, MD 21045

**entrex**  
 communication services, inc.  
 6100 EXECUTIVE BLVD, SUITE 430  
 ROCKVILLE, MD 20852  
 PHONE: (202) 468-0860

**smartlink**  
 10 CHURCH CIRCLE  
 ANNAPOLIS, MD 21401  
 PHONE: (410) 582-8043

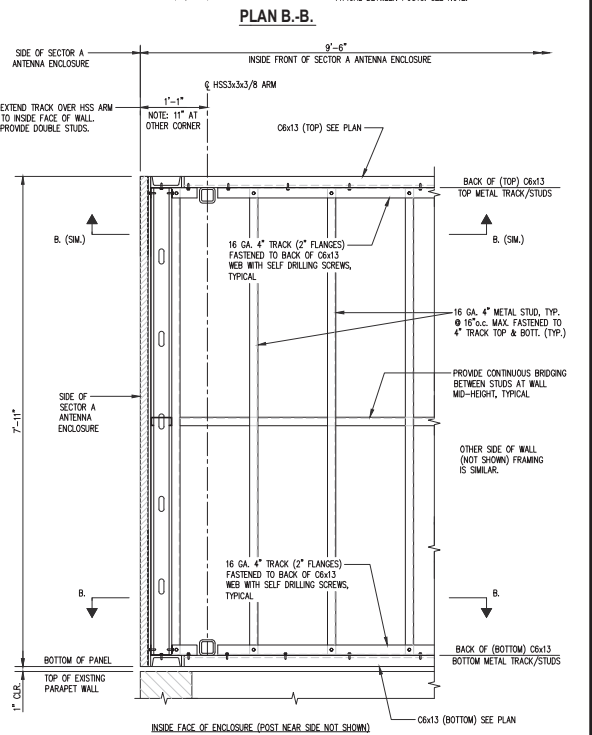
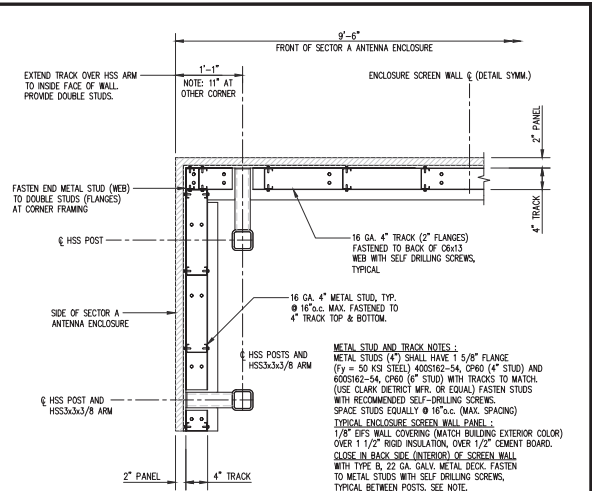
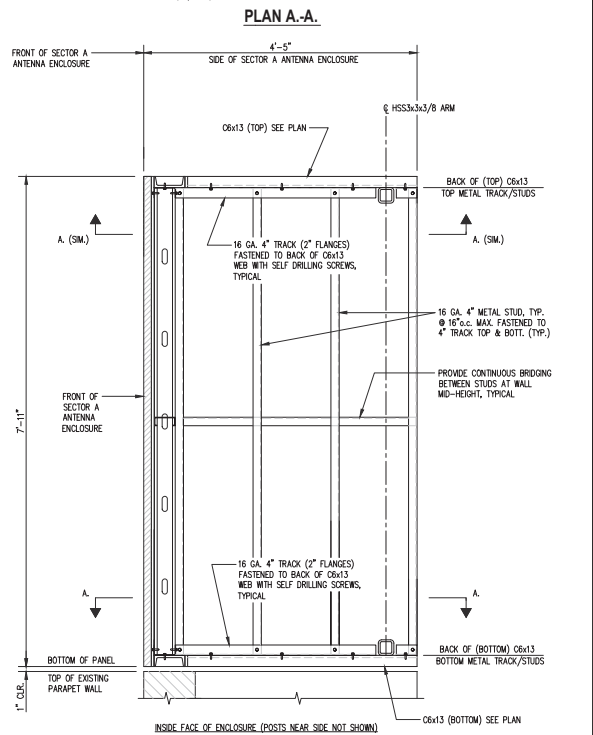
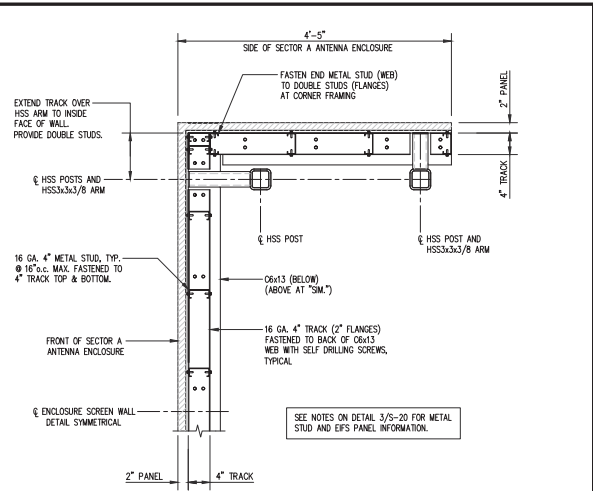
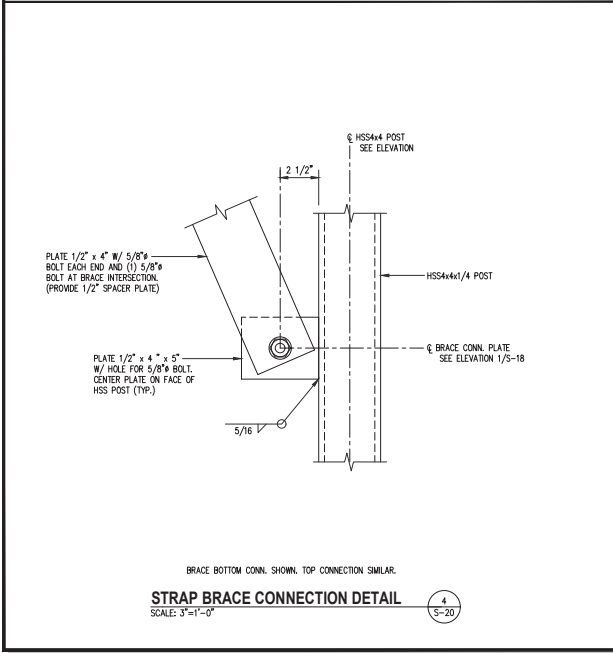
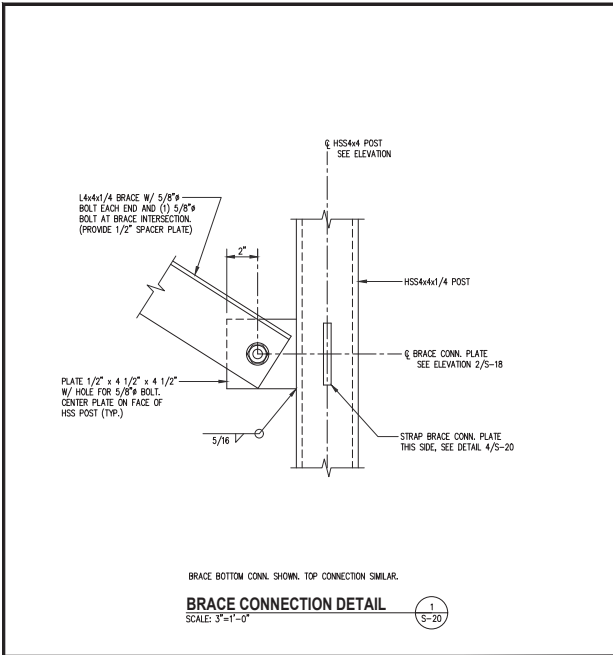
**FA NUMBER: 10087362**  
**VALLEY PARK**  
**527 E MAPLE AVE**  
**VIENNA, VA 22180**

SEAL:  
  
 CHAMILLE SHASHOUA  
 Lic. No. 046626  
 VIRGINIA

**SUBMITTALS**

DATE	DESCRIPTION	REV.
11-22-2022	CONSTRUCTION REVIEW	A
01-30-2023	CONSTRUCTION	0
12-09-2024	REV. 03/12/2024 REFS.	1
12-18-2024	REMOVE FUTURE ANTENNA	2
02-28-2025	ADD GAS DESIGN	3
04-16-2025	REVIEW REDLINES	4
06-09-2025	REMOVE GENERATOR	5

PROJECT NO: 1152.443  
 DESIGNER: TMF  
 ENGINEER: C.S.  
 THESE DRAWINGS ARE FORMATED TO BE FILED-SEE #122504  
 0 1/2 1  
 GRAPHIC SCALE IN INCHES  
 SHEET TITLE:  
**ANTENNA SECTOR A SUPPORT DETAILS**  
 SHEET NUMBER:  
**S-19**



**at&t**  
 900 MENDENHALL CT  
 COLUMBIA, MD 21045

**entrex**  
 communication services, inc.  
 6100 EXECUTIVE BLVD, SUITE 430  
 ROCKVILLE, MD 20852  
 PHONE: (202) 468-0960

**smartlink**  
 10 CHURCH CIRCLE  
 ANNAPOLIS, MD 21401  
 PHONE: (410) 582-8043

**FA NUMBER: 10087362**  
**VALLEY PARK**  
 527 E MAPLE AVE  
 VIENNA, VA 22180

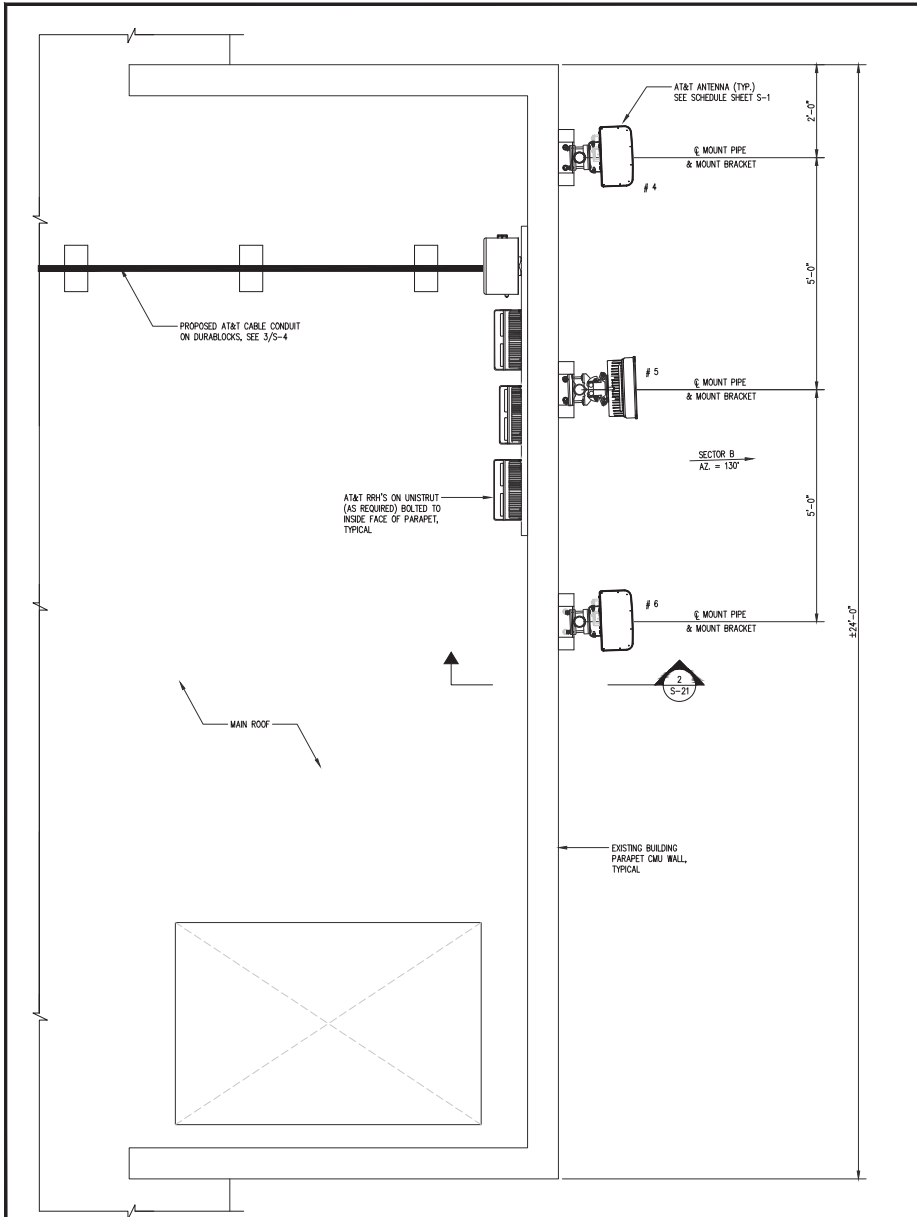
SEAL:  
  
