

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
PUBLIC HEARING AGENDA
APRIL 17, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

ADOPTION OF MINUTES

3. March 6, 2019 Work Session Draft Minutes
4. March 20, 2019 Public Hearing Draft Minutes

COMMENTS

5. Comments from the Board Members
6. Comments from the Staff Members
7. Comments from the Audience

PUBLIC HEARINGS

8. **APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #19-13**, to consider an application to replace and install new rooftop telecommunication antennas and associated equipment with three (3) screened enclosures on the commercial office building located at 505 Huntmar Park Drive, Herndon, Virginia, and further identified as Fairfax County Tax Map 0162-02-0156D. Owner: Brit-Herndon Square LLC, c/o Jeffrey Lee Conen. Applicant: Shannon West, Agent. ***Continued from March 20, 2019 public hearing.***
9. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-15**, to consider an application to install three (3) new illuminated business signs on exterior walls of the commercial building located at 330 Elden Street, Herndon, Virginia, and further identified as Fairfax County Tax Map #0171-03-0001A. Owner/Applicant: Herndon Center Phase V LP., c/o Sean Bordwell, A. J. Dwoskin & Associates.
10. **APPLICATION FOR ALTERATION TO A FREE-STANDING SIGN, ARB #19-16**, to consider an application to construct a new canopy with new free-standing monument sign near an existing vehicle entrance to the office building site located at 12901 Worldgate Drive, Herndon, Virginia, and further identified as Fairfax County Tax Map 0164-02-0028B. Owner: Worldgate Dulles, LLC. Applicant: Bob Biroonak.

11. **APPLICATION FOR ALTERATION TO A FREE-STANDING SIGN, ARB #19-17**, to consider an application to construct a new canopy with new free-standing monument sign near an existing vehicle entrance to the office building site located at 12825 Worldgate Drive, Herndon, Virginia, and further identified as Fairfax County Tax Map 0164-02-0024A. Owner: Worldgate Dulles, LLC. Applicant: Bob Biroonak.
12. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-18**, to consider an application to install one (1) new non-illuminated business sign on an exterior wall of the commercial building located at 365 Herndon Parkway, Suite #18, Herndon, Virginia, and further identified as Fairfax County Tax Map #0171-06-E1. Owner: 365 Partners, LLC. Applicant: Kathy Bucher.
13. **APPLICATION FOR NEW CONSTRUCTION, ARB #19-19**, to consider an application to construct new architectural metal perimeter fence on the commercial property located at 900 - 902 Alabama Drive, Herndon, Virginia, and further identified as Fairfax County Tax Map 0162-13010001B. Owner: Elden Corner Center, LLC c/o Sanjay Bajaj. Applicant: Yung Kim.

ADJOURNMENT

Future ARB Meetings

May 1, 2019	ARB Work Session	7:30 p.m.
May 15, 2019	ARB Public Hearing	7:30 p.m.



MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: April 12, 2019

Subject: ARB #19-13, 505 Huntmar Park Drive Antennas and Enclosures – Updates

The applicant for the above referenced case, which was continued by the Architectural Review Board (ARB) on March 20, 2019 at the ARB Public Hearing, has provided updates to the Town's staff in response to the Board's discussion comments from the ARB Work Sessions on March 6, 2019 and April 3, 2019.

Staff has reviewed the stealth antenna enclosures and find the exterior design and texture will appear more in keeping with the existing architecture and materials of the commercial office building. While the exterior material of the enclosures will not be constructed of brick or brick veneer, the simulated brick material is of less contrast to the existing building materials than the previous design.

The enclosures will still noticeably break the roofline of the two wings of the building, however the texture, pattern and color rendition of the enclosures will appear more coordinated with the existing materials. After discussing options with the applicant, there are few design options that would not inhibit the function and operational optimization of the RF antenna systems at this location.

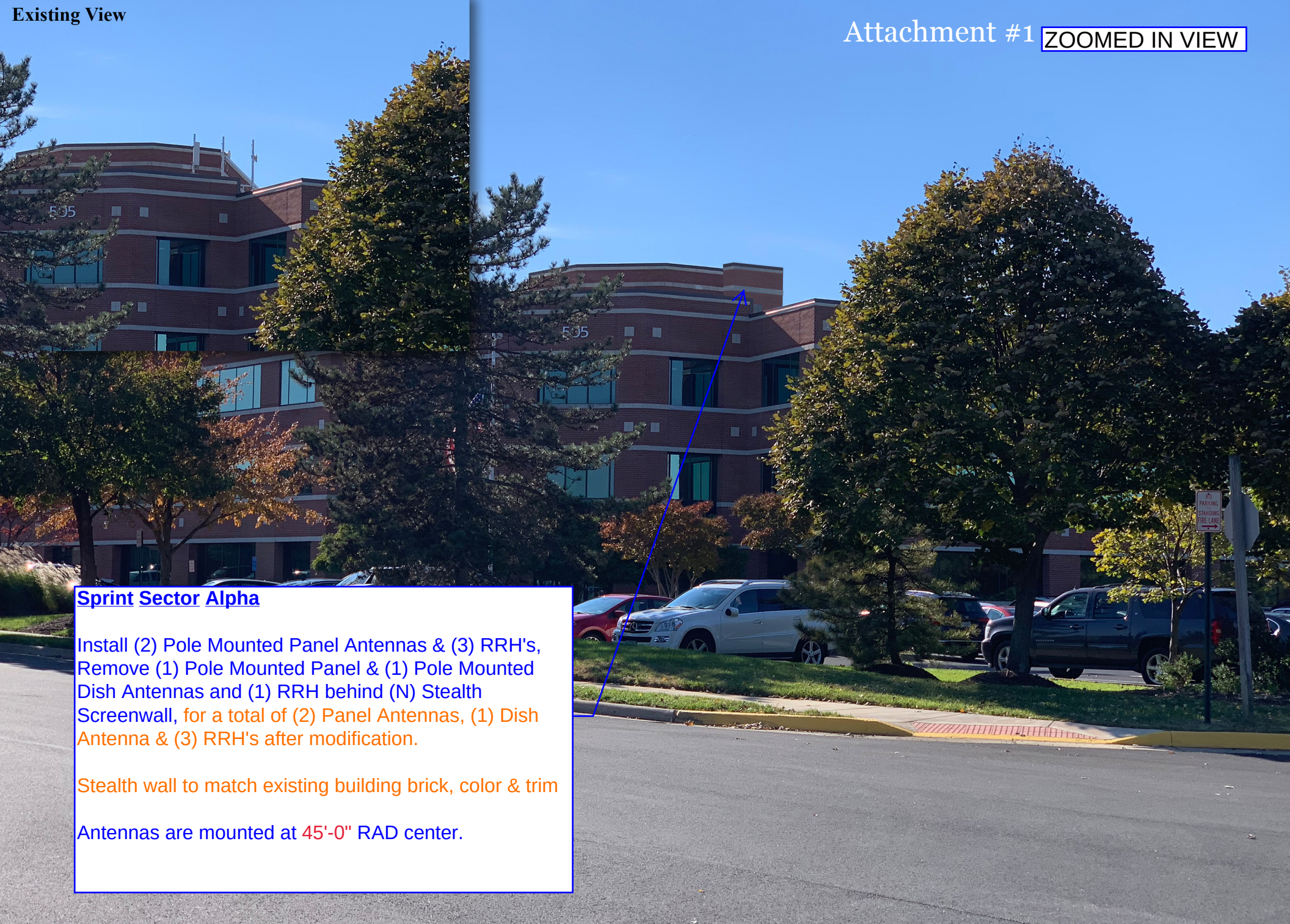
Staff recommends approval of ARB #19-13 with the following condition:

1. The proposed enclosures are installed in substantial conformance with the application and supporting materials as submitted February 11, 2019 and updates submitted on April 2 and April 11, 2019.

Thank you.

Attachment:

1. Revised Imagery and Drawings



Sprint Sector Alpha

Install (2) Pole Mounted Panel Antennas & (3) RRH's, Remove (1) Pole Mounted Panel & (1) Pole Mounted Dish Antennas and (1) RRH behind (N) Stealth Screenwall, for a total of (2) Panel Antennas, (1) Dish Antenna & (3) RRH's after modification.

Stealth wall to match existing building brick, color & trim

Antennas are mounted at 45'-0" RAD center.

Existing View

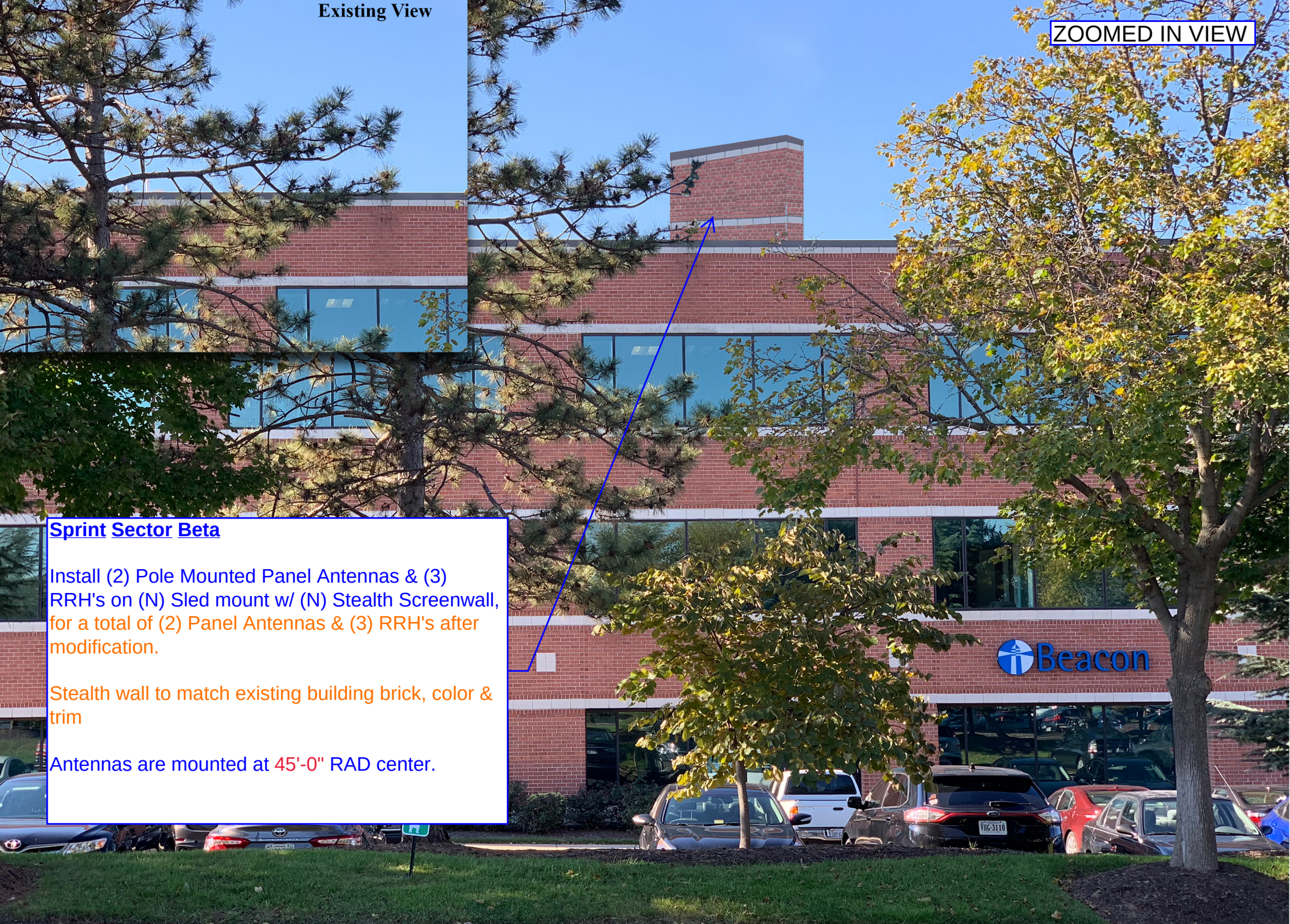
ZOOMED IN VIEW

Sprint Sector Beta

Install (2) Pole Mounted Panel Antennas & (3) RRH's on (N) Sled mount w/ (N) Stealth Screenwall, for a total of (2) Panel Antennas & (3) RRH's after modification.

Stealth wall to match existing building brick, color & trim

Antennas are mounted at 45'-0" RAD center.



ZOOMED IN VIEW

Sprint Sector Gamma

Install (2) Pole Mounted Panel Antennas & (3) RRH's on (N) Sled mount w/ (N) Stealth Screenwall, for a total of (2) Panel Antennas & (3) RRH's after modification.

Stealth wall to match existing building brick, color & trim

Antennas are mounted at 45'-0" RAD center.







LANDLORD APPROVAL BLOCK

PLACE APPROVAL STAMP OR SIGN/INITIAL AND DATE BELOW

LANDLORD SIGNATURE/INITIALS: _____

DATE: _____

Sprint®



PROJECT:

DC DO MACRO 2018

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ID:

VA-WSH1251

SITE ADDRESS:

505 HUNTMAR PARK DR.
HERNDON, VA 20170

SITE TYPE:

36'-0" ± BUILDING HEIGHT

DC DO MACRO 2018
36'-0" ± BUILDING HEIGHT

PLANS PREPARED FOR:



PLANS PREPARED BY:

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

MLA PARTNER:



ENGINEERING LICENSE:



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REVISIONS:

DESCRIPTION	DATE	BY	REV
PRELIMINARY CD'S	10/11/18	MM	B
PRELIMINARY CD'S	10/19/18	ME	C
FINAL CD'S	10/30/18	RD	0
LL & JX COMMENTS	02/06/19	MM	1
BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

SHEET DESCRIPTION:

TITLE SHEET &
PROJECT DATA

SHEET NUMBER:

T-1

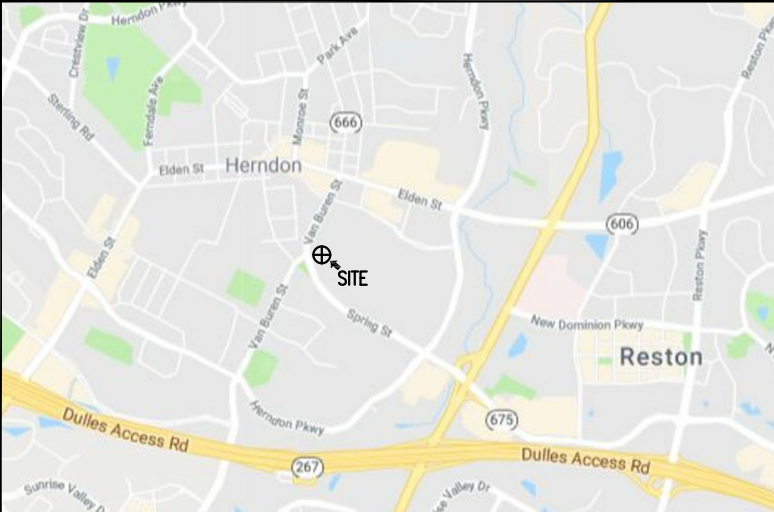
SITE INFORMATION

PROPERTY OWNER:
BRIT- HERNDON SQUARE LLC,
5410 EDSON LA SUITE 200
CARE BECO MANAGEMENT INC,
ROCKVILLE, MD 20852LATITUDE (NAD83):
38° 57' 48.852" N
38.96357000°LONGITUDE (NAD83):
77° 22' 53.184" W
-77.38144000°JURISDICTION:
TOWN OF HERNDONPOWER COMPANY:
DOMINION VA POWERAAV PROVIDER:
COXSPRINT CM:
LOUIS A. KRECELIC
PHONE: (571) 287-8070
LOUIS.2.KRECELIC@SPRINT.COM

AREA MAP

11"x17" SCALE: 1" = 52,400'
24"x36" SCALE: 1" = 26,400'

LOCATION MAP

11"x17" SCALE: 1" = 4,000'
24"x36" SCALE: 1" = 2,000'

PROJECT DESCRIPTION

PROJECT CONSIST OF INSTALLING ADDITIONAL EQUIPMENT CABLES AND/OR
ANTENNAS TO AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

- REMOVE (3) CLEARWIRE ANTENNAS
- REMOVE (E) CLEARWIRE RRH'S
- REMOVE (E) CLEARWIRE CABLES
- REMOVE (2) CLEARWIRE SLED MOUNTS AND ASSOCIATED CABLE CONDUITS
- REMOVE (E) CLEARWIRE CABINET
- INSTALL (3) MIMO PANEL ANTENNAS
- INSTALL (3) 800/1900 PANEL ANTENNAS
- INSTALL (6) 800 RRH'S
- INSTALL (3) 1900 RRH'S
- INSTALL (3) HYBRIFLEX CABLES
- INSTALL (1) ELTEK E EQUIPMENT CABINET
- INSTALL (1) ELTEK I CABINET
- INSTALL (1) ELTEK B CABINET
- INSTALL (N) PPC CABINET
- INSTALL (N) TELCO CABINET
- INSTALL (1) GPS ANTENNA
- INSTALL (3) ANTENNA SLED MOUNTS
- RELOCATED (4) (E) MW DISHES AND RADIOS TO (N) SLED MOUNTS

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALL 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 THESE CODES.

1. VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC 2012)
2. INTERNATIONAL MECHANICAL CODE
3. ANSI/TIA-222 STRUCTURAL STANDARD
4. NFPA 780 - LIGHTNING PROTECTION CODE
5. UNIFORM PLUMBING CODE
6. NATIONAL ELECTRIC CODE 2011 (NEC 2011)

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THESE OUTLINE SPECIFICATIONS IN CONJUNCTION WITH THE SPRINT STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING CONTRACT DOCUMENTS AND THE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE PERFORMED BY THE CONTRACTOR.

SECTION 01 100 – SCOPE OF WORK

THE WORK:
SHALL COMPLY WITH APPLICABLE NATIONAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF.

PRECEDENCE:
SHOULD CONFLICTS OCCUR BETWEEN THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES INCLUDING THE STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE CONSTRUCTION DRAWINGS, INFORMATION ON THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE.

SITE FAMILIARITY:
CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

ON-SITE SUPERVISION:
THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE:
THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.

- A. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- B. CONTRACTOR SHALL NOTIFY SPRINT CONSTRUCTION MANAGER OF ANY VARIATIONS PRIOR TO PROCEEDING WITH THE WORK.DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- C. MARK THE FIELD SET OF DRAWINGS IN RED, DOCUMENTING ANY CHANGES FROM THE CONSTRUCTION DOCUMENTS.

METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION:
CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN

- A. COAX COLOR CODING SWEEPS AND FIBER TESTING TS-0200 AND EL-0568
- B. CABLE LABELING EN-2012-00
- C. APPLICABLE INSTALLATION MOPS IDENTIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS

SECTION 01 200 – COMPANY FURNISHED MATERIAL AND EQUIPMENT

COMPANY FURNISHED MATERIAL AND EQUIPMENT IS IDENTIFIED ON THE RF DATA SHEET IN THE CONSTRUCTION DRAWINGS.

CONTRACTOR IS RESPONSIBLE FOR SPRINT PROVIDED MATERIAL AND EQUIPMENT TO ENSURE IT IS PROTECTED AND HANDLED PROPERLY THROUGHOUT THE CONSTRUCTION DURATION.

CONTRACTOR RESPONSIBLE FOR RECEIPT OF SPRINT FURNISHED EQUIPMENT AT CELL SITE OR CONTRACTORS LOCATION. CONTRACTOR TO COMPLETE SHIPPING AND RECEIPT DOCUMENTATION IN ACCORDANCE WITH COMPANY PRACTICE.

SECTION 01 300 – CELL SITE CONSTRUCTION

NOTICE TO PROCEED:
NO WORK SHALL COMMENCE PRIOR TO COMPANY’S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF WORK ORDER.

SITE CLEANLINESS:
CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.

SECTION 01 400 – SUBMITTALS & TESTS

ALTERNATES:
AT THE COMPANY’S REQUEST, ANY ALTERNATIVES TO THE MATERIALS OR METHODS SPECIFIED SHALL BE SUBMITTED TO SPRINTS CONSTRUCTION MANAGER FOR APPROVAL. SPRINT WILL REVIEW AND APPROVE ONLY THOSE REQUESTS MADE IN WRITING. NO VERBAL APPROVALS WILL BE CONSIDERED,

TESTS AND INSPECTIONS:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.
- B. CONTRACTOR SHALL ACCOMPLISH TESTING INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - 1. COAX SWEEPS AND FIBER TESTS PER CURRENT VERSION OF TS-0200 ANTENNA LINE ACCEPTANCE STANDARDS.
 - 2. AGL, AZIMUTH AND DOWNTILT PROVIDE AN AUTOMATED REPORT UPLOADED TO SITERRA USING A COMMERCIAL MADE-FOR THE PURPOSE ELECTRONIC ANTENNA ALIGNMENT TOOL (AAT). INSTALLED AZIMUTH, CENTERLINE AND DOWNTILT MUST CONFORM WITH RF CONFIGURATION DATA
 - 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIONS TO ANY WORK IDENTIFIED AS UNACCEPTABLE IN SITE INSPECTION ACTIVITIES AND/OR AS A RESULT OF TESTING.
 - 4. ALL TESTING REQUIRED BY APPLICABLE INSTALLATION MOPS.
- C. REQUIRED CLOSEOUT DOCUMENTATION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING;
 - 1. AZIMUTH, DOWNTILT, AGL FROM SUNSIGHT INSTRUMENTS – ANTENNALIGN ALIGNMENT TOOL (AAT)
 - 2. SWEEP AND FIBER TESTS
 - 3. SCALABLE BARCODE PHOTOGRAPHS OF TOWER TOP AND INACCESSIBLE SERIALIZED EQUIPMENT
 - 4. ALL AVAILABLE JURISDICTIONAL PERMIT AND OCCUPANCY INFORMATION
 - 5. PDF SCAN OF REDLINES PRODUCED IN FIELD
 - 6. A PDF SCAN OF REDLINE MARK-UPS SUITABLE FOR USE IN ELECTRONIC AS-BUILT DRAWING PRODUCTION
 - 7. LIEN WAIVERS
 - 8. FINAL PAYMENT APPLICATION
 - 9. REQUIRED FINAL CONSTRUCTION PHOTOS
 - 10. CONSTRUCTION AND COMMISSIONING CHECKLIST COMPLETE WITH NO DEFICIENT ITEMS
 - 11. APPLICABLE POST NTP TASKS INCLUDING DOCUMENT UPLOADS COMPLETED IN SITERRA (SPRINTS DOCUMENT REPOSITORY OF RECORD).
 - 12. CLOSEOUT PHOTOGRAPHS AND CLOSEOUT CHECKLIST: SPRINT WILL PROVIDE SEPARATE GUIDANCE

SECTION 11 700 – ANTENNA ASSEMBLY, REMOTE RADIO UNITS AND CABLE INSTALLATION

SUMMARY:
THIS SECTION SPECIFIES INSTALLATION OF ANTENNAS, RRU’S, AND CABLE EQUIPMENT, INSTALLATION, AND TESTING OF COAXIAL FIBER CABLE.

ANTENNAS AND RRU’S:
THE NUMBER AND TYPE OF ANTENNAS AND RRU’S TO BE INSTALLED IS DETAILED ON THE CONSTRUCTION DRAWINGS.

HYBRID CABLE:
HYBRID CABLE WILL BE DC/FIBER AND FURNISHED FOR INSTALLATION AT EACH SITE. CABLE SHALL BE INSTALLED PER THE CONSTRUCTION DRAWINGS AND THE APPLICABLE MANUFACTURER’S REQUIREMENTS.

JUMPERS AND CONNECTORS:
FURNISH AND INSTALL 1/2” COAX JUMPER CABLES BETWEEN THE RRU’S AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLC 12-50, CR 540, OR FXL 540. SUPER-FLEX CABLES ARE NOT ACCEPTABLE. JUMPERS BETWEEN THE RRU’S AND ANTENNAS OR TOWER TOP AMPLIFIERS SHALL CONSIST OF 1/2 INCH FOAM DIELECTRIC, OUTDOOR RATED COAXIAL CABLE, MIN LENGTH FOR JUMPER SHALL BE 10”-0”.

REMOTE ELECTRICAL TILT (RET) CABLES:

MISCELLANEOUS:
INSTALL SPLITTERS, COMBINERS, FILTERS PER RF DATA SHEET, FURNISHED BY SPRINT.

ANTENNA INSTALLATION:
THE CONTRACTOR SHALL ASSEMBLE ALL ANTENNAS ONSITE IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. ANTENNA HEIGHT, AZIMUTH, AND FEED ORIENTATION INFORMATION SHALL BE A DESIGNATED ON THE CONSTRUCTION DRAWINGS.

- A. THE CONTRACTOR SHALL POSITION THE ANTENNA ON TOWER PIPE MOUNTS SO THAT THE BOTTOM STRUT IS LEVEL. THE PIPE MOUNTS SHALL BE PLUMB TO WITHIN 1 DEGREE.
- B. ANTENNA MOUNTING REQUIREMENTS: PROVIDE ANTENNA MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS.

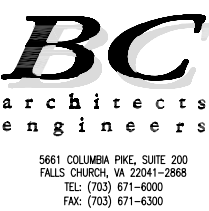
HYBRID CABLE INSTALLATION:

- A. THE CONTRACTOR SHALL ROUTE, TEST, AND INSTALL ALL CABLES AS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDATIONS.
- B. THE INSTALLED RADIUS OF THE CABLES SHALL NOT BE LESS THAN THE MANUFACTURER’S SPECIFICATIONS FOR BENDING RADII.
- C. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE CABLES DURING HANDLING AND INSTALLATION.
 - 1. FASTENING MAIN HYBRID CABLES: ALL CABLES SHALL BE INSTALLED INSIDE MONOPOLE WITH CABLE SUPPORT GRIPS AS REQUIRED BY THE MANUFACTURER.
 - 2. FASTENING INDIVIDUAL FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MEDUSA), WITHIN THE MMBS CABINET AND ANY INTERMEDIATE DISTRIBUTION BOXES:
 - a. FIBER: SUPPORT FIBER BUNDLES USING ½” VELCRO STRAPS OF THE REQUIRED LENGTH @ 18” OC. STRAPS SHALL BE UV, OIL AND WATER RESISTANT AND SUITABLE FOR INDUSTRIAL INSTALLATIONS AS MANUFACTURED BY TEXTOL OR APPROVED EQUAL.
 - b. DC: SUPPORT DC BUNDLES WITH ZIP TIES OF THE ADEQUATE LENGTH. ZIP TIES TO BE UV STABILIZED, BLACK NYLON, WITH TENSILE STRENGTH AT 12,000 PSI AS MANUFACTURED BY NELCO PRODUCTS OR EQUAL.
 - 3. FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE ARMS OR HEAD FRAMES USING STAINLESS STEEL TIE WRAPS OR STAINLESS STEEL BUTTERFLY CLIPS.
 - 4. CABLE INSTALLATION:
 - a. INSPECT CABLE PRIOR TO USE FOR SHIPPING DAMAGE, NOTIFY THE CONSTRUCTION MANAGER.
 - b. CABLE ROUTING: CABLE INSTALLATION SHALL BE PLANNED TO ENSURE THAT THE LINES WILL BE PROPERLY ROUTED IN THE CABLE ENVELOP AS INDICATED ON THE DRAWINGS. AVOID TWISTING AND CROSSEOVERS.
 - c. HOIST CABLE USING PROPER HOISTING GRIPS. DO NOT EXCEED MANUFACTURES RECOMMENDED MAXIMUM BEND RADIUS.

PLANS PREPARED FOR:



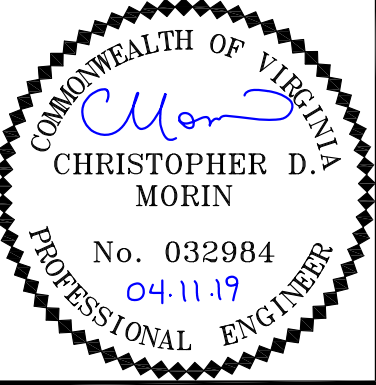
PLANS PREPARED BY:



MLA PARTNER:



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REVISIONS:			
DESCRIPTION	DATE	BY	REV
PRELIMINARY CD'S	10/11/18	MM	B
PRELIMINARY CD'S	10/19/18	ME	C
FINAL CD'S	10/30/18	RD	O
LL & JX COMMENTS	02/06/19	MM	1
BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

SHEET DESCRIPTION:

SPRINT
SPECIFICATIONS

SHEET NUMBER:

SP-1

Y:/Drawings - 2018/Sprint/Willin/ DC DD Macro 2018/DC52XC003/CD's - REV A- 2018-07-23/SP2.dwg
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CONTINUE FROM SP-1

5. GROUNDING OF TRANSMISSION LINES: ALL TRANSMISSION LINES SHALL BE GROUNDED AS INDICATED ON DRAWINGS.
6. HYBRID CABLE COLOR CODING: ALL COLOR CODING SHALL BE AS REQUIRED IN CURRENT VERSION OF TS0200
7. HYBRID CABLE LABELING: INDIVIDUAL HYBRID AND DC BUNDLES SHALL BE LABELED ALPHA-NUMERICALLY ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE – EN 2012–001, REV 1

WEATHERPROOFING EXTERIOR CONNECTORS AND HYBRID CABLE GROUND KITS:

- A. ALL FIBER & COAX CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED.
- B. WEATHERPROOFED USING ONE OF THE FOLLOWING METHODS. ALL INSTALLATIONS MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES.

1. COLD SHRINK: ENCOMPASS CONNECTOR IN COLD SHRINK TUBING AND PROVIDE A DOUBLE WRAP OF 2’ ELECTRICAL TAPE EXTENDING 2’ BEYOND TUBING. PROVIDE 3M COLD SHRINK CXS SERIES OR EQUAL.

2. SELF–AMALGAMATING TAPE: CLEAN SURFACES. APPLY A DOUBLE WRAP OF SELF–AMALGAMATING TAPE 2’ BEYOND CONNECTOR. APPLY A SECOND WRAP OF SELF–AMALGAMATING TAPE IN OPPOSITE DIRECTION. APPLY DOUBLE WRAP OF 2’ WIDE ELECTRICAL TAPE EXTENDING 2’ BEYOND THE SELF–AMALGAMATING TAPE.

3. 3M SLIM LOCK CLOSURE 716: SUBSTITUTIONS WILL NOT BE ALLOWED.

4. OPEN FLAME ON JOB SITE IS NOT ACCEPTABLE

SECTION 11 800 – INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

- SUMMARY:
- A. THIS SECTION SPECIFIES MMBS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BY NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFCI).
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRE BY THE APPLICABLE INSTALLATION MOPS.
- C. COMPLY WITH MANUFACTURERS INSTALLATION AND START–UP REQUIREMENTS

DC CIRCUIT BREAKER LABELING

- A. NEW DC CIRCUIT IS REQUIRED IN MMBS CABINET SHALL BE CLEARLY IDENTIFIED AS TO RRU BEING SERVICED

SECTION 26 100 – BASIC ELECTRICAL REQUIREMENTS

- SUMMARY:
- THIS SECTION SPECIFIES BASIC ELECTRICAL REQUIREMENTS FOR SYSTEMS AND COMPONENTS.

QUALITY ASSURANCE:

- A. ALL EQUIPMENT FURNISHED UNDER DIVISION 26 SHALL CARRY UL LABELS AND LISTINGS WHERE SUCH LABELS AND LISTINGS ARE AVAILABLE IN THE INDUSTRY.
- B. MANUFACTURERS OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THEIR EQUIPMENT INSTALLED AND OPERATING IN THE FIELD IN A USE SIMILAR TO THE PROPOSED USE FOR THIS PROJECT.
- C. MATERIALS AND EQUIPMENT: ALL MATERIALS AND EQUIPMENT SPECIFIED IN DIVISION 26 OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL BE NEW, OF THE BEST QUALITY AND DESIGN, AND FREE FROM DEFECTS

SUPPORTING DEVICES:

- A. ALL EQUIPMENT FURNISHED UNDER DIVISION 26 SHALL CARRY UL LABELS AND LISTINGS WHERE SUCH LABELS AND LISTINGS ARE AVAILABLE IN THE INDUSTRY.
- B. MANUFACTURERS OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THEIR EQUIPMENT INSTALLED AND OPERATING IN THE FIELD IN A USE SIMILAR TO THE PROPOSED USE FOR THIS PROJECT.
- C. MATERIALS AND EQUIPMENT: ALL MATERIALS AND EQUIPMENT SPECIFIED IN DIVISION 26 OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL BE NEW, OF THE BEST QUALITY AND DESIGN, AND FREE FROM DEFECTS

SUPPORTING DEVICES:

- A. MANUFACTURED STRUCTURAL SUPPORT MATERIALS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:

1. ALLIED TUBE AND CONDUIT

2. B–LINE SYSTEM

3. SUNISTRUT DIVERSIFIED PRODUCTS

4. THOMAS & BETTS
- B. FASTENERS: TYPES, MATERIALS, AND CONSTRUCTION FEATURES AS FOLLOWS:

1. EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.

2. POWER–DRIVEN THREADED STUDS: HEAT–TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.

3. FASTEN BY MEANS OF WOOD SCREWS ON WOOD.

4. TOGGLE BOLTS ON HOLLOW MASONRY UNITS.

5. CONCRETE INSERTS OR EXPANSION BOLTS ON CONCRETE OR SOLID MASONRY.

6. MACHINE SCREWS, WELDED THREADED STUDS, OR SPRING–TENSION CLAMPS ON STEEL.

7. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE SHALL NOT BE PERMITTED.

8. DO NOT WELD CONDUIT, PIPE STRAPS, OR ITEMS OTHER THAN THREADED STUDS TO STEEL STRUCTURES.

9. IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS.

SUPPORTING DEVICES:

- A. INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC.
- B. COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER TRADES.
- C. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTING HARDWARE SECURELY TO THE STRUCTURE IN ACCORDANCE WITH THE FOLLOWING:
- D. ENSURE THAT THE LOAD APPLIED BY ANY FASTENER DOES NOT EXCEED 25 PERCENT OF THE PROOF TEST LOAD.
- E. USE VIBRATION AND SHOCK–RESISTANT FASTENERS FOR ATTACHMENTS TO CONCRETE SLABS.

ELECTRICAL IDENTIFICATION:

- A. UPDATE AND PROVIDE TYPED CIRCUIT BREAKER SCHEDULES IN THE MOUNTING BRACKET, INSIDE DOORS OF AC PANEL BOARDS WITH ANY CHANGES MADE TO THE AC SYSTEM.
- B. BRANCH CIRCUITS FEEDING AVIATION OBSTRUCTION LIGHTING EQUIPMENT SHALL BE CLEARLY IDENTIFIED AS SUCH AT THE BRANCH CIRCUIT PANELBOARD.

SECTION 26 200 – ELECTRICAL MATERIALS AND EQUIPMENT

CONDUIT:

- A. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL BE USED FOR EXTERIOR LOCATIONS ABOVE GROUND AND IN UNFINISHED INTERIOR LOCATIONS AND FOR ENCASED RUNS IN CONCRETE. RIGID CONDUIT AND FITTINGS SHALL BE STEEL, COATED WITH ZINC EXTERIOR AND INTERIOR BY THE HOT DIP GALVANIZING PROCESS. CONDUIT SHALL BE PRODUCED TO ANSI SPECIFICATIONS C80.1, FEDERAL SPECIFICATION WW–C–581 AND SHALL BE LISTED WITH THE UNDERWRITERS’ LABORATORIES. FITTINGS SHALL BE THREADED – SET SCREW OR COMPRESSION FITTINGS WILL NOT BE ACCEPTABLE. RGS CONDUITS SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND.
- B. UNDERGROUND CONDUIT IN CONCRETE SHALL BE POLYVINYLCHLORIDE (PVC) SUITABLE FOR DIRECT BURIAL AS APPLICABLE. JOINTS SHALL BE BELLED, AND FLUSH SOLVENT WELDED IN ACCORDANCE WITH MANUFACTURER’S INSTRUCTIONS. CONDUIT SHALL BE CARLON ELECTRICAL PRODUCTS OR APPROVED EQUAL.
- C. TRANSITIONS BETWEEN PVC AND RIGID (RGS) SHALL BE MADE WITH PVC COATED METALLIC LONG SWEEP RADIUS ELBOWS.
- D. EMT OR RIGID GALVANIZED STEEL CONDUIT MAY BE USED IN FINISHED SPACES CONCEALED IN WALLS AND CEILINGS. EMT SHALL BE MILD STEEL, ELECTRICALLY WELDED, ELECTRO–GALVANIZED OR HOT–DIPPED GALVANIZED AND PRODUCED TO ANSI SPECIFICATION C80.3, FEDERAL SPECIFICATION WW–C–563, AND SHALL BE UL LISTED. EMT SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND, OR APPROVED EQUAL. FITTINGS SHALL BE METALLIC COMPRESSION. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE.

- E. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED FOR FINAL CONNECTION TO EQUIPMENT. FITTINGS SHALL BE METALLIC GLAND TYPE COMPRESSION FITTINGS, MAINTAINING THE INTEGRITY OF CONDUIT SYSTEM. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE. MAXIMUM LENGTH OF FLEXIBLE CONDUIT SHALL NOT EXCEED 6–FEET. LFMC SHALL BE PROTECTED AND SUPPORTED AS REQUIRE BY NEC. MANUFACTURERS OF FLEXIBLE CONDUITS SHALL BE CAROL, ANACONDA METAL HOSE OR UNIVERSAL METAL HOSE, OR APPROVED EQUAL.

- F. MINIMUM SIZE CONDUIT SHALL BE 3/4 INCH (21MM).

HUBS AND BOXES:

- A. AT ENTRANCES TO CABINETS OR OTHER EQUIPMENT NOT HAVING INTEGRAL THREADED HUBS PROVIDE METALLIC THREADED HUBS OF THE SIZE AND CONFIGURATION REQUIRED. HUB SHALL INCLUDE LOCKNUT AND NEOPRENE O–RING SEAL. PROVIDE IMPACT RESISTANT 105 DEGREE C PLASTIC BUSHINGS TO PROTECT CABLE INSULATION.
- B. CABLE TERMINATION FITTINGS FOR CONDUIT

1. CABLE TERMINATORS FOR RGS CONDUITS SHALL BE TYPE CRC BY O–Z/GEDNEY OR EQUAL BY ROX TEC.

2. CABLE TERMINATORS FOR LFMC SHALL BE ETCO – CL2075; OR MADE FOR THE PURPOSE PRODUCTS BY ROXTEC.
- C. EXTERIOR PULL BOXES AND PULL BOXES IN INTERIOR INDUSTRIAL AREAS SHALL BE PLATED CAST ALLOY, HEAVY DUTY, WEATHERPROOF, DUST PROOF, WITH GASKET, PLATED IRON ALLOY COVER AND STAINLESS STEEL COVER SCREWS, CROUSE–HINDS WAB SERIES OR EQUAL.
- D. CONDUIT OUTLET BODIES SHALL BE PLATED CAST ALLOY WITH SIMILAR GASKETED COVERS. OUTLET BODIES SHALL BE OF THE CONFIGURATION AND SIZE SUITABLE FOR THE APPLICATION. PROVIDE CROUSE–HINDS FORM 8 OR EQUAL.
- E. MANUFACTURER FOR BOXES AND COVERS SHALL BE HOFFMAN, SQUARE “D”, CROUSE–HINDS, COOPER, ADALET, APPLETON, O–Z GEDNEY, RACO, OR APPROVED EQUAL.

SUPPLEMENTAL GROUNDING SYSTEM

- A. FURNISH AND INSTALL A SUPPLEMENTAL GROUNDING SYSTEM TO THE EXTENT INDICATED ON THE DRAWINGS. SUPPORT SYSTEM WITH NON–MAGNETIC STAINLESS STEEL CLIPS WITH RUBBER GROMMETS. GROUNDING CONNECTORS SHALL BE TINNED COPPER WIRE, SIZES AS INDICATED ON THE DRAWINGS. PROVIDE STRANDED OR SOLID BARE OR INSULATED CONDUCTORS EXCEPT AS OTHERWISE NOTED.
- B. SUPPLEMENTAL GROUNDING SYSTEM: ALL CONNECTIONS TO BE MADE WITH CAD WELDS, EXCEPT AT EQUIPMENT USE LUGS OR OTHER AVAILABLE GROUNDING MEANS AS REQUIRED BY MANUFACTURER; AT GROUND BARS USE TWO HOLE SPADES WITH NO OX.
- C. STOLEN GROUND–BARS: IN THE EVENT OF STOLEN GROUND BARS, CONTACT SPRINT CM FOR REPLACEMENT INSTRUCTION USING THREADED ROD KITS.

EXISTING STRUCTURE:

- A. EXISTING EXPOSED WIRING AND ALL EXPOSED OUTLETS, RECEPTACLES, SWITCHES, DEVICES, BOXES, AND OTHER EQUIPMENT THAT ARE NOT TO BE UTILIZED IN THE COMPLETED PROJECT SHALL BE REMOVED OR DE–ENERGIZED AND CAPPED IN THE WALL, CEILING, OR FLOOR SO THAT THEY ARE CONCEALED AND SAFE. WALL, CEILING, OR FLOOR SHALL BE PATCHED TO MATCH THE ADJACENT CONSTRUCTION.

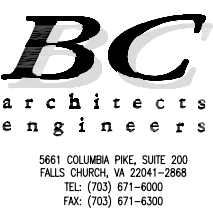
CONDUIT AND CONDUCTOR INSTALLATION:

- A. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON–PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
- B. CONDUCTORS SHALL BE PULLED IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE.

PLANS PREPARED FOR:



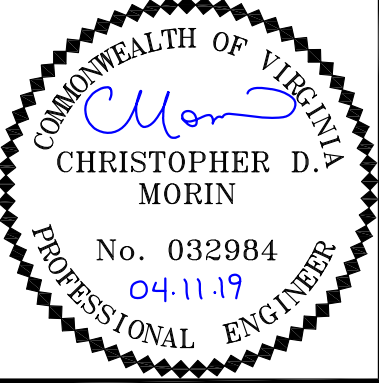
PLANS PREPARED BY:



MLA PARTNER:



ENGINEERING LICENSE:



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PRELIMINARY CD’S	10/19/18	ME	C
FINAL CD’S	10/30/18	RD	0
LL & JX COMMENTS	02/06/19	MM	1
BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

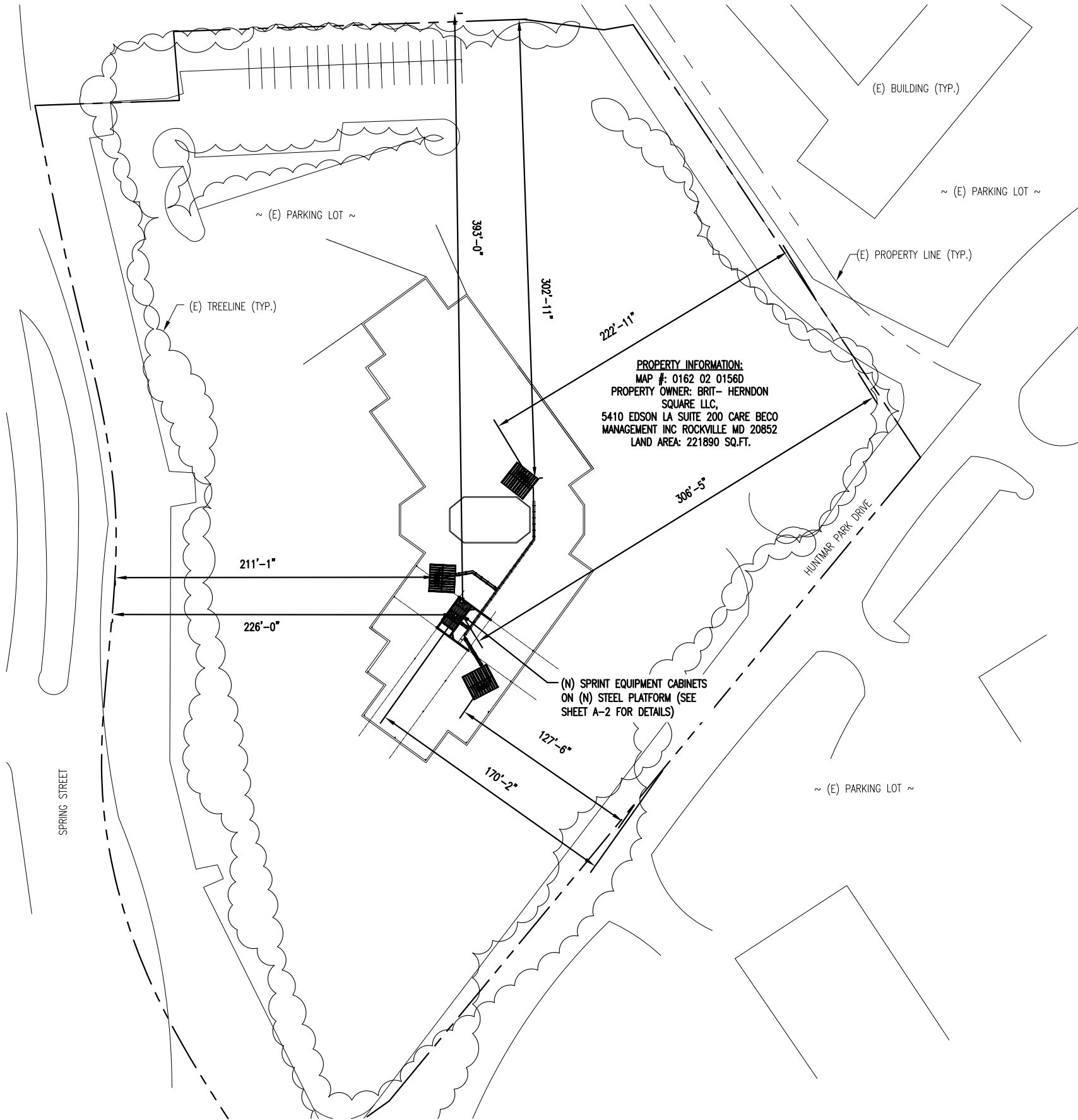
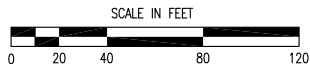
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SPRINT
SPECIFICATIONS

SHEET NUMBER:

SP-2

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SITE PLAN
SCALE: 1"=40' (24x36)
1"=80' (11x17)

1
A-0



6409(A)

SITE PLAN NOTES

1. THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHTS OF WAY.
2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THERE ARE NO FLOODPLAINS ON THE PROPERTY.
4. THERE IS NO RPA ON THE PROPERTY.
5. THERE ARE NO GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL ON THE PROPERTY PER THE FAIRFAX COUNTY CEMETERY MAP.
6. THERE ARE NO KNOWN TRAILS ON TO THE SUBJECT PROPERTY.
7. THERE IS AN EXISTING STORM WATER MANAGEMENT FACILITY. THERE ARE NO PROPOSED STORM WATER MANAGEMENT FACILITIES FOR THIS PROJECT.
8. NO EXISTING TREES WILL BE REMOVED FOR CONSTRUCTION PURPOSES.
9. THERE ARE NO PROPOSED SIGNS FOR THIS PROJECT.
10. THERE ARE NO KNOWN UTILITY EASEMENTS ON THE SUBJECT PROPERTY.

ORDINANCE DATA

PARCEL DATA

MAP #: 0162 02 0156D
PROPERTY OWNER: BRIT- HERNDON SQUARE LLC
ZONING DESCRIPTION: O & LI (OFFICE&LIGHT INDUST DIST)
DISTRICT NAME: DRANESVILLE TWN HRNDN TRANS DULLES RL W
AREA OF PARENT PARCEL: 221.890 SF
AREA OF DISTURBANCE: 0 SF
AREA OF EXISTING STRUCTURES: 30416.89 SF
AREA OF PROPOSED STRUCTURES: 0 SF

BUILDING DATA

MAXIMUM BUILDING HEIGHT: 40'
YEAR BUILT: 1988
TOTAL EXISTING GROSS BUILDING FLOOR AREA: 92,129 SF
TOTAL PROPOSED SPRINT AREA: 0 SF
TOTAL AREA: 92,129 SF
MAXIMUM FLOOR AREA RATIO FOR PUBLIC USE: 0.25 (SECTION 5-107)
TOTAL FLOOR AREA RATIO: 0.4

SETBACKS

FRONT: 320 FEET FROM THE CENTER LINE OF ANY STREET, OR 200 FEET FROM THE LOT LINE, WHICHEVER IS GREATER, UNLESS A LESSER DISTANCE IS APPROVED BY THE BOARD TO FACILITATE THE IMPLEMENTATION OF A PROPOSED MAJOR STREET IMPROVEMENT.
SIDE: 200 FEET, UNLESS A LESSER DISTANCE IS APPROVED BY THE BOARD TO FACILITATE THE IMPLEMENTATION OF A PROPOSED MAJOR STREET IMPROVEMENT, EXCEPT NONE REQUIRED WHEN THE YARD ABUTS A RAILROAD RIGHT-OF-WAY.
REAR: 200 FEET, UNLESS A LESSER DISTANCE IS APPROVED BY THE BOARD TO FACILITATE THE IMPLEMENTATION OF A PROPOSED MAJOR STREET IMPROVEMENT, EXCEPT NONE REQUIRED WHEN THE YARD ABUTS A RAILROAD RIGHT-OF-WAY.

NORTH PROPERTY LINE TO TELECOMMUNICATIONS ANTENNAS = 302'-11"
EAST PROPERTY LINE TO TELECOMMUNICATIONS ANTENNAS = 222'-11"
SOUTH PROPERTY LINE TO TELECOMMUNICATIONS ANTENNAS = 127'-6"
WEST PROPERTY LINE TO TELECOMMUNICATIONS ANTENNAS = 211'-1"

NORTH PROPERTY LINE TO TELECOMMUNICATIONS EQUIPMENT = 393'-0"
EAST PROPERTY LINE TO TELECOMMUNICATIONS EQUIPMENT = 306'-5"
SOUTH PROPERTY LINE TO TELECOMMUNICATIONS EQUIPMENT = 170'-2"
WEST PROPERTY LINE TO TELECOMMUNICATIONS EQUIPMENT = 226'-0"

PARKING TABULATION:

EXISTING PARKING LOTS: 1
EXISTING PARKING SPACES: 300±
PROPOSED PARKING SPACES: 0
TOTAL PARKING SPACES: 300±

NOTE: THE TELECOMMUNICATIONS FACILITY GENERATES APPROXIMATELY (1) TRIP PER MONTH PER CARRIER; NO DEDICATED PARKING IS REQUIRED.

FLOOD ZONE

MAP # 51059C0110E - SEPTEMBER 17, 2010
THIS PROJECT IS NOT LOCATED IN A FLOOD PLAIN (ZONE X)

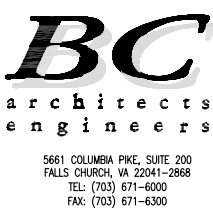
STRUCTURAL COMPONENTS ANALYSIS

REFER TO THE STRUCTURAL ANALYSIS REPORT
THE EQUIPMENT, ANTENNAS, MOUNTING SYSTEMS AND ALL ASSOCIATED COMPONENTS HAVE BEEN ANALYZED IN ACCORDANCE WITH THE TIA-222-G STANDARD AND VIRGINIA USBC (2012 IBC) BASED UPON A WIND SPEED OF 115MPH, 3 SECOND GUST

PLANS PREPARED FOR:



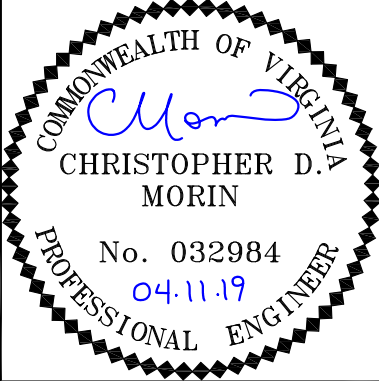
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BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

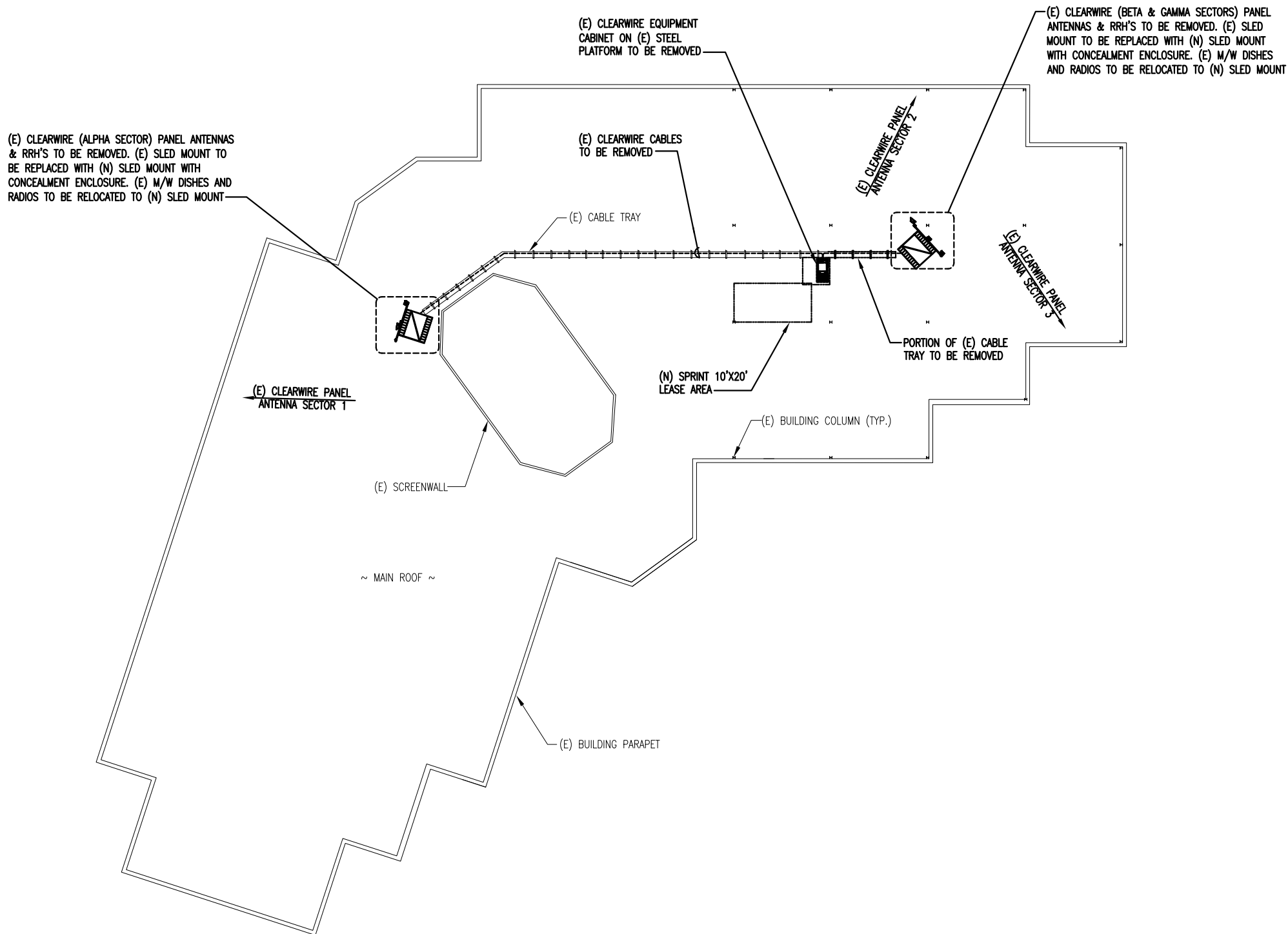
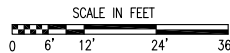
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SITE PLAN

SHEET NUMBER:

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EXISTING ROOF PLAN
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1/32"=1' (11x17)

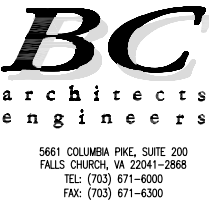
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PLANS PREPARED FOR:



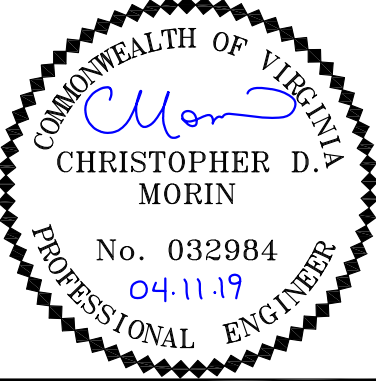
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LL & JX COMMENTS	02/06/19	MM	1
BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

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HERNDON, VA 20170

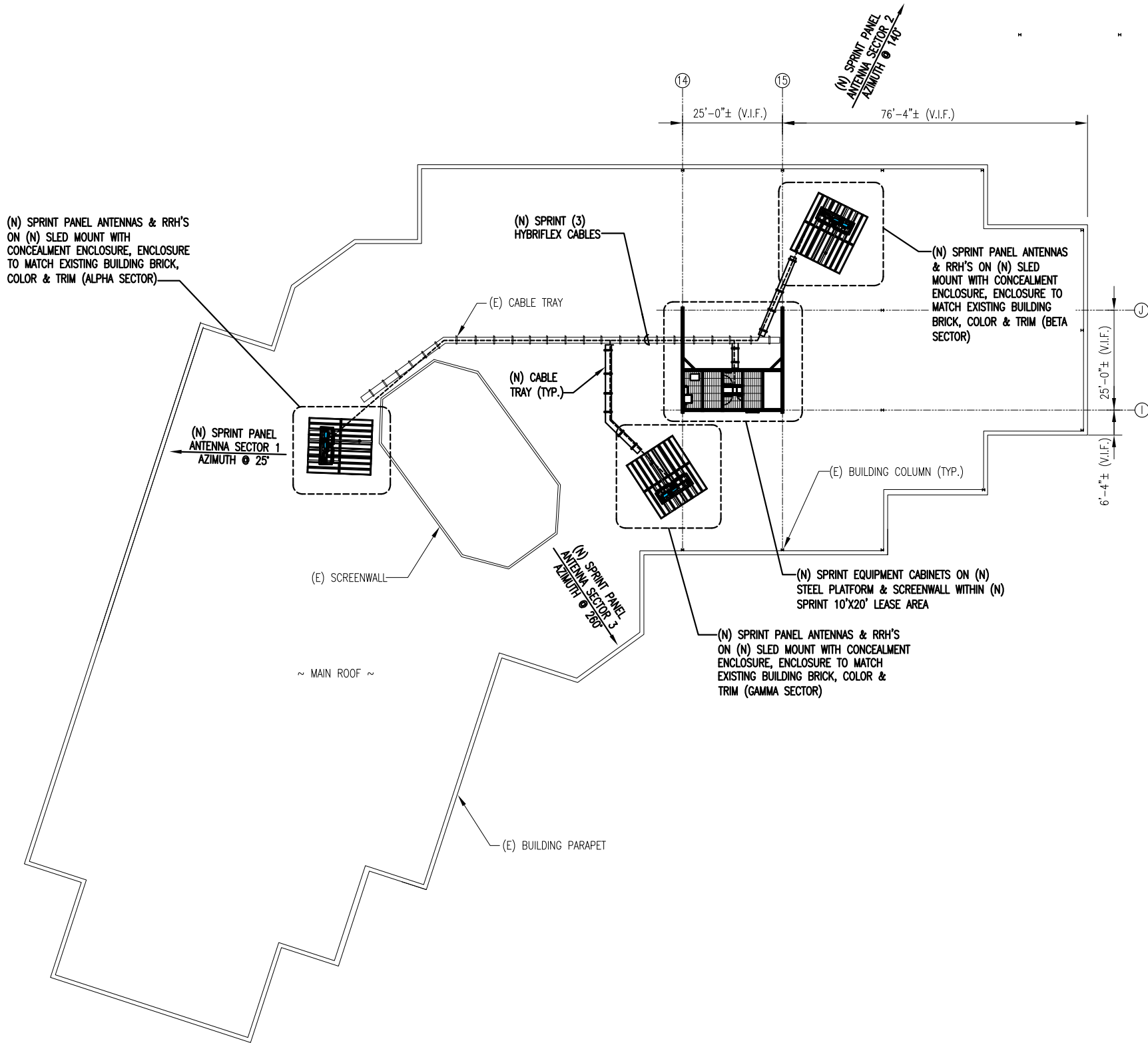
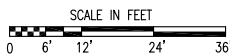
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EXISTING ROOF
PLAN

SHEET NUMBER:

A-1

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PROPOSED ROOF PLAN
SCALE: 1/16"=1' (24x36)
1/32"=1' (11x17)

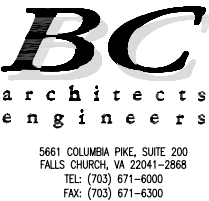
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PLANS PREPARED FOR:



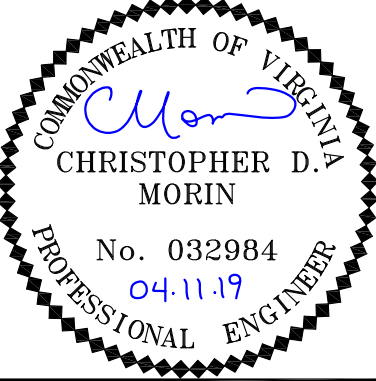
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FINAL CD'S	10/30/18	RD	0	
LL & JX COMMENTS	02/06/19	MM	1	
BOARD COMMENTS	03/27/19	ME	2	
NEW STEALTH DESIGN	04/05/19	ME	3	

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

SHEET DESCRIPTION:

PROPOSED ROOF
PLAN

SHEET NUMBER:

A-1A

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- NOTES:
1. REFER TO BUILDING STRUCTURAL P.E LETTER PROVIDED BY BC ARCHITECTS ENGINEERS FOR STRUCTURAL INTEGRITY OF THE BUILDING.
 2. REFER TO ANTENNA MOUNT ANALYSIS PROVIDED BY STEALTH CONCEALMENT SOLUTIONS, INC. FOR COMPLIANCE WITH SPRINT STRUCTURAL BULLETIN.

