



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of May 19, 2012

DATE: May 4, 2012

SUBJECT: U-1860-71-5 USE PERMIT AMENDMENT to allow an increase in gross floor area (GFA) for locker rooms and bathroom facilities to a previously approved fitness facility for the Washington Golf and Country Club and to redesign the roof; located at 4813, 4831 Old Dominion Drive (RPC# 03-061-002, 03-061-003, 03-061-004, 03-061-005, 03-061-007, 03-061-010, 03-061-011, 03-061-012, 03-061-016, 03-061-017, 03-061-024, 03-061-027, 03-061-028).

Applicant:

Washington Golf and Country Club, Inc.
c/o Francis J. Dougherty
3017 North Glebe Road
Arlington, Virginia 22207

By:

Tad Lunger, Esq.
Bean, Kinney & Korman P.C.
2300 Wilson Boulevard, 7th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Approve the subject use permit amendment subject to all previously approved conditions, with revised Condition #17 as set forth below, and with a County Board review in one (1) year (May 2013).

ISSUES: This is a use permit amendment to allow an increase in gross floor area (GFA) for locker rooms and bathroom facilities and to adjust the design for a previously approved fitness facility for the country club, and no issues have been identified.

SUMMARY: The Washington Golf and Country Club (WGCC) requests a use permit amendment to add a basement level to the recently approved fitness center. The new space

County Manager:

BMD/GA

County Attorney:

[Signature] *[Signature]*

Staff: Marco Antonio Rivero, DCPHD, Planning Division
Dolores Kinney, DES, Transportation Division

4.

would result in an increase of 6,519 sq. ft. of gross floor area (GFA) and would accommodate men's and women's locker rooms and lavatories. The basement would be within the approved building footprint. Although the fitness facility was recently approved by the County Board (December 12, 2011), this space was not included with the original fitness center approval at that time because it had not yet been identified as a need. After approval, it was determined with the review of permit-level design work that the existing locker rooms and lavatory are inadequate and likely not in keeping with current code requirements. In addition to the build out of a basement level, with the subject amendment, the applicant proposes to change the roof design from a peaked roof to a single slant roof in order to provide greater energy efficiency to the building. With this change, the height of the roof will be lower than the height approved in December 2011. There will be no new parking required on the site or changes to the previously approved stormwater management strategy that has been reviewed by the Rock Spring Civic Association and staff. The applicant agrees to revise Condition #17 of the use permit in order to recognize the new plans presented at the May 19, 2012 County Board meeting. The facility should be fully operational by May 2013 (pending condition compliance, building inspections, and issuance of a Certificate of Occupancy for the new facility). Therefore, staff recommends that the County Board approve the use permit amendment, subject to all previously approved conditions, revised Condition #17, and with a County Board review in one (1) year (May 2013).

BACKGROUND: The Washington Golf and Country Club (WGCC) was originally approved for a use permit to use two (2) existing houses for club facilities during construction of the main Country Club building in 1957 (U-1286-57-1). Subsequent use permits were approved by the County Board for expanded Country Club facilities and outdoor recreational facilities including the original approval of U-1860-71-5 which allowed the construction of an indoor tennis court facility and expansion of existing parking facilities in May 1971. In April 1988, the County Board approved a use permit amendment request to U-1860-71-5 to incorporate the premises known as 4831 Old Dominion Drive and to construct additional facilities and a parking lot. In December 2011, the County Board approved a use permit amendment allowing the construction of a new fitness center to the country club which also contains a child care facility/playroom space (adding 7,335 sq. ft. to the original facility) and the relocation of an existing outdoor tennis court.

The following provides additional information about the site and location:

Site: The site is approximately 308,792 sq. ft., bounded by Rock Spring Road, Old Dominion Drive, and North Glebe Road.

To the north: Single family dwellings zoned "R-10" and designated "Low" Residential, 1-10 units per acre on the GLUP.

To the south: Single family dwellings zoned "R-10" and designated "Low" Residential, 1-10 units per acre on the GLUP.

To the east: Extension of the Washington Golf and Country Club (parking lot, swimming pool, one-story brick pool house, green and golf course fairways), Marymount University Main Campus (residential

dormitories in multi-story stucco buildings), and Cathedral View SP #407 (residential cluster townhouse development), all zoned “R-10” and designated “Semi Public” (Country Clubs and semi-public recreational facilities; Churches, private schools, and private cemeteries) on the GLUP.

To the west: Single family dwellings zoned “R-10” and designated “Low” Residential, 1-10 units per acre on the GLUP.

Zoning: The site is zoned “R-10” One-Family Dwelling Districts.

General Land Use Plan: “Semi Public” (Country Clubs and semi-public recreational facilities; Churches, private schools, and private cemeteries).

Neighborhood: The site is located within the boundaries of the Rock Spring Civic Association. The civic association supports the proposed use permit amendment request.



Source: Bing™ Maps

Location of Washington Golf and Country Club (Main Facilities): 4813, 4831 Old Dominion Drive

DISCUSSION:

Requested Changes after the December 2011 County Board Approval

The Washington Golf and Country Club (WGCC) is requesting additional Gross Floor Area (GFA) to the approved fitness center space, by including a new basement level floor within the existing footprint (approximately 6,519 sq. ft.). The total GFA amount from both the December 2011 County Board approval and the new request will be approximately 13,854 sq. ft. Following the use permit approval in December 2011, WGCC released funding to pay for permit-level design work. The applicant originally believed that the existing locker rooms and lavatory could be retained while satisfying [Americans with Disabilities Act \(ADA\)](#) requirements. The design analysis determined that the existing facilities were inadequate and likely not in keeping with current code requirements. It was further determined however that if the new facility were extended downward by additional excavation to the same elevation as the first floor of the adjacent facility, the above mentioned requirements could be satisfied. The basement level space will contain new men's and women's locker rooms and lavatories. The proposed fitness facility will now have two (2) floors that are adjacent to the existing WGCC building with a total GFA of 13,854 sq. ft. As previously mentioned, the footprint of the new facility will not change, and there will be no changes to the required parking needed on-site (no added uses which require parking modifications are requested within this use permit amendment). Finally, the design analysis demonstrated that energy efficiencies will be gained through changes to the roof design from a peaked roof to a single slant roof for heating, cooling, and lighting improvements that are more energy efficient. The roof height from grade to the top of the roof will decrease from 28 feet to 22 feet. The same building materials (mainly red brick and painted metal panels) approved for the original use permit amendment will be used for this modified fitness facility. There are no changes requested for the relocation of the existing tennis court (relocation to the empty area between Courts #9 and #10, resurfaced with soft surface, clay courts). Furthermore, there will be no changes to the new child care area/playroom capacity or the stormwater management strategy for the new facility (specified in conditions #23 and #24 of the use permit).

Community Response

The Rock Spring Civic Association (RSCA) and the applicant have been in communication since the December 2011 approval regarding the proposed use permit amendment. The RSCA and WGCC continue to maintain an open and cooperative relationship, and WGCC will maintain its commitment to keep the community informed of the project's developments. The president of the civic association has been briefed on the subject amendment and has no objections to the proposed changes in design of the new fitness facility (a letter of support from the RSCA is attached to this report).

The proposed GFA increase will not expand the footprint of the approved facility and is in conformance with the uses allowed within the [Arlington County Zoning Ordinance \(ACZO\)](#) and the [General Land Use Plan \(GLUP\)](#) for this site. The site is zoned "R-10" One-Family Dwelling Districts and designated "Semi Public" (Country Clubs and semi-public recreational facilities; Churches, private schools, and private cemeteries) within the GLUP. There will be no adverse visual impact associated with the building redesign and decrease in building height. The roof

design change to a single slant roof will provide greater energy efficiency to the building and will be lower than the height approved in December 2011. The applicant agrees to revise Condition #17 of the use permit in order to recognize the new plans presented at the May 19, 2012 County Board meeting.

CONCLUSION: Staff supports the proposed use permit amendment for additional GFA for the fitness facility and other subsequent alterations to the building. There will be no new parking required on the site or changes to the previously approved stormwater management strategy that has been reviewed by the Civic Association and County staff. The roof design change from a peaked roof to a single slant roof will provide greater energy efficiency to the building and will be lower than the height approved in December 2011. The Rock Spring Civic Association supports this use permit amendment request. The applicant anticipates construction of the new facility to commence October 2012 and to be completed by April 2013. The facility should be fully operational by May 2013 (pending condition compliance, building inspections, and issuance of a Certificate of Occupancy for the new facility). Therefore, staff recommends the County Board approve the subject use permit amendment to allow revisions to the design approved in December, 2011, subject to all previous conditions, with a revised Condition #17, and with a County Board review in one (1) year (May 2013).

Revised Condition #17:

17. The WGCC agrees to provide final development plans, architectural drawings and landscape plans to the Rock Spring Civic Association prior to the request for a building permit. The intent herein shall be to provide the Rock Spring Civic Association the opportunity to review the final plans prior to the start of construction to assure that the final plans are in conformance with these conditions. The WGCC agrees to submit a letter signed by the President of the Rock Spring Civic Association which states that the Association has reviewed the final plans and that they are in conformance with the existing conditions of the Use Permit as amended by the County Board on ~~December 10, 2011~~ May 19, 2012. The applicant shall be permitted, however, to redesign the interior floor plans of the proposed new building subject to an administrative review by the Zoning Administrator. Revised plans shall be approved by the Zoning Administrator only if revisions do not increase the gross floor area from what is shown on, and are generally consistent with plans dated January 31, 2012, titled Floor Plan Sheet A1.1 and submitted to Arlington County on April 13, 2012, and as amended by the County Board on May 19, 2012, and in no event shall change the use mix and the gross floor area approved on May 19, 2012.

PREVIOUS COUNTY BOARD ACTIONS:

- October 12, 1957 Approved a use permit (U-1286-57-1) to use two existing houses for club facilities during construction of the main Country Club building.
- August 29, 1959 Approved a use permit (U-1348-59-2) for the construction of six outdoor tennis courts.
- February 9, 1963 Approved a use permit (U-1537-63-3) to permit construction of a recreational area including tennis courts, parking and the use of an existing house for club facilities.
- July 27, 1963 Approved a use permit (U-1559-63-4) to extend and revise the tennis facilities on this site (amended on September 22, 1971 to allow lighting of outdoor courts).
- April 10, 1971 Deferred a use permit request (U-1860-71-5) to allow construction of an indoor tennis court facility, and expansion of existing parking facilities.
- May 1, 1971 Approved a use permit request (U-1860-71-5) to allow construction of an indoor tennis court facility, and expansion of existing parking facilities.
- April 3, 1982 Approved a use permit request (U-2330-82-6) for the operation of outdoor tennis courts and paddle tennis decks, with conditions and a review in one year.
- April 9, 1983 Continued use permit (U-2330-82-6) subject to previous conditions and with a review in one year.
- April 7, 1984 Continued use permit (U-2330-82-6) with no further review, except for a review six months after construction of paddle tennis decks.
- February 28, 1987 Withdrew a use permit amendment request (U-1860-71-5) to incorporate premises known as 4831 Old Dominion Drive and to construct additional facilities consisting of two (2) indoor racquetball courts and a parking lot.

