



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of June 12, 2010**

DATE: June 7, 2010

SUBJECT: U-2443-85-1 USE PERMIT AMENDMENT for a country club to demolish existing clubhouse, construct new clubhouse, relocate tennis courts and build two new accessory buildings for Army Navy Country Club located at 2400 18th Street S., 1700 Army Navy Drive (RPC: 32-001-006).

Applicant:

Army Navy Country Club
1700 Army Navy Drive
Arlington, Virginia 22204

By:

Martin D. Walsh
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Blvd., 13th Floor
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Approve the use permit amendment, subject to the conditions of this staff report.

ISSUES: This is a use permit request from Army Navy Country Club to demolish their existing clubhouse, to construct a new clubhouse and associated parking, and to relocate existing tennis courts and to construct two (2) one-story accessory buildings. Issues include the request for a height modification, which is dependent on an associated zoning text amendment.

SUMMARY: The applicant, the Army Navy Country Club, is requesting a use permit amendment to demolish the existing 35-foot tall clubhouse, construct a new, 55-foot high clubhouse, two (2) small one-story accessory buildings elsewhere on the property and construct a new 518-space parking lot. Constructing the new clubhouse will also necessitate relocating tennis courts elsewhere on the property. The applicant is requesting the clubhouse pursuant to the proposed text amendment to the Zoning Ordinance Section 5.B, which the County Board will

County Manager: MB maa

County Attorney: CAM

Staff: Peter Schulz, DCPHD, Planning Division
Robert Gibson, DES, Transportation Division

37. B.

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also consider at the June 12, 2010 hearing. The proposed clubhouse meets or exceeds the minimum requirements of the ordinance if the proposed text amendment is adopted.

The proposed clubhouse will be set back approximately 200 feet from the closest property line, and will not negatively impact neighboring properties due to its height. The applicant is agreeing to LEED Silver certification and will provide a much-needed right-of-way for emergency access (that would also permit pedestrian and bicyclist use) from the Arlington View neighborhood to the north to the east side of I-395. Due to the deep setbacks, there will be no significant visual impact to adjacent properties. There will be no adverse effect on the health and safety of persons residing or working in the area, the proposed development will be not be injurious to neighboring property, and the proposal is in conformance with the master plans of the County. Therefore, staff recommends that the use permit amendment be approved subject to the conditions of this staff report.

BACKGROUND: Army Navy Country Club has existed on the site since 1924, predating the adoption of the first Arlington County Zoning Ordinance in 1930, when the property was zoned Residential “A” (the lowest-density residential zoning district at the time). Since the adoption of the 1950 zoning ordinance, the property has been zoned “R-6” single-family residential. Country clubs are a permitted use in the “R-6” zoning district by special exception use permit. The property existed as a nonconforming use until 1985, when the County Board approved a use permit for “existing golf, tennis, swimming and clubhouse facilities” and approved construction of new covered tennis courts.

The Country Club property was designated “Semi-Public” on the very first General Land Use Plan map in 1961, and has been designated as such ever since.

The existing clubhouse has its origins in a 1920s-era building that served as a Knights of Columbus Hall before the Army Navy Country Club purchased the property in 1924. The original building has had numerous additions constructed over the years to meet the evolving needs of the Country Club. The existing building no longer meets the club’s purposes, and does not meet the standards set by the Americans with Disabilities Act. For these reasons, the applicant proposes to construct a new clubhouse and demolish the old one.

Following is additional information on the subject site:

Site: The subject property occupies an approximately 253 acre site with the following surrounding uses:

- To the north: Apartment towers zoned “RA6-15”, and the Arlington View neighborhood, with garden apartments zoned “RA8-18”, single-family homes zoned “R-5” and Hoffman-Boston School zoned “S-3A”.
- To the west: Arlington Village and Fairway Village garden condominiums zoned “RA14-26”; single-family areas of Nauck zoned “R-6”.
- To the east: I-395 right-of-way zoned “S-3A”.

To the south: The Dolly Madison and Alexan high-rise apartments, zone “RA-H”, across Glebe Road the Country Club Towers high-rise apartments, zoned “RA-H”.

Zoning: “R-6” One-Family Dwelling Districts.

General Land Use Plan Designation: “Semi-Public” (Country clubs and semi-public recreational facilities. Churches, private schools and private cemeteries [*predominant use on block*]).

Neighborhood: The site is located adjacent to several civic associations: Nauck, Arlington View, Columbia Heights, and across I-395, Arlington Ridge. The applicant has presented its plans to the Nauck Civic Association twice, and the adjacent Fairway Village Townhouses Owner’s Association three times. Staff has not received comments from the affected civic associations at the time of this writing.

Existing Development: The site is a country club with a 27-hole golf course, clubhouse, swimming pool, and tennis courts (including covered tennis courts) and support structures.

Proposed Development: The applicant proposes to construct a new, four-story 55-foot tall clubhouse, and then demolish the old clubhouse. The new clubhouse will be in the same general vicinity as the old clubhouse. The applicant also proposes a new surface parking area for 518 cars (with some of the parking spaces underground) in the same general location as the existing surface parking lot of approximately 400 spaces. Construction of the new clubhouse will necessitate the relocation of several tennis courts. The applicant also proposes to construct two (2) one-story accessory buildings. All proposed structures and proposed parking areas will conform to the requirements of the Zoning Ordinance, as amended by the associated “R-20” Zoning Ordinance Amendment request, including setbacks, height, lot coverage and required minimum number of parking spaces.

The proposed clubhouse would include pro shops for tennis (currently in a separate building) and golf, club offices, a snack bar, locker rooms, meeting/function rooms, dining rooms, and a top-floor banquet hall facing Washington. There will also be support facilities such as kitchens and a laundry, an employee lounge, and equipment storage rooms.

Access to the proposed clubhouse is from an existing internal road that runs through the entire country club property between 18th Street South and Army Navy Drive.

Architecturally, the building is oriented towards the monuments of Washington. There is a central block with four pavilions at the corners. Two (2) of the pavilions (on the southern side of the building) are proposed to be totally enclosed, and the two (2) pavilions on the opposite side will be unenclosed (but roofed). There are outdoor terraces connecting the two northern pavilions and connected to the dining and banquet rooms on the northeast side, facing across the Country Club property toward Washington. There are also terraces on the northwest side of the clubhouse, connected to the bar and grill and the banquet hall. The terraces on the northwest side are the closest to residential areas (about 200 feet from the property line).

There is currently heavy vegetation and tall trees along the club’s property line and none of the proposed construction will remove this buffer. The applicant has submitted an exhibit which shows that only the topmost roofline and cupolas would be visible from the closest residential neighbors in the Fairway Village townhouse development, and the remainder of the building would be shielded at ground level from view from outside the club property.

To accommodate the new clubhouse and parking area, the applicant will need to relocate many of the outdoor tennis courts. All of the relocated tennis courts will be further from the property line than the tennis courts that will remain in place. The number of tennis courts will be reduced from 19 to 18.

The following table provides more information about the site:

	Proposal
SITE AREA	253.6 ac.
Density	
Existing GFA-Clubhouse	65,060 s.f.
Existing GFA-Tennis shop	3,696 s.f.
Existing GFA- Golf shop	11,373 s.f.
Proposed GFA-Clubhouse (new building incorporates golf and tennis shops)	92,115 s.f.
Proposed cart barn	8,298 s.f.
Proposed maintenance building	3,058 s.f.
Building Height	
Average Site Elevation (at site of proposed clubhouse)	217 asl
Proposed building height	54’ 10”
Proposed non-occupiable space height	15’ 0”
Total Building Height	69’ 10”
“R-6” Maximum Height	35 ft. + 23 ft. of non-occupiable space
“R-6” Maximum Height on 100+ acre sites (if text amendment is adopted)	55 ft. + 15 ft. of non-occupiable space
Setbacks & Yard	
Proposed Setback from closest right-of-way	800 ft.
Proposed closest Side Yard	400 ft.
“R-6” Setback from street centerline and r.o.w.	50 ft from Street Centerline but in no case closer than 25 ft from the street r.o.w.
“R-6” Side Yard	20 ft
“R-6” Rear Yard	50 ft

	Proposal
“R-6” Setback from r.o.w. and all yards (if text amendment is adopted)	150 ft.
Coverage	
Existing Building footprints (club house, tennis and golf shops)	50,261 s.f.
Existing Parking and Driveway	178,059 s.f.
Existing Total Coverage	228,320 s.f.
Existing Percent Coverage	2%
Proposed Building Footprints (club house and accessory buildings)	37,021 s.f.
Proposed Parking and Driveway	216,602 s.f.
Proposed Total Coverage	253,623 s.f.
Proposed Percent Coverage	2.3%
“R-6” Maximum Permitted Coverage	56%
Parking	
Existing Parking Spaces	~400
Proposed Parking spaces	518

Green Building: The applicant agrees to achieve LEED Silver Certification for the proposed clubhouse.

Transportation: The 253 acre site has limited access to public streets with entrances located off 18th Street South and Army Navy Drive. The Army Navy Country Club Access Road (ANCC Access Road) provides access to the clubhouse, parking and other facilities on the site. The ANCC Access Road connects to the 18th Street South on the western edge of the site and Army Navy Drive on the eastern edge of the site.

The Master Transportation Plan (MTP) classifies Army Navy Drive as a “Type E- Primarily Single-Family Residential Neighborhood” arterial. Eighteenth Street South is classified as a non-arterial “Neighborhood” street.

The proposed modifications are not anticipated to significantly change the traffic currently generated by the site. Furthermore, the traffic currently generated is far less than what could be generated from by-right redevelopment of the site with up to 1,840 single-family homes.

Streets and Sidewalk: The construction associated with the project is proposed to take place exclusively within the site and is not proposed to impact any of the surrounding public streets or sidewalks.

Public Transportation: The site has limited access to public transportation. The closest bus stops to the site are located along Army Navy Drive just outside of the entrance. Army Navy Drive is served by the ART 87, with service between Shirlington and the Pentagon.

Bicycle Transportation: Army Navy Drive is designated as an existing on-street bikeway by the MTP. The MTP proposes to improve the Army Navy Drive biking facilities providing on-street

bike lanes. The MTP also identifies a future off-street planned bike trail along the eastern edge of the ANCC property, connecting the Army Navy Drive planned bike lanes to a proposed on-street bikeway in the Arlington View neighborhood. ANCC has agreed to Condition #28 to provide a 30-foot wide right-of-way for the construction of a 20-foot wide emergency access facility that would also provide pedestrian and bicycle access from the Arlington View neighborhood through to Army Navy Drive.

Utilities: Adequate storm, sanitary sewer and water capacity is available to serve the proposed uses on the site. Arlington County has a 10-foot easement for a 20-inch water transmission line. The proposed location of the new clubhouse facility requires the relocation of a portion of the water transmission line. Per the conditions for the vacation of a portion of the existing 10-foot easement for the water main, ANCC has agreed to relocated water main and provide a new easement for the water main. ANCC has also agreed to relocate the water main without any disruption in service.

DISCUSSION: The proposed development complies with the existing Zoning Ordinance in all aspects except for the proposed height of the new clubhouse.

Concurrently with this use permit application, the County Board will consider adoption of a zoning text amendment that would permit a 55-foot tall structure in an “R” zoning district, as the applicant proposes. Section 5.B. of the Arlington County Zoning Ordinance is proposed to be amended as follows:

No building nor the enlargement or any building shall be hereafter erected to exceed thirty-five (35) feet. Provided, however, that the County Board may, on lots of 100 acres or more, by use permit approval in accordance with Section 36.G, approve an increase in the height of one main building to 55 feet. Notwithstanding the provisions of subsection 31.B. of this ordinance, when a use permit is approved with such a height increase, the County Board may approve non-occupiable architectural features such as cupolas, flagpoles and chimneys that are no more than 15 feet in height above the height of the main building. Height increases allowed under this subsection 35.B may only be approved where the main building is set back a minimum of 150 feet from all lot lines and public rights-of-way.

The applicant is proposing the new clubhouse for approval under the proposed text amendment above. The applicant also proposes two (2) new accessory buildings of one (1) story each. The proposed accessory buildings will not exceed the maximum permitted height of 35 feet.

Staff supports the proposed modification for the height of the clubhouse, as the building will be set back far enough from neighboring properties. Existing vegetation that screens the club’s activities from neighboring properties, which will be undisturbed during and after construction, and balloon tests (where a balloon was floated at the site of the proposed clubhouse at the height of the proposed clubhouse, and then photographed from various angles) conducted by the applicant indicate that only the upper parts of the roof will be visible from the closest neighbors. Considering that in an “R-6” zoning district a 35-foot high building could be placed within 25 feet of a street and 10 feet from a side yard, a 55-foot high building with an approximately 400

foot setback, as the applicant is proposing here, would have less of an impact on the adjacent properties.

As part of the project, the applicant will be increasing the number of parking spaces from around 400 to 518 spaces. The proposed club house is not located near transit facilities, and the overwhelming majority of employees and Club members and guests arrive by private automobile. The club also occasionally rents its facilities for events such as proms. The parking spaces are required by the Zoning Ordinance and the County Board cannot modify the number of spaces through a use permit process. The applicant has agreed to provide bicycle storage facilities (Condition #17) and develop a transportation management plan (Condition #21) to encourage alternative means of access to the club.

Emergency Access Facility: The Army Navy Country Club Access Road is one of several roads traversing I-395 within the County. With the exception of South Abingdon Street in Shirlington, the Army Navy Country Club Access Road is the only road that traverses I-395 that is not on the Pentagon Reservation or part of an existing interchange.

During major events and emergencies (for instance the attacks of 9-11 and the opening of the Air Force Memorial), the County has found that the level of service on I-395 and the associated interchanges and interchange roads degrade to failing or inoperable levels of service. The County has also observed that an incident at one interchange can cause cascading impacts on other interchanges within Arlington, causing the operations at multiple interchanges to fail in short succession. With multiple roadways crossing the interstate failing simultaneously, and possibly for prolonged periods, I-395 becomes a wall separating and isolating facilities and services to the south and east of I-395 from the rest of Arlington County. This limits the County's ability to deploy and reposition emergency response resources, manpower, and materials when they are needed the most.

During the review of the project, staff reviewed the County's planned off-street bicycle trail improvements as identified in the Master Transportation Plan (along the site's eastern property line) to see if the bike/pedestrian facility could be enhanced to improve the County's ability to provide and distribute emergency services. Staff consulted with the Office of Emergency Management and the Police and Fire Departments, and determined that by making modest changes in the design a standard multi-purpose trail (for pedestrians and bike use) could also be used by the County's emergency services and the County's bus fleet in the event of an emergency.

Additionally, staff found that the facility would be particularly useful to access the Arlington View neighborhood in the event that an incident is blocking the neighborhood's access to Columbia Pike. Access to the neighborhood is limited to two (2) streets which connect to Columbia Pike, effectively within the Columbia Pike – Washington Boulevard – I-395 interchange. In an emergency, the proposed facility could be used to access the neighborhood from Army Navy Drive.

Staff recommends constructing a 20-foot wide Emergency Access Facility which would typically only be used for pedestrian and bicycle access. The facility is intended to have access controls (such as removable bollards or gates) at either end to prohibit vehicular access by the general public. The access controls could be removable by police and fire as needed. At 20 feet wide, the facility would be wide enough to allow two (2) vehicles to pass each other, all other times it would provide a 14-foot wide asphalt path with a 5-foot wide concrete sidewalk on one side. The 20-foot wide Emergency Access Facility would be located within a 30-foot wide right-of-way. The additional right-of-way would allow the County to construct and maintain retaining walls offset approximately 3 feet from the edges of the facility. The applicant has agreed to provide the County with a minimum of a 30-foot of right-of-way by easement along their eastern property line adjacent to I-395 per Condition #28 and as shown in the attached plans.

The County would need right-of-way from both Arlington Public Schools and from Army Navy Country Club to connect from the Army Navy Drive Country Club Access Road to Arlington's existing street network in the Arlington View neighborhood. At this early stage the final alignment for the proposed Emergency Access Facility through Schools' property has not been determined; however, the right-of-way provided by Army Navy Country Club would not prohibit either of the alignment options available through the Hoffman-Boston Elementary School.

- Option 1- Connecting to 13th Road South west of South Pierce Street (As proposed in the MTP)
- Option 2 – Connecting to South Queen Street at 15th Street South.

With nearly 60 feet of grade change between the ball fields at the rear of the school and the Army Navy Country Club Access Road just west of I-395, retaining walls will be needed along the majority of Emergency Access Facility through the club. Preliminary engineering shows that these retaining walls may be as high as 24 feet in some locations. Walls of this height may be constructed within the proposed right-of-way using a "Soldier Pile" retaining wall system. These types of walls are similar to the retaining walls used for sheeting and shoring when constructing a new building. The walls will require tie-back anchors to be placed into the adjacent hillside outside of the proposed right-of-way. Therefore, the applicant has agreed to provide easements for the placement of retaining wall tie-backs as specified in Condition #32.

To construct the facility, Arlington County will require a temporary construction easement (Condition #31) adjacent to the proposed 30-foot right-of-way. Staff considers that it would be possible to construct the facility using as little as 10 feet of additional area along the length of the facility. (this number may have to be adjusted based on final engineering plans). The temporary construction easement would allow the maneuvering of materials and machinery during construction outside of limits of the County's right-of-way. As part of the easement requirement it would not be unexpected for the County to be obligated to return the temporary construction easement area to the Club in the same or similar condition as it was prior to construction. Since this area is currently heavily vegetated, Arlington would need to replace trees removed during construction (generally per the County's current tree replacement schedule) and the County would need to stabilize the hillside, planting new ground cover.

Funding for the design and construction of the Emergency Access Facility is not currently part of the County's Capital Improvements Plan (CIP). The County will need to add these efforts to its CIP, prior to continuing design and construction efforts. Initial estimates based on the very preliminary design efforts done so far indicate that there will be significant capital costs associated with design and construction of the Emergency Access Facility.

Historic Preservation:

The 9th green of the Army & Navy County Club golf course is located in the center of Fort Richardson. It was built in 1861 and named for Brigadier General Israel B. Richardson of the 2nd Michigan Infantry. The Fort had a perimeter of 316 yards and contained seven cannon placements. The applicant's proposed new construction will not impact the fort, and the applicant agrees to conditions to protect the Fort from the storage of construction materials or other impacts during construction. The applicant has also put out a request for proposals from archaeology firms to assist in identifying and preserving artifacts that may be uncovered during construction. The existing clubhouse, although dating from the 1920s, has been so altered over the years that it has lost historical integrity, and is therefore not recommended for preservation. Historic Preservation staff has reviewed this application and the applicant agrees to the conditions suggested by staff (Condition #22).

Community process:

- Site Plan Review Committee (SPRC): The SPRC held one (1) meeting to discuss the proposed use permit amendment on April 7, 2010. The SPRC agreed to forward the application to the Planning Commission for review.
- Planning Commission: The application was heard at the June 1, 2010 Planning Commission hearing. The Planning Commission voted 11-0 to recommend to defer the proposed use permit amendment, and made the following suggestions:

1. The proposed use permit amendment should be referred to the Transportation Commission for their comment on the proposed emergency access right-of-way and the proposed number of parking spaces.

Staff response: Staff sees no need to refer the use permit to the Transportation Commission. The proposed right-of-way is shown on the Master Transportation Plan map, which was reviewed and recommended for approval by the Transportation Commission and approved by the County Board in December 2007. The number of parking spaces the applicant is required by the Zoning Ordinance and cannot be modified by the County Board through the use permit process. In addition, the applicant is providing bicycle storage space and agrees to a TDM program.

