

**PREVIOUS SITE APPLICATIONS**

SE 81-L-108  
SE 2006-LE-032  
RZ 74L-014  
RZ 81-L-043  
RZ 82-L-083  
RZ 83-L-074

**PROJECT INFORMATION**

SITE ADDRESS: 5716 VAN DORN STREET  
ALEXANDRIA, VIRGINIA 22310

APPLICANT 1: VERIZON WIRELESS  
4000 JUNCTION DRIVE  
ANNAPOLIS JUNCTION, MD 20701  
TEL: (301) 512-2000  
FAX (301) 512-2186

APPLICANT 2: NEN GINGULAR WIRELESS PCS, LLC  
(D/B/A AT&T MOBILITY)  
7150 STANDARD DRIVE  
HANOVER, MD 21106

APPLICANT'S ATTORNEY: FRANK W. STEARNS, ESQ.  
DONOHUE & STEARNS, PLC  
201 SOUTH STREET, 2E  
LEESBURG, VIRGINIA 20115  
(703) 126-2547

LATITUDE: N39° 41' 42.01"  
LONGITUDE: W77° 08' 13.41"

COUNTY: FAIRFAX  
CURRENT USE: TELECOMMUNICATIONS FACILITY  
PROPOSED USE: TELECOMMUNICATIONS FACILITY

ZONING: C-8  
PROPERTY OWNER: FOURTH HOTEL ASSOCIATES LP  
5716 SOUTH VAN DORN STREET,  
CARE CENTER INN ALEXANDRIA  
ALEXANDRIA, VIRGINIA 22310

SITE DATA: DEED BOOK 08474, PAGE 1502  
PARCEL ID: 0812 03 0002  
TRACT AREA: 81901 SQ FT/ 1.88 ACRES

SITE DATA: PARCEL ID: 0812 01 0012B  
TRACT AREA: 27458 SQ. FT/ 0.64 ACRES  
DISTRICT: LEE TRANSPORTATION

SITE DATA: PARCEL ID: 0812-03-0001  
TRACT AREA: 26,464 SQ. FT/ 0.62 ACRES  
DISTRICT: LEE TRANSPORTATION  
TRACT AREA: 136,128 SQ FT/ 3.14 ACRES

**NOTES**

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (811) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE PRESENCE AND USE OF UNDERGROUND UTILITIES AND DAMAGE TO UTILITIES OR PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS BY THE CONTRACTOR.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
3. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL REQUIRE ALL NECESSARY PERMITS FOR THIS PROJECT FROM THE AGENCIES TO WHICH THEY ARE APPLICABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
4. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
5. THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
6. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS BY THE CONTRACTOR.

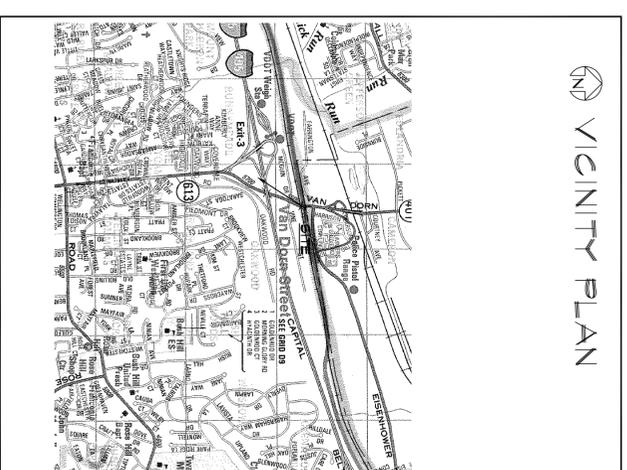
**INDEX OF DRAWINGS**

- 65-1 COVER SHEET
- C-1 SITE PLAN
- C-1A SITE PLAN W/ AT&T INFORMATION
- C-2 SITE LAYOUTS
- C-3 ELEVATIONS & SITE DETAILS
- C-4 SOIL MAP
- C-5 ROOFTOP COVERAGE

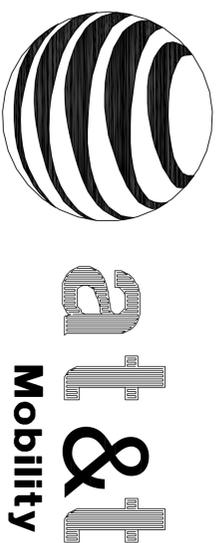
**CODE ANALYSIS**

APPLICABLE BUILDING CODE:	VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VSBQC), IBC 2006
DESCRIPTION OF VERIZON WIRELESS WORK:	INSTALL UNMANNED EQUIPMENT PLATFORM ON ROOFTOP.
DESCRIPTION OF AT&T WORK:	INSTALL UNMANNED EQUIPMENT PLATFORM ON ROOFTOP.
USE GROUP:	RESIDENTIAL (R-1)
CONSTRUCTION TYPE:	IB
NUMBER OF STORIES:	4
FIRE PROTECTION:	FULL SPRINKLER
TRACT AREA:	81,801 SQ. FT.
ROOF AREA:	8450 SQ. FT.
PROPOSED PLATFORM AREA:	400 SQ. FT.