- NOTES:
- BASE BUSBAR/HYBRIFLEX CABLE GROUNDING**
1. G.C. SHALL ENSURE THAT GROUND LEADS ARE INSTALLED FROM THE BASE BUSBAR TO THE GROUND RING BUILDING MAIN GROUNDING/WATER INLET.
 2. G.C. SHALL PROVIDE A GROUND KIT FOR THE HYBRIFLEX CABLE.

NOTE:

G.C SHALL INSTALL NEW SECTOR GROUND BARS (TYP. ALL SECTORS)

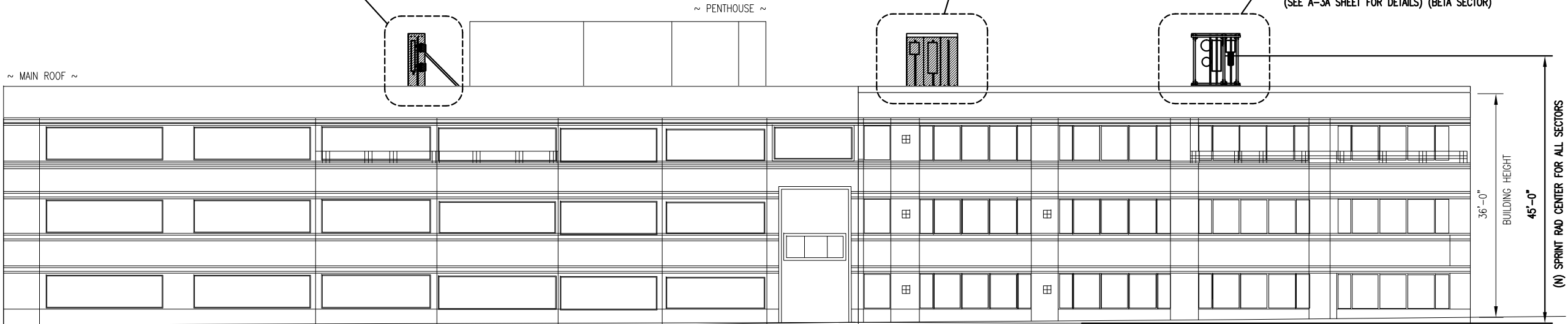
NOTE:

TOP OF MIMO ANTENNA TO MATCH WITH TOP OF 800/1900 ANTENNA

(N) SPRINT PANEL ANTENNAS & RRH'S ON (N) SLED MOUNT WITH CONCEALMENT ENCLOSURE (SEE A-3 SHEET FOR DETAILS) (ALPHA SECTOR)

(N) SPRINT PANEL ANTENNAS & RRH'S ON (N) SLED MOUNT WITH CONCEALMENT ENCLOSURE (SEE A-3A SHEET FOR DETAILS) (GAMMA SECTOR)

(N) SPRINT PANEL ANTENNAS & RRH'S ON (N) SLED MOUNT WITH CONCEALMENT ENCLOSURE (SEE A-3A SHEET FOR DETAILS) (BETA SECTOR)



BUILDING ELEVATION

SCALE: 3/32"=1' (24x36)
3/64"=1' (11x17)

1
A-1B

PLANS PREPARED FOR:

Sprint

6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY:

BC
architects
engineers

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

MLA PARTNER:

WILLIN
Consultants Inc.

906 N MAIN ST. NW
CONYERS, GA 30094

ENGINEERING LICENSE:

COMMONWEALTH OF VIRGINIA

CHRISTOPHER D. MORIN

No. 032984

04.11.19

PROFESSIONAL ENGINEER

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		BOARD COMMENTS	03/27/19	ME	2
		NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

**505 HUNTMAR PARK DR
HERNDON, VA 20170**

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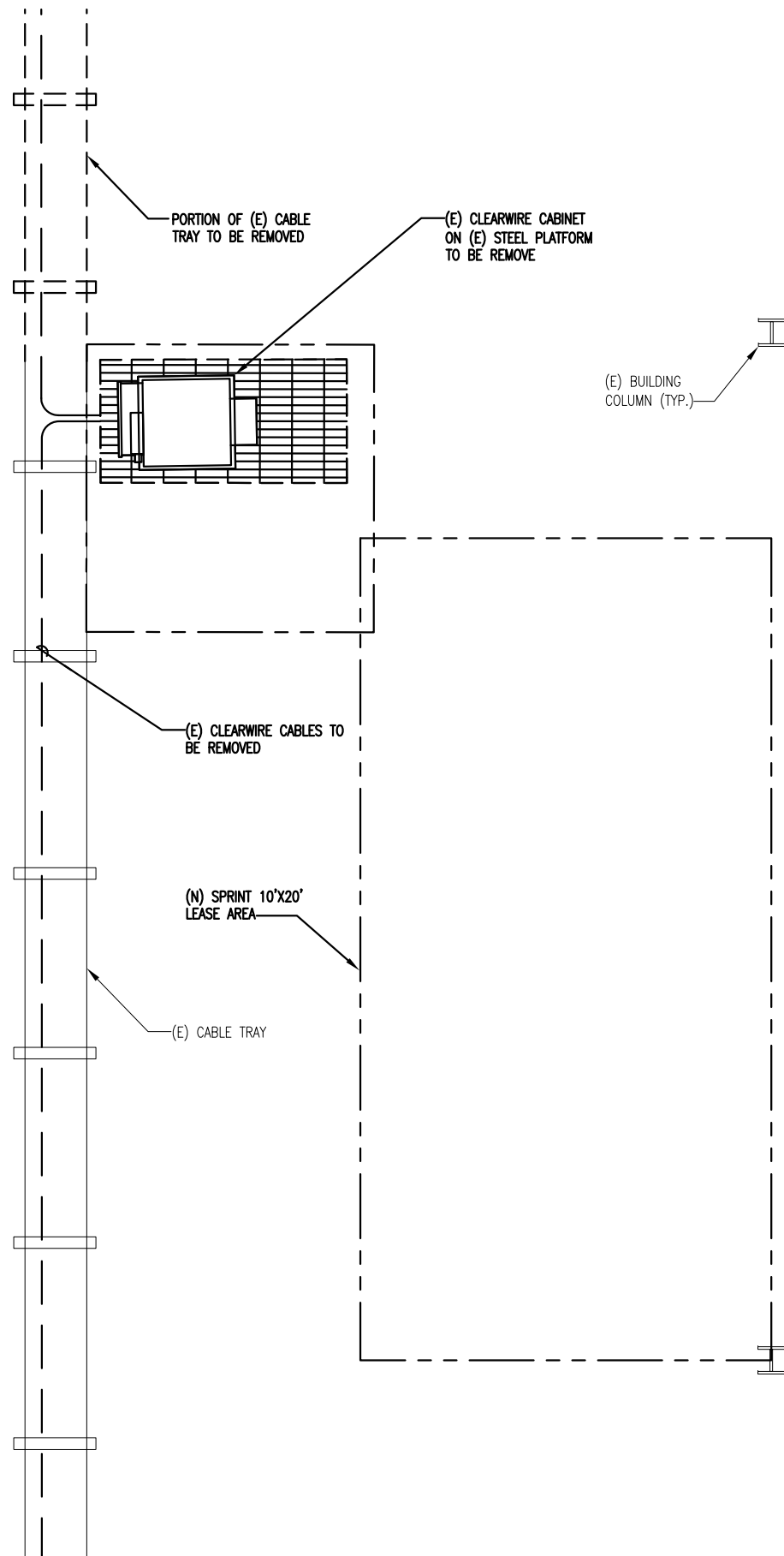
**BUILDING
ELEVATION**

SHEET NUMBER:

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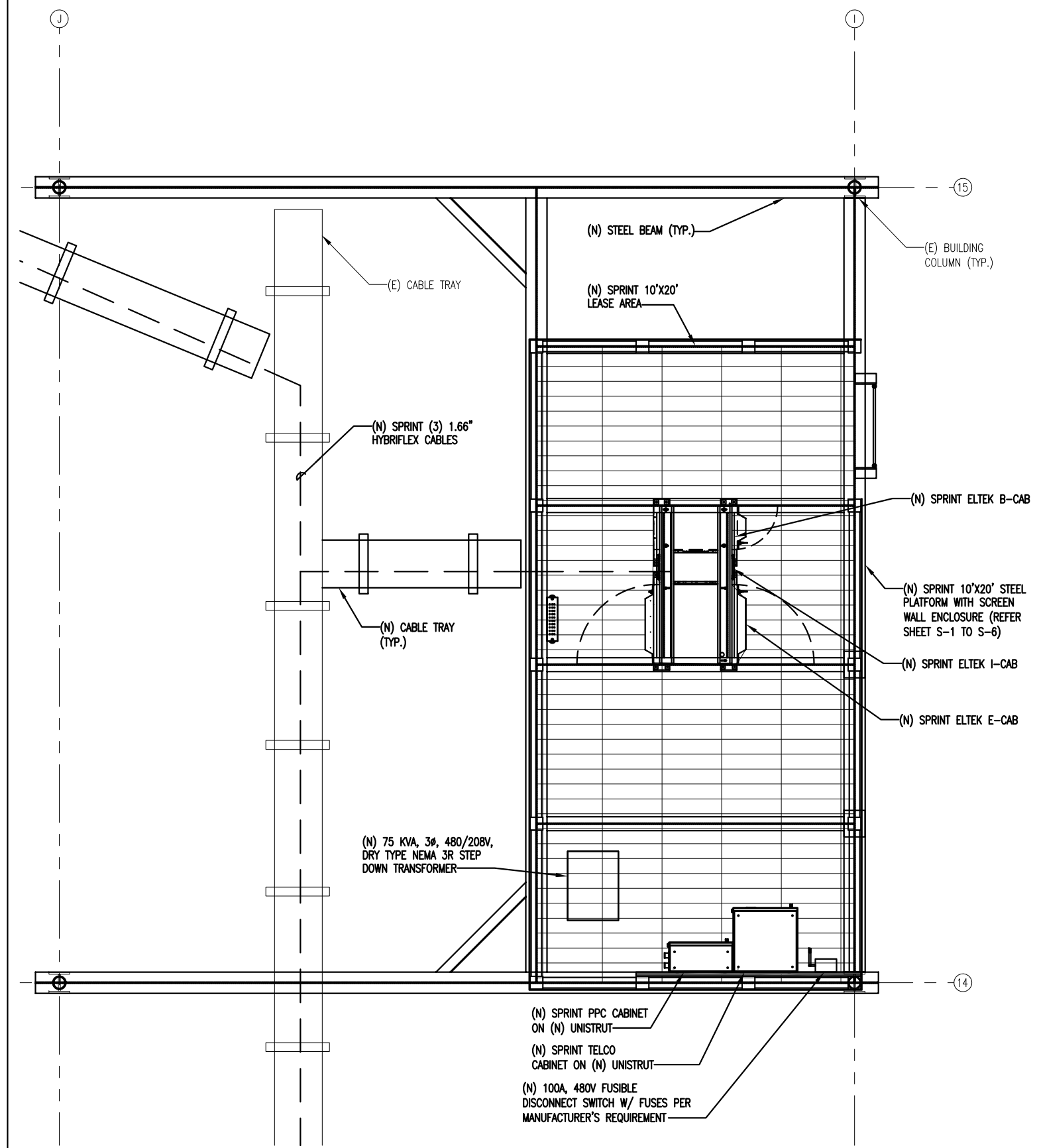
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EXISTING CABINET LAYOUT

SCALE: 1/2"=1' (24x36)
1/4"=1' (11x17)

1
A-2



PROPOSED CABINET LAYOUT

SCALE: 1/2"=1' (24x36)
1/4"=1' (11x17)

2
A-2



PLANS PREPARED FOR:

Sprint

6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY:

BC
architects
engineers

5661 COLUMBIA PIKE, SUITE 200
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FINAL CD'S	10/30/18	RD	0
LL & JX COMMENTS	02/06/19	MM	1
BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

**505 HUNTMAR PARK DR
HERNDON, VA 20170**

SHEET DESCRIPTION:

**EQUIPMENT PLAN
PHASES**

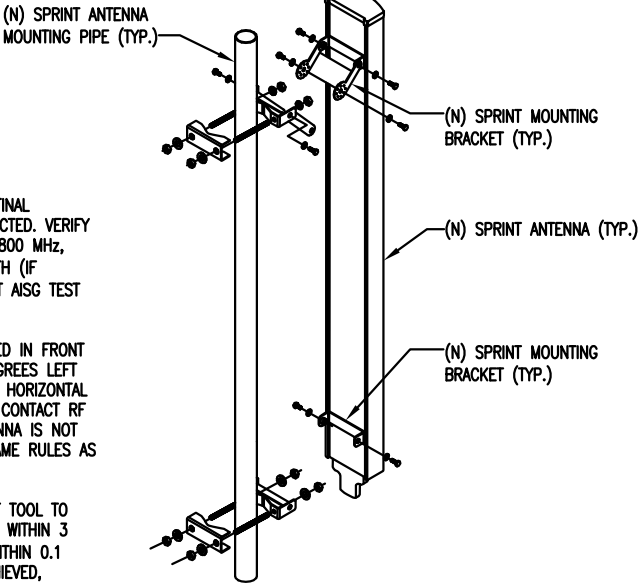
SHEET NUMBER:

A-2

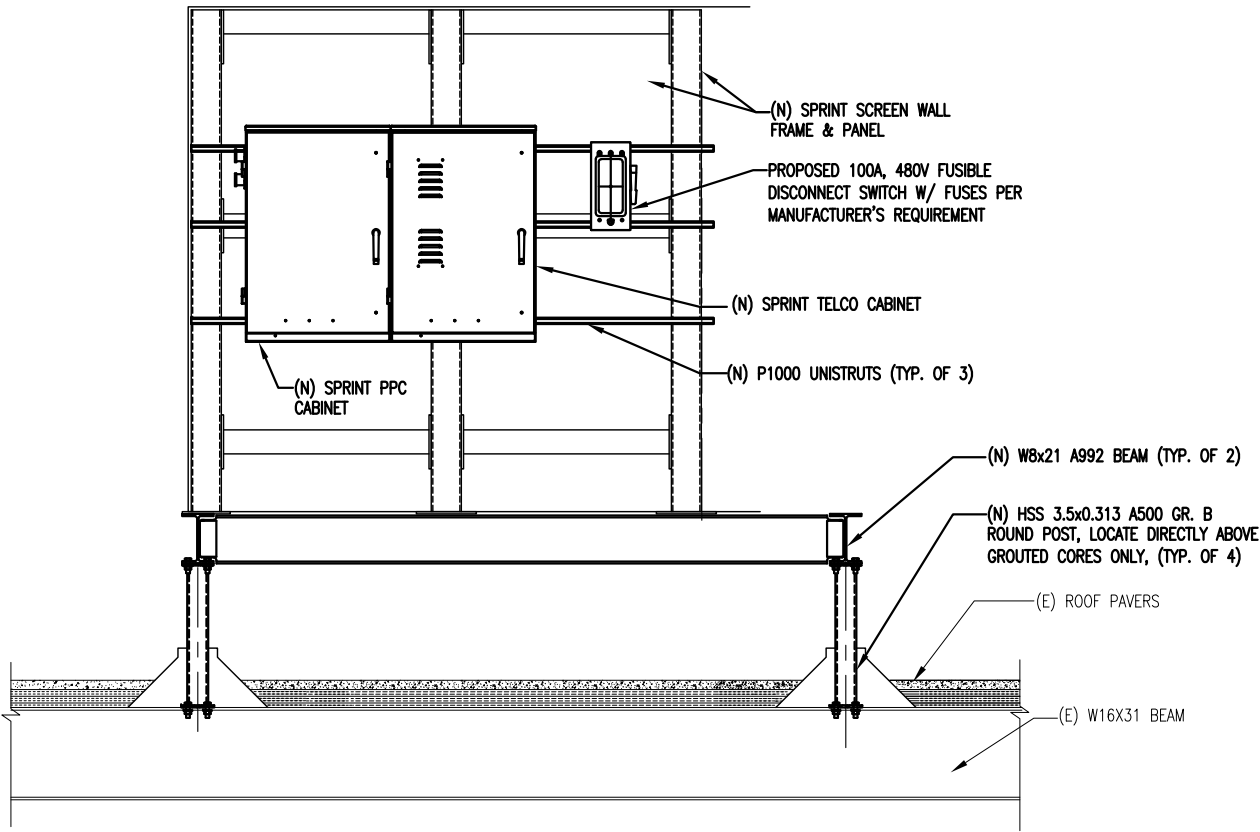
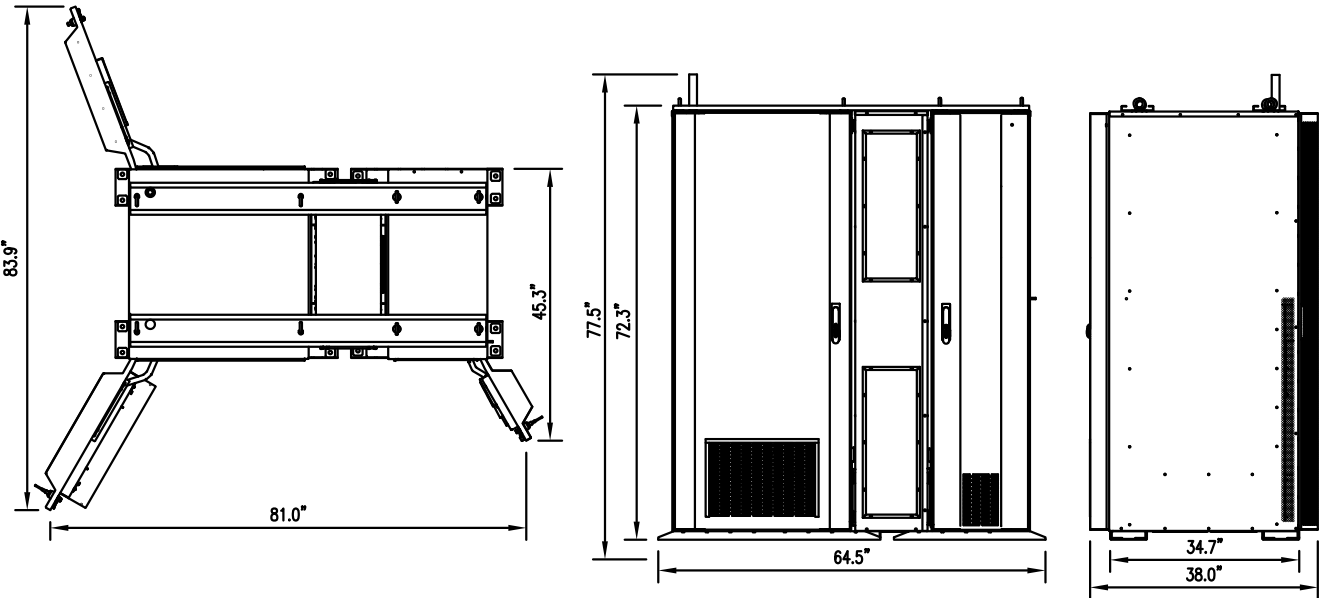
FOR BC INTERNAL USE ONLY: 04-05-19 MENU 180741 \\10.27.189.8\BC Files\Drawings - 2018\Sprint\Willin\DC DO Macro 2018\DC52XC007\CD'S - REV 3 - 2019-04-05\A2A.dwg

NOTES:

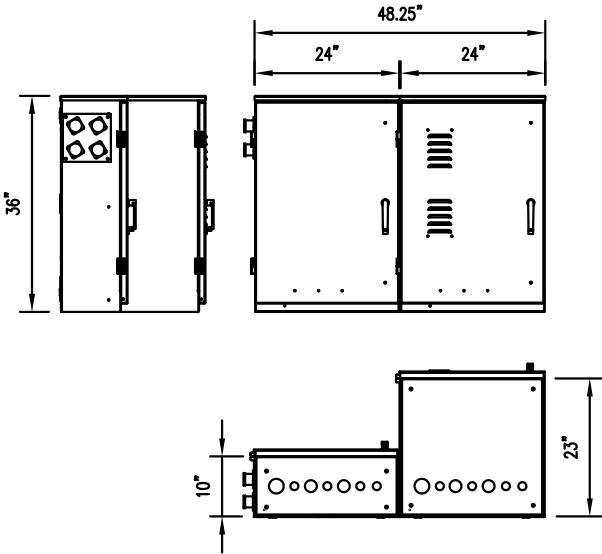
1. AISG TESTS TO VERIFY OPERATION IS TO BE PERFORMED AFTER FINAL INSTALLATION OF ANTENNAS AND AISG CABLES HAVE BEEN CONNECTED. VERIFY OPERATION OF ALL EXISTING SPRINT AISG EQUIPMENT INCLUDING 800 MHz, 1.9GHz AND 2.5GHz. TEST INCLUDED COMPLETE DOWNTILT, AZIMUTH (IF APPLICABLE) AND BEAMWIDTH SWINGS (IF APPLICABLE). DOCUMENT AISG TEST RESULTS IN COAX SWEEP TEST SPREADSHEET.
2. GENERAL CONTRACTOR MUST ENSURE THAT NO OBJECT IS LOCATED IN FRONT OF ANTENNA. THIS MEANS NO OBJECT IS TO BE LOCATED 45 DEGREES LEFT AND RIGHT OF FRONT OF ANTENNA OR 68.5 DEGREES FROM THE HORIZONTAL FROM TOP AND BOTTOM OF ANTENNA. IF THIS IS NOT POSSIBLE, CONTACT RF ENGINEER FRO FURTHER INSTRUCTION. IN ADDITION, 2.5GHz ANTENNA IS NOT TO BE PLACED IN FRONT OF ANY OTHER ANTENNA USING THE SAME RULES AS ABOVE. THIS INCLUDES SPRINT AND NON-SPRINT ANTENNAS.
3. GENERAL CONTRACTOR IS REQUIRED TO USE A DIGITAL ALIGNMENT TOOL TO SET AZIMUTH, ROLL AND DOWNTILT. AZIMUTH ACCURACY IS TO BE WITHIN 3 DEGREES. DOWNTILT AND ROLL (LEFT TO RIGHT TILT) IS TO BE WITHIN 0.1 DEGREES. IF FOR SOME REASON THIS ACCURACY CANNOT BE ACHIEVED, UPDATE AS-BUILT DRAWINGS AND EMAIL SPRINT RF ENGINEER WITH AS-BUILT SETTINGS. US 3Z RF ALIGNMENT TOOL OR EQUIVALENT TOOL. [HTTP://WWW.3ZTELECOM.COM/ANTENNA-ALIGNMENT-TOOL/](http://www.3ztelecom.com/antenna-alignment-tool/)



ANTENNA MOUNTING DETAIL 1
SCALE: N.T.S. A-2A



PPC & TELCO MOUNTING DETAIL 2
SCALE: N.T.S. A-2A

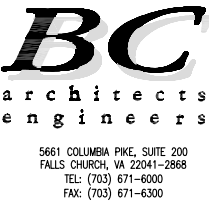


ELTEK PPC & TELCO CABINETS 4
SCALE: N.T.S. A-2A

PLANS PREPARED FOR:



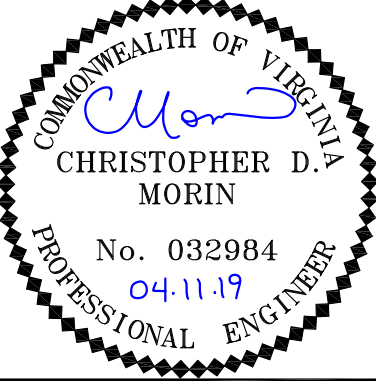
PLANS PREPARED BY:



MLA PARTNER:



ENGINEERING LICENSE:



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REVISIONS:	DESCRIPTION	DATE	BY	REV
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PRELIMINARY	CD'S	10/19/18	ME	C
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LL & JX	COMMENTS	02/06/19	MM	1
BOARD	COMMENTS	03/27/19	ME	2
NEW	STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

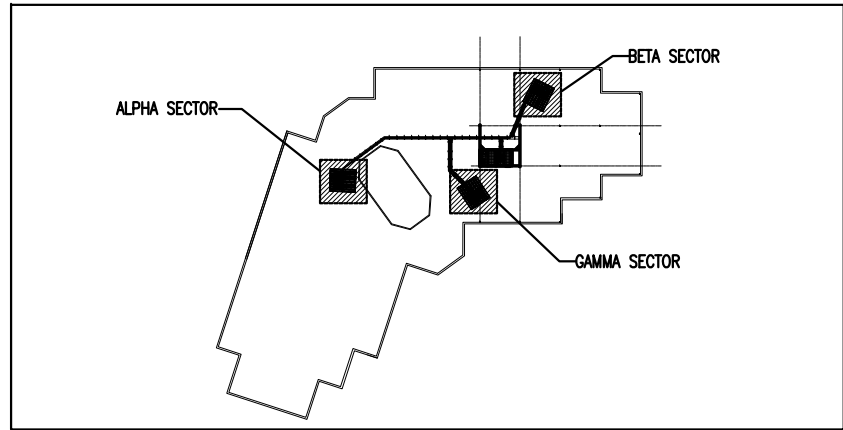
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DETAILS

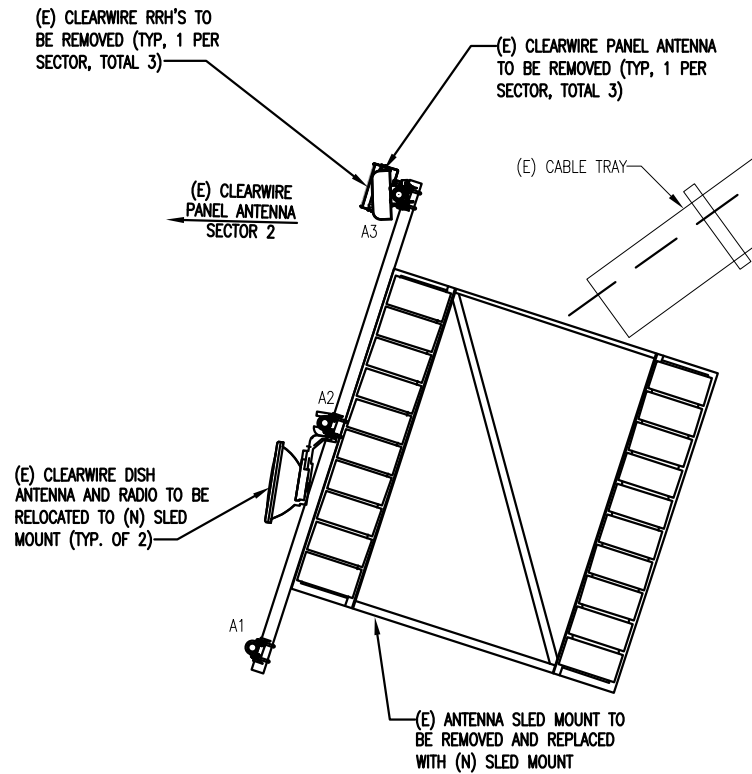
SHEET NUMBER:

A-2A

Y:\Drawings - 2018\Sprint\Willin\DC DD Macro 2018\DC52XC007\CD'S - REV 3 - 2019-04-05\A3.dwg
FOR BC INTERNAL USE ONLY: 04-11-19 NPATL 11:08:09



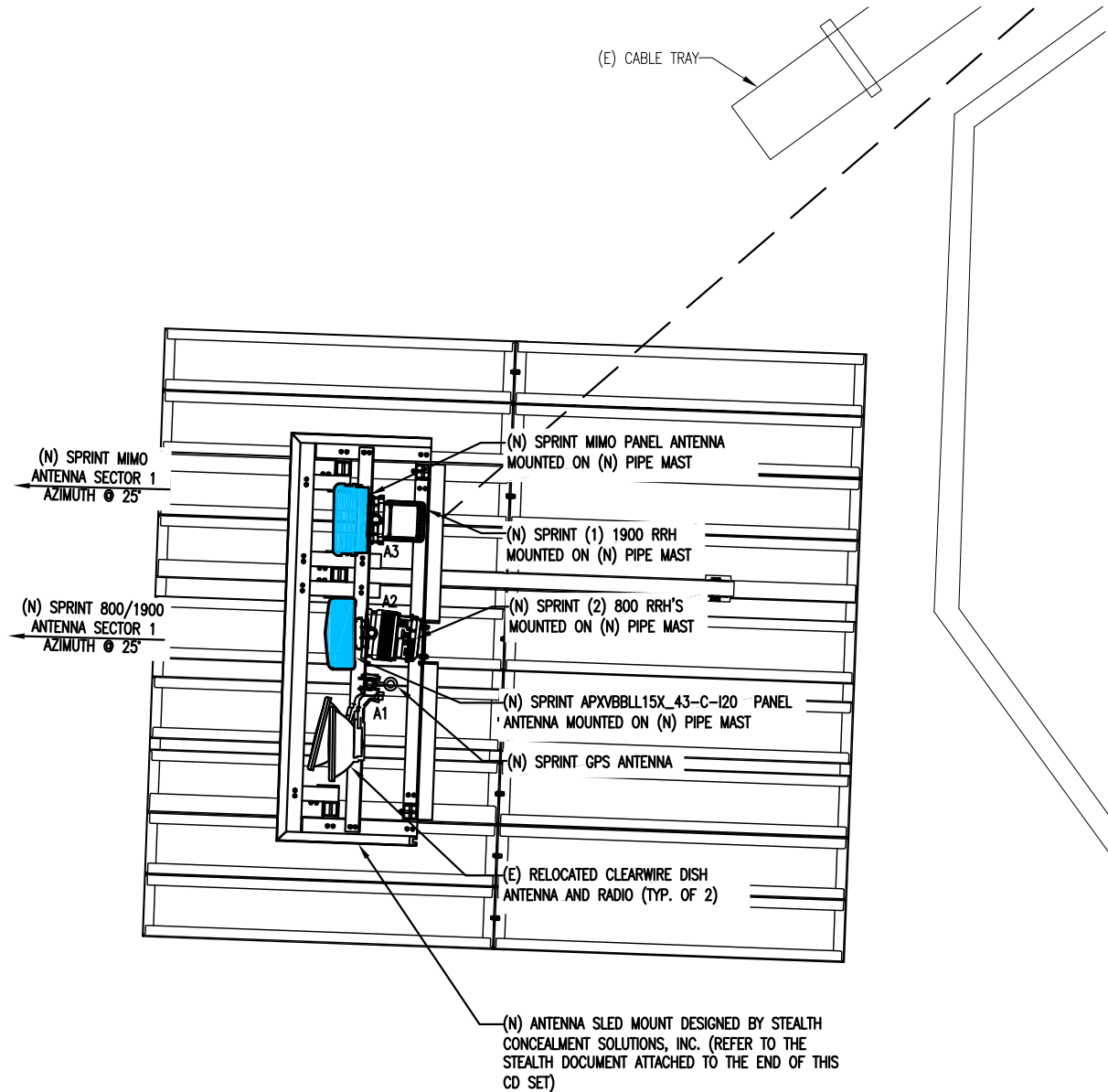
KEY PLAN



EXISTING ANTENNA PLAN (ALPHA SECTOR)

SCALE: 1/2"=1' (24x36)
1/4"=1' (11x17)

1
A-3



PROPOSED ANTENNA PLAN (FINAL) (ALPHA SECTOR)

SCALE: 1/2"=1' (24x36)
1/4"=1' (11x17)

2
A-3



PLANS PREPARED FOR:



PLANS PREPARED BY:

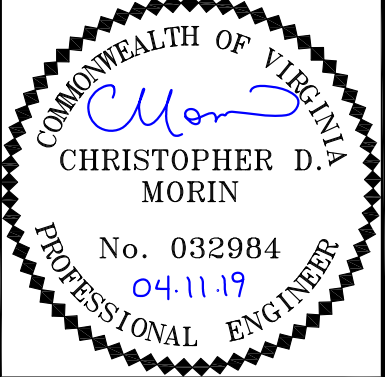


5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

MLA PARTNER:



ENGINEERING LICENSE:



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NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

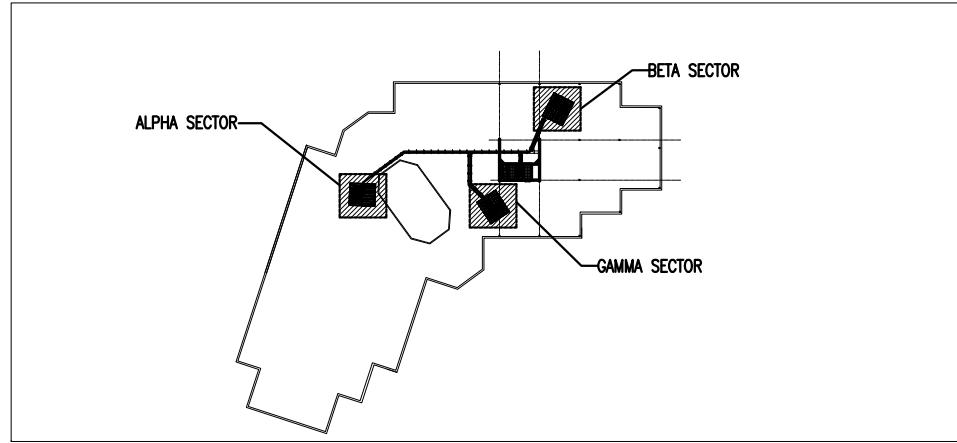
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ANTENNA PLAN PHASES

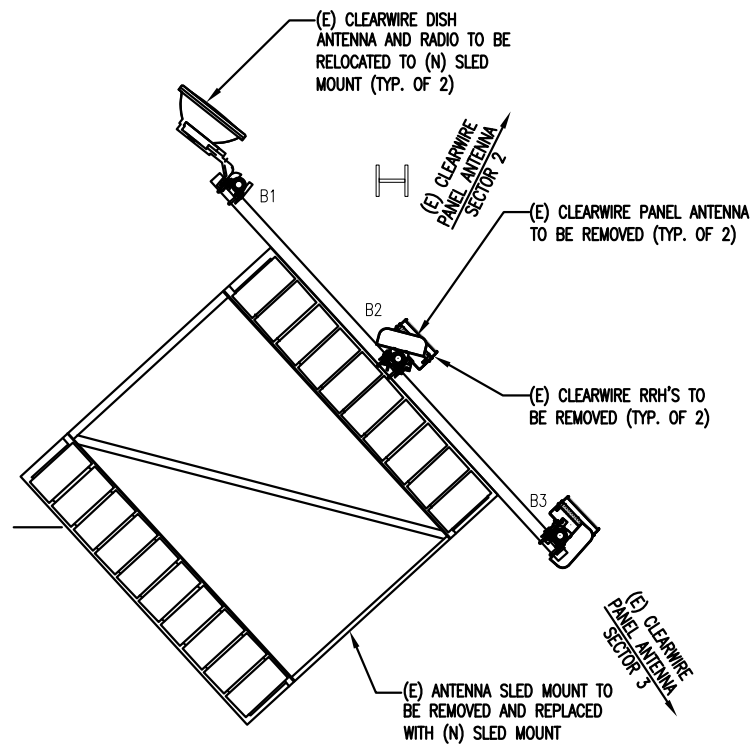
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FOR BC INTERNAL USE ONLY: 04-11-19 NPATL 11:07:47 Y:\Drawings - 2018\Sprint\Willin\DC DD Macro 2018\DC52XC007\CD'S - REV 3 - 2019-04-05\A3A.dwg

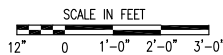


KEY PLAN

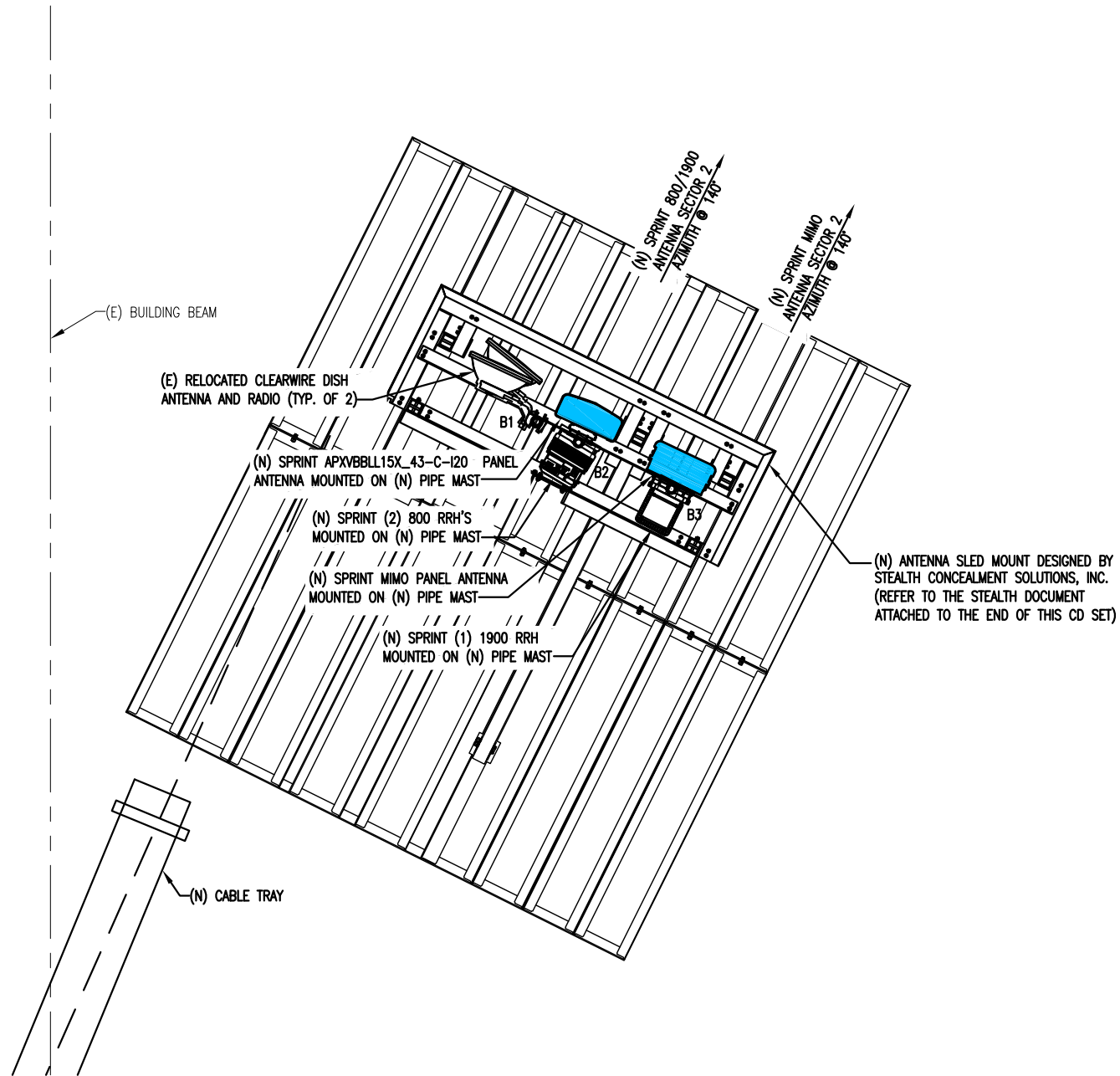


EXISTING ANTENNA PLAN
(BETA & GAMMA SECTORS)

SCALE: 1/2"=1' (24x36)
1/4"=1' (11x17)



TRUE NORTH



PROPOSED ANTENNA PLAN (BETA SECTOR) (FINAL)

SCALE: 1/2"=1' (24x36)
1/4"=1' (11x17)



TRUE NORTH

PLANS PREPARED FOR:



PLANS PREPARED BY:

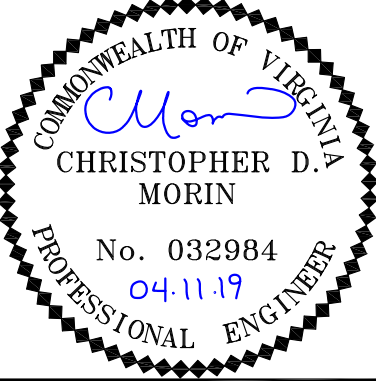


5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

MLA PARTNER:



ENGINEERING LICENSE:



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PRELIMINARY CD'S	10/19/18	ME	C
FINAL CD'S	10/30/18	RD	0
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NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

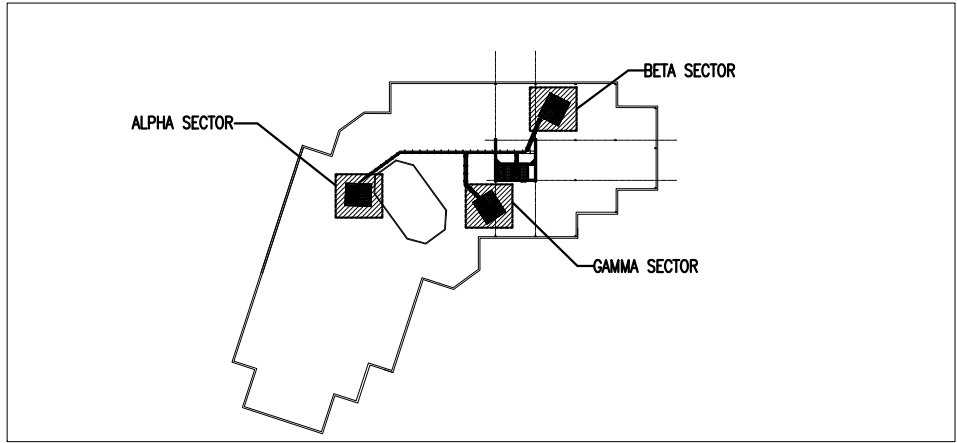
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ANTENNA PLAN PHASES

SHEET NUMBER:

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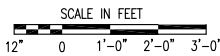
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FOR BC INTERNAL USE ONLY: 04-11-19 NPATL 11:06:52



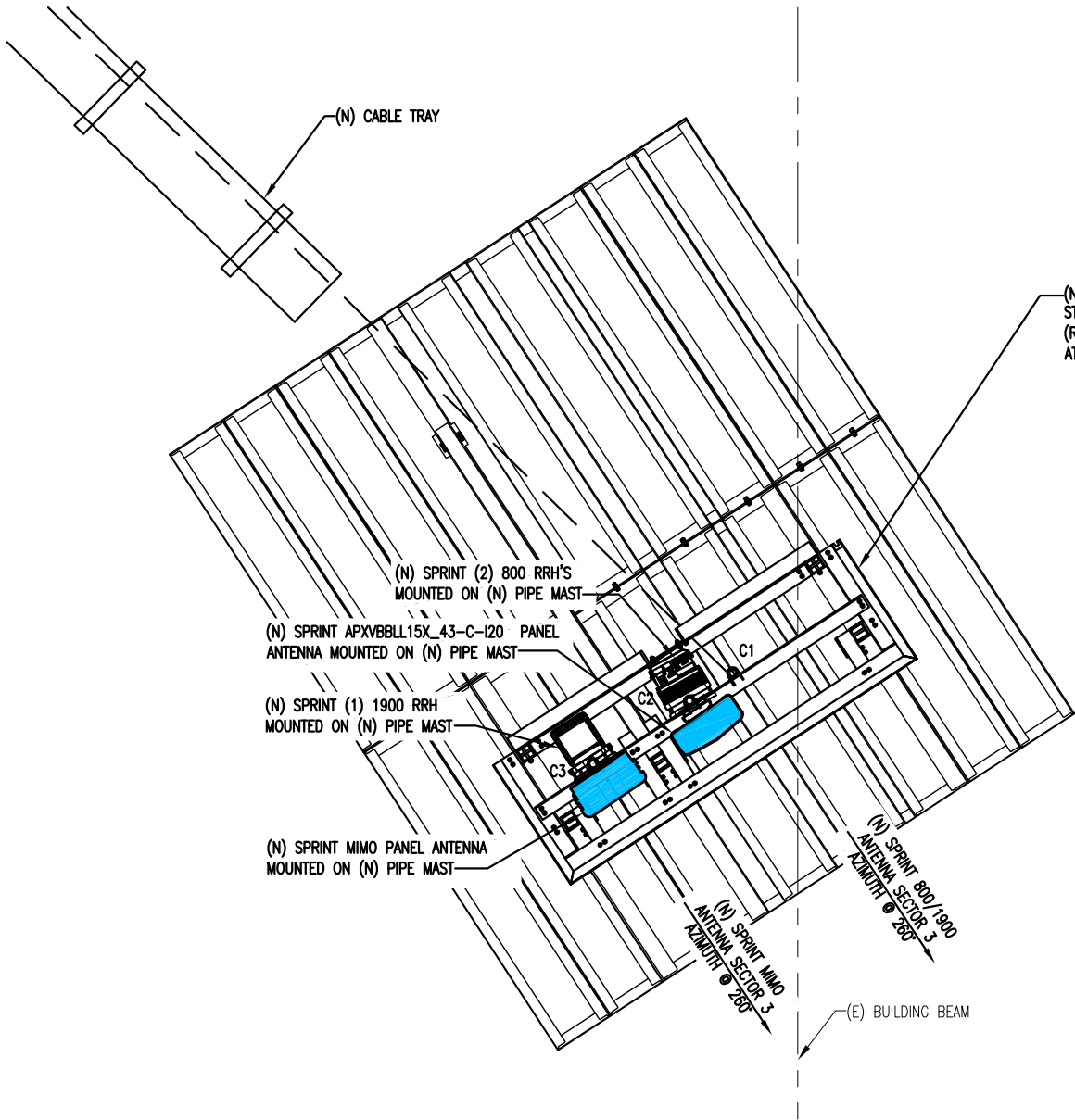
KEY PLAN

PROPOSED ANTENNA PLAN (GAMMA SECTOR) (FINAL)

SCALE: 1/2"=1' (24x36)
1/4"=1' (11x17)



1
A-3B



ANTENNA SCHEDULE

	ANTENNA POSITION	STATUS	CARRIER	MANUFACTURER	ANTENNA MODEL #	TECHNOLOGY	AZIMUTH	RAD CENTER	RRH	CABLES	CABLE LENGTH	FIBER JUMPER LENGTH	RF JUMPER LENGTH
ALPHA	A2	PROPOSED	SPRINT	RFS	APXVBLL15X_43-C-I20	LTE	25°	45'	(N) (2) RRH-2X50-800 (N) (1) RRH-4X45-1900	(N) (1) 1.66" HYBRIFLEX CABLE	185'	10'	6'
	A3	PROPOSED	SPRINT	NOKIA	MAA-AAHC	LTE	25°	45'	-		185'	10'	6'
BETA	B2	PROPOSED	SPRINT	RFS	APXVBLL15X_43-C-I20	LTE	140°	45'	(N) (2) RRH-2X50-800 (N) (1) RRH-4X45-1900	(N) (1) 1.66" HYBRIFLEX CABLE	84'	10'	6'
	B3	PROPOSED	SPRINT	NOKIA	MAA-AAHC	LTE	140°	45'	-		84'	10'	6'
GAMMA	C2	PROPOSED	SPRINT	RFS	APXVBLL15X_43-C-I20	LTE	260°	45'	(N) (2) RRH-2X50-800 (N) (1) RRH-4X45-1900	(N) (1) 1.66" HYBRIFLEX CABLE	132'	10'	6'
	C3	PROPOSED	SPRINT	NOKIA	MAA-AAHC	LTE	260°	45'	-		132'	10'	6'

NOTE:
(E) M/W DISH ANTENNAS NOT SHOWN FOR CLARITY

ANTENNA SCHEDULE

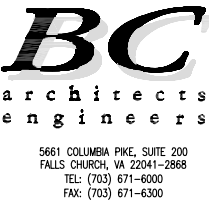
SCALE: N.T.S.

2
A-3B

PLANS PREPARED FOR:



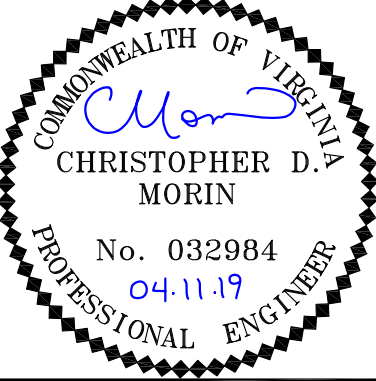
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MLA PARTNER:



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REVISIONS:

DESCRIPTION	DATE	BY	REV
PRELIMINARY CD'S	10/11/18	MM	B
PRELIMINARY CD'S	10/19/18	ME	C
FINAL CD'S	10/30/18	RD	0
LL & JX COMMENTS	02/06/19	MM	1
BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

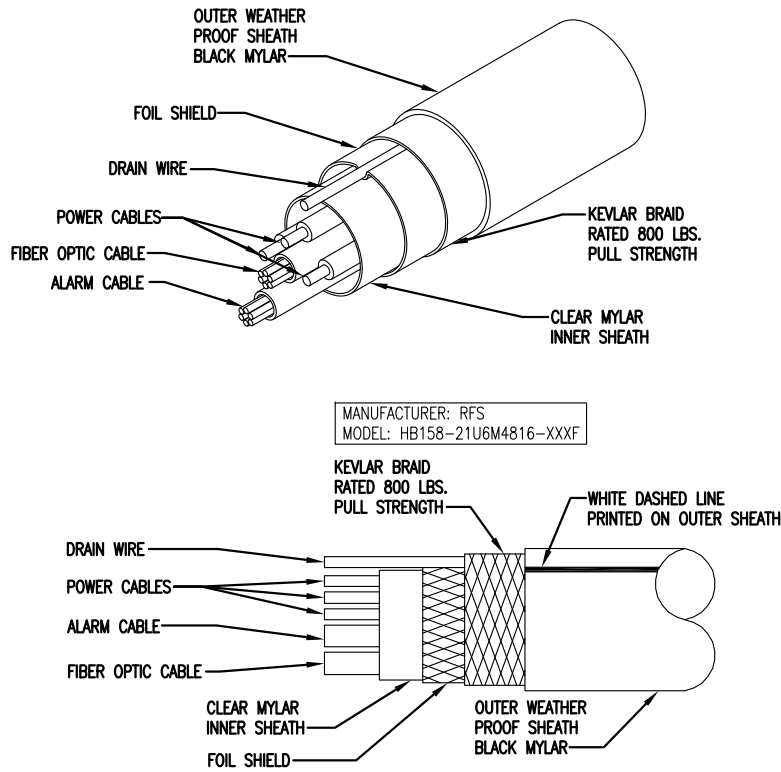
SHEET DESCRIPTION:

ANTENNA PLAN PHASES
& ANTENNA SCHEDULE

SHEET NUMBER:

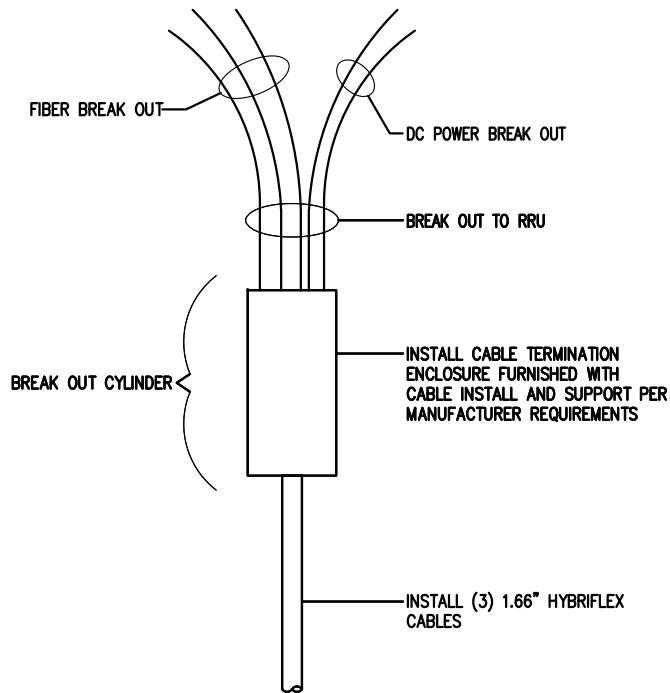
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FOR BC INTERNAL USE ONLY: 02-05-19 SIRA.J SALI 1910918 Y:/Drawings - 2018/Sprint/Willin/ DC DD Macro 2018/DC52XC007/CD'S - REV 1 - 2019-01-22/A4.dwg

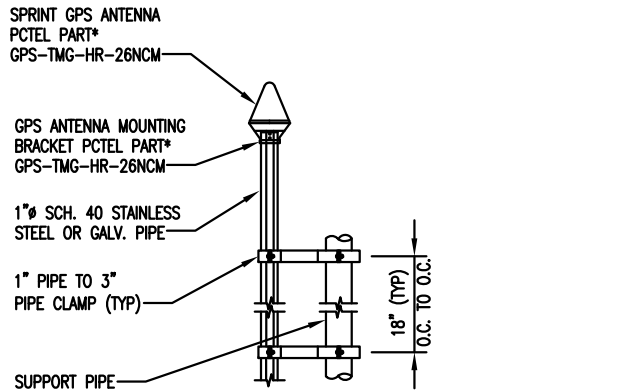


- 3.6 WEATHERPROOFING CONNECTORS AND GROUND KITS:**
- A. ALL CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED USING BUTYL RUBBER WEATHERPROOFING AND TAPE. THIS INSTALLATION MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION OR AS SHOWN ON THE CONSTRUCTION DRAWINGS (WHICHEVER IS GREATER). IF NO DIRECTION IS PROVIDED, WEATHERPROOFING MUST BE DONE PER THE FOLLOWING INSTRUCTIONS.
1. THE COAXIAL CABLE CONNECTION OR GROUND KIT CAN BE ENCOMPASSED INTO COLD SHRINK AND COMPLETELY WRAPPED WITH 2 INCH WIDE ELECTRICAL TAPE OVERLAPPING EACH ROW BY APPROXIMATELY 1/2" AND EXTENDING PAST THE CONNECTION BY TWO INCHES AS DISCUSSED BELOW; OR
 2. THE COAXIAL CABLE CONNECTION OR GROUND KIT CAN BE WRAPPED WITH LAYERS OF ELECTRICAL/BUTYL RUBBER/ELECTRICAL TAPE AS DISCUSSED BELOW; OR
 3. THE COAXIAL CABLE CONNECTION OR GROUND KIT CAN BE WRAPPED WITH TWO LAYERS OF 1.5 INCH WIDE SELF-AMALGAMATING TAPE COVERED WITH TWO LAYERS OF ELECTRICAL TAPE AS DISCUSSED BELOW.