2. The proposed use permit amendment should be referred to the Urban Forestry Commission, especially for comment on a magnolia bog located on the country club property.

Staff response: Staff sees no need to refer the use permit to the Urban Forestry Commission. The magnolia bog is located in a Resource Protection Area ¼ mile from the construction impact area, on the edge of the Club's property. The streams that feed

the bog are located off of the Country Club premises in a residential neighborhood. The topography of the site is also such that the clubhouse, parking lot, and associated construction will not impact the bog.

3. Include statistical tables in the staff report.

Staff response: Statistical summary of the applicant's proposal is included in this report.

4. The applicant and staff work with the Historic Affairs and Landmark Review Board (HALRB).

Staff response: Staff is working with the applicant and the HALRB for additional measures to strengthen historic preservation on site, including, if needed, new conditions.

5. Confirm with the Zoning Administrator that there can be no by-right development, including subdivision, on the country club property without a use permit amendment

Staff response: The applicant agrees to a new condition #36 that any new construction on the site, plus any proposed subdivisions, will require a use permit amendment.

6. Work with the Arlington Village Courtyards Condominiums to resolve drainage issues caused by an existing berm.

Staff response: The applicant is working with the Arlington Village Courtyard Condos to resolve this situation.

7. Provide a drawing showing the setback area and the buffer, and a discussion of what would be prohibited in that area.

Staff response: The applicant will provide a clearer drawing zooming in on the required setback area showing that the proposed development will not disturb any vegetation within the 150-foot required setback area. Between the clubhouse and the property line, two (2) existing tennis courts will be renovated in place, two hundred feet from the property line, and a one (1) story cart barn will be constructed. The proposed cart barn will also be 200 feet from the nearest property line.

CONCLUSION: The applicant's proposal is appropriate for such a large site and will not have a negative impact on surrounding properties. The proposal will allow the applicant to construct a modern clubhouse that may be the first LEED Silver certified country clubhouse in Virginia, will provide an important community benefit in the emergency access right-of-way from the Arlington View neighborhood to Pentagon City, and help implement the Bicycle Element of the Master Transportation Plan. There will be no significant adverse effect on the health and safety of persons residing or working in the area, the proposed development will not be injurious to neighboring property, and the proposal is in conformance with the master plans of the County. Therefore, assuming the County Board has approved the Zoning Ordinance Amendment, staff recommends that the use permit amendment be approved subject to the following conditions.

Proposed Conditions:

The following conditions replace all previous conditions under U-2443-85-1. Note: Where a particular County office is specified in these conditions, the specified office includes any functional successor to that office. Where the County Manager is specified in these conditions, "County Manager" includes the County Manager's designee. Whenever, under these conditions, anything is required to be done or approved by the County Manager, the language is understood to include the County Manager or his or her designee.

Use Permit Term

1. The developer (as used in these conditions, the term "developer" shall mean the owner, the applicant, the ground lessor and all successors and assigns) agrees to comply with the standard conditions set forth below and the revised drawings dated March 31, 2010 and labeled "Arlington Campus Army Navy Country Club," prepared by Vika, reviewed and approved by the County Board and made a part of the public record on June 12, 2010, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the developer and accepted by the County Board or vice versa.

This use permit approval expires three (3) years after the date of County Board approval if a building permit has not been issued for the main clubhouse building to be constructed pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. The owner agrees that this discretion shall include a review of this use permit and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the use permit is subject to, among other things, inclusion of amended or additional use permit conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by the owner and accepted by the County Board or vice versa.

2. **Pre-Construction Meeting**

The developer agrees to coordinate and conduct a pre-construction meeting in a County office building prior to the issuance of any permits for the use permit for the respective phase of the project. The meeting participants shall include the developer and its construction team, and relevant County staff. Relevant County staff shall include staff from the Departments of Community Planning Housing and Development – Planning, Zoning, Inspection Services, Code Enforcement Department, Department of Environmental Services (DES), Historic Preservation, Landscape Plan team, green building staff contact, and other departments as determined by the County Manager. The developer agrees to notify the above meeting participants of the meeting time and location at least two (2) weeks in advance. The purpose of the pre-construction meeting is to discuss the requirements of the use permit conditions.

3. **Tree Protection and Replacement:**

- a. The developer agrees to complete a tree survey, which shows existing conditions of the area of construction and construction impacts and locates and identifies all trees which are four (4) inches in diameter or greater. The survey shall include any tree on adjacent sites whose dripline extends onto the subject site.
- b. The developer agrees to file and implement a tree protection plan which will designate any trees shown on the survey certified by Nelson P. Kirchner dated March 31, 2010 and found in drawings identified in Condition #1 that are proposed to be saved by the developer. Trees designated to be saved on the tree protection plan, or those specified to be saved by the approved use permit and shown on any filing in connection with this case will be protected. This plan shall include any tree on adjacent sites whose dripline extends onto the subject site. The tree protection plan shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in tree protection techniques on urban sites and shall be submitted and approved, and found by the County Manager or his designee to meet the requirements of this use permit, before the issuance of the Clearing, Grading and Demolition Permit for the respective phase of the project.
- c. Upon approval of the tree protection plan, the developer agrees to submit to the Department of Parks, Recreation, and Cultural Resources (DPRCR) a performance bond estimate for the trees to be saved. Upon approval of the performance bond estimate by DPRCR, the developer agrees to submit to DPRCR a performance bond, in the approved amount of the estimate, and the approved tree protection plan, which bond shall be executed by the developer in favor of the County before the issuance of the Final Building Permit for the respective phase of the project. Prior to release of the public improvement bond, the developer agrees to submit to DPRCR as-built drawings showing the location of all saved trees.
- d. The developer agrees that any tree proposed to be saved on the tree protection plan or other filing shall be saved. At a minimum, this plan shall include:
 - (1) A site-grading plan at two (2) foot intervals, including the location of all proposed improvements and utilities.
 - (2) Detailed specifications for any tree walls or wells proposed.
 - (3) A description of how and where building materials and equipment will be stored during construction to ensure that no compaction occurs within the dripline of the trees to be saved.
 - (4) Identification of tree protection measures and delineation of placement of tree protection.

- (5) Any tree required to be saved pursuant to this condition, which dies (any tree which is 30% or more dead as determined by the County's Urban Forester shall be considered to have died) prior to, or within ten (10) years of the issuance of any Certificate of Occupancy in the final building for the respective phase of the project shall be removed and replaced by the developer at their expense with the number of major deciduous and evergreen trees consistent with the Tree Replacement Guidelines and which meet the minimum size and other requirements as specified in subparagraph (3.d.5) does not relieve the developer of any violation resulting from the failure to save identified trees.
 - (6) The location of all construction trailers shall be approved either by Administrative Change approval or be shown on the Tree Protection Plan, with the construction staging's location and travel routes shown on a map approved as part of that plan. All trailers proposed to be located in the public right-of-way shall require approved by DES and Zoning staff, and the use permit's Arlington County Police representative shall receive a copy of the aforementioned map.
- e. In addition to saving identified trees, the developer also agrees to replace all trees shown on the Tree Survey that are removed as a result of the new construction in accordance with the Arlington County Tree Replacement Guidelines. The developer agrees to submit tree replacement calculations and a tree replacement plan in accordance with the Arlington County Tree Replacement Guidelines. The tree replacement calculations shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in assessing the condition of trees. Any replacement trees shall conform to the standards and specifications set forth in Condition #9.a below and any replacement trees that cannot be accommodated on site will be provided in a monetary amount to the Tree Canopy Fund coordinated with Arlington County's Department of Parks and Recreation. The developer agrees to submit and obtain approval of this plan by the County Manager as part of the final landscape plan.
- f. Per Condition #3.e above, the developer agrees to make a contribution to the County's Tree Canopy Fund of at least \$2,400.00 per tree, or a greater amount specified by the County Board, for every tree that cannot be planted on site. The contribution shall be required when tree planting requirements cannot be met on the property. The payment shall be delivered to the Department of Parks and Recreation Office prior to the issuance of the Final Building Permit, and evidence of compliance with this condition shall be provided to the Zoning Administrator in the form of a letter at the time of payment.

4. **Plan for Temporary Circulation During Construction**

The developer agrees to develop and implement (after approval) a plan for temporary vehicular circulation during construction. This plan shall identify, interim lighting, fencing around the site, construction vehicle routes, and any other feature necessary to

ensure safe vehicular travel around the site during construction. Exceptions may be made only during an emergency as defined below, during actual demolition, and for such limited periods as are unavoidable for utility upgrades. The developer agrees to submit this plan to, and obtain approval of the plan from, the County Manager as meeting these standards, before the issuance of the Clearing, Grading and Demolition Permit for the respective phase of the project. The developer agrees to provide a copy of the approved plan to the appropriate civic associations. The County Manager may approve subsequent amendments to the plan, if consistent with this approval.

The developer agrees, during the hours of construction, to provide “flagmen” to assist in the direction of traffic along or around a street any time that any driving lane of such a street is partially or fully blocked due to temporary construction activities. In addition, the developer agrees to notify the appropriate civic associations and all abutting property owners in writing (or, by mutual agreement, by e-mail) at least seven (7) calendar days in advance of any street closure, except in the case of an emergency, of more than one (1) hour duration on any street. “Emergency” street closures may include, but not be limited to, those relating to rupture or potential rupture of a water or gas main, insecure building façade, or similar unforeseeable public danger. “Emergency” street closures shall not include closures for setting up or dismantling of a crane, exterior building construction, materials deliveries, or utilities work, or similar situations.

5. **Compliance with Federal, State and Local Laws**

The developer agrees to comply with all federal, state and local laws and regulations not modified by the County Board's action on this plan and to obtain all necessary permits. In addition, the developer agrees to comply with all of the agreed-upon conditions approved by the County Board as a part of this use permit approval. The developer specifically agrees that the County has the authority to take such actions as may be necessary, to include the issuance of a stop work order for the entire project, when the developer is not in compliance with the agreed-upon conditions. Further, temporary Certificates of Occupancy will not be issued without approval by the Zoning Administrator.

6. **Community Liaison and Activities During Construction**

The developer agrees to comply with the following before issuance of the Clearing, Grading and Demolition Permit for the respective phase of the project and to remain in compliance with this condition until the final Certificate of Occupancy for the final building in the respective phase of the project is issued.

- a. The developer agrees to identify a person who will serve as liaison to the community throughout the duration of construction. This individual shall be on the construction site or on call throughout the hours of construction, including weekends. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, and to the Zoning Administrator, and shall be posted at the entrance of the project.
- b. Before commencing any clearing or grading of the site, the developer shall hold a meeting with those whose property abuts the project to review the construction

hauling route, location of construction worker parking, plan for vehicular circulation, and hours and overall schedule for construction. The Zoning Administrator and the Arlington County Police representative must be notified once the community meeting dates/times are established. The developer agrees to provide documentation to the Zoning Administrator of the date, location and attendance of the meeting before a Clearing, Grading and Demolition Permit is issued. The developer agrees to submit to the Zoning Administrator two (2) sets of plans or maps showing the construction hauling route, construction worker parking and vehicular circulation shall be posted in the construction trailer and given to each subcontractor and construction vehicle operator before they commence work on the project. The location of all construction trailers shall be shown on the Tree Protection Plan, with the construction staging's location and travel routes shown on a map approved as part of that plan. The Use Permit's Arlington County Police representative shall receive a copy of the aforementioned map.

- c. Throughout construction of the project, the developer agrees to advise abutting property owners in writing of the general timing of utility work in abutting streets or on-site that may affect their services or access to their property.
- d. The developer agrees that construction activity, except for construction worker arrival to the construction site and indoor construction activity, will commence no earlier than 7:00 a.m. and end by 6:30 p.m. on weekdays and will commence no earlier than 10:00 a.m. and end by 6:30 p.m. on Saturdays, Sundays, and holidays. "Holidays" are defined as New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas. Indoor construction activity defined as activity occurring entirely within a structure fully enclosed on all sides by installed exterior walls, windows, and/or doors shall end at 12 midnight each day, and any such activity that occurs after 6:30 p.m., shall not exceed the noise levels defined in the Arlington County Code Noise Control Ordinance. The developer agrees to place a minimum of one (1) sign per street front, specifically at the ANCC entrances on Army Navy Drive and 18th St. South, indicating the permissible hours of construction, to place one (1) additional sign within the construction trailer containing the same information, to provide a written copy of the permissible hours of construction to all subcontractors, and to require its subcontractors to observe such hours.
- e. Storage of construction materials, equipment and vehicles shall occur on the site or an approved off-site location, but not areas deemed as contributing to historic features of the property, or as approved by the County Manager.

7. **C & D Waste**

The developer agrees to provide a plan for diverting from landfill disposal the demolition, construction, and land clearing debris generated by the project. The plan should outline recycling and/or reuse of waste generated during demolition and/or construction. The plan should outline specific waste streams and identify the means by which waste will be managed (reused, reprocessed on site, removed by licensed haulers for reuse/recycling, etc.). The developer agrees to obtain the County Manager's approval of this plan prior to

the issuance of the Clearing, Grading, and Demolition permit, and to implement the plan throughout demolition and construction of the project. Compliance with this condition may contribute to achieving LEED credits MR 2.1 and 2.1 (Construction Waste Management).

8. **Coordination of these plans: final site development, landscape and engineering**

The developer agrees to attach the County Board meeting minutes outlining the approved conditions and the conditions themselves to each set of Building Permit drawings that they submit to the County. The developer agrees to submit to the Zoning Administrator and obtain approval from the County Manager a detailed final landscape plan prior to issuance of the Final Building Permit for the respective phase of the project. The final landscape plan shall be submitted at a scale of 1 inch = 25 feet, in conjunction with the final civil engineering plan as required in Condition #11 below, as well as a vicinity map with major streets labeled. The landscape plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia. The developer shall obtain approval by the County Manager for both plans as meeting all requirements of the County Board's use permit approval and all applicable county laws and plans before the issuance of the Final Building Permit. The plan shall at a minimum, conform to the landscaping requirements in Conditions #9 and #14 below;; the County's landscaping, planting, and sidewalk and driveway construction specifications;. In order to facilitate comparison with the final civil engineering plan, the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale also to be submitted. The County may permit minor changes in building, and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the use permit approval. . All hardscape features shown on the approved landscape plan shall be completed prior to the issuance of the First partial Certificate of Occupancy for each phase of the project. All plant materials shown on the final landscape plan shall be installed before the issuance of the first Partial Certificate of Occupancy for any space above grade for the respective phase of construction, unless otherwise approved by the Zoning Administrator, based on the planting season and the availability of planting materials.

The landscape plan shall include the following details:

- a. The location and dimensions of utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, storm water detention facilities, the location of all existing and proposed utility lines and of all easements. . Transformers shall not be placed above grade in the setback area between the building and the street.
- b. The location, dimensions, materials, and pavement pattern, where applicable, for driveways and access drives, automobile drop-off areas, driveway aprons, service drives, parking areas, interior walkways and roadways, plaza areas and sidewalks, as well as for address indicator signs.

- c. The location and types of light fixtures for parking, walkway, and plaza areas, and associated utilities.
- d. Topography at two (2) foot intervals and the finished first floor elevation of all structures, and top-of-slab elevation for any proposed underground structures.
- e. Landscaping for open space areas, plaza areas, courtyards, raised planters (including cross-sections of raised planters), surface parking areas, and service drives, including a listing of plant materials; details of planting, irrigation and drainage; and details of proposed furnishings for all areas, including but not limited to dimensions, size, style(s), materials(s), finish(s) and manufacturer(s) of seating, bollards, trash receptacles, bike racks, arbors, trellises, and water features, and other landscape elements or structures.
- f. The limits of demolition and construction.

The developer agrees that once approved, the final landscape plan shall govern construction and/or installations of elements and features shown thereon, except as amendment may be specifically approved through a landscape plan revision.

9. **Landscape Standards**

The developer agrees that all landscaping shall conform to Department of Environmental Services Standards and Specifications and to at least the following requirements:

- a. Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:
 - (1) Major deciduous (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees – a minimum caliper of 3 to 3 1/2 inches.
 - (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.) - a minimum caliper of 7 to 8 feet.
 - (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.) - a minimum caliper of 2 to 2 1/2 inches. Multi-stem trees shall not be less than 10 feet in height.
 - (4) Shrubs - a minimum spread of 18 to 24 inches.
 - (5) Groundcover - in 2 inch pots.
- b. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.

- c. Exposed earth not to be sodded or seeded shall be well mulched or planted in groundcover. Areas to be mulched may not exceed the normal limits of the planting bed.
- d. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material for trees and tall shrubs and three (3) feet for other shrubs. This requirement shall also apply to those trees and tall shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat wall height (2 1/2 feet, maximum) above the finished grade adjacent to them.
- e. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began, whichever is greater.

The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of the Clearing, Grading and Demolition Permit for the respective phase of construction and agrees to secure and maintain the site throughout the construction and phasing process.

10. Utility Company Contacts

The developer agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition the developer agrees to submit to the Zoning Administrator copies of letters from the developer to the utility companies offering them access as stated above for each phase of the project.

11. Final site engineering plan approval by DES

The developer agrees to submit final site engineering plans to the Department of Environmental Services. The plans shall include a receipt from the Zoning Office that the landscape plan has been accepted. Staff comments on the final engineering plans will not be provided to the developer without submission of the landscape plan to the Zoning Office. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. The first Building Permit for the respective phase of construction shall not be issued until final site engineering plans which agree with the approved final site development and landscape plans, and the sequence of construction, has been approved by the Department of Environmental Services and the CPHD Planner, as consistent with all use permit approval requirements and all County laws. To ensure final sign off, the plans shall include CPHD Planner review and signature blocks. Upon completion of the construction of the project, the developer agrees to submit one (1) set of as-built Mylar plans for sanitary, storm sewer and water main construction to the Department of Environmental Services for recording.

12. **Survey Monuments**

The developer agrees to submit, before issuance of the Final Building Permit for the respective phase of the project, a survey of the site adherent to the following:

Horizontal Datum - Shall be referenced to the Virginia Coordinate System of 1983 (VCS 83). Two (2) adjacent corners or two points on every plan sheet shall be referenced to the VCS 83 with coordinate values shown in U.S. Survey feet. All plans shall be annotated as follows: "The site shown hereon is referenced to the Virginia Coordinate System of 1983 as computed from a field run boundary and horizontal control survey."

Vertical Datum - Shall be referenced to the North American Vertical Datum of 1988 (NAVD 88). All plans shall be annotated as follows: "The site shown hereon is referenced to the North American Vertical Datum of 1988 as computed from a field run vertical control survey."

13. **Water Service Requirements**

The developer agrees that the location of the water services will be determined at the time of the review of the final engineering plan, and shall be constructed in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual.

14. **Existing Water Main or Fire Hydrant Service**

The developer agrees that no existing water main or fire hydrant shall be taken out of service or made inaccessible without the prior approval of the Department of Environmental Services. This approval shall be obtained before the issuance of the Final Building Permit for each applicable phase.

15. **Off-street Parking for Construction Workers**

The developer agrees to provide off-street parking for all construction workers without charge to the workers as approved by the Zoning Administrator. In lieu of providing parking, the developer may provide a subsidy for the construction workers in order that they may use Metro, provide a van for van pooling, or use another established method of transportation to provide for construction workers to arrive at the site. Compliance with this condition shall be determined based on a plan which shall be submitted to the Zoning Administrator, and for which the developer has obtained the Zoning Administrator's approval, before the issuance of the Final Building Permit for each phase of the project. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts. The plan shall also provide for a location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes, and carpooling and vanpooling information. If the plan is found to be either not implemented or violated during the course of construction, a correction notice will be forwarded to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, and construction halted until the violation has been corrected.