April 16, 1988	Approved a use permit amendment (U-1860-71-5) to incorporate premises known as 4831 Old Dominion Drive and to construct additional facilities consisting of two (2) indoor racquetball courts and a parking lot.
April 8, 1989	Continued the use permit amendment (U-1860-71-5) to incorporate premises known as 4831 Old Dominion Drive and to construct additional facilities consisting of two (2) indoor racquetball courts and a parking lot.
April 7, 1990	Continued the use permit amendment (U-1860-71-5) to incorporate premises known as 4831 Old Dominion Drive and to construct additional facilities consisting of two (2) indoor racquetball courts and a parking lot.
April 6, 1991	Continued the use permit amendment (U-1860-71-5) to incorporate premises known as 4831 Old Dominion Drive and to construct additional facilities consisting of two (2) indoor racquetball courts and a parking lot and with a review in six (6) months.
October 12, 1991	Continued the use permit amendment (U-1860-71-5) to incorporate premises known as 4831 Old Dominion Drive and construction of additional facilities, subject to original conditions amended condition 1.f. with a review in one (1) year.
October 10, 1992	Continued the use permit (U-1860-71-5) subject to all previous conditions and amended condition #18 and with a review in one (1) year.
October 9, 1993	Continued the use permit (U-1860-71-5) subject to all previous conditions and with periodic inspections for toxic hazards in the garage and with a review in two (2) years.
October 14, 1995	Continued the use permit (U-1860-71-5) subject to all previous conditions and with a review in five (5) years (October 2000).

October 7, 2000

Renewed the use permit (U-1860-71-5) for incorporation of 4831 Old Dominion Drive into the Country Club site and associated facilities for the parcels of real property known as 2930 North Glebe Road and 4813 and 4831 Old Dominion Drive, subject to all previous conditions and no further review.

December 13, 2011

Approved a use permit amendment (U-1860-71-5) for the addition of a new fitness facility to the existing country club building (also a new child care area and relocation of a tennis court), subject to all previous conditions, revised Condition #17 and proposed Conditions #22, 23, and 24 of the staff report, and with a County Board review in one (1) year (December 2012) in order to monitor progress on the expanded facility construction and compliance with revised and proposed condition language.

Approved Conditions:

1. The developer shall submit a detailed final site plan development and landscaping plan at a scale no larger than 1/16 inch = 1 foot to be approved by the County Manager or his designee prior to the issuance of any building permits. Minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies shall be permitted if such changes do not affect the intent of the approval. The site development and landscaping plan shall include the following details:
 - a. The location, dimensions and materials for driveways, driveway aprons, parking areas, interior walkways and sidewalks, as well as for address indicator signs;
 - b. Topography at two foot intervals;
 - c. A landscaping buffer shall be provided separating the parking lot from the property now or formerly known as the "Gibson" property. This buffer shall be at minimum as shown on the plan prepared by G. L. Rupert and Associates, as submitted and revised as a part of this request. The buffer shall have a minimum width of 20 feet, consist of a mixture of evergreen trees and shrubs, and include a three to six foot earth berm. The existing six foot wood fence shall be stained and retained for several years to provide continuous screening while the new landscaping becomes established;
 - d. Identification of all trees or wooded areas to be retained and the methods which will be employed to ensure their preservation and protection during construction. Preservation requirements shall include:
 - (1) Techniques to ensure that the entire ground surface within the dripline is protected from compaction;
 - (2) The storage of building materials outside of the dripline of protected trees;
 - (3) The implementation of tree protection measures prior to the issuance of any permits including excavation or grading permits; and
 - (4) The removal and replacement by the developer of retained trees which die within one year following the issuance of the master certificate of occupancy. Replacement shall be with appropriate nursery stock of a similar species.
 - e. The landscape plan shall be consistent with the landscape plan presented at the March 29, 1988 Site Plan Review Committee meeting; and
 - f. Landscaping along Old Dominion Drive shall consist of a stone wall, three to four feet in height, beginning at the corner of the property formerly known as the

“Babcock” property, and terminating at the end of the parking lot at its easternmost point. The wall shall then turn from Old Dominion Drive toward the practice tennis court and surround the dumpster location with a six foot wood screening fence with stone posts. The front of the wall shall be landscaped with intermixed species of evergreen shrubs as are allowed under Virginia Department of Transportation (VDOT) standards and as noted on the landscape plan. Additional landscaping within the parking lot shall be as shown on the revised landscape plan provided by G. L. Rupert and Associates referenced above.

2. Landscaping shall conform to Administrative Regulation 4.3 and to the following requirements:
 - a. Planting materials shall be of good nursery stock and guaranteed by the developer for one year following issuance of the master certificate of occupancy;
 - b. Plant materials and landscaping shall adhere to American Standard for Nursery Stock Z50.1-73 and shall meet the following standards:
 - (1) Major deciduous trees – a height of 12 to 18 feet with a minimum caliper of 2 ½ inches to 3 inches;
 - (2) Evergreen trees – a minimum height of 8 to 10 feet
 - (3) Ornamental trees – a height of 10 to 14 feet with a minimum caliper of 1 ½ inches to 2 inches; and
 - (4) Shrubs – a minimum spread of 18 inches to 24 inches.
 - c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager or his designee, seeding may be substituted for sod;
 - d. Exposed earth not to be sodded or seeded shall be well mulched or planted in ground cover. Areas to be mulched may not exceed the normal limits of a planting bed; and
 - e. Finished grades, except for existing grades, shall not exceed a slope of three to one.
3. Façade design and materials for the new building addition and that portion of the existing building which faces Rock Spring Road and Old Dominion Drive shall be of brick and stone, as shown on the architectural drawings hereinafter referred to as the “Georgian Colonial Design,” with elevations as prepared by Sheridan, Behm, Eustice and Associates.
4. That portion of the existing tennis building which faces North Glebe Road shall be painted a dark grey similar to the existing tennis pro shop which is adjoining.

5. The Washington Golf and Country Club (WGCC) shall submit a lighting plan which shows the addition of two outdoor tennis court lights and the relocation of the tennis court light lost due to construction, which includes the detailed specification of proposed lighting, for review by the Inspection Services Division and approval by the County Manager or his designee. This review shall determine the extent to which the proposed lights would affect the surrounding neighborhood. Any lighting determined to adversely affect surrounding residences shall not be approved. All tennis court lighting shall be turned off at 11:00 p.m. A lighting plan for the site as a whole shall also be submitted as an element of the landscaping plan to be approved by the County Manager or his designee, for adequacy of security lighting.

6. The WGCC shall satisfy the requirements of the stormwater detention ordinance as administered by the Arlington County Department of Public Works.

The WGCC will make an effort increase the detention to reduce the current level of stormwater flowing off-site and if reductions do not create conflicts-at-law over riparian rights. Such increase shall be either through the increased storage capacity of the stormwater detention system and/or through the reduction of sizes of outflow lines from such detention structure.

7. Either the access from Old Dominion Drive to the facility shall be restricted to right-hand turn only ingress and egress or the access shall be closed, except as may be provided for emergency vehicles. This restriction shall be managed through the construction of a traffic barrier/planter island at the Old Dominion Drive entrance. Either alternative shall comply with the Arlington County Department of Public Works and VDOT standards and specifications shall require the construction of acceleration and/or deceleration lanes, then the access shall be closed.

8. The WGCC shall not permit public address, loudspeaker or amplified music systems within the grounds of the proposed facility. Exceptions shall be allowed for occasional special events, provided sound levels are kept within the County Code limits allowed for noise at different times of the day.

9. The developer shall install a four foot wide sidewalk with a four foot wide utility strip from back of curb, including street trees, along the Rock Spring Road frontage of this site.

10. The proposed new building roof shall be shingled, if requested by the civic association within six months.

11. The first floor of the proposed tennis building shall be lowered to an elevation of 385 feet above sea level and bermed along the portion facing Old Dominion Drive, reducing the aggregate visible surfaces of the structure. The WGCC shall apply to the County for an amendment to this Use Permit if for any reason the floor elevation of the proposed tennis building will be higher than 385 feet above sea level.

12. Parking lot and walkway lighting shall be limited to pole/post lighting not to exceed a 14 foot height. Those light locations adjoining residential dwellings shall be shaded on the residential side.
13. The WGCC shall not have the right to assign this Use Permit in any manner which would facilitate the division of the golf course from the proposed facility.
14. The WGCC shall place a bond with the County for all public improvements prior to the issuance of building permits.
15. Limited food and beverage facilities shall be allowed only for the convenience of persons using these athletic facilities as participants or observers, provided there shall be no external ventilation odors which constitute a nuisance to residents of adjoining properties.
16. The WGCC shall serve alcoholic beverages only occasionally under temporary Alcohol Beverage Control (ABC) permits during special athletic events held in these facilities, and has been permitted in the past.
17. The WGCC shall provide final development plans, architectural drawings and landscape plans to the Rock Spring Civic Association prior to the request of a building permit. The intent herein shall be to provide the Rock Spring Civic Association the opportunity to review the final plans prior to the start of construction to assure that the final plans are in conformance with these conditions. The WGCC shall submit a letter signed by the President of the Rock Spring Civic Association which states that the Association has reviewed the final plans and that they are in conformance with the existing conditions of the Use Permit as amended by the County Board on December 10, 2011.
18. The WGCC shall maintain in good conditions, for residential use, the existing Babcock house and grounds. The intent herein shall be to provide normal maintenance in accordance with standards appropriate to the neighborhood and to not require restoration in perpetuity. The WGCC shall apply to the County for an amendment to this Use Permit before any proposed demolition or nonresidential use of the Babcock house.
19. All landscape plans, site conditions and provisions of the prior approvals of this use permit shall remain in effect and condition of this use permit.
20. The applicant shall submit all drawings and illustrations presented to the Planning Commission (or copies of same) for the record.
21. The WGCC, at this time, does not plan and is not planning for the development of additional athletic structures on the west side of North Glebe Road, except as approved by the original use permit application and any current amendments. Any such additional facilities development shall require an amendment to this use permit. The WGCC recognizes that any future expansion should not depend on the desires of the WGCC

alone, but should also be dependent upon changes in the character of the surrounding residential neighborhood consisting of single-family detached homes.