HYBRIFLEX CABLE DETAIL 1 A-4
SCALE: N.T.S.



HYBRID BREAKOUT DETAIL 4 A-4
SCALE: N.T.S.

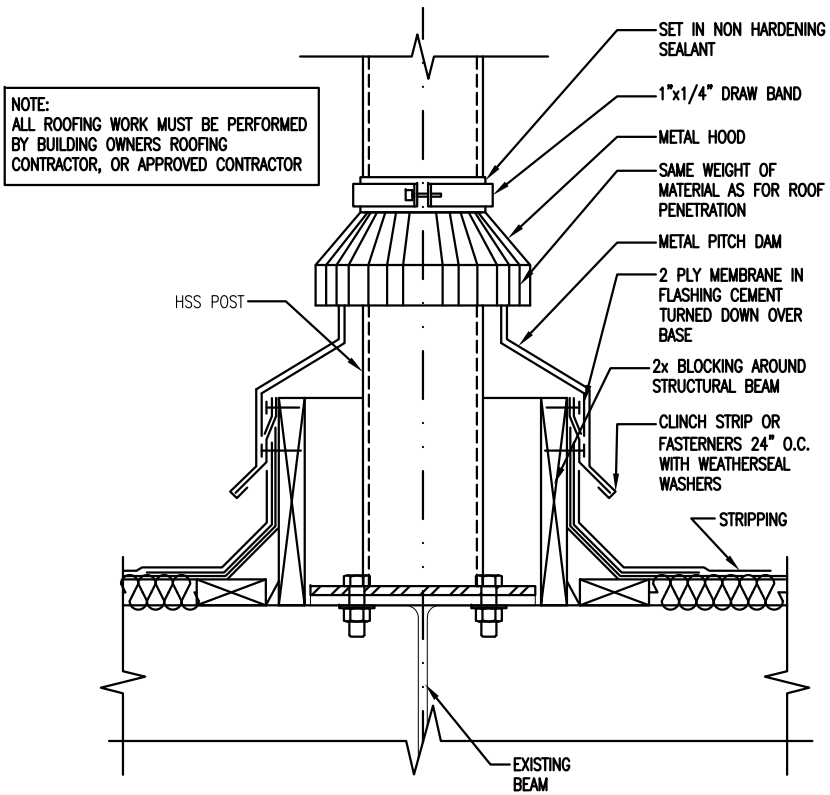


- NOTES:**
1. THE ELEVATION AND LOCATION OF THE GPS ANTENNA SHALL BE IN ACCORDANCE WITH THE FINAL RF REPORT.
 2. THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1-1/16" DIAMETER, SCH. 40, GALV. STEEL, OR STAINLESS STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MIN. OF 18 INCHES*) USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE DEBARRED AND SMOOTHED IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNA MOUNT.
 3. IT IS CRITICAL THAT THE GPS ANTENNA IS MOUNTED SUCH THAT IT IS WITHIN 2 DEGREES OF VERTICAL AND THE BASE OF THE ANTENNA IS WITHIN 2 DEGREES OF LEVEL.
 4. DO NOT SWEEP TEST GPS ANTENNA.

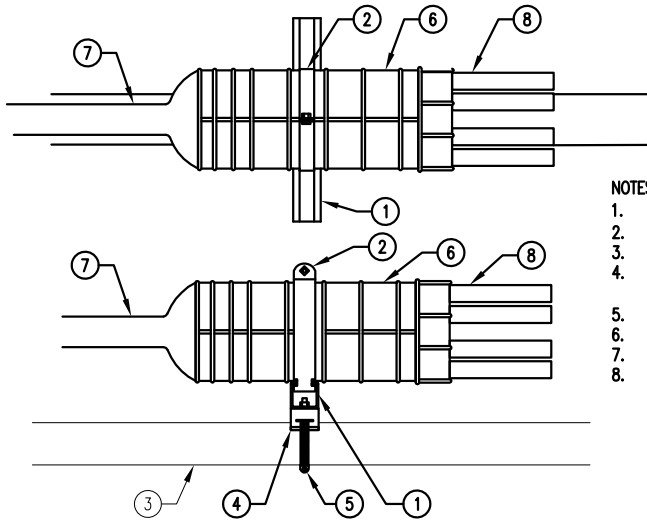
MANUFACTURER	MODEL	FREQUENCY	WEIGHT	DIMENSIONS
PCTEL	GPS-TMG-HR-26NCM	1575.45 ± 10 MHZ	0.3 LBS	5" H X 3.2" D

GAIN	POLARIZATION	OPERATING DC VOLTAGE	RADOME COLOR
3.5 dBic	RH CIRCULAR	3.3- 12.0 V	WHITE

GPS ANTENNA 2 A-4
SCALE: N.T.S.



TYP. FLASHING DETAIL 3 A-4
SCALE: N.T.S.



- NOTES:**
1. 1-5/8"x1-5/8" UNISTRUT (6" LONG)
 2. 4" PIPE HANGER
 3. EXISTING SUPPORT PIPE
 4. NEW STANDOFF BRACKET ANDREW PART NO. 30848-4. CONTRACTOR TO SUPPLY 3/8" CONNECTION HARDWARE
 5. NEW ROUND MEMBER ADAPTER SIZED FOR PIPE SUPPORT
 6. NEW CABLE BREAKOUT UNIT
 7. NEW HYBRIFLEX CABLE
 8. NEW FIBER CABLES FROM BREAKOUT

HYBRID BREAKOUT DETAIL 5 A-4
SCALE: N.T.S.

PLANS PREPARED FOR:

Sprint

6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY:

BC
architects
engineers

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

MLA PARTNER:

WILLIN
Consultants Inc.

906 N MAIN ST. NW
CONYERS, GA 30094

ENGINEERING LICENSE:

COMMONWEALTH OF VIRGINIA

Christopher D. Morin

CHRISTOPHER D. MORIN

No. 032984

04.11.19

PROFESSIONAL ENGINEER

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**505 HUNTMAR PARK DR
HERNDON, VA 20170**

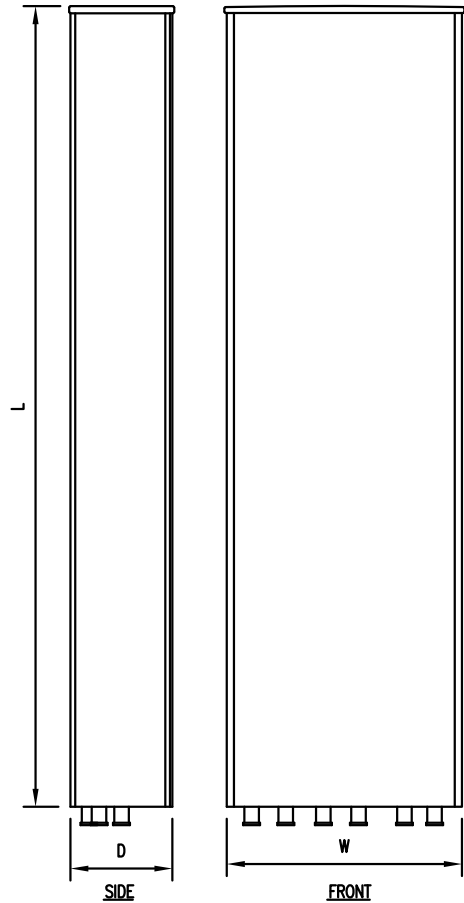
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DETAILS

SHEET NUMBER:

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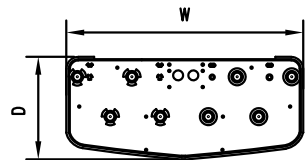
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FOR BC INTERNAL USE ONLY: 10-02-18 RBDKH 15:56:19



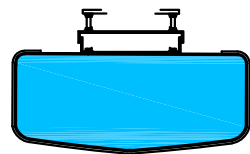
MANUFACTURER	MODEL	FREQUENCIES, MHZ	
RFS	APXVBLL15X_43-C-120	694-960	1695-2690

POLARIZATION	L, IN	W, IN	D, IN	WEIGHT, LB
DUAL	66.7	19.6	8.5	75

GAIN dBi	MAX POWER INPUT PER PORT
19.3	300



BOTTOM



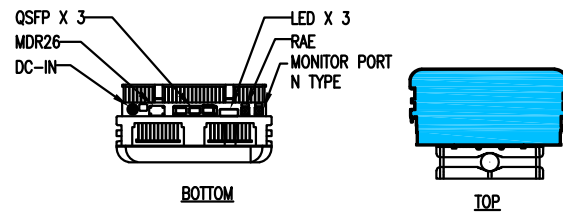
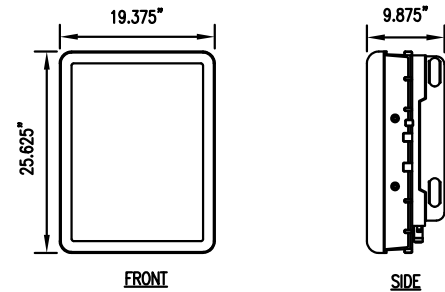
TOP

800/1900 ANTENNA SPECS
SCALE: N.T.S.

1
A-4A

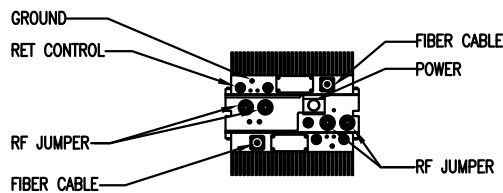
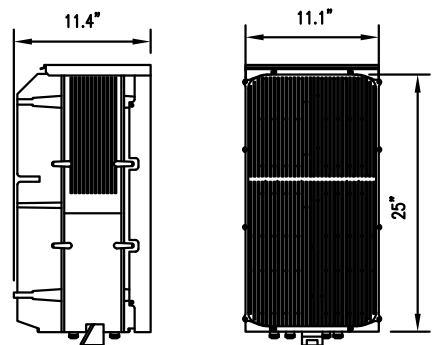
TD LTE 2.5G MIMO ADAPTIVE ANTENNA (MAA) - AAHC

DESCRIPTION	2.5G MAA - AAHC(64T64R)
OPERATING BAND	2496 - 2690 MHz (Band 41)
NUMBER OF CHANNELS	64
ANTENNA	DUAL POLARIZED 128 ANTENNA ELEMENTS
OCCUPIED BANDWIDTH OBW	60MHZ (LTE 3X20MHZ, HW CAPABLE TO NR BY SW UPGRADE)
OUTPUT POWER	1.875W PER ANTENNA
VOLUME (L)	80L
(HEIGHT X WIDTH X DEPTH)	(H651MM X W501MM X D245MM)
WEIGHT (KG)	47
MOUNTING	WALL OR POLE
OPTICAL PORTS	3X40G QSFP
MAX POWER CONSUMPTION	1400W AT 75% DUTY CYCLE
OPERATIONAL TEMPERATURE	-40°C TO 131°F (-40°C TO 55°C)
SUPPLY VOLTAGE / VOLTAGE RANGE	-48V DC VOLTAGE (-40.5V~-57V)
INGRESS PROTECTION CLASS	IP65 (OUTDOOR RATED)



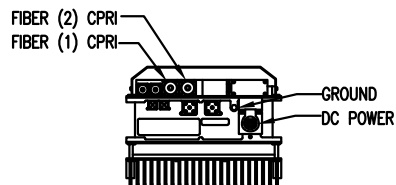
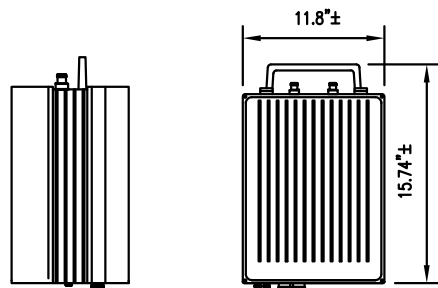
mMIMO (MAA-AAHC) ANTENNA SPECS
SCALE: N.T.S.

2
A-4A



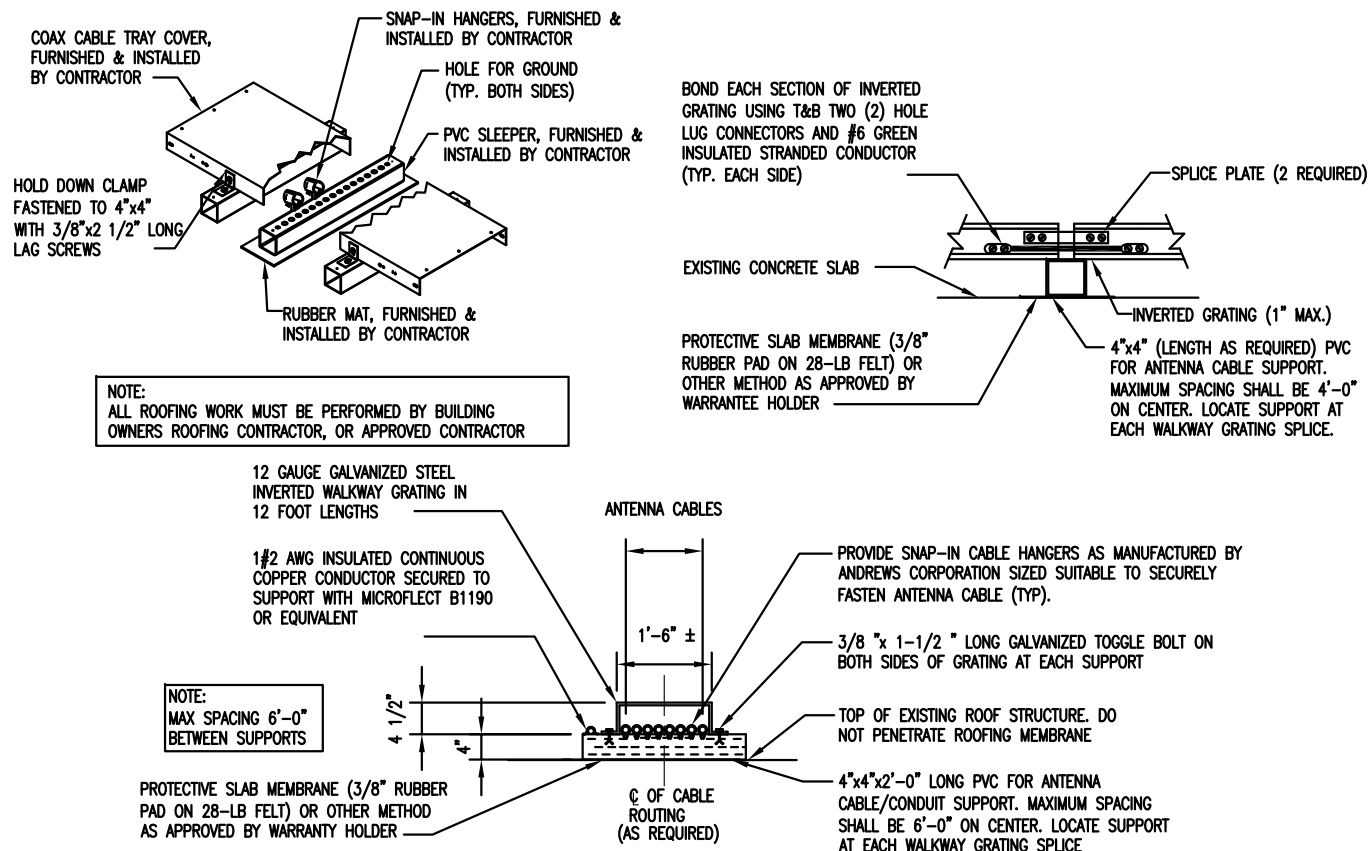
1900 RRH
SCALE: N.T.S.

3
A-4A



800 RRH
SCALE: N.T.S.

4
A-4A



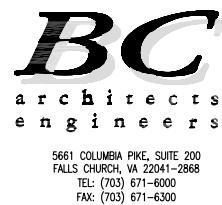
CABLE TRAY DETAIL
SCALE: N.T.S.

5
A-4A

PLANS PREPARED FOR:



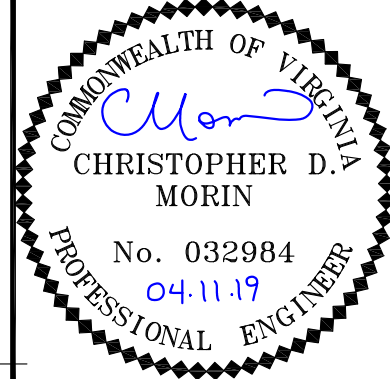
PLANS PREPARED BY:



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	PRELIMINARY CD'S	10/19/18	ME	C
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	LL & JX COMMENTS	02/06/19	MM	1
	BOARD COMMENTS	03/27/19	ME	2
	NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

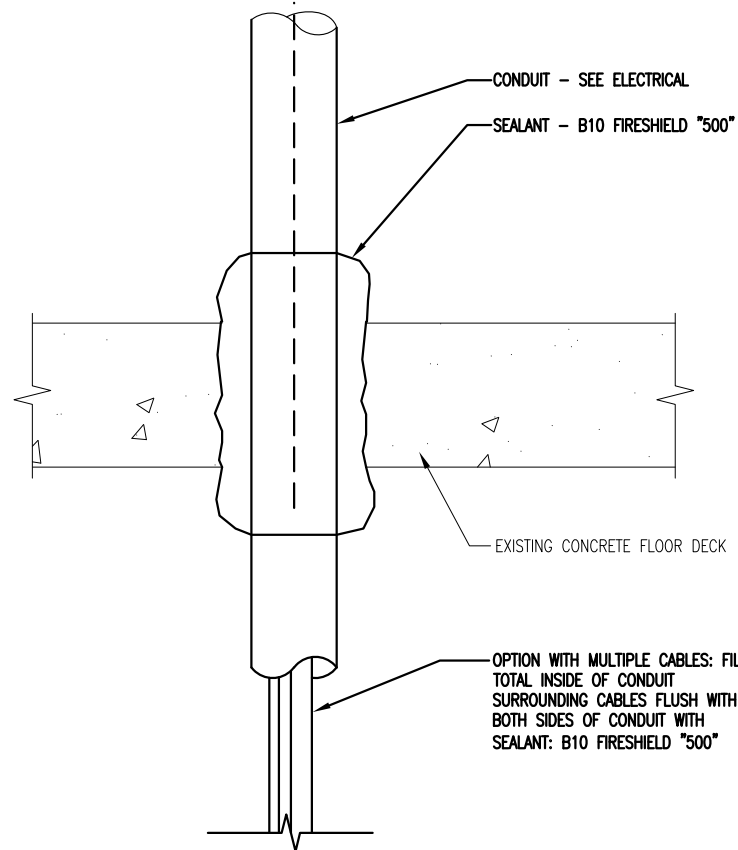
505 HUNTMAR PARK DR
HERNDON, VA 20170

SHEET DESCRIPTION:

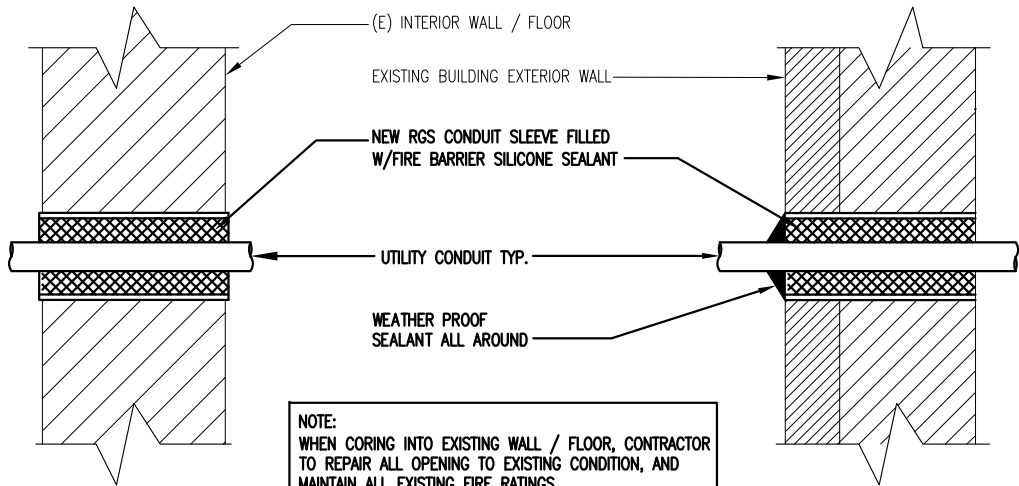
DETAILS

SHEET NUMBER:

A-4A



TYP. FLOOR PENETRATION DETAIL 1
SCALE: N.T.S. A-4B



TYPICAL WALL PENETRATION DETAIL 2
SCALE: N.T.S. A-4B

PLANS PREPARED FOR:



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6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY:



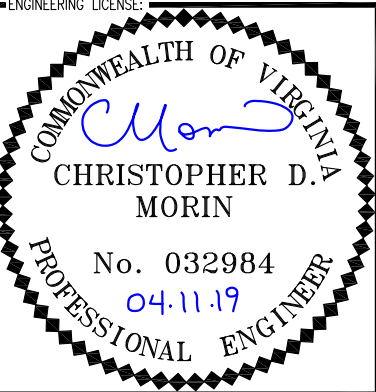
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architects
engineers
5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

MLA PARTNER:



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Consultants Inc.
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BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

**505 HUNTMAR PARK DR
HERNDON, VA 20170**

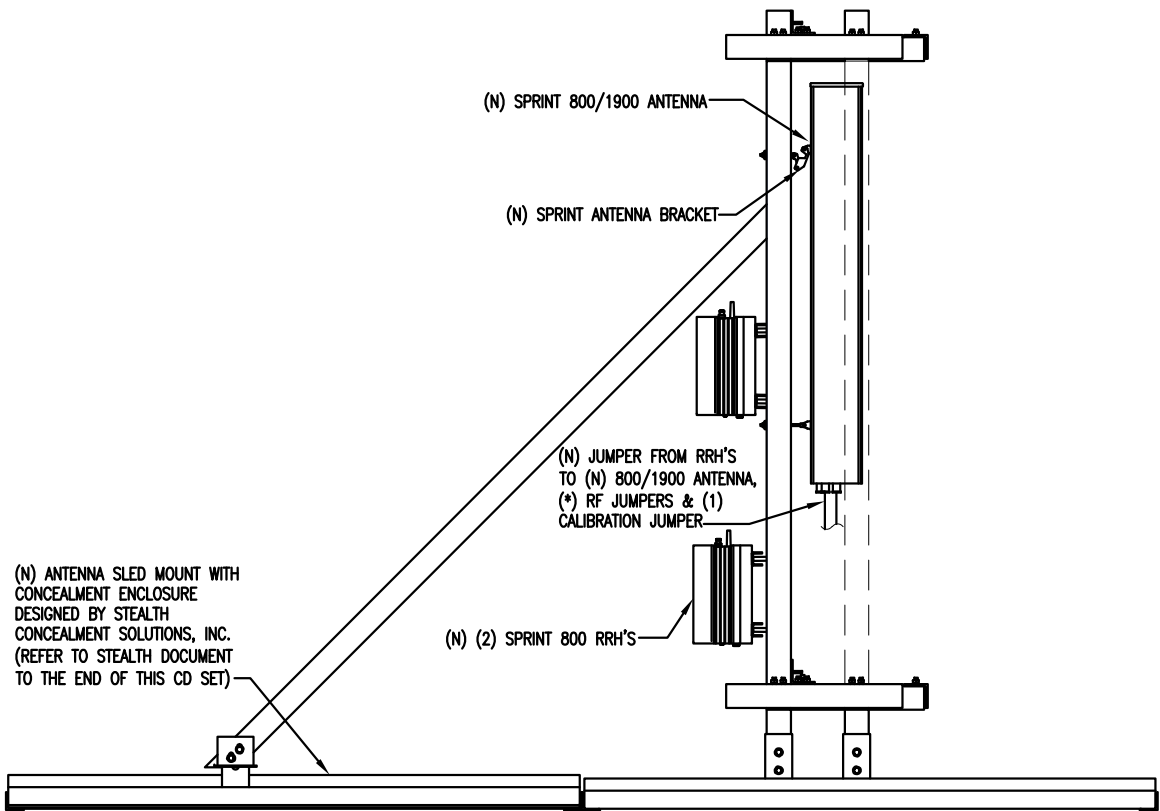
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DETAILS

SHEET NUMBER:

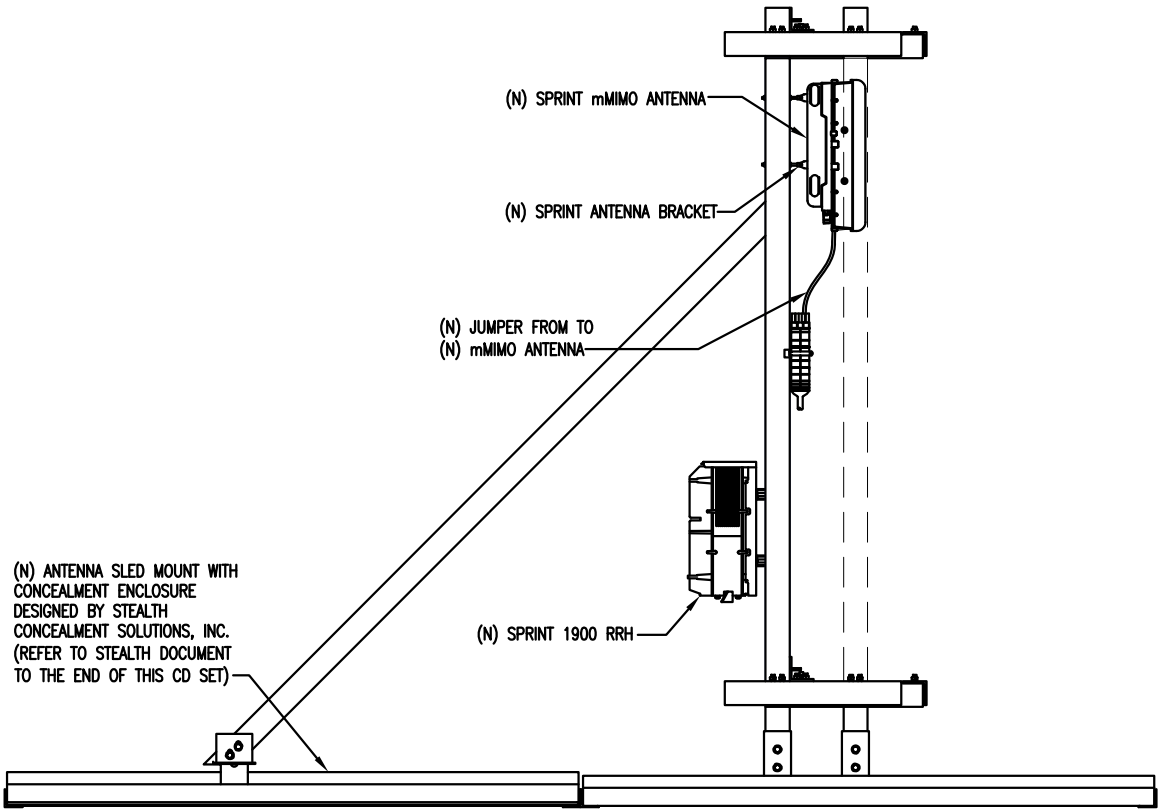
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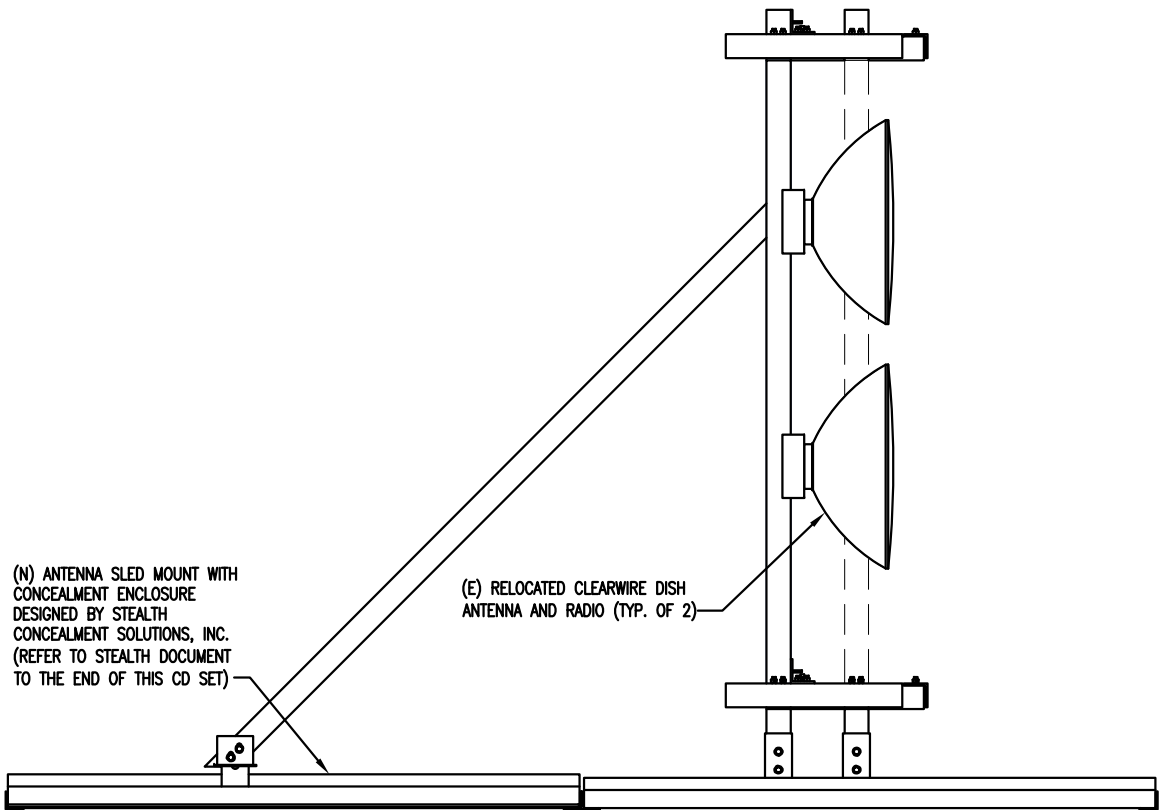
800/1900 ANTENNA & 800 RRH'S DETAILS
SCALE: N.T.S.

1
A-5



mMIMO ANTENNA & 1900 RRH MOUNTING DETAIL
SCALE: N.T.S.

2
A-5



CLEARWIRE DISH ANTENNA WITH RADIO MOUNTING DETAIL
(ALPHA & BETA SECTORS)
SCALE: N.T.S.

3
A-5

PLANS PREPARED FOR:



PLANS PREPARED BY:

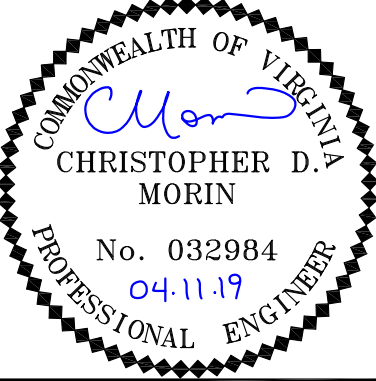


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BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

SHEET DESCRIPTION:

ANTENNAS & RRH'S
MOUNTING DETAILS

SHEET NUMBER:

A-5

FOR BC INTERNAL USE ONLY: 09-28-18 RROKH 14:50:58 Y:/Drawings - 2018/Sprint/Willin/_DC DO Macro 2018/DC52XC124/CD'S - REV A/A6.dwg

Frequency/Radio	Indicator	ID
800 #1	Yellow	Green
800 #2	Yellow	Orange
1900 #1	Yellow	Red
1900 #2	Yellow	Brown
1900 #3	Yellow	Blue
2500 #1	Yellow	White
2500 #2	Yellow	Purple
2500 #3	Yellow	Gray

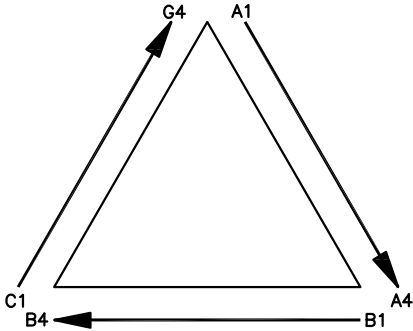
NOTE*: ALL COLOR CODE TAPE SHALL BE 3M-35 AND SHALL BE INSTALLED USING A MINIMUM OF (3) WRAPS OF TAPE.
NOTE*: ALL COLOR BANDS INSTALLED AT THE TOWER TOP SHALL BE A MINIMUM OF 3" WIDE AND SHALL HAVE A MINIMUM OF 3/4" SPACING BETWEEN EACH COLOR.
NOTE*: ALL COLOR BANDS INSTALLED AT OR NEAR THE GROUND MAY BE ONLY 3/4" WIDE. EACH TOP-JUMPER SHALL BE COLOR CODED WITH (1) SET 3" WIDE BANDS.
NOTE*: EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH 3/4" COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
NOTE*: ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" BANDS ON EACH END OF THE BOTTOM JUMPER.
NOTE*: ALL COLOR CODES SHALL BE INSTALLED SO AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE-TO-SIDE.
NOTE*: EACH COLOR BAND SHALL HAVE A MINIMUM OF (3) WRAPS AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
NOTE*: X-POLE ANTENNAS SHOULD USE "XX-1" FOR THE "+45" PORT, "XX-2" FOR THE "-45" PORT.
NOTE*: COLOR BAND #4 REFERS TO THE FREQUENCY BAND: ORANGE=850, VIOLET=1900. USED ON JUMPERS ONLY.
NOTE*: RF FEEDLINE SHALL BE IDENTIFIED WITH A METAL TAG (STAINLESS OR BRASS) AND STAMPED WITH THE SECTOR, ANTENNA POSITION, AND CABLE NUMBER.
NOTE*: ANTENNAS MUST BE IDENTIFIED, USING THE SECTOR LETTER AND ANTENNA NUMBER, WITHA BLACK MARKER PRIOR TO INSTALLATION.

CABLE MARKING TAGS:
TO PROVIDE ADDITIONAL IDENTIFICATION RF CABLES SHALL BE IDENTIFIED WITH A METAL TAG MADE OF STAINLESS STEEL OR BRASS AND STAMPED WITH THE SECTOR, ANTENNA POSITION, AND CABLE NUMBER. THE ID MARKING LOCATIONS SHOULD BE AS PER "CABLE MARKING LOCATIONS TABLE". THE TAG SHOULD BE ATTACHED WITH CORROSIVE PROOF WIRE OR WAX STRING AROUND THE CABLE. THE TAG SHOULD BE LABELED AS SHOWN IN FIGURE 2.

FIGURE 2: TAG DETAIL EXAMPLE



CABLE MARKING COLOR CONVENTION TABLE		
TAPE	TAG	LOCATIONS
X		EACH TOP-JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
X		EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" SIDE BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
	X	MARKING TAGS SHALL BE ATTACHED AT CABLE ENTRY PORT ON THE INTERIOR OF THE SHELTER.
X		ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF BOTTOM JUMPER.



PLANS PREPARED FOR:

Sprint

6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY:

BC

architects
engineers

5661 COLUMBIA PIKE, SUITE 200
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MLA PARTNER:

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Consultants Inc.

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CONYERS, GA 30094

ENGINEERING LICENSE:

COMMONWEALTH OF VIRGINIA

CHRISTOPHER D. MORIN

No. 032984

04.11.19

PROFESSIONAL ENGINEER

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LL & JX COMMENTS	02/06/19	MM	1
BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

SHEET DESCRIPTION:

CABLE MARKING COLOR
CONVENTION TABLE

SHEET NUMBER:

A-6

Prepared By
Mark Elliott

Creation Date
June 4, 2018

Approved By
RAN Hardware & Antenna Teams

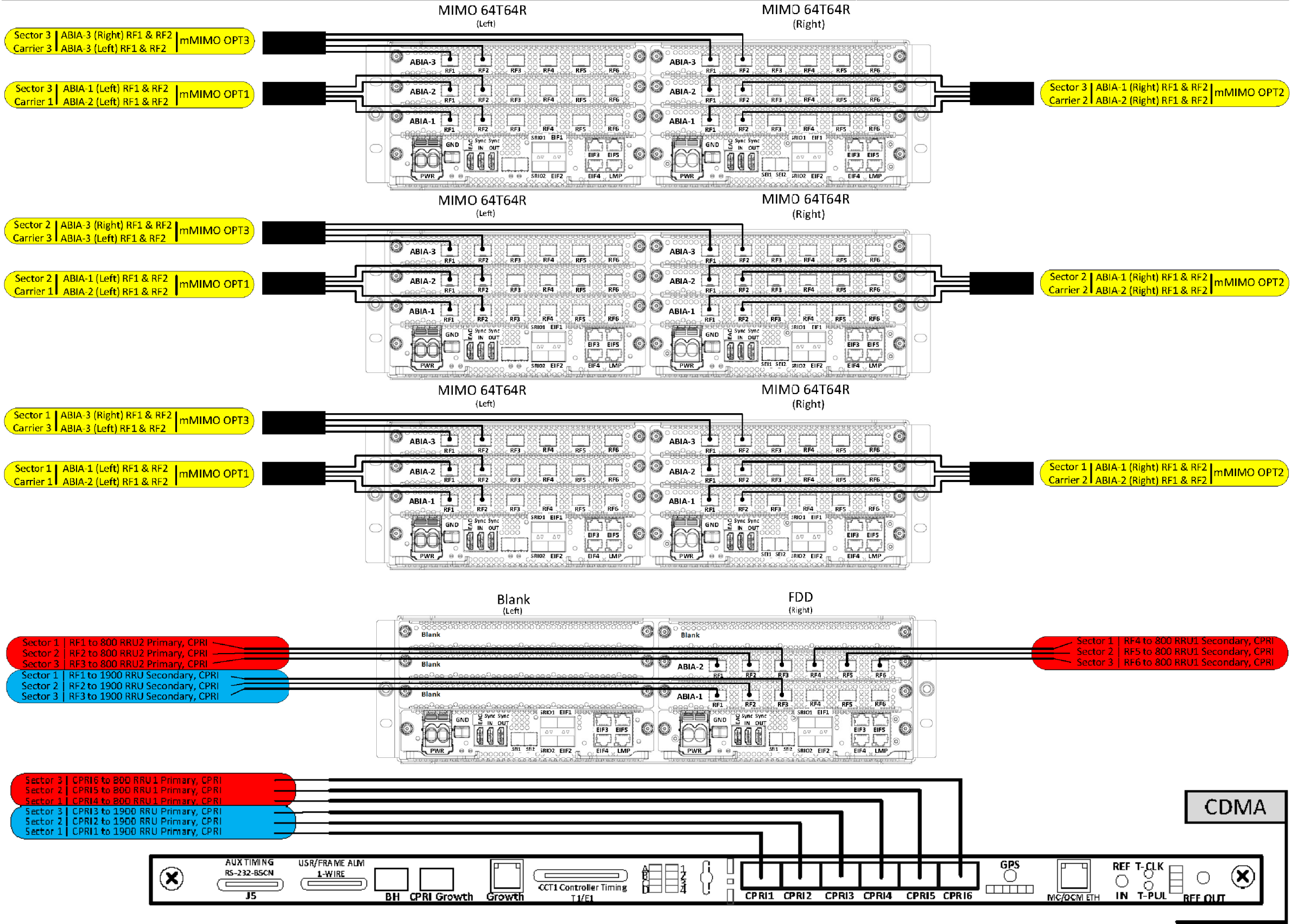
Revision Number
R-1

Approval Date
DRAFT

ALU CDMA & Nokia FDD w mMIMO Fiber Connections

(Two 800, One 1900, & One mMIMO Radio per sector)

Sprint



FIBER CONNECTION DETAIL 1
SCALE: N.T.S. A-7

PLANS PREPARED FOR:

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OVERLAND PARK, KANSAS 66251

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No. 032984

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	PRELIMINARY CD'S	10/19/18	ME	C
	FINAL CD'S	10/30/18	RD	0
	LL & JX COMMENTS	02/06/19	MM	1
	BOARD COMMENTS	03/27/19	ME	2
	NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

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HERNDON, VA 20170

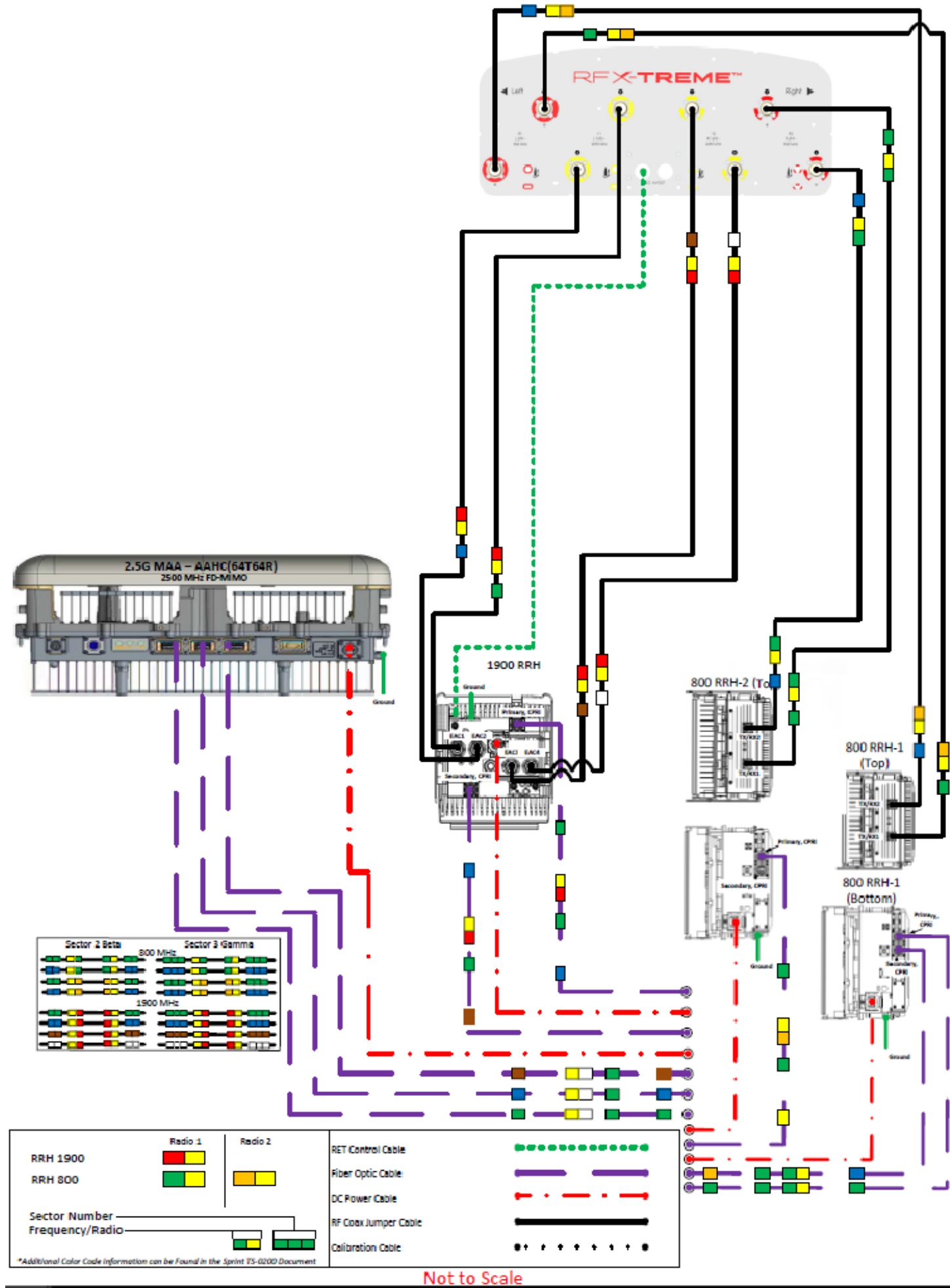
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FIBER CONNECTION
DETAILS

SHEET NUMBER:

A-7

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PLUMBING DIAGRAM
SCALE: N.T.S.

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MLA PARTNER:

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CONYERS, GA 30094

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No. 032984

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	PRELIMINARY CD'S	10/19/18	ME	C
	FINAL CD'S	10/30/18	RD	0
	LL & JX COMMENTS	02/06/19	MM	1
	BOARD COMMENTS	03/27/19	ME	2
	NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

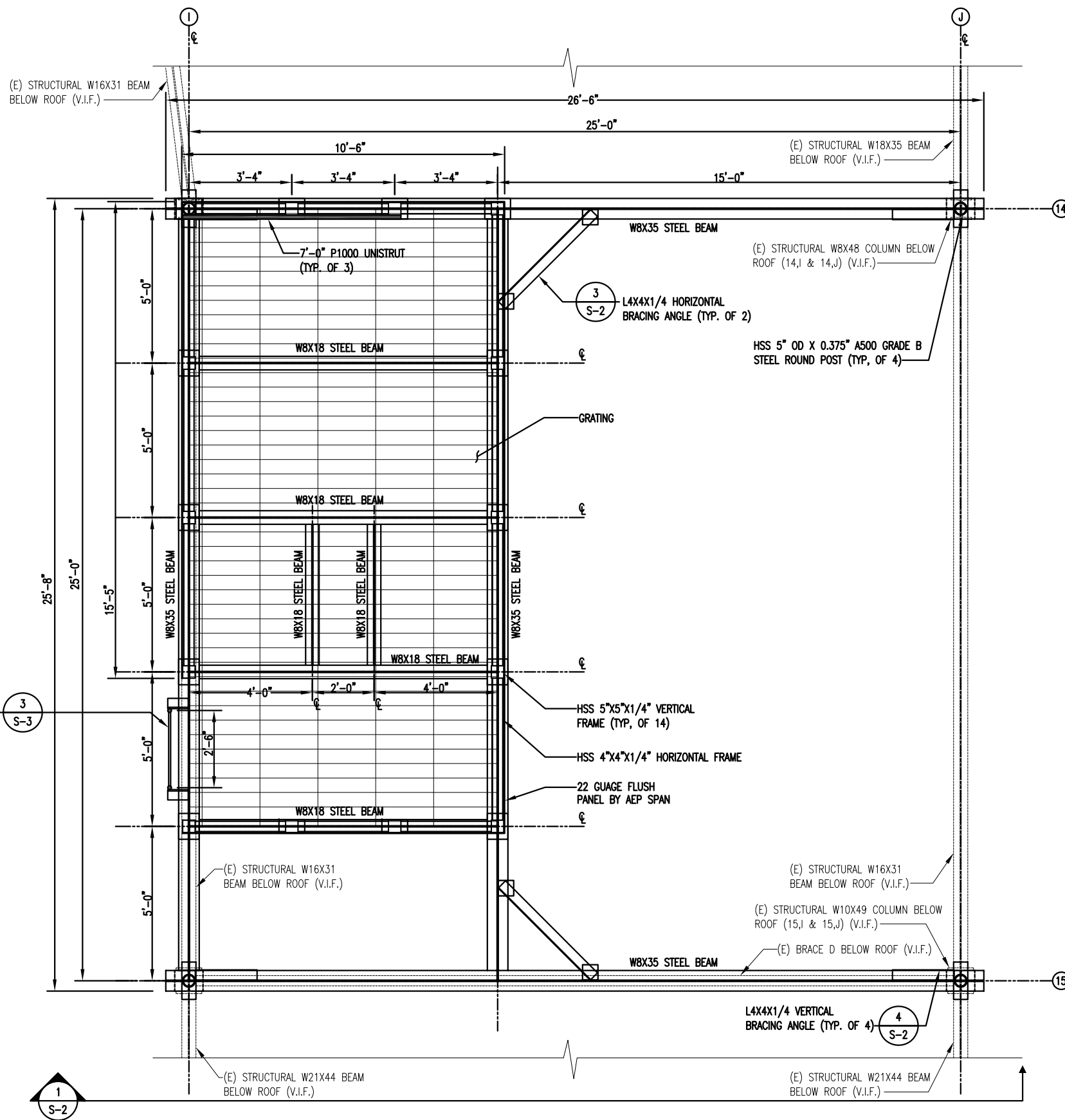
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HERNDON, VA 20170**

SHEET DESCRIPTION:

**PLUMBING
DIAGRAM**

SHEET NUMBER:

A-9



PLANS PREPARED FOR:

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OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY: ■

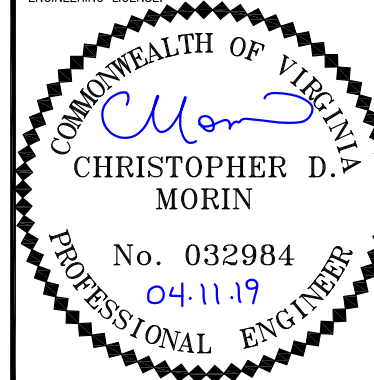
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PRELIMINARY CD'S	10/19/18	ME	
FINAL CD'S	10/30/18	RD	
LL & JX COMMENTS	02/06/19	MM	
BOARD COMMENTS	03/27/19	ME	
NEW STEALTH DESIGN	04/05/19	ME	

SITE NAME:

HUNTMAR PARK

■ SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

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SHEET DESCRIPTION:

**STRUCTURAL
FRAMING LAYOUT**

SHEET NUMBER:

S-1

SCALE IN FEET



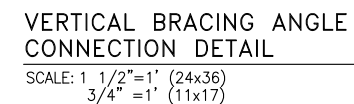
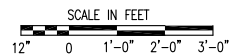
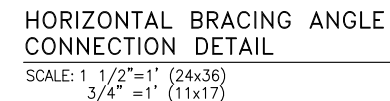
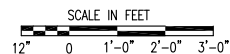
12" 0 1'-0" 2'-0" 3'-0"

STRUCTURAL FRAMING LAYOUT

SCALE: $1/2"=1'$ (24x36)
 $1/4"=1'$ (11x17)