16. **Recordation of Deeds of Public Easements and Deeds of Dedications**

The developer agrees that, for each phase, as phase is defined in the phasing plan required in Condition #23, all required plats, deeds of conveyance, deeds of dedication, and deeds of easement associated with, and/or required by the final approved site engineering plans, for the construction of any public street, public infrastructure, public utility, public facility or public improvement (jointly "Public Improvements"), shall be: a) submitted by the developer to the Department of Environmental Services for review and approval prior to the issuance of any Above Grade Building Permit for such phase; and; b) approved by the County; and c) recorded by the developer, among the land records of the Circuit Court of Arlington County, all before the issuance of the first partial Certificate of Occupancy for the building(s) or any portion thereof for such phase. Real estate interests conveyed by the developer to the County for public street or public right-of-way purposes shall be conveyed in fee simple, free and clear of all liens and encumbrances. Real estate interests conveyed by the developer to the County for Public Improvements or public uses, including, but not limited to, sidewalk, street trees, other streetscape planting, water mains, storm sewers, sanitary sewers, and other public utilities and facilities, which other Public Improvements are not located, or to be located, in the public street or public right-of-way may be granted to the County by deed(s) of easement, provided, however, that in the deed(s) conveying such real estate interests to the County, all liens and encumbrances shall be subordinated to the easement rights of the County.

17. **Bicycle Storage Facilities**

The developer agrees to provide 10 bicycle storage spaces with capability of secured access at either a bicycle storage out-building or in storage areas within the proposed building or garage or other areas within the Property, for employees or club members - located as shown on the final engineering plan approved by the County Manager.

18. **Water Main Improvements**

The developer agrees to show on the final engineering plans, and to construct, water main improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual as well as the following as outlined below. The water main improvements shall be constructed prior to the issuance of the first partial Certificate of Occupancy for the respective phase of construction.

19. **Sanitary Sewer Main Improvements**

Before the issuance of the first partial Certificate of Occupancy for the respective phase of the project, the County will TV-Inspect the sanitary sewer lines serving the site and shall identify any improvements that are necessary to adequately service the development. The developer agrees to repair or replace any sections or appurtenances of the sanitary sewer serving the development that are found to be deficient or damaged by the developer, as identified by County staff and as shown on the final engineering plan approved by the County Manager.

20. **Fire Hydrant and Fire Department Connection Requirements**

The developer agrees to show on the final engineering plan, and to install, fire hydrants, as well as fire department connections in order to provide adequate fire protection. The County shall specify the kind of service and locations at the time of the final site engineering plan approval based on applicable safety standards. The fire hydrants and fire department connections shall be installed prior to the issuance of the first partial Certificate of Occupancy for the respective phase of the project.

The developer agrees to provide calculations to demonstrate the needed fire flow as defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual. This information shall be clearly shown on the cover sheet of each final engineering plan set submitted.

21. **Transportation Management Plan**

The developer agrees to develop and implement a Transportation Management Plan (TMP) in order to achieve the desired results of the Arlington County Transportation Demand Management (TDM) program. The developer agrees to obtain the approval of the County Manager or his designee for such plan before the issuance of the first partial Certificate of Occupancy for the respective phase of the project.

The Transportation Management Plan shall include a schedule and details of implementation and continued operation of the elements in the plan. The Transportation Management Plan shall include, but not be limited to, the following strategies:

Participation and Funding

- a. Maintain an active, on going relationship with Arlington Transportation Partners (ATP), or successor entity, on behalf of the property owner.
- b. Designate a member(s) of building management as Property Transportation Coordinator (PTC) to be a primary point of contact with the county and undertake the responsibility for coordinating and completing all Transportation Management Plan (TMP) obligations. The applicant and /or building management will provide, and keep current, the name and contact information of the PTC to Arlington County Commuter Services (ACCS) or successor. The Property Transportation Coordinator shall be appropriately trained, to the satisfaction of ACCS, to provide rideshare, transit, and other information provided by Arlington County intended to assist with transportation to and from the site.

Facilities and Improvements

- c. Provide in the locker room or/and employee lounge, an information display(s), the number/content/design/location of which shall be approved by ACCS / ATP, to provide transportation-related information to residents and visitors. Management shall keep display(s) stocked with approved materials at all times.

- d. Comply with requirements of use permit conditions to provide bicycle parking/storage facilities.

Promotions, Services, Policies

- e. Provide website hotlinks to CommuterPage.comTM under a “transportation information” heading from the property’s website(s) regarding this development.
- f. Reference to the bus routes in promotional materials and advertisements.
- g. Cooperate with Arlington County to assist the County in implementing a transit-advertising program that will distribute information four times per year to all employees.

Performance and Monitoring

- h. Upon approval of the TMP by the County, the developer agrees to implement all elements of the plan with assistance when appropriate by agencies of the County.
- i. During the first year of start up of the TMP and on an annual basis thereafter, the Applicant will submit an annual report, which may be of an on-line, email variety, to the County Manager, describing completely and correctly, the TDM related activities of the site.

22. Documentation of Historical Artifacts, Features and Buildings

The developer agrees to be responsible for documenting any historical artifact or historical natural feature uncovered during construction on the site. This documentation shall include written notation describing the artifact or natural feature, color photographs, and mapping of the location and/or depth of the site excavation at which the item was found. The developer agrees to submit a copy of this documentation to Arlington County before issuance of the First partial Certificate of Occupancy for the respective phase of the project. Additionally, the developer agrees to engage an archeological firm with Civil War experience to conduct an initial Phase 1 and Phase 2 archaeological study on areas of disturbance, with consultation from a civil war fort expert.

In the event a historical artifact or natural feature is found on the site, and is to be disturbed or removed from the site during construction, the developer agrees to contact the Arlington County Historic Preservation Program, Neighborhood Services Division before removing or disturbing the artifact or natural feature. Arlington County shall be given the opportunity to accept donation of the artifact or natural feature before the item is offered to any other organization or individual, unless the property owners wishes to keep it on site.

23. Phasing Plan

The developer agrees to obtain approval of the County Manager of a phasing plan prior to the issuance of any building permits for the project permitted by the use permit, and to implement the approved plan. During the phasing of construction, the developer further agrees to appropriately maintain the site and any buildings located within it. This

maintenance shall include, but not be limited to, maintaining landscaping, keeping the grass mowed, and removing litter and debris from the site. Until the buildings are demolished, the developer agrees to maintain access on the site for fire emergency vehicles. Improvements required by these use permit conditions shall be constructed in phases, consistent with the phasing plan for construction of the project. Any changes in the project phasing shall require a new phasing plan approved by the County Manager prior to the issuance of any permits.

24. **Trash Enclosures**

The developer agrees that all trash receptacles shall be screened as shown on the drawings referenced in Condition #1.

25. **Address Indicator Signs**

The developer agrees to install address indicator signs on the site which comply with Section 27-12 of the Arlington County Code or successor provision in a location visible from the street; before the master Certificate of Occupancy for the respective phase is issued.

26. **Vacations and Encroachments**

Prior to the issuance by the County of any permit for development of the use permit, except for demolition permits solely for buildings and structures not owned by the County or located on property within which the County has an interest, the developer agrees to obtain approval of, all ordinances of vacation and/or ordinances of encroachment associated with and/or required to build the project, or any portion thereof, as depicted on the use permit referenced in Condition #1 of this Ordinance and in accordance with final site engineering plans for the project approved by the County. The satisfaction of the requirements of this condition may be phased (i.e., all ordinances of vacation or ordinances of encroachment associated with each approved phase of development must be enacted or obtained before issuance, by the County, of any permit for any work relating to, or necessary for, such phase, except for demolition permits for buildings or structures, not owned by the County or located on property within which the County has a legal interest) provided that such phasing is approved by the County Manager as part of a phasing plan as set forth in Condition #30. The timing for the fulfillment of the conditions of any such ordinances shall occur as set forth in any such ordinances. Irrespective of any other conditions set forth herein, the developer agrees that no building, structure or utility of any type shall encroach upon, or interfere with, the use of any County property or the exercise by the County of any property right or interest, unless and until the developer, before any Above Grade Building Permit is issued, first has: a) obtained an ordinance of vacation or an ordinance of encroachment, enacted by the County Board, permitting such use, encroachment or interference; and, b) met all of the conditions of such ordinance(s) (unless any such conditions are permitted to be satisfied after the issuance of an above grade building permit.

27. **LEED Credits and Sustainable Design Elements**

- a. The developer agrees to hire a LEED Accredited Professional (LEED-AP) as a member of the design and construction team. The team will incorporate sustainable design elements and innovative technologies into the project so that numerous building components will earn the developer points under the U.S. Green Building Council's LEED green building rating system. Specifically, the developer agrees to meet the requirements for all LEED Prerequisites and achieve at least the number of LEED credits necessary to achieve LEED certification at the Silver level using the LEED for New Construction version 2.2 (LEED NC 2.2) green building rating system, or a more recent version, including at least four (4) points from LEED NC 2.2 *EA credit 1, Optimize Energy Performance*.
- b. **First Partial CO** - The developer shall submit to the County Manager (or designee) for review and approval documentation verifying that the prerequisites and credits needed to earn the above specified LEED certification have been included in the project. A site visit to verify LEED components will be accommodated as requested by staff.
- c. **Report Submittals** - The developer further agrees to submit, to the Department of Environmental Services (DES) (with notification of submission to the zoning office), a report prepared by the LEED consultant to substantiate the report. Such reports will be submitted prior to issuance of the following permits or certificates of occupancy for construction of the project and will summarize the efforts to date of the inclusion of the sustainable elements within the project:
 1. Clearing, Grading & Demolition Permit
 2. Excavation, Sheeting and Shoring Permit
 3. Final Building Permit
 4. Shell and Core Certificate of Occupancy
 5. Partial Certificate of Occupancy for occupancy of the last floor of space
 6. Master Certificate of Occupancy
- d. The developer agrees to provide certification by a LEED-accredited professional within ninety (90) days after the issuance of the first certification of occupancy for any part of the last floor of the building. The certification shall state that all the prerequisites and the minimum number of LEED credits, as set forth above in the reporting mechanisms, have been incorporated into the respective building and that, in the professional's opinion, the project will qualify for at least a LEED Silver Certification as outlined in the LEED NC 2.2 rating system or a more recent version. The developer also agrees to submit all appropriate documentation to the USGBC (or their designee) for review and evaluation for LEED certification.
- e. Prior to the issuance of the first certificate of occupancy, the developer agrees to provide to the County financial security (in the form of a bond or letter of credit or other form approved by the County Attorney) in the amount of \$92,115 [\$1 x square footage of the building] guaranteeing that, within twenty-four months from the date of the issuance of the first certificate of occupancy for any part of the last floor of the

building, the developer will have received from the United States Green Building Council its LEED “Silver” certification. If the total number of LEED points earned during certification is less than the number of points required to achieve the agreed upon LEED certification level, the developer shall automatically forfeit twenty-five percent (25%) of the total financial security for each point missed for that building, up to a total of seventy-five percent (75%) of the security, which shall be immediately paid to the County. The developer agrees that the County may take any amounts due under the condition out of the financial security as deposited with the County. For the building, should the developer miss four (4) or more points, within the twenty-four month period, the developer shall automatically forfeit 100 percent (100%) of the security, which shall be immediately paid to the County. Should the developer fail to obtain the USGBC’s rating within the twenty-four month period, unless due to delay related solely to the USGBC, the developer shall automatically forfeit the security, which shall be immediately paid to the County.

- f. Any changes to the point valuations incorporated into future updates to the LEED Green Building Rating System must equal or exceed the requirements outlined in the LEED NC 2.2 rating system.
- g. The developer agrees to permit the County Manager or his designee to access the USGBC records for the project, and to provide the County Manager with such authorization as may be necessary to allow such access. Should there be a dispute between the County and the developer as to whether any sustainable element has properly been included in the development so as to qualify for the applicable number of LEED rating system points, the County and the developer will select a mutually agreeable third-party LEED-certified individual, or other person with substantial experience in the LEED system if approved by the County Manager, and accept the determination of that individual as to whether the developer has qualified for those points. If the third-party person determines that the sustainable element has properly been included, the County will issue the permit. Such a determination shall in no way relieve the developer of the obligation to achieve the level of certification called for in this condition.

28. Public Use and Access Easement

The developer agrees to grant, at no cost to the County, by Deed of Easement, a perpetual, non-exclusive, public use and access easement (“Easement”) to the County Board of Arlington County providing for public use and access as described herein to an area as shown on an exhibit entitled “Emergency Road Access Location Graphic” prepared by VIKA Incorporated and dated May 26, 2010.

The Deed of Easement shall grant use and access to the Easement Area: 1) by the public at large for pedestrian use; 2) by the public at large for bicycle and other similar non-motorized vehicle use, such as skateboards; 3) by the public at large for motorized wheelchairs and other similar motorized vehicles used by handicapped persons; 4) by police, fire and other emergency vehicles, at any time, 5) by vehicles, including, but not limited to, buses and other transit vehicles, owned by or operating on the behalf of

Arlington County or other government entities, for emergency purposes, such emergency purposes to be determined by the County Manager; and 6) by non-emergency government-owned or operated vehicles, for, among other things, government sponsored emergency response training purposes, however such non-emergency government-owned or operated vehicle use shall be limited to 20 days per year.

The Deed of Easement shall provide that the County may locate, construct, install, maintain, repair, replace, reconstruct and remove, an access road, with a paved width of approximately 20 feet ("Road"), constructed according to Arlington County standards and specifications, within an area of variable width, (primarily 30 feet) as set forth on the Plat ("Easement Area"). Such Road and Easement Area may include a paved roadbed, curb and gutter, storm drainage, sidewalk(s), lights, benches, landscaping, fences, signage relating to the use of the Street (as to time and general use), retaining walls and trash receptacles (collectively, "Facilities").

The Deed of Easement further shall provide that:

- a. County is responsible for maintenance of the Easement Area upon commencement of construction in the easement area, including snow removal; and
- b. County may regulate vehicular traffic and enforce traffic laws within the Easement Area consistent with the terms of the Easement; and
- c. There shall be no parking in the Easement Area except for emergency purposes, such emergency purposes to be determined by the County Manager; and
- d. Subject to the restrictions set forth in the second paragraph above, the Easement Area and Facilities shall be open for use twenty-four hours a day, seven days a week; and
- e. The County Manager may temporarily restrict pedestrian, bicycle, non-motorized vehicle and motorized wheelchair and other similar motorized vehicle use by handicapped persons during periods of time when the County Manager determines that emergency purposes exist; and
- f. The Easement Area may be temporarily or permanently closed in the interest of the public health, safety and welfare, without any liability whatsoever to the County Board or others; and
- g. The Easement shall provide no rights in the public as third party beneficiaries thereunder; and
- h. The Easement shall be a covenant running with the land and shall be binding upon Grantor and its successors in title and interest; and

- i. The Easement shall create no obligation on behalf of the County to explicitly or implicitly indemnify or hold harmless the developer, property owner or any third party from any liability whatsoever; and
- j. The Easement shall be enforced according to all applicable law; and
- k. The Easement may automatically terminate in the event the County has not awarded a contract for construction of improvements within the Easement Area within 20 years after the date of recordation of the Easement in the Land Records; and
- l. The Grantor(s) may reserve the right to use the Property in any manner not inconsistent with the Subsurface Easement; and
- m. The Grantor(s) covenant that the Grantor(s) are seized of and have the right to convey the Easement, and that Grantor(s) shall make no use of the Easement Area which is inconsistent with the rights granted to the County; and
- n. The Easement shall be interpreted and construed in accordance with the laws of the Commonwealth of Virginia.

The Developer will prepare, at its sole cost and expense, Deed of Easement and plat(s) for the Easement, which Deed of Easement and plat(s) shall be subject to the review and written approval of the County Manager, as to substance, and the Arlington County Attorney, as to form. The Deed of Easement and plat(s) shall be recorded, by the Developer, among the land records of the Clerk of Court of Arlington County, Virginia ("Land Records") prior to the issuance of the first partial Certificate of Occupancy for occupancy of the new clubhouse.

29. Army Navy County Club Construction Liaison

Before issuance of the Clearing, Grading and Demolition Permit, the developer agrees to identify, to the County, a person who will serve as a liaison to the County ("Liaison") for coordination between the County and the developer of construction activities related to the design and construction of County Facilities in the Easement Area (as both terms, Facilities and Easement Area, are defined in the Public Use and Access Easement Condition). The name and telephone number of the Liaison shall be provided in writing to the Department of Environmental Services, Division of Transportation Chief, and to the Zoning Administrator, before issuance of the Clearing, Grading and Demolition Permit. In the event that the person identified as Liaison changes, then within ten (10) days of such change, the developer shall give notice to the County of the new Liaison as specified above.

30. Engineering and Survey Access

The developer agrees to grant Arlington County or its employees, contractors, subcontractors, agents and assignees access to Army Navy Country Club to perform all surveys, tests, appraisals, examinations, and engineering studies of the site necessary to design the Facilities permitted by the Deed of Easement Area (as defined in the Public

Use and Access Easement Condition above). Such access shall be limited to weekdays, between 8 a.m. and 5 p.m. and shall include the right to conduct all and any testing, including invasive procedures, as long as the County restores any area that may be disturbed to its original condition immediately prior to entry, unless otherwise agreed to in writing between developer and County.

31. **Temporary Easement and Construction Agreement**

The developer agrees to grant and convey, to the County, for use by the County, its employees, contractors, subcontractors, agents and assignees, a Deed of Temporary Easement and Construction Agreement (“Temporary Easement”), for the construction of the County Facilities in the Easement Area (defined in this Condition as defined in the Public Use and Access Easement Condition above), within 90 days of delivery of a draft Temporary Easement and all associated documents by the County to the developer. The Temporary Easement shall be granted for a period from September 15th of the calendar year in which work is to begin, through April 30th of the following year. The Temporary Easement shall be consistent with Arlington County’s standard Deed of Temporary Easement and Construction Agreement, which shall include (but not be limited to) tree restoration requirements, unless mutually agreed to otherwise by both parties. The Temporary Easement shall provide up to an additional 10-foot wide construction area, as may be required by the County, to be measured from the westernmost boundary of the Easement Area, to the west, running adjacent to and parallel to the Easement Area for the entire length of the Easement Area. There shall be only minimal, if any, changes to the grade of the Temporary Easement Area. Prior to granting and conveying the Temporary Easement, the developer shall be entitled to a 90 day review period for comment upon the County’s design for the County Facilities in the Easement Area.