 CHARLES SHASHOUA  
 Lic. No. 046626  
 VIRGINIA

**SUBMITTALS**

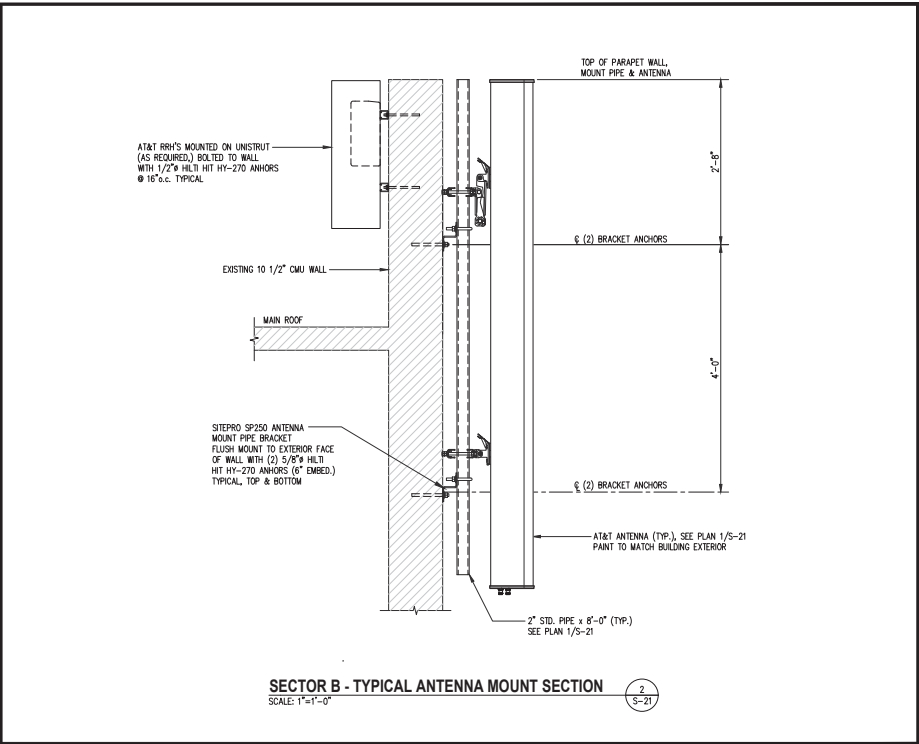
DATE	DESCRIPTION	REV.
11-22-2022	CONSTRUCTION	A
01-30-2023	CONSTRUCTION	0
12-09-2024	REV. PER 03/12/2024 RFDS	1
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02-28-2025	ADD GAS DESIGN	3
04-16-2025	REVIEW REDLINES	4
06-09-2025	REMOVE GENERATOR	5

PROJECT NO: 1152.443  
 DESIGNER: TMF  
 ENGINEER: C.S.  
 THESE DRAWINGS ARE FORMATED TO BE FILED PER AT 227544  
 0 1/2 1  
 GRAPHIC SCALE IN INCHES  
 SHEET TITLE:

**ANTENNA SECTOR A SUPPORT DETAILS**  
 SHEET NUMBER:  
**S-20**



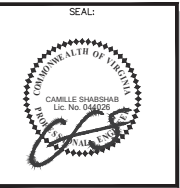
**SECTOR B - ANTENNA MOUNT LAYOUT PLAN**  
 SCALE: 3/4" = 1'-0"  
 1  
 S-21  
 TRUE NORTH



**SECTOR B - TYPICAL ANTENNA MOUNT SECTION**  
 SCALE: 1" = 1'-0"  
 2  
 S-21



**FA NUMBER: 10087362**  
**VALLEY PARK**  
**527 E MAPLE AVE**  
**VIENNA, VA 22180**



**SUBMITTALS**

DATE	DESCRIPTION	REV.
11-22-2022	CONSTRUCTION REVIEW	A
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PROJECT NO: 1152.443  
 DESIGNER: M.A.  
 ENGINEER: C.S.

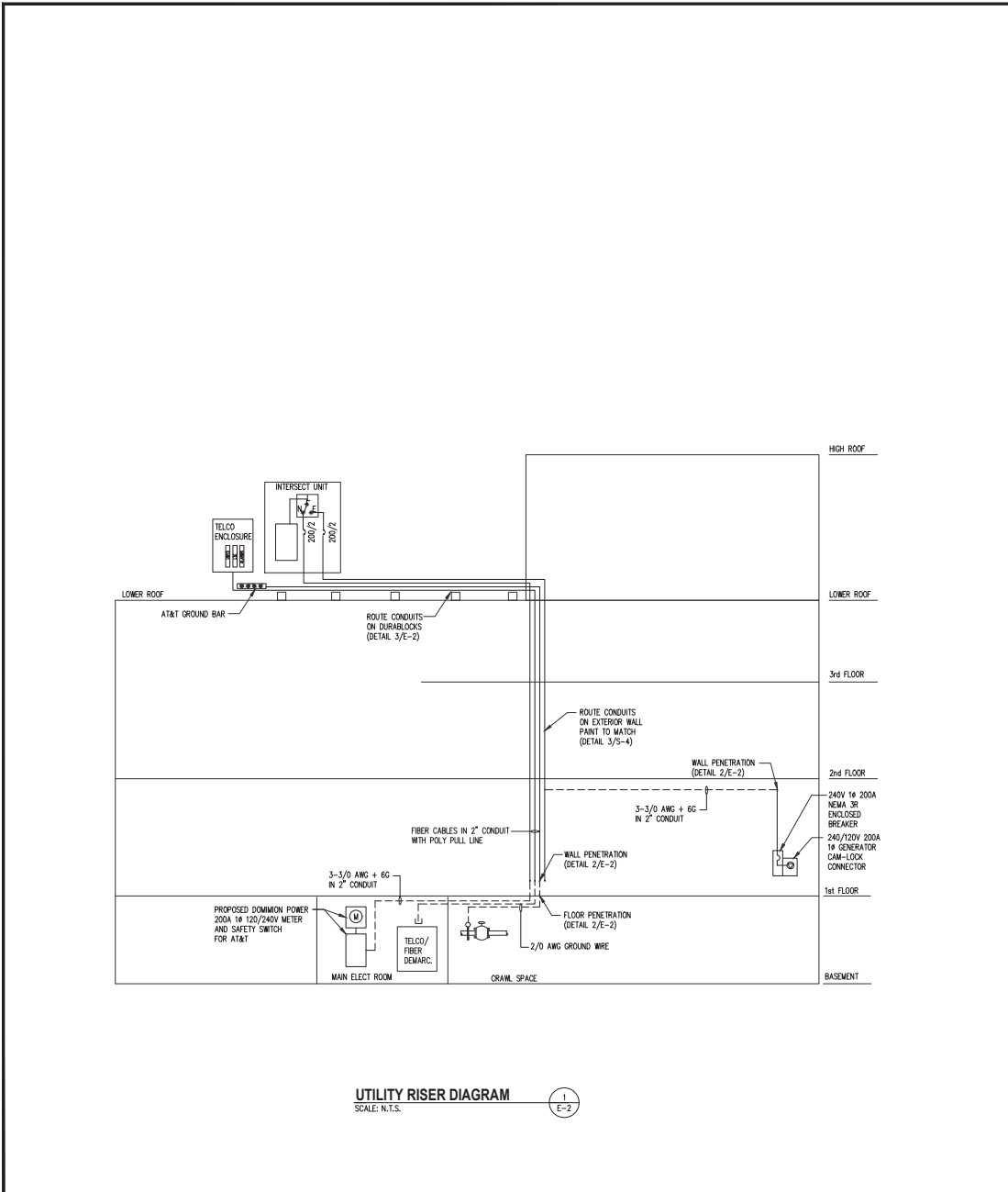
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22/54"  
 0 1/2 1  
 GRAPHIC SCALE IN INCHES

**ANTENNA  
 SECTOR B SUPPORT  
 PLAN AND DETAILS**

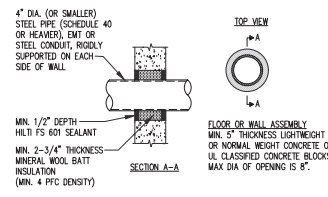
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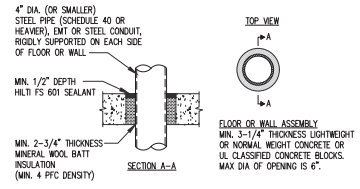




U.L. SYSTEM NO. W-1020  
METAL PIPE/CONDUIT THROUGH CONCRETE CONC OR CMU WALL  
F RATING = 2 HR  
T RATING = 0 HR

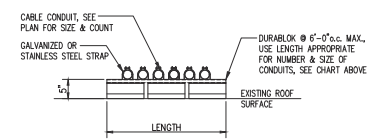


U.L. SYSTEM NO. CA1177  
METAL PIPE/CONDUIT THROUGH CONCRETE FLOOR OR WALL  
F RATING = 2 HR  
T RATING = 0 HR



**FLOOR/WALL PENETRATION DETAIL (TYPICAL)**  
SCALE: N.T.S.

PART NUMBER	LENGTH
DB5	4.8"
DB10	9.6"
DB20	20.2"



**CONDUIT SUPPORT DETAIL**  
SCALE: 3/4" = 1'-0"

9000 MENDENHALL CT  
COLUMBIA, MD 21045

communication services, inc.  
6100 EXECUTIVE BLVD, SUITE 430  
ROCKVILLE, MD 20852  
PHONE: (202) 468-0960

10 CHURCH CIRCLE  
ANNAPOLIS, MD 21401  
PHONE: (410) 582-8043

FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180

SEAL:

DATE	DESCRIPTION	REV.
11-22-2022	CONSTRUCTION REVIEW	A
01-30-2023	CONSTRUCTION	0
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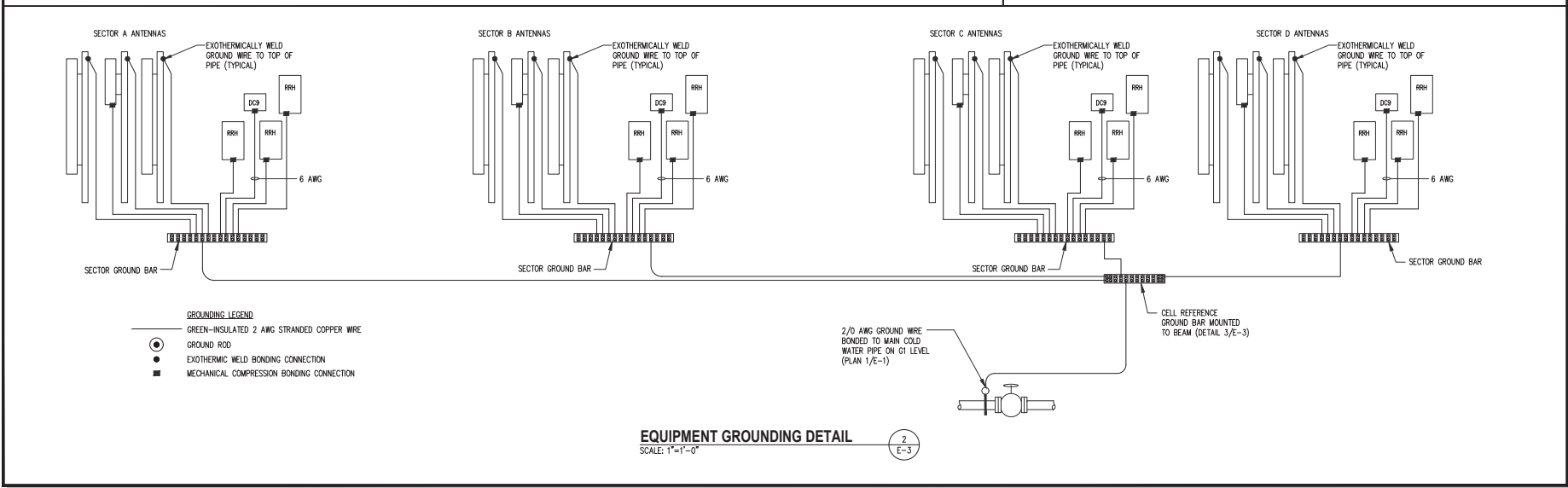
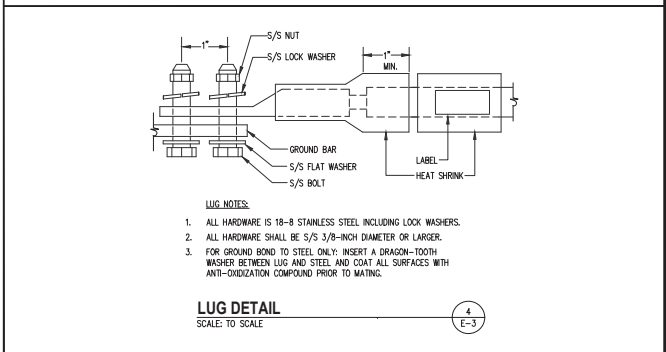
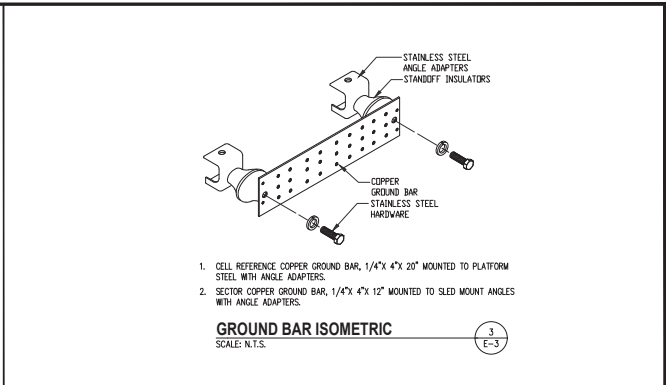
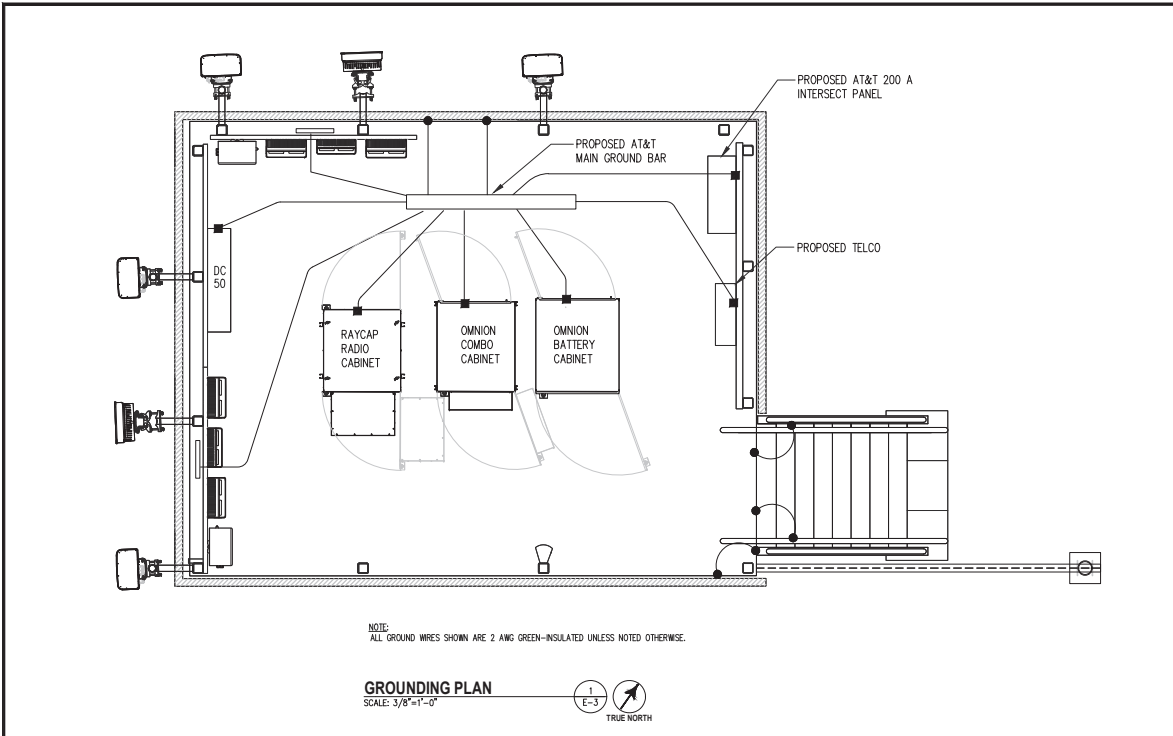
PROJECT NO: 1152.443  
DESIGNER: N.B.  
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22/54  
0 1/2 1  
GRAPHIC SCALE IN INCHES