Expanded Fitness Facility (including proposed playroom)

22. The applicant agrees to comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by the Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshal's Office, including securing the appropriate building permit prior to the issuance of a certificate of occupancy.

Child Care Facility/Playroom

23. The applicant agrees that, in operating a child care facility on site, it will conform to all requirements and standards of Chapter 52 of the Arlington County Code that stipulates the requirements for a Child Care facility including but not limited to the following requirements:
- a. The child care facility will have no more than 15 children between the ages of 3-12 in care at any time and will contain at least one (1) adult attendant on-site for each six children. Child care facility staff persons shall be subject to a background check with the Virginia State Police that checks the criminal record and the sex offender registry; and a background check of the Child Protective Service central registry. These background checks will be obtained before hiring any child care facility staff persons; Background checks shall be administered and recorded as required under Chapter 52 of the Arlington County Code. All documentation of these background checks shall be included as public record to the Zoning Administrator before issuance of a certificate of occupancy.
 - b. The applicant agrees to meet the space requirements as specified in Chapter 52 of the Arlington County Code. Furthermore, the applicant agrees to install child sized toilet and sink facilities within the child care facility.
 - c. The applicant agrees that the child care facility shall only be made available to members and their families/caregivers and guests that are using the fitness center and on-site tennis facilities. No commercial or public use of this facility shall be allowed. The expanded fitness facility that is adjoined to the indoor tennis facility shall be updated with secure entry and egress system using identity technology.
 - d. The applicant agrees that children admitted to the child care facility will be registered in by a parent/caregiver who remains on site for the duration of the child's time in the facility.
 - e. The applicant agrees that children will not be allowed to play outdoors, and there will be no outdoor play equipment of any type at the child care facility.

- f. The applicant agrees to develop clear communication and evacuation procedures that will be shared with parents/caregivers of children using the child care facility, clearly identifying where children will be taken in the event of an emergency. A copy of these procedures shall also be submitted to the Zoning Administrator.

Stormwater Management Strategy

24. The applicant agrees to implement the stormwater management strategy as outlined in Attachment #5 dated November 16, 2011 and presented to the Rock Spring Civic Association on November 20, 2011, as part of its final civil engineering plan. The applicant agrees that it will submit a final civil engineering plan that contains specific mitigation measures as called for in the stormwater management strategy and obtain the County Manager's review and approval of the final civil engineering plan before the issuance of the building permit. The applicant further agrees that it will implement the approved final civil engineering plan during construction and throughout the life of the project.

Ms. Norma Cozart
Zoning Administrator, Zoning Office
Department of Community Planning
Development and Housing
2100 Clarendon Blvd., 10th Floor
Arlington, VA 22201

February 14, 2012

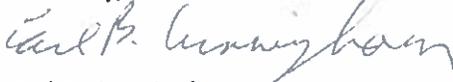
Dear Ms. Cozart,

As provided in the amended Use Permit U-1860-71-5 approved December 13, 2011, the Rock Spring Civic Association has been kept abreast of Washington Golf and Country Club's plan to add a fitness center addition to its existing facility.

The club has briefed me on proposed revisions to its plan, which would still remain on the same footprint described in the Use Permit, with the following minor changes: One, the roof line has changed in slope but is still well below the existing buildings and therefore remains substantially out of the view of our neighborhood. Second, to achieve building efficiencies and various code compliances the club would like to excavate downward in order to match its existing first floor entrance and to locate an ADA lavatory, full size elevator, locker rooms and stairwell on this level. The second floor will then be able to match the level of the existing facility and be serviced by the full size elevator and stairwell. The addition will likely be lower in height and still remain well below the roof line of the adjacent building.

These modifications would impose no significant visual changes and would remain within the approved footprint identified in the Use Permit. The Club anticipates no increase in storm water runoff, which is covered by an approved plan mentioned in the Use Permit. With these understandings, the Rock Spring Civic Association has no objections to these changes, and we appreciate being involved in the Club's planning.

Sincerely,



Carl B. Cunningham
President
Rock Spring Civic Association
3417 N. George Mason Drive
Arlington, VA 22207

Addendum to Disclosure Statement

Board of Directors Washington Golf and Country Club, A Virginia Non-stock Corporation

Patrick Minan, President
Mike Hutshell, Vice President
Ray Hrabec
Tom Caruso
Barry Chamberlin
Joseph Peyton
William Chipman
Michael Poppalardo
Francis "Bud" Dougherty
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March 12, 2012

Norma Cozart, Zoning Administrator
Arlington County Zoning Office
One Courthouse Plaza
2100 Clarendon Boulevard, Tenth Floor
Arlington, Virginia 22201

Re: **Statement of Support**
Washington Golf and Country Club ("WGCC")
Use Permit Amendment Application to U-1860-71-5

Dear Ms. Cozart:

WGCC is most appreciative of the approval by the County Board of its Use Permit Amendment U-1860-71-5 on 13 December 2011 in connection with the portion of its property located west of North Glebe Road (the "Property"). The approved site is a 60 x 120 foot tennis court adjacent to the existing fitness facility and behind an existing indoor tennis court building. The purpose of this amendment is to include a basement level floor to this recently approved fitness center.

Following the Use Permit Amendment approval in December of 2011, funding was released to pay for permit-level design work. Originally, it was thought that the existing locker rooms and lavatory could be retained while satisfying ADA requirements. The design analysis determined that those facilities were inadequate and likely not in keeping with current code requirements.

In order to address these deficiencies and provide modern facilities and satisfy current code requirements, it was determined that, if the new facility were extended downward, by additional excavation, to the same elevation as the first floor of the existing adjacent facility, the above mentioned requirements could be satisfied. The proposed fitness facility would therefore now have two floors that mate to the existing adjacent facility's two floors and the gross floor area (GFA) will total approximately 13,854 square feet. The building footprint of the new facility would not change, there still would be no use or loss of any existing parking area, and the proposed fitness facility will still remain below the peak of the roof of the adjacent tennis building and remain out of view of the Rock Spring neighborhood. Further design work has also provided that energy efficiencies will be gained through changes to the roof design from a peaked roof to a single slant roof for heating, cooling and lighting improvements that are more energy efficient. There will no increase in storm water runoff and the previously approved storm water management will be implemented.

00154449-1



Norma Cozart
Re: WGCC Use Permit Application
March 12, 2012

Also, as previously approved, we still intend to relocate this existing tennis court (Court #1 – see enclosed exhibit showing tennis court locations) to the empty area between Court #s 9 and 10. In addition, we intend to convert the hard-top surface Court #s 9 and 10 to soft surface, clay courts.

WGCC's enclosed proposal represents an opportunity to permit the update of its fitness facilities and services with a modest addition to existing facilities that will have very little to no impact on the surrounding neighborhood. WGCC will comply with all of the revised conditions of the previously amended Use Permit U-1860-71-5 as approved this past December.

We have kept the Rock Spring Civic Association abreast of these design advances. Mr. Carl Cunningham, President of the Rock Spring Civic Association has been briefed on this change and he and the Rock Spring Civic Association have no objections to the proposed change to the design, as provided in his enclosed letter to you dated February 14, 2012. WGCC continues its dialogue with Rock Springs and will continue to maintain its commitment to keep the community apprised of the project developments.

On behalf of WGCC and its membership, we look forward to continuing to work with Arlington County and the Rock Spring Civic Association on this proposal, and to an ensuing successful addition to its fitness facilities.

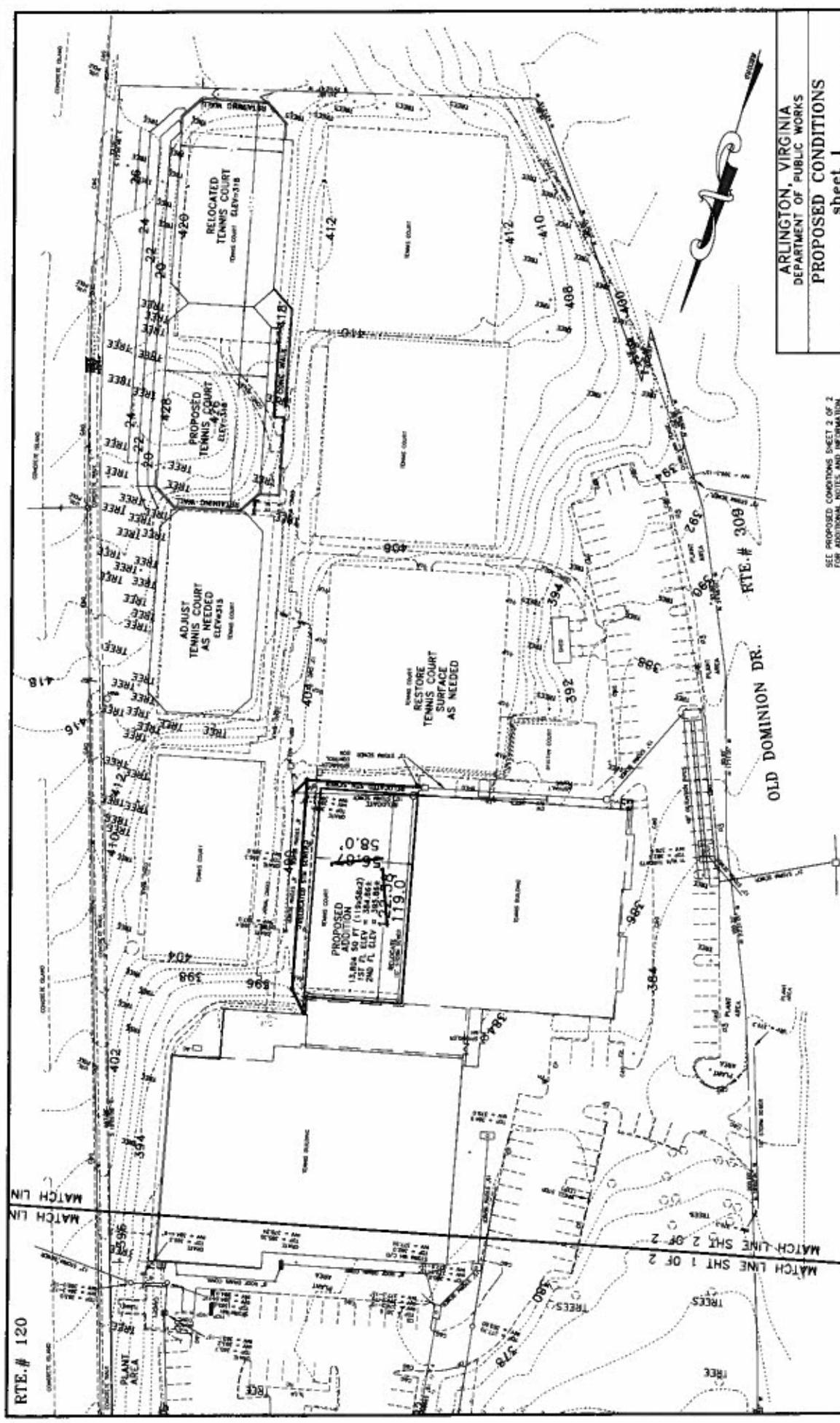
Sincerely,

BEAN, KINNEY & KORMAN, P.C.