**VICINITY PLAN**



**Verizon** wireless



ALONG WITH

**5716 VAN DORN STREET  
ALEXANDRIA, VIRGINIA 22310**

**PROJECT DESCRIPTIONS**

VERIZON WIRELESS:  
INSTALLING AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW 14'-6" X 24'-2" PLATFORM ON AN EXISTING ROOFTOP, AND (13) THIRTEEN ANTENNAS MOUNTED ON AN EXISTING ROOFTOP.

AT&T:  
INSTALLING AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW 12'-0" X 28'-0" SCREENED PLATFORM ON AN EXISTING ROOFTOP, AND (12) TWELVE ANTENNAS MOUNTED ON AN EXISTING ROOFTOP.

**DIRECTIONS TO SITE**

- FROM ANNAPOLIS JUNCTION:
- TAKE MD-32 EAST
  - TAKE THE EXIT ONTO BALTIMORE WASHINGTON PKWY/ 245 S
  - TAKE EXIT 1C TO MERGE ONTO I-495 S/ I-495 S TOWARD RICHMOND
  - TAKE EXIT 174 TOWARD'S EISENHOWER AVE/ CONNECTOR/ ALEXANDRIA
  - MERGE ONTO CLERMONT AVE
  - TURN LEFT ONTO EISENHOWER AVE
  - TURN LEFT AT VA-401/ VA-619 S VAN DORN ST
  - CONTINUE TO FOLLOW VA-619 S VAN DORN ST

**VERIZON REVIEW**

BUILDING OWNER	DATE
ENGINEERING	DATE
OPERATIONS	DATE
CONSTRUCTION	DATE



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VAN DORN - COMFORT INN  
5716 SOUTH VAN DORN STREET  
ALEXANDRIA, VA 22310 (FAIRFAX COUNTY)

REVISIONS:	
NO. DESCRIPTION DATE	
5/16/2010 06/10	
COMT COMMENTS 06/21/11	
ZONING DWGS 07/12/11	
ZONING DWGS 09/08/11	

LAST REV.:  
PROJECT NO.: 10421-154  
DATE: JUN. 12, 2010  
SCALE: AS NOTED  
TITLE:

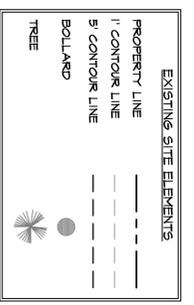
Cover Sheet

**CS-1**

SHEET: 11



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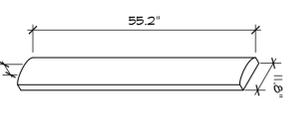