**UTILITY RISER DIAGRAM AND DETAILS**

SHEET NUMBER:

E-2



FA NUMBER: 10087362  
VALLEY PARK  
527 E MAPLE AVE  
VIENNA, VA 22180



**SUBMITTALS**

DATE	DESCRIPTION	REV.
11-22-2022	CONSTRUCTION REVIEW	A
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06-09-2025	REMOVE GENERATOR	5

PROJECT NO: 1152.443  
DESIGNER: N.B.  
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE PLOTTED AT 22/54  
GRAPHIC SCALE IN INCHES

SHEET TITLE:

**GROUNDING PLAN, DIAGRAM AND DETAILS**

SHEET NUMBER:

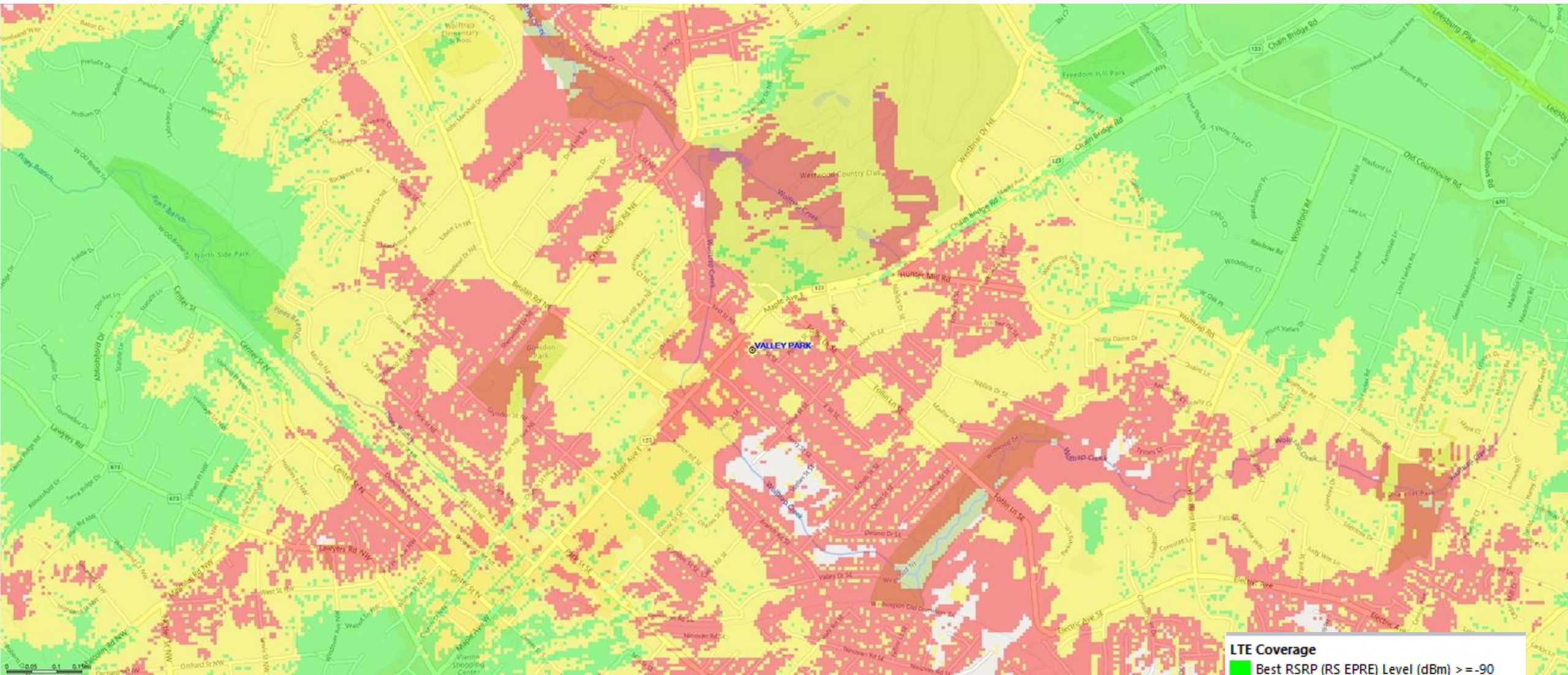
**E-3**

# VALLEY PARK FA# 10087362

# FAIRFAX County Coverage Plots

Feb 27th, 2026

# Existing AT&T Coverage

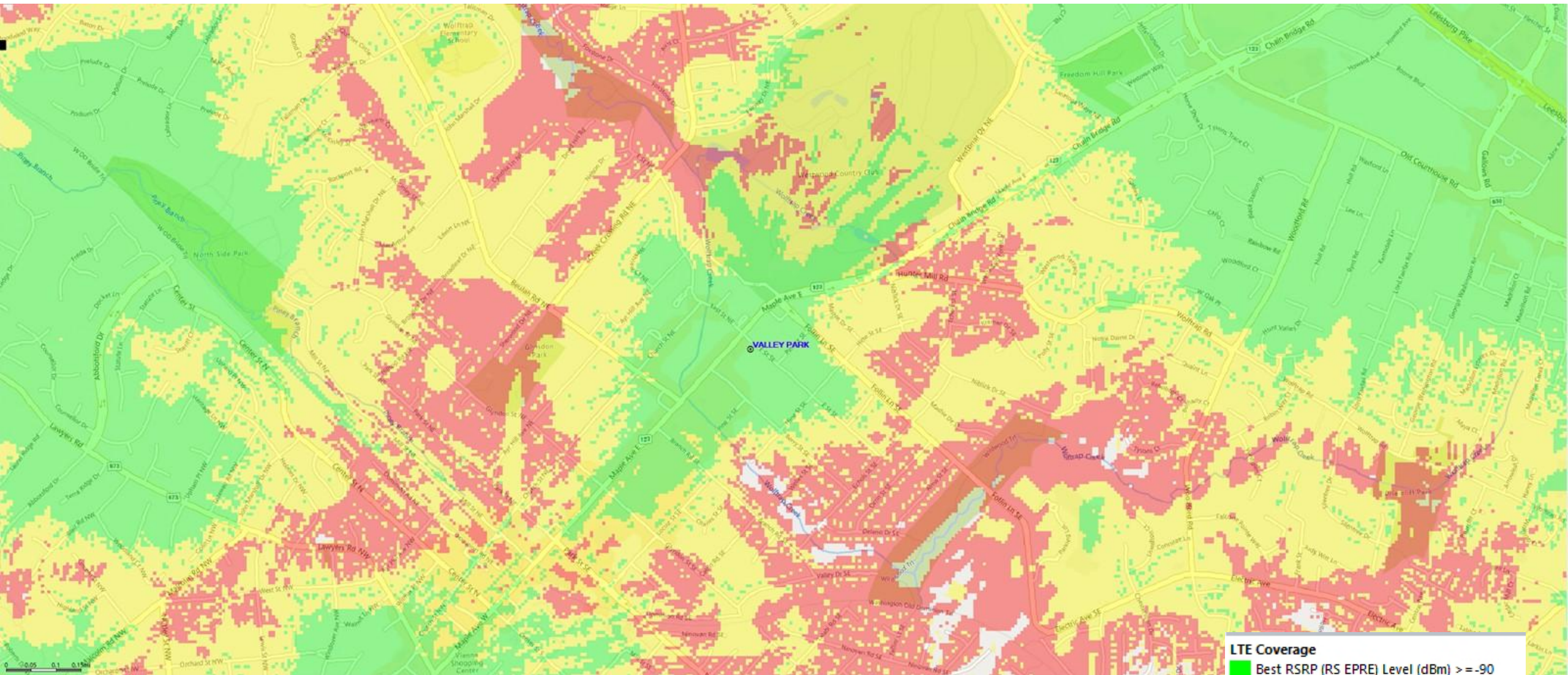


**LTE Coverage**

- Best RSRP (RS EPRE) Level (dBm)  $\geq -90$
- Best RSRP (RS EPRE) Level (dBm)  $\geq -100$
- Best RSRP (RS EPRE) Level (dBm)  $\geq -105$

Plots Generated for LTE 700 system – Band 12 (734-746 MHz)

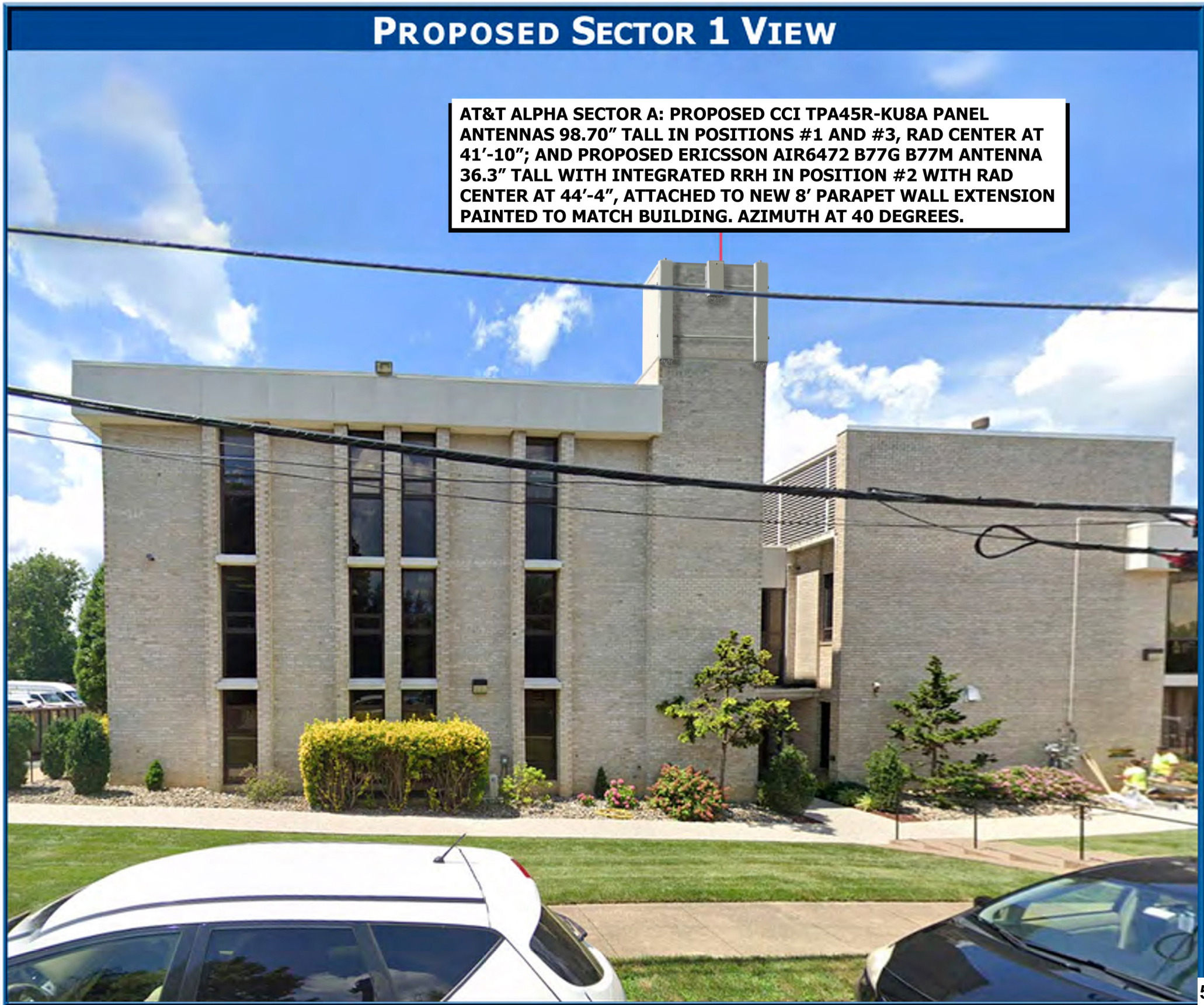
# Proposed AT&T Coverage with Valley Park