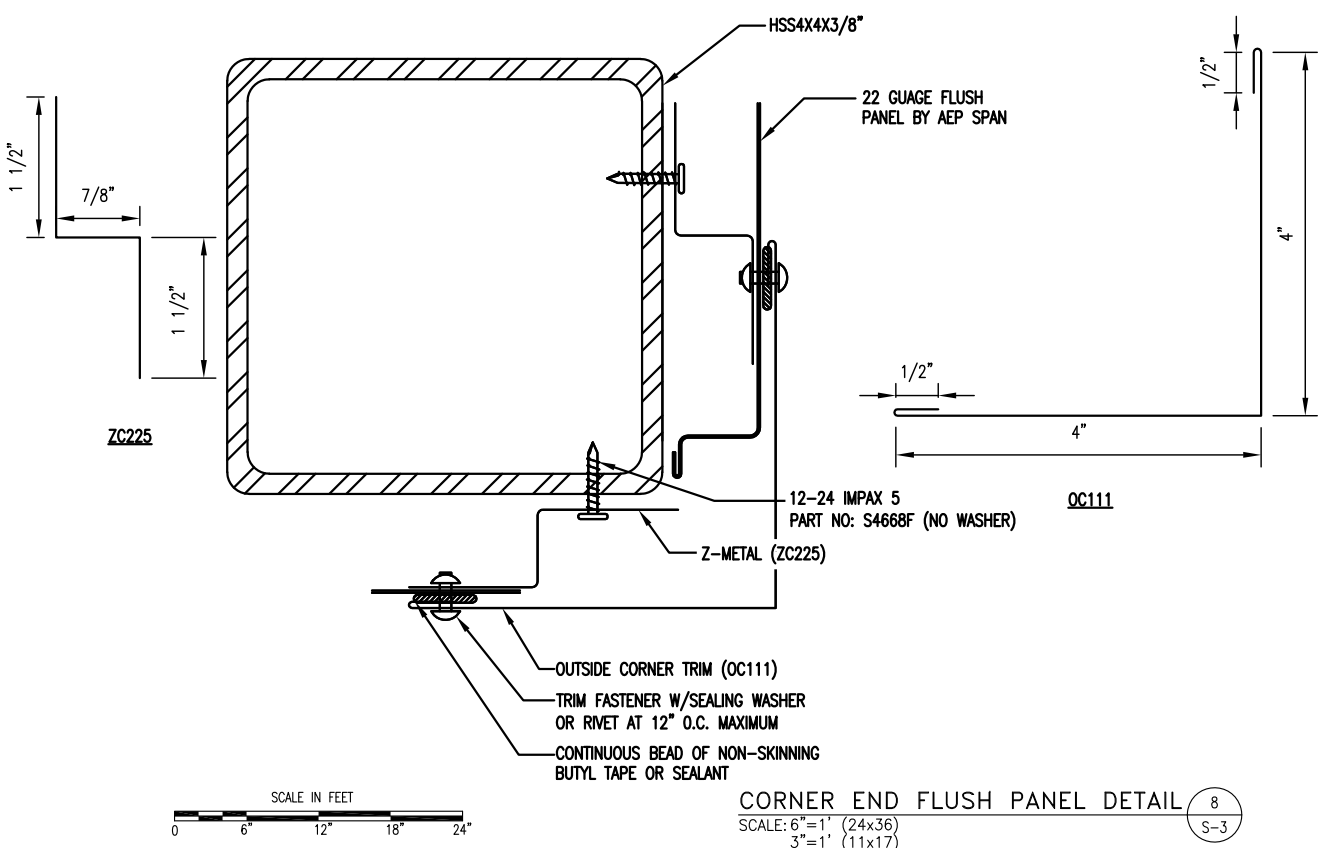
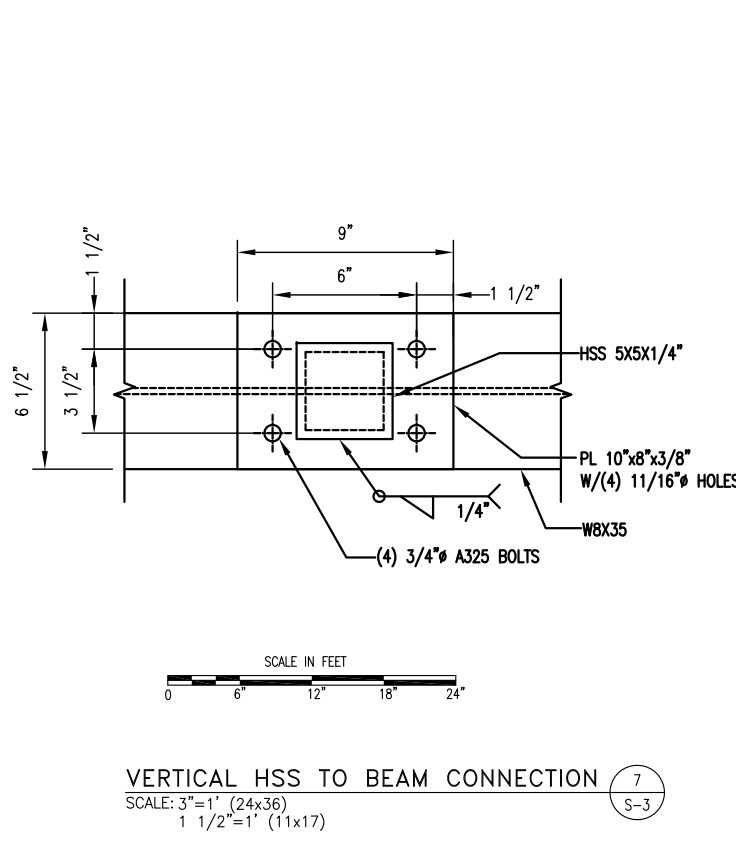
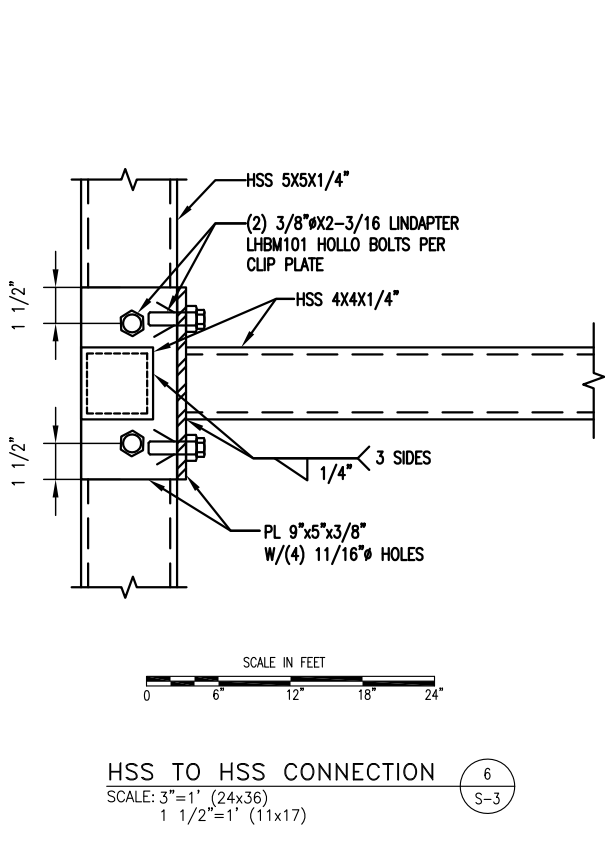
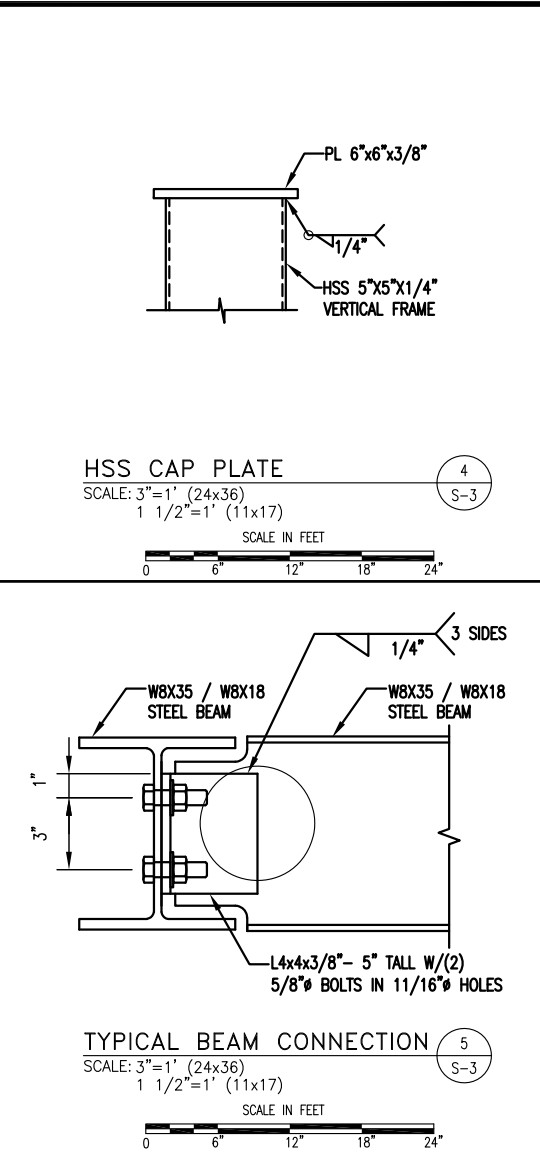
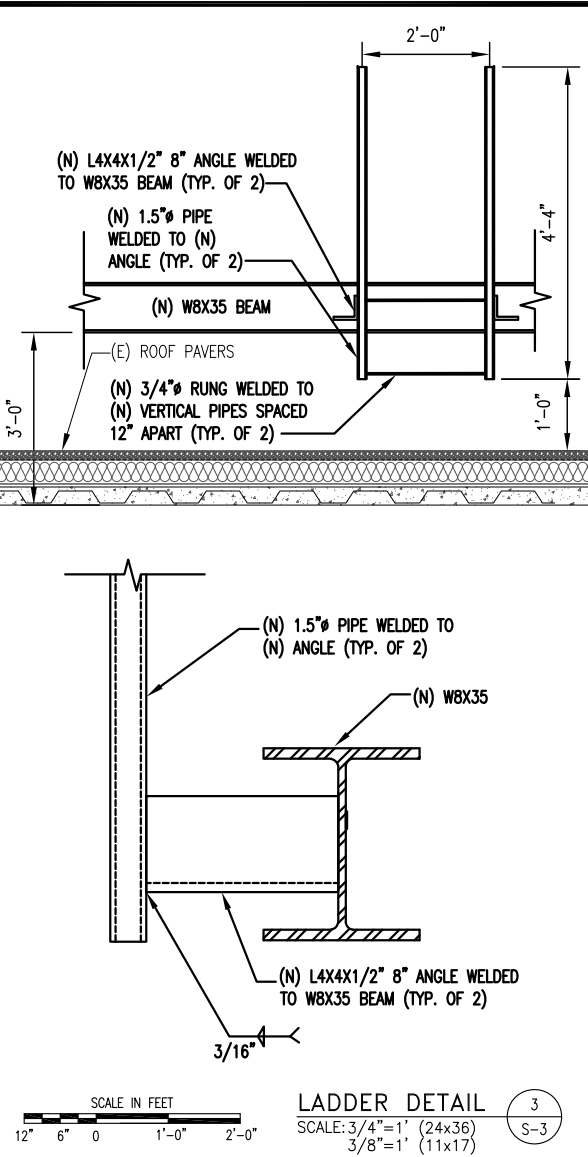
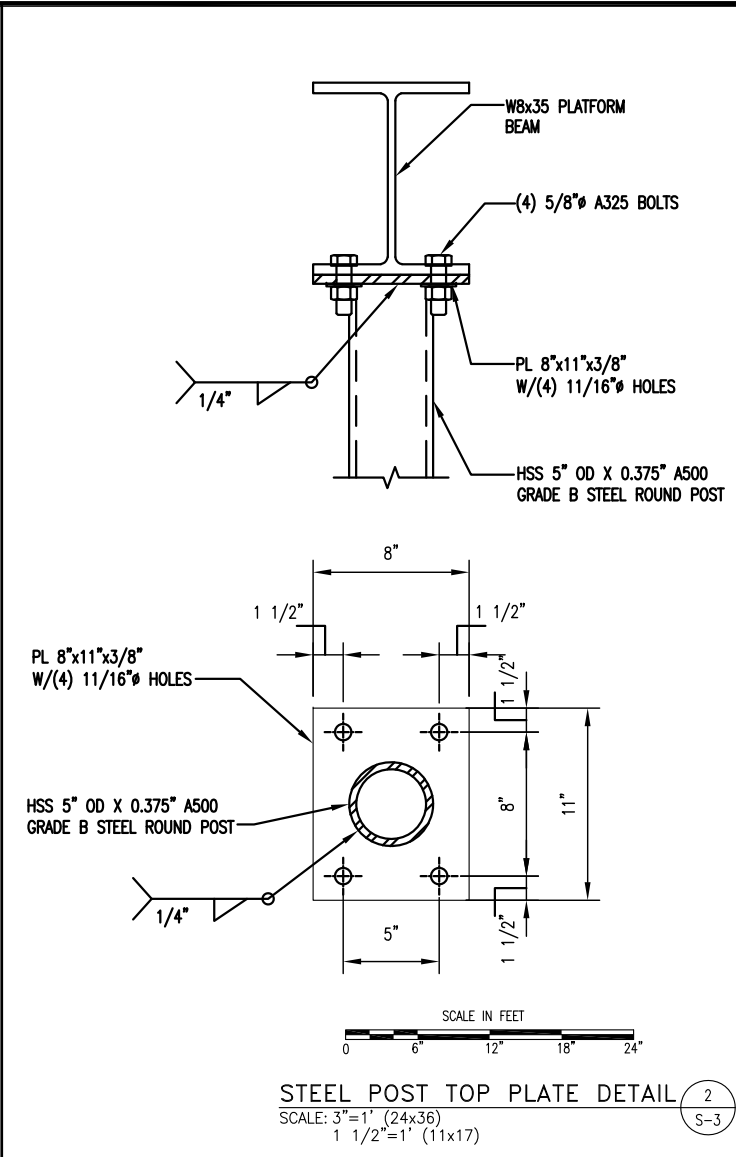
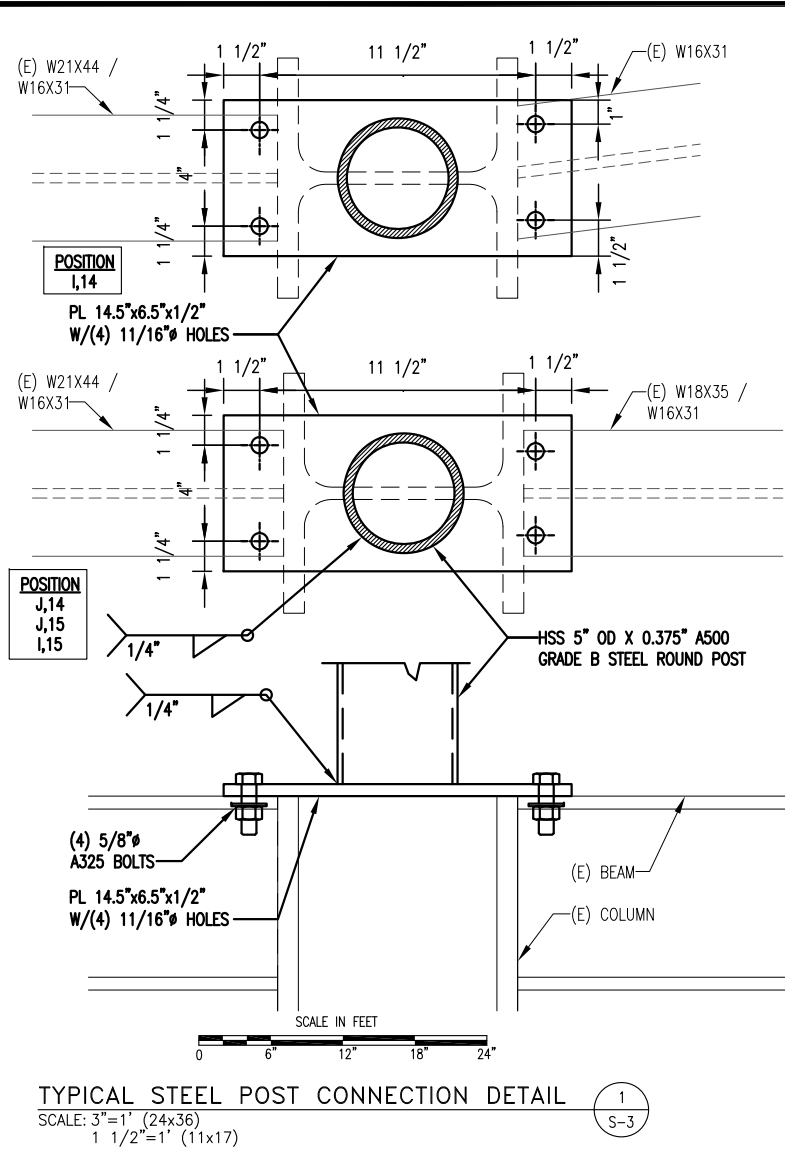
$$\begin{pmatrix} 1 \\ s-1 \end{pmatrix}$$


TRUE NORTH



S-2

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PLANS PREPARED FOR:

Sprint

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OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY:

BC
architects
engineers

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FALLS CHURCH, VA 22041-2868
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MLA PARTNER:

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Consultants Inc.

906 N MAIN ST. NW
CONYERS, GA 30094

ENGINEERING LICENSE:

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CHRISTOPHER D. MORIN
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FINAL CD'S	10/30/18	RD	0
LL & JX COMMENTS	02/06/19	MM	1
BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

**505 HUNTMAR PARK DR
HERNDON, VA 20170**

SHEET DESCRIPTION:

**STRUCTURAL
DETAILS**

SHEET NUMBER:

S-3

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STRUCTURAL SPECIFICATIONS

PLATFORM FRAMING NOTES:

1. GRATED AREA LIVE LOAD = 60 P.S.F.
2. E-CAB EQUIPMENT CABINET = 1133 LBS.
3. I-CAB EQUIPMENT CABINET = 100 LBS.
4. E-CAB EQUIPMENT CABINET (FUTURE) = 1133 LBS.
5. B-CAB EQUIPMENT CABINET = 1486 LBS.
6. TELCO CABINET= 50 LBS.
7. PPC CABINET= 80 LBS.
8. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO STEEL FABRICATION.
9. GRATING SHALL BE GALVANIZED STEEL, 19-W-4 WITH 1-1/4"x1/8" BEARING BARS, RATED FOR 100 P.S.F. LOAD PRODUCING MAXIMUM DEFLECTION OF ¼" FOR 5 FEET SPAN. ANCHOR GRATING TO SUPPORTING STEEL BEAMS AT MAXIMUM 24" ON CENTER & MINIMUM 4 ANCHORS PER GRATING SECTION.

GENERAL NOTES

GENERAL:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT, THESE DRAWINGS & OTHER PROJECT DOCUMENTS, AND ALL OTHER APPLICABLE CODES & STANDARDS.
2. DESIGN AND IMPLEMENTATION OF ANY TEMPORARY SHORING REQUIRED, METHODS AND SEQUENCE OF CONSTRUCTION & ERECTION, ALL RIGGING, AND COMPLIANCE WITH SAFETY STANDARDS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR DURATION OF CONSTRUCTION, UNTIL WORK IS COMPLETED AND ACCEPTED.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS EXISTING COMPONENTS PRIOR TO ANY DEMOLITION, FABRICATION AND/OR ERECTION OF ANY COMPONENTS, AND SHALL REPORT DISCREPANCIES ON PLANS TO THE ARCHITECT/ENGINEER FOR REVIEW AND CLARIFICATION AS SOON AS POSSIBLE.
4. CONTRACTOR SHALL VERIFY PLATFORM POSTS TO BE ANCHORED DIRECTLY ABOVE THE GROUTED AND REINFORCED CMU BEARING WALLS TO HOLLOW-CORE PLANKS, SEE ORIGINAL BUILDING PLANS.
5. CONTRACTOR SHALL PREPARE SHOP DRAWINGS WITH DIMENSIONS, AND SUBMIT FOR REVIEW AND APPROVAL PRIOR TO ANY FABRICATION. SHOP DRAWINGS SHALL ONLY BE REVIEWED FOR GENERAL CONFORMANCE AND CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND TO BUILD ACCORDING TO PLANS.

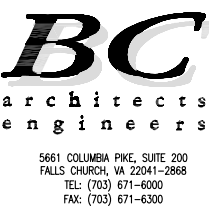
STEEL :

1. ALL STRUCTURAL STEEL SHALL BE DESIGNED, DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF "AISC" SPECIFICATIONS.
2. ALL STRUCTURAL STEEL FOR BEAMS SHALL CONFORM TO ASTM A-992, FY=50 KSI. STEEL PIPES SHALL BE STANDARD SCHEDULE 40 AND SHALL CONFORM TO ASTM A-53. STEEL HSS & ROUND TUBING SECTIONS SHALL CONFORM TO ASTM A-500 GRADE B, FY=46 KSI. ALL OTHER STEEL SHALL CONFORM TO ASTM A-36, FY=36 KSI
3. ALL STEEL CONNECTIONS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE REQUIREMENTS OF AISC MANUAL OF PRACTICE FOR STEEL CONSTRUCTION. CONNECTIONS SHALL BE DESIGNED FOR AT LEAST 60% OF THE MAXIMUM LOAD CARRYING CAPACITY OF BEAMS, UNDER UNIFORMLY DISTRIBUTED LOADS, AND FOR THE SPANS INDICATED. CONNECTIONS SHALL BE MADE USING ¾" DIAMETER HIGH STRENGTH BOLTS CONFORMING TO ASTM -325, EXCEPT AS NOTED ON DETAILS. SHOP CONNECTIONS MAY BE WELDED IN LIEU OF BOLTING.
4. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF "AWS" STANDARDS, USING E-70XX ELECTRODES. ALL WELDING SHALL BE DONE IN THE SHOP AND CONNECTION COMPONENTS SHALL BE PRE-ASSEMBLED AS MUCH AS POSSIBLE.
5. NO TORCH-CUTTING OF STEEL MEMBERS OR BURNING OF HOLES IN STEEL IS ALLOWED. ALL HOLES SHALL BE PRE-DRILLED IN SHOP TO 1/16" LARGER IN DIAMETER THAN BOLTS, OR AS SPECIFIED. CONTRACTOR SHALL COORDINATE ALL PRE-DRILLED HOLES LOCATIONS.

PLANS PREPARED FOR:



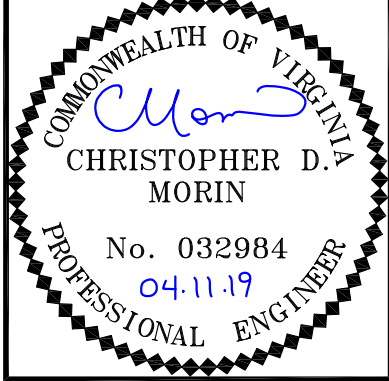
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BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

SHEET DESCRIPTION:

STRUCTURAL
NOTES

SHEET NUMBER:

S-4

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Flush Panel



Flush Panel

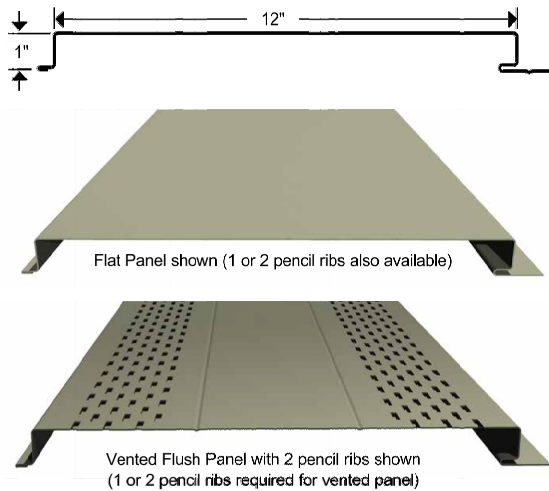


CLEAN LINES FOR A DISTINCT DESIGN

Flush Panel is a low profile, concealed fastener panel ideal for wall, soffit, fascia, and mechanical screen applications. Available in both flat and vented panels, Flush Panel provides a distinct design for any project.

Features and Benefits:

- Tested in accordance to ASTM E1592 and ASTM E283 & E331.
- Available in standard 24ga and 22ga.
- Select from a variety of standard and premium finishes. Refer to AEP Span Color Charts for full range of color options and paint systems.
- 30 year Limited Warranty, including Vented Flush Panels.
- Available in flat, vented, and 1 or 2 pencil ribs. Vented panels can be used for exterior screen applications.
- Venting available with no additional lead times.
- Optional venting provides 7.8% open area (11.3 in²/ft² panel).
- Panel design allows for horizontal and vertical wall application, 22ga or heavier is required. (Inquire for heavier gauges)
- Sealant is not factory applied.



Properties									Standard Finishes	
Gauge	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/ft ²)	I+ (in ⁴ /ft)	S+ (in ⁴ /ft)	I- (in ⁴ /ft)	S- (in ⁴ /ft)	Metallic Coating	Paint System
24	0.0232	50	65	1.30	0.0282	0.0338	0.0368	0.0381	AZ50	Cool Dura Tech™ 5000 (polyvinylidene fluoride)
22	0.0294	50	55	1.64	0.0374	0.0493	0.0478	0.0503	AZ50	or Dura Tech™ mx (metallic polyvinylidene)

NOTES: The moments of inertia, I⁺ and I⁻, presented for determining deflection are: $(2I_{Effective} + I_{Gross})/3$

Gauge	Span	Cond.	Allowable Inward Loads (lbs/ft ²) per Span (ft.-in.)						
			2' - 0"	2' - 6"	3' - 0"	3' - 6"	4' - 0"	4' - 6"	5' - 0"
24	Single Span	ASD, W/Q	168	108	75	55	42	33	27
		L/180	-	-	-	-	38	27	20
	Double Span	ASD, W/Q	159	108	77	58	45	35	29
		L/180	-	-	-	-	-	-	-
	Triple Span	ASD, W/Q	187	129	93	70	55	44	35
		L/180	-	-	-	-	-	-	-
22	Single Span	ASD, W/Q	246	157	109	80	62	49	39
		L/180	-	-	-	76	51	36	26
	Double Span	ASD, W/Q	208	141	101	76	59	47	38
		L/180	-	-	-	-	-	-	-
	Triple Span	ASD, W/Q	244	169	122	93	72	58	48
		L/180	-	-	-	-	-	-	-

Gauge	Allowable Outward Loads (lbs/ft ²) per Span (ft.-in.)						
	2' - 0"	2' - 6"	3' - 0"	3' - 6"	4' - 0"	4' - 6"	5' - 0"
24	66	60	55	49	43	38	32
22	112	101	89	78	67	55	44

Inward Loads	Single Span		NOTES: The information in these tables applies to uniform loads only. The upper values, ASD (W/Q) are based on allowable panel strength. L/180 values based on allowable service load deflections. Table values denoted by "-" indicate that capacities are limited by panel strength vs. deflection. Values are based on AISI S100-07/S2-10. Maximum allowable outward load capacities are shown and dependent upon fastener-to-substrate capacities. Specifications subject to change without notice.
	Double Span		
	Triple Span		
Outward Loads			

Oil Canning : All flat metal surfaces can display waviness commonly referred to as "oil canning". "Oil canning" is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.

800-733-4955

www.aepspan.com

800-733-4955

All information stated in the product sheet is correct at time of printing and subject to change without notice, check our website for the latest version.
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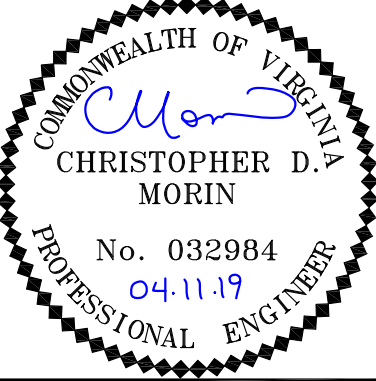
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NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

SHEET DESCRIPTION:

STRUCTURAL DETAILS

SHEET NUMBER:

S-5

Hollo-Bolt Allowable Loading (LRFD & ASD Methods)

Hollo-Bolt fasteners are designed for connecting structural steel to hollow structural section (HSS) steel members and other structural steel elements where access is difficult or restricted to one side only. Hollo-Bolt fasteners are intended for use with rectangular or square HSS members and are recognized for resisting static tension and shear loads in bearing-type connections. The fasteners are alternatives to bolts described in Section J3 of AISC 360, which is referred in Section 2205.1 of the 2009 International Building Code (IBC) for bearing-type connections.

The Hollo-Bolt fasteners may be used to resist wind loads, and seismic loads in Seismic Design Categories A, B and C.

Extract from ESR-3330

Product Code	Bolt	Max Clamping Range W	Outer Ply min t	Sleeve Length L	Height H	Collar Ø D	A/F	Tightening Torque ft. lb	ALLOWABLE LOADING			
									LRFD Method		ASD Method	
									Tensile lbs	Shear lbs	Tensile lbs	Shear lbs
LHBM08#1	5/16" x 2"	1/8" - 7/8"	-	13/16"								
LHBM08#2	5/16" x 23/4"	7/8" - 15/8"	-	115/16"	3/16"	7/8"	3/4"	17	3775	3215	899	1124
LHBM08#3	5/16" x 39/16"	15/8" - 23/8"	-	211/16"								
LHBM10#1	3/8" x 23/16"	1/8" - 7/8"	-	13/16"								
LHBM10#2	3/8" x 23/4"	7/8" - 15/8"	-	17/8"	1/4"	11/8"	15/16"	33	6160	5485	1910	2248
LHBM10#3	3/8" x 39/16"	15/8" - 23/8"	-	25/8"								
LHBM12#1	1/2" x 23/8"	1/8" - 1"	-	13/8"								
LHBM12#2	1/2" x 35/32"	1" - 113/16"	-	21/4"	1/4"	11/4"	13/16"	59	8545	7485	2360	3372
LHBM12#3	1/2" x 4"	113/16" - 23/4"	-	31/8"								
LHBM16#1	5/8" x 3"	1/2" - 11/8"	5/16"	15/8"								
LHBM16#2	5/8" x 4"	11/8" - 2"	5/16"	21/2"	5/16"	11/2"	13/8"	140	13915	6744	4720	6744
LHBM16#3	5/8" x 43/4"	2" - 213/16"	5/16"	35/16"								
LHBM20#1	3/4" x 39/16"	1/2" - 15/16"	5/16"	115/16"								
LHBM20#2	3/4" x 43/4"	15/16" - 23/8"	5/16"	3"	3/8"	2"	113/16"	221	19985	8992	7868	8992
LHBM20#3	3/4" x 57/8"	23/8" - 33/8"	5/16"	4"								

- Sizes M16 (5/8") and M20 (3/4"), known as the Hollo-Bolt HCF, feature a patented High Clamping Force mechanism to produce three times more clamping force than the same sized product without the mechanism. The significance of clamping force and the superior performance of Lindapter's unique Hollo-Bolt HCF is illustrated on page 40.

Significance of ESR-3330

ICC-ES, a subsidiary of the International Code Council, is the United States' leading evaluation service for innovative building products and provides evidence that products meet the requirements of building codes and technical standards.

Building officials, architects, contractors, specifiers, designers and fabricators utilize ICC-ES Evaluation Report ESR-3330 to provide a basis for using or approving the Hollo-Bolt in construction projects under the International Building Code®.

ICC-ES President Shahin Moian explains why ICC-ES Evaluation Report ESR-3330 is so important: "Lindapter USA can now reference the evaluation report to assure building officials and the building industry that the product meets I-Code requirements," Moian said. "Building departments have a long history of using evaluation reports, and ICC-ES operates as a technical resource with the highest quality of product review for the building department."

Download the report from the ICC-ES website: www.icc-es.org/Reports/pdf_files/ESR-3330.pdf

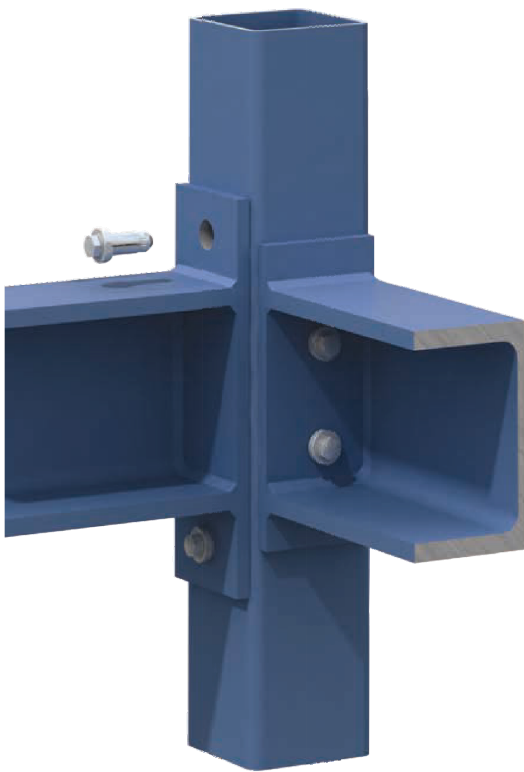


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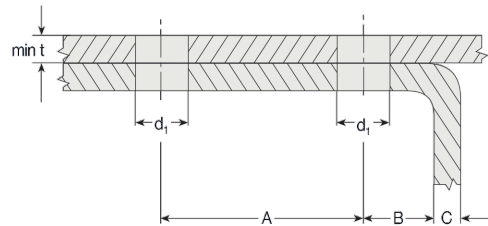
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Hollo-Bolt Hexagonal & Countersunk (Bolt Head)



Drilling & Preparation

Ensure that holes are drilled in both the fixture and the section according to the drilling guidance below. Please note that clearance holes are slightly larger than standard bolt clearance holes to accommodate the sleeve and cone.



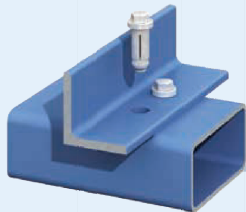
- Clearance holes can be drilled with a -0 / +1/16" tolerance.

Hexagonal	Countersunk (Bolt Head)	Outer Ply	Clearance Hole Ø	Hole Distances		Edge Distances
		min t	d1	min A	min B	B + C
LHBM08	LHBCSKM08	-	9/16"	13/8"	1/2"	11/16"
LHBM10	LHBCSKM10	-	3/4"	19/16"	9/16"	7/8"
LHBM12	LHBCSKM12	-	13/16"	2"	3/4"	1"
LHBM16	LHBCSKM16	5/16"	11/16"	23/16"	13/16"	15/16"
LHBM20	-	5/16"	15/16"	23/4"	1"	15/16"

- Sizes M16 (5/8") and M20 (3/4") require the thickness of the outer ply (min t) to be at least 5/16". If necessary, spacer washers should be used beneath the collar to increase the thickness to 5/16".

INSTALLATION

1. Align pre-drilled fixture and section and insert Hollo-Bolt®.
2. Grip the Hollo-Bolt collar with an open ended wrench.
3. Using a calibrated torque wrench, tighten the central bolt to the recommended torque⁽³⁾.



- a) Before tightening, ensure that the materials that are to be connected together are touching.
b) Power tools, such as an impact wrench, may be used to speed up the tightening of the Hollo-Bolt. However, when using power tools, always complete the tightening process with a torque wrench to ensure the correct torque is applied to the Hollo-Bolt.

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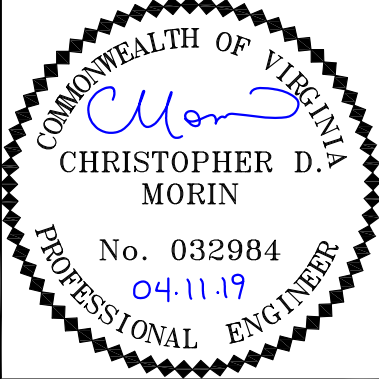
PLANS PREPARED BY:

BC
architects
engineers
5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

MLA PARTNER:

WILLIN
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906 N MAIN ST. NW
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NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

**505 HUNTMAR PARK DR
HERNDON, VA 20170**

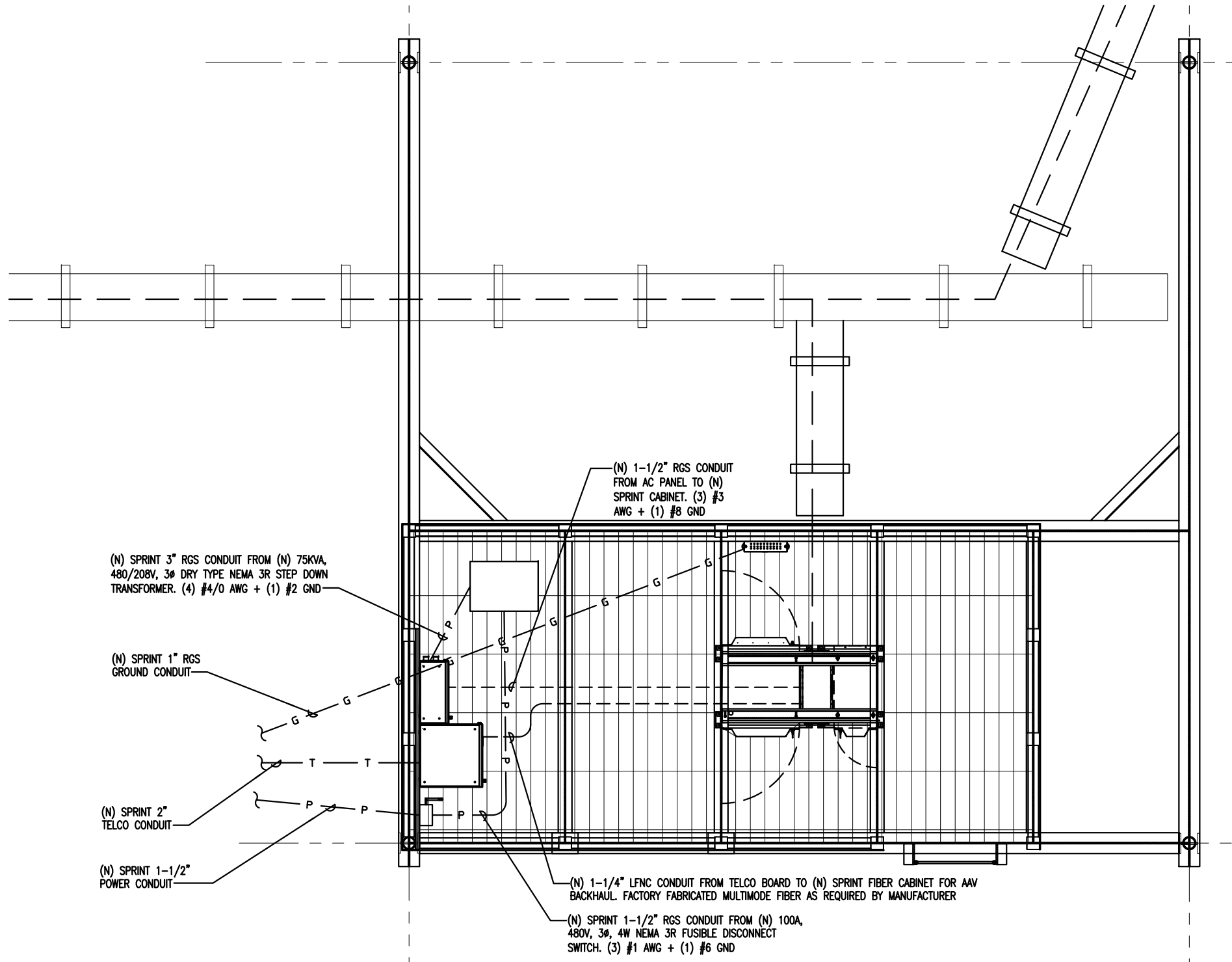
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ELECTRICAL/GROUNDING LEGEND

POWER CONDUIT

TELCO CONDUIT

GROUND CABLE RUN BELOW GRADE

5/8"x8'-0" COPPER CLAD, STEEL GROUND ROD.

EXOTHERMIC CONNECTION OF GROUND CABLE TO GROUND ROD

SUBGRADE GROUNDING CABLE TO CABLE CONNECTION USING EXOTHERMIC PROCESS.

SPRINT GROUND ROD TEST WELL

- NOTES:
1. G.C. SHALL PROVIDE PVC CAP ON ALL OPEN CONDUITS & PULLSTRINGS.
2. G.C. SHALL CONDUCT POST CONSTRUCTION RESISTANCE TESTING TO INSURE SYSTEM IS 5 OHMS OR LESS.

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OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY:

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CHRISTOPHER D. MORIN

No. 032984
04.11.19

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SHEET DESCRIPTION:

ELECTRICAL CONDUIT ROUTING

SHEET NUMBER:

E-1



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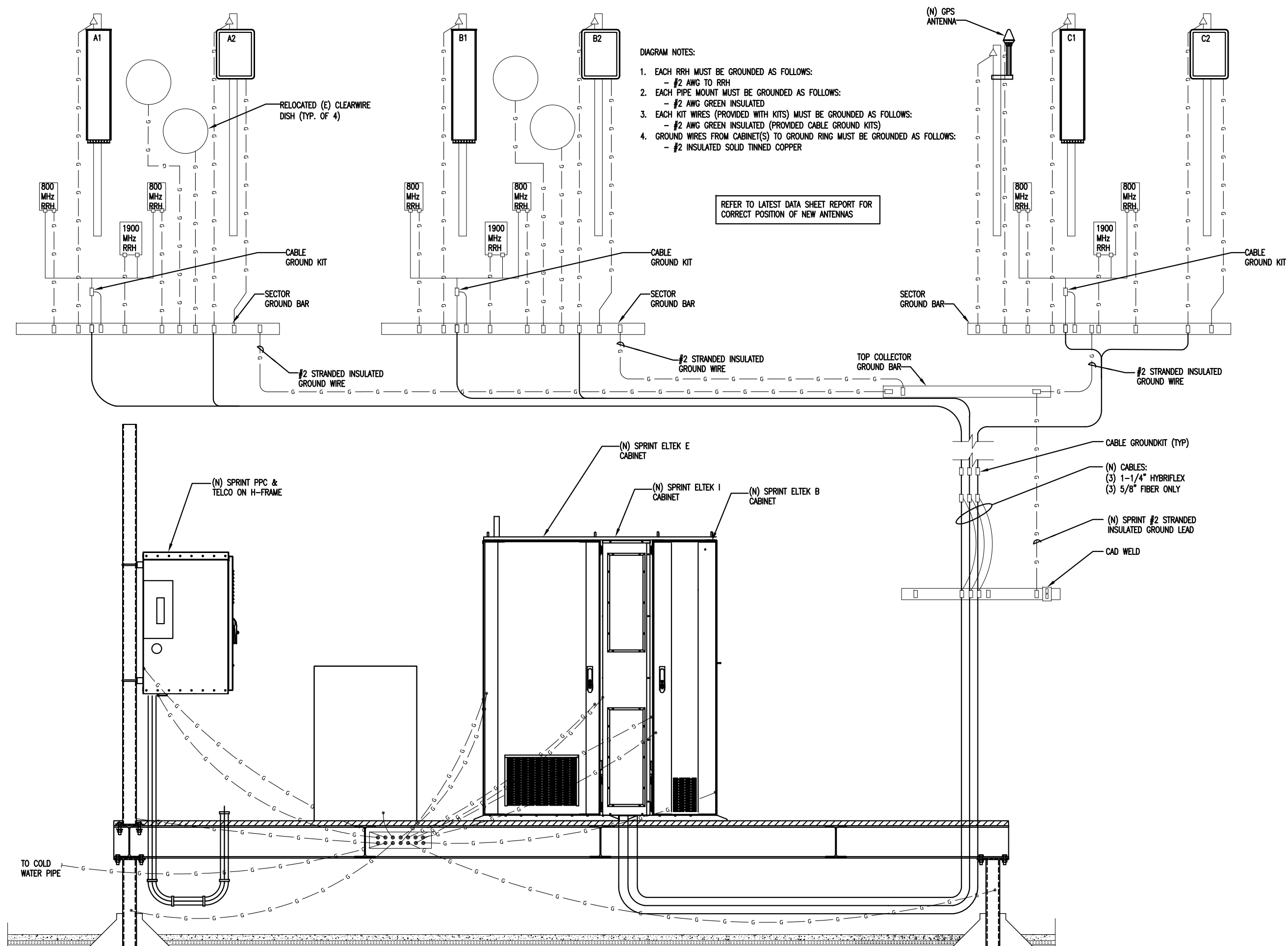


DIAGRAM NOTES:

1. EACH RRH MUST BE GROUNDED AS FOLLOWS:
 - #2 AWG TO RRH
 - #2 AWG GREEN INSULATED
2. EACH PIPE MOUNT MUST BE GROUNDED AS FOLLOWS:
 - #2 AWG GREEN INSULATED (PROVIDED CABLE GROUND KITS)
3. EACH KIT WIRES (PROVIDED WITH KITS) MUST BE GROUNDED AS FOLLOWS:
 - #2 AWG GREEN INSULATED (PROVIDED CABLE GROUND KITS)
4. GROUND WIRES FROM CABINET(S) TO GROUND RING MUST BE GROUNDED AS FOLLOWS:
 - #2 INSULATED SOLID TINNED COPPER

REFER TO LATEST DATA SHEET REPORT FOR
CORRECT POSITION OF NEW ANTENNAS

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OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY:

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architects
engineers

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FALLS CHURCH, VA 22041-2868
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MLA PARTNER:

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	NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

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SITE ADDRESS:

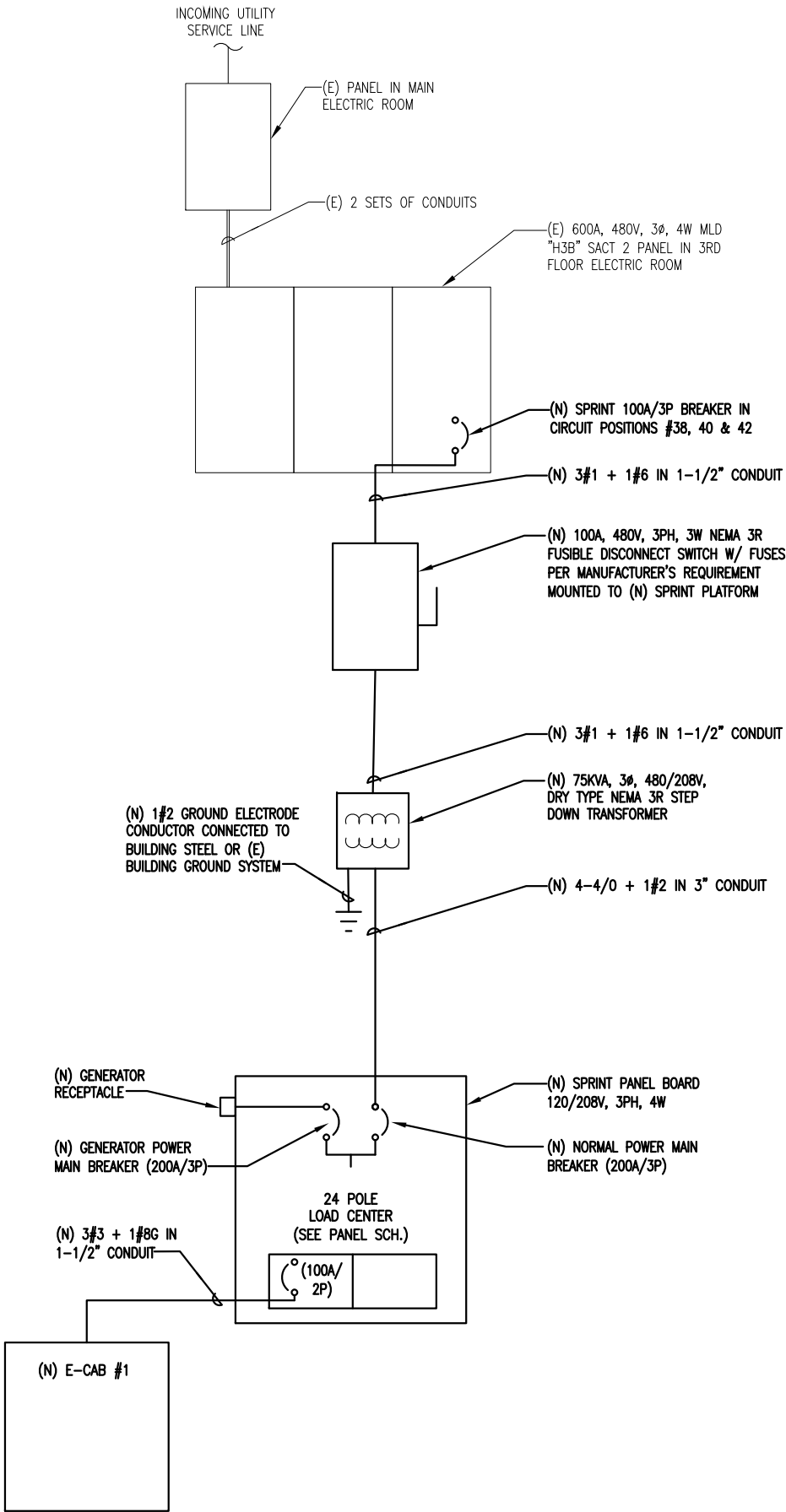
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HERNDON, VA 20170**

SHEET DESCRIPTION:

**RISER GROUNDING
DIAGRAM**

SHEET NUMBER:

E-3



PROPOSED POWER ONE-LINE DIAGRAM
SCALE: N.T.S.

1
E-3

PLANS PREPARED FOR:

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OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY:

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SITE CASCADE:

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SHEET DESCRIPTION:

**POWER ONE-LINE
DIAGRAM**

SHEET NUMBER:

E-3

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600 A MLD					Voltage: 480									
AC PANEL SCHEDULE					3 ϕ 4 W									
Breaker Pos #	Description	State (On/Off)	Use *	Amp	Load	Phase A	Phase B	Phase C	Load	Amp	State (On/Off)	Use *	Description	Breaker Pos #
1	SUMP HEATER EAST TOWER	ON	3P	20	4428	8856			4428	20	ON	3P	VAV 12	2
3					4428		8856		4428					4
5					4428			8856	4428					6
7	SUMP HEATER WEST TOWER	ON	3P	20	4428	8856			4428	20	ON	3P	VAV 13	8
9					4428		8856		4428					10
11					4428			8856	4428					12
13	NORTH COOLING TOWER	ON	3P	30	6643	7155			512	30	ON	1P	LIGHTS	14
15					6643		11075		4432	20	ON	1P	WATER HEATER	16
17					6643			7155	512	20	ON	1P	LIGHTS	18
19	EMERG. LIGHTS	ON	1P	20	512	1024			512	20	ON	1P	LIGHTS	20
21	EXITS	ON	1P	20	250		762		512	20	ON	1P	LIGHTS	22
23	EMERG. LIGHTS	ON	1P	20	512			1024	512	20	ON	1P	LIGHTS	24
25	EXISTS	ON	1P	20	250	14530			14280	100	ON	3P	X-FORMER	26
27	HALL	ON	1P	20	1024		15304		14280					28
29	LIGHTS	ON	1P	20	512			14792	14280					30
31	(E) LOAD	ON	1P	30	6648	20928			14280	100	ON	3P	CEILING TRANSFORMER	32
33	VAV 28	ON	3P	30	6643		20923		14280					34
35					6643			20923	14280					36
37					6643	28787			22144	100	ON	3P	SPRINT	38
39	(E) LOAD	ON	1P	20	4432		26576		22144					40
41	(E) LOAD	ON	1P	20	4432			26576	22144					42
Total (VA)						90136	92352	88182						

NEW LOADS ADDED

CONNECTED LOAD (KVA):		270.67
DEMAND CALCULATIONS:		
CONTINUOUS LOAD @ 125%		0.00
NON CONTINUOUS LOAD @ 100%		0.00
MECHANICAL LOADS @ 125%		0.00
EXISTING LOADS @ 125%		237.45
NEW LOADS BEING ADDED		83.04
TOTAL PANEL CAPACITY (KVA)	498.83	600.00
TOTAL LOADING ON PANEL (KVA)	320.49	385.49
TOTAL SPARE CAPACITY (KVA)	178.34	214.51
TOTAL PANEL CAPACITY (A)		
TOTAL LOADING ON PANEL (A)		
TOTAL SPARE CAPACITY (A)		

NOTE: PANEL BOARD IS NOT OVERLOADED.

PROPOSED "H3B" SECTION 2 PANEL SCHEDULE

SCALE: N.T.S



200 A MCB					Voltage: 208									
AC PANEL SCHEDULE					3 ϕ 4 W									
Breaker Pos #	Description	State (On/Off)	Use *	Amp	Load	Phase A	Phase B	Phase C	Load	Amp	State (On/Off)	Use *	Description	Breaker Pos #
1	ECAB #1	ON	2P	100	8700	8701			1	60	ON	2P	SURGE SUPPRESSOR	2
3					8700		8701		1					4
5	CHARGER #1	ON	1P	20	1500			1680	180	20	ON	1P	GFCI	6
7						596			596	15	ON	1P	FAN	8
9							300		300	20	ON	1P	LIGHT	10
11								0						12
13						0								14
15							0							16
17								0						18
19						0								20
21							0							22
23								0						24
Total (VA)						9297	9001	1680						

NEW LOADS ADDED

CONNECTED LOAD (KVA):		19.98
DEMAND CALCULATIONS:		
CONTINUOUS LOAD @ 125%		0.00
NON CONTINUOUS LOAD @ 100%		0.00
MECHANICAL LOADS @ 125%		0.00
EXISTING LOADS @ 125%		0.00
NEW LOADS BEING ADDED		24.97
TOTAL PANEL CAPACITY (KVA)	72.05	200.00
TOTAL LOADING ON PANEL (KVA)	24.97	69.32
TOTAL SPARE CAPACITY (KVA)	47.08	130.68
TOTAL PANEL CAPACITY (A)		
TOTAL LOADING ON PANEL (A)		
TOTAL SPARE CAPACITY (A)		

NOTE: PANEL BOARD IS NOT OVERLOADED.

PROPOSED PANEL SCHEDLE

SCALE: N.T.S



LOAD STUDY CALCULATIONS

SCALE: N.T.S



PLANS PREPARED FOR:

Sprint

6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY:

BC

architects
engineers

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
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MLA PARTNER:

WILLIN

Consultants Inc.