32. **Retaining Wall Tiebacks**

The County shall develop final engineering plans for construction and location of the Facilities (defined in this condition as defined in the Public Use and Access Easement Condition above). After development of the final engineering plans, the County, in its sole discretion, shall determine whether tie-backs are required to build the Facilities, including any retaining walls, and where such tie-backs should be located. Should the County determine that tie-backs, outside of the Easement Area (as defined in the Public Use and Access Easement Condition above) are required by the final engineering plans, then the developer agrees to grant to the County Board a Deed of Subsurface Easement (“Subsurface Easement”) for an additional area outside of the Easement Area for location, installation, construction, inspection, maintenance, replacement, repair and/or removal of the tie-backs. The area of the Subsurface Easement shall be the area required for installation of the tie-backs as shown on the final engineering plans (“Subsurface Easement Area”) and shall be granted to the County by the developer within ninety (90) days of a written request for such subsurface easement by the County to the developer. The Subsurface Easement shall, among other things, provide that:

- a. the tie-backs remain in place perpetually; and
- b. there be no charge to the County for the Subsurface Easement; and

- c. The Grantor(s) may reserve the right to use the Property in any manner not inconsistent with the Subsurface Easement; and
- d. The Grantor(s) covenant that the Grantor(s) are seized of and have the right to convey the Subsurface Easement, and that Grantor(s) shall make no use of the Subsurface Easement Area which is inconsistent with the rights granted to the County.
- e. The Subsurface Easement shall be recorded among the Land Records of Arlington County, Virginia, and all of the rights and obligations of this Deed of Easement shall run with the land upon which it is located and shall be binding upon Grantor and its successors, in title and interest.
- f. The Subsurface Easement shall be interpreted and construed in accordance with the laws of the Commonwealth of Virginia.
- g. The Subsurface Easement shall be in substance, acceptable to the County Manager, and in form, acceptable to the County Attorney.

The developer acknowledges and agrees that any Tie-backs shall be and remain the property of the County, its successors in title and interest. Further, developer agrees that the County may request, in writing, from the developer, the Subsurface Easement, subject to the same conditions outlined herein, if, due to continuing maintenance conditions and or concerns after the retaining wall are built, the County Manager determines that tie-backs are necessary to protect the condition of the retaining walls.

All contractors (excluding County employees) performing any work pursuant to the Temporary Easement and Subsurface Easement shall be licensed, insured, and bonded.

- 33. The developer agrees to terminate use of speakers, amplifiers, music, or similar mechanisms from the open, non-enclosed roof terraces by 10 p.m. nightly.
- 34. **Parking Space Compliance with Zoning Ordinance**
The developer agrees to ensure that all parking spaces comply with the requirements of Section 33 of the Zoning Ordinance. Unless otherwise approved by the County Board, the number of compact spaces may not exceed the Zoning Ordinance requirement. The developer shall submit drawings showing that these requirements are met, and shall obtain approval by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit.
- 35. The applicant agrees after full occupancy of the proposed clubhouse building, the Applicant agrees to provide community oriented events, as defined by the Applicant and arranged with the Club Manager, up to four times per year including, but not limited to, Town Hall-type meetings for the surrounding communities, events for Arlington County employees, meeting spaces for surrounding community associations, or similar, as agreed-to by the Applicant.

36. The applicant agrees that so long as the property remains subject to the use permit, a use permit amendment will be required prior to the applicant pursuing any by right development, including subdivision, on any portion of the property.

PREVIOUS COUNTY BOARD ACTIONS:

- May 27, 1944 Approved vacation of a dedicated but unopened right-of-way for 15th Street South.
- March 2, 1985 Approved a use permit (U-2443-85-1) for operation of a private club including existing golf, tennis, swimming and clubhouse facilities plus the addition of four new covered tennis courts, with one (1) condition and review of the tennis courts in one (1) year.
- April 15, 1986 Renewed a use permit (U-2443-85-1) for operation of a private club including the existing golf, tennis, swimming and clubhouse facilities plus the addition of four new tennis courts to be covered by a bubble, deleted condition #1, and review in five years.
- April 6, 1991 Renewed a use permit (U-2443-85-1) for operation of a private club including the existing golf, tennis, swimming and clubhouse facilities, with five (5) new conditions and review in June 1991.
- June 22, 1991 Renewed a use permit (U-2443-85-1) for operation of a private club including the existing golf, tennis, swimming and clubhouse facilities, with two (2) new conditions and review in nine (9) months.
- April 4, 1992 Renewed a use permit (U-2443-85-1) for operation of a private club including the existing golf, tennis, swimming and clubhouse facilities, with one (1) new condition and review in six months.
- October 10, 1992 Renewed a use permit (U-2443-85-1) for operation of a private club including the existing golf, tennis, swimming and clubhouse facilities with all previous conditions and review in two years.
- October 1, 1994 Renewed a use permit (U-2443-85-1) for operation of a private club including the existing golf, tennis, swimming and clubhouse facilities with all previous conditions and review in five years.
- September 6, 1997 Approved a use permit (U-2918-97-1) for a mobile telecommunications facility including nine directional antennae on a 60-foot pole and

	associated equipment shelter, subject to conditions and review in three (3) years (September 2000).
July 11, 1998	Approved an amendment to a use permit (U-2918-97-1) for a mobile telecommunications facility including nine directional antennae on a 60-foot pole and associated equipment shelter, subject to conditions and review in three (3) years (July 2001).
April 8, 2000	Approved a use permit amendment (U-2443-85-1) to permit the replacement and enlargement of existing covered tennis courts, subject to three new conditions and review in one (1) year (April 2001).
April 21, 2001	Renewed a use permit amendment (U-2443-85-1) to permit the replacement and enlargement of existing covered tennis courts, subject to all previous conditions and review in six months (October 2001).
December 8, 2001	Renewed a use permit amendment (U-2443-85-1) to permit the replacement and enlargement of existing covered tennis courts, subject to all previous conditions and County Board review in three (3) years (December 2004).
	Renewed a use permit amendment (U-2918-97-1) for a mobile telecommunications facility including nine directional antennae on a 60-foot pole and associated equipment shelter, subject to conditions and review in three (3) years (December 2004).
January 25, 2005	Renewed a use permit amendment (U-2918-97-1) for a mobile telecommunications facility including nine directional antennae on a 60-foot pole and associated equipment shelter, subject to all existing and two (2) new conditions and review in five (5) years (January 2010).
April 28, 2009	Renewed a use permit amendment (U-2443-85-1) to permit the replacement and enlargement of existing covered tennis courts, subject to all previous conditions and no further scheduled review.
January 23, 2010	Renewed a use permit amendment (U-2918-97-1) for a mobile telecommunications facility including

nine directional antennae on a 60-foot pole and associated equipment shelter, with all previous conditions, and no further scheduled review.

AVERAGE SITE ELEVATION=217.00

BUILDING HEIGHT CALCULATIONS:

AVERAGE EXISTING GRADE AT BASE OF

PROPOSED BUILDING:

- POINT A = 216.50
- POINT B = 219.90
- POINT C = 218.00
- POINT D = 214.25
- AVG = 217.16

BUILDING HEIGHT REQUESTED PER
TEXT AMENDMENT = 217.16 + 55' = 272.16

BUILDING HEIGHT PROPOSED = 52.84' (OR 270')
TAKEN AT MID-POINT OF SLOPED MECH. SCREEN

REQUESTED TEXT AMENDMENT LIMIT ON TOTAL
HEIGHT = 217.16 + 55' = 272.16' + 15' = 287.16'

PROPOSED TOTAL BUILDING HEIGHT (TO HIGHEST
POINT ON CHIMNEY) = 284.83'

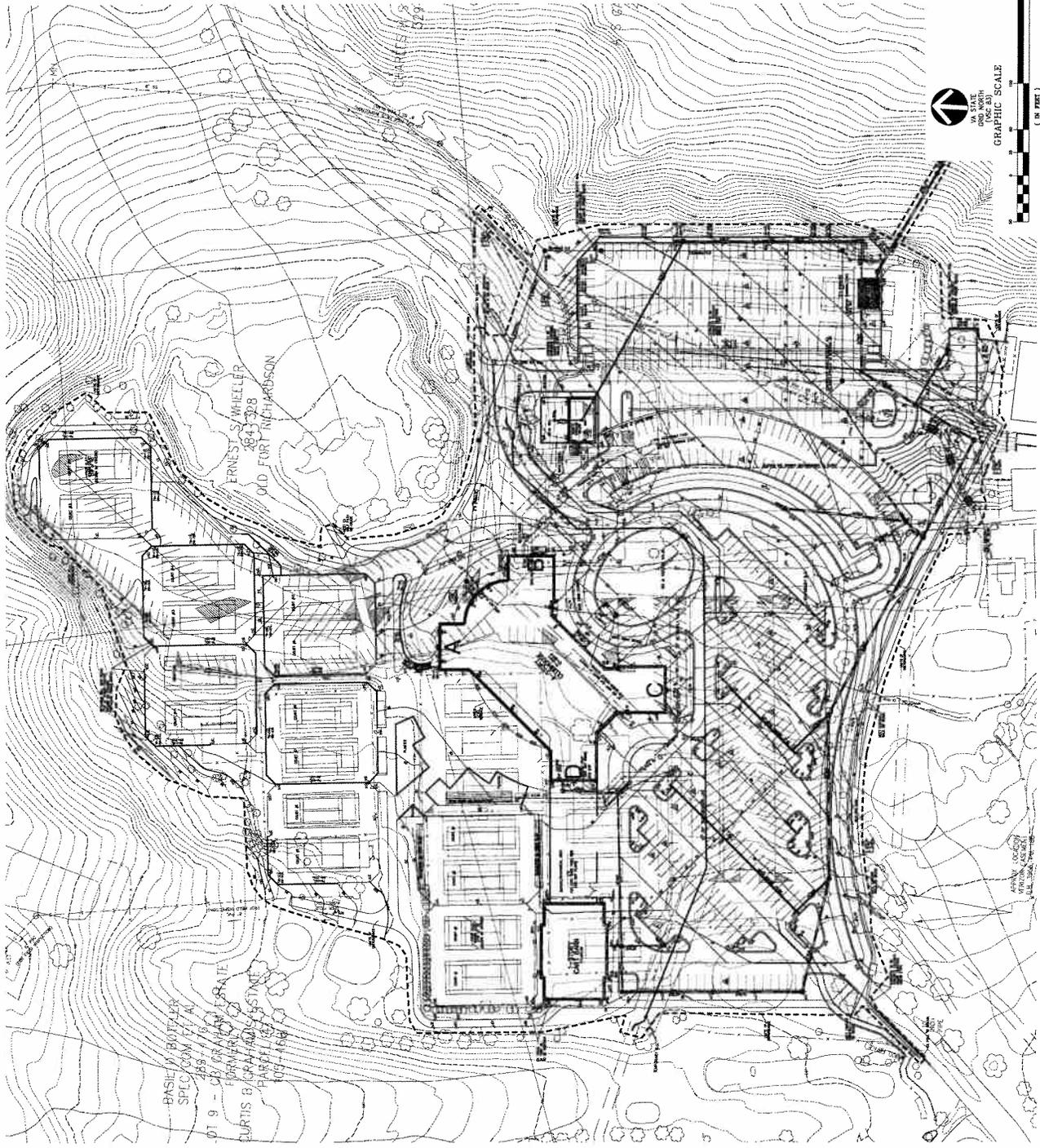
COVERAGE CALCULATION:

TOTAL SITE AREA=11,045,823 SF OF 253.67 AC

EXISTING SITE COVERAGE WITHIN LIMITS OF
DISTURBANCE = 221,088 SF (2% OF SITE)

PROPOSED SITE COVERAGE WITHIN LIMITS OF
DISTURBANCE = 252,967 SF (2.29% OF SITE)

PARKING PROVIDED = 518 SPACES



5/15/09



VIKA REVISIONS	ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES
	ARLINGTON CAMPUS ARMY NAVY COUNTRY CLUB
	PLOT AND LOCATION PLAN--DETAIL
SCALE: 1/8" = 1'-0"	APPROVED DATE: _____
SUBMITTED DATE: JUNE, 2009	DESIGNED BY: _____
APPROVED DATE: _____	DRAWN BY: _____
APPROVED DATE: _____	CHECKED BY: _____
APPROVED DATE: _____	DATE: _____
PROJECT FILE NO.: V725A	CONTRACT NO.: _____
	SHEET C-5 OF C-12



ARCHITECTS PLANNERS ENGINEERS ARCHITECTS
 4100 EASTMONTGOMERY DRIVE SUITE 2000 WASHINGTON, VIRGINIA 22202
 (703) 424-7000 FAX (703) 424-7001
 WWW.VMA.COM

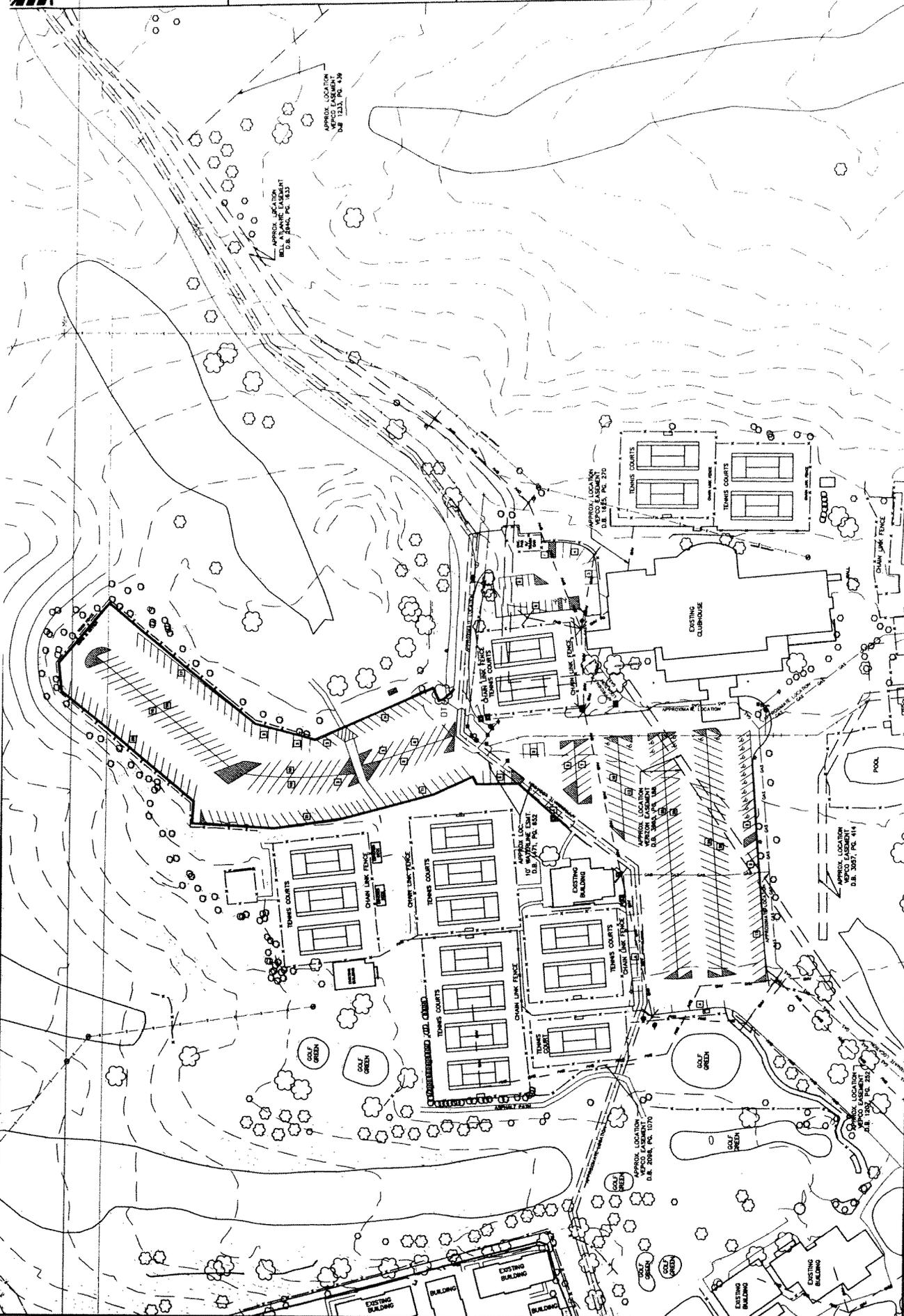
ARMY-NAVY
 COUNTRY CLUB
 ARLINGTON COUNTY, VIRGINIA

EXISTING CONDITIONS
 DETAIL

VMA REVISIONS

NO.	DATE	DESCRIPTION
1	3/21/2010	ISSUED FOR PERMITS
2	7/17/2008	ISSUED FOR PERMITS
3	3/31/2010	ISSUED FOR PERMITS

DATE:	JUNE 3, 2008
DESIGNER:	DMW
DATE:	7/17/2008
DESIGNER:	DMW
SCALE:	1"=50'
PROJECT/TITLE NO.:	7225
SHEET NO.:	7225
SHEET TOTAL:	C-3





VIVA
 CONSULTING ENGINEERS & ARCHITECTS, INC. 1100 N. WASHINGTON BLVD., SUITE 200
 ARLINGTON, VA 22201
 PHONE: 703-261-1100
 FAX: 703-261-1101
 WWW.VIVA-VA.COM

VIVA REVISIONS		ARLINGTON, VIRGINIA	
		DEPARTMENT OF ENVIRONMENTAL SERVICES	
		ARMY NAVY COUNTRY CLUB	
		ARLINGTON CAMPUS	
		OVERALL PLOT AND LOCATION PLAN	
SCALE	1" = 100'	APPROVED DATE	
SUBMITTED DATE	JUNE, 2009	APPROVED DATE	
DESIGNED BY		APPROVED DATE	
DRAWN BY		APPROVED DATE	
CHECKED BY		APPROVED DATE	
PROJECT FILE NO.	17225A	INVESTIGATOR	DEPARTMENTAL SERVICE CONTRACT NO.
		CHECKED	CONTRACT NO.
			PROJECT C-4 of C-12



VA STATE
 PROFESSIONAL ENGINEER
 (NO. 10000)
GRAPHIC SCALE



1" = 100'

Tree #	Species	Size	TRZ	Field Condition	Canopy Position	Existing Conditions / Problems
26	MAGNOLIA GRANDIFLORA MAGNOLIA	DBH (in) 18	R (ft) 16	80	DOMINANT	NO APPARENT BOTIC ISSUES, VERY GOOD SYMMETRY
29	QUERCUS ALBA WHITE OAK	23	23	75	DOMINANT	NO APPARENT BOTIC ISSUES
28	QUERCUS ALBA WHITE OAK	48	48	78	DOMINANT	ENGLISH IVY AT LOWER TRUNK STEM
30	QUERCUS ALBA WHITE OAK	23	23	75	DOMINANT	NO APPARENT BOTIC ISSUES
31	JUNIPERUS VIRGINIANA RED CEDAR	5.5/11	6	60	CO-DOMINANT	NO APPARENT BOTIC ISSUES
32	JUNIPERUS VIRGINIANA RED CEDAR	5.5/4	5	60	CO-DOMINANT	NO APPARENT BOTIC ISSUES
33	JUNIPERUS VIRGINIANA RED CEDAR	4.9/12	5	60	CO-DOMINANT	NO APPARENT BOTIC ISSUES
34	JUNIPERUS VIRGINIANA RED CEDAR	3.3/11	5	60	CO-DOMINANT	NO APPARENT BOTIC ISSUES, CANOPY BEHIND FARMWAY FENCING
35	JUNIPERUS VIRGINIANA RED CEDAR	2.5/2.9	3	60	CO-DOMINANT	NO APPARENT BOTIC ISSUES, CANOPY BEHIND FARMWAY FENCING
36	JUNIPERUS VIRGINIANA RED CEDAR	4.5/2/9	5	60	CO-DOMINANT	NO APPARENT BOTIC ISSUES, CANOPY BEHIND FARMWAY FENCING
37	JUNIPERUS VIRGINIANA RED CEDAR	11/2/2	7	60	CO-DOMINANT	NO APPARENT BOTIC ISSUES, CANOPY BEHIND FARMWAY FENCING
38	JUNIPERUS VIRGINIANA RED CEDAR	4/2.5/1	5	60	CO-DOMINANT	NO APPARENT BOTIC ISSUES, CANOPY BEHIND FARMWAY FENCING
39	JUNIPERUS VIRGINIANA RED CEDAR	2.5/2.5	6	60	CO-DOMINANT	NO APPARENT BOTIC ISSUES, CANOPY BEHIND FARMWAY FENCING
40	JUNIPERUS VIRGINIANA RED CEDAR	2.5/3.5	4	15	CO-DOMINANT	VERY POOR VIGOR, CANOPY BEHIND FARMWAY FENCING
41	JUNIPERUS VIRGINIANA RED CEDAR	16.5/10	8	45	CO-DOMINANT	NO APPARENT BOTIC ISSUES, CANOPY BEHIND FARMWAY FENCING
42	JUNIPERUS VIRGINIANA RED CEDAR	6	6	45	CO-DOMINANT	POOR VIGOR, CANOPY BEHIND FARMWAY FENCING
43	JUNIPERUS VIRGINIANA RED CEDAR	4.5/10	5	58	CO-DOMINANT	GOOD VIGOR, CANOPY BEHIND FARMWAY FENCING
44	JUNIPERUS VIRGINIANA RED CEDAR	2.5/1/5	3	50	SUPPRESSED	GOOD VIGOR, CANOPY BEHIND FARMWAY FENCING