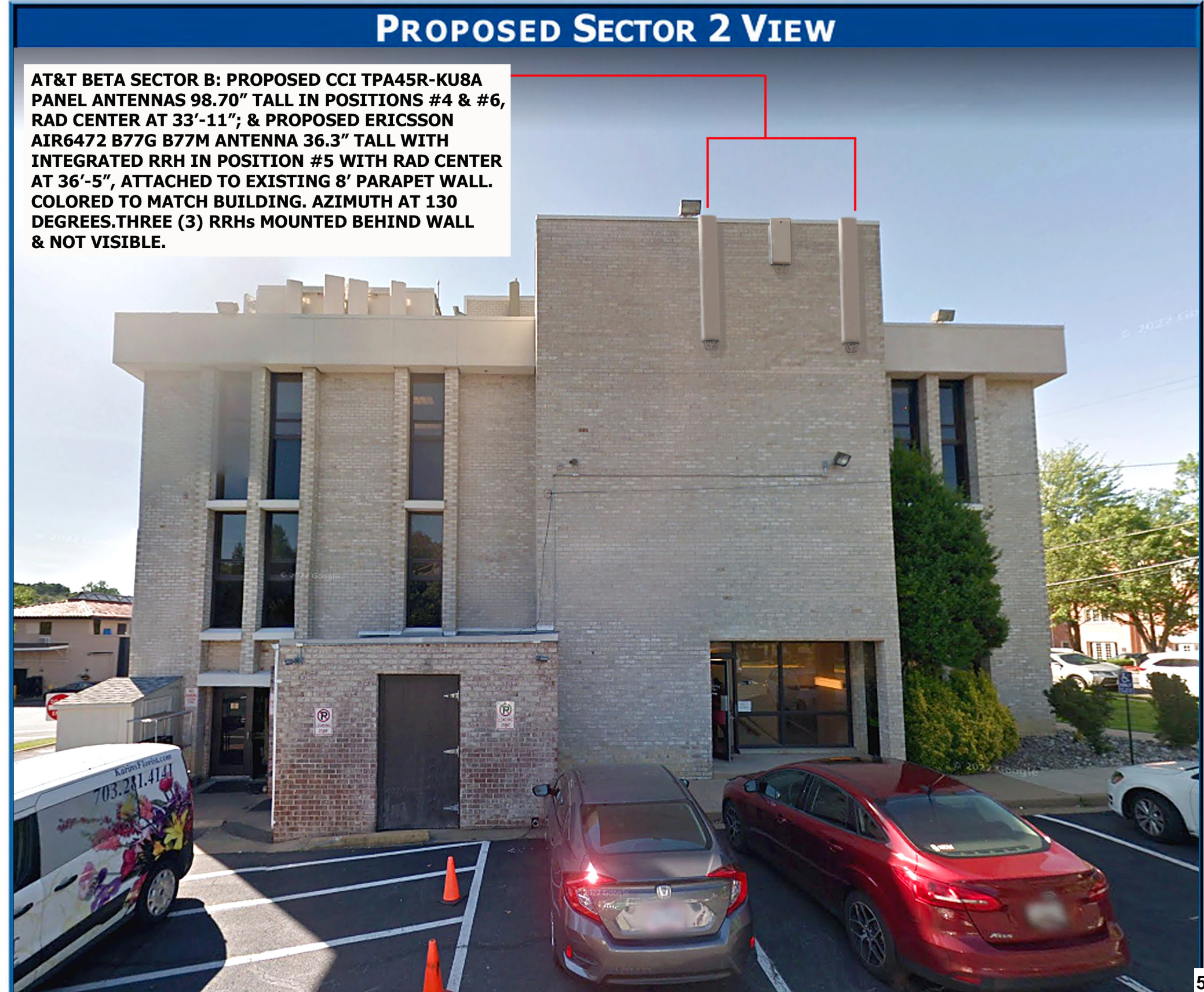


**LTE Coverage**

- Best RSRP (RS EPRE) Level (dBm)  $\geq -90$
- Best RSRP (RS EPRE) Level (dBm)  $\geq -100$
- Best RSRP (RS EPRE) Level (dBm)  $\geq -105$

Plots Generated for LTE 700 system – Band 12 (734-746 MHz)









## BOARD OF ZONING APPEALS, TOWN OF VIENNA, VIRGINIA

Conditional Use Permit and Variance Application submitted by Carmen Charalambous, agent for T-Mobile Northeast, applicant, and on behalf of Dukas Properties LLC, owner, for approval of a conditional use permit and associated height variance from Section 18-75.2 of the Vienna Town Code, for the establishment of a new telecommunications exchange facility (T-Mobile 7WAC276F DWG) atop the existing DWG Building located at 527 Maple Avenue East, and in the C-1, Local Commercial zone.

**ORDER**

THIS MATTER was considered by the Board of Zoning Appeals during a public hearing held on **March 17, 2010**, for a conditional use permit in accordance with Sections 18-209:216 of the Code of the Town of Vienna, Virginia. Based upon testimony offered by the applicant, exhibits offered into evidence, comments offered by members of the public and other interested parties, the Board has determined the following findings of fact:

- A. The 2009 amendment to the Town's Comprehensive Plan was approved by the Mayor and Town Council at the meeting of October 26, 2009, after the formulation of a favorable recommendation by the Planning Commission at its meeting of September 23, 2009. This amendment included a small text change on page 74 of the Plan and a revision to its Map FCF-1 to extend the "Encouraged Locations for Telecommunications Facilities" into the C-1 and C-1A zoned areas within the 400 and 500 blocks of Maple Avenue East. During the various discussion sessions, it was noted that at least two existing buildings within this extended area would avail themselves to use by the telecommunications providers; the current applicant has closely watched these proceedings and has now selected the DWG building for its newly-proposed installation.
- B. The subject property at 527 Maple Avenue East, is comprised of Lots 100 and 104 in the Murmuring Pines subdivision. The corner lot (#100) encloses 26,342 square feet and the interior lot (that fronts East Street SE) encloses 22,000 square feet in area. The combined area of each parcel—both of which are zoned C-1, Local Commercial—is 48,342 square feet or 1.11 acres. Topographically, the combined parcels range in elevation from about 372 to 383 feet in height, with a rise from Maple Avenue East, to the rear of the subject tract.
- C. The existing two-and-one-half story building (now known as the DWG Building) is situated entirely on the corner lot and is approximately 33 feet in height. The parcel to the rear provides "parking support" for the 22,320-square-foot subject building and is separated from the adjoining RS-16 zoned parcel at 117 East Street SE, by a masonry screen wall.
- D. T-Mobile Northeast continues to expand its existing network through the current proposal to install 9 panel antennas, appurtenant equipment and a visual screen on the rear portion of the existing DWG Building. The proposed visual screen will be a "simulated brick" screen wall measuring 11 feet by 24 feet (264 feet in area) in area and will be situated some 20 feet from the farthest rear wall projection of the building and between 23 and 24 feet from either side. The proposed enclosure will extend to a height that is 48 feet from the ground level at the front of the building and will provide space necessary to place three groups of three (3) panel antennas measuring about 5 feet in height, 1 foot in width and about 6 inches in depth. Several equipment cabinets will be placed atop a steel platform placed inside the proposed corrugated metal screen.
- E. In conformance with the Town's regulations, all wireless services providers must obtain a conditional use permit (except if situated in the CM, Limited Industrial zone) for the establishment of a "telecommunications exchange" in accordance with the language of §§ 18-13, 18-31 and 18-209:216 of the Town Code.
- F. Because the proposed roof-top enclosure will be about 15 feet in height, and it does not fall within the criteria for "penthouses and other structures" as set out in § 18-164 of the Town Code, the grant of a height variance will be required. In accord with those height provisions as found at § 18-75.2, all that portion of the T-Mobile enclosure that exceeds 35 feet above ground level will be subjected to the "clearly demonstrable hardship" criteria for variances as defined in §§ 18-233A and B of the Town Code.

Conditional Use Permit and Variance Application submitted by Carmen Charalambous, agent for T-Mobile Northeast, applicant, and on behalf of Dukas Properties LLC, owner, for approval of a conditional use permit and associated height variance from Section 18-75.2 of the Vienna Town Code, for the establishment of a new telecommunications exchange facility (T-Mobile 7WAC276F DWG) atop the existing DWG Building located at 527 Maple Avenue East, and in the C-1, Local Commercial zone.

March 17, 2010

Page 2 of 3

- G. Chapter 4 of the Vienna Town Code requires the approval of all exterior improvements by the Board of Architectural Review (BAR) prior to the issuance of any building permits associated with this proposal.
- H. The Planning Commission considered this application at its regular meeting of February 24, 2010. After careful consideration, the Planning Commission recommended approval of the request by a vote of 7-1 (Commissioner Sienicki voting nay).

AND FROM THE FINDINGS OF FACT AS DETERMINED ABOVE, the Board of Zoning Appeals makes the following conclusions of law:

1. Granting of the requested height variance from § 18-75.1 of the Vienna Town Code, as approved by majority of the Board of Zoning Appeals, will not be detrimental to the health, safety or welfare of the neighborhood, nor to the persons who reside therein, and is approved in accordance with the provisions of § 18-233 of the Town Code.
2. While the Board of Zoning Appeals expressed concerns with respect to the grant of the height variance and any potential future precedents, it was noted that the enclosure height was tied to the use of the panel antennas and to this particular type of conditional use permit. One Boardmember also indicated a concern for superseding the Town's maximum building height regulations; however, it is completely necessary in this circumstance. Sworn testimony was offered by the applicant that the enclosure must be placed at this elevation to obtain the type of service required by T-Mobile and must be in place whether it would screen equipment cabinets or not.
3. Boardmembers who supported the height variance application also noted that the result of T-Mobile's discussions with the provider at the Westwood Country Club was an unsatisfactory height level that would not provide the same level of service as the subject location. Data from the applicant also indicated that the subscriber base in this area is unsatisfactory due to the unsatisfactory coverage currently provided by T-Mobile, and it is necessary for the company to improve both through its investment of a telecommunications site and equipment at the subject location.
4. A minority of the Board expressed a concern that the grant of the variance was not warranted in the current circumstance and that the degree of hardship should be the same for telecommunications providers as for other applicants seeking height variances. The issue of "going down a slippery slope" was also noted along with the applicant's business decision not to locate cabinets inside the building as opposed to the rooftop.
5. Granting of the requested conditional use permit—as determined by a majority of the Board of Zoning Appeals—will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use, will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and will be in accord with the Master Plan of the Town of Vienna.
6. The majority of the Board also determined that the approval of the T-Mobile conditional use permit application would be a benefit to the Town by affording increased competition among wireless telecommunications carriers.

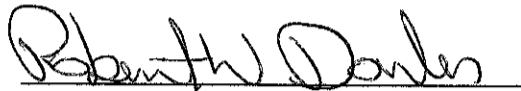
IT IS, THEREFORE, ORDERED, this 19 day of March 2010 that the application, as submitted by Carmen Charalambous, agent for T-Mobile Northeast, applicant, and on behalf of Dukas Properties LLC, owner, for approval of a conditional use permit and height variance from Section 18-75.2

Conditional Use Permit and Variance Application submitted by Carmen Charalambous, agent for T-Mobile Northeast, applicant, and on behalf of Dukas Properties LLC, owner, for approval of a conditional use permit and associated height variance from Section 18-75.2 of the Vienna Town Code, for the establishment of a new telecommunications exchange facility (T-Mobile 7WAC276F DWG) atop the existing DWG Building located at 527 Maple Avenue East, and in the C-1, Local Commercial zone.

March 17, 2010

Page 3 of 3

of the Vienna Town Code for the establishment of a new telecommunications exchange facility (T-Mobile 7WAC276F DWG) atop the existing DWG Building located at 527 Maple Avenue East, and in the C-1, Local Commercial zone, all in accordance with the above-referenced Code sections shall be approved as submitted.