**PROPOSED AT&T PLATFORM SETBACKS**

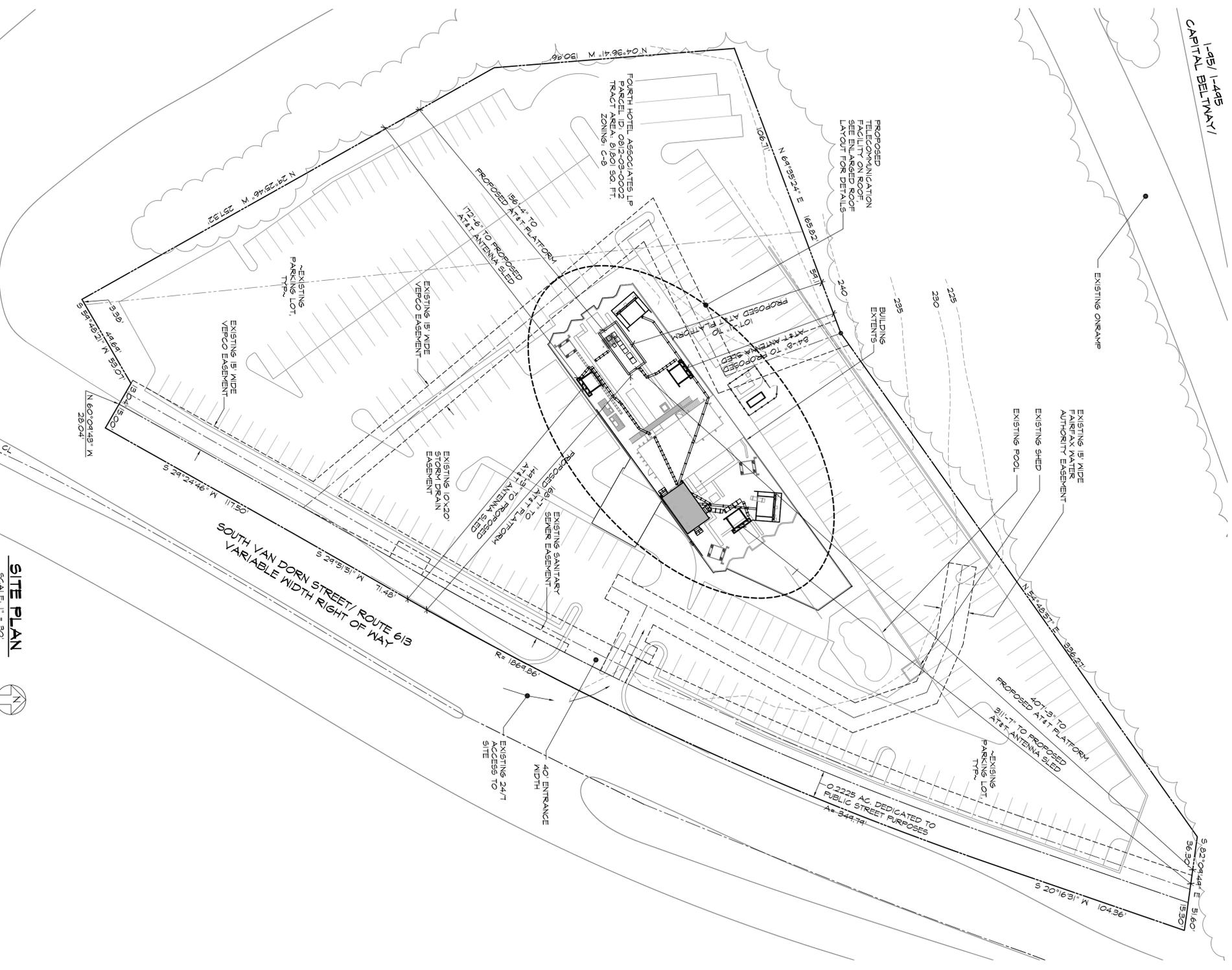
REQUIRED	PROPOSED
FRONT	40'
SIDE (LEFT)	NONE
SIDE (RIGHT)	NONE
REAR	20'

**PROPOSED AT&T ANTENNA SETBACKS**

PROPOSED
FRONT (SECTOR 2)
FRONT (SECTOR 1)
SIDE (LEFT) (SECTOR 2)
SIDE (RIGHT) (SECTOR 1)
REAR (SECTOR 2)
REAR (SECTOR 1)



KATHERINE-SCALA 800 10764  
**AT&T ANTENNA DETAIL**  
 NOT TO SCALE



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



**MORRIS & RITCHE ASSOCIATES, INC.**  
 Civil / Structural Engineers  
 1200 O Street, Suite 606  
 Alexandria, VA 22304  
 410-811-1749 Fax

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 VAN DORN - COMFORT INN  
 5716 SOUTH VAN DORN STREET  
 ALEXANDRIA, VA 22310 (FAIRFAX COUNTY)

REVISIONS:

NO.	DESCRIPTION	DATE
1	FINAL SUBMITTAL	09/14/10
2	COUNTY COMMENTS	02/28/10
3	COUNTY COMMENTS	06/22/11
4	ZONING DNWS	07/12/11
5	ZONING DNWS	09/08/11