PLAN PREPARED BY: NELSON P. HURCHER, CL
 CERTIFIED ARBORIST NO. MA-4726A
 SIGNATURE _____ DATE _____

VIVA REVISIONS
 ARLINGTON, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES
ARMY NAVY COUNTRY CLUB
 ARLINGTON CAMPUS
TREE INVENTORY TABLE
 DATE: JUNE 5, 2009
 BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 VIVASIA

Tree #	Species	Size	TRZ	Field Condition	Canopy Position	Existing Conditions / Problems
224	QUERCUS STELLATA POST OAK	10/8.5	12	80	CO-DOMINANT / DOMINANT	TRUNCATED TRUNK STEM, LOW TRUNK STEM ANGLE, NO APPARENT BOTIC ISSUES, GOOD SCAFFOLD
223	CARYA ALBA WHITE HICKORY	14	16	85	CO-DOMINANT	TRUNCATED TRUNK STEM, LOW TRUNK STEM ANGLE
222	QUERCUS RUBRA NORTHERN RED OAK	22	22	84	DOMINANT	NO APPARENT BOTIC ISSUES
221	ROBINIA PSEUDOACACIA BLACK LOCUST	10	10	45	SUPPRESSED	SEVERE LEAN, POOR SCAFFOLD, LOW CANOPY RATIO
220	ROBINIA PSEUDOACACIA BLACK LOCUST	17	17	60	CO-DOMINANT	NO APPARENT BOTIC ISSUES
219	QUERCUS STELLATA POST OAK	21	21	75	DOMINANT	NO APPARENT BOTIC ISSUES
218	PRUNUS SEROTINA BLACK CHERRY	21	21	78	DOMINANT	NO APPARENT BOTIC ISSUES
217	ROBINIA PSEUDOACACIA BLACK LOCUST	13	13	58	CO-DOMINANT	NO TRUNK TAPER, LOW CANOPY RATIO, POOR SCAFFOLD, NO APPARENT BOTIC ISSUES
216	ROBINIA PSEUDOACACIA BLACK LOCUST	29	18	45	CO-DOMINANT	INVASIVE VINE IN LOWER TRUNK STEM, CO-DOMINANT TRUNK STEM - TOPPED, TRUNK STEM ANGLE
215	PLATANUS OCCIDENTALIS Sycamore	17	17	70	DOMINANT	NO APPARENT BOTIC ISSUES
214	AMERICAN WHITE FRAXINUS	1	1	10	CO-DOMINANT	VERY SEVERE INVASIVE VINE (WILD GRAPE VINE)
213	AMERICAN WHITE FRAXINUS	10	10	15	CO-DOMINANT	VERY SEVERE INVASIVE VINE (WILD GRAPE VINE), DEADWOOD IN CANOPY
212	AMERICAN WHITE FRAXINUS	13	13	35	CO-DOMINANT	VERY SEVERE INVASIVE VINE (WILD GRAPE VINE)
211	ROBINIA PSEUDOACACIA BLACK LOCUST	7	7	8	SUPPRESSED	TAPERED TRUNK, POOR SCAFFOLD, DAMAGED, INVASIVE VINE PRESENT
210	PRUNUS SEROTINA BLACK CHERRY	9	9	15	SUPPRESSED	DEADWOOD IN UPPER CANOPY, INVASIVE VINE PRESENT
209	TULIPIFERA YELLOWS POPULAR	17	17	65	DOMINANT	CANOPY ASYMMETRICAL, NO APPARENT BOTIC ISSUES
208	PRUNUS SEROTINA BLACK CHERRY	10	10	45	CO-DOMINANT	SEVERE INVASIVE VINE, VERY POOR SCAFFOLD, POOR SYMMETRY
207	PRUNUS SEROTINA BLACK CHERRY	10	10	65	CO-DOMINANT	NO APPARENT BOTIC ISSUES
206	PRUNUS SEROTINA BLACK CHERRY	10	10	65	CO-DOMINANT	NO APPARENT BOTIC ISSUES
205	PRUNUS SEROTINA BLACK CHERRY	6.5	7	65	INTERMEDIATE	NO APPARENT BOTIC ISSUES
204	PRUNUS SEROTINA BLACK CHERRY	18	18	70	DOMINANT	NO APPARENT BOTIC ISSUES
203	PRUNUS SEROTINA BLACK CHERRY	7	7	65	INTERMEDIATE	NO APPARENT BOTIC ISSUES
202	PRUNUS SEROTINA BLACK CHERRY	18	18	70	DOMINANT	NO APPARENT BOTIC ISSUES
201	MALUS CRAB APPLE	11	7	60	CO-DOMINANT	MULTI-STEM TRUNK (7" AT 7'), BOTIC ISSUES AT TRUNK STEM CONNECTION
22	QUERCUS PALustris/PIK OAK	32	32	65	DOMINANT	SOME DEBRACK IN CANOPY, GOOD SYMMETRY
23	ACER SACCHARINUM SILVER MAPLE	18	18	55	DOMINANT	ASYMMETRICAL CANOPY FAR TO LEFT, POOR SCAFFOLD
24	ACER SACCHARINUM SILVER MAPLE	23	23	50	DOMINANT	VERY UNSYMMETRICAL DEBRACK IN UPPER CANOPY, POOR SCAFFOLD, NO APPARENT BOTIC ISSUES
25	QUERCUS PALustris/PIK OAK	38	38	60	DOMINANT	NO APPARENT BOTIC ISSUES, VERY GOOD SYMMETRY
27	QUERCUS PALustris/PIK OAK	25	25	65	DOMINANT	PRUNING HAS RESULTED IN A VERY ASYMMETRICAL CANOPY, TRUNK - TOPPED, CANOPY DEBRACK

Tree #	Species	Size	TRZ	Field Condition	Canopy Position	Existing Conditions / Problems
145	ROBINIA PSEUDOACACIA BLACK LOCUST	DBH (in) 10	R (ft) 10	55	CO-DOMINANT	LOW CANOPY RATIO, TWISTED TRUNK STEM
146	ROBINIA PSEUDOACACIA BLACK LOCUST	13	10	50	CO-DOMINANT	CO-DOMINANT TRUNK STEM - 2' ABOVE EX GRASS
147	PRUNUS SEROTINA BLACK CHERRY	6	6	48	CO-DOMINANT	LOW CANOPY RATIO, POOR SCAFFOLD
148	ROBINIA PSEUDOACACIA BLACK LOCUST	12	12	50	CO-DOMINANT	NO APPARENT BOTIC ISSUES, ON EVIDENCE OF EMERALD ASH BORER
133	AMERICAN WHITE FRAXINUS	12	12	70	DOMINANT	POOR SCAFFOLD, NO EVIDENCE OF EMERALD ASH BORER
125	AMERICAN WHITE FRAXINUS	7	7	60	CO-DOMINANT	EMERALD ASH BORER
124	PRUNUS SEROTINA BLACK CHERRY	12	12	38	CO-DOMINANT	VERY POOR SCAFFOLD
128	PRUNUS SEROTINA BLACK CHERRY	12	12	35	CO-DOMINANT	POOR SCAFFOLD, 3-CO-DOMINANT TRUNK STEM, VINE EXISTING ABOVE EX GRASS
128	ROBINIA PSEUDOACACIA BLACK LOCUST	11	11	35	CO-DOMINANT	POOR SCAFFOLD
132	PRUNUS SEROTINA BLACK CHERRY	20	20	30	DOMINANT	CO-DOMINANT TRUNK STEM - 2' ABOVE EX GRASS, LOW TRUNK STEM ANGLE
128	ROBINIA PSEUDOACACIA BLACK LOCUST	28	28	35	CO-DOMINANT	LOW CANOPY RATIO, CO-DOMINANT TRUNK STEM - 2' ABOVE EX GRASS, LOW TRUNK STEM ANGLE
130	PRUNUS SEROTINA BLACK CHERRY	18/21	13	35	CO-DOMINANT	CO-DOMINANT TRUNK STEM - 2' ABOVE EX GRASS, LOW TRUNK STEM ANGLE
131	ROBINIA PSEUDOACACIA BLACK LOCUST	21	21	38	CO-DOMINANT	CO-DOMINANT TRUNK STEM - 2' ABOVE EX GRASS, LOW TRUNK STEM ANGLE
138	ROBINIA PSEUDOACACIA BLACK LOCUST	16	16	38	CO-DOMINANT	LOW CANOPY RATIO, BIRNIFOLIATE DEBRACK, CO-DOMINANT TRUNK STEM, LOW TRUNK STEM ANGLE
134	QUERCUS RUBRA NORTHERN RED OAK	21	21	45	CO-DOMINANT	CO-DOMINANT TRUNK STEM - 1' ABOVE EX GRASS
148	QUERCUS RUBRA NORTHERN RED OAK	20	20	65	DOMINANT	GOOD SCAFFOLD, NO APPARENT BOTIC ISSUES
137	QUERCUS RUBRA NORTHERN RED OAK	28	28	70	DOMINANT	SOME DEAD WOOD IN UPPER CANOPY, ON APPARENT BOTIC ISSUES
148	QUERCUS ALBA WHITE OAK	21	18	65	CO-DOMINANT	CO-DOMINANT TRUNK STEM (21'), NO APPARENT BOTIC ISSUES
144	ROBINIA PSEUDOACACIA BLACK LOCUST	7	7	50	CO-DOMINANT	VERY POOR SCAFFOLD, INVASIVE VINE THROUGH UPPER CANOPY
143	ROBINIA PSEUDOACACIA BLACK LOCUST	6	6	45	INTERMEDIATE	VERY POOR SCAFFOLD, DEADWOOD THROUGH CANOPY
142	ROBINIA PSEUDOACACIA BLACK LOCUST	6	6	48	INTERMEDIATE	POOR SCAFFOLD, INVASIVE VINE ESTABLISHED, DEADWOOD THROUGH CANOPY
140	ROBINIA PSEUDOACACIA BLACK LOCUST	10	10	5	SUPPRESSED	TOPPED, SEVERE INVASIVE VINE, CONK FUNGUS PRESENT
141	AMERICAN WHITE FRAXINUS	6	6	60	INTERMEDIATE / CO-DOMINANT	LOW CANOPY RATIO, ON APPARENT BOTIC ISSUES
139	PRUNUS SEROTINA BLACK CHERRY	10	10	50	CO-DOMINANT	REVERSE LEAN, MULT EPOROMIC SHOOTS
138	ROBINIA PSEUDOACACIA BLACK LOCUST	6	6	45	INTERMEDIATE / SUPPRESSED	INVASIVE VINE VERTICALLY UP THROUGH TRUNK STEM, POOR SCAFFOLD
228	ROBINIA PSEUDOACACIA BLACK LOCUST	11	11	60	INTERMEDIATE / CO-DOMINANT	WILD GRAPE VINE UP TRUNK STEM TO CANOPY, POOR SCAFFOLD, LEAN
227	QUERCUS PRINUS CHESTNUT OAK	22	22	70	DOMINANT	GOOD SCAFFOLD, WILD GRAPE VINE PRESENT, NO APPARENT BOTIC ISSUES
226	QUERCUS PRINUS CHESTNUT OAK	11	11	60	DOMINANT / CO-DOMINANT	NO APPARENT BOTIC ISSUES, INVASIVE VINE PRESENT
225	QUERCUS PRINUS CHESTNUT OAK	28	28	75	DOMINANT	NO APPARENT BOTIC ISSUES

Tree #	Species	DBH (in)	TRZ (%)	Field Condition	Canopy Position	Existing Conditions / Problems
118	ROBINA / PSEUDOCARPIA / BLACK LOCUST	18	16	45	CO-DOMINANT	LOW CANOPY AND POOR SCAFFOLD
120	BORUS RUBRIFLORUS / MALBERRY	8	6	48	CO-DOMINANT	VERY SEVERE INVASIVE VINE IN CANOPY. BORUS IS ON VIRGINIA. DRC INVASIVE LIST AS OCCASIONAL
122	ROBINA / PSEUDOCARPIA / BLACK LOCUST	8 7/8	6	38	CO-DOMINANT	POOR SCAFFOLD. CO-DOMINANT TRUNK STEM WITH LOW TRUNK ANGLE. POOR SYMMETRY
121	FRAXINUS BENTONIANA / BLACK CHERRY	8 1/8	18	48	CO-DOMINANT	SEVERE INVASIVE VINE. POOR SCAFFOLD & SYMMETRY
123	ROBINA / PSEUDOCARPIA / BLACK LOCUST	18	16	45	DOMINANT	POOR SCAFFOLD & SYMMETRY. DEADWOOD THROUGH CANOPY
124	QUERCUS ALBA / WHITE OAK	34	54	85	DOMINANT	VERY GOOD VIGOR. SCAFFOLD. COLORATION OF FOLIAGE. NO APPARENT BIOTIC OR ABIOTIC DAMAGE AT 2.5 METER HEIGHT. THERE IS A LARGE BRIDGE (28" x 122") TRUNK CONNECTIONS SHOW NO BIOTIC OR ABIOTIC

DBH = Diameter of Breast Height (approximately 4.5 feet above existing ground or its shade)
 TRZ = Percent transpiration as measured at the root crown where there is a continuous or multi-crown tree, which produces a measurement at 4.5 ft above existing ground.
 Field Condition = 1 = Good (11 feet or more per inch of tree diameter) TRZ for trees with multiple stems were calculated based on the diameter of a stem with the least stem girth.
 Canopy Position = 1 = Top (11 feet or more per inch of tree diameter) TRZ for trees with multiple stems were calculated based on the diameter of a stem with the least stem girth.
 Existing Conditions / Problems = Based on conditions outlined in the 8th edition of the "Guide to Tree Assessment", published by the International Society of Arboriculture.

PLAN PREPARED BY: NELSON P. JOHNSON, C.A.
 CERTIFIED ARBORIST No. 184-4728A

SIGNATURE _____ DATE _____



ARLINGTON, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES
ARMY NAVY COUNTRY CLUB
 ARLINGTON CAMPUS
TREE INVENTORY TABLE

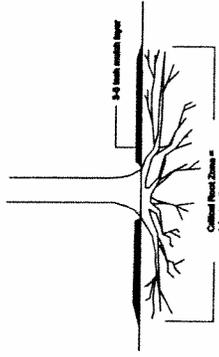
SCALE: 1" = 10' HORIZONTAL, 1" = 10' VERTICAL
 DATE: JUNE 5, 2000
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT FILE NO.: [Number]
 COUNTY: [County]
 STATE: VIRGINIA

FORM O-11r O-12
 REVISED 11-8-12

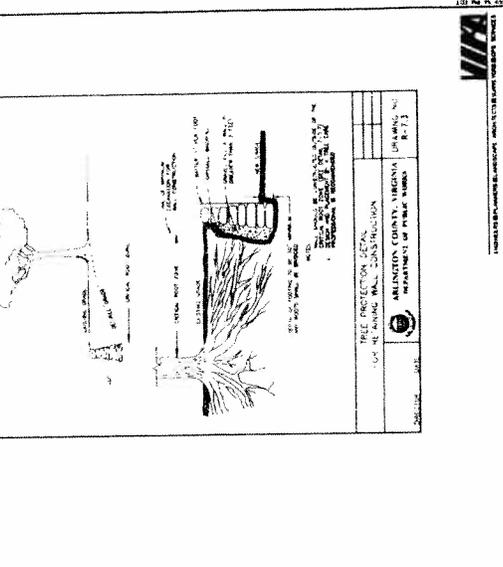
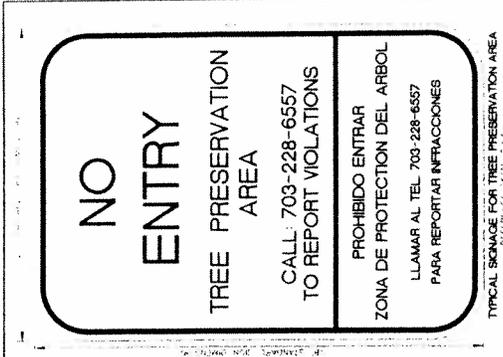
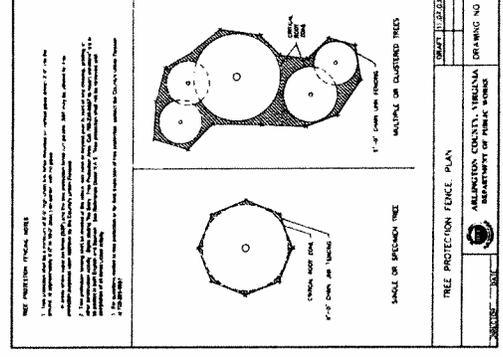
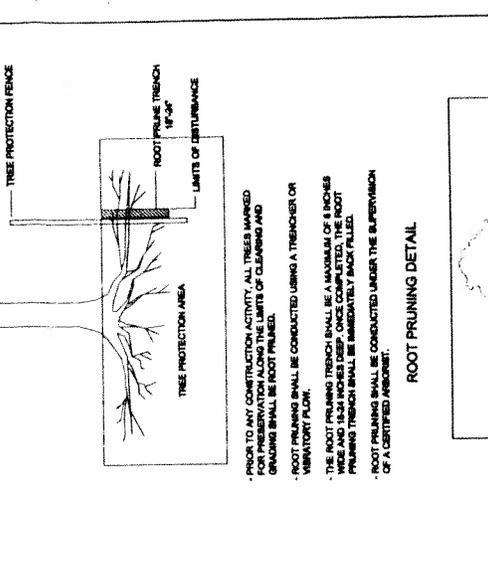
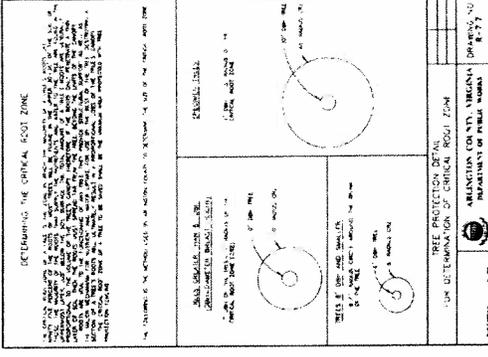
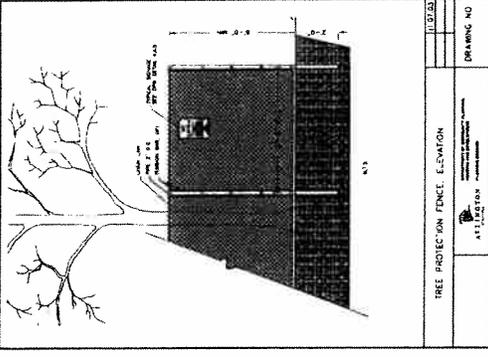
TREE PRESERVATION NOTES

All work performed shall meet or exceed industry standards as most recently published by the International Society of Arboriculture (ISA), American National Standards Institute (ANSI), or the Tree Care Industry Association (TCIA). In the event treatments prescribed are not covered by an existing standard, work shall meet or exceed standards approved by Arlington County Urban Forester.