A handwritten signature in blue ink, appearing to read 'T. Lunger', with a stylized flourish at the end.

Tad Lunger, Esquire

RTL/lcl



ARLINGTON VIRGINIA
 DEPARTMENT OF PUBLIC WORKS
 PROPOSED CONDITIONS
 sheet 1

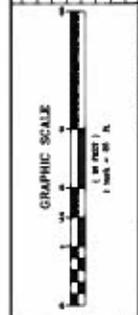
WASHINGTON GOLF AND COUNTRY CLUB	
DATE: SEPT 20, 2011	SCALE: AS SHOWN
PROJECT: WASHINGTON GOLF AND COUNTRY CLUB	PROJECT NO.: 11-00000000
DESIGNED BY: [Name]	CHECKED BY: [Name]
DRAWN BY: [Name]	APPROVED BY: [Name]

SEE PROPOSED CONDITIONS SHEET 2 OF 2
 FOR ADDITIONAL NOTES AND INFORMATION

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 DRAWN BY: [Name]
 APPROVED BY: [Name]



DATE: 09/20/11	SCALE: AS SHOWN
PROJECT: WASHINGTON GOLF AND COUNTRY CLUB	PROJECT NO.: 11-00000000
DESIGNED BY: [Name]	CHECKED BY: [Name]
DRAWN BY: [Name]	APPROVED BY: [Name]



DATE: 09/20/11	SCALE: AS SHOWN
PROJECT: WASHINGTON GOLF AND COUNTRY CLUB	PROJECT NO.: 11-00000000
DESIGNED BY: [Name]	CHECKED BY: [Name]
DRAWN BY: [Name]	APPROVED BY: [Name]

RTE. # 120

RTE. # 309

OLD DOMINION DR.

MATCH LINE

MATCH LINE SHIT 1 OF 2

MATCH LINE SHIT 2 OF 2

WASHINGTON GOLF AND COUNTRY CLUB

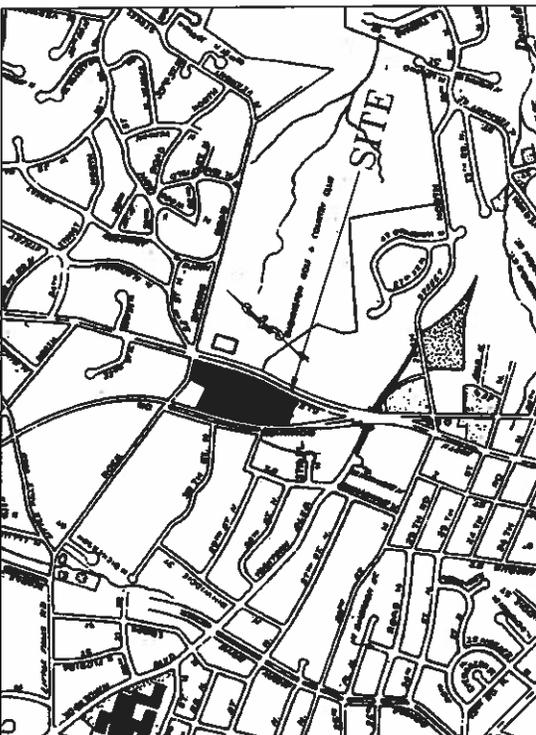
THIS PROJECT FRONTS ON ROCK SPRING ROAD, NORTH GLEBE ROAD AND OLD DOMINION DRIVE

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

THE FOLLOWING GENERAL NOTES ARE REQUIRED ON DEVELOPMENT PLANS WITH FRONTAGE ALONG ARLINGTON COUNTY STREETS AND WILL BE EDITED AS NEEDED TO REFLECT SPECIFIC SITE CONDITIONS.

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES STANDARDS AND SPECIFICATIONS.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ARLINGTON, VIRGINIA ZONING ORDINANCE AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF ARLINGTON, VIRGINIA DEPARTMENT OF PERMITTING AND INSPECTION SERVICES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND BEING USED IN CONNECTION WITH THIS DEVELOPMENT.
4. THE DEVELOPER OR CONTRACTOR SHALL OBTAIN ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES PERMITS FOR ALL WORK WITHIN THE RIGHT-OF-WAY ALONG THE FRONTAGE OF THIS SITE.
5. THERE MAY BE UNDERGROUND CONDUIT CABLES AND TRAFFIC DETECTION DEVICES IN THIS AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EXISTING UTILITIES AND TRAFFIC DETECTION DEVICES PRIOR TO CONSTRUCTION AND THE TRANSPORTATION ENGINEERING & OPERATIONS BUREAU AT (703) 228-3575, 24 HOURS PRIOR TO STARTING WORK.
6. THE DEVELOPER OR CONTRACTOR SHALL NOT OBTAIN OR REMOVE ANY PERMITS WITHOUT PRIOR PERMISSION FROM THE TRANSPORTATION ENGINEERING & OPERATIONS BUREAU CONTACT TRANSPORTATION ENGINEERING AT (703) 228-3575.
7. TRANSPORTATION ENGINEERING & OPERATIONS BUREAU SHALL REVIEW FROM THE TRANSPORTATION ENGINEERING & OPERATIONS BUREAU CONTACT TRANSPORTATION ENGINEERING AT (703) 228-3575.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND BEING USED IN CONNECTION WITH THIS DEVELOPMENT.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND BEING USED IN CONNECTION WITH THIS DEVELOPMENT.
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13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND BEING USED IN CONNECTION WITH THIS DEVELOPMENT.
14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND BEING USED IN CONNECTION WITH THIS DEVELOPMENT.

VICINITY MAP SCALE 1" = 500'



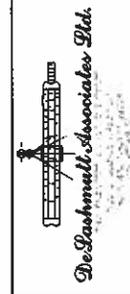
SHEET INDEX

- COVER SHEET
- SHEET 1 TOPOGRAPHIC SURVEY
- SHEET 2 TOPOGRAPHIC SURVEY
- SHEET 3 PLOT AND LOCATION PLAN
- SHEET 4 PLOT AND LOCATION PLAN
- SHEET 5 LANDSCAPE PLAN
- SHEET 6 LANDSCAPE PLAN
- SHEET 7 LANDSCAPE PLAN

- 1) ALL CONSTRUCTION SHALL CONFORM TO ARLINGTON COUNTY STANDARDS AND SPECIFICATIONS.
- 2) THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM THE ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES PRIOR TO CONSTRUCTION.
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ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
COVER SHEET
WASHINGTON GOLF AND COUNTRY CLUB

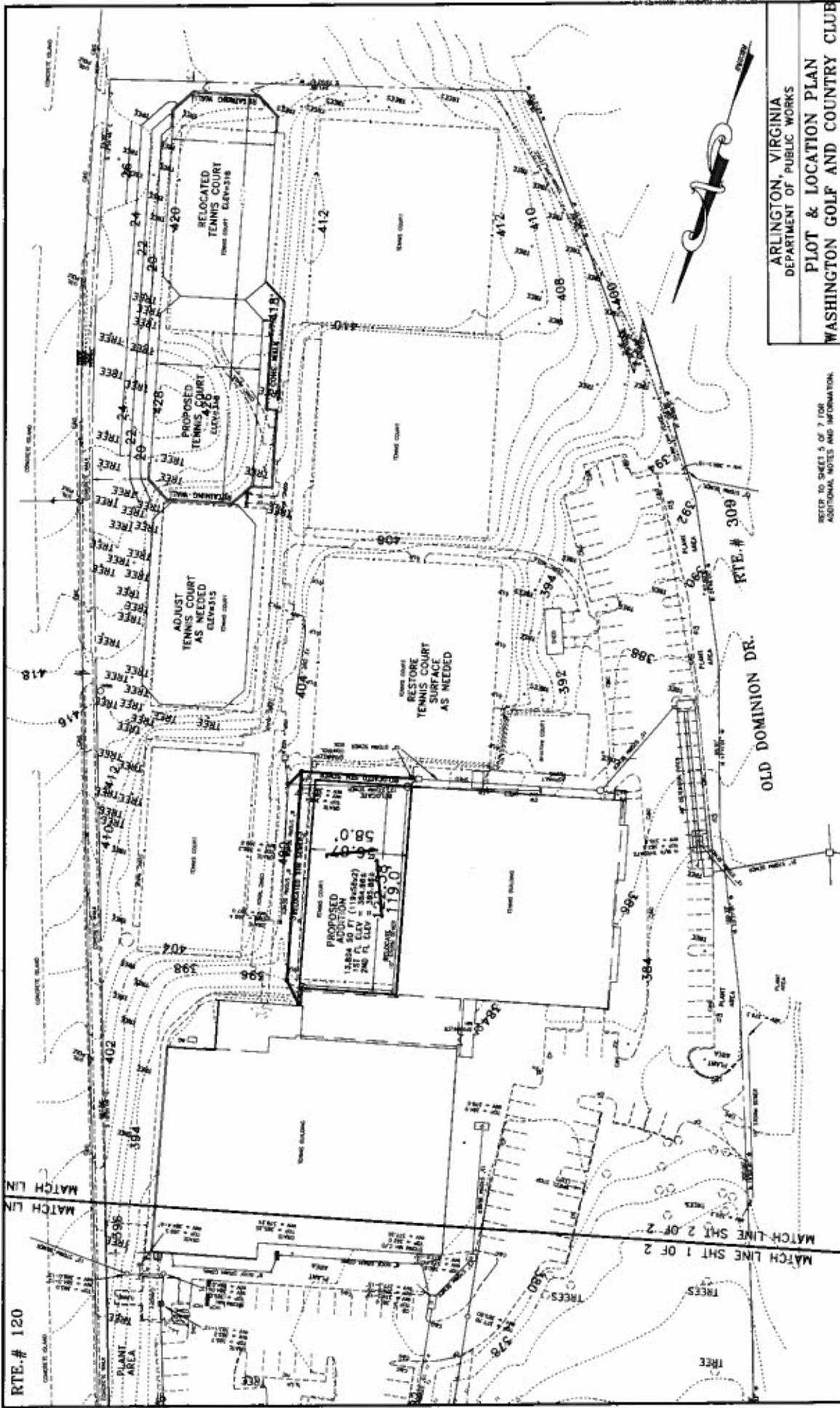
DATE	DESCRIPTION
SEPT 28, 2011	ISSUED FOR PERMITTING
DATE	DESCRIPTION
DATE	DESCRIPTION



DATE	DESCRIPTION
DATE	DESCRIPTION
DATE	DESCRIPTION

DATE	DESCRIPTION
DATE	DESCRIPTION
DATE	DESCRIPTION

12. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND BEING USED IN CONNECTION WITH THIS DEVELOPMENT.
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ARLINGTON, VIRGINIA
 DEPARTMENT OF PUBLIC WORKS
PLOT & LOCATION PLAN
 WASHINGTON GOLF AND COUNTRY CLUB

REFER TO SHEET 5 OF 7 FOR
 ADDITIONAL NOTES AND INFORMATION.