LAST REV.:  
 PROJECT NO.: 10427-154  
 DATE: JAN. 12, 2010  
 SCALE: AS NOTED

TITLE:  
**Site Plan**  
 W/ AT&T  
 Information

SHEET:  
**C-1A**

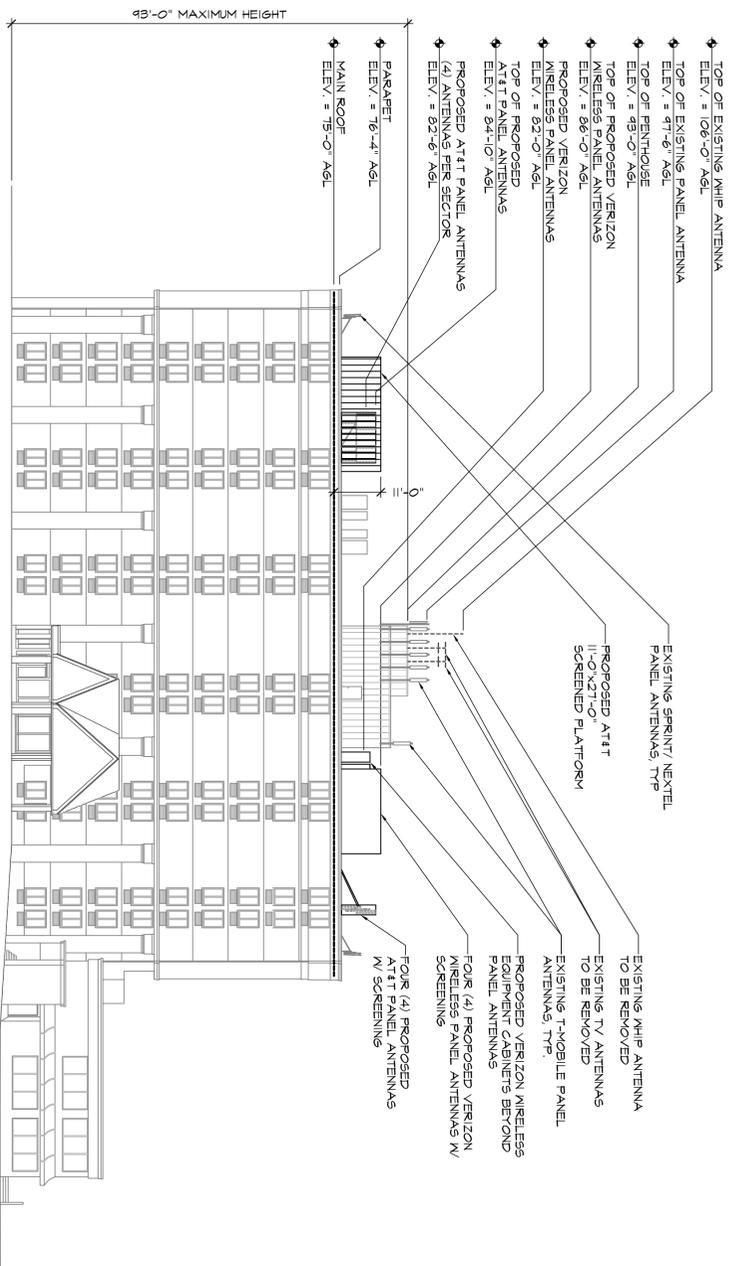


**Know what's below.  
 Call before you dig.**

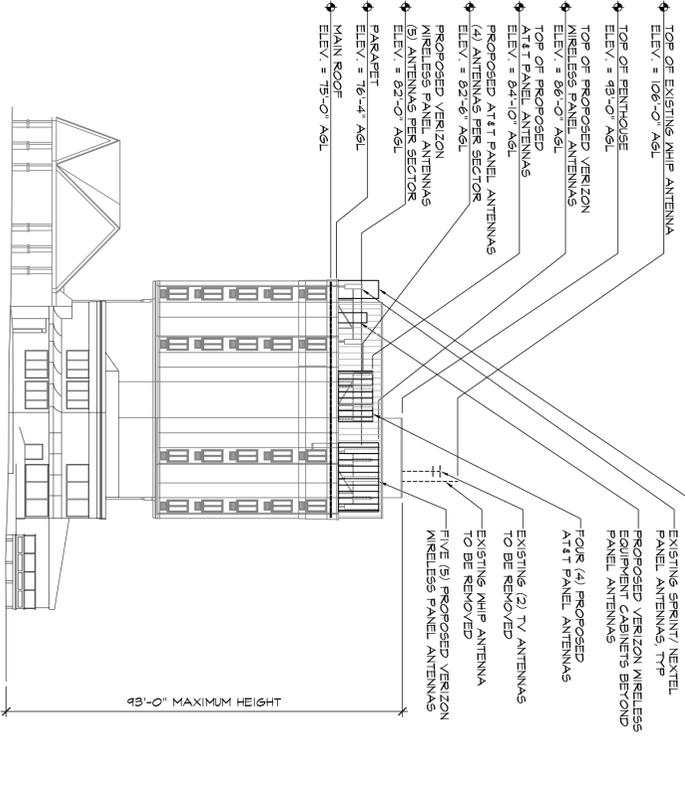
PROTECT YOURSELF, ONE TUNE.  
 WORKING DAYS NOTICE  
 THE 811 SERVICE IS A FREE, NECESSARY  
 COMPONENT FOR CONSTRUCTION SAFETY. ALL  
 WORKING DAYS NOTICE MUST BE OBTAINED  
 WITH THE OCCUPATIONAL SAFETY AND HEALTH  
 ACT IS TO BE OBTAINED TO AVOID  
 PENALTIES TO AVOIDANCE.