1. A professional arborist shall be obtained to ensure the proper implementation of the Tree Preservation Plan as the "Project Arborist".
2. The Applicant and the certified arborist or landscaper architect shall mark the proposed limits of clearing and grading with Arlington County Urban Forester to determine if such limits can, and should, be adjusted to minimize disturbance to trees located off-site on adjacent properties.
3. All tree preservation-related work occurring in or adjacent to tree preservation areas shall be strictly limited to a manner that minimizes damage to vegetation to be preserved including any nearby habitat or any plant species that occur in the lower canopy environment, and to the existing top soil. Any removal of any trees that provide nourishment and protection to that vegetation, including the removal of plant species that may be present in tree preservation areas (including but not limited to: poison ivy, greenbrier, multi-trunk roses, etc.) shall be subject to the review and approval of Arlington County Urban Forester.
4. The use of motorized equipment in tree preservation areas shall be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes and shovels. Any work that requires the use of motorized equipment, such as tree transplanting systems, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to the type of equipment shall not occur unless pre-approved by Arlington County Urban Forester.
5. All tree preservation fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree preservation fences shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree preservation devices, the Arlington County Urban Forester shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed.
6. During any clearing or structure removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that all tree preservation devices are not disturbed and as approved by Arlington County Urban Forester. Should it be determined that certain trees can be preserved, the Applicant shall retain the services of a certified arborist or landscaper architect to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation profiles, and Arlington County Urban Forester approval. Monitoring visits shall be conducted weekly during Phase I of construction and notify thereafter until project completion.
7. The Applicant and the certified arborist or landscaper architect shall mark the proposed limits of clearing and grading with Arlington County Urban Forester to determine if such limits can, and should, be adjusted to minimize disturbance to trees located off-site on adjacent properties.
8. Contractor shall not store building materials or equipment within the tree protection areas to ensure no compaction occurs within the confines of the trees to be saved.



- Spread mulch by hand to a uniform thickness of 5-6 inches
- Mulch shall cover as much of the entire critical root zone as possible
- Mulch shall consist of a woody material that has been chipped or shredded or other approved material
- Mulch shall not touch the base of the tree



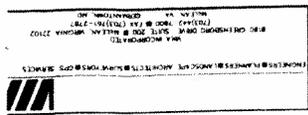
VIRGINIA REVISIONS		ARLINGTON VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	
PROJECT/FILE NO. V7225A		TREE PRESERVATION NOTES AND DETAILS	
DATE	BY	APPROVED DATE	FOR
7/23/10	W/A	JUNE 5, 2009	FOR
8/3/09	W/A		FOR
PROJECT/FILE NO. V7225A		DATE: 12/06/09	
PROJECT/FILE NO. V7225A		DATE: 12/06/09	
PROJECT/FILE NO. V7225A		DATE: 12/06/09	

PLAN PREPARED BY: NELSON P. KROHNER, CIA
 CERTIFIED ARBORIST NO. MA-4720A
 SIGNATURE _____ DATE _____

ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF PUBLIC WORKS
 TREE PROTECTION PLAN
 DRAWING NO. 11/07/09

ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES
 TREE PRESERVATION NOTES AND DETAILS
 DRAWING NO. 11/07/09

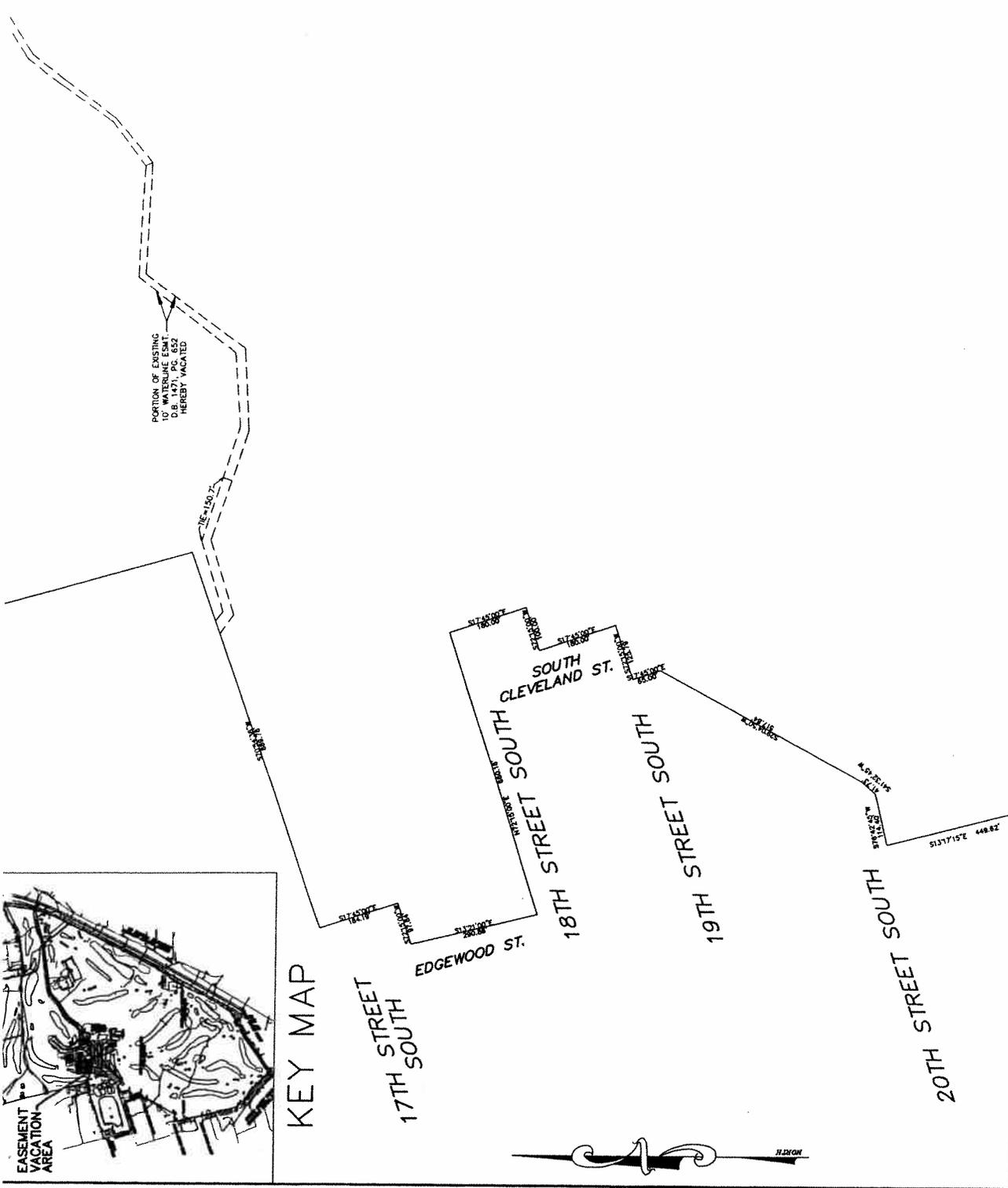
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES
 TREE PRESERVATION NOTES AND DETAILS
 DRAWING NO. 11/07/09



ARMY-NAVY
COUNTRY CLUB
ARLINGTON COUNTY, VIRGINIA

WATERLINE VACATION
EXHIBIT

DATE: APR 5, 2009	DES: WEA	OWN: NED	SCALE: 1"=60'	PROJECT/FILE NO: 722	SHEET NO: 722	SHEET 1 OF 1
DATE REVISIONS						
REVISIONS						



PORTION OF EXISTING
TO WATERLINE EASMENT
AREA HEREBY VACATED

KEY MAP

17TH STREET SOUTH

EDGEWOOD ST.

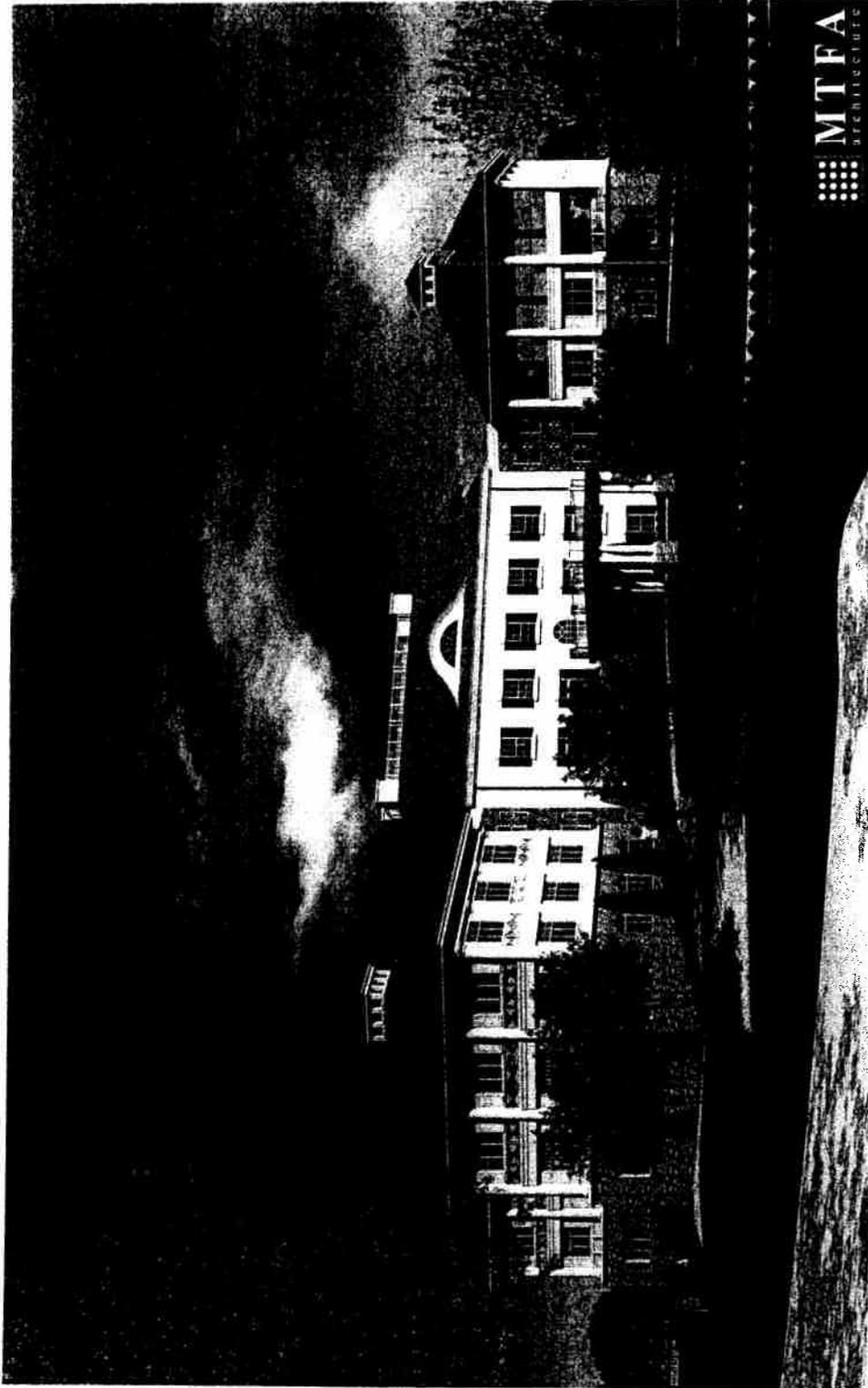
18TH STREET SOUTH

SOUTH CLEVELAND ST.

19TH STREET SOUTH

20TH STREET SOUTH





MTFA ARCHITECTS

FRONT ELEVATION RENDERING

1.00 ARCHITECTS
 1.01 CONTRACTOR
 1.02 INTERIOR DESIGNER
 1.03 LANDSCAPE ARCHITECT
 1.04 ENGINEER
 1.05 SPECIALIST

**Army Navy Country Club
 New Clubhouse Project**

1.00 ARCHITECTS
 1.01 CONTRACTOR
 1.02 INTERIOR DESIGNER
 1.03 LANDSCAPE ARCHITECT
 1.04 ENGINEER
 1.05 SPECIALIST

1.00 ARCHITECTS
 1.01 CONTRACTOR
 1.02 INTERIOR DESIGNER
 1.03 LANDSCAPE ARCHITECT
 1.04 ENGINEER
 1.05 SPECIALIST

Project Name: **Front Elevation Rendering**
 Drawing No.: **AR100-CH**



1100 Army Ave, Suite 100
Arlington, VA 22202

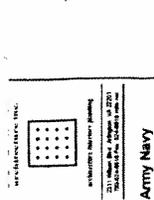
**Army Navy
Country Club
New Clubhouse Project**

1100 Army Ave, Suite 100
Arlington, VA 22202



1 REAR ELEVATION RENDERING
SCALE: 1/8" = 1'-0"

AR101-CH



W. H. RICHARDS, INC.
 211 West 24th Street, New York, N.Y. 10011
 Telephone: (212) 921-4000
 Telex: 270707

ARCHITECT: HENRY J. HARRIS
 1100 Army Ave., 2nd Fl.
 Arlington, VA 22207

OWNER: Army Navy Country Club
 1100 Army Ave., 2nd Fl.
 Arlington, VA 22207

GENERAL CONTRACTOR: J. J. ...

MECHANICAL CONTRACTOR: ...

ELECTRICAL CONTRACTOR: ...

PLUMBING CONTRACTOR: ...

PAINT CONTRACTOR: ...

ROOFING CONTRACTOR: ...

CONCRETE CONTRACTOR: ...

IRONWORK CONTRACTOR: ...

GLASS CONTRACTOR: ...

MECHANICAL CONTRACTOR: ...

ELECTRICAL CONTRACTOR: ...

PLUMBING CONTRACTOR: ...

PAINT CONTRACTOR: ...

ROOFING CONTRACTOR: ...

CONCRETE CONTRACTOR: ...

IRONWORK CONTRACTOR: ...

GLASS CONTRACTOR: ...

MECHANICAL CONTRACTOR: ...

ELECTRICAL CONTRACTOR: ...

PLUMBING CONTRACTOR: ...

PAINT CONTRACTOR: ...

ROOFING CONTRACTOR: ...

CONCRETE CONTRACTOR: ...

IRONWORK CONTRACTOR: ...

GLASS CONTRACTOR: ...

MECHANICAL CONTRACTOR: ...

ELECTRICAL CONTRACTOR: ...

PLUMBING CONTRACTOR: ...

PAINT CONTRACTOR: ...

ROOFING CONTRACTOR: ...

CONCRETE CONTRACTOR: ...

IRONWORK CONTRACTOR: ...

GLASS CONTRACTOR: ...

PROJECT DATA

PROJECT: ARMY NAVY COUNTRY CLUB

ADDRESS: 1100 ARMY AVE., 2ND FLOOR

CITY: ARLINGTON, VA

STATE: VA

ZIP: 22207

DATE: 11/17/78

BY: W. H. RICHARDS, INC.

PROJECT DESCRIPTION

THE PROJECT IS DESCRIBED AS FOLLOWS: ...

... (Detailed description of the project scope and objectives)

APPLICABLE CODES

THE PROJECT IS SUBJECT TO THE FOLLOWING LOCAL AND NATIONAL ...

... (List of applicable codes and standards)

ZONING INFORMATION

THE ZONING INFORMATION IS AS FOLLOWS: ...

... (Zoning details and restrictions)

USE AND OCCUPANCY CLASSIFICATION

THE PROJECT IS CLASSIFIED AS FOLLOWS: ...

... (Occupancy classification details)

TYPE OF CONSTRUCTION

TYPE I-A, NON-COMBUSTIBLE, LIGHT FRAME

... (Construction type details)

SPRINKLER PROVIDED

NO

... (Sprinkler system details)

BUILDING HEIGHTS AND AREA CALCULATIONS

... (Table of building heights and areas)

... (Detailed calculations for building heights and areas)

FIRE RESISTANCE RATINGS (IN HOURS)

... (Table of fire resistance ratings)

... (Detailed fire resistance rating information)

FIRE-RESISTANCE RATED CONSTRUCTION

... (Table of fire-rated construction details)

... (Detailed fire-rated construction information)

INTERIOR FINISHES

... (Table of interior finishes)

... (Detailed interior finish information)

FIRE PROTECTION SYSTEMS

... (Table of fire protection systems)

... (Detailed fire protection system information)

MEANS OF EGRESS

... (Table of means of egress)

... (Detailed means of egress information)

MINIMUM PLUMBING FACILITIES

... (Table of minimum plumbing facilities)

... (Detailed minimum plumbing facilities information)

MECHANICAL SYSTEMS

... (Table of mechanical systems)

... (Detailed mechanical system information)

ELECTRICAL SYSTEMS

... (Table of electrical systems)

... (Detailed electrical system information)

PLUMBING SYSTEMS

... (Table of plumbing systems)

... (Detailed plumbing system information)

PAINT SYSTEMS

... (Table of paint systems)

... (Detailed paint system information)

ROOFING SYSTEMS

... (Table of roofing systems)

... (Detailed roofing system information)

CONCRETE SYSTEMS

... (Table of concrete systems)

... (Detailed concrete system information)

IRONWORK SYSTEMS

... (Table of ironwork systems)

... (Detailed ironwork system information)

GLASS SYSTEMS

... (Table of glass systems)

... (Detailed glass system information)

MECHANICAL CONTRACTORS

... (List of mechanical contractors)

... (Detailed mechanical contractor information)

ELECTRICAL CONTRACTORS

... (List of electrical contractors)

... (Detailed electrical contractor information)

PLUMBING CONTRACTORS

... (List of plumbing contractors)

... (Detailed plumbing contractor information)

PAINT CONTRACTORS

... (List of paint contractors)

... (Detailed paint contractor information)

ROOFING CONTRACTORS

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... (Detailed roofing contractor information)

CONCRETE CONTRACTORS

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... (Detailed plumbing contractor information)

PAINT CONTRACTORS

... (List of paint contractors)

... (Detailed paint contractor information)

ROOFING CONTRACTORS

... (List of roofing contractors)

... (Detailed roofing contractor information)

CONCRETE CONTRACTORS

... (List of concrete contractors)

... (Detailed concrete contractor information)



ARMY NAVY CLUB
NEW CLUBHOUSE PROJECT

1700 Army Navy Drive
Arlington, VA 22202

ARCHITECT: HOK
1111 17th Street, N.W., Suite 1000
Washington, D.C. 20036
Tel: (202) 462-2000
Fax: (202) 462-2001
www.hok.com

STRUCTURAL ENGINEER: HOK
1111 17th Street, N.W., Suite 1000
Washington, D.C. 20036
Tel: (202) 462-2000
Fax: (202) 462-2001
www.hok.com