 DePashmull Associates, Inc.
 10000 WOODBRIDGE BLVD.
 SUITE 200
 WOODBRIDGE, VA 22191
 TEL: 703-491-1100
 FAX: 703-491-1101
 WWW: WWW.DEPASHMULL.COM

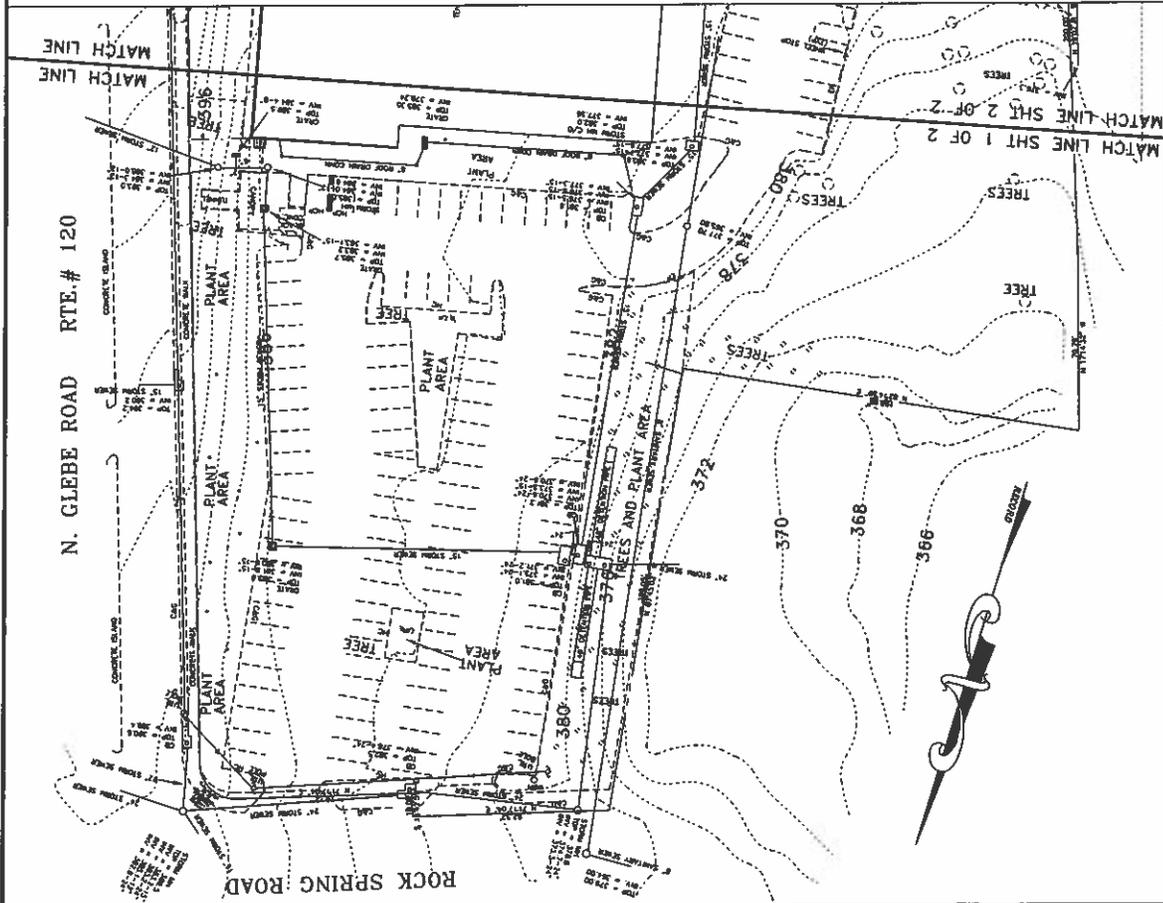


DATE: 09/28/2011	SCALE: AS SHOWN
PROJECT: WASHINGTON GOLF AND COUNTRY CLUB	PROJECT NO.: 11-0000
DRAWN BY: J. J. JAMES	CHECKED BY: J. J. JAMES
DATE: 09/28/2011	SCALE: AS SHOWN



DATE: 09/28/2011	SCALE: AS SHOWN
PROJECT: WASHINGTON GOLF AND COUNTRY CLUB	PROJECT NO.: 11-0000
DRAWN BY: J. J. JAMES	CHECKED BY: J. J. JAMES
DATE: 09/28/2011	SCALE: AS SHOWN

TOTAL SITE AREA = 204.854 SQFT = 6.99848 AC.
 PREVIOUS AREA = 4.88 AC.
 PROPOSED CONDITIONS:
 TOTAL SITE AREA = 2.72 AC.
 PROPOSED PLANT AREA = 2.54 AC.
 NET INCREASE OF 0.19 AC.



THE PROPERTY SHOWN DOES NOT LIE WITHIN THE 100 YEAR FLOOD AS DELINEATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515520 0004 B, (ARLINGTON COUNTY, VIRGINIA) REVISED MAY 3, 1982

THE PROPERTY DEPICTED HEREON IS LOCATED AT 3017 N GLEBBE ROAD, IS CURRENTLY ZONED R-10 AND KNOWN AS RPC 03061007, 03061010, 03061011, 03061012, 03061028, 03061017, 03061007, 03061003, 03061002, 03061016, 03061028 AND 03061004.

THIS DEVELOPMENT DOES NOT PROPOSE ANY PUBLIC RIGHT-OF-WAY DEDICATION. THIS DEVELOPMENT DOES NOT PROPOSE ANY TRAFFIC SIGNALS, POLES, PULL BOXES OR CABINETS.

THIS DEVELOPMENT DOES NOT PROPOSE ANY STREET LIGHTS OR STREET LIGHT CABLES.

THIS DEVELOPMENT DOES NOT PROPOSE ANY FIBER OPTIC CABLES.

THERE ARE NO METRO RELATED STRUCTURES IN THE VICINITY OF THIS SITE.

NO TREE PITTS OR STREET TREES ARE PROPOSED BY THIS PROJECT.

THIS DEVELOPMENT IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA.

THE PROPOSED ADDITION DEPICTED HEREON TAKEN FROM ARCHITECTURAL PLAN PREPARED BY OTJ ARCHITECTS, DATED SEPTEMBER 25, 2011.

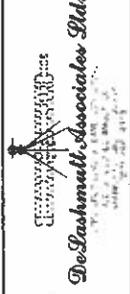
THE PROPOSED FLOOR ELEVATION FOR THE ADDITION FROM OTJ ARCHITECTS AND IS SUBJECT TO CHANGE AS MAY BE REQUIRED BY FINAL DESIGN AND SITE GRADING.

THE RELOCATED TENNIS COURT LOCATION TAKEN FROM PLAN PREPARED BY OTJ ARCHITECTS, ENTITLED "PROPOSED SITE PLAN - OPTION 2".

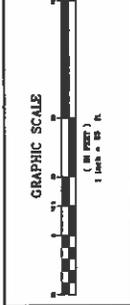
PROPOSED TENNIS COURT ELEVATIONS TAKEN FROM PLAN PREPARED BY OTJ ARCHITECTS, ENTITLED "PROPOSED SITE PLAN - OPTION 2", AND IS SUBJECT TO CHANGE AS REQUIRED BY FINAL SITE GRADING.