Robert W. Dowler, Vice-Chairman  
Board of Zoning Appeals  
Town of Vienna, Virginia

BOARD OF ZONING APPEALS, TOWN OF VIENNA, VIRGINIA

Conditional Use Permit Application to place 12 cell wireless antennas and related radio equipment at 527 Maple Ave East, in the C-1 Local Commercial zone. Application filed by Alex Beiro, Jr. of NB+C on behalf of Dukas Properties, LLC, owner.

**ORDER**

THIS MATTER was considered by the Board of Zoning Appeals during a public hearing held on October 19, 2016, for a conditional use permit in accordance with Sections 18-209:216 of the Code of the Town of Vienna, Virginia. Based upon testimony offered by the applicant, exhibits offered into evidence, comments offered by members of the public and other interested parties, the Board has determined the following findings of fact:

The subject property is comprised of Lots 100 and 104 and encloses a total of 48,342 square feet. The existing 2 ½ - 3 story building is approximately 35 feet in height at the tallest portion. The parcel to the rear provides parking support and is separated from the adjoining residential lot by a masonry screen wall.

There are nine existing T-Mobile antennas, appurtenant equipment and a visual screen on the rear portion of the building. This was approved on March 20, 2010 by the Board of Zoning Appeals.

Verizon wishes to expand its network with the installation of 12 antennas, appurtenant equipment and a visual screen right next to the existing T-Mobile telecommunication facilities. The proposed screen will match the existing screen wall of the building and the T-Mobile screen. The wall is measured 12 feet by 19 feet and will be situated 12 feet from the rear wall and 4 feet from the south side. The enclosure will be approximately 47 feet from the ground level and provide space for four groups of panel antennas.

AND FROM THE FINDINGS OF FACT AS DETERMINED ABOVE, the Board of Zoning Appeals makes the following conclusions of law:

Improving the Town's telecommunications coverage benefits both the residents and the businesses.

The 1996 Telecommunications Act requires localities to make reasonable accommodations for telecommunications facilities.

The requested location is consistent with the Town's encouraged locations for telecommunications facilities.

IT IS, THEREFORE, ORDERED, this 31 day of October, 2016, that the application requesting a conditional use permit to place 12 cell wireless antennas and related equipment at 527 Maple Ave East, in the C-1 Local Commercial zone, application filed by Alex Beiro, Jr. of NB+C on behalf of Dukas Properties, LLC, be approved as submitted.



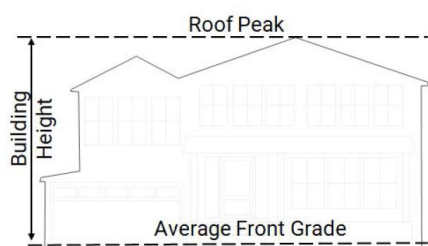
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Robert Petersen  
Board of Zoning Appeals  
Town of Vienna

**Sec. 18-212. Structure dimensions.**

**1. Building height.**

- A. For principal structures, building height is the maximum vertical dimension measured from the average finished lot grade at the front of the principal building to the highest point of the roof.
- B. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, water tanks, silos, or similar structures which are part of the principal building may be erected above the height limits herein described to a maximum of nine (9) feet above the roof level, but no penthouse or roof structure, or any space above the height limit shall be allowed for the purpose of providing additional floor space.



**Figure 2.11. Illustration of building height.**

- C. Architectural features such as steeples, cupolas, elevator housing, and decorative parapet walls may be erected beyond the nine (9) foot maximum addition above the roof level, with recommendation by the Board of Architectural Review and approval by Town Council.
  - D. For accessory structures, building height is the maximum vertical dimension measured from the lowest point of grade elevation adjacent to any exterior wall of the structure to the highest point of the roof.
2. **Story.** A story is a portion of a building included between the surface of any floor and the surface of the next floor directly above it, or if there is no floor above it, then the space between such floor and ceiling next above it.
  3. **Basement.** A basement is partially or wholly underground and not considered a story. The space shall be considered a story and not a basement if the space is exposed more than an average of seven (7) feet from proposed grade points around the footprint of the building to the next floor elevation.
  4. **Half-story.** A half-story is fifty percent (50%) or less floor area than the floor below.

**Sec. 18-830. Modification of Requirements.**

1. **Purpose.** Applications for modifications of requirements, in which the proposed development cannot be achieved within the requirements of the Zoning Code, must submit a narrative and Major Site Plan demonstrating the requested modifications to any of the following standards:
  - A. Setbacks per Article 2.
  - B. Lot Area per Article 2.
  - C. Lot Coverage per Article 2.

- 
- D. Number of units per Article 2.
  - E. Height of an architectural feature per Article 2.
  - F. Open space standards per Article 2.
  - G. Screening or landscaping standards per Articles 4B, 5A and 5B.
  - H. Parking standards per Articles 4B, 5A and 5B.

2. **Application and Review Process.**

- A. **Requests must be in writing.** Requests for Modifications of Requirements shall be submitted to the Director of Planning and Zoning, accompanied by a written statement including the code sections from which relief is sought and setting forth the reasons therefor.
- B. **Completeness and Compliance.** Applications for modifications of requirements are reviewed for completeness and compliance with the Code of Vienna by the Director of Planning and Zoning, the Director of Public Works, the Director of Parks and Recreation, and the Zoning Administrator.
- C. **Transmission to Planning Commission.** Once staff review is complete, the application will be transmitted to the Planning Commission for review at a regular meeting. The Planning Commission shall make a recommendation on the application to the Town Council, which shall include reviewing for consistency with the Comprehensive Plan and the integrity of the Town Code.
- D. **Final Decision by Town Council.** The application and Planning Commission's recommendation are then transmitted to the Town Council for review and determination at a public hearing. The Town Council's review shall include, but not necessarily be limited to, determining whether the requested modifications would, if approved, be consistent with the Comprehensive Plan and would not impair the integrity of the Town Code.
- E. **Notification.** Prior to the Town Council granting or denying any such modification, notification letters by certified mail to adjoining property owners and those abutting across a public street shall be sent not less than five days prior to council's consideration of the request for modification. See also Division 5
- F. **Final Approval Required before the Issuance of Other Permits.** Applications for modifications of requirement must be approved by Town Council and the final site plan must be stamped as approved prior to the issuance of building permits or a Certificate of Occupancy.
- G. **Referral to Board of Architectural Review.** All site plans, except those for single-unit residential properties, may require referral to the Board of Architectural Review prior to approval. See § 18-821.



TOWN OF  
**VIENNA**  
Planning & Zoning

**PUBLIC NOTIFICATION AFFIDAVIT**

I hereby affirm that the Town of Vienna has adequately complied with the written notification procedures defined in § 15.2-2204 (amended) of the Code of Virginia and § 18-844 of the Code of the Town of Vienna.

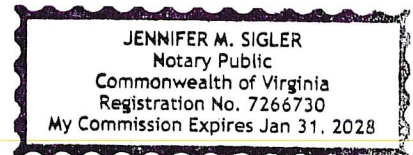
Written notices were sent by certified mail on June 17, 2026, to the last known address of each abutting property owner (including those located across rights-of-way) shown in the current real estate tax assessment records. A list of these addresses is attached and is based on records provided by Fairfax County’s Department of Tax Administration.

Two signs were posted in front of the subject location, 527 Maple Avenue East, on June 9, 2026, with dates of the Planning Commission and Town Council meetings. A photo of the posted sign is attached.

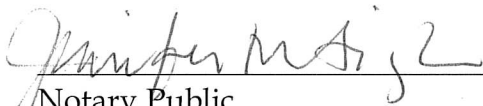
Copies of the notices, pertaining to date, time and location of the Planning Commission meeting for review of Modification of Requirements for property located at 527 Maple Avenue East and more particularly described as tax map parcel 0382 09 0100, are attached.

  
Jennifer Murphy  
Clerk to the Planning Commission

Commonwealth of Virginia  
Town of Vienna



Subscribed and sworn before me this 17<sup>th</sup> day of June 2026.

  
Notary Public

My commission expires: 1-31-28



<b>PUBLIC NOTICE</b>	<b>01</b>
<a href="http://www.viennava.gov/notice">www.viennava.gov/notice</a>	

June 16, 2026

Re: 527 Maple Avenue East – Telecommunications Facility

Please be advised that an application has been filed with the Town of Vienna. The following is scheduled for upcoming review with the Planning Commission on **Wednesday, June 24, 2026, at 7:30 pm** in Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180.

Request for approval of modifications of requirements in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for height of rooftop architectural features for colocation of a rooftop telecommunications wireless facility for AT&T at 527 Maple Ave E, in the AE – Avenue East zoning district. Application filed by Doug Sampson of Saul Ewing LLP.

The Planning Commission will review the application and provide recommendations to Vienna Town Council who will make a final determination.

Scheduled meeting dates are as follows:

Wednesday, June 24, 2026, at 7:30 pm, Vienna Town Hall – Planning Commission  
Monday, August 24, 2026, at 7:30 pm, Vienna Town Hall – Town Council

The agenda and supporting materials will be posted online by COB the Friday before each scheduled meeting. Once posted meeting materials can be viewed online: <https://vienna-va.legistar.com/Calendar.aspx>.

Public Notice information for this application can be viewed online at: <https://www.viennava.gov/Town-Departments/Planning-Zoning/Public-Notice-Signs> - **See Sign ID Number: 01.**

Interested parties may also visit the Department of Planning & Zoning, on the first floor of Town Hall. Further inquiries and written public comments can contact the Department of Planning and Zoning at 703 255-6341, or email: [DPZ@viennava.gov](mailto:DPZ@viennava.gov).

Respectfully,

A handwritten signature in black ink, appearing to read "Jennifer Murphy".

Jennifer Murphy  
Clerk of the Planning Commission  
Department of Planning & Zoning

127 Center Street, South • Vienna, Virginia 22180 | 703-255-6341: Phone | 703-255-5722: Fax  
TTY711|[www.viennava.gov](http://www.viennava.gov)

Attn: Accounting MGR  
Dukas Properties LLC  
527 Maple Ave E Unit C  
Vienna, VA 22180

Rain Lily of S-T LLC  
527 Maple Ave E, B  
Vienna, VA 22180

Dermutopia MD, PLLC  
527 Maple Ave E, #204  
Vienna, VA 22180

Advanced Fitness & Sports  
Performance LLC  
527 Maple Ave E #202  
Vienna, VA 22180

Virginia Hospital Center  
Physician Group  
527 Maple Ave E #200  
Vienna, VA 22180

C2 Educational Systems Inc  
dba C2 Education Center  
527 Maple Ave E #300  
Vienna, VA 22180

Karin's Florist, Inc  
527 Maple Ave E #A  
Vienna, VA 22180

Tellez Vienna East LLC  
14303 Sullyfield Circle Ste D  
Chantilly, VA 20151

Anita's New Mexican Style Mexican  
Food dba Anita's Mexican Food  
521 Maple Ave E  
Vienna, VA 22180

P Daniel & Victoria Orlich  
107 East St NE  
Vienna, VA 22180

The Wolftrappe Square Association Inc.  
C/o Grace Ann Barour  
121 East Street NE  
Vienna, VA 22180

100 East Street LLC  
100 East St SE, Ste 101  
Vienna, VA 22180

Panacea, Inc.  
100 East St SE, Ste 101  
Vienna, VA 22180

Vitality Chiropractic PLLC  
100 East St SE, Ste 103  
Vienna, VA 22180

Primary Motion LLC  
100 East St SE, Ste 100B  
Vienna, VA 22180

Comprehensive Approach Solutions  
100 East St SE, Ste 204  
Vienna, VA 22180

Advanced Pediatrics, LLC  
100 East St SE, Ste 301  
Vienna, VA 22180

Amanda Luc  
Virginia Luc  
110 East St SE  
Vienna, VA 22180



**APPLICATION TYPE:**

Public Meeting

**PROPOSAL:**

*Request for approval of modification of requirements in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for a rooftop telecommunications wireless facility for AT&T at 527 Maple Ave E, in the AE – Avenue East Gateway zoning district.*

**PROPERTY ADDRESS:**

527 Maple Avenue East

**MEETING DATE(S):**

**Planning Commission:** Wednesday, June 24, 2026, 7:30 p.m.

**Town Council:** Monday, August 24, 2026, 7:30 p.m.

Jun 10, 2026 at 2:28:33 PM  
527 Maple Ave E  
Vienna VA 22180  
United States



TOWN OF  
VIENNA

## PUBLIC NOTICE

APPLICATION TYPE:

Public Meeting

PROPOSAL:

*Request for approval of modification of requirements in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for a rooftop telecommunications wireless facility for AT&T at 527 Maple Ave E, in the AE – Avenue East Gateway zoning district.*

PROPERTY ADDRESS:

527 Maple Avenue East

MEETING DATE(S):

**Planning Commission:** Wednesday, June 24, 2026, 7:30 p.m.

**Town Council:** August 24, 2026, 7:30 p.m.

**FOR ADDITIONAL INFORMATION**

CALL 703-255-6341

WWW.VIENNAVA.GOV

TOWN HALL, 127 CENTER STREET S



DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

Jun 10, 2026 at 2:28:24 PM  
527 Maple Ave E  
Vienna VA 22180  
United States



**PUBLIC NOTICE**  
NOTICE OF PUBLIC HEARING  
FOR THE PROPOSED  
REVISIONS TO THE  
LOCAL GOVERNMENT  
ORDINANCES  
FOR THE  
ADDITIONAL INFORMATION  
CALL 703-288-5544  
WWW.VIRGINIA.GOV  
MAY 10, 2026