MECHANICAL ENGINEER: HOK
1111 17th Street, N.W., Suite 1000
Washington, D.C. 20036
Tel: (202) 462-2000
Fax: (202) 462-2001
www.hok.com

ELECTRICAL ENGINEER: HOK
1111 17th Street, N.W., Suite 1000
Washington, D.C. 20036
Tel: (202) 462-2000
Fax: (202) 462-2001
www.hok.com

PLUMBING ENGINEER: HOK
1111 17th Street, N.W., Suite 1000
Washington, D.C. 20036
Tel: (202) 462-2000
Fax: (202) 462-2001
www.hok.com

DATE: 08/20/01
PROJECT: Army Navy Clubhouse
SHEET: 17A R. F. 7A

SCALE: AS SHOWN
DATE: 08/20/01

17A R. F. 7A
REVISED SHEET

ARMY NAVY CLUB
NEW CLUBHOUSE PROJECT

1700 Army Navy Drive
Arlington, VA 22202

ARCHITECT: HOK
1111 17th Street, N.W., Suite 1000
Washington, D.C. 20036
Tel: (202) 462-2000
Fax: (202) 462-2001
www.hok.com

STRUCTURAL ENGINEER: HOK
1111 17th Street, N.W., Suite 1000
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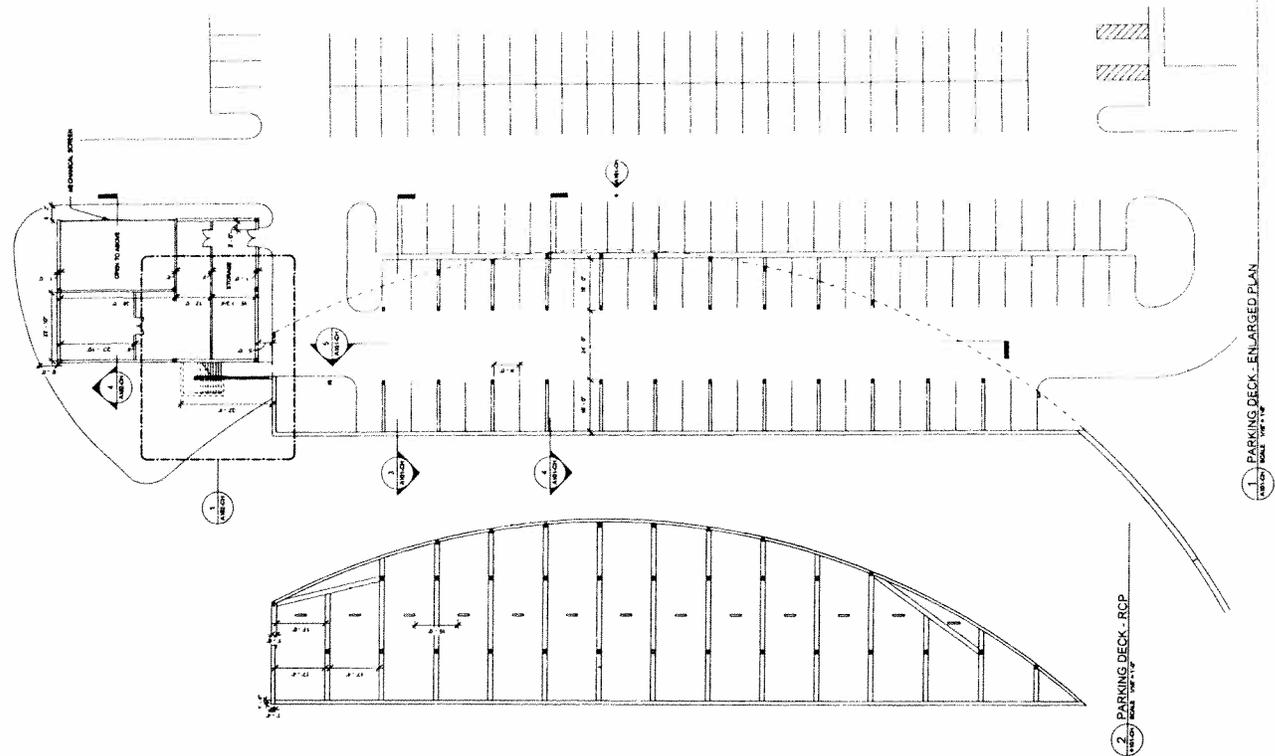
MECHANICAL ENGINEER: HOK
1111 17th Street, N.W., Suite 1000
Washington, D.C. 20036
Tel: (202) 462-2000
Fax: (202) 462-2001
www.hok.com

ELECTRICAL ENGINEER: HOK
1111 17th Street, N.W., Suite 1000
Washington, D.C. 20036
Tel: (202) 462-2000
Fax: (202) 462-2001
www.hok.com

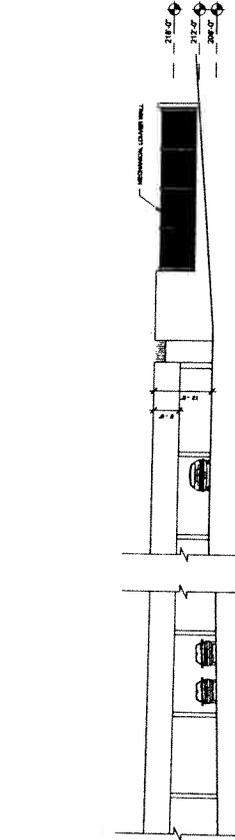
PLUMBING ENGINEER: HOK
1111 17th Street, N.W., Suite 1000
Washington, D.C. 20036
Tel: (202) 462-2000
Fax: (202) 462-2001
www.hok.com

DATE: 08/20/01
PROJECT: Army Navy Clubhouse
SHEET: 17A R. F. 7A

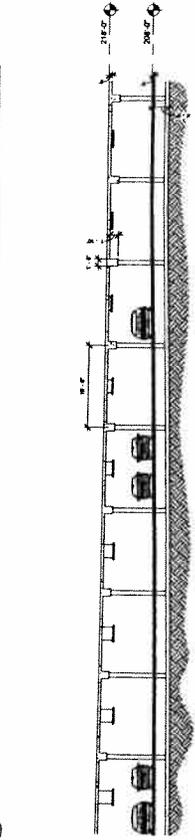
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DATE: 08/20/01



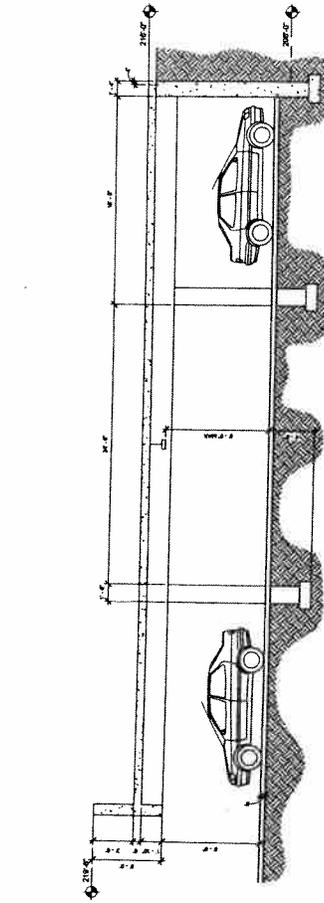
1 PARKING DECK - ENLARGED PLAN
SCALE: 1/8" = 1'-0"



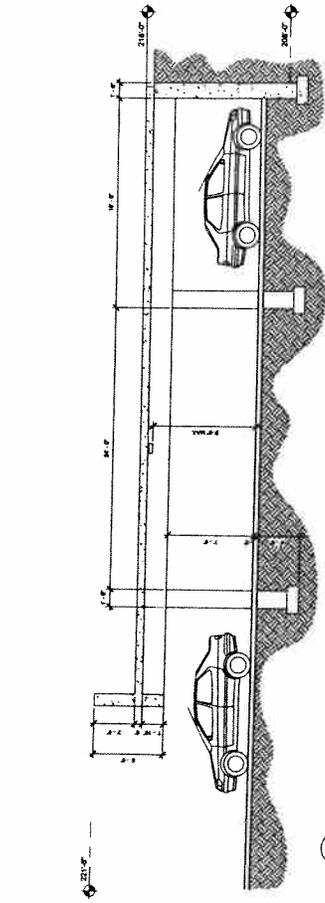
1 PARKING DECK - ELEVATION
SCALE: 1/8" = 1'-0"



2 PARKING DECK - SECTION
SCALE: 1/8" = 1'-0"



3 PARKING DECK - SECTION
SCALE: 1/8" = 1'-0"



4 PARKING DECK - SECTION
SCALE: 1/8" = 1'-0"

2 PARKING DECK - RCP
SCALE: 1/8" = 1'-0"

A101-CH



ARCHITECTS IN BUSINESS
2100 West Park Drive, Suite 201
Chattanooga, Tennessee 37417
Phone: 423-249-1100

Army Navy Country Club New Clubhouse Project

1700 Army Navy Drive
Chattanooga, TN 37417

Client: Army Navy Country Club
Project No. 1700-001

Architect: M. J. P. A.
1700 Army Navy Drive
Chattanooga, TN 37417
Phone: 423-249-1100

Engineer: M. J. P. A.
1700 Army Navy Drive
Chattanooga, TN 37417
Phone: 423-249-1100

Structural Engineer: M. J. P. A.
1700 Army Navy Drive
Chattanooga, TN 37417
Phone: 423-249-1100

MEP Engineer: M. J. P. A.
1700 Army Navy Drive
Chattanooga, TN 37417
Phone: 423-249-1100

Interior Designer: M. J. P. A.
1700 Army Navy Drive
Chattanooga, TN 37417
Phone: 423-249-1100

Contractor: M. J. P. A.
1700 Army Navy Drive
Chattanooga, TN 37417
Phone: 423-249-1100

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

Date: 10/15/00

Sheet: 101-CH

Project: Army Navy Country Club
New Clubhouse Project

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

Date: 10/15/00

Sheet: 101-CH

Project: Army Navy Country Club
New Clubhouse Project

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

Date: 10/15/00

Sheet: 101-CH

Project: Army Navy Country Club
New Clubhouse Project

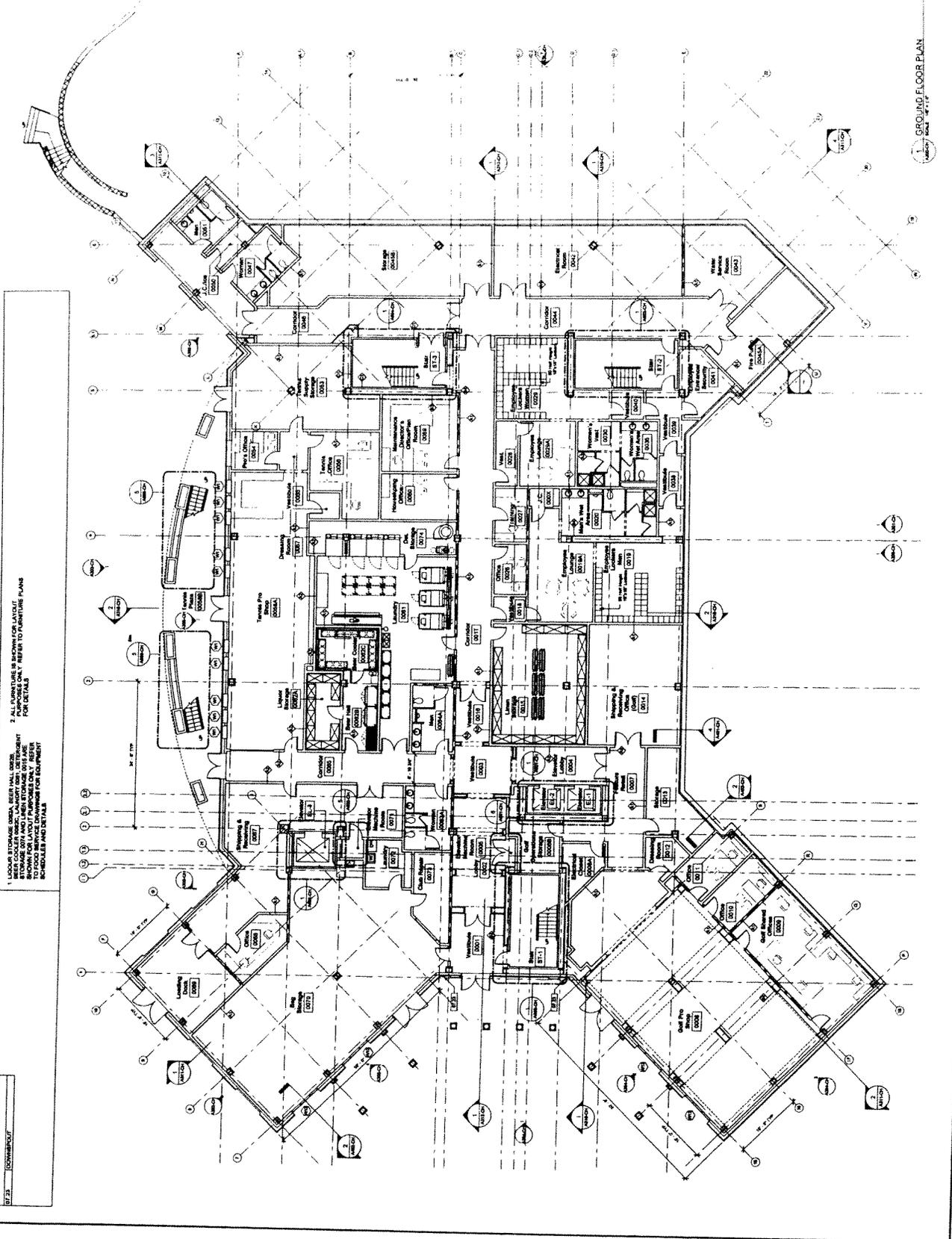
Scale: 1/8" = 1'-0"

Date: 10/15/00

COMMENTS

1. LOOKS STORAGE AREA, REEF HALL, OFFICE, STORAGE ROOM AND REEF STORAGE ARE TO FOOD SERVICE DIVISION FOR EQUIPMENT SCHEDULES AND DETAILS

2. ALL FURNITURE IS SHOWN FOR LAYOUT FOR DETAILS



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

A200-CH



**Army Navy
Country Club**
New Clubhouse Project

1100 Army Navy Drive
Arlington, VA 22201

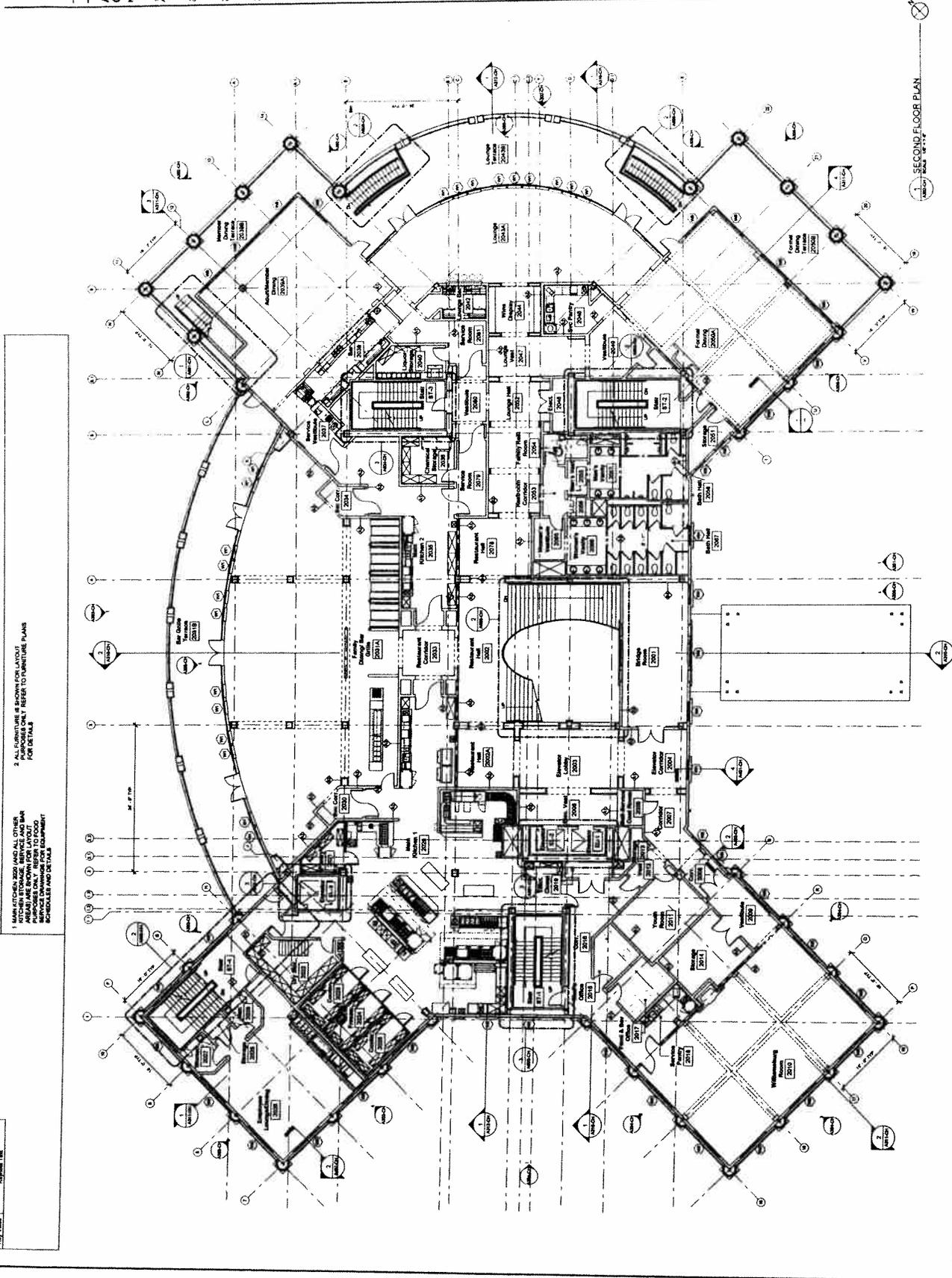
DATE: 06/11/03
PROJECT: New Clubhouse Project
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