906 N MAIN ST. NW
CONYERS, GA 30094

ENGINEERING LICENSE:

COMMONWEALTH OF VIRGINIA

CHRISTOPHER D. MORIN

No. 032984

04.11.19

PROFESSIONAL ENGINEER

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LL & JX COMMENTS	02/06/19	MM	1
BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

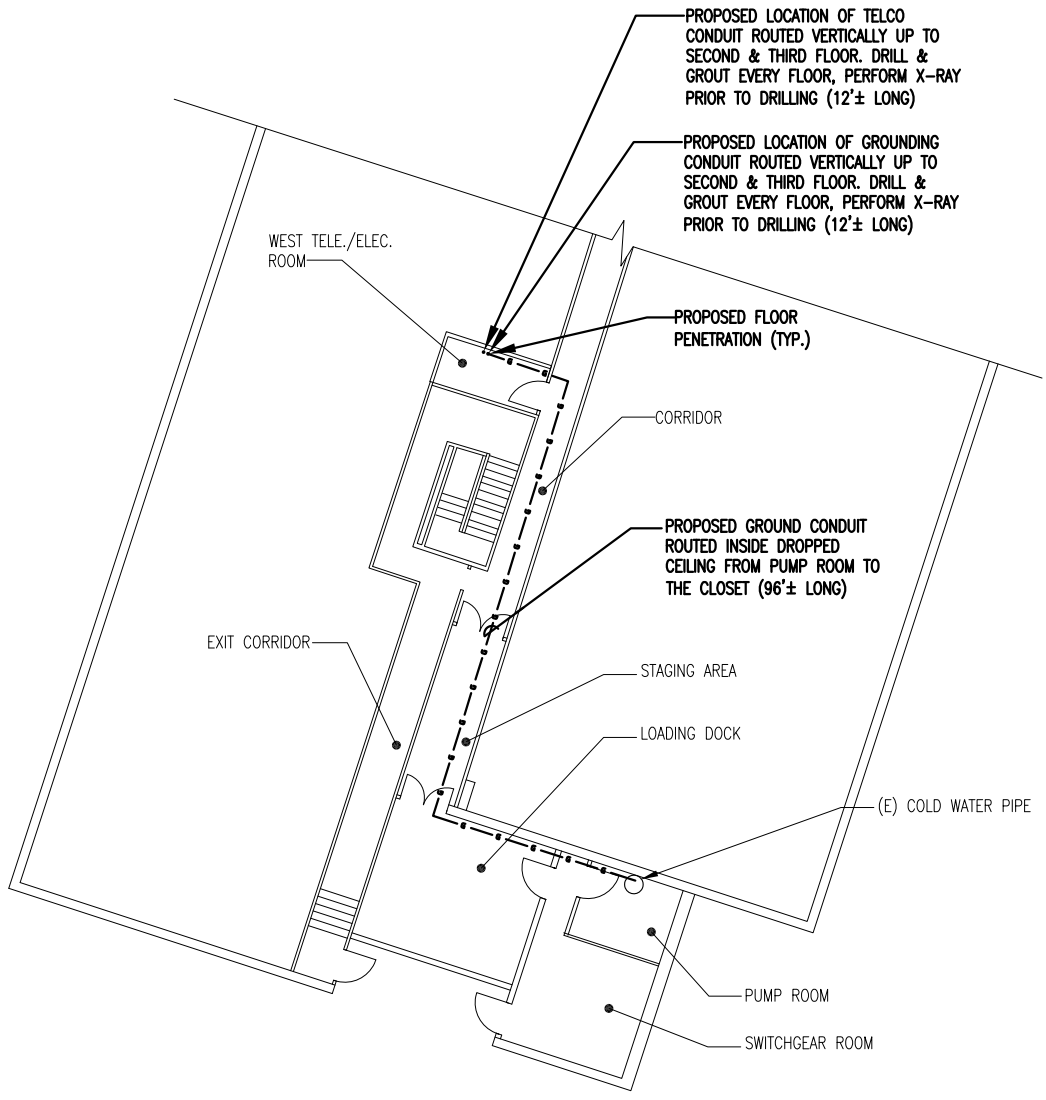
505 HUNTMAR PARK DR
HERNDON, VA 20170

SHEET DESCRIPTION:

PANEL SCHEDULE &
LOAD CALCULATIONS

SHEET NUMBER:

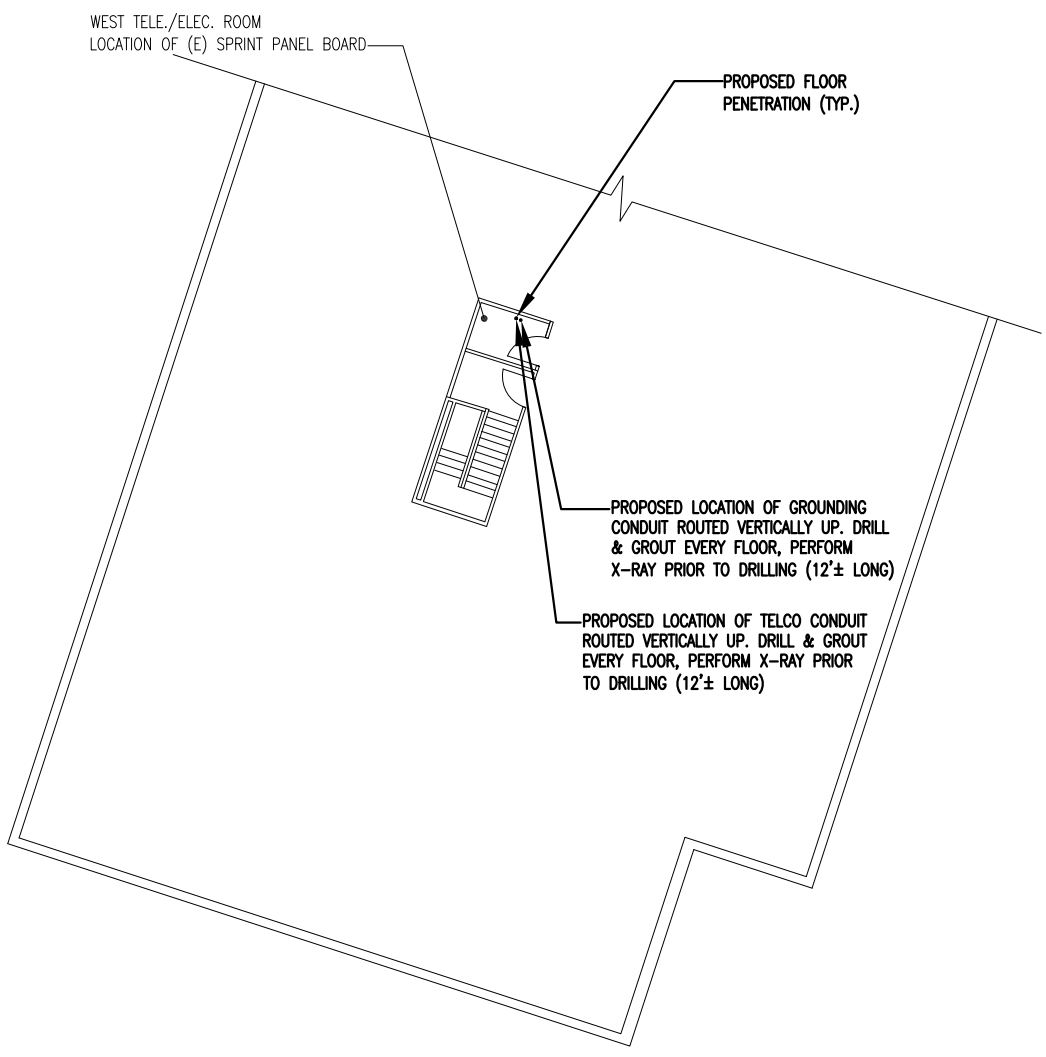
E-4



FIRST FLOOR UTILITY PLAN
SCALE: 3/32"=1' (24x36)
3/64"=1' (11x17)

1

E-5



TYPICAL FLOOR UTILITY PLAN
SCALE: 3/32"=1' (24x36)
3/64"=1' (11x17)

2

E-5



PLANS PREPARED FOR:



Sprint
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OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY:



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COMMONWEALTH OF VIRGINIA
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NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

**505 HUNTMAR PARK DR
HERNDON, VA 20170**

SHEET DESCRIPTION:

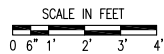
**PROPOSED
UTILITY PLAN**

SHEET NUMBER:

E-5

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THIRD FLOOR UTILITY PLAN
SCALE: 3/8"=1' (24x36)
3/16"=1' (11x17)

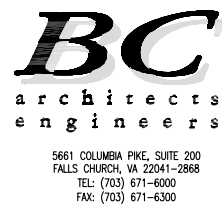
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E-6



PLANS PREPARED FOR:



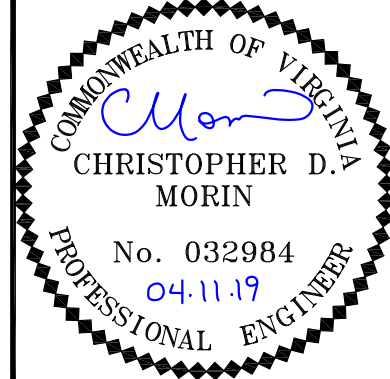
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BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

505 HUNTMAR PARK DR
HERNDON, VA 20170

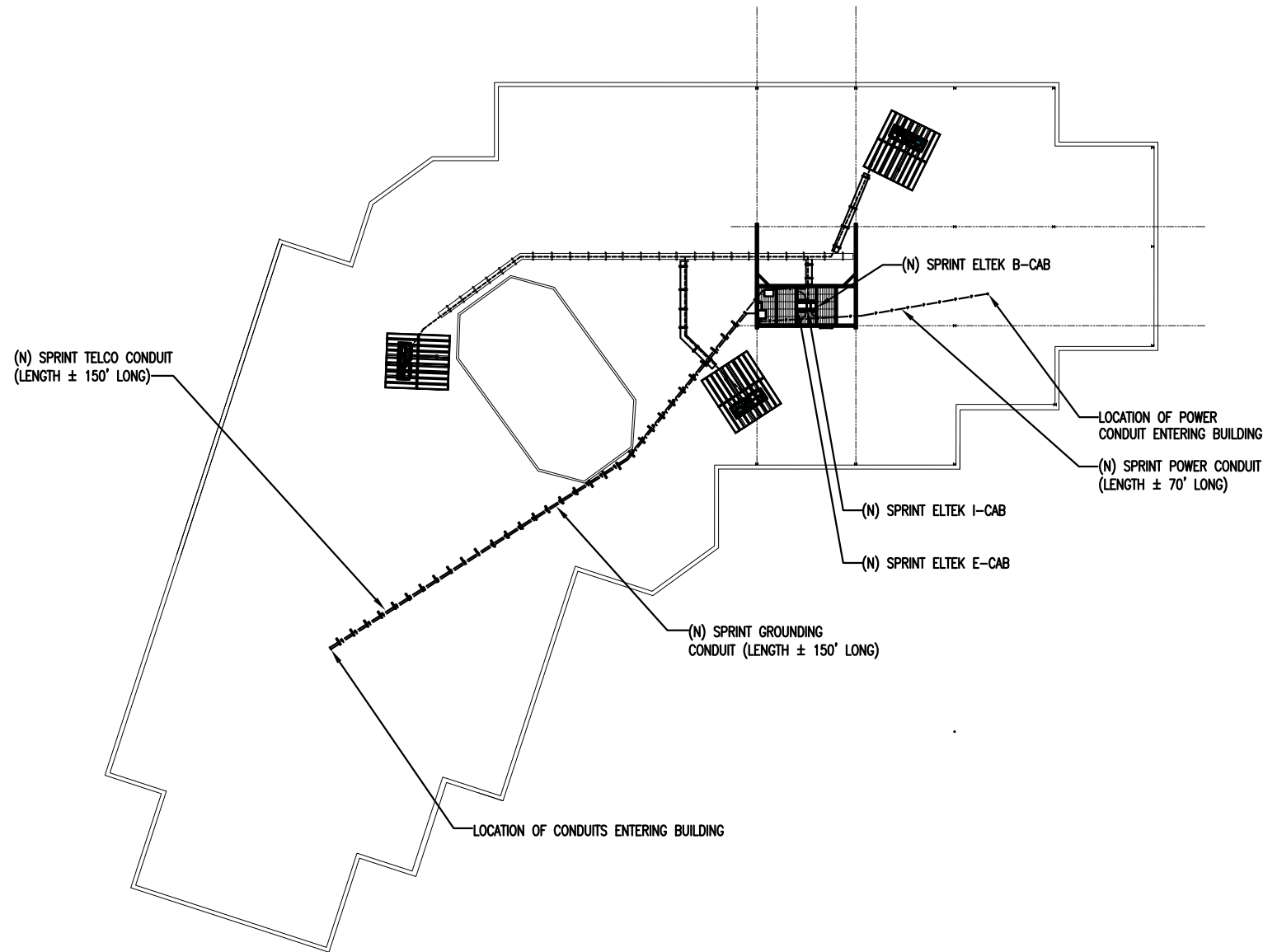
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PROPOSED
UTILITY PLAN

SHEET NUMBER:

E-6

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ROOF UTILITY PLAN
SCALE: 1"=20' (24x36)
1"=40' (11x17)

1
E-7



PLANS PREPARED FOR:



6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY:



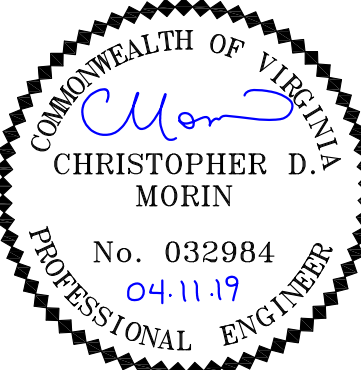
5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
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MLA PARTNER:



906 N MAIN ST. NW
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PRELIMINARY CD'S	10/19/18	ME	C
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LL & JX COMMENTS	02/06/19	MM	1
BOARD COMMENTS	03/27/19	ME	2
NEW STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

**505 HUNTMAR PARK DR
HERNDON, VA 20170**

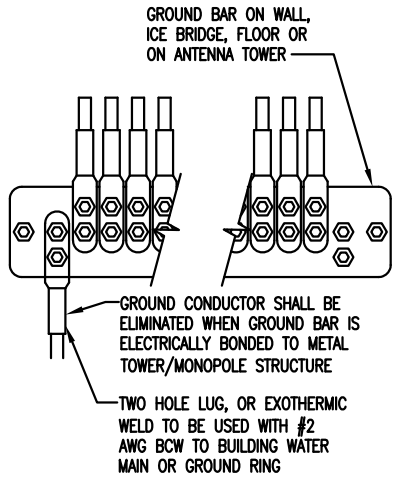
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**PROPOSED UTILITY
PLAN**

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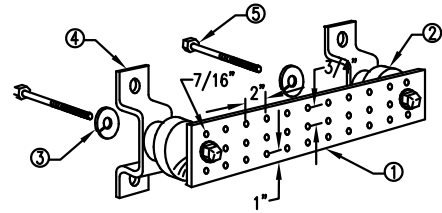
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GROUND WIRE INSTALLATION
TO GROUND BAR
SCALE: N.T.S.

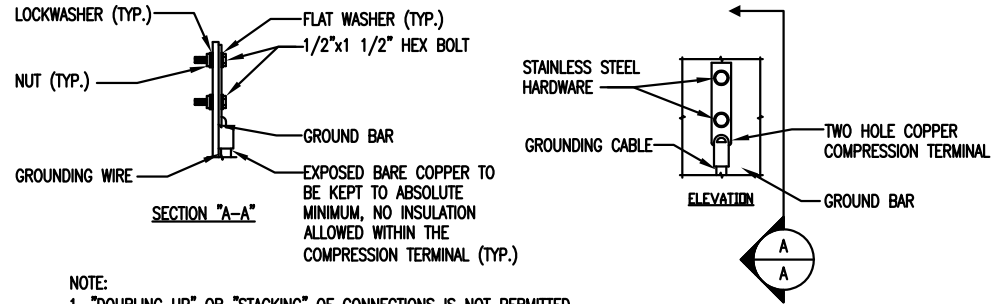
1
E-8



- LEGEND
- 1- GALVANIZED GROUND BAR, 1/4" X 4" X 20", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
 - 2- INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR EQUAL
 - 3- 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8 OR EQUAL
 - 4- WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT. NO. A-6056 OR EQUAL
 - 5- 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT. NO. 3012-1 OR EQUAL

GROUND BAR (GALVANIZED) DETAIL
SCALE: N.T.S.

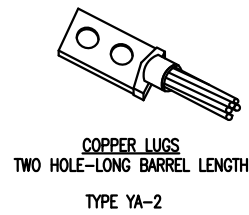
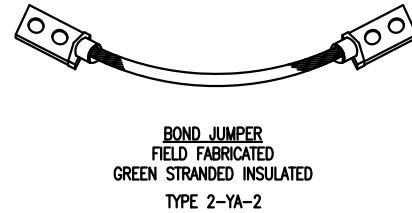
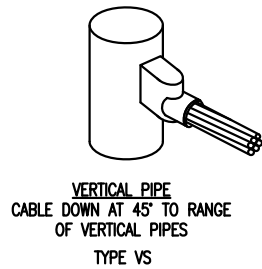
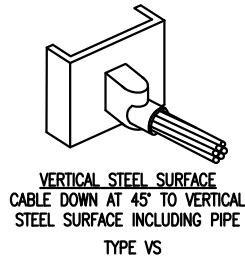
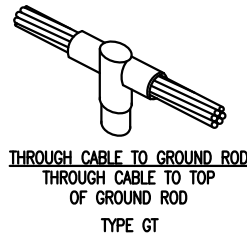
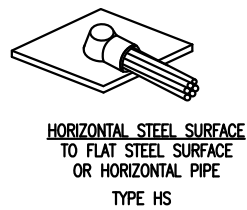
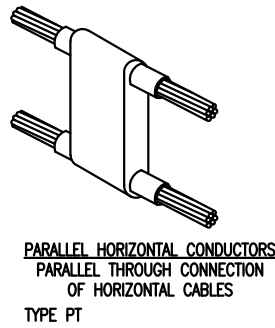
2
E-8



- NOTE:
1. "DOUBLING UP" OR "STACKING" OF CONNECTIONS IS NOT PERMITTED.
 2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS AND TO BE APPLIED PRIOR TO ADDING HARDWARE.

TYPICAL GROUND BAR CONNECTION DETAILS
SCALE: N.T.S.

3
E-8



TYP. CADWELD TYPES
SCALE: N.T.S.

4
E-8

PLANS PREPARED FOR:

Sprint

6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

PLANS PREPARED BY:

BC
architects
engineers

5661 COLUMBIA PIKE, SUITE 200
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ENGINEERING LICENSE:

COMMONWEALTH OF VIRGINIA

CHRISTOPHER D. MORIN

No. 032984
04.11.19

PROFESSIONAL ENGINEER

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PRELIMINARY	CD'S	10/19/18	ME	C
FINAL	CD'S	10/30/18	RD	0
LL & JX	COMMENTS	02/06/19	MM	1
BOARD	COMMENTS	03/27/19	ME	2
NEW	STEALTH DESIGN	04/05/19	ME	3

SITE NAME:

HUNTMAR PARK

SITE CASCADE:

DC52XC007-B

SITE ADDRESS:

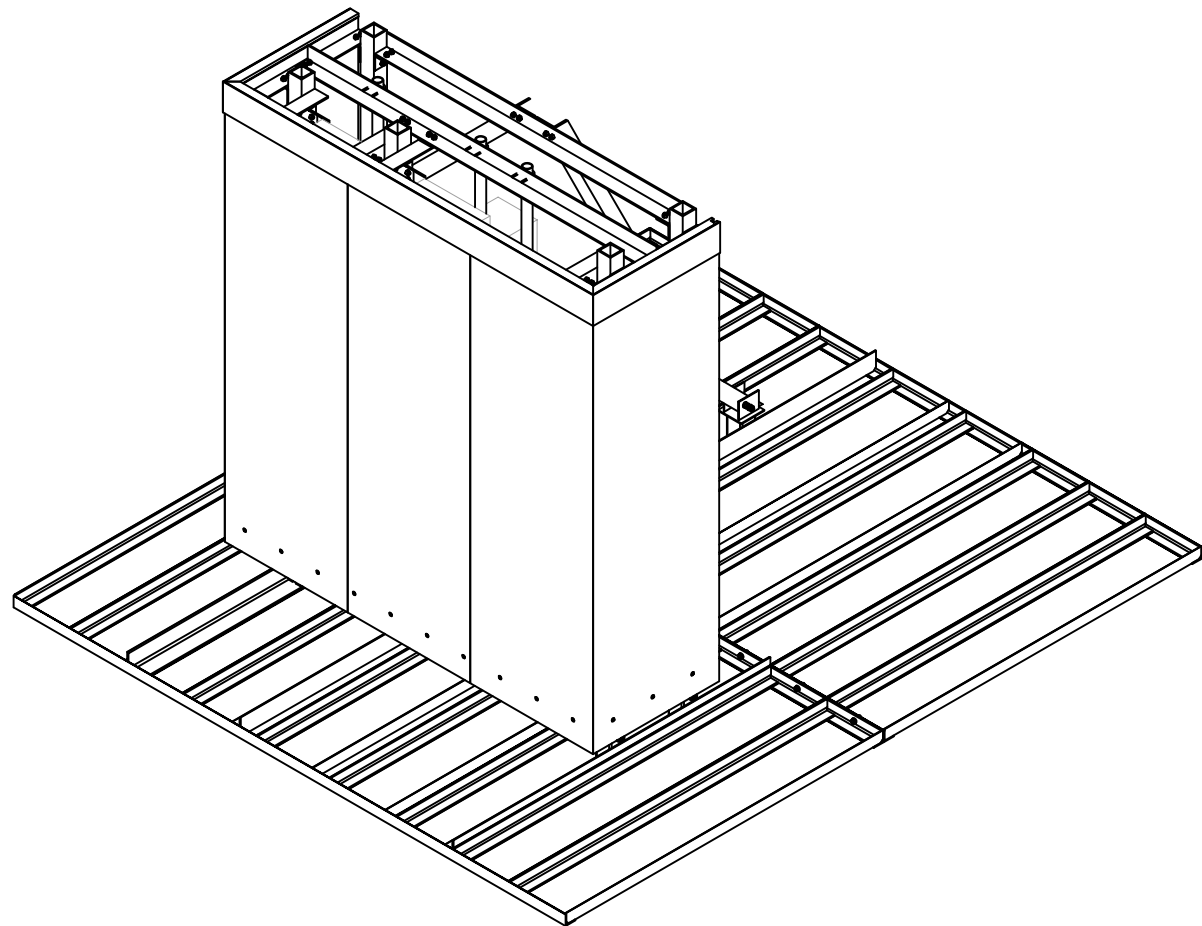
**505 HUNTMAR PARK DR
HERNDON, VA 20170**

SHEET DESCRIPTION:

**ELECTRICAL
DETAILS**

SHEET NUMBER:

E-8



7555-A PALMETTO COMMERCE PARKWAY
NORTH CHARLESTON, SC 29420 USA
P: (800)-755-0689 / F: (843)-207-0207
WWW.STEALTHCONCEALMENT.COM
PROJECT MANAGER: BRIAN UNDERCOFFER

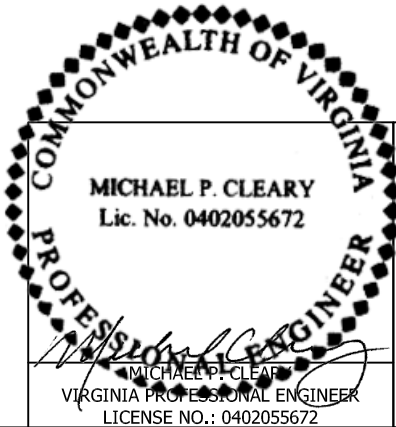
FINAL ENGINEERING

BC ARCHITECTS ENGINEERS, PLC
HUNTMAR PARK
505 HUNTMAR PARK DR.
HERNDON, VA 20170

STEALTH JOB #: SP19-00015W-17R0

DRAWING INDEX

T1 TITLE SHEET
N1-N2 NOTES & SPECIFICATIONS
S1-S3 ASSEMBLY - ELEVATIONS



Consulting, Municipal & Environmental Engineers
Planners ■ Surveyors ■ Landscape Architects

New Jersey New York Pennsylvania Virginia
Customer Loyalty through Client Satisfaction
2000 Midlantic Drive, Suite 100
Mt. Laurel, NJ 08054
856-797-0412

MASER PROJECT #: 19937005A

T1	REVISION
	2
04-10-19	

GENERAL

1. THE TYPICAL NOTES SHALL APPLY FOR ALL CASES UNLESS OTHERWISE SPECIFICALLY DETAILED WITHIN THE DRAWINGS. SOME NOTES MAY NOT BE APPLICABLE IN PART OR IN WHOLE FOR EVERY PROJECT.
2. ANY ITEMS REFERENCED AS BEING ON "HOLD" ARE TO BE INCLUDED IN THE WORK AS SHOWN. HOWEVER, CONSTRUCTION OR FABRICATION IS NOT TO BEGIN UNTIL THE "HOLD" REFERENCE IS REMOVED.
3. DIMENSIONS CONTAINED WITHIN MUST BE FIELD VERIFIED AND CUSTOMER APPROVED PRIOR TO FABRICATION OF MATERIALS.
4. THE MODIFICATIONS DEPICTED IN THESE DRAWINGS ARE INTENDED TO PROVIDE STRUCTURAL SUPPORT FOR THE ADDITION OF THE ANTENNA SCREENING SYSTEMS OUTLINED WITHIN. THE EXISTING STRUCTURE OR BUILDING SHALL BE ANALYZED AND RETROFITTED AS REQUIRED, BY OTHERS, TO WITHSTAND THE LOADS IMPOSED BY THE NEW STEALTH® ENCLOSURE SHOWN ON THE DRAWINGS.
5. ANTENNA CONCEALMENT PRODUCTS SHALL BE INSTALLED BY A CONTRACTOR EXPERIENCED IN SIMILAR WORK. CARE SHALL BE TAKEN IN THE INSTALLATION OF ANY AND ALL MEMBERS IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS AND PROCEDURES. ALL APPLICABLE OSHA SAFETY GUIDELINES ARE TO BE FOLLOWED. STEALTH® IS NOT PROVIDING FIELD INSTALLATION SUPERVISION.
6. THESE DRAWINGS INDICATE THE MAJOR OPERATIONS TO BE PERFORMED, BUT DO NOT SHOW EVERY FIELD CONDITION THAT MAY BE ENCOUNTERED. THEREFORE, PRIOR TO BEGINNING OF WORK THE CONTRACTOR SHOULD SURVEY THE JOB SITE THOROUGHLY TO MINIMIZE FIELD PROBLEMS.
7. PROTECTION OF EXISTING STRUCTURES DURING THE COURSE OF THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS DESIGNED TO BE ATTAINED IN ITS COMPLETED STATE. WHILE UNDER CONSTRUCTION ANY TEMPORARY BRACING OR SHORING WHICH MAY BE REQUIRED TO MAINTAIN STABILITY PRIOR TO COMPLETION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
9. THE PLANS AND DETAILS WITHIN DO NOT INCLUDE DETAILS OR DESIGN FOR DRAINAGE FROM OR WATERPROOFING OF EXTERIOR OR INTERIOR SURFACES OF THE EXISTING BUILDING OR STRUCTURE. THESE DETAILS MUST BE COMPLETED BY OTHERS.
10. CONTRACTOR TO SHIM BASEPLATE AS REQUIRED TO ENSURE LEVEL SURFACE.

DESIGN NOTES:

2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2015 IBC)

DESIGN LOADS:

WIND: ULTIMATE WIND SPEED 115 MPH PER ASCE 7-10 STANDARD
OCCUPANCY CATEGORY: II
EXPOSURE: C

DESIGN:

1. ENGINEERING AND DESIGN CALCULATIONS FOR STEALTH ® POLE AND TOWER PRODUCTS ARE PREPARED IN ACCORDANCE WITH THE LATEST VERSION OF THE ASCE 7-10. OTHER STRUCTURES ARE DESIGNED IN ACCORDANCE WITH APPLICABLE LOCAL OR NATIONAL STANDARDS PER CLIENT INPUT.

ENCLOSURE:

DESIGN REACTIONS (LRFD):

DESIGN WIND PRESSURE : 5,349.1 PSF

Weight List Per Each Sector:

Ballast Frame Weight (lbs.)	2510
Required Ballast Weight for Each Tray (lbs.)*	142
Total Equipment Weight (lbs.)	391.4
Area Load on Roof (psf)	18.2

*Assuming every block is 71 lbs. each (2 of 8"x8"x16" Solid CMU Blocks)

THE DESIGN REACTIONS ARE TYPICAL AT EACH CONNECTION. THE DESIGN REACTIONS "V" ARE CONSIDERED TO ACT IN ANY SHEAR DIRECTION AND "R" TO ACT HORIZONTALLY. THE CONNECTION OF THE COLUMNS TO THE STRUCTURE SHALL BE COMPLETED BY OTHERS FOR THE DESIGN REACTIONS LISTED ABOVE. THE ADEQUACY OF THE EXISTING STRUCTURE TO SUPPORT THE DESIGN REACTIONS SHALL BE DETERMINED BY OTHERS.

STEALTHSKIN PANELS

1. FASTENER HOLES IN STEALTHSKIN FOAM COMPOSITE PANELS ARE NOT FACTORY DRILLED AND MUST BE DRILLED IN THE FIELD.
2. PANEL FASTENERS TO BE SPACED 12" O.C. MAX. AND LOCATED 6" MAX. HORIZONTALLY FROM EACH EDGE AT TOP AND BOTTOM OF PANEL, UNLESS NOTED OTHERWISE. MAINTAIN 1 ½" MIN. EDGE DISTANCE FROM ALL EDGES. 4' WIDE PANELS REQUIRE (4) FASTENERS TOP AND BOTTOM. 5' WIDE PANELS REQUIRE (5) FASTENERS TOP AND BOTTOM.
3. WHEN FASTENER BOLT HEAD OR NUT BEARS DIRECTLY ON SURFACE OF STEALTHSKIN PANEL, TIGHTEN PANEL BOLTS ONLY ½ TURN PAST SNUG. APPLY THREAD LOCK COMPOUND TO THE THREADS OF METAL BOLTS. USE THIN BEAD OF EPOXY TO LOCK THE NUTS OF FRP BOLTS AND STEALTH® STAINLESS STEEL PANEL BOLTS. USE WASHER OR FLANGED HEAD BOLT, OR FASTENER WITH LARGE BEARING SURFACE.
4. PANELS WILL EXPAND AND CONTRACT DUE TO TEMPERATURE. WHEN INSTALLING PANELS IN COLD TEMPERATURES, EVENLY SPACE PANELS ALONG LENGTH OF SCREEN WALL WITH EQUAL GAPS BETWEEN PANELS TO ALLOW FOR EXPANSION DURING WARM TEMPERATURES.
5. ADJACENT FLAT PANELS ARE JOINED BY A VERTICAL FOAM SPLINE THAT IS INSERTED INTO GROOVES CUT INTO THE SIDE OF EACH PANEL. DO NOT LIFT PANELS BY GROOVES. PANELS MUST BE LIFTED WITH FORCE DIRECTED ONTO PANEL SURFACE.
6. ADJACENT RADIUS PANELS ARE JOINED BY A VERTICAL H-CHANNEL. INSERT PANELS INTO EACH SIDE OF H-CHANNEL.
7. RADIUS PANELS MUST BE EVENLY SPACED ALONG RADIUS SUPPORT. CONTRACTOR TO MEASURE LENGTH OF RADIUS SUPPORT AND DIVIDE BY THE NUMBER OF RADIUS PANELS TO DETERMINE PROPER SPACING. H-CHANNEL CONNECTORS ARE USED TO COVER THE GAP BETWEEN PANELS AND TO ALLOW FOR PANEL EXPANSION AND CONTRACTION.
8. SURFACES OF PANELS SHALL BE COATED WITH SUITABLE PAINT FOR UV PROTECTION. TOP EDGE OF PANEL MUST BE COVERED TO PREVENT WATER TRAVEL BETWEEN PANELS. USE SHERWIN WILLIAMS "COROTHANE II" OR PRE APPROVED EQUIVALENT.
9. EXPOSED TOP AND SIDE FOAM EDGES OF PANELS MUST BE COVERED OR COATED FOR UV PROTECTION. STEALTH® WILL PROVIDE PANEL EDGE CAPS (VERTICAL AND HORIZONTAL) TO BE FIELD APPLIED FOR THIS PURPOSE FOR MOST APPLICATIONS. HORIZONTAL AND VERTICAL PANEL EDGE CAPS TO BE SECURED TO THE EXPOSED EDGES OF THE PANELS WITH PROVIDED TEK SCREWS INSTALLED @ 12" MAXIMUM SPACING ON THE INSIDE FACE OF THE PANEL. IN RF SENSITIVE LOCATIONS, CONTRACTOR WILL APPLY (2) BEADS OF ADHESIVE TO EACH INSIDE CORNER OF THE EDGE CAP AND SECURE CAP TO PANEL WITH TAPE WHILE ADHESIVE CURES.
10. AT CORNER APPLICATIONS, VERTICAL PANEL EDGE CAPS ARE TO BE USED TO CAP BOTH EXPOSED EDGES (1 PER CUT EDGE OF PANELS). THESE EDGE CAPS ARE TO BE CUT 1" SHORTER THAN THE PANEL AND LEAVE 1" GAP AT THE TOP TO ALLOW ROOM FOR THE THE HORIZONTAL PANEL EDGE CAP AT THE TOP. CONTRACTOR TO APPLY (2) BEADS OF ADHESIVE TO EACH EDGE CAP (INSIDE CORNERS OF CAP), AND SECURE WITH TAPE AND/OR PROVIDED SCREWS (16 TOTAL PER CORNER) WHILE THE ADHESIVE CURES. IF CORNERS ARE IN NON-RF AREAS, EDGE CAP SCREWS CAN BE LEFT IN PLACE.
11. AT CORNER APPLICATIONS WITH SSV PANEL ONLY, CORNER CHANNELS ARE TO BE USED TO JOIN PANELS TOGETHER. BOTH ADJOINING PANELS WILL BE INSERTED INTO THE CORNER CHANNEL AND SECURED USING PROVIDED NYLON PUSHPINS. THE PUSHPINS ARE TO BE PLACED ON THE INSIDE OF ONE OF THE PANELS ONLY @ 12" MAXIMUM SPACING.

BALLASTED CONCEALMENTS

1. ROOF MUST BE CLEAN AND FREE OF DEBRIS
2. THE BALLAST FRAME IS TO BEAR ON A NEOPRENE PAD PROVIDED BY OTHERS, PLACED BETWEEN THE NEW BALLAST FRAME AND ROOF.
3. DESIGN ASSUMES CONTRACTOR IS RESPONSIBLE FOR LEVELING THE PLATFORM ON ROOF AND PROVIDING APPROPRIATE SHIM METHOD IF ROOF IS SLOPED.

STRUCTURAL STEEL

1. STEEL FABRICATION AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL AND SPECIFICATIONS.
2. STEEL I-SHAPE, ANGLE, CHANNEL, AND MISCELLANEOUS MEMBERS SHALL CONFORM TO ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
3. STEEL PLATE MEMBERS SHALL CONFORM TO ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS U.N.O.
4. STEEL PIPE AND ROUND TUBE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B (42 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
5. STEEL RECTANGULAR AND SQUARE TUBE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B (46 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
6. STEEL WIDEFLANGE MEMBERS SHALL CONFORM TO ASTM A992 (50 KSI MIN, YIELD STRENGTH) STEEL SPECIFICATIONS U.N.O.
7. ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM TO ASTM F3125 GRADE A325 SPECIFICATIONS, U.N.O. A325N AND A325X ALLOWED.
8. STRUCTURAL BOLTS SHALL BE TIGHTENED USING TURN-OF-THE-NUT METHOD.
9. BOLT HOLE EDGE DISTANCES SHALL BE A MINIMUM 1", U.N.O.
10. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND PROCEDURES OF THE AMERICAN WELDING SOCIETY (AWS) BY CERTIFIED WELDERS PER AWS D1.1 FOR STEEL AND AWS D1.2 FOR ALUMINUM. STEEL WELDS SHALL BE BY E70XX, LOW HYDROGEN ELECTRODE.
11. STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123 SPECIFICATIONS AFTER FABRICATION OR PAINTED WITH RUST INHIBITIVE PRIMER.
12. STEEL HARDWARE SHALL BE HOT DIP GALVANIZED PER ASTM F2329, U.N.O.
13. AFTER ANY FIELD HOLE PUNCHING / DRILLING OR CUTTING HAS BEEN COMPLETED, OR FOR ANY DAMAGED STRUCTURAL MEMBER, TOUCH UP ALL BARE MATERIAL AND WELDED AREAS WITH TWO COATS OF GAL-CON OR SIMILAR MATERIAL TO RESTORE THE GALVANIZED PROTECTION ON THE MEMBERS.
14. ALL WELDED STEEL ASSEMBLIES AND INDIVIDUAL STEEL PARTS SHOULD HAVE THE PART NUMBER WELDED ONTO THE PART OR ASSEMBLY. THE PART NUMBERS SHOULD BE LOCATED CONSISTENTLY AND AWAY FROM ANY CONNECTION POINT TO AVOID ANY INTERFERENCE ISSUES WITH THE WELD.

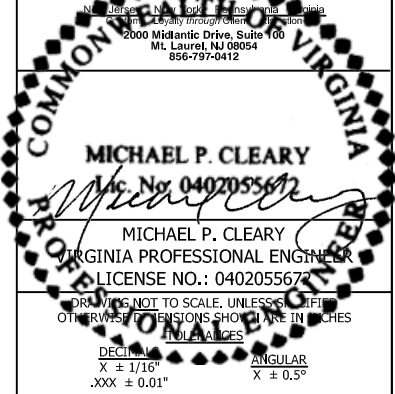
FRP STRUCTURAL MEMBERS

1. FRP STRUCTURAL SHAPES SHALL BE BEDFORD FRP SERIES 1525, MANUFACTURED USING THE PULTRUSION PROCESS.
2. IF PREFABRICATED MEMBERS DO NOT ASSEMBLE PER PLAN, CONTACT STEALTH® CONCEALMENT SOLUTIONS, INC. BEFORE CUTTING OR ALTERING FABRICATED MEMBERS.
3. FRP STRUCTURAL MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.
4. THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.
5. FRP BOLTS SHOULD BE TIGHTENED ½ TURN PAST SNUG AND LOCKED WITH EPOXY.

RaycapSTEALTH®

7555-A PALMETTO COMMERCE PARKWAY
NORTH CHARLESTON, SC 29420 USA
P: (800)-755-0689 F: (843)-207-0207
WWW.STEALTHCONCEALMENT.COM

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NOTES & SPECIFICATIONS

BC ARCHITECTS ENGINEERS, PLC
HUNTMAR PARK
505 HUNTMAR PARK DR.
HERNDON, VA 20170

JOB #: SP19-00015W-17R0

DRAWN: SH

DESIGNED: SH

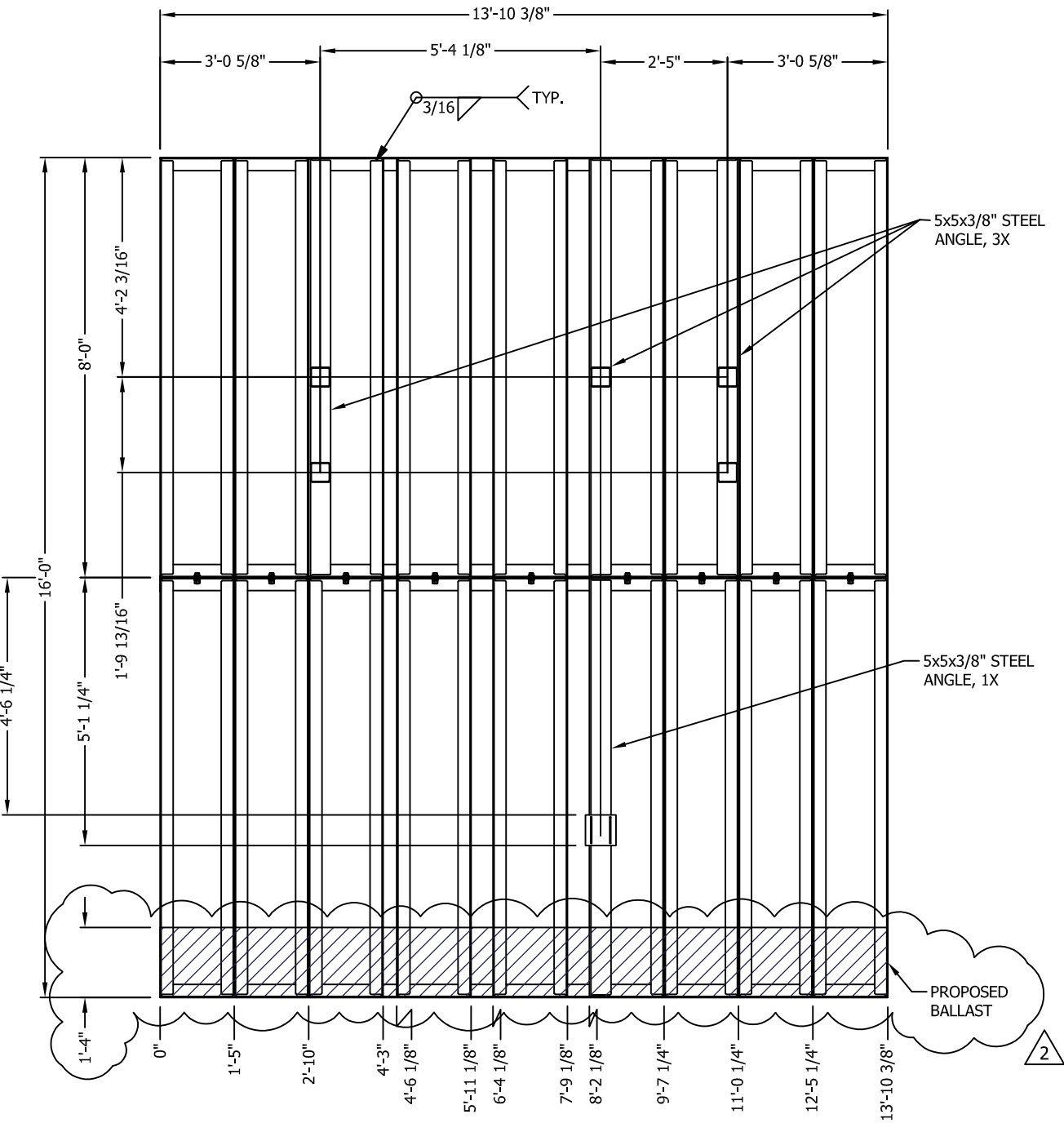
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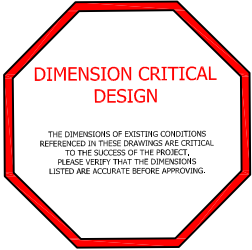
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REVISION

2

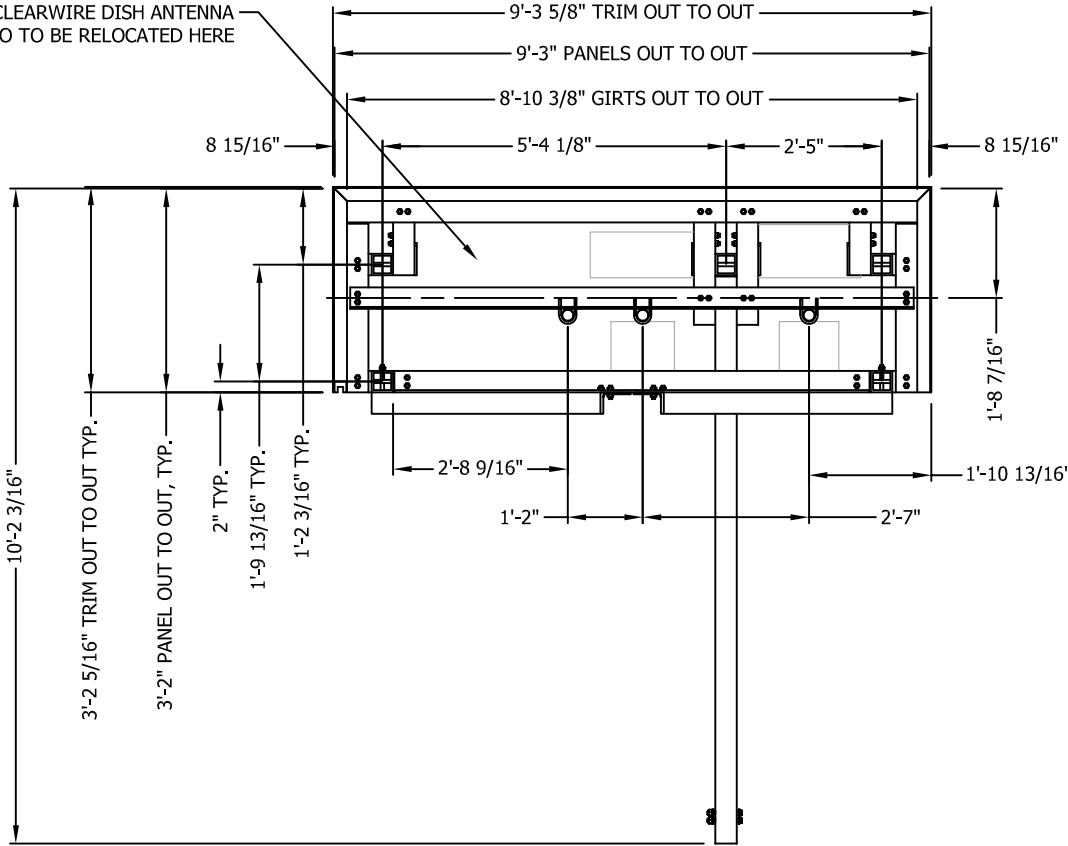


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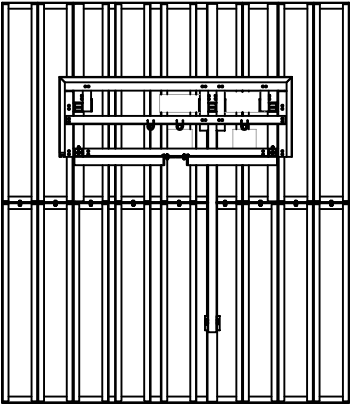


MICROWAVE FREQUENCY AND AZIMUTH RELATIVE TO PANELS MUST BE SPECIFIED TO ENSURE PERFORMANCE REQUIREMENTS ARE MET. MICROWAVE FREQUENCY WILL GOVERN THE PANEL TYPE REQUIRED FOR OPTIMAL PERFORMANCE. OPTIMAL MW PERFORMANCE THROUGH A CONCEALMENT IS ATTAINED BY KEEPING THE RF SIGNAL ORTHOGONAL TO THE PANEL. ROTATION OF THE ANTENNA RELATIVE TO THE PANEL CAN RESULT IN SIGNIFICANT IMPACT ON PERFORMANCE.

EXISTING CLEARWIRE DISH ANTENNA & RADIO TO BE RELOCATED HERE



SCREENWALL PLAN VIEW



PLAN VIEW

- NOTES:
- 1.) THE INTEGRITY OF THE EXISTING STRUCTURE MUST BE VERIFIED BY OTHERS.
 - 2.) THE DIMENSIONS OF THE EXISTING STRUCTURE ARE BASED UPON INFORMATION COLLECTED BY STEALTH® DURING THE SALES PROCESS AND DRAWINGS BY (BC ARCHITECTS ENGINEERS) DATED 10-30-18. STEALTH® HAS NOT PERFORMED A TECHNICAL SITEWALK TO VERIFY THE DIMENSIONS LISTED. VERIFICATION OF THESE DIMENSIONS IS THE RESPONSIBILITY OF THE CUSTOMER.
 - 3.) THE ATTACHMENT TO EXISTING (DESIGN AND FASTENERS) MUST BE PROVIDED BY OTHERS. STEALTH® WILL ONLY SUPPLY FASTENER SIZE AND QUANTITY REQUIRED, FOR ATTACHMENT TO EXISTING.
 - 4.) THE PANELS ARE TO BE PAINTED / TEXTURED ACCORDING TO THE CUSTOMER APPROVED SAMPLE(S).
 - 5.) THIS CONCEALMENT WAS DESIGNED TO ACCEPT THE FOLLOWING ANTENNA (RFS APXVBBLL15X_43-C-120). IT IS THE CUSTOMERS RESPONSIBILITY TO ENSURE THE FIT OF THE ANTENNA AND COAX WITH THEIR SPECIFIC MOUNTING EQUIPMENT.
 - 6.) IT IS STRONGLY RECOMMENDED THAT THE CUSTOMER REVIEWS THE RF CONSIDERATIONS IN THIS DESIGN.
 - 7.) DUE TO THE USE OF NON-CONVENTIONAL MATERIALS FOR RF PERFORMANCE, THIS CONCEALMENT WAS NOT DESIGNED TO BE WATERPROOF.

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MICHAEL P. CLEARY
Lic. No. 0402055672
MICHAEL P. CLEARY
VIRGINIA PROFESSIONAL ENGINEER
LICENSE NO.: 0402055672

DRAWING NOT TO SCALE, UNLESS OTHERWISE NOTED.
OTHERWISE, DIMENSIONS SHOWN ARE IN INCHES.
TOLERANCES:
DECIMAL X ± 1/16"
.XXX ± 0.01"
ANGULAR X ± 0.5°

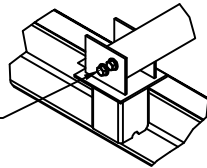
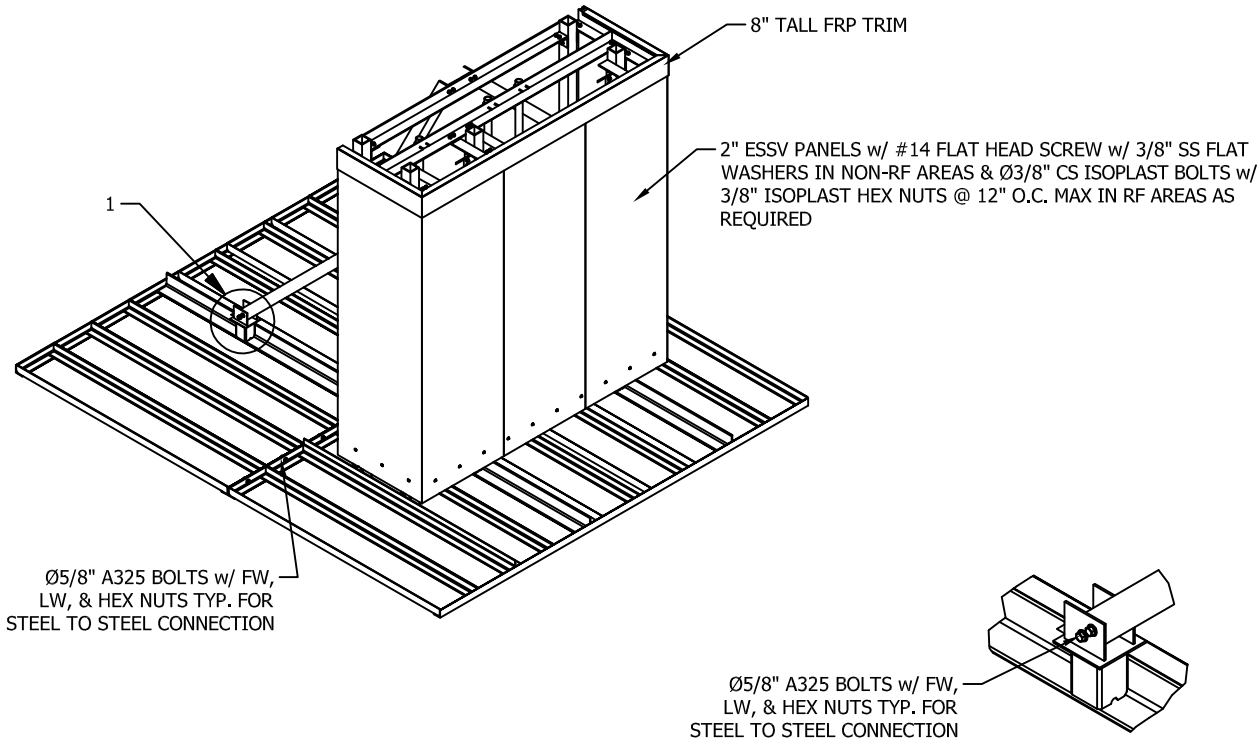
ASSEMBLY - ELEVATIONS

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HUNTMAR PARK
505 HUNTMAR PARK DR.
HERNDON, VA 20170

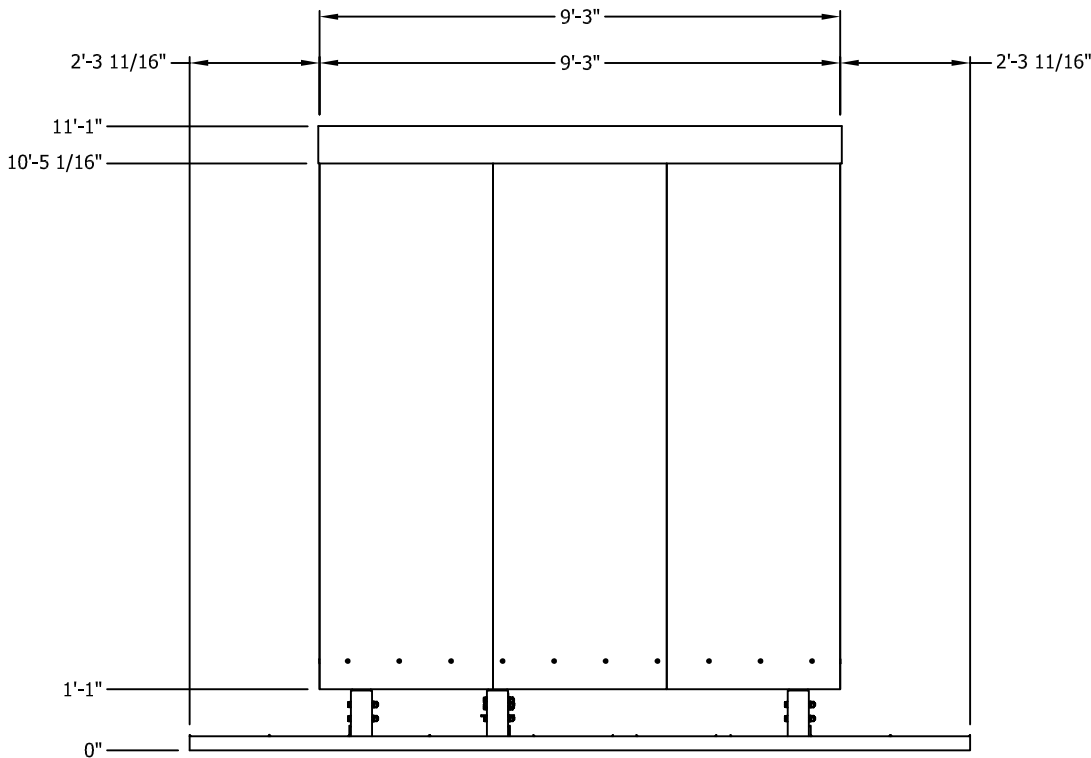
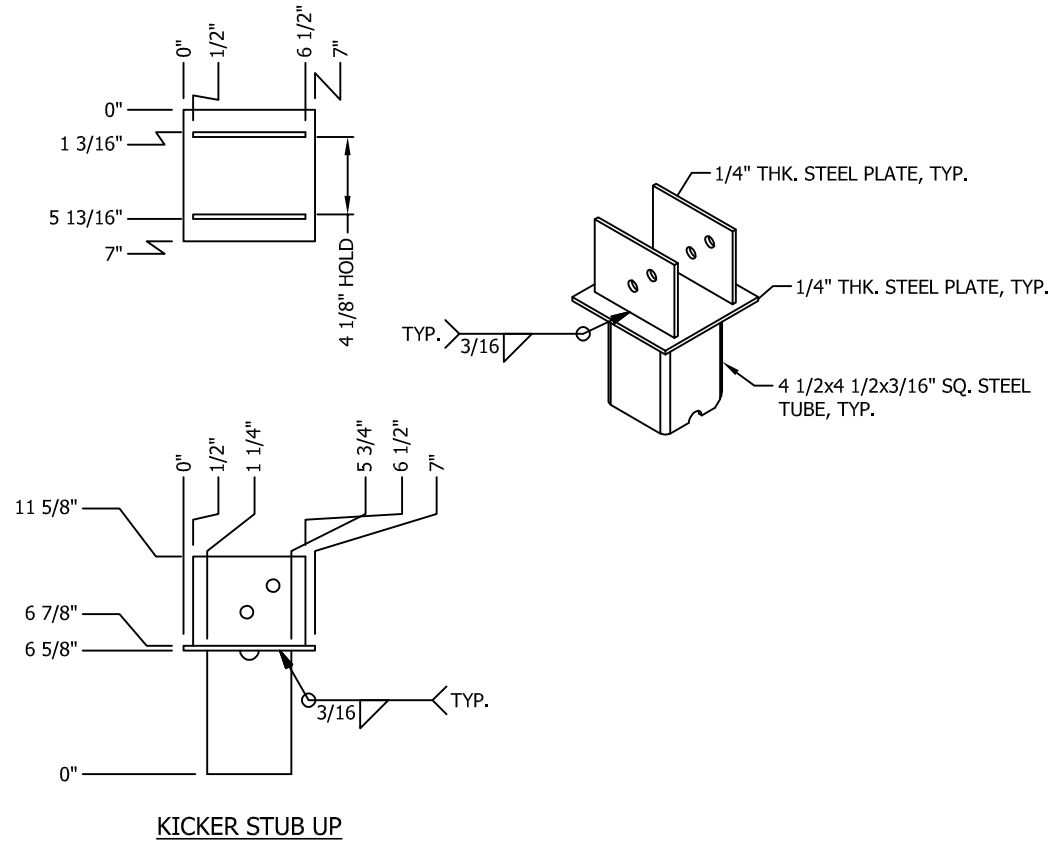
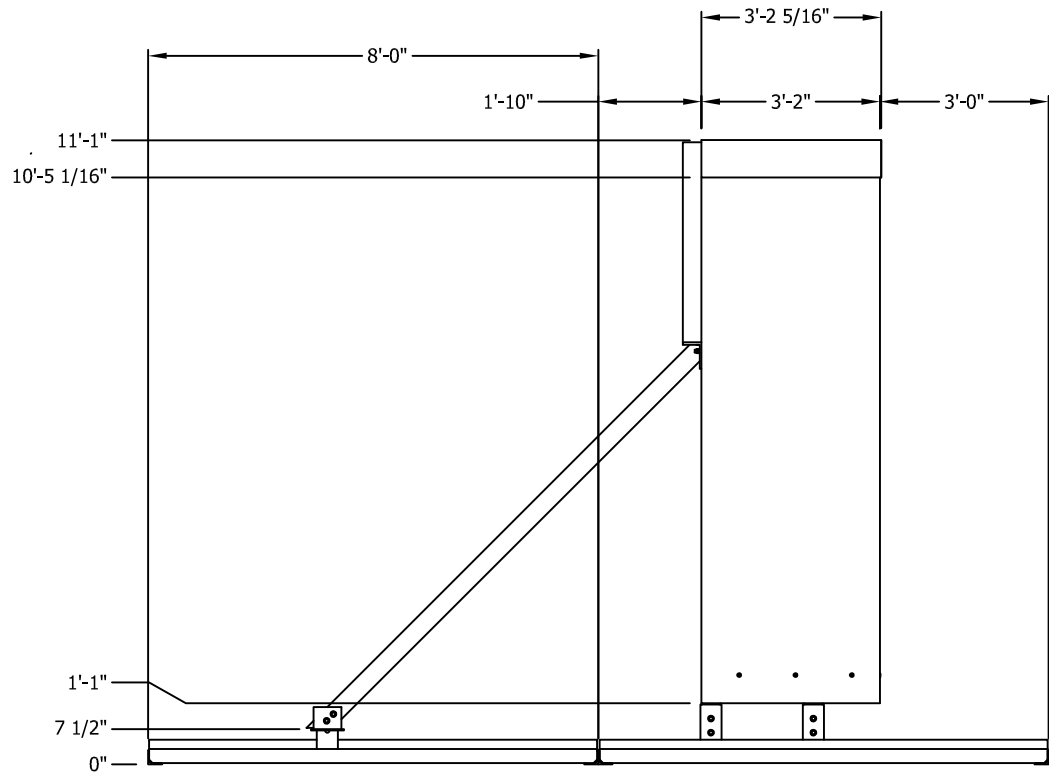
JOB #: SP19-00015W-17R0
DRAWN: SH
DESIGNED: SH
REVISED: MSG

S1
04-10-19

REVISION
2



DETAIL 1

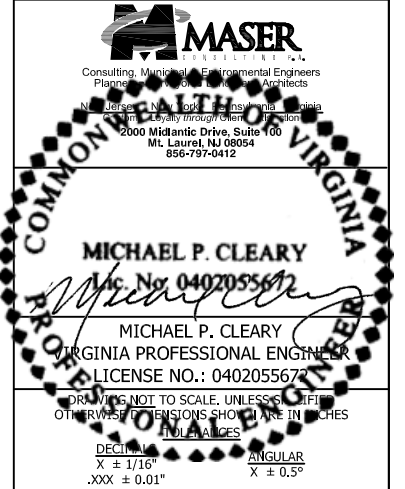


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MASER
Consulting, Municipal, Environmental Engineers
Planners, Architects
New Jersey, New York, Pennsylvania, Virginia
2000 Midantic Drive, Suite 100
Mt. Laurel, NJ 08054
856-797-0412