ADDITIONAL  
PARKING  
IN  
BACK

Jun 10, 2026 at 2:31:39 PM  
105-107 East St SE  
Vienna VA 22180  
United States



TOWN OF  
VIENNA

## PUBLIC NOTICE

APPLICATION TYPE: **Public Meeting/Hearing**

**PROPOSAL:**

*Request for approval of modification of requirements in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for a rooftop telecommunications wireless facility for AT&T at 527 Maple Ave E, in the AE – Avenue East Gateway zoning district.*

PROPERTY ADDRESS: **527 Maple Avenue East**

**MEETING DATE(S):**

**Planning Commission:** Wednesday, June 24, 2026, 7:30 p.m.  
**Town Council:** August 24, 2026, 7:30 p.m.

### FOR ADDITIONAL INFORMATION

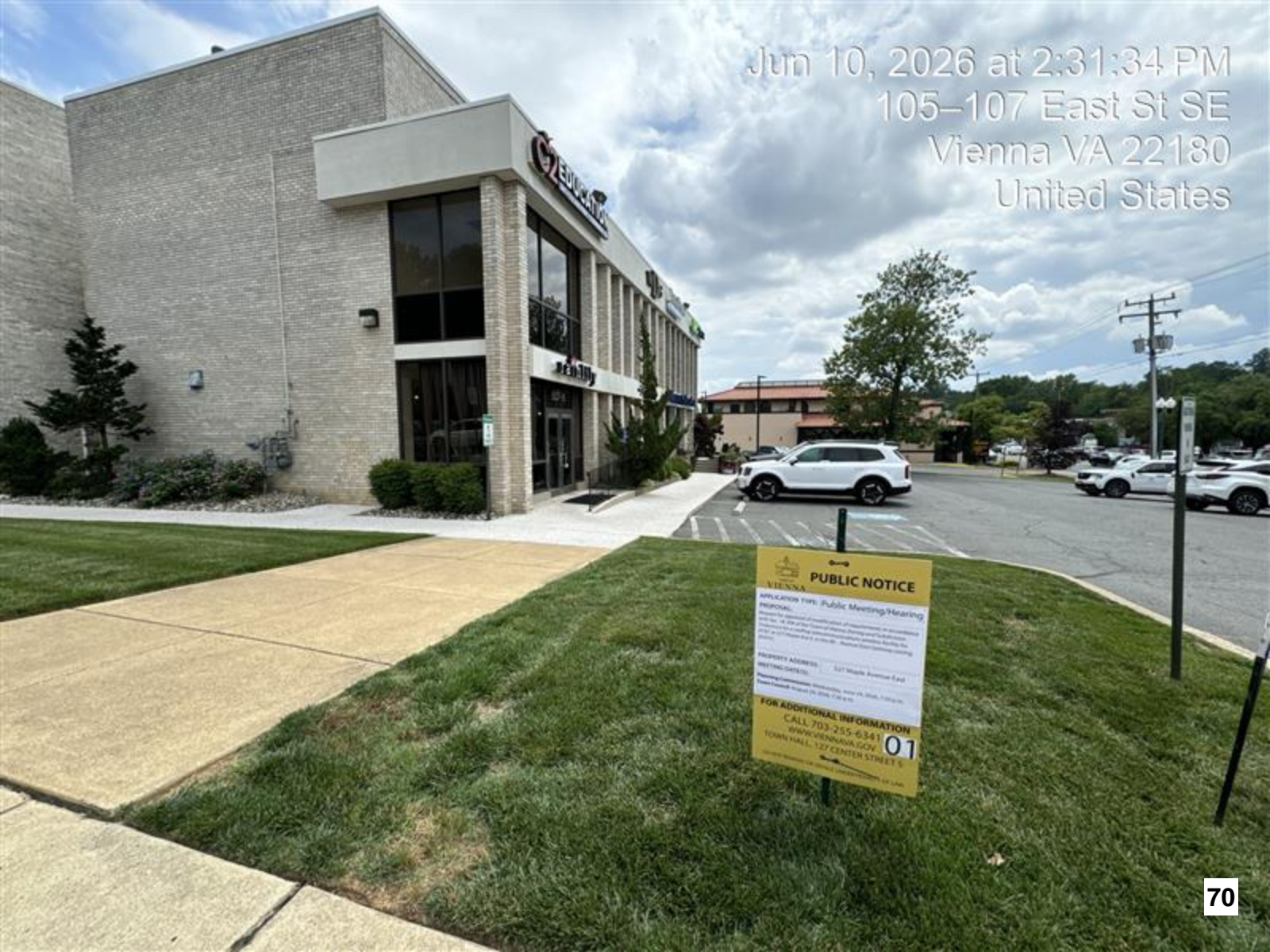
CALL 703-255-6341

WWW.VIENNAVA.GOV

TOWN HALL, 127 CENTER STREET S

DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

Jun 10, 2026 at 2:31:34 PM  
105-107 East St SE  
Vienna VA 22180  
United States



**PUBLIC NOTICE**  
VIENNA

APPLICATION TYPE: Public Meeting/Hearing  
PROPOSAL:  
Request for approval of installation of improvements at intersection  
of 105-107 East St SE and Center Street SE, including but not limited  
to: 1) widening of existing sidewalks and public space  
2) 10' x 10' concrete sign structure - North Side (see drawing)

PROPERTY ADDRESS: 105-107 East St SE  
MEETING DATE: 10/10/2026  
Meeting/Commission: Planning, Zoning & Public Works  
Public Hearing: 10/10/2026, 7:00 PM

**FOR ADDITIONAL INFORMATION**  
CALL 703-255-6341  
WWW.VIENNA.GOV  
TOWN HALL, 127 CENTER STREET S

**01**



**TOWN OF**  
**VIENNA**  
*since 1890*

# Modification of Requirements for Telecommunications Facility at 527 Maple Ave E

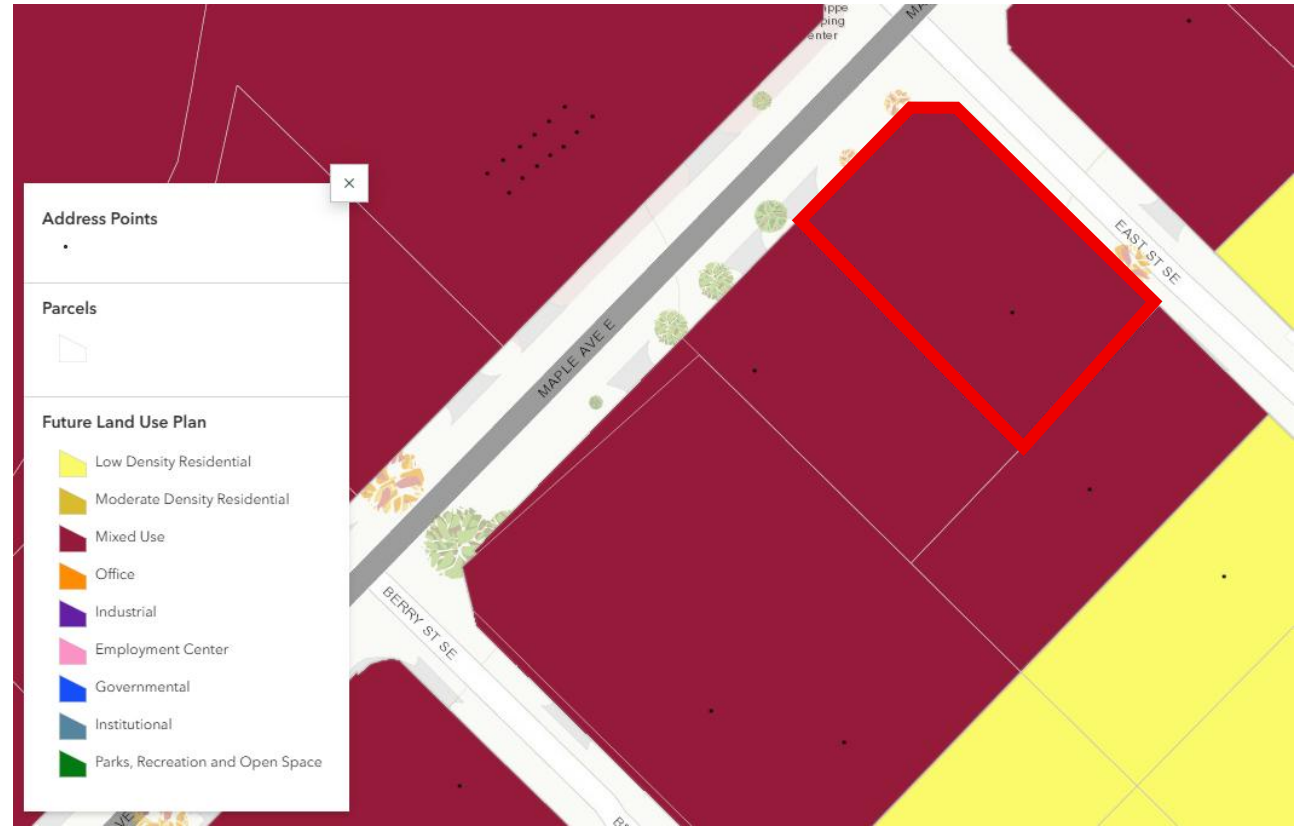
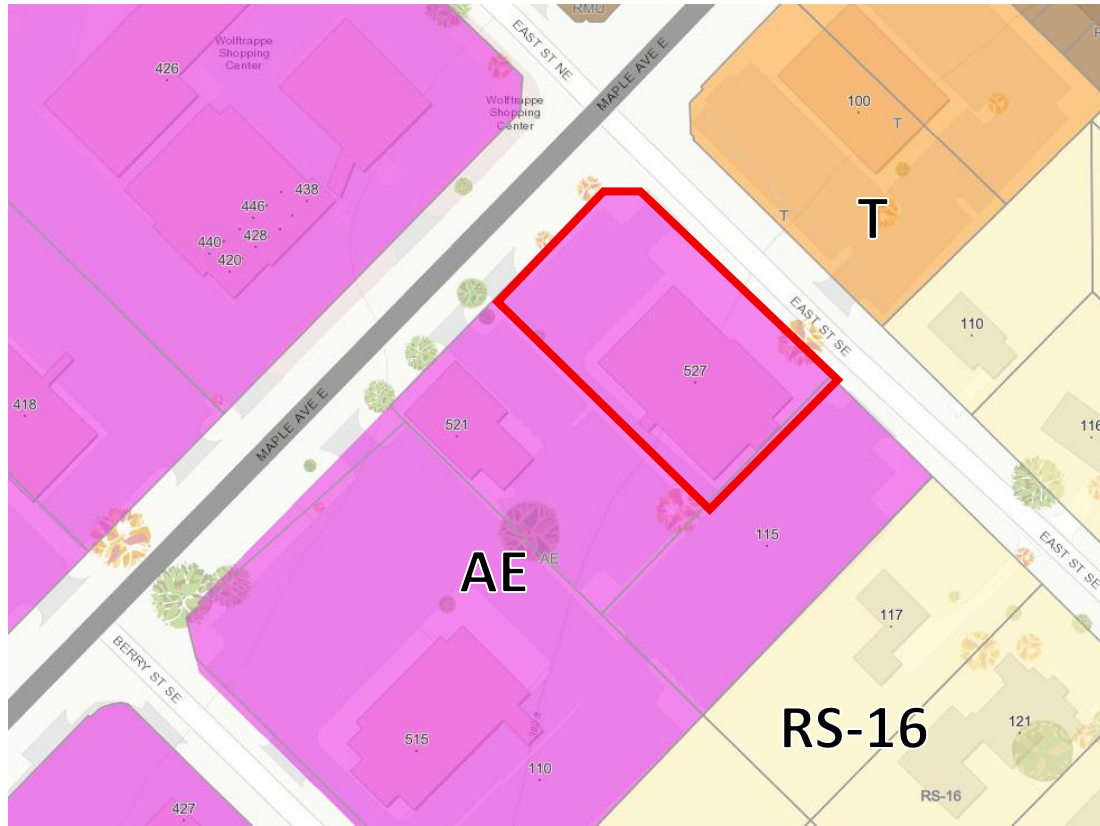
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Planning Commission Meeting  
June 24, 2026