ARLINGTON, VIRGINIA
 DEPARTMENT OF PUBLIC WORKS
 PLOT & LOCATION PLAN
 WASHINGTON GOLF AND COUNTRY CLUB

DATE	DESCRIPTION
SEPT 28, 2011	ISSUED FOR PERMIT



NO.	DATE	DESCRIPTION
1	3/7/12	REVISED ADDITIONAL DIMENSION AND FLOODS RE



DATE	DESCRIPTION



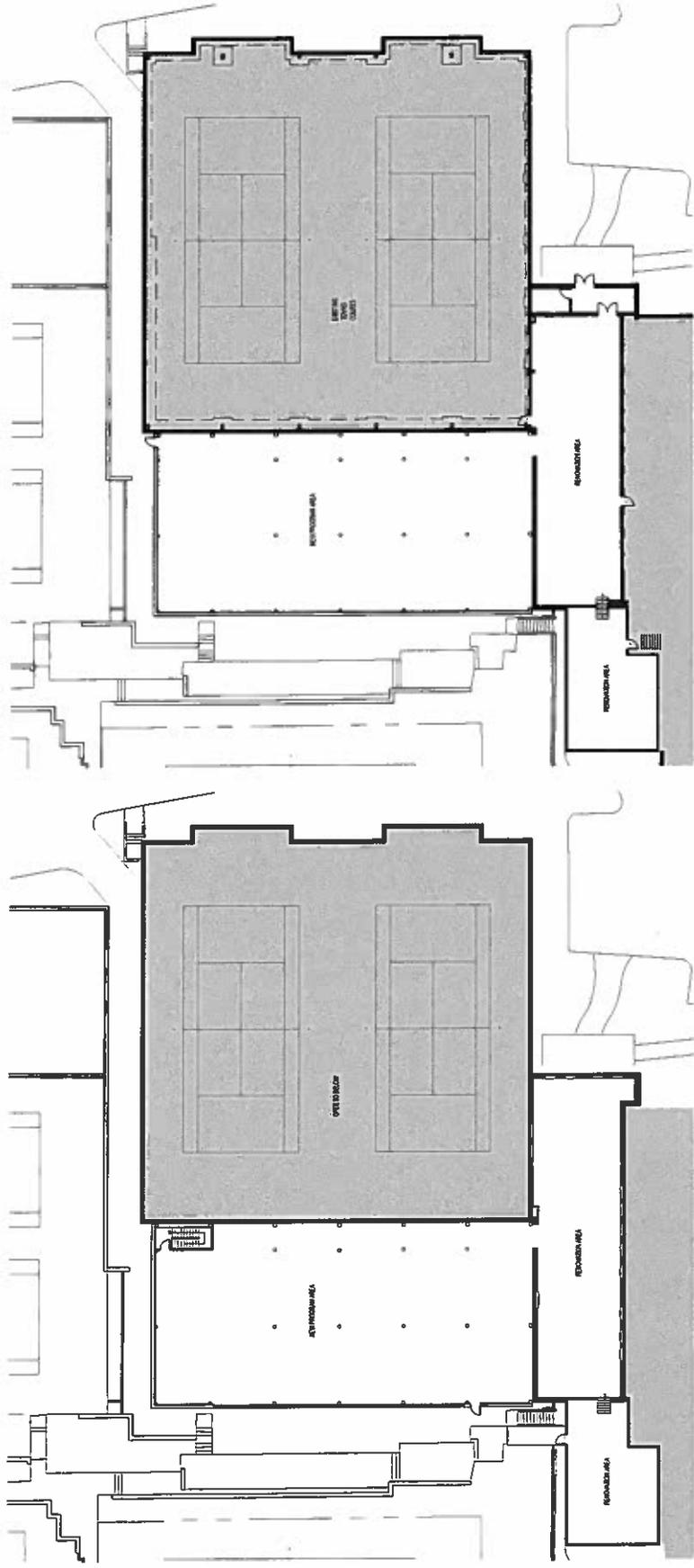
Washington Golf & Country Club
 3007 North Crabbe Road
 Arlington, VA 22207

MEP Engineer:
 City / Chonnam - Podapan, Inc.
 7150 Foxville Place, Suite 109
 Rockville, MD 20855
 Structural Engineer:
 Kent & Assoc Co.
 1300 Conyngham Avenue NW
 Suite 412
 Washington, DC 20006

Floor Plan

A1.1

Scale: 1/8" = 1'-0"
 Date: 03/09/12
 Drawn: JTB
 Checked: JTB

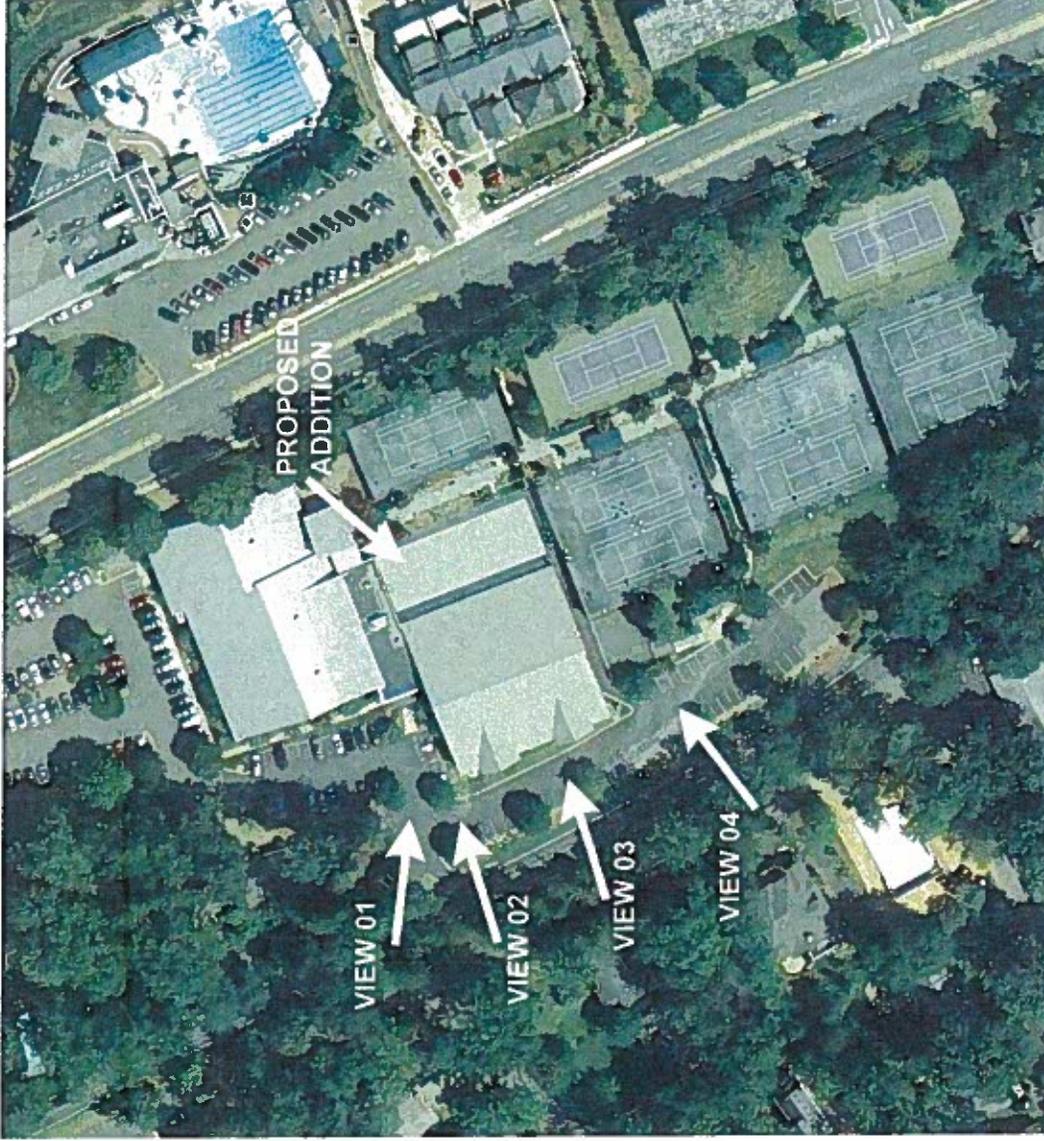


1 NEW WORK PLAN - FIRST FLOOR
 WPT 1-12

2 NEW WORK PLAN - SECOND FLOOR
 WPT 2-12

GROSS FLOOR AREA FOR EXISTING SPACE	
FIRST FLOOR.....	38,638 SQ. FT.
SECOND FLOOR.....	24,247 SQ. FT.
GROSS FLOOR AREA WITH PROPOSED ADDITION	
FIRST FLOOR.....	45,540 SQ. FT.
SECOND FLOOR.....	31,149 SQ. FT.

Notes:
 1. All dimensions are in feet and inches.
 2. All dimensions are to the centerline of walls unless otherwise noted.
 3. All dimensions are to the centerline of walls unless otherwise noted.