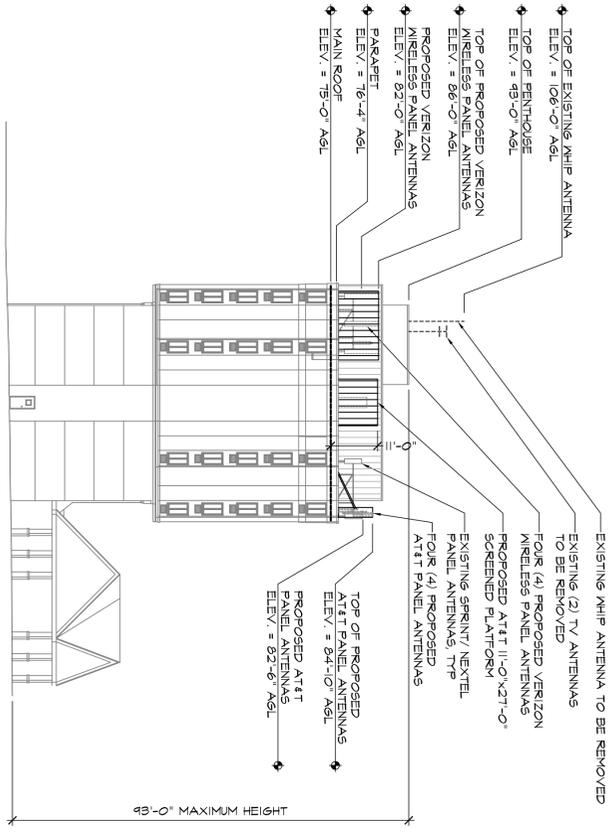
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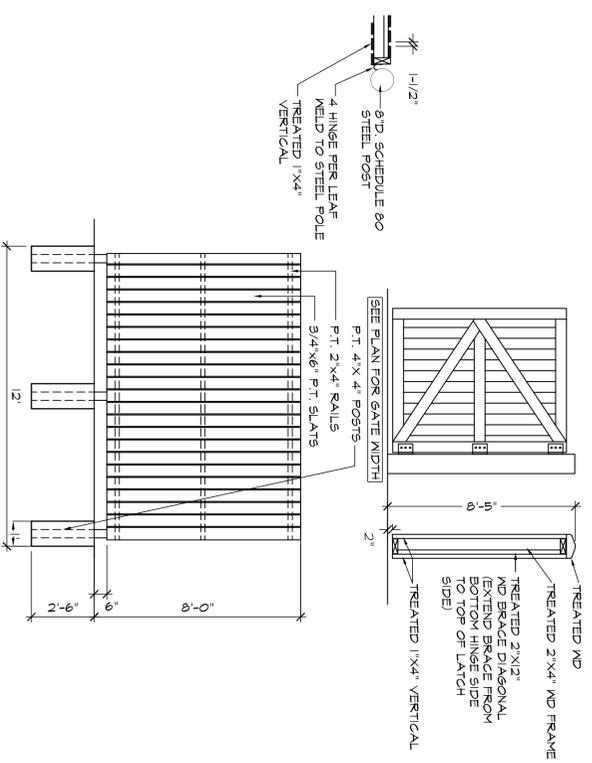
**SOUTH BUILDING ELEVATION**  
SCALE: 1" = 20'



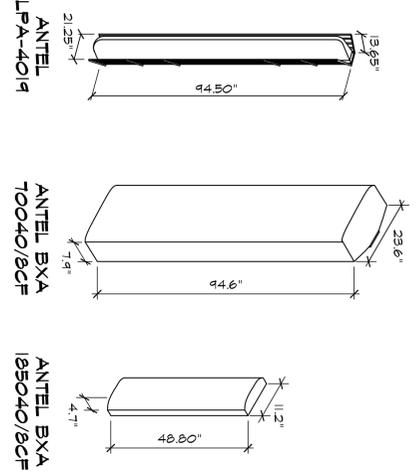
**EAST BUILDING ELEVATION**  
SCALE: 1" = 20'