# 527 Maple Ave E



# Zoning and the Comprehensive Plan

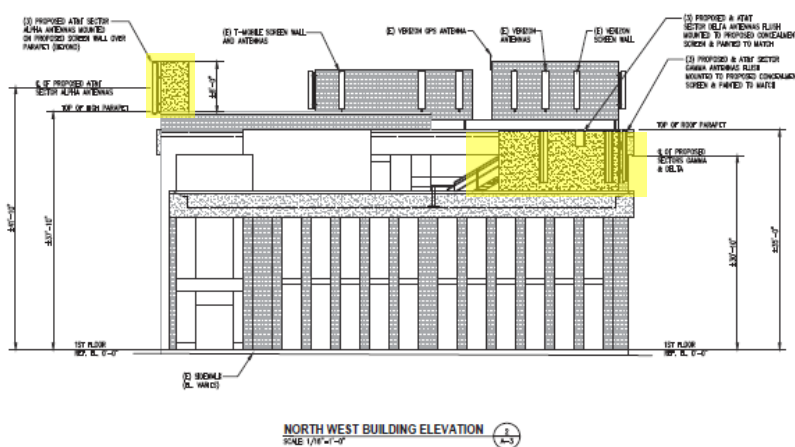
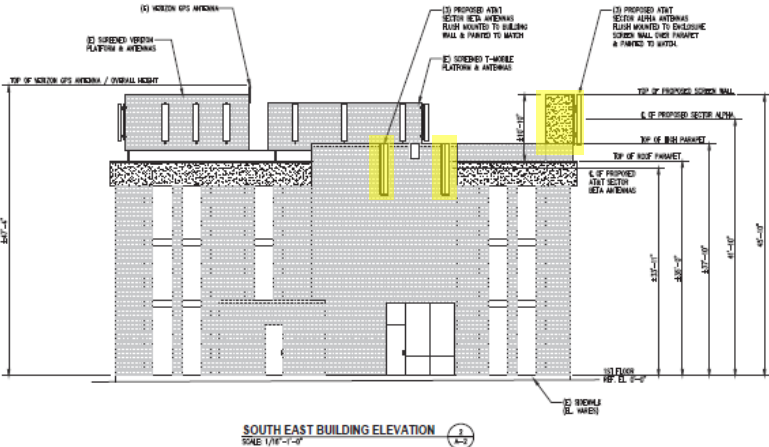
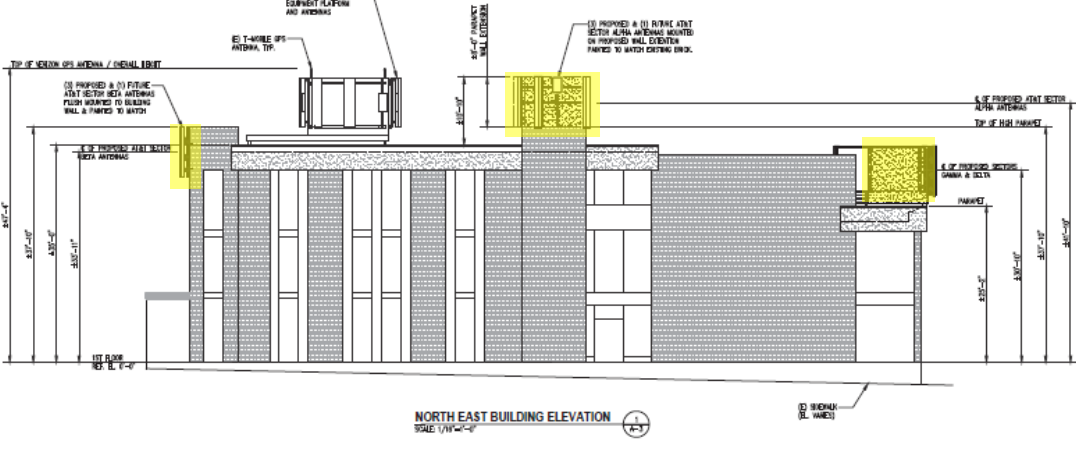
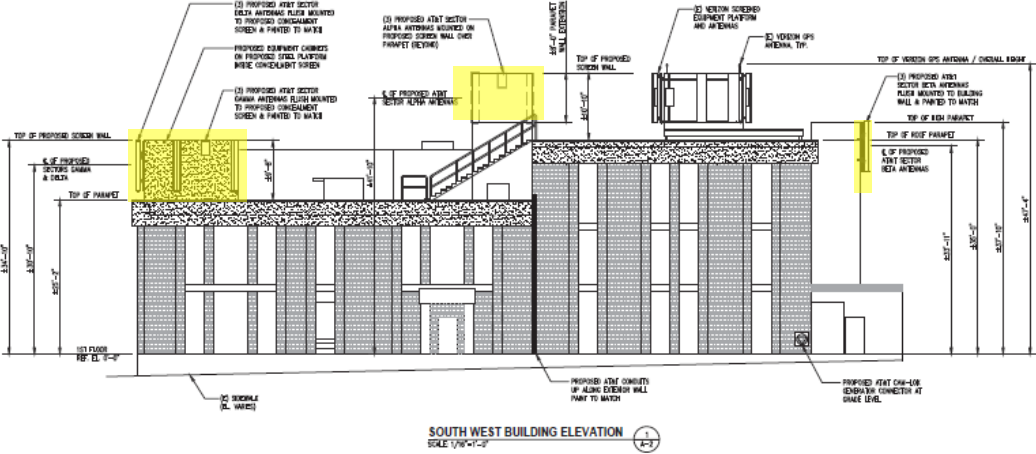


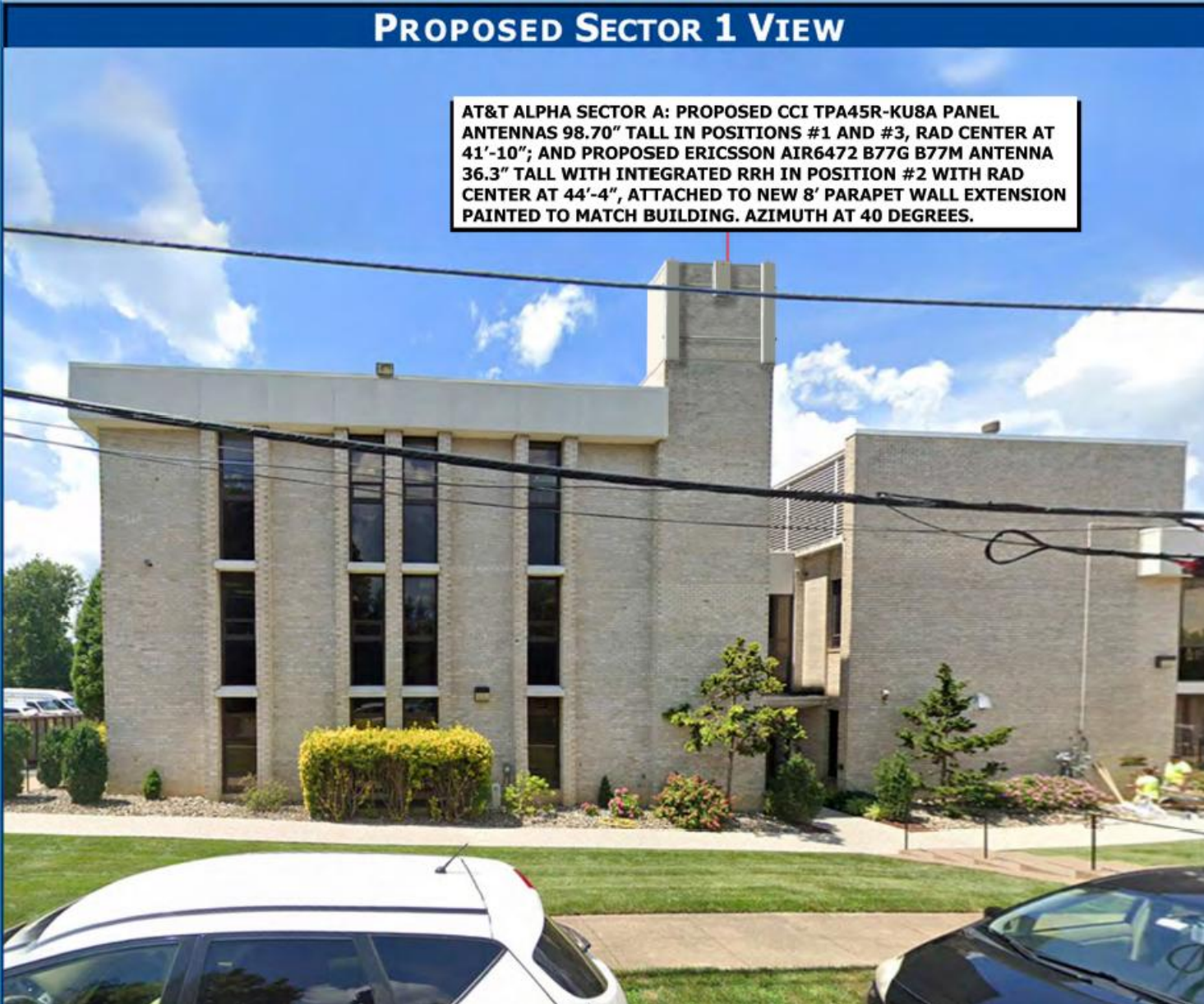
# Existing Conditions





# Proposal





### SATELLITE VIEW



### PROPOSED SECTOR 2 VIEW

AT&T BETA SECTOR B: PROPOSED CCI TPA45R-KU8A PANEL ANTENNAS 98.70" TALL IN POSITIONS #4 & #6, RAD CENTER AT 33'-11"; & PROPOSED ERICSSON AIR6472 B77G B77M ANTENNA 36.3" TALL WITH INTEGRATED RRH IN POSITION #5 WITH RAD CENTER AT 36'-5", ATTACHED TO EXISTING 8' PARAPET WALL. COLORED TO MATCH BUILDING. AZIMUTH AT 130 DEGREES. THREE (3) RRHs MOUNTED BEHIND WALL & NOT VISIBLE.



### EXISTING SECTOR 2 VIEW



TOWN OF  
**VIENNA**  
since 1890



**PROPOSED SECTOR 3 VIEW**

AT&T GAMMA SECTOR C: PROPOSED SCREENED EQUIPMENT PLATFORM 9'-6"(H) X 15'-4"(W) X 19'-1"(L) FOR GAMMA AND DELTA SECTORS, WITH RRHs & EQUIPMENT CABINETS INSIDE; (2) CCI TPA45R-KU8A PANEL ANTENNAS 98.70" TALL IN POSITIONS #7 AND #9, RAD CENTER AT 30'-10"; AND (1) PROPOSED ERICSSON AIR6472 B77G B77M ANTENNA 36.3" TALL WITH INTEGRATED RRH IN POSITION #8 WITH RAD CENTER AT 33'-4", ATTACHED TO EXTERIOR SCREEN WALLS. COLORED TO MATCH BUILDING. AZIMUTH OF ANTENNAS AT 220 DEGREES.