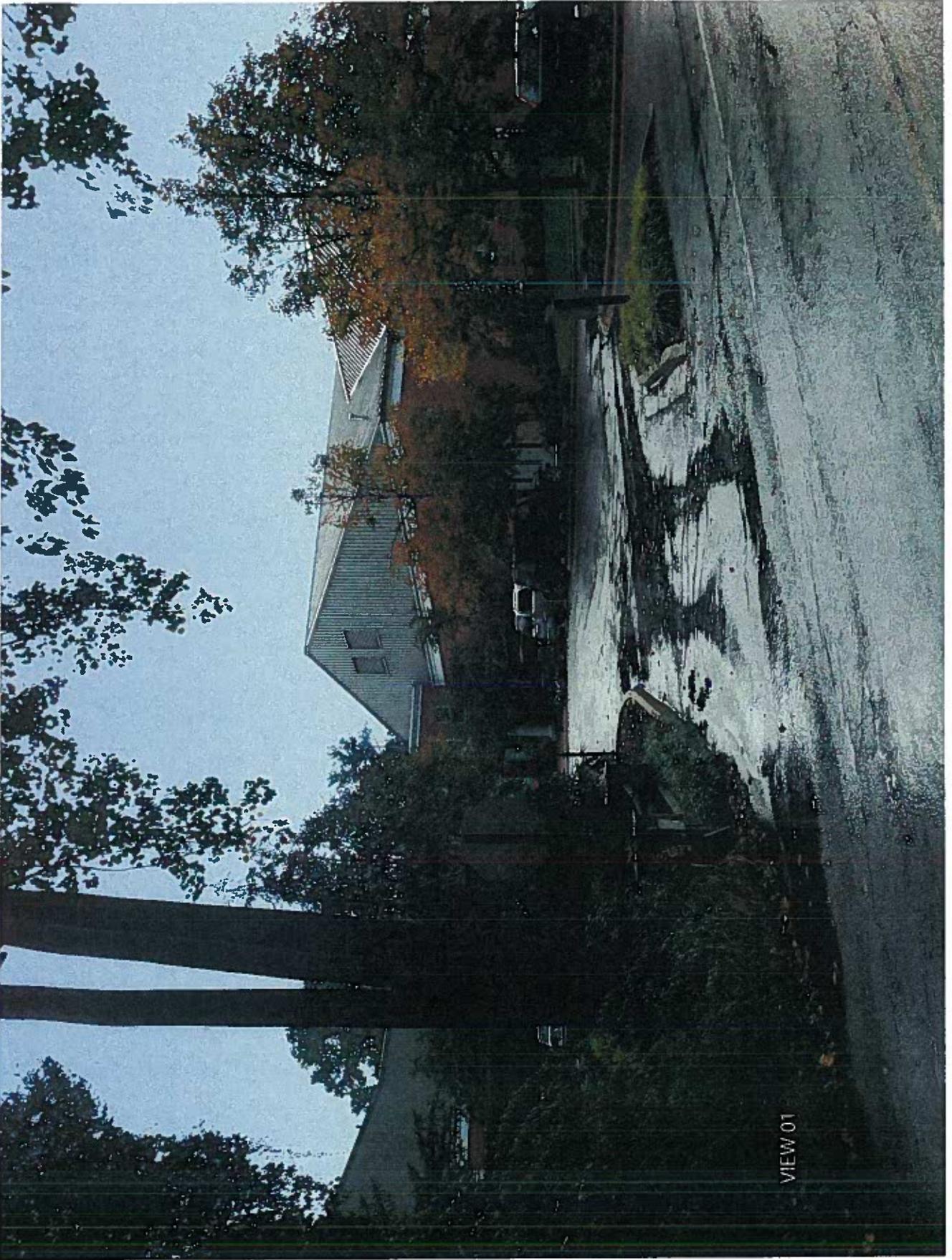


WASHINGTON GOLF AND COUNTRY CLUB

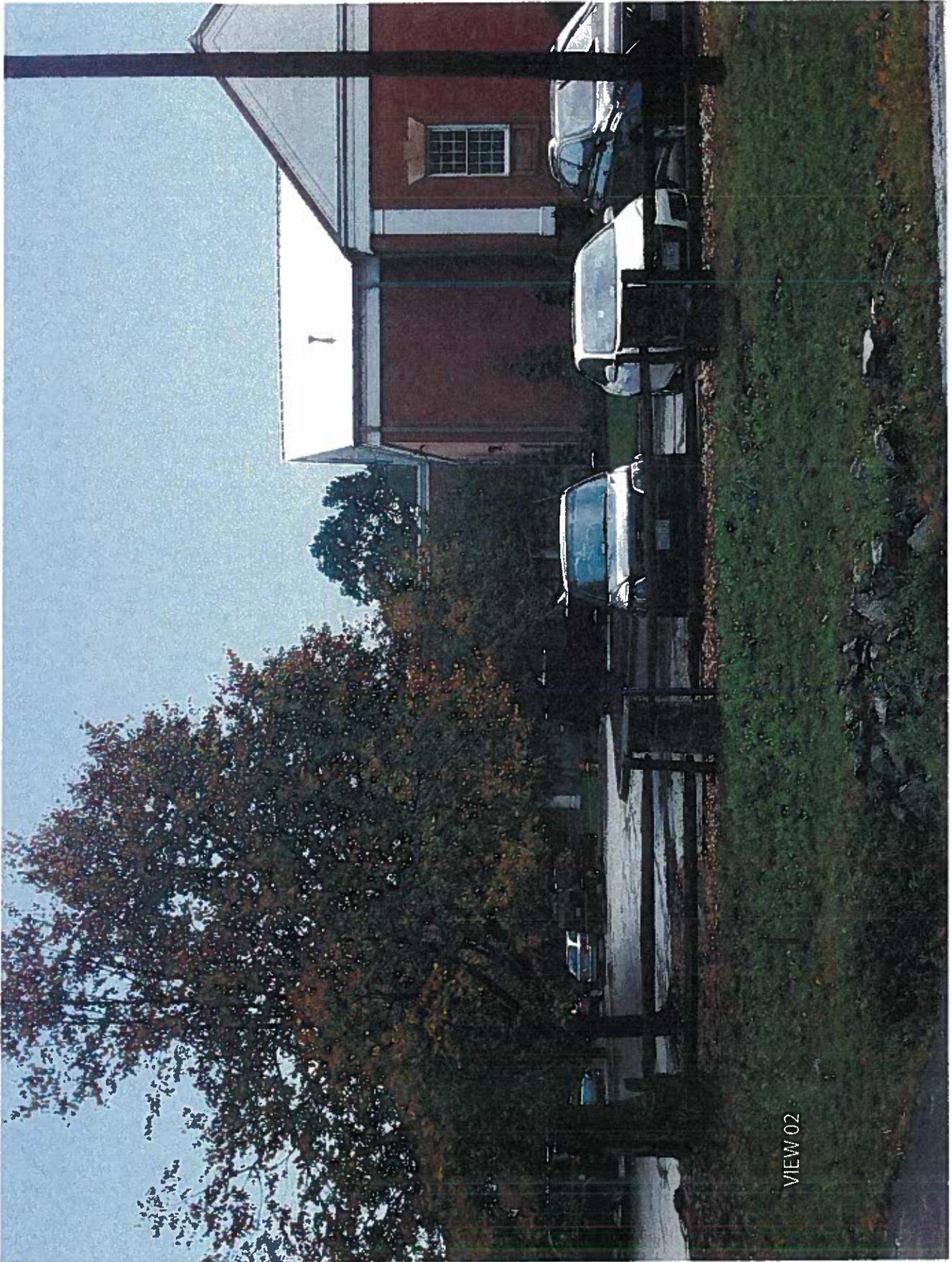
Arlington, Virginia

Proposed Site Plan

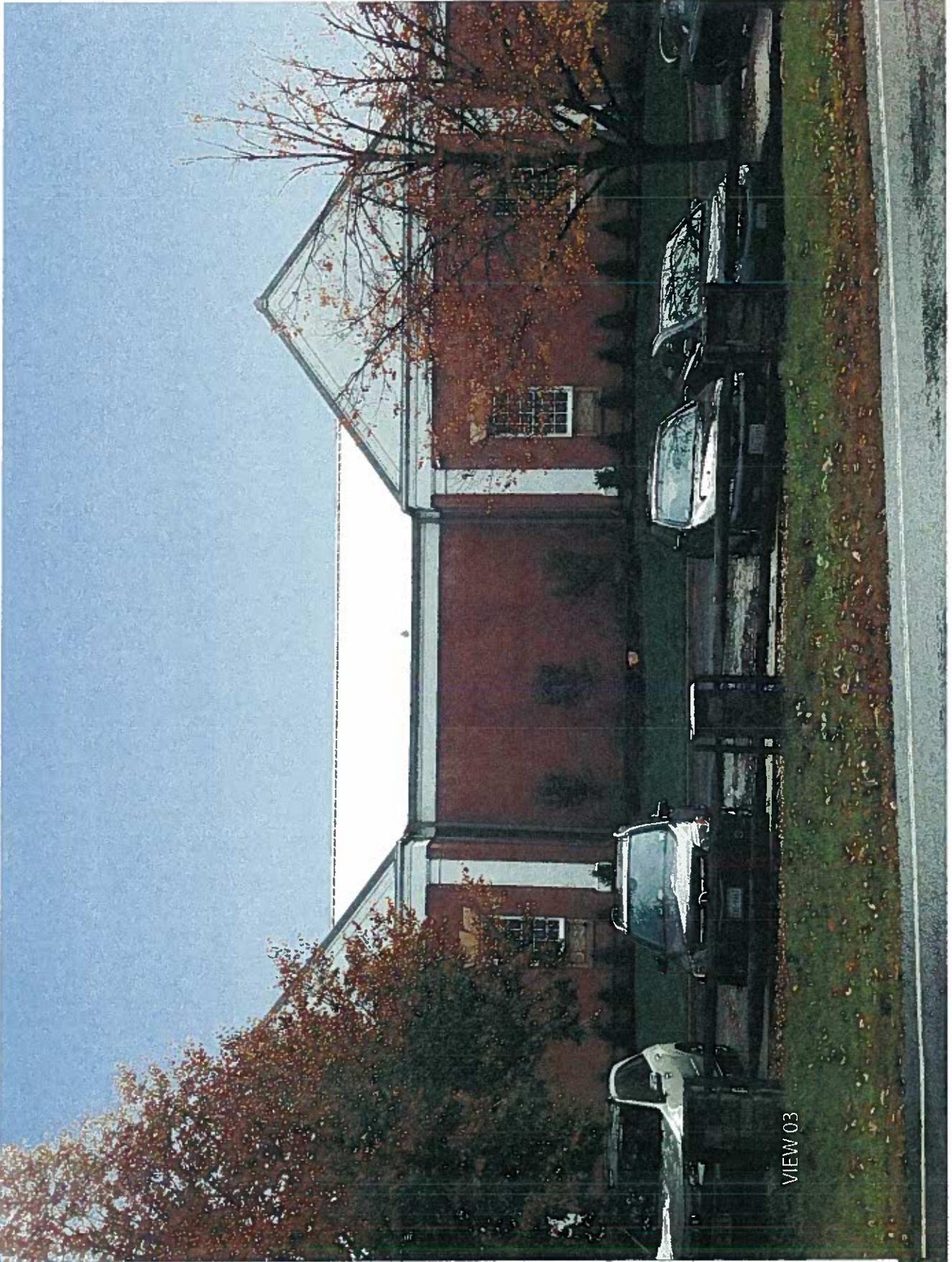




VIEW 01



VIEW 02



VIEW 03



VIEW 04



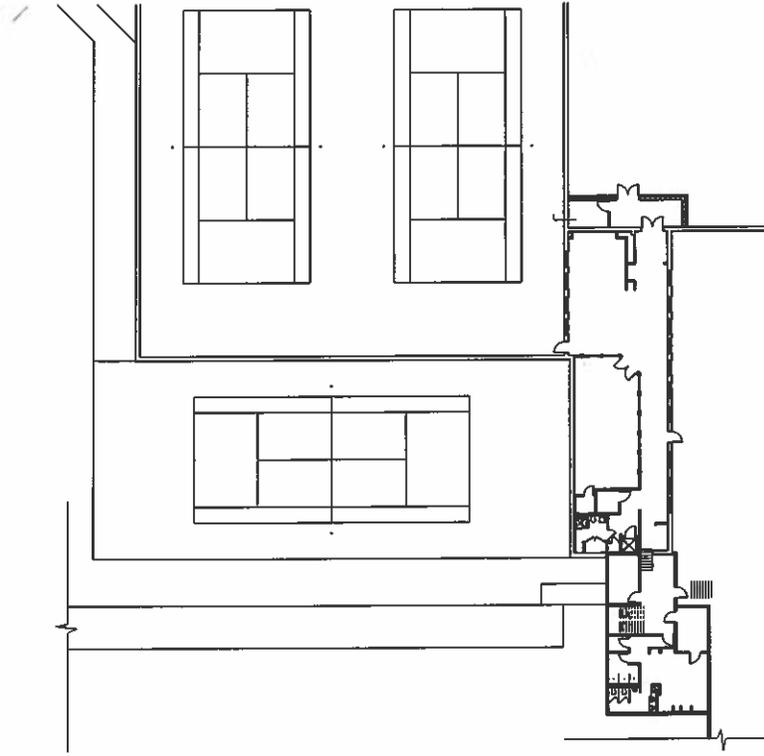
1412 Eye Street, NW Washington, DC 20005
202.621.1000 www.toa.com