**WEST BUILDING ELEVATION**  
SCALE: 1" = 20'



**BOARD ON BOARD FENCE DETAIL**  
N.T.S.



**VERIZON WIRELESS ANTENNA DETAILS**  
NOT TO SCALE

<p>MORRIS &amp; RITCHIE ASSOCIATES, INC. Civil / Structural Engineers 1200-C South Lodge Road, Suite 606 Alexandria, VA 22304 410-881-1200 410-881-1749 Fax</p>	<p><b>verizon</b> wireless VAN DORN - COMFORT INN 5716 SOUTH VAN DORN STREET ALEXANDRIA, VA 22310 (FAIRFAX COUNTY)</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>FINAL SUBMITTAL</td> <td>09/14/10</td> </tr> <tr> <td>2</td> <td>COUNT COMMENTS</td> <td>02/24/10</td> </tr> <tr> <td>3</td> <td>COUNT COMMENTS</td> <td>06/22/11</td> </tr> <tr> <td>4</td> <td>ZONING DWGS</td> <td>07/12/11</td> </tr> <tr> <td>5</td> <td>ZONING DWGS</td> <td>09/08/11</td> </tr> </tbody> </table>	NO	DESCRIPTION	DATE	1	FINAL SUBMITTAL	09/14/10	2	COUNT COMMENTS	02/24/10	3	COUNT COMMENTS	06/22/11	4	ZONING DWGS	07/12/11	5	ZONING DWGS	09/08/11
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<p>LAST REV.:</p> <p>PROJECT NO.: 10421-154 DATE: JUN. 12, 2010 SCALE: AS NOTED TITLE: Elevations &amp; Site Details</p>	<p>SHEET: <b>C-3</b></p>																			



**Know what's below.  
Call before you dig.**

PROTECT YOURSELF, ONE THREE  
EIGHT ONE  
WORKING DAYS NOTICE  
THE STATE OF VIRGINIA REQUIRES  
COMPONENTS FOR CONSTRUCTION SAFETY ALL  
PROJECTS TO BE NOTIFIED IN WRITING  
WITH THE OCCASIONAL SAFETY AND HEALTH  
ACT OF 1970 TO ANY UTILITY  
BEFORE ANY EXCAVATION

**EAST BUILDING ELEVATION**  
SCALE: 1" = 20'

**WEST BUILDING ELEVATION**  
SCALE: 1" = 20'

**VERIZON WIRELESS ANTENNA DETAILS**  
NOT TO SCALE

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1-415/1-4415  
CAPITAL BELTWAY