TOWN OF  
**VIENNA**  
since 1890

### SATELLITE VIEW



### EXISTING SECTOR 4 VIEW

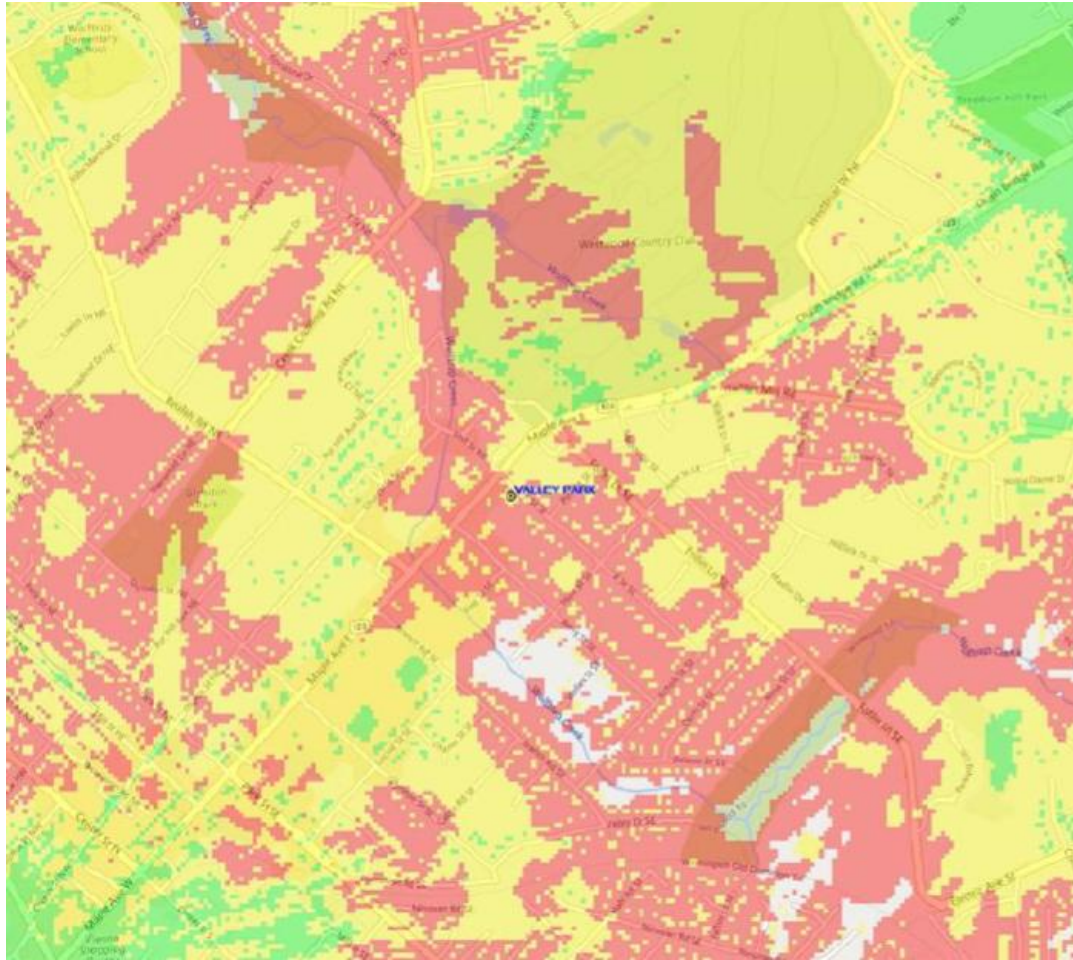


### PROPOSED SECTOR 4 VIEW

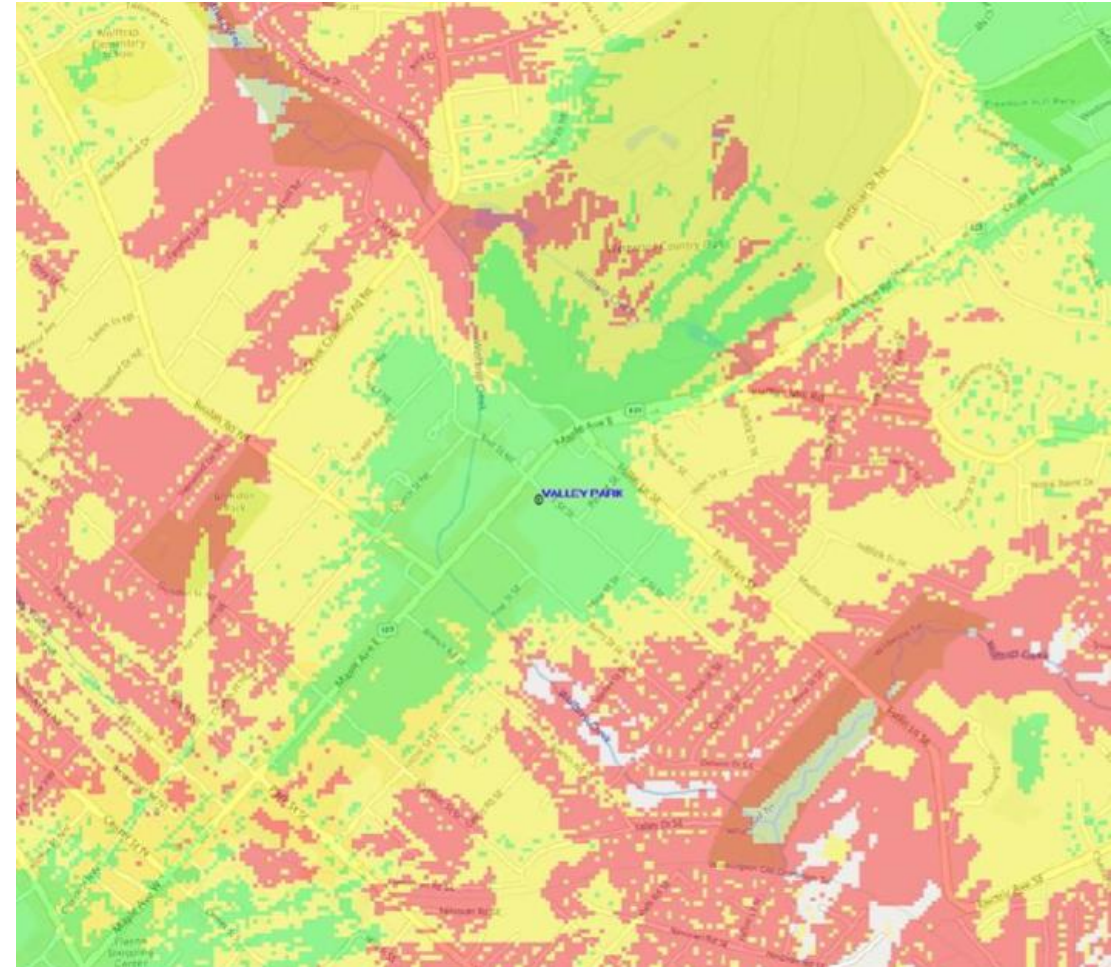
AT&T DELTA SECTOR D: PROPOSED SCREENED EQUIPMENT PLATFORM 9'-6"(H) X 15'-4"(W) X 19'-1"(L) FOR GAMMA AND DELTA SECTORS, WITH RRHs & EQUIPMENT CABINETS INSIDE; (2) CCI TPA45R-KU8A PANEL ANTENNAS 98.70" TALL IN POSITIONS #10 AND #12, RAD CENTER AT 30'-10"; AND (1) PROPOSED ERICSSON AIR6472 B77G B77M ANTENNA 36.3" TALL WITH INTEGRATED RRH IN POSITION #11 WITH RAD CENTER AT 33'-4", ATTACHED TO EXTERIOR SCREEN WALLS. COLORED TO MATCH BUILDING. AZIMUTH OF ANTENNAS AT 310 DEGREES.



# Coverage Comparison



**EXISTING**



**PROPOSED**

**LTE Coverage**

- Best RSRP (RS EPRE) Level (dBm)  $\geq -90$
- Best RSRP (RS EPRE) Level (dBm)  $\geq -100$
- Best RSRP (RS EPRE) Level (dBm)  $\geq -105$



# Proposed Modification of Site Plan Requirements

## Sec. 18-212. - Structure dimensions.

### 1. Building height.

- B. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, water tanks, silos, or similar structures which are part of the principal building may be erected above the height limits herein described to a **maximum of nine (9) feet above the roof level**, but no penthouse or roof structure, or any space above the height limit shall be allowed for the purpose of providing additional floor space.
- C. Architectural features such as steeples, cupolas, elevator housing, and decorative parapet walls may be erected beyond the nine (9) foot maximum addition above the roof level, with recommendation by the Board of Architectural Review and approval by Town Council.



# Proposed Modification of Site Plan Requirements

Feature	Proposed Height	Extension Above Maximum Allowable Height
West platform screen wall	9'-8"	8"
North screen wall	10'-10"	22"

- Additional antenna height needed to bring adequate wireless service to the area
- Additional screen wall height needed to flush mount the antennas and to accommodate the existing parapet
  - Proposed antennas and screen walls are nearly identical to those already installed on the rooftop
- Modification of requirements needed so that the facility can match the existing building façade
- Application is consistent with the Comprehensive Plan and does not impair the integrity of the Town Code
- Application review process complies with the Telecommunications Act of 1996



# Suggested Motions

"I move to recommend that the Town Council **(approve) (approve with conditions) (deny)** the requested Modification of Requirements to allow the west platform screen wall to be built to 9'-8" above the roof level and the north screen wall to be built to 10'-10" above the roof level at 527 Maple Ave E, in the AE Avenue East zoning district, described as tax map parcel 0382 09 0100."

(Planning Commissioners state conditions of approval individually).





# Town of Vienna

Charles A. Robinson Jr.  
Town Hall  
127 Center Street South  
Vienna VA, 22180

## Agenda Item Report

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**File #:** 26-5666, **Version:** 1

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**Subject:**  
ACCEPTANCE OF MEETING MINUTES

Acceptance of the May 13, 2026, Meeting Minutes

Planning Commission  
May 13, 2026  
DRAFT Meeting Minutes

The Planning Commission met for a regular meeting and public hearing at 7:30 PM on Wednesday, May 13, 2026, in the Vienna Town Hall Council Chambers. Commissioners present were Chairman Matthew Glassman, Douglas Noble, Jessica Plowgian, David Miller (7:33 pm), and Evan Fallor. Staff members present were David Levy, Director of Planning & Zoning, Kelly O'Brien, Deputy Director of Planning & Zoning; Lyndsey Clouatre, Principal Planner; Brian Nguyen, Town Engineer, and Jennifer Murphy, Clerk to the Commission.

Roll Call

Commissioners Aimone and Chakrapani were called absent.

Communication from Citizens and/or Commissioners

None

Public Hearing

None

Regular Meeting

Item No. 1.

Recommendation to Board of Zoning Appeals for a Conditional Use Permit for Modifications to an Existing Drive-Through Facility for the McDonald's Restaurant Located at 544 Maple Avenue West, in the AW Avenue West zone.

Deputy Director Kelly O'Brien provided staff's report, stating that the proposed request includes the addition of a second ordering lane while retaining the existing drive-through payment and pickup windows. Presenting on site photos and arial views, she stated that there are no proposed changes to the building's façade. Several rear parking spaces will be removed to accommodate the second drive-through aisle. Staff has reviewed site circulation, loading access, dumpster maneuvering, and compliance for code standards. Per town code a drive-through is considered a conditional accessory use, which requires Conditional Use Permit (CUP) review. She stated that the second ordering lane will shut down at 10 p.m. to meet code requirements. No residential complaints have been received.

Concluding staff's presentation, Commissioner Noble advised that due to missing queueing data he would be unable to vote in support of the application. He emphasized the need for quantitative information for any future traffic-related applications.

Chairman Glassman invited the applicant forward to speak.

Evan Pritchard, of Wie Gill LLP, present on behalf of McDonalds Corporation, owner, was present to speak. Acknowledging Commissioner Nobel's comments, he stated that the referenced submission data is not currently listed as a requirement. He offered to provide the data if requested, explaining that the dual-lane system is a standard national modernization strategy being implemented to reduce bottleneck when

ordering. The McDonalds business has been in place since 1967. Since that time, there have been no queueing issues. The project had been delayed while they waited for the Zoning Ordinance language to be updated to allow for a second drive-through lane.

Concluding discussion, a motion was in order.

Commissioner Plowgian motioned that a recommendation be made to the Board of Zoning Appeals for a Conditional Use Permit for Modifications to an Existing Drive-Through Facility for the McDonald's Restaurant Located at 544 Maple Avenue West, in the AW Avenue West zone.

Motion: Plowgian

Second: Miller

Roll Call Vote: 4-1

Nay: Noble

A memo detailing commissioner comments will be forwarded to Board of Zoning Appeals for their June 17, 2026, meeting review.

#### Iten No. 2.

Recommendation to Board of Zoning Appeals for a Conditional Use Permit for Specialized Instruction at 421 Church Street NE for New York School of Arts.

Principal Planner, Lyndsey Clouatre presented staff's report, stating that the applicant is relocating part of their existing business, currently operating at 320 Maple Avenue East. The new location at the Vienna Square Condominium building currently provides retail, office, medical, and other specialized instruction uses.

Ms. Clouatre presented photos of the site, stating that, per town code CUP criteria, staff has determined minimal impacts from issuance of a use permit.

Application details include the following:

- Proposed hours of operation will be:  
Monday–Friday: 3:30 p.m. – 7:30 p.m.  
Saturday: 9:00 a.m. – 2:00 p.m.
- Class size will be 1–2 classes at a time with a maximum of 5 students each and 1 instructor.
- Maximum on site occupancy will be 12 people.
- Students will primarily be dropped off.
- Minimal interior renovations are anticipated with no exterior changes.

Concluding staff's presentation, the applicant was invited to present.

Kim Lee, co-owner of New York School of Arts was present on behalf of the application. Ms. Lee agreed with staff's comments and thanked them for their presentation.

Chairman Glassman invited public comment.

Mary Nissen and Jan Yaggy of Skinfinity Med Spa stated concerns for potential safety and noise related issues resulting from the applicant's pick-up/drop-off procedures and whether it would create negative experiences for their customers.

Further discussion followed. Additional concerns were stated for limited emergency access. Commissioners advised that noise or hallway behavior would fall outside of the Commission's authority. The application is for indoor instruction only with no proposed instructional activities in the parking lot, which is open. Since parking spaces are not specifically assigned to tenants, it was suggested that the discussed concerns be addressed with the property owner.

Concluding discussion, a motion was in order.

Commissioner Noble motioned that a recommendation be made to Board of Zoning Appeals supporting the Conditional Use Permit for Specialized Instruction at 421 Church Street NE for New York School of Arts.

Motion: Noble  
Second: Miller  
Roll Call Vote: 5-0

A memo detailing commissioner comments will be forwarded to Board of Zoning Appeals for their May 20, 2026, meeting review.

### Iten No. 3.

Recommendation to Town Council for a Planning Commission Member Representative to the Windover Heights Board of Review (WHBR).

Summarizing the role of WHBR and their meeting schedule, staff advised that there is now a vacancy due to Stephen Kenney's resignation from the Planning Commission. Per Town Code, board membership, includes a member of the Planning Commission. The WHBR is a neighborhood aesthetic review board that meets primarily when an application has been submitted for review. The Planning Commission is being tasked with making a recommendation to Town Council, who will appoint a representative to the board. Further discussion followed with Commissioner Fallor volunteering to serve as representative.

Commissioner Noble motioned that a recommendation be made to Town Council for Commissioner Fallor to serve as Planning Commission's representative to the Windover Heights Board of Review.

Motion: Noble  
Second: Miller  
Roll Call Vote: 4-0-1

Abstain: Fallor

Concluding agenda review items, Commissioner Noble announced that he will be working with staff to address the following:

- Updating town code impervious coverage requirements.
- Updating town code corner and rear yard lot designation requirements.

## Planning Director Comments

Director Levy reported the following:

- Town Code Updates. Staff is collecting suggestions for code updates anticipating bringing items forward during the Fall of 2026. This includes any updates of the Virginia State Code. Commissioners are invited to provide any suggestions for updates.
- The Comprehensive Plan update is currently under Town Council consideration, which is likely to generate Vienna Town Code updates.
- Town wide cellular coverage. As part of Town Council's fiscal year priority's initiative, a work session was held with Department of Planning & Zoning and Economic Development staff on Monday, May 11, 2026.
- Green Hedges is scheduled for CUP review with the Board of Zoning Appeals on May 20, 2026. If approved the applicant will be scheduled for review with Town Council for review of their proposed Site Modifications.

## Meeting Minutes

The following meeting minutes were accepted into the record with an editorial correction provided to the clerk for the March 11<sup>th</sup> minutes.

- PC – February 25, 2026 – Draft meeting minutes.
- PC – March 11, 2026 – Draft meeting minutes with updated language.

There being no further discussion, the meeting was adjourned at 8:27 pm.

Respectfully submitted,

Jennifer Murphy  
Clerk to the Commission