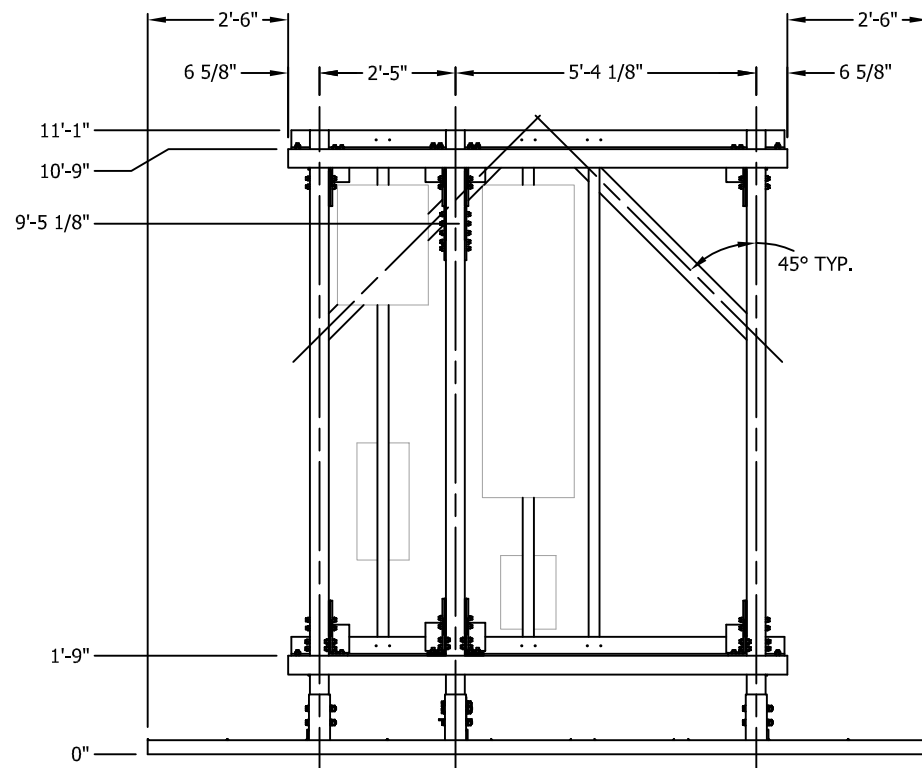
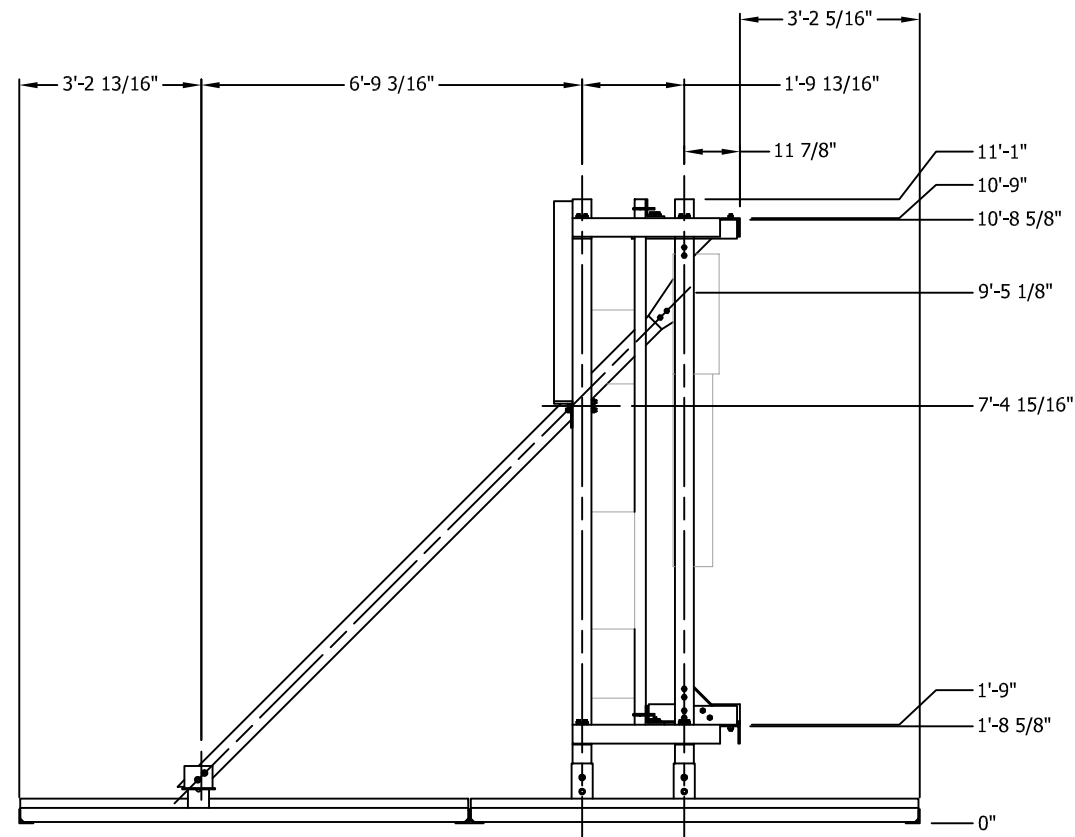
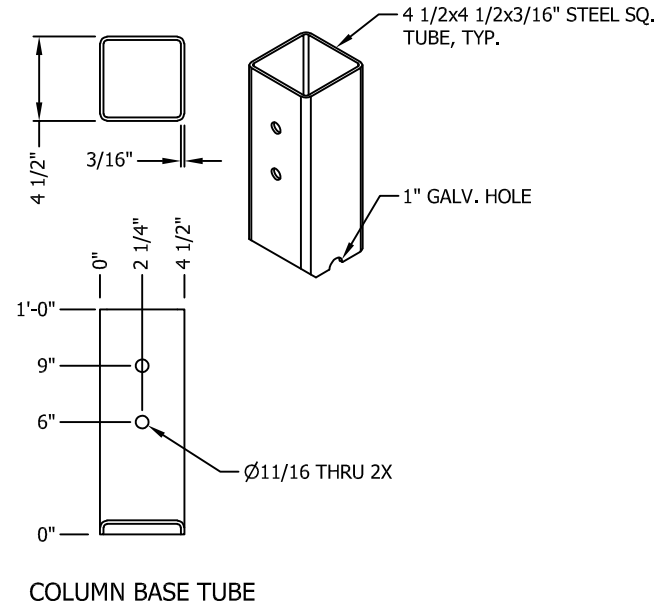
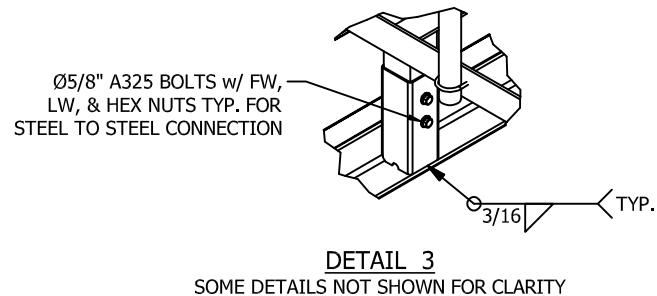
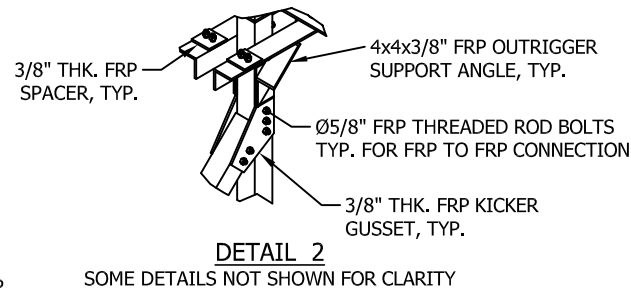
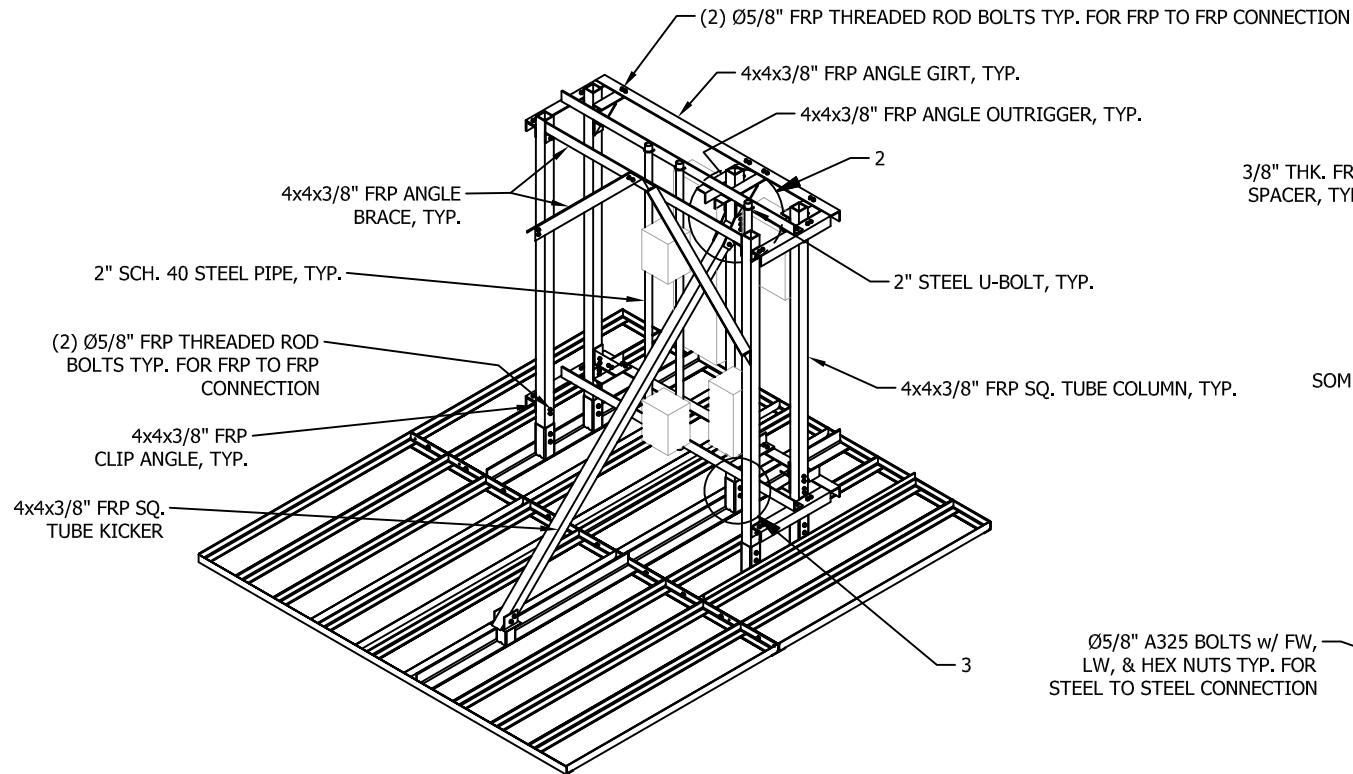
ASSEMBLY - ELEVATIONS

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HUNTMAR PARK
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HERNDON, VA 20170

JOB #: SP19-00015W-17R0
DRAWN: SH
DESIGNED: SH
REVISED: MSG

S2
04-10-19

REVISION
2

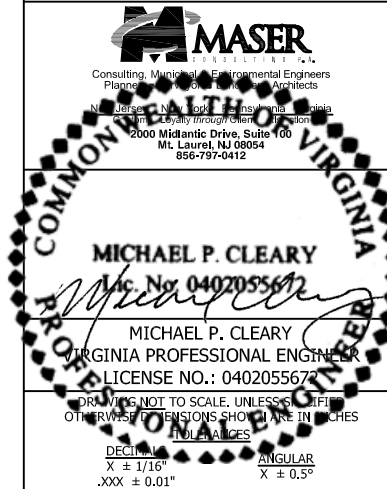


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CONSULTING ENGINEERS, P.C.
Consulting, Municipal, Environmental Engineers
Planners, Architects
New Jersey, New York, Pennsylvania, Virginia
2000 Midantic Drive, Suite 100
Mt. Laurel, NJ 08054
856-797-0412



ASSEMBLY - ELEVATIONS

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505 HUNTMAR PARK DR.
HERNDON, VA 20170

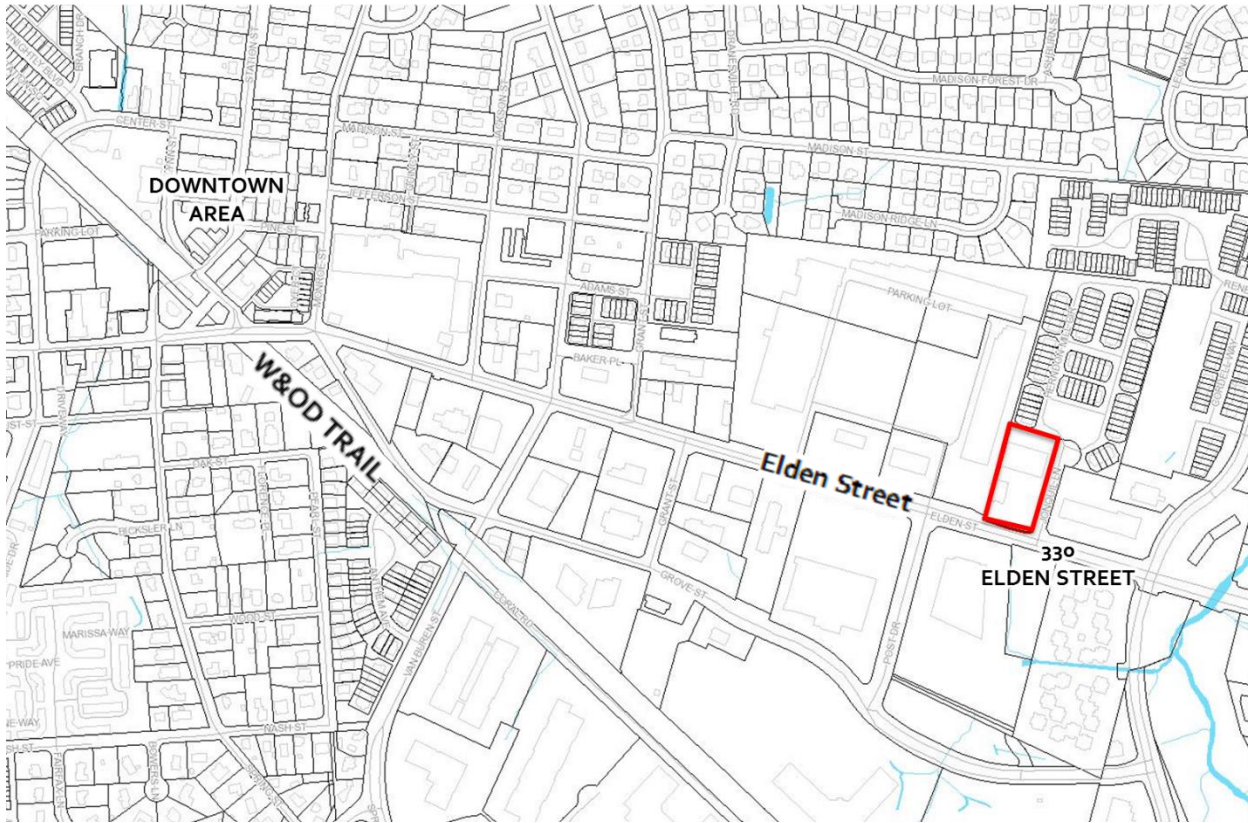
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DRAWN: SH
DESIGNED: SH
REVISED: MSG

S3
04-10-19

REVISION
2

Case Number & Type: ARB #19-15; Wall Signs
Case Summary: Install new wall signs on existing commercial building
Case Location: 330 Elden Street, Herndon Centre

Location Map



Property Information

Owner / Applicant:	Herndon Centre Phase V, LP / A.J. Dwoskin Associates c/o Sean Bordwell		
Representative:	N/A		
Business/Organization:	Café Rio		
Property Use:	Freestanding commercial restaurant		
Zoning District:	PD-B, Planned Development - Business		
Adjacent Zoning:	North: RTC, Residential Townhouse Cluster South: CS, Commercial Services/CO, Commercial Office East: CS, Commercial Services West: PD-B, Planned Development - Business		
Associated Cases:	ARB #18-27; Café Rio Alterations to an Existing Structure		
Building Type(s):	One-story commercial	Date of Construction:	2001

Architectural Style(s):	Post-modern, typical suburban commercial expression
Exterior Material(s):	Composite – Brick, glass storefront and windows, cementitious fiber board, steel trellises, tile details
Neighborhood Design Profile:	Existing commercial corridor

Case Details

Case Description:

Of the three signs, one would be centered over these storefront windows on the south elevation, one over the entrance doors on the east elevation, and one over the entrance doors on the west elevation.

Each sign is comprised of two lines, “Café Rio” and “Mexican Grill”.

The ‘*Café Rio*’ lettering would be a maximum of 26” high and constructed of aluminum channel letters with black 3/4” trim caps, black 5” returns and white translucent faces. The channel letters will be internally illuminated with white LED light strips that will face outwards and backwards for a halo effect. Each channel letter will have a 1” spacer between the channel letter backing and a 2” thick flush-mounted aluminum backer panel painted red to match the business’ corporate colors.

The “Mexican Grill” lettering will be 4 1/2” in height and constructed of an aluminum 4” deep channel with black returns, red aluminum face with routed block letters, clear acrylic push-through letters painted white on the interior faces and internal LED light trips for illumination. The entire sign channel will be mounted directly to the 2” red aluminum backer panel.

Each sign will cover 33.6 square feet of surface area on each of the three facades (Attachments# 1, 2, and 3).

Case Background:

This ARB case is a follow-on case related to ARB #18-27 which proposed alterations of the existing commercial structure to remove the existing roof, a recently updated mansard roof and soffit; as well as, redesign/rebuild the exterior walls to the same vertical plane as the existing brick veneer. The existing porticos with gabled roof forms over entrances will be removed and redesigned to a square form. The locations of the proposed signs will require these alterations to be completed prior to signage installation.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs
- Town Zoning Ordinance Section 78-141.4. - Sign standards for commercial districts
- Town Code of Ordinances, Section 58-96 Design criteria (Attachment 4)

Staff Analysis

1. The application proposes 33.6 square feet of signage on two side elevations and on the primary street elevation along Elden Street. Section 78-141.4. - Sign standards for commercial districts specifies that one (1) square foot of sign area for each linear foot of frontage is authorized in the PD-B zoning district. The primary street facing façade, the south elevations is authorized approximately

43.8 square feet of signage, the side elevations, the east and west elevations, are authorized approximately 79.5 square feet of signage, respectively. Thus, the proposed signage meets the location, size, and number standards of the referenced zoning ordinance section.

2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs regarding, the sign types, design, placement, and illumination.
3. The proposed signs comply with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment# 4).

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application; 2. Motion to approve the application as submitted; 3. Motion to approve with condition(s); or 4. Motion to continue the public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #19-02, in accordance with Alternative #3, with the following condition: 1. The proposed signage shall be installed in substantial conformance with the application and supporting materials as submitted March 8, 2019.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Sign Elevation, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787.7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director

HERNDON CENTER

330 Elden St

330 ELDEN STREET

ELDEN STREET

SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

Town of Herndon,

There are three identical LED illuminated signs to be installed per the provided drawings and application that are 3'2"h x 10'1"w. They are constructed from aluminum and acrylic per the provided material samples and the supplied drawings.

Thank you.

Frank Cavanagh, Applicant.

status | CONCEPTUALdrawing

300 Elden Street

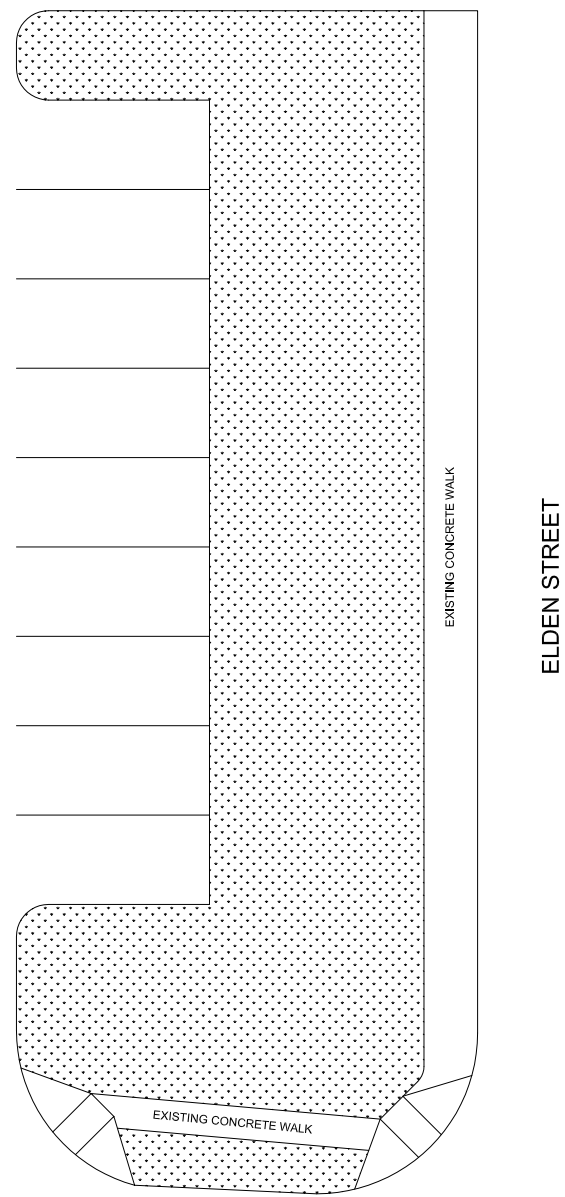
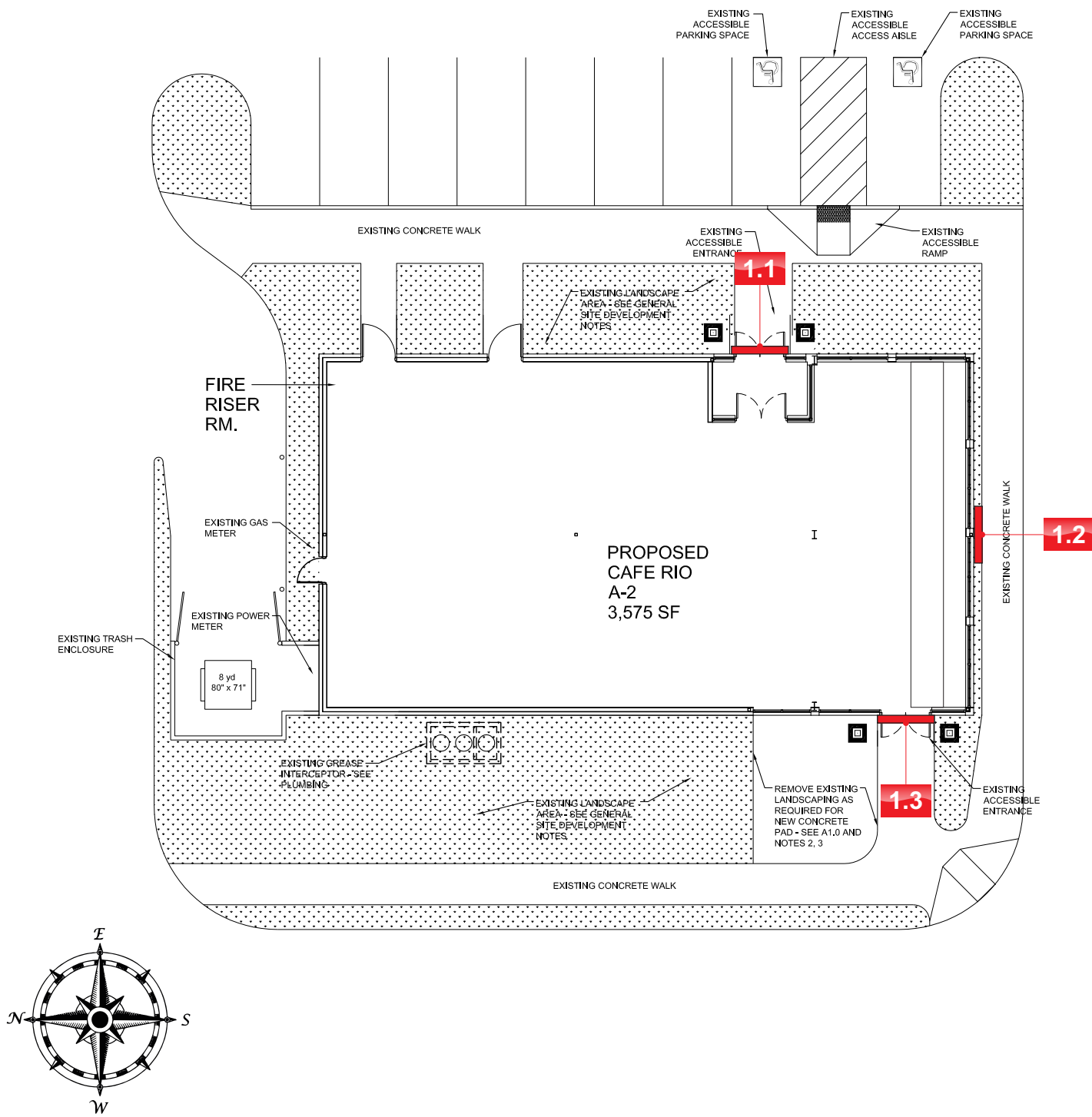
Herndon, VA 20170

J O B # 1 9 0 0 3 8 - 0 3



WEST COAST HQ.
2231 S. Dupont Drive
Anaheim, CA 92806
800-655-9972

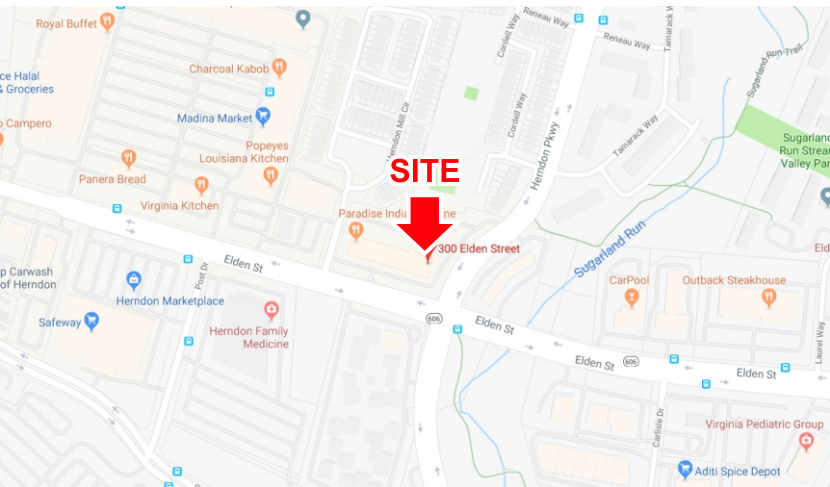
SITE PLAN



SIGNAGE SPECIFICATIONS

- 1.1 FACE & HALO ILLUMINATED CHANNEL LETTERS ON ALUM. CONTOURED BACKER PANEL
- 1.2 W/ PUSH THRU SUB COPY:
- 1.3 Manufacture and Install (3) Three Set of Channel Letters.

VICINITY MAP



PS 127:1

P R O J E C T

C L I E N T

J O B / D R A W I N G #



WEST COAST HQ.
2231 S. Dupont Drive
Anaheim, CA 92806
800-655-9972

Project Name: Café Rio

Address: 300 Elden Street

City, State, Zip: Herndon, VA 20170

Client Approval:

Landlord Approval:

Designer: Charle C.

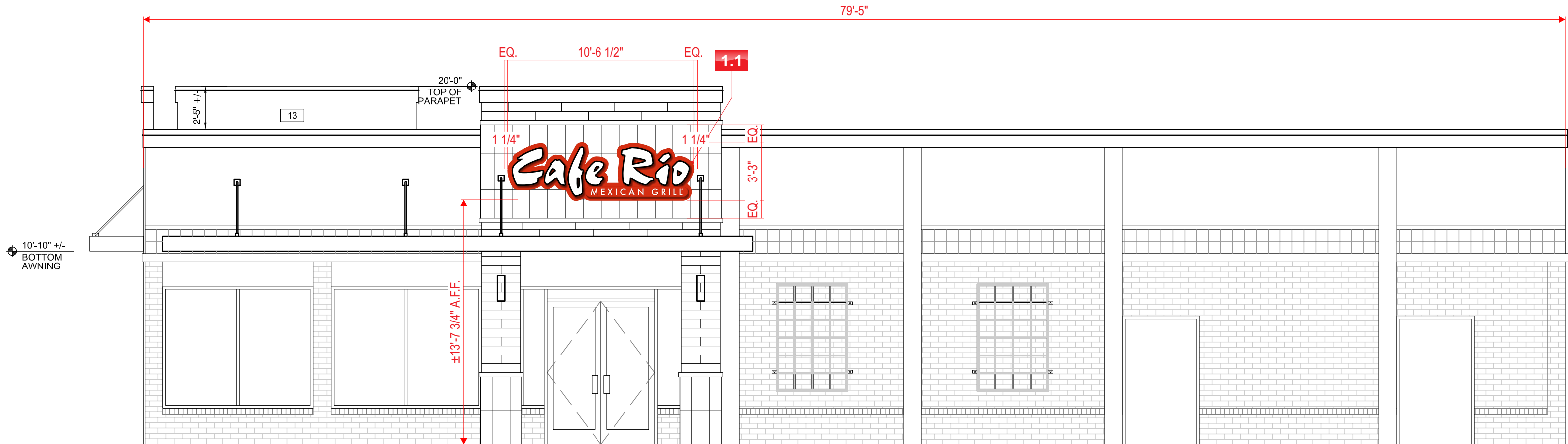
Sales:

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage-Solutions, and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose what so ever without written permission.

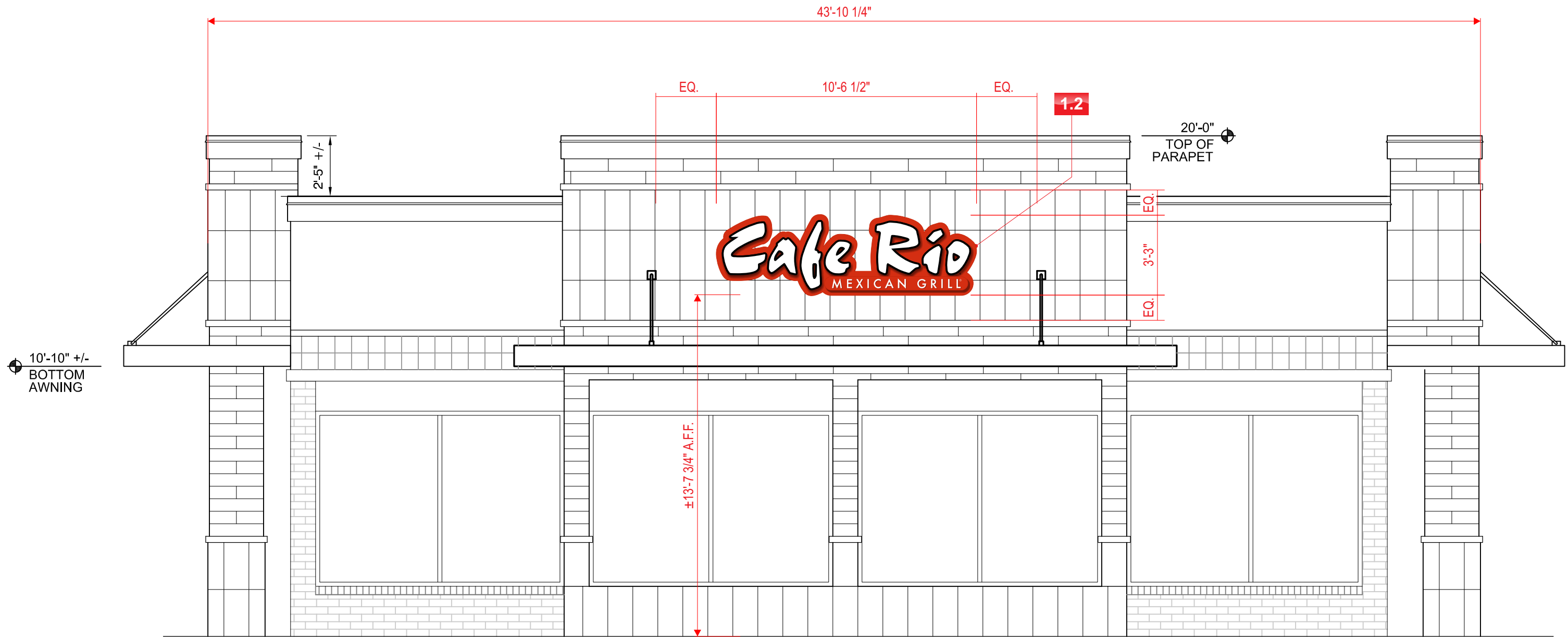
#	Designer:	Date:	Revision Notes:
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2	Charle C.	02/01/19	Revised as per request
3	Charle C.	02/28/19	Revised as per request
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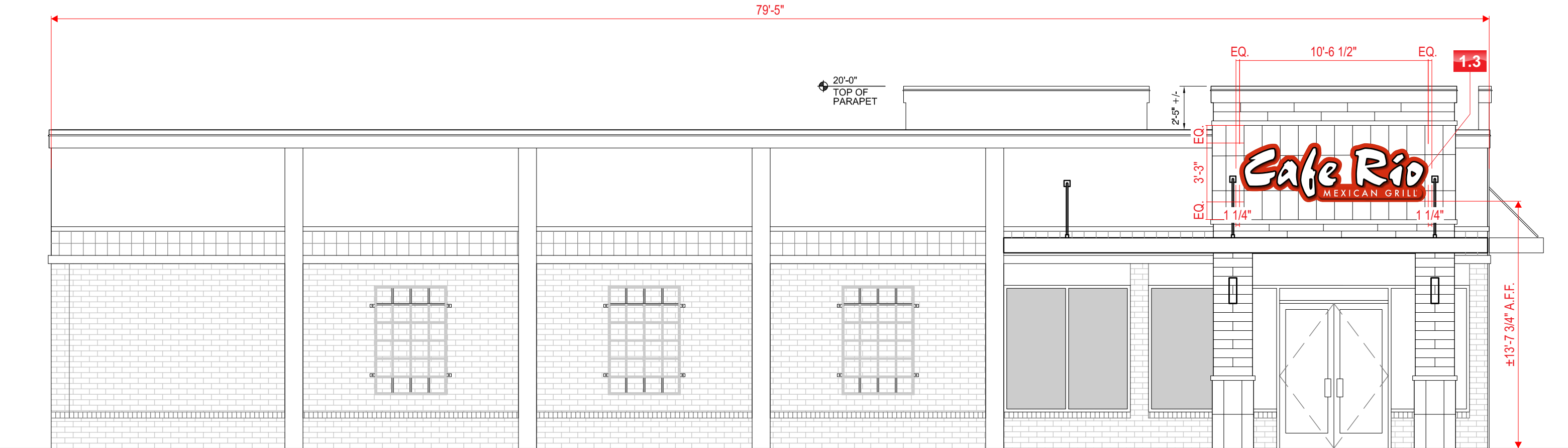
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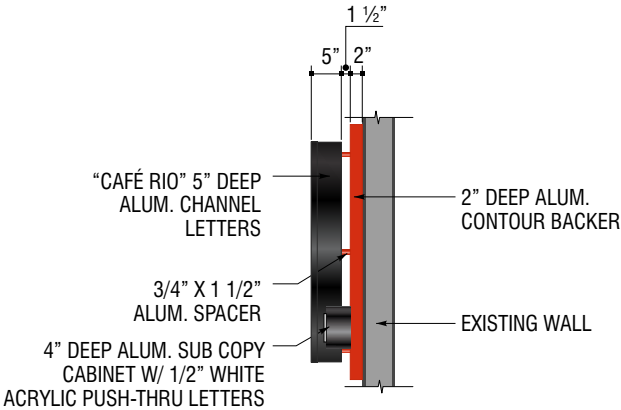
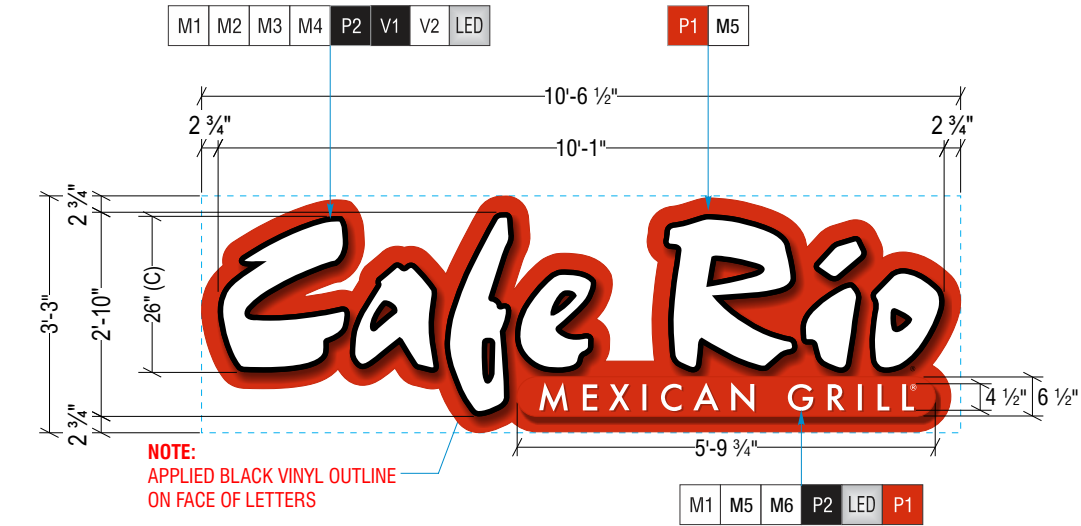
EAST ELEVATION
Scale: 3/16" = 1'-0"



SOUTH ELEVATION
Scale: 1/4" = 1'-0"



WEST ELEVATION
Scale: 3/16" = 1'-0"



ILLUMINATED NIGHT RENDERING

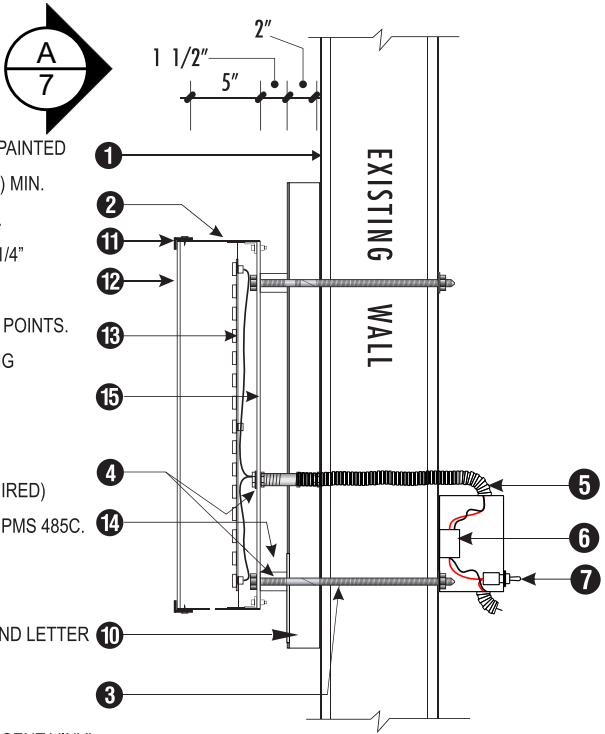
SQUARE FOOTAGE	
34.64 SQ. FT.	
M1	.040" ALUM RETURNS
M2	3/16" CLEAR LEXAN BACKS
M3	3/16" WHITE ACRYLIC FACES
M4	3/4" BLACK TRIM CAP
M5	.080" ALUM FACE / BACKS
M6	1/2" WHITE ACRYLIC PUSH THRU
PAINT FINISH	
P1	PMS 485 C
P2	GLOSS BLACK
VINYL	
V1	3M BLACK
V2	3M WHITE DIFFUSER
ILLUMINATION	
LED	WHITE L.E.D.
ELECTRICAL REQUIREMENTS	
Approx. A load (amps) (1) 120V 20A circuit req'd UL labels required away from public view.	
IMPORTANT NOTE	
UL COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE. FINAL ELECTRICAL HOOK UP BY OTHERS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2008 ART: 600.6 FBC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.	

1.1 1.2 1.3 26" HIGH "C" FACE & HALO ILLUMINATED CHANNEL LETTERS ON CONTOURED ALUM. BACKER PANEL W/ FACE LIT PUSH-THRU SUB COPY

Scale: 3/8"=1'-0"

"CAFÉ RIO" LETTER DETAILS

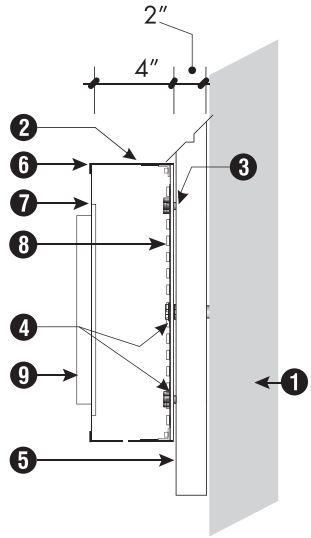
- EXISTING SIGN MOUNTING SURFACE
- ALUM. CHANNEL LETTER/LOGO RETURN WITH INTERIOR PAINTED SEMI-GLOSS EXTERIOR DECORATED AS SPECIFIED. TWO (2) MIN. 1/4" DIA. WEEP HOLES REQ'D AT BOTTOM OF LETTER/LOGO.
- ATTACH SIGN TO BACKGROUND USING A MIN. OF THREE 1/4" ALLTHREAD WITH WASHERS AND NUTS PER LETTER.
- WATERTIGHT SILICONE SEALANT AT ALL ENTRY AND EXIT POINTS.
- POWER SUPPLY OUTPUT LEAD OR EXTENDED LEAD USING APPROPRIATE UL.
- L.E.D. POWER SUPPLY
- LOCKING DISCONNECT SWITCH FOR ENTIRE SIGN.
- PRIMARY POWER (DEDICATED 20 AMPERE CIRCUIT REQUIRED)
- 2" THICK ALUMINUM BACKER PANEL PAINTED TO MATCH PMS 485C.
- 3/4" TRIM CAP RETAINER
- ACRYLIC FACE WITH APPLIED BLACK VINYL.
- L.E.D. STRIP, CUT AS REQ'D. WHITE FOR LETTER FACE AND LETTER HALO BACK ILLUMINATION.
- SPACER, PAINTED TO MATCH WALL.
- CLEAR MATTE LEXAN BACK LENS WITH WHITE TRANSLUCENT VINYL OVERLAY TO PROVIDE HALO LIGHTING.
- ALUMINUM WIREWAY ATTACHED TO INTERIOR OF BUILDING WALL WITH #10 WOOD SCREWS AS NEEDED



"MEXICAN GRILL" CHANNEL ATTACHMENT DETAIL

- EXISTING SIGN MOUNTING FASCIA WALL
- "MEXICAN GRILL" CHANNEL WITH INTERIOR PAINTED SEMI-GLOSS WHITE. EXTERIOR DECORATED AS SPECIFIED. TWO (2) MIN. 1/4" DIA. WEEP HOLES REQ'D AT BOTTOM OFC HANNEL.
- ATTACH CHANNEL TO SIGN BACKING USING A MIN. OF FOUR 1/4" ALLTHREAD WITH WASHERS AND NUTS
- WATERTIGHT SILICONE SEALANT AT ALL ENTRY AND EXIT POINTS
- 2" DEEP, .080" THICK PAINTED ALUM. BACKING ATTACHED TO WALL USING FASTENERS OF TYPE AND QUANTITY REQ'D
- R ETAINER
- PAINTED ALUMINUM FACE
- WHITE L.E.D. STRIP, CUT AS REQ'D. FOR SIGN FACE ILLUMINATION
- CLEAR ACRYLIC PUSH-THROUGH LETTERS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



INTILLUM. CHANNEL MOUNTED TO BACKING (ALL ELECTRICAL TO BE U.L. LISTED)

PS 127:1

P R O J E C T

C L I E N T

J O B / D R A W I N G #



WEST COAST HQ.
2231 S. Dupont Drive
Anaheim, CA 92806
800-655-9972

Project Name: Café Rio

Address: 300 Elden Street

City, State, Zip: Herndon, VA 20170

Client Approval:

Landlord Approval:

Designer: Charle C.

Sales:

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage-Solutions, and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose what so ever without written permission.

#	Designer:	Date:	Revision Notes:
1	Charle C.	01/17/19	Conceptual Drawing
2	Charle C.	02/01/19	Revised as per request
3	Charle C.	02/28/19	Revised as per request
4			
5			
6			
7			
8			
9			
10			



190038-03

Page 6 of 6

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

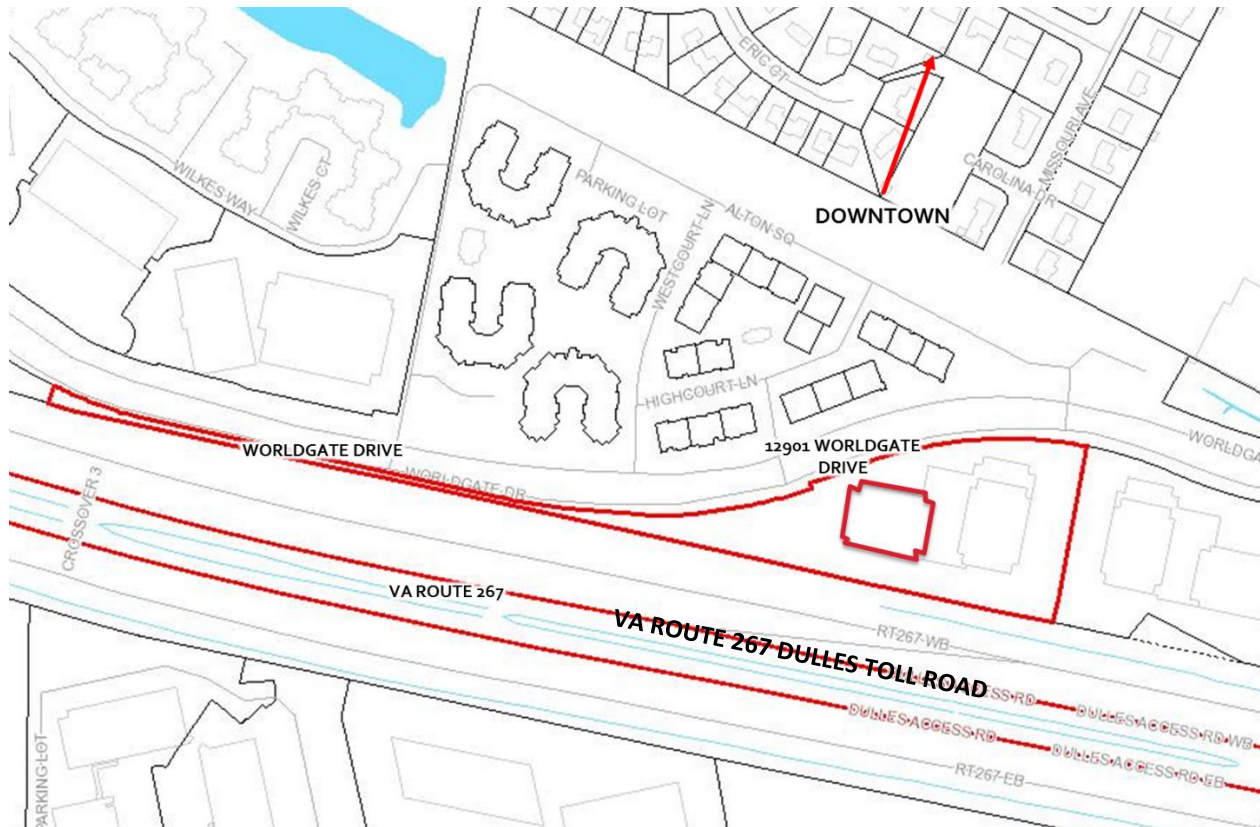
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)

Case Number & Type: ARB #19-16; Freestanding Sign
Case Summary: Install freestanding monument sign on a commercial office site
Case Location: 12901 Worldgate Drive, Worldgate Metro Plaza

Location Map



Property Information

Owner / Applicant:	Worldgate Dulles, LLC		
Representative:	Bob Biroonak, Art Display, Co.		
Business/Organization:	Moore & Associates		
Property Use:	Multi-story commercial office		
Zoning District:	PD-W, Planned Development - Worldgate		
Adjacent Zoning:	North: PD-W, Planned Development - Worldgate	East: PD-TOC, Planned Development – Transit Oriented Core	
	South: VA Route 267 Right-of-Way	West: PD-W, Planned Development – Worldgate	
Associated Cases:	N/A		
Building Type(s):	Multi-story steel framed with composite exterior materials	Date of Construction:	2001

Architectural Style(s):	Post-modern, typical suburban commercial office expression
Exterior Material(s):	Composite – Glass curtain wall, glass storefront and windows, pre-cast concrete wall panels
Neighborhood Design Profile:	Existing planned mixed-use development area

Case Details

Case Description:

The proposed monument sign would display the development name, tenant and address information for the commercial office property. It would be placed near the existing monument sign, which would be removed.

The overall monument sign dimensions would be 8' tall by 5' wide by 1'-6" thick. The sign would be constructed of an aluminum cabinet. The aluminum base and cap would be painted Matthews paint Neptune Grey. Each side of the of the monument sign will have four (4) removable aluminum pan faces that will have routed lettering contain sign messages (development name, addresses, and tenant business names, as applicable) with lettering of various sizes finished with translucent white push-through acrylic letters painted one of three colors: a blue (Pantone 2727), a grey (Pantone 7540), and red (Pantone 485).

Using appropriate method for calculating the sign area found in the Town's Zoning Ordinance, the sign will cover 35.5 square feet of surface area (Attachments #1, 2, and 3).

Case Background:

This ARB case is part of a series of recent cases that the property owner has undertaken to improve the aesthetic quality and signage on the site and building. The projects have included new complementary refuse container enclosures on the site, entrance improvements and building tenant signage.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs
- Town Zoning Ordinance Section 78-141.5. - Sign standards for properties in the Worldgate District (PD-W)
- Town Code of Ordinances, Section 58-96 Design criteria

Staff Analysis

1. The application proposes 35.5 square feet of signage on a monument sign to be placed along Worldgate Drive. Section 78-141.5. - Sign standards for properties in the Worldgate District (PD-W), Table 141.5(c) specifies that one monument sign with a maximum sign area 50 square feet with a maximum height of eight (8) feet is authorized in the PD-W zoning district. Thus, the proposed signage meets the location, size, and number standards of the referenced zoning ordinance section.

2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs regarding, the sign types, design, placement, and illumination.
3. The proposed sign generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4). However, in this case, staff finds that the proposed design is not in keeping with the existing architecture of the associated office buildings. In previous cases for these office complex addresses, applicants have taken great care in designing new features and alterations that are complementary to the architecture and materials of the multi-story office buildings and adjacent parking garages. For example, both ARB #18-25 (12901 Worldgate Drive within this office complex) for a new refuse dumpster enclosure, and ARB #19-04 (12825 Worldgate Drive) for a new entrance canopy structure, used materials and designs consistent with the existing materials and architecture on the office buildings.

The proposed sign design and materials do not relate to the primary buildings' architecture. Staff finds that additional consideration of the form and design of the monument sign needs to be given for maintaining consistent design themes on the subject property.

Staff Recommendation:

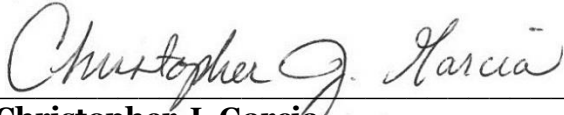
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for continuance of ARB #19-16, in accordance with Alternative #4, to the May 15, 2019 ARB Public Hearing to allow the applicant to address with the following intent and requirements: 1. Revise the submitted application and sign design to be complementary, in design, form, and materials, to the existing architecture of the office buildings on the subject property.

Report Attachments

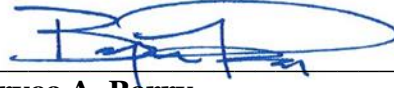
1.	Aerial Image
2.	Applicant Letter
3.	Sign Elevation, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

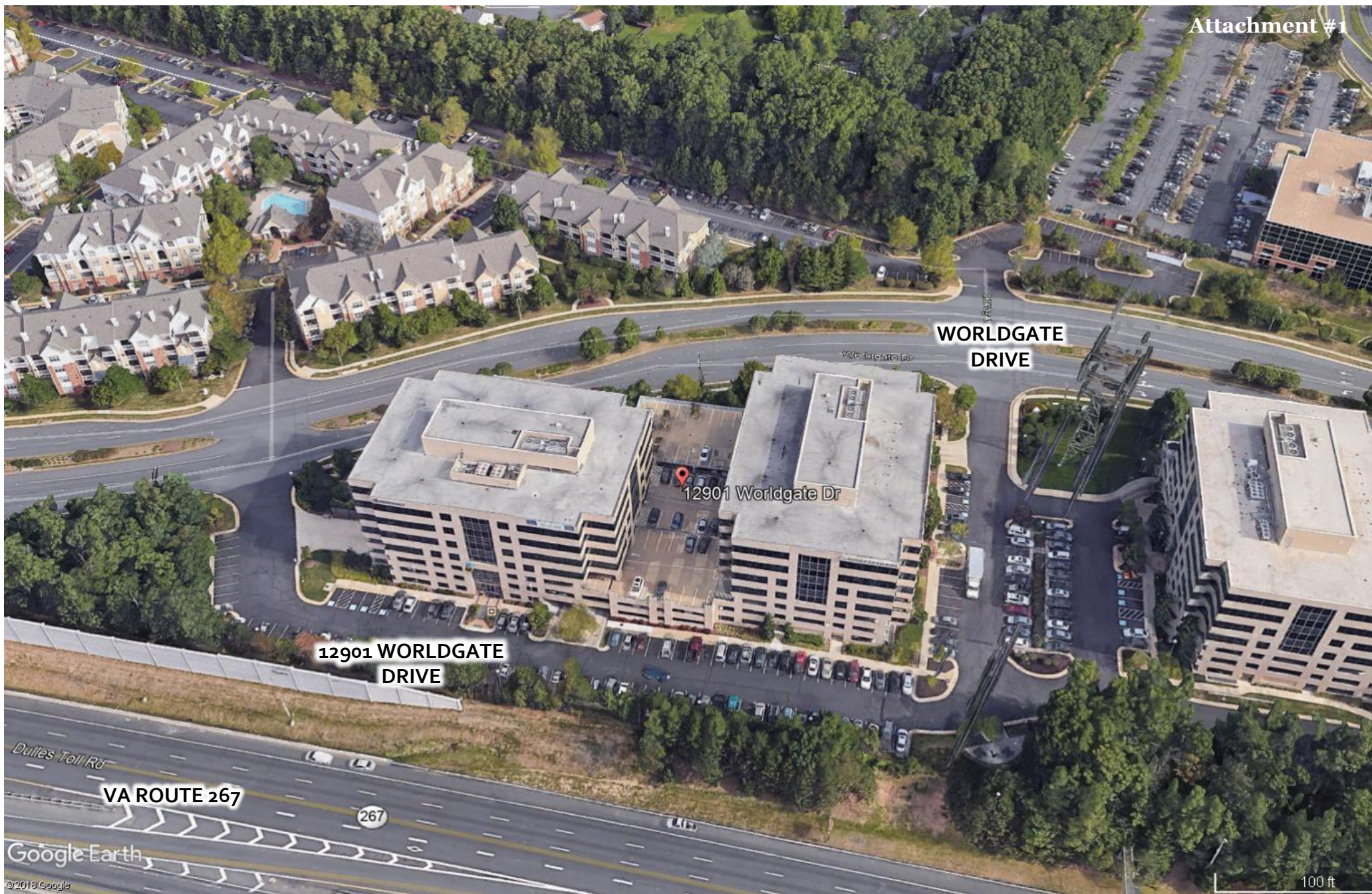
Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

RECEIVED ON

MAR 11 2019

DEPARTMENT OF
COMMUNITY DEVELOPMENT



12901 Worldgate Drive
Suite 550
Herndon, VA 20170

www.mooreassociates.com
T 703-817-4040

March 5, 2019

To Whom It May Concern,

Worldgate Dulles LLC authorizes Art Display Co. to act as Owner's Agent specifically for the application of all necessary permits for the installation of signage as illustrated in Art Display drawing file: Worldgate Metro Plaza located at 12901 Worldgate Drive, Herndon, VA 20170.