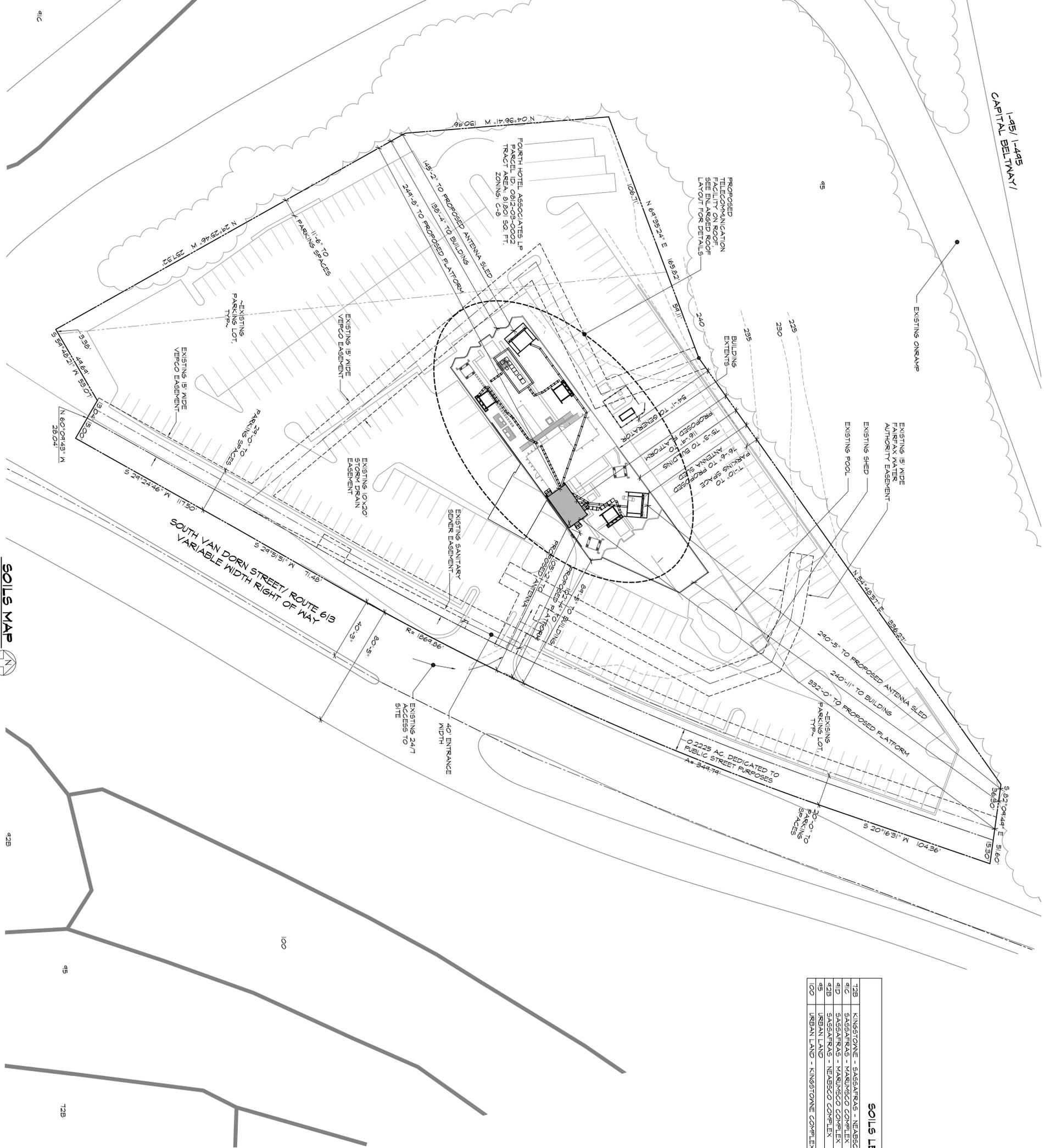
**SOILS LEGEND**

T2B	KINGSTONNE - GARGARRAG - NEARSCO COMPLEX	2 TO 1 PERCENT SLOPES
41C	SASAFRAG - MARISSCO COMPLEX	1 TO 15 PERCENT SLOPES
41D	SASAFRAG - MARISSCO COMPLEX	15 TO 25 PERCENT SLOPES
41E	SASAFRAG - NEARSCO COMPLEX	2 TO 1 PERCENT SLOPES
100	URBAN LAND - KINGSTONNE COMPLEX	



**Know what's below.  
Call before you dig.**

PROTECT WORKERS, ONE THREE  
WORKING DAYS NOTICE NECESSARY  
THE SOILS MAP IS A PRELIMINARY  
COMPONENT FOR CONSTRUCTION SAFETY. ALL  
UTILITIES SHOWN ARE BASED ON RECORD  
DRAWINGS AND FIELD SURVEY. THE  
ACT IS TO BE REFERRED TO THE  
APPLICABLE CITY OR COUNTY  
DEPARTMENT.




**verizon wireless**

VAN DORN - COMFORT INN  
5716 SOUTH VAN DORN STREET  
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1205 O Street, Suite 200, Alexandria, VA 22304  
Tel: 703.836.1200  
Fax: 703.836.1205  
410-811-1749 Fax

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	FINAL INSTRUMENTAL	06/14/10
2	COUNTY COMMENTS	02/24/10
3	COUNTY COMMENTS	06/22/11
4	ZONING DIVISION	07/12/11
5	ZONING DIVISION	09/08/11