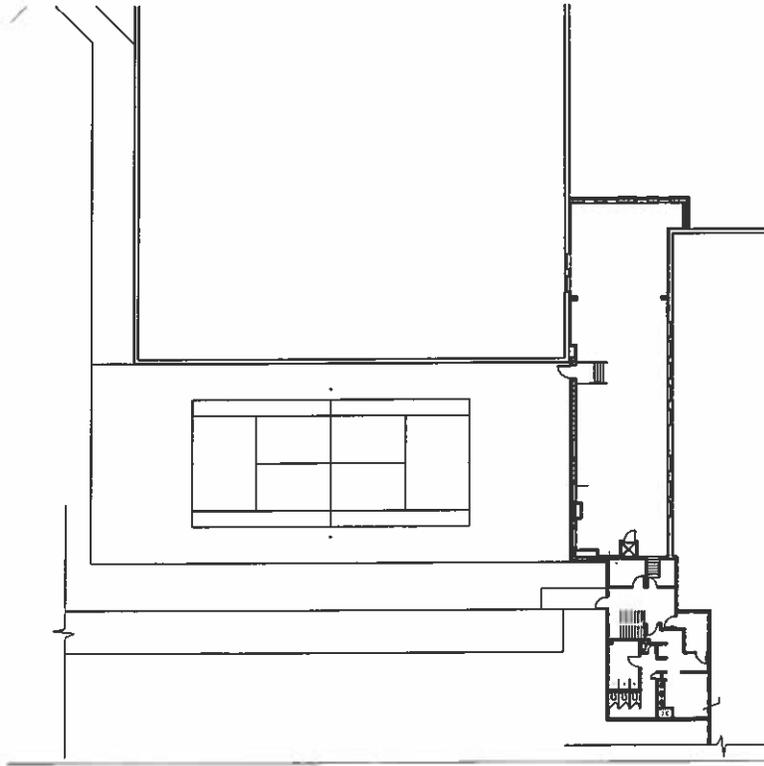
Washington Golf & Country Club
3017 North Glebe Road
Arlington, VA 22207

USE EXPLORE
CHI / Creamer - Pederson, Inc.
7450 Stanish Place, Suite 107
Rockville, MD 20855

Structural Engineer:
Kevin S. Hood Co.
1350 Connecticut Avenue NW
Suite 412
Washington, DC 20004



1 EXISTING CONDITIONS - FIRST FLOOR
1/8" = 1'-0"

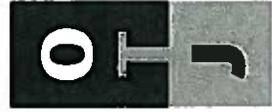


2 EXISTING CONDITIONS - SECOND FLOOR
1/8" = 1'-0"

Existing Conditions

A1.0

DATE: 03/08/12
BY: [Signature]



1412 Eye Street, NW
Washington, DC 20005
Tel: 202.621.1000
Fax: 202.621.1001
www.foa.com



Washington Golf & Country Club
3017 North Glebe Road
Arlington, VA 22207

MEP Engineer:
GPI / Greenman - Peterson, Inc.
7130 Starfish Place, Suite 109
Rockville, MD 20855

Structural Engineer:
Kurtz & Hines, Co.
1350 Connecticut Avenue NW
Suite 412
Washington, DC 20004

A1.1 Construction Plan

Scale

1 NEW WORK PLAN - FIRST FLOOR
REV 12.17

2 NEW WORK PLAN - SECOND FLOOR
REV 12.17

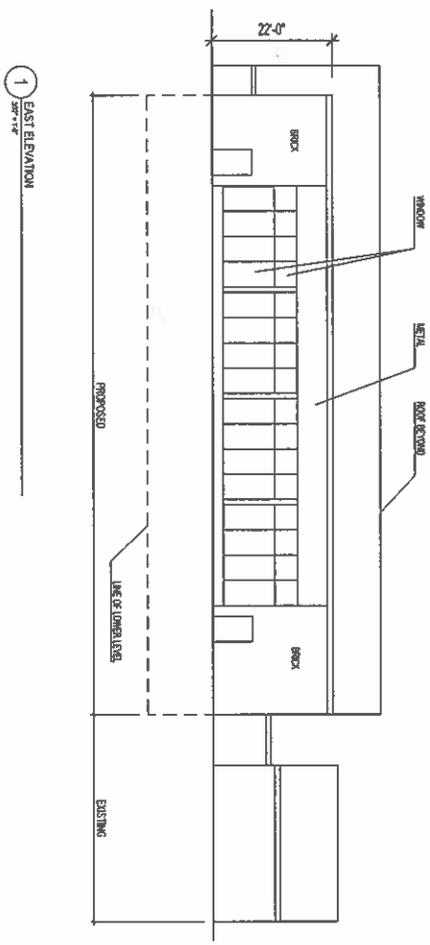
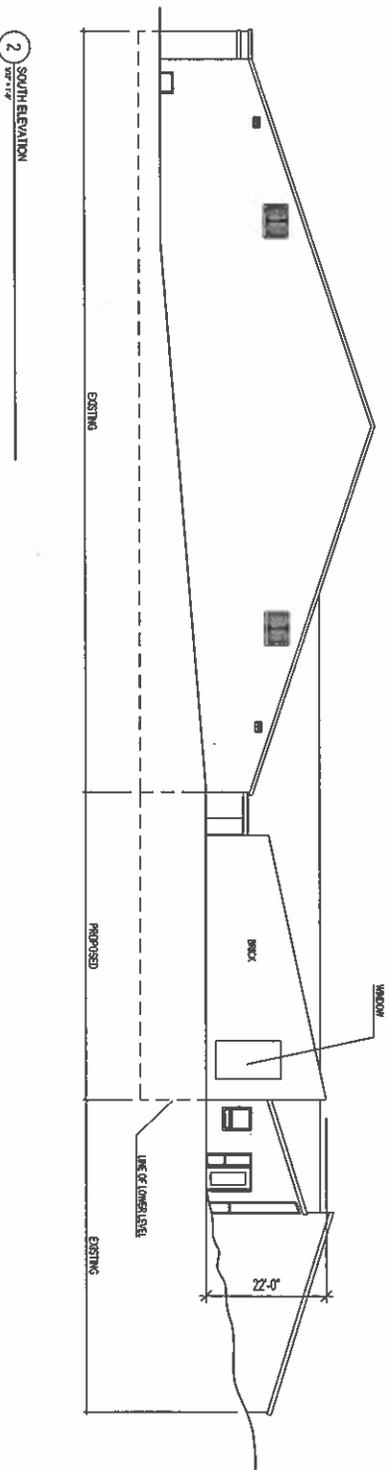
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Construction Plan



A1.1

Washington Golf & Country Club
3017 North Glebe Road
Arlington, VA 22207



1412 Eye Street, NW Washington, DC 20005
 202.621.1000 202.621.1001 www.oj.com



Washington Gail & Country
 3015 North Chapel Road
 Arlington, VA 22207

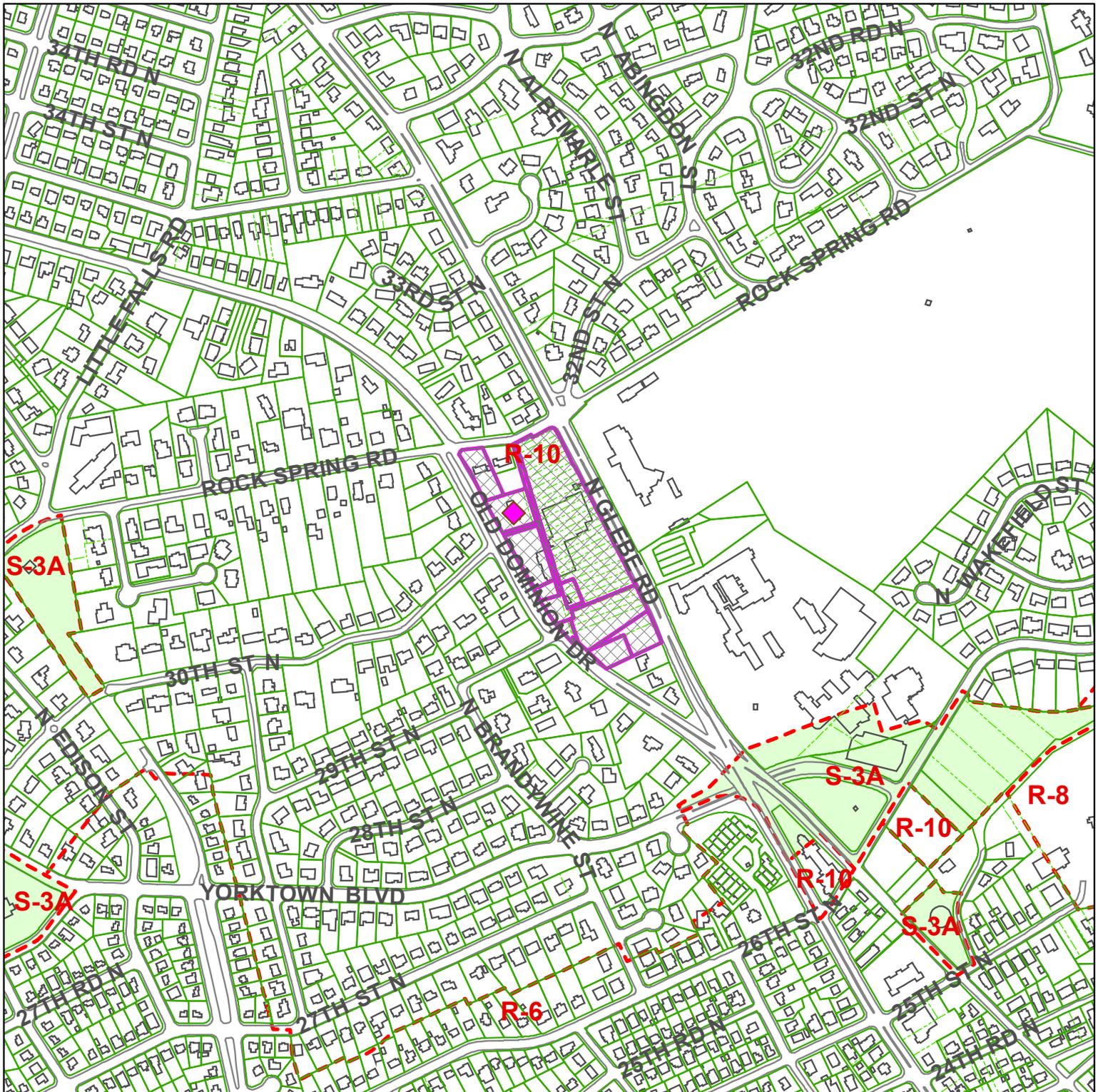
MSR ENGINEER
 2000 Northampton Road, Suite 100
 7650 Southern Pines, Suite 107
 Rockville, MD 20855

Structural Engineer:
 Kraft & Hood C/O
 5015 41st Street
 Washington, DC 20033

Elevations

1700 11th St NW
 202 462 1111
 www.a12architects.com

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



U-1860-71-5

4813, 4831 Old Dominion Drive

RPC# 03-061-002, 03-061-003, 03-061-004, 03-061-005, 03-061-007, 03-061-010, 03-061-011, 03-061-012, 03-061-016, 03-061-017, 03-061-024, 03-061-027, 03-061-028



 Case Location(s)
Scale: 1:6,500

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