Sincerely,

Jennifer Rueda
Property Manager

Worldgate Dulles LLC as Agent for Moore & Associates



RECEIVED ON
MAY 14 2014
DEPARTMENT OF
COMMUNITY DEVELOPMENT

SPECIFICATIONS

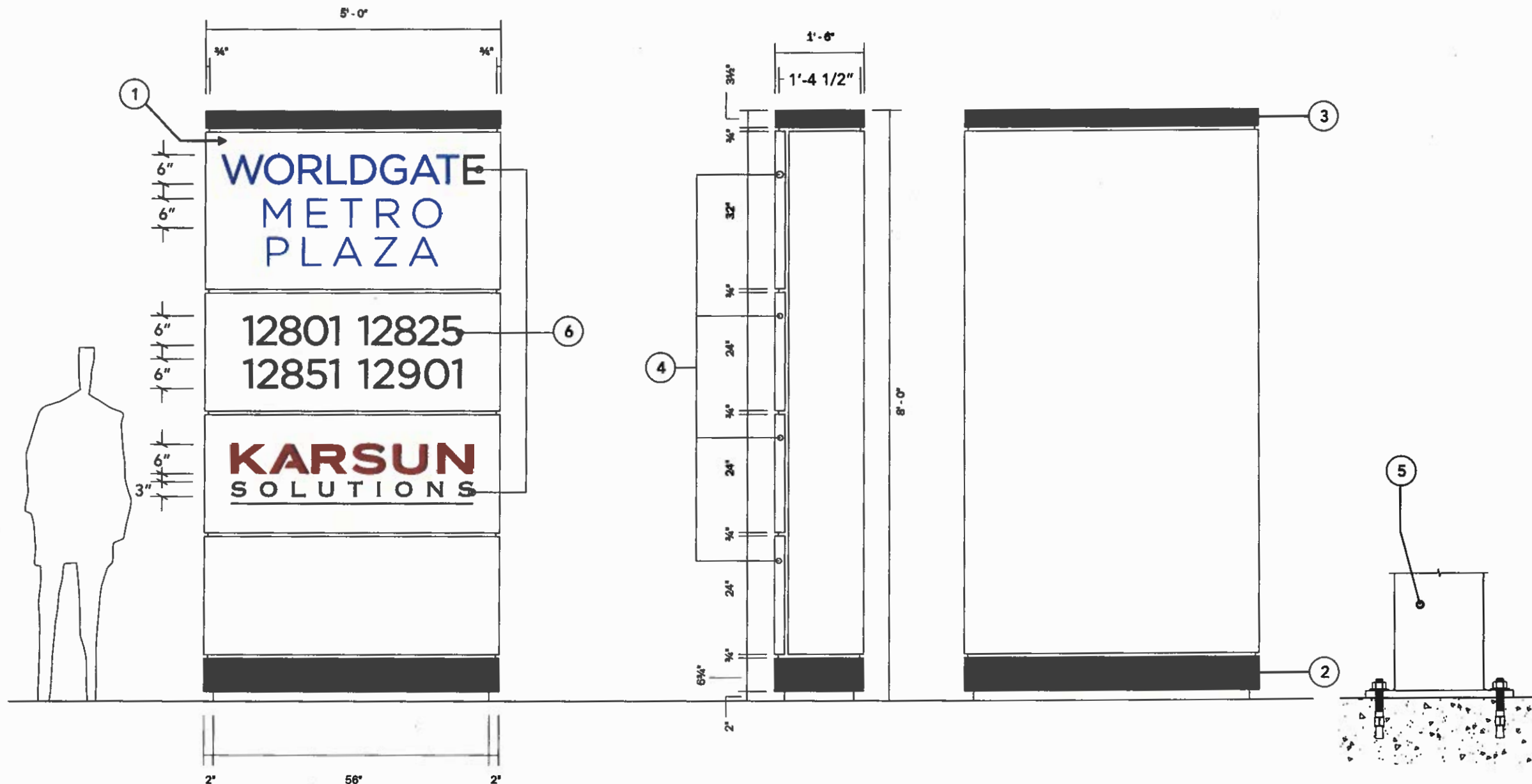
1. SIGN CABINET
 - 18" deep fabricated aluminum sign cabinet
 - 2"X2" internal aluminum frame
 - Cabinet painted P1
2. ALUMINUM BASE
 - 5'-0"w x 3 1/2"h x 18" deep fabricated aluminum cap
 - Base to be painted P2
3. ALUMINUM CAP
 - 5'-0"w x 6 3/4"h x 18" deep fabricated aluminum base
 - Cap to be painted P2
4. REMOVABLE PAN FACES
 - 2" deep fabricated .060" thick aluminum pan face
 - Painted P1
5. SUPPORT POSTS AND PLATE
 - 6"X6" aluminum support posts (2X)
 - 1/2" thick aluminum mounting plate
 - Posts to be welded to plate
6. GRAPHICS
 - Push thru translucent white acrylic graphics
 - Applied V1, V2 & V3 vinyl on acrylic faces

INSTALLATION

- All pan faces to be mounted to sign cabinet with counter sunk screws located in the reveals
- Hardware painted to match sign
- Mounting plate to be bolted to ground with 1/2" wedge anchors

COLORS & FINISHES

- P1. BENJAMIN MOORE #963
Maritime White - Gloss Finish
- P2. MATTHEWS #13915
Neptunian Grey - Satin Finish
- V1. PANTONE 2727 SATIN FINISH
- V2. PANTONE 7540 SATIN FINISH
- V3. PANTONE 193 SATIN FINISH



SIGN 2 - ELEVATION VIEW - SIDE A
SCALE: 1/2" = 1' - 0"

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

ELEVATION VIEW - SIDE B
SCALE: 1/2" = 1' - 0"

SECTION DETAIL - SUPPORT POST & BOLT PLATE
SCALE: 1-1/2" = 1' - 0"



401 Hampton Park Boulevard
Capitol Heights, MD, 20743
phone 240.765.1400
fax 240.765.1401
www.artdisplayco.com

CLIENT Worldgate Metro Plaza
PROJECT Moore & Associates - Monument Signs
ADDRESS 129011 12825 Worldgate Drive
CITY 0538-02KC - Worldgate Metro Plaza - Moore & Associates - Monument Signs

DESIGNER Kareesa Clarke
NON-EXHIBITIVE Joe Nacson
CONCEPT

REVISIONS
1 03/07/19 KC
2 03/18/19 KC

APPROVED BY:
CLIENT
SALES & PM
PRODUCTION
MEASUREMENTS PER:
FIELD CHECK

NOTES:
Designs and sketches are sole property of Art Display Company and may not be used or reproduced without permission. Sketch colors are limited by printing technology and may not reflect the exact colors of the finished product. Signs shown on photos may not represent actual size and proportion to building.
ALL Electrical components are to be UL approved
All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. ALL REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION BY OTHERS

SPECIFICATIONS

- SIGN CABINET**
 - 18" deep fabricated aluminum sign cabinet
 - 2"X2" internal aluminum frame
 - Cabinet painted P1
- ALUMINUM BASE**
 - 5'-0"w x 3 1/2"h x 18" deep fabricated aluminum cap
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 - Posts to be welded to plate
- GRAPHICS**
 - Push thru translucent white acrylic graphics
 - Applied V1, V2 & V3 vinyl on acrylic faces

INSTALLATION

- All pan faces to be mounted to sign cabinet with counter sunk screws located in the reveals
- Hardware painted to match sign
- Mounting plate to be bolted to ground with 1/2" wedge anchors

COLORS & FINISHES

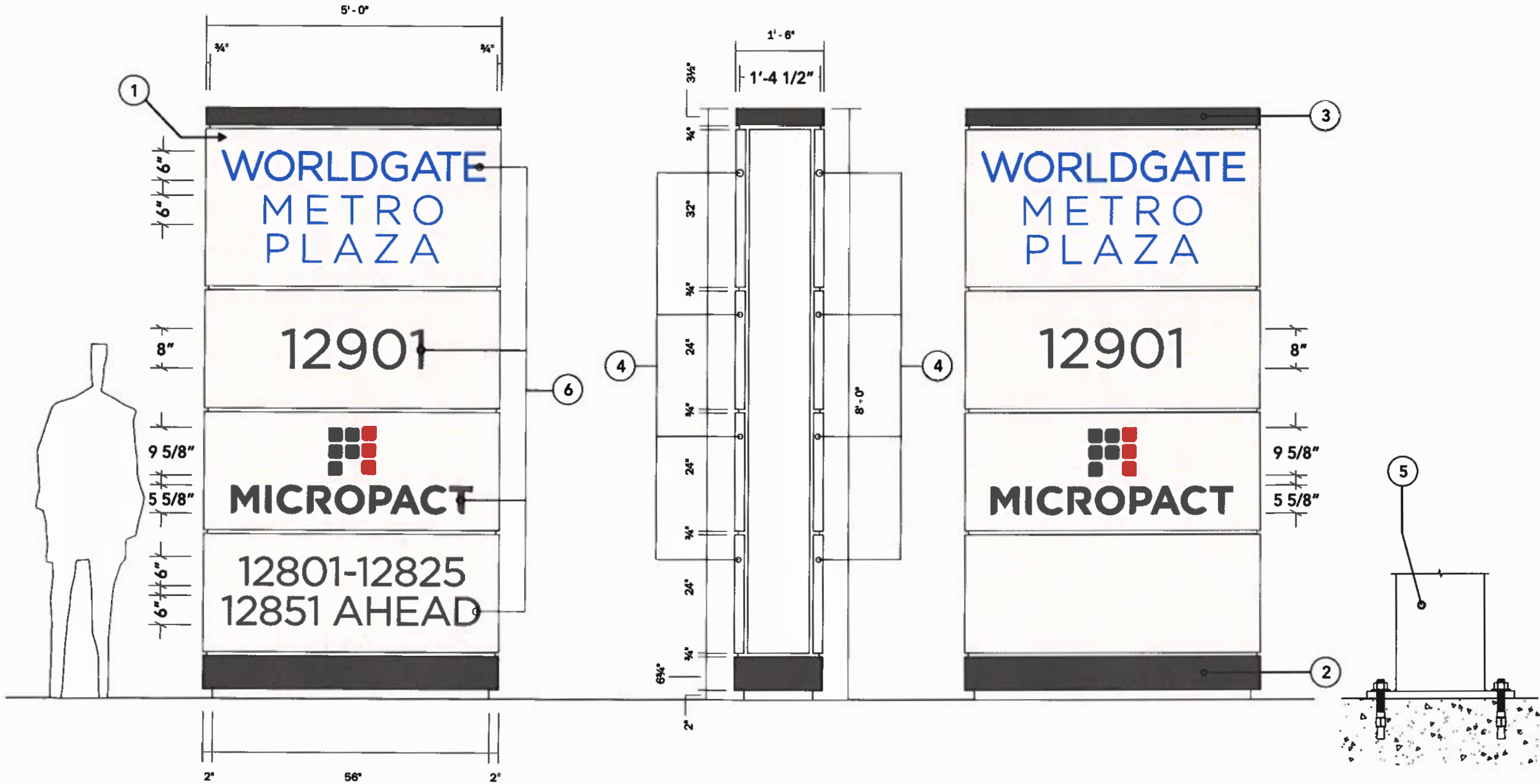
P1. BENJAMIN MOORE #963
Maritime White - Gloss Finish

P2. MATTHEWS #13915
Neptunian Grey - Satin Finish

V1. PANTONE 2727 SATIN FINISH

V2. PANTONE 7540 SATIN FINISH

V3. PANTONE 485 SATIN FINISH



SIGN 2 - ELEVATION VIEW - SIDE A
SCALE: 1/2" = 1' - 0"

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

ELEVATION VIEW - SIDE B
SCALE: 1/2" = 1' - 0"

SECTION DETAIL - SUPPORT POST & BOLT PLATE
SCALE: 1-1/2" = 1' - 0"



401 Hampton Park Boulevard
Capitol Heights, MD, 20743
phone 240.765.1400
fax 240.765.1401
www.artdisplayco.com

CLIENT Worldgate Metro Plaza
PROJECT Moore & Associates - Monument Signs
ADDRESS 129011 12825 Worldgate Drive
DRAWING FILE 0538-01KC - Worldgate Metro Plaza - Moore & Associates - Monument Signs

DESIGNER Kareesa Clarke
REPRESENTATIVE Joe Nacson
DRAWING TYPE CONCEPT

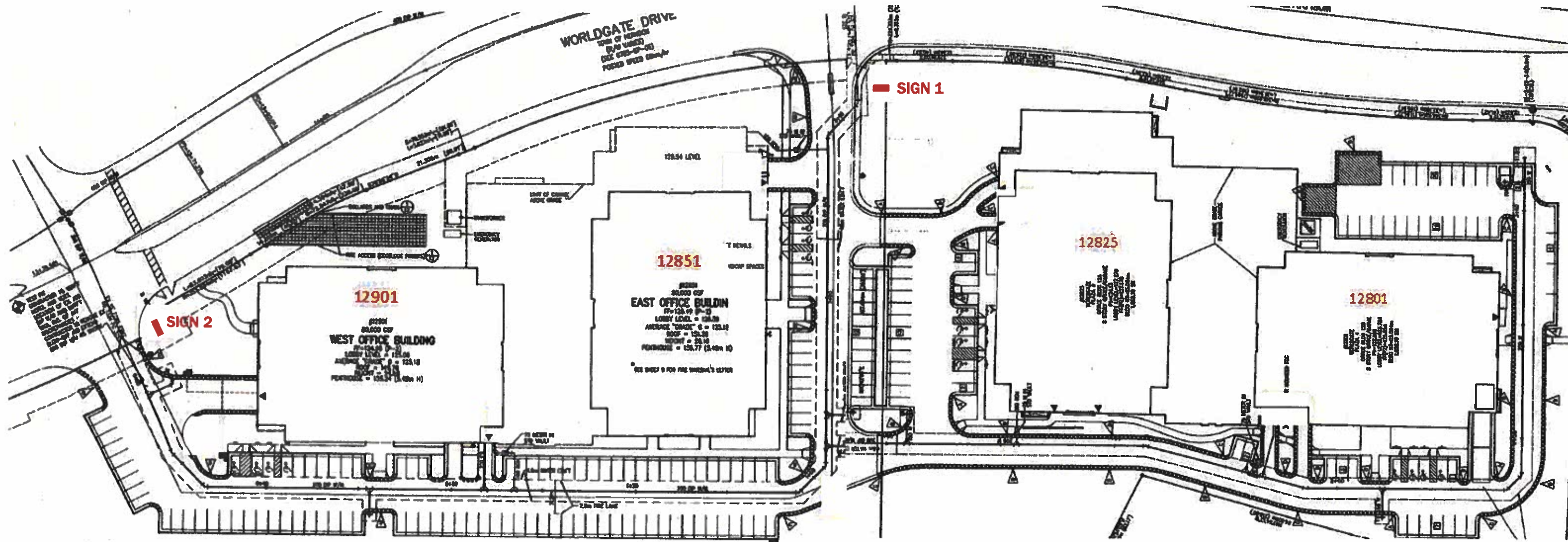
REVISIONS
1 03/07/19 KC

APPROVED BY: _____
CLIENT _____
SALES & PM _____
PRODUCTION _____

MEASUREMENTS PER: _____
FIELD CHECK _____

NOTES:
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Ⓜ ALL Electrical components are to be UL approved
All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. **ALL REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION BY OTHERS**



SIGN LOCATION PLAN
SCALE: NTS

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

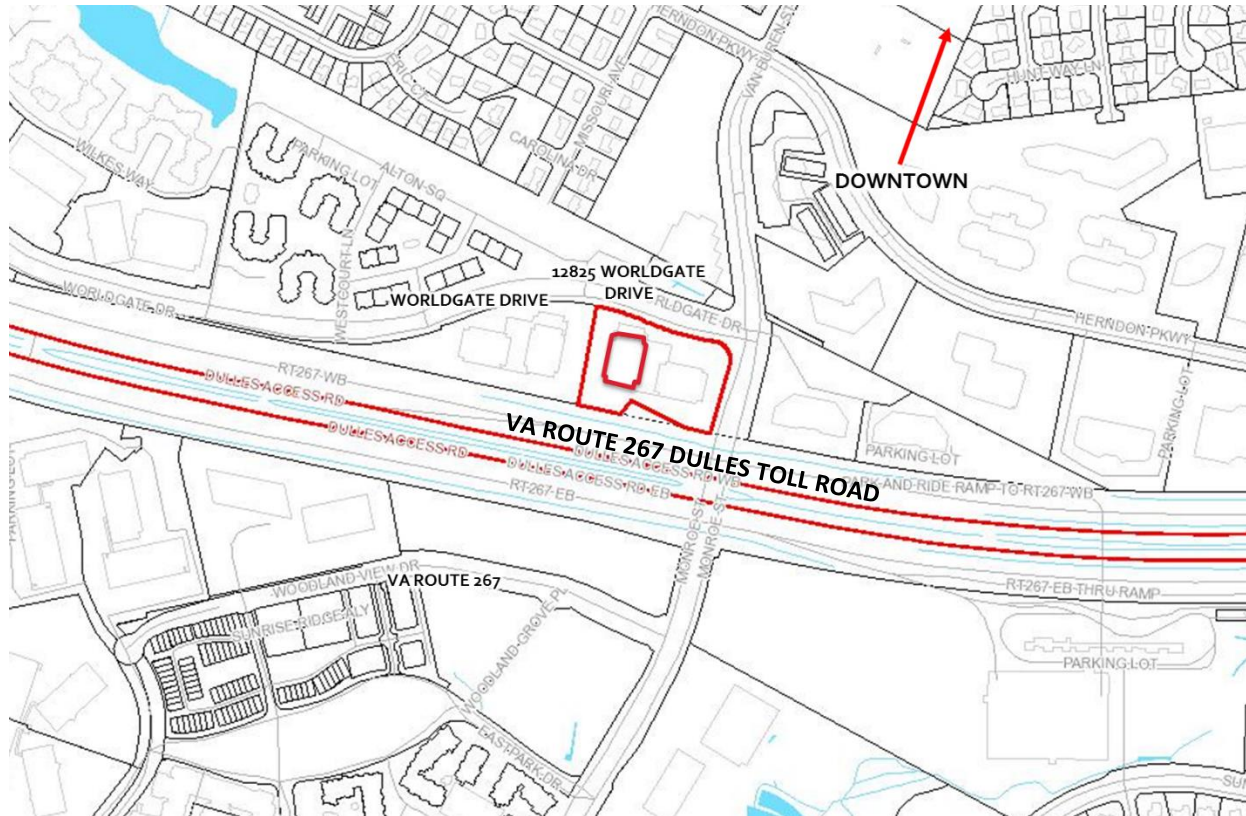
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- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
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(Code 1992, § 4-16)

Case Number & Type: ARB #19-17; Freestanding Sign
Case Summary: Install freestanding monument sign on a commercial office site
Case Location: 12825 Worldgate Drive, Worldgate Metro Plaza

Location Map



Property Information

Owner / Applicant:	Worldgate Dulles, LLC		
Representative:	Bob Biroonak, Art Display, Co.		
Business/Organization:	Moore & Associates		
Property Use:	Multi-story commercial office		
Zoning District:	PD-W, Planned Development - Worldgate		
Adjacent Zoning:	North: PD-W, Planned Development - Worldgate South: VA Route 267 Right-of-Way	East: PD-TOC, Planned Development – Transit Oriented Core West: PD-W, Planned Development – Worldgate	
Associated Cases:	N/A		
Building Type(s):	Multi-story steel framed with composite exterior materials	Date of Construction:	2001

Architectural Style(s):	Post-modern, typical suburban commercial office expression
Exterior Material(s):	Composite – Glass curtain wall, glass storefront and windows, pre-cast concrete wall panels
Neighborhood Design Profile:	Existing planned mixed-use development area

Case Details

Case Description:

The proposed monument sign would display the development name, tenant and address information for the commercial office property. It would be placed near the existing monument sign, which would be removed.

The overall monument sign dimensions would be 8' tall by 5' wide by 1'-6" thick. The sign would be constructed of an aluminum cabinet. The aluminum base and cap would be painted Matthews paint *Neptune Grey*. Each side of the of the monument sign will have four (4) removable aluminum pan faces that will have routed lettering contain sign messages (development name, addresses, and tenant business names, as applicable) with lettering of various sizes finished with translucent white push-through acrylic letters painted one of three colors: a blue (Pantone 2727), a grey (Pantone 7540), and red (Pantone 485).

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Case Background:

This ARB case is part of a series of recent cases that the property owner has undertaken to improve the aesthetic quality and signage on the site and building. The projects have included new complementary refuse container enclosures on the site, entrance improvements and building tenant signage.

Applicable Design Guidelines & Standards:

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Staff Analysis

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2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs regarding, the sign types, design, placement, and illumination.
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The proposed sign design and materials do not relate to the primary buildings' architecture. Staff finds that additional consideration of the form and design of the monument sign needs to be given for maintaining consistent design themes on the subject property.

Staff Recommendation:

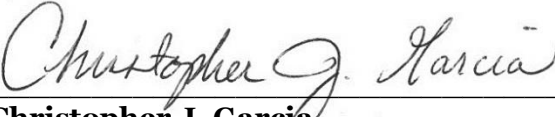
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for continuance of ARB #19-17, in accordance with Alternative #4, to the May 15, 2019 ARB Public Hearing to allow the applicant to address with the following intent and requirements: 1. Revise the submitted application and sign design to be complementary, in design, form, and materials, to the existing architecture of the office buildings on the subject property.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Sign Elevation, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

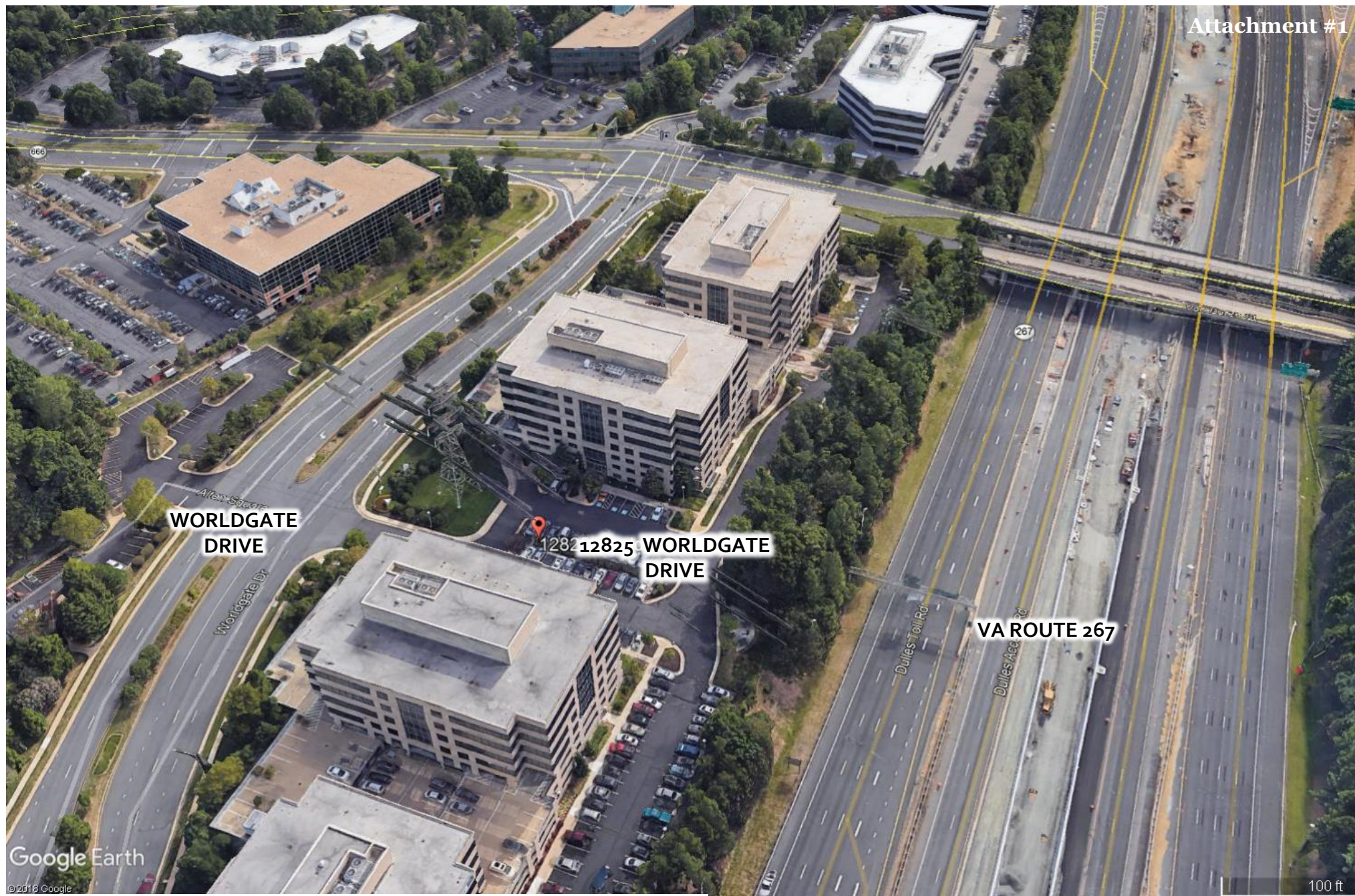
Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

RECEIVED ON

MAR 11 2019

DEPARTMENT OF
COMMUNITY DEVELOPMENT



12901 Worldgate Drive
Suite 550
Herndon, VA 20170

www.mooreassociates.com
T 703-817-4040

March 5, 2019

To Whom It May Concern,

Worldgate Dulles LLC authorizes Art Display Co. to act as Owner's Agent specifically for the application of all necessary permits for the installation of signage as illustrated in Art Display drawing file: Worldgate Metro Plaza located at 12901 Worldgate Drive, Herndon, VA 20170.

Sincerely,

Jennifer Rueda
Property Manager

Worldgate Dulles LLC as Agent for Moore & Associates



RECEIVED

DATE

TIME

COMMUNITY DEVELOPMENT

SPECIFICATIONS

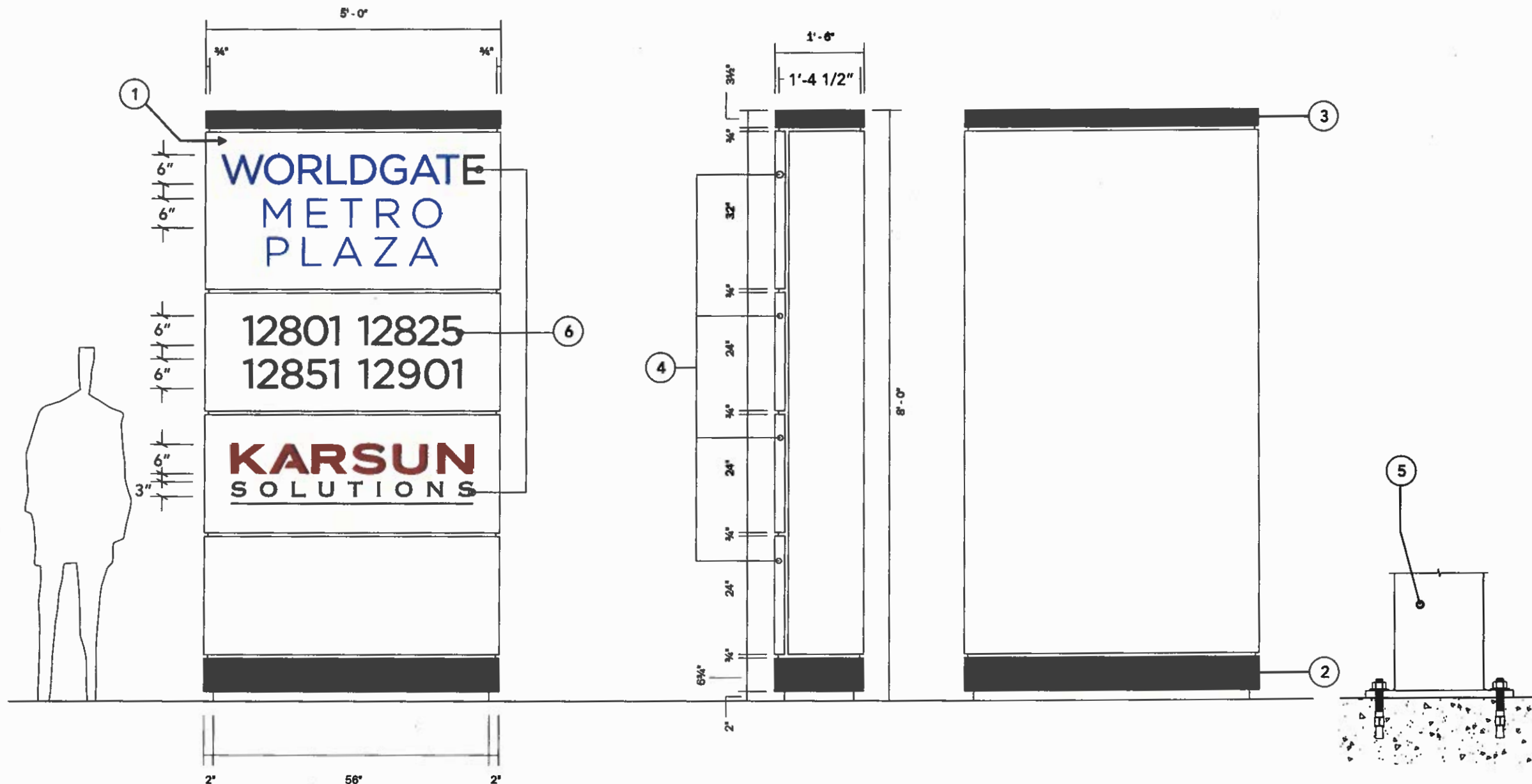
1. SIGN CABINET
 - 18" deep fabricated aluminum sign cabinet
 - 2"X2" internal aluminum frame
 - Cabinet painted P1
2. ALUMINUM BASE
 - 5'-0"w x 3 1/2"h x 18" deep fabricated aluminum cap
 - Base to be painted P2
3. ALUMINUM CAP
 - 5'-0"w x 6 3/4"h x 18" deep fabricated aluminum base
 - Cap to be painted P2
4. REMOVABLE PAN FACES
 - 2" deep fabricated .060" thick aluminum pan face
 - Painted P1
5. SUPPORT POSTS AND PLATE
 - 6"X6" aluminum support posts (2X)
 - 1/2" thick aluminum mounting plate
 - Posts to be welded to plate
6. GRAPHICS
 - Push thru translucent white acrylic graphics
 - Applied V1, V2 & V3 vinyl on acrylic faces

INSTALLATION

- All pan faces to be mounted to sign cabinet with counter sunk screws located in the reveals
- Hardware painted to match sign
- Mounting plate to be bolted to ground with 1/2" wedge anchors

COLORS & FINISHES

- P1. BENJAMIN MOORE #963
Maritime White - Gloss Finish
- P2. MATTHEWS #13915
Neptunian Grey - Satin Finish
- V1. PANTONE 2727 SATIN FINISH
- V2. PANTONE 7540 SATIN FINISH
- V3. PANTONE 193 SATIN FINISH



SIGN 2 - ELEVATION VIEW - SIDE A
SCALE: 1/2" = 1' - 0"

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

ELEVATION VIEW - SIDE B
SCALE: 1/2" = 1' - 0"

SECTION DETAIL - SUPPORT POST & BOLT PLATE
SCALE: 1-1/2" = 1' - 0"



401 Hampton Park Boulevard
Capitol Heights, MD, 20743
phone 240.765.1400
fax 240.765.1401
www.artdisplayco.com

CLIENT Worldgate Metro Plaza
PROJECT Moore & Associates - Monument Signs
ADDRESS 129011 12825 Worldgate Drive
CITY 0538-02KC - Worldgate Metro Plaza - Moore & Associates - Monument Signs

DESIGNER Kareesa Clarke
NON-EXHIBITIVE Joe Nacson
CONCEPT

REVISIONS
1 03/07/19 KC
2 03/18/19 KC

APPROVED BY:
CLIENT
SALES & PM
PRODUCTION
MEASUREMENTS PER:
FIELD CHECK

NOTES:
Designs and sketches are sole property of Art Display Company and may not be used or reproduced without permission. Sketch colors are limited by printing technology and may not reflect the exact colors of the finished product. Signs shown on photos may not represent actual size and proportion to building.
ALL Electrical components are to be UL approved
All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. ALL REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION BY OTHERS

SPECIFICATIONS

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COLORS & FINISHES

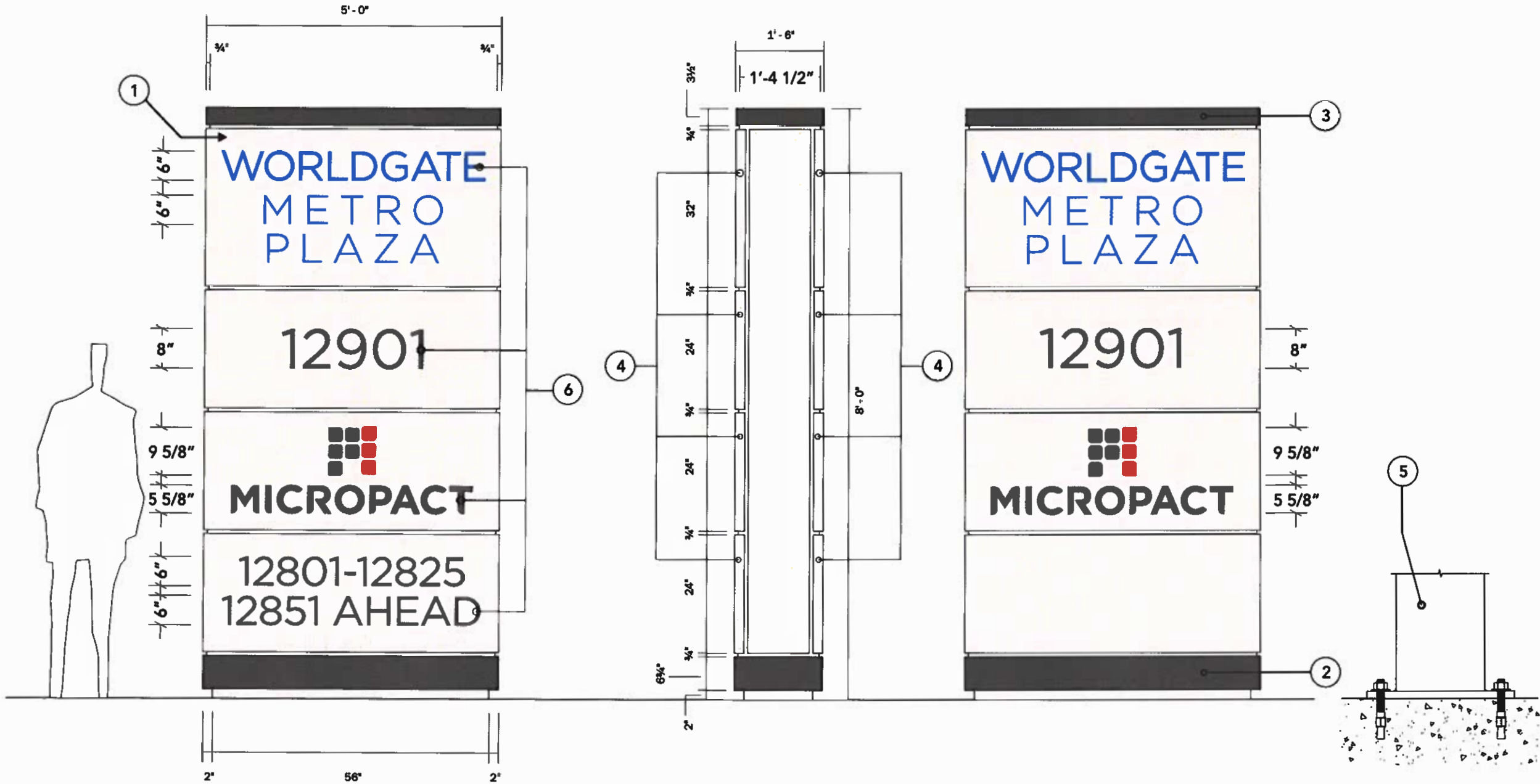
P1. BENJAMIN MOORE #963
Maritime White - Gloss Finish

P2. MATTHEWS #13915
Neptunian Grey - Satin Finish

V1. PANTONE 2727 SATIN FINISH

V2. PANTONE 7540 SATIN FINISH

V3. PANTONE 485 SATIN FINISH



SIGN 2 - ELEVATION VIEW - SIDE A
SCALE: 1/2" = 1' - 0"

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

ELEVATION VIEW - SIDE B
SCALE: 1/2" = 1' - 0"

SECTION DETAIL - SUPPORT POST & BOLT PLATE
SCALE: 1-1/2" = 1' - 0"

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

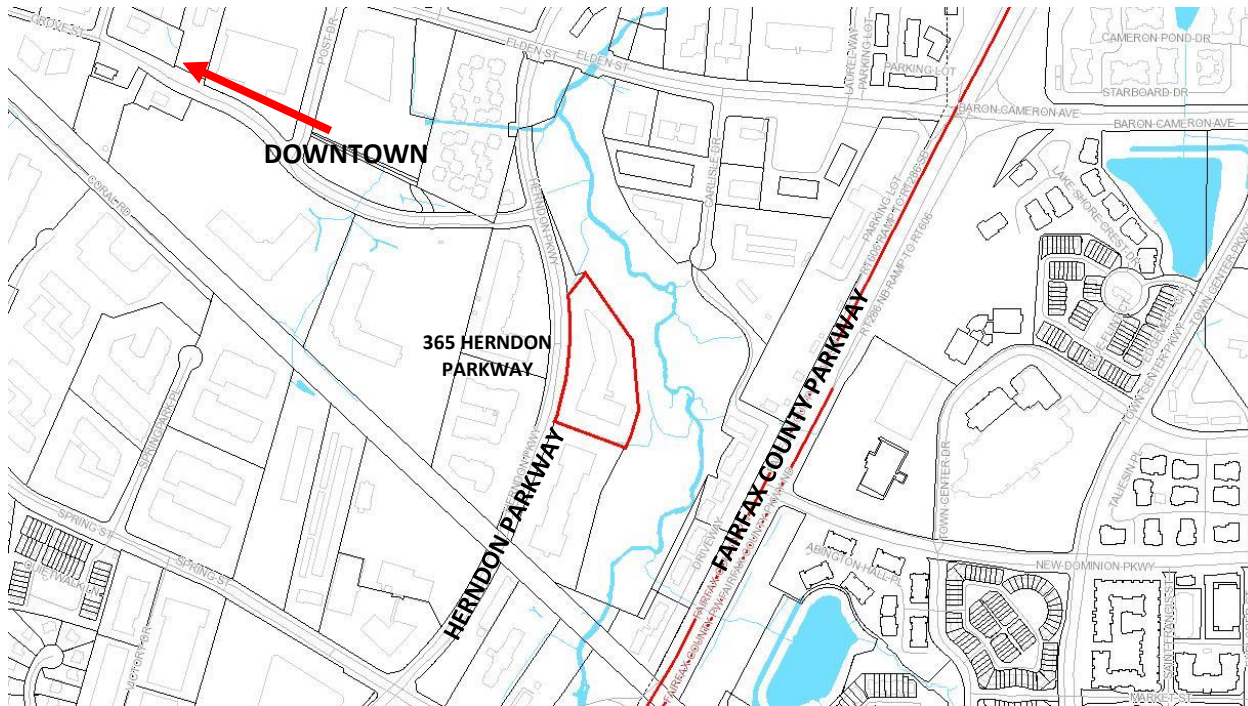
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)

Case Number & Type: ARB #19-18; Wall Sign
Case Summary: Install non-illuminated wall sign on a commercial building
Case Location: 365 Herndon Parkway, Sugarland Industrial Park

Location Map



Property Information

Owner / Applicant:	365 Partners LLC		
Representative:	Kathy Bucher		
Business/Organization:	3D Imaging and Simulation Corporation - Americas		
Property Use:	Single -story commercial office		
Zoning District:	O & LI, Office and Light Industrial		
Adjacent Zoning:	North: O & LI, Office and Light Industrial South: O & LI, Office and Light Industrial	East: O & LI, Office and Light Industrial West: O & LI, Office and Light Industrial	
Associated Cases:	Not Applicable		
Building Type(s):	Single-story steel framed with uniform exterior materials	Date of Construction:	1984
Architectural Style(s):	Post-modern, vernacular typical suburban commercial office / light industrial business park expression		
Exterior Material(s):	Composite – Brick masonry, Glass storefront and windows, parapet roof form		
Neighborhood Design Profile:	Existing office and light industrial business park		

Case Details

Case Description:

The proposed wall sign would be installed on the exterior brick wall of the building facing Herndon Parkway.

The overall wall sign dimensions will be 1'-10 1/4" tall X 7'-8" wide. It would be constructed of 1" thick stainless-steel letters with 1" returns pin-mounted to the double soldier brick course(s) over the entrance of the tenant suite.

Using an appropriate method of calculating the sign area found in the Town's Zoning Ordinance, the sign will cover 14.22 square feet of surface area (Attachment #1, 2, and 3).

Case Background:

This ARB case is a typical scenario that is presented before the board related to periodic changes in business occupancy within this multi-tenant building. This property is subject to a Master Sign Plan, MSP #28 Sugarland II Business Park. This proposed sign does not comply with the sign lettering standards, placement standards or the sign background standards; however, this property has been subject to several ARB cases over the years for signage that does not meet the MSP design standards. Architectural Review Board Case #04-09 is a previous case which approved the preceding tenant sign for this tenant space, as one example. In this case, the proposed signage will be a reduction in the square footage of signage from the previous tenant sign to be removed.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs
- Town Zoning Ordinance Section 78-141.4. - Sign standards for commercial districts
- Town Code of Ordinances, Section 58-96 Design criteria

Staff Analysis

1. The application proposes 14.22 square feet of signage for a new non-illuminated wall sign to be replace a previous tenant walls sign. Section 78-141.4. - Sign standards for commercial districts specifies that a maximum sign area of one (1) square foot of sign area per one (1) linear foot of frontage is authorized in the O & LI zoning district. The tenant of this space would be authorized 30 square feet of sign area based on measurement of the tenant space frontage. Thus, the proposed signage meets the location, size, and number standards of the referenced zoning ordinance section.
2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs regarding, the sign types, design, placement, and illumination.
3. The proposed sign generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #5). However, staff has identified design refinements that should be considered to improve the overall design for this proposal. The sign should be centered vertically on the fascia, either between the bottom and middle brick soldier courses or the top and middle brick

soldier courses to not obscure the limited architectural details of brick soldier course. This refinement would also be more in keeping with the design standards of the referenced Master Sign Plan.

In addition, staff finds that the sign should be centered over the tenant space bay or centered vertically and horizontally over the window to be more in keeping with existing signage on the building and the referenced Master Sign Plan.

Staff Recommendation:

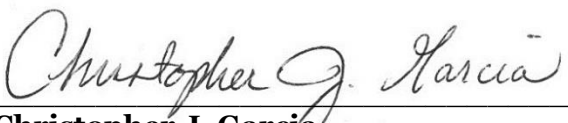
Motion Alternatives:	1. Motion to deny the application; 2. Motion to approve the application as submitted; 3. Motion to approve with condition(s); or 4. Motion to continue the public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #19-18, in accordance with Alternative #3, with the following conditions: 1. The sign shall be centered vertically on the fascia either between the bottom and middle brick soldier courses or the top and middle brick soldier courses to not obscure the limited architectural details of brick soldier course. 2. The sign shall be centered over the tenant space bay or centered vertically and horizontally over the window. 3. The proposed signage shall be installed in substantial conformance with the application and supporting materials as submitted March 11, 2019.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Sign Elevation, Location, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-8730; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner

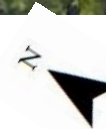


Bryce A. Perry
Deputy Director



Google Earth
© 2018 Google

SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

3DISC

March 8, 2019

Town of Herndon
Christopher Garcia
Architectural Review Board
777 Lynn Street
Herndon, VA 20170

Dear Mr. Garcia,

Enclosed with this letter, please find our Sign Permit Application, a check for the \$75 fee, and all the copies stated on the application requirements:

- Six copies of color photographs of the store front and building (#4). The Vidar sign shown in the photograph has been removed by the landlord and is showing the place where '3DISC' sign will be.
- Six copies of color drawings 11"x17" showing the entire tenant front with the location of the sign. All the requirements for items #5, #6 and #7 are shown here.
- Six sets of aerial building photograph and building survey plot, also for #7. Sign location is marked in orange.

We are waiting on our materials sample from the sign company and will have that prior to the meetings.

Electronic copies of the above have been emailed to you.

Please let me know if you have any questions or need any clarifications. Thank you for your assistance.

Sincerely,



Kathy Bucher
Finance Manager
3DISC



Exterior view front façade looking northeast



Exterior view of southern façade looking east



Exterior view of rear loading area

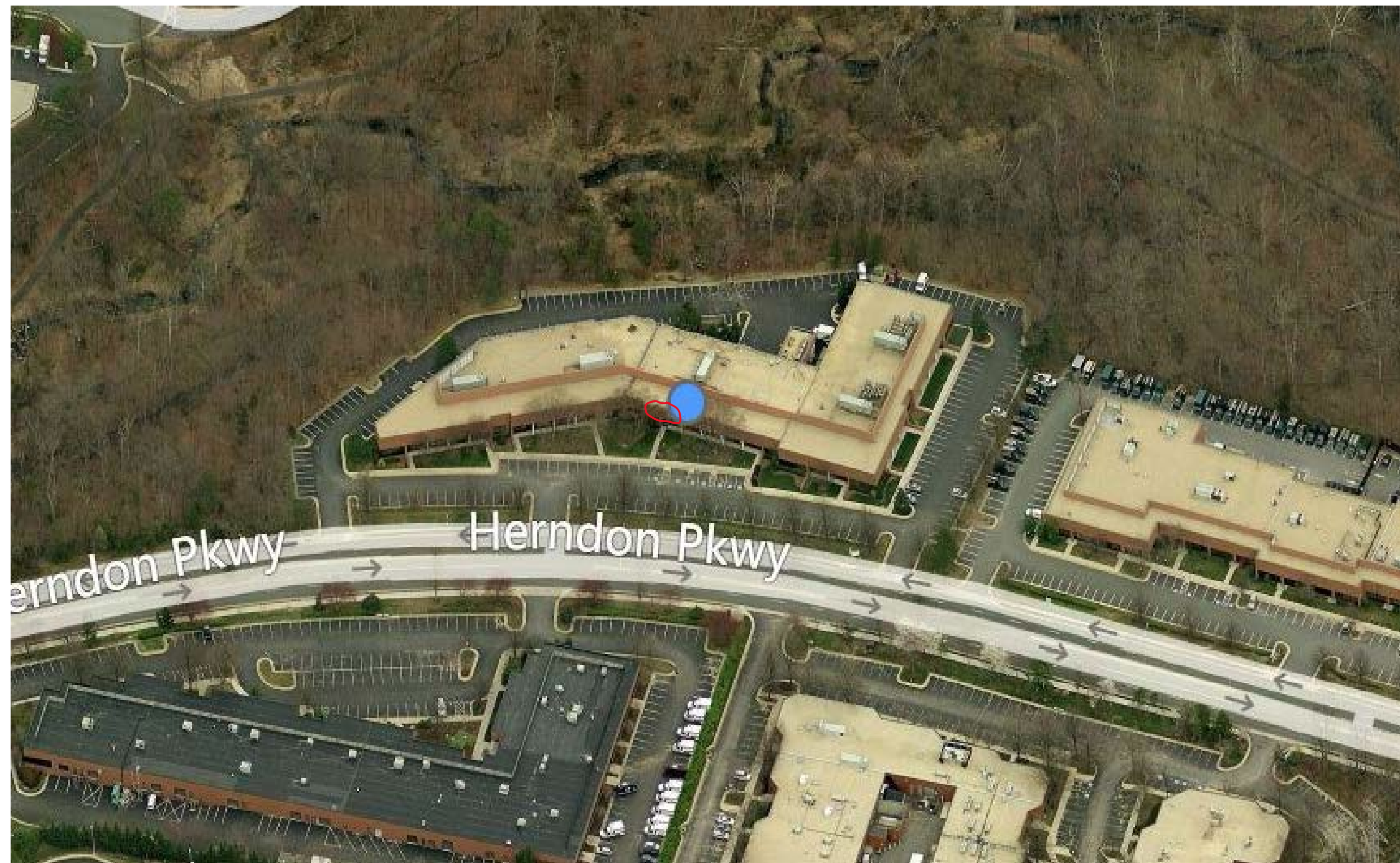
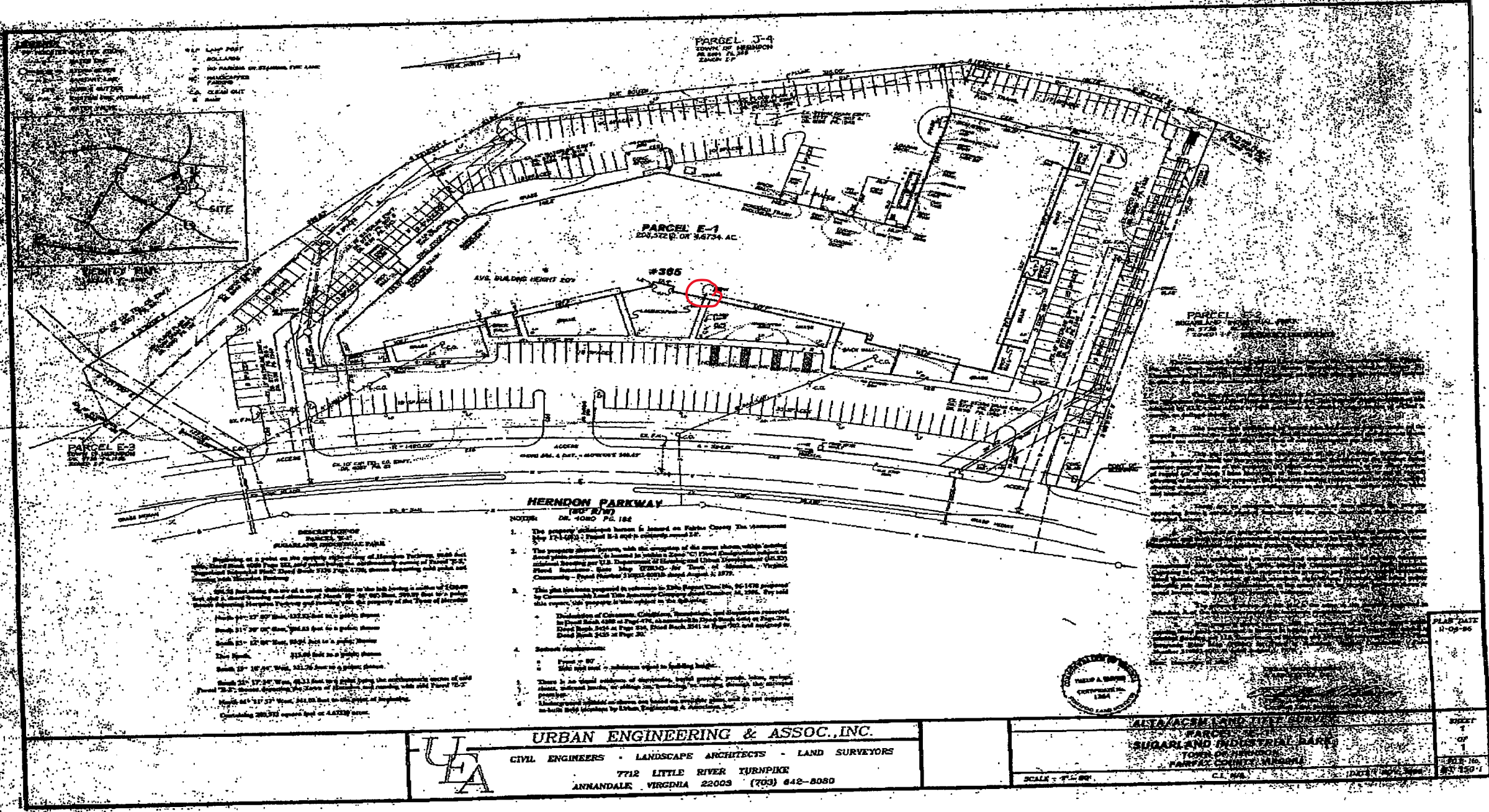


EXHIBIT 1A(2)

Handwritten signature or initials.





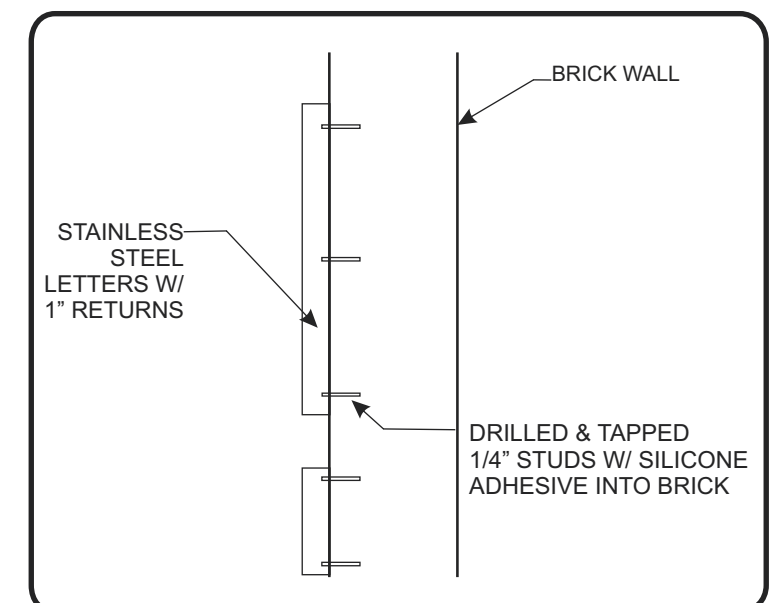
SCALE: 1" = 1'-0"
14.22 SQ FT



EXISTING LOCATION



SCALE: 3/16" = 1'-0"



REMOVE FROM EXISTING LOCATION:

FABRICATE & INSTALL:

- ONE (1) SET OF 1" THICK STAINLESS STEEL LETTERS
W/ BRUSHED FINISH



Scale: NOTED	Customer: 3 Disc Imaging	
Date: 12-03-2018	365 Herndon Pkwy #18	
WO#: 26937		
Drawn By: DH		
	Sales Rep: BOB ANDERSON	Revised: 12-20-18
8197 Euclid Court Manassas Park, Virginia (703)368-1986 All Rights Reserved		

NOTICE: THIS DRAWING IS AN ORIGINAL DESIGN, CREATED BY METRO SIGN & DESIGN AND IS SUBMITTED FOR USE IN CONJUNCTION WITH THIS PROJECT ONLY. THIS DRAWING CANNOT BE DUPLICATED, ALTERED OR EXHIBITED IN ANY FASHION WITHOUT AUTHORIZATION FROM METRO SIGN & DESIGN. THIS DRAWING REMAINS THE PROPERTY OF METRO SIGN & DESIGN AND ANY UNAUTHORIZED USE OR EXHIBITION WILL RESULT IN A DESIGN FEE.

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

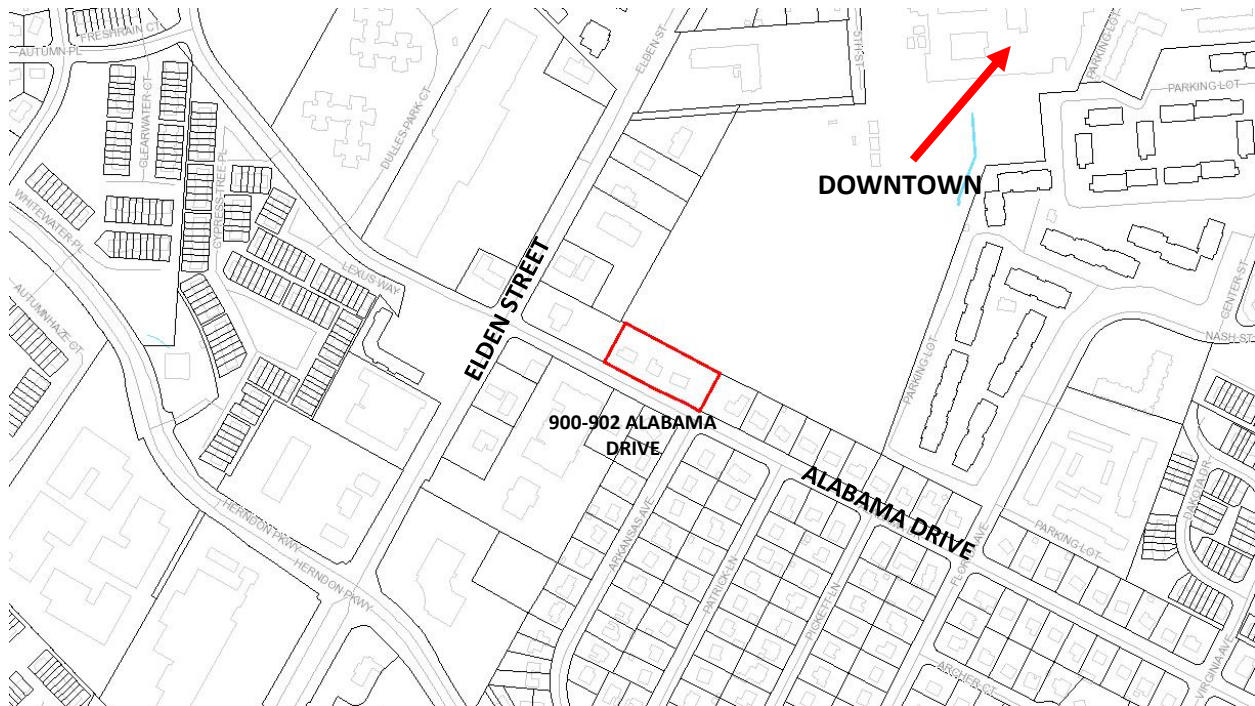
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- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)

Case Number & Type: ARB #19-19; New Construction
Case Summary: Install new section of perimeter fence
Case Location: 900-902 Alabama Drive, Elden Corner Center

Location Map



Property Information

Owner / Applicant:	Elden Corner Center LLC c/o Sanjay Bajaj		
Representative:	Yung Kim, Apex Solutions, LLC		
Business/Organization:	N/A		
Property Use:	Single -story commercial building		
Zoning District:	PD-B, Planned Development - Business		
Adjacent Zoning:	North: R-10, Residential, Single Family South: R-10, Residential, Single Family East: R-10, Residential, Single Family West: CS, Commercial Services		
Associated Cases:	TP#R-16-29 / TP #R-17-13		
Building Type(s):	Single-story steel framed with composite exterior materials	Date of Construction:	2018-2019
Architectural Style(s):	Post-modern, typical modern suburban multi-use, multi-tenant commercial		
Exterior Material(s):	Composite – Brick masonry, Glass storefront and windows, concrete masonry unit (CMU), gabled roof forms with asphalt shingles		

Neighborhood Design Profile:	Redeveloped commercial site adjacent to single family residential uses, commercial uses and public institutional uses
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Case Details

Case Description:

The proposed metal fence will be 6 feet high and 131.7 linear feet in length and will be constructed of commercial grade steel 2.5" X 2.5" posts set in 30" of concrete, generally below grade, with three 1" X 1.5" stringers and 3/4" X 3/4" pickets. The application does not specify the color of the fence metal or if it is to be painted or powder coated a specific color. This new construction is being completed to comply with previous administrative site plan approvals noted (Attachments #1, 2, and 3).