1. MANICUREZ AND ALL OTHER
WITH STORAGE, SERVICE AND BAR
PURPOSES ONLY. REFER TO FOOD
SCHEDULE AND DETAILS

2. ALL FURNITURE IS SHOWN FOR LAYOUT
PURPOSES ONLY. REFER TO FURNITURE PLANS
FOR DETAILS

3. SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

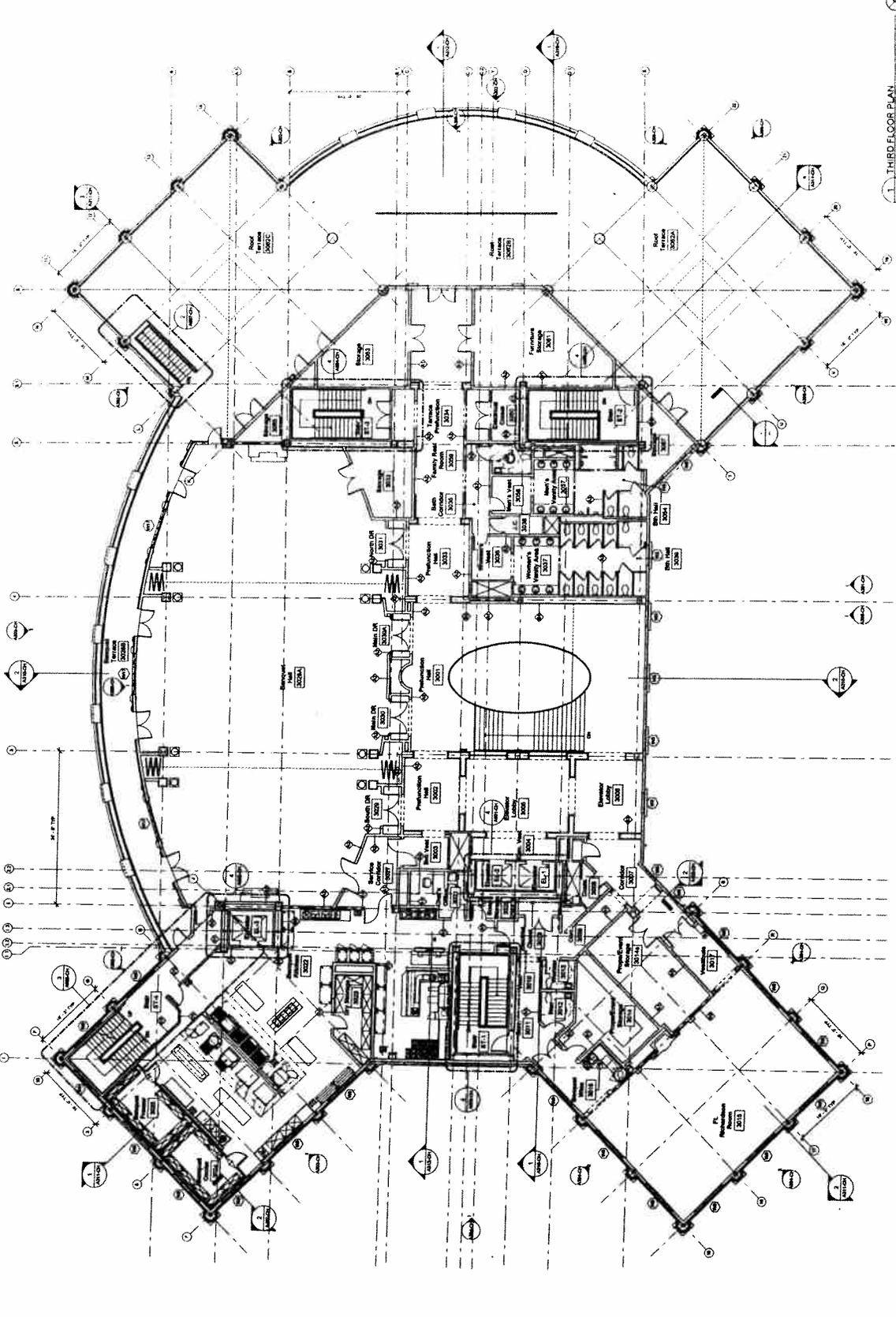
A202-CH



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

A202-CH

1. BARREL: VERTICAL BAR, BARREL; PREFERRED: BARREL, COOLER, 200. 200 ARE SHOWN FOR LAYOUT PURPOSES ONLY. REFER TO CURTAIN WALL AND DETAILS. 2. PLUMBING: VERTICAL BAR, BARREL; PREFERRED: BARREL, COOLER, 200. 200 ARE SHOWN FOR LAYOUT PURPOSES ONLY. REFER TO CURTAIN WALL AND DETAILS.



THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



1700 ACTON AVENUE, SUITE 200
ARLINGTON, VA 22202
TEL: 703.261.1100
WWW.MTFARCHITECTURE.COM

**Army Navy Club
Country Club
New Clubhouse Project**

1700 ACTON AVENUE, SUITE 200
ARLINGTON, VA 22202

DATE: 08/27/12
PROJECT: ARMY NAVY CLUB COUNTRY CLUB
DRAWING: ROOF PLAN

DESIGNED BY: M.T.F.A. ARCHITECTURE, INC.
DRAWN BY: J. B. BARNES
CHECKED BY: J. B. BARNES
DATE: 08/27/12

PROJECT LOCATION: 1700 ACTON AVENUE, SUITE 200
ARLINGTON, VA 22202

CLIENT: ARMY NAVY CLUB COUNTRY CLUB
1700 ACTON AVENUE, SUITE 200
ARLINGTON, VA 22202

ARCHITECT: M.T.F.A. ARCHITECTURE, INC.
1700 ACTON AVENUE, SUITE 200
ARLINGTON, VA 22202

REGISTERED PROFESSIONAL ARCHITECT
STATE OF VIRGINIA
LICENSE NO. 45888

REGISTERED PROFESSIONAL ARCHITECT
STATE OF VIRGINIA
LICENSE NO. 45888

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STATE OF VIRGINIA
LICENSE NO. 45888

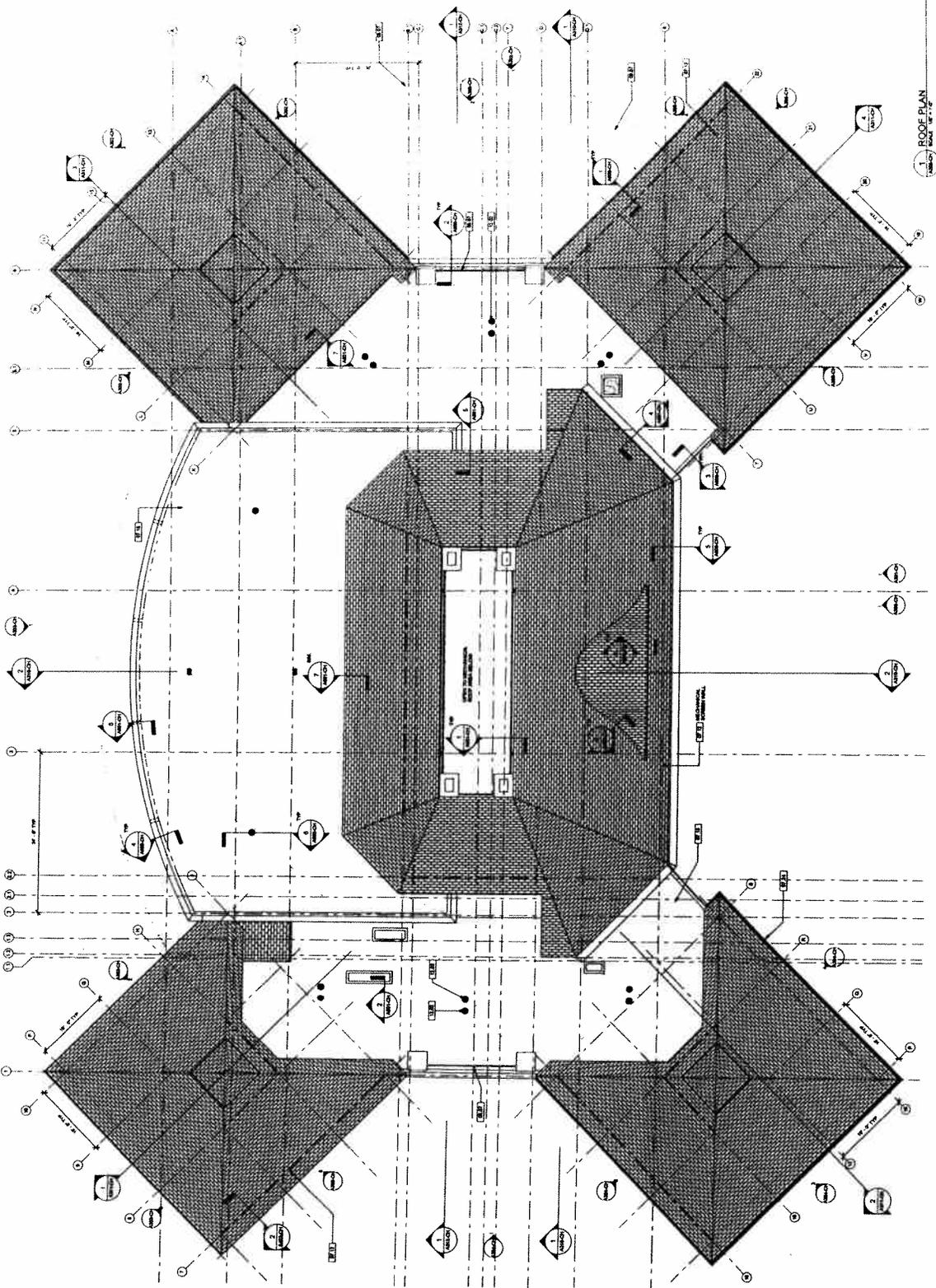
REGISTERED PROFESSIONAL ARCHITECT
STATE OF VIRGINIA
LICENSE NO. 45888

REGISTERED PROFESSIONAL ARCHITECT
STATE OF VIRGINIA
LICENSE NO. 45888

Key Number	Description	Revision	Date
01	PROPOSED ROOF PLAN		
02	PROPOSED ROOF PLAN		
03	PROPOSED ROOF PLAN		
04	PROPOSED ROOF PLAN		
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50	PROPOSED ROOF PLAN		

GENERAL NOTES

1. XXXX



ROOF PLAN

A205-CH

11100 North Valley Drive
 Arlington, VA 22207
 703-261-1111
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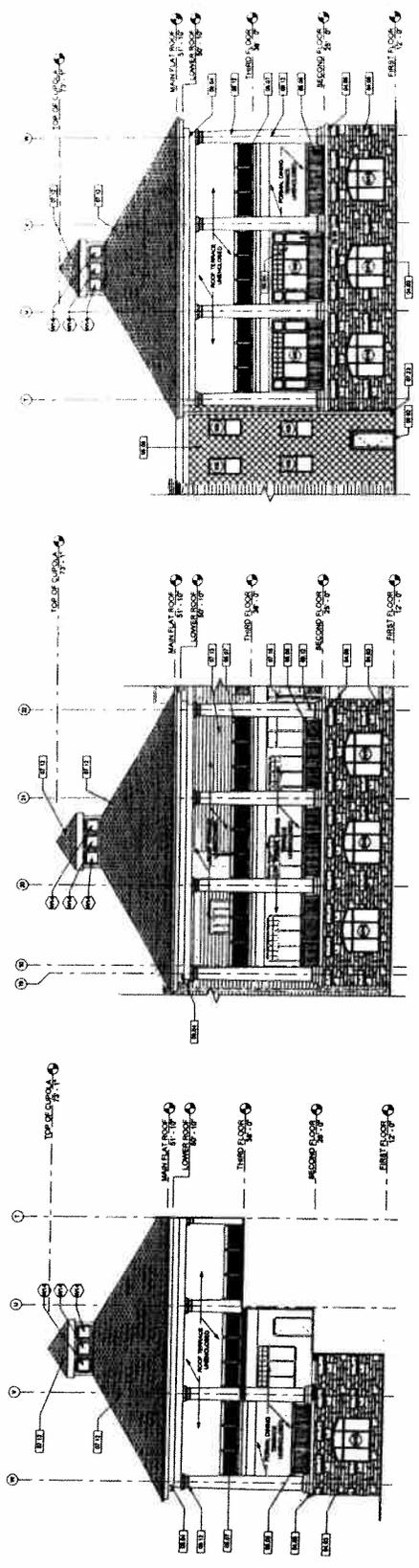


DATE: 08/17/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: [Name]

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Key Value	Key Value
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1. PAVILION 1 - NORTH ELEVATION

2. PAVILION 1 - EAST ELEVATION

3. PAVILION 1 - SOUTH ELEVATION

4. SOUTH-EAST ELEVATION

**Army Navy
 Country Club**
 New Clubhouse Project

1100 Army Avenue
 Arlington, VA 22202
 Date: _____
 Project No.: _____
 Drawing No.: _____
 Scale: _____
 Project Name: _____
 Client: _____
 Architect: _____
 Engineer: _____
 Designer: _____
 Checker: _____
 Date: _____



1" = 1/8" = 1/16" = 1/32" = 1/64" = 1/128" = 1/256" = 1/512" = 1/1024" = 1/2048" = 1/4096" = 1/8192" = 1/16384" = 1/32768" = 1/65536" = 1/131072" = 1/262144" = 1/524288" = 1/1048576" = 1/2097152" = 1/4194304" = 1/8388608" = 1/16777216" = 1/33554432" = 1/67108864" = 1/134217728" = 1/268435456" = 1/536870912" = 1/1073741824" = 1/2147483648" = 1/4294967296" = 1/8589934592" = 1/17179869184" = 1/34359738368" = 1/68719476736" = 1/137438953472" = 1/274877906944" = 1/549755813888" = 1/1099511627776" = 1/2199023255552" = 1/4398046511104" = 1/8796093022208" = 1/17592186044416" = 1/35184372088832" = 1/70368744177664" = 1/140737488355328" = 1/281474976710656" = 1/562949953421312" = 1/1125899906842624" = 1/2251799813685248" = 1/4503599627370496" = 1/9007199254740992" = 1/18014398509481984" = 1/36028797018963968" = 1/72057594037927936" = 1/144115188075855872" = 1/288230376151711744" = 1/576460752303423488" = 1/1152921504606846976" = 1/2305843009213693952" = 1/4611686018427387904" = 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ARCHITECTURAL SERVICES
 111 West 10th Street, Suite 200
 Oklahoma City, Oklahoma 73101
 Telephone: (405) 233-1111
 Fax: (405) 233-1112

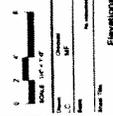
Army Navy Country Club
 New Clubhouse Project

100 Army Navy Drive
 Oklahoma City, Oklahoma 73101

DATE: 01/15/03
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT NO.: 03-001
 SHEET NO.: 101
 TOTAL SHEETS: 101



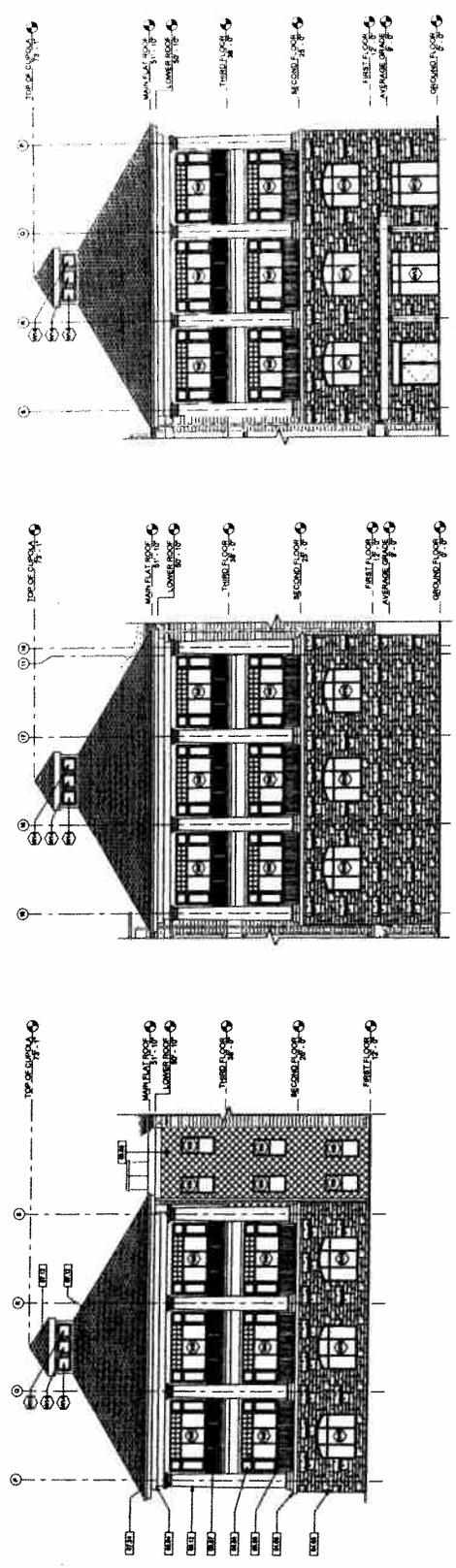
OWNER: Army Navy Country Club
 100 Army Navy Drive
 Oklahoma City, Oklahoma 73101
 ARCHITECT: M.T.F.A.
 111 West 10th Street, Suite 200
 Oklahoma City, Oklahoma 73101
 PHONE: (405) 233-1111
 FAX: (405) 233-1112



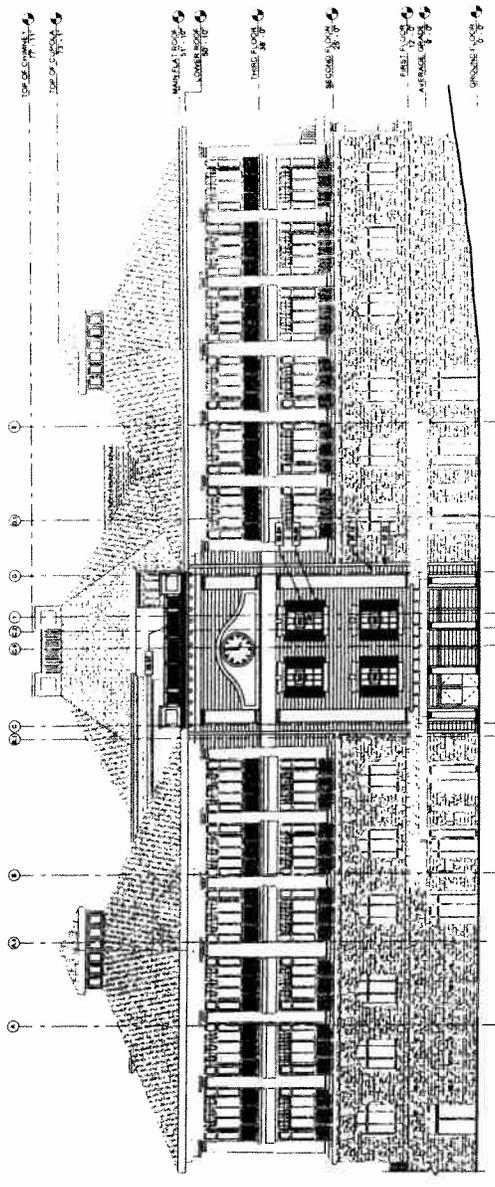
ELEVATIONS
 SHEET NO. 101 OF 101 SHEETS REQUIRED
 DATE: 01/15/03

A304-CH

Key	Symbol	Description
01.01	(Symbol)	WOOD PANELING
01.02	(Symbol)	WOOD TRIM
01.03	(Symbol)	WOOD TRIM
01.04	(Symbol)	WOOD TRIM
01.05	(Symbol)	WOOD TRIM
01.06	(Symbol)	WOOD TRIM
01.07	(Symbol)	WOOD TRIM
01.08	(Symbol)	WOOD TRIM
01.09	(Symbol)	WOOD TRIM
01.10	(Symbol)	WOOD TRIM
01.11	(Symbol)	WOOD TRIM
01.12	(Symbol)	WOOD TRIM
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01.14	(Symbol)	WOOD TRIM
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01.94	(Symbol)	WOOD TRIM
01.95	(Symbol)	WOOD TRIM
01.96	(Symbol)	WOOD TRIM
01.97	(Symbol)	WOOD TRIM
01.98	(Symbol)	WOOD TRIM
01.99	(Symbol)	WOOD TRIM
02.00	(Symbol)	WOOD TRIM



1 PAVILION 4 - EAST ELEVATION
 2 PAVILION 4 - SOUTH ELEVATION
 3 PAVILION 4 - WEST ELEVATION



4 SOUTH WEST ELEVATION



U-2443-85-1
1700 Army Navy Drive
RPC: 32-001-006

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