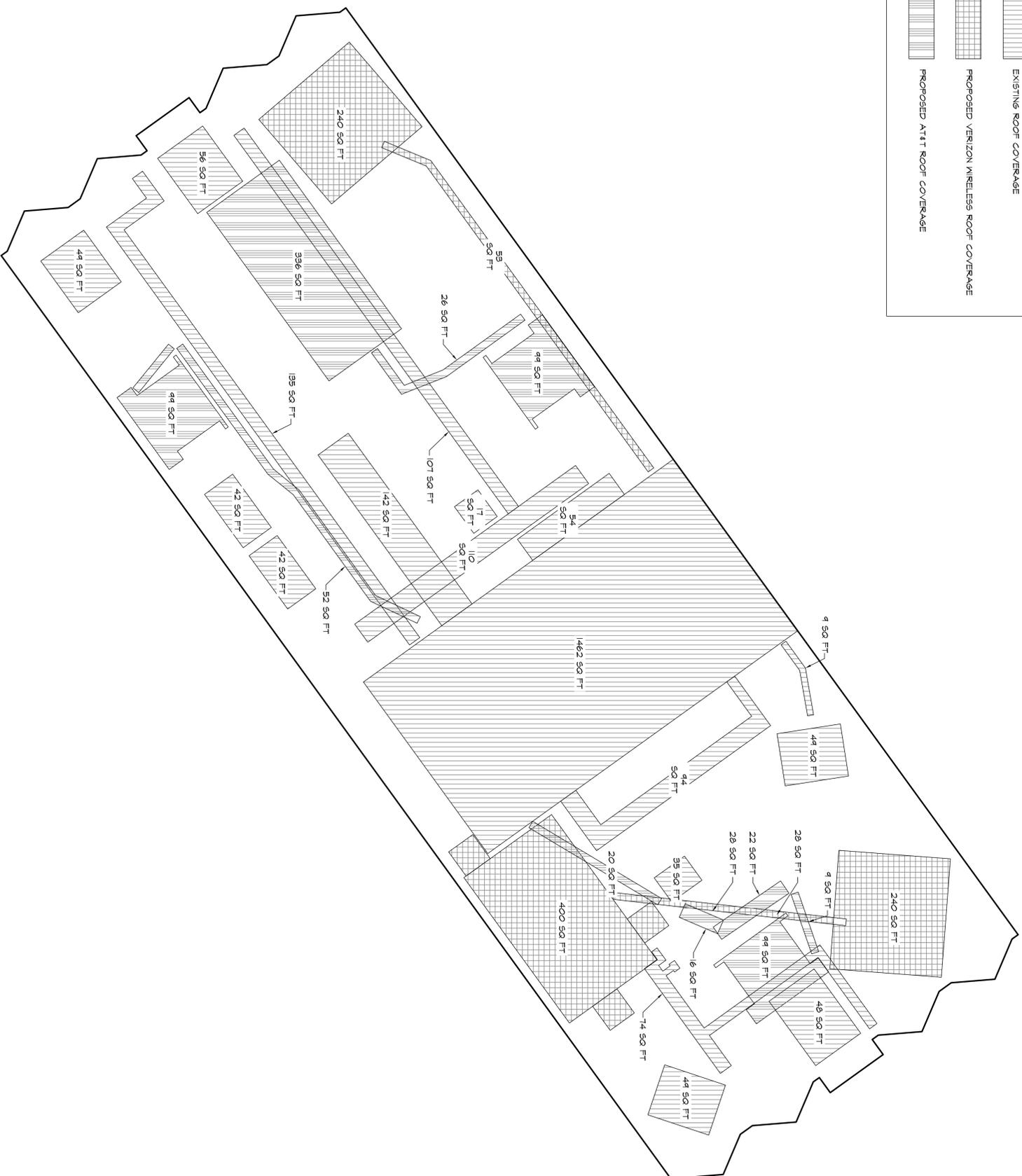
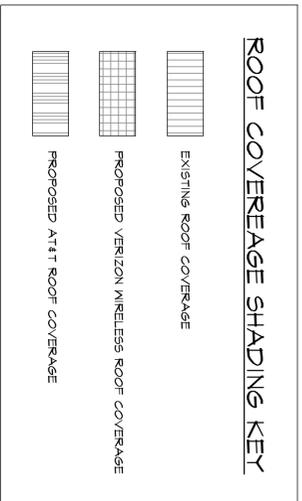
LAST REV.:  
PROJECT NO.: 10421754  
DATE: JAN. 12, 2010  
SCALE: AS NOTED

TITLE:  
**Soils Map**

SHEET:  
**C-4**

11 10 9 8 7 6 5 4 3 2 1

A B C D E F G H J K L M N P Q R



**ROOFTOP COVERAGE LAYOUT**

SCALE: 1/8" = 1'



**Know what's below.  
Call before you dig.**

PROTECT YOURSELF, ONE TUNE UP AT A TIME.  
WORKING DAYS ONLY. SCHEDULE YOUR SERVICE WITH THE 811 APP OR VISIT 811.VA.GOV. CALL 811 TO REPORT A PROBLEM TO THE APPROPRIATE AGENCY.

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5716 SOUTH VAN DORN STREET  
ALEXANDRIA, VA 22310 (FAIRFAX COUNTY)

REVISIONS:

NO.	DESCRIPTION	DATE
1	FINAL SUBMITTAL	06/10/10
2	COUNTY COMMENTS	02/28/10
3	COUNTY COMMENTS	06/22/11
4	ZONING DIVISION	07/12/11
5	ZONING DIVISION	09/08/11

LAST REV.:  
PROJECT NO.: 10421754  
DATE: JAN. 12, 2010  
SCALE: AS NOTED

TITLE:  
**Rooftop Coverage**

SHEET:  
**C-5**

11 10 9 8 7 6 5 4 3 2 1