Case Background:

This ARB case represents a condition of approval for site plan revisions TP#R-16-29 / TP #R-17-13. This required fencing is a functional requirement of mitigating adverse impacts of the PD-B zoning district to the adjacent single-family residential use to the east of the subject property through required landscaping (buffering) and installation of the fencing subject to this case.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section, 78-50.5. - PD-B - Planned development business district
- Town Zoning Ordinance Section 78-115. - Walls, fencing and hedge standards
- Town Code of Ordinances, Section 58-96 Design criteria (Attachment #4)

Staff Analysis

1. The application proposes fencing to provide protection of surrounding residential areas from adverse impacts existing within the PD-B zoning district of this site and complies with the intent of fencing and screening requirements as stated in the Town's Zoning Ordinance, Section, 78-50.5. - PD-B - Planned development business district.
2. The proposed fence will meet the Town Zoning Ordinance Section 78-115. - Walls, fencing and hedge standards regarding, the fence materials, height, design, and placement.
3. The proposed fence section will improve the site appearance and will generally comply with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4).

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s).
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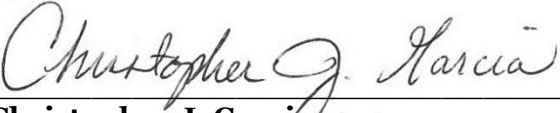
	4. Motion for continuance of the public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #19-19, in accordance with Alternative #3, with the following condition: 1. The proposed perimeter fence shall be installed in substantial conformance with the application and supporting materials as submitted March 04, 2019.

Report Attachments

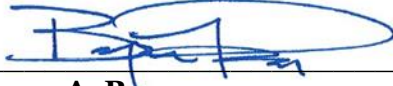
1.	Aerial Image
2.	Applicant Letter
3.	Sign Elevation, Location, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787.7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018



571-969-2739 • yungkim@apex-s.com
412 Old Dominion Ave., Herndon, VA 20170

March 4, 2019

Mr. Pablo V. Novelo
Development Program Planner
Town of Herndon

**Re: Elden Corner Center, Propose Fence Detail ARB Approval
Town Plan #TP-10-02**

Dear Mr. Novelo:

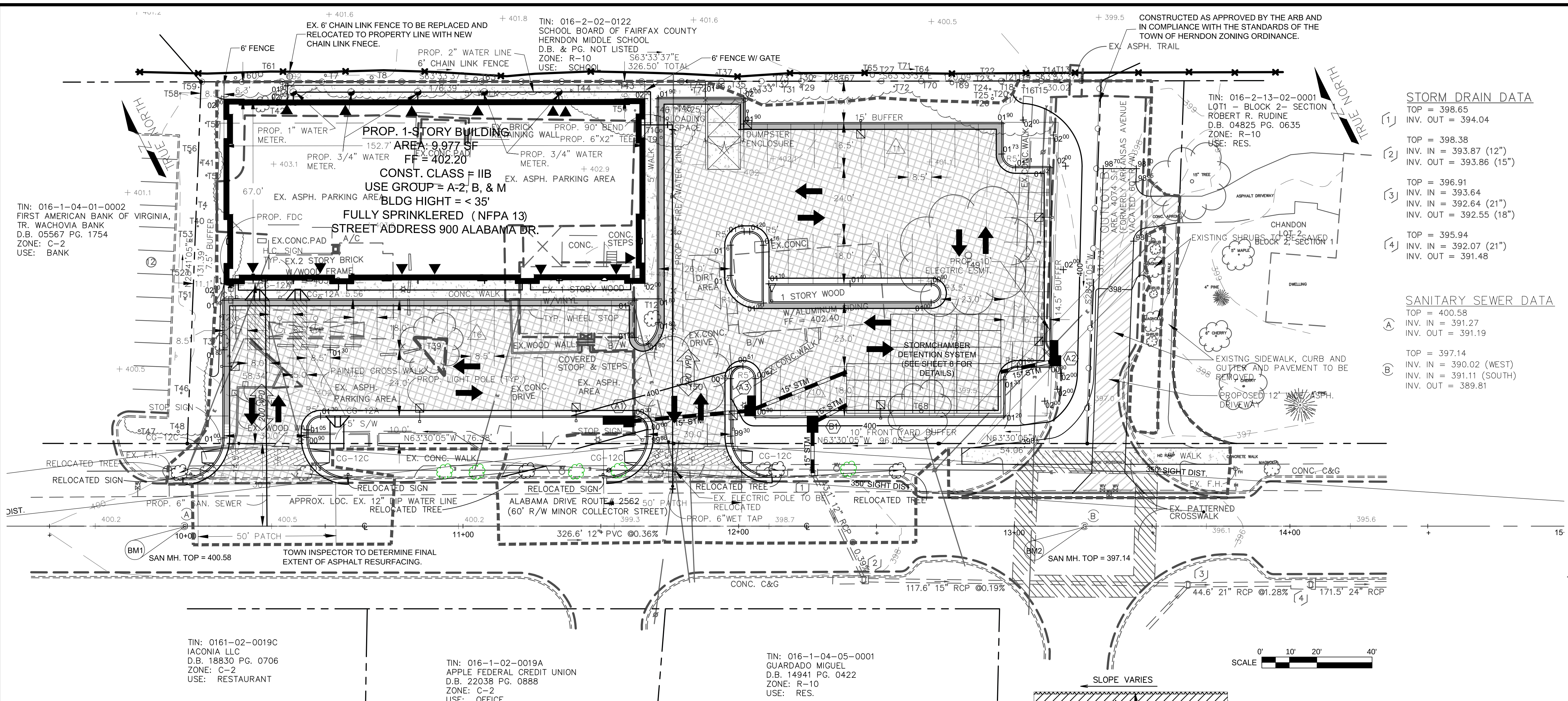
Apex Solutions is submitting detail of the proposed fence and material for fence shown on the site plan along the south eastern property line. Approval of ARB is required per the site plan.

If you have any questions, please call me at 571-969-2739 or e-mail at yungkim@apex-s.com.

Sincerely,

APEX SOLUTIONS, LLC

Yung Chull Kim, P.E.
Principal



- SHADING LEGEND**
- HEAVY DUTY ASPHALT PAVEMENT (SEE SECTION THIS DRAWING)
 - LIGHT DUTY ASPHALT PAVEMENT (SEE SECTION THIS DRAWING)
 - BRICK CROSSWALK (SEE SECTION THIS DRAWING)
 - CONCRETE PAD/SIDEWALK (SEE SECTIONS THIS DRAWING)
 - VDOT STD. CG-6
 - CG-6R (REVERSE GUTTER)
 - TRANSITION FROM CG-6 TO CG-6R

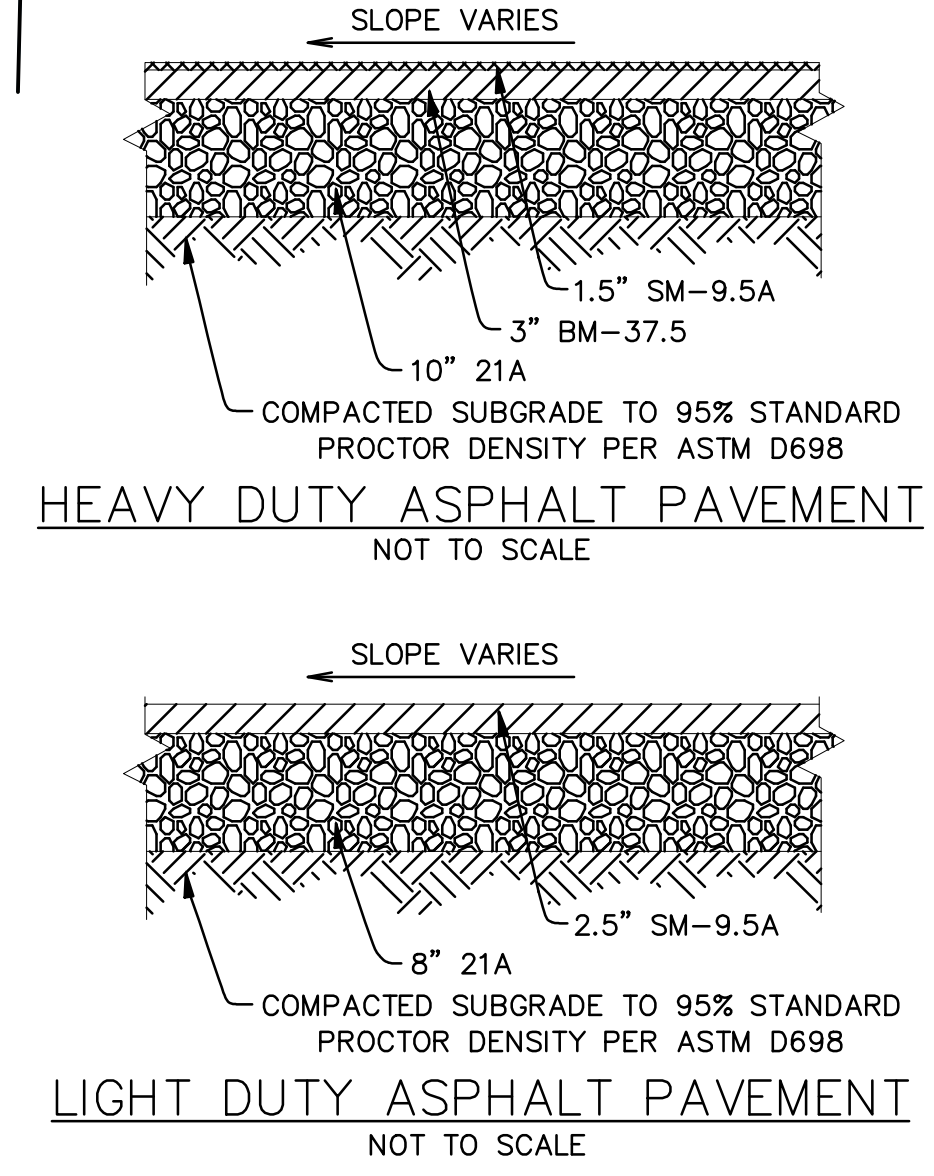
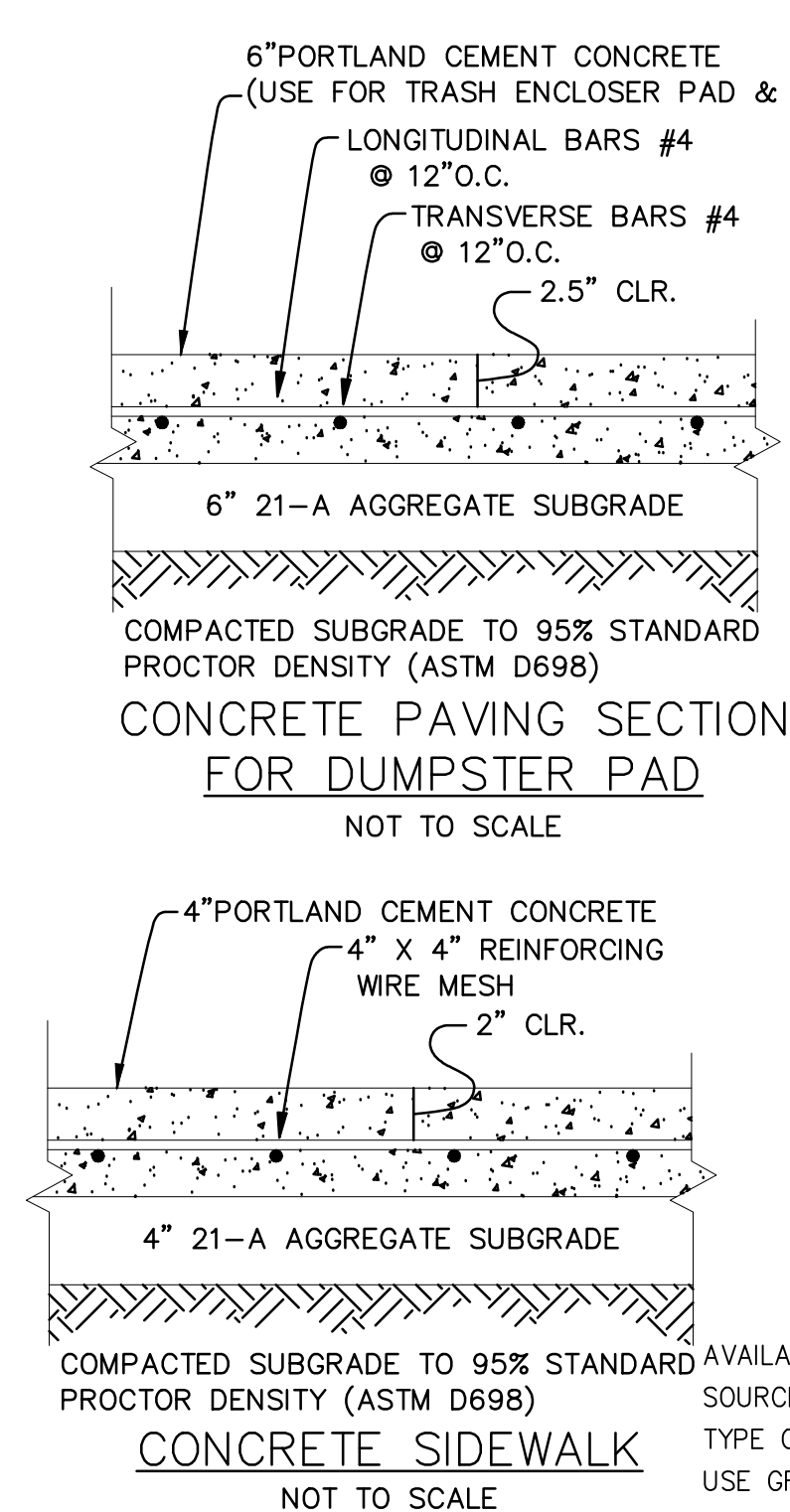
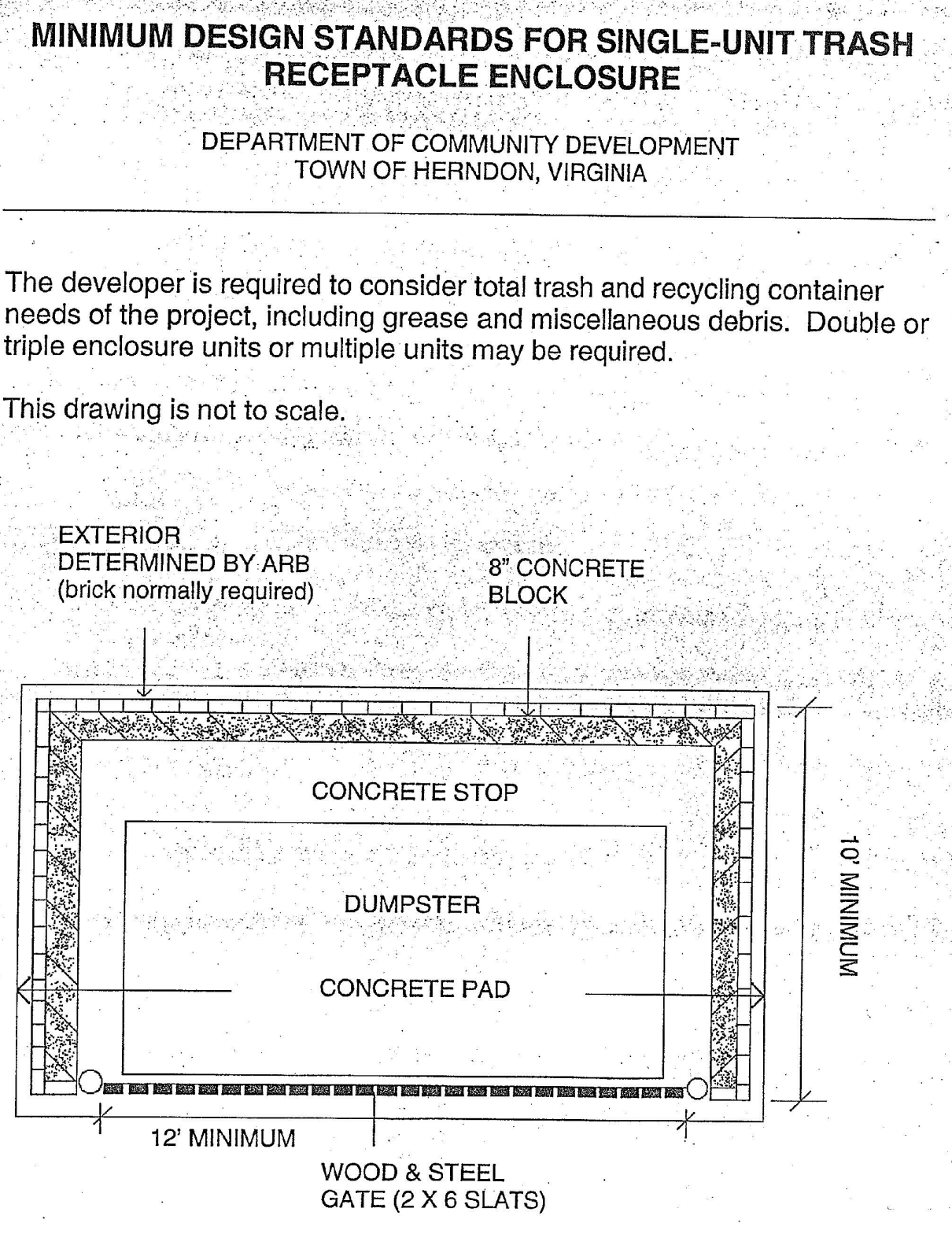
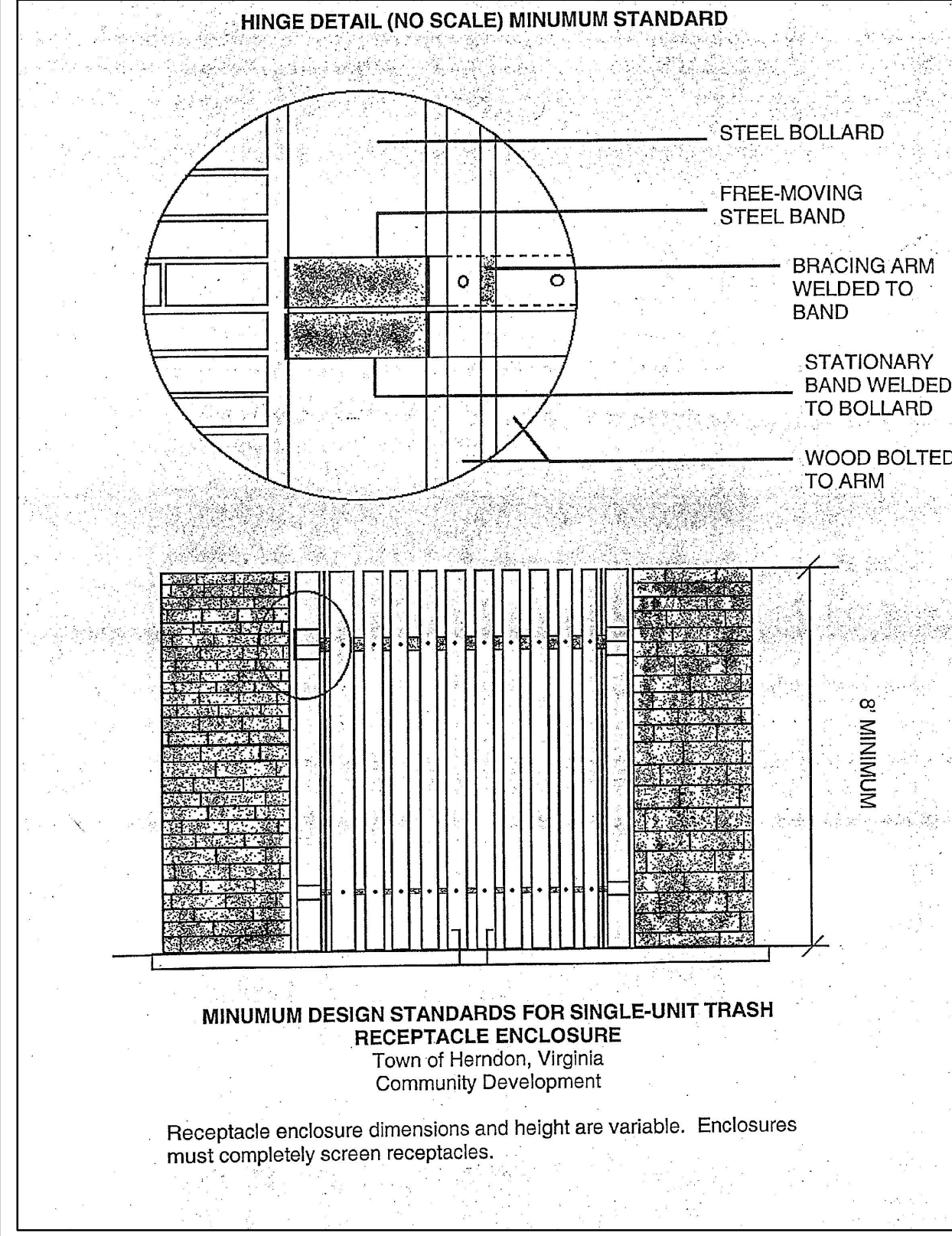
STORM DRAIN DATA

1	TOP = 398.65 INV. OUT = 394.04
2	TOP = 398.38 INV. IN = 393.87 (12") INV. OUT = 393.86 (15")
3	TOP = 396.91 INV. IN = 393.64 INV. IN = 392.64 (21") INV. OUT = 392.55 (18")
4	TOP = 395.94 INV. IN = 392.07 (21") INV. OUT = 391.48

SANITARY SEWER DATA

A	TOP = 400.58 INV. IN = 391.27 INV. OUT = 391.19
B	TOP = 397.14 INV. IN = 390.02 (WEST) INV. IN = 391.11 (SOUTH) INV. OUT = 389.81

BRICK CROSSWALK:
THE CROSSWALK DESIGN ACROSS COMMERCIAL ENTRANCE CONSISTS OF AN IMPRINTING SYSTEM AS PROVIDED BY THE IMPRINT DECORATIVE SURFACING SYSTEM AND BORDERED BY A ONE FOOT WIDE WHITE STRIPE ON EACH SIDE OF THE IMPRINTED TREATMENT. IMPRINT IS LAID ON AN EXISTING SURFACE AT ONE HALF TO ONE INCH THICK AND IS COLORED THROUGHOUT ITS DEPTH SO THAT COLOR DOES NOT WEAR OFF. FOR CONSISTENCY WITH THE DOWNTOWN CROSSWALK PATTERN, A 90 DEGREE HERRINGBONE PATTERN SHOULD BE USED ALONG WITH BURNT RED COLOR COMPLEMENTARY TO DOWNTOWN PAVERS.



ZONING ORDINANCE TABULATION:
EXISTING ZONE: PLANNED DEVELOPMENT - BUSINESS (PD-B) (AS APPROVED IN ZMA #09-101)
PROPOSED USE: SHOPPING CENTER
REQUIRED SET BACK: NONE
PROPOSED SET BACK: - FRONT: 58.34' - SIDE: 8.5' - REAR: 6.3'
MINIMUM SIDE YARD - WEST: REQUIRED: 7.5' BUFFER PROPOSED: 7.5' BUFFER
MINIMUM SIDE YARD - EAST: REQUIRED: 15' BUFFER PROPOSED: 14.5' BUFFER (WAIVER APPROVED IN ZMA #09-101)
MINIMUM REAR YARD: 15' BUFFER PROPOSED REAR YARD: 6.3' (WAIVER APPROVED WITH GDP)
MINIMUM FRONT YARD: 10' BUFFER PROPOSED FRONT YARD: 10'
MAX. HEIGHT: 35' PROPOSED: 25'
REQUIRED OPEN SPACE: 20% (8,585 SF) PROPOSED OPEN SPACE: 24% (10,483 SF)
PERMITTED F.A.R.: 0.40 PROPOSED F.A.R.: 0.23
PARKING REQUIRED: 1 SPACE/200 SF = 50 SPACES HANDICAP SPACES REQUIRED: 2 SPACES PROPOSED HANDICAP SPACE: 3 SPACES TOTAL PROPOSED PARKING: 52 SPACES
REQUIRED LOADING SPACE: 1 SPACE/14,999 SF PROPOSED LOADING SPACE: 1 - 17X25' SPACE

GENERAL NOTES:
1. OWNER/APPLICANT: ELDEN CORNER CENTER LLC 3521 MCLEAN AVE FAIRFAX, VA 22030 DB. 20127, PG. 1933
2. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS FROM TRI-TEK ENGINEERING PLAN DATED 4-06-2007.
3. VERTICAL DATUM IS BASED ON SANITARY SEWER AS-BUILT PER TOWN OF HERNDON.
4. NO TITLE REPORT FURNISHED.
5. THERE ARE NO KNOWN GRAVES ON THIS SITE.
6. ALL EXISTING STRUCTURES AND PAVING SHALL BE REMOVED.
7. A PLAT OF CONSOLIDATION WILL BE SUBMITTED TO THE TOWN TO CONSOLIDATE THE THREE PARCELS INTO ONE PRIOR TO SITE PLAN SUBMISSION.

SITE DATA:
SITE AREA: 016-1-02-0016C: 23,175 SF 016-2-13-01-0001: 15,674 SF OUTLOT A: 4,074 SF TOTAL: 42,923 SF
PROPOSED LOT AREA: 42,923 SF BUILDING FLOOR AREA: 9,977 SF
SITE ADDRESS: - 016-1-02-0016C: 902 ALABAMA DRIVE, HERNDON, VA 20170 - 016-2-13-01-0001: 900 ALABAMA DRIVE, HERNDON, VA 20170 - OUTLOT A: FORMERLY ARKANSAS AVENUE

TRAFFIC TABULATION NOTE:
FOR SMALL COMMERCIAL RETAIL CENTER: 40 TRIPS PER 1,000 SF 40*10,000 SF / 1,000 SF = 400 VPD SINCE THERE IS TWO ENTRANCE EACH ENTRANCE GENERATES 200 VPD

BEFORE DIGGING CALL "MISS UTILITY" OF VIRGINIA AT 1 - 800 - 552 - 7001

Apex Solutions, LLC
Professional Engineering Services

412 Old Dominion Ave
Herndon, VA 20170
Phone 703-234-9831
Cell 202-460-3378
Email: yungling@apexsolutions.com Web: apexsolutions.com Fax: 703-497-5174

Date: 02-19-2010
Scale: 1"=20'
Drawn By: YK
Designed By: YK

COMMONWEALTH OF VIRGINIA
YUNG CHULL KIM
No. 026063
PROFESSIONAL ENGINEER

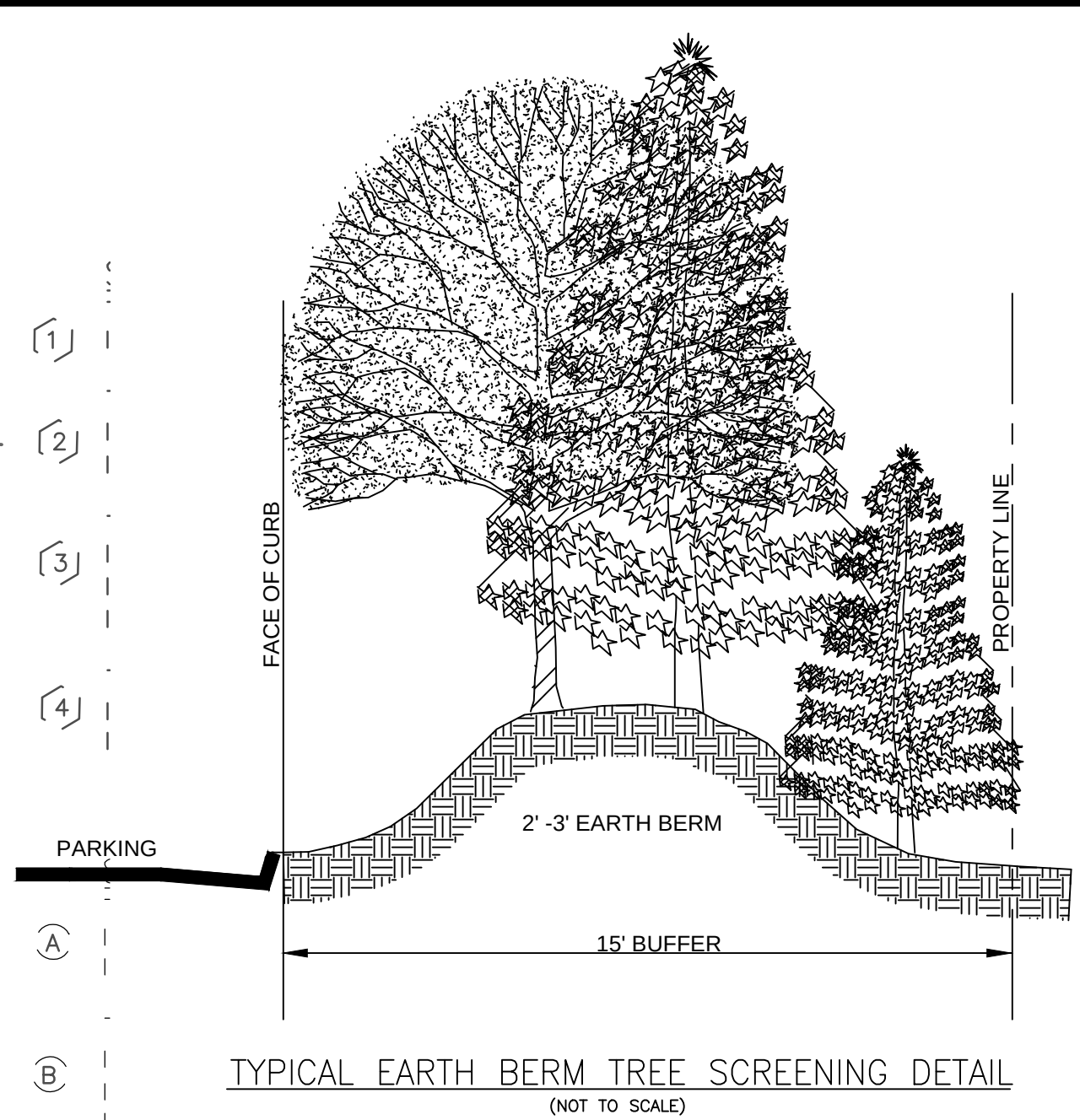
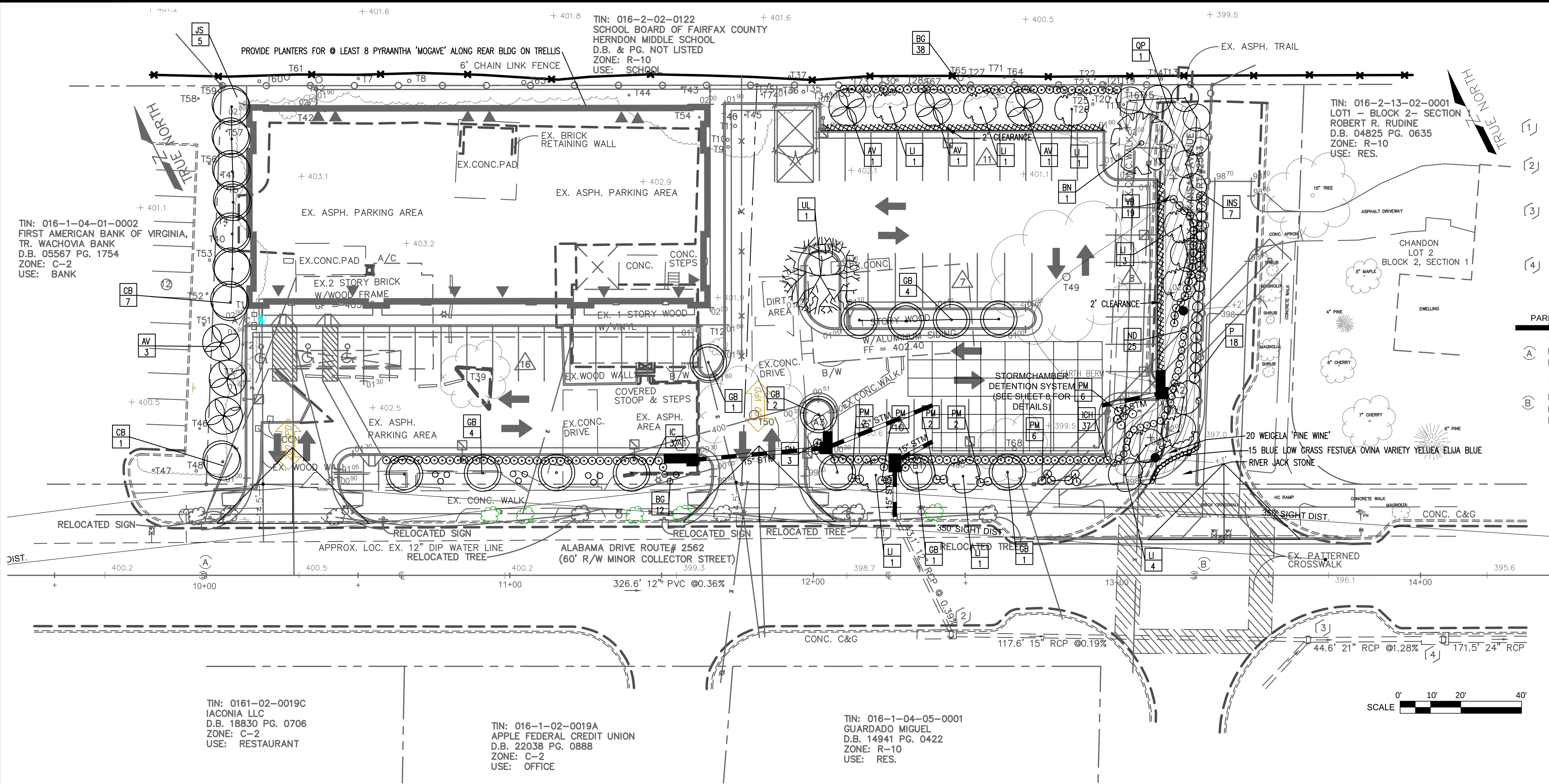
ESI COMMENTS	4/07/10	1/12/16	10/10/16	12/09/16
1	YK			
2	YK			
3	YK			
4	YK			

No.	By	Revision	Date
1	YK		
2	YK		
3	YK		
4	YK		

SITE PLAN
ELDEN CORNER CENTER

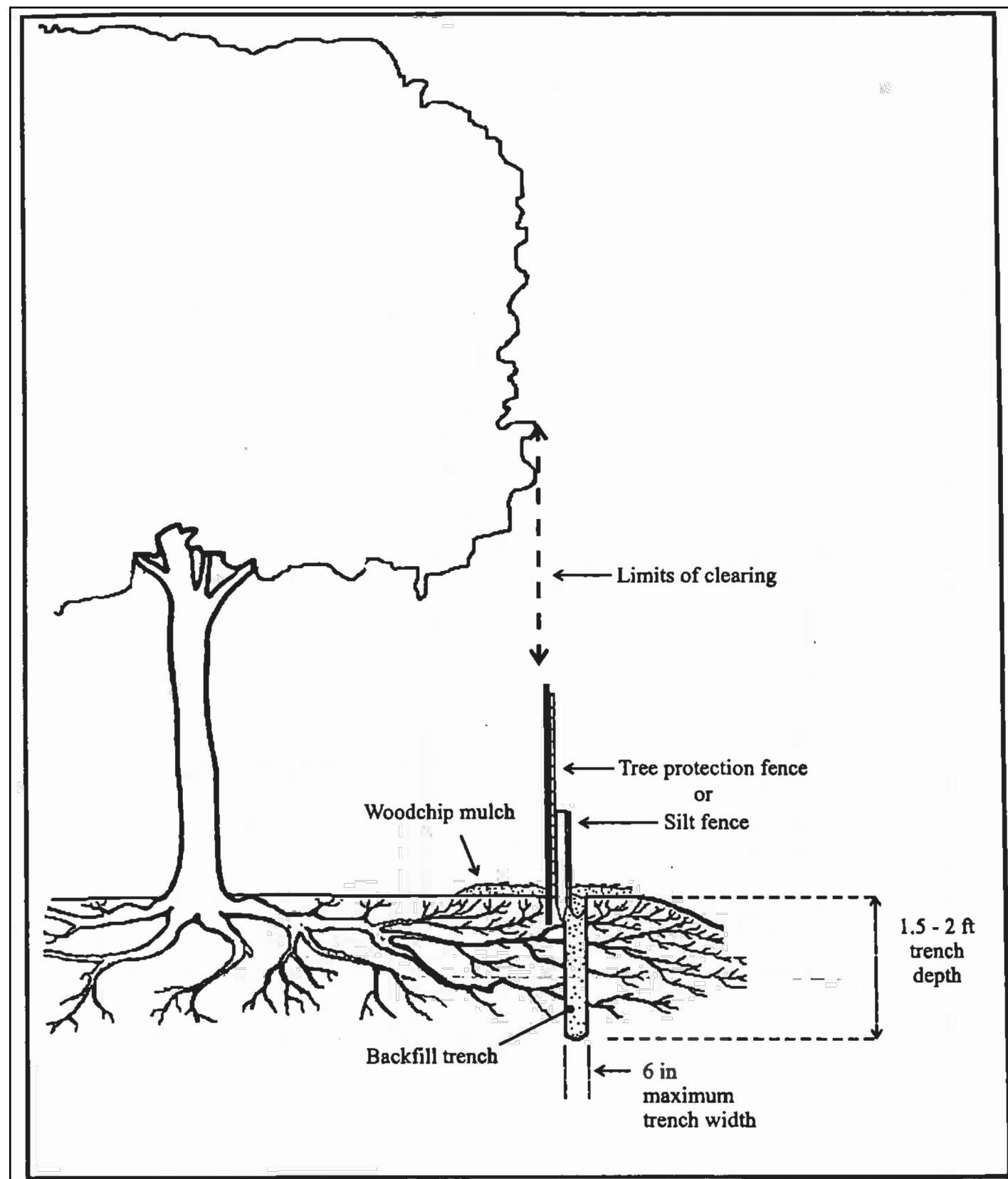
FAIRFAX COUNTY, VIRGINIA
TOWN OF HERNDON

Job Number	Sheet No.
102408	4 OF 12



LANDSCAPE LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONDITION	REMARKS
UA	ULMUS AMERICANA	LIBERTY OR VALLEY FORGE	1	4" CAL.	B&B	
BN	BERULA NIGRA	HERITAGE RIVER BIRCH	1	4" CAL.	B&B	
CB	CARPINUS BETULUS	FASTIGIATA HORNBEAN	8	4" CAL.	B&B	
AV	ARBORVITAE	GREEN GIANT	6	8" HGT	B&B	
GB	GINKGO BILOBA	PRINCETON SENTRY	13	4" CAL.	B&B	
LI	LARGERSTROEMIA INDICA	MIAMI	12	5" HGT	B&B	
INS	ILEX NELLIE STEVENS	NELLIE STEVENS HOLLY	7	8" HGT	B&B	
BC	BERBERIS GLADWYNENSIS	WILLIAM PENN BARBERRY	30	30" HGT	B&B	
IC	ILEX CORNUTA	ROTUNDA	37	24" HGT	B&B	
ICH	ILEX CRENATA	HETZIL	37	24" HGT	B&B	
PM	PINUS MUGO	SNOWHOUND	20	24" HGT	B&B	
ND	NANDIA	BAR HARBOR	25	1 GAL	B&B	
VB	VIBURNUM DENTATUM	BLUE MUFFIN	19	1 GAL	B&B	
WE	WEIGELA	FINE WINE	20	1 GAL	B&B	
PR	PYRACANTHA	MOHAVE	26	5 GAL	B&B	
FO	FESTUCA OVINA	GLAUCUA ELIJAH BLUE	15	1 GAL	B&B	



REQUIRED SITE LANDSCAPE PLANTINGS:

BUSINESS USES: REQUIRED 16 CANOPY TREES PLUS 10 EVERGREEN TREES PER ACRES ONE SHRUB PER 5 LF OF BUILDING

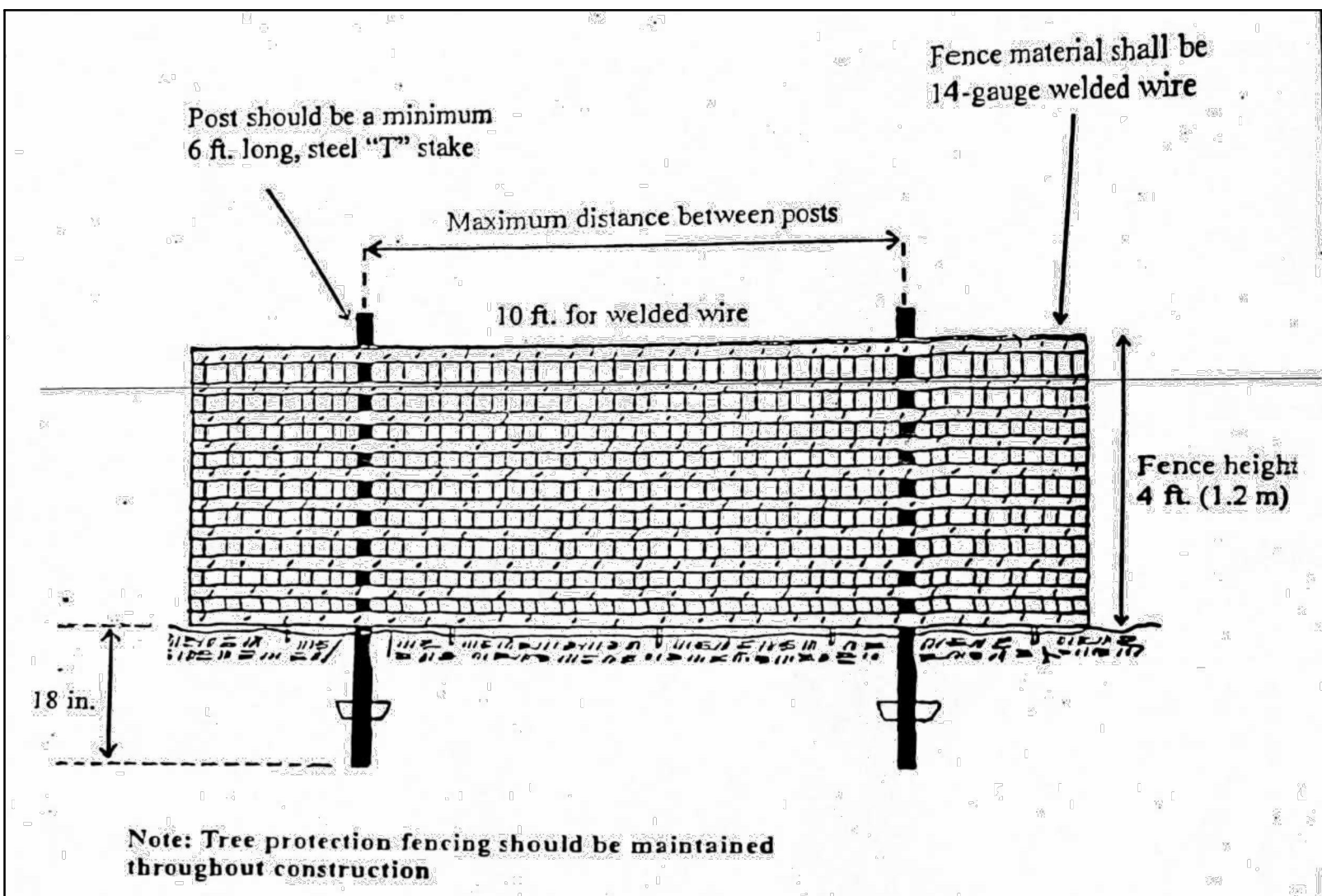
REQUIRED CANOPY TREES: 0.98 * 16 = 16 TREES
PROVIDED CANOPY TREES: 20

REQUIRED EVERGREEN TREES: 0.98 * 10 = 10 TREES
PROVIDED EVERGREEN TREES: 23

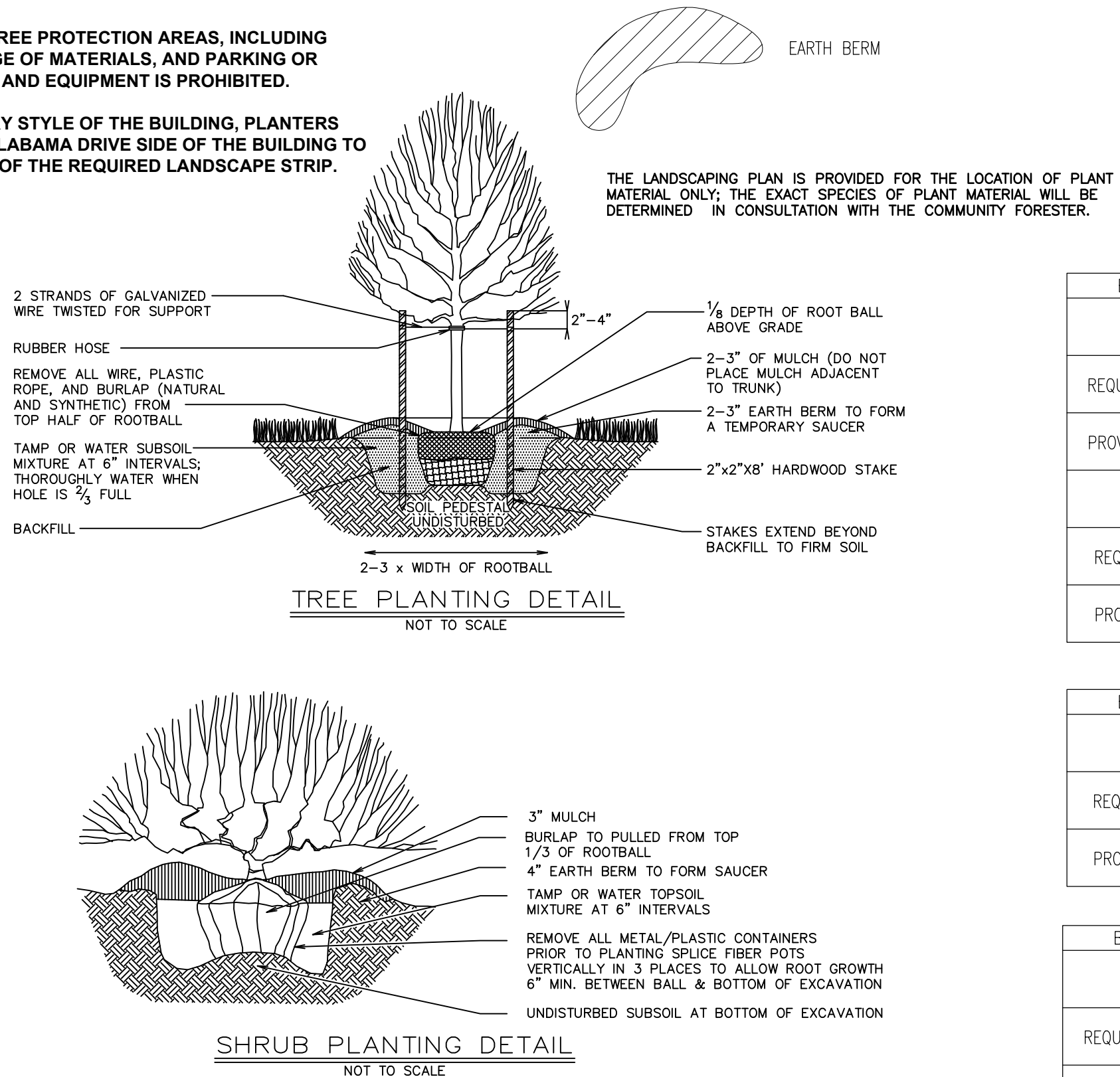
REQUIRED SHRUB: 439 / 5 = 88
PROVIDED SHRUB: 110

NOTE:
ANY DISTURBANCE INSIDE TREE PROTECTION AREAS, INCLUDING GRADING, CLEARING, STORAGE OF MATERIALS, AND PARKING OR TRANSPORTING OF VEHICLES AND EQUIPMENT IS PROHIBITED.

IN KEEPING WITH MID-CENTURY STYLE OF THE BUILDING, PLANTERS WILL BE INSTALLED ALONG ALABAMA DRIVE SIDE OF THE BUILDING TO COMPENSATE FOR THE LACK OF THE REQUIRED LANDSCAPE STRIP.



TREE PROTECTION FENCE INSTALLATION DETAIL



TREE PLANTING DETAIL

SHRUB PLANTING DETAIL

BUFFER CLASS	AVE. # CANOPY TREES	AVE. # EVERGREEN TREES	AVE. # OF UNDERSTORY	TOTAL
"C"	1 PER 25 FEET	1 PER 25 FEET	1 PER 50 FEET	
REQUIRED (NORTH SIDE)	326/25 = 13	326/25 = 13	326/50 = 7	33
PROVIDED (NORTH SIDE)	1*	8*	6*	15*
* WAIVER REQUESTED				
REQUIRED (EAST SIDE)	132/25 = 6	132/25 = 6	132/50 = 3	15
PROVIDED (EAST SIDE)	6	10	11	27

BUFFER CLASS	AVE. # CANOPY TREES	AVE. # EVERGREEN TREES	AVE. # OF UNDERSTORY	TOTAL
"D"	1 PER 30 FEET	1 PER 30 FEET	1 PER 50 FEET	
REQUIRED (WEST SIDE)	132/30 = 5	132/30 = 5	132/50 = 3	13
PROVIDED (WEST SIDE)	5	5	3	13

BUFFER CLASS	AVE. # CANOPY TREES	AVE. # EVERGREEN TREES	AVE. # OF UNDERSTORY	TOTAL
R.O.W.	1 PER 35 FEET	N.A.	N.A.	
REQUIRED (SOUTH SIDE)	326/35 = 10	N.A.	N.A.	10
PROVIDED (SOUTH SIDE)	10	3	12	25

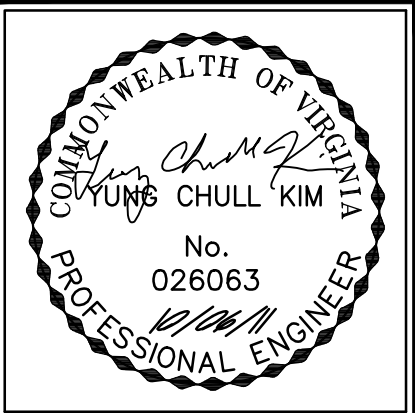
THIS SHEET IS FOR LANDSCAPING PURPOSES ONLY!!!

BEFORE DIGGING CALL "MISS UTILITY" OF VIRGINIA AT 1 - 800 - 552 - 7001

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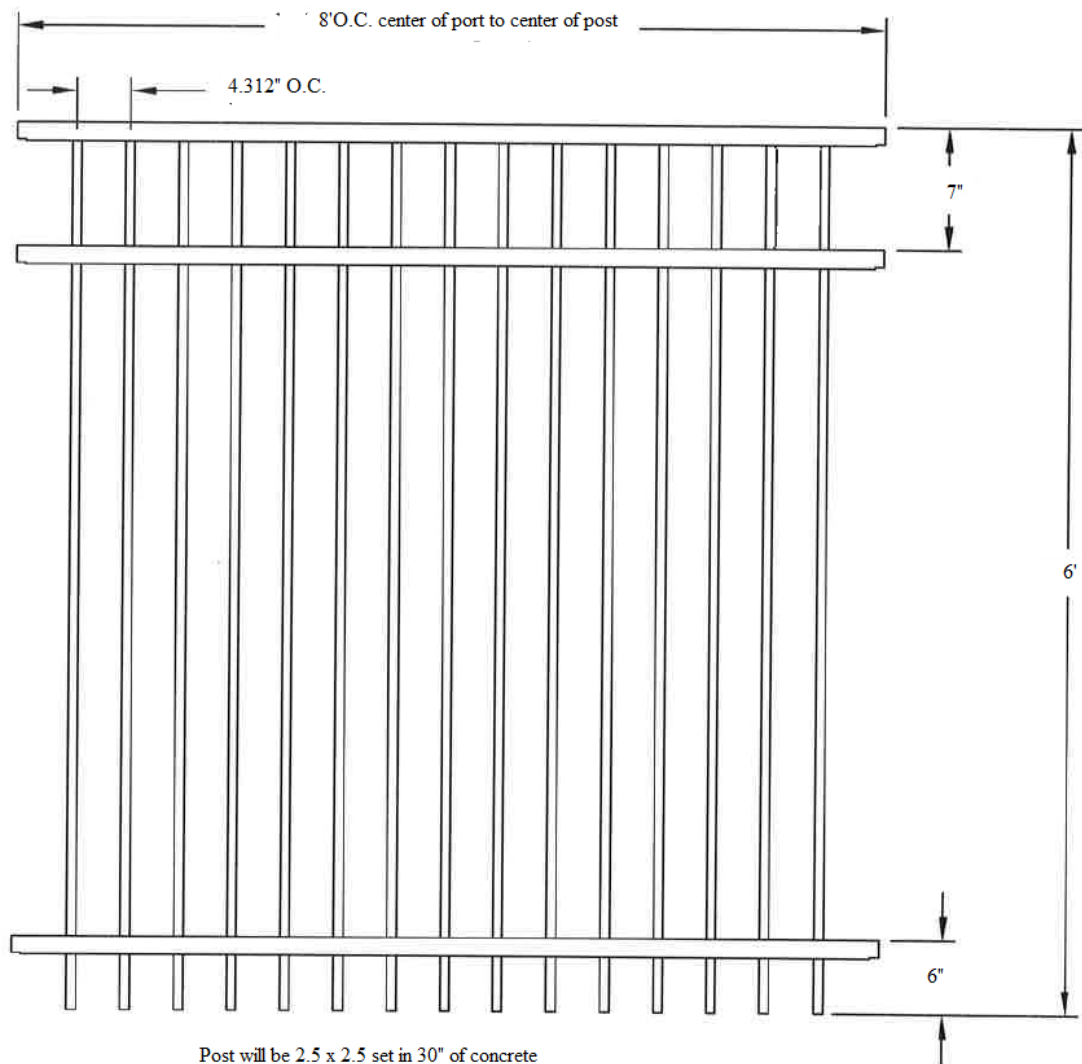


NO.	BY	DATE	REVISION
1	YK	02/19/10	ES: COMMENTS

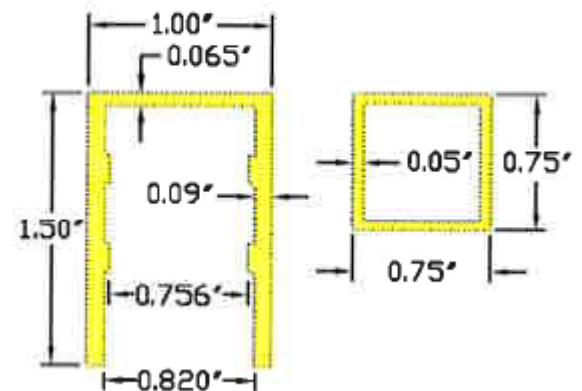
LANDSCAPING PLAN
ELDEN CORNER
CENTER

FAIRFAX COUNTY, VIRGINIA
TOWN OF HERNDON

Job Number 102408
Sheet No. 10 OF 12



Commercial Stringer/Picket Dimensions



9319 Mike Garcia Drive
Manassas, VA 20109
Phone: 571-379-5254
Fax: 571-379-5271

Project: Eden Corner Center

Style: 6' high aluminum fence

Scale: **N.T.S.**

BY:
Date:



